Welcome to the Open House **Bosque Design Vision and U Boulevard Area Updates** This consultation is an opportunity to provide input on shaping the design vision of the Bosque.

We are also sharing a planning update on the U Boulevard area.

Overview

We are seeking input on the draft design vision for revitalizing the Bosque in the centre of campus. Your feedback will inform the redesign of this outdoor space. We are also providing an update on the various projects recently approved and planned for the broader U Boulevard area.

The U Boulevard area has seen significant changes over the past 5 years. Over the next few years, UBC is planning to add more services, amenities and student housing to this area in support of the Board approved vision for the area.

In Spring 2018, we conducted public consultation to gather input on a variety of projects related to increasing student housing and academic opportunities in the U Boulevard area. Ideas and feedback received, in combination with technical work, have been used to refine project designs and strategies for the U Boulevard area.



YOU CAN PARTICIPATE IN THIS PROCESS IN TWO DIFFERENT WAYS

- **1.** Use sticky notes to share your thoughts on the draft design vision for the Bosque
- **2.** Complete a paper survey, or online survey at planning.ubc.ca/uboulevard, by October 5, 2018

ENGAGEMENT PRINCIPLES

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

The U Boulevard area is outlined in red



U Boulevard Area Vision

The vision for the U Boulevard area is to enhance the UBC experience by creating a vibrant academic and social hub, contributing to a complete community with a wide range of convenient amenities and services, and serving as a welcoming gateway or "front door" to the university.

Implementing the Vision

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

- **1.** Draw people together by creating a vibrant academic and social hub.
- **2.** Contribute to UBC's complete community by making services and amenities accessible.
- **3.** Serve as a welcoming academic gateway and entrance to campus.

DESIGN GUIDELINES (i)

The University Boulevard Precinct Design Guidelines were updated in 2015 to reflect this vision and were adopted by the Board of Governors. These design guidelines were developed with input from public consultation. The guidelines will be updated to reflect the results of this process and be presented to the Board of Governors in December, 2018.









Planning Updates for U Boulevard Area

These new projects will support the academic mission, provide housing for students, and support building community for students, faculty and staff by enhancing social, recreational and outdoor spaces in the campus core.

Approved and Planned Projects

Arts Student Centre: A new 11,000 square foot building to support Arts students received Board 1 approval at the June 2018 Board of Governors. The ASC will be located within a revitalized Bosque.

Additional Walter Gage Residences: This project received Board 1 approval at the June 2018 Board of Governors. It will provide additional student housing in the heart of campus along the perimeter of the existing Walter Gage Residences.

Brock Commons Phase 2: This project will be presented for Board 1 approval at the September 2018 Board of Governors. This will be the third mixed-use hub in the north part of the campus. It will combine student housing with academic facilities, student services, amenities, and vibrant outdoor public spaces.



Two projects received Board 1 approval at the June 2018 Board of Governors - the new Arts Student Centre within the Bosque and additional student housing near the Walter Gage residences. Phase 2 of Brock Commons will be presented for Board 1 approval to the Board of Governors in September.

- **D.H. Copp site:** The vision for this project is to combine student housing with academic facilities focused on innovation, collaboration, and entrepreneurship. Faculty and staff housing previously targeted for the site is being planned in south campus. This project is currently in the pre-planning stages with timing to be determined.
- All U Boulevard area projects will have dedicated, quality, outdoor green spaces that support a range of academic, student, and recreational activities.

Planned Green Spaces and Design Concepts

- 5 A revitalization of the Bosque near the AMS Nest and UBC Life buildings, where the new Arts Students Centre will be located.
- Upgrades to Student Union Boulevard and the new outdoor spaces around Gage student residences.
- 7 Addition of Brock Commons Phase 2 outdoor space.







Planning Timeline

Over the past year, a planning process has been underway to explore, gather feedback, and refine new projects and planned green spaces in the U Boulevard area. These new projects support teaching, learning and research, enhance the student experience, and provide more student housing.

FEBRUARY / MARCH 2018 PUBLIC CONSULTATION PHASE 1

Gather input on future Gage Housing, Brock Commons Phase 2, Copp housing concepts, future academic sites and public realm concepts

WINTER 2017/2018 | EXPLORATION

Preliminary workshops with academic community and exploration of possible sites, massing, program and capacity

JUNE 2018 | BOARD OF GOVERNORS

Board of Governors update on consultation feedback and Board 1 approval of additional Gage Housing and Arts Student Centre

* To be included with proposed Land Use Plan amendments associated with the Stadium Neighbourhood Plan



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Phase 2 for Board 1 approval



Design Vision for the Bosque

The development of a new Arts Student Centre (ASC) located within the Bosque recently received the first stage of Board of Governors approval. This new project will support the needs of Arts undergraduate students and create an opportunity to revitalize an important outdoor green space in the centre of campus.

The Bosque is a formal grid of Red Oak trees that was Overview planted in 1968 with the completion of the Student The ASC will provide much-needed informal learning Union Building. It was originally envisioned as a space and social space for a large and diverse student for relaxation, studying and gatherings. Today, the population and provide a focal point to advance the space is failing as its intention of a green outdoor social mission and goals of the Faculty of Arts and the Arts space and is often dark, damp and uninviting as well as Undergraduate Society. The facility will include a range difficult to walk through in the rainy months. It provides of activity spaces and amenities to support creative limited ecological, aesthetic and social value. engagement, such as media production, an art gallery and multi-use space. Given its prime location in the social heart of campus,

many members of the campus community want to The new 11,000 square foot ASC will be located in the realize the full aesthetic and social potential of this space grove of oak trees, known as the Bosque, immediately while enhancing its ecological value. west of the UBC Life Building. The ASC building is imagined as a lantern-like structure with a character that Your feedback is important to us to ensure we design reflects and supports the natural setting of the Bosque. the space in the way that fully realizes its potential.



Above: Construction of the ASC will require the removal of approximately eight trees, which will be replaced elsewhere on campus. This would create two substantial outdoor groves of oak trees at a natural break line.





Left: Historical photo of the Bosque (1972)

Right: Existing condition of the Bosque







Draft Vision for the Bosque

The vision for the Bosque is to enhance the ecology and biodiversity of the area, achieving a higher ecological performance relative to its current condition while also making the space a more functional public space, where people can gather, play and relax as well as stroll through.

What We Heard

The draft vison for the area is based on feedback gathered from a Public Realm Ideas Fair (2014), a review of the Public Realm Plan (2017/18), and recent U Boulevard Area consultation (2018).

- Concern over tree removal and loss of green space on campus.
- Support for improving the feel and use of the Bosque through better lighting, pedestrian connections and access, as well as public seating with weather protection.
- Support for designing the Arts Student Centre building to complement and enhance the natural ecology of the Bosque.

Draft Design Vision

The vison offers the potential for significant improvements to the social and ecological health and experience of this important green space, including:

• Developing a system of "boardwalk" pathways that facilitates heavy pedestrian traffic and avoids negative impacts on the health and viability of the existing Oaks.

Right: Ideas for using the Bosque



- Significantly augmenting the undergrowth soils, native plantings and species types to enhance the growing conditions of the Oak trees.
- Adding an understory layer of planting that provides food and shelter for birds, and creates a distinctive landscape experience in a busy area of campus.
- Applying green infrastructure approaches to rainwater management and planting eight trees elsewhere on campus to replace the trees that must be removed, in order to create a net positive impact.
- Creating a variety of spaces for gathering and quiet contemplation, for example an outdoor "room" with informal seating and a heating feature to encourage gathering on cooler days.
- Integrated infrastructure to support compatible recreation such a slacklining.















3 Tell us what you think With dots, tell us your favourite ideas for using the Bosque, or add your own:



















nighttime use

your own idea





Draft Vision for the Bosque

The vison for the Bosque offers the potential for significant improvements to the social and ecological health and experience of this important outdoor green space.



Above: Bird's eye view of the revitalized Bosque, looking towards the Nest.



Above: View of the revitalized Bosque from East Mall with the Nest in the background.



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Above: View of revitalized Bosque from University Commons looking north.

ENHANCING ECOLOGY

Studies indicate the ecological value of the Bosque is limited by soil conditions, uniformity of vegetation, and pedestrian foot traffic. The Bosque vision provides an opportunity to increase its ecological health through the following:

- Improve soil conditions by adding organic matter and reducing compaction to support more rainwater infiltration, more carbon storage, and more capture of pollutants in runoff.
- Enhance vegetation complexity with shorter vegetation to contribute to rainwater capture and infiltration, and support birds and other biodiversity.
- Increase the experiential qualities to improve access to nature and create a sanctuary in an urbanizing campus core.

NEXT STEPS

Your ideas and feedback on the draft design vision for the Bosque, in combination with further technical work, will be used to refine the project design for revitalizing the Bosque.

?] **TELL US WHAT YOU THINK**

What more could we do to enhance the social and ecological health and experience of this important green space?

Anything else to add?



Update: Additional Walter Gage Housing

convenient access to services and transit.

Overview

Additional Walter Gage student housing will be built on the existing surface parking sites that surround the Walter Gage Residence complex along Student Union Boulevard and Wesbrook Mall. These locations are within the student housing area identified in the Vancouver Campus Plan and offer an efficient opportunity to add student housing capacity to the area. Some underground parking will be provided along with options to optimize the use of existing parking and encourage sustainable transportation choices.

What We Have Heard

- Support for increased density to provide more affordable access to student housing close to transit.
- Support for quality open spaces connected by a safe and accessible pedestrian network.
- Support for more food options in this area, and spaces that support health and fitness.
- Concerns around building height and impacts on privacy and shading of public areas
- Desire for lower building heights adjacent to existing residential areas
- Concerns around increased traffic and noise and loss of green space.



Additional residences are being planned within the existing Walter Gage Residence area to increase the supply of housing for upper year students in the heart of campus, in a location that gives students

Proposed Concept and Guidelines

- Building heights along Wesbrook Mall will be 6-8 storeys to minimize view and shadow impacts on adjacent residential areas. A building (up to 16 storeys) will anchor the southeast corner of the site with buildings lowering to 8 storeys to the west
- Student Union Boulevard will be narrowed and calmed to increase pedestrian and cyclist comfort.
- Buildings will be designed to engage people as they walk along street fronts, for instance through transparent ground floor uses and amenities such as cafés and student hubs (e.g., UBC Collegium).
- Improved public spaces will link to nearby areas and provide social spaces that can be shared by student residents and used as a move in and out area.



Above: Proposed massing and building heights from a birdseye view looking southwest



Above: View studies showing proposed massing looking north and west Bottom: Proposed Student Union Boulevard cross section

NEXT STEPS

- Design began Summer 2018
- Development Permit application with Open House in Winter/Spring 2019, along with Board 2 and Board 3 approvals from the Board of Governors.
- Construction (including Student Union Boulevard) anticipated to begin Fall 2019 through Summer 2021
- Student Housing is anticipated to open in Fall 2021





Update: Brock Commons Phase 2

Overview

Brock Commons Phase 2 is being presented for Board of Governors approval (Board 1 approval) in September 2018. Subject to approval, it will be the third academic and student housing mixed-use hub on the Vancouver campus. Together with Tallwood House, Brock Commons will provide a total of 1,000 student beds for upper year students.

What We Have Heard

- Support for increased density, including more height (up to 65m, approximately 22 storeys), to provide more affordable access to student housing close to transit.
- Support for creating more useable and active green space, increasing the availability of public seating and maximizing sunlight to open spaces.
- Concern over the view and shadow impact of new development on adjacent buildings.
- Concern over loss of green space.

MIXED-USE HUBS

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



The plans for Brock Commons Phase 2 is to provide up to 600 student beds and include a range of academic and student services spaces, social amenities, and a large outdoor green space.

Proposed Planning Approach

- A new, large outdoor commons off East Mall will offer much needed useable, sunny green space.
- Building siting and massing will optimize sun exposure to the open space and natural light access to adjacent buildings
- Spaces on the ground floor, such as a large café with outdoor seating, will provide the opportunity for new types of events and promote social interaction and safety.
- Walter Gage Road will be designed to prioritize pedestrians, for example through special paving, traffic access management, weather protection, and good connections to existing and future pedestrian routes.



PROPOSED LAND USE AMENDEMENT



Approval for the project design to commence is being presented to the Board of Governors for Board 1 approval this September.

Subject to Board approval, UBC will pursue a Land Use Plan amendment to increase the maximum height for the tower from the current maximum of 53 m to 65 m, similar to residential towers in Wesbrook Place. The Land Use Plan amendment will require a public hearing, likely to occur in early 2019, and approval by the Province.







Above: Brock Commons will be a mixed-use hub, with housing, food services, academic uses, and social spaces. Left: Conceptual siting plan



Update: D.H. Copp Student Housing and Hub

Overview

The proposed concept for the D.H. Copp site is still in the pre-planning phase and currently is envisioned to provide approximately 500 student beds above new academic space that focuses on innovation and collaboration. Adding student housing on this site will address the growing demand for on campus housing and offer an opportunity for students to develop their entrepreneurial skills and make connections with like-minded people. Faculty and staff rental housing previously targeted on this site is being planned for south campus.

What We Have Heard

- A strong desire to increase the amount of nearby open green spaces.
- Support for additional social and commercial spaces to activate the streetscape.
- Improve pedestrian connections and access to the area.



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

Planning Considerations

- Majority of existing large trees along University Boulevard will be retained.
- Building height and massing will contribute to a continuous street wall along University Boulevard.
- The building will include active ground floor academic uses to animate the street.
- A passageway through the building will connect Athlete's Way to the building's north to an intimate courtyard at the building's south.

NEXT STEPS

This project is currently in the pre-planning stages with timing to be determined.



▲ Top: location and indicative massing for future Copp site Bottom: image of a maker space



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Next Steps

additional green spaces to the social heart of the campus.

Your ideas and feedback on the draft design vision for the Bosque, in combination with further technical work, will be used to refine the project design for revitalizing the Bosque.

- Each specific project, including the Arts Student Centre and Bosque revitalization, will proceed through a standard capital approval process, as applicable.
- The updated U Boulevard area design guidelines will be presented to the UBC Board of Governors in December 2018.
- The UBC Board of Governors will also request a Land Use Plan amendment from the Province to enable more student housing for Brock Commons Phase 2. Any amendments will involve a public hearing in early 2019, and will be included with any Land Use Plan amendments associated with the Stadium Neighbourhood Plan. The provincial government approves Land Use Plan amendments.





The vision for the U Boulevard Area will continue to be implemented as each project in the area moves forward. These new projects will bring much needed new student housing, academic facilities and

? TELL US WHAT YOU THINK

Any comments about plans underway in the U Boulevard area?

