

## U Boulevard Area 2018 Update: Verbatim Online Survey Responses

Q1 - What is working well in the spaces in the U Boulevard Area right now?
1. The feeling of community, the space is very open and during sunny days it feels very welcoming
2. outdoor spaces (cafe tables/chairs) by the bookstore and the Alumni Centre seem to be constantly utilized.
3. open spaces, room to walk, access to transit and restaurants
4. visually interesting. pretty green
5. Lots of green space, outdoor seating
6. Is convenient to transit and student services
7. Yes
8. The only good thing in this area is that a few more options for eating and getting coffee, but in general the area is a complete planning disaster.
9. Good bus stop waiting area
10. Bookstore, NEST, new restaurants opened
11. There is some but limited open space free of buildings and bus traffic. However it is so congested on the south side of Univ. Blvd where the trolley buses are. Assortment of food places but they are jammed with people.
12. Buildings tend to be of mid-rise, therefore doesn't give pedestrians pressure. Everything is in close proximity (study spaces, food, recreation facilities, residences). There are outdoor spaces to sit. Proximity to different bus routes.
13. Access is not impeded by construction anymore.
14. The new plaza spaces West of the Nest and adjacent to the Alumni Centre and Bookstore have created perfect areas for student/community gatherings for events.
15. quick access to transit. variety of food options in the JJ bean building.
16. Functional walkways, developing ground-level stores.
17. Large open walkways, lots of coffee shops
18. Open space to walk, good amount of foliage, not too many stairs for those who require wheel transportation
19. I like how we have the nest and many restaurants ad lots of space!
20. Pretty nice
21. The asthetics and the amount of free space available for foot traffic.
22. Looks nice
23. presence of shoppers drug mart and a bus loop
24. It does feel like an entrance to the university.
25. Great design
26. I think the student residences work well in the area. They are close to campus and transit.
27. Everything is all right
28. Lots of food places that are convenient to access.
29. Nice central place to get coffee or food
30. The location for transport.
31. Access to different food options, pharmacy, bank, etc in the middle of campus is great.

32. Easy to cross, not much traffic. Direct access to the Nest, and Main Mall.
33. greenery, sidewalks
34. feels very open
35. Open space that's pedestrian friendly and provides students with space to socialize and engage with each other, good density of amenities (food, recreation, etc.)
36. More inviting
37. lots of parking available, green spaces, good student community
38. I don't know
39. open spaces
40. mix of building heights
41. The new plaza in front of the Nest and bookstore is a nice addition and the knoll's renovation's create a nice centre for the campus' academic core.
42. Pedestrian oriented
43. Walkability
44. Love the new restaurants that have recently been added.
45. lots of open space
46. It is open and has a lot a light
47. Restaurants
48. Open space
49. the addition of more food outlets has created life in the area
50. Amenities in the area
51. Having places to eat
52. The welcoming design and ease of access to transit and several key university facilities.
53. New restaurants are great, walkable nice open space.
54. There is a good mix of restaurants, recreation not to mention the new bus loop.
55. Love the Musqueam House Post and that the area is open enough that the House Post is a prominent feature.
56. Great new restaurants
57. I appreciate the parts that are done. Long term construction is hard.
58. nothing
59. Nighttime lighting is great-- makes the spaces safe and engaging.
60. Housing
61. Additional food services; Revitalization of that major entrance to campus
62. greenry and decoration
63. the area in front of Alumni/Wesbrook with the lighted posts. Alumni to JJ Bean looks great, although the north sidewalk is terrible due to adjacent construction.
64. The caliber of the architecture, blending glass and light and space, really provides a memorable entrance to the university.
65. Little traffic, pedestrian friendly
66. The plaza outside the bookstore and alumni centre is a great gathering space. The area is very pedestrian friendly and encourages walking, safe crosswalks, and ease of entry onto transit. The ground floor shops are great.
67. Pedestrian flow: wide sidewalks, interesting first floor retail stores

68.	A good mixture of academic resources, living resources (ex. stores, restaurants, student hubs) and green space.
69.	community environment, very beautiful
70.	The UBC sign, increased foot traffic resulting from Central restaurants.
71.	The nest plaza and open area South of Allumin Ctr is visually pleasing, lots of seating and outdoor art installations.
72.	much more vibrant, Loafe Cafe is well-situated
73.	seating areas, pathways, green spaces, alternative food to UBC food
74.	green space, indoor and outdoor meeting space
75.	the open spaces for student interaction and social engagement
76.	green area
77.	green space in front of Nest, seating areas around alumni UBC and Nest and bookstore
78.	Lots of pedestrian areas, the place is well illuminated at night. A few really great places to have coffee, for example Loaffe. The totem and the fabulous fountain, other public art is welcoming. REmoval of the wierd composting box or whatever it was behind Martha Piper FOuntain. What was that?
79.	the big UBC sign is good! people take pictures there. Also the green space.
80.	free, easy access
81.	Good sense of arrival, good traffic flow, ample lighting, plenty of seating, good recognition of donors/alumni
82.	Wide walkways and greenery make the Boulevard a pleasant, welcoming walk. Easy to navigate!
83.	paved wide walk ways. Pedestrian only zones
84.	nice open walkways, very welcoming
85.	Nothing... it blocks the entrance of the university
86.	?
87.	Cafes. Pedestrian, bicycle and transit orientation.
88.	Nice concentration of buildings in the area.
89.	openness, greenness
90.	ease of movement for pedestrians, Musqueam pole
91.	The area pictured, the totem pole/reeds and water feature are all working nicely
92.	Open to pedestrian traffic (i.e. not constrained corridors)
93.	Recent changes feel like they are "planned" so that the area is becoming more cohesive and less hodge-podge. Lots more places to sit outdoors, which is fantastic.
94.	The addition of commercial space - though it is hard to get to around the bus loop and is too small already.
95.	It is more vibrant with more activity than before. Food options are nice to have.
96.	It is moving people through the space well. There is easy access to the SUB and the bus loop.
97.	Having some on-campus retail services (bank, pharmacy, cafe).
98.	nice open space for pedestrians
99.	I like the spaciousness of the wide streets to accommodate both pedestrians and cyclists.
100.	Nest and Alumni ctr cafe.
101.	Lots of open green space

102.	decent amount of parking, access to businesses and shops is convenient and should be preserved. good walking options.
103.	The stream is very nice now. Pedestrian flow at the west end of the trolley bus loop is improved since the sidewalk on the north side was built.
104.	Open, outdoor spaces that are versatile.
105.	diagonal pathways; lack of cars
106.	Aesthetics, especially when Lee Square is lit up at night

## Q2 - What are some challenges with the spaces in the U Boulevard Area?

1.	What are some challenges with the spaces in the U Boulevard Area?
2.	The amount of construction blocks the ways to class
3.	The interaction of pedestrian spaces with buses, bikes, and cars restricts how people can move through this space
4.	bikers on sidewalks,
5.	There is so much construction in this area that it's difficult to enjoy the various spaces (knoll, basketball court, etc.). The trolley bus loop area is extremely dangerous and congested. This should be a bus, pedestrian, and cyclist area only. Also - the addition of the underground parkade seems to be missing from a lot of the information which will only make this area worse
6.	can get quite crowded.
7.	Interaction between pedestrians, drivers and cyclists sometimes unclear
8.	Traffic can get bogged down when special events are set up
9.	It constantly has construction, which is very inconvenient for commute students
10.	Transportation in the area is a complete design fail. There are many bus/personal vehicle conflicts every day. But planning does nothing about it. There are many cyclist/personal vehicle conflicts every day. But planning does nothing about it. There is no signage for vehicles to let them know that cyclists enter the loop from the west. Cars that stop in the loop are not deterred in any way. The camera-enforced no stopping signs are actually a Translink thing, not a campus planning thing. So campus planning doesn't care about safety in the loop? Unbelievable. The position of the crosswalks are right in front of bus parking, so when approaching by bike or car you can't actually see if anyone is waiting to cross on the curb. How can so many things be wrong in one area?
11.	not enough crosswalks to get from one side to another
12.	The marshy unused land, the dead buildings near bus 14 stop, the weird location of bus loop and connectivity
13.	It seems that where there is currently an open space there is a plan to put some type of building in it.
14.	Handicap access
15.	A worry that I have is taller buildings with the need to increase housing and the loss of vegetation. UBC is becoming increasingly paved. Just look at the great extent of impermeable surface on East Mall right outside of the Nest.
16.	None
17.	Conflicts between bikes and pedestrians are a challenge as is the construction vehicles and cars in the pedestrian areas on a regular basis.

18. construction, which I understand will pass. additionally, there is a large lack of casual greenspaces in this area. please keep the oak knole but add picnic tables there so people can sit and enjoy. maybe some swings too
19. Poor landscaping along the Wesbrook side of the U Boulevard Area, poor groundwork by the war memorial gym and housing building beside it.
20. navigating construction zones, and the crosswalk at university blvd closes to the nest (which I expect to get worse after the new parkade opens)
21. areas where people walk on grass and ruin it; it becomes very slippery and unaesthetic. Suggestions would be pavement or grass protection
22. Maybe we can add more greenery!
23. Too big
24. The very unorthodox walkways sometimes leading to bike collisions.
25. food and available study spots or 24 hour spots
26. Keeping it clean during the summer when there is not much rain.
27. No bike lanes
28. I have no challenges currently
29. cyclists enter the footpaths dangerously fast and almost crash into pedestrians.
30. No bike lane. Increasing car traffic as cars drop off people in the Nest.
31. CONSTRUCTION EXTREMELY NOISY FOR RESIDENTS
32. The empty lots giving the area a rundown look, and being useless.
33. Never-ending construction, poorly planned pedestrian access routes in some directions, a new parkade will be cars, buses and pedestrians into conflict in the U Boulevard area.
34. It seems like the Alumni center occupies an important space, yet it is unclear how it can be used by the general student body (i.e. besides special events, on normal school days). Another concern I have is with the new commercial spaces that recently opened up, most of the businesses there have really high pricing.
35. construction, jaywalking through bus loop
36. LACK OF CLEAR BIKING LANES. It's very frustrating to have to weave through cars and pedestrians walking everywhere, even on the roads.
37. Increased vehicular traffic with the new parkade and more housing being built
38. Reducing current open areas, realities for neighbouring buildings
39. No public transport provided along U Blvd.
40. bikes and people are increasingly coming into conflict.
41. lack of places to eat on the north end of campus
42. The boulevard of trees in the trolley bus loop should have a different barrier than a chain link fence going down its middle. Either plantings as a barrier or a more attractive fence would add greatly to the area. The bosque of oak trees also needs help. Many of the lower tree branches within the bosque are dead and should be pruned up higher, which would also have the effect of increasing light beneath the canopy. In addition, the bosque should also have a different treatment of the ground underneath the trees as currently grass does not grow and it is simply a sea of mud for most of the year. Either graveling, creating a grid of brick paths, or re-naturalizing the ground would go to create lengths to make it a more attractive space.
43. Too much concrete, not enough green. Overly priced food outlets. Advertising - had no idea those were rental until in the new building that went up
44. excessive commercialization turns the space into a dismal retail sector.

45. Bus pick up still needs more work
46. Parking
47. User conflict with space (events, pedestrians, cyclists)
48. Pedestrian crossing from one side of the loop to another can be dangerous/difficult at times.
49. none that I'm aware of
50. It is not as welcoming as it could be. Being the gate of the university, this should be very clear
51. Seating area
52. accessibility/walkways to get to the new bus loop (99)
53. cycling from the 'U' street to anywhere on the UBC campus (through to IKBLC or to Main Mall via pedestrian ways). Vehicle drop off in the area blocking transit/other
54. Walking flow, limited parking
55. Not much rain cover, frequent pedestrian blockages are annoying
56. The lack of dedicated and well-designed pathways for cyclists within the pedestrian zones creates some confusion at times (especially with cyclists in a rush).
57. Lack of services for people living long-term (ie renters) like groceries, hardware store, public library, etc
58. no parking or pickup/dropoff areas
59. High pedestrian and bike traffic. Perhaps some designated pathways to better direct foot/cyclist traffic.
60. The south side of the street lacks good development.
61. Not enough green space on campus
62. no green spaces
63. Construction is creating real challenges for pedestrians. I can't believe someone hasn't been hit by a car on wesbrook mall yet, passing the new construction.
64. There isn't a lot of room to build new things
65. Traffic safety; Parking; Transit
66. traffic... Especially with the parkade it could be bad.
67. Need a plan to keep it CLEAN! Hopefully the new plants in the step-pond do not grow tall and is kept clean.
68. Nothing really, I really like it.
69. the SE corner of the Alumni centre does not have good pedestrian flow walking east along U Blvd
70. I notice sometimes that the car traffic stops at the end of the boulevard area, and then the buses cannot get by. It would also be nice to see a better crosswalk at the intersection with Westbrook Mall.
71. Uneven or missing paving stones around NEST, overflowing garbage bins
72. Walking routes to and from the transit hubs. The sidewalks to the new bus hub are very small, resulting in a funnel of people during busy times. They are also rather unaccessible for those with mobility issues or children. The market rental apartments also give the message that UBC is more concerned with money than providing living spaces to staff, faculty & students.
73. Difficult to program activities and events due to lack of vehicle access
74. A lot of traffic on the roads, starting to feel very commercial
75. Roadways and or driveways that are surfaced with pavers are failing, constant repairs to trip hazards.

76.	gets very crowded whenever there is construction (which seems like all the time!)
77.	bus loop is cramped, pathway does not circle the whole bus loop
78.	more indoor meeting space needed with natural light
79.	can be over crowded
80.	parking
81.	For some reason, there are always disoriented drivers going through the pedestrian areas, especially on weekends. Many SUB vendors are disappointing.
82.	the corner of Westbrook & University is very slow & cars don't know where to go.
83.	construction
84.	Constant construction, need better bike connectivity between Student Union Boulevard, Chancellor Boulevard and University Boulevard
85.	difficult to access from bus stop locations, lack of bicycle parking/designated bicycle route, lack of functional green/activity/play space
86.	Sometimes buildings inside the Nest are not clearly demarcated on Google maps, so it is difficult to find things.
87.	lack of natural grassy areas
88.	a bit unstructured
89.	Height encroachments on UEL residential area adjacent to Westbrook N of U.Blvd.
90.	Connection to the Nest. There's very little sense of connection between street and building.
91.	Bus loop is difficult to access, and doesn't look very nice.
92.	long distances, lack of grass areas
93.	pathways for bikes or some sort of marking to mark traffic flow, especially towards Nest and Aquatic centre
94.	Could become something of a shadowed canyon as higher buildings are introduced
95.	The sidewalk on the E side of the Lee centre - even the artist rendering shows people walking in the road!
96.	The Westbrook Mall and University Blvd intersection is poorly designed, with long wait-times. Pedestrians frequently ignore their signals to avoid waiting so long.
97.	Increasing traffic flow (i.e. deliveries, drop-offs, buses, lost drivers)
98.	The movable tables and chairs aren't rugged enough to withstand the elements and heavy use.
99.	sterile looking, over designed, too cramped, ugly architecture, separation of busses in a very inconvenient way
100.	conflicts between cyclists and traffic, vehicles stopping on the road.
101.	The light sabres are weird. Issues with parking on the bus loop. The shrubbery looks colonized and restricted too much. There is a lack of shady places to sit.
102.	The continual flood of pedestrian traffic crossing Westbrook Mall to get to the off-campus fast food outlets near U. Blvd. & Western Parkway. Noisy (drunk?) students wandering the area at night. Too much vehicle traffic and noise, especially the noisy Translink busses. Racing Fire/Police/EMS vehicles w/sirens multiple times/day. The flashing billboard over University Boulevard is blinding at night and distracting to drivers, cyclists and pedestrians at an already dangerous intersection.
103.	cars still try to go through and often block the buses
104.	n/a

105.	bus traffic is dangerous. entrance to campus is not welcoming. crossing at Wesbrook Mall takes too long.
106.	keeping the open green spaces open and green
107.	not enough businesses and options for people living in the area. could use more parking options at a reasonable price.
108.	traffic flow with the mix of busses, cars and bicycles in the trolley loop can be difficult at busy times, and promises to get much worse in the short term with the upcoming construction in the area, and more people living there.
109.	Often un-used in rainy months.
110.	congested at times, especially when dodging bikes and skateboarders
111.	Cyclists!!!!!!!!!!!!!!!!!!!!!! There is no division between pedestrians and cyclists. Many cyclists come barreling down from the water feature at dangerously high rates of speed. Someone is going to get hurt.

**Q3 - What are some opportunities to improve spaces in the U Boulevard Area?**

1.	What are some opportunities to improve spaces in the U Boulevard Area?
2.	More food restaurants and study areas
3.	Shoppers Drug Mart at the entrance seems out of place... a very odd location indeed.
4.	more patio/outdoor seating, field space
5.	idk
6.	More awareness between cyclists and pedestrians; more ways to access the Nest (entrance near trolley bus loop) without walking on the road
7.	Why does UBC put residence right near the bus loop? It is very loud and dangerous for the students who live there because of the huge traffic. It's also very inconvenient for commute students, because they have to walk for a long time after they get off the bus.
8.	Make the trolley loop buses, service vehicles, and emergency vehicles only. Add proper bike lanes that continue from the loop onto campus. Remove the disastrously positioned donor columns. These block line of sight. Cancel the parkade. Take away the exclusive right to a licensed patio from Mahoney's. This should have been illegal from the start. Change the plans for Focal and D.C. Copp to be student housing (i.e. student residence, not what planning is calling student housing, but really isn't -- it is currently rentals that are open to students -- not the same thing)
9.	more signage,
10.	Reduce the density and preserve open spaces -- get a bicycle program going that will enable students/faculty/staff to traverse the distance and at the same time stay fit.
11.	more vegetation
12.	Initiatives should be sustainable.
13.	It would be great to see more mobile furniture, especially in the summer, to soften the areas. Also, it would be great to see the food trucks on the plazas rather than the perimeters.
14.	greenspace is an important aspect of a healthy neighborhood/living space. please create as much greenspace as possible. also less expensive student housing is important as newer, expensive buildings like JJbean are driving many lower income students off campus.
15.	Develop more housing along the U Boulevard area and fix groundwork and landscaping.
16.	The current bus loop is very ugly, needs some greenery.
17.	None at the moment

18. I'd love to see more vegan options along the area and maybe a vegan restaurant!
19. Bike lane
20. Accent certain areas as bike paths so people are not idling there.
21. more food options or a cafeteria building.
22. maybe emphasise greenery over cement/ceramics.
23. Add affordable student housing
24. I think it could be improved with some new student residence buildings.
25. Spaces should be left how they are
26. having buildings with storefronts on the first floor and residences above.
27. Expand sidewalks
28. Addition of residences in the empty construction sites.
29. Make better use of the bus loop by adding other useful routes to this loop rather than just the 4, 9, and 14. Hurry up and finish the new McInnes field - it's been a vacant lot for quite some time now.
30. Perhaps somehow attract businesses with more affordable pricing to the area.
31. Paint on bike lanes. Please.
32. Consultation at earlier stages with neighbouring buildings
33. Add a bus route that connects UBC Loop and Lower Mall to U Blvd.
34. dedicated pet "relief" space so they are not using lawns adjacent to classroom windows
35. There should be improved way-finding through increased route signage. While this may be a pipe dream, there is an opportunity to make the future student union boulevard a space where slow speed cars, bicycles, and people could mix more freely through eliminating curbs and exploring alternative surface treatments to asphalt. Also, while not directly within the U Boulevard area, the main cycling route to Vancouver from campus that enters and exits at University boulevard is dangerous. In the future either fully painted green/red lanes or separated cycle paths would go a long way to making cycle commuting to campus more attractive and safer.
36. More green space, more outdoor relaxation areas. More native flora. Make effective barriers to force pedestrian traffic (chain link fence is ugly)
37. focus on core university mission - research/teaching
38. Think carefully about walking paths between bus loop and academic spaces
39. create better, more segregated cycling ways
40. Improved designated pedestrian crossing/walking areas.
41. not sure
42. Better signs, more representative things of UBC. That you actually feel the campus vibe
43. add more shaded areas
44. Perhaps create a designated bicycle lane to connect east mall sections with each other and to the bus loop/main mall; creating a 'drop off' zone for vehicles
45. The walkway from Money Square to Wesbrook in front of the SUB/Alumni Centre needs a fix. Easy to end up in the street and that grating is awful.
46. The aforementioned guidance for those travelling through pedestrian zones via bike.
47. Add more amenities targeted at the non-student demographic. Less pizza and fast food, more real food.
48. improve wheelchair accessible parking

49. Improve the Wesbrook intersection
50. add green space
51. more student housing
52. We need to be careful not to overbuild and remove all green space. Density is fine, but people need some space to breath.
53. Add more housing
54. Connecting University Blvd to East Mall at Bookstore to improve access; Higher visibility pedestrian crossings; Better parking options; Relocation of transit stops to quiet traffic
55. I would like to see a medium/large size tree near the lighted posts to replace the tree that was cut down .
56. ...
57. bike routes are not defined
58. More, not less, greenspace. Greenspace that people can use, not just gardens.
59. I'm excited about the development of the new site between the nest and war gym. It would also be great to see the copp building have direct access to the same level as U Boulevard, instead of having to walk up so many stairs.
60. skytrain terminal end station - please, please, please!
61. Better pedestrian pathways, better use of green spaces, living spaces dedicated to faculty/staff or students (not market rentals)
62. More food choices
63. Increase covered walkways and sitting areas
64. keep public vehicles and delivery vehicles to the Nest out of this space, with the increaset pedestrian traffic this should be a priority.
65. more covered areas for seating, more trees
66. take out traffic, parking, increase seating areas and cafe spaces
67. More meeting space indoors by/like Loafe
68. Lower rents to let more innovative vendors in, rather than just glorified dollar stores. Make it clearer that this is a pedestrian area.
69. some central focal space where people can sit (maybe under cover) - which invites more pedestrian traffic & visiting
70. more trees
71. modify green space to allow play or growing of food. increase student housing
72. more seating and treed areas.
73. Add more green space. Restrict height to Gage residence area. Improve pedestrian/bike access.
74. Add more student housing in the area and improve bus access.
75. More benches and place to sit.
76. No suggestions
77. Less interactions between pedestrians and vehicles. Allow it to become truly pedestrian only. Also, at times it can be difficult to navigate a bike through the crowds; perhaps some space set aside for bike use only.
78. More green space, less cement, more sitting/eating/playing areas, not just swaths of pavement (or wooden deck, which is uncomfortable for sitting).

79. Continue with the proposed plan to tie everything together and make this area more welcoming and cohesive. Have some covered seating areas for both sunny and rainy days.
80. Leave some breathing room, less high bulk on the street scape.
81. Other services other than food. I.e. liquor store, and groceries.
82. Plant more useful plants: food crops, pollinator species etc. Increase shaded places for restful contemplation of big ideas...
83. More opportunities for entertainment & services for students on campus so they stay on campus and not disturb UEL residents late at night. Get rid of the flashing billboard over University Boulevard intersection. Restrict/discourage vehicle traffic at the Wesbrook & U Blvd. intersection.
84. could provide seating for outdoor eating
85. Get rid of the ugly swamp with the ugly tall grass that grows in there.
86. more walkable. put buses underground. update ugly old science buildings on s side. remove shoppers.
87. keeping the open green spaces open and green
88. provide additional covered space for those waiting for buses and walking on the sidewalks between buildings. more flowers and greenery as well.
89. Many of these opportunities in my mind are simply: don't screw it up by adding more tall buildings to make it feel crowded, dark and isolate. Don't add more traffic, Don't add more people living there.
90. No market (non-student) housing in the core of campus.
91. perhaps more covered/shaded seating - not sure how feasible this is
92. Remove old benches / seating areas to allow more space for pedestrians. I assume the bus shelters will be moving at some point, which could also alleviate some of the pedestrian / cyclist congestion.

**Q4 - As we consider new student housing, what design considerations and student housing amenities are important to you?**

1. As we consider new student housing, what design considerations and student housing amenities are important to you?
2. Study spaces, community areas, spacious cafeteria and fitness centre
3. study spaces, outdoor social spaces, strong WiFi signal, food variety (with inexpensive options)
4. large windows, central commons space, kitchen amenities
5. Having a collegia for commuter students in this new residences is critical. Affordability is another issue (\$1200 for a less than 200 sq ft space is crazy).
6. space
7. Affordability, study space, music practice space, general social space
8. Good fitness rooms
9. Grocery. (Harvest is convenient, but it's too small)
10. When buildings are not completed on time and students are forced to live in construction zones, their fees should be reduced. It should be illegal to charge full fees when the building is not finished. I don't know how planning and housing can in good conscience charge full rates for horrid living conditions. Fitness facilities important in residences because campus planning has failed to provide adequate facilities elsewhere on campus.

11. areas for study
12. Room area, peace, laundry, connectivity to transit, maintenance of furniture and appliances
13. That we don't end up with a hodge podge of buildings and with that the areas lack character. Safety/good lighting/space to get out of buildings and breathe and meet other students/healthy food selection in grocery stores, common space in the buildings
14. No more cars parked on access roads to UBC since all students have bus passes consider environmental
15. The current plan for the Brock Commons Phase 2 project places the a student housing building on the south side of Allard Hall, which will negatively impact the amount of sunlight the current community of 1000. Please consider placing the student housing building further away (ie: across the street).
16. outdoor green space, permeable surfaces to improve infiltration of rainwater. Energy efficient. Low-flow showerheads and toilets. Even distribution of heat/air condition.
17. Buildings should be powered by renewable energies.
18. I like the openness of Orchard's lobby space and the base of the Ponderosa building. As the housing moves into the entrance areas of campus I think that the ground floors need to interact with the public spaces to create a sense of vibrancy.
19. affordability is key. smaller rooms are ok as long as there is community space on the main floor as well as every 3-4 floors.
20. Modern architecture that minimizes the use of concrete as a facade; more student housing designed like Ponderosa and Tallwood, and less designed like Water Gage. Large windows that allow residence rooms and areas to receive lots of light, to counteract seasonal affective disorder. It is very important to have large spaces within the residence (such as ballrooms and close fields) in order for RezLife to facilitate geared towards many residents. It is also important to include music practice rooms with good pianos. Many students who are not pursuing a degree in music at UBC actively practice an instrument and it is important to offer that resource. It is also very important to include advisor rooms that are separate from normal residence rooms.
21. fitness space/equipment, safe bike storage, decent kitchen so can cook
22. Practice rooms, fitness rooms with adequate room and equipment, gardens/foilage, market and/or dining hall
23. I love Orchard Commons especially being on the 16h floor! What is super important to me is having one wall as a window to see the beautiful view! Also a lounge with comfy chairs and windows mean a lot!
24. Gym
25. Outdoor spaces such as the Hemlesem field in Totem park that can be used by such a large number of students are more effective instead of a green space for every residence building.
26. definitely a gym complex
27. Study rooms/areas are key, the linary is saturated and lacking space most of the time, cheap groceries close by are also a concern.
28. Low price, access to food in building, study spaces, quiet, private, access to gym in building
29. I think its most important that the design focuses on increasing the number of beds the most. Adding more 4 bedrooms is more important than adding studios or 1 bedrooms. I think quiet study rooms and floor/building lounges are the most important.
30. Lounges, study rooms and the rooms themselves

31. Food services and study/group work/meeting space, as well as potentially a movie room or rec room
32. Noise insulation, separation from marketplace
33. Open studies spaces, LOTS of windows and good lighting.
34. Access to diverse and healthy food options within a short distance. Good pedestrian access.
35. Open studios for dance practice. This is something lacking at ubc, with the only accessible spots at the Nest which are usually always busy. If there are dance studios that are always open for students in new student accommodations this would be really helpful. It could be used for many fitness activities and events.
36. food
37. comfortable desk chairs
38. Affordability and permanence. Something that will last long-term is most environmentally conscious.
39. cheap and large capacity
40. Flexibility of amenities - eg, do new Brock developments need more rec space when others such as Gage are so close by? Lounge/flex spaces are very important
41. diverse food options not just at the Nest but outside of it. Green spaces and open space to breathe.
42. More bus stops and frequent transit network
43. outdoor spaces; grass lawns; greenery
44. places to eat in the building rather than funneling students to central buildings; safety for women students
45. Common areas and communal quiet study spaces are of great benefit to the student experience of living on campus.
46. Sensitivity to the differing requirements of student housing and the existing market housing on this site
47. If you make a gym, don't half ass it. Not a building covered in glass, but still with reasonable # of windows. Also decent lighting inside the unit
48. too much housing already -
49. Safeguarding established natural light and trees that are present on campus. Ensuring in particular that mature clusters of trees are not replaced by fragmented canopy.
50. Good food options in-house, sustainable buildings, visually appealing design of buildings
51. not sure, as I'm not a student
52. Kitchens, fitness centres, study areas
53. Good connection with nature and gardens, good community areas.
54. More gyms, more areas for quiet study
55. Visually appealing, timeless design
56. quantity
57. Further strides in sustainability, accessibility, affordability and opportunities for community engagement. More 'micro' flats would be very welcome, for instance.
58. The best student housing is the graduate family student housing at Acadia. Incredible sense of community, good green space and shared space with no cars for the kids to run around. I wish we could build more like that for faculty and staff too.

59. Please consider designated student housing for students in professional schools and mature students. Law students are really struggling to find housing in Vancouver, but are not underground
60. Cost! Keep the units affordable!
61. UBC is good at building but not at MAINTAINING what it builds. Take care of what you have.
62. room to sleep only
63. Less density right on roadways. The new building on Wesbrook is a collosus and an additional structure across the street with a similar design would turn this into fortress UBC.
64. Kitchen and laundry amenities
65. Improved pedestrian safety; Enhanced outdoor lighting; Reading rooms; Extended Nest operating hours
66. cost is most important, by far... Access to either ensuite kitchens or even a communal kitchen would be great
67. It's time to make them housing only next to already built areas that have the extras like food coursta and rec facilities.
68. Taller is better. As with the rest of Vancouver, density is essential. The more students we can house on campus, the fewer have to seek out "cheap" rentals elsewhere, thus increasing the supply available for workers.
69. residence amenities are great, and please include safe space for students to house bikes! getting around campus by bike would be easier and better for students if they know they have a safe storage space. Also, while mixing different kinds of housing is great, it is sometimes nice to have areas dedicated to first year students, upper year students, graduate students, etc.
70. open to public (for a fee if necessary)
71. Easy access to mental and physical health resources - perhaps a space for health professionals to work within in the residence buildings. Keeping residence buildings well-lit is also important for safety reasons.
72. Need for community hubs and gathering spaces - IE - Bars. University of Nottingham "Halls" each have their own alcohol serving bar that allows people to congregate and interact without pressure (Study spaces promote stress, and very little interaction occurs in workout/gym spaces)
73. nice bathrooms that don't resemble public bathrooms, soundproof walls, fitness/gym, security, lots of study spaces
74. Physical activity spaces both indoor and outdoor or located in close proximity; like the concept with what is being done with the busloop under a residence (multi-use/function)
75. Well being and fitness facilities are important, additionally study space that is accessible 24hrs is needed.
76. no strong views
77. does not increase car flow on campus. welcoming feeling, affordable for students, but still allows staff/visitors to walk around and through spaces and not feel like they are intruding
78. more affordable rooms
79. More spaces of students to interact and green spaces - ensuring that they are environmentally compatiable
80. fitness, green space, sustainability
81. include some ground floor cafe's and food options for staff and visitors as well as outdoor space that can be used by all.

82. exercise facilities and game rooms
83. Common kitchen areas so that students can prepare their own food? More space for study. More common areas clearly for socializing, so that those who want to study and those who want to socialize each have a space. STUDENT COMMUNITY GARDENS!
84. I'm not a student - but developing a sense of community through shared (& varied) space would be key I think.
85. community building, single rooms within apartments, grad specific housing
86. Mixed use, public green spaces
87. Use of low environmental impact materials, ability for students to make healthy living/eating choices, not creating too many spaces that limit access to only residents (eg. large unused study spaces in residence buildings that only residents have access to)
88. More single studios and quieter residences for Professional/Masters/PHD students.
89. out door space
90. facilities for students, faculty and staff
91. Building height and proximity to UEL neighbours. Improve bicycle and pedestrian access.
92. Student housing located in central areas of the campus.
93. central location to field of study; safety; NOT 1970s concrete blocks design style
94. Sustainability/environmental footprint, housing for graduate students and students with families,
95. The new student areas are becoming paved over, claustrophobic canyons need more open, green space
96. Provide a range of housing styles, including dormitories, to balance privacy and affordability
97. Movie theatres, walkable grocery stores, evening social venues (for underage students &lt;19yrs)
98. Flexible use space that can be booked by both students and staff for wellness activities like yoga. Also NAP PODS!! :)
99. I am not a student - IO don't know what they are missing right now. I would say that they need spaces that encourage them to be active and get off screens.
100. Students need access to good nutritious food all over campus. Also, students lack basic life skills when they arrive here often. Could we build student housing up so that we are supporting students health as well as their need for housing?
101. Yes, UBC may offer lounge areas, rooms for quiet study, fitness facilities, games rooms and outdoor spaces for sport and recreation, but it seems this is not enough based on the off-campus cafes and food outlets that are packed with students. Maybe UBC needs to offer students some non-institutional recreation opportunities - like independently run/alternative internet cafes, bars, food services and other facilities to hang out in.
102. students should be able to have a private space, not shared, even if it is very small...and they need a cheap grocery store within walking distance
103. More grocery store options, retail on the ground floor. It will serve both students and faculty/staff.
104. keep student and faculty family housing separate. the two populations need space from each other when the work/schoolday ends
105. not losing the open green spaces
106. Needs to be aesthetically in line with the neighbourhood. Also needs to have access to services and businesses (like grocery shopping, cafe's, bars, restaurants). Needs also to provide more space for students and privacy.

107. I am concerned about the dramatically changing feel of the campus. Buildings are getting taller and closer together, and in my opinion this changes the feel for the worse.
108. Affordability
109. If in these central core area, include space to classes/workshops and spaces for all students to study, not just the residents of those buildings.
110. I'm not a student, so it's not applicable. I would say affordability is key though.

**Q5 - 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)?**

1. 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)?
2. Musqueam and other first nations public art should be included (with educational information for the public). I also think it's important to have rain cover in these outdoor spaces.
3. Green space, light, common residence areas (eg cooking facilities)
4. I suspect people won't spend much time in the outdoor public spaces due to the horrible weather in Vancouver.
5. green space. campus is losing too much green space. Public art yes, but not crap like \$350,000 on coloured bricks in an area where the intent of the art doesn't even work.
6. keeping the green areas since that part of campus has a lot of them, and is fairly quiet
7. Wide hallways for moving furniture etc., bright lights, patios, greenery, game room
8. 1. Recognize that there is an existing community of 1000 at Allard Hall who's enjoyment will be compromised by this new plan. 2. Ensure that the new tower doesn't significantly reduce the amount of sunlight to the South side of Allard Hall. 3. Consider placing the low rise academic buildings on the Southside, and moving the student housing tower across the street to the Brock Annex Site. 4. Ensure that the outdoor informal spaces are not segregated between Allard Hall and Brock Commons - let's be open to sharing a larger open space. 5. Ensure the existing landscaping (ie: trees on grassy knoll; dogwoods, and cherry blossoms) are not removed.
9. Delineation within the building of the different uses. Not want the social amenities to affect academic and residences.
10. Amenities that are sufficient on renewable resources.
11. Furniture for sure, good lighting and open views into the buildings
12. outdoor furniture sounds great!! also trees are awesome as I love to hammock.
13. Public art and good lighting are very important.
14. informal recreation opportunities, safe bike storage
15. Making sure windows are not too reflective; I've noticed many small birds hitting windows in the summer, some died as well. A suggestion would be to incorporate art onto windows to still allow light in for environmental reasons, but be an indicator for wildlife to know an obstacle is there.
16. Very important to have beautiful views! Also, I like light colors! And greenery and comfy sofas!
17. Outdoor furniture
18. If possible, some nicer outdoor seating (benches at the back of Irving library)
19. informal recreation opportunities, hang out spots sort of like a lounge to hang around.
20. Informal recreation opportunities, community garden

21. I think its nice to have trees and garden area. Cherry trees too.
22. Sitting outside when it's not raining is important and there are not many places to sit outside in residences in general
23. outdoor picnic tables and chairs in general are nice.
24. Public art reflecting the history of the land as Musqueam territory.
25. Ground-level spaces for use my the UBC community at large, not just residents of that building. Lounges, coffee shops, event spaces, etc.
26. Public art organized by students would be great for this hub. Indoor studios for student hobby practice and event hosting that is easily accessible would also be extremely beneficial.
27. proper lawn drainage
28. keep it minimal, afford unnecessary costs
29. Informal rec opportunities are more important
30. The arm that sticks out into the law and the residential tower impede on the open space and light of Allard Hall. We are uncertain why the arm jutting out towards East Mall cannot be reconfigured to minimize the limits it places on the open lawn.
31. as much open space and greenery as possible
32. please leave some division of space with Allard Hall; dedicated floors for law students would be great, as would space for Law clinics
33. Interesting, provocative public art is important: murals, sculpture, etc. UBC doesn't always have to be staid and boring in everything it does. Weather protected, lighted, outdoor seating would also be a nice addition for a dark, rainy climate.
34. Nothing that will contribute to increased noise for market housing residents adjacent to this site
35. Good walking paths from one part of campus to another. Protecting green space.
36. Weather protections for rain and snow; safe, well-lit pathways
37. Outdoor areas to sit and enjoy the weather
38. maximizing/preserving outdoor space
39. Study areas with outlets
40. Not having a giant tower on the law school lawn
41. How the building will impact Allard Hall in terms of sitelines, sunlight, volume of people, and loss of the parking lot
42. ease of classroom access, not being awful like Swing
43. I view public art as a crucial element of any project which aims to increase community engagement. Reachability of nature and connection to the rest of campus are vital as well.
44. communal outdoor space, BBQs with outdoor tables, house bib to wash bikes etc
45. It is important that the footprint of this new building does not remove all outdoor space on the south lawn of Allard Hall.
46. flex recreation spaces are crucial to healthy, active students
47. Ensuring that new buildings do not block natural light to Allard Hall. This end of campus is badly in need of good food options. Cafe space would be a huge benefit.
48. When you build these walkways, maintain them. That includes shoveling snow and putting down salt when itâ€™s icy.
49. recreation or picnic area

50. A lot of people use these outdoor spaces in the surrounding neighbourhood. I think rather than outdoor art, functional spaces that accommodate kids, dogs, families and students would be best.
51. Eco friendly design elements
52. Musqueam cultural monuments
53. all of these extras can be found very close nearby...please just build rooms only buildings.
54. Great idea, bad location. I am very concerned that proposed structure will completely overshadow the law school space. More of the lawn should be preserved out front of Allard Hall in order to preserve both the
55. Low rise; do not block sun to Allard Hall; leave outdoor green space (grass, not bushes) for law faculty; space inside for law clinic
56. outdoor spaces are key - opportunities for seating and engagement with the ground floor of a building are important. it is also great to see opportunities for extra cover in walking from one building to the next.
57. pedestrian focus, skytrain access
58. Wide pedestrian routes, outdoor seating and green areas
59. Nothing is more beneficial for informal outdoor space than plain grass. My time in residence was highlighted by impromptu frisbee and football sessions just outside my door in Vanier. "Installations" just limit opportunity. Put some grass down, maintain it, and the students will fill it.
60. outdoor furniture - hammocks
61. informal outdoor gathering spaces; covered walkways
62. Leaving outdoor space in front of Allard, the lawn space is a natural congregating place. It encourages law students to get outdoors and take a breather - it would be a shame to lose this space! Also, to what ever extent possible to keep the space bright and light.
63. outdiir fitness space, tennis courts and or other outdoor sports installations.
64. keep as much green as possible
65. outdoor furniture, pathways through the spaces
66. outdoor furniture and benches
67. sustainability, recreation, fitness, green space
68. the proposal looks like it removes a lot of the lawn in front of allard - which gets used a lot - so I hope green space consideration is being thought about. Outdoor seating (similiar to that in front of the Nest etc) would be great.
69. I like the outdoor furniture. Informal recreation places. Love public art that invite interaction.
70. outdoor furniture, natural light, mixed use spaces that can easily switch up as needs evolve
71. outdoor furniture, grad student areas
72. I want to have an open field in front of allard for law students to enjoy
73. prioritize the existing green/ field space in front of allard hall, informal recreation opportunities, improve drainage on site
74. This is one of the few large remaining green fields in central campus, maintaining as much as possible for informal recreation/potential residence programming is important. NO CONCRETE CAMPUS.
75. Outdoor furniture and seating area would be nice. More creative storage inside housing units.
76. keeping green space and informal recreational oportunities

77. Pedestrian access and green space.
78. Landscaping that can accommodate heavy pedestrian traffic.
79. building paves over paradise. losing green space, what little "park" land left at UBC
80. cafe/restaurant options, useable green space throughout the year
81. The building towards the center of the campus is removing many of the interesting, small green areas that make UBC what it is. I worry than the efforts to shoehorn in more residences is going to remove much of the attraction of the campus
82. Public art; outdoor furniture; preservation of outdoor spaces; as much sunlight as possible
83. Covered areas / walkways would be nice for rainy days
84. Public art and ample outdoor seating.
85. We (staff in Brock Hall) often use the green space at Allard Hall for outdoor yoga on nice days. Please preserve space for these kinds of activities. It would be very disappointing to have this area become overly densified.
86. Trees, references to the natural landscape - groves of Hemlock and Cedar - we have really lost touch with the palce where we are.
87. tables to study at
88. outdoor furniture is ok. If there is public art, perhaps it can be generated through UBC's fine arts and culture departments rather than private design firms?
89. Furniture, informal recreation opportunities, quiet and inviting spaces.
90. sheltered outdoor space because it rains so much here
91. Doesn't matter to me.
92. keeping the open green spaces open and green
93. informal recreation activities, parking for residents and visitors, outdoor furniture and spaces that are usable year round.
94. Spaces that are accessible to all users
95. Public art, for sure.

**Q6 - 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?**

1. What do you think?
2. I've read that taller buildings result in less engagement between occupants on the various floors... what can be done to give the occupants of the tower a sense of community.
3. Good idea, so long as taller buildings are well designed.
4. I think this is great. Just make sure students have enough elevators to use as they are broken so often.
5. No. 18 storeys is high enough. There are other ways to meet the demands for student housing without going up. For example, the plans for stadium neighbourhood are devoid of student housing. How does this make sense? 6000 student waitlist but no student housing in this area? How can planning say it is working in the best interests of the university?
6. Campus needs more housing, so yes
7. I would like to have less storeys as it doesn't block nice views from other parts of campus. We could optimize land use instead of building more heights

8. I think you need to look beyond the impact of the buildings within the university core and look at the impact that they are having and are going to have on the neighbouring area such as the UEL, the UNA. What you build and include has implications for noise, for light, for traffic, for privacy beyond just the university.
9. Sight lines should be considered
10. I disagree with this proposal, because it will reduce the amount of natural light on the Southlawn to Allard Hall.
11. I suppose I understand the considerations. The area is comparatively more tucked-away compared to other residences proposed in more central areas. However, Walter Gage Road is so narrow and with Buchanan Tower right across the street, I feel that the height of the building will give pedestrians pressure and affect the amount of sunlight available throughout the day (particularly in the morning for the green spaces).
12. I agree with the increase in building heights more than increasing the campus's footprint.
13. Additional height makes the best use of the land as long as sight lines to the mountains and view corridors can be maintained and we don't create massive shade areas that are not used.
14. no, keep the height lower. make the rooms smaller/have less floor lounges. maybe consider having dorm/style places for upper years. think a hostel sort of layout with small rooms, but a nice kitchen for many people to share. could reduce cost and increase number of beds.
15. I think that is an excellent idea to ask to increase the maximum height. Building up is an effective way of maximizing land use and providing more land development opportunities in the future. Additionally, adding as many units as possible will help to alleviate the high demand for student accommodation.
16. only a little bit taller is ok
17. I believe this is a good idea, as long as it can withstand some disasters (I don't know enough about construction, but anything to let us know these buildings are built to handle earthquakes, high speed winds, etc.)
18. YESSS!! Living on the 16th floor in orchard commons is a dream come true because the view is extraordinary!
19. Looks nice
20. I am for it as long as it doesn't ruin the natural aesthetic of UBC campus as a whole.
21. It's reasonable, in practice those buildings are residential, not academic.
22. Good idea
23. I agree. I don't see a problem with increasing building height in the u boulevard area. I think it's more important to meet the demand for student housing with taller buildings, than to have to build more buildings.
24. Making the buildings higher will only make the campus uglier and feel like a concrete jungle instead of the beautiful self it is right now
25. taller buildings are fine, as long as they maintain good safety standards
26. I think this is a good idea, as expanding outward and developing on endowment lands means spoiling a natural resource. Whereas higher buildings would meet the very stressful housing demand and maintain the open areas of land as protected sites.
27. 18 stories is plenty tall. Taller buildings will obstruct sightlines and reduce the beauty of campus. Make better use of other spaces on campus rather than building up even taller.
28. I do not see a problem with making the building taller.
29. agreed
30. idk seems risky but if it allows for more housing then I'm in

31. yes
32. What is the reasoning behind the current restriction? As long as views from residences and public spaces aren't obstructed, this should be fine
33. It will cast shadows onto neighbouring buildings. It's a little tall. If at the height, why not move onto the other side of the street adjacent to Tall Woods, to lessen the impact?
34. I am concerned about the impact on Allard Hall due to the close proximity of the new building. It will take away the South Lawn for student enjoyment and impact the amount of light we get at the law school for class rooms and offices. The current model shows the Brock Common very close to Allard Hall with a very high housing tower.
35. Taller building is definitely fine as long as it won't block the sight of the mountains (from my window) :)
36. I think going higher is a good idea.
37. indifferent
38. No. Please no. This creates an oppressive campus atmosphere for those on the ground and blocks sunlight and views. 18 stories is more than high enough.
39. Not the best idea.
40. The taller the better, so long as there is an active front to the buildings either through windows at eye level, townhouse doorways, etc.
41. Has anyone considered the wind tunnel effects?
42. Yes. UBC is far too sprawling as it is. It needs to go up
43. I do not think higher buildings are a good idea. I prefer more light and the feeling of being in nature. I prefer being surrounded by buildings no greater than 10 storeys.
44. No don't do it. That's already too high and overshadowing and wind tunnels are becoming a problem.
45. I agree with this idea.
46. no strong views
47. More beds will be able to accommodate more students living on campus, which is desirable for many students however there are very limited spots.
48. This will obstruct any sunlight and space to the law school. We are already losing our minds give us a break.
49. In case it gets accepted it has to be widely used as tall buildings could affect the student and experience of the campus.
50. what's the point of providing 4-star housing, thereby charging >1000\$, to students? Provide them a basic one with 600-700\$.
51. I think this is an awful idea. It is densifying the area too much and takes away from the use of the open field in front of Allard Hall. It is extremely important for students to have this open space and not build something right in front of the law building.
52. It's a necessary evil
53. do it!
54. So long as this change does not lead to a complete decimation of the sight lines that Vancouverism and BC are known for, I feel that this is a fair justification for increased building height.
55. 18 storeys is enough. There is enough space on campus, just need to use it better. Unless you can commit to reducing the price of housing for students if you are allowed to go taller.
56. It is important that the height of the building does not remove all sunlight from the south side of Allard Hall.

57. taller buildings makes good sense to me
58. I'm concerned that the tall building will block much of the light to Allard Hall.
59. I completely oppose this. Taller buildings block light and certainly do foster a vibrant community. They are isolating.
60. Hmm...high rises on campus? Not my favourite.
61. Do not build any higher. Walter Gage Road is a wind tunnel...and higher buildings will only make the situation worse.
62. the taller the better
63. I suppose I would be ok with this provided it freed up pressure on other spaces at UBC. Let's preserve some green space.
64. I think that asking for more height is a good idea
65. Improved density will help in transit improvements to campus, so I encourage this
66. I am a Director of Experiential Learning at Allard Law and I understand that space has been allocated in this project for student legal clinics. I just wanted to emphasize that I think this is an excellent idea which will be of great benefits to both students and the community. First, I feel that it will create a good synergy between the Law building and the new development. Second, our clinics involve providing legal services to those who cannot afford a lawyer, and a number of our clinics are in dire need of more space. Third, I think having these clinics visible in the new development will help raise the profile of access to justice issues and students assisting in the community. Many thanks for this opportunity to provide input.
67. As far as packing more students in, it seems obvious that taller would be better. There simply might not be any other way to increase density- good elevators are important, however.
68. You do not need to if you build rooms only buildings.
69. Given the design of the law school I am concerned such a building would negatively impact how much light Allard Hall receives, and completely overwhelm the law school 'space'.
70. Absolutely not. Tall buildings should be on the campus perimeter, not in the heart of it.
71. I would be in favor of this plan. Done in an intentional way, taller buildings can allow for more space for everyone. There are already several tall buildings in this area- including Gage and Buchanan Tower
72. Density is good but building out more of the lower buildings before increasing height is better.
73. I don't have enough information to make an informed opinion (ex. safety, lifestyle and environmental considerations)
74. The higher the building, the less community you have. Gage felt like an apartment complex, Vanier felt like a community.
75. sure
76. Go higher
77. Any height increase would be controversial as it would infringe on the light access of the adjoining properties.
78. UBC has always showcased its view of the North shore mountains, it would be a shame to lose that.
79. A SLIGHT increase would be OK...but to keep things to a human scale we don't want endless highrises at UBC
80. absolutely increase the storey size.
81. Why not, so long as earthquakeproof

82. It blocks the sun...
83. sounds good
84. I think 18 storeys is plenty high enough. I don't want the campus to become a concrete jungle - it already is starting to feel less like a campus and more like a downtown city space.
85. Unfortunately, one of the biggest assets at UBC is the view of the north shore and down howe sound. It is a shame to think that these views are no longer accessible. Also, once this precident is set, it cannot be revoked and will spread to other parts of the area. The view is what sets UBC/Vancouver apart.
86. I have real concerns about natural light to the buildings to the north - winters are so long and dreary
87. YES, great idea. density over spread
88. Tall buildings is definitely better given the limited space
89. Height happens rather than spreading width wise
90. I think a building height is a appropriate measure to increase the on-campus density
91. increased height must be done in compliment to buildings of middle and low height, and should be architecturally interesting. Integrating faculty housing on the top floors may increase draw to faculty and would augment the scholars in residence program, and greater integrate the university community
92. I do not like the idea of buildings being any taller than they are now
93. We will start looking like downtown which is NOT a good thing.
94. EIGHTEEN STORIES IS FAR TOO HIGH, ESPECIALLY ON THE PERIMETER! Enough already. UEL neighbours are losing all their privacy.
95. I do not think additional height is warranted or appropriate. I'm concerned about the loss of a human scale on campus, and the impact of a tall building on neighbouring academic and residential buildings.
96. Building heights should be taller to allow for maximum student housing.
97. housing is defined as "Academic" use???? change the definition!
98. No, keep the limit at 53 metres.
99. I think this is not a good idea
100. I'm not in favour of changing the Land Use Plan. Higher buildings mean more and bigger shadows, which may impact the neighbouring buildings.
101. The larger the buildings get, the harder it is to create community beyond one's immediate neighbours
102. Building up to increase density is a smart decision.
103. The breathing taking views from the existing 18-storey Gage Towers are still a fond memory from my own student days. Yes, I agree the building up with greater density is preferable to sprawl. I think more outside the box buildings that incorporate innovative design and green space rather than just greys towers would also contribute to the acceptance of the increased building height requests.
104. NO.
105. no. Bad idea. This place it too overwhelming as it is. Student living like rats in cages will not help their mental health. UBC should also be lobbying the government to make housing in vancouver nearby more affordable. We don't have to absorb it all here. Some yes but not all.
106. Taller is great to leave more room for green space
107. Keep it at 53 metres.

108. No, No, No to more height for UBC buildings! Too many very tall buildings have already blighted UBC's beautiful campus. It is truly a shame UBC buildings weren't limited to 6 to 8-storeys long ago. It's starting to look like a second downtown Vancouver business district. If we want students and others to feel comfortable being here then keep the place human-scale.
109. a bit more height would be okay e.g. 20 storeys
110. Building up is the only way to make more space. What choice do we have. It will ruin the view of mountains. Only the people on the top floor facing north will have it.
111. bad idea. a low-rise profile is better for ubc. just have more student, faculty, and staff housing and less market housing, and you'll hit your density targets without creating a forest of steel and concrete.
112. Do not block out the sky
113. I dont mind adding a few stories but it should not exceed 65m.
114. In general I'm opposed. Though in limited circumstances where its not going to adversely affect lighting and views, especially from natural areas like beaches, I might support a small number of taller buildings.
115. Extra height is fine for student housing, but I do not want non-student housing on campus, especially not the core of campus.
116. Definitely not.
117. I think Vancouver is too full of high towers already. I suppose as long as it's done right, it could work. I would expect major consultation on this for all stakeholders.

**Q7 - As we add new student housing to this area, what should be considered to enhance student experience, health and wellbeing?**

1. As we add new student housing to this area, what should be considered to enhance student experience, health and wellbeing?
2. Commuter collegia, access to gyms, healthy and affordable food options.
3. I wish those buildings are built for classrooms.
4. UBC does not seem to understand that enhancing student health and well-being doesn't just mean providing more yoga classes and opportunities to pet animals. UBC seems to forget that its actions are the cause of many health problems (not enough housing so students have 90-min commutes each way; making students live and study in endless construction sites; not adequately supporting student counselling; gigantic classes so getting support from a prof is challenging; crumbling classrooms and labs while the campus builds pathways and water features)
5. Bus routes. narrowing the street impacts that
6. Carpet washing service every year or 6months. Window cleaning from outside. Common storage space, more bike storage
7. Safety, living in a building that has personality not just floor after floor of the same type of environment.
8. Work with city on off site housing so much has been lost on Westside because of demotion of homes that often had student accommodation
9. Perhaps have a residence advisor office in the LIFE building or something.
10. The buildings should be sustainable on renewable resources.
11. outdoor space! basketball courts, greenspaces with trees! keep the big trees and work around them.

12. Large walking areas that are well lit. Reasonable hours of construction that do not disturb residence quiet hours.
13. I'm not sure
14. Lots of vegan options!
15. Great
16. More variety in living spaces (microsuites, 1 bedrooms, 3/4 bedrooms, 2 bedrooms) which vary within a building rather than one building of only one kind.
17. wellness centre, recreation centre and a gym building
18. Access to grocery stores and public transportation, and espacialy quietness, noise reduction.
19. Bike lanes, connections between buildings, study rooms
20. A corner store could be added that sells affordable healthy food and snacks.
21. make the buildings look less depressing
22. ensure lots of green space still exists, leave room for relaxing outdoors and gardens.
23. The weather is a very negative factor causing people to spend a lot more time indoors, and the lack of light in rooms is very depressing. I feel a vital part of the architecture would be making the rooms well lit and able to be naturally ventilated.
24. Don't forget that many students are bus commuters and will simply pass through these spaces to get elsewhere on campus. Be mindful that these new developments don't impede pedestrian traffic through the area.
25. In this current location there is a parking lot. If you go through with implementing this new student housing you should consider where else on campus you will make extra room for the lost parking spots. You should also be really cautious that it doesn't get too crowded in that area. If there are more and more tall buildings in close proximity to each other it might be more depressing walking outside (but maybe not for everyone).
26. making sure that additional population in the area will be accomodated by additional traffic capacity
27. privacy
28. Access to affordable(!) groceries
29. Accessibility, lobbying to the CEAB to reduce engineering credit load
30. Access to green space with open space above it. Cafe and food options for students to create community and life. So far this area of U Boulevard near the Chan Center does not have a lot of amenities close by and not a lot of community feel.
31. No opinion
32. Make room for shops on the main floor.
33. less construction as it is very disruptive and fuels anxiety and stress
34. Cafeterias and supermarkets. Outdoor spaces that are more than patios and furniture
35. A better pedestrian experience along Wesbrook boulevard would be nice and a separated cycling path along the street a dream.
36. areas with the area of the complex for students to get together
37. Integrating student space into university community space - what is presently shared space should not be reallocated for exclusive student use without considering impacts on overall community wellbeing
38. ensure connections from other areas of campus to the bus loop are not impeded/walking time lengthened
39. More restaurants and food facilities, as well as outdoor space.

40. not sure
41. Keep the building frontages porous to non-residents.
42. From my admittedly limited experience and interaction with the Walter Gage area, I recall feeling a sense of isolation from the rest of campus; I welcome the proposals to narrow Student Union Boulevard, which I believe - when combined with a reinvigorated old SUB - would lessen this effect.
43. Adequate bike parking for additional residents
44. Covered outdoor spaces, bike pathways
45. Again...you are destroying all the green space! I am not looking forward to being unable to walk through Gage Towers on my way to campus either.
46. improve student lives with more housing on campus
47. How about impacts on the surrounding neighbourhood? All of the points above are self-referential, but these buildings intersect with residential neighbourhoods. Has no thought gone into that? Does UBC simply not care about the opinions and concerns of neighbours?
48. There should be clearer connections to spaces that support mental health and well-being (peaceful water fall like behind UBC Hospital, Nitobe Garden, space in front of Detwiller, sun seats in front of Koerner)
49. light, open-ness, and green space are all critical.
50. not sure, it's a broad question.
51. Continue with the approach taken with other recent buildings, I think it is a good mix of amenities, community gather space, and living room.
52. please consider ease of access to transit options, including biking and walking. outdoor space would be welcome as well as friendly ground-floor engagement. amenities for students (quiet study rooms, meditation spaces, meeting rooms, fitness facilities, etc) are important.
53. pedestrian focus, access to skytrain
54. Mental and physical health resources/professionals nearby
55. You are now putting 1000s of beds in a small area with access to 1 small (for the size of the university) recreation centre and 1 large aquatic centre that doesn't serve students at all. There needs to be either much more plain grass space, or another (much bigger) recreation centre
56. well lit walkways, food options that are close by
57. food outlet access; fitness and recreation space capacity in the vicinity; bikeshares
58. With the increase in students living on Campus, grocery shopping opportunities will be needed.
59. Reduce vehicles, allow more safe lit spaces to socialize, seating, connected pathways to get around campus easily, biodiverse landscaping
60. health centre, gym, all indoors
61. That there are plenty of open spaces and affordability of student housing
62. sustainability, fitness areas, green areas, parking,
63. the second image seems more inviting. having huge towers make the school seem less friendly, less open and inviting. Also having a variety of heights provides interest instead of a concrete block.
64. A GOOD grocery store/market that is affordable for students.
65. the area along Westbrook looks like pedestrian-unfriendly space. I prefer diagram 1 above (feels like fewer monolithic buildings)

66. prioritize seperated bike lane and pedestrian infrastructure throughout the area, this area is too heavily travelled to have "multi use" access
67. Increased pressure on student recreation resources - fitness centre and gyms will see increased use without corresponding increased capacity. Ensuring adequate sunlight and leaving gaps to allow lightflow onto pathways.
68. Lower, townhouse-style buildings would feel more communal. Balconies and outdoor areas could encourage community.
69. recreational spaces, sight lines to the north
70. health services, grocery shops, administrative and/or legal services
71. A public gym?
72. The wall of buildings going up along Wesbrook looks and feels like an animal's cage. Lower heights, more green space.
73. enough bike parking
74. When you stand at the corner of Wesbrook and University Blvd and look north towards Gage it is staring to look like a soviet era urban housing project, massive concrete buildings, heavily paved over areas, wind tunnels and nothing green
75. Common areas and gathering places for different sizes of groups e.g. a floor, a house, the entire complex
76. Put the extra green space adjacent to the residence buildings where they can be utilized as front lawn park space. Extra space in the traffic islands is not very useful as it's sandwiched by vehicles.
77. Ensure there is some in-building food amenities. While relatively close to the Nest and SUB, this area of campus is underserved by local retail amenities like they have in the area around Ponderosa and Oak.
78. low tech, active, social spaces. But enough private space to feel like it is a home not just a bed.
79. Create a more functional street that caters to all modes. Include pick-up / drop-off. Learn from University Boulevard issues.
80. Sunlight is important. Do not build more UBC wind tunnels please. Include permanent community gardens. Affordable housing that is actually affordable based on evidence.
81. Informal recreation opportunities, quiet and inviting spaces to hang out.
82. big atriums are a waste of space
83. Don't know.
84. safer traffic crossings all along wesbrook mall, starting with the non-wheelchair accessible crossing at chancellor
85. keeping the open green spaces open and green
86. Access to facilities like laundry, as well as ensuring that individual units are larger with more internal space and good sunlight. They should also have windows that allow fresh air into spaces and should include outdoor areas that are usable year round. Please include parking for residents and visitors as well in designs.
87. I find phrasing such as: "Student Union Boulevard will be narrowed to create a friendlier street for pedestrians and cyclists" to be insulting double-speak. Packing an increasing number of cars, bicycles and pedestrians into a narrower road will NOT make it safer and more friendly to anybody. It may of course allow more space to be used for building buildings. Perhaps designated bicycle lanes through the area would be a better choice.
88. Lots of light, common study areas and lounge/recreation areas

89. Ensure there is good soundproofing - both walls and glazing - and adequate study space.

90. Use warm building materials, not ugly concrete.

**Q8 - What other design considerations are important to you (e.g. building form and setbacks, pedestrian connections, green space)?**

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

2. Safe pedestrian walkways and lighting.

3. Traffic noise

4. Pedestrian connections, green space, ecological building design

5. Ponderosa Ceder House doesn't have a eave. Please don't do that.

6. Green space. Also, putting the buildings right to the road means that windows open right onto Wesbrook. This will be really loud. But then again, campus planning is building another residence above bus parking, so clearly they don't care about noise in student residences.

7. how much more difficult is moving day going to be with more people?

8. Green space, more quiet zones

9. I have to say that I think it is appalling what you are in the midst of doing to Wesbrook Mall in this area. It feels like travelling up and down a tunnel of darkness, even when it light out. Staring up at an endless corridor of tall buildings from Wesbrook Mall reminds one of the Communist cell block style of buildings--lacking personality, shutting out light to the UEL, robbing residents of privacy (over the hedge there are residents living there who are greatly impacted by what is happening.) Given that I think you are bent on removing all of the green space in this area, all buildings should be low rise with a tall tower placed deep within the campus.

10. green space, reduce environmental impact (take energy efficiency, water consumption, etc into consideration)

11. The buildings should be sustainable on renewable resources.

12. North parkade provides convenient parking in this precinct and we need to ensure that access is maintained while supporting pedestrian access.

13. bike parking!!! there is way too little bike parking, esp at student residences -& see marine drive for instance. covered bike parking is preferred, but lots and lots of bike parking.

14. Modern building design - anything that does not look like the current Walter Gage Residences.

15. investments into more efficient elevator systems, as some buildings have frequent elevator issues. I've heard of automatic elevators with no buttons inside (although I believe there should be manual options for emergencies) that help with elevator efficiency.

16. Yes, greenspace, gardens! And lots of glass/windows and sofas!

17. Green space

18. Covered walkways are always great due to the amount of rain. At least a connection from a building to the respective commons block.

19. green spaces, study spaces.

20. Bike lanes, building connections

21. Pedestrian and bike friendly paths

22. green space is really important

23. lots of green space is always nice, and well lit pedestrian walkways with clear signage is important as well.
24. Green space to preserve natural land.
25. Green space, gardens and trees should be favoured in building setbacks over needlessly wide sidewalks. Be mindful that you don't create wind tunnels with such tall buildings and narrow setbacks.
26. It will become a dense area so pedestrian walkways will be really important. It would also be important to consider the bike users of this new housing (ex. lockers, pathways, etc.). A walkway to the main bus loop and also in the direction of the university village will be essential.
27. interior sunlight
28. quiet rooms, pedestrian connections
29. green space
30. Integration with other nearby developments
31. I prefer higher towers and lower buildings overall, the other options of high buildings all around feels intrusive and more closed in.
32. Green space
33. Have open and well lit walkways between buildings.
34. Please do not make things hostile to or unduly onerous to drivers. Many of us have long commutes and transit is not practical. Parking miles away is hard with heavy loads and dangerous at night.
35. Set backs are not necessary so long as there is an active or transparent front to the buildings. Try to to make the buildings blend into the gray of Gage - colour, interesting, design features, public art, would help make the area look less something out of the Soviet Union.
36. unique/not monolithic buildings. Give them some character
37. more green space and trees
38. natural light in existing buildings, pedestrian connections, green space.
39. cycling connections separate from pedestrian spaces
40. Pedestrian walkways, more parking for visitors.
41. green space
42. Good convection for pedestrians.UBC should not become a maze of buildings
43. Vancouverism is pencil towers and green space. Keep to the theme, this full street frontage looks rough.
44. The latter building form appeals to me much more than the former and reminds me of the tried-and-true European standard that often works so well. Furthermore, pedestrian connections and inviting green space all contribute to an increased sense of community and intimacy with nature campus-wide.
45. Bike pathways
46. GREEN SPACE!
47. accommodations, we don't need green space in this area
48. As noted above, I think building up to the sidewalk edge on Wesbrook is a mistake. The proposed building forms will dwarf existing townhomes on Gage road.
49. Pedestrian connections
50. there should be easy routes to transit and major destinations- so there should be multiple exits from the building

51. Maybe on the Wesbrook facing sides, the buildings could be "pyramid" style where each floor is "stepped back" a specific amount so you don't have a "wall of buildings" along Wesbrook-too imposing.
52. Make them tall enough to conceal the grotesque stalinist concrete monstrosity that is gage tower(s)? While you're at it, hide Buchanan Tower or at least clean it up so it doesn't look so much like a prison tower.
53. I would prefer to see lower buildings with some towers, I think this is a friendlier design and I am concerned about shadow impacts of larger buildings.
54. first floor retail makes for interesting walking
55. Well-lit, wide pathways; green areas for recreational use
56. Balconies. Give people a chance to be outside in the comfort of their own home.
57. food availability, parking spaces
58. massing on entry ways in too imposing, doesn't feel welcoming at all, consider set backs from roads, covered outdoor space
59. green space
60. green spaces, connections, pathways
61. covered all year round greenspace
62. green spaces and pedestrian connections
63. green space, sustainability
64. there needs to be pedestrian connections - i am a bus user and don't want to have to get off a bus and then walk 1/2 hour just to get to a building that is 5 min's away but is blocked by massive buildings so I have to go all the way around. UBC should remain pedestrian friendly, it's supposed to be a green campus so it needs walkways and green space.
65. Green space, pedestrian connections, good pedestrian walkways.
66. all of the above, all in the natural light. - I like setbacks as they did in Manhattan in the 1920s, too; elegant.
67. Lower, mid-rise buildings feel more-homey and connected to the rest of campus.
68. pedestrian only zones and trying not to make the campus look like a residential high rise hub
69. natural sunlight! if buildings are too high it will block sunlight from certain spaces.
70. Green space
71. Bigger setbacks would help. Improve bicycle and pedestrian access, more green space.
72. I prefer the option without towers.
73. less massing (less walls created by the facade of the building), more towers. have ground floor of buildings open to walk through ("floating" buildings")
74. street tree and green space, ease of bike and pedestrian movement
75. We are losing our green space and sight lines to the mountains etc. Campus is closing in on itself
76. I'm concerned about sunlight and green space, and would like these two features to be important and integral parts of any design.
77. Plenty of green space in front of buildings to prevent roadways from becoming "canyons" and provide some privacy for ground level occupants
78. Green space and pedestrian connections are key - especially where pedestrians interact with cars or transit.
79. Utilize the flat roofs of these buildings - green roofs, additional park space, conserve energy, mitigate the urban heat island, increase longevity of roofing membranes, reduce noise and air

pollution, sequester carbon, increase urban biodiversity by providing habitat for wildlife, etc. Incorporating tiered features in the building architecture would also allow for additional multi-level green oases above the traffic noise.
80. Ensure buildings in area don't overwhelm the greenspace or natural light.
81. pedestrian and bike space for sure - green space for sure. Most recent building here look cheap and like they will be out dated in a 5 years. Please go for good quality and timelessness.
82. No Brutalism please. No more JJ Beans.
83. Avoid towers. Use the even distribution of mid-rise buildings and not tower forms at the edges of the site for the Walter Gage area. Of course convenient pedestrian connections will be important given all this density being added to the campus.
84. free outdoor playing fields
85. Lots of bike parking.
86. greenspace and pedestrian connections. groundfloor access to all amenities for faculty/staff.
87. not blocking out the sky
88. buildings should be sufficiently set back from the existing road to allow for pedestrian and bicycle use without interrupting existing traffic flow. The existing road is fairly busy and narrowing it is going to make access and traffic a problem for residents of the new and existing community.
89. Having large green spaces is important!
90. Get rid of the Arthur Erickson concrete prison block look. Lots of pedestrian connections and green spaces.
91. Current Gage towers are tall and ugly. Do not replicate in any way.
92. Green space!!!!!!!!!!!!!!

**Q9 - 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)?**

1. 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)?
2. Green space (with potential rain covering).
3. Pedestrian connections.
4. "opportunity for housing and academic space in close proximity to transit and the academic core of campus" Yes -- so why was this not done with Central and why will this not be done for Focal? How will this be different from the "entrepreneurial" resources available in the alumni building? Like all new buildings, there should be fitness facilities because campus planning has failed to provide adequate facilities elsewhere.
5. access for students who are not residents of the housing
6. Preference for grad students, international students. Engineering student preferenced
7. Definitely green space, open airy feeling to building --imaginative innovative design rather than straight up from the ground.
8. Green space. Mirror design across University Boulevard.
9. The buildings should be sustainable on renewable resources.
10. as noted previously, ground floor visibility and connection to the street is important.

11. bike parking!!!
12. Study spaces and lounges that are accessible and open. Music practice rooms.
13. make sure the combo of student housing and academic space is not awkward for students living there
14. Cafes or food markets
15. Green space, maybe a community kitchen and community workspaces with many windows and open to all! Lots of vibrant colors as well!
16. Ground floor activity
17. Green space could easily be put on the roof since the area is very confined. Potential for more stores/restaurants on the bottom floor.
18. glass windows and ceiling, possibly a patio like the nest has
19. Good transportation infrastructure, bans on dangerous dogs (no pitbulls)
20. Study spaces
21. green space!
22. pedestrian connections with lots of light is very important. Ensure the blue emergency light posts are there too.
23. A climate hub! (an idea being floated by the Sustainability Collective - A place where climate justice oriented students can test ideas and gather) OR a maker space for students to build things
24. Green space and the preservation of the already-existing large trees!
25. Pedestrian access from the bus loop heading south down East Mall and Health Science Mall is poor and involves needlessly windy sidewalks (East Mall). Don't block off the access from the trolley loop to Health Sciences Mall.
26. This idea sounds nice, but how exactly will it be used? What will students go here for? I have a hard time trying to interpret what this "innovation hub" will be used for. Will I go here to hang out with other students, like a student center? Will I come here to use computers to do work, or study? Is there going to be a kitchen or coffee shop inside? Or will this be just a fancy space to hold events every once in a while? You should really consider the objective of this space, and present it with a more specific description rather than it will "focus on innovation and collaboration". I would not mind if this new space would have lots of rooms/areas to study.
27. innovation on display
28. private windows i.e. trees to cover the windows from the crowded bus loop
29. Green space
30. Maximize bed count, minimize cost
31. Amenities (food, rec, etc.) on lower levels for public
32. visible ground floor activity
33. pedestrian connections and green space
34. What a shame that Faculty/staff are limited to the periphery of campus.
35. Visible ground floor activity would help make this area less of a dead spot on University Boulevard.
36. Stay away from dark interiors. Make it bright. Maybe try and work in solar lighting via fiber optics to bring in outside light?
37. green space, quiet places for reflection

38. What is an innovation hub and how does it connect with our academic mission? Why are faculty being moved to the margins of campus?
39. cycling separated from pedestrian ways
40. Green space
41. green space
42. Housing on top of dorms is kinda weird, to be honest. Just make classrooms and separate residence towers.
43. If this is to be multi-use, with both student housing and academic space in the same building, it is important that the latter be accommodating to all students and community members.
44. What's an innovation hub?
45. Classrooms and lecture halls close to residences.
46. I am concerned about the lack of green space.
47. innovation hub
48. Green space
49. Pedestrian connections and maximum number of beds possible
50. Pedestrian connections
51. Simply gut the building and add 2 floors and make it student rental rooms only. There are enough amenities and meeting spaces in all the other new buildings.
52. This, in my view, is an ideal location for student housing (much better than right on top of the law school) given the central location. Be ambitious and build it big.
53. I would love to see great ground floor connections and green spaces. It would also be nice to see flexible space that can have multiple uses or be transformed for different uses (easily moved furniture, moveable walls/dividers, etc) I'd also make sure that the students living in such a space felt that it was secure for them if the ground floors were an activity hub
54. first floor retail makes area interesting for pedestrians, sky train access needed
55. Signage to indicate that the 'hub' area is open to all; meeting rooms for student groups; storage areas for groups/students
56. Green space again. and not green space randomly intersected with concrete paths.
57. soundproof walls, clean and nice bathrooms, wifi, well furnished
58. Welcoming lobby space that invites connection and informal studying/gathering
59. green space
60. not supportive of this idea - this is a very central location which can be much better used for academic/research space....
61. green space, connections, friendly to staff and visitors
62. pedestrian connections, natural light
63. Environmentally sustainable design
64. green space, lots of windows and light
65. yes to it all - visible ground floor activity, pedestrian connections and green space - plus more seating areas or cafes, art space etc.
66. Green space and pedestrian connections. Benches and seating outside.
67. a ground floor design that welcomes the outside in. Hyper flexible space for whatever's needed next. A *welcoming* design space that isn't intimidating
68. density not new building development, hate the proposed location
69. Don't know

70. Pedestrian connections and green space are important.
71. Safety for all students, if you are creating a dense community such as this.
72. This area is a better location for development, as the impact on UEL neighbours is less than N of U. BLVD.
73. Visible ground floor activity is important, as are pedestrian connections. This space needs strong connections to the street (University Boulevard) along its length.
74. pedestrian connection north-south, how will this help students develop entrepreneurial skills??
75. Important that the building blend in and is not too tall, need open spaces with some warmth to them (something lacking in most of the recent developments)
76. Include short-term accommodation (2-12 weeks) for visiting scholars / students
77. Micro-retail spaces that allow for physical commercial ventures on a small scale - including art gallery sales by visual arts students, student tech services kiosks, robot shop by engineering students, plant shops by horticulture/landscape architecture student groups, etc. to create a vibrant public square/market interface between resident students and the rest of campus community.
78. Maintain green space. The area around there is becoming quite grey: lots of hard surfaces on the ground and buildings.
79. Visible activity is not always helpful - good comfortable spaces designed thoughtfully for use is needed. Green spaces should go everywhere.
80. Good set-backs to leave wide sidewalk on University Blvd.
81. Keep the building heights low and inviting for the on-street retail street activity planned below on U Blvd.
82. housing is not appropriate in the same building as academic space
83. Don't know.
84. green space, eateries, pedestrian connections
85. keeping the open green spaces open and green
86. green space is important, perhaps a green roof with accessibility to residents? also needs to be built to allow students to easily move in and out of the residential space without interfering with the academic space access. Needs to have access to businesses and services without significant difficulty.
87. Pedestrian connections and green spaces
88. For the potential innovation hub, consider moving CTLT to this space. They need more space and more workshop space (no, I do not work with CTLT!)
89. First of all, I think you mean "proximity" in the above explanation. Pedestrian connections are always welcome--this remains a walkable campus, but there is room for improvement.

**Q10 - 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)?**

1. 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)?
2. Keeping green space (with seating options), good lighting (especially at night).
3. Pedestrian pathways, lighting, integration with (enhancement of?) existing environment.
4. It's so small. Who would go there?

5. Do not remove trees to build this structure. It is unnecessary. Planning is removing green space and trees rapidly on pretty much every other part of campus. Not here. By the way, the removal of green space and trees is completely contrary to research coming out of UBC about the value of trees in air quality and well-being.
6. Don't kill the trees. And it would force students go around it, which is inconvenient
7. Walkways, greenery and water
8. Preservation of the site without putting another building in the middle of it--affects light. The building should incorporate the outside and draw students outside for interactions in a common, peaceful area. Benches, water feature, tables. That area is the last bastion of a good size green space.
9. Cost
10. DON'T BUILD IT IN THE OAK BOSQUE! I find that oak trees to be a unique feature of UBC. Perhaps the vision of a visually non-dominant structure within trees is appealing, but PLEASE DON'T CUT DOWN THE TREES!
11. The buildings should be sustainable on renewable resources.
12. The Bosque is lovely but for most of the year it is a mud pit. Adding a building to the space with good lighting, outdoor seating and activity would be a huge improvement to the space and increase utilization.
13. I like the option b where the arts student centre is at the current location of the bike kitchen. i really like the expanse of greenspace even if it seems unused. i think putting a building there with some nice paths and outdoor seating would be beneficial. also, its usually muddy which is annoying
14. Good lighting, perhaps string similar lights to the ones hung on main mall throughout the trees.
15. I would prefer to have the Arts Student Centre next to Brock Hall just to keep the foliage as consistent as possible.
16. Pedestrian pathways, lots of color and light!! Creative design!
17. Lighting
18. Try to match the aesthetic designs of the Buchanan buildings.
19. Good lighting even at night, good temperature inside
20. I think its important to prioritize open space by putting the arts student center closer to brock hall
21. green space, chairs and tables that would allow people to study outside when the weather is nice
22. nothing in particular, as long as it doesnt block or alter important existing paths
23. It is really important NOT to cut down trees with either option A or B. I am concerned that if it is in the bosque you will have to clear cut one of the best places on campus.
24. Placement of the Arts Student Centre without the removal of too many trees. Good lighting.
25. Currently, the canopy density is too tight to allow proper grass growth under the oaks. Whatever design that goes ahead should consider thinning of the canopy (and maybe the trees too) to improve the lawns here. Currently, it's more mud than anything else.
26. I do not support replacing any parts of the Oak Bosque with the new ASC. The current space is a really nice contrast with the surround university area, and is generally a great beautiful forest which should not be sacrificed at any cost. It has been an integral heart of the university for decades. If the bike kitchen is moved back to the UBC Life Building, I think it would be best to put the ASC in its current location.

27. making it rain proof given that it rains half the time
28. active ground floor uses
29. Bike racks!
30. lighting, Open access to non-Arts students
31. Pedestrian pathways
32. minimal cutting down of trees
33. Don't do it. The site next to Brock hall is the perfect location for the student centre and in closer proximity to the Arts Hub of Buchanan. The bosque can be greatly improved through enhanced ground treatment (gravel, brick, or naturalization), seating, and pruning the branches of the trees up higher (or even removing a few trees) to create a more cathedral-esque experience. But if the ball has already rolled too far along, the pavillion should have an almost transparent ground floor. Make a statement with it: think a modern take on the Philip Johnson Glass House Keep the solid elements (washroom, services, stairs etc) at the core, or even the second level, and as small as possible. The first floor should be entirely glass and entirely filled benches, couches, chairs, tables, etc. it should serve as a place where arts students can sit, study, visit and look out at the rain and the trees.
34. Needs to be non-destructive to the oaks. There have been a lot of issues on Main Mall with this due to their shallow roots which has resulted in them dying
35. importance of more, rather than less green space
36. no strong views
37. I don't like it. Losing trees when the spot next to Brock is right there seems like a bad trade.
38. Again, I believe strongly in the importance of this area both respecting and complementing the existing nature, as well as serving as a hub not exclusively for the Arts students on campus, but rather for all community members to enjoy and utilise. Subtle lighting, relaxing pathways and reciprocal artwork would all help to achieve this.
39. Minimizing loss of green space/natural environment.
40. So glad to hear that arts students will be getting a well designed space! A bar? Like in engineering?
41. Lack of green space.
42. picnic area
43. No opinion
44. Lighting, pedestrian pathways, outdoor or indoor informal performance space
45. I do like the first (upper) plan with the building in the "centre". The only thing I could add is please cut as few of these oaks as possible.
46. I think placing it on the edge of the Oak Bosque is a good idea, particularly if it is accompanied by improved pathways, seatings etc. It's a little embarrassing how long the university has let students roam wild and free over muddy tracks throughout the bosque rather than bowing to the inevitable and just paving the shortcuts.
47. Connections with nature are amazing, and if the new structure would compliment the Bosque, i would be in favor of placing it within the area. It might be nice to see the expansion of the Bosque to accommodate the loss of any trees from the new building. Also, if it could be ensured that the process of building could preserve as much of the landscape as possible.
48. It feels like an encroachment on the green space on campus. Will building within the Oak Bosque open the doors for other buildings to go in that space?

49. Seems weird that it is disconnected from the Buchanan area (although not by much). Lahda is right beside a number of science buildings.
50. lighting and smaller massing, don't take out the trees in the bosque
51. pedestrian pathways and green space
52. do not remove trees...pedestrian paths would be good - building could support indoor/outdoor connections
53. greenspace, walking paths through the space to allow easy access around campus, public-friendly space
54. pedestrian pathways
55. lots of light and windows, lots of study space, sustainable
56. don't cut down more trees. leave the trees and put the building next to Brock. Again there needs to be pedestrian pathways, seating and lighting. But most importantly leave us some trees on campus so it's not a concrete jungle!
57. LIGHTING. Trees are great, I love the picture above. Pedestrian areas and a playground.
58. light, places to sit, surroundings that aren't just a dirt field with ugly buildings ;-)
59. that it allows density not new development on green sites
60. Access
61. Maintaining health of oaks within the bosque, but also renewing the greenspace on the bosque floor. Creating pathways that are used, adding lighting from the ASC to increase safety. Functional seating/focal locations to increase lingering and enjoyment of the Bosque
62. Active ground floor uses and pedestrian pathways would be most important. Making the space inviting for students to help support Arts events would be great (ie: nice space might encourage more students to attend Arts-related events).
63. pedestrian pathways, covered and outdoor seating, sight lines to open spaces
64. Safety for students
65. Improve pedestrian and bicycle access. Outdoor seating and landscaping.
66. put it next to Brock Hall. that's a better use of the small parcel of land, rather than break up the Bosque.
67. minimize loss and fragmentation of green space, ensure there is a location for the Bike Kitchen,
68. Maintenance of or increase in the green space
69. Opportunity to create an indoor/outdoor forest experience. Pay attention to tree protection and bird-safe design.
70. Lighting, pedestrian pathways, shelter from the weather
71. Just don't cut more trees. Green tree canopy is what makes UBC beautiful, not buildings.
72. Please save some of those trees if possible. There is quite a lot of greenery in that area. If not save, then replace with other shade trees. I am in support of putting the building in that location. It seems odd to put it right in front of Brock Hall.
73. The whole campus is a mess for light pollution. All lighting should be sensitively done. Safety is an issue of course but flood lights are not the answer.
74. Pathways are good. There is always so much mud in that little forest. Light and gardens are great too.
75. Leave the trees - don't put the Arts Student Centre in the Oak Bosque.
76. lighting is crucial to use as it does not feel safe in the dark
77. Lots of lighting.

78. inviting and accessible plan throughout. available for academic event bookings for faculty.
79. keeping the open green spaces open and green and not destroying the forest
80. must be lit appropriately and should not have any impact on the existing trees, NO trees should be removed or damaged to facilitate this construction. The building needs to have spaces for students to meet and should flow seamlessly fringe indoor and outdoor spaces. pathways should be preserved and enhanced including better lit for evening use by students.
81. Again, phrasing such as: "enhance the Bosque experience" is insulting. If enhancing the experience of a garden environment means cutting down a big chunk of the trees and building housing in its place, then I am strongly opposed. Don't mess with the Bosque.
82. Maintaining green spaces
83. Make sure it is next to Brock Hall and not in the open Bosque area. Just keep the Bosque natural - we don't need to fill up every space on campus.
84. This campus is not pleasant at night due to the lack of lighting, especially when trying to get to the Chan Centre or other attractions. Lighting and pedestrian pathways should be a priority.

#### Q11 - What activities would you like to see made possible in green spaces on campus?

1. What activities would you like to see made possible in green spaces on campus?
2. More for socialization. I think MacInness field is a much needed green space for events. In your above image you have University Blvd as green space - but how can something be green space if there are vehicles around? Green space to me is areas where pedestrians can freely roam and sit/lounge.
3. Studying, lunch
4. no construction
5. The space should be given to students. They should decide what this space is used for.
6. Sitting/studying/eating (require protection from the rain and tables)
7. Bike trails, walkway
8. opportunities to walk, to cycle (without hitting pedestrians), student interactions, getting away from classrooms to relax and meet other students.
9. Student activities, barbeques, games, informal social gathering.
10. Hopscotch. Outdoor bean bags for seating. Maybe bins with skipping ropes, football etc. that people can sign out
11. Opportunities to observe the implementation and performance of renewable resources.
12. It would be nice to have lawn areas where people could play frisbee, sit and have lunch and relax.
13. live music! have informal concerts outside where music students (or anyone!) can play and people can sit at tables and listen!
14. Sports games, such as soccer and ultimate. Student events such as concerts and festivals.
15. places to sit
16. Foliage protection, just as signs or some barring.
17. We could have outdoor dance performances plus vegan picnics and laying down in the sun!
18. Table tennis
19. Potential Uses for UBC Rec events.
20. Bike lanes

21. places to sit down
22. more cherry blossom trees and flowers
23. permeable pavement!
24. Benches, tables
25. Small glass-roofed gazebos for when people want to be outside in the fresh air but stay out of the rain.
26. Having lunch outside in summer. Benches and comfortable seating area. Small spaces for frisbee, playing catch, etc.
27. Outdoor food events (ex. BBQs). Outdoor exercise/recreational events like yoga, meditation, slacklining, etc. Also possibly more seating/sleeping areas in these spaces.
28. More similar projects considered for south campus
29. Sitting areas, outdoor lounge areas, trees for shade. I would like to propose changing the shape of the L of Brock commons (3) so that the green space is between Allard Hall and the new building instead of on the other side.
30. No opinion
31. indigenous programs and activities
32. minimal cutting down of trees, seating areas, lots of trees and flowers
33. Covered seating is critical. The campus is dark and rain soaked most of the year. It's really only September that is nice and dry during the academic year. A few interesting, covered, lighted, seating areas outdoors would go a long way to make these spaces more active year round.
34. More of those native foliage setups like they have behind beauty where they just let the plants grow wild
35. more trees, less planned activities
36. Shared space for use by all community members
37. shaded seating
38. general recreation and socializing
39. i'm tired of walking in mud pits, figure out how to keep nice turf!
40. In all honesty, I would mostly just prefer them to be quiet, pleasurable places in which to walk between classes or simply amble about and appreciate nature and the beautiful campus. Seating, gentle night lighting and inspiring artwork could all play a role in this.
41. Outdoor seating for eating outside. Maximizing ecosystem services - installing food-producing gardens, honey bee habitat, otherwise enhancing biodiversity.
42. Gardens, chickens and goats.
43. Remove the fences so that you can actually go into the spaces. Some of these planned green spaces are too small.
44. restaurants, coffee shops
45. Outdoor performances
46. not sure
47. Lots of seating to encourage people to sit and work/talk/peoplewatch.
48. i love outdoor seating. paths are great, but it is nice to see grass and opportunities to play informal games. it would be nice to have the capability to observe nature in these spaces too.
49. winter Christmas markets with crafts and food/drink to get people out and social in the dark days

50. Easy walking to-and-from buildings and transit hubs; ability to sit and relax/study in the green spaces
51. Heavy lighting throughout will allow activities to go on well after sundown
52. You should consult with the users of the buildings that will have operational impacts - the AC currently didn't give enough thought to pick up and drop off and now Student Union Blvd is impacted regularly in a negative way. Think about operational considerations vs. strictly green space.
53. Any large UBC events (graduation, ubc farm market, remembrance day ceremony) and or other community events.
54. are the bus loops really designated as green space?? seriously?
55. big chess boards, swings, hammocks
56. needs more green space
57. outdoor seating areas - it's always in high demand!
58. outdoor seating with electrical plugs
59. Outdoor yoga, picnics, outdoor classrooms (if that is possible), play spaces for children.
60. kid-friendly spaces (not playgrounds but maybe varied slopes or watercourses) - kids are good for non-parents' mental health. Not a space that can be taken over by one game of touch football or frisbee to the exclusion of everyone else
61. outdoor seating
62. informal recreation activities (soccer, ultimate, etc),
63. More courtyards and green pavillion-style spaces for events/gatherings.
64. outdoor seating, space for gathering such as groups, public concerts, public art
65. Outdoor exercise options! Perhaps workout stations?
66. walking, biking
67. urban agriculture, biodiversity enhancement
68. I think you are kidding yourselves with the definition of these green spaces, they are developed, mainly paved over and consist of a few trees in most cases, not true green spaces
69. Parcourse equipment to create a fitness loop
70. Ample outdoor seating, as it can be hard to find on nice days
71. Petanque. Outdoor chess. Shuffle board. Interactive sculpture (think Anish Kapoor). Fruit trees.
72. Ensure that the swampy slopy land in front of Brock Hall is properly graded with drainage. I have worked in the building for 10 years and there have been a few attempts to make it into a pleasant green space, but it is always lumpy and swampy after a few months. There are several hundred people that work in Brock Hall who would love to have a pleasant outdoor space to spend time in. If there were some places to sit covered and not covered, we could have meetings outside, do yoga practice at lunch, eat lunch, etc. It would just be nice to be able to step outside for a few minutes during the day and have a place to take in some nature. There are lots of others in the community who would also enjoy the space.
73. Gardening. maybe students need to get their hands into dirt? Are pets allowed? maybe students need access to animals.
74. More use of the green space. The bosque isn't usable at all. Have spaces to sit.
75. community gardens. food gardens. bocce pit.
76. Quiet and inviting spaces to hang out, e.g. the new Apple Park @ Apple campus in Cupertino.

77. students need open space to play pick-up games when they have a chance e.g. frisbee
78. Don't know.
79. soccer and frisbee, picnic. no astroturf
80. By keeping the open green spaces open and green, folks can plan their own activities.
81. more festivals and other activities that promote outdoor use.
82. Quiet reflection. Some of these "green spaces" sound very much like they'll be mostly paved, without much green.
83. Make sure that long-standing events like Storm the Wall still have a place to happen
84. Not much - walking and sitting. Put benches along either side of Student Union Blvd.
85. An outdoor fitness facility for all ages!

<b>Q12 - What types of activities would you like to see in green spaces to enhance your UBC experience?</b>
1. What types of activities would you like to see in green spaces to enhance your UBC experience?
2. no construction
3. How is this question different from the last?
4. social. UBC is super isolated
5. Brock Commons green space - I would like to see the green space shared with the existing community at Allard Hall.
6. People taking the time to slow down and talk with each other. Spontaneous games on the fields.
7. I would like to see amenities outdoors but protected from the weather in harmony with the environment outdoors.
8. How about bocci areas, badminton nets in the summer, opportunities for beach volleyball (take the sand away after summer). The basketball hoops near Hebb are used and other sports could be integrated into the space easily.
9. see above
10. More concerts and festivals.
11. flowing water
12. None
13. Just like above!
14. Sports
15. I personally wish there was a way to make a semi-outdoor ice rink in the heart of campus (to match with UBC Robson).
16. Bike lanes
17. picnic tables, tree swings, chairs in general
18. Much much much more public seating.
19. Covered areas
20. Interactive public art reflecting the history of the land.
21. Socialising, light recreational activities, students reading and studying outside.
22. Same as above.

23. Ensuring shadows are created in congregation areas
24. No opinion
25. communal seating areas
26. Variety of flora and fauna with interpretive signs, water features
27. more quiet spaces for reflection
28. shaded seating
29. general recreation and socializing
30. Thriving urban ecosystem. Nature-inspired public art.
31. Demonstration farms.
32. NO ACTIVITIES....just calming green space.
33. picnic
34. I think iopen space does not need to be so defined. People decide how to use green spaces as appropriate.
35. Outdoor performances
36. more activities at all, to be honest.
37. not sure
38. ...
39. I appreciate art and thoughtful signage that can tell me more about UBC history and pay homage to the past UBC accomplishments.
40. winter Christmas markets with crafts and food/drink to get people out and social in the dark days
41. Walking?
42. hammocks, places to relax, outdoor study spaces
43. The spaces should allow for larger functional gatherings of a number of people. Studying outside and relaxing outside in dry outdoor areas.
44. Space for community events, farm markets and UBC seasonal events (welcome back BBQ)
45. keep them open and green...do not over-engineer
46. biodiversity signage, native plans, quiet seating,
47. outdoor workspaces such as circular benches, chalkboard topped tables
48. lots of trees, benches, areas to have lunch and stretch out
49. Quiet places to sit and read
50. Benches, meditative-like fountains.
51. a beautiful garden that lives year-long, with information about what I'm seeing; something uplifting
52. outdoor seating
53. Nothing - I just want open green space that students can enjoy, there doesnt need to be anything on it
54. Poetry reading series (see: Woodshed Readings at UBCO), theatre performances, and art showcases.
55. recreational opportunities, gathering places for student groups outdoor fitness classes
56. Artistic performances, poetry readings, activation of space.
57. walking, biking
58. Art exhibits, use of native plant species, pollinator friendly species

59. Areas for students to relax and enjoy birds, squirrels etc, something to allow for a visual break from all the concrete and classrooms.
60. Outdoor climbing, adult-size playground equipment :-)
61. Adult sized playground/jungle gym. Stop with the bland minimalist lines. Organic shapes with interactive elements are more dynamic and engaging. Moveable sculpture. This is an opportunity to create iconic visual features at UBC that will create community. Consult with UBC's own Dr. Susan Herrington and Dr. Mariana Brussoni
62. Sitting/relaxing, space for outdoor meetings, yoga.
63. Don't over design.
64. Casual space to play. Intended area for tents etc. for student groups or others to use.
65. Shady places to eat lunch during the summer when all the students are gone.
66. Very little activity.
67. flowers would be nice
68. Picnic areas.
69. By keeping the open green spaces open and green, folks can plan their own activities.
70. things like the blueberry festival,
71. Intramural events, outdoor concerts and performances
72. Keep them as open and natural as possible. Use plants that are not going to cause more harm to allergy sufferers.
73. Yoga, meditation, other similar quiet pursuits. A big chess game.

### Q13 - What have we missed?

1. There is little to no mention of the 200+ car underground parkade. Having an entrance on university blvd is ridiculous as that area is already extremely dangerous. There seems to have been minimal consolation on project of that nature. Very disappointing given the extent of the consultation you are doing with other C&CP projects.
2. Anthropology and Sociology students deserves a better building. We don't even have enough lighting and seats in our classroom.
3. Campus used to be known for its natural beauty (forests, native plants), but it has turned into something that resembles a sub-urban industrial park than a university campus. Plans need to stop being made to appease donors (e.g. the poorly located alumni building and the future stadium) and developers (market housing instead of residences) and instead truly be made in the best interests of the university. The university should impose more oversight of campus planning. UBC Properties trust should be subject to FOI requests. Cycling was not mentioned at all in this survey or if it was it was only a casual mention. How can a complicated jurisdiction like Vancouver have an amazing network of cycling infrastructure, but UBC has nothing? Not only is there nothing, recent changes to campus has actually made cycling worse (Main Mall, U Blvd)
4. The current bus system sucks. there is no place to stand at the stops along Westbrook Mall
5. Special residences for engineering and science students to engage in more intellectual exchange. Graduate student residences.
6. Your statistics indicate that more student housing is needed and I don't question that. However, I am not aware of how you predict how much housing is needed given that education of students doesn't always have to happen on one campus site or even on a

campus with advanced technologies. Will much of this housing be built to accommodate out of country students who can make a university more financially viable? With all of this housing, is the plan to have more financial support available to students as the cost of living for them will be the same or even more than what some are paying by living off campus.
7. I forgot to mention, as UBC grows, it's important to make sure students continue to feel contacted. Helping students feel welcomed to reach out to resources is important.
8. The buildings should be sustainable on renewable resources.
9. Make sure that all of the new spaces have access for cars, delivery trucks and pick up and drop off areas which are especially important for housing, elderly visitors and people visiting the campus.
10. What areas will be left for future development?
11. the current ubc bus loop is very ugly and in desperate need of some greenery
12. I'm not sure about the feasibility of this idea, but it would be great to invest in solar panels on top of our buildngs, or building extra floors on existing buildings if possible.
13. It's very importnat that we have more vegan options, and lots of light and color!
14. None
15. I would focus most on increasing the number of residents that can live near the U loop itself since it is so close to the heart of campus. The residences north of there are important but shouldn't be as much of a priority.
16. When will building start?
17. Bike lanes
18. instead of building new residences don't increase the number of students accepted to ubc every year
19. the rise in security as buildings and population rises at ubc
20. As you add more student housing to the area you should also consider where they will be eating or where they will be grocery shopping. As you try to make the housing more affordable there should also be a focus on affordable healthy food options for these residence students.
21. Public transport on campus. C18 and C20 aren't frequent enough (probably only in the evenings) and there are no service that helps me to get rid of the 20 minutes walk from 2100 Wesbrook Mall to Marine Drive Rez. I usually come back with several bags of groceries and the lack of public transit along U Blvd is causing real troubles to me.
22. construction is highly disruptive to students; more food options in new buildings
23. The proximity of the Brock Commons project to Law requires particular consultation with Law faculty, staff and students. We are losing our parking lot (important for our adjuncts in the evening) and risk having even more non-law students hanging out in the building at all hours and using the Cafe. We should have a consultation at the Law School.
24. The impact of all this development on existing market housing in this zone. There is no mention anywhere of this
25. More natural space (trees, wild spaces) and quiet places for reflection. Do not add high-rise buildings - current height limit is sufficient. High-rise buildings will reduce light and feeling of being in a natural space. These qualities of quiet spaces and natural environment are the unique features which make UBC special and a sought after place to be. Thank you!
26. Trees. Faculty. The purposes of a university.
27. nothing that I'm aware of

28. how to keep the university from becoming a project-focused neoliberal hellhole
29. Perhaps a more concerted approach towards the reduction of ICE vehicles on campus, more comprehensively favouring walking, cycling, transit, (electric) car sharing and zero-emission vehicles.
30. Designating student housing to faculties which have a demonstrated need. Demonstrating the development plans contribute to UBC's commitment to sustainability. Ensuring that on-campus services are sufficient for increased population - e.g. need for another grocery store, more family medical clinics, daycare, elementary and secondary schools. Ensuring that UBC has an emergency management plan that accounts for the population (i.e. earthquake/tsunami plans)
31. Bike pathways across campus! Pedestrian priority zones are fine, but there are no dedicated bikeways across campus.
32. The real problem is that despite asking for all this feedback, the university will just do what they planned to do anyway. This "consultation" is really an exercise in futility.
33. student housing
34. Considered outreach to surrounding neighbours.
35. Transit beyond bus service, attracting more 24-hour businesses for students, on campus nightlife opportunities
36. I have been pointing out that I believe there are plenty of facilities built recently and stand by my belief that simple 5-6 level structures should be built for student housing in these areas. None of these new building really need extras.
37. All in all, I am very much in favour of all of the proposed developments with the exception of the proximity of brock commons to allard hall. I just think the massing is inappropriate in this current iteration.
38. please continue to build mixed-use on all areas of campus!
39. SKYTRAIN, SKYTRAIN, SKYTRAIN. Makes city amenities much more accessible from campus without a car.
40. Stop guaranteeing housing to people who live in Vancouver proper, and the closest suburbs (Burnaby, West/north Van, Surrey, Richmond). Those people already have communities. Allow people who truly live out of Vancouver the opportunity to live all 4 years in residence.
41. Where is the new recreation centre? The buildings right on the corner of university and wesbrook are crucial to creating the right feel to welcome people - these should be busy buildings.
42. food outlets and grocery shopping opportunities for this area.
43. PLEASE. PRESERVE. THE. UBC. WAR. MEMORIAL. GYM. Thank you.
44. please please please don't take away Allard Hall's light or south-side outdoor space. It means the world to us.
45. Don't know
46. Always remember to look at the overall picture as well as the process. Keep the campus functional while building.
47. Respect for your UEL neighbours. They give money to UBC in their wills ....
48. replacing existing building with different (taller) structures is a good use of already developed land. replacing the limited green space with new buildings takes something away that will never be replaced. All the students don't fit in the buildings. they need somewhere to go that isn't structured or inside. we have the best climate in Canada. Don't remove the outdoor spaces.

49. How does this fit in with UBC's sustainability and urban forest plans and how can it best contribute to these? How will this impact not only students, but the entire university population, including staff and faculty that live on campus, ensuring that services (food, medical, groceries, buses, daycare, public schools, etc.) can meet this increase in student population on campus
50. You have missed the big picture.....the drive to install market housing has reduced the space for student housing and now you are trying to shoehorn it in
51. The terrible traffic pattern at the intersection of Wesbrook & Univ.Blvd. The 99 bus stop doesn't work well there. The pedestrians are forced to ford small lagoons that fill up on the sidewalks everytime it rains, and then huddle on the corner for 10min. until they get a walk signal. WE need some Pedestrian-friendly design here!!
52. Off topic, but i'd like to suggest a garden with flowering plants, shrubs and trees in front of Brock Hall. The rose garden is a destination on campus, but we don't really have any other colourful garden areas. It would be a nice focal point in the new arrival area.
53. That UBC sign is really unfortunate. I don't why we need bling - shiny coloured lights. Ir is distracting and adds to the over stimulation and bombardment of everything these days - can we consider something calm and supportive of wellbeing instead of continual attaction and stimulation. The student can not longer calm down, focus and relax and the spce on campus is partly to blame.
54. Dog parks?
55. Back off on the tall towers. Have more retail and services like cafes for people on campus.
56. bike paths separated from cars would encourage more people to ride
57. What about more lecture spaces?
58. we need a hotel/conference centre to accommodate academic guests to the university. currently, it's difficult to hold a workshop here, much less a large conference. too much competition for too few rooms, which are too expensive. we need low-cost, short-term housing for academic guests of the university.
59. Keep the open green spaces open and green.
60. Do not remove parking, do not narrow or remove vehicular access. The UBC board should be lobbying for a full extension of the Broadway skytrain all the way to UBC and should not accept just B-line service. Preserving green spaces is VERY important as is enhancing public access and services for residents of the campus community and surrounding areas.
61. Minimize disruption to the campus during construction. Make sure detours are well-signed, accessible, and shift as infrequently as possible (no one needs to work their way through a new maze every day on their way to class)
62. Make the housing very affordable for students and put funding toward the Arbutus-UBC subway system.
63. Affordable non-student market rentals. And when I say "affordable," I mean affordable to students and unionized staff, many of whom are at the lower ends of the current wage scales. If you insist on adding height to some of the buildings, then perhaps a % of them could house renters and retired UBC faculty & staff.