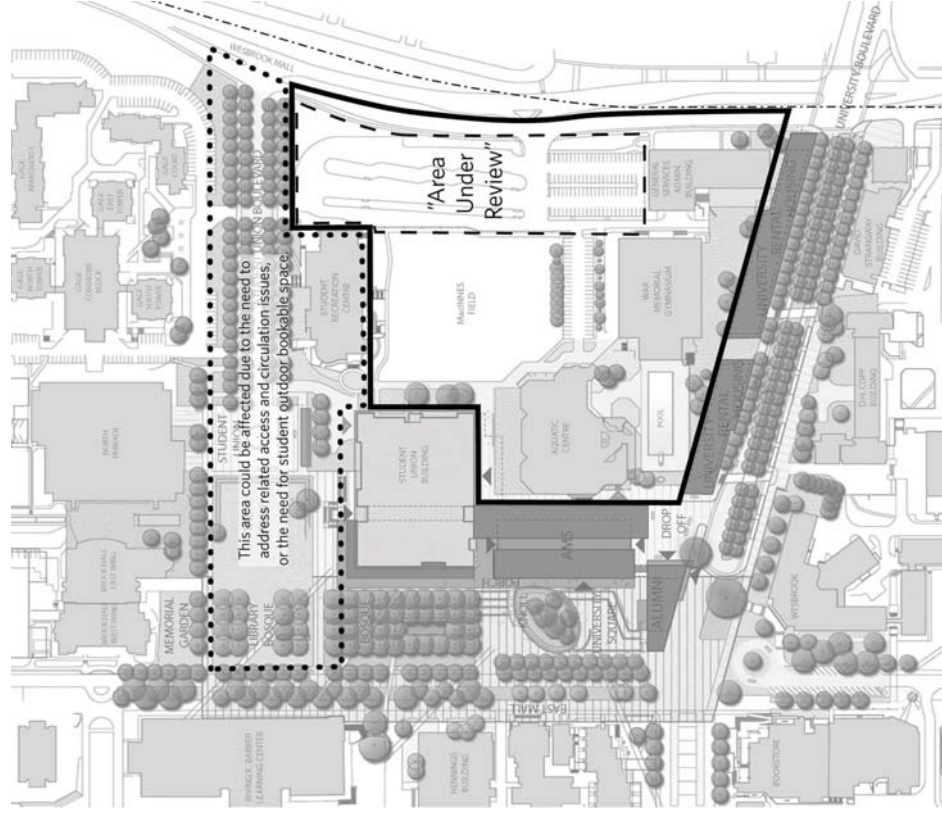


1 Gage South + Environs Study Area

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



What is the 'Study Area'?

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

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

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

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

What is the 'Area Under Review'?

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

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

2 Gage South + Environs

Planning Process: Guiding Principles

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

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

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

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

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



3 Gage South + Environs

Planning Process

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

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

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

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

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

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

Purpose of Phase 2 Public Consultation

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

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

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

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

4 Gage South + Environs Working Group

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

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

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

The Role of the Working Group

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

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

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

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

5 Public Consultation

November 2011

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

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

In this first phase:

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

Notification

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

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

What We Heard

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

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

6a The New UBC Aquatic Centre

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

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

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

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



Hillcrest Park competition pool



Hillcrest Park leisure pool

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

What We Heard

In Phase 1, 48% of respondents said they had a preference for locating the new aquatic centre close to the centre of campus rather than along Wesbrook Mall. We also received a letter submission from the Friends of the UBC Aquatic Centre and MacInnes Field, requesting that UBC revisit the 'renovate and expand' proposal for the existing aquatic centre.

Our Response

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

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

The New UBC Aquatic Centre

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

Why Build a New Aquatic Centre?

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

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

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

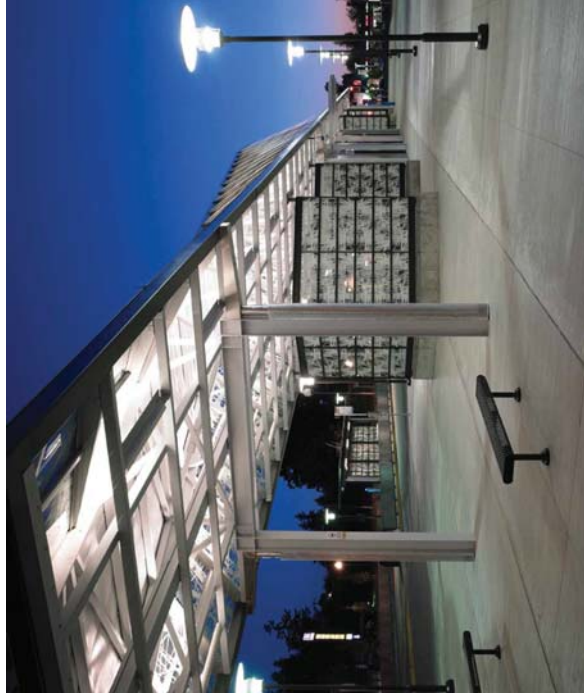
The request to revisit the 'renovate and expand' option of UBC's existing aquatic facilities, and follow up discussion raised some excellent points about elements of the existing aquatic centre that should be retained in a new facility (e.g. inclusion of mezzanine seating instead of pool deck seating).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

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

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

7 A Permanent Diesel Bus Loop

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



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

Image courtesy of VIA Architecture

What We Heard

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

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

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

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

Partnership with TransLink

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

Our Response

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

MacInnes Field

Open Bookable Space

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



This is how MacInnes Field might look once complete.

What We Heard

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

Our Response

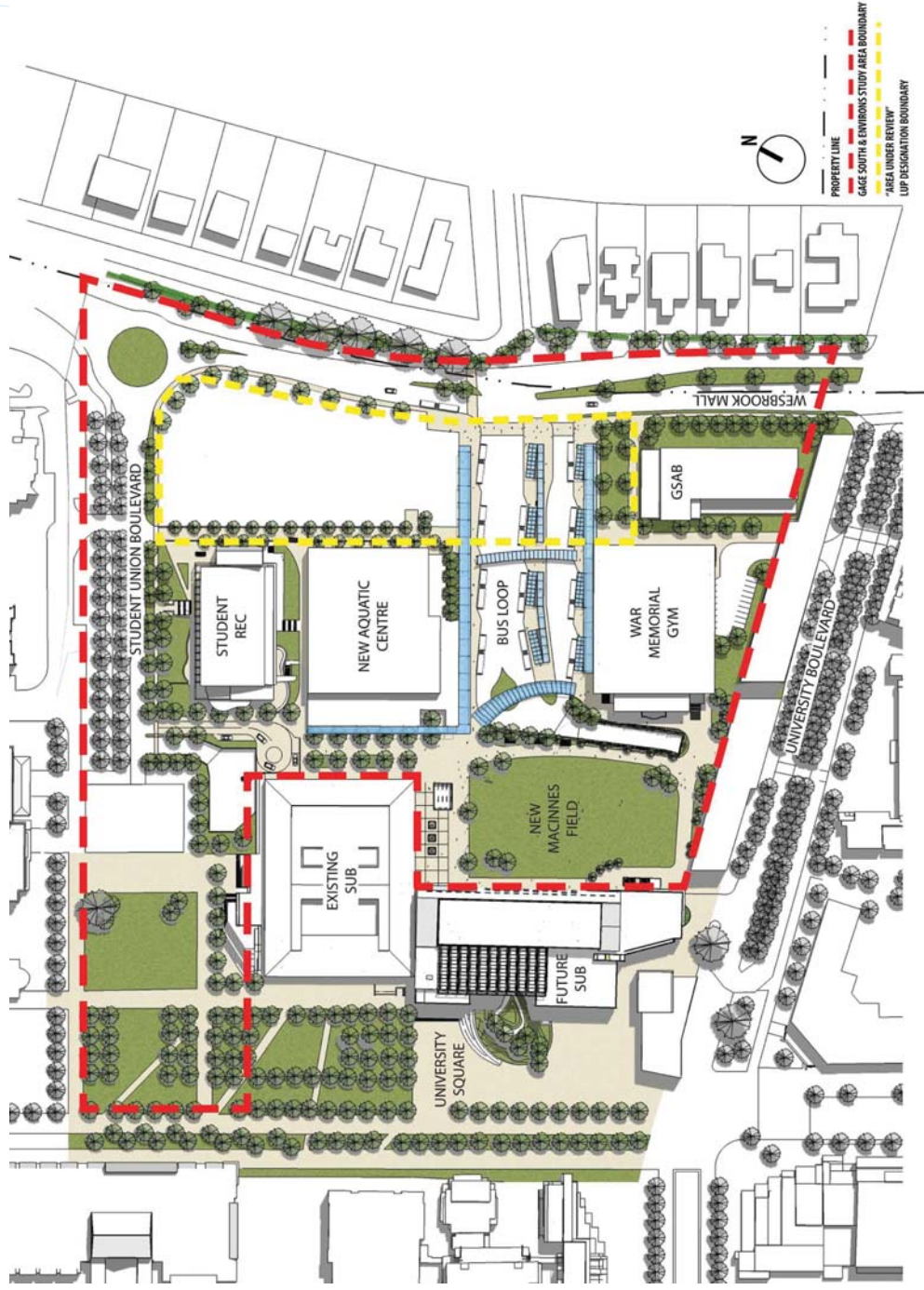
In the proposed layout, new open bookable recreational space will be located on the site of the current aquatic centre, closer to the centre of campus. **The new open space will be a similar size to the existing MacInnes Field and will have improved drainage and lighting.**

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

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

9a Proposed Layout

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



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

9b Proposed Layout

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

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

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

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

The important technical advantages of an east-west diesel bus loop were identified as:

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

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

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

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

What's your point of view?

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

10 The Social Heart of Campus

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



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

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

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

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

Image courtesy of Phillips Farevaag Smollenberg



a place of mind

THE UNIVERSITY OF BRITISH COLUMBIA

campus + community planning

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

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

What is Non-market Rental Housing?

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

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

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

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

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

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

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

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

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

Non-market Rental Housing

Neighbourhood Animation

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



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

Non-market Rental Housing

Neighbourhood Animation

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

What We Heard

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

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

Our Response

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

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

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

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

Non-market Rental Housing

Neighbourhood Compatibility

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

What We Heard

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

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

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

Our Response

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

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

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

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

Noise

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

Specific noise sources considered included:

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

Traffic

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



Non-market Rental Housing

Neighbourhood Compatibility

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

What did the compatibility assessment tell us?

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

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

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

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

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

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

Non-market Rental Housing

Neighbourhood Compatibility

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

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

What's your point of view?

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

14 Non-market Rental Housing

Mitigating Strategies

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

What We Heard

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

Our Response

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

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

What's your point of view?

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

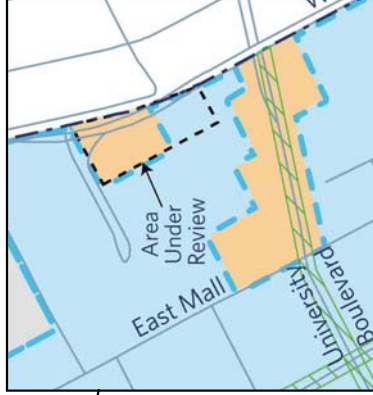
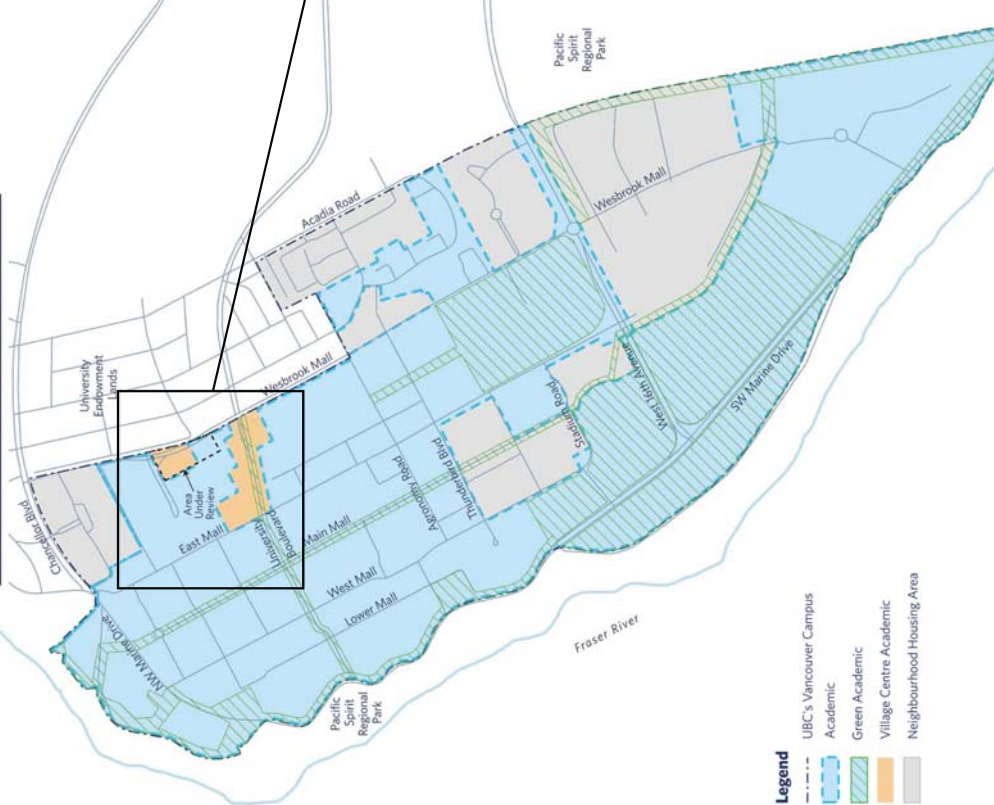
Yes/No?

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

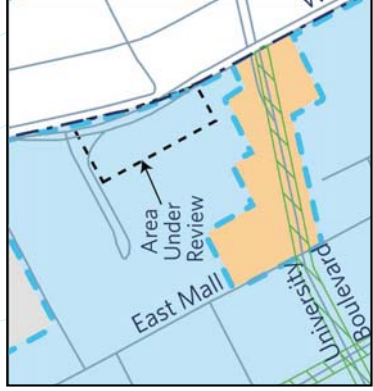
Non-market Rental Housing

Land Use Designations

SCHEDULE A - LAND USE PLAN



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



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

OR

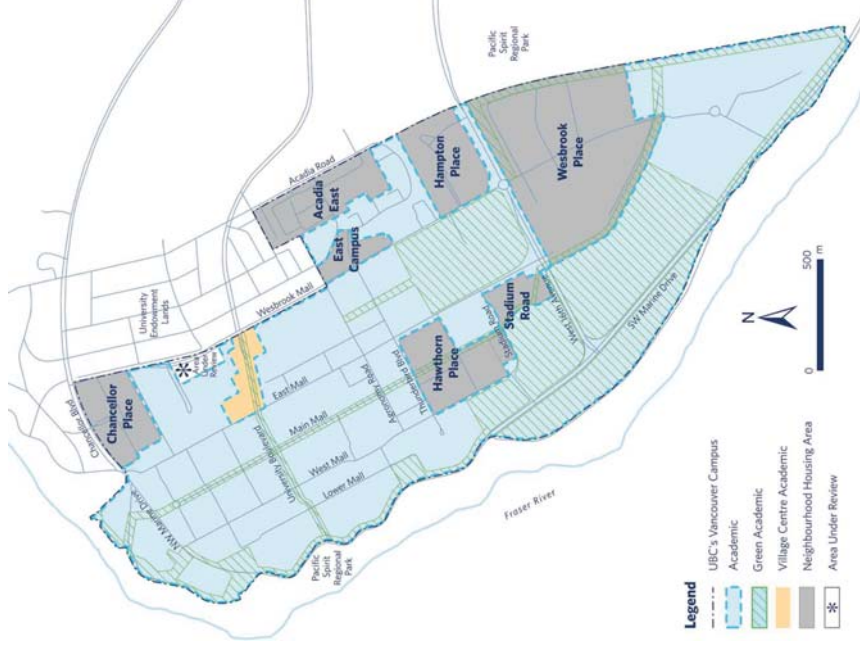
The diagrams below show the UBC Land Use Plan land use designations that would be applied to the 'Area Under Review' and surrounding Gage South lands for the proposed layout with and without the inclusion of non-market rental housing for faculty, staff and students.

Existing UBC Land Use Plan land designation.

Transferring Floorspace

From the Gage South 'Area Under Review'

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



Neighbourhood	Gross Buildable Area ft²
Hampton Place	1,260,000
Hawthorn Place	916,000
Chancellor Place	807,000
East Campus	250,000
Village Centre Academic	327,000
Gage Area Under Review	310,000
Wesbrook Place (includes the former BC Research lands)	6,000,000*
Stadium Road	993,000
Acadia East	2,594,000

* Reflects Board approval of amended Wesbrook Place Neighbourhood Plan, December 2011. Floorspace in Acadia East and Stadium neighbourhoods may be reduced slightly for livability considerations.

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

In April 2011, the Board of Governors approved the following neighbourhood floorspace distribution as shown in the table here.

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

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

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

Non-market Rental Housing

What's Your Point of View?

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

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

Refer to
Board
13a

What's your point of view?

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

Refer to
Board
15

What's your point of view?

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

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

18 Next Steps

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

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

What is a Public Hearing?

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

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

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

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

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

Timeline:

November 15-29, 2011	February 27 to March 7, 2012	April 2, 2012	April 26, 2012*	TBD	TBD	TBD
Public Consultation: Phase 1 - Complete	Public Consultation: Phase 2 - Current	UBC Board of Governors meets and formal request for referral to Public Hearing takes place	Gage South 'Area Under Review' Public Hearing	Amendments to <i>Land Use Plan</i> with final designation referred by Board of Governors to the Minister of Community, Sport, and Cultural Development	Minister of Community, Sport, and Cultural Development approves amendment to <i>Land Use Plan</i> final designation.	Further planning and design of facilities in the area take place, including opportunities for public input throughout the process.

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