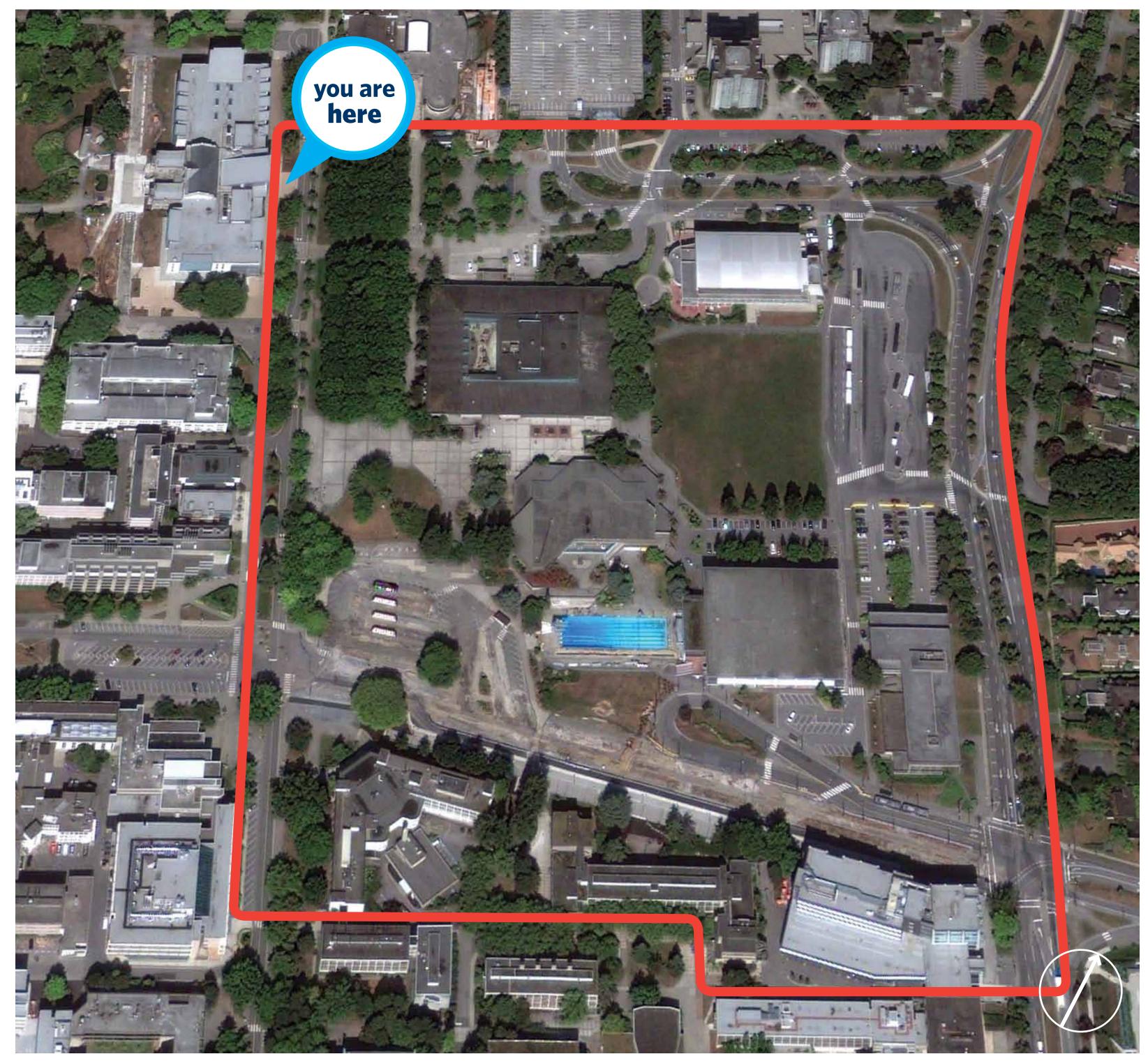
1 Welcome! Public Open House University Boulevard Precinct Planning

UBC is updating plans for the precinct to respond to changes in the area and to guide new opportunities for how the remaining sites could be developed.



University Boulevard Precinct circa 2009

We would like to hear from all members of the university community on their needs, interests and ideas for how to complete the precinct vision.

This precinct planning process will result in:

- Updated Design Guidelines for the University Boulevard Precinct and amended University Boulevard Neighbourhood Plan.
- Planning concepts for GSAB and D.H. Copp.
- Ideas for the future use of the War Memorial Gym and adjoining portions of GSAB site.
- Recommended designs for the UBC Bus Exchange and Gage South Student Housing.
- A concept for the redesign of Wesbrook Mall.

Your Input:

Please review the display boards and companion fact sheets, post your ideas and complete a questionnaire.

- Prefer to give us your feedback online? Online consultation runs from February 10 23 at www.planning.ubc.ca
- Are you interested in participating in a workshop to discuss this work in more detail? Talk to a staff member to sign up!

2 Vision for the Precinct

The University Boulevard Precinct will support the academic experience by creating a vibrant academic and social hub, contributing to UBC's complete community as a mixed-use core and serving as a welcoming "front door" for the university.

Precinct Vision

Vibrant Academic and Social Hub: The precinct will become the vibrant academic and social heart of the campus, a hub that draws people together for dialogue, celebration, innovation, recreation, study, fun and learning.

Complete Community: The area will have diverse uses and services – including year-round non-market rental housing, student services, academic and recreation facilities, shops, restaurants, and open spaces – with great pedestrian and cyclist corridors and access to transit.

University Gateway: As a key gateway and symbolic entrance to the campus, the precinct plays a significant role in expressing the identity and values of the university.

Precinct Planning History

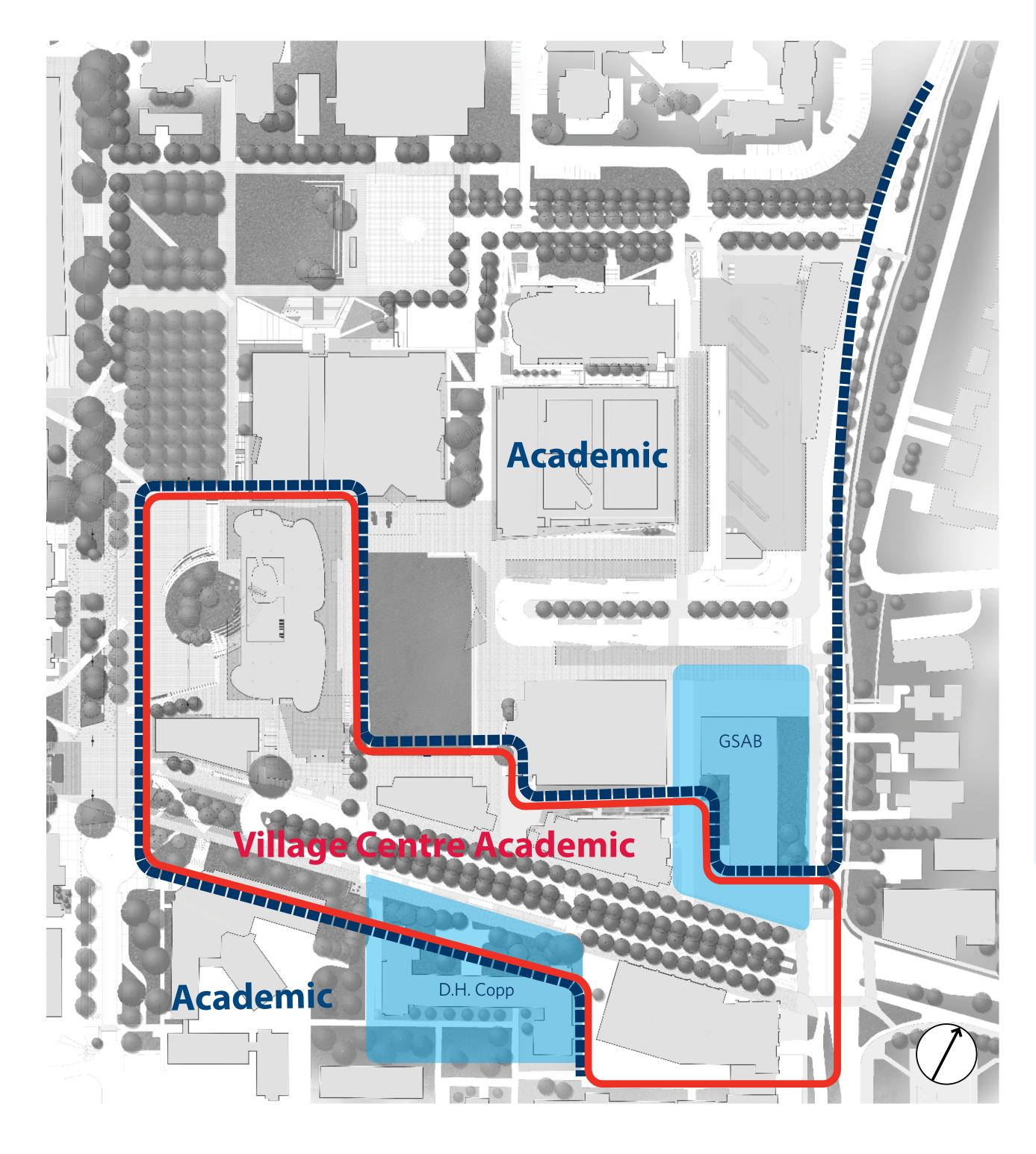
- 2003 Neighbourhood Plan approved, includes rental housing, commercial and academic uses
- 2005 Design for the area created through an international competition
- 2007 Decision to include the new SUB and Alumni Centre in the Neighbourhood Plan area
- 2009 UBC Bus Exchange concept under review
- 2010 Land Use Plan and Vancouver Campus Plan designate this area as the social heart of the campus
- 2012 Land Use Plan changes Gage South to an academic area instead of faculty & staff housing
 - Housing Action Plan commits to more housing for faculty and staff
 - Decision to relocate Aquatic Centre and MacInnes Field
 - Budget approved for revised concept of UBC Bus Exchange with underground bus layover
- **2014** Proposal presented to locate faculty & staff housing on GSAB and D.H. Copp sites
 - Feasibility constraints identified for the UBC Bus Exchange underground bus layover
- 2015 Campus + Community Planning initiates planning process to update precinct plans

University Boulevard Precinct Land Use Policy Context

The University Boulevard precinct has been the subject of planning for decades, focused on transforming the area into a mixed-use arrival precinct to the campus.

Land Use Plan (2012)

The University Boulevard precinct contains two land use areas, as defined by the Land Use Plan:



Why Faculty and Staff Housing on GSAB and D.H. Copp Sites

This precinct planning process is focused on identifying the best ways to achieve the precinct vision. As part of this, a mixed-use approach is being explored for the GSAB and D.H. Copp sites, which straddle both Village Centre Academic and Academic land use designations. The rationale for these proposed mixed-use projects is:

- Academic and Social Vibrancy is enhanced by having a critical mass of university community members residing in the area year-around.
- Financial Support for Academic Programs is provided from an equivalent amount of new market leasehold housing in Wesbrook Place (south campus), which will be built in place of faculty-staff rental housing. Revenue from the Wesbrook Place market housing provides a \$57.3m contribution to the Endowment Fund, which in turn is used to finance a loan to upgrade the Life Science Teaching Labs (at Main Mall and University Boulevard).
- Housing Options are increased for faculty and staff who may want a more vibrant, urban university living experience and proximity to transit.
- Housing Commitments from the Housing Action Plan are supported.
- Complete Community goals are achieved by allowing people to live close to their work and study, and having a large enough population to support much needed shops and services for the campus community.

Village Centre Academic

- Applicable permitted uses: year-round rental housing, shops and services, transit facilities
- Maximum building height: 6 to 8 stories

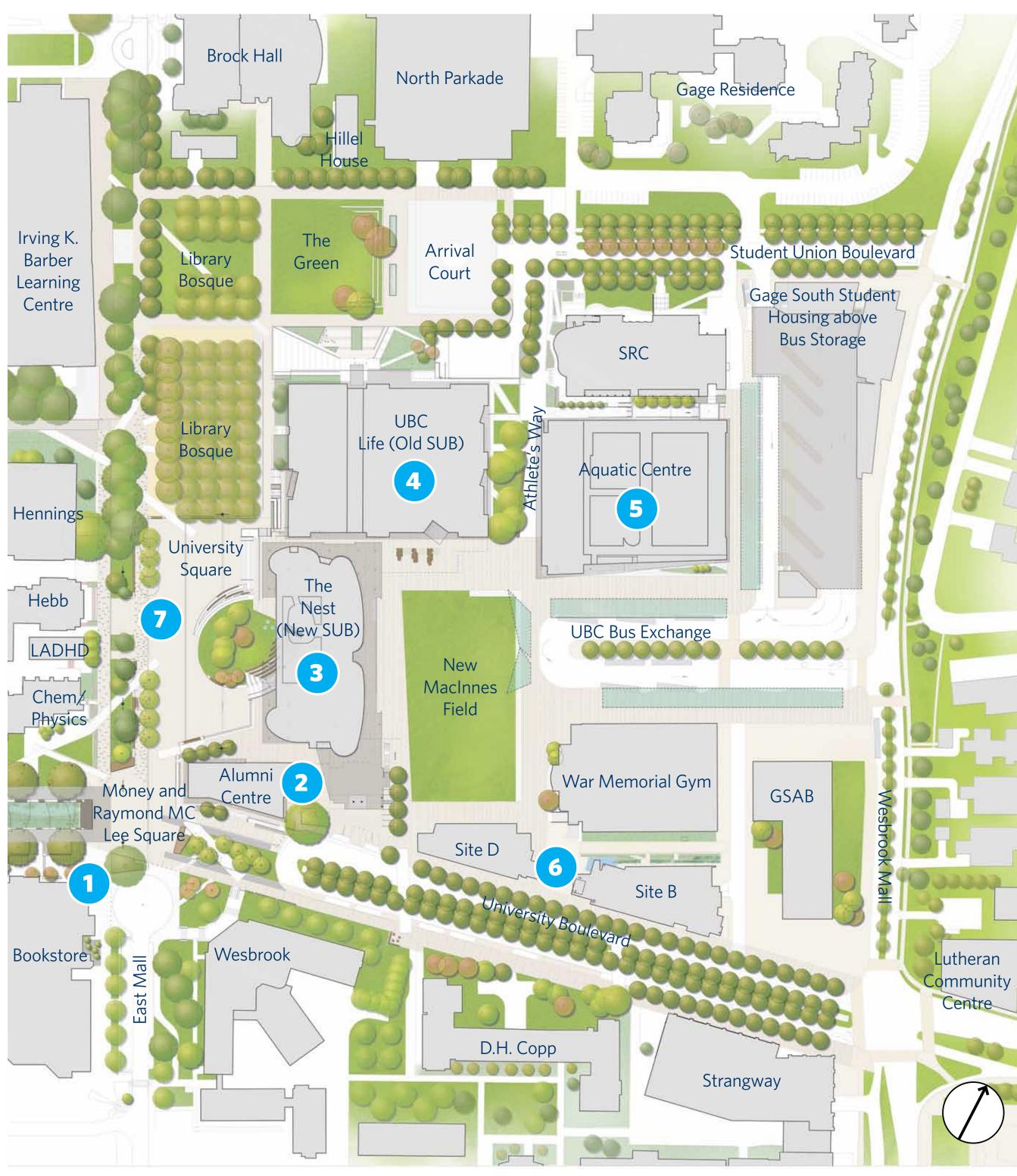
--- Academ

- Applicable permitted uses: academic, support services, campus-as-a-living laboratory projects, commercial services needed by the academic community, transit facilities
- Maximum building height: 53 m (~17-19 stories)



Completing the Precint Vision What's Been Implemented or is Underway?

Over the years, several projects in the precinct have been completed or are already underway. These projects are shaping the precinct and are dramatically enhancing the student experience.



Precinct Projects Planned or Underway

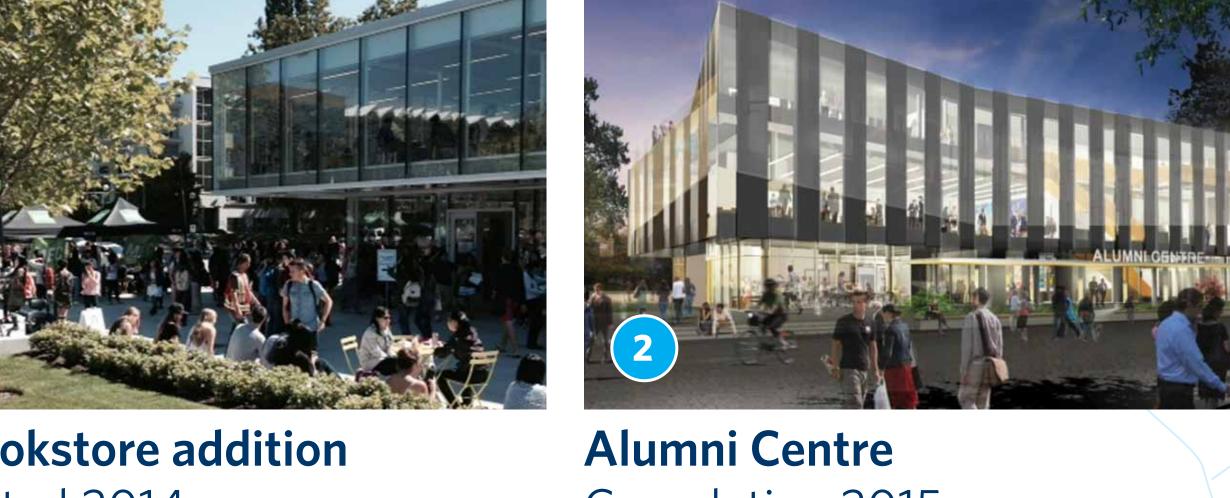
Precinct projects completed or underway include:



UBC Life (Old SUB rehabilitation)

Completion TBD

UBC Bookstore addition Completed 2014



Completion 2015



New Aquatic Centre Completion 2016



The Nest (New SUB) Completion 2015



University Boulevard Site B (nonmarket rental housing + retail) Completion 2016/17

University Square and Money & Raymond MC Lee Square - Completion 2015

Completing the Precinct Vision Why Revisit the Area Now?

UBC is updating plans to the precinct to respond to changes in the area and to guide new opportunities for how the remaining sites could be developed.



Overview of planning changes and proposed new development opportunities in the precinct:

- Development of the Alumni Centre and the Nest (new SUB), on land previously identified for mixed-use housing.
- 2 Relocation of the Aquatic Centre and MacInnes Field.
- Replacement of faculty and staff housing with **Gage South Student**Housing (500-600 year-round student housing units).
- Design of the **UBC Bus Exchange** is under review because of costs associated with the underground bus storage facility.
- Projects, Bedevelopment of **GSAB** and **D.H.** Copp sites to be innovative projects, bringing together new and existing academic programs, research and student programs with non-market rental housing, prioritized for faculty and staff.
- Exploration of how War Memorial Gym can contribute to the athletic and recreational needs and character of the area. The future of the site will be determined over several years, and will explore potential expansion into the northern portion of the GSAB site.
- Redesign and upgrade of **Wesbrook Mall**, a main corridor of the campus (between Student Union Boulevard and West 16th Avenue) to improve safety and traffic flow for all road users, especially pedestrians and cyclists.

6 Precinct Planning Process Timeline

To achieve the precinct vision, we are developing updates to precinct Design Guidelines and the Neighbourhood Plan, including draft concepts for the remaining sites.

December 2014 / January 2015

Pre-consultation with academic leadership, AMS, GSS, UNA and UBC Administration



Public Consultation Phase 1

- Inform: Planning Process Overview
- Consult: Gather input for precinct projects and overall design vision for the precinct

Early April 2015

Board of Governor's Presentation

 Present recommended directions from technical work, design charrette and public consultation, including GSAB and D.H. Copp concepts, UBC Bus Exchange and Gage South Student Housing* and urban design for the precinct

Public Consultation Phase 2

 Present emerging outcomes from the overall process, including GSAB and D.H. Copp concepts, UBC Bus Exchange and Gage South Student Housing, urban design and Wesbrook Mall

January 2015

Workshops with Academic Leadership and Faculty

Academic Uses/ Programming

February - March 2015

Design Analysis

 Technical work as well a design charrette (i.e. invited stakeholders focused on urban design)

April - May 2015

Complete updates to the University Boulevard Design Guidelines and Neighbourhood Plan

June 2015

Board Approvals:

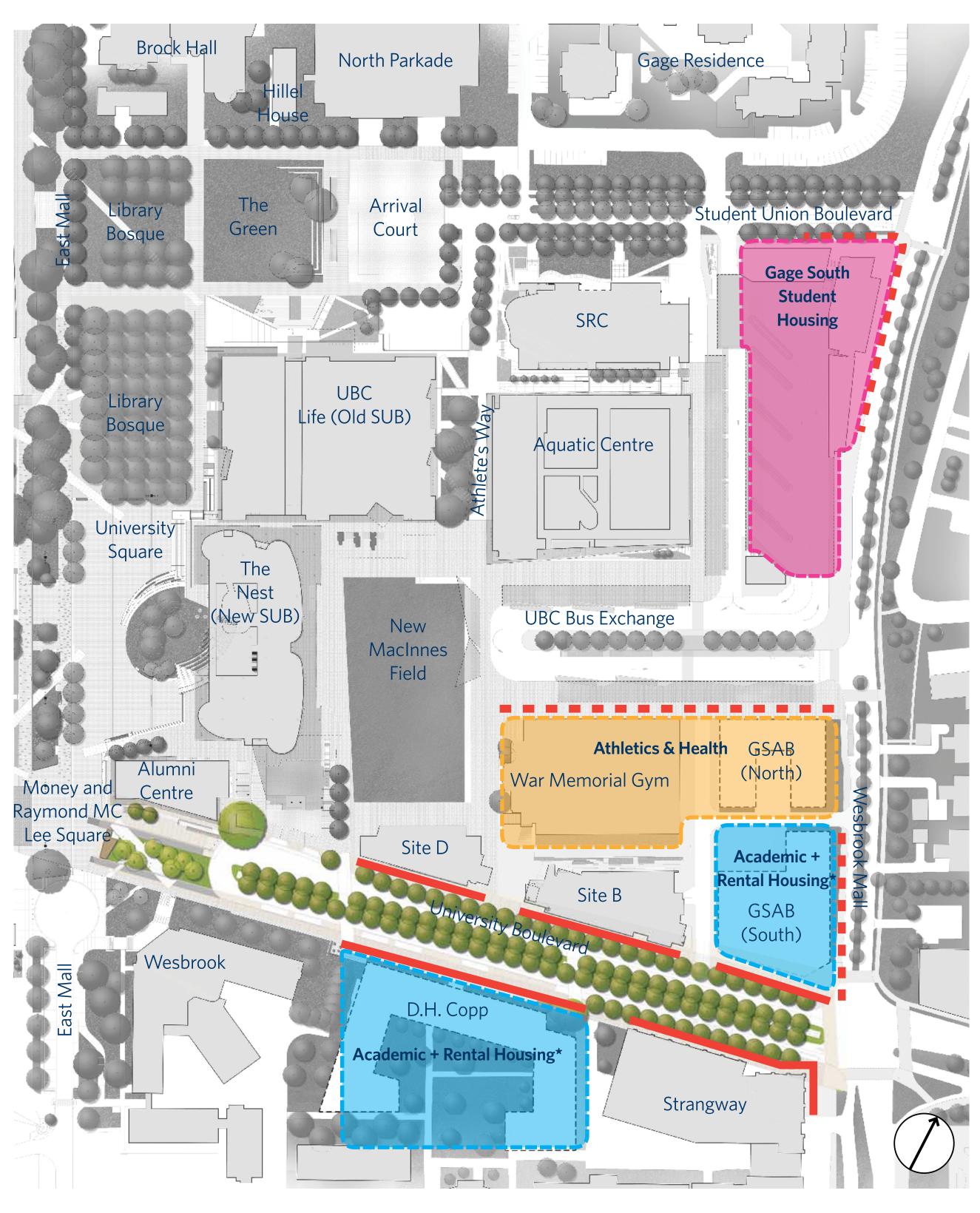
- Updates to University Boulevard Design Guidelines and Neighbourhood Plan
- Planning concepts for GSAB and D.H. Copp
- UBC Bus Exchange and Gage South Student Housing concept (Revised Board 1)
- Life Science Teaching Labs (Board 3)

Notes:

- 1. *Depending on the outcomes of the design testing and consultation, the UBC Bus Exchange and Gage South Student Housing Concept may be brought to the Board for preliminary approval (Board 1) in April
- 2. Throughout this process, C+CP will be meeting with AMS, GSS, UNA, academic leadership and other campus stakeholders to provide updates and discuss emerging directions from the planning process.

Vibrant Academic & Social Hub Building and Street-level Uses

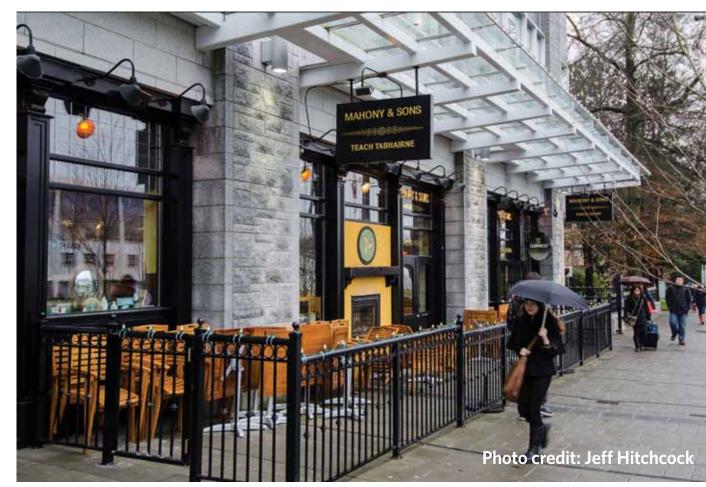
Building and street-level uses on University Boulevard and areas around the UBC Bus Exchange are critical for creating a vibrant academic and social hub.







Transparent architecture, recreation building



Mahoney & Sons, University Boulevard



Ponderosa Commons

At the **street-level**, University Boulevard will be an animated, engaging campus 'main street'. This street, in combination with the **UBC Bus Exchange**, will promote gathering, socializing and interaction with **cafes**, **retail** spaces and **potential storefront academic uses**; such as continuing education learning spaces, gathering and collaboration places, and student services.

New **buildings** on University Boulevard will serve **academic functions** while also contributing to vibrancy in the area as a place people live year-round:

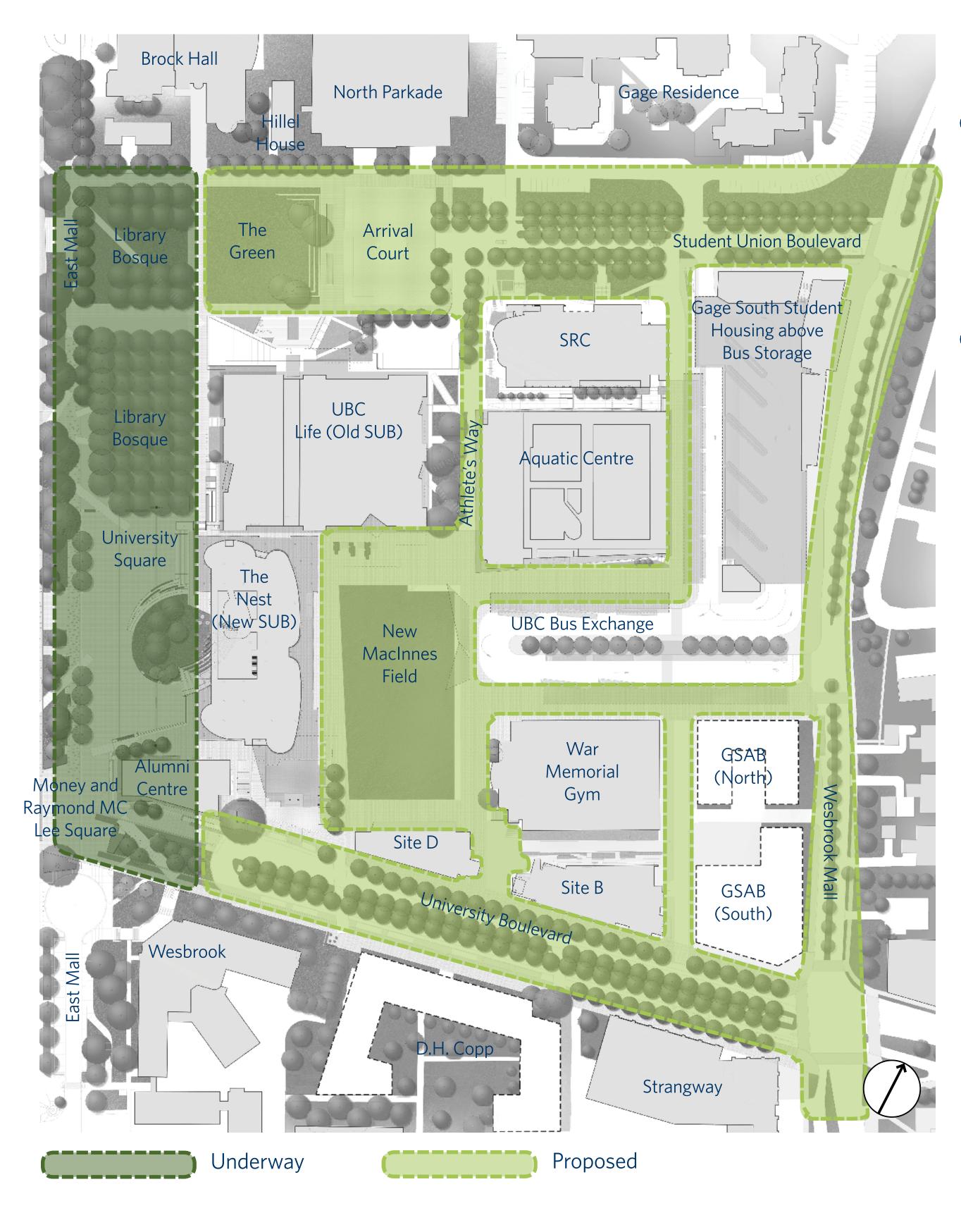
- **GSAB** (**South**) **and D.H. Copp sites** are envisioned to be innovative projects, bringing together new and existing academic programs, research and student programs with some non-market rental housing, prioritized for faculty and staff.
- There is a longstanding tradition of athletics and recreation in this part of campus, and this remains a key component of the precinct vision. The War Memorial Gym site will continue to play an important role in supporting athletics and recreation on campus, and could be integrated with additional academic programming on the GSAB (North) site.
- Gage South Student Housing will bring 500-600 year-round students to this area.

Continuous street level uses

Intermittent street level uses

Vibrant Academic & Social Hub Open Spaces

Open spaces will be designed to promote gathering and interaction, and support a range of events and academic, student service and recreational activities.



Proposed plans for open spaces include:

- MacInnes Field will be a major open space at the heart of the precinct that will welcome those arriving by transit. The field will serve a broad range of activities from impromptu, day to day recreation uses to major social events e.g. Block Party.
- The design approach for the open spaces around the **new UBC Bus Exchange** and **Gage South Student Housing** will be functional for all seasons, be inviting and safe, and include a convenient network of pedestrian routes.
- Athlete's Way is a north/south pedestrian connection between Student Union Boulevard and University Boulevard. This corridor offers the opportunity to celebrate athletic excellence and identity.
- Student Union Boulevard will be realigned to maximize pedestrian and bike routes and will serve as a prominent gateway street.



Existing MacInnes Field, Welcome Back BBQ



New MacInnes Field, view north towards The Nest



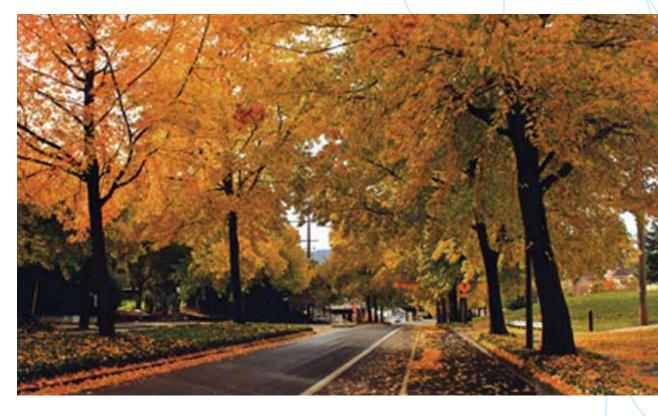
Athletics Identity



Buchanan Courtyard



Fairview Commons

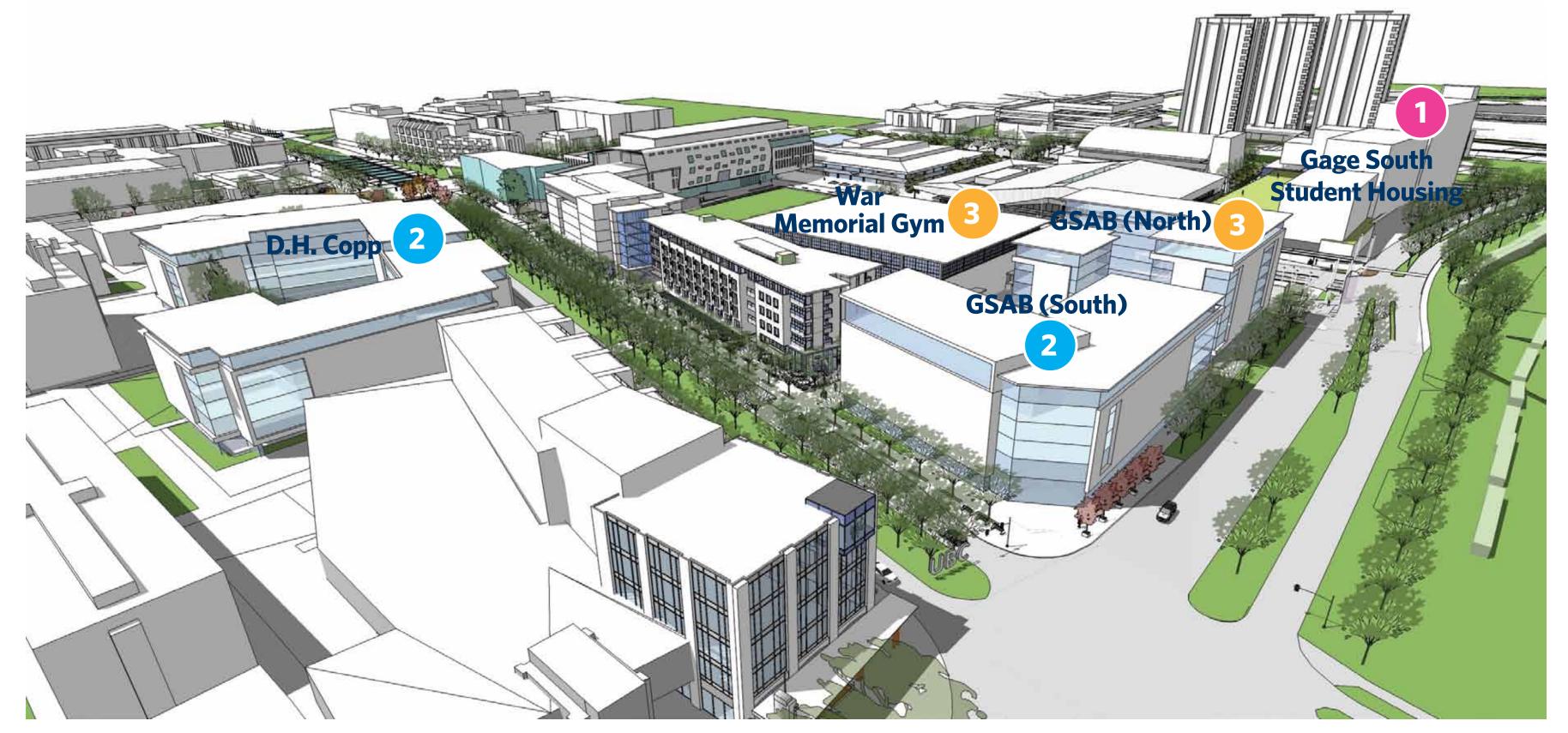


Gateway Street



Complete Community Mixed-Use Core

UBC is committed to creating an outstanding academic experience supported by a complete community where people can live, work, learn and play on its Vancouver Campus.



Birds eye view north over precinct (new buildings shown for illustrative purposes only)



Example of UBC faculty and staff rental housing Approved Site B with Memorial Gym behind





Concept for Gage South Student Housing with Central Courtyard above Bus Storage

In contributing to UBC's complete community, this mixed-use core will have diverse uses and services - including year-round non-market rental housing prioritized for faculty and staff, student housing, staff and student services, academic and recreation facilities, shops and restaurants.

Proposed mixed-use projects for the remaining sites:

Gage South Student Housing

• 500 - 600 student housing units that will include a range of amenities, such as proximity to transit, an elevated central courtyard, and gathering and informal study spaces.

2 GSAB (South) and D.H. Copp

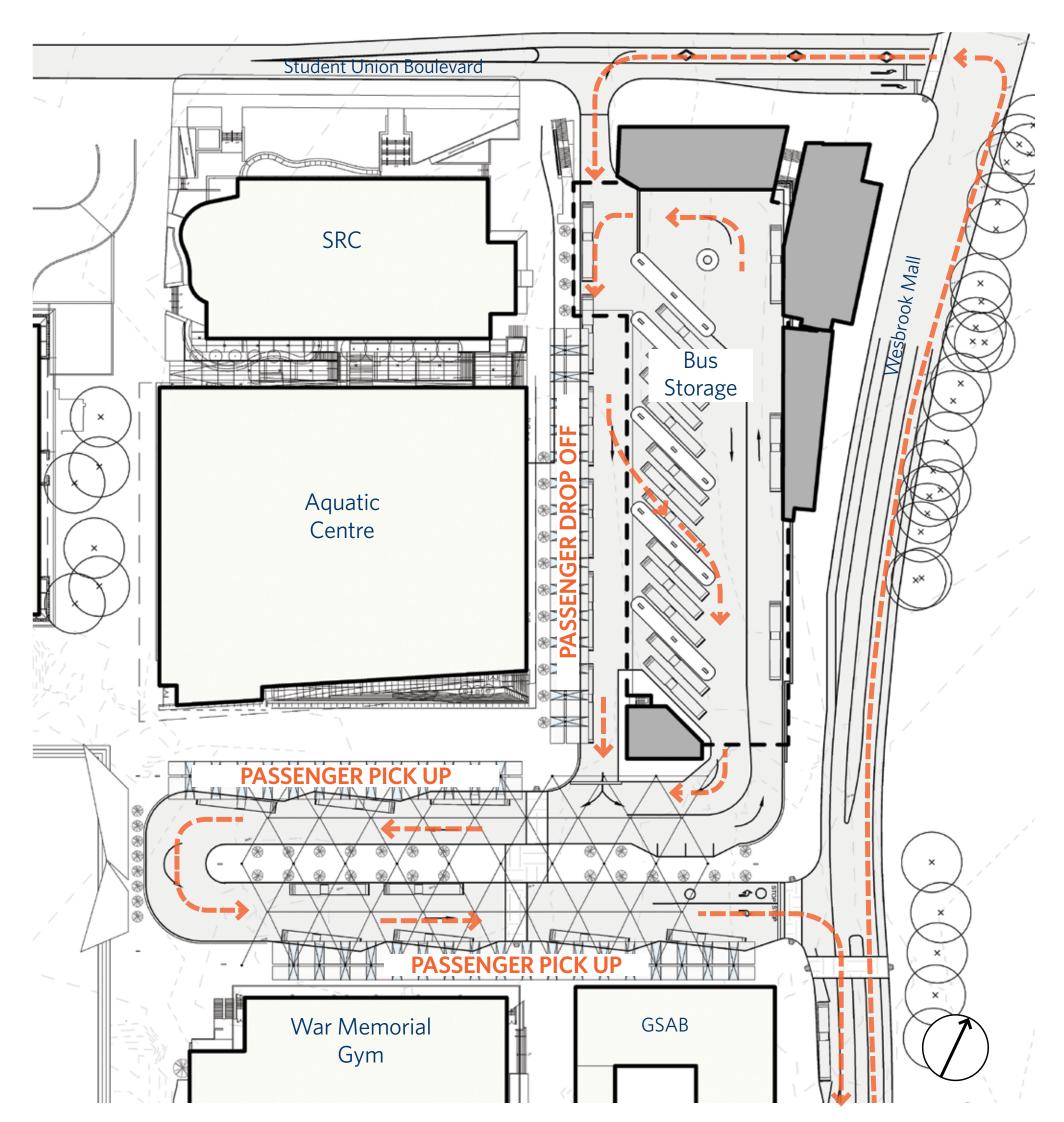
- Across both sites, we are proposing to build approximately 300,000 square feet of academically-oriented non-market housing, prioritized for faculty and staff. The majority of this housing will be accommodated on the D.H. Copp site.
- Academic uses focused on Health Sciences and Athletics on GSAB, together with 'Campus as a Living Lab' research on D.H. Copp, would be integrated with the rental housing on both sites.

3 War Memorial Gym and GSAB (North)

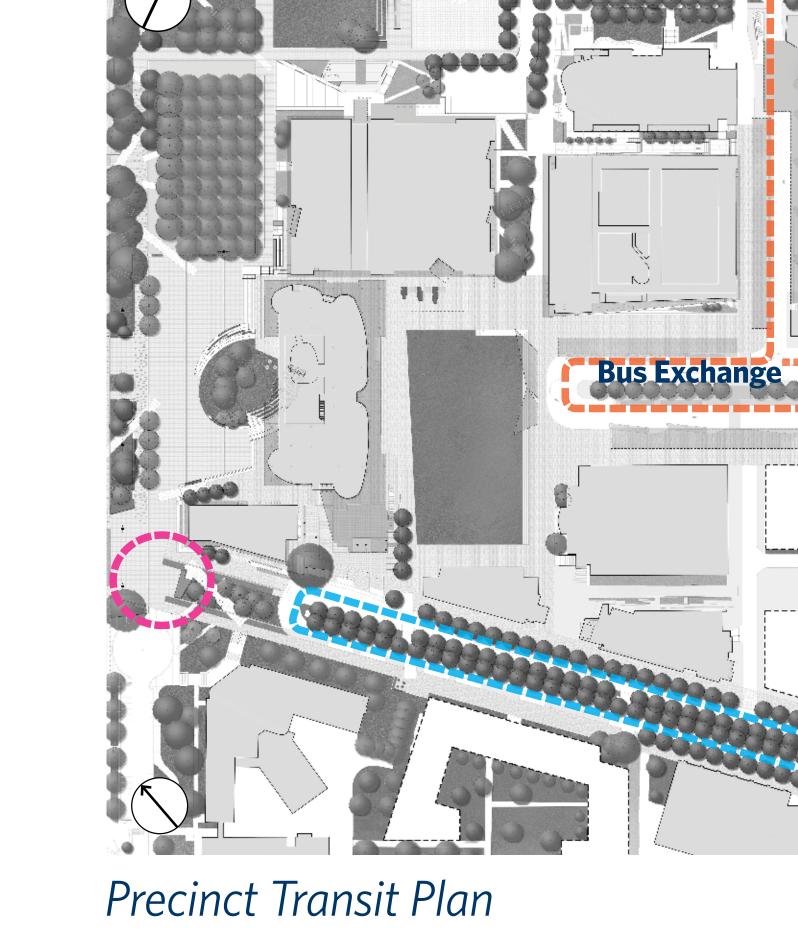
- The University is in the initial stages of looking at how this site can better accommodate student and community athletic needs along with health-related academic uses, with a potential integration with academic programming of the north portion of the GSAB site.
- The existing mix of academic and commercial uses in the Strangway building, as well as the forthcoming non-market rental housing and commercial uses on sites B and D, also contribute to the complete community vision for the university.

Complete Community Transit Connections

Being a transit-oriented campus is an important aspect of being a complete community. It allows people to drive less, and walk, cycle and take transit more.



UBC Bus Exchange Concept



←--- Diesel Bus Route



---→ Trolley Bus Route



Future Rapid Transit Station (Potential)



Northeast view towards student housing and bus storage



Passenger drop-off looking south



Passenger pick up, north side, looking east

UBC Bus Exchange Concept

We are working with TransLink on the design of the UBC Bus Exchange. The new proposed concept includes:

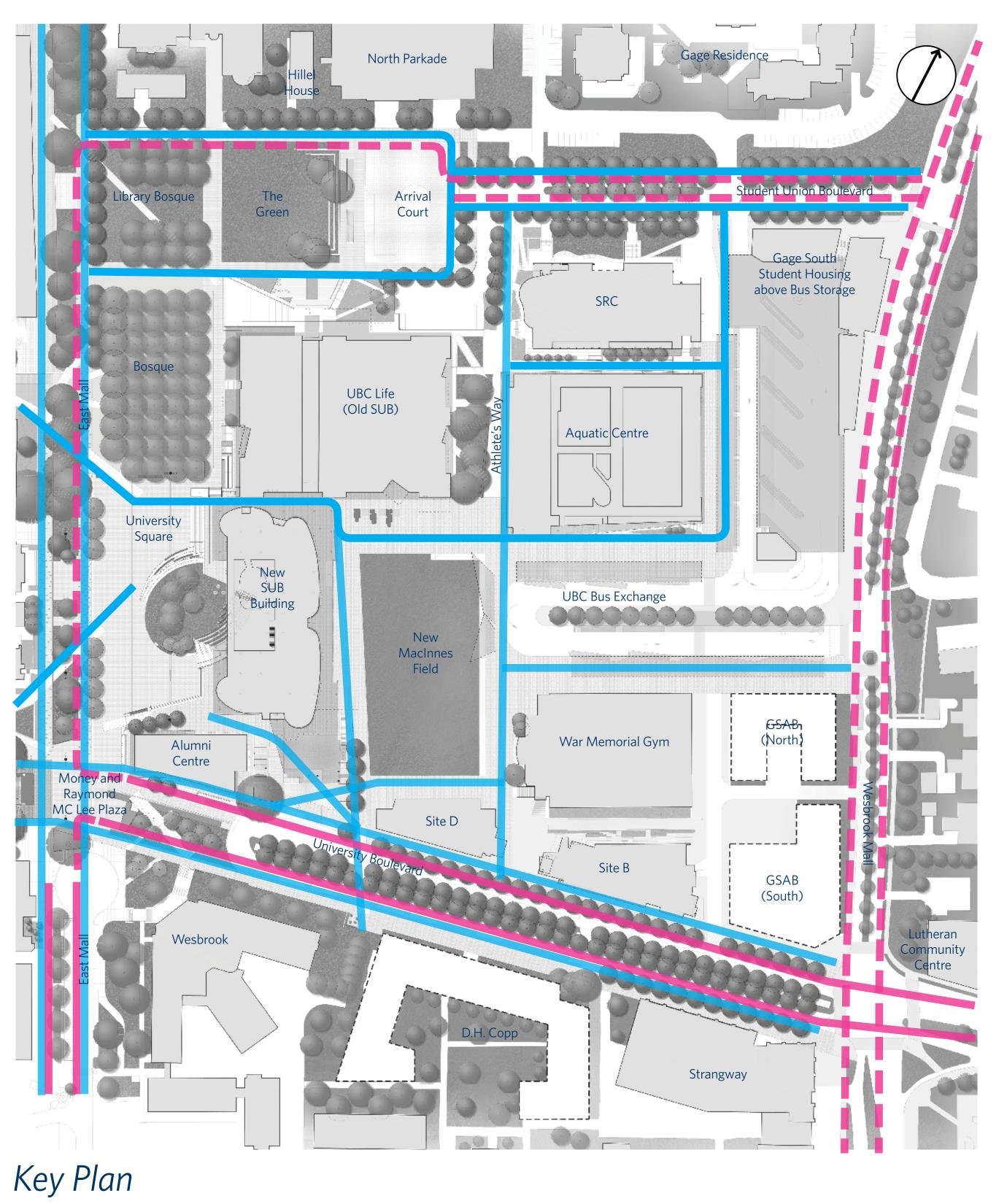
- Safe passenger drop-off and pick-up areas that connect to the campus pedestrian network, ensuring that all passengers will not have to cross in front of bus traffic when arriving or departing.
- A bus storage facility integrated into the ground level of the future Gage South Student Housing.

Future Rapid Transit Planning

Long term planning for a rapid transit connection to UBC anticipates that the line will enter campus along University Boulevard. Depending on the technology, the line could run underground or at street level. Both scenarios will be considered and incorporated into plans for the precinct, including space reservations for a future tunnel, stations and access.

11 Complete Community Bike and Pedestrian Connections

The University Boulevard Precinct will provide an integrated, accessible, and comfortable network of pedestrian routes. Cycling routes will be integrated along the main precinct corridors.



Proposed Bike Route



Buffered bike lane



Bicycle Boulevard

Major Pedestrian Routes

Pedestrians

The pedestrian routes will be designed to meet anticipated pedestrian volumes and routes, in addition to meeting the need for safety, comfort and enjoyment of the campus experience.

Bicycles

Enhancements to bike infrastructure along Wesbrook Mall are being explored, including the intersections at University Boulevard and Student Union Boulevard. Options for Wesbrook Mall include:

- 1. Conventional Bike Lanes painted cycling lanes with no barrier between the bike land and moving traffic
- 2. **Buffered Bike Lanes** a painted barrier between the bike lane and moving traffic
- 3. **Bicycle Boulevard** –a more significant barrier, such as a raised curb or planter, between the bike lane and moving traffic

Existing Bike Route

12 University Gateway Wesbrook Mall

Wesbrook Mall, a main corridor of the campus, will be redesigned and upgraded to improve safety and traffic flow for all road users, especially pedestrians and cyclists.

Existing Conditions



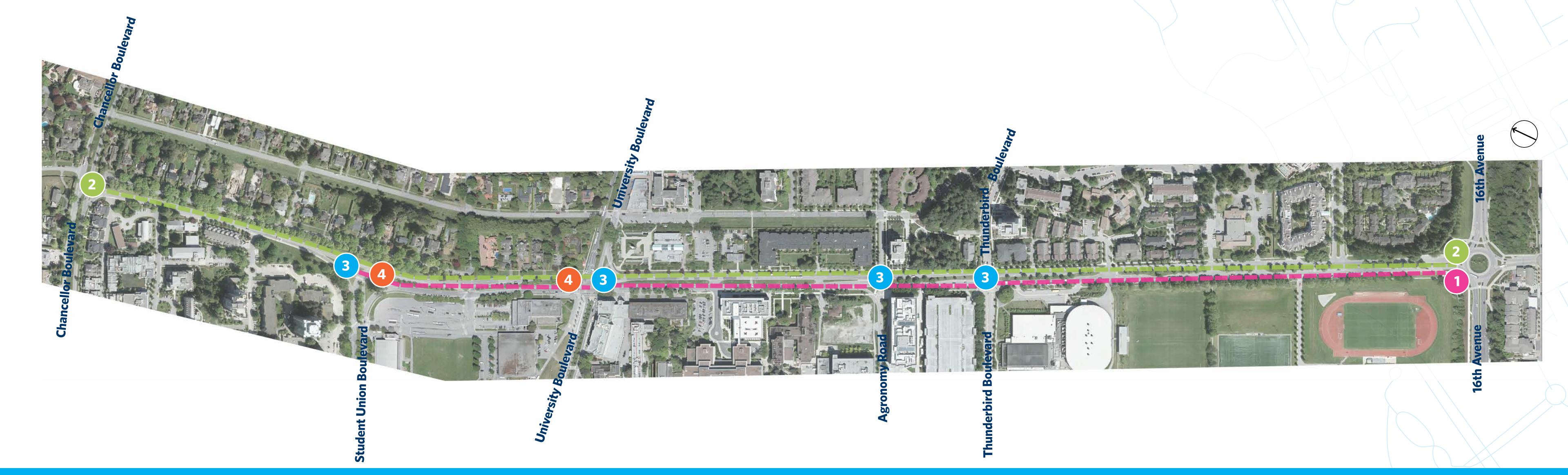




Wesbrook Mall & Thunderbird Boulevard

Proposed priorities and strategies for Wesbrook Mall:

- Pedestrian improvements through sidewalk widening, lighting and street furniture
- 2 Bike improvements through more consistent and connected facilities
- 3 Intersection improvements through better signals, crossing treatments, corner bulges and transit priority
- 4 Strengthening the Arrival Experience through design features such as lighting, landscape and street furniture

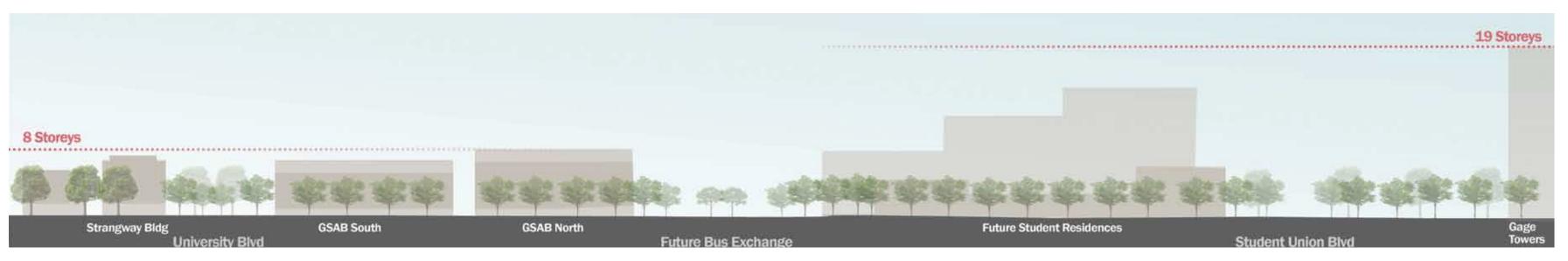


13 University Gateway Architecture, Buildings & Open Spaces

The architecture, buildings and open spaces of the precinct will shape the impression of UBC for students, faculty, staff, residents, visitors and alumni as they arrive onto campus.



New building heights in the precinct will complement neighbouring buildings and create well defined and inviting open spaces (new buildings shown for illustrative purposes only)



A progressive transition in height from the mid-rise Strangway Building up to Gage Towers (new buildings shown for illustrative purposes only)



Djavad Mowafaghian Centre for Brain Health, UBC



Sir Paul Reeves Building, Auckland Technical University



Graduate House, University of Toronto

The identity of the university will be expressed, in part, through the thoughtful organization of buildings, the quality of open spaces, and its architecture. This may include:

- Using architecture to showcase UBC as a centre of research, technology, innovation and sustainability
- Complementing neighboring buildings in height and shape so together they form an inviting, comfortable entryway and well defined open spaces for the campus community
- Emphasizing transparency (e.g. glass) on the ground floors to project a sense of lightness, welcome and optimism, and allowing interior academic uses to be visible
- Creating places and passageways of beauty, delight, discovery

14 University Gateway Identity and Values

As a key gateway and symbolic entrance to the campus, the precinct will play a significant role in expressing the academic identity and values of the university.

Strong gateway design will reinforce UBC as a place of learning and research, diversity, multiculturalism, sustainability, achievement and history.



History and Achievement



Showcasing Sustainability



Diversity and Democracy



Beauty and Delight



Diversity and Inclusiveness



Strong Sense of Place



Spirit and Pride



Research and Innovation



Learning and Living



Commemoration



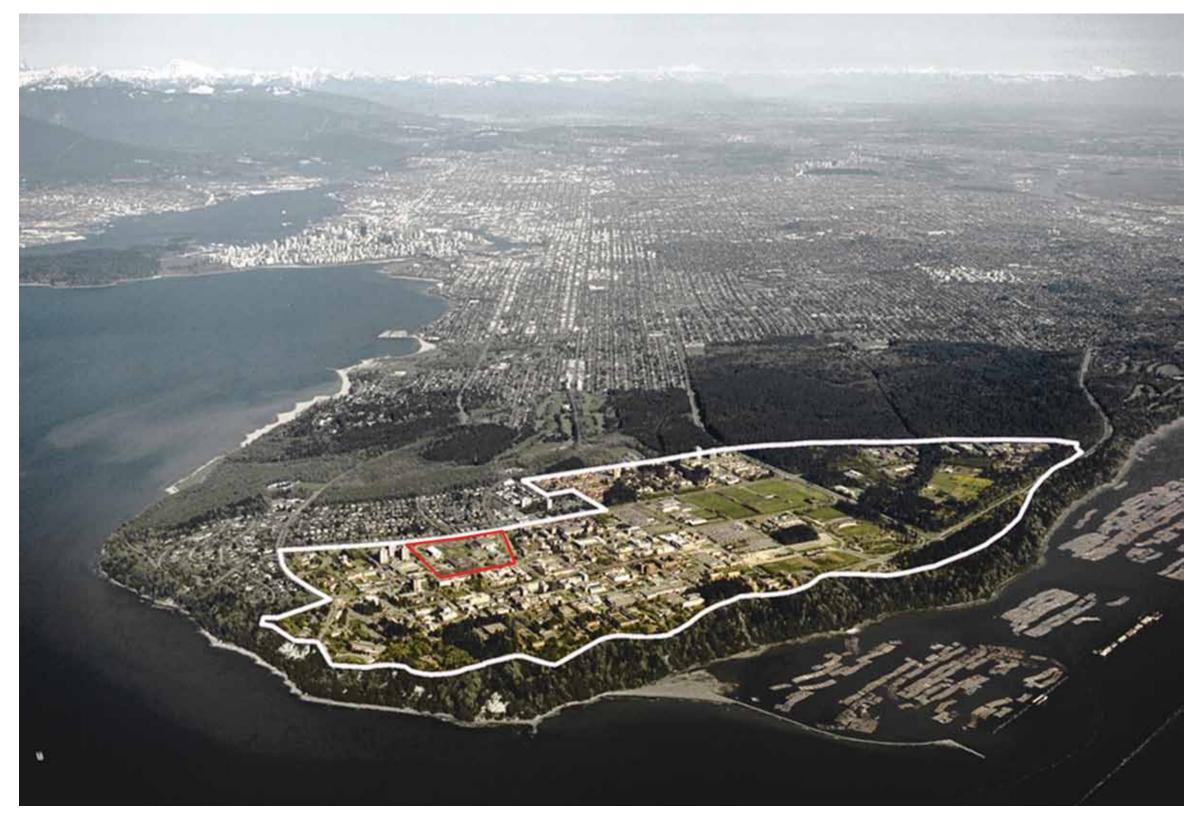
Arrival



Arts

15 Next Steps Updating the Plans for the Precinct

Your ideas and feedback from Phase 1 of the public consultation, in combination with further design analysis, will be used to refine design strategies for the precinct.



Aerial image highlighting University Boulevard Precinct in red

- Phase 2 of the **public consultation** will be taking place in **early April** where you will have the opportunity to review the emerging draft designs and concepts for the precinct.
- The results of the consultation will be presented to the **UBC Board of Governors** in **June 2015** along with the design recommendations for their approval (with the exception of the Wesbrook Mall redesign concept, which does not require Board approval for implementation).
- Following Board approval, project plans will be further refined and subject to the development permit process, as applicable. This may include updates to university plans and policies for the area.

If you haven't already, please take a moment to **post your ideas and comments** here or online at planning.ubc.ca until February 23.

Post Your Ideas Here! Vibrant Spaces

What kind of street-level uses (i.e. shops, services, recreation, storefront academic) and design features would help contribute to the vibrancy and success of...

Post your ideas here								
University Boulevard	UBC Bus Exchange	Gage South Student Housing Courtyard (This will be above ground)	MacInnes Field	Athlete's Way	Precinct / Other			

Post Your Ideas Here! Pedestrian and Bike Connections

What should we be thinking about to achieve successful pedestrian and bike connections...

Post your ideas here							
	Along University Boulevard	Along Wesbrook Mall	@ Wesbrook Mall / U. Blvd Intersection	@ UBC Bus Exchange	Along Student Union Blvd	Precinct / Other	

Post Your Ideas Here!

Identity and Value:

How can buildings, streets and open spaces be designed to express a sense of arrival to the university?

Other Comments and Ideas?

Post		

Post your ideas here

