

University of British Columbia

Gage South 'Area Under Review'

CONSIDERATION MEMORANDUM OF CONSULTATION INPUT

DRAFT

Campus and Community Planning
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Table of Contents

1.0 Memo Purpose and Structure	3
2.0 Background	3
2.1 The 'Area Under Review'	3
3.0 Gage South + Environs Working Group	5
4.0 Summary of Consultation and Outreach Process	5
4.1 Consultation Timeline	6
4.2 Phase 1 Public Consultation	6
4.3 Phase 2 Public Consultation	6
4.3.1 Public Opinion Polling	8
4.4 Public Hearing	9
4.5 Stakeholder Agencies	9
4.6 Musqueam First Nation	10
5.0 Consideration Memorandum of Public Input Received (Phase 1)	10
5.1 Response to Phase 1 Questionnaire Feedback	11
5.2 Response to Other Submissions	15
6.0 Consideration Memorandum of Public Input Received (Phase 2)	16
6.1 Response to Phase 2 Questionnaire Feedback	17
6.2 Response to Other Submissions	19
7.0 Consideration Memorandum of Public Input Received (Public Hearing)	21
7.1 Summary of Agency Comments	21
7.2 Response to Written Submissions and Speaker Comments at the Public Hearing	22
7.3 Engagement with the Musqueam First Nation	26
8.0 Appendix A (Phase 1)	27
8.1 Phase 1 Detailed Feedback	27
8.2 Phase 1 Consultation Workbook (including Questionnaire)	34
9.0 Appendix B (Phase 2)	34
9.1 Phase 2 Detailed Feedback	35
9.2 Phase 2 Open House Display Boards	39
10.0 Appendix C (Public Opinion Polling Detailed Results)	39

1.0 MEMO PURPOSE AND STRUCTURE

UBC committed to producing a Consideration Memo, demonstrating how the consultation input from Phase 1, 2 and from the Public Hearing was considered in developing the proposed amendments to the UBC Land Use Plan. The production of a Consideration Memo exceeds best practices in land use planning consultation processes.

This memo has the following structure. The first section, **Background**, provides an overview and description of the process. Descriptions of how the consultations were conducted are found in the **Summary of Consultation and Outreach Process**. The input, and its consideration by UBC, is found in the **Consideration Memorandum of Public Input Received** sections. These sections present feedback received by phase and include UBC's consideration of each issue or concern. The Appendices provide earlier consultation documents and a more detailed listing of some of the consultation inputs.

2.0 BACKGROUND

UBC is committed to building a model university community that is vibrant, livable and sustainable, and which supports and advances our academic mission. UBC's Land Use Plan sets out the vision and direction for the development of UBC campus based on the principles of sustainable community development and smart growth. An excerpt from the Land Use Plan states:

Through future planning initiatives associated with this Land Use Plan, a special university community will evolve through innovation, renewal, and quest for excellence based on experimentation and demonstration. It will be a diverse and stimulating place for living, working and learning in harmony with the environment (page 6, Section 3.1).

During the UBC Land Use Plan amendment process in early 2010, students expressed concern over future land use for the former Gage South Neighbourhood area as non-market rental housing for faculty, staff, and students. In response, UBC recognized the request to revisit the area's future land use in an updated context and categorized it as an 'Area Under Review'.

2.1 The 'Area Under Review'

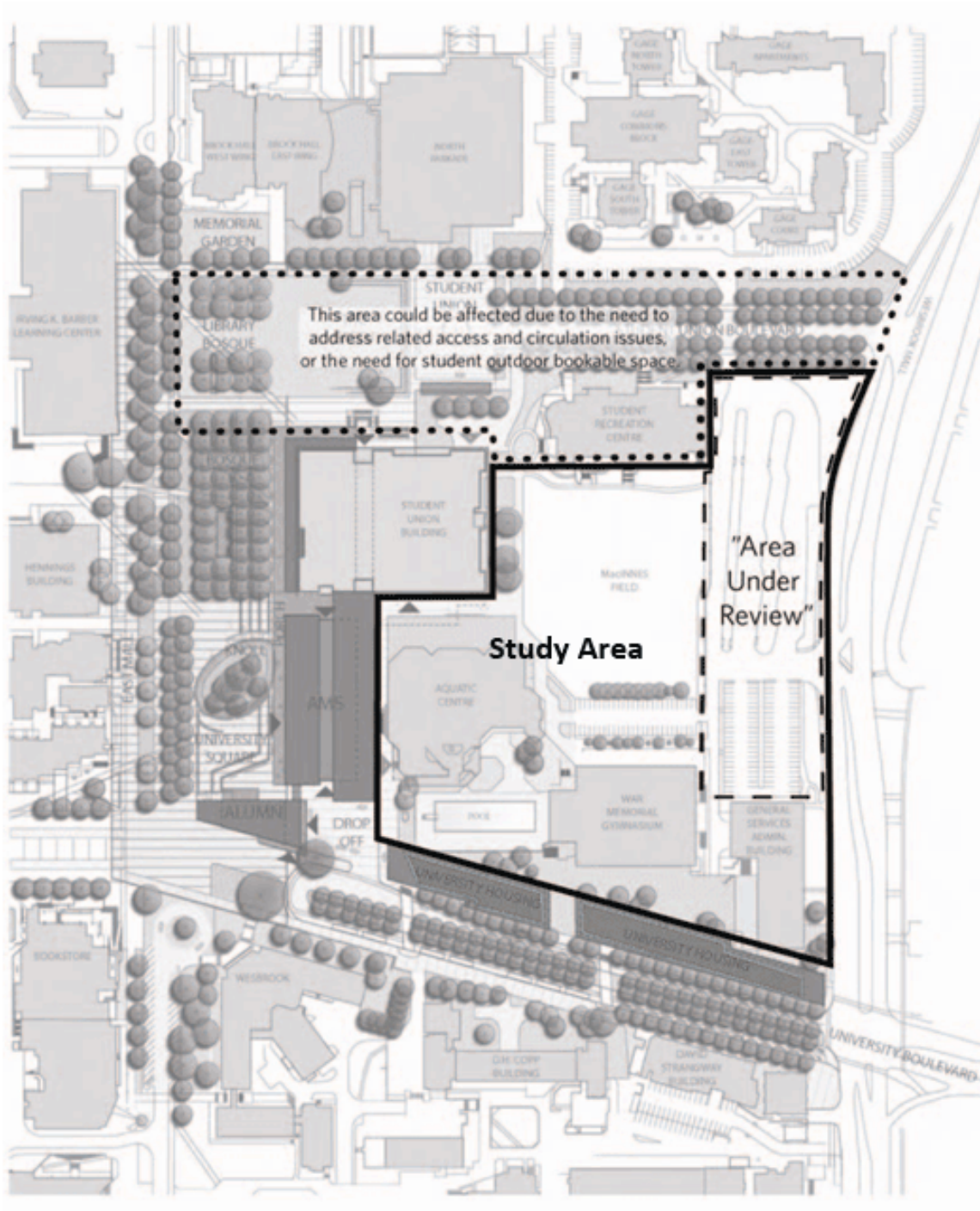
During the UBC Land Use Plan amendment process in 2010, students expressed concern over future land use for the former Gage South Neighbourhood area as non-market rental housing for faculty, staff, and students. In response, UBC recognized the request to revisit the area's future land use in an updated context and re-designated it as an 'Area Under Review', until further planning could be undertaken.

Prior to resolving how the Gage South 'Area Under Review' will be used, UBC needed to consider the uses of the academic lands adjacent to this area. As such, UBC undertook a comprehensive technical review and consultation process for a larger 'Study Area'.

Within the 'Study Area', various academic program demands needed to be considered and balanced. In addition to the 'Area Under Review,' the larger study area includes:

- A new aquatic centre

- A transit diesel bus facility
- An open air bookable recreational space for student events (like MacInnes Field)



3.0 GAGE SOUTH + ENVIRONS WORKING GROUP

A Gage South + Environs Working Group worked collaboratively throughout the planning process to address the land use demands in the larger 'Study Area'. The Working Group included representatives from the following key stakeholders:

- Students (graduate and undergraduate)
- UBC Athletics and Recreation
- TransLink
- University Neighbourhoods Association (UNA)
- University Endowment Lands (UEL), and
- Other internal representatives from UBC departments.

The Working Group members assisted in the development of a plan for the area since the outset by providing feedback on the scope, principles and consultation process, as well as collaborative review and critique of draft plan content. They also discussed the implications of incorporating non-market rental housing for faculty, staff and students within the 'Area Under Review'. These discussions have included an exploration of the issues and challenges of both including and not including housing in the 'Area Under Review'.

The Working Group met on the following dates to discuss land uses for the Gage South + Environs area:

- February 3, 2011
- May 12, 2011
- August 25, 2011
- September 15, 2011
- October 6, 2011
- October 20, 2011
- November 3, 2011
- December 15, 2011
- February 9, 2012
- February 17, 2012
- February 23, 2012
- March 8, 2012¹

The Working Group is committed to transparency; meeting notes have been made available on the Campus + Community Planning website: www.planning.ubc.ca/gagesouth.

4.0 SUMMARY OF CONSULTATION AND OUTREACH PROCESS

In this section, the purpose of consultation, the processes that were used and numbers of participants, and the outcomes are described.

¹ March 8th meeting record reported in the April 3rd Board of Governors report "Final Plan for Gage South & Environs and Referral of Related Land Use Plan Amendments to Public Hearing" available on the Board of Governors website.

4.1 Consultation Timeline

The Gage South + Environs public consultation process included multiple opportunities for community and stakeholder input.

- November 15th – 29th, 2011 – Phase 1 Public Consultation
- February 27th – March 7th, 2012 – Phase 2 Public Consultation
- April 25th, 2012 – Public Hearing

4.2 Phase 1 Public Consultation

The purpose of the first phase of public consultation was to present four possible concepts of how the elements within Gage South could be laid out and gathered feedback on trade-offs and preferences on elements in each concept and across concepts. Each layout included the possibility of including non-market rental housing for faculty, staff and students in the 'Area Under Review'.

The first phase of Gage South + Environs public consultation took place between November 15th and 29th, 2011. This phase included two public workshops on November 24th and an online questionnaire.

Notification of Phase 1 of the consultation process was provided to nearly 70,000 contacts through the following print advertisements and online distribution channels:

- The Ubyyssey on November 14th (Circulation 12,000)
- The Vancouver Courier on November 16th (Circulation 45,000)
- C+CP e-newsletter and Gage South-specific email to C+CP email distribution list on November 18th (Circulation 1,500 x 2)
- UNA e-newsletter on November 10th, 17th and 24th (Circulation 1,500 x 3)
- UEL newsletter on November 3rd and poster delivered to residences (Circulation 1593 residences)
- C+CP website events calendar
- C + CP website hits to /gagesouth (over 370 unique page views)
- C+CP Twitter and Facebook pages (reaching over 1,900 contacts)
- an informational Gage South & Environs video posted to YouTube with over 1,200 views. The video was also featured on the front page of ubc.ca.

Stakeholder outreach initiatives to promote public consultation included:

- 165 communications e-toolkits were sent to Student Services, SHHS, Athletics and Recreation, UBC faculties, alumni and faculty emeriti, UBC unions and student clubs. The toolkit included web copy, Twitter update copy, a link to the YouTube video and a link to the Gage South portion of C+CP's website.
- 15 one-on-one stakeholder engagement meetings with various groups (e.g. undergraduate societies, emeriti, Unions, and SHHS)
- Residence hall information booths set up in the Totem, Vanier and Gage areas
- 36 campus businesses were notified of the consultation and provided notices to post
- The AMS distributed 1,000 flyers

As a result of the above notification and outreach, participation in Phase 1 was as follows:

- 215 questionnaires were submitted
- 41 letter submissions were received
- 1 petition on behalf of 2,159 members of the campus community was received
- A combined total of 45 people attended the workshops held on November 24th

To see how the feedback from Phase 1 was considered, please see Section 5.0.

4.3 Phase 2 Public Consultation

Phase 2 allowed for continued discussion of possibly placing non-market rental housing for faculty, staff and students in the 'Area Under Review'. Further technical information and a compatibility review was undertaken to address feedback and concerns identified in Phase 1, and in Phase 2 no decision had yet been made on placing non-market rental housing for faculty, staff and students within the Gage South 'Area Under Review'.

The second phase of the Gage South + Environs public consultation took place from February 27th to March 7th, 2012. This phase included a public open house held on March 1st, and an online questionnaire.

Notification of Phase 2 was provided to over 145,000 contacts about the opportunities to provide feedback through the following print advertisements and online distribution channels:

- The Vancouver Courier (west side edition) on February 17th and February 24th (Circulation, 2 x 49,000)
- The Ubyyssey on February 16th and February 27th (Circulation, 2 x 12,000)
- Campus Resident on February 20th (Circulation, 10,000)
- UNA E-Newsletter on February 16th, 23rd and March 1st (Circulation, 3 x 1,500)
- UEL Distribution on February 27th (200 flyers to single family homes in area A of the UEL)
- C+CP e-newsletter February 15th (Circulation, 1,500)
- 243 views of the updated Gage South YouTube video
- 5,149 Twitter and Facebook users reached ('Gage South Consultation' and 'Gage South Survey')
- 230 unique page views to /gagesouth

Stakeholder outreach initiatives to promote public consultation in Phase 2 included:

- Distributing 173 communications e-toolkits to campus stakeholders. The e-toolkits were sent to Student Services, SHHS, Athletics and Recreation, UBC faculties, alumni and faculty emeriti, UBC unions and student clubs. The toolkit included web copy, Twitter update copy, a link to the YouTube video and a link to the Gage South portion of C+CP's website.

In Phase 2, participation was as follows:

- 836 questionnaires were submitted
- 7 letter submissions were received

- 80 people attended the Public Open House on March 1st

To see how the feedback from Phase 2 was considered, please see Section 6.0.

4.3.1 Public Opinion Polling

Phase 2 also included public opinion polling of three university samples (students, faculty and staff) and two general population samples (residents of the on-campus neighbourhoods and residents of the University Endowment Lands). Between March 1 and 11th, 2012, Mustel Group, an independent, professional opinion and market research firm, conducted a total of 690 telephone interviews, with:

- 155 students
- 151 faculty
- 150 staff
- 150 campus neighbourhood residents
- 84 University Endowment Lands (UEL) residents

The purpose of the polling was to ask respondents what their level of support was for building non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review', as well as test several proposed measures that would mitigate compatibility concerns, such as noise. UEL residents (as an affected area adjacent to Gage South + Environs) were further asked their opinion regarding the new diesel bus loop and proposed new Aquatic Centre that are planned for the area.

The polling revealed the following:

- Based on anything they may have seen or heard, 57% of respondents expressed support for building non-market rental housing for faculty, staff and students in the Gage South + Environs area.
- When looking at the student sample, 10% of students strongly supported non-market rental housing for faculty, staff and students in the Area Under Review, and 48% somewhat supported it.
- Each of the four measures described to respondents, designed to address concerns regarding noise conflict, were found to increase the likelihood of support for building the rental housing among the majority of respondents.
- If plans changed with regards to the Gage South + Environs area, opinion is divided over the proposal to shift the housing density to the Acadia neighbourhood, with 42% in support and 45% opposed.
- Among those opposed to shifting the housing density to the Acadia neighbourhood, no clearly favoured alternative location is identified. Overall, about half of all UEL residents make use of the temporary diesel bus loop once a month or more, with about one-third using the Aquatic Centre often. The large majority of residents of the UEL feel that upgrades to these facilities would have no impact upon them (91%).
- Having heard various suggested measures for addressing noise concerns, possible alternative sites and the effects of not building anything, overall support for building non-market rental housing for faculty, staff and students in the Gage South + Environs area increases from 57% to 63%.

Detailed results from the public opinion polling are provided in Appendix C.

4.4 Public Hearing

As would be required for a municipality, the UBC Board of Governors is required to ensure a public hearing is held before amendments to the Land Use Plan are sent to the Minister for adoption.

As per the requirements of Ministerial Order M229, the following notification was provided:

- Notice was given in the April 13th and 18th editions of the Vancouver Courier, as well as the April 12th and 16th editions of the Ubysey.
- A copy of the public hearing notice was posted on two 8' x 4' boards and strategically placed in the 'Area Under Review' so as to be visible from two entrances to the current diesel bus loop; and
- The following notice was provided to property owners and tenants in occupation of leased premises within the required area for notice:
 - 11 notices were mailed on April 10th through addressed mail
 - 10 notices were hand delivered on April 12th

Additionally, an Upcoming Events + Announcements email, including the date of the public hearing, was sent to the Campus + Community Planning e-mail distribution list on April 19th (circulation, 1,800) and the notice of public hearing was posted to the Campus + Community Planning website.

A public hearing was held on April 25th, 2012, beginning at 6:00pm. At the public hearing, 3 people spoke and 3 written submissions were received. Fifteen written submissions² were submitted prior to the public hearing.

Please see the Public Hearing Record for the Public Hearing minutes and written submissions.

4.5 Stakeholder Agencies

As required by subsection 40(1)(a) of the *Municipalities Enabling and Validating Act*, and Ministerial Order M229, the UBC Board of Governors determined after careful consideration that the following groups were to be consulted:

- University Neighbourhoods Association
- University Endowment Lands
- TransLink
- Ministry of Transportation and Infrastructure

As such, letters outlining the proposed amendments to the Land Use Plan were sent to the specified groups on March 12th, 2012.

To see how feedback from stakeholder groups was considered, see Section 7.1. Please see the Public Hearing Record for copies of agency letters.

² Sixteen written submissions were received prior to the Public Hearing but one written submission regarding relocation of the diesel bus loop was retracted at the request of the individual who made the submission.

4.6 Musqueam First Nation

Through the office of the Vice President, External, Legal and Community Relations, three letters regarding the proposed Land Use Plan amendments were sent to the Musqueam First Nation. Three formal letters were sent (March 9th, March 23rd, and April 16th) and an email from the Associate Vice President, Campus + Community Planning, was sent on April 18th, 2012.

To see how feedback from the Musqueam First Nation was considered, see Section 7.3. Please see the Public Hearing Record for a record of correspondence with the Musqueam First Nation.

5.0 CONSIDERATION MEMORANDUM OF PUBLIC INPUT RECEIVED (PHASE 1)

This section provides a detailed analysis and consideration of concerns and issues identified during Phase 1 (November 2011) of the Gage South + Environs consultation process. Feedback from Phase 2 (February-March 2012) is addressed in Section 6.0, and feedback received from the Public Hearing is addressed in Section 7.0.

The concerns expressed in the tables below are based on questionnaires submitted online or at the public workshops held on November 24th, and summarize ideas and concerns raised, how those were incorporated into the proposal presented in Phase 2, or if they were not, why they were not addressed.

Section 5.1 presents feedback from the 215 questionnaires received in Phase 1. The detailed feedback is based on the 18 questions in the questionnaire and responses to open-ended questions that received ten or more occurrences (over 5%) are included in the tables below. Only responses to questions relating to non-market rental housing for faculty, staff and students and the Gage South 'Area Under Review' are included.

Section 5.2 presents feedback received in the 41 letter submissions that is specific to non-market rental housing for faculty, staff and students and the Gage South 'Area Under Review'.

5.1 Response to Phase 1 Questionnaire Feedback

<u>Issue</u>	<u>Phase 1: Feedback</u>	<u>Response</u>
Non-market Rental Housing		
Preserving Gage South as a student-centric part of campus.	<ul style="list-style-type: none"> • 82 respondents ranked ‘preserving Gage South as a student-centric area of campus’ as their first choice when asked which in a series of statements about Gage South was most important to them. • When asked to rank what form of housing respondents preferred, 56 chose ‘no non-market rental housing’ as their first choice • 21 respondents made comments in support of preserving Gage South as a student-centric part of campus when asked what the disadvantages of placing non-market rental housing in this area would be. 	<p>Recognizing the negative feedback regarding placing non-market rental housing for faculty, staff and students in the ‘Area Under Review’, recommendations on whether to include university rental housing were not included in the draft plan forwarded to the Phase 2 consultation.</p> <p>Instead, a compatibility analysis will be prepared based on detailed technical studies of compatibility issues identified in other parts of the questionnaire and results provided in the Phase 2 consultation.</p> <p>The input received in Phase 2 consultation will then inform final recommendations on the use of this area for non-market rental housing for faculty, staff and students.</p>
Placing housing between the UEL and the academic precinct	<ul style="list-style-type: none"> • 5 respondents ranked this as their first choice when asked which in a series of statements about Gage South was most important to them. 	See response above.
Providing faculty, staff and students the opportunity to live close to the centre of campus in Gage South	<ul style="list-style-type: none"> • 45 respondents ranked ‘providing faculty, staff and students the opportunity to live close to the centre of campus’ as their first choice when asked which in a series of statements about Gage South was most important to them. 	See response above.

	<ul style="list-style-type: none"> • 29 respondents made comments in support of placing non-market housing in Gage South when asked what the advantages and disadvantages of placing housing in this area would be. • 20 respondents ranked 'making Gage South a primarily, but not exclusively student focused area (i.e. allows for inclusion of non-market housing for faculty, staff and students) when asked which in a series of statements about Gage South was most important to them. 	
Ensuring there is sufficient year-round population to support shops and businesses	<ul style="list-style-type: none"> • 35 respondents supported measures to ensure there is sufficient year-round population to support shops and businesses. • 17 ranked this as their first choice when asked which in a series of statements about Gage South was most important to them. 	See response above.
Potential noise and other conflict between renters and students	<p>When asked what the disadvantages of placing non-market rental housing in Gage South would be:</p> <ul style="list-style-type: none"> • 47 respondents were concerned about noise conflict between students and renters if housing was placed in Gage South • 11 ranked minimizing potential conflicts between renters and student activities as their first choice when asked which in a series of statements about Gage South was most important to them. 	As part of the compatibility analysis for the Area Under Review, a professional noise study will be undertaken to measure current and predicted noise that might affect the 'Area Under Review'.
Clauses in rental	The majority of respondents said they would be	Noise warning clauses would be recommended for

<p>agreements accepting noise levels prior to tenancy and requiring acceptance from renters of the levels of noise associated with those activities before they move in</p>	<p>more likely to support housing if this measure was in place.</p> <ul style="list-style-type: none"> • 104 respondents were likely • 52 were unlikely • 20 had no preference 	<p>inclusion in rental agreements if non-market rental housing for faculty, staff and students is approved for the 'Area Under Review'.</p> <p>However, recommendations on whether to pursue such housing in the 'Area Under Review' will not be made until after the public has had a chance to consider further technical compatibility analysis information in Phase 2 consultation.</p>
<p>Making suites small one bedrooms and studios to appeal to a younger demographic of faculty, staff and students</p>	<p>The majority of respondents said they would be more likely to support housing if this measure was in place.</p> <ul style="list-style-type: none"> • 108 respondents were likely • 48 were unlikely • 22 had no preference 	<p>Suites would be small 1 bedrooms and studios to appeal to a younger demographic, if non-market rental housing for faculty, staff and students is approved for the 'Area Under Review'.</p> <p>However, recommendations on whether to pursue such housing in the 'Area Under Review' will not be made until after people have had a chance to consider further technical compatibility analysis information in Phase 2 consultation.</p>
<p>Equipping Sub Plaza north to accommodate concerts and large events with music, to distance the noisier student activities from possible non-market rental housing for faculty, staff and students</p>	<p>The majority of respondents said they would be more likely to support housing if this measure was in place.</p> <ul style="list-style-type: none"> • 93 of respondents were likely • 48 were unlikely • 33 had no preference 	<p>SUB plaza north could be equipped to better accommodate concerts and large events with music, if non-market rental housing for faculty, staff and students is approved for the 'Area Under Review'.</p> <p>However, recommendations on whether to pursue such housing in the 'Area Under Review' will not be made until after people have had a chance to consider further technical compatibility analysis information in Phase 2 consultation.</p>

<p>Developing a partnership with BC Housing and targeted at employees with a household income of less than \$64K a year.</p>	<p>The majority of respondents would be more likely to support housing if this initiative were in place.</p> <ul style="list-style-type: none"> • 84 respondents were likely • 60 were unlikely • 31 had no preference 	<p>Initial discussions were held with BC Housing to determine the viability of a partnership on a non-market rental project targeted to employees with a household income of less than \$64,000/year, for the 'Area Under Review'.</p> <p>However, recommendations on whether to pursue non-market rental housing for faculty, staff and students in the 'Area Under Review' will not be made until after people have had a chance to consider further technical compatibility analysis information in Phase 2 consultation.</p>
<p>Height of non-market rental housing for faculty, staff and students if such use were approved and located at Student Union Boulevard and Wesbrook Mall</p>	<p>When asked to rank their preference for possible building heights and locations if housing proceeds in Gage South, respondents ranked building heights as follows:</p> <ol style="list-style-type: none"> 1. 47 respondents ranked 6-8 storey non-market rental housing located at Student Union Boulevard and Wesbrook Mall as their first choice 2. 25 ranked a 14-storey building along Wesbrook Mall on top of the bus loop pick-up area as their first choice 3. 22 ranked an 11-storey building along Wesbrook Mall and on top of the bus loop drop-off area as their first choice 4. 11 ranked a 10-storey building bridging over the bus loop entry on Wesbrook Mall as their first choice 	<p>The compatibility analysis for planning and Phase 2 information purposes will be undertaken assuming a non-market rental housing project of 6-8 storeys on the 'Area Under Review'.</p> <p>However, recommendations on whether to pursue such housing in the 'Area Under Review' will not be made until after people have had a chance to consider further technical compatibility analysis information in Phase 2 consultation.</p>
<p>Would people consider living in Gage South if non-market rental housing was placed there.</p>	<p>A slightly larger number of respondents said they would consider living in Gage South.</p> <ul style="list-style-type: none"> • 91 respondents said yes • 79 said no 	<p>Recognizing the negative feedback regarding placing non-market rental housing for faculty, staff and students in the 'Area Under Review', recommendations on whether to include</p>

	<p>Asked why they would or would not consider living in Gage South:</p> <ul style="list-style-type: none"> • 15 said yes because of the convenience and proximity to the centre of campus • 13 said no because they prefer distance between UBC life and their personal life outside campus • Another 17 comments in response to an open ended question referenced the convenience of the location for future rental housing. 	<p>university rental housing were not included in the draft plan forwarded to the Phase 2 consultation.</p> <p>Instead, a compatibility analysis will be prepared based on detailed technical studies of compatibility issues identified in other parts of the questionnaire and results provided in the Phase 2 consultation.</p> <p>The input received in Phase 2 consultation will then inform final recommendations on the use of this area for non-market rental housing for faculty, staff and students.</p>
<p>Comments about the affordability of non-market rental housing for faculty, staff and students</p>	<p>When asked what the advantages and disadvantages of placing housing in Gage South would be:</p> <ul style="list-style-type: none"> • 16 respondents were concerned with whether non-market housing would be affordable, particularly for students • 13 respondents commented that placing affordable non-market rental housing for faculty, staff and students would be a positive addition to Gage South 	<p>The current <i>Land Use Plan</i> includes the following policy: <i>"...If the area is used for neighbourhood housing, the intention is that it would be for small affordable university rental units. ..."</i> (Section 4.1.7)</p> <p>If ultimately housing is approved for the 'Area Under Review', it would therefore be small affordable non-market rental units for faculty, staff and students.</p> <p>Recommendations on whether to pursue such housing in the 'Area Under Review' will not be made until after people have had a chance to consider further technical compatibility analysis information in Phase 2 consultation.</p>

5.2 Response to Other Submissions

A total of 41 other submissions were received during the consultation period. Only issues raised in letters provided on behalf of organizations or that are referenced more than twice (5%) in individual submissions are included in the table below. Organizations may

be mentioned more than once in the table below. Please note that each organization only submitted one letter and that multiple references refer to different points within the individual letter submissions and do not refer to additional letter submissions.

<u>Issue</u>	<u>Phase 1: Feedback Received From</u>	<u>Response</u>
Support for designating the 'Area Under Review' in Gage South 'Academic'	<ul style="list-style-type: none"> • One petition was received with 2,159 signatures • 32 form letters • 1 letter from the AMS stating its support for using the 'Area Under Review' for uses consistent with the 'Academic' designation. 	<p>Recognizing the negative feedback regarding placing non-market rental housing for faculty, staff and students in the 'Area Under Review', recommendations on whether to include university rental housing were not included in the draft plan forwarded to the Phase 2 consultation.</p> <p>Instead, a compatibility analysis will be prepared based on detailed technical studies of compatibility issues identified in other parts of the questionnaire and results provided in the Phase 2 consultation.</p> <p>The input received in Phase 2 consultation will then inform final recommendations on the use of this area for non-market rental housing for faculty, staff and students.</p>
Opposition to including non-market rental housing or non-student housing in Gage South	<ul style="list-style-type: none"> • 1 joint letter from four undergraduate societies (Arts, Engineering, Land and Food Systems, and Science) • 1 letter from the AMS 	See response above.

6.0 CONSIDERATION MEMORANDUM OF PUBLIC INPUT RECEIVED (PHASE 2)

This section provides a detailed analysis of various concerns and issues identified during Phase 2 (February-March 2012) of the Gage South + Environs consultation process. The concerns expressed in the tables below are based on questionnaires submitted online or at the March 1 public open house.

The tables below summarizes ideas and concerns raised in Phase 2 and demonstrates how they were taken into consideration.

Section 6.1 is based on the feedback received in 836 questionnaires, while Section 6.2 includes feedback received in 7 letter submissions. Only responses to questions relating to non-market rental housing for faculty, staff and students and the Gage South 'Area Under Review' are included.

The detailed feedback presented in Section 6.1 is based on 7 questionnaire questions. Note that only comments with 38 or more occurrences (5% or more) are represented in the tables below.

6.1 Response to Phase 2 Questionnaire Feedback

<u>Issue</u>	<u>Phase 2: Feedback</u>	<u>Response</u>
Compatibility Analysis		
Non-market rental housing is incompatible in Gage South 'Area Under Review' because of noise conflict	<ul style="list-style-type: none"> 44 respondents in an open-ended question were concerned that non-market rental housing would not be compatible in the Gage South 'Area Under Review' due to noise conflict 	The independent professional noise study provided for public review in Phase 2 consultation concluded that non-market rental housing for faculty, staff and students should not be ruled out in the 'Area Under Review' on the grounds of noise impact.
Establishing a panel made up of the VP Finance, Resources and Operations, the VP Students, and the VP External, Legal and Community Relations to resolve noise conflicts between renters and other activities in the area	<p>The majority of respondents were in support of this measure.</p> <ul style="list-style-type: none"> 520 respondents were in support of this measure ('yes') 242 respondents were not in support of this measure ('no') 	If non-market rental housing for faculty, staff and students were to be recommended for the 'Area Under Review', establishing the proposed panel would also be recommended.
Support for introducing a noise clause in rental agreements	<ul style="list-style-type: none"> 42 respondents in an open-ended question were in support of introducing a noise clause in rental agreements if non-market rental housing were placed in Gage South 	If non-market rental housing for faculty, staff and students were to be recommended for the 'Area Under Review', a noise warning clause in rental agreements would be recommended.

<p>Non-Market Rental Housing for Faculty, Staff and Students</p>		
<p>Opposition to placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review'</p>	<ul style="list-style-type: none"> • 380 respondents object to placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review' • 210 respondents were in support of placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review' • 77 respondents were neutral 	<p>Non-market rental housing for faculty, staff and students is not recommended. Instead, 12-month student housing with a priority for graduate students and post-doctoral fellows is recommended.</p> <p>This also addresses input received from the Housing Action Plan process that notes the challenges post-doctoral fellows have finding affordable housing on campus and the need expressed by graduate students for graduate-specific housing.</p>
<p>Opposition to placing non-student housing in the Gage South 'Area Under Review'</p>	<ul style="list-style-type: none"> • 73 respondents in one open-ended question were not in support of having non-student housing placed in the Gage South 'Area Under Review' • 73 respondents in a second open-ended question were not in support of having non-student housing placed in the Gage South 'Area Under Review' • 51 respondents in a third open-ended question were not in support of having non-student housing placed in the Gage South 'Area Under Review' • 40 respondents in a fourth open-ended question were not in support of having non-student housing placed in the Gage South 'Area Under Review' 	<p>Non-market rental housing for faculty, staff and students is not recommended. Instead, 12-month student housing with a priority for graduate students and post-doctoral fellows is recommended.</p> <p>This also addresses input received from the Housing Action Plan process that notes the challenges post-doctoral fellows have finding affordable housing on campus and the need expressed by graduate students for graduate-specific housing.</p>

<p>Gage South should remain a student-centric part of campus</p>	<ul style="list-style-type: none"> • 56 respondents in one open-ended question commented that the Gage South area should be a student-centric part of campus. • 39 respondents in a second open-ended question commented that the Gage South area should be a student-centric part of campus. • 38 respondents in a third open-ended question commented that the Gage South area should be a student-centric part of campus. 	<p>See above response.</p>
<p>Opposition to placing any housing in the Gage South 'Area Under Review'.</p>	<ul style="list-style-type: none"> • 63 respondents in an open-ended question were in opposition to placing any housing in the Gage South area. 	<p>See above response.</p>
<p>Transferring floorspace from the Gage South 'Area Under Review' to the lands adjacent to Acadia East</p>	<ul style="list-style-type: none"> • 199 respondents were not in support of transferring the floorspace to the lands adjacent to Acadia East • 186 were neutral • 179 were in support of transferring the floorspace to the lands adjacent to Acadia East 	<p>See above response.</p> <p>A policy is recommended to transfer the Gage South 'Area Under Review' floorspace for non-market rental housing for faculty and staff to another part of campus, to be determined in future. A Land Use Plan amendment will be required at that time.</p>

6.2. Response to Other Submissions

A total of 7 other submissions were received during the consultation period. Only issues raised in letters provided on behalf of organizations or that are referenced more than twice in individual submissions are included in the table below. Please note that each organization or individual only submitted one letter and that multiple references refer to different points within the individual letter submissions and do not refer to additional letter submissions.

<u>Issue</u>	<u>Phase 2: Feedback Received From</u>	<u>Response</u>
Non-Market Rental Housing for Faculty, Staff and Students		
Opposition to placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review'	<ul style="list-style-type: none"> • 1 letter from the UBC Residence Hall Association 	<p>Non-market rental housing for faculty, staff and students is not recommended. Instead, 12-month student housing with a priority for graduate students and post-doctoral fellows is recommended.</p> <p>This also addresses input received from the Housing Action Plan process that notes the challenges post-doctoral fellows have finding affordable housing on campus and the need expressed by graduate students for graduate-specific housing.</p>
Concern about possible conflict between students and potential tenants in proposed non-market rental housing for faculty, staff and students.	<ul style="list-style-type: none"> • 1 letter from the UBC Residence Hall Association 	See above response.
Support for future housing introduced in the Gage South area being affordable student housing	<ul style="list-style-type: none"> • 1 letter from the UBC Residence Hall Association 	See above response.

7.0 CONSIDERATION MEMORANDUM OF PUBLIC INPUT RECEIVED (PUBLIC HEARING)

This section provides a detailed analysis of feedback received for consideration at the Public Hearing held on April 25th, 2012. Feedback received is presented in three tables, Section 7.1 presents a summary of agency comments, Section 7.2 presents feedback received in written submissions and from speakers at the public hearing, and Section 7.3 presents feedback received from the Musqueam First Nation.

7.1 Summary of Agency Comments

As required by subsection 40(1)(a) of the *Municipalities Enabling and Validating Act*, and Ministerial Order M229, the UBC Board of Governors determined after careful consideration that the following groups were to be consulted:

- University Neighbourhoods Association
- University Endowment Lands
- TransLink
- Ministry of Transportation and Infrastructure

As such, letters outlining the proposed amendments to the Land Use Plan were sent to the specified groups on March 12th, 2012. In response, letters were received from the University Neighbourhoods Association, Ministry of Transportation and Infrastructure, TransLink, and the University Endowment Lands. Feedback received in the letters is included in the table below.

For copies of the letters, please see the Public Hearing Record.

<u>Agency</u>	<u>Comment Format</u>	<u>Feedback Received</u>
University Neighbourhoods Association	<ul style="list-style-type: none"> • Formal letter received 	<ul style="list-style-type: none"> • The Gage South area of campus should ideally combine and integrate natural and human-built elements and should be a guiding planning principle for this area. • Concern that the proposal for the 'Area Under Review' will not result in a sustainable community as the allocation of space in the area does not include key elements in the campus, such as residents, faculty, administrative or support staff, or the business sector. • Concern that the allocation of space in the Gage South 'Area Under Review' is inequitable because it does not provide

		<p>affordable housing opportunities to faculty and administrative and support staff.</p> <ul style="list-style-type: none"> • Future plans for the Gage South area should provide space for integrating the activities of students, faculty, staff and residents and not enhance segregation. • Concern that the proposed housing for the 'Area Under Review' conveys that faculty and staff are not vital to have in the heart of campus. • The plan for the Gage South area should feature good urban design and an architecturally inspiring use of space that integrates social, economic and environmental sustainability.
Ministry of Transportation and Infrastructure	<ul style="list-style-type: none"> • Formal letter received 	<ul style="list-style-type: none"> • No concerns about the proposed amendments to the Land Use Plan.
TransLink	<ul style="list-style-type: none"> • Formal letter received 	<ul style="list-style-type: none"> • No concerns about the proposed amendments to the Land Use Plan.
University Endowment Lands	<ul style="list-style-type: none"> • Formal letter received 	<ul style="list-style-type: none"> • No concerns with the proposed amendment to designate the 'Area Under Review' as 'Academic'. • Support for the proposed location of the new diesel bus loop provided that any changes to the proposed location or configuration include further discussions with the University Endowment Lands administration.

7.2 Response to Written Submissions and Speaker Comments at the Public Hearing

A total of 18 written submissions³ were submitted to the Public Hearing Clerk either by email prior to the Public Hearing or in person at the Public Hearing. Three people spoke at the public hearing.

<u>Issue</u>	<u>Feedback Received</u>	<u>Response</u>
'Academic' designation of the Gage South 'Area Under Review'	<ul style="list-style-type: none"> • 3 written submissions and one speaker were in support of designating the Gage South 'Area Under Review' as 'Academic' 	An 'Academic' designation for the Gage South 'Area Under Review' is being recommended.

³ Nineteen written submissions were received but one written submission regarding relocation of the diesel bus loop was retracted at the request of the individual who made the submission.

	<ul style="list-style-type: none"> • 1 written submission with an attached petition (with 2,159 signatures) was received in support of designating the Gage South 'Area Under Review' as 'Academic' 	<p>Please note that the majority of signatures received in the petition were collected well ahead of any public engagement or distribution of explanatory material on proposed plans for the Gage South + Environs area, including the 'Area Under Review'.</p> <p>Petition signatories did not provide explicit consent to having their names, email addresses, signatures or affiliation publicly released and as such the petition itself has not been made public to protect their privacy.</p>
<p>Addition of Section 5.1.4 to the Land Use Plan</p>	<ul style="list-style-type: none"> • 2 written submissions and 1 speaker were in opposition to the addition of Section 5.1.4 to the Land Use Plan • One submission stated the new S.5.1.4 was flawed because: <ul style="list-style-type: none"> ○ There are two scenarios for floorspace allocations, and it is unclear which scenario is relevant. ○ The floorspace targets for future Acadia and Stadium Road have not been consulted on as required 	<p>The two scenarios in the <i>LUP Next Steps: Neighbourhood Distribution Report April 2011</i> deliver an identical total floorspace distributed across all neighbourhoods on campus, providing the approved total floorspace. Scenario A showed a distribution if the AUR were maintained for housing, while Scenario B showed an alternative redistribution of the same total floorspace should the AUR floorspace all be reallocated to Wesbrook. Section 5.1.4 allows the total floorspace identified in the allocation scenarios to be achieved on campus, by transferring any floorspace not achieved in the neighbourhoods to another part of campus.</p> <p>The adoption of floorspace allocations for neighbourhoods by the Board of Governors is how</p>

	<p>under MEVA, and to set them now would prejudice the Neighbourhood Planning process;</p> <ul style="list-style-type: none"> ○ These targets can only be met if the entire neighbourhood is developed to a floorspace ratio of 3.5, which is not consistent with the single site maximum FSR of 3.5 in the Land Use Plan. ● 1 written submission with an attached petition with 2,159 was received stating that designating the Gage South 'Area Under Review' should not include any transfer of planned market housing to other parts of campus ● 1 written submission from the Alma Mater 	<p>all neighbourhood plans have been done. The Neighbourhood Plan focuses on design, layout, and character details within the pre-set density and land-use parameters. The floorspace allocation for all neighbourhoods was included in the consultation materials for the comprehensive planning process leading to the current Land Use Plan amendments, and was also included in the Wesbrook Place Neighbourhood Plan process.</p> <p>The 3.5 FSR site maximum will be respected. There is a 2.5 FSR cumulative floorspace limit across all neighbourhoods. Some will be at lower levels and some higher, but none will be higher than 3.5 FSR. Massing exercises have been undertaken to ensure these densities are realistic, given the floorspace allocations.</p> <p>Please note that the majority of signatures received in the petition were collected well ahead of any public engagement or distribution of explanatory material on proposed plans for the Gage South + Environs area, including the 'Area Under Review'.</p> <p>Petition signatories did not provide explicit consent to having their names, email addresses, signatures or affiliation publicly released and as such the petition itself has not been made public to protect their privacy.</p> <p>The principle of density transfers is well</p>
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	<p>Society neither opposes nor supports the addition of Section 5.1.4 provided that it does not compromise the University's flexibility to build or not build to the maximum allowable floorspace in response to future consultation feedback or changing circumstances.</p>	<p>established having been discussed with the campus community in the year process leading up to the Vancouver Campus Plan, during the process of preparing the Land Use Plan amendments in 2010, and in the year-long planning process leading up to the current amendments. This principle has been supported in each process regarding where floorspace will be located in the future, including, if necessary, a public hearing for future Land Use Plan amendments.</p> <p>There will be further opportunities for public input in future consultations.</p>
Diesel bus loop	<ul style="list-style-type: none"> • 14 written submissions and 1 speaker were in opposition of the diesel bus loop being moved 	<p>The new diesel bus loop will continue to be located in the Gage South area, close to its current location.</p>
Placing housing on the site of the existing diesel bus loop	<ul style="list-style-type: none"> • 9 written submissions were in opposition to placing housing in the location of the current diesel bus loop 	<p>The new diesel bus loop will continue to be located in the Gage South area, close to its current location.</p>
Consultation process	<ul style="list-style-type: none"> • 1 speaker expressed concern that the consultation process was inadequate with regards to consultation with campus residents. 	<p>The UNA was represented on the Gage South + Environs Working Group for the planning process that led to the proposed amendments to the Land Use Plan. The amendments were discussed at the Working Group's meetings. In addition, the UNA Board received a formal request for comment on the material (response summarized in the section above).</p> <p>Also, there were numerous opportunities for public input into the planning process (November</p>

		<p>15th – 29th, February 27th – March 7th, 2012, as well as the Public Hearing held on April 25th, 2012) with broad public notification. Finally, the notice of the public hearing was provided in the Vancouver Courier in the April 13th and 18th editions, the Ubyyssey in the April 12th and 16th editions, posted on large boards on site in the ‘Area Under Review’, was distributed to all subscribers to the Campus + Community Planning e-newsletter on April 19th, was posted to the Campus + Community Planning website, and included in the weekly UNA e-newsletter.</p>
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7.3 Engagement with the Musqueam First Nation

Through the office of the Vice President, External, Legal and Community Relations, three letters regarding the proposed Land Use Plan amendments were sent to the Musqueam First Nation. Through the office of the Vice President, External, Legal and Community Relations, three letters regarding the proposed Land Use Plan amendments were sent to the Musqueam First Nation. Three formal letters were sent (March 9th, March 23rd, and April 16th) and an email from the Associate Vice President, Campus + Community Planning, was sent on April 18th, 2012.

No questions or concerns about the proposed amendments to the Land Use Plan were received from the Musqueam First Nation.

For copies of the correspondence with the Musqueam First Nation, please see the Public Hearing Record.

8.0 APPENDIX A (Phase 1)

8.1 Phase 1 Detailed Feedback

In Phase 1, a questionnaire with 18 questions on four possible layout concepts for the Gage South ‘Study Area’ were put out for public input. Below is the detailed feedback received in the only the questions in the Phase 1 questionnaire that relate to non-market rental housing and the ‘Area Under Review’. Note that only comments with ten or more occurrences (over 5%) are represented in the tables below. All data presented below is calculated out of the total number of questionnaires that were taken (215), except for ranking questions which are calculated on the number of respondents who answered that specific question.

The full questionnaire and results are available in the *Gage South + Environs November 2011 Phase 1 Public Consultation Summary*.

Questions about Non-Market Rental Housing

Question 11- Using 1 as most important and 6 as least important, please rate how important the following statements are to you from 1 to 6.

- Providing faculty, staff and students the opportunity to live close to the centre of campus
- Preserving Gage South as a student-centric area of campus (i.e. excludes any housing for faculty and staff)
- Making Gage South a primarily, but not exclusively, student-focused area (i.e. allows for the inclusion of non-market housing for faculty, staff AND students)
- Having sufficient population year-round to support shops and services
- Placing housing between the UEL and the academic precinct
- Minimizing potential conflict between renters and student activities

Response:

Of the 215 survey respondents, 35 (16%) elected to not answer this question. As a result, percentages for this question are calculated out of 180, the number of respondents who chose at least one statement that was important to them. The number of respondents who chose a second, third, fourth, fifth and sixth choice is indicated in the bottom row of each column in the ‘Totals’ row.

Respondents ranked preserving Gage South as a student-centric part of campus (excluding any housing for faculty and staff) as the most important statement. The responses also show that there is support for providing faculty, staff and students with the opportunity to live in the area, closer to the centre of campus, and for having sufficient population year-round to support shops and services.

The raw response rankings from 1 – 6 are provided in the table below and should be read vertically by column.

	1	2	3	4	5	6
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Preserving Gage South as a student-centric area of campus (i.e. excludes any housing for faculty and staff)	82 (46%)	24 (13%)	6 (3%)	16 (9%)	15 (8%)	26 (14%)
Providing faculty, staff and students the opportunity to live close to the centre of campus	45 (25%)	31 (17%)	29 (16%)	20 (11%)	15 (8%)	28 (16%)
Making Gage South a primarily, but not exclusively student-focused area (i.e. allows for the inclusion of non-market housing for faculty, staff AND students)	20 (11%)	32 (18%)	39 (22%)	35 (19%)	23 (13%)	15 (8%)
Minimizing potential conflicts between renters and student activities	11 (6%)	41 (23%)	35 (19%)	21 (12%)	24 (13%)	33 (18%)
Having sufficient population year-round to support shops and services	17 (9%)	27 (15%)	41 (23%)	34 (19%)	27 (15%)	20 (11%)
Placing housing between the UEL and the academic precinct	5 (3%)	11 (6%)	16 (9%)	32 (18%)	55 (31%)	43 (24%)
Totals	180	166	166	158	159	165

Question 12 - What are the disadvantages of putting non-market rental housing for faculty, staff and students in the Gage South area?

Comments	No of References	Percentage
Concerns about potential noise and other conflict	47	22%
Comments about preserving Gage South as a student-centred academic part of campus	21	10%
Comments in support of putting non-market rental housing for faculty, staff and students in Gage South	16	7%
Concerns about affordability of possible non-market rental housing for faculty, staff and students (housing not being affordable, particularly for students)	10	5%

Question 13 - What are the advantages of putting non-market rental housing for faculty, staff and students in the Gage South area?

Comments	No of References	Percentage
Comments about ensuring there is year-	35	16%

round population in Gage South		
Comments in opposition of introducing non-market housing for faculty, staff and students to Gage South	22	10%
Comments noting the convenience of the location for possible non-market rental housing for future building residents	17	8%
Comments noting affordability of possible non-market rental housing for faculty, staff and students (affordable housing as a positive addition)	13	6%
Comments in support of putting non-market rental housing for faculty, staff and students in Gage South	13	6%

Question 14 - We've heard that students are concerned about the interface between student activities and faculty, staff and student renters if non-market rental housing is located in Gage South.

Would the following make you more or less likely to support housing in the area:

14a) Adding a clause in rental agreements that clearly sets out the types of activities in the area (i.e. Block Party, Welcome Back BBQ) and requires acceptance from renters of the levels of noise associated with those activities before they move in.

Response:

The majority (49%) would be more likely to support housing if this were in place.

	Count	Percentage
More likely	70	33%
Somewhat likely	34	16%
Have no preference	20	9%
Somewhat unlikely	11	5%
Unlikely	41	19%

14b) Suites are small one bedrooms and studios, designed to appeal to a younger demographic of faculty, staff and students.

Response:

The majority (49%) would be more likely to support housing if this were in place.

	Count	Percentage
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More likely	53	25%
Somewhat likely	52	24%
Have no preference	22	10%
Somewhat unlikely	19	9%
Unlikely	29	13%

14c) Equipping the outdoor square at Sub Plaza north to accommodate concerts and large events with music, to distance the noisier student activities from possible non-market rental housing for faculty, staff and students on Wesbrook Mall.

Response:

The majority (44%) would be more likely to support housing if this were in place.

	Count	Percentage
More likely	42	20%
Somewhat likely	51	24%
Have no preference	33	15%
Somewhat unlikely	14	7%
Unlikely	34	16%

14d) The housing is developed in partnership with BC Housing. This housing would be targeted at employees with a household income of less than \$64K a year, meaning UBC employees like daycare workers, cleaners and student services staff would qualify.

Response:

The majority (39%) would be more likely to support housing if this were in place.

	Count	Percentage
More likely	48	22%
Somewhat likely	36	17%
Have no preference	31	14%
Somewhat unlikely	24	11%
Unlikely	36	17%

Question 15 - Though no decision has been made about whether or not non-market rental housing for faculty, staff and students should be placed in Gage South, all concepts have space that could allow for some form of housing in the area (marked by a purple asterisk in each concept).

- Concept A identifies a potential area for non-market rental housing for faculty, staff and students at the corner of Student Union Boulevard and Wesbrook Mall. This could be 6-8 storey buildings.
- Concept B identifies a potential area for non-market rental housing for faculty, staff and students. This could be in a 10-storey building on either side of and bridging over the bus loop entry on Wesbrook Mall.
- Concept C identifies a potential area for non-market rental housing for faculty, staff and students. This could be an 11-storey building along Wesbrook Mall and on top of the bus loop drop-off area.
- Concept D identifies a potential area for non-market rental housing for faculty, staff and students. This could be in a 14-storey building along Wesbrook Mall and on top of the bus loop pick-up area.

Using 1 to indicate your strongest preference and 5 to indicate what you least prefer, please rate the following statements from 1 to 5:

- 6-8 storey non-market rental housing for faculty, staff and students at the corner of Student Union Boulevard and Wesbrook Mall
- 10-storey non-market rental housing for faculty, staff and students on either side of and bridging over the bus loop entry on Wesbrook Mall
- 11-storey non-market rental housing for faculty, staff and students along Wesbrook Mall and on top of the bus loop drop-off area
- 14-storey non-market rental housing for faculty, staff and students along Wesbrook Mall, on top of the bus loop pick-up area
- No non-market rental housing for faculty, staff and students in Gage South

Response:

Of the 215 survey respondents, 54 (25%) elected to not answer this question. As a result, percentages for this question are calculated out of 161, the number of respondents who chose at least one statement they preferred. The number of respondents who chose a second, third, and fourth choice is indicated in the bottom row of each column in the 'Totals' row.

Respondents ranked excluding non-market rental housing for faculty, staff and students in Gage South as the most important statement. Respondents also expressed a preference for 6-8 storey non-market rental housing for faculty, staff and students at the corner of Student Union Boulevard and Wesbrook Mall.

The raw response rankings from 1 – 5 are provided in the table below and should be read vertically by column.

	1	2	3	4	5*
No non-market rental housing for faculty, staff and students in Gage South	56 (35%)	6 (4%)	5 (3%)	4 (2%)	0

6-8 storey non-market rental housing for faculty, staff and students at the corner of Student Union Blvd and Wesbrook Mall	47 (29%)	30 (19%)	14 (9%)	34 (21%)	0
14 storey non-market rental housing for faculty, staff and students along Wesbrook Mall, on top of the bus loop pick-up area	25 (16%)	34 (21%)	21 (13%)	43 (27%)	0
11 storey non-market rental housing for faculty, staff and students along Wesbrook Mall and on top of the bus loop drop-off area	22 (14%)	35 (22%)	57 (35%)	27 (17%)	0
10 storey non-market rental housing for faculty, staff and students on either side of and bridging over the bus loop entry on Wesbrook Mall	11 (7%)	48 (30%)	52 (32%)	33 (20%)	0
Totals	161	153	149	145	

**Please note that due to a technical error, respondents to the online survey were only provided with four choices and not five. As a result, the table above reports responses over four columns and not five.*

Question 16. - Would you consider living in Gage South?

- Yes
- No

Response:

	Count	Percentage
Yes	91	42%
No	79	37%

Why or why not?

Response:

Comments	No of References	Percentage
Yes – because of convenience and proximity to the centre of campus	15	7%
No – prefer distance between UBC life and personal life (outside campus)	13	6%

Question 17. - Please tell us which of the following academic facilities is most important to your experience of the Gage South area. Please rank in order of importance with 1 being most important and 5 being least important:

- Bus loop
- Aquatic centre
- MacInnes Field
- Non-market rental housing

- Bus parking

Responses:

Of the 215 survey respondents, 54 (25%) elected to not answer this question. As a result, percentages for this question are calculated out of 161, the number of respondents who chose at least one element that was most important to them. The number of respondents who chose a second, third, fourth and fifth choice is indicated in the bottom row of each column in the 'Totals' row.

Respondents chose the bus loop as the element most important to their experience of the Gage South area. The bus loop was followed by the aquatic centre, MacInnes Field, non-market rental housing and the bus parking area respectively.

The raw response rankings from 1 – 5 are provided in the table below and should be read vertically by column

	1	2	3	4	5
Bus loop	84 (52%)	41 (25%)	21 (13%)	9 (6%)	4 (2%)
Aquatic centre	21 (13%)	51 (32%)	48 (30%)	27 (17%)	9 (6%)
MacInnes Field	31 (19%)	39 (24%)	51 (32%)	27 (17%)	10 (6%)
Non-market rental housing	23 (14%)	18 (11%)	17 (11%)	44 (27%)	49 (30%)
Bus parking	2 (1%)	9 (6%)	16 (10%)	45 (28%)	80 (50%)
Totals	161	158	153	152	152

Participant Demographics

The following represents information gathered only in the consultation questionnaires. Note that respondents were only required to identify where they live (UBC, UEL, City of Vancouver or other municipality) and how they are affiliated with UBC in order to complete the online questionnaire and were not required to provide their age and gender.

There are some differences between the questionnaire respondent demographics and the overall demographics of the affected community. Questionnaire respondents had more males, were younger, and had more staff, undergraduates and people living on campus than the overall demographics of the campus community and affected populations in the area (which includes students, staff, faculty, university residents, other employees such as those working at TRIUMF and UBC Hospital, and UEL residents).

Question 1.

Where do you live?

Location	Percentage
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UBC	48% (104)
UEL	4% (9)
City of Vancouver	35% (76)
Other Municipality	12% (26)

Question 2.

We understand that many people are on campus for a variety of reasons (e.g. work, study etc). What is your primary reason for coming to campus?

Affiliation	Percentage
Undergraduate Student	59% (126)
Graduate Student	8% (17)
Faculty	5% (11)
Staff	23% (49)
Non-UBC Employee	1% (2)
UEL Resident	1% (2)
Recreational Visitor	1% (3)
On-Campus Resident	4 (2%)

Question 3.

Please specify your gender:

Gender	Percentage
Female	41% (89)
Male	55% (119)
Other	1% (2)

Question 4.

Please indicate your age:

Age category	Percentage
Under 18	1% (2)
18-22	56% (120)
23-29	13% (29)
30-39	11% (24)
40-54	10% (21)
55+	7% (16)

8.2 Phase 1 Consultation Workbook (attachment)

9.0 APPENDIX B (Phase 2)

9.1 Phase 2 Detailed Feedback

Phase 2 of the Gage South + Environs public consultation took place between February 27th and March 7th. One public open house was held on March 1st from 4:00-6:30pm at the Ponderosa Centre. The results of a compatibility analysis and the possible changes to the *Land Use Plan* designation if non-market rental housing for faculty, staff and students were introduced in the 'Area Under Review' was presented. Where applicable, display boards included feedback received in Phase 1 and how that feedback was incorporated into the Phase 2 proposed layout. A total of **80 people** attended the public open house. A copy of the display boards is available in Appendix B.

In total, there were **836 questionnaires submitted** during Phase 2 public consultation.

Below is the detailed feedback received in the 7 questions in the questionnaire. Note that only comments with ten or more occurrences (over 5%) are represented in the tables below. All data presented below is calculated out of the total number of questionnaires that were taken (836).

Question 1: Do you have further comments about the proposed layout of the academic elements (the new aquatic centre, MacInnes Field, and/or the diesel bus loop and bus parking?)

Response:

Responses	No of References	Percentages
Opposition to placing non-student housing in the Gage South 'Area Under Review'	73	9%
Gage South should remain a student-centric part of campus	56	7%

Question 2: The compatibility analysis examined the interface between non-market rental housing for faculty, staff and students and adjacent uses in Gage South + Environs area? Do you have any comments about the compatibility analysis?

Response:

Responses	No of References	Percentages
Opposition to placing non-student housing in the Gage South 'Area Under Review'	73	9%
Concerns that non-market rental housing is incompatible in the Gage South 'Area Under Review' because of noise conflict	44	5%
Gage South should remain a student-centric part of campus	38	5%

Question 3: If non-market housing for faculty, staff and students were to go in Gage South 'Area under review', would you support establishing a panel made up of the VP Finance, Resources and Operations, the VP Students, and the VP External, Legal and Community Relations to resolve conflicts between renters and other activities in the area?

Response:

Responses	No of Responses	Percentages
Yes	520	62%
No	242	29%

This would be in addition to mechanisms such as clauses in rental agreements that note the types of activities expected to occur in the area and the associated noise. If you do not support establishing this panel, what other mechanism would you suggest to resolve noise conflicts?

Responses	No of References	Percentages
Opposition to building housing in the Gage South 'Area Under Review'	63	8%
Support for introducing a noise clause in rental agreements	42	5%

Question 4: Given the information presented about compatibility, noise, mitigation strategies (including a panel for resolving conflicts about noise) and the benefits of non-market housing for faculty, staff and students to the area. Do you support placing non-market rental housing for faculty, staff and students in Gage South 'Area Under Review'?

Response:

Responses	No of Responses	Percentages
Strongly Support	91	11%
Support	119	14%
Neutral	77	9%
Object	102	12%
Strongly Object	278	33%

If you object, please state why.

Responses	No of References	Percentages
Opposition to placing non-student housing in the Gage South 'Area Under Review'	51	6%
Gage South should remain a student-centric part of campus	39	5%

Question 5: If you object to placing non-market rental housing for faculty, staff and students in Gage South 'Area Under Review', would you support transferring it to the lands adjacent to Acadia East, even if it results in reduced amount of student family housing in this area?

Please note: the responses to this question were calculated over 836 because 564 respondents answered Question 5, whereas 379 of the respondents who answered Question 4 objected or strongly objected to placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review'.

Response:

Responses	No of Responses	Percentages
Strongly Support	44	5%
Support	135	16%
Neutral	186	22%
Object	69	8%
Strongly Object	130	16%

Question 6: If you object to transferring the non-market rental housing for faculty, staff and students from the Gage South 'Area Under Review' to Acadia, please provide suggestions on where else on campus you would transfer this housing.

Please note: the responses to this question were calculated over 836 because not all respondents objected or strongly objected to Question 5.

- No common themes emerged more than 38 times (or 5%) in responses to this open-ended question.

Question 7: Do you have any other comments?

Responses	No of References	Percentages
Opposition to placing non-student housing in the Gage South 'Area Under Review'	40	5%

Participant Demographics

The following represents information gathered only in the consultation questionnaires. Note that respondents were only required to identify where they live (UBC, UEL, City of Vancouver or other municipality) and how they are affiliated with UBC in order to complete the online questionnaire and were not required to provide their age and gender.

There are some differences between the questionnaire respondent demographics and the overall demographics of the affected community. Questionnaire respondents had more students, were younger, and more people living on campus than the overall demographics of the campus community

and affected populations in the area (which includes students, staff, faculty, university residents, other employees such as those working at TRIUMF and UBC Hospital, and UEL residents).

Question 1.

Where do you live?

Location	Percentage
UBC	37% (307)
UEL	3% (23)
City of Vancouver	32% (264)
Other Municipality	17% (142)

Question 2.

We understand that many people are on campus for a variety of reasons (e.g. work, study etc). What is your primary reason for coming to campus?

Affiliation	Percentage
Undergraduate Student	76% (635)
Graduate Student	16% (135)
Faculty	0% (8)
Staff	3% (21)
Non-UBC Employee	0% (3)
UEL Resident	1% (5)
Recreational Visitor	1% (7)
Cultural Visitor	0% (1)
On-Campus Resident	1% (6)
Other (e.g. ACCESS mature student, national swim team member)	2% (13)

Question 3.

Please specify your gender:

Gender	Percentage
Female	57% (475)
Male	42% (348)
Other	1% (8)

Question 4.

Please indicate your age:

Age category	Percentage
Under 18	1% (5)
18-22	61% (512)
23-29	23% (189)
30-39	8% (71)
40-54	4% (36)
55+	3% (22)

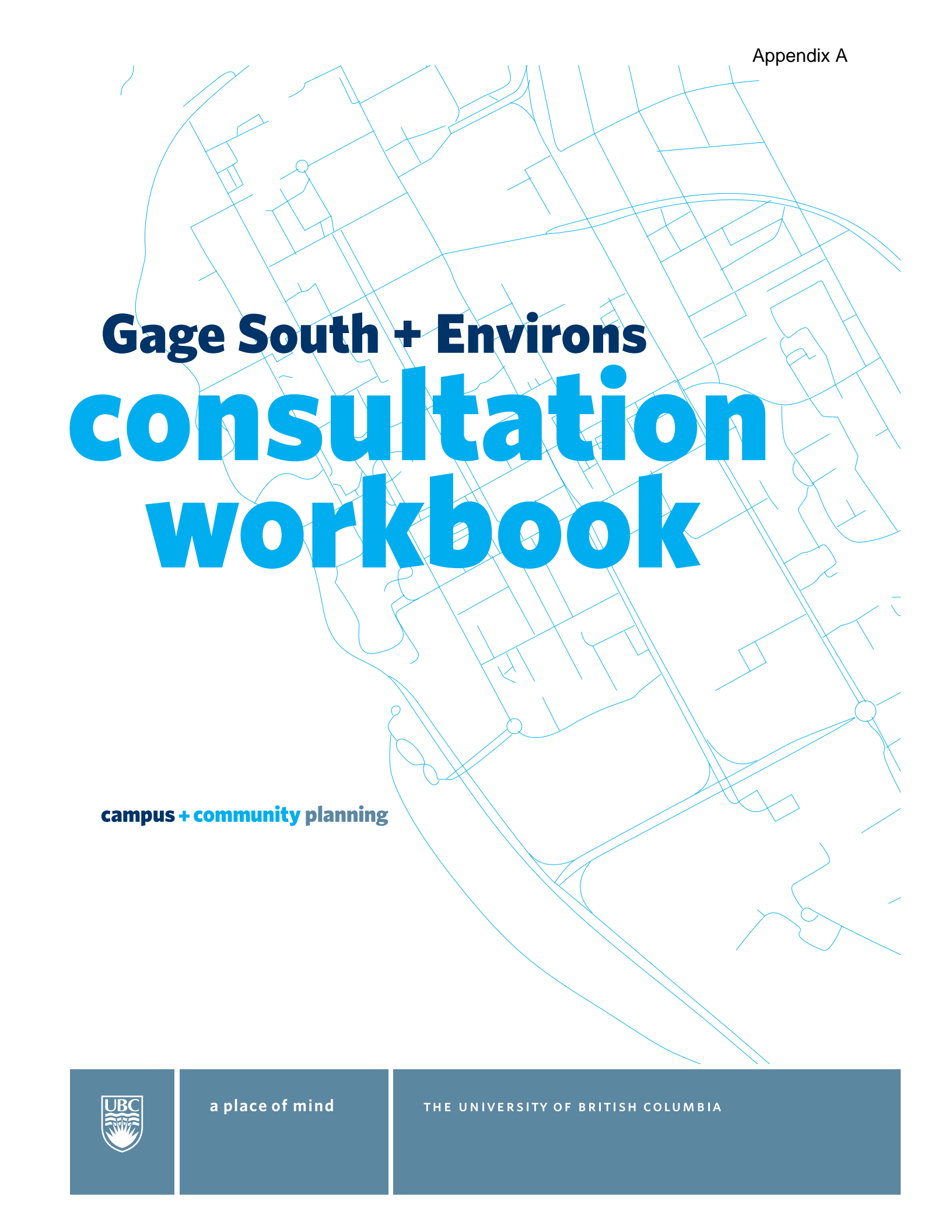
Phase 2 Letter Submissions

One letter submission was received from a campus stakeholder regarding the proposed non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review'.

Letter summary:

- A letter from the UBC Residence Hall Association was in opposition to placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review' because of its effect on student life in the area and potential compatibility issues. They also state that any future housing placed in the area should be affordable student housing. The Residence Hall Association did note that they support the proposed new diesel bus loop.

9.2 Phase 2 Open House Display Boards (attachment)

A light blue line-art map of a residential area, showing streets, building footprints, and a large curved road or canal. The map is centered on the page and serves as a background for the title.

Gage South + Environs **consultation** **workbook**

campus + community planning



a place of mind

THE UNIVERSITY OF BRITISH COLUMBIA

table of contents

1 introduction + background

Welcome to the Workbook!	4
Background (includes map)	5
Guiding Principles	7
Working Group	9

2 concepts

Concepts for Public Consideration	11
▪ Concept A	12
▪ Concept B	13
▪ Concept C	14
▪ Concept D	15
Land Use Designation	16

3 questions for feedback

Consultation Questions	18
Issues and Challenges	19
Diesel Bus Loop and Bus Parking	20
▪ Questions	22
Aquatic Centre	24
▪ Questions	25
MacInnes Field	26
▪ Questions	27
General Questions	28
Non-Market Rental Housing	29
▪ Questions	31
Create Your Own Concept	35

4 next steps

Next Steps + Thank You	37
------------------------------	----

appendices

Maps

▪ Concept A	39
▪ Concept B	40
▪ Concept C	41
▪ Concept D	42
Land Use Designation Maps	43



introduction + background

1 introduction + background

notes

We encourage you to use this area for your notes and questions as you read through this workbook!

Welcome to the Workbook!

This workbook is designed to help you consider the key issues involved in resolving the future land use layout for the Gage South + Environs area. The first consideration is how the academic program demands need to be considered and balanced. They include:

- *a new aquatic centre*
- *a transit diesel bus facility (pick-up/drop-off loop and bus parking area)*
- *an open air bookable recreational space for student events (MacInnes Field)*

Over a seven month process, the Gage South + Environs Working Group explored multiple layout options before recommending the four presented here – Concepts A, B, C, and D – for public consultation. They each show different ways to achieve the key desired academic program elements for this important area of campus.

In addition, possible locations remaining for non-market rental housing for faculty, staff, and students are indicated by a purple asterisk (*) on the drawings, although the decision as to whether rental housing will be located in this area has not yet been made.

The concepts show the best plans the Working Group could develop through their seven month collaborative planning process.

Now it's your turn.

Participants are invited to comment on the elements and tradeoffs presented in Concepts A, B, C, and D, through the questions in this book. This feedback will be considered and one consolidated draft plan will be developed. Depending on feedback, the draft plan may be a refinement of one of the four concepts you see here or it may be a new plan that includes elements from the different concepts.

Have your say and tell us what you like and don't like about the four concepts.

The Gage South + Environs public consultation process comprises in-person and online feedback opportunities. This workbook is available and can be completed online at www.planning.ubc.ca/gagesouth.

Extended!

Due to technical issues, the consultation is extended to November 29 at 5:00PM.

Workbooks must be submitted either in-person or electronically to Campus and Community Planning by 5PM on November 29, 2011. We respectfully request only one workbook per person is submitted.

Workbooks can be completed and dropped off at the Campus and Community Planning office at 2210 West Mall or scanned and emailed to Stefani Lu at stefani.lu@ubc.ca.

Background

'Area Under Review'

During the UBC *Land Use Plan* amendment process in 2010, students expressed concern over future land use for the former Gage South Neighbourhood area as non-market rental housing for faculty, staff, and students. In response, UBC recognized the request to revisit the area's future land use in an updated context and re-designated it as an 'Area Under Review', until further planning could be undertaken.

Prior to resolving how the Gage South 'Area Under Review' will be used, UBC needs to consider the uses of the academic lands adjacent to this area. As such, UBC is undertaking a comprehensive technical review and consultation process for the larger 'Study Area'. In addition to the 'Area Under Review,' the study area includes a site for the new aquatic centre, the diesel bus loop and bus parking facility, and open bookable space for student activities (MacInnes Field).

In order to determine best uses for this area, a collaborative Working Group of multiple stakeholders was formed (see page 9 for details on the Working Group).

'Study Area'

The 'Study Area', adjacent to the main gateway to the campus, will be home to significant investments over the next five years. The area includes the existing aquatic centre, the diesel bus loop, MacInnes Field, SUB Plaza north, War Memorial Gym, the General Services Administration Building (GSAB), and the Gage South 'Area Under Review'.

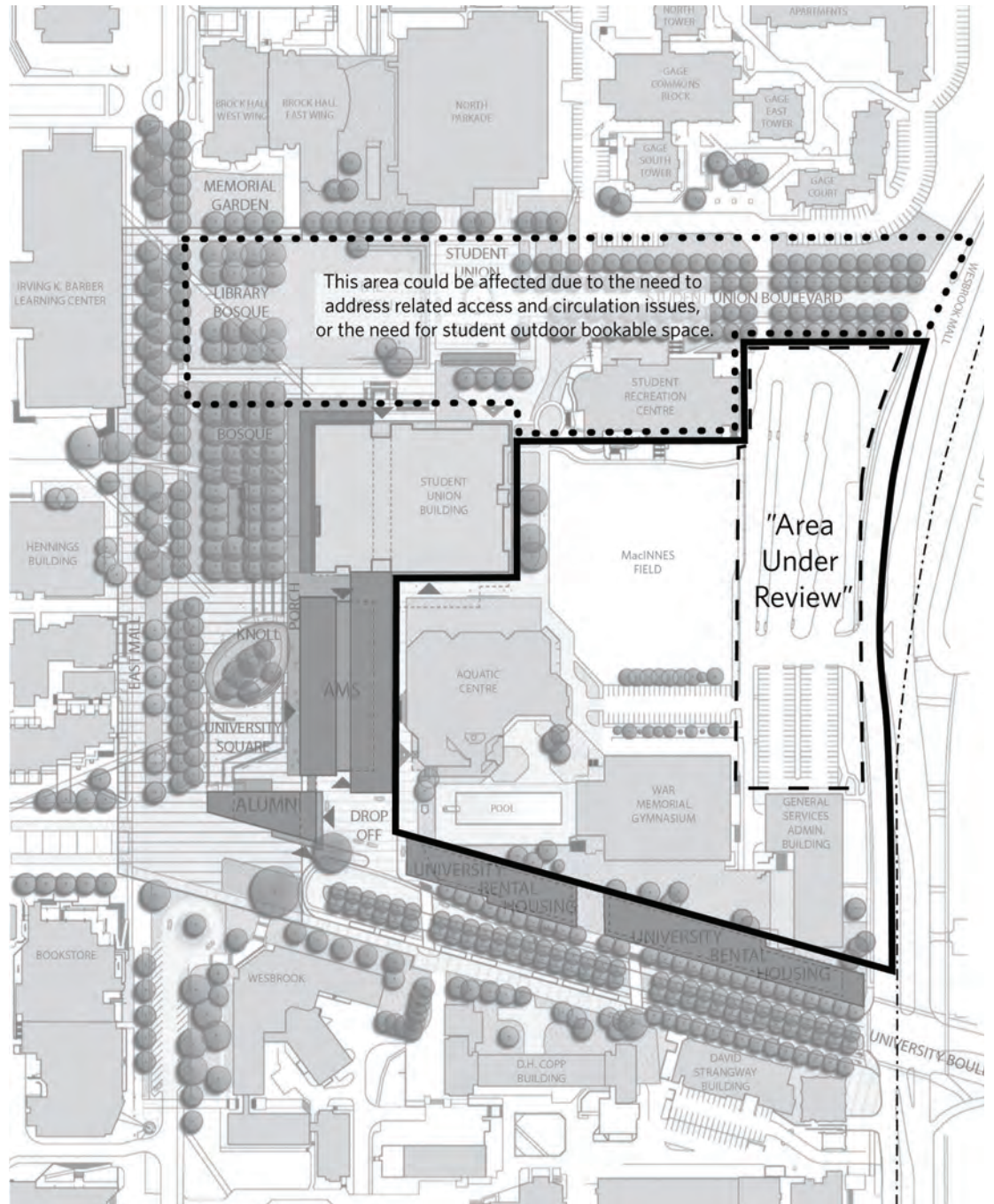
Within the 'Study Area', various academic program demands need to be considered and balanced. They include:

- *a new aquatic centre*
- *a transit diesel bus facility*
- *an open air bookable recreational space for student events (MacInnes Field)*

In addition, this process is considering including non-market rental housing for faculty, staff, and students in the 'Area Under Review'. No decision has been made yet on whether there will be housing in this area.

1 introduction + background

notes



Guiding Principles

UBC's Board of Governors adopted the following guiding principles for the process of planning the Gage South + Environs area:

Academic Mission

UBC's academic mission is the university's core business. As one of the world's leading universities, fostering an exceptional learning and research environment is at the heart of UBC's campus planning.

Socially Vibrant and High Functioning People Place

This area will be an arrival point for the majority of travelers to the university, and will also be a magnet for the university and broader community due to the high quality recreational facilities. Ensuring that the positive energy of the activities in the buildings spills into the public realm will be vital to success in place-making. Land uses, facility designs and activities that 'deaden' or discourage people from coming to or moving through this area will be avoided. This area will welcome and facilitate mingling and engagement by students, faculty, staff, alumni, residents, and visitors. The types and layout of uses should support a vibrant campus core that is lively year round, day and night, and weekends.

Connected to University Square and University Boulevard

The proximity to University Square and University Boulevard will add extra energy and context to this part of campus. Building programs will complement, not compete, with uses on U Square and U Blvd. Connections to U Square and U Blvd will encourage facility users to experience more of the campus.

Academic-Recreational Facilities

The athletic facilities and outdoor recreational student space are key elements to community engagement on campus, and the health and vibrancy of the area. The layout and design of connections and interface between these facilities, the public realm and the transit facility must encourage easy movement and access.

Integrated Transit Planning and Design

Creation of a successful central arrival experience at UBC will require a strong and synergistic integration of the transit station with surrounding academic facilities, public realm, and pedestrian circulation patterns. Early identification and consideration of transit facility needs at the precinct planning level as well as the site specific design level, is vital to achieving this result.

1 introduction + background

notes

21st Century Facilities and Infrastructure

Athletic and recreation facilities in this area will provide a strong suite of opportunities for participating in healthy lifestyle activities, and to experience and support varsity teams and competitive sports activities. The facilities will successfully address university and community needs. This core set of facilities will be complemented by outdoor social spaces that provide opportunities for casual and more formalized sport and social activities. In addition, sophisticated transit and servicing upgrades will serve the heavy future demands of this key gateway arrival point and transit centre on campus. Cycling infrastructure should also be taken into account in this area.

Welcoming, Playful Public Realm Design

The public realm will need to provide a sense of arrival to campus, and prioritize pedestrian flows. The public realm will reinforce the more relaxed, playful character that results from the dominance of recreational facilities. Connectedness among the various facilities is vital.

Legibility and Comfort

The legibility and comfort of the area for people arriving there or passing through is very important this central arrival and departure location. The legibility of the architecture and landscape, the wayfinding cues, landmarks, visible icons and even the grade normalization between buildings and throughout the public realm, must combine to create a comfortable, convenient and confident experience of arriving at, lingering in, and transitioning into the rest of, the UBC campus.

Neighbourliness

Careful design and interface considerations must be addressed to ensure the appropriate interface between this active core area and its neighbours including the student residences on Student Union Boulevard, the UEL, particularly along Wesbrook, and surrounding academic uses including the Student Union Building.

Safety

The area must be attractive, safe and well-lit to support people coming and going to public events, activities, and using central transit services at all times of the day and evening. Weather protection is critical, as is great signage and wayfinding.

Sustainability & Smart Growth Principles

All planning and design must reflect smart growth principles to support the reduction of greenhouse gases and the increased quality of campus life. These principles include the priority on compact efficient land use, walkable and livable pedestrian spaces and public realm, supporting enhanced transit services, and taking advantage of proximity to the growing range of shops and services planned for the adjacent Student Union Building and University Boulevard.

Working Group

Purpose

The Gage South + Environs Working Group worked collaboratively to address the significant land use demands within the 'Study Area'.

The Gage South + Environs Working Group comprises key stakeholders, including students (graduate and undergraduate), UBC Recreation and Athletics, TransLink, University Neighbourhoods Association (UNA) and University Endowment Lands (UEL) representatives.

In May 2011, with area program and planning principles approved by the Board of Governors, members of the Gage South + Environs Working Group began the planning process by coming up with as many ideas and concepts for basic layout options for three academic program elements (i.e. the new aquatic centre, diesel bus loop and bus parking, MacInnes Field,) in the study area as possible.

Over the next seven months, Campus and Community Planning worked collaboratively with the Working Group to refine their concepts, develop more precise planning drawings, and ensure that each proposed layout is technically feasible and meets the university's planning requirements. Members provided feedback on scope, principles and process and, with the help of engineering and architectural reviews along the way, have been exploring complex ideas and technical planning content, such as:

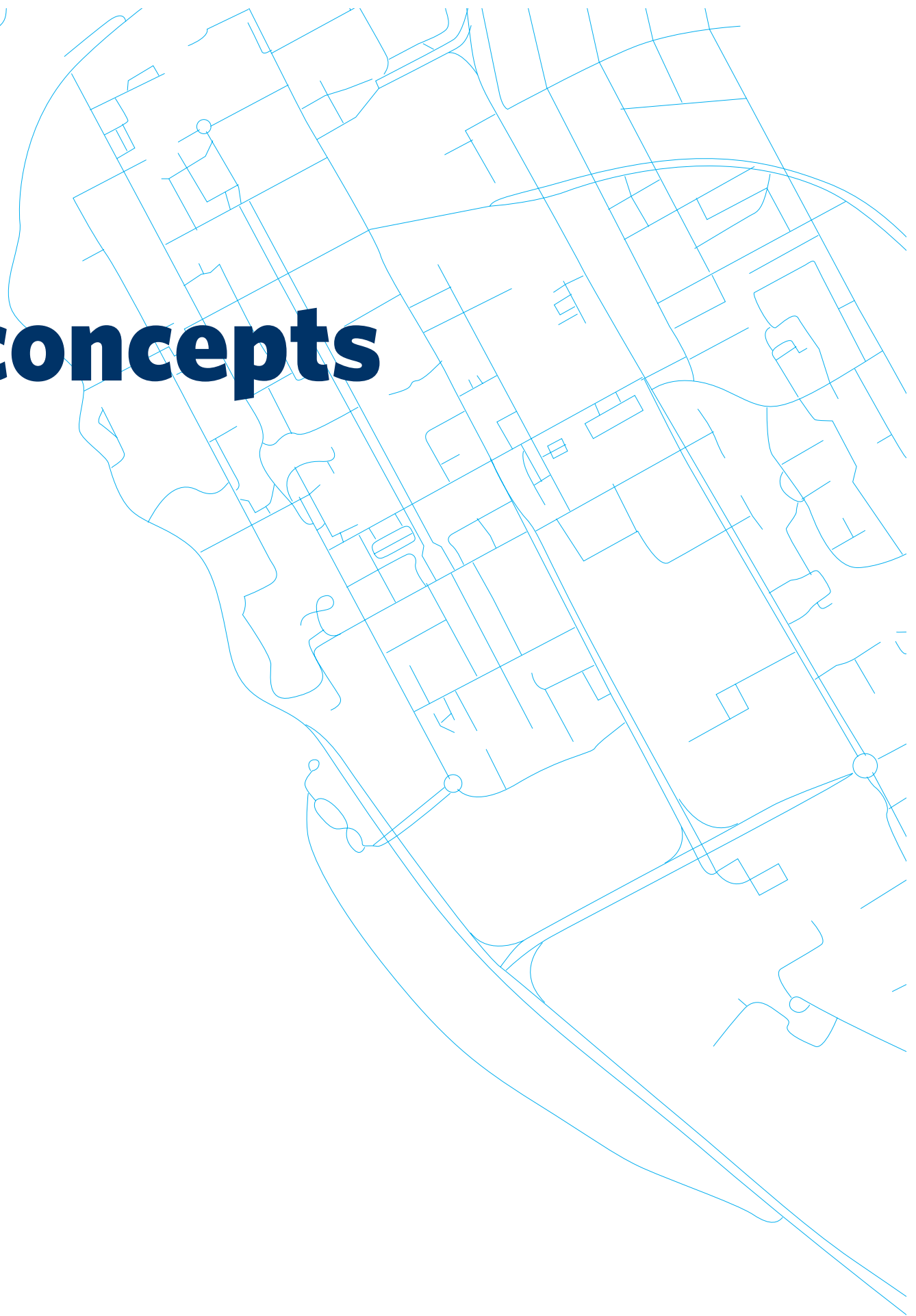
- *site and basic design elements of the aquatic centre (e.g. footprint, servicing and access)*
- *site and basic design of the diesel bus loop (grades, ramps)*
- *access and circulation*
- *other matters, including open air bookable recreational space for student events (i.e. MacInnes Field) land use for the Gage South 'Area Under Review'*

Throughout this iterative process, the Group has provided feedback on layout options and discussed preferences and concerns. They have also discussed the possibility of incorporating non-market rental housing for faculty, staff and students within the 'Area Under Review.' These discussions have included an exploration of the issues and challenges of both including and not including housing in the area.

By late October 2011, the Working Group arrived at the following Concepts A, B, C, and D to bring forward for public consultation. Those are the concepts you are being asked to consider here today.

The Gage South + Environs Working Group meets regularly and is committed to transparency; all meeting notes are available on the Campus and Community Planning website: www.planning.ubc.ca/gagesouth.

concepts



Concepts for Public Consideration

The following four Concepts - A, B, C, and D - were developed by the Gage South + Environs Working Group for the public to consider. Each one has advantages, disadvantages and trade-offs. We are not asking you to choose your favourite, but to consider the pros and cons of each of the four concepts and share your thoughts.

UBC community members are invited and encouraged to share their preferences, comments, and concerns through this workbook by:

- *reviewing each concept map (See Appendices), considering each concept's features, advantages, and disadvantages,*
- *answering questions about each program component, and, if you feel a better layout option exists that is not reflected in any of the concepts shown,*
- *creating your own concept on page 35.*

Gage South + Environs: Concept A

Concept A features an east-west oriented bus loop, and below-ground diesel bus parking that runs close to the centre of campus. The bus loop lies between the new aquatic centre and War Memorial Gym. Note that this concept also includes a bus bay located on Wesbrook Mall. The new aquatic centre is located close to the centre of campus and other university activities. MacInnes Field is adjacent to the new Student Union Building (SUB) and closest to the centre of campus.

Concept A - Key Features:

Diesel bus loop and bus parking

- *East-west oriented pick-up and drop-off*
- *Below-ground parking*
- *Close to the campus centre*
- *Entryways and exits on Wesbrook Mall*
- *One bus drop-off and pick-up bay on Wesbrook Mall*

Aquatic centre

- *Located on current MacInnes Field site*
- *Close to the centre of campus*
- *Pedestrian circulation between the War Memorial Gym and other recreation facilities farther north must be controlled into designated crossings or via the MacInnes Field route*

MacInnes Field

- *Shifted closest to student-centred buildings (e.g. SUB)*
- *Relocated field will be farther away from UEL housing than today*

For a detailed map of Concept A, see page 39 of your Workbook.

Gage South + Environs: Concept B

Concept B features an east-west oriented diesel bus loop and above-ground bus parking that runs closer to the centre of campus than today. The bus loop lies between MacInnes Field and War Memorial Gym. The new aquatic centre is located farthest from War Memorial Gym and the campus centre. The site for MacInnes Field is similar to its current location but is shorter.

Concept B - Key Features:

Diesel bus loop and bus parking:

- *East-west oriented pick-up and drop-off*
- *Above-ground bus parking*
- *Will require fencing around bus parking area for safety reasons*
- *Close to the campus centre*
- *Entryways and exits on Wesbrook Mall*
- *Current bus loop will be temporarily relocated during construction of new aquatic centre*

Aquatic centre:

- *Farthest away from campus centre and War Memorial Gym*

MacInnes Field

- *Field length is shortened to accommodate transit*
- *Minimal disruption to MacInnes Field during bus loop and parking construction*

For a detailed map of Concept B, see page 40 of your Workbook.

Gage South + Environs: Concept C

Concept C features a north-south oriented, below-ground diesel bus parking that runs along the edge of campus with one main entrance/exit on Wesbrook Mall and a possible right turn-out only lane for buses with no scheduled pick-ups. The new aquatic centre is located between the recreation centre and War Memorial Gym. MacInnes Field is closest to the centre of campus.

Concept C - Key Features:

Diesel Bus Loop and Bus Parking

- *North-south oriented pick-up and drop-off*
- *Below-ground bus parking*
- *Along edge of campus*
- *Entryway and exit on Wesbrook Mall*

Aquatic Centre

- *Between the recreation centre and War Memorial Gym*

MacInnes Field

- *Shifted closest to student-centred buildings (e.g. SUB)*
- *Relocated field will be farther away from UEL housing*
- *No bus lane drop-off or pick-up between athletic facilities*

For a detailed map of Concept C, see page 41 of your Workbook.

Gage South + Environs: Concept D

Concept D features a north-south oriented, above-ground diesel bus loop and bus parking that runs along the edge of campus with entrances/exits on Student Union Boulevard. One bus drop-off bay on Student Union Boulevard may be needed if the stall by the parking structure proves not possible at the detailed design stage. The new aquatic centre is located between the Student Recreation Centre and War Memorial Gym. MacInnes Field is closest to the centre of campus.

Concept D - Key Features:

Diesel Bus Loop and Bus Parking

- *North-south bus pick-up and drop-off*
- *Above-ground bus parking*
- *Along edge of campus*
- *Entryways and exits on Student Union Boulevard and Wesbrook Mall*
- *Possible drop-off bay on Student Union Boulevard*

Aquatic centre

- *Between the recreation centre and War Memorial Gym*

MacInnes Field

- *Shifted closest to student-centred buildings (e.g. SUB)*
- *Relocated field will be farther away from UEL housing*

For a detailed map of Concept D, see page 42 of your Workbook.

Land Use Designations

This current portion of the Gage South + Environs consultation process is not proposing a land use designation for the 'Area Under Review'. The land use can only be determined after public input on the options for how the area should be used.

The diagrams on page 43 show the Land Use Plan designations that would eventually be applied to the 'Area Under Review' and surrounding Gage South lands for each concept, both with and without the addition of non-market university rental housing.



questions for feedback

Privacy Notification

*The contents of this survey may be made available for public viewing. Any personal information you provide in this survey is collected under the authority of section 26(c) of the Freedom of Information and Protection of Privacy Act. UBC Campus and Community Planning is collecting this information for the purposes of this consultation process. For more information about the collection of your personal information, contact **Gabrielle Armstrong, Manager of Public Consultation**, at (604) 822-9984 or by email at gabrielle.armstrong@ubc.ca.*

3 questions for feedback

Consultation Questions

The following section will provide more information about the issues, challenges, layout advantages and disadvantages considered by the Working Group in determining where each of the elements should go. As you consider each of these options, you will want to refer to the concepts on pages 39-42 of this workbook. Please have those maps on-hand as you go through the following sections.

1. Where do you live?

- UBC
- University Endowment Lands
- City of Vancouver
- Other municipality

2. We understand that many people are on campus for a variety of reasons (e.g., work, study, etc.).

What is your primary reason for coming to campus?

- Undergraduate Student
- Graduate Student
- Faculty
- Professor Emeritus
- Staff
- Non-UBC Employee
- UEL Resident
- Recreational Visitor
- Cultural Visitor
- On-Campus Resident
- Other, please specify _____

3. Please specify your gender:

- Male
- Female
- Other

4. Please indicate your age:

- Under 18
- 18-22
- 23-29
- 30-39
- 40-54
- 55+

Issues and Challenges

Here are some of the planning issues the Working Group considered when developing Concepts A, B, C, and D:

Academic mission:

Delivery of these new academic facilities in a manner that serves academic priorities, integrates well and enhances existing facilities and academic programming in the area.

Technical and physical viability:

Consideration of the general physical dimension requirements and limitations that can be determined at this preliminary stage of the aquatic centre, bus exchange and field including minimum required building footprints, turning radius, ramp and bus stop lengths.

Proximity to centre of campus:

Closeness of the various facilities to the heart of the campus. Also, closeness to East Mall or the Student Union Building, measured in terms of distances walked or time spent moving from one place to another;

Conformity with good urban design:

Will Gage South be aesthetically pleasing and welcoming as appropriate to this campus gateway location? Does it connect properly to University Square, University Boulevard and Student Union Boulevard? Can the bus exchange be integrated appropriately with the surrounding academic facilities and public realm? What will the pedestrian experience be on the ground? What would be the impact of an above-ground bus parking facility on the campus public realm?;

Use of UBC land:

What is the most efficient and appropriate way to use UBC land consistent with UBC's academic mission (since land has economic value)?;

Wayfinding, comfort and safety:

How can we optimize wayfinding, pedestrian comfort and safety in relationship to the transit infrastructure and the arrival to such an important gateway at this large campus?; and

Cost of construction:

It is more expensive to construct an underground facility, but above-ground facilities consume more valuable land that could be used for other purposes.

Diesel Bus Loop and Bus Parking

In 2003, UBC's bus loop moved to its current location as a temporary measure — part of an approved Campus Transit Plan that included construction of a terminal under University Square. In 2009, the project lost its funding for the underground transit facility.

The current bus loop for diesel buses is a temporary facility and a permanent location still needs to be provided. The area is at capacity and it cannot operate indefinitely in its current form—it isn't intended to be a permanent, long-term solution.

In order to determine a permanent solution for the diesel bus loop, a robust two-phase consultation process was held in 2010. Overall, the campus community indicated their preference for a new diesel bus loop north of the current War Memorial Gym location with an underground layover facility.

The Working Group considered basic terminal design typologies when determining what type of terminal concept would work best in the UBC context. These design layout typologies were from a global best practice review commissioned for TransLink and SFU. The Working Group, which includes TransLink, determined four concepts that at this higher level would be technically viable.

Here is what the Working Group had to consider when thinking about where to put the bus facility:

East-west orientation (Concepts A and B)

- *Increases pedestrian safety by reducing the necessity of crossing the bus loop to get to most campus destinations*
- *Potentially reduces pedestrian walking times to destinations*
- *Brings more bus noise and introduces traffic closer to academic facilities*

North-south orientation (Concepts C and D)

- *Reduces noise and introduction of traffic in the campus core*
- *Allows more space for academic facilities closer to the campus core*
- *Brings more bus noise and traffic to the neighbouring UEL*
- *Increases walking distance from the campus core*

Continued on next page...

3 questions for feedback

notes

Bus parking area below-ground (Concepts A and C)

- *Takes up less space, allowing space above the bus parking to be used for MacInnes Field in Concept A and for more space for passenger boarding and unloading in Concept C*
- *Will take longer to build and potentially cause more short-term disruption during construction*
- *More costly to construct, but use less land*
- *Helps contain noise and view of parked buses*

Bus parking area above-ground (Concepts B and D)

- *Lower construction cost, but higher surface land cost and takes up more university land that could be used for other purposes (e.g. bookable space or public realm)*
- *Implications for the urban design, including introducing a large fenced bus parking lot to the campus.*

Additional bus bays outside of the main bus loop (Concepts A and D)

- *Allows for the construction of an underground bus parking facility in Concept A (east-west orientation for the bus loop and parking)*
- *Allows for an above-ground parking facility in Concept D (north-south orientation for the bus loop and parking)*
- *Increases pedestrian travel times to and from these bays and potentially creates more noise for neighbours across Student Union Boulevard and Wesbrook Mall*

Other considerations:

- *Turning radiuses for buses, including requirements for entry into below-ground facilities*
- *Pedestrian safety when loading onto and unloading from buses*
- *Creating enough capacity to serve the community until 2030 (note: this facility design also anticipates rapid transit. This is sized for the number of buses required with rapid transit, which would most likely have a station on University Boulevard.)*
- *Impact on adjacent roads, such as Student Union Boulevard and Wesbrook Mall*
- *Impact of facility on residential neighbours in the UEL and in Gage South*
- *Space constraints in the area*
- *Pedestrian circulation around or through bus loop*
- *Potential relocation or disruption of current bus loop during construction*

3 questions for feedback

Diesel Bus Loop and Bus Parking Questions

1. Concepts A and B show an east-west orientation for the diesel bus loop and bus parking facility, placing them closer to the heart of campus. Among other considerations, these concepts:
- *Increase pedestrian safety by reducing the necessity of crossing the bus loop to get to most campus destinations*
 - *Potentially reduce pedestrian walking times to destinations*
 - *Bring more bus noise and traffic closer to academic facilities*

Concepts C and D show a north-south orientation for the diesel bus loop and parking, placing it at the Wesbrook Mall edge of campus. Among other considerations, these concepts:

- *Reduce noise closer to the centre*
- *Allow more space for academic facilities closer to the campus core*
- *Potentially bring more noise to the neighbouring UEL*

Given these factors, do you:

- Strongly prefer bus-loop orientation north-south and on the edge of campus
- Prefer bus-loop and parking orientation north-south and on the edge of campus
- Have no preference
- Prefer bus loop and parking orientation east-west and closer to the centre
- Strongly prefer bus loop and parking orientation east-west and closer to the centre

2. Bus parking areas are where the buses are parked before passengers are picked up and after they are dropped off. These areas are enclosed by fences or structures and are not accessible to the public.

Concepts B and D have placed the bus parking area above ground. These concepts:

- *Have lower construction cost, but higher surface land cost and take up more university land that could be used for other purposes*
- *Have implications for the urban design, including introducing a large fenced bus parking lot or structure to the campus*

Concepts A and C have placed the bus parking facility below-ground, under the passenger pick-up/drop-off. These concepts:

- *Take up less space, allowing space above the bus parking to be used for MacInnes Field in Concept A and for more space for passenger boarding and unloading in Concept C*
- *Will take longer to build and potentially cause more short-term disruption during construction*
- *Are more costly to construct, but use less land*

Continued on next page...

3 questions for feedback

Given these factors, and assuming costs for underground options could be handled through a shared funding agreement with TransLink, do you:

- Strongly prefer bus parking above ground
- Prefer bus parking above ground
- Have no preference
- Prefer bus parking below ground
- Strongly prefer bus parking below ground

- 3.** Concepts A and D have 1 drop-off bus bay located outside the core of the bus loop and parking area on either Wesbrook Mall or Student Union Boulevard.

Placing this bus bay outside the main bus loop:

- *Allows enough ramp length for an under-ground bus parking facility in Concept A (east-west orientation for the bus loop and parking)*
- *Allows for an above ground parking facility in Concept D (north-south orientation for the bus loop and parking)*
- *Increases pedestrian travel times to and from these bays, and*
- *Potentially creates more noise for neighbours across Student Union Boulevard and Wesbrook Mall*

Given these factors, which of the following do you support?

- A bus bay external to main loop in Concept A only
- A bus bay external to main loop in Concept D only
- A bus bay external to main loop in either Concept A or D
- Neither Concept A or D
- Have no preference

- 4.** Two possible entrances to the bus loop have been proposed.

Concepts A, B and C show the entrance off Wesbrook Mall, meaning some kind of traffic management measures (like a traffic light) would have to be introduced to Wesbrook Mall at the entrance to the bus loop.

Concept D has the entrance off of Student Union Boulevard, meaning some kind of traffic management measures (like a traffic light) would have to be introduced to Student Union Boulevard at the entrance to the bus loop.

Given these factors, do you:

- Strongly prefer entrance off of Wesbrook Mall
- Prefer entrance off of Wesbrook Mall
- Have no preference
- Prefer entrance off of Student Union Boulevard
- Strongly prefer entrance off of Student Union Boulevard

Aquatic Centre

UBC's existing aquatic facilities have reached a point where it is no longer feasible to repair and expand them in an effort to meet the changing needs of UBC's growing campus community.

In 2011, UBC Infrastructure Development, with support from UBC Athletics Department and Campus and Community Planning, commissioned CEI Architecture Planning Interiors to conduct a feasibility study for a new UBC Aquatic Centre. Two options were considered as part of the study: build a new freestanding facility or build an addition/renovation to the existing facility. It was concluded from the study that a new freestanding facility on unoccupied land is the best option due to cost, ability to build the required programs, lowest construction risks, and less disruption to existing programming.

As a result of that study, UBC is proposing a new aquatic centre to provide student athletes with a state-of-the-art training facility and the larger campus community (students, faculty, staff and residents) with an on-campus recreational facility. This facility will include a 50-metre training pool, a 25-metre lap pool and a recreational pool.

The Gage South + Environs Working Group was provided the feasibility study as technical input into the planning process.

Here is what the Working Group had to consider when thinking about where to put the aquatic centre:

Location - close to centre of campus (Concepts A, C, and D)

- *Close to other university activities*

Location - close to edge of campus (Concept B)

- *Creates a buffer between the UEL and the campus*
- *Farther from campus centre and War Memorial Gym*

Other considerations:

- *Size of the facility*
- *Limited options in terms of the shape because of the size of the various elements (i.e. pool shapes are not flexible)*
- *Relationship to other athletics facilities in the area and pedestrian circulation*
- *Ensuring adequate drop-off/pick-up/loading/unloading*
- *Need to keep the existing pool in operation while the new pool is being built*
- *Service, emergency access to the facility*
- *Pedestrian access to the facility*

3 questions for feedback

Aquatic Questions

5. Concepts A, C and D show the aquatic centre located closer to the centre of campus and other university activities.

Concept B has the aquatic centre located closer to Wesbrook Mall, on the edge of campus, which creates a buffer between the UEL and the campus.

Given these factors, do you prefer:

- Strongly prefer aquatic centre closer to the center of campus
- Prefer aquatic centre closer to the center of campus
- Have no preference
- Prefer aquatic centre on the edge of campus
- Strongly prefer aquatic centre on the edge of campus

6. Concepts A and B locate the bus loop between the aquatic centre and War Memorial Gym. This configuration requires fewer and more controlled pedestrian travel routes between the Student Recreation Centre (SRC) and War Memorial Gym than are necessary in Concepts C and D. However, it does allow for east-west orientation for the bus loop and parking facility.

In your opinion, do Concepts A and B sufficiently provision for pedestrian access between SRC and War Memorial Gym?

- Yes
- No

3 questions for feedback

notes

MacInnes Field

MacInnes Field is currently surrounded by the Student Union Building, Student Recreation Centre (SRC), War Memorial Gym and the aquatic centre. Students currently use MacInnes Field for two big social events every year, the Welcome Back BBQ at the beginning of the academic year and the Block Party at the end. Clubs also regularly book this space and it is used for a number of informal recreational activities (Quidditch anyone?).

However, there is currently poor drainage on the field, no power, water or lighting. The Working Group explored the best location for open bookable space in Gage South + Environs that will continue to support student activities in this part of campus. They also considered other possible locations for an informal space for outdoor student recreation activities that would be better equipped for events such as concerts, and farther from the UEL.

Here is what the Working Group had to consider when thinking about where to put an informal outdoor space:

Location - closest to centre of campus (Concepts A, C, and D)

- *Adjacent to the new Student Union Building*
- *Brings the Field closer to other student and academic facilities*
- *Could increase noise in the central area*

Location - close to Wesbrook Mall (Concept B)

- *Is similar to the current location*
- *Has a size configuration that does not allow for an intramural sports field*
- *Could increase noise for UEL residents*

Other considerations:

- *Need for space that will accommodate current student activities on MacInnes Field (i.e. concerts and informal recreation)*
- *Loss of field while the aquatic centre is being built*
- *Proximity to other student-centred buildings and the campus core*
- *Possibility of using the space for intramural teams*
- *Using the field as a visual “breathing space” in terms of urban design*

3 questions for feedback

MacInnes Field Questions

7. MacInnes Field is currently used for informal student activities, like concerts and pick-up sports. Some people have suggested making the field a bookable space for campus intramural sports. Others have suggested a hybrid, with some times available for informal activities and some time for intramurals.

Do you prefer:

- Keeping MacInnes Field for informal sports and bookable social events
- Making the primary use of MacInnes Field for intramural sports
- Having some time for intramurals and some time for informal activities
- Have no preference

8. Concepts A, C and D all locate MacInnes Field adjacent to the new Student Union Building and closest to the centre of campus. This concept:

- *Brings the Field closer to other student and academic facilities*
- *Could increase noise in the central area*

The location of the field in Concept B is next to the SRC, bringing a portion of the field closer to Webbrook Mall. This concept:

- *Is similar to the current location*
- *Has a size configuration that does not allow for an intramural sports field*
- *Could increase noise for UEL residents*

Given these factors, do you:

- Strongly prefer MacInnes Field closer to the centre of campus
- Prefer MacInnes Field closer to the centre of campus
- Have no preference
- Prefer MacInnes Field closer to Wesbrook Mall
- Strongly prefer MacInnes Field closer to Wesbrook Mall

3 questions for feedback

General Questions

9. Overall, given the diesel bus loop and parking areas, aquatic centre and informal recreational field considerations, **please rank in order of preference which element you feel should be the closest to the centre of campus:**

- The diesel bus loop
- The aquatic centre
- An informal, outdoor field for student recreation (e.g. MacInnes Field or replacement)
- Bus parking area
- No preference

10. Do you have any other comments related to the proposed locations of the diesel bus loop and parking, aquatic centre and MacInnes Field as shown in Concepts A, B, C and D?

Non-Market Rental Housing

During the 2010 public consultation process on the amendments to UBC's *Land Use Plan*, the university heard that students had concerns about placing non-market rental housing for faculty, staff and students in Gage South. In the amended *Land Use Plan*, the Gage South area was identified as an 'Area Under Review' to allow for a more robust discussion of whether or not housing would go in the area.

University rental housing was originally planned for the 'Area Under Review' to bring vitality to the central part of campus. The non-market rental housing for the Gage South area would be small, affordable university rental units, targeted at a younger audience more tolerant of student life and activities. If the non-market rental housing is not accommodated in the 'Area Under Review' it may be accommodated elsewhere on campus.

Here is why the university has considered placing rental housing in the area:

- *Need for smaller, affordable units to meet the needs of staff currently renting or seeking one-bedroom and studio apartments*
- *Need to provide faculty and staff with options to live closer to the centre of campus*
- *Need for enough year-round population in the area to support shops and services on University Boulevard*
- *Desire to create a diverse area that includes faculty, staff and students*
- *Desire to create a buffer between the academic precinct and the UEL*

Here are some of the concerns students have expressed about including non-market rental housing for faculty, staff and students in the area:

- *Conflicts about noise, particularly from concerts, between students and faculty/staff renters*
- *Desire to keep Gage South a student-centric area*

Understanding these concerns, the Working Group is considering the following proposals to help mitigate possible future issues if non-market rental housing were located in the Gage South area:

- *Adding a clause in rental agreements that clearly sets out the types of activities in the area (i.e. Block Party, Welcome Back BBQ) and requires acceptance from renters of the levels of noise associated with those activities before they move in.*

Continued on next page...

3 questions for feedback

notes

- *Design of suites as small one bedrooms and studios, designed to appeal to a younger demographic of faculty, staff and students.*
- *Using the outdoor square at Sub Plaza north and/or University Square to accommodate concerts and large events with music, to distance the noisier student activities from possible non-market rental housing for faculty, staff and students on Wesbrook Mall.*
- *Exploring housing options in partnership with BC Housing. This housing would be targeted at employees with a household income of less than \$64K a year.*

3 questions for feedback

Non-Market Rental Housing Questions

11. Using 1 as most important and 6 as least important, **please rate how important the following statements are to you from 1 to 6.**

- Providing faculty, staff and students the opportunity to live close to the centre of campus
- Preserving Gage South as a student-centric area of campus
(i.e. excludes any housing for faculty and staff)
- Making Gage South a primarily, but not exclusively, student-focused area
(i.e. allows for the inclusion of non-market housing for faculty, staff AND students)
- Having sufficient population year-round to support shops and services
- Placing housing between the UEL and the academic precinct
- Minimizing potential conflicts between renters and student activities

12. **What are the disadvantages of putting non-market rental housing for faculty, staff and students in the Gage South area?**

13. **What are the advantages of putting non-market rental housing for faculty, staff and students in the Gage South area?**

3 questions for feedback

14. We've heard that students are concerned about the interface between student activities and faculty, staff and student renters if non-market rental housing is located in Gage South.

Would the following make you more or less likely to support housing in the area:

- a) *Adding a clause in rental agreements that clearly sets out the types of activities in the area (i.e. Block Party, Welcome Back BBQ) and requires acceptance from renters of the levels of noise associated with those activities before they move in.*
- More likely
 - Somewhat likely
 - Have no preference
 - Somewhat unlikely
 - Unlikely
- b) *Suites are small one bedrooms and studios, designed to appeal to a younger demographic of faculty, staff and students.*
- More likely
 - Somewhat likely
 - Have no preference
 - Somewhat unlikely
 - Unlikely
- c) *Equipping the outdoor square at Sub Plaza north to accommodate concerts and large events with music, to distance the noisier student activities from possible non-market rental housing for faculty, staff and students on Wesbrook Mall.*
- More likely
 - Somewhat likely
 - Have no preference
 - Somewhat unlikely
 - Unlikely
- d) *The housing is developed in partnership with BC Housing. This housing would be targeted at employees with a household income of less than \$64K a year meaning UBC employees like daycare workers, cleaners and student services staff would qualify.*
- More likely
 - Somewhat likely
 - Have no preference
 - Somewhat unlikely
 - Unlikely

3 questions for feedback

15.

Though no decision has been made about whether or not non-market rental housing for faculty, staff and students should be placed in Gage South, all concepts have space that could allow for some form of housing in the area (marked by a purple asterisk in each Concept).

- *Concept A identifies a potential area for non-market rental housing for faculty, staff and students at the corner of Student Union Boulevard and Wesbrook Mall. This could be in 6-8 storey buildings.*
- *Concept B identifies a potential area for non-market rental housing for faculty, staff and students. This could be in a 10 storey building on either side of and bridging over the bus loop entry on Wesbrook Mall.*
- *Concept C identifies a potential area for non-market rental housing for faculty, staff and students. This could be an 11 storey building along Wesbrook Mall and on top of the bus loop drop-off area.*
- *Concept D identifies a potential area for non-market rental housing for faculty, staff and students. This could be in a 14 storey building along Wesbrook Mall and on top of the bus loop pick-up area.*

Using 1 to indicate your strongest preference and 5 to indicate what you least prefer, please rate the following statements from 1 to 5:

- 6-8 storey non-market rental housing for faculty, staff and student at the corner of Student Union Boulevard and Wesbrook Mall
- 10 storey non-market rental housing for faculty, staff and students on either side of and bridging over the bus loop entry on Wesbrook Mall
- 11 storey non-market rental housing for faculty, staff and students along Wesbrook Mall and on top of the bus loop drop-off area
- 14 storey non-market rental housing for faculty, staff and students along Wesbrook Mall, on top of the bus loop pick-up area
- No non-market rental housing for faculty, staff and student housing in Gage South

16.

Would you consider living in the Gage South area?

- Yes
- No

Why or why not?

3 questions for feedback

17. Please tell us which of the following academic facilities is most important to your experience of the Gage South area. Please rank in order of importance with 1 being most important and 5 being least important:

- Bus loop
- Aquatic centre
- MacInnes Field
- Non-market rental housing
- Bus parking

18. Any final thoughts or comments before you conclude your survey?

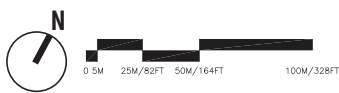
3 questions for feedback

Create Your Own Concept

If you would prefer a different layout than one of the concepts you've seen, we're inviting you to create your own.



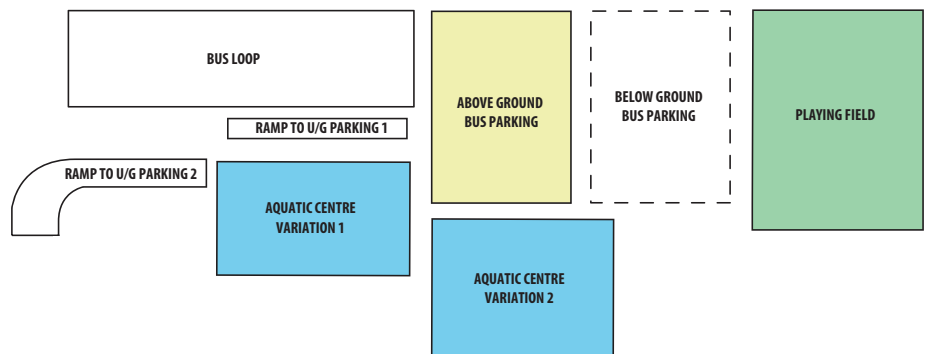
PROPERTY LINE
 GAGE STUDY AREA
 AREA UNDER REVIEW LUP DESIGNATION BOUNDARY



CREATE YOUR OWN CONCEPT

USING ONLY THE WHITE SPACE IN THE MAP,
 CREATE YOUR OWN CONCEPT WITH THE ELEMENTS BELOW

- INSTRUCTIONS:**
- CHOOSE AND POSITION 1 AQUATIC CENTRE
 - POSITION BUS LOOP
 - IN ADDITION TO BUS LOOP, CHOOSE ABOVE OR BELOW GROUND BUS PARKING (IF BELOW GROUND BUS PARKING, CHOOSE RAMP TO ACCESS)
 - POSITION PLAYING FIELD (DIMENSIONS ARE APPROXIMATE)



A light blue line-art map of a city street grid is shown in the background. The map features a complex network of streets, including a prominent diagonal road and several curved paths. The text 'next steps' is overlaid on the map in a bold, dark blue font.

next steps

Next Steps

This public consultation is the first of several opportunities for public input regarding Gage South + Environs planning. The Working Group and Campus and Community Planning identified the four viable alternatives for discussion that address the program needs of all area stakeholders.

Input from this public consultation will be considered by Working Group and Campus and Community Planning staff. Based on that feedback, one consolidated draft plan will be developed. This plan may be a refinement of one of the four concepts or it may be a new plan that includes elements from different concepts. Consultation on the draft plan will take place in early 2012. A public hearing will also be held before final recommendations are made to the Board of Governors.

Gage South + Environs consultation timeline:

- *September 2011 – Aquatic Centre Program Public Open House*
- *November 15-29, 2011 – Public Consultation*
- *January/February 2012 – Additional Public Consultation
(if further technical work and refinement of options
is required after initial consultation)*
- *April 2012 – Public Hearing*



thank you
for your participation!



appendices

CONCEPT A

- PROPERTY LINE
- GAGE STUDY AREA
- *AREA UNDER REVIEW / UP DESIGNATION BOUNDARY



- SPACE FOR OUTDOOR CONCERTS
- POTENTIAL SERVICE AND/OR EMERGENCY ACCESS
- WALKWAY THROUGH TO UNIVERSITY SQUARE
- FIELD FRAMED BY ACTIVE SOCIAL USES. ATTRACTIVE VIEW FOR ARRIVING BUSES
- BUS PARKING UNDER FIELD (IF BUSES) NO PUBLIC ACCESS
- EXISTING AQUATIC CENTRE & OUTDOOR POOL TO BE DEMOLISHED
- PEDESTRIAN CONNECTION TO WMG FROM UNIVERSITY BOULEVARD
- POTENTIAL DROP-OFF ON UNIVERSITY BLVD FOR WMG
- BUS TROLLEY LOOP & PUBLIC REALM IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION ON UNIVERSITY BLVD
- IRVING K. BARBER LEARNING CENTRE
- BROCK HALL WEST WING
- BROCK HALL EAST WING
- NORTH PARKADE
- STUDENT UNION COURT
- THE GREEN
- LIBRARY BOSQUE
- BOSQUE
- FUTURE PORCH
- OLD SUB (REPURPOSED FOR OTHER ACADEMIC USES)
- UNIVERSITY SQUARE
- KNOLL
- PROPOSED NEW SUB
- UNIVERSITY SQUARE
- PROPOSED NEW ALUMNUS CENTRE
- EAST QUARTERS
- ACHIEVEMENT CORNER
- UNIVERSITY BOULEVARD WEST
- BOOKSTORE
- WESBROOK
- WESBROOK MALL
- STUDENT UNION BOULEVARD
- STUDENT REGULATION CENTRE
- NEW AQUATIC CENTRE
- BUS EXCHANGE
- INFORMAL PASSIVE RECREATIONAL & BOOMERFIELD FOR STUDENT EVENTS. NOT FENCED. BUS PARKING BELOW
- WAR MEMORIAL COMPLEXION
- FUTURE UNIVERSITY RENTAL HOUSING
- UNIVERSITY BOULEVARD
- D.H. COPP BUILDING
- UNIVERSAL ACCESS PARKING TO AQUATIC CENTRE
- POSSIBLE 6-8 STOREY NON-MARKET UNIVERSITY RENTAL HOUSING FOR FACULTY STAFF AND STUDENTS. CREATING AN ACTIVE STREET EDGE ALONG WESBROOK MALL
- PEDESTRIAN AXIS LINKS BUS DROP-OFF, GREEN SPACE & WALKWAY BETWEEN OLD & NEW SUB
- CANOPIES ON NEW BUILDING SHELTERS PASSENGERS. WINDOWS INTO AQUATIC CENTRE ACTIVATE WALKWAY
- BUS LOOP WITH 5 DROP-OFF (1 ON STREET) & PICK-UP STALLS
- POTENTIAL PEDESTRIAN BRIDGE FROM WMG, MEZZA-NINE TO FIELD
- RAMP TO UNDERGROUND BUS PARKING
- SERVICE/UNIVERSAL ACCESS PARKING
- SHOPS & SERVICES AT GRADE ON UNIVERSITY BLVD.
- BREEZEWAY & PARKING ACCESS

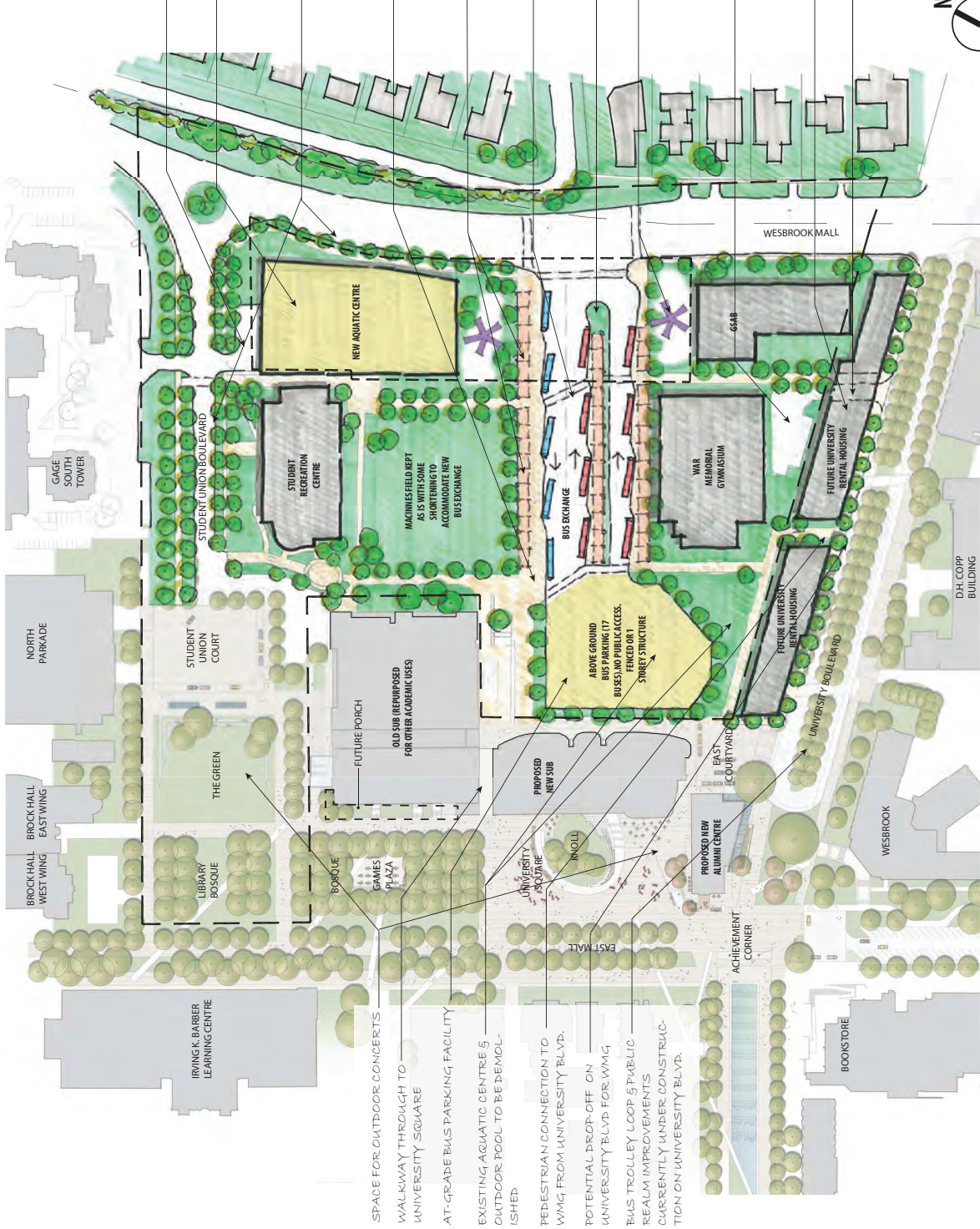


appendices

CONCEPT B

- PROPERTY LINE
- GAGE STUDY AREA
- *THE UNDER REVIEW LUP DESIGNATION BOUNDARY

- SERVICE/EMERGENCY & UNIVERSAL ACCESS PARKING
- NEW AQUATIC CENTRE ACTIVATES WEST SIDE OF WESBROOK MALL AS A GATEWAY BUILDING
- POTENTIAL DROP-OFF/PARKING TO NEW AQUATIC CENTRE ALONG WESBROOK MALL OR STUDENT UNION BLVD.
- PEDESTRIAN AXIS LINKS BUS ARRIVALS TO GREENSPACE & WALKWAY BETWEEN OLD & NEW SWB
- CANOPIES FOR PASSENGERS. ALSO HELP WAYFINDING AS DIRECTIONAL ELEMENTS
- BUS LOOP WITH 5 DROP-OFF & PICK-UP STALLS
- COULD USE PLANTING AT ENTRANCE AS A FEATURE
- POSSIBLE 10 STOREY NON-MARKET UNIVERSITY RENTAL HOUSING FOR FACULTY STAFF AND STUDENTS. BRIDGING OVER BUS LOOP & AT GRADE EITHER SIDE
- SERVICE/UNIVERSAL ACCESS PARKING TO EXISTING GYM AND FUTURE UNIVERSITY HOUSING
- SHOPS & SERVICES AT GRADE ON UNIVERSITY BOULEVARD BREEZEWAY & PARKING ACCESS

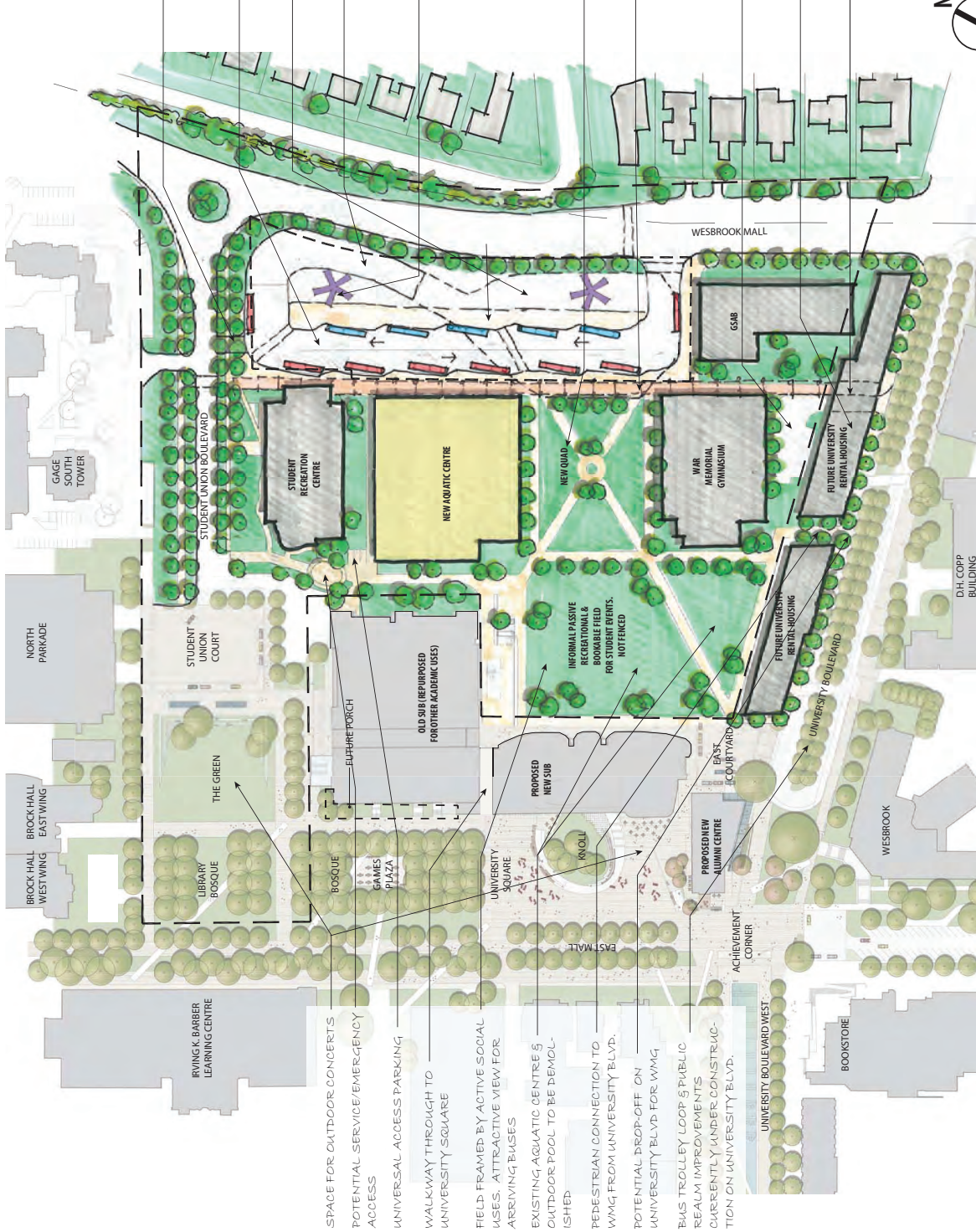


- SPACE FOR OUTDOOR CONCERTS
- WALKWAY THROUGH TO UNIVERSITY SQUARE
- AT-GRADE BUS PARKING FACILITY
- EXISTING AQUATIC CENTRE & OUTDOOR POOL TO BE DEMOLISHED
- PEDESTRIAN CONNECTION TO WMG FROM UNIVERSITY BLVD.
- POTENTIAL DROP-OFF ON UNIVERSITY BLVD FOR WMG
- BUS TROLLEY LOOP & PUBLIC REALM IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION ON UNIVERSITY BLVD.

CONCEPT C

- PROPERTY LINE
- GAGE STUDY AREA
- *AREA UNDER REVIEW / UP DESIGNATION BOUNDARY

- POTENTIAL RIGHT-TURN ONLY LANE FOR 'DEADHEAD' BUSES WITH NO SCHEDULED PICK-UPS (INFREQUENT)
- BUS LOOP WITH 5 DROP-OFF & PICK-UP STALLS
- UNDERGROUND BUS PARKING (17 BUSES) NO PUBLIC ACCESS
- RAMP TO UNDERGROUND PARKING COULD BE CONCEALED AND INTEGRATED IF UNIV. HOUSING ABOVE IS PURSUED
- POSSIBLE 11 STOREY NON-MARKET UNIVERSITY RENTAL HOUSING FOR FACULTY STAFF AND STUDENTS ON TOP OF BUS DROP OFF AREA. CONSIDER ACTIVE STREET USES AT GROUND LEVEL
- QUAD CREATES WELCOMING OPEN SPACE AND GATEWAY FROM BUS EXCHANGE
- LINEAR COVERED TRELLIS/CANOPY SERVES AS NORTH/SOUTH SPINE AND FRAMES QUAD WHILE SERVING AS BUS WAITING SHELTER
- SERVICE/UNIVERSAL ACCESS PARKING TO GYM AND UNIVERSITY RENTAL HOUSING
- SHOPS & SERVICES AT GRADE ON UNIVERSITY BLVD.
- BREEZEWAY & PARKING ACCESS

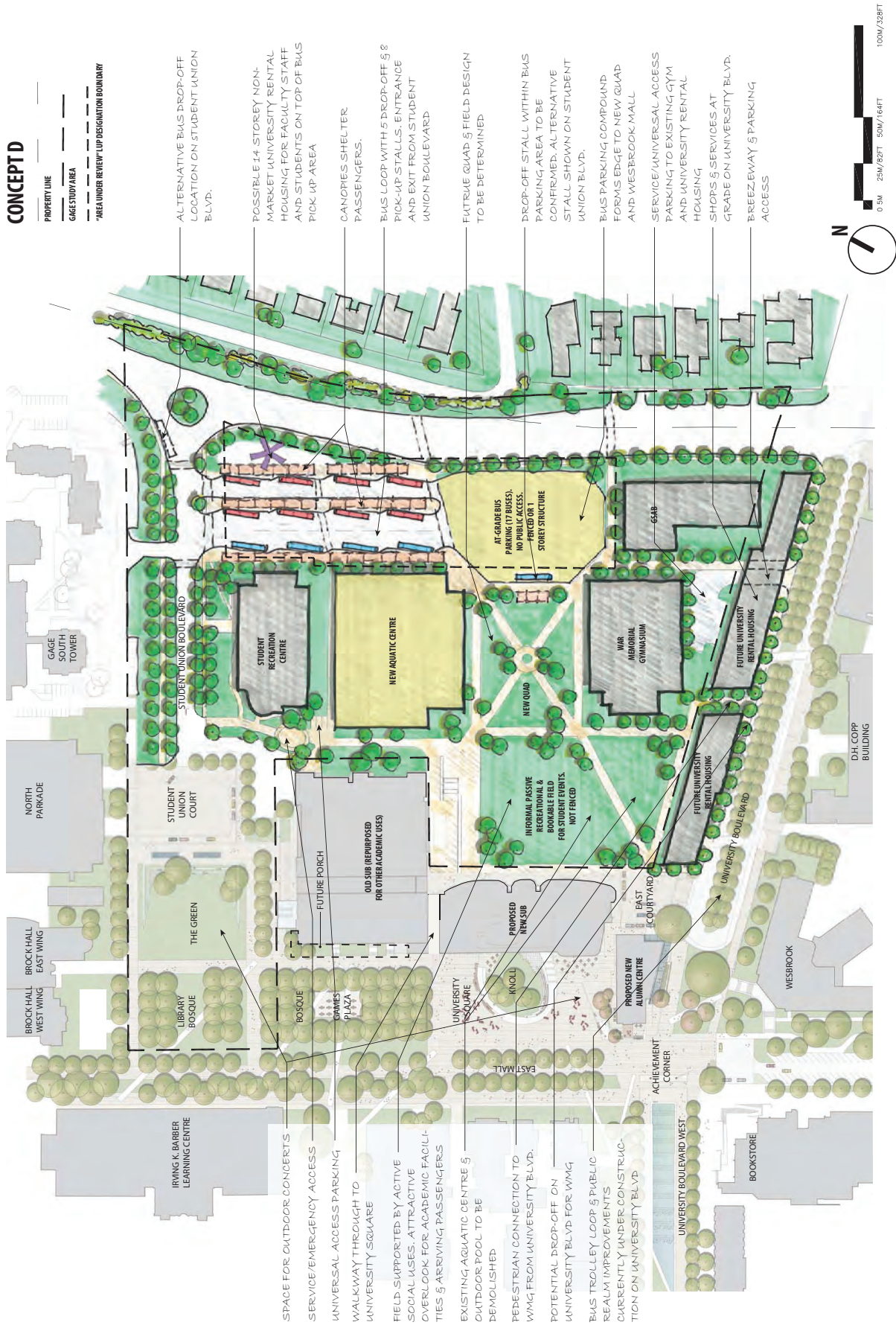


0 5M 25M/50FT 50M/100FT 100M/325FT

appendices

CONCEPT D

- PROPERTY LINE
- GAGE STUDY AREA
- AREA UNDER REVIEW / UP DESIGNATION BOUNDARY



- ALTERNATIVE BUS DROP-OFF LOCATION ON STUDENT UNION BLVD.
- POSSIBLE 14-STOREY NON-MARKET UNIVERSITY RENTAL HOUSING FOR FACULTY STAFF AND STUDENTS ON TOP OF BUS PICK UP AREA
- CANDIENES SHELTER PASSENGERS.
- BUS LOOP WITH 5 DROP-OFF & PICK-UP STALLS, ENTRANCE AND EXIT FROM STUDENT UNION BOULEVARD
- FUTURE QUAD & FIELD DESIGN TO BE DETERMINED
- DROP-OFF STALL WITHIN BUS PARKING AREA TO BE CONFIRMED. ALTERNATIVE STALL SHOWN ON STUDENT UNION BLVD.
- BUS PARKING COMPOUND FORMS EDGE TO NEW QUAD AND WESBROOK MALL
- SERVICE/UNIVERSAL ACCESS PARKING TO EXISTING GYM AND UNIVERSITY RENTAL HOUSING
- SHOPS & SERVICES AT GRADE ON UNIVERSITY BLVD.
- BREEZEWAY & PARKING ACCESS



- SPACE FOR OUTDOOR CONCERTS
- SERVICE/EMERGENCY ACCESS
- UNIVERSAL ACCESS PARKING
- WALKWAY THROUGH TO UNIVERSITY SQUARE
- FIELD SUPPORTED BY ACTIVE SOCIAL USES. ATTRACTIVE OVERLOOK FOR ACADEMIC FACILITIES & ARRIVING PASSENGERS
- EXISTING AQUATIC CENTRE & OUTDOOR POOL TO BE DEMOLISHED
- PEDESTRIAN CONNECTION TO WMG FROM UNIVERSITY BLVD.
- POTENTIAL DROP-OFF ON UNIVERSITY BLVD FOR WMG
- BUS TROLLEY LOOP & PUBLIC REALM IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION ON UNIVERSITY BLVD

- STUDENT UNION BOULEVARD
- STUDENT UNION COURT
- THE GREEN
- LIBRARY BOISQUE
- BOISQUE
- GRANDES PLAZA
- UNIVERSITY SQUARE
- KNOLL
- PROPOSED NPM SUB
- PROPOSED NEW ALUMN CENTRE
- EAST COURTYARD
- UNIVERSITY BOULEVARD
- ACHIEVEMENT CORNER
- UNIVERSITY BOULEVARD WEST
- BOOKSTORE
- WESBROOK
- D.H. COPP BUILDING
- STUDENT RECREATION CENTRE
- NEW AQUATIC CENTRE
- AT-GRADE BUS PARKING (7 BUSES), NO PUBLIC ACCESS. STORRY STRUCTURE
- NEW QUAD
- INFORMAL PASSIVE RECREATIONAL & BOOMABLE FIELD FOR SPORTS. NOT FENCED
- WVA MEMORIAL GYMNASIUM
- 6648
- FUTURE UNIVERSITY RENTAL HOUSING
- FUTURE UNIVERSITY RENTAL HOUSING
- STUDENT UNION BOULEVARD
- STUDENT UNION COURT
- NORTH PARKADE
- BROCK HALL WEST WING
- BROCK HALL EAST WING
- GAGE SOUTH TOWER

appendices

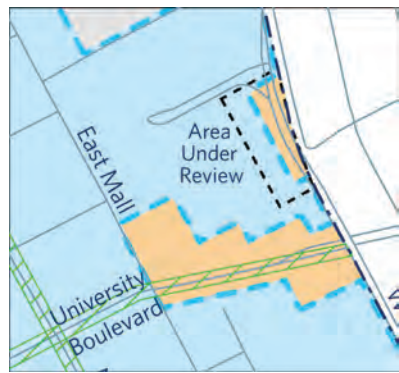
Land Use Designation Maps



Concept A with Non-Market Rental Housing



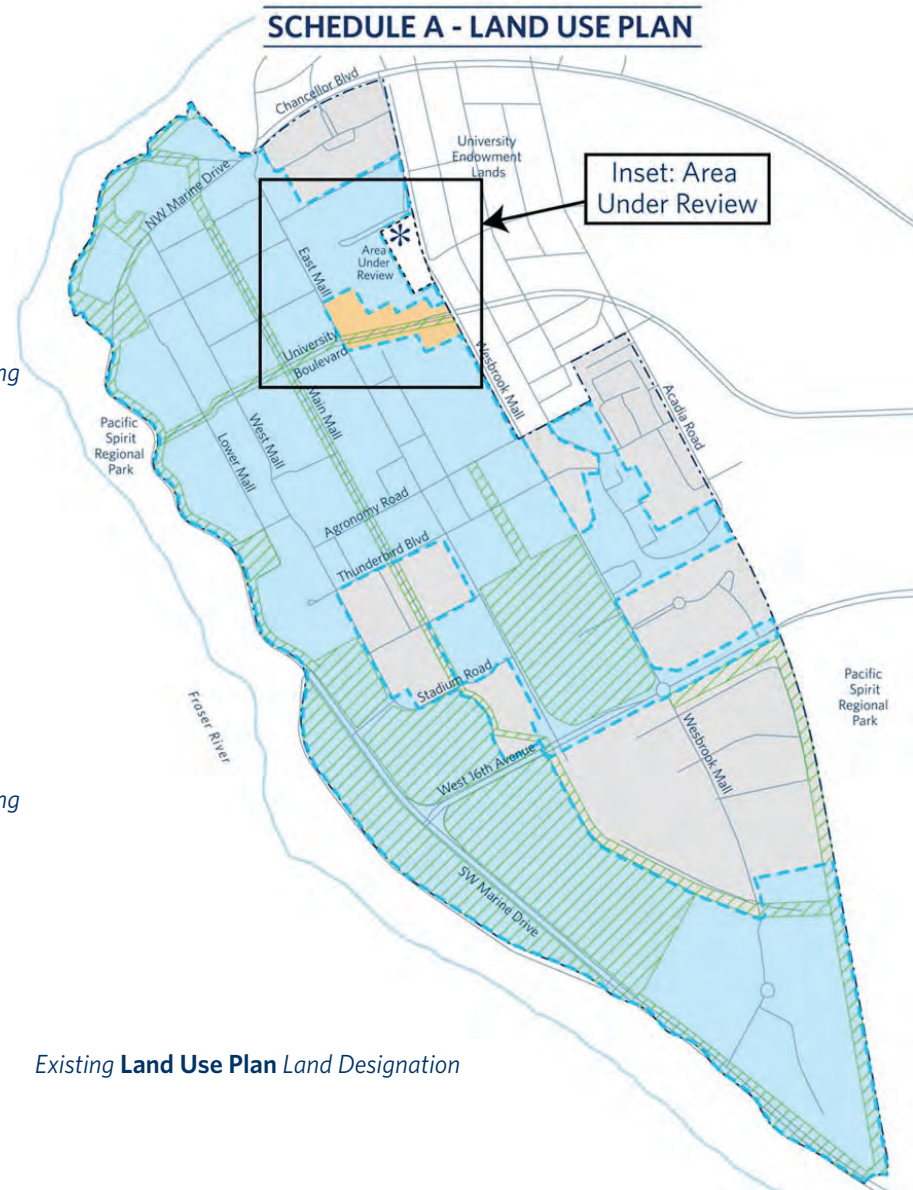
Concept B with Non-Market Rental Housing



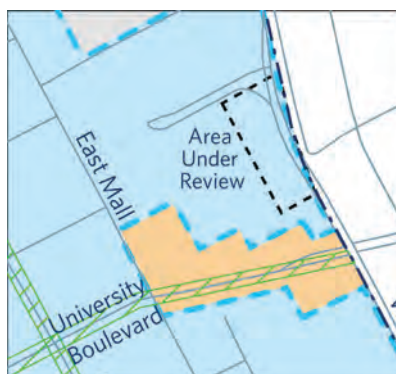
Concept C with Non-Market Rental Housing



Concept D with Non-Market Rental Housing



Existing Land Use Plan Land Designation



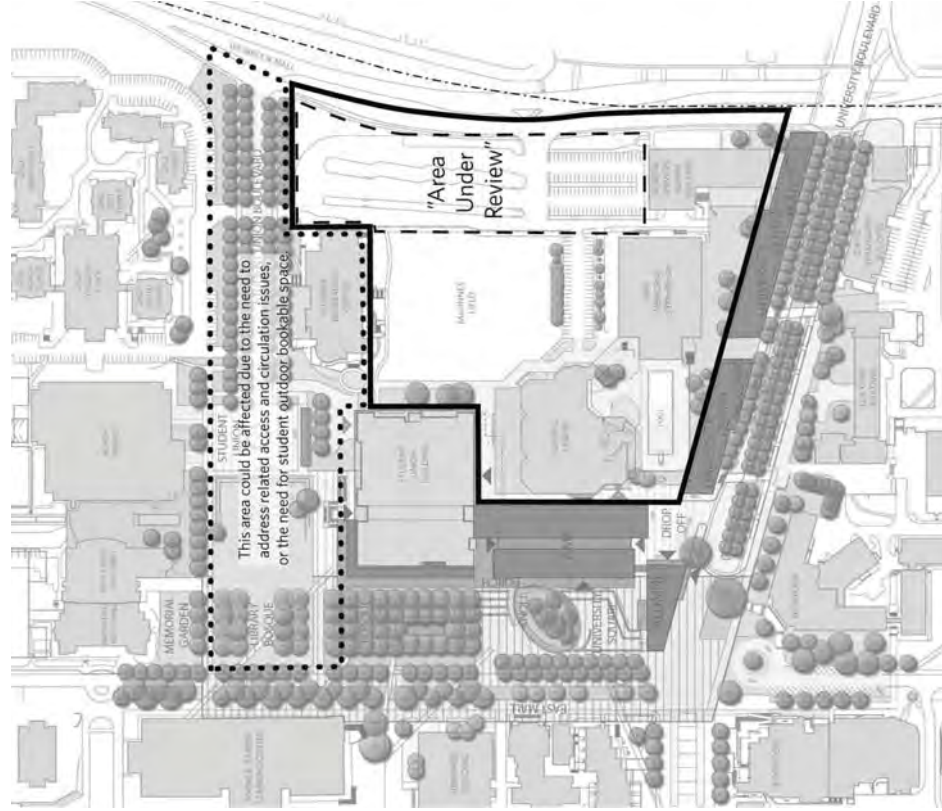
Concept A,B,C & D with no Non-Market Rental Housing

Legend

- UBC's Vancouver Campus
- Academic
- Green Academic
- Village Centre Academic
- Neighbourhood Housing Area

1 Gage South + Environs Study Area

The Gage South + Environs area is adjacent to the main gateway of campus and will be home to significant investments over the next five years.



What is the 'Study Area'?

The Gage South + Environs 'Study Area' (shown with a solid line on the map) includes the existing aquatic centre, the temporary diesel bus loop, MacInnes Field, SUB Plaza north, War Memorial Gym, the General Services Administration Building (GSAB), and the Gage South 'Area Under Review'.

Within the 'Study Area', various academic program demands need to be considered and balanced, including:

- A new aquatic centre to meet the growing needs of the campus community
- A permanent diesel bus loop
- Open area bookable recreational space for student and other events (MacInnes Field)

The Gage South + Environs planning process is also considering the inclusion of non-market rental housing for faculty, staff and students in the 'Area Under Review'. No decision on housing has been made yet.

What is the 'Area Under Review'?

During the UBC *Land Use Plan* amendment process in 2010, students expressed concern over future land use for the former Gage South Neighbourhood area as non-market rental housing for faculty, staff and students. In response, UBC recognized the request to revisit the area's future land use in an updated context and re-designated it as an 'Area Under Review', until further planning could be undertaken.

To best plan for how the Gage South 'Area Under Review' will be used, UBC is also considering the future layout of facilities in the adjacent academic lands, where significant investment is expected in upcoming years. A comprehensive technical review, planning and consultation process has been undertaken for the larger Gage South & Environs 'Study Area' to accomplish this.

2 Gage South + Environs Planning Process: Guiding Principles

To guide the Gage South + Environs planning process, a set of 'Guiding Principles' has been adopted by the UBC Board of Governors.

At the outset of the Gage South + Environs planning process, the UBC Board of Governors adopted a set of 'Guiding Principles'. **These principles have been considered throughout the planning process and will continue to guide the planning process until the final plan is approved.**

The principles guiding the Gage South + Environs area planning process are:

- UBC's Academic Mission
- Connecting Gage South to University Square and University Boulevard
- 21st Century Facilities and Infrastructure
- Welcoming, Playful Public Realm Design
- Sustainability & Smart Growth Principles
- Socially Vibrant and High Functioning People Places
- Academic-Recreational Facilities
- Integrated Planning and Design
- Legibility and Comfort (for people arriving and passing through this central arrival and departure location)
- Neighbourliness
- Safety

Full descriptions of each principle are available at the registration table or online at www.planning.ubc.ca/gagesouth.

3 Gage South + Environs Planning Process

The Gage South + Environs planning process includes numerous opportunities for campus stakeholders and the broader community to provide input on the future layout of the Gage South + Environs area.

This planning process is taking place in three distinct phases, with each planning phase including opportunities for input from campus stakeholders (through the Gage South + Environs Working Group – see Board 4) and the broader community.

Phase 1: November 15-29, 2011 (complete)

Phase 2: February 27-March 7, 2012 (current phase)

Public Hearing: April 26, 2012 (date to be confirmed)

To learn more about the Public Hearing phase, see Board 18.

Purpose of Phase 2 Public Consultation

The purpose of this Phase is to present one proposed layout for the new UBC Aquatic Centre, the permanent diesel bus loop, and open air bookable recreational space (MacInnes Field) within the larger 'Study Area' for final comment. This layout is based on university community preferences from Phase 1 consultation and technical considerations. See Board 9A for the proposed layout.

This Phase will also allow for continued discussion of possibly placing non-market rental housing for faculty, staff and students in the 'Area Under Review'. Further technical information and a compatibility review has been undertaken to address feedback and concerns identified in Phase 1. It is important to note that no decision has yet been made on placing non-market rental housing for faculty, staff and students within the Gage South 'Area Under Review'.

We value your feedback and you will notice that questions are included on the display boards that follow. Feedback forms are available at the registration table. To complete the feedback form online, visit www.planning.ubc.ca/gagesouth.

Thank you for attending today's open house, we value your feedback and appreciate you taking the time to complete the feedback form.

4 Gage South + Environs Working Group

A Gage South + Environs Working Group is working collaboratively throughout the planning process to help develop solutions that effectively address the significant land use demands within the 'Study Area'.

The Gage South + Environs Working Group is an advisory group composed of key stakeholders affected by changes in the area. It includes representatives from the following key stakeholders as well as staff from relevant departments within UBC (e.g. Enrolment Services, Infrastructure Development).

- **Students (undergraduate and graduate)**
- **UBC Athletics and Recreation**
- **TransLink**
- **University Neighbourhoods Association (UNA), and**
- **University Endowment Lands (UEL)**

The Role of the Working Group

The Working Group members have been assisting in the development of a plan for the area since the outset by providing feedback on the scope, principles and consultation process, as well as collaborative review and critique of draft plan content. With the help of engineering and architectural reviews along the way, the Working Group has been asked to explore complex ideas and technical planning content, such as:

- Site and basic design elements of the aquatic centre
- Site and basic design elements of the diesel bus loop (grades, ramps)
- Access and circulation
- Other matters, including open air bookable recreational space for events (i.e. MacInnes Field) and land use for the Gage South 'Area Under Review'

Throughout the iterative planning process, the Working Group has provided feedback on layout options (such as those presented in Phase 1) and discussed their preferences and concerns. They have also discussed the implications of incorporating non-market rental housing for faculty, staff and students within the 'Area Under Review'. These discussions have included an exploration of the issues and challenges of both including and not including housing in the area.

The Working Group continues to meet regularly and is committed to transparency; all meeting notes are available on the Campus and Community Planning website: www.planning.ubc.ca/gagesouth.

5 Public Consultation November 2011

Phase 1 of Gage South + Environs public consultation took place from November 15-29, 2011 and included an online questionnaire and two public workshops that took place on November 24.

In the first phase of public consultation, the public was asked to consider four different concepts for how the elements within the Gage South 'Study Area' could be laid out. Feedback on trade-offs and preferences in each concept and across concepts were gathered.

In this first phase:

- 215 questionnaires were taken
- 41 letter submissions were received
- 1 petition on behalf of 2,159 members of the campus community was received, and
- A combined total of 45 people attended the workshops (please note: workshop attendee feedback is counted in the 215 questionnaires referenced above)

Notification

Notification was provided to nearly 70,000 contacts through newspapers (e.g. Ubysssey, Vancouver Courier), e-newsletters, direct e-mail to the Campus and Community Planning (C+CP) distribution list, C+CP website, social media, the AMS and a YouTube video.

Presentations were made and/or meetings attended with 18 campus stakeholders and 165 e-toolkits were distributed to departments campus-wide to help publicize the opportunity to provide input.

What We Heard

As you read through the display boards that follow, you will notice that there are sections called 'What We Heard' and 'Our Response'. These sections highlight the feedback received during the November public consultation and illustrate how that feedback has been incorporated into the proposed layout (see Board 9A). The feedback is also presented in combination with the results of further technical analysis that has taken place since the last consultation period.

A more detailed summary of what we heard during Phase 1 is available at the registration desk and online at www.planning.ubc.ca/gagesouth.

6a The New UBC Aquatic Centre

UBC is proposing to build a new Aquatic Centre to provide student athletes with a state-of-the-art training facility, and the larger campus community with an on-campus recreational facility.

The proposed new Aquatic Centre is being designed to strike a balance between a high performance competition facility and a neighbourhood leisure facility, and will feature:

- Competition length pool
- Family change rooms
- Recreational lap pool
- Other amenities
- Leisure pool

The new facility will replace both Empire Pool and the existing Aquatic Centre.



Hillcrest Park competition pool



Hillcrest Park leisure pool

Images of Hillcrest Pool in Vancouver as an example of a pool with similar features to the proposed new aquatic centre.

What We Heard

In Phase 1, 48% of respondents said they had a preference for locating the new aquatic centre close to the centre of campus rather than along Westbrook Mall.

We also received a letter submission from the Friends of the UBC Aquatic Centre and MacInnes Field, requesting that UBC revisit the 'renovate and expand' proposal for the existing aquatic centre.

Our Response

In the proposed layout, **the new UBC Aquatic Centre will be located close to the centre of campus on the site that is now occupied by MacInnes Field** (to read more about the open bookable recreational space planned for Gage South, see Board 8).

After careful consideration and significant further technical analysis, **building a new UBC Aquatic Centre is being recommended as the best approach to achieve the University's overall goals for the Gage South area and for a community aquatic centre that meets competitive and recreational swimming needs of the campus community.**

6b The New UBC Aquatic Centre

UBC is proposing to build a new Aquatic Centre to provide student athletes with a state-of-the-art training facility, and the larger campus community with an on-campus recreational facility.

Why Build a New Aquatic Centre?

The new facility is being proposed as UBC's existing aquatic facilities (Empire Pool, built in 1954 and the existing aquatic centre, which began operating in the late 1970s) are reaching the end of their useful lives, with unreliable mechanical systems, worn finishes, inefficient energy systems and outdated layouts. While the structural framing of the indoor aquatic centre is currently in good condition, the roof and building envelope are due for replacement.

In addition to facility condition considerations, the functional and program needs and wants of stakeholders were considered. **The broad UBC community has expressed interest in a more "family friendly" recreational facility that includes such things as swim areas for children, family change rooms, recreational features like slides and others, and UBC's Athletics community has expressed a need for a high performance competition pool and a facility with the capacity to host university swim competitions.**

Feasibility work was conducted to evaluate whether to build a new facility or renovate and expand the existing facilities. This work has shown that while it is possible to renovate and expand the existing aquatic centre, it would be done at greater cost to the university than building new (when incorporating all required upgrades to the existing pool), would entail a higher level of construction risk, and would result in disruption to aquatic centre use during construction.

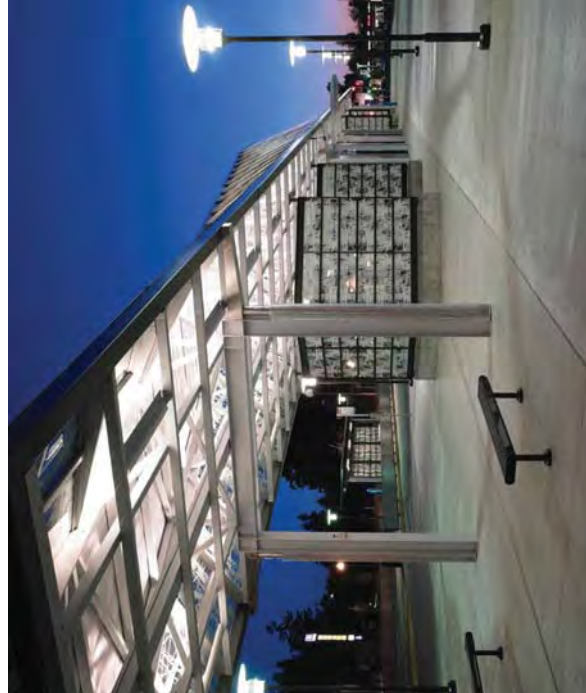
The request to revisit the 'renovate and expand' option of UBC's existing aquatic facilities, and follow up discussion raised some excellent points about elements of the existing aquatic centre that should be retained in a new facility (e.g. inclusion of mezzanine seating instead of pool deck seating). These will be explored during the design of the new aquatic centre.

The new aquatic centre will acknowledge the history of pool facilities at UBC, including recognition of all those involved and the contributions they have made to varsity excellence and campus life.

For additional background information on the proposed new UBC Aquatic Centre and on the analysis that was done on the renovate and expand option, please visit our website: www.planning.ubc.ca/gagesouth

7 A Permanent Diesel Bus Loop

The current diesel bus loop was developed as a temporary facility. A new permanent diesel bus loop location that will meet UBC's future transportation demand is needed.



The image shown here is the Burien Transit Centre (Burien, Washington). The UBC diesel bus loop will similarly incorporate continuous high quality weather protection canopies over the bus waiting areas, but design unique to UBC will be determined as part of a future detailed design exercise.

Image courtesy of VIA Architecture

What We Heard

During Phase 1 consultation, **75% of respondents expressed a preference for the bus parking/layover portion of the terminal (off-limits to the public) to be below-ground and 52% expressed a preference that the entry to the bus loop should be from Wesbrook Mall, rather than from Student Union Boulevard.**

When asked to rank which element was most important to their experience of the Gage South area, 52% of respondents ranked the bus loop as their first choice. There were equal levels of support from respondents for either a north-south or east-west orientation of the above ground pick-up/drop-off portion of the diesel bus loop (40% each).

Our Response

Based on public input and on further technical analysis, the proposed plan now includes an **east-west orientation for the above-ground pick-up drop off diesel bus loop, with underground bus parking and layover area. The entrance to the new diesel bus loop will be from Wesbrook Mall.**

Further analysis also revealed that the proposed layout allows for greater flexibility in bus movement in and out of the exchange area, particularly for buses only dropping off passengers.

The east-west orientation of the diesel bus loop (the passenger pick-up and drop-off area) in the proposed plan is safer and more pedestrian-friendly than a north-south orientation that requires pedestrians to cross the bus-lanes en-route to campus. It is also located closer to the core so reduces walking times for commuters; it reduces bus-related noise for neighbouring residents, and reduces the likelihood of disrupting the existing bus loop during construction of the new facility.

Partnership with TransLink

UBC and Translink have confirmed the feasibility of the proposed layout and an agreement in principle for cost sharing has been reached, subject to approval of the proposed layout by the Board of Governors. Subsequent definitive agreements will be negotiated to fully define project funding, design and construction, and operations and maintenance commitments for both parties.

MacInnes Field

Open Bookable Space

Open bookable space for informal activities, student events, some intramurals and casual use is an important feature of the Gage South + Environs area.



This is how MacInnes Field might look once complete.

What We Heard

In Phase 1, 60% of respondents expressed a preference for locating MacInnes Field close to the centre of campus and 41 % expressed preference for having MacInnes Field available for informal activities and intramural uses.

Our Response

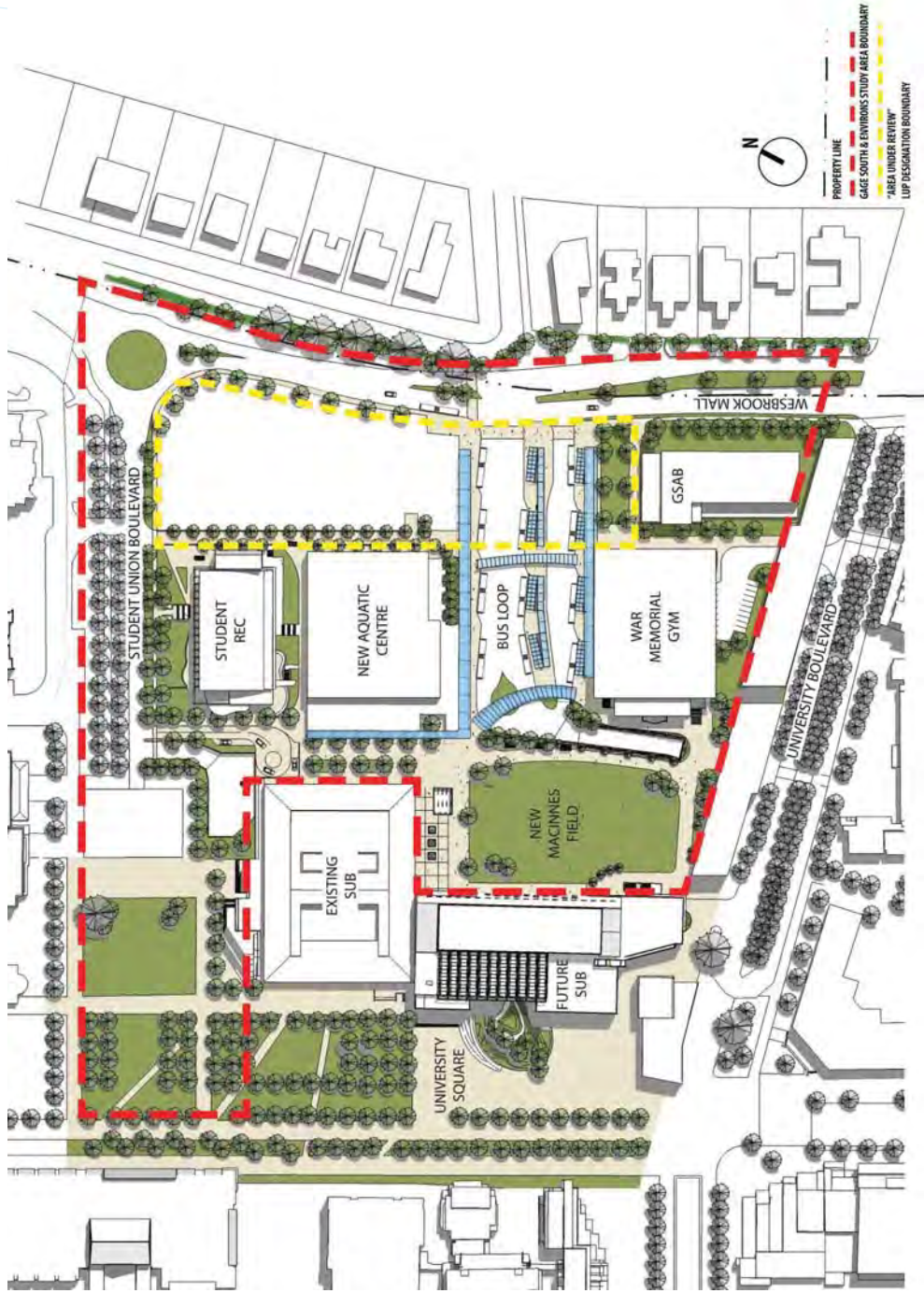
In the proposed layout, new open bookable recreational space will be located on the site of the current aquatic centre, closer to the centre of campus. **The new open space will be a similar size to the existing MacInnes Field and will have improved drainage and lighting.**

Continuing to be informal in its use, the new field will be available for UBC clubs, some intramurals, and casual users. The field could also continue to be used as bookable space for popular events, like the Welcome Back BBQ or Block Party.

Through UBC's Athletics and Recreation Development Office, the MacInnes Family was consulted on the decision to relocate the field. **Once relocated, the field will continue to be called 'MacInnes Field'** and the existing plaque will be relocated to the new field location.

Proposed Layout

Here is how the Gage South + Environs area might look once complete.



The proposed layout depicted here is preliminary. Detailed design of this area will be completed in future project planning stages.

9b Proposed Layout

The proposed layout (see Board 9A) was developed based on the feedback received during the first phase of consultation and on further technical analysis.

The proposed layout of the academic elements (the diesel bus loop, the new aquatic centre and MacInnes Field) was developed based on feedback received during the first phase of consultation and on further technical analysis. In November, the public was asked to consider four layout concepts for the Gage South + Environs area, to help with development of one preferred plan.

Public feedback showed that there was preference for locating MacInnes Field, and the aquatic centre closer to the centre of campus. The feedback also indicated preference for locating the bus parking facilities (that are inaccessible to the public), below-ground. There was equal preference for an east-west or north-south oriented bus loop.

A new layout option was not required as two concepts presented in Phase 1 satisfied the community preferences. Upon further technical consideration, the two remaining options were not technically equal.

- The important technical advantages of an east-west diesel bus loop were identified as:
- **Safety and pedestrian-friendly design.** Pedestrian flow is safer, requiring fewer crossings of the diesel bus lanes. Covered walkways will improve pedestrian experience in drop-off and pick-up areas on rainy days.
 - **Minimal disruption during construction.** An east-west orientation allows construction of the new diesel bus facilities with minimal disruption to service at the current bus loop.
 - **Neighbourliness.** Bus-related noise for nearby residents will be reduced with buses brought closer to the centre of campus. This orientation creates a more attractive edge along Wesbrook Mall than a north-south configuration.

- **Reduction of walking time.** The east-west oriented pick-up and drop-off areas result in a shorter commute to the new Student Union Building and the centre of campus, saving time for commuters walking to and from classrooms, offices and buses.

- **Functionality.** The east-west orientation bus-loop design is functionally viable given the circulation geometry, ramp slope maximums, and other technical design needs of the buses.

The proposed layout places the new aquatic centre on the existing MacInnes Field, the new MacInnes Field on the site of the old aquatic centre, and introduces an east-west oriented bus loop bringing passengers closer to the centre of campus. Buses would enter and exit from Wesbrook Mall and the bus parking layover area (not accessible to the public) would be located underground beneath the new MacInnes Field.

What's your point of view?

Do you have any further comments about the proposed layout of the academic elements (the new aquatic centre, MacInnes Field, and/ or the diesel bus loop and bus parking)?

10 The Social Heart of Campus

In the coming years, University Square and Sub Plaza North will be undergoing a significant transformation.



With the new Student Union Building as a flagship feature of University Square, it is expected that outdoor activities on campus will be shifting westward from their current locations.

UBC, the AMS (through the new SUB) and UBC Alumni are investing in buildings and open spaces that will create University Square as a vital part of campus that can accommodate a wide range of planned events and everyday outdoor social activity.

As the image here shows, features that will be added to the area will include:

- Large open space designed to accommodate events with 7,000+ people, and services for temporary sound and lighting that could accommodate student events, such as Welcome Back BBQ or Block Party
- A 'Games Plaza'
- The Knoll
- Seating areas, lighting features, and distinctive paving

Image courtesy of Phillips Farevaag Smallemberg



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11 Non-market Rental Housing For Faculty, Staff and Students: Introduction

In order to build a model sustainable university community, UBC is working towards improving housing choice and affordability for faculty, staff and students on the Vancouver campus.

What is Non-market Rental Housing?

Non-market rental housing (also called university rental housing) is housing on campus that is limited to faculty and staff. However, in this area, students (especially graduate students) would also be able to rent this housing. If housing were introduced in the Gage South 'Area Under Review', it would be non-market rental housing for faculty, staff and students, with a focus on smaller, affordable units that would be targeted at a younger 1 or 2 person households more likely to be tolerant of student life and activities.

Why is Non-market Rental Housing Being Considered for Gage South?

Did you know that that 60% of UBC faculty and staff live in a 1-2 person household and 64% of new UBC recruits are age 34 or younger?

There is a demonstrated need for this type of housing on campus, to meet the needs of faculty and staff currently renting or seeking one-bedroom and studio apartments. There is also a need to provide faculty and staff with options to live closer to the centre of campus.

For this area to support the transformation and development of the social heart of campus, a steady year-round population is needed for the range of shops and services that are planned for University Boulevard to flourish. In the absence of a sufficient year-round population base, these businesses may not be able to thrive.

What We Heard About Non-market Rental Housing in Gage South

Questionnaire results on the topic of non-market rental housing placed in the 'Area Under Review' portion of the Gage South 'Study Area' showed that preserving Gage South as a student-centric part of campus (excluding any housing for faculty and staff) was the most important to respondents.

The public consultation results also showed that there is some support for providing faculty, staff and students with the opportunity to live closer to the centre of campus and for having sufficient population year-round to support shops and services. If given the opportunity, more respondents said they would consider living in Gage South (42%) than those who said they would not (37%).

In the following display boards, we explore the concerns raised in more detail and provide additional technical information to inform continued discussion on whether non-market housing for faculty, staff and students could be compatible with surrounding uses in this area. Feedback questions are included throughout.

Non-market Rental Housing Neighbourhood Animation

The Gage South + Environs area is envisioned to become a socially vibrant and lively part of campus for the campus community and visitors.



Here is how the Gage South + Environs area might look once complete if non-market rental housing for faculty, staff and students was included in the 'Area Under Review.'

12b Non-market Rental Housing Neighbourhood Animation

The Gage South + Environs area is envisioned to become a socially vibrant and lively part of campus for the campus community and visitors.

What We Heard

In Phase 1, 49% of respondents said they would be more likely to support housing if suites were small one bedrooms and studios, designed to appeal to a younger demographic of faculty, staff and students.

We also heard that there is support for providing faculty, staff and students the opportunity to live closer to the centre of campus (25% of respondents in a ranking question, 7% in one open ended question and 6% in a different open ended question), and having sufficient population year-round to support shops and services (9% of respondents in a ranking question, 16% of respondents in an open ended question).

Our Response

The Gage South + Environs area, as an arrival point for the majority of travelers to the university, is envisioned to become a socially vibrant and lively part of campus. Quality recreational facilities, an improved MacInnes Field in the heart of campus, and the new diesel bus loop will all contribute to bringing life and vitality to Gage South & Environs. This area is also key to supporting the new shops and services planned along University Boulevard.

Housing and year-round population are important elements in creating a vibrant and sustainable community. If non-market rental housing for faculty, staff and students is placed in the Gage South 'Area Under Review', the units will be designed to be smaller, more affordable, and to appeal to a younger demographic.

It is widely recognized that the real estate market in Vancouver is expensive and UBC is in the process of developing a Housing Action Plan to improve housing choice and affordability for its faculty, staff and students. By adding small, more affordable non-market rental units to the Gage South 'Area Under Review', UBC would be providing faculty, staff and students with a more affordable opportunity to live on campus, in a dynamic neighbourhood flavoured by university activity, close to convenient transit, shops, services and recreational amenities.

Introducing non-market rental housing for faculty, staff and students would also provide the population required to support area shops and services year-round, including businesses on University Boulevard and in the new SUB.

13a Non-market Rental Housing Neighbourhood Compatibility

A compatibility analysis was completed to identify and assess potential conflicts with adjacent land uses within a 30-metre distance to the north, south, east and west of the 'Area Under Review'.

What We Heard

In Phase 1, noise was cited as the most common disadvantage to placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review' by 22% of respondents.

We also heard that 44% of respondents were more likely to support housing knowing that the outdoor plaza at Sub Plaza north could also be equipped to accommodate concerts and large events with music, to distance the noisier student activities from possible non-market rental housing for faculty, staff and students.

When respondents were asked about form of development, should housing be pursued, the strongest preference, in terms of form and development, was 29% for a lower form of development (6-8 storey building) located at the corner of Student Union Boulevard and Wesbrook Mall.

Our Response

While non-market rental housing for faculty, staff and students can contribute vibrancy and year-round viability of the area, it is also important to carefully consider noise or other potential conflicts and confirm compatibility with surrounding uses, so that they can continue to thrive.

A compatibility analysis was completed to identify and assess potential conflicts with adjacent land uses that

might occur if 6-8 storey non-market rental housing for faculty, staff and students was placed in the Gage South 'Area Under Review'. The analysis reviewed potential conflicts within a 30-metre distance to the north, south, east and west of the 'Area Under Review', or to the closest building. These issues would be of equal importance to other university uses if they were placed in the 'Area Under Review' as well.

The potential conflicts considered included noise, privacy views, light, and traffic.

Noise

An independent noise study was commissioned to measure existing noise levels in the area, to predict future noise, and to recommend whether these levels would be incompatible with non-market rental housing for faculty, staff and students in the 'Area Under Review'.

Specific noise sources considered included:

- Outdoor concerts on MacInnes Field
- Pedestrian voices at peak times, such as patrons walking between the Gage student residence towers and the Pit Pub in the Student Union Building
- Bus noise in the location of the future diesel bus loop
- Road traffic noise along Wesbrook Mall
- Mechanical equipment noise from the nearby future Aquatic Centre.

Traffic

A traffic study also reviewed potential impacts of the plan on Wesbrook Mall.



13b Non-market Rental Housing Neighbourhood Compatibility

A compatibility analysis was completed to identify and assess potential conflicts with adjacent land uses within a 30-metre distance to the north, south, east and west of the 'Area Under Review'.

What did the compatibility assessment tell us?

Overall, the compatibility assessment showed that all potential impacts are manageable if non-market rental housing for faculty, staff and students were introduced into the 'Area Under Review', subject to various reasonable mitigating measures.

With regards to noise specifically, the independent noise study concluded that non-market rental housing for faculty, staff and students should not be ruled incompatible for acoustic reasons. Peak noise emissions from MacInnes Field concerts (twice per year until 9 pm), would be below recommended levels on three sides, due to the placement of the Aquatic Centre. Noise levels for the more exposed south façade could be managed through architectural measures.

Architectural techniques that could help mitigate noise levels on the south façade could include:

- **Massing configuration to strategically block and deflect noise,**
- **Increasing glazing and airspace thickness in double-pane windows,**
- **Reducing the size of windows on affected walls, and**
- **Increasing the thickness and insulation of the exterior wall construction.**

The traffic study shows that the Gage South + Environs proposed layout will reduce pressure on Westbrook Mall by eliminating public access and parking in the area, and by removing approximately 750 bus trips per day from that section of Westbrook Mall between the bus loop and Student Union Boulevard. A traffic light may be required to support left turning buses and the road will be narrowed to two lanes.

The retained hedge, 60-65m separating distance, architectural sensitivity, and retention of low 6-8 storey built form for potential non-market rental housing for faculty, staff and students, would allow mitigation opportunities to address privacy and overlook concerns to the UEL.

13c Non-market Rental Housing Neighbourhood Compatibility

A compatibility analysis was completed to identify and assess potential conflicts with adjacent land uses within a 30-metre distance to the north, south, east and west of the 'Area Under Review'.

	North	East	South	West
Adjacent Land Uses within 30 metres (or closest structure)	<ul style="list-style-type: none"> Student Union Boulevard Gage Towers (58m) 	<ul style="list-style-type: none"> Bus Loop Concerts (2/year until 9pm) on MacInnes Field (112m) 	<ul style="list-style-type: none"> Wesbrook Mall Hedge east side Wesbrook UEL homes (60-65m) 	<ul style="list-style-type: none"> Student Rec Centre (SRC) New Aquatic Centre(AC)
Possible compatibility issues reviewed:				
Noise	<ul style="list-style-type: none"> Traffic on Student Union Blvd. Pedestrian voices 	<ul style="list-style-type: none"> Buses coming & going 6:15 to 1:00 a.m. daily Queuing passenger voices Concert noise 	<ul style="list-style-type: none"> Traffic on Wesbrook 	<ul style="list-style-type: none"> Participants at SRC & AC events Roof top mechanical noise Service deliveries in east Mews
Privacy + Views	<ul style="list-style-type: none"> Overlook from towers 	<ul style="list-style-type: none"> Bus loop aesthetic Passersby looking in 	<ul style="list-style-type: none"> Passersby looking in 	<ul style="list-style-type: none"> View of AC/SRC frm units Passersby looking in
Lights	<ul style="list-style-type: none"> Street lights 	<ul style="list-style-type: none"> Bus loop lighting 	<ul style="list-style-type: none"> Street lights 	<ul style="list-style-type: none"> Emergency lighting around SRC & AC Lighting along service/ pedestrian Mews
Traffic	<ul style="list-style-type: none"> Volume/capacity 	<ul style="list-style-type: none"> Bus loop volume 	<ul style="list-style-type: none"> Changes/disruptions on Wesbrook due to volume. 	<ul style="list-style-type: none"> Impacts to existing Service access to SRC
Compatibility Assessment	<p>Compatible: With architectural sound and ground floor privacy mitigation on north facade.</p>	<p>Compatible: With architectural sound and privacy mitigation full height of south facade.</p>	<p>Compatible: With architectural sound, privacy and overlook mitigation on east facade, and new bus light on Wesbrook.</p>	<p>Compatible: With sound screening on AC and SRC rooftop equipment, the ground floor privacy mitigation along east side public pedestrian and service Mews.</p>

What's your point of view?

The compatibility analysis examined the interface between non-market rental housing for faculty, staff and students and adjacent uses in the Gage South + Environs area. Do you have any comments about the compatibility analysis?

14 Non-market Rental Housing Mitigating Strategies

If non-market rental housing for faculty, staff and students is placed in Gage South 'Area Under Review', there are several measures that could be introduced to manage potential complaints from tenants.

What We Heard

In Phase 1, 49% of respondents were more likely to support non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review' if clauses were added to rental agreements that clearly set out the types of activities in the area and required acceptance from renters of the levels of noise associated with those activities before they move in.

Our Response

If non-market rental housing for faculty, staff and students is placed in Gage South 'Area Under Review', there are several measures that we are proposing to introduce to manage potential complaints from tenants.

- 1 **Clauses would be included in rental agreements that clearly set out the types of activities in the area** and would require acceptance from renters of the levels of potential noise and student activities in the area.
- 2 **Establish a noise complaint resolution panel composed of the VP Finance, Resources & Operations, the VP Students and the VP External, Legal and Community Relations.** This panel would be limited to resolving noise issues only.
- 3 If noise complaints could not be resolved through the noise complaint resolution panel, **tenants would be able to apply to move to a different UBC owned rental building on campus.**

What's your point of view?

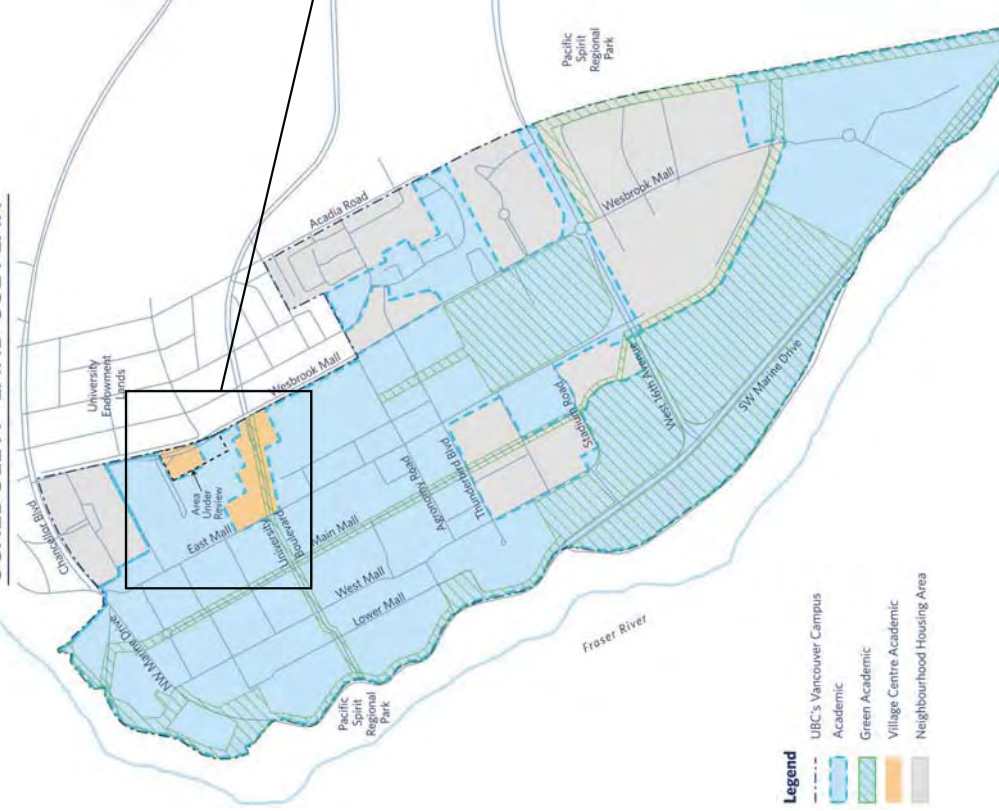
If non-market rental housing for faculty, staff and students were to go in Gage South 'Area Under Review', would you support establishing a panel made up of the VP Finance, Resources and Operations, the VP Students, and the VP External, Legal and Community Relations to resolve noise conflicts between renters and other activities in the area? This would be in addition to mechanisms such as clauses in rental agreements that note the types of activities expected to occur in the area and the associated noise.

Yes/No?

If you do not support establishing this panel, what other mechanism would you suggest to resolve potential noise conflicts?

15 Non-market Rental Housing Land Use Designations

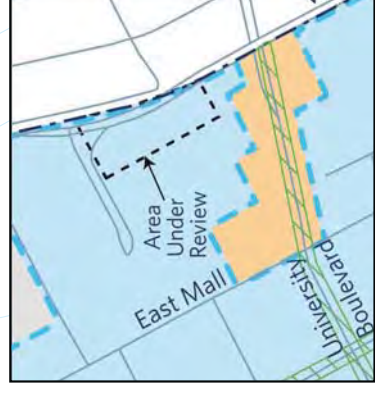
SCHEDULE A - LAND USE PLAN



The diagrams below show the UBC Land Use Plan land use designations that would be applied to the 'Area Under Review' and surrounding Gage South lands for the proposed layout with and without the inclusion of non-market rental housing for faculty, staff and students.



If non-market rental housing for faculty, staff and students were placed in the Gage South 'Area Under Review', the land use designation for the orange section would be 'Village Centre Academic'.



If no non-market rental housing for faculty, staff and students is placed in the Gage South 'Area Under Review', the land use designation would be 'Academic' as pictured above.

Existing UBC Land Use Plan land designation.

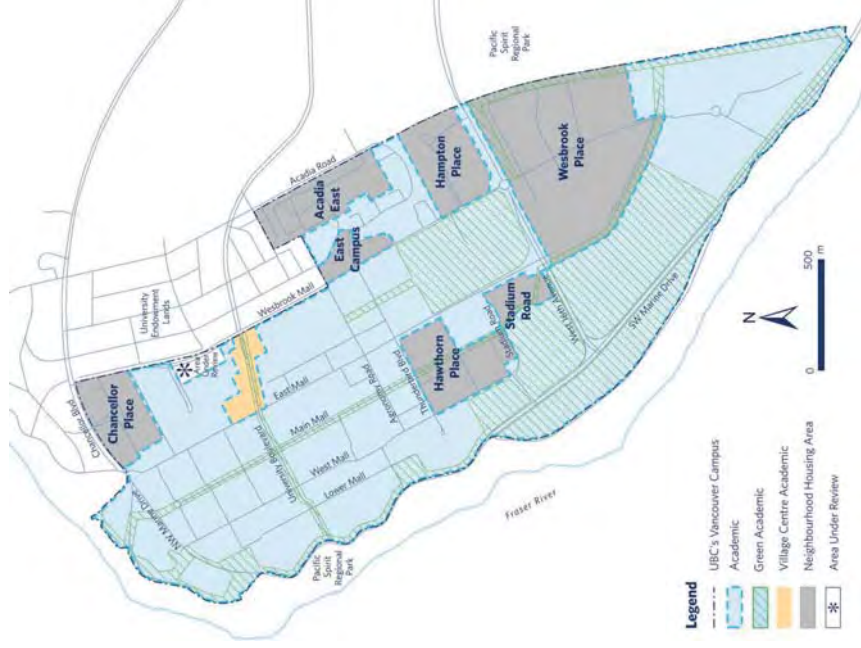


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Transferring Floorspace From the Gage South 'Area Under Review'

If non-market rental housing for faculty, staff and students cannot be accommodated in the Gage South 'Area Under Review', then this floorspace may be transferred to another campus neighbourhood.



Neighbourhood	Gross Buildable Area ft ²
Hampton Place	1,260,000
Hawthorn Place	916,000
Chancellor Place	807,000
East Campus	250,000
Village Centre Academic	327,000
Gage Area Under Review	310,000
Wesbrook Place (includes the former BC Research lands)	6,000,000*
Stadium Road	993,000
Acadia East	2,594,000

* Reflects Board approval of amended Wesbrook Place Neighbourhood Plan, December 2017. Floorspace in Acadia East and Stadium neighbourhoods may be reduced slightly for livability considerations.

The 'Area Under Review' designation in UBC's *Land Use Plan* states that should the area not be used for neighbourhood housing, the approximately 28,800 square metres housing allocated to this area (approximately 310,000 square feet) may be transferred to another part of campus.

In April 2011, the Board of Governors approved the following neighbourhood floorspace distribution as shown in the table here. The potential transfer of 28,800 square metres of housing from Gage South to Wesbrook Place was proposed during public consultation for the Wesbrook Place Neighbourhood Plan amendment process in Fall 2011. Based on the feedback received and other technical considerations, it was determined that Wesbrook Place was not a suitable location to transfer this floorspace.

The transfer of additional Gage South floorspace cannot be accommodated in Stadium Road or Acadia East neighbourhoods, because the Board of Governors approved floorspace in those neighbourhoods is already at the maximum permitted in the *Land Use Plan*.

The lands adjacent to the Acadia East neighbourhood are already reserved for additional student housing, particularly students with families. Student families could not be transferred into the 'Area Under Review', as that area is not intended for families. Transferring 28,800 square metres of housing to Acadia would therefore mean some of the planned capacity for student family housing may be lost.

Non-market Rental Housing What's Your Point of View?

We value your input! Thank you for taking the time to provide your feedback.

Please provide your responses in the feedback forms available or complete the questionnaire online (www.planning.ubc.ca/gagesouth).

Refer to
Board
13a

What's your point of view?

Given the information presented here about compatibility, noise, mitigation strategies and the benefits of non-market rental housing for faculty, staff and students to the area, do you support placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review'?

Refer to
Board
15

What's your point of view?

If you object to placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review', would you support transferring it to the lands adjacent to Acadia East, even if it results in a reduced amount of student family housing in this area?

If you object to transferring the non-market rental housing for faculty, staff and students to Acadia, please provide suggestions on where else on campus you would transfer this housing.

18 Next Steps

Once the Board of Governors decides on the land uses in the Gage South + Environs 'Study Area', the *Land Use Plan* needs to be amended to bring the designation of 'Area Under Review' into consistency with the Board's decision. A Public Hearing will be held to gather feedback on the recommended land use designation for the 'Area Under Review'.

Once feedback from Phase 2 consultation has been reviewed and further adjustments are made as necessary, one recommended plan will be put to the Board of Governors for approval. A consequential recommended land use designation in the *Land Use Plan* for the Gage South 'Area Under Review' will then be referred to Public Hearing for final public comments.

What is a Public Hearing?

A Public Hearing must be held prior to sending any final recommended amendment to UBC's Land Use Plan to the Minister for approval. Following the

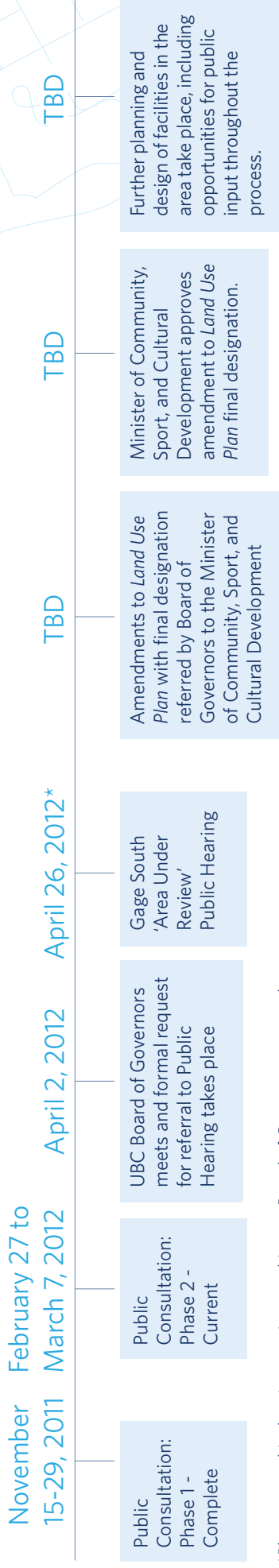
requirements outlined in Ministerial Order 229, issued by the B.C. Minister of Community, Sport and Cultural Development, a Public Hearing provides an opportunity for individuals who believe their interest in property is affected to present their comments or concerns about the designation in written submission or in person.

Formal written submissions are accepted as part of the Public Hearing process from the time the notice of Public Hearing is advertised to the advertised written submission deadline. The first public notification will be at least eleven days before the Public Hearing date.

What is the Scope of the Gage South 'Area Under Review' Public Hearing?

The scope of the Gage South 'Area Under Review' Public Hearing will be limited to the land use designation for the Gage South 'Area Under Review'.

Timeline:



*Please note this date is tentative — subject to Board of Governors approval.



March 2012

UBC Campus + Community Planning Gage South Development Survey

Campus+
Community
Planning



MUSTEL GROUP
MARKET RESEARCH

➤ Background & Methodology

- Following on from a multi-phased consultation process regarding the development of proposed amendments to the UBC Vancouver Land Use Plan, Campus and Community Planning have engaged the services of an independent, professional opinion and market research firm, Mustel Group, to conduct a random telephone survey amongst five key populations regarding development decisions resulting from this process.
- The survey was conducted amongst three university samples, including students, faculty and staff along with two general population samples. These two samples targeted residents of the on-campus neighbourhoods and residents of the University Endowment Lands (UEL).
- Random samples of students, faculty and staff (names and telephone numbers only) were drawn by the university from the complete databases and securely transferred to Mustel Group for the survey. Mustel Group drew random samples of the on-campus and UEL neighbourhoods from publicly listed databases (such as the telephone directory).
- The questionnaire was developed by Campus and Community Planning representatives in conjunction with Mustel Group consultants. Respondents were asked their level of support for building non-market rental housing in the Gage South and environs area of campus. In addition, several proposed measures were tested that are believed to address concerns regarding noise from student activities that take place in the area. Finally, residents of UEL were further asked their opinion regarding the upgraded bus loop and aquatic centre facilities planned for the area.

➤ Background & Methodology

- A total of 690 telephone interviews were conducted from Mustel Group's Vancouver-based call centre:
 - n=155 Students
 - n=151 Faculty
 - n=150 Staff
 - n=150 Campus Neighbourhood Residents
 - n = 84 UEL Residents
- Margin of error for samples of 84: $\pm 10.7\%$ at 95% confidence level.
- Margin of error for samples of 150: $\pm 8.0\%$ at 95% confidence level.
- Margin of error for samples of 690: $\pm 3.7\%$ at 95% confidence level.
- Students, faculty and staff respondents were asked for by name, while industry-standard, multi-stage random selection techniques were employed amongst general population samples to ensure random, representative samples.
- At tabulation stage, weighting adjustments were applied to the UEL sample in order to bring basic characteristics of age, gender and region into their correct known proportions based on Statistics Canada population figures, and to the student sample in order to reflect known distribution of the graduate vs. undergraduate population.
- Telephone interviewing was conducted March 1 - 11, 2012.

➤ Overview

Summary of Findings

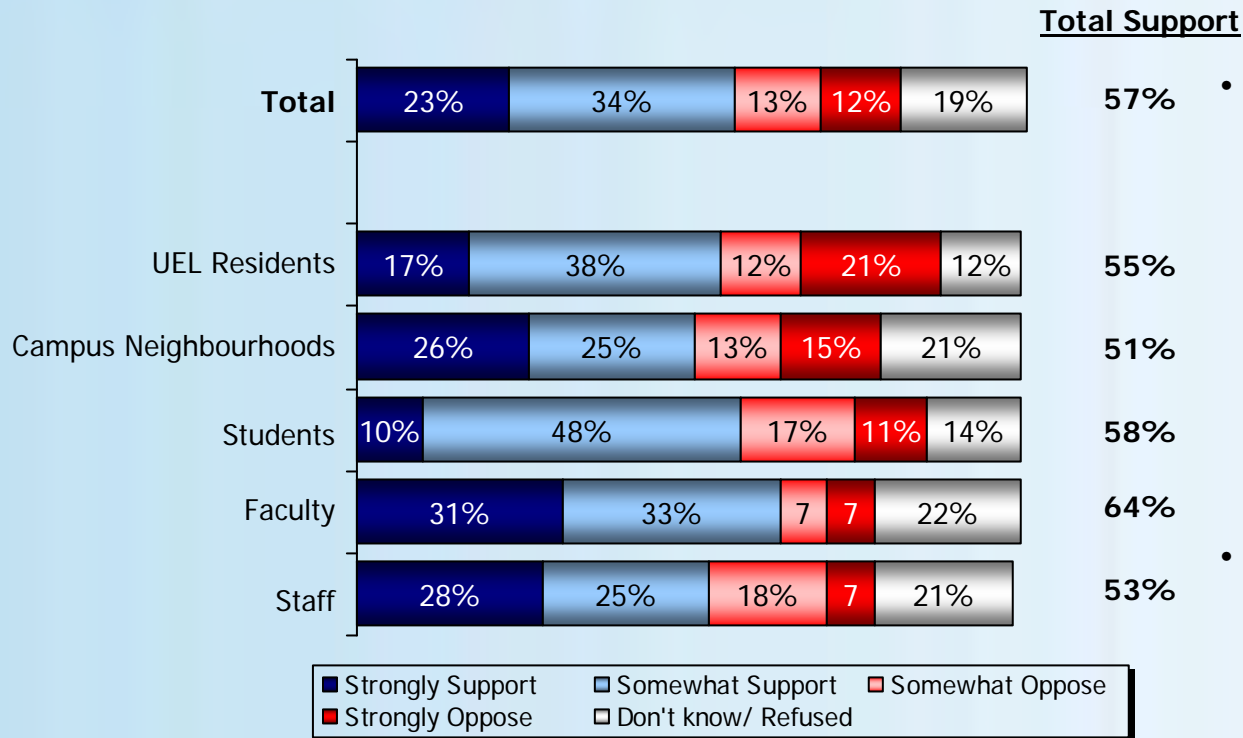
- When asked initially, based on anything they might have seen or heard, just over half of all respondents expressed support for building non-market rental housing for students, faculty and staff at the Gage South and Environs area (57%).
- Each of the four measures described to respondents, designed to address concerns regarding noise conflict, were found to increase the likelihood of support for building the rental housing among the majority of respondents.
- If plans changed with regards the Gage South site opinion is divided over the proposal to shift the housing density to the Acadia neighbourhood, with 42% in support and 45% opposed.
- Among those opposed to shifting the housing density to the Acadia neighbourhood, no clearly favoured alternative location is identified.
- Overall, about half of all UEL residents make use of the temporary diesel bus loop once a month or more, with about one-third using the Aquatic Centre that often. The large majority of residents of UEL feel the upgrades to these facilities would have no impact upon them (91%).
- Having heard various suggested measures for addressing noise concerns, possible alternative sites and the effects of not building anything, overall support for building non-market rental housing at Gage South increases from just over half (57%) to more than six-in-ten (63%).



MUSTEL GROUP
MARKET RESEARCH

Detailed Findings

Support for Building Non-Market Rental Housing at Gage South



- Overall, a small majority of UBC students, faculty and staff, as well as UEL residents, express support for building non-market rental housing at Gage South, when asked based on anything they might already know or have heard before the survey.
- Such support is generally consistent amongst all demographic segments.

Base: Total (n=690)
 UEL Residents (n=84)
 On-Campus Residents (n=150)
 Students (n=155)
 Faculty (n=151)
 Staff (n=150)

Q1a. Based on anything you know or may have heard, do you support or oppose using the Gage South Area, where the temporary diesel bus loop is currently located, for non-market rental housing for faculty, staff and students on campus? **PROBE:** Is that strongly or somewhat?

► Reasons Support Rental Housing at Gage South

	<u>Total</u> (559) %	<u>UEL Residents</u> (74) %	<u>Campus Residents</u> (119) %	<u>Students</u> (130) %	<u>Faculty</u> (118) %	<u>Staff</u> (118) %
It will provide more affordable (rental) housing on campus	29	20	19	25	43	33
Will provide additional housing for students	21	24	16	28	20	15
Will provide housing options for faculty and staff	20	14	21	9	36	17
It's a good location/ close to transit/ classes/ recreation facilities	11	10	16	9	11	11
It's a good idea	8	12	8	10	3	8
It would be more affordable to live and work on campus compared to other areas of Vancouver	7	1	5	7	14	7
Reduces commute time/ traffic	3	1	4	3	4	3
Will be an incentive in attracting faculty to UBC	3	1	3	-	9	3

Q1b. Why do you say that?

- The most common reasons for supporting rental housing at Gage South include the welcoming of addition affordable rental housing on campus, extra student housing and additional housing options for faculty and staff.
- Other minor reasons for support include endorsement of the choice of location for building the housing and support for the idea in general.

► Reasons Oppose Rental Housing at Gage South

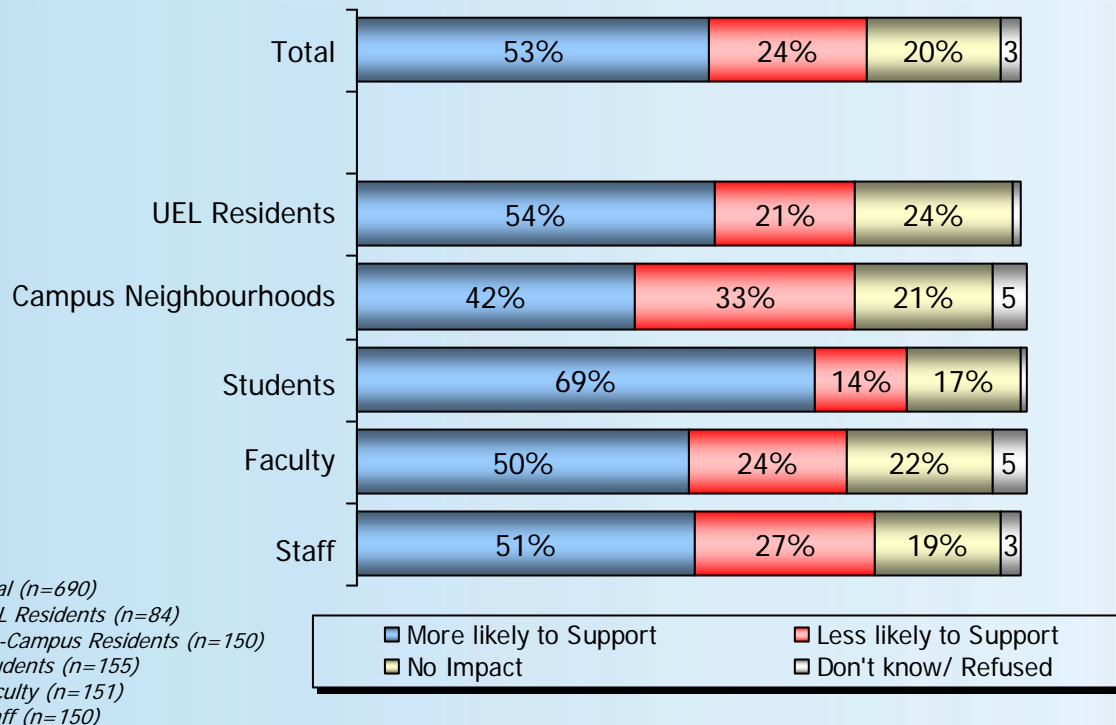
	<u>Total</u> (559) %	<u>UEL Residents</u> (74) %	<u>Campus Residents</u> (119) %	<u>Students</u> (130) %	<u>Faculty</u> (118) %	<u>Staff</u> (118) %
Concerns about moving the bus loop	12	12	11	17	9	9
UBC/ UEL has become over-developed	11	25	19	4	8	6
Not a good location for additional housing	11	7	11	6	10	18
Area should be/ remain for student use/ activities	5	1	2	9	4	8
Environmental concerns (e.g. loss of green space etc)	5	10	6	1	1	7
Concerns about effect on sports field/ recreational areas	3	2	4	3	1	4
Will increase traffic	2	6	6	-	-	1
Noise concerns/ its already a noisy student activity area	1	2	3	-	2	2
Don't believe rentals will be affordable	1	1	2	<1	2	2
Need more information/ Need to see the plans	13	14	10	14	20	9
Miscellaneous	2	7	2	1	-	-
Don't Know	8	6	8	15	2	5

Q1b. Why do you say that?

- The primary reasons for opposing the proposed housing at Gage South include concerns about overdevelopment at UBC, choice of location, and an initial concern that the bus loop will be moved.
- Overall, about one-in-ten expresses a need for more information or to see detailed plans of the proposal.

➤ Impact of Measure (a) to Manage Noise Conflict

(a) Building small one bedroom and studio suites, designed to appeal to younger faculty, staff and students.



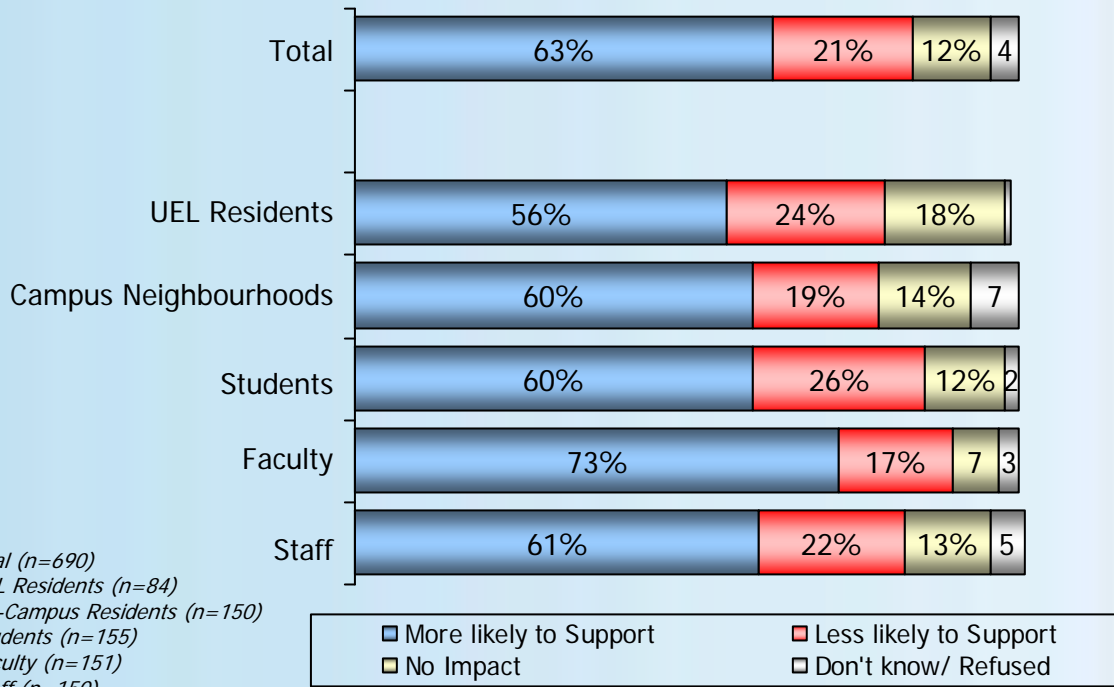
- The proposed measure of building smaller units to attract younger faculty, staff and students in order to counter noise concerns has a positive impact on support among the majority of respondents.
- Those somewhat less likely to respond positively to such a measure include residents of the campus neighbourhoods.

Q2A. Some members of the student community have expressed concerns that residents of the proposed non-market rental housing will complain about noise from student activities like concerts, changing the character of the area. The university believes such noise conflicts can be well managed by applying certain specific measures. I am going to read a list of these measures and for each one please tell me whether they would make you more or less likely to support building non-market rental housing for UBC faculty, staff and students in the Gage South area.

A: Building small one bedroom and studio suites, designed to appeal to younger faculty, staff and students.

➤ Impact of Measure (b) to Manage Noise Conflict

(b) Equipping the outdoor square at Sub Plaza North to accommodate the larger, noisier student activities and events further away from the proposed non-market rental housing.



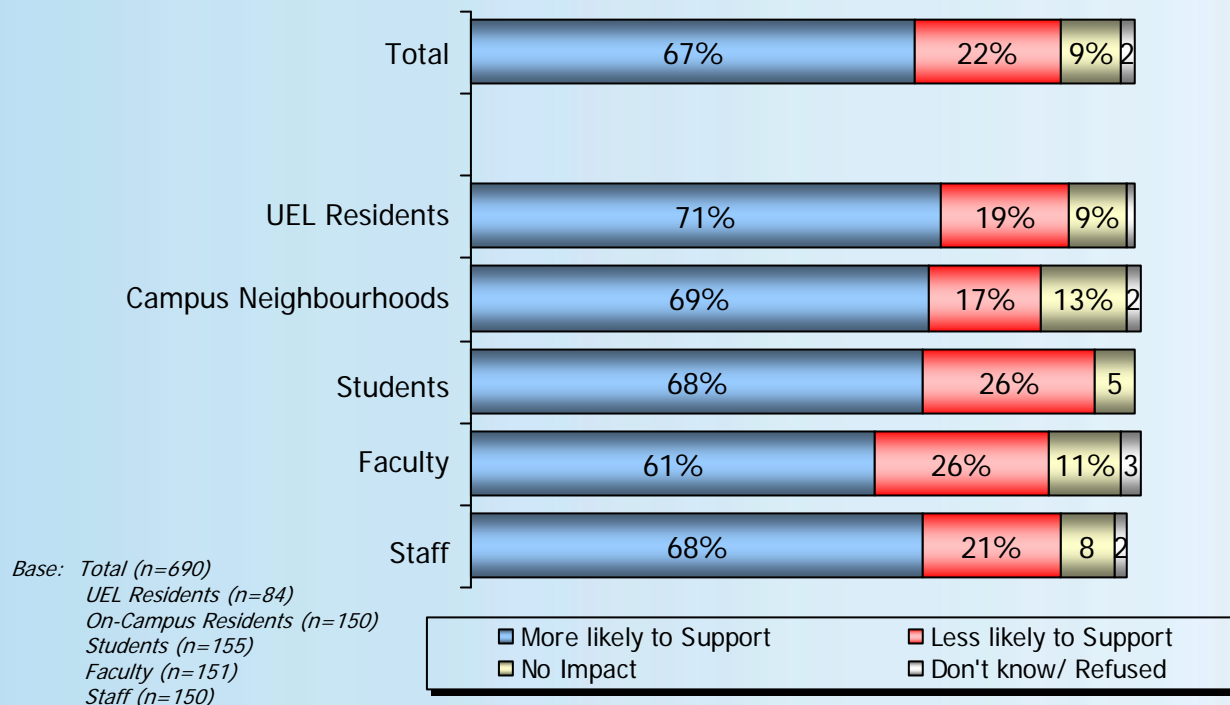
- The suggested measure of equipping the outdoor square at Sub Plaza North to accommodate noisier student activities has a more marked positive impact on support; overall, more than six-in-ten feel such a measure would make them more likely to support the housing at Gage South.
- Negative impact on support is expressed by about one-in-five overall.

Q2B. Some members of the student community have expressed concerns that residents of the proposed non-market rental housing will complain about noise from student activities like concerts, changing the character of the area. The university believes such noise conflicts can be well managed by applying certain specific measures. I am going to read a list of these measures and for each one please tell me whether they would make you more or less likely to support building non-market rental housing for UBC faculty, staff and students in the Gage South area.

B: Equipping the outdoor square at Sub Plaza North to accommodate the larger, noisier student activities and events further away from the proposed non-market rental housing.

➤ Impact of Measure (c) to Manage Noise Conflict

(c) Adding a clause in rental agreements that clearly sets out the types of activities in the area and requires renters to accept noise levels associated with those activities before they move in.



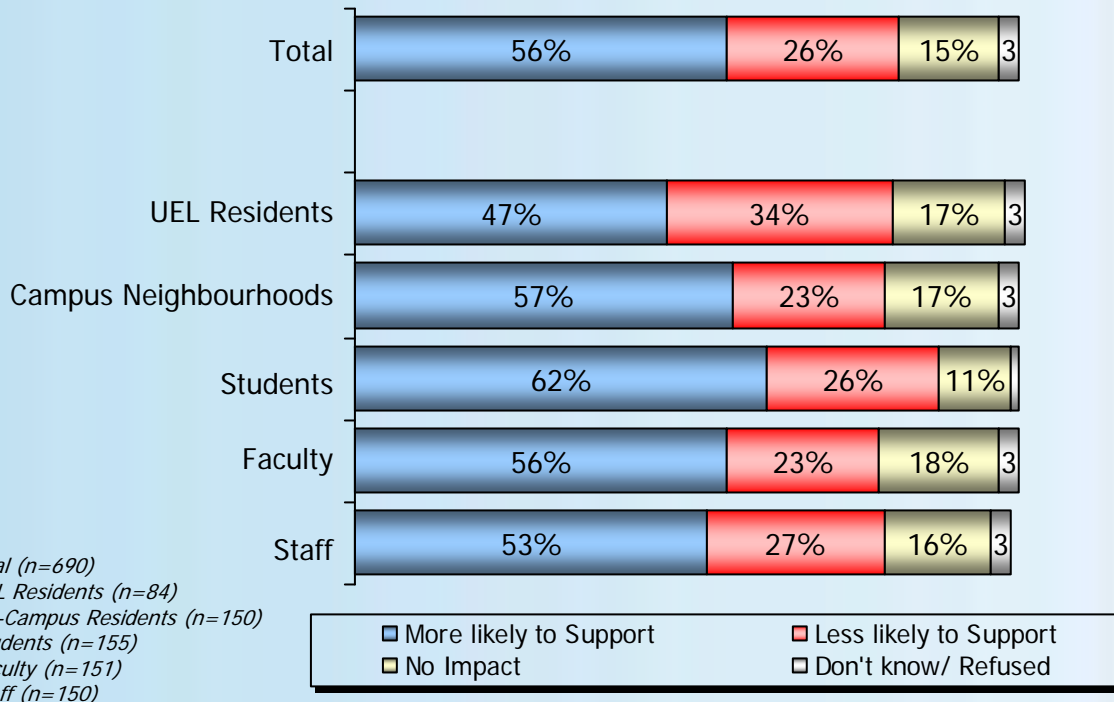
- A total of two-thirds agrees that adding a clause in rental agreements about noise levels would make them more likely to support the proposed housing; response to this proposal is consistent amongst all groups.
- Once again, negative impact on support is expressed by about one-in-five overall.

Q2C. Some members of the student community have expressed concerns that residents of the proposed non-market rental housing will complain about noise from student activities like concerts, changing the character of the area. The university believes such noise conflicts can be well managed by applying certain specific measures. I am going to read a list of these measures and for each one please tell me whether they would make you more or less likely to support building non-market rental housing for UBC faculty, staff and students in the Gage South area.

C: Adding a clause in rental agreements that clearly sets out the types of activities in the area and requires renters to accept noise levels associated with those activities before they move in.

➤ Impact of Measure (d) to Manage Noise Conflict

(d) Establishing a panel made up of the VP Finance, Resources and Operations, the VP Students, and the VP External, Legal and Community Relations to address complaints about noise in the area.

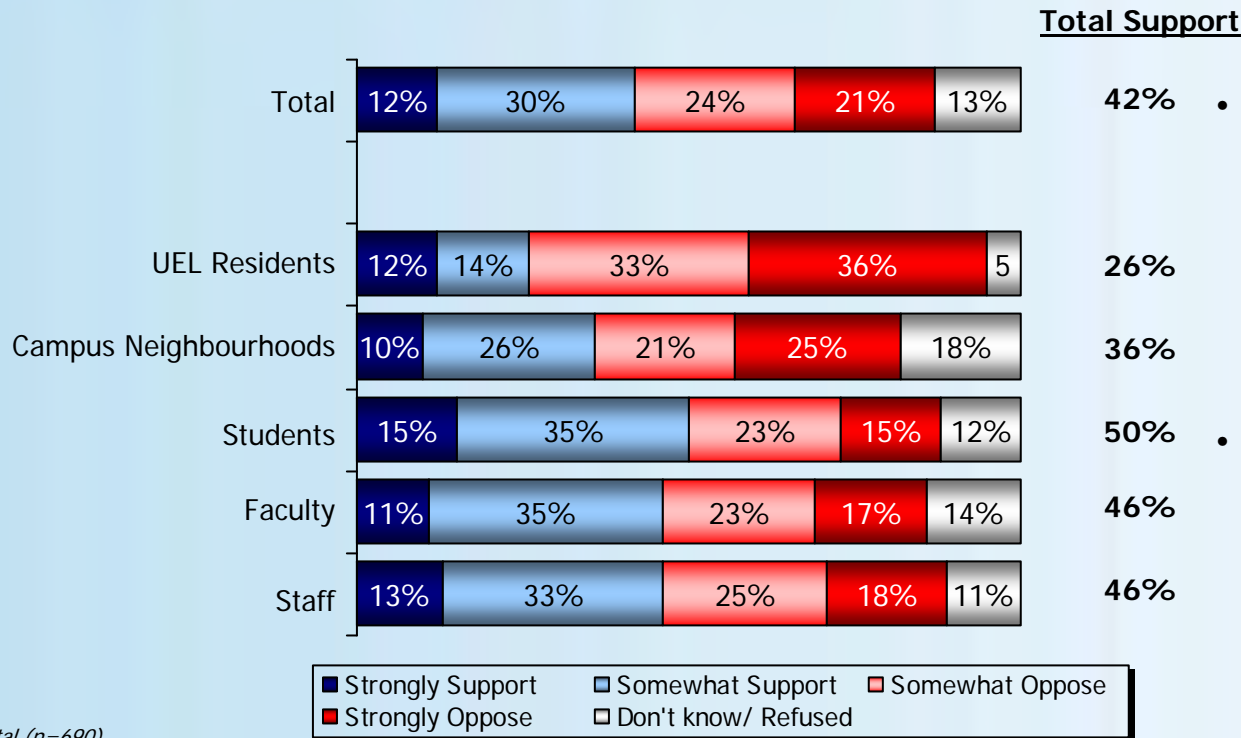


- The suggested measure of establishing a panel to address concerns from renters about noise also has a positive impact on support for the majority; more than half feel such a measure would make them more likely to support the housing at Gage South.
- Negative impact on support is expressed by one-quarter overall.

Q2D. Some members of the student community have expressed concerns that residents of the proposed non-market rental housing will complain about noise from student activities like concerts, changing the character of the area. The university believes such noise conflicts can be well managed by applying certain specific measures. I am going to read a list of these measures and for each one please tell me whether they would make you more or less likely to support building non-market rental housing for UBC faculty, staff and students in the Gage South area.

D: Establishing a panel made up of the VP Finance, Resources and Operations, the VP Students, and the VP External, Legal and Community Relations to address complaints about noise in the area.

Support for Shifting Non-Market Housing to Acadia Neighbourhood



- If plans for Gage South were to change, opinion is divided regarding the idea of shifting the housing density to the Acadia neighbourhood, with 42% in support vs. 45% opposed.
- About half of all students, faculty and staff would support such a change, while just one-third of campus neighbourhood residents and one-quarter of UEL residents do so.

Base: Total (n=690)
 UEL Residents (n=84)
 On-Campus Residents (n=150)
 Students (n=155)
 Faculty (n=151)
 Staff (n=150)

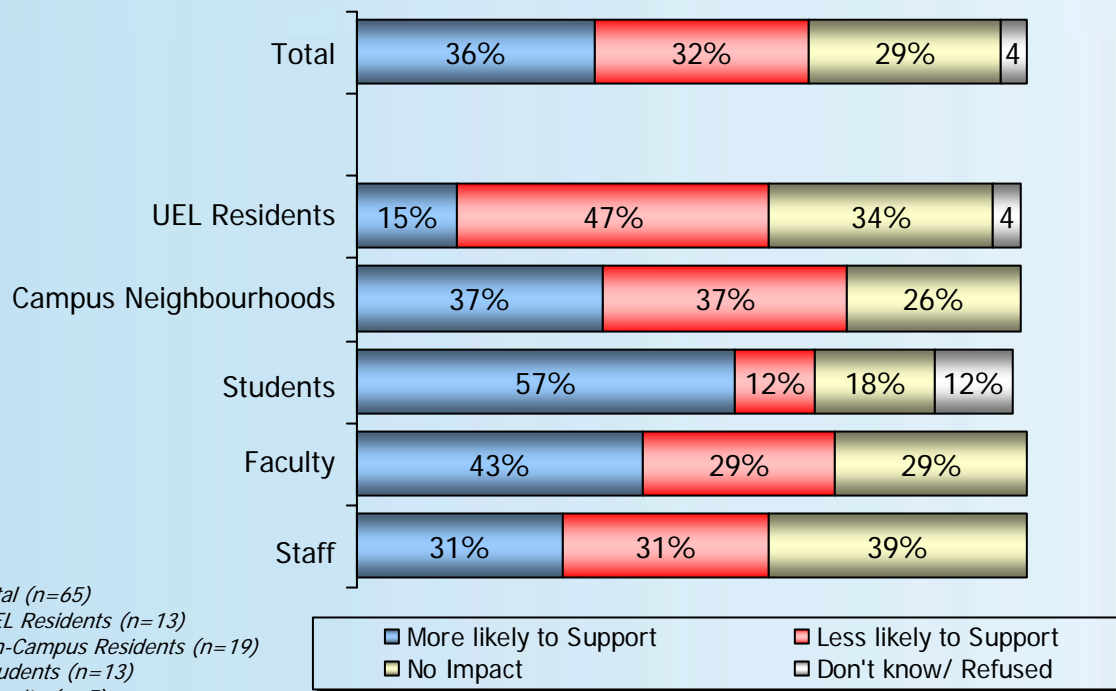
Q3. The UBC Land Use Plan states that if no housing is built in this area it may have to be built somewhere else on campus. If this is the case, would you support or oppose shifting the non-market rental housing for faculty, staff and students in the Gage South area over to the student and family housing area in the Acadia neighbourhood instead, even if it meant reducing the amount of student family housing in that area?

➤ Suggested Alternative Site for Non-Market Housing

	<u>Total</u> (306) %	<u>UEL Residents</u> (52) %	<u>Campus Residents</u> (69) %	<u>Students</u> (61) %	<u>Faculty</u> (60) %	<u>Staff</u> (64) %
Wesbrook Place Neighbourhood (south of W. 16 th bounded by Pacific Spirit Park & Marine Dr.)	16	23	12	7	13	25
Gage South Neighbourhood (between Student Union Blvd & the General Services & Admin. Bldg west of Wesbrook Mall)	16	7	20	20	18	13
Hawthorn Place (mid-campus south of Thunderbird Blvd)	12	13	7	18	7	14
South Campus Neighbourhood	9	21	13	1	3	5
North Campus Neighbourhood (north of NW Marine Dr & surrounded by Pacific Spirit Park)	5	-	6	-	8	9
East Campus Neighbourhood	4	4	6	3	5	2
Chancellor Place Neighbourhood	2	-	1	3	3	-
Hampton Place	2	-	-	5	2	2
University Boulevard Neighbourhood (between East Mall & West Mall)	1	-	-	-	3	-
Opposed to any further building on campus	<1	-	-	-	2	-
Don't Know	43	37	38	50	45	44

- Among those opposed to shifting the housing density to the Acadia neighbourhood, no clearly favoured alternative location is identified.
- A total of 16% suggests the Wesbrook Place neighbourhood, however the same proportion simply suggest Gage South as the appropriate location.
- About one-in-ten suggests a mid-campus location around Hawthorn Place, while 43% can think of no alternative.

➤ Impact of Potential Constraint on Endowment Revenue

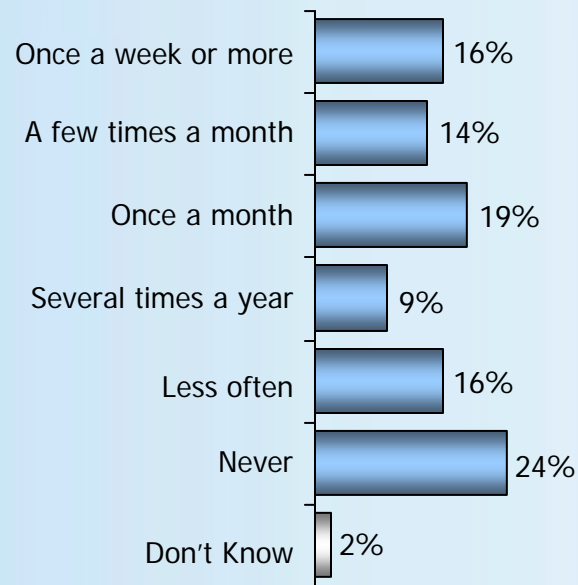


CAUTION: SMALL BASE SIZES

- Overall, response to the impact of potential constraint on endowment revenue, resulting from not building any housing, is somewhat divided; awareness of this effect makes about one-third more likely to support, one-third less likely, and a similar proportion that would feel no impact.
- Students are the most likely to be encouraged to support the housing as a result of such an outcome, while UEL residents are least likely.

Q5. If no housing is built in the area this will also mean a loss of revenue to the University's endowment. Loss of revenue to the endowment could decrease available funding for such things as scholarships, research and new university buildings as well as the financing that will allow UBC to build more student housing in the future. Does this impact on endowment revenue make you more or less likely to support the building of non-market rental housing for faculty, staff and students in the Gage South area?

➤ UEL Residents' Frequency of Using: The Diesel Bus Loop

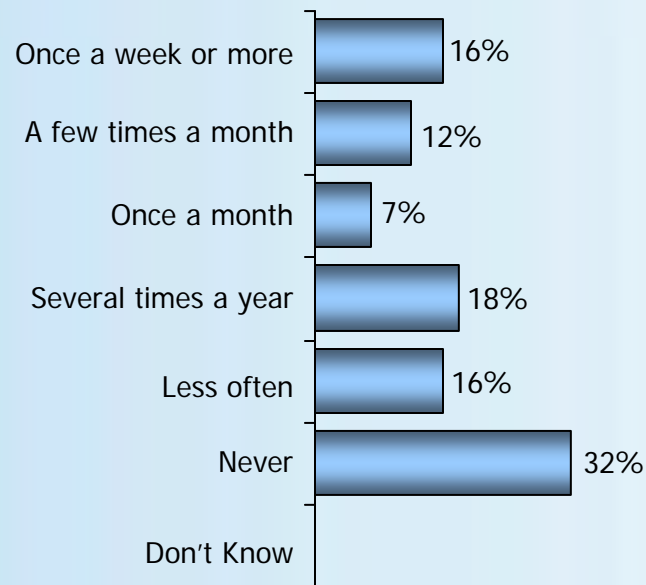


- On average, about half of all UEL residents claim to use the temporary diesel bus loop about once a month or more.
- One-quarter state they rarely use it (several times a year or less often), while a similar proportion claims never to have used it (24%).

Base: UEL Residents (n=84)

Q6A. How often if at all do you use the temporary diesel bus loop?

➤ UEL Residents' Frequency of Using: The Aquatic Centre

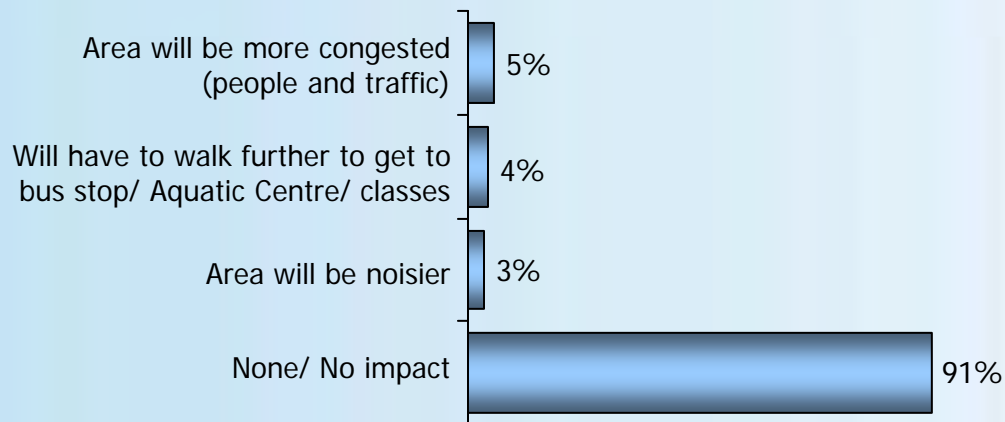


- About one-third of UEL residents currently makes use of the UBC Aquatic Centre once a month or more (35%).
- A similar proportion claims to use the Centre just a few times a year or less often (34%), while 32% have never used it.

Base: UEL Residents (n=84)

Q6B. How often if at all do you use the UBC Aquatic Centre?

➤ Perceived Impact of Upgraded Facilities to Gage South Area



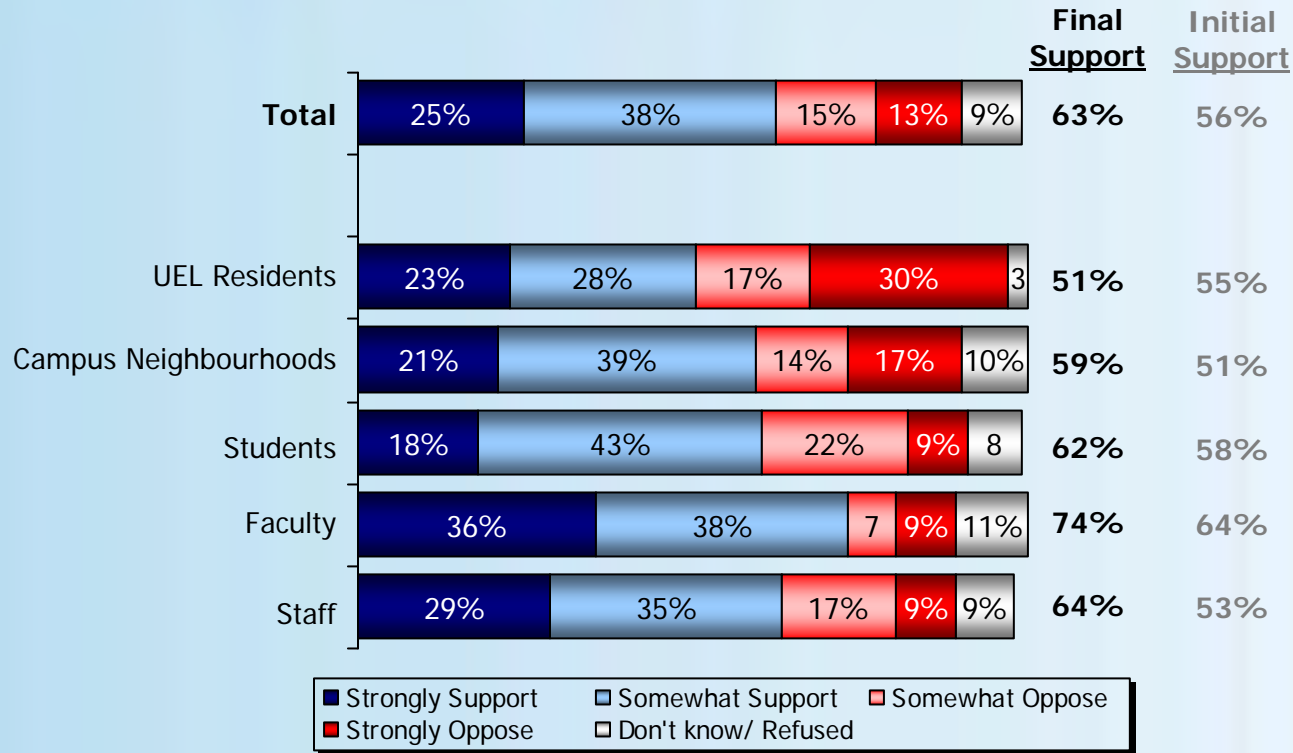
- The large majority of UEL residents believe the upgrading of the bus loop and Aquatic Centre facilities will have no impact on them.

Base: UEL Residents (n=84)

Q7. As you may or may not know the UBC Aquatic Centre and current temporary diesel bus loop are both to be replaced with upgraded facilities in the Gage South + Environs area. This area is located west of Westbrook Mall and south of Student Union Boulevard.

What effect, if any, will locating these upgraded facilities in the Gage South + Environs area have on you?

Support for Building Non-Market Rental Housing at Gage South



Base: Total (n=690)
 UEL Residents (n=84)
 On-Campus Residents (n=150)
 Students (n=155)
 Faculty (n=151)
 Staff (n=150)

Q8. After everything you've heard today, please tell me once more if you support or oppose building non-market rental housing for faculty, staff and students in the Gage South area, where the temporary diesel bus loop is currently located? **PROBE:** Is that strongly or somewhat?

- Having heard various suggested measures for addressing noise concerns, possible alternative sites and the effects of not building any housing, overall support for building non-market rental housing at Gage South increases from just over half to more than six-in-ten.
- However, any change in the level of support found among individual segments is not significant at these sample sizes.

➤ Distribution of Interviews

	<u>UEL Residents</u> (84) %	<u>Campus Residents</u> (150) %	<u>Students</u> (155) %	<u>Faculty</u> (151) %	<u>Staff</u> (150) %
Gender					
Male	48	43	38	67	37
Female	52	57	62	33	63
Age					
18 – 24	18	7	70	-	2
25 – 34	15	7	23	28	20
35 – 44	12	14	6	34	32
45 – 54	27	21	1	25	29
55 – 64	12	11	1	12	16
65+	17	39	-	1	-
Refused	-	1	-	1	1
Household Income					
Less than \$64,000 p.a.	22	18	n/a	19	27
\$64,000 or more p.a.	68	64	n/a	75	67
Refused	10	18	n/a	7	7

➤ Distribution of Interviews

	<u>UEL Residents</u> (84) %	<u>Campus Residents</u> (150) %	<u>Students</u> (155) %	<u>Faculty</u> (151) %	<u>Staff</u> (150) %
Education					
Elementary School (Grades 1-7)	-	-	-	-	-
Some High School	2	1	-	-	-
Graduated High School	5	7	18	1	5
Vocational/ Technical/ College	7	7	-	1	11
Some University	10	7	47	-	7
Graduated University	38	37	25	9	44
Post Graduate	38	41	10	89	33
Refused	-	-	-	1	-
Family Status					
Single with no children at home	28	23	51	24	33
A couple with no children at home	27	40	12	22	25
A family with children at home (incl. single parent households)	45	37	38	52	41
Refused	-	-	-	2	-



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