

University of British Columbia

Gage South + Environs

CONSULTATION SUMMARY REPORT (PHASE 2)

AND

CONSIDERATION MEMORANDUM OF PUBLIC CONSULTATION (PHASE 1 & 2)

Campus and Community Planning
March 20, 2012

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1.0 PURPOSE AND STRUCTURE

This report includes a summary report of feedback received during Phase 2 of the Gage South + Environs public consultation process, as well as a consideration memorandum of public input received in Phases 1 and 2 of the consultation process. Background information on the Gage South + Environs planning process, information on the Gage South + Environs Working Group, consultation process, public and stakeholder engagement and notification as well as detailed results of Phase 2 public consultations are presented in sections that follow.

This report has the following structure:

PART A: Phase 2 Consultation Summary Report

- The first section, **Background**, provides a brief description of the impetus behind exploring different land uses for the Gage South + Environs and the efforts put into developing the proposed layout concept,
- The section following, **Gage South + Environs Working Group**, summarizes the role of the Gage South + Environs Working Group throughout the process.
- The **Summary of Consultation and Outreach Engagement Process** section provides a description of outreach initiatives and the public consultation process (Phase 2)
- The **Outreach and Engagement Strategies** section includes detailed information on the outreach and engagement strategies used to encourage participation in Phases 2 of the public consultation process

PART B: Consideration Memorandum of Public Input Received (Phase 1 and 2)

- The **Consideration Memorandum of Public Input Received** sections provides a detailed analysis and responses to concerns expressed during Phases 1 and 2 of the consultation process.

APPENDICES:

- The **Appendix A** section provides detailed analysis from feedback received during public meetings and online and written submissions in Phase 1.
- The public open house display boards from Phase 2 and the list of stakeholders who received the communications e-toolkit is provided for reference in **Appendix B**.
- The UBC response to the 'Renovate and Expand' proposal for the UBC Aquatic Centre is included in **Appendix C**.
- The detailed results from the public opinion polling are available in **Appendix D**.

PART A: CONSULTATION SUMMARY REPORT (PHASE 2)

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 '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:

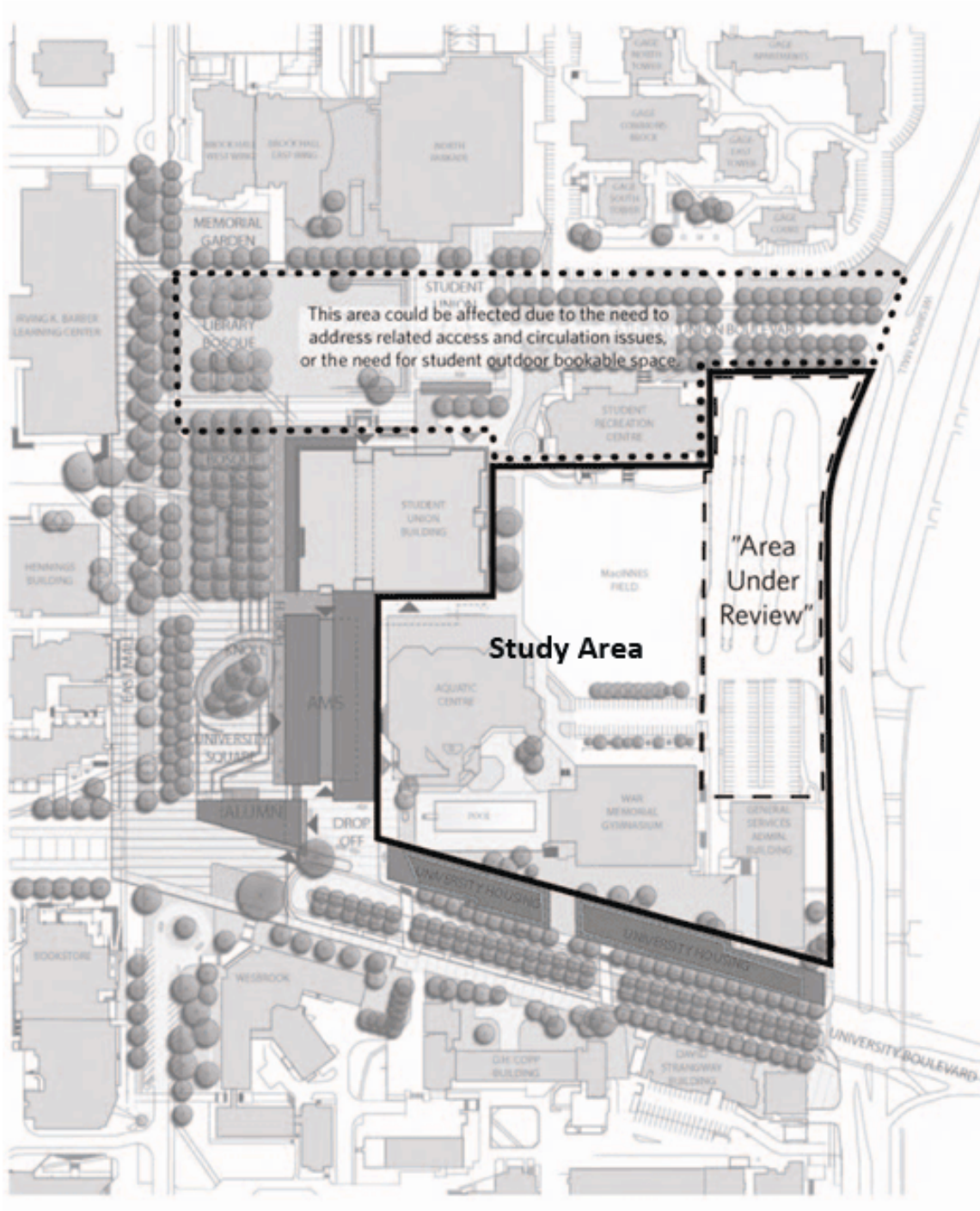
- A new aquatic centre
- A transit diesel bus facility
- An open air bookable recreational space for student events (like MacInnes Field)

In addition, this process considered the inclusion of non-market rental housing for faculty, staff, and students in the 'Area Under Review'.

2.2 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'.



2.3 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 to 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.

3.0 GAGE SOUTH + ENVIRONS WORKING GROUP

The Gage South + Environs Working Group has been working collaboratively throughout the planning process 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 Athletics and Recreation
- TransLink
- University Neighbourhoods Association (UNA)
- University Endowment Lands (UEL), and
- Other internal representatives from UBC departments.

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 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 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

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

4.0 SUMMARY OF CONSULTATION AND OUTREACH ENGAGEMENT PROCESS

4.1 Consultation Timeline

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 3.0 above).

- November 15-29th, 2011 – Phase 1 Public Consultation (complete)
- February 27th – March 7th, 2012 – Phase 2 Public Consultation (complete)
- April, 2012 – Phase 3 Public Hearing (tentative timeframe – exact date and month to be determined by the UBC Board of Governors)

4.2 Phase 2 Public Consultation

The purpose of Phase 2 was 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 was developed based on university community preferences from Phase 1 consultation and technical considerations.

Phase 2 also 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. 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

4.2.1 Notification

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

4.2.2 Stakeholder Outreach

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.

A full list of stakeholders who received a copy of the communications e-toolkit is included in Appendix B.

4.2.3 Proposal to Renovate and Expand UBC's Aquatic Centre

In Phase 1, a letter submission on behalf of the Friends of the UBC Aquatic Centre and MacInnes Field was received requesting that UBC re-visit the proposal to 'renovate and expand' the existing UBC Aquatic Centre. After the conclusion of the Phase 1 consultation process and before Phase 2 began, UBC received a more detailed 'renovate and expand' proposal from the Friends. UBC staff met several times with the Friends of the UBC Aquatic Centre and MacInnes Field to discuss and review their evolving ideas. Subsequent plans were also sent to an independent quantity surveyor for review.

The subsequent evaluation of the 'renovate and expand' option concluded that the preferred approach was to 'build new'.

For additional detail on the analysis of this proposal, see Appendix C.

4.3 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. Twenty-three display boards presented background information on the planning process, the proposed layout of institutional elements (diesel bus loop, MacInnes Field and the new UBC Aquatic Centre), the results of the 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'. 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.

As part of the online consultation, the Campus and Community Planning (C+CP) website provided the same information as was available at the public open house. The information was posted on February 27th and the public was invited to take the online questionnaire until March 7th. Accessed through the Gage South + Environs section of the C+CP website, the online questionnaire included the same set and order of questions to the feedback form distributed at the public open house.

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%
Support for the proposed layout of institutional elements (i.e. aquatic centre, diesel bus loop and parking, and MacInnes Field)	50	6%
Concerns about a reduction to the size of institutional elements in the Gage South + Environs area (MacInnes Field, the aquatic centre, or the diesel bus loop)	40	5%

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	42	5%

rental agreements		
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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%

4.4 Phase 2 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)

4.5 Phase 2 Letter Submissions

Seven letter submissions were received during the public consultation period. Six of the letter submissions were regarding the proposed new UBC Aquatic Centre (3 from stakeholders and 3 from individuals and the seventh was from a campus stakeholder regarding the proposed non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review'.

Stakeholder letter submissions included:

- The BC Summer Swimming Association submitted a letter expressing concern that the proposed spectator seating area for the new UBC Aquatic Centre would not be sufficient to accommodate large meets or Provincial championships (some of which require seating for over 500).
- The Vancouver Pacific Wave Synchronized Swimming Club submitted one letter expressing concern that the proposed spectator seating area for the new UBC Aquatic Centre would not be sufficient for large meets and championships (missing the opportunity for increasing revenue and the profile of the sport). They also noted that Olympic and World Championship standards mandate a slightly larger dive tank than is planned for the new facility.

- The Friends of the UBC Aquatic Centre and MacInnes Field submitted a detailed list of questions regarding the proposal to build a new UBC Aquatic Centre.
- 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.

4.6 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%.

For more detailed polling results, please see Appendix D.

PART B: CONSIDERATION MEMORANDUM OF PUBLIC INPUT RECEIVED (PHASES 1 & 2)

UBC committed to producing a *Consideration Memorandum of Consultation Input*, demonstrating how input gathered through various public consultation events (in-person and online) are considered in order to develop a plan for the Gage South + Environs area. The production of a *Consideration Memorandum of Consultation* exceeds best practice in land use planning consultation processes.

The Gage South + Environs public consultation process has included multiple opportunities for community and stakeholder input over two distinct phases. Notification of Phase 1 and Phase 2 of public consultation was provided to **over 215,000 contacts** in the campus community through print advertising, email, e-newsletters, video, in-person meetings, social media and outreach efforts.

This section provides a detailed account of each phase of the consultation process including engagement strategies, public notification and attendee demographics. A detailed analysis of the feedback received in each phase is found in Sections 5.0 and 6.0.

5.0 CONSIDERATION MEMORANDUM OF PUBLIC INPUT RECEIVED (PHASE 1)

5.1 Summary of Phase 1 Public Consultation

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. This initial consultation presented four possible layout concepts of how the elements within the Gage South + Environs 'Study Area' could be laid out and gathered feedback on trade-offs and preferences on elements in each concept and across concepts. These layouts were recommended by the Gage South + Environs Working Group and were developed through a collaborative process.

An engagement strategy to promote this phase of public consultation 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, faculty, staff, unions, residents, alumni, UEL residents, and area businesses.

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

An interim public consultation report on the feedback received in Phase 1 was compiled and posted to the Campus and Community Planning website. The detailed feedback results from Phase 1 are available in Appendix A.

5.2 Consideration Memorandum of Public Input Received (Phase 1 Table)

This section provides a detailed analysis and consideration of various 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. The concerns expressed below are based on questionnaires submitted online or at the public workshops held on November 24th.

The tables below summarize ideas and concerns raised in Phase 1, how those were incorporated into the proposal presented in Phase 2, or if they were not, why they were not addressed.

Section 5.2.1 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.

Section 5.2.2 presents the feedback received in the 41 letter submissions.

5.2.1 Response to Phase 1 Questionnaire Feedback

A copy of the proposed layout from Phase 2 is provided for reference in Appendix B. This layout is referenced throughout the ‘Response’ column in the table below.

Issue	Phase 1: Feedback	Response
Diesel Bus Loop		
Below-ground bus parking and layover area	<p>Feedback indicated strong support for a below-ground bus parking and layover area</p> <ul style="list-style-type: none"> • 158 respondents preferred below ground bus parking • 31 preferred above ground • 24 had no preference 	The bus parking and layover in the proposed draft plan for Phase 2 consultation is located underground.
North-south or east-west orientation of the bus loop	<p>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</p> <ul style="list-style-type: none"> • 86 respondents prefer north-south • 87 respondents prefer east-west • 39 respondents had no preference 	While support for both orientations was equal, the east-west bus loop orientation is superior from a technical feasibility, cost and phasing perspective. In addition, pedestrian safety is significantly better in the east-west alignment, and proximity of the facilities to the campus core is better. The east-west orientation was therefore carried forward in the proposed draft plan for Phase 2 consultation.
Bus bays external to the main bus loop on either Student Union Boulevard or Wesbrook Mall	<p>The most common response indicated no preference regarding an external bay to the main loop. A lower but significant number did not support an external bay and those who support an external bay prefer it be located on Wesbrook Mall, rather than Student Union Boulevard.</p> <ul style="list-style-type: none"> • 75 respondents had no preference • 56 did not support an external bay • 42 supported an external bay on Wesbrook mall • 24 supported an external bay on either Wesbrook Mall or Student Union 	The proposed draft plan for Phase 2 consultation includes one drop-off bay on Wesbrook Mall.

	Boulevard	
Bus loop entrance location	<p>Feedback results showed preference expressed for a bus loop entrance from Wesbrook Mall.</p> <ul style="list-style-type: none"> • 111 respondents preferred the entrance from Wesbrook Mall • 56 had no preference • 41 preferred the entrance from Student Union Boulevard 	The bus loop entrance in the proposed draft plan for Phase 2 consultation is located from Wesbrook Mall.
Aquatic Centre		
Aquatic Centre location	<p>Preference was expressed for placing the new Aquatic Centre closer to the centre of campus than the alternative along Wesbrook Mall.</p> <ul style="list-style-type: none"> • 103 respondents preferred the Aquatic Centre closer to the centre of campus • 54 had no preference • 42 preferred the Aquatic Centre located on the edge of campus along Wesbrook Mall 	The new Aquatic Centre in the proposed draft plan for Phase 2 consultation is located closer to the centre of campus than it is to Wesbrook Mall.
Adequacy of pedestrian access between the potential location of the new Aquatic Centre on what is now MacInnes Field, and the War Memorial Gym and the Student Recreation Centre, if there was an east-west oriented bus loop	<ul style="list-style-type: none"> • 121 respondents answered 'yes' when asked if there was sufficient pedestrian access in the concept drawings showing an east-west bus loop orientation. • 76 answered 'no' when asked if there was sufficient pedestrian access shown in the east-west orientation scenarios. 	There are 3 pedestrian crossings of the east-west bus loop in the proposed draft plan for Phase 2 consultation, which is consistent with the number illustrated in Phase 1. The potential for additional pedestrian crossings may be explored in detailed design but must be balanced with pedestrian safety and bus facility operations.
MacInnes Field		
Use of MacInnes field for intramural sports and informal activities, as well as bookable social events.	<p>Respondents expressed preference for both intramural sports and some time for informal activities on MacInnes Field. Keeping MacInnes Field for informal sports and bookable social events was the second most frequent response.</p>	The replacement MacInnes Field in the proposed draft plan for Phase 2 consultation could accommodate both intramural use and continued social event use.

	<ul style="list-style-type: none"> • 89 respondents preferred having some time for intramural sports and some time for informal activities • 74 preferred keeping the field for informal sports and bookable social events • 26 have no preference 	
MacInnes Field location	<p>Respondents expressed significant preference for locating MacInnes Field closer to the centre of campus, rather than along Wesbrook Mall.</p> <ul style="list-style-type: none"> • 130 respondents preferred MacInnes Field be located closer to the centre of campus • 44 had no preference • 22 preferred MacInnes Field be located closer to Wesbrook Mall 	The replacement MacInnes Field in the proposed draft plan for Phase 2 consultation is located closer to the centre of campus.
General		
Most important element to place closest to the centre of campus (diesel bus loop, Aquatic Centre or MacInnes Field).	<p>Respondents ranked MacInnes Field (or its replacement) as the element they most wanted to be closest to the centre of campus. They ranked the elements in order of importance as follows:</p> <ol style="list-style-type: none"> 1. 83 respondents ranked MacInnes Field as their first choice 2. 55 ranked the diesel bus loop as their first choice 3. 34 ranked the aquatic centre and their first choice 4. 14 ranked no preference as their first choice 5. 3 ranked bus parking area as their first choice. 	The replacement MacInnes Field in the proposed draft plan for Phase 2 consultation is located closest to the centre of campus (closer than all other elements).
Most important element in Gage South	<p>When asked to rank which element was most important to their experience of the Gage South area, respondents ranked the elements as follows:</p> <ol style="list-style-type: none"> 1. 84 respondents ranked the bus loop as their first choice 	Careful attention was taken in the development of the bus loop layout to ensure its technical functionality, pedestrian comfort, safety, public realm integration and overall design, are consistent with the Phase 1 feedback regarding

	<ol style="list-style-type: none"> 2. 31 ranked MacInnes Field as their first choice 3. 23 ranked non-market rental housing for faculty, staff and students as their first choice 4. 21 ranked the aquatic centre as their first choice 5. 2 ranked bus parking as their first choice 	the importance of this facility.
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	<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 	See response above.

<p>of campus in Gage South</p>	<p>choice when asked which in a series of statements about Gage South was most important to them.</p> <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. 	
<p>Ensuring there is sufficient year-round population to support shops and businesses</p>	<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. 	<p>See response above.</p>
<p>Potential noise and other conflict between renters and students</p>	<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 	<p>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'.</p>

	series of statements about Gage South was most important to them.	
Clauses in rental 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>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"> • 104 respondents were likely • 52 were unlikely • 20 had no preference 	<p>Noise warning clauses would be recommended for 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>
Making suites small one bedrooms and studios to appeal to a younger demographic of faculty, staff and students	<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>
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>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</p>

		consider further technical compatibility analysis information in Phase 2 consultation.
Developing a partnership with BC Housing and targeted at employees with a household income of less than \$64K a year.	<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>
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>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>
Would people consider	A slightly larger number of respondents said they	Recognizing the negative feedback regarding

<p>living in Gage South if non-market rental housing was placed there.</p>	<p>would consider living in Gage South.</p> <ul style="list-style-type: none"> • 91 respondents said yes • 79 said no <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>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>
<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>

5.2.2 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.

Issue	Phase 1: Feedback Received From	Response
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.
Support for exploring the 'renovate and expand' option for the existing UBC Aquatic Centre	<ul style="list-style-type: none"> • 1 submission from the Friends of UBC Aquatic Centre and MacInnes Field requesting further technical analysis be done to determine if the renovate and 	Subsequent to the Phase 1 consultation period, UBC staff met several times with the Friends of the UBC Aquatic Centre and MacInnes Field, to discuss and review their evolving ideas. Subsequent plans

	expand option is a possibility.	<p>were also sent to an independent quantity surveyor for review.</p> <p>The evaluation of the ‘renovate and expand’ option concluded that the preferred approach was to ‘build new’.</p> <p>For additional detail on the analysis of this proposal, see Appendix D.</p>
Concern about altering or moving MacInnes Field without consulting the MacInnes family.	<ul style="list-style-type: none"> 1 submission from the Friends of UBC Aquatic Centre and MacInnes Field expressed concern about altering MacInnes Field and seeking approval from the MacInnes family if alterations were to be made to the existing field. 	<p>The MacInnes family donated money to UBC in 1952, 53 and 54 to support improvements to MacInnes Field in memory of their son, a UBC graduate. UBC contacted the MacInnes family to share evolving plans for the area and the MacInnes family has confirmed they are supportive of upgrades to the area that could include relocation of the field (and the memorial plaque) to a new location closer to the campus core.</p>

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 have been incorporated into the proposed layout, or if they were not, why they were not addressed.

Section 6.1 is based on the feedback received in 836 questionnaires, while Section 6.2 includes feedback received in 7 letter submissions.

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>
Proposed Layout		
Support for the proposed layout of institutional elements (i.e. Aquatic Centre, diesel bus loop and parking, and MacInnes Field)	<ul style="list-style-type: none"> 50 respondents to an open-ended question expressed support for the proposed layout of institutional elements. 	<p>The proposed draft plan of institutional elements (aquatic centre, field and bus loop) is consistent with feedback received during Phase 1 of consultation.</p> <p>No additional concerns were expressed with this layout and as a result, no further changes are being proposed.</p>
Reduction to the size of the institutional elements in the Gage South + Environs area (MacInnes Field, the aquatic centre or the diesel bus loop)	<ul style="list-style-type: none"> 40 respondents in an open-ended question expressed concern that the proposed layout would result in institutional elements being reduced in size. 	<p>The current MacInnes Field is 0.8 ha of grass. The proposed location allows for 0.8 ha field with 2.5m sidewalks around 3 sides, and much wider sidewalk on the north side where there will be significant pedestrian flow from the bus loop area.</p> <p>Public involvement would be invited on detailed design of this field. The grass area may become smaller if public preference is for wider sidewalks, seating areas or other technical requirements.</p>
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 	<p>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.</p>
Establishing a panel made up of the VP Finance,	The majority of respondents were in support of this measure.	If non-market rental housing for faculty, staff and students were to be recommended for the 'Area Under Review',

<p>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>	<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') 	<p>establishing the proposed panel would also be recommended.</p>
<p>Support for introducing a noise clause in rental agreements</p>	<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 	<p>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>
<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</p>	<ul style="list-style-type: none"> • 63 respondents in an open-ended question were in opposition to 	<p>See above response.</p>

'Area Under Review'.	placing any housing in the Gage South area.	
Transferring floorspace from the Gage South 'Area Under Review' to the lands adjacent to Acadia East	<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 <i>Land Use Plan</i> 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>
Aquatic Centre		
Concern that spectator seating capacity proposed for the new Aquatic Centre (300 seats) will not be sufficient to accommodate large meets and championships	<ul style="list-style-type: none"> • 1 letter from the BC Summer Swimming Association • 1 letter from the Vancouver Pacific Wave Synchronized Swim Club 	Detailed design of the facility has not yet started. Attention will be devoted in the design process to ensuring that spectator seating capacity is sufficient in the new facility.
Concern that the proposed diving area (tank) would be 2.14 metres shy in width to meet the Olympic or World Championship standard for synchronized swimming	<ul style="list-style-type: none"> • 1 letter from the Vancouver Pacific Wave Synchronized Swim Club 	The 25m pool as currently proposed meets the FINA general standard for synchronized swimming competition and training. It was not envisioned to meet the FINA Olympic/World Championship standard for synchronized swimming. This issue will be considered again during the detailed design process.

competitions.		
Support for including an underwater viewing area in the new Aquatic Centre.	<ul style="list-style-type: none"> • 1 letter from the Vancouver Pacific Wave Synchronized Swim Club 	An underwater viewing area is not part of the base program but will be considered during the detailed design process.
Request to revisit the 'Renovate and Expand' proposal for the new UBC Aquatic Centre	<ul style="list-style-type: none"> • 1 letter with 22 detailed questions from the Friends of the UBC Aquatic Centre and MacInnes Field 	<p>Subsequent to the Phase 1 consultation period, UBC staff met several times with the Friends of the UBC Aquatic Centre and MacInnes Field, to discuss and review their evolving ideas. Subsequent plans were also sent to an independent quantity surveyor for review.</p> <p>The evaluation of the 'renovate and expand' option concluded that the preferred approach was to 'build new'.</p> <p>No further review of this proposal is recommended.</p> <p>For additional detail on the analysis of this proposal, see Appendix C.</p>
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	<ul style="list-style-type: none"> • 1 letter from the UBC Residence Hall Association 	See above response.

housing for faculty, staff and students.		
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.
Proposed Layout		
Support for the proposed changes to the diesel bus loop	<ul style="list-style-type: none"> • 1 letter from the UBC Residence Hall Association 	The proposed draft plan layout of the bus loop, is recommended for Board of Governors approval.

7.0 APPENDIX A

7.1 Phase 1 Detailed Feedback

Below is the detailed feedback received in the 18 questions in the Phase 1 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.

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	35	16%

east-west and closer to the centre		
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%

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%

Questions about MacInnes Field

Question 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%

General Questions

Question 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%).

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 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-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 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
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%
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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 emerging with over 10 occurrences (or 5%).

'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.

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
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:

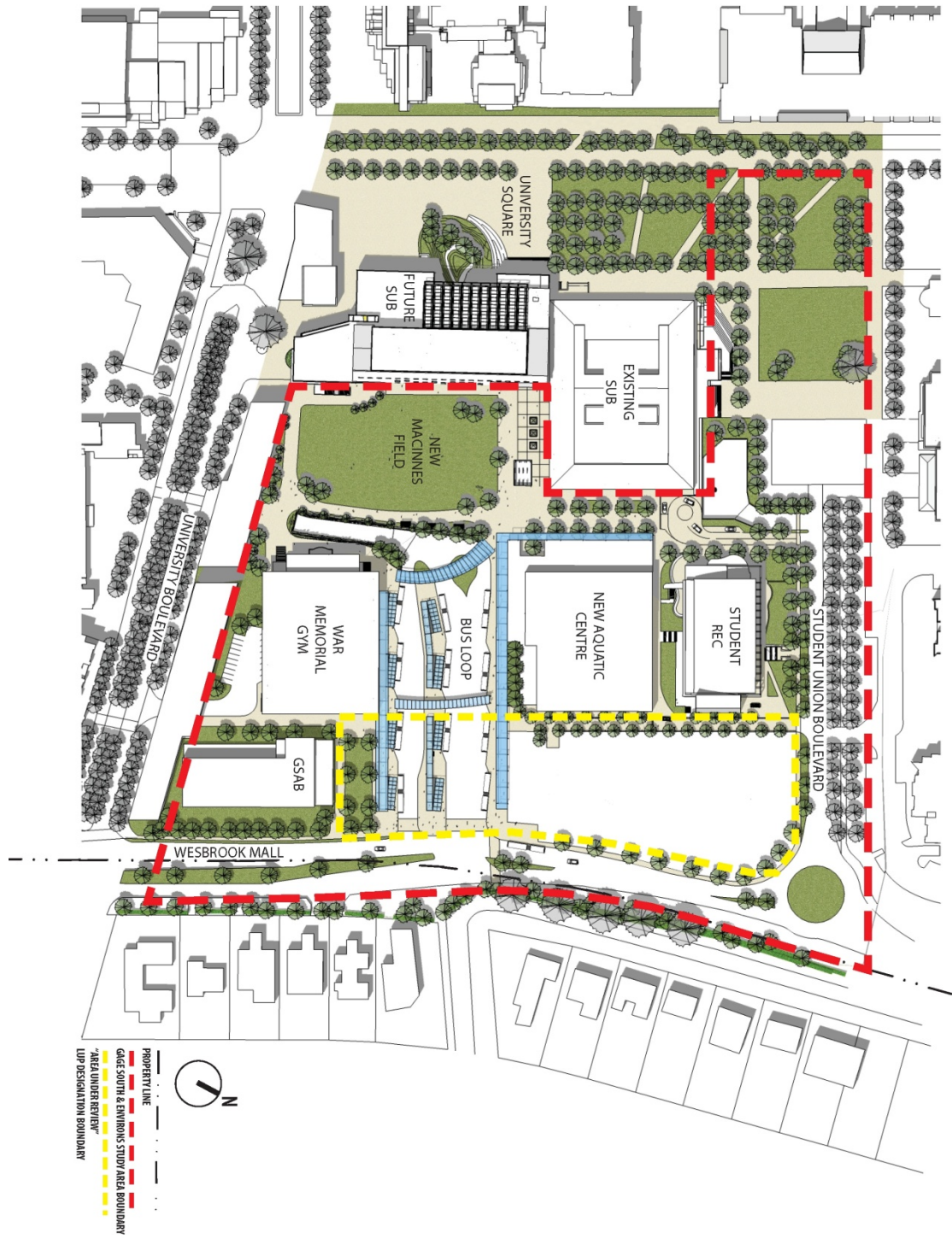
Age category	Percentage
Under 18	1% (2)
18-22	56% (120)
23-29	13% (29)
30-39	11% (24)
40-54	10% (21)
55+	7% (16)

7.2 Phase 1 Consultation Workbook (see attachment)

8.0 APPENDIX B (Phase 2)

8.1 Phase 2 Open House Display Boards (see attachment)

8.2 Phase 2 Proposed Layout



8.3 Stakeholder List

The following campus stakeholders received a copy of the communications e-toolkit. Please note that in some instances, e-toolkits were sent to more than one contact per stakeholder group.

AAPS
CUPE 2278
CUPE 2950
CUPE 116
Alumni Engagement
Student Housing & Hospitality Services
Residence Life Managers
Residence Coordinator
Residence Hall Association
Residence Associations
Residence Associations
Interfraternity Council
Panhellenic Council
International Student Development - International House
International Student Development - International House
UBC Jump Start Program for International Students
International Student Association
First Nations House of Learning
Enrolment Services
Centre for Student Involvement
Student Communications Services
UBC Faculty Association
The UBC Association of Professors Emeriti
UBC Faculty of Arts
UBC Faculty of Science
UBC Faculty of Applied Science
Faculty of Education
Sauder School of Business
School of Community & Regional Planning
Faculty of Forestry
College for Interdisciplinary Studies
School of Journalism
Faculty of Law
Faculty of Land and Food Systems
School of Library, Archival and Information Systems
Faculty of Medicine
School of Nursing
School of Population and Public Health
Faculty of Pharmaceutical Sciences
School of Social Work

School of Music
College of Health Disciplines
School of Human Kinetics
School of Architecture and Landscape Architecture
School of Audiology and Speech Sciences
Faculty of Dentistry
Green College
Vancouver School of Theology
Regent College
St. Marks
UBC Faculty of Graduate Studies
GSS
AMS
Arts Undergraduate Society
Land and Food Systems Undergraduate Society
UBC Geography Students Association
Engineering Undergraduate Society
Forestry Undergraduate Society
Nursing Undergraduate Society
Human Kinetics Undergraduate Society
UBC Medical Undergraduate Society
Commerce Undergraduate Society
Dental Undergraduate Society
Education Students' Association
Law Students Society
Library and Archival Studies Student Association
Music Undergraduate Society
Planning Student Association
Pharmacy Undergraduate Society
Science Undergraduate Society
Student Association of the UBC School of Social Work
The Vancouver School of Theology
Regent College
Association of Latin America Students
Biological Sciences Society
UBC Taiwan Association
Business Communications Club
Campus for Christ
Canadian Association of Pharmacy Students & Interns
Chinese Varsity Club
Debating Society
Economics Student Association
Emerging Leaders of UBC
UBC Engineering Physics Association
UBC Varsity Outdoor Club
UBC Sailing Club (700 members)
UBC Yoga Club (1000 members)
UBC Ski Board (950 members)

UBC Finance Club
FilmSoc (900 members)
Athletics & Recreation
Alumni & Engagement
University Blvd Businesses
UEL Residents

9.0 APPENDIX C (see attachment)

10.0 APPENDIX D (see attachment)