To provide high-quality recreation and sport experiences for students, faculty, staff and residents, UBC is developing a long-range recreation and athletics facilities strategy.

**UBC GAMEPLAN:** visioning the future of recreation and athletics facilities on the Vancouver campus.

**Public Consultation Overview**

To meet a growing need for recreational fitness and gymnasium space on campus, as well as address aging athletics facilities, like War Memorial Gym and Thunderbird Stadium, UBC is developing a long-range facilities strategy.

The process to develop the strategy began in 2015 with a review of existing facilities and a needs survey. Over the spring and summer, the planning team has undertaken technical analysis and generated a number of facility options that we are consulting on this fall. The process will conclude in early 2017, with Board of Governors approval of the strategy.

Once approved, the strategy will guide future investments in recreation and athletics facilities.

**Background + Process**

**Phase 1: Background + Needs Assessment:** Visioning, a review of existing facilities, background research, data collection and surveys and interviews

**Phase 2: Criteria + Options Development:** Confirmation of needs, development of principles and evaluation criteria, technical analysis of options and stakeholder consultation

**Phase 3: Public Consultation + Strategy Approval:** Consultation with the campus community (in person and online), revisions to the draft strategy based on consultation input received, and UBC Board of Governors approval of the strategy

**Phase 4: Implementation (18 months +):** Capital planning and processes to amend UBC plans as required

**PLANNING PROCESS TIMELINE:**

**2015**

Phase 1: Background + Needs Assessment

- Board approval of process and guiding principles

**Spring 2016**

Phase 2: Criteria + Options Development

- Confirmation of needs, development of principles and evaluation criteria, technical analysis of options and stakeholder consultation

**Summer 2016**

Phase 3: Public Consultation + Strategy Approval

- Consultation with the campus community (in person and online), revisions to the draft strategy based on consultation input received, and UBC Board of Governors approval of the strategy

**Fall 2016 – Spring 2017**

Phase 4: Implementation (18 months +): Capital planning and processes to amend UBC plans as required

**Consultation Summary**

Public consultation ran from October 3 – 23, 2016 at planning.ubc.ca/ubcgameplan

**NOTIFICATION AND EVENTS:**

- 3 weeks of online consultation
- 4 public open houses
- Direct mail to residents, email, websites, social media, video, paid advertising, outdoor signs, ad spaces, e-newsletters (AMS, UNA, C+CP), digital signage, posters
- Stakeholder meetings (Faculty Association, UNA Board, UEL CAC, Life Sciences, local MLA, GSS + others)
- Internal communicators toolkit, stakeholder emails (100+)
- 15 information booths and events (Day of the Longboat, Homecoming, Imagine)

**PARTICIPATION:**

- 8,200 unique page views to the website project pages
- 4,200 views of the videos
- 200+ attendees at the public open houses (more including information booths)
- 2,231 respondents clicked through to the survey, 1,922 answered at least one question
- More than 50 email/letter submissions
- 3 neighbourhood petitions in opposition to Option 3

**WHO WE HEARD FROM:**

<table>
<thead>
<tr>
<th>Group</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Student</td>
<td>53%</td>
</tr>
<tr>
<td>Faculty</td>
<td>8.3%</td>
</tr>
<tr>
<td>Staff</td>
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<tr>
<td>Neighbourhood Resident</td>
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<td>Alumni</td>
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<tr>
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**2017 onwards**

- Phase 4: Implementation (18 months +): Capital planning and processes to amend UBC plans as required
To meet the needs of the campus community, an emerging concept proposes creating two distinct areas for athletics facilities: a **Recreation Hub** and a **Spectator Hub**.

### Hub Descriptions and Considerations

The **Recreation Hub** focuses on War Memorial Gym and its surrounding area and would increase both fitness and recreational gym space by renovating, expanding or replacing War Memorial Gym.

The **Spectator Hub** options focus on Thunderbird Stadium and a potential new varsity gym in an Athletics Centre of Excellence. Options for Thunderbird Stadium include renovation or relocation of the stadium to nearby sites – such as the Matthews Field, Dhillon Track and Field Oval, or Osborne Centre. Each of these options would have recreational and community uses as well.

Each Hub presents exciting opportunities for UBC, including strategies for accommodating existing uses, as well as many complex issues where trade-offs will need to be considered and balanced. A few of these considerations include:

- meeting recreation and athletics needs
- the important cultural and heritage value of War Memorial Gym and Thunderbird Stadium
- honouring UBC’s land endowment commitment
- sensitivity to neighbouring uses
- transportation impacts such as traffic and parking, and
- financial implications, including potential development revenue.
Since the public consultation concluded on October 23rd, the planning team has been reviewing the public input and completing the technical and financial analysis on each of the options being considered.

What We Heard: Recreation Hub

War Memorial Gym:

Strong support for full rebuild (Option 3). This option promotes health and wellbeing, and fosters varsity excellence.

• **Option 1** performs weakest and does not measurably improve conditions for existing non-athletics users in War Memorial Gym

• **Options 2 and 3** meet full 20-year recreation needs within significantly improved facilities

• **Option 3 results in loss of heritage building, but elements of significance (name, specific features) could be retained in new facility**
UBC GAMEPLAN: visioning the future of recreation and athletics facilities on the Vancouver campus.

Emerging Directions

Since the public consultation concluded on October 23rd, the planning team has been reviewing the public input and completing the technical and financial analysis on each of the options being considered.

What We Heard: Spectator Hub

Thunderbird Stadium and Athletics Centre of Excellence:

Strong support for keeping the stadium within the existing neighbourhood, but that it needs to meet program needs (Option 1b). This option embraces UBC history, fosters varsity excellence, has a sound business case; and promotes health and wellbeing.

- Options 2 and 5 perform best on ability to meet program needs, traffic, circulation and community fit
- Option 1b performs well on retention of heritage and program needs, but weak on potential to cover stadium costs through surplus development revenue
- Options 3 and 4 perform weakest on community fit (noise, traffic and vibration). There were strong concerns from researchers regarding Option 4 (Osborne) due to noise and vibration, and strong concerns from Hampton and Hawthorne residents regarding Options 3 (Track) and 4 (Osborne) due to noise, traffic, and livability.

Emerging Directions

Using the Board adopted Guiding Principles as the criteria against which each of the options is being evaluated, Options 3 (Rashpal Dhillon Track and Field Oval) and 4 (Osborne Centre) have performed less well due to their technical and financial feasibility and community fit (residential and academic).

The Board of Governors, through its Committee recommendations, has approved the shortlisting recommendations at a committee meeting in November, and will hold a final Board vote on December 6, 2016. Staff will continue technical analysis and consultation on Options 1b, 2 and 5, and will develop a final draft strategy to be presented to the Board in Spring, 2017.

To stay up to date on the UBC GAMEPLAN process, including upcoming opportunities to provide input, please sign up to the email list at the registration table.
UBC is developing a strategy to create new child care spaces on neighbourhood and academic lands. The updated plan is expected to be completed by Spring 2017.

Expansion Plan Process
UBC is updating the Child Care Expansion Plan (2009) to ensure that the number of child care spaces on academic and neighbourhood lands are aligned with current institutional and resident demand. The Expansion Plan is a two-phase process:

• Phase 1 – Complete. A child care needs assessment with neighbourhood residents was completed in April 2016. A survey was conducted in January/February 2016, which showed an unmet child care need for residents in UBC neighbourhoods, particularly for children younger than three years.

• Phase 2 – Current. Future child care demand is being calculated using the survey findings from Phase 1, plus analysis of relevant data, policies and plans. The outcomes of Phase 2 are expected to be completed by Spring 2017, and will include a revised method for calculating child care demand.

The Expansion Plan will be announced once completed, and made publically available.

planning.ubc.ca
North Campus Outdoor Noise Management

A noise management guide and practices were recently developed for North Campus to minimize the impacts of outdoor event noise on adjacent neighbours.

Background
There are venues in North Campus that host outdoor events, including the Museum of Anthropology (MOA), Koerner’s Pub and Cecil Green Park House. Being on academic land, these venues are not subject to the neighbourhood noise bylaw. As such, a noise management guide and practices were developed to provide support for the venue operators on how to minimize the impacts of outdoor event noise on adjacent neighbours.

Process
Concerns about noise from outdoor events held at venues in North Campus, and ways to minimize its impacts, were discussed with the venue representatives, residents and the UNA. In addition, noise testing and analysis was conducted in the area from March 31 – April 4, 2016, by an external consultant along with municipal and international best practices and consideration for the specific context of the area.

Noise Management
The noise management guide and practices were the outcomes of these community discussions and noise testing:

1. North Campus Guide for Managing Outdoor Noise from Events: guidance on the use of sound equipment, identifying ways to minimize disruption to the campus community during events.


Implementation
The implementation of the noise management guide and practices began in Summer 2016. The UNA did not receive any complaints this summer about noise from North Campus venues. To ensure that the measures in place continue to meet the needs of the venues and community, noise will be monitored annually with the management practices adjusted as needed.

These management practices were developed by Campus + Community Planning in partnership with North Campus venue representatives, along with input from Green College, Coast Strata and the UNA.

More info can be found at planning.ubc.ca
Managing Noise From Institutional Buildings

UBC had taken a number of steps to address the impacts of building fan noise on students, faculty and adjacent neighbourhoods, and is continuing to develop strategies around noise mitigation approaches for our core institutional buildings.

Background
In response to concerns from UNA and UEL residents, the university is developing noise reduction strategies for the research and teaching lab exhaust fans located on top of some core institutional building. UBC will also continue to maintain and operate these building systems in a way that addresses unintended noise, and will undertake proactive capital improvements whenever possible to keep institutional noise to a minimum.

Actions to Date
• Organized a staff working group to identify and consider opportunities to mitigate institutional noise sources.
• Undertaken noise measurements at specific sources of noise identified by staff, faculty and residents.
• Completed maintenance on problematic exhaust fans on the Earth Sciences Building at the end of October, 2016. We will monitor the effectiveness of this maintenance to inform further noise mitigation strategies.
• Staff are considering options for exhaust fans on top of the Pharmaceutical Sciences building, informed by our recent experience with similar equipment on the Earth Sciences Building, to ensure they do go out of balance and cause excessive noise.
• Continue to meet with residents who are impacted by institutional noise to better understand their concerns.
UNA 2017/18
Budget Process

Services Levy
UNA Residents pay the equivalent property tax to a similarly assessed property in the City of Vancouver. About two thirds of this property tax goes to the province as a rural tax. The remainder is paid to UBC as a Services Levy, which is then transferred to the UNA to deliver services and programs. In recent years the rural tax rate has increased while Vancouver’s rate has decreased due to a rapid increase in single family house values (see chart below). This squeezes the amount of Service Levy funding despite UBC adding campus residential development. The UNA has a Reserve Fund to help manage this risk.

Other UNA Revenue Sources
To supplement the Services Levy, the UNA collects other sources of revenue for use in our operating budget. This includes revenues generated from the community centres, parking, grants, and others. Community centre revenue is four times higher than it was when the Old Barn Community Centre opened in 2007.

Challenges that the UNA faces:
• Decreasing Service Levy
• Introduction of fire services costs
• High cost of parking invigilation compared to costs recovered through parking permit sales

Opportunities to overcome these challenges include:
• UBC/UNA Finance Task Force – a joint task force comprised of UBC staff, UNA board members and staff was implemented to address fire services costs. UBC agreed to contribute approximately $800,000 annually for a period of 5 years through cost reductions and the UNA will raise an additional $200,000 through a combination of increased revenue and reduced expenses
• Increased community centre revenue due to higher attendance and program registration
• Revenue generated from car share parking spaces, increased on-street parking fees, and towing

2017-18 Operating Budget Timeline

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<th>Event</th>
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<tr>
<td>First Draft</td>
<td>December 13, 2016</td>
</tr>
<tr>
<td>Second Draft</td>
<td>January 10, 2017</td>
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<tr>
<td>Public Consultation</td>
<td>Late January 2017 (Date TBD)</td>
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<tr>
<td>Final Draft</td>
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myuna.ca
The University Neighbourhoods Association (UNA) was incorporated as a not-for-profit society in 2002 under the B.C. Society Act.

In 2015, the Board of Directors listed compliance to the new Societies Act as a top priority. With the assistance of legal consultants and an advisory committee made up of UNA members, UNA Secretary and Resident Director Laura Cottle, and staff, new bylaws were drafted. The draft bylaws will be presented to the UNA membership in early 2017 for approval.

Public Consultation and Approval Time line

- Nov 2016
  UNA Board is presented with first draft of the bylaws for consideration in-camera

- Dec 2016
  UNA Board to approve release of the draft bylaws for consultation

- Dec 2016 – Jan 2017
  Public consultation to receive comments and feedback from members

- Feb 2017
  UNA Board approves Special General Meeting of the members to approve the bylaws

- Feb / Mar 2017
  Special General Meeting – date to be determined

myuna.ca
UNA Membership

Are you a Member of the University Neighbourhoods Association?

The UNA is responsible for local regulation (such as noise, parking, and animal control), as well as community programs and recreation, elections, landscaping, policies and by-laws, and acts as a liaison for the community’s use of UBC facilities. Residents’ concerns, opinions and views are heard through the UNA and it will help shape future development and the allocation of community facilities at UBC.

Benefits of Membership

As a member, you can join over 4800 of your neighbours who can shape the future of our community by taking an active role in the governance of the association.

Membership means:

- eligibility to vote in UNA elections
- ability to run for a spot on the UNA Board

The Board decides how the UNA budget will be spent and also makes decisions that affect the day-to-day lives of all residents.

Who Can Become a Member of the UNA?

To become a member of the UNA, you must be

- At least 18 years of age, and
- A resident of Hampton Place, Hawthorn Place, Chancellor Place, East Campus, or Wesbrook Place

For more information visit www.myuna.ca or stop by the UNA Office at 202 – 5923 Berton Avenue.