

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

**campus + community planning**



a place of mind

THE UNIVERSITY OF BRITISH COLUMBIA

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# **introduction + background**

## 1 introduction + background

### notes

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

## Welcome to the Workbook!

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

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

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

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

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

### **Now it's your turn.**

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

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

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

### **Extended!**

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

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

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

# Background

## 'Area Under Review'

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

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

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

## 'Study Area'

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

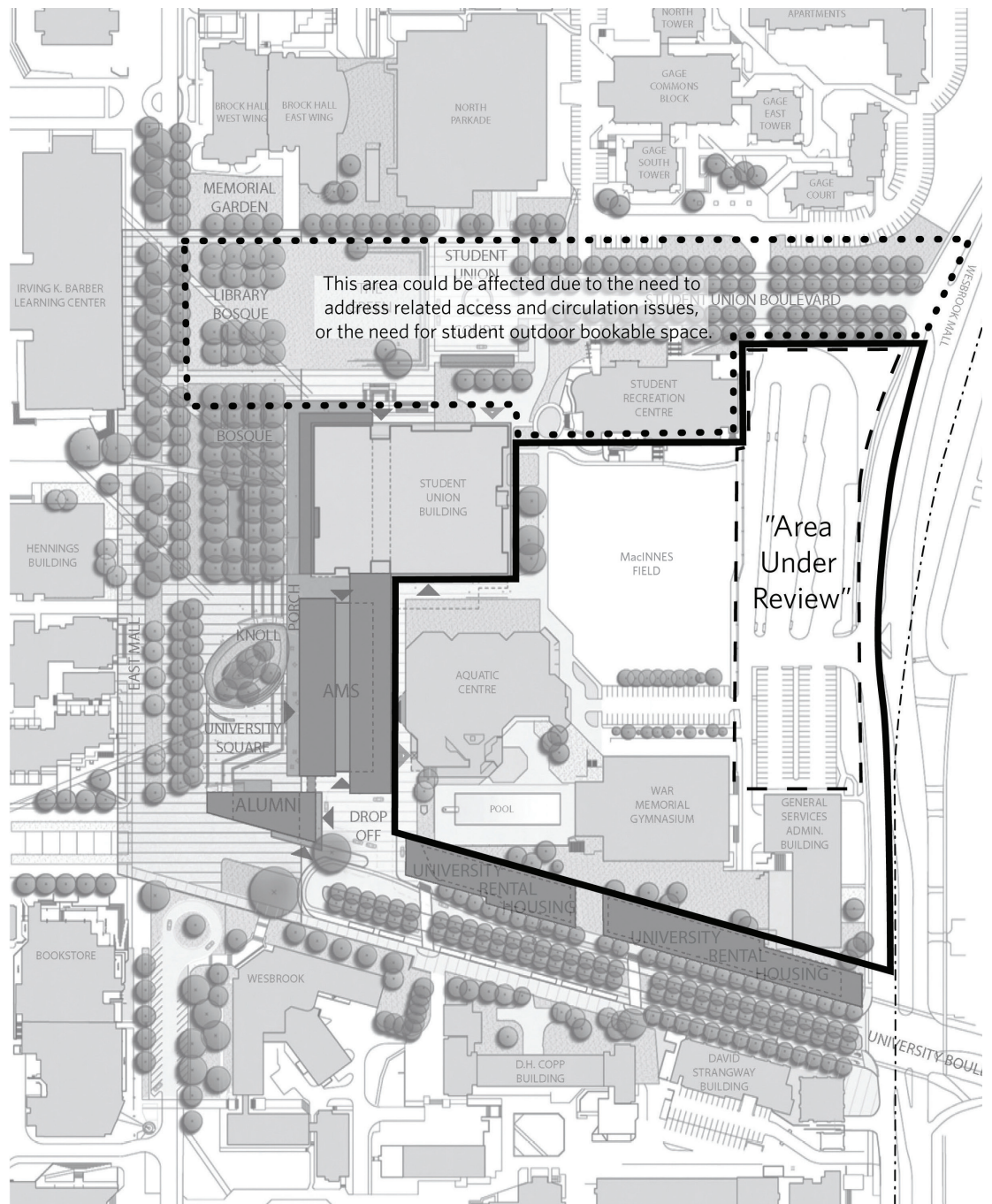
Within the 'Study Area', various academic program demands need to be considered and balanced. They include:

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

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

# 1 introduction + background

## notes



# Guiding Principles

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

### **Academic Mission**

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

### **Socially Vibrant and High Functioning People Place**

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

### **Connected to University Square and University Boulevard**

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

### **Academic-Recreational Facilities**

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

### **Integrated Transit Planning and Design**

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

## 1 introduction + background

### notes

#### **21st Century Facilities and Infrastructure**

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

#### **Welcoming, Playful Public Realm Design**

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

#### **Legibility and Comfort**

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

#### **Neighbourliness**

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

#### **Safety**

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

#### **Sustainability & Smart Growth Principles**

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



# Working Group

## Purpose

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

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

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

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

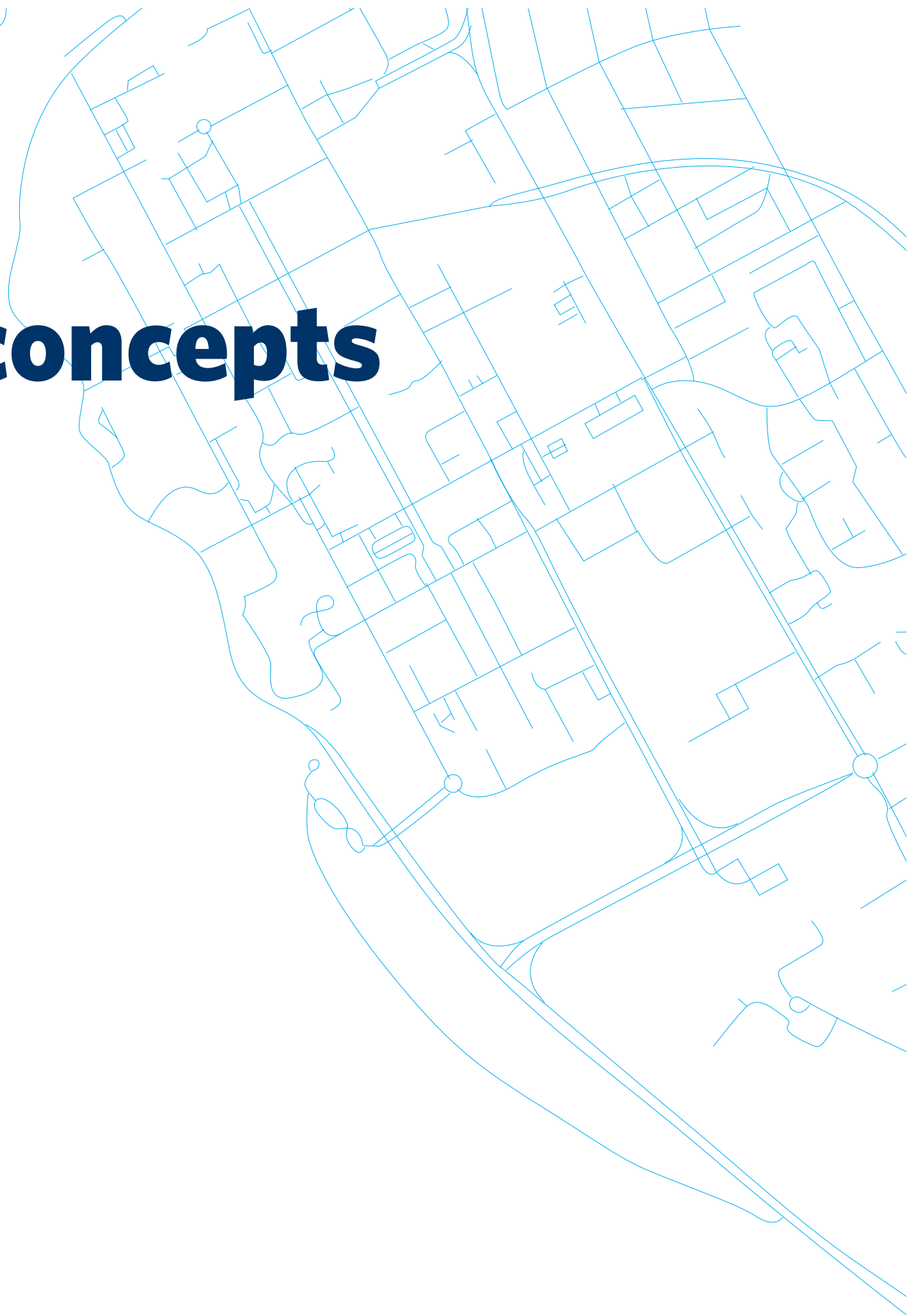
- *site and basic design elements of the aquatic centre (e.g. footprint, servicing and access)*
- *site and basic design of the diesel bus loop (grades, ramps)*
- *access and circulation*
- *other matters, including open air bookable recreational space for student events (i.e. MacInnes Field) land use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

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

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

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

# concepts



# Concepts for Public Consideration

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

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

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

## Gage South + Environs: Concept A

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

### Concept A - Key Features:

Diesel bus loop and bus parking

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

Aquatic centre

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

MacInnes Field

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

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

## Gage South + Environs: Concept B

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

### Concept B - Key Features:

Diesel bus loop and bus parking:

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

Aquatic centre:

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

MacInnes Field

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

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

## Gage South + Environs: Concept C

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

### Concept C - Key Features:

Diesel Bus Loop and Bus Parking

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

Aquatic Centre

- *Between the recreation centre and War Memorial Gym*

MacInnes Field

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

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

## Gage South + Environs: Concept D

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

### Concept D - Key Features:

Diesel Bus Loop and Bus Parking

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

Aquatic centre

- *Between the recreation centre and War Memorial Gym*

MacInnes Field

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

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

## **Land Use Designations**

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

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





# questions for feedback

## **Privacy Notification**

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

### 3 questions for feedback

## Consultation Questions

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

**1. Where do you live?**

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

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

**What is your primary reason for coming to campus?**

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

**3. Please specify your gender:**

- Male
- Female
- Other

**4. Please indicate your age:**

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

## Issues and Challenges

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

### **Academic mission:**

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

### **Technical and physical viability:**

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

### **Proximity to centre of campus:**

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

### **Conformity with good urban design:**

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

### **Use of UBC land:**

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

### **Wayfinding, comfort and safety:**

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

### **Cost of construction:**

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

## Diesel Bus Loop and Bus Parking

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

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

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

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

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

### **East-west orientation (Concepts A and B)**

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

### **North-south orientation (Concepts C and D)**

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

*Continued on next page...*

### 3 questions for feedback

#### notes

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

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

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

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

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

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

#### Other considerations:

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

### 3 questions for feedback

## Diesel Bus Loop and Bus Parking Questions

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

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

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

#### Given these factors, do you:

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

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

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

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

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

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

*Continued on next page...*

### 3 questions for feedback

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

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

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

Placing this bus bay outside the main bus loop:

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

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

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

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

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

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

**Given these factors, do you:**

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

## Aquatic Centre

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

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

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

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

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

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

- *Close to other university activities*

#### **Location - close to edge of campus (Concept B)**

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

#### **Other considerations:**

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



### 3 questions for feedback

## Aquatic Questions

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

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

**Given these factors, do you prefer:**

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

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

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

- Yes
- No

### 3 questions for feedback

#### notes

## MacInnes Field

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

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

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

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

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

#### **Location - close to Wesbrook Mall (Concept B)**

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

#### **Other considerations:**

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

### 3 questions for feedback

## MacInnes Field Questions

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

**Do you prefer:**

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

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

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

The location of the field in Concept B is next to the SRC, bringing a portion of the field closer to Webrook 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



## Non-Market Rental Housing

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

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

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

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

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

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

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

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

*Continued on next page...*

### 3 questions for feedback

#### notes

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

### 3 questions for feedback

## Non-Market Rental Housing Questions

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

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

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

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

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### 3 questions for feedback

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

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

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



### 3 questions for feedback

15.

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

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

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

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

16.

**Would you consider living in the Gage South area?**

- Yes
- No

**Why or why not?**

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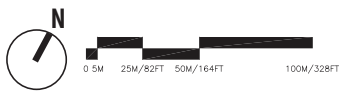
### 3 questions for feedback

## Create Your Own Concept

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



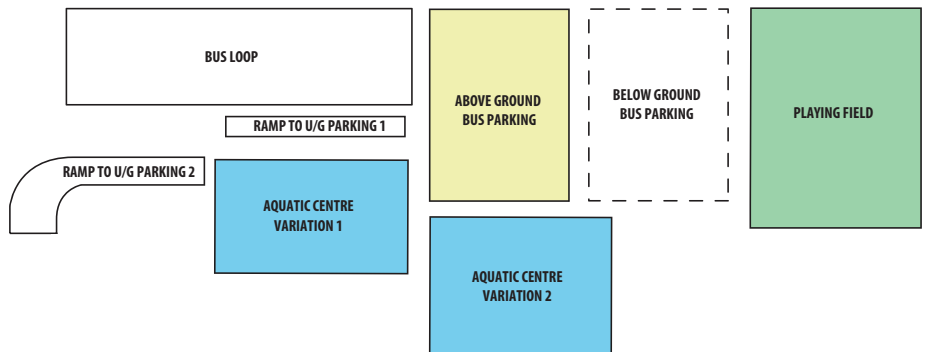
PROPERTY LINE  
 GAGE STUDY AREA  
 \*AREA UNDER REVIEW\* LUP DESIGNATION BOUNDARY



### CREATE YOUR OWN CONCEPT

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

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



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

**next steps**

### Next Steps

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

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

#### **Gage South + Environs consultation timeline:**

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

**thank you**  
**for your participation!**

# appendices

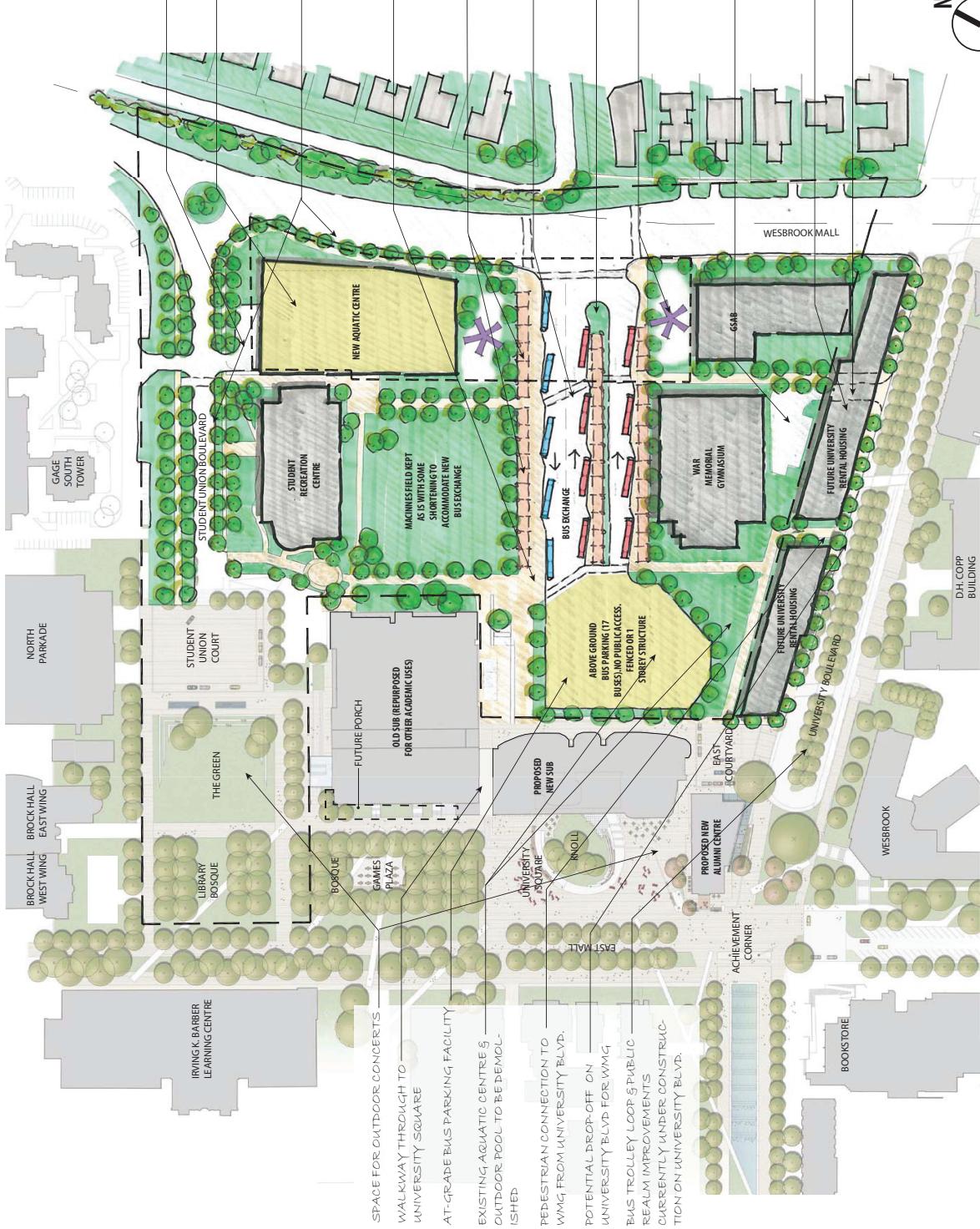




# appendices

## CONCEPT B

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





CONCEPT C

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

POTENTIAL RIGHT-TURN ONLY LANE FOR 'DEADHEAD' BUSES WITH NO SCHEDULED PICK-UPS (INFREQUENT)

BUS LOOP WITH 5 DROP-OFF & PICK-UP STALLS

UNDERGROUND BUS PARKING (17 BUSES) NO PUBLIC ACCESS

RAMP TO UNDERGROUND PARKING COULD BE CONCEALED AND INTEGRATED IF UNIV. HOUSING ABOVE IS PURSUED

POSSIBLE 11 STOREY NON-MARKET UNIVERSITY RENTAL HOUSING FOR FACULTY STAFF AND STUDENTS ON TOP OF BUS DROP OFF AREA. CONSIDER ACTIVE STREET USES AT GROUND LEVEL

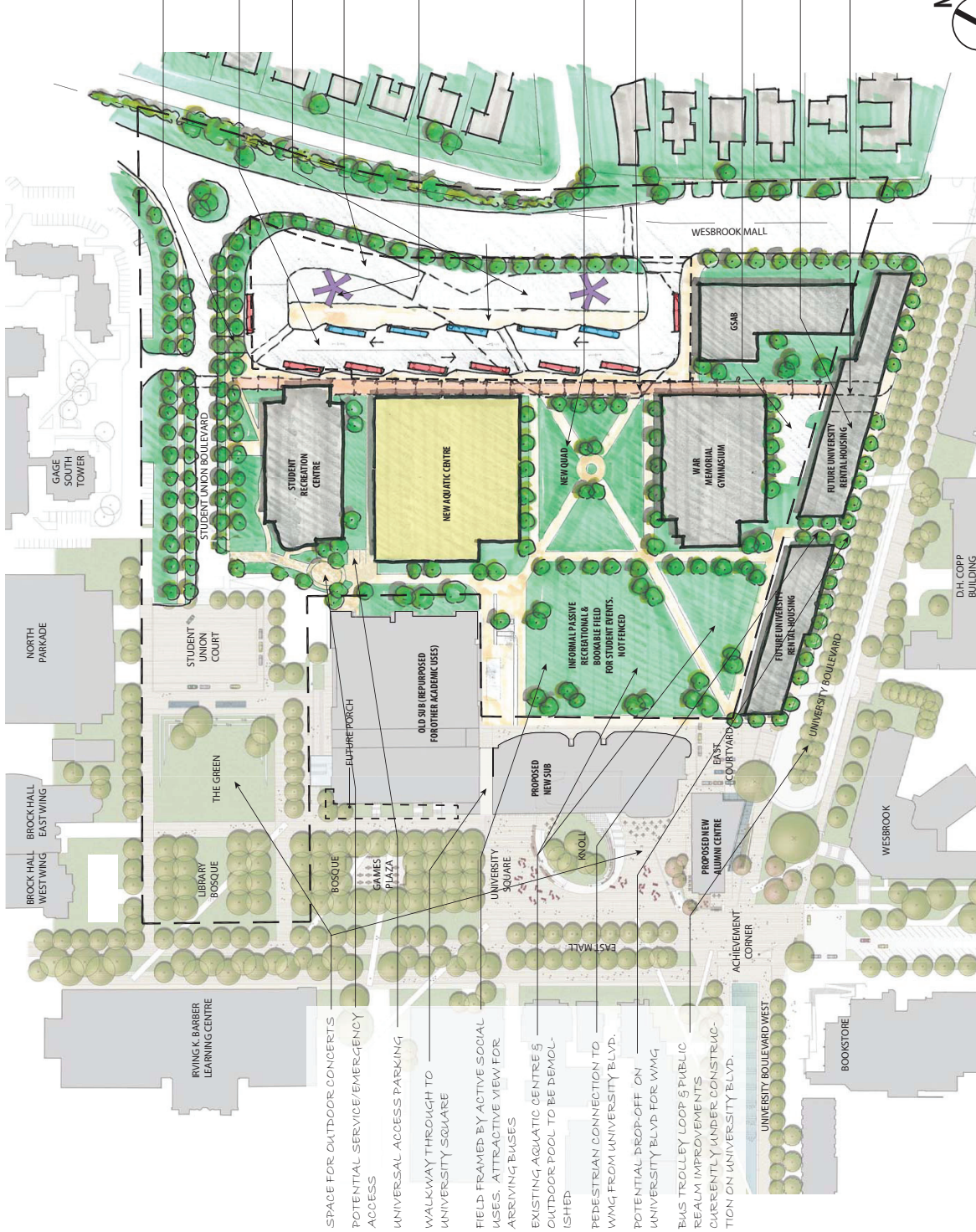
QUAD CREATES WELCOMING OPEN SPACE AND GATEWAY FROM BUS EXCHANGE

LINEAR COVERED TRELLIS/CANOPY SERVES AS NORTH/SOUTH SPINE AND FRAMES QUAD WHILE SERVING AS BUS WAITING SHELTER

SERVICE/UNIVERSAL ACCESS PARKING TO GYM AND UNIVERSITY RENTAL HOUSING

SHOPS & SERVICES AT GRADE ON UNIVERSITY BLVD.

BREEZEWAY & PARKING ACCESS



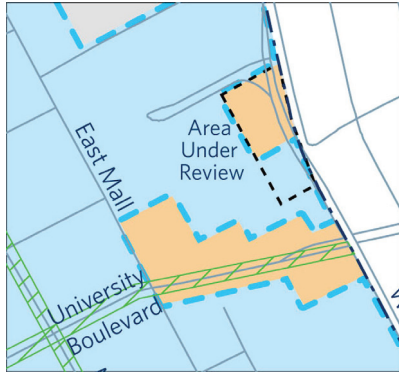
0 5M 25M/50FT 50M/100FT 100M/325FT

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

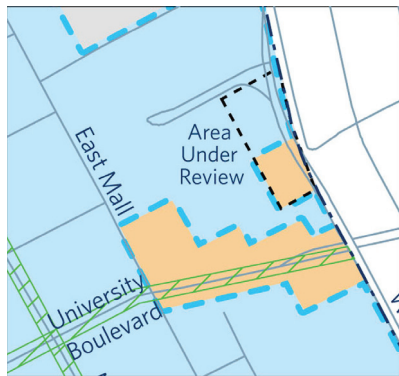


**appendices**

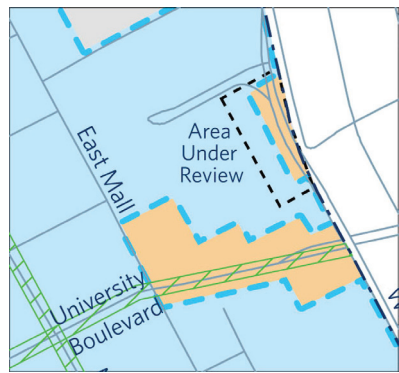
**Land Use Designation Maps**



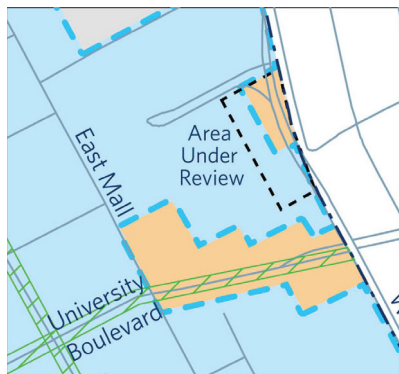
Concept A with Non-Market Rental Housing



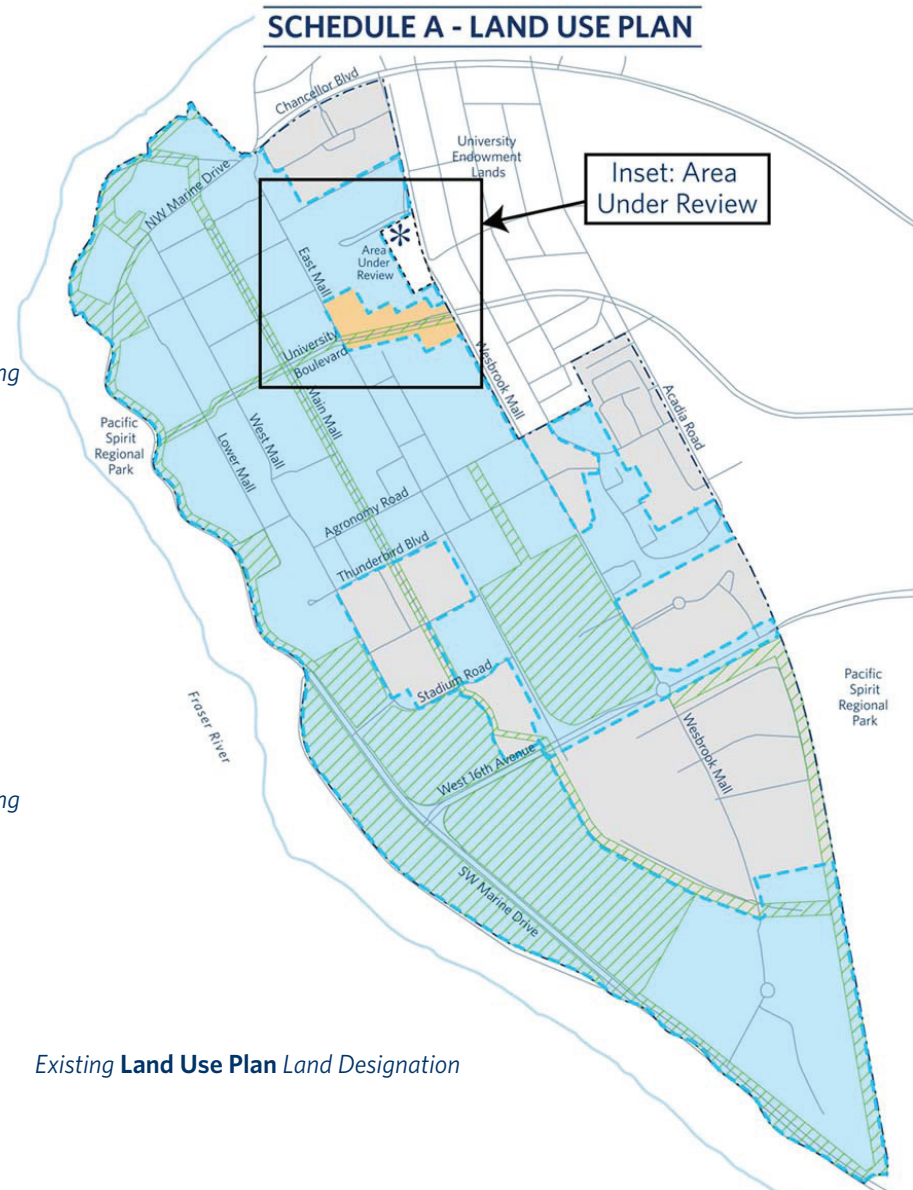
Concept B with Non-Market Rental Housing



Concept C with Non-Market Rental Housing



Concept D with Non-Market Rental Housing



Existing **Land Use Plan** Land Designation

**Legend**

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

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