



Vancouver Campus Plan Amendment – Proposed Site Use Change Consultation Summary Report

Consultation Period: September 21 – October 9, 2020

Table of Contents

<i>Executive Summary</i>	3
<i>1. Planning and Policy Context</i>	4
<i>2. Site Amendment Rationale</i>	4
<i>3. Engagement Summary</i>	5
Public Consultation	5
Virtual Public Open House	5
Website and Online Survey.....	5
Participant Demographics.....	5
<i>4. What We Heard</i>	6
<i>5. Next Steps</i>	7

Executive Summary

This public consultation gathered feedback on a proposed site amendment to the Vancouver Campus Plan (VCP) that will allow for a future academic building located at the corner of Agronomy Road and Wesbrook Mall (as outlined in the adjacent map). The VCP currently identifies this site as a future mixed-use hub which would include student housing and academic uses.

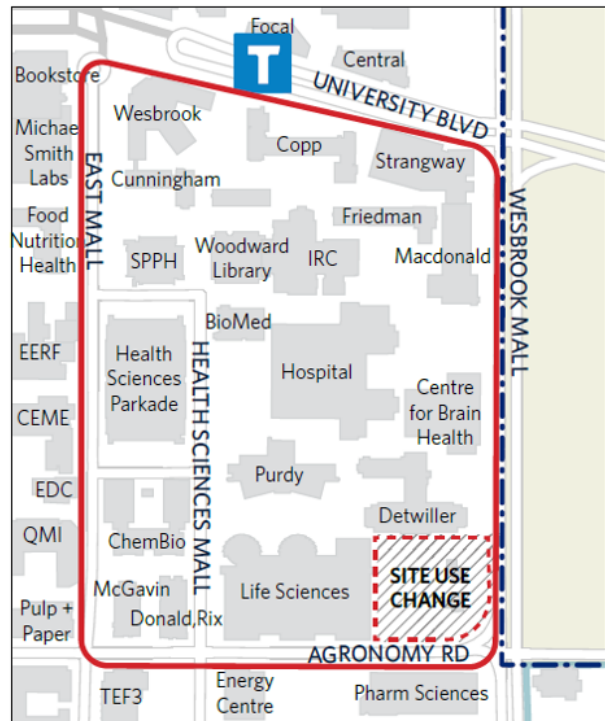
The proposal to change the site use from a mixed-use hub (academic/student housing) to academic is in response to the Faculty of Medicine’s need for additional teaching, learning, and research space in the area. The location of this site is ideal for a new academic building because of its close proximity to the concentration of other Faculty of Medicine buildings in the area.

It is important to note that new sites for student housing will continue to be identified across the campus, including the exploration of future student housing opportunities as part of an upcoming comprehensive update to the VCP.

The public consultation was held between September 21 – October 9, 2020. Information about the amendment was posted on the site and on the Campus and Community Planning website. Participants submitted their input online through a survey and were invited to participate in a virtual public open house.

This report presents a summary of feedback received on the proposed amendment. A total of 89 community members participated in the formal public consultation.

Overall, the comments received suggested a positive response to the proposed amendment, with strong support for the the location of the site use change because of its proximity to other Faculty of Medicine buildings. We also heard some concern about the loss of a mixed-use hub in this area and the lack of student housing in this part of the campus. Thirdly, we heard a number of planning and design considerations for the future site, and some requests for additional information.



▲ Health Sciences area showing location of proposed site use change



1. Planning and Policy Context

While UBC’s Land Use Plan sets the long-term direction for land use and is approved by the provincial government, the Vancouver Campus Plan (VCP) is approved by the Board of Governors and provides more specific direction for academic designated land on campus. Both Plans were approved in 2010, with updates since their original approval.

The goals captured in the VCP include:

- Create a compact campus to increase interaction between allied disciplines.
- Foster more interaction between students and faculty.
- Protect the open space network with focused investment.
- Support a pedestrian and bicycle friendly campus that fully uses existing facilities and infrastructure.

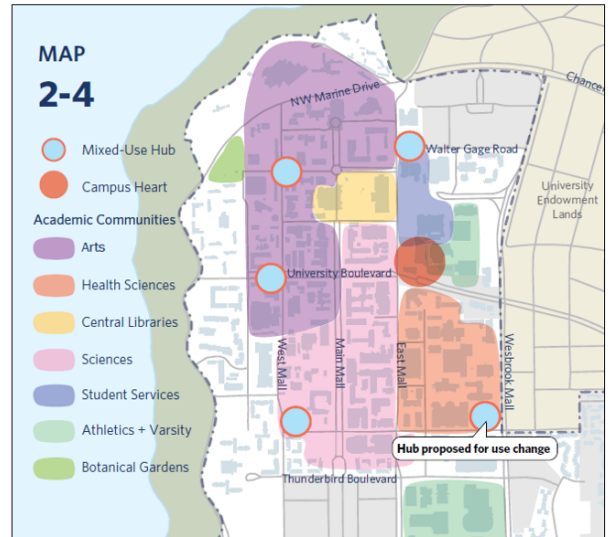
The VCP also identifies 8 academic communities on campus and 5 mixed-use hubs (shown on Map 2-4). The site under consideration (currently identified as a Mixed-Use Hub) is located within the Health Sciences academic community.

2. Site Amendment Rationale

The proposed amendment to the VCP would change the current site use from a future mixed-use hub to an academic use site. This future site would provide much-needed research and laboratory facility space to support growth within the Faculty of Medicine.

The rationale for this site amendment is three-fold:

- There is a pressing need for additional academic facility space for the Faculty of Medicine. To accommodate these needs there is a rationale to dedicate the site to these academic needs.
- The proposed site is central to the health precinct and in close proximity to other medical academic buildings. This location will fulfill the Faculty’s goal of creating centralized facilities and resources to promote interdisciplinary research collaborations and speedy cross pollination of ideas.
- New sites for student housing continue to be identified across the campus, including projects like Pacific Residence (currently under construction), which was an infill site within a student housing area identified in the VCP, as well as potential future sites that will be identified as part of an upcoming comprehensive update to the VCP.



▲ VCP Map 2-4 showing generalized Academic Communities and Mixed-Use Hubs with the Hub proposed for use change highlighted. (Original map has been edited for clarity)

3. Engagement Summary

Public Consultation

Public engagement on the proposed amendment took place over a formal public consultation period between September 21 – October 9, 2020.

Feedback was gathered through an online survey, and a virtual public open house held over Zoom. All of the information provided at the virtual open house was also posted on the Campus + Community Planning website.

In total:

- **1** person attended the virtual open house,
- **88** people submitted feedback via the online survey, and
- **50** verbatim comments were received.

Virtual Public Open House

One public open house was held over Zoom and was attended by 1 person:

Public Open House

September 30, 2020 from 4:00pm to 5:30pm

Virtually conducted over Zoom

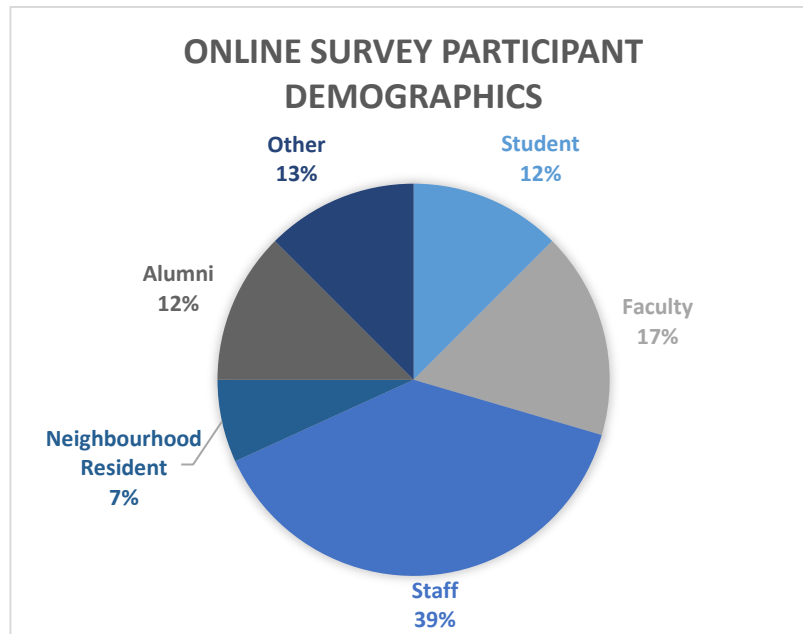
Campus and Community Planning staff were available at the open house to answer questions. Three virtual display boards were available for download, and a video presentation was prepared to provide an overview of the proposed amendment and site use change.

Website and Online Survey

All public consultation materials were available on the Campus and Community Planning website and included the the same information (i.e. display boards and survey) available at the virtual open house. The overview video was an additional informational resource that was available on the website and YouTube to better engage the virtual audience. The online survey was available from September 21 – October 9, 2020, and was accessible for both mobile phones and computers.

Participant Demographics

A total of 89 students, faculty, staff, alumni, and UBC residents participated in the consultation process either online or in person.



The pie chart above shows the demographic breakdown of who participated in the online survey. The demographics of total participation are broken down by percentage.

4. What We Heard

Feedback from the online survey was analysed using a qualitative theming process. This process involved reviewing individual verbatim comments from each of the questions asked and assigning theme(s) according to the sentiment expressed by each comment.

Overall, the comments received suggested there was support for the amendment, most notably because the site is in a good location and close proximity to other Faculty of Medicine buildings. We also heard some concern about the accommodation of student housing elsewhere, and the need for additional housing in the East Campus.

Question: Please share your comments on the proposed Vancouver Plan Amendment - Site Change of Use:

When asked about what they thought about the Vancouver Campus Plan amendment, 26 participants largely supported the site use change from a mixed-use hub to academic use only. Comments received were mainly support statements about the site location, the addition of academic and research space for the Faculty of Medicine, and general support statements..

We heard some comments of concern related to the amendment as well. 13 participants submitted comments citing concerns about the loss of a mixed-use hub and student housing in this area of campus, as well as some concern about additional noise in the neighbourhood. Additionally, 4 participants had questions for additional information about the site, and 7 participants had suggestions for future design

and planning considerations elsewhere moving forward, including designing future student housing similar to that of Acadia Park.

See table below for more detailed information on the comment themes and frequency counts.

Key Theme	Frequency Count
Support	26
General support	8
Support for location	9
Support for more academic and research space	9
Concern	13
Concern about loss of mixed-use hub and student housing	7
Concern about noise	2
Concern about broader context of Faculty of Medicine needs and future building uses	1
Concern about loss of ambulance site	1
Concern about loss of green space when student housing is accommodated elsewhere	1
General concern	1
Planning and design considerations	7
Sufficient building setbacks and green space	2
Sufficient parking	1
Support for Acadia Park design for student housing	3
Sustainable building practices	1
Request for more information	4
Access for other faculties outside of Medicine	1
Budget and who is paying	1
Size of site being rezoned	1
Specific building uses	1
Grand Total	50

5. Next Steps

The ideas and feedback collected through public consultation on the proposed site use change, in combination with further technical work, will inform the future plans for this site. A summary of public feedback received during this consultation will be included in the Vancouver Campus Plan Amendment Report for the UBC Board of Governors to consider in December 2020. Planning for a future academic building on this site will proceed through the standard capital approval process, subject to the approval of this site use change to the VCP.