

A light blue line-art map of a neighborhood, showing a grid of streets, a winding road on the left, and several circular markers. The map is semi-transparent and serves as a background for the text.

Gage South + Environs

November 2011 Phase 1 Public Consultation Summary

February 21st, 2012

campus + **community** planning

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1. Executive Summary

This report provides a summary of what we heard during Phase 1 of the Public Consultation process for determining land use in the Gage South + Environs area of campus. Background information on the Gage South + Environs planning process, information on the Gage South + Environs Working Group, consultation process, public & stakeholder engagement and notification, as well as the detailed results of Phase 1 public consultation are presented in sections that follow.

Campus + Community Planning provided notification of the Phase 1 public consultation opportunities to nearly 70,000 contacts through advertising, in-person meetings and outreach activities leading up to the November 15th-29th public consultation period. Eighteen meetings with campus stakeholders were held and 165 communications e-toolkits were distributed campus-wide to help promote participation in the public consultation. As a result of the outreach activities, we had:

- A combined total of **45** people attended the workshops
- **371** unique page views to the Gage South + Environs pages on the C+CP website
- Over **1,200** views of the Gage South + Environs video posted to YouTube.

In Phase 1, consultation participation numbers were as follows:

- **215** questionnaires were taken
- **41** letter submissions were received
- One petition on behalf of **2,159** members of the campus community was received on November 28th.

Summary of Consultation Feedback:

The feedback received on the academic elements within the Gage South + Environs 'Study Area' showed:

- Very strong support for bus parking to be located underground (74% of respondents);
- Strong support for locating a new aquatic centre close to the centre of campus rather than closer to Westbrook Mall (48% of respondents);
- Strong support for locating MacInnes Field close to the centre of campus (60% of respondents);
- Strong support for having MacInnes Field available for informal activities and intramural uses (41% of respondents);
- Equal levels of support for either a north-south or east-west orientation of the above ground pick-up drop-off portion of the diesel bus facility (40% each);
- Strong support for entry to the diesel bus facility from Westbrook Mall rather than from Student Union Boulevard (52% of respondents).

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

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.

Overall, the results showed strong support for the location of the aquatic centre and MacInnes Field as reflected in Concept A and C.

Noise was identified as the main conflict for those with concerns regarding housing in this area of campus (22% of comments provided on disadvantages of housing in this area). There was also recognition that a resident population was needed in Gage South to support shops and services (16% of comments on advantages of housing in this area).

The suggested mitigation strategies below made respondents more likely to support housing in Gage South, as follows:

- Adding clauses in rental agreements requiring renter's acceptance of noise levels prior to moving in: (49% of respondents to this question likely to support housing if this mitigation strategy was implemented and 24% unlikely to support housing if this mitigation strategy was implemented)
- Unit sizes would be smaller to appeal to a younger demographic: (49% likely to support housing and 22% unlikely)
- Sub Plaza north equipped to accommodate concerts and events: (44% likely to support housing and 23% unlikely)
- Partnership with BC Housing for employees with household income of \$64,000 or less: (39% likely to support housing and 28% unlikely).

In a question exploring preferences for the form of housing if there is housing in the area, respondents ranked not having non-market rental housing for faculty, staff and students in Gage South as most important to them. 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 second phase of consultation will explore housing in more detail and, therefore, no comments are being provided at this stage regarding the strength of the responses.

In addition to the 215 questionnaires, 41 letter submissions and one petition were received. The petition requests that the land use designation for Gage South be determined as 'Academic' without inclusion of non-market rental housing. There were 2,159 signatures on the petition with nearly 2,000 of the signatures collected in September, prior to the consultation period and the availability of information regarding proposed uses and potential configurations in this area. The petition has not been reviewed for duplicates and non-UBC signatures.

Of the 41 letters submitted, 32 were a form letter supporting the designation of Gage South as 'Academic'. The AMS submitted a letter stating that the Council views the Gage South area as a deeply

student-focused area given its physical proximity to Gage Residences, recreation facilities and student activities on MacInnes Field. The AMS letter also states that the AMS does not support non-student housing in this area, but supports student housing and / or transit uses on the 'Area Under Review', and designation of the area as 'Academic'. A joint letter from four undergraduate societies (Engineering, Arts, Land and Food Systems and Science) was also received stating they are not in support of placing non-market housing in this area.

One submission from the Friends of the UBC Aquatic Centre and MacInnes Field suggested an addition to the current aquatic centre rather than a new facility. This suggestion is currently under further technical review.

Participant demographics as well as a copy of the full questionnaire are provided at the end and in the appendices attached to this report.

2. 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).

During the UBC *Land Use Plan* amendment process in early 2011, 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'.

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 a larger '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 larger area 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'.

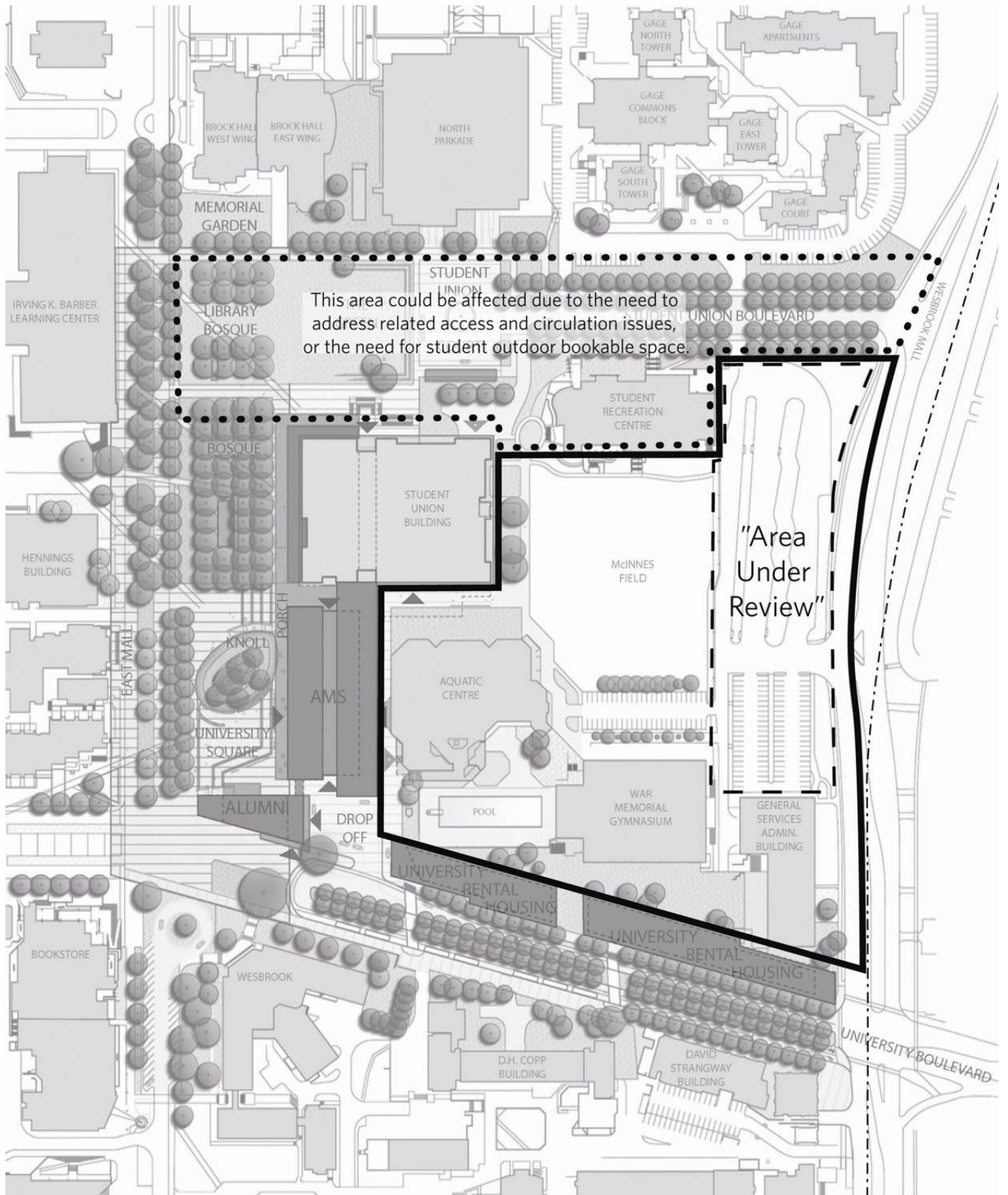
Within the 'Study Area', various academic program demands need to be considered and balanced. In addition to the 'Area Under Review,' the larger study area includes:

- a site for the new aquatic centre
- a diesel bus loop and bus parking facility, and

- an open air bookable recreational space for student events (MacInnes Field)

The area north of the existing SUB building will also be revitalized over the coming years, as will University Square.

In addition, this planning process is considering including non-market rental housing for faculty, staff, and students in the area under review.



2.1 Principles to Guide the Gage South + Environs Area Planning Process

In early 2011, UBC's Board of Governors adopted the following principles to guide the planning process for 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.

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.

3. Gage South + Environs Working Group

The Gage South + Environs Working Group are working collaboratively to address the land use demands in the 'Study Area'. The Working Group includes representatives from the following key stakeholders: students (graduate and undergraduate), UBC Recreation and Athletics, TransLink, University Neighbourhoods Association (UNA), the University Endowment Lands (UEL) representatives and other internal representatives from UBC departments.

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 six months, Campus and Community Planning (C+CP) 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.

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.

The Gage South + Environs Working Group explored multiple layout options before recommending four Concepts (A, B, C, and D) for Phase 1 public consultation. Each concept showed different ways to achieve the key desired academic program elements for the Gage South + Environs area.

Visit the Campus + Community Planning website at <http://www.planning.ubc.ca/gagesouth> for more information about the planning process and the Working Group. The Working Group is committed to transparency and all meeting minutes are posted.

4. Public Consultation Process

The Gage South + Environs public consultation process includes multiple opportunities for community and stakeholder input. This includes the technical and design work completed by the Gage South + Environs Working Group (see Section 3 above).

4.1 Phase I Public Consultation

The first phase of the Gage South + Environs public consultation took place from November 15th – 29th*, 2011 and included two public workshops on November 24th. This initial consultation presented 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.

**Please note that the consultation time frame was additionally advertised as November 15th-28th, and was amended to the 29th due to technical difficulties which delayed the launch of the online survey.*

4.2 Consultation Timeline

Opportunities for public input into the Gage South + Environs planning process include:

- November 15-29th - Phase 1 Public Consultation (complete)
- Late February/early March 2012 - Phase 2 Public Consultation
- April, 2012 – Phase 3 Public Hearing

5. Stakeholder Engagement & Public Notification

C+CP provided notification of the consultation period to nearly 70,000 contacts through advertising, email, video, in-person meetings and outreach.

5.1 Stakeholder Engagement

An engagement strategy was designed to identify key stakeholders and to establish the most effective avenues to (a) deliver the information about the consultation to a broad audience and (b) provide communication tools to assist with information distribution to their networks. Key stakeholders include students, alumni, faculty, staff, unions, residents, and area businesses.

- Presentations/meetings were organized with **18 campus stakeholders** (e.g. undergraduate societies, AMS, GSS, campus unions). At these meetings, information about the consultation, the importance of ensuring the stakeholder's participation and ways to distribute the information to their networks were discussed. A full list of stakeholder presentations and meetings can be found in Appendix III.

- In addition to presentations/meetings, stakeholder outreach initiatives included distribution of **221 hard-copy notifications** (UEL, on-campus locations and posted in local businesses). A detailed list of outreach activities is available in Appendix IV.
- **Communications e-toolkits were emailed to 165 groups**, including Student Services, SHHS, Athletics and Recreation, UBC faculties, alumni and faculty emeriti, UBC unions and student clubs among others (see Appendix IV). The toolkit included web copy, suggested tweets, a link to the YouTube video and a link to the Gage South portion of C+CP's website.
- Once UBC provided the e-toolkits or met with the various groups, stakeholders were encouraged to pass on the information within their communities through whatever channels they felt were most appropriate and effective. Examples of how stakeholders promoted Phase 1 public consultation are in Appendix IV.

5.2 Notification

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

- The Ubyyssey on November 14th (circ 12,000)
- The Vancouver Courier on November 16th (circ 45,000)
- C+CP e-newsletter on November 3rd (circ 1,500)
- Gage South-specific email to C+CP email distribution list on November 18th (circ 1,500)
- UNA e-newsletter on November 10th, 17th and 24th (circ 1,500 x 3 = 4,500)
- UEL e-newsletter on November 3rd and posters delivered to UEL residences directly adjacent to the Gage South area
- C+CP website events calendar and Gage South-specific pages (371 unique page views)
- C+CP Twitter and Facebook pages (reaching over 1,900 contacts)
- A Gage South & Environs video posted to YouTube and the front page of ubc.ca, which received over 1,200 views.
- The AMS distributed 1,000 flyers

6. Phase 1 Public Consultation & Workshops

Phase 1 included online consultation and two workshops on November 24th. During this phase:

- **215** questionnaires were taken
- **41** letter submissions were received
- One petition on behalf of **2,159** members of the campus community was received

6.1 Workshops

Two public Workshops were held on November 24th at the Ponderosa Centre. The first workshop was held from 1:00pm-4:00pm and the second workshop was held from 6:00pm-9:00pm. The identical

workshops were held at these times to accommodate a variety of schedules. The Workshops were hosted by senior Campus + Community Planning staff, with facilitators from Campus + Community Planning and members of the Gage South + Environs Working Group.

Six display boards at the Workshops communicated the background, presented the four concepts and showed the possible changes to the *Land Use Plan* designations by concept. The Workshops began with a presentation by the Director of Policy Planning. Workshop participants then discussed each element (diesel bus loop, aquatic centre, MacInnes Field and non-market rental housing) at small tables of 6-8 with two facilitators to guide them through the questions and content in the Workbook. The content in the Workbook was identical to what was available on the Campus and Community Planning website and to what was asked in the online questionnaire.

A combined total of **45** people attended the Workshops and seven handed in hard copies of their Workbooks.

Copies of the Workshop display boards and Workbook (includes the four concepts and 'Create Your Own Concept') are available at the end of this report in Appendices I and II.

6.2 Online Consultation

As part of the online consultation, the C+CP website provided the same information as was available at the Workshops. The information was posted on November 15th and people were invited to take the questionnaire and provide input until November 29th.

Accessed through the dedicated Gage South section of the Campus + Community Planning website, the online questionnaire included the same set and order of questions to those distributed at the workshops. The online questionnaire was organized into five sections (diesel bus loop, aquatic centre, MacInnes Field, non-market rental housing and general questions) and included links to the relevant supporting information on the Campus + Community Planning website. PDF links to download the four concepts and the 'Create Your Own Concept' exercise were also provided to online participants.

Two hundred and eight respondents took the online questionnaire.

A copy of the same information that was provided in the online questionnaire as well as the supporting information that was available to participants on the C+CP website can be found in the Workshop Workbook in Appendix II.

7. Questionnaire Feedback

Below is the detailed feedback received in the 18 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 (215), except for ranking questions which are calculated on the number of respondents who answered that specific question.

7.1 Questions about the Diesel Bus Loop

Question 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 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

Response:

An equal number of respondents (40%) preferred a north-south and east-west orientation of the bus loop, with slightly more strongly preferring a north-south orientation located on the edge of campus.

	Count	Percentage
Strongly prefer bus-loop orientation north-south and on the edge of campus	58	27%
Prefer bus-loop orientation north-south and on the edge of campus	28	13%
Have no preference	39	18%
Prefer bus loop and parking orientation east-west and closer to the centre	35	16%
Strongly prefer bus loop and parking orientation east-west and closer to the centre	52	24%

Question 2.

Bus parking areas are where 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 and 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

Given these factors, and assuming costs for underground options can 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

Response:

Respondents expressed a preference (75%) for below ground bus parking with 49% strongly preferring below ground.

	Count	Percentage
Strongly prefer bus parking above ground	17	8%
Prefer bus parking above ground	14	7%
Have no preference	24	11%
Prefer bus parking below ground	53	25%
Strongly prefer bus parking below ground	105	49%

Question 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 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 get 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

Response:

No preference regarding an external bay to the main loop was the top response (35%). However, a high number of respondents (26%) who did not support an external bay and a significant number (20%) would support an external bay but only in Concept A.

	Count	Percentage
A bus bay external to the main loop in Concept A only	42	20%
A bus bay external to the main loop in Concept D only	7	3%
A bus bay external to the main loop in either Concept A or D	24	11%
Neither Concept A or D	56	26%
Have no preference	75	35%

Question 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

Response:

Respondents expressed preference for having the bus loop entrance off of Wesbrook Mall (52%) versus Student Union Boulevard (19%).

	Count	Percentage
Strongly prefer entrance off of Wesbrook Mall	66	31%
Prefer entrance off of Wesbrook Mall	45	21%
Have no preference	56	26%
Prefer entrance off of Student Union Boulevard	25	12%
Strongly prefer entrance off of Student Union Boulevard	16	7%

7.2 Questions about the Aquatic Centre

Question 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:

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

Response:

Respondents expressed a preference for placing the aquatic centre closer to the centre of campus (48%).

	Count	Percentage
Strongly prefer aquatic centre closer to centre of campus	58	27%
Prefer aquatic centre closer to the centre of campus	45	21%
Have no preference	54	25%
Prefer aquatic centre on the edge of campus	22	10%
Strongly prefer aquatic centre on the edge of campus	20	9%

Question 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

Response:

	Count	Percentage
Yes	121	56%
No	76	35%

7.3 Questions about MacInnes FieldQuestion 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

Response:

Respondents expressed preference for MacInnes Field having some time for intramural sports and some time for informal activities (41%) with keeping MacInnes Field for informal sports and bookable social events as the second most frequent response (34%).

	Count	Percentage
Keeping MacInnes Field for informal sports and bookable social events	74	34%
Making primary use of MacInnes Field for intramural sports	7	3%

Having some time for intramural sports and some time for informal activities	89	41%
Have no preference	26	12%

Question 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 Wesbrook 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

Response:

Respondents expressed significant preference (60%) for having MacInnes Field located closer to the centre of campus.

	Count	Percentage
Strongly prefer MacInnes Field closer to the centre of campus	80	37%
Prefer MacInnes Field closer to the centre of campus	50	23%
Have no preference	44	20%
Prefer MacInnes Field closer to Wesbrook Mall	7	3%
Strongly prefer MacInnes closer to Wesbrook Mall	15	7%

7.4 General QuestionsQuestion 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
- Have no preference

Response:

Of the 215 questionnaire respondents, 12% (26) elected to not answer Question 9. As a result, percentages for this question are calculated out of 189, the number of respondents who chose at least one element they felt should be closest to the centre of campus. 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 felt that the component that should be the closest to the centre of campus was an informal, outdoor field for student recreation (like MacInnes Field), followed by the aquatic centre and the diesel bus loop. The bus parking area was the element that respondents preferred least to have located at the centre of campus.

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
An informal, outdoor field for student recreation (e.g. MacInnes Field or replacement)	83 (44%)	59 (31%)	24 (13%)	13 (7%)	4 (2%)
The aquatic centre	34 (18%)	69 (37%)	51 (27%)	20 (11%)	7 (4%)
The diesel bus loop	55 (29%)	28 (15%)	70 (37%)	14 (7%)	15 (8%)
Bus parking area	3 (2%)	13 (7%)	19 (10%)	107 (57%)	35 (10%)
No preference	14 (7%)	4 (2%)	4 (2%)	8 (4%)	52 (28%)
Totals	189	173	168	162	113

Question 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?

Response:

Written responses received for Question 10 covered a variety of topics relates to the proposed orientations and locations of the bus loop, the size, use and location of MacInnes Field, and the location and accessibility of the aquatic centre, with few strong themes emerging with 10 or more occurrences (or over 5%). The two themes that received just over 5% were comments in support of below-ground bus parking (5.6%) and comments expressing specific preference for Concept C (5.6%).

7.5 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
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	45 (25%)	31 (17%)	29 (16%)	20 (11%)	15 (8%)	28 (16%)

close to the centre of campus						
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-round population in Gage South	35	16%
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	13	6%

faculty, staff and students (affordable housing as a positive addition)		
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
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

Question 18.

Any final thoughts or comments before you conclude your survey?

Response:

The written responses received for Question 18 were on a wide variety of topics with no dominant themes that emerged with over 10 occurrences (or 5%).

7.6 'Create Your Own Concept' Exercise

All questionnaire respondents and workshop participants were invited to create their own concept if they felt that a different layout to the four presented concepts needed to be considered. A map of the Gage South area with individual scaled 'cut out' pieces of the bus loop, aquatic centre (two variations), bus parking (below and above ground) and MacInnes Field were provided.

Response:

No 'Create Your Own Concept' maps were submitted during the November 15th-29th public consultation period.

A copy of the 'Create Your Own Concept' exercise can be found at the end of the Workbook in Appendix II.

8. Other Submissions

8.1 Letter Submissions

Forty-one letter submissions were received during the public consultation period. Of note were the following. Thirty-two letter submissions were a form letter in support of designating Gage South as 'academic.'

Stakeholder Submissions

- The AMS made a formal submission supporting the following:
 - Recognition of Gage South as a deeply student focused space, given its physical proximity to Gage Residences, recreation facilities and student activities on MacInnes Field.
 - AMS Council also maintains a policy that supports rescinding the Gage South Neighbourhood Plan, and rezoning the area for transit and/or student housing uses.
 - In line with these policies, the AMS supports uses for this area that are consistent with the 'Academic' zoning designation.
 - The AMS does not support the inclusion of non-student housing in this area.
 - AMS Council has not endorsed one of the proposed concepts at this time.
- One joint letter from four undergraduate societies (Arts, Engineering, Land and Food Systems, and Science) was submitted stating they are not in support of non-market housing in Gage South
- Friends of the UBC Aquatic Centre and MacInnes Field submitted a letter requesting that C+CP further explore the 'renovate and expand' option for the existing Aquatic Centre. They also expressed concern about altering MacInnes Field, particularly with regards to contacting the MacInnes family for approval if modified.
 - Note: this submission was followed by a more comprehensive submission that has been the subject of further technical analysis and discussion.

8.2 Petition

One petition was received during the public consultation period with 2,159 signatures. The Petition requests that the land use designation for Gage South be changed from 'Area Under Review' to 'Academic' without inclusion of non-market rental housing.

Nearly 2,000 of these signatures were collected in September, prior to the consultation period and the availability of information regarding proposed uses and potential configurations for this area. The petition has not been reviewed for duplicates or non-UBC signatures.

9. 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).

The next phase of consultation will include a random sample as well as questionnaire opportunities.

Question 1.

Where do you live?

Location	Percentage
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)

10. Next Steps

A second round of public consultation is planned for late February/early March 2012. The next phase of public consultation will present the results of further technical analysis, including potential noise and interface considerations.

For the latest information on the Gage South + Environs planning process and upcoming opportunities to participate in public consultation, please visit: planning.ubc.ca/gagesouth.

Appendices

Appendix I: Workshop Display Boards (Attachment)

Appendix II: Workbook (Attachment)

Appendix III: Stakeholder Meeting list

Presentations:

Presentations/ meetings were organized with the following 18 campus stakeholders. At these meetings, information about the consultation, the importance of ensuring the stakeholder's participation and ways to distribute the information to their networks were discussed.

- Alumni & Engagement
- Association of Professors Emeriti
- Athletics & Recreation
- Arts Undergraduate Society
- Science Undergraduate Society
- Commerce Undergraduate Society
- AMS
- GSS
- Student Senate Caucus
- UNA Board
- AAPS
- CUPE 116
- CUPE 2278
- Student Housing & Hospitality Services
- Residence Hall Association

- Student Communications Services (Enrollment Services) – featured the consultation information in the 'what's new' section of students.ubc.ca and posted the information on the FYI blog. The toolkit was also forwarded to the communication coordinators for distribution.
- UBC Public Affairs – featured the consultation on the front page of ubc.ca

Appendix V: Gage South YouTube Video

http://www.youtube.com/watch?v=SCI5DAze_Z8

Appendix VI: September 2011 Aquatic Centre Consultation Summary

Introduction

This summary is being included as additional context to the Gage South + Environs Phase 1 Consultation Summary Report in response to interest in the Aquatic Centre Program public consultation that took place in September 2011.

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 construction of a new facility, rather than renovating the existing one, was based on consideration of feasibility analyses conducted by independent consultants, and input from operators and users.

In September 2011, UBC Campus and Community Planning (C+CP) held two open houses and provided opportunity for on-line feedback between September 19th and 30th regarding the proposed program and location of a new pool facility. Information presented included a sample space plan for the new facility, identifying the location of the planned amenities as well as the preferred location for the proposed new aquatic centre.

While MacInnes Field was identified as the preferred location for the proposed new UBC Aquatic Centre during this consultation, it is important to note that this location was not shown as the final location. The preferred location was provided as input into the Gage South + Environs planning process. MacInnes Field and other possible locations were considered by the Gage South + Environs Working Group, as well as the public, during the first phase of Gage South + Environs public consultation in November 2011.

Background

UBC's existing aquatics facilities (Empire Pool, built in 1954 and the Aquatic Centre, which began operation in the late 1970s) are reaching the end of their useful lives, with unreliable mechanical systems, worn finishes, inefficient energy systems and outdated program elements. While the structural framing of the indoor Aquatic Centre is currently in good condition, the roof and building envelope are due for replacement.

A 2009 report on the existing Aquatic Centre revealed that to retain the facility numerous building systems would need to be replaced or upgraded at significant cost. Empire Pool is experiencing similar challenges, requiring significant energy resources to run, as well as maintenance and upgrading - and the pool length is too short to accommodate swim competitions.

In 2011, UBC Infrastructure Development, with support from UBC's Athletics Department and Campus & Community Planning, commissioned CEI Architecture Planning Interiors to conduct a feasibility study for a new Aquatic Centre, to evaluate whether the needs of key stakeholder groups would best be met with a new facility or renewal and expansion of existing facilities. The study considered existing

building condition, functionality, campus fit, social, financial and environmental aspects, sustainability, heritage value and architectural impact.

Both UBC's Athletics Department and the University Neighbourhoods Association (representing UBC's residential community) were consulted as part of the feasibility study. The Athletics Department expressed a need for a high performance competition pool and a facility with the capacity to host university swim competitions, and the UNA noted the need for a more "family friendly" recreational facility (including swim areas for children, family change rooms and recreational features).

Based on the current state of the existing facilities and the program needs of stakeholders, the results of the study show that building a new Aquatic Centre is the better option in terms of lower cost, higher functionality, reduced construction risk and less disruption during construction.

Public Open Houses

To reach the broadest audience, public open houses were held on two separate days, at different times and in different locations. The first public open house was held on September 20th at the Old Barn Community Centre from 4:00pm-8:00pm, and the second was held on September 21st in the UBC Aquatic Centre lobby from 11:00am-1:00pm. Both events were hosted by members of C+CP and UBC Infrastructure Development who were available to answer questions.

Additional feedback forms were available in the lobby of the Aquatic Centre until September 30th.

Public notification

C+CP provided notification of the Aquatic Centre public consultation to nearly 27,000 contacts through advertising, e-newsletters and the C+CP website.

Public consultation was promoted as follows:

- C+CP e-newsletter – September 7th (Circulation, 1,600)
- Ubysey, September 8th (Circulation, 12,000)
- UNA e-newsletter, September 8th & 15th (Circulation 1,500 x2)
- The Campus Resident, September 19th (Circulation 10,000)
- The 'Aquatic Centre Program' page on the C+CP website received 140 unique page views

Participation Summary

- **33** feedback forms were submitted
- **6** e-mail submissions were received
- A combined total of **60** people attended the two open houses (32 and 28 respectively)

Respondent Demographics

The following is a summary of the demographic information gathered from the feedback forms. Note that not all attendees provided their demographic information and some identified affiliation under more than one category (e.g.: alumni and UNA resident).

- Affiliation:
 - 11 students
 - 11 campus residents
 - 4 alumni

- 3 professors emeriti
- 3 UNA residents

- Residence:
 - 21 attendees lived in other municipalities
 - 17 in the City of Vancouver
 - 11 UBC residents
 - 1 UEL resident

Feedback Summary

The feedback form asked two broad open-ended questions: 1) "Do you have any comments or suggestions regarding the proposed new aquatic centre layout or program elements?"; and 2) "Other comments".

Of the 39 submissions, 16 (41%) included comments expressing general approval, support for and/or excitement about the proposed new aquatic centre and planned elements.

A number of key concerns and interests were also raised, including:

- Desire for an outdoor pool or a retractable roof over the proposed indoor pools (7 comments, 18%)
- Desire for retention of the current aquatic facilities (7 comments, 18%)
- Concern about limited swim space and that only one, not two, 50m pools are planned (6 comments, 15%)
- Concern that insufficient consideration has been given to alternate locations for the new facility (5 comments, 13%)
- Desire for the inclusion of fitness facilities in the new aquatic centre (5 comments, 13%)
- Concern about the loss of MacInnes Field (4 comments, 10%)

Comments for future consideration on facility design and programming were also received, with respondents expressing concern about future pool access/time for current and future swim groups (7 comments, 18%) and class programming for the new facility (5 comments, 13%). Seven comments (18%) were received offering new suggestions for planned aquatic centre elements, such as wave pools, moveable floors and more flexible spectator seating.

Six comments were received about the planning and consultation process (3 favourable and 3 negative), and other comments, received by 3 (7%) or fewer respondents, centred on facility rates, residential/noise concerns and others.

Next Steps

The feedback received during the September 2011 aquatic centre program consultation, in addition to technical study findings, allowed finalization of the program and determination that a new facility would be required rather than a renovation of the existing aquatic facilities. The final decision on the

location of the new proposed UBC Aquatic Centre was to be made as part of the broader Gage South + Environs planning process that is underway.

Future opportunities for public input into detailed design of the proposed facility will be widely advertised during the Development Permit process.