



# **U Boulevard Area 2018 Updates Phase 2 Consultation Summary Report**

Consultation Period: September 17 to October 5, 2018

## Table of Contents

<b>Executive Summary .....</b>	<b>3</b>
<b>1. Planning Context of the U Boulevard Area.....</b>	<b>4</b>
<b>2. Engagement Summary.....</b>	<b>5</b>
Open Houses.....	5
Website and Online Survey.....	6
Formal and Informal U Boulevard Area Project Meetings .....	6
Participant Demographics.....	6
<b>1. What We Heard.....</b>	<b>7</b>
Bosque Revitalization .....	7
U Boulevard Area – Project Updates .....	10
<b>2. Next Steps .....</b>	<b>10</b>

## Executive Summary

Phase 2 of the U Boulevard Area 2018 Updates focused on refining the design vision for revitalizing the Bosque and providing updates on specific U Boulevard Area projects, including additional Walter Gage housing (now called Pacific Residence) and Brock Commons Phase 2. The purpose of the Phase 2 public consultation was twofold:

1. Gather input on the draft design vision for revitalizing the Bosque.
2. Provide an update on the various projects recently approved and planned for the broader U Boulevard area.

The public consultation was held between September 17 to October 5, 2018. It offered the opportunity for the UBC community to submit input on to the design vision for revitalizing the Bosque and on plans for the U Boulevard Area broadly. Community participants submitted their input online through a survey and in person at two public open houses, as well as at two pop-up information booths held in advance of the open houses.

This report presents a summary of feedback received during Phase 2 of the public consultation, along with additional public email submissions that were received after the consultation period closed.

A total of 229 community members participated in the consultation. Groups who were engaged included student government and societies, faculties and departments, staff, students, neighbourhood residents, and campus advisory committees.

Overall, the comments received suggested there was strong support for reenvisioning the Bosque to be a more useable and functional space for social and recreational activities, including improving pedestrian access and connections. We also heard some concern about increased development on campus and the removal of trees in the Bosque.

Consultation feedback on the draft design vision for the Bosque, in combination with further technical work, is being used to refine the project design for revitalizing the area. Specific projects, including the Bosque revitalization, will proceed through a standard capital approval process, as applicable.

## 1. Planning Context of the U Boulevard Area

The U Boulevard area has seen significant changes over the past 5 years. 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.

This vision was developed in 2015 with input from public consultation through a process that updated the U Boulevard Precinct Design Guidelines. Over the next few years, UBC is planning to add more student housing, academic facilities, and amenities to this area in support of the Board approved vision for the area.

Over the past year, a planning process has been underway to explore, gather feedback, and refine new projects and planned outdoor spaces in the U Boulevard area. In Spring 2018, we conducted Phase 1 of the 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. In Fall 2018, Phase 2 was a follow up consultation to this work.

The purpose of the U Boulevard Area Phase 2 public consultation was twofold:

1. Gather input on the draft design vision for revitalizing the Bosque.
2. Provide an update on the various projects recently approved and planned for the broader U Boulevard area.

Approved and planned projects presented during Phase 2 of the U Boulevard 2018 Update included:

- **Bosque Revitalization:** A revitalization of the southern portion of the Bosque 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 and usable public space.
- **Arts Student Centre:** A new 9,077 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** (now called Pacific Residences): This project received Board 2 approval at the April 2019 Board of Governors. It will provide additional student housing in the heart of campus along the perimeter of the existing Walter Gage Residences. Upgrades to Student Union Boulevard and the new outdoor spaces around future Pacific Residences were also presented.
- **Brock Commons Phase 2:** This project was received Board 1 approval at the September 2018 Board of Governors. The project will be submitted for Board 2 approval at the September 2019 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.
- **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.

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 additional green spaces to the social heart of the campus. Each specific project, including the Arts Student Centre and Bosque revitalization, will proceed through a standard capital approval process, as applicable.

## 2. Engagement Summary

Phase 2 of the public consultation ran from September 17 to October 5, 2018. Activities to gather feedback included an online survey, two public open houses, and two pop-up information booths outside the I.K Barber Learning Centre. All of the information provided at the open houses was also posted on the Campus + Community Planning website. Copies of the open house display boards and online survey are provided in Appendix I and II respectively.

In total:

- Approximately **97** people attended the open houses, with varying levels of participation
- **132** people submitted feedback via the online survey
- Approximately **130** people attended the pop-up information booths
- **406** individual comments were received (**290** online and **116** in person)
- **7** written submission via email were received after the consultation period closed

Other formal and informal engagement activities included a number of project meetings with several campus planning and advisory committees, as well as discussions with student societies.

### Open Houses

Two public open houses were held, attended by a total of 97 participants:

#### Open House #1

September 26, 2018 from 4pm to 6pm  
I.K Barber Learning Centre, 2<sup>nd</sup> floor lobby, 1961 East Mall

#### Open House #2

September 27, 2018 from 10am to 12pm  
UBC Life Building, lobby, 6138 Student Union Blvd.

Campus and Community Planning staff were available at the open houses to answer questions. Eleven display boards were set up at each open house to provide an overview of the proposed planning and design concepts for the revitalization of the Bosque, as well as updates on ongoing planning for student housing in the U Boulevard area. Participants were encouraged to provide feedback by writing comments on sticky notes and placing them on boards. Sticky notes were collected at the end of the open house and transcribed. In addition, printed copies of the online survey were available for the public to fill out, and the online survey link was handed out on bookmarks.

## Website and Online Survey

Public consultation materials were available on the Campus and Community Planning website and included the the same information (i.e. display boards and survey) available at the public open houses. The online survey was available from September 17 to October 5, 2018, and was accessible on both mobile phones and computers.

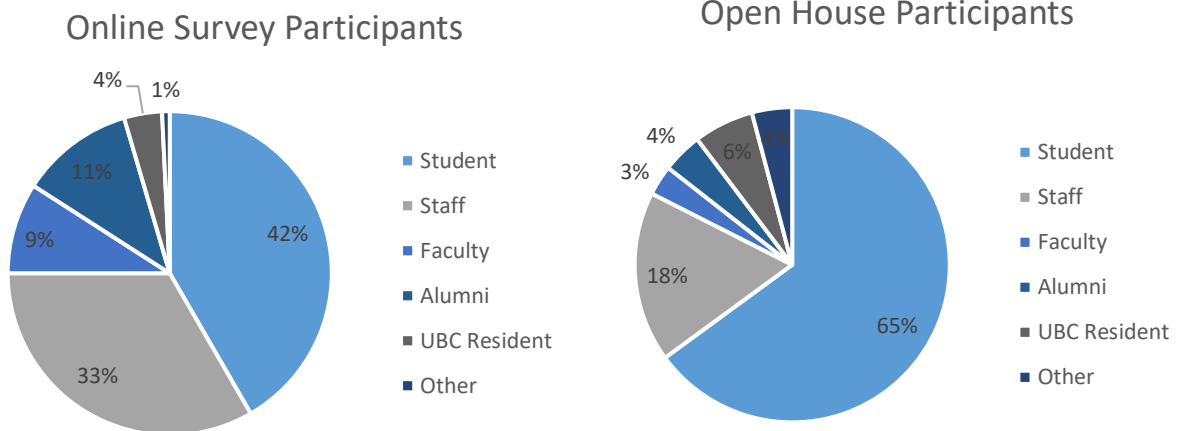
## Formal and Informal U Boulevard Area Project Meetings

Campus + Community Planning staff met with stakeholder groups and committees in Fall 2018, in addition to the in person and online engagement activities that took place during the consultation period, as outlined below.

Group	Meeting Date
University Endowment Lands Community Advisory Committee	September 10, 2018
Arts Undergraduate Society	October 9, 2018
President’s Advisory Council on Campus Enhancement	November 7, 2018

## Participant Demographics

A total of 229 students, faculty, staff, alumni, and UBC residents participated in the consultation process either online or in person.



The pie charts above show who participated<sup>1</sup> in the process and the demographic breakdown of participants who took part in the open houses and online survey. The demographics<sup>2</sup> of total participation are broken down by percentage.

## 1. What We Heard

Feedback was collected on the design vision for the Bosque and on plans for the U Boulevard Area. Feedback from both the in-person events and online survey were analysed using a qualitative theming process. This process involved reviewing individual verbatim comments from each of the questions asked and assigning theme(s) according to the sentiment expressed by each comment. Top themes are listed and described in the sections below and include themes with an occurrence rate of 5% or more of the total number of comments for each question.

Overall, the comments received suggested there was strong support for reenvisioning the Bosque to be a space that is more useable and functional for social and recreational activities, including improving pedestrian access and connections. We also heard some concern about increased development on campus and the removal of trees in the Bosque.

### Bosque Revitalization

#### **Question: Tell us your favorite ideas for using the Bosque<sup>3</sup>**

When asked to choose their favourite ideas from a list of seven different uses for the Bosque, the top suggestions supported the addition of raised pathways, more permanent seating and lighting in order to improve the nighttime use of the Bosque. Additionally, participants suggested a variety of desired amenities, some of the most popular being a heating feature and covered seating.

Multiple Choice	Responses
Raised Paths	109
Permanent Seating	90
Nighttime Use	86

---

<sup>1</sup>Open house participation can be difficult to measure when events are held in large, open spaces with multiple points of entry and exit. Individuals counted spent varying amount of time at the open house, with engagement levels ranging from reading the boards, writing feedback on sticky notes, and asking staff members a number of detailed questions.

<sup>2</sup> To avoid double counting, respondents with multiple affiliations with UBC were counted as the first listed, for example if a person indicated they were a UBC resident and alumni, they were counted as a resident.

<sup>3</sup> The themes listed in the table above and below combine multiple choice responses from the in-person events (via a dot voting exercise on the information boards) and responses to the same question from the online and paper surveys.

Heating Feature	60
Hammocks	51
Moveable Seating	35
Slacklining	19
<b>Total</b>	<b>450</b>

**Question: Add your own idea for using the Bosque:**

Participants were also asked to submit their own ideas for using the Bosque. Responses indicated that there was general support for adding amenities that enabled social interaction in the area, such as seating and studying areas.. Similarly, participants supported the idea of including covered areas to make the Bosque useable during all seasons, such as the very rainy Vancouver winter. There was also support of a heating feature to be used in the cold winter months.

“Increasing biodiversity & using raised boardwalks is a brilliant idea! I think having sheltered seating beneath a gazebo or other roofed structure would be wonderful, especially if designed to be open-walled in warm seasons and close-walled during winter.”

Concern was raised about building the new Arts Student Centre in the Bosque and the impact it would have on the trees and the surrounding green space. There was also a desire to maximize green space on campus and the need to increase biodiversity in the academic core.

Themes	# of comments
Keep the Trees	21
Seating/Studying Area	16
Weather Protection	11
Increase Biodiversity	11
Fire Pit	9
Social Areas/Activities	9
Lighting	9
Paths	8
Concerns about ecological impact	7
Art	6
<b>Total comments for this question</b>	
<b>112</b>	

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

When asked about what could be done to revitalize the health and experience of the Bosque, a large number of comments expressed supported strengthening the biodiversity of the Bosque. Suggestions included planting indigenous species and improving the understory vegetation to increase water retention and soil conditions.

We received some comments expressing concern about the removal of 8 trees for the construction of the Arts Student Centre, as well as frustration with the impacts of construction in the area in general.



Similarly, there was concern regarding the potential ecological impacts that construction could have on the surrounding area, such as animal and bird biodiversity, water drainage and loss of habitat.

With regard to what could enhance the experience of the Bosque, there was a clear desire to increase the amount of walkways and improve connectivity and pedestrian flows. Comments also suggested preserving or creating more green space, increasing the availability of public seating and lighting to improve the safety and usability of the space at nighttime. There was also general support for the proposal of making the Bosque a green outdoor social and study space.

“Please add more lighting, as it is very dangerous to walk through at night. There is not enough light on campus and the Bosque is a clear example of that.”

Themes	# of comments
Biodiversity	26
Keep the trees	23
Concerns about ecological impact and green space	15
Paths	17
Lighting	15
Social Areas/Activities	11
Seating/Study Area	8
<b>Total comments for this question</b>	
	<b>146</b>

**Question: Anything else to add?**

When asked about any additional comments regarding the Bosque, participants indicated support to enhance the natural ecology of the area and strengthen local biodiversity, including adding bat boxes and bird houses to the Bosque. Participants also voiced concern about the removal of trees to allow for the construction of the new Arts Student Centre within the Bosque. Additionally, there were suggestions to include more paths for better pedestrian flow, along with additional seating and study areas.

Themes	# of comments
Keep the trees	19
Concerns about ecological impact and green space	12
Biodiversity	10
Weather protection	5
Alternate Arts Student Centre location or design	5
Paths	5
Too much construction	4
Seating/Study Area	4
Concern about consultation process	4
<b>Total comments for this question</b>	
	<b>75</b>

## U Boulevard Area – Project Updates

### Question: Any comments about plans underway in the U Boulevard area?

This consultation also provided updates on projects underway in the area, including Brock Commons Phase 2, Walter Gage Infill student residences (now called Pacific Residence), and a proposed concept for a student housing hub on the D.H. Copp site.

“I would love to see UBC become more interesting as a space for evening and weekend use. We need to develop the culture on campus and make the space attractive.”

When asked for feedback on these plans underway in the U Boulevard area, participants again expressed some concern over potential loss of green space and trees, with several comments mentioning a dislike for construction around campus and the negative impacts of construction on pedestrian access. Other comments focused on opportunities to improve the biodiversity and ecological health of the green spaces in the U Boulevard area, such as through indigenous planting and improving the soil conditions and vegetation in the Bosque. Lastly, there were some comments about improving the pathway connections for a better flow between pedestrians and cyclists.

Themes	# of comments
Keep the Trees	18
Too Much Construction	12
Concerns About Ecological Impact	10
Vehicle/Pedestrian Flow	7
More Student Housing	6
General Support	6
Social Areas/Activities	5
<b>Total comments for this question</b>	<b>72</b>

## 2. Next Steps

We thank everyone who participated in this consultation. The feedback received, in combination with further technical work, is being used to refine the project design for revitalizing the Bosque, and is also informing the planning underway in the U Boulevard area. These new projects will bring much needed new student housing, academic facilities and additional green spaces to the social heart of the campus.

Each individual project in the U Boulevard Area, including the Arts Student Centre and Bosque revitalization, will proceed through the standard capital approval process, as applicable. In addition, the U Boulevard Area Design Guidelines will be updated to reflect changes to the area.