

Welcome!

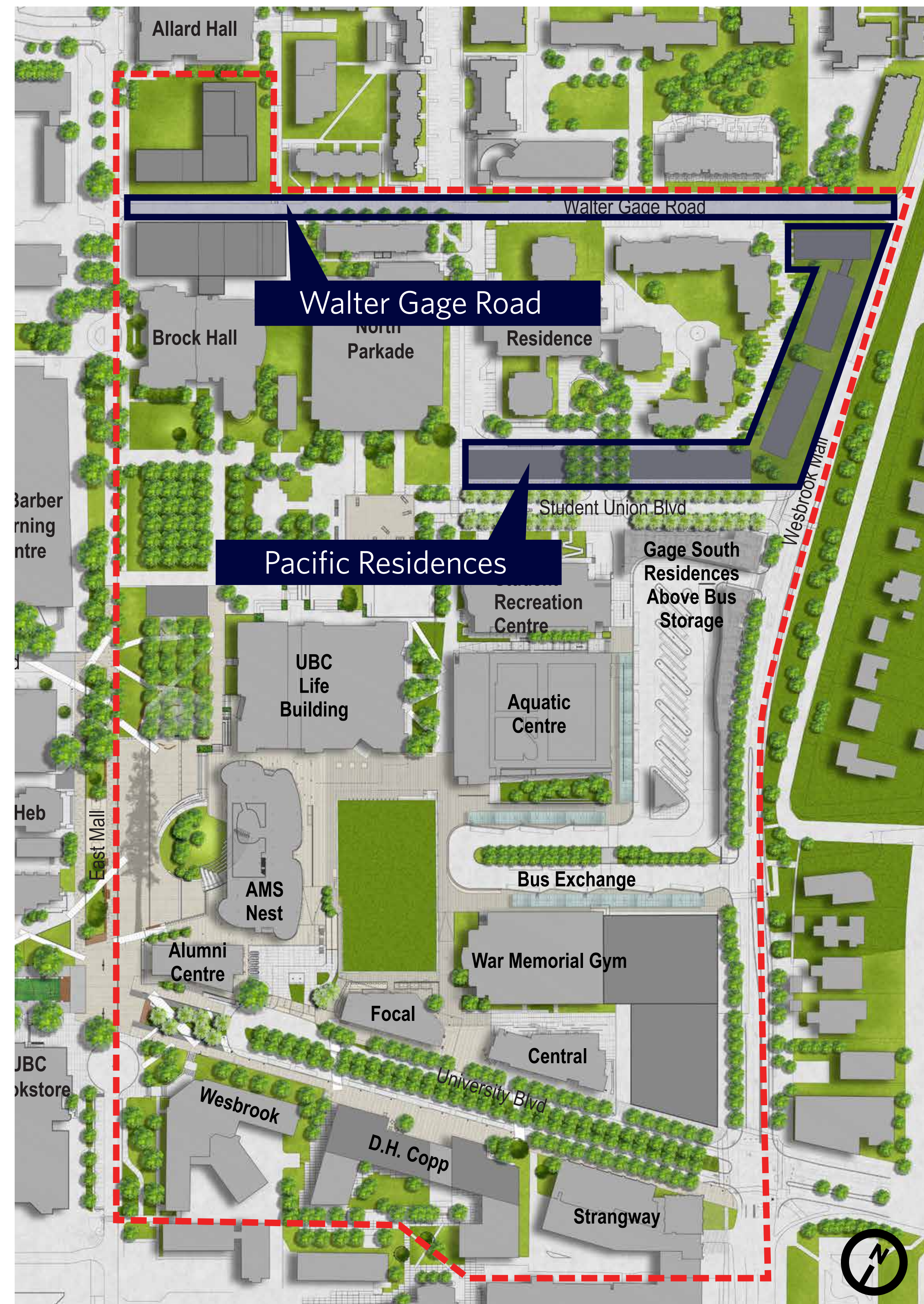
DP#19001 Pacific Residences Public Open House Walter Gage Road Consultation

Overview

We are seeking feedback on the development permit proposal for Pacific Residences, as well as input on potential design concepts for improving the pedestrian experience of Walter Gage Road. Your feedback will inform:

- The final development plans for Pacific Residences
- Improvements to Walter Gage Road

The U Boulevard area has seen significant changes over the past 5 years. Over the next few years, UBC is planning to add more services, amenities and student housing to this area in support of the Board approved vision for the area. The projects you will learn about today are part of the larger vision of the U Boulevard Area.



▲ U Boulevard Precinct map highlighting Pacific Residences & Walter Gage Road

WHAT YOU WILL FIND AT THIS OPEN HOUSE

At this open house you will find information boards about two related projects. You can provide feedback on these projects in the following ways:

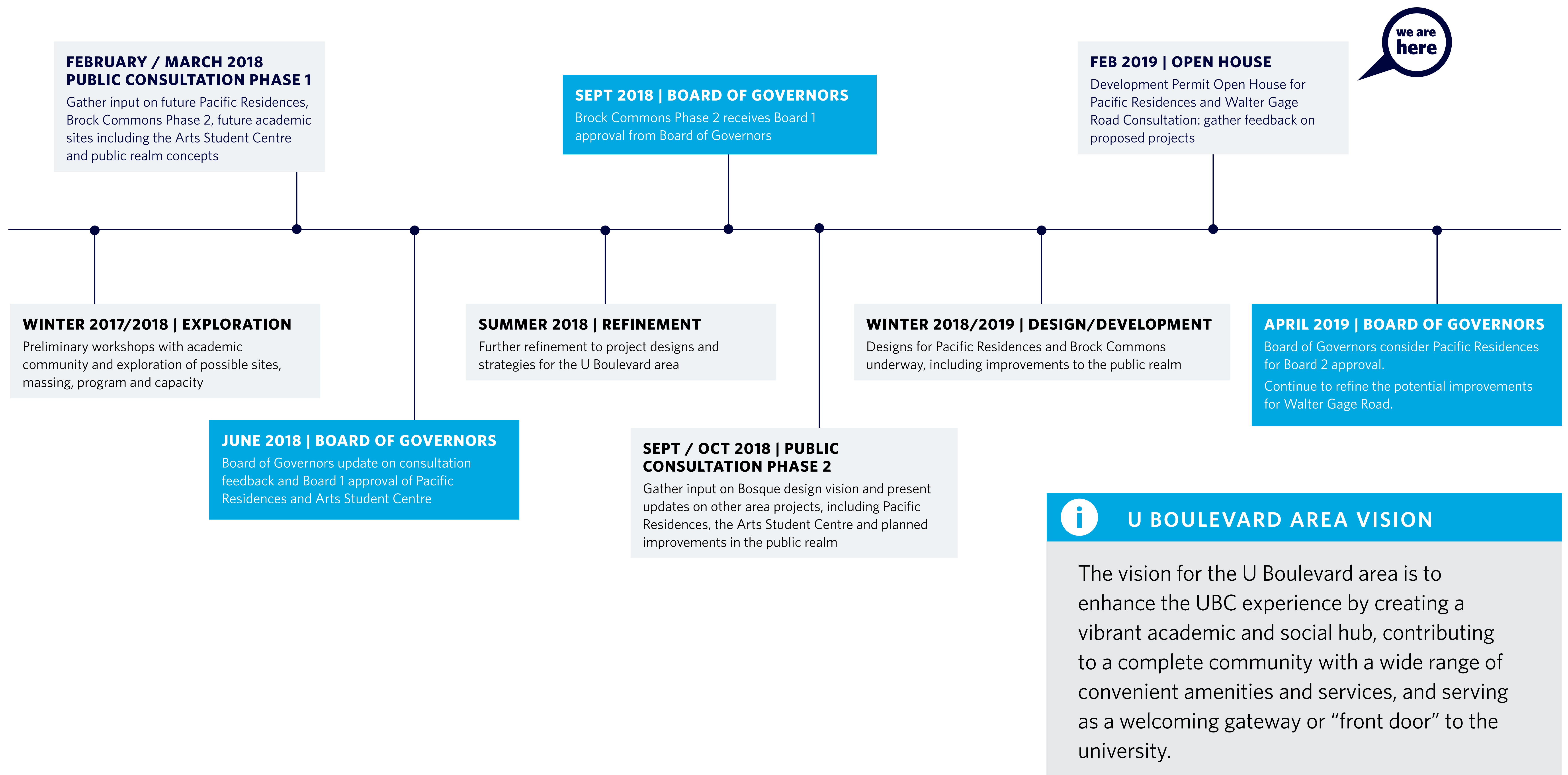
- Fill out a Feedback Form on Pacific Residences
- Use sticky notes to share your thoughts on proposed improvements to Walter Gage Road

ENGAGEMENT PRINCIPLES

Campus + Community Planning's consultation processes are guided by Engagement Principles, which ensure clarity and transparency in how we define, design, implement, and conclude public engagement in our community planning processes. The principles were created through consultation with a wide range of partners including campus stakeholders, student government, and Musqueam.

U Boulevard Area Planning Timeline

Over the past year, a planning process has been underway to explore, gather feedback, and refine new projects and planned outdoor spaces in the U Boulevard area. These new projects support teaching, learning and research, enhance the student experience, and provide more student housing.



Walter Gage Road: Context & Overview

Walter Gage Road serves many students and residents and acts as a connector between Wesbrook Mall and East Mall. With more housing coming to this area in the future, we are exploring potential design concepts to enhance safety and the pedestrian experience.

Overview

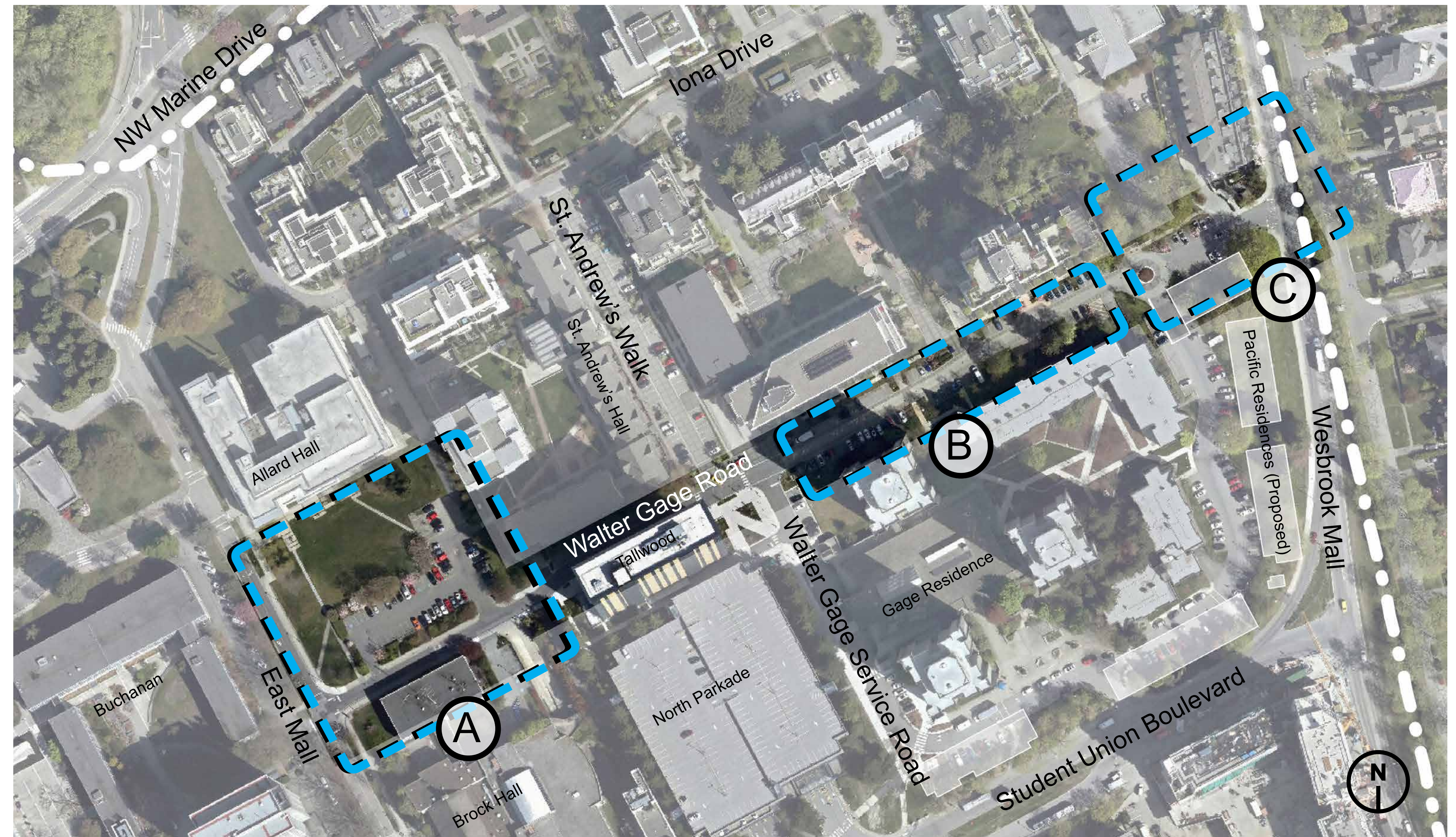
Walter Gage Road is shown on the map to the right. It is located in the U Boulevard Area and serves a number of campus buildings including student residences, Chancellor Place and the theological colleges. With Pacific Residence and the second phase of Brock Commons being built along the road over the next 5 years there is an opportunity to improve the safety and experience of pedestrians along this corridor.

Key Challenges

The road has several challenges including:

- Inconsistent and undersized sidewalks
- Poor pavement condition along parts of the road
- Confusing roadway alignment and surface materials, particularly at the intersection of St. Andrews Walk and the Walter Gage Apartments service road
- Operational challenges with current carshare parking and the traffic circle west of Wesbrook Mall

A number of potential design concepts are being explored to address these challenges. They are highlighted on the map at right and explained further on the next board.



○ ○ ○ UBC boundary
- - - Study area

(A) Enhanced pedestrian area at future Brock Commons site

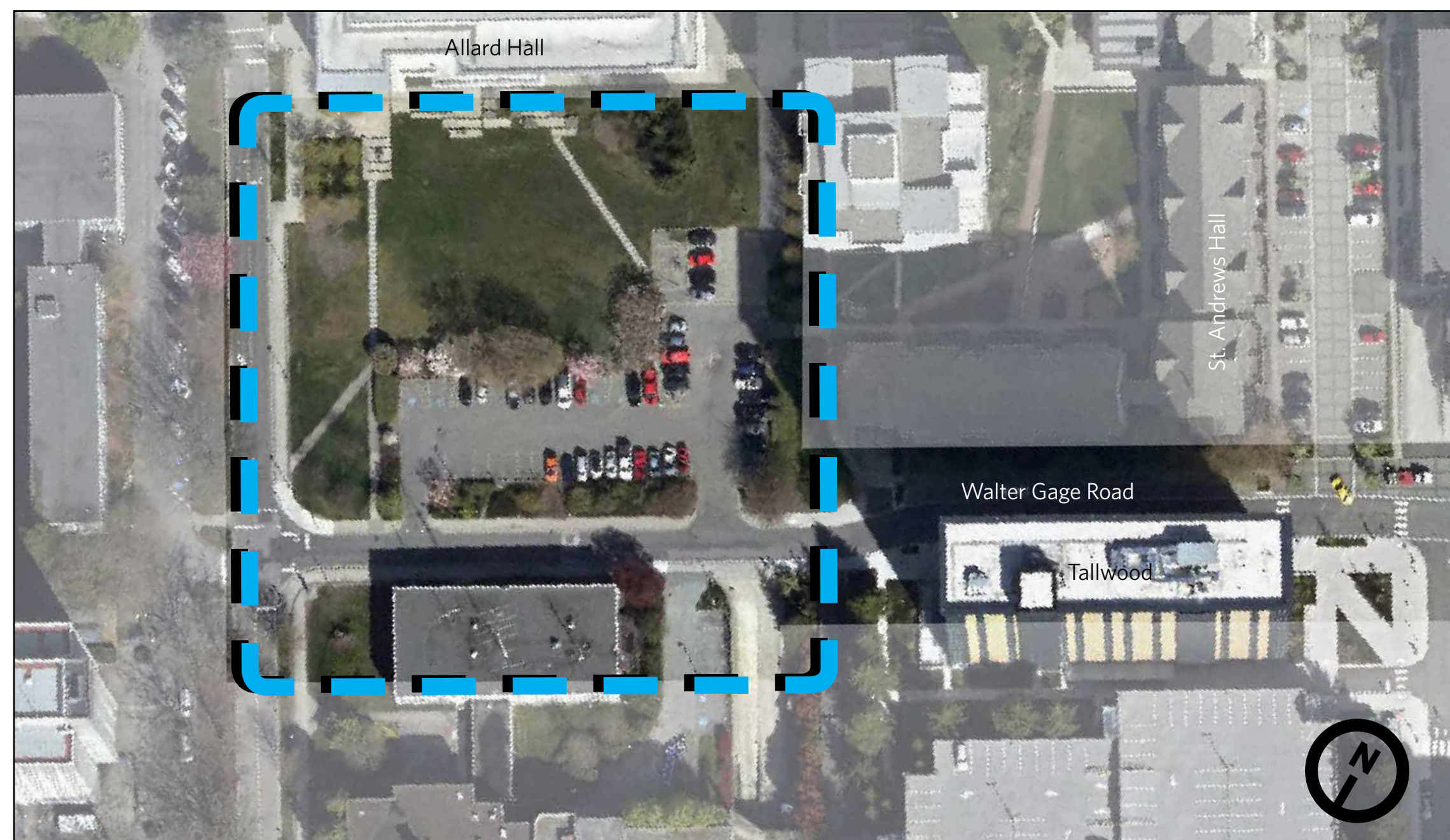
(B) Separated sidewalk along south side of Walter Gage Road

(C) Straightening Walter Gage Road and intersection changes

Walter Gage Road: Design Concepts

The concepts being explored for improving Walter Gage Road aim to provide a safer, more vibrant pedestrian experience for the students and residents that use this area.

A Enhanced pedestrian area at future Brock Commons site



Potential Concept

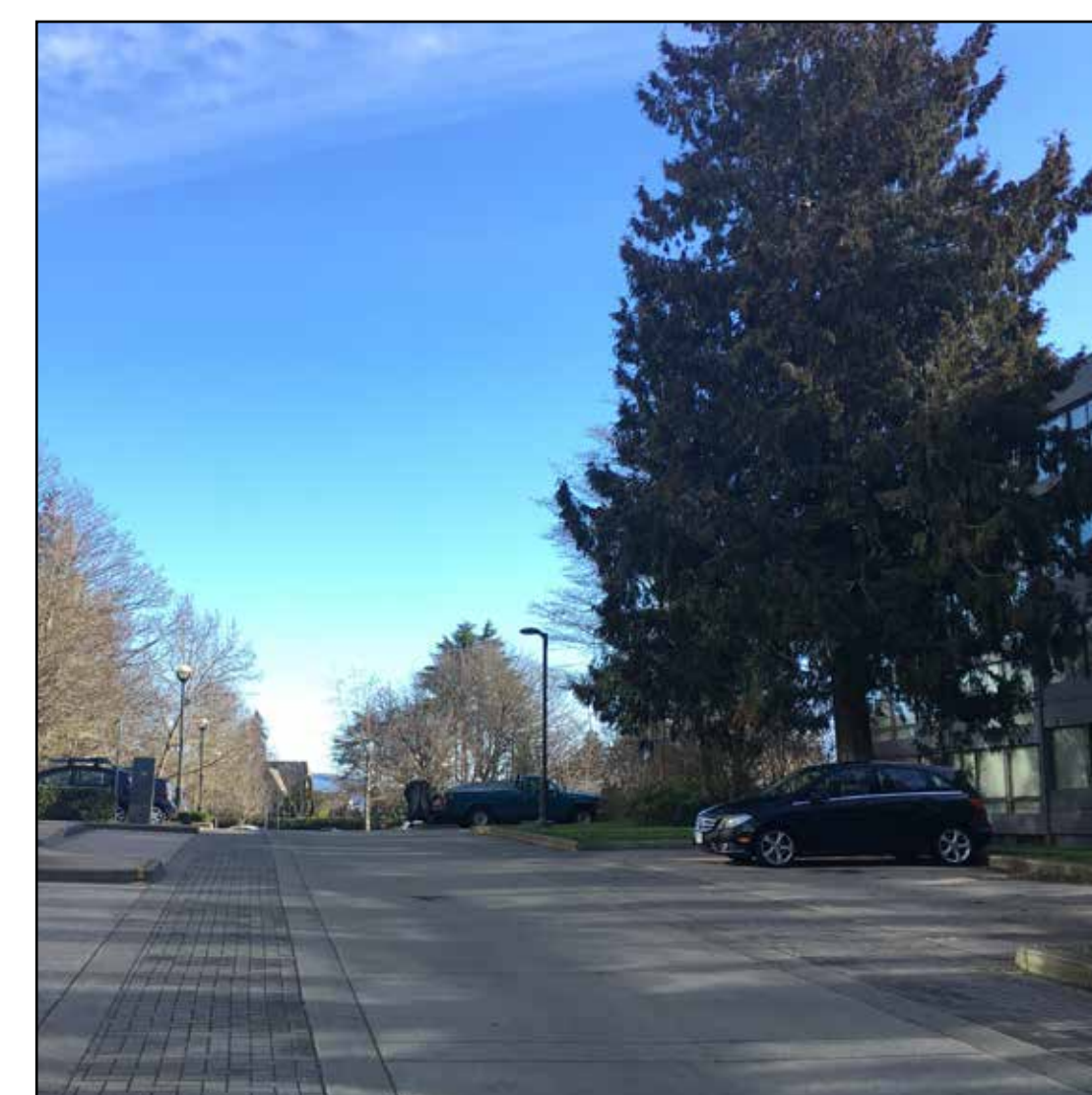
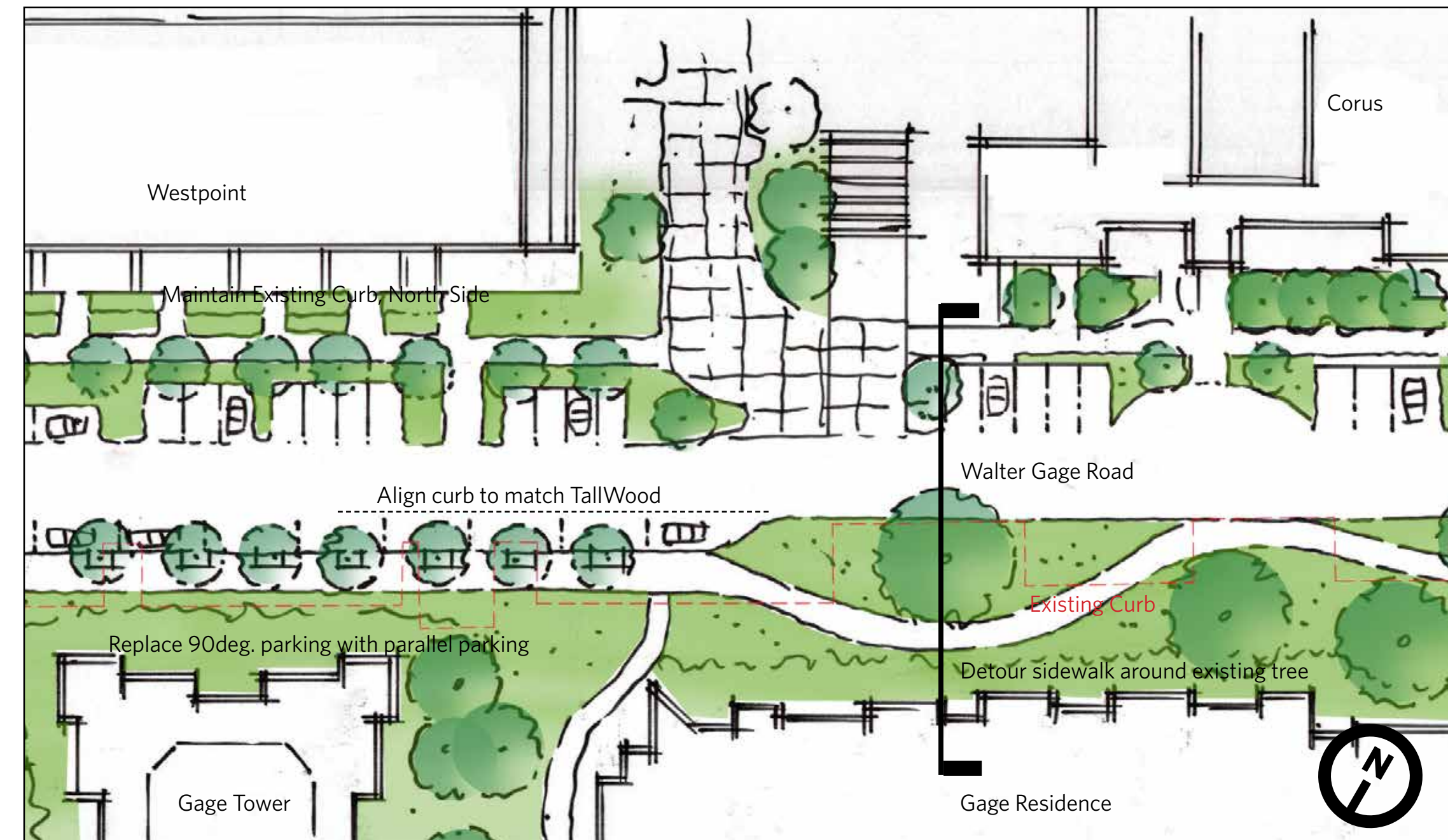


Potential Concept

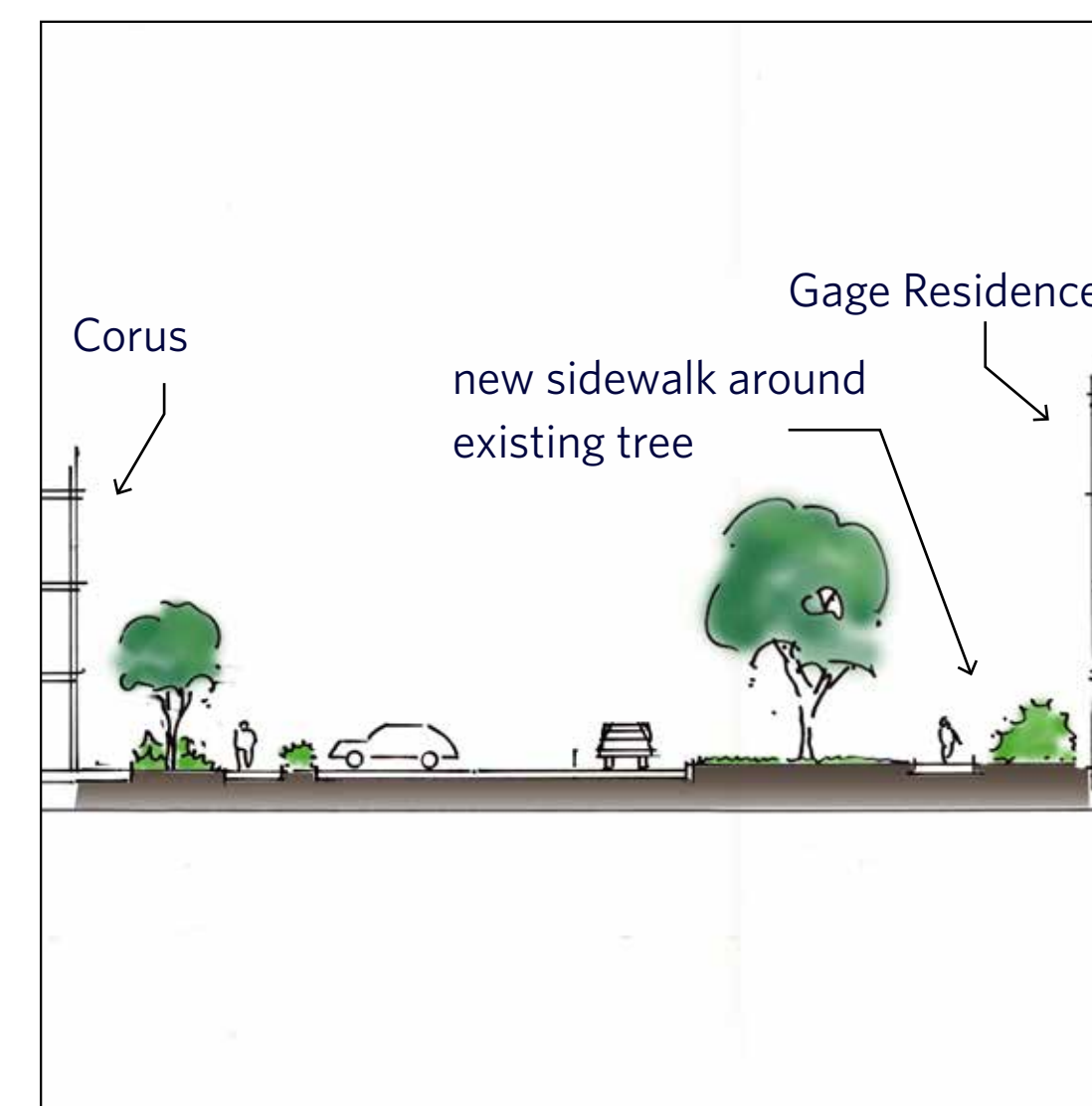


Options are being explored to create a vibrant and pedestrian friendly Commons. One option could involve a partial closure of the road to regular traffic, while still maintaining emergency vehicle access. Other options include keeping the road open but enhancing the pedestrian realm through distinctive paving, street furniture and traffic calming.

B Separated sidewalk along south side of Walter Gage Road



Existing - looking east

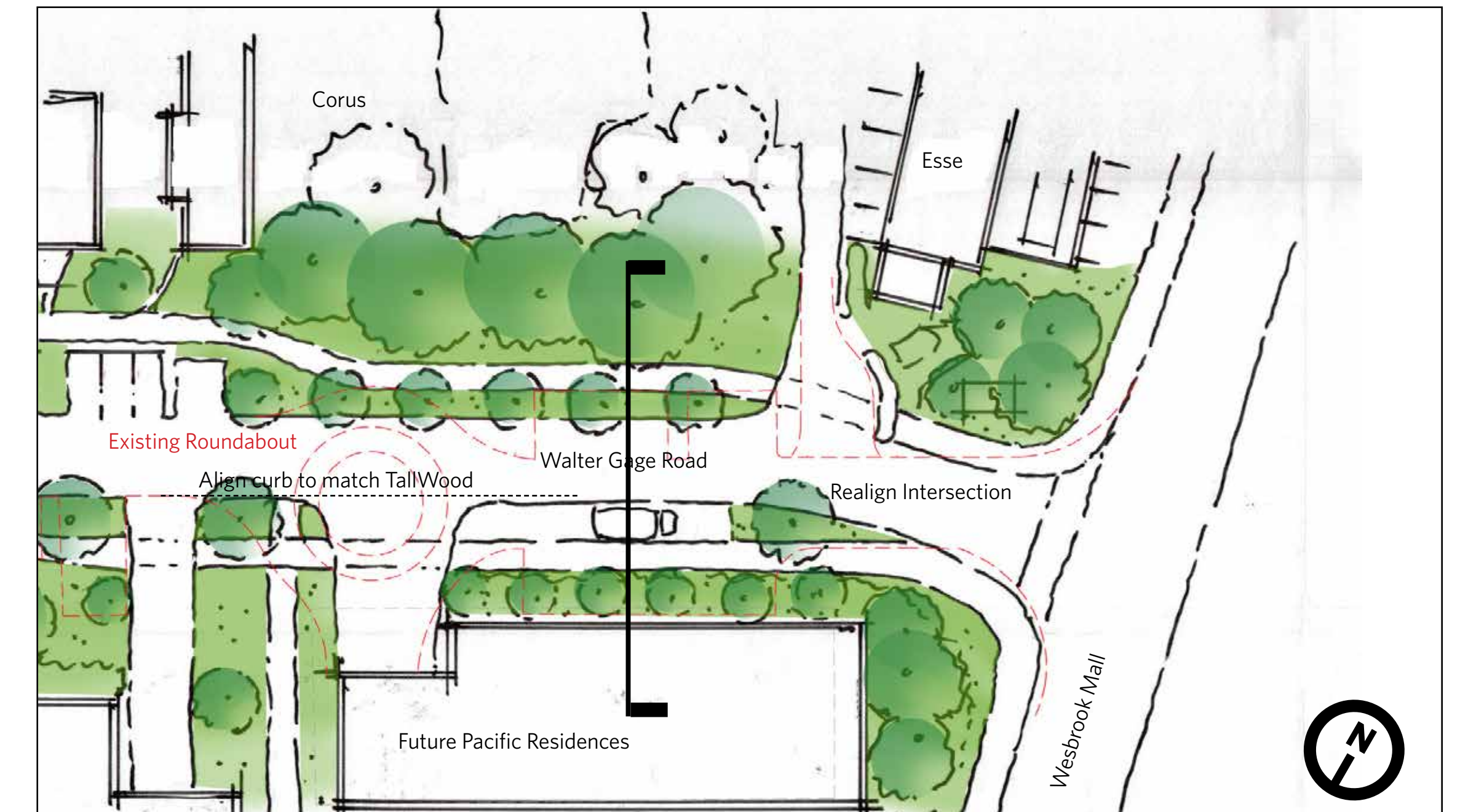


Potential Concept - looking east

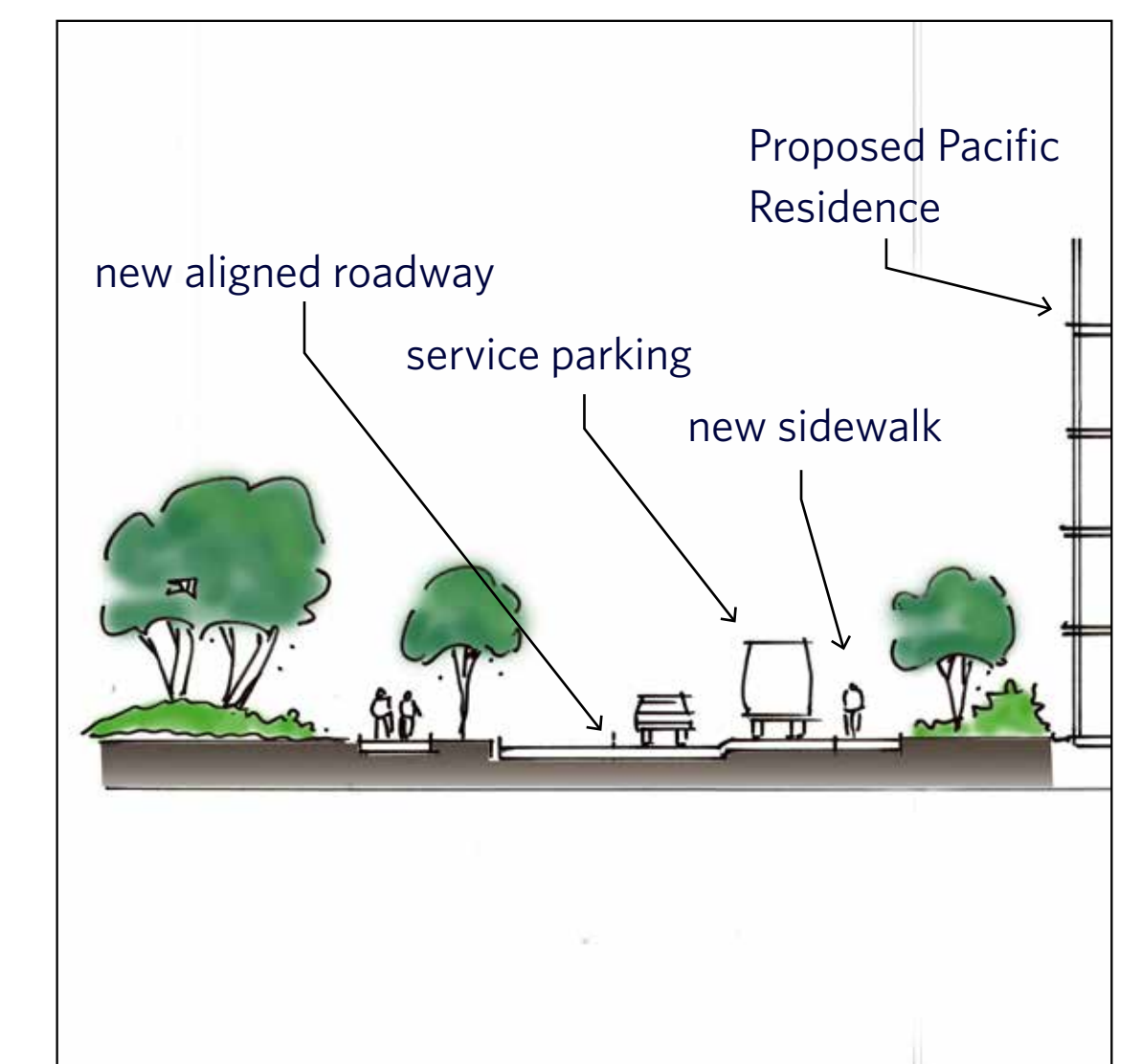


A separated sidewalk added to the south side of the road would provide a continuous, safe and enjoyable pedestrian route from Wesbrook Mall to East Mall.

C Straightening Walter Gage Road and intersection changes



Existing - looking east



Potential Concept - looking east



The alignment of Walter Gage road could be improved, which would require a minor change to the intersection of Wesbrook Mall and Walter Gage Road. This change would enhance the public realm in front of the future Pacific Residence and create more space between the building and Walter Gage Road.

Walter Gage Road: Tell Us What You Think

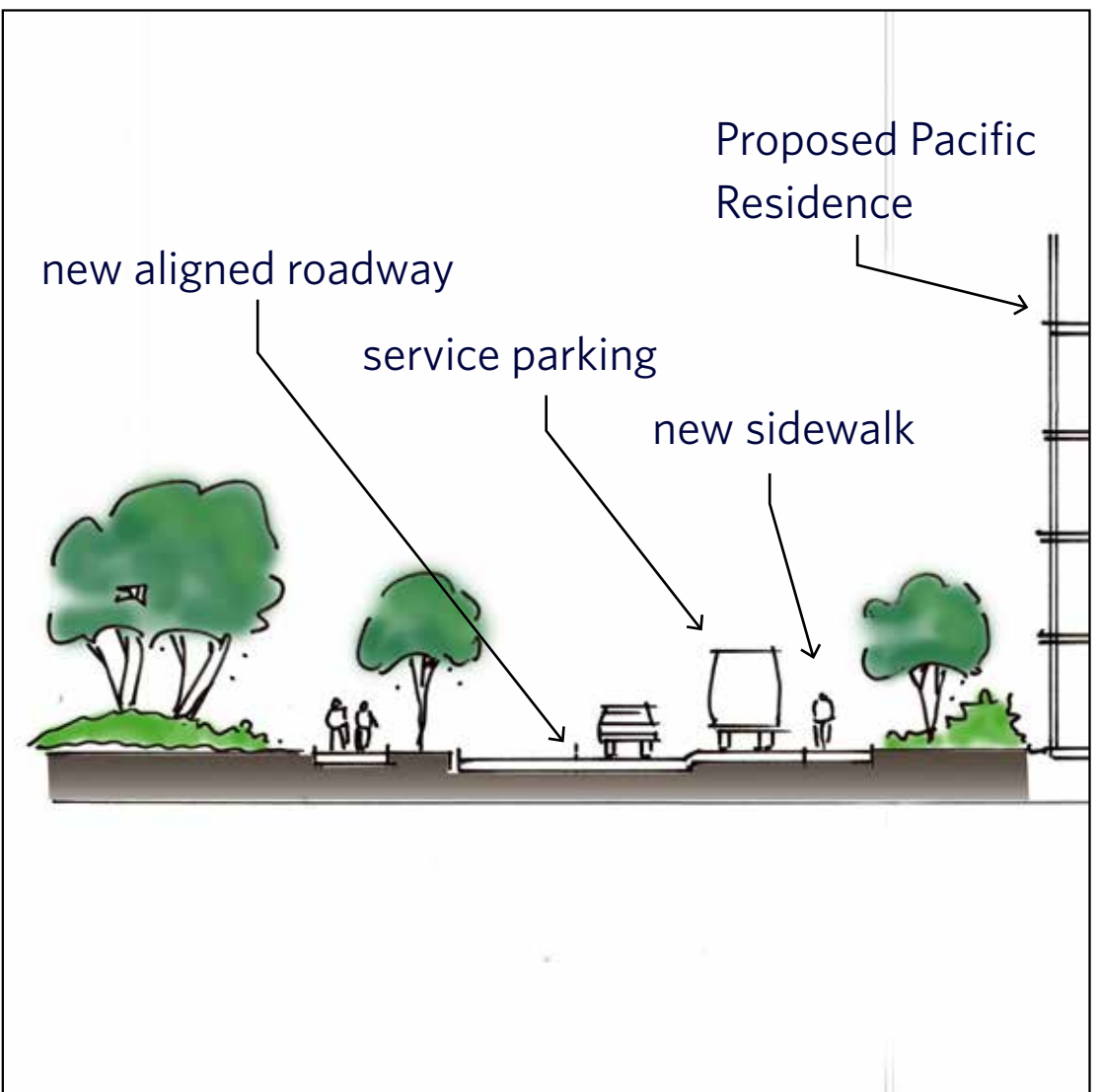
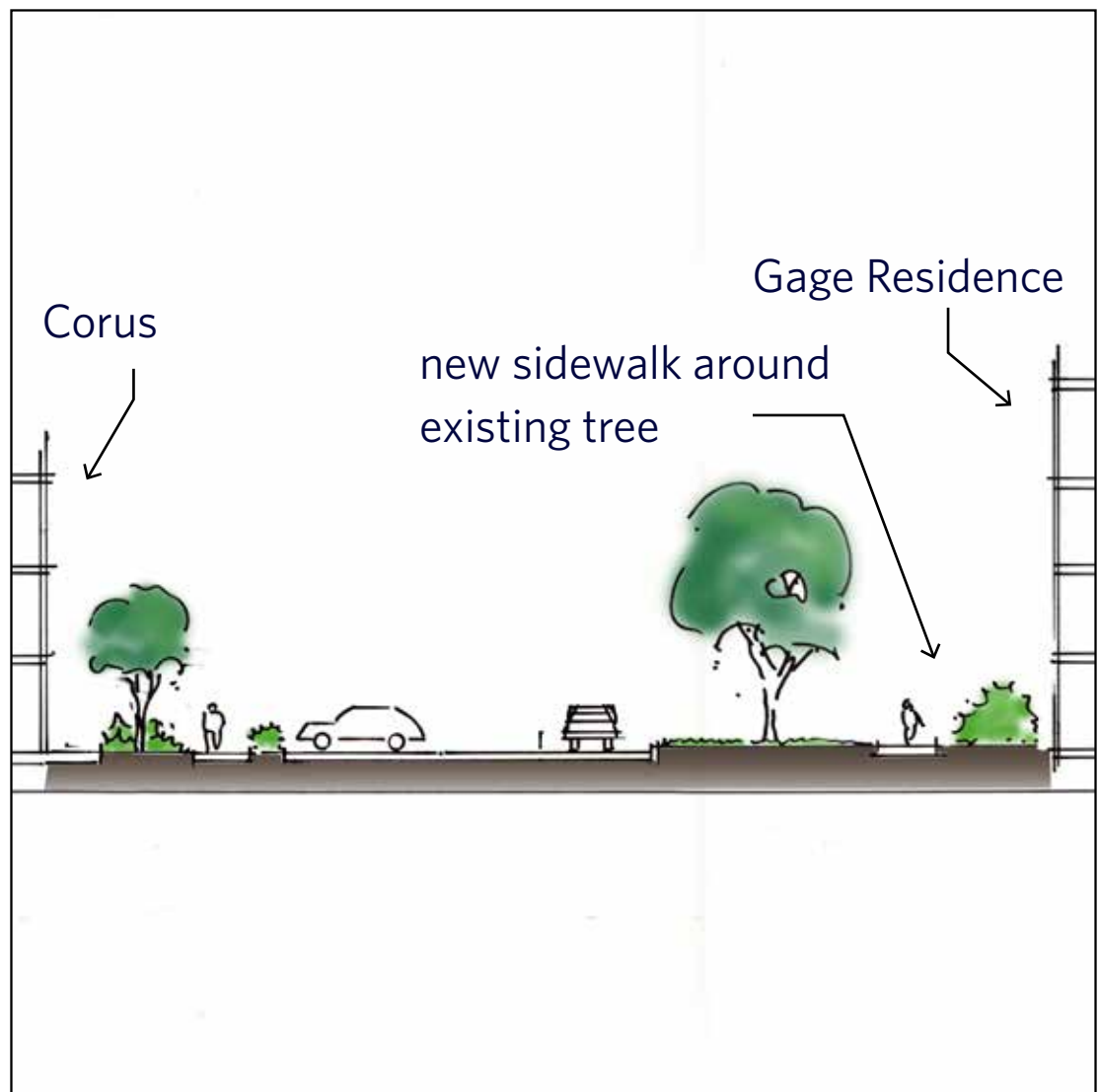
The concepts being explored for improving Walter Gage Road aim to provide a safer, more vibrant pedestrian experience for the students and residents that use this area.

? TELL US WHAT YOU THINK

We need your feedback to help us refine the plan for Walter Gage Road:

What is important to you about Walter Gage Road?

What do you like or dislike about the concepts being explored for improving Walter Gage Road?



▲ Walter Gage Road Design Concepts

i NEXT STEPS

Your ideas and feedback on the proposed improvements to Walter Gage Road will be used in combination with further technical work to refine the planned improvements for the road. This work will include a future permit application process.

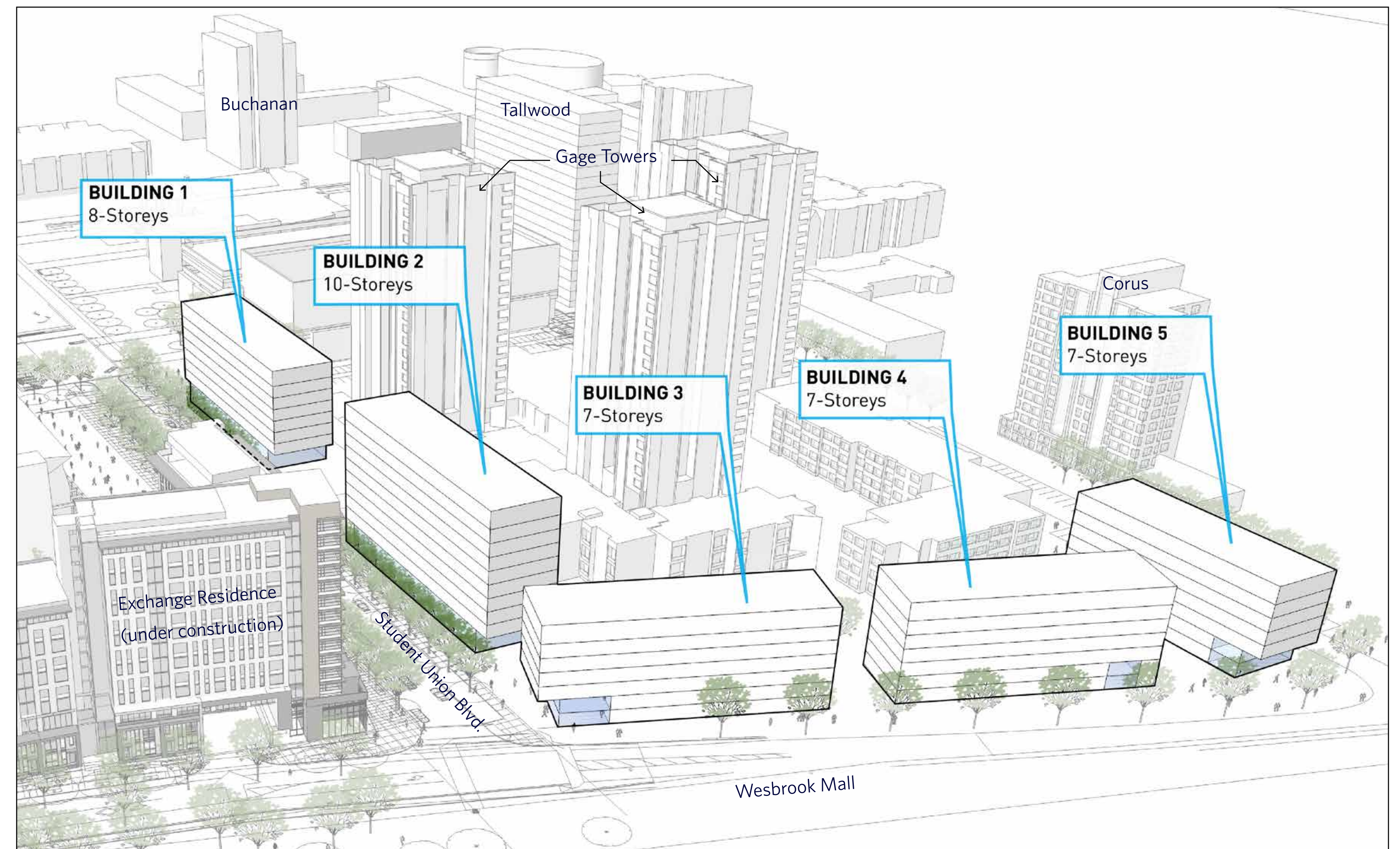
Pacific Residences: Tell Us What You Think

Pacific Residences will be a new student housing building with approximately 935 student beds for upper year students and will be located adjacent to the existing Gage Apartments along Wesbrook Mall and Student Union Boulevard. This future project will also have amenity spaces including a café and fitness space as well as a vibrant outdoor central green space.

? TELL US WHAT YOU THINK

We need your feedback to help us refine the project design of the future Pacific Residences:

As residents of Walter Gage Residence, what do you think about the proposed design of Pacific Residences?



▲ Proposed massing model for Pacific Residence

i NEXT STEPS

Your ideas and feedback on the proposed plans for Pacific Residences will inform the final development plans for Pacific Residences which is being presented to the Board of Governors for Board 2 approval in April 2019. Upon Board approval, construction on the residences will begin shortly thereafter and is anticipated to be completed by 2022.