March 2012

UBC Campus + Community Planning

Gage South Development Survey

Campus + Community Planning

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Background & Methodology

Following on from a multi-phased consultation process regarding the development of proposed amendments to the UBC Vancouver Land Use Plan, Campus and Community Planning have engaged the services of an independent, professional opinion and market research firm, Mustel Group, to conduct a random telephone survey amongst five key populations regarding development decisions resulting from this process.

The survey was conducted amongst three university samples, including students, faculty and staff along with two general population samples. These two samples targeted residents of the on-campus neighbourhoods and residents of the University Endowment Lands (UEL).

Random samples of students, faculty and staff (names and telephone numbers only) were drawn by the university from the complete databases and securely transferred to Mustel Group for the survey. Mustel Group drew random samples of the on-campus and UEL neighbourhoods from publicly listed databases (such as the telephone directory).

The questionnaire was developed by Campus and Community Planning representatives in conjunction with Mustel Group consultants. Respondents were asked their level of support for building non-market rental housing in the Gage South and environs area of campus. In addition, several proposed measures were tested that are believed to address concerns regarding noise from student activities that take place in the area. Finally, residents of UEL were further asked their opinion regarding the upgraded bus loop and aquatic centre facilities planned for the area.

Background & Methodology

A total of 690 telephone interviews were conducted from Mustel Group's Vancouver–based call centre:

- n=155 Students
- n=151 Faculty
- n=150 Staff
- n=150 Campus Neighbourhood Residents
- n = 84 UEL Residents

Margin of error for samples of 84: ±10.7% at 95% confidence level.

Margin of error for samples of 150: ±8.0% at 95% confidence level.

Margin of error for samples of 690: ±3.7% at 95% confidence level.

Students, faculty and staff respondents were asked for by name, while industry-standard, multi-stage random selection techniques were employed amongst general population samples to ensure random, representative samples.

At tabulation stage, weighting adjustments were applied to the UEL sample in order to bring basic characteristics of age, gender and region into their correct known proportions based on Statistics Canada population figures, and to the student sample in order to reflect known distribution of the graduate vs. undergraduate population.

Telephone interviewing was conducted March 1 - 11, 2012.

Overview

Summary of Findings

When asked initially, based on anything they might have seen or heard, just over half of all respondents expressed support for building non-market rental housing for students, faculty and staff at the Gage South and Environs area (57%).

Each of the four measures described to respondents, designed to address concerns regarding noise conflict, were found to increase the likelihood of support for building the rental housing among the majority of respondents.

If plans changed with regards the Gage South site opinion is divided over the proposal to shift the housing density to the Acadia neighbourhood, with 42% in support and 45% opposed.

Among those opposed to shifting the housing density to the Acadia neighbourhood, no clearly favoured alternative location is identified.

Overall, about half of all UEL residents make use of the temporary diesel bus loop once a month or more, with about one-third using the Aquatic Centre that often. The large majority of residents of UEL feel the upgrades to these facilities would have no impact upon them (91%).

Having heard various suggested measures for addressing noise concerns, possible alternative sites and the effects of not building anything, overall support for building non-market rental housing at Gage South increases from just over half (57%) to more than six-in-ten (63%).

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Detailed Findings

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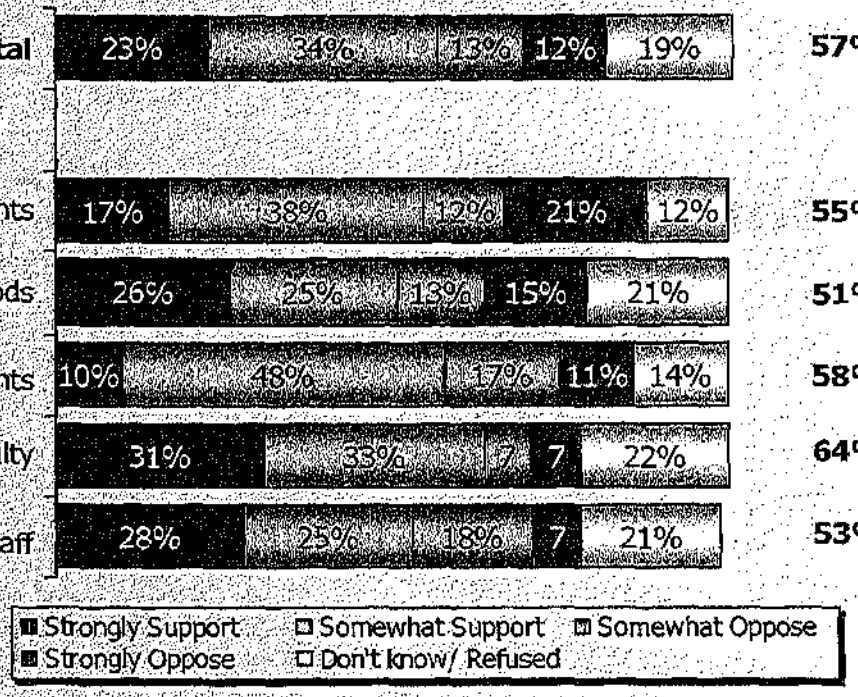
Support for Building Non-Market Rental Housing at Gage South



- Overall, a small majority of UBC students, faculty and staff, as well as UEL residents, express support for building non-market rental housing at Gage South, when asked based on anything they might already know or have heard before the survey.
- Such support is generally consistent amongst all demographic segments.

Base: Total (n=690)
UEL Residents (n=84)
On-Campus Residents (n=150)
Students (n=155)
Faculty (n=151)
Staff (n=150)

*Q1a. Based on anything you know or may have heard, do you support or oppose using the Gage South Area, where the temporary diesel bus loop is currently located, for non-market rental housing for faculty, staff and students on c[illegible]us? **PROBE:** Is that strongly or somewhat?*

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Reasons Support Rental Housing at Gage South

	Total (559) %	UEL Residents (74) %	Campus Residents (119) %	Students (130) %	Faculty (118) %	Staff (118) %
It will provide more affordable (rental) housing on campus	**29**	**20**	**19**	**25**	**43**	**33**
Will provide additional housing for students	**21**	**24**	16	**28**	**20**	15
Will provide housing options for faculty and staff	20	14	**21**	9	**36**	17
It's a good location/ close to transit/ classes/ recreation facilities	11	10	16	9	11	11
It's a good idea	8	12	8	10	3	8
It would be more affordable to live and work on campus compared to other areas of Vancouver	7	1	5	7	14	7
Reduces commute time/ traffic	3	1	4	3	4	3
Will be an incentive in attracting faculty to UBC	3	1	3	-	9	3

Q1b. Why do you say that?

- The most common reasons for supporting rental housing at Gage South include the welcoming of addition affordable rental housing on campus, extra student housing and additional housing options for faculty and staff.
- Other minor reasons for support include endorsement of the choice of location for building the housing and support for the idea in general.

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Reasons Oppose Rental Housing at Gage South

	Total (559) %	UEL Residents (74) %	Campus Residents (119) %	Students (130) %	Faculty (118) %	Staff (118) %
Concerns about moving the bus loop	**12**	12	11	**17**	9	9
UBC/ UEL has become over-developed	**11**	**25**	**19**	4	8	6
Not a good location for additional housing	**11**	7	11	6	10	**18**
Area should be/ remain for student use/ activities	5	1	2	9	4	8
Environmental concerns (e.g. loss of green space etc)	5	10	6	1	1	7
Concerns about effect on sports field/ recreational areas	3	2	4	3	1	4
Will increase traffic	2	6	6	-	-	1
Noise concerns/ its already a noisy student activity area	1	2	3	-	2	2
Don't believe rentals will be affordable	1	1	2	<1	2	2
Need more information/ Need to see the plans	13	14	10	14	20	9
Miscellaneous	2	7	2	1	-	-
Don't Know	8	6	8	15	2	5

Q1b. Why do you say that?

- The primary reasons for opposing the proposed housing at Gage South include concerns about overdevelopment at UBC, choice of location, and an initial concern that the bus loop will be moved.
- Overall, about one-in-ten expresses a need for more information or to see detailed plans of the proposal.

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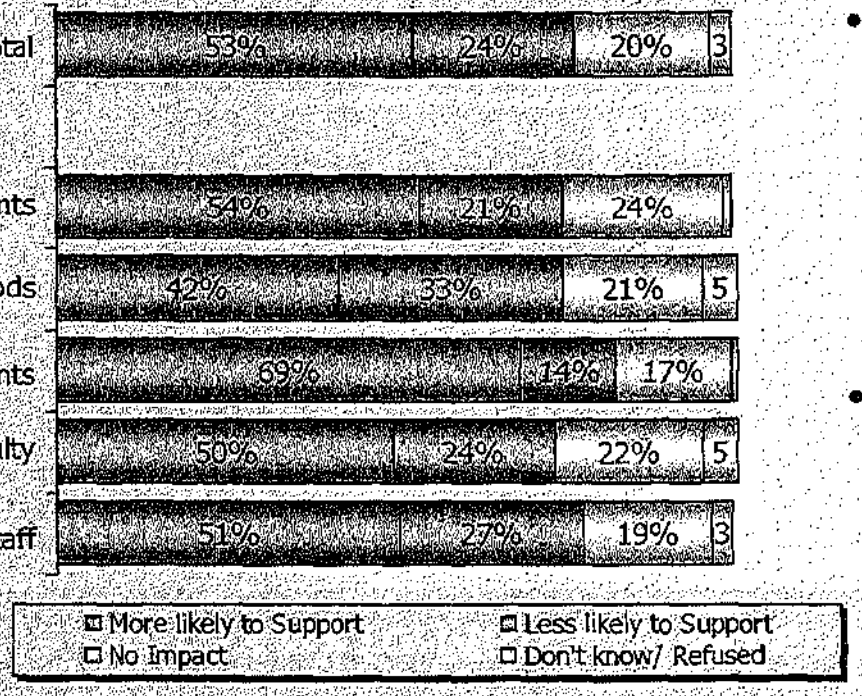
Impact of Measure (a) to Manage Noise Conflict

(a) Building small one bedroom and studio suites, designed to appeal to younger faculty, staff and students.



Base: Total (n=690)
UEL Residents (n=84)
On-Campus Residents (n=150)
Students (n=155)
Faculty (n=151)
Staff (n=150)

- The proposed measure of building smaller units to attract younger faculty, staff and students in order to counter noise concerns has a positive impact on support among the majority of respondents.
- Those somewhat less likely to respond positively to such a measure include residents of the campus neighbourhoods.

Q2A. Some members of the student community have expressed concerns that residents of the proposed non-market rental housing will complain about noise from student activities like concerts, changing the character of the area. The university believes such noise conflicts can be well managed by applying certain specific measures. I am going to read a list of these measures and for each one please tell me whether they would make you more or less likely to support building non-market rental housing for UBC faculty, staff and students in the Gage South area.

A: Building small one bedroom and studio suites, designed to appeal to younger faculty, staff and students.

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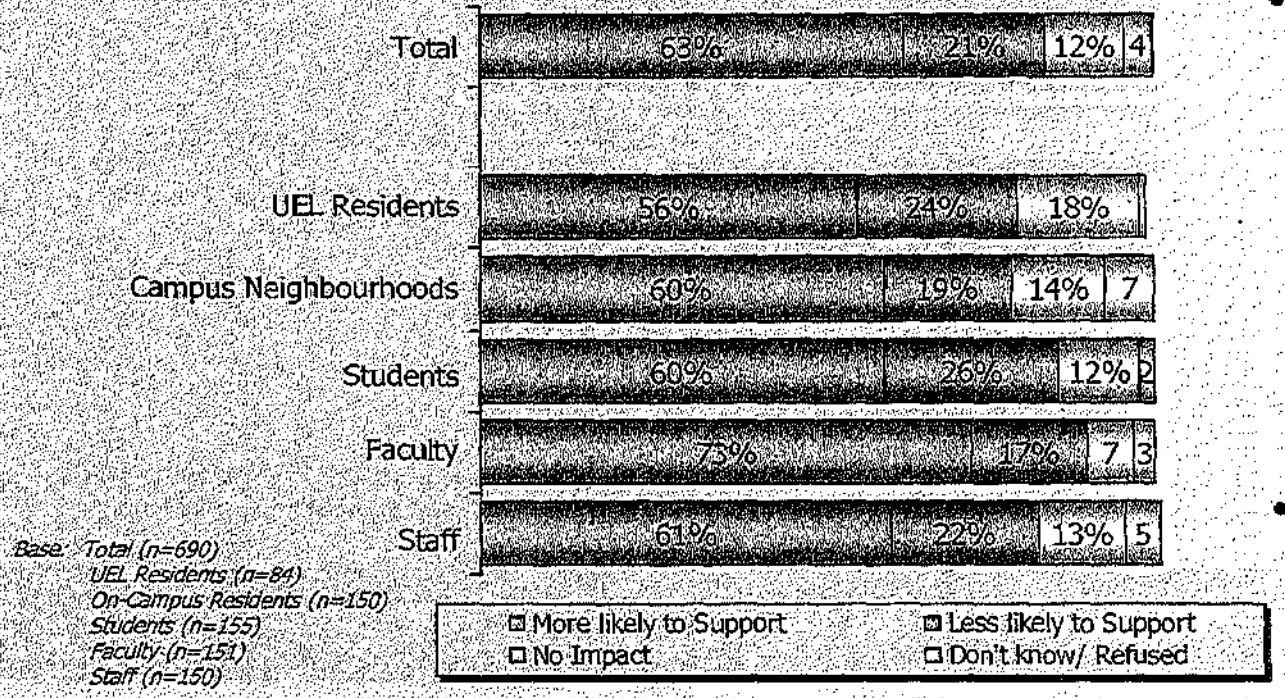
Impact of Measure (b) to Manage Noise Conflict

(b) Equipping the outdoor square at Sub Plaza North to accommodate the larger, noisier student activities and events further away from the proposed non-market rental housing.



Base: Total (n=690)
UEL Residents (n=84)
On-Campus Residents (n=150)
Students (n=155)
Faculty (n=151)
Staff (n=150)

- The suggested measure of equipping the outdoor square at Sub Plaza North to accommodate noisier student activities has a more marked positive impact on support; overall, more than six-in-ten feel such a measure would make them more likely to support the housing at Gage South.
- Negative impact on support is expressed by about one-in-five overall.

Q2B. Some members of the student community have expressed concerns that residents of the proposed non-market rental housing will complain about noise from student activities like concerts, changing the character of the area. The university believes such noise conflicts can be well managed by applying certain specific measures. I am going to read a list of these measures and for each one please tell me whether they would make you more or less likely to support building non-market rental housing for UBC faculty, staff and students in the Gage South area.

B: Equipping the outdoor square at Sub Plaza North to accommodate the larger, noisier student activities and events further away from the proposed non-market rental housing.

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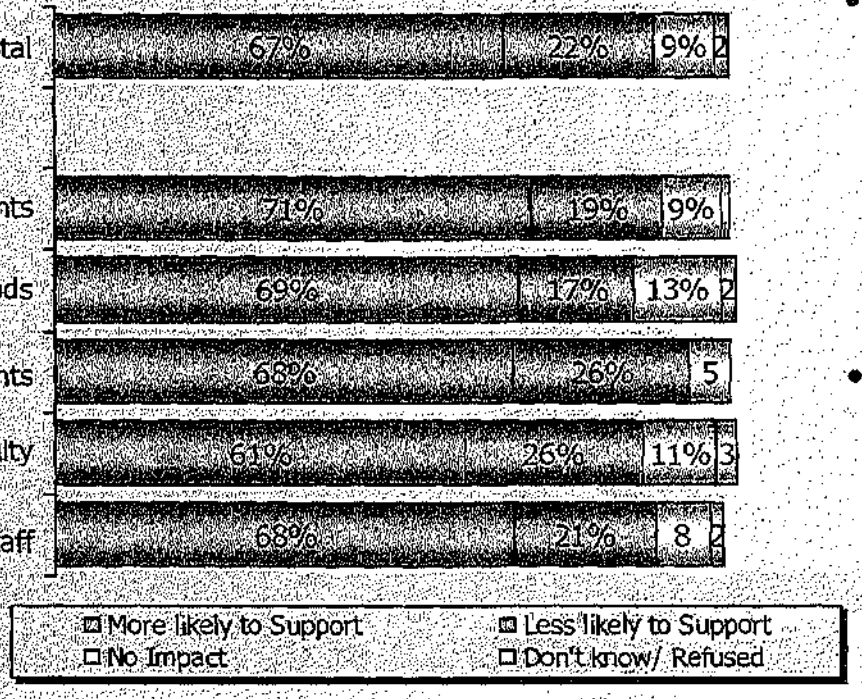
Impact of Measure (c) to Manage Noise Conflict

(c) Adding a clause in rental agreements that clearly sets out the types of activities in the area and requires renters to accept noise levels associated with those activities before they move in.



Base: Total (n=690)
UEL Residents (n=84)
On-Campus Residents (n=150)
Students (n=155)
Faculty (n=151)
Staff (n=150)

- A total of two-thirds agrees that adding a clause in rental agreements about noise levels would make them more likely to support the proposed housing; response to this proposal is consistent amongst all groups.
- Once again, negative impact on support is expressed by about one-in-five overall.

Q2C Some members of the student community have expressed concerns that residents of the proposed non-market rental housing will complain about noise from student activities like concerts, changing the character of the area. The university believes such noise conflicts can be well managed by applying certain specific measures. I am going to read a list of these measures and for each one please tell me whether they would make you more or less likely to support building non-market rental housing for UBC faculty, staff and students in the Gage South area.

C: Adding a clause in rental agreements that clearly sets out the types of activities in the area and requires renters to accept noise levels associated with those activities before they move in.

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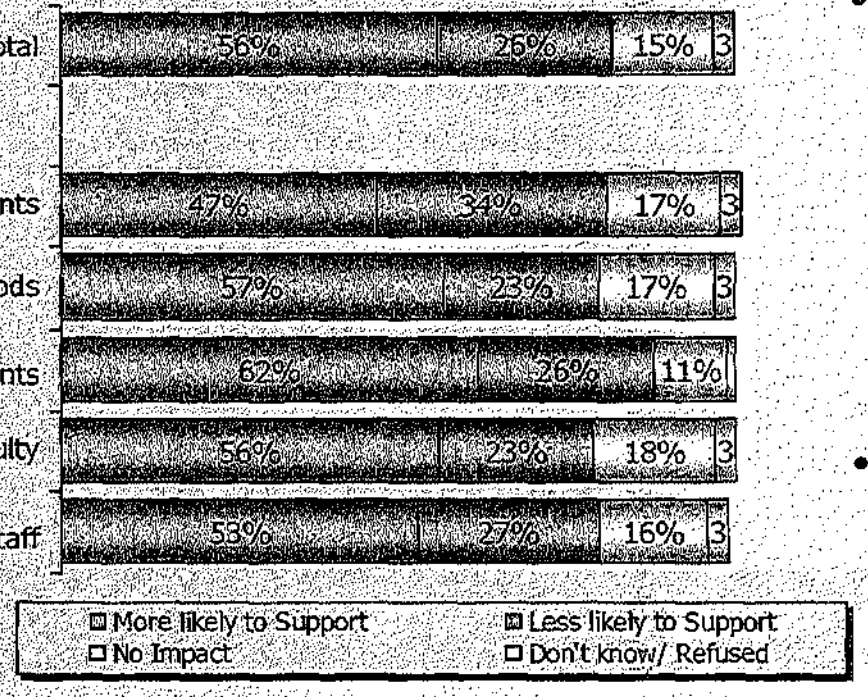
Impact of Measure (d) to Manage Noise Conflict

(d) Establishing a panel made up of the VP Finance, Resources and Operations, the VP Students, and the VP External, Legal and Community Relations to address complaints about noise in the area.



Base: Total (n=690)
UEL Residents (n=84)
On-Campus Residents (n=150)
Students (n=155)
Faculty (n=151)
Staff (n=150)

- The suggested measure of establishing a panel to address concerns from renters about noise also has a positive impact on support for the majority; more than half feel such a measure would make them more likely to support the housing at Gage South.
- Negative impact on support is expressed by one-quarter overall.

Q2D. Some members of the student community have expressed concerns that residents of the proposed non-market rental housing will complain about noise from student activities like concerts, changing the character of the area. The university believes such noise conflicts can be well managed by applying certain specific measures. I am going to read a list of these measures and for each one please tell me whether they would make you more or less likely to support building non-market rental housing for UBC faculty, staff and students in the Gage South area.

D; Establishing a panel made up of the VP Finance, Resources and Operations, the VP Students, and the VP External, Legal and Community Relations to address complaints about noise in the area.

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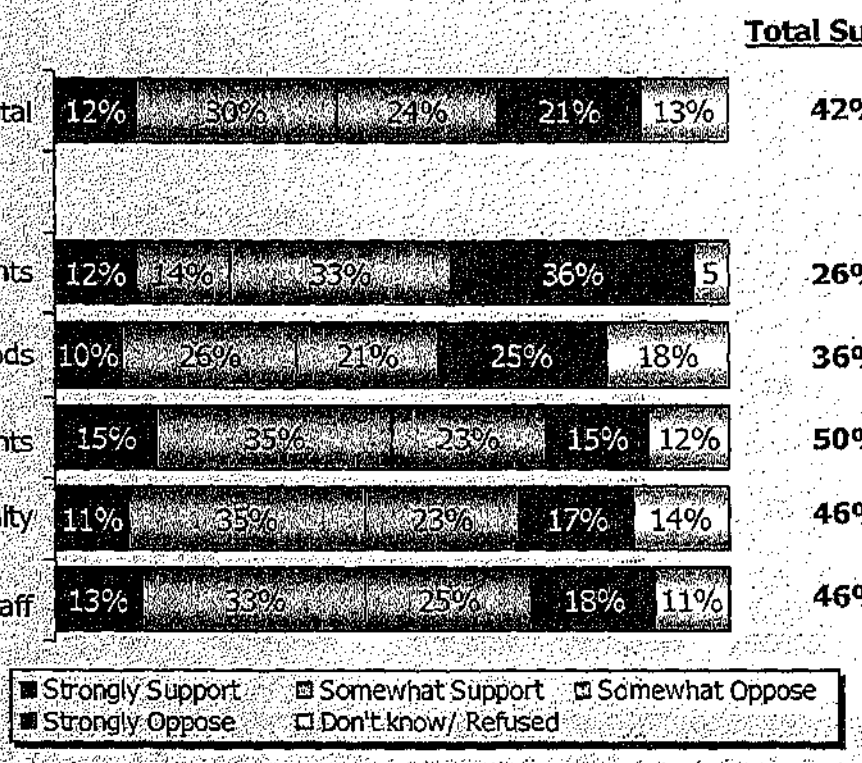
Support for Shifting Non-Market Housing to Acadia Neighbourhood



- If plans for Gage South were to change, opinion is divided regarding the idea of shifting the housing density to the Acadia neighbourhood, with 42% in support vs. 45% opposed.
- About half of all students, faculty and staff would support such a change, while just one-third of campus neighbourhood residents and one-quarter of UEL residents do so.

Base: Total (n=690)
UEL Residents (n=84)
On-Campus Residents (n=150)
Students (n=155)
Faculty (n=151)
Staff (n=150)

Q3. The UBC Land Use Plan states that if no housing is built in this area it may have to be built somewhere else on campus. If this is the case, would you support or oppose shifting the non-market rental housing for faculty, staff and students in the Gage South area over to the student and family housing area in the Acadia neighbourhood instead, even if it meant reducing the amount of student family housing in that area?

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Suggested Alternative Site for Non-Market Housing

	Total (306) %	UEL Residents (52) %	Campus Residents (69) %	Students (61) %	Faculty (60) %	Staff (64) %
Wesbrook Place Neighbourhood (south of W. 16th bounded by Pacific Spirit Park & Marine Dr.)	**16**	**23**	12	7	13	**25**
Gage South Neighbourhood (between Student Union Blvd & the General Services & Admin. Bldg west of Wesbrook Mall)	**16**	7	**20**	**20**	**18**	13
Hawthorn Place (mid-campus south of Thunderbird Blvd	12	13	7	**18**	7	14
South Campus Neighbourhood	9	**21**	13	1	3	5
North Campus Neighbourhood (north of NW Marine Dr & surrounded by Pacific Spirit Park)	5	-	6	-	8	9
East Campus Neighbourhood	4	4	6	3	5	2
Chancellor Place Neighbourhood	2	-	1	3	3	-
Hampton Place	2	-	-	5	2	2
University Boulevard Neighbourhood (between East Mall & West Mall)	1	-	-	-	3	-
Opposed to any further building on campus	<1	-	-	-	2	-
Don't Know	**43**	**37**	**38**	**50**	**45**	**44**

Q4. If you could choose where to build this allotted housing, where on campus would you build it?

- Among those opposed to shifting the housing density to the Acadia neighbourhood, no clearly favoured alternative location is identified.
- A total of 16% suggests the Wesbrook Place neighbourhood, however the same proportion simply suggest Gage South as the appropriate location.
- About one-in-ten suggests a mid-campus location around Hawthorn Place, while 43% can think of no alternative.

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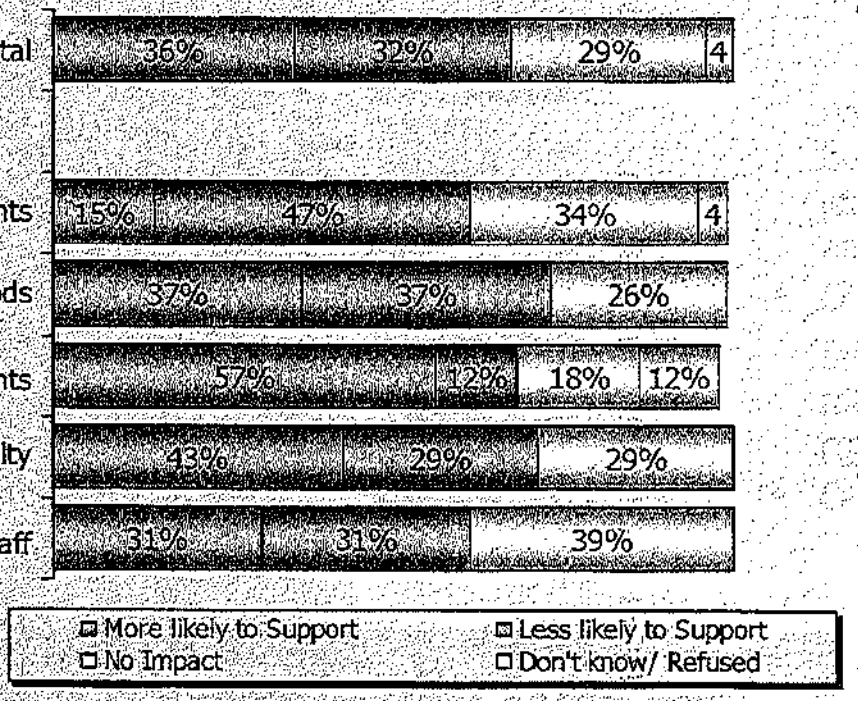
Impact of Potential Constraint on Endowment Revenue



Base: Total (n=65)
UEL Residents (n=13)
On-Campus Residents (n=19)
Students (n=13)
Faculty (n=7)
Staff (n=13)

CAUTION: SMALL BASE SIZES

Q5. If no housing is built in the area this will also mean a loss of revenue to the University's endowment. Loss of revenue to the endowment could decrease available funding for such things as scholarships, research and new university buildings as well as the financing that will allow UBC to build more student housing in the future.
Does this impact on endowment revenue make you more or less likely to support the building of non-market rental housing for faculty, staff and students in the Gage South area?

- Overall, response to the impact of potential constraint on endowment revenue, resulting from not building any housing, is somewhat divided; awareness of this effect makes about one-third more likely to support, one-third less likely, and a similar proportion that would feel no impact.
- Students are the most likely to be encouraged to support the housing as a result of such an outcome, while UEL residents are least likely.

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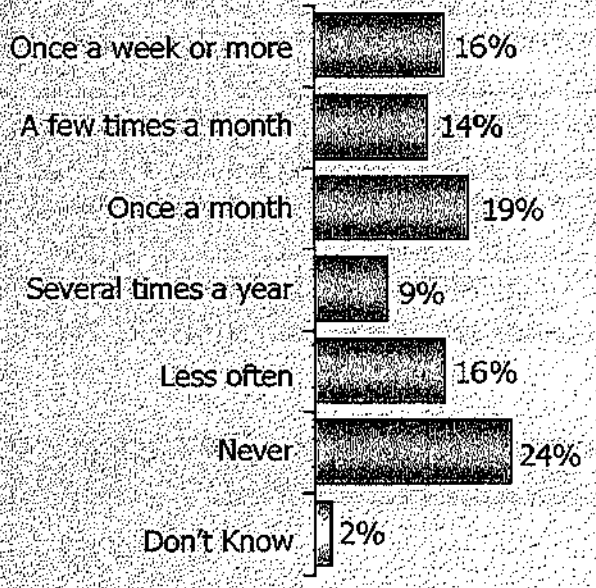
UEL Residents' Frequency of Using: The Diesel Bus Loop

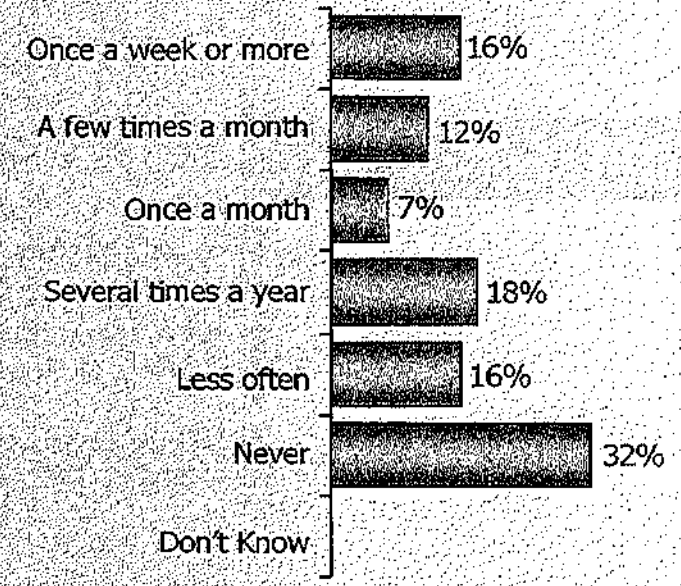


- On average, about half of all UEL residents claim to use the temporary diesel bus loop about once a month or more.
- One-quarter state they rarely use it (several times a year or less often), while a similar proportion claims never to have used it (24%).

Base: UEL Residents (n=84)

Q6A. How often if at all do you use the temporary diesel bus loop?

UEL Residents' Frequency of Using: The Aquatic Centre



- About one-third of UEL residents currently makes use of the UBC Aquatic Centre once a month or more (35%).
- A similar proportion claims to use the Centre just a few times a year or less often (34%), while 32% have never used it.

Base: UEL Residents (n=84)

Q6B. How often, if at all, do you use the UBC Aquatic Centre?

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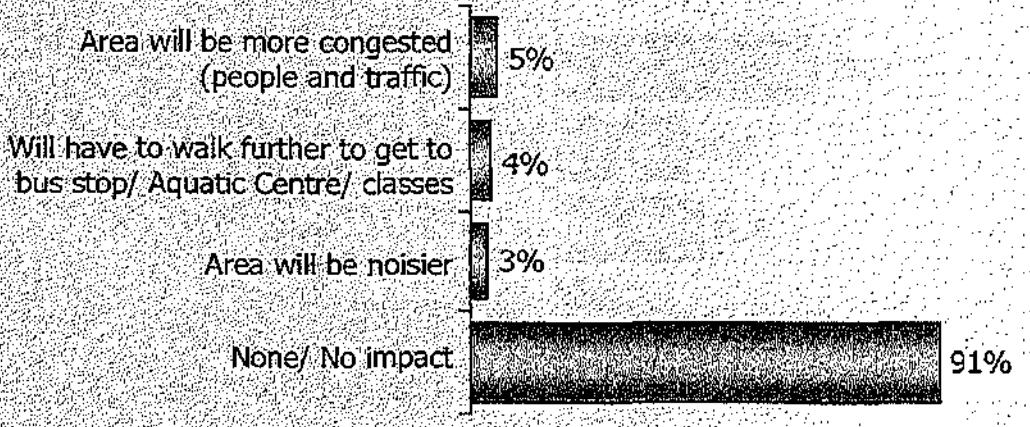
Perceived Impact of Upgraded Facilities to Gage South Area

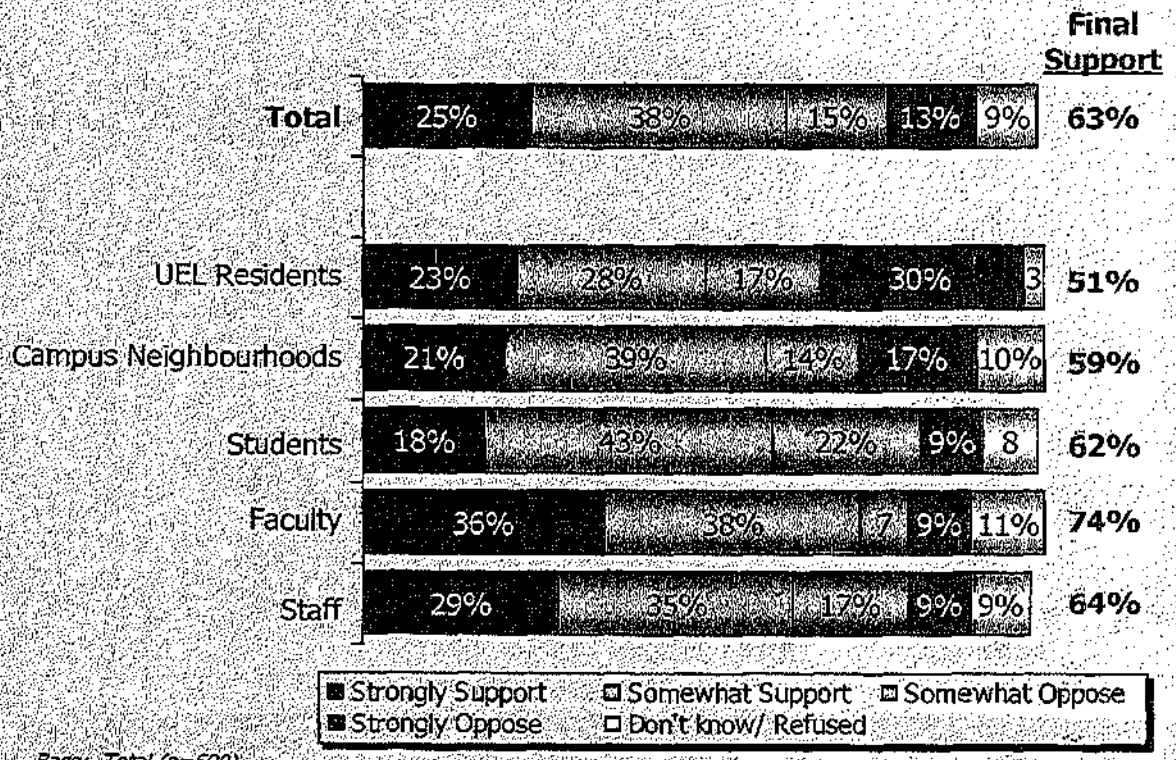


- The large majority of UEL residents believe the upgrading of the bus loop and Aquatic Centre facilities will have no impact on them.

Base: UEL Residents (n=84)

Q7. As you may or may not know the UBC Aquatic Centre and current temporary diesel bus loop are both to be replaced with upgraded facilities in the Gage South + Environs area. This area is located west of Wesbrook Mall and south of Student Union Boulevard.
What effect, if any, will locating these upgraded facilities in the Gage South + Environs area have on you?

Support for Building Non-Market Rental Housing at Gage South



Base: Total (n=690)
UEL Residents (n=84)
On-Campus Residents (n=150)
Students (n=155)
Faculty (n=151)
Staff (n=150)

*Q8. After everything you've heard today, please tell me once more if you support or oppose building non-market rental housing for faculty, staff and students in the Gage South area, where the temporary diesel bus loop is currently located? **PROBE:** Is that strongly or somewhat?*

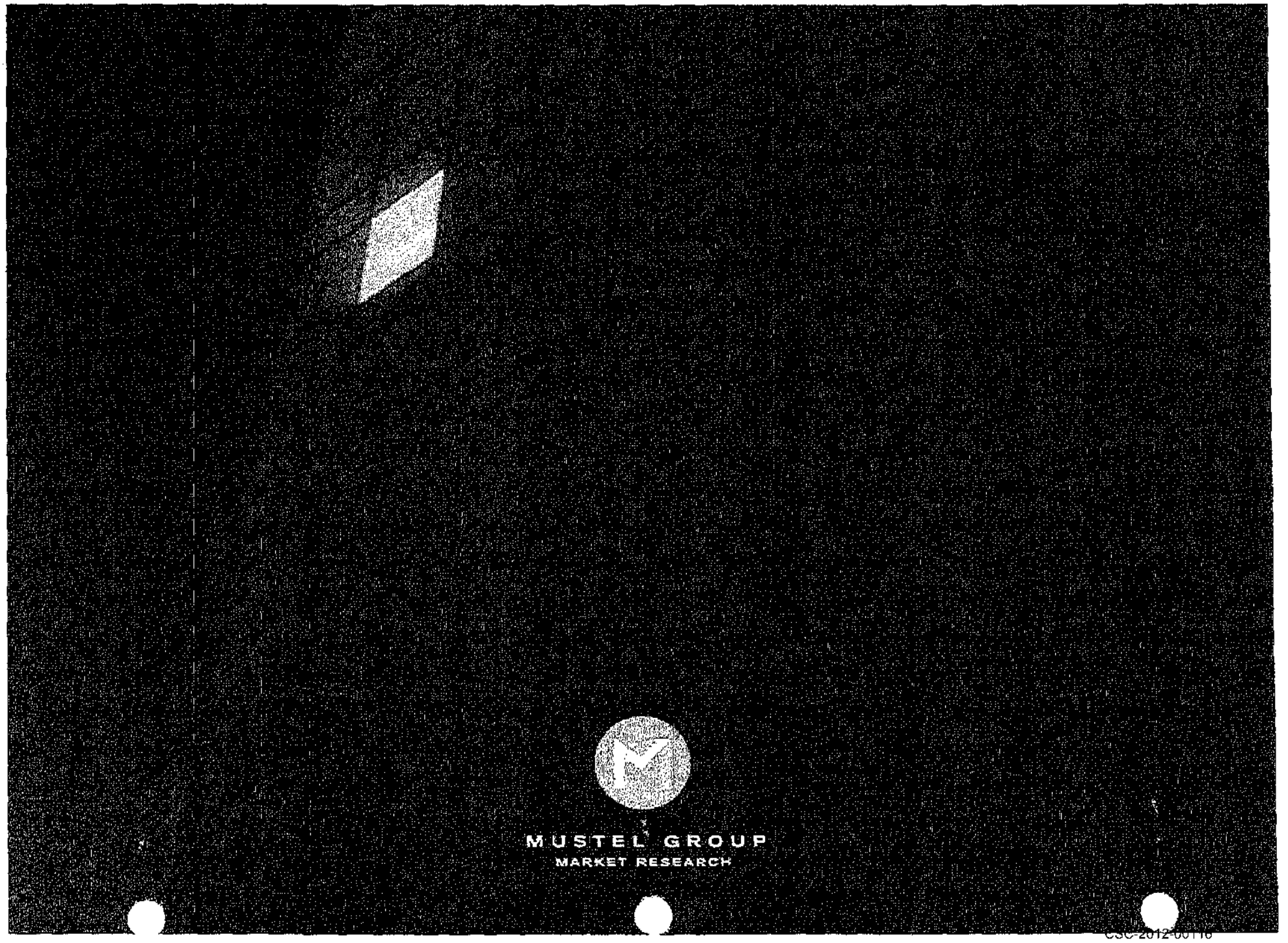
- Having heard various suggested measures for addressing noise concerns, possible alternative sites and the effects of not building any housing, overall support for building non-market rental housing at Gage South increases from just over half to more than six-in-ten.
- However, any change in the level of support found among individual segments is not significant at these sample sizes.

Distribution of Interviews

	UEL Residents (84) %	Campus Residents (150) %	Students (155) %	Faculty (151) %	Staff (150) %
Gender					
Male	48	43	38	67	37
Female	52	57	62	33	63
Age					
18 – 24	18	7	70	-	2
25 – 34	15	7	23	28	20
35 – 44	12	14	6	34	32
45 – 54	27	21	1	25	29
55 – 64	12	11	1	12	16
65+	17	39	-	1	-
Refused	-	1	-	1	1
Household Income					
Less than $64,000 p.a.	22	18	n/a	19	27
$64,000 or more p.a.	68	64	n/a	75	67
Refused	10	18	n/a	7	7

Distribution of Interviews

	UEL Residents (84) %	Campus Residents (150) %	Students (155) %	Faculty (151) %	Staff (150) %
Education					
Elementary School (Grades 1-7)	-	-	-	-	-
Some High School	2	1	-	-	-
Graduated High School	5	7	18	1	5
Vocational/ Technical/ College	7	7	-	1	11
Some University	10	7	47	-	7
Graduated University	38	37	25	9	44
Post Graduate	38	41	10	89	33
Refused	-	-	-	1	-
Family Status					
Single with no children at home	28	23	51	24	33
A couple with no children at home	27	40	12	22	25
A family with children at home (incl. single parent households)	45	37	38	52	41
Refused	-	-	-	2	-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Tab 4 – Consideration Memo and Consultation Documentation

Content:

The following section contains the consideration memo, which summarizes the consultation process (including the public hearing), the input by phase and the UBC response at each phase. As part of the consultation process, UBC also requested comments from agencies identified by the Board of Governors and conducted public opinion research. The consideration memo includes the results of the public opinion polling in Appendix C. Copies of the letters received from agencies are included in the Public Hearing Record in Tab 4b.

The following documents have been included in this Tab:

- Tab 4a: Consideration Memo
- Tab 4b: Public Hearing Record (including letters received from agencies)
- Tab 4c: Detailed description of public hearing notification process, including:
    - Copies of print advertisements
    - Pictures of notification signs
    - A detailed list of letters mailed and hand-delivered to the assessment roll, including map identifying properties requiring notification
    - A copy of the letter mailed and hand-delivered to the assessment roll

AGENDA ITEM NO. 6.1

THE UNIVERSITY OF BRITISH COLUMBIA

FORWARDED TO: BOARD OF GOVERNORS ON RECOMMENDATION OF PRESIDENT STEPHEN J. TOOPE

APPROVED FOR SUBMISSION:

Stephen J. Toope, President & Vice-Chancellor

DATE: 24/05/12

PRESENTED BY: Stephen Owen, Vice-President – External, Legal and Community Relations
Pierre Ouillet, Vice President – Finance, Resources and Operations
Nancy Knight, Associate Vice President, Campus and Community Planning
Lisa Colby, Director, Policy Planning, Campus and Community Planning

DATE OF MEETING: June 12, 2012

SUBJECT: **Public Hearing Report and Final Land Use Plan Amendments**

DECISION REQUESTED: That the Board of Governors:

1. Receive the minutes of the April 25 Public Hearing, provided in Attachment 2;
2. Receive the consideration memo provided in Attachment 3.
3. Approve the proposed Land Use Plan amendments provided in Attachment 4.
4. Authorize staff to forward the Land Use Plan amendments to the Minister of Community, Sport, and Cultural Development, for adoption with supporting materials outlined in Attachment 5.

A. EXECUTIVE SUMMARY:

This report forwards the results of the Public Hearing held April 25, 2012 for the proposed Land Use Plan Amendments, seeks Board of Governors approval for these Land Use Plan amendments, and requests authorization to refer the amendments to the Ministry of Community, Sport, and Cultural Development for final adoption.

B. REPORT

Background

The Land Use Plan amendments adopted in 2011 re-designated the Gage South area from 'Future Housing' to 'Area Under Review' until the future of the surrounding academic context could be better understood and a collaborative planning process undertaken. Substantial investments in critical academic needs and infrastructure were expected over the next five years in this main gateway area, including a new aquatic centre, transit diesel bus facility, and open-air bookable space for student events. Students at that time had also voiced concern that non-student housing was incompatible with adjacent student activities.

On April 5, 2011 the Board of Governors approved a planning framework and principles for addressing the Gage South & Environs lands that included the 'Area Under Review'. Planning for the 'Area Under Review' and the adjacent academic lands was concluded and approved by the Board April 5, 2012.

The resulting proposed land uses for the 'Area Under Review' were: 12 month student-only housing on the north portion of the site (with priority access for graduate students and postdoctoral fellows), plus diesel bus terminal access, egress, and a portion of the drop-off and pick-up areas on the south portion of the site.

The consequential Land Use Plan amendments to achieve the above were forwarded to a Public Hearing, held 6 pm, April 25, 2012. The date was the last day of exams but before move-out day. Students were also able to provide written submissions to the Public Hearing during the advance notification period. This date was supported by the Alma Mater Society.

The April 25, 2012 public hearing was governed by the provisions of the *Municipalities Enabling and Validating Act Part 10 – 2010* (MEVA) which include the delegation of the public hearing to the Public Hearing Committee provided for by Ministerial Order M229. The Board of Governors adopted Public Hearing Procedural Rules on November 9, 2010 to meet the requirements of the Ministerial Order. Also, the administrative tasks of Ministerial Order 229 are carried out by the AVP Campus and Community Planning as per the Board's resolutions of September 16, 2010.

Notification for the Public Hearing met all statutory requirements.

(a) Notice was given in the April 12th and April 16th editions of the *Ubyssey* and the April 13th and April 18th editions of the *Vancouver Courier* (Westside Edition);

(b) A copy of the public hearing notice was posted on boards at various strategic locations in the "Area Under Review"; and

(c) The notice was provided to property owners and tenants in occupation of leased premises within the required area for notice:
- 11 notices were mailed on April 10th through addressed mail; and
- 10 notices were hand-delivered on April 12th.

Discussion

Themes from Public Hearing Record

Approximately 15 members of the public attended the Public Hearing in person. Three people spoke. Three letter submissions were received at the Public Hearing. There were also 16 written submissions received during the notification period prior to the start of the Public Hearing, with one withdrawn by the person who submitted it. The detailed Public Hearing minutes and copies of all written submissions are provided in the Public Hearing Record in Attachment 3.

General feedback themes were as follows:

- Fourteen letters and one speaker expressed concern relative to the relocation of the bus-loop (based on an apparent misunderstanding that the bus loop would be moving across campus).
- One speaker (resident) expressed concerns that more information and notification to the Public Hearing should have been provided.
- One speaker (student) who also submitted a letter, supported the re-designation of the Area Under Review to 'Academic' but opposed Section 5.1.4 which reaffirms UBC's ability to transfer unused floorspace from one neighbourhood to another part of campus, citing procedural and technical concerns.
- One letter from the Alma Mater Society supported the re-designation of the 'Area Under Review' to 'Academic', and neither supported nor opposed Section 5.1.4 provided it does not compromise UBC's flexibility to build or not build to the maximum allowable floor space in future.
- An old petition of 2000 names (collected largely in September 2011) supporting Academic land use on the 'Area Under Review' and opposing density transfer was resubmitted. Signatories at the time of signing would not have seen the final proposed amendments that were the subject of the Public Hearing nor had the benefit of the information materials and dialogue that since transpired on the issues.

Consistent with Ministerial Order M229, the Board considered whether consultation was required with the various agencies identified in the Order, and decided consultation was required with TransLink, the Ministry of Transportation and Infrastructure, the UNA and the UEL. Each of these organizations has facilities, services or neighbouring areas that could be affected by the proposed amendments. Consultation was not required with the City of Vancouver, the Vancouver School District or the Greater Vancouver Regional District or other provincial or federal agencies as the proposed amendments are local in nature and do not affect facilities, services or neighbouring areas associated with these agencies.

The responses from the four agencies, received prior to the public hearing and included in the public hearing record, were as follows:

- TransLink expressed no concerns regarding the proposed amendments.
- The Ministry of Transportation and Infrastructure expressed no concerns regarding the proposed amendments. .

- One submission received from the University Neighbourhoods Association (UNA) expressed concerns that the allocation of space in the proposal was not equitable as it excludes junior faculty and administrative and support staff from the 12 month housing proposed for the 'Area Under Review.'
- The University Endowment Lands (UEL) expressed no concerns.

As per the Ministerial Order M229, the University also engaged with the Musqueam First Nation through a series of correspondence and follow up conversations to explain the nature of the proposed Land Use Plan amendments. Musqueam raised no concerns or questions. This correspondence was also included in the Public Hearing record.

Implications for Amendments

No issues were raised in the Public Hearing that would lead staff to recommend revisions to the proposed Land Use Plan amendments. There was widespread notification of the planning process and the opportunities for public input leading up to the public hearing, and widespread notice of the public hearing as well. Of the two concerns raised, the bus loop is not moving but only re-orienting within the area and the density transfer clause clarifies the Board's ability to transfer floorspace, which is a long-standing principle that has been widely discussed with the campus community over the past five years. More detailed comments on the themes from the public input are provided in the consideration memo that is in Attachment 3.

Staff recommends Board approval of the proposed Land Use Plan amendments outlined in Attachment 4, plus authorization to forward the proposed Land Use Plan amendments to the Minister of Community, Sport, and Cultural Development, for adoption.

Next Steps

As stipulated in the *Municipalities Enabling and Validating Act 2010 - part 10*, following Board approval, the amendments will be provided to the Minister of Community, Sport and Cultural Development for adoption, in consultation with the Minister of Advanced Education.

Subject to Ministerial adoption of the Land Use Plan amendments, staff will complete housekeeping updates to the Campus Plan and other Land Use Rule documents, where required, to reflect the approved changes. Staff will also consider whether clarification of procedures surrounding petitions is needed.

Attachments:

1. Board History
2. Public Hearing Record
3. Consideration Memo
4. Proposed Land Use Plan Amendments
5. List of Supporting Materials

Previous Board History

Date of Meeting:	April 5, 2012
Subject:	Gage South "Area Under Review" & Environs Planning Process
Board Action:	Approval of academic land uses in the areas adjacent to the Gage South 'Area Under Review', of future uses in the 'Area Under Review' and referral of consequential Land Use Plan amendments to public hearing.
Date of Meeting:	February 2, 2012
Subject:	Gage South "Area Under Review" & Environs Planning Process
Board Action:	Information Update
Date of Meeting:	September 27, 2011
Subject:	Gage South "Area Under Review" & Environs Planning Program
Board Action:	Information Update
Date of Meeting:	April 5, 2011
Subject:	Gage South "Area Under Review" & Environs Planning Program
Board Action:	Resolutions (Excerpts): BE IT RESOLVED that *the Board of Governors hereby approves as circulated the planning program and principles for the Gage South "Area Under Review" and adjacent academic environs.*
Date of Meeting:	January 13, 2011
Subject:	UBC Land Use Plan Amendments Next Steps
Board Action:	Resolution: BE IT RESOLVED that *the Board of Governors, subject to adoption of the Land Use Plan Amendments by the Minister of Community Sport and Cultural Development, hereby directs staff to:* *a) Report back with a planning framework for the Gage South "Area Under Review" including project scope, principles, process and timeline, noting that the planning for academic facilities and lands adjacent to the "Area Under Review" but related to this process, may proceed in advance of the Minister's adoption.*
Date of Meeting:	November 9, 2010
Subject:	Public Hearing Procedural Rules
Board Action:	The Board of Governors adopted the *Public Hearing Procedural Rules* in compliance with Ministerial M229 (August 18, 2010).
Date of Meeting:	September 16, 2010
Subject:	Land Use Legislation (MEVA) Update
Board Action:	The Board of Governors directed the Associate Vice President, Campus and Community Planning to ensure that the administrative tasks identified in the Order (sections 4, 6, 8, 11, 12, 13, 14, 15 and 16) are carried out and approved the establishment a committee to hold the public hearing, pursuant to section 9 of the Order.

ATTACHMENT 2

Memo to: **UBC Board of Governors**

From: **Ken Cameron, Chair**
Public Hearing Committee

Date: **May 14, 2012**

Subject: **Public Hearing April 25, 2012: Land Use Plan Amendments**

This memorandum affirms that the Public Hearing Committee appointed by the Chair of the Board of Governors was present at the Public Hearing held at 6 p.m. in the Ballroom of the UBC Marine Drive Residence, 2205 Lower Mall, Vancouver, BC.

The Committee confirms that the Public Hearing was conducted in compliance with the Procedures approved by the Board of Governors under the statutory authority of Part 10 - 2010 of the Municipalities Enabling and Validating Act (No 3) and Ministerial Order 229.

The Public Hearing Committee further confirms that the attached Minutes of the Public Hearing certified by the Committee Clerk on May 14th are an accurate record of the proceedings of the Public Hearing.

The Committee confirms that the attached written submissions were received in compliance with the Board of Governors Procedures for a Public Hearing.

Attachment:

- Certified Minutes of the Public Hearing
- Written Submissions (18)
- Agency Comments (4)
- Correspondence with Musqueam

UNIVERSITY OF BRITISH COLUMBIA

LAND USE PLAN AMENDMENTS PUBLIC HEARING MINUTES

Minutes of a Public Hearing held Wednesday, April 25, 2012 at the Marine Drive Residence Ballroom, 2205 Lower Mall, University of British Columbia, Vancouver B.C.

PRESENT: **Public Hearing Committee**
Ken Cameron, External Planner, **Chair**
Anne-Marie Fenger, Board of Governors Member
Nancy Knight, Associate Vice President, Campus and Community Planning for UBC
Prod Laquian, Chair of the Board of the University Neighbourhoods Association
Stephen Owen, Vice President, External, Legal and Community Relations for UBC
Phillip Sanderson, External Planner
Sumedha Sharma, Board of Governors Member

ALSO PRESENT: Susan Campbell, Committee Clerk
Lisa Colby, Director, Policy Planning, Campus and Community Planning
Kera McArthur, Director, Public Engagement, Campus and Community Planning
Joe Stott, Director of Campus and Community Planning

There were approximately 15 members of the public in attendance.

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1. WELCOME

The Chair called the public hearing to order at 6:00 p.m. The public hearing was convened in respect to the proposed amendments to the Land Use Plan for UBC's Vancouver Campus. The Chair noted that the public hearing was being held in accordance with Part 10-2010 of the *Municipalities Enabling and Validating Act* (No. 3), S.B.C. 2011, c.44 and Ministerial Order No. M229.

The proposed Land Use Plan amendments are as follows:

(a) Re-designate, and adjust labeling for the "Area Under Review" on maps Schedules A, B, and C of the Land Use Plan, to reflect "Academic" use.

(b) Delete Section 4.1.7 Area under Review.

(c) Insert the following new wording after Section 5.1.3:

"Section 5.1.4 Neighbourhood Distribution
"The UBC Board of Governors adopted residential floor space allocations for neighbourhoods on campus to ensure a future population that would support a sustainable community and to transfer the floor space that would have been accommodated on the UBC Farm and other areas to new neighbourhoods (see Land Use Plan Next Steps: Neighbourhood Distribution Report, April 2011 to Board of Governors). Achieving these floor space allocations is essential to UBC's academic missions, student housing goals, faculty and staff housing goals, endowment value and sustainable community goals. All residential floor space not achieved in these neighbourhoods will be located to different parts of campus in future."

The Chair stated that all persons who deemed that their interest in property may be affected by the proposed land use plan amendments would be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the amendments.

2. **AUTHORITY TO CONDUCT PUBLIC HEARING AND ROLL CALL OF COMMITTEE MEMBERS**

The Chair stated that authority to conduct the public hearing is found in Ministerial Order M229 dated August 18, 2010 and a copy of such order was available at the back of the public hearing room and on the UBC website. The Board of Governors, pursuant to the Ministerial Order, delegated the authority to conduct the public hearing to a Committee. The Committee was composed of two Board members appointed by the Chair of the Board; the Chair of the Board of the University Neighbourhoods Association, the Vice President, External, Legal and Community Relations for UBC; the Associate Vice President, Campus and Community Planning for UBC; and two external professional planners who are not employees of the Board appointed by the Chair of the Board.

ROLL CALL

- Board of Governors Member: Sumedha Sharma - **PRESENT**
- Board of Governors Member: Anne-Marie Fenger - **PRESENT**
- Chair of the Board of the University Neighbourhoods Association: Prod Laquian - **PRESENT**
- Vice President, External, Legal and Community Relations for UBC: Stephen Owen - **PRESENT**
- Associate Vice President, Campus and Community Planning for UBC: Nancy Knight - **PRESENT**
- External professional planner: Philip Sanderson – **PRESENT**

- External professional planner: Mr. Ken Cameron, Chair; former CEO of the Homeowner Protection Office and former Manager of Policy and Planning for the Greater Vancouver Regional District – **PRESENT**

The Chair declared that, with the conclusion of the roll-call, a quorum was present and the Public Hearing Committee was duly constituted for the purposes of this public hearing.

3. REVIEW OF PROCEDURE AND CONDUCT

The Chair informed the hearing that a speakers' list was available at the back of the room. Individuals were asked to print their names and addresses on this list in order to appear as speakers. Speakers would be called in the order that their names appear on the speakers' list. Once a speaker's name was called, he or she would be asked to begin by clearly stating their name and address, and to identify whether he or she was faculty, staff or a student. After doing so, speakers were to provide their comments concerning the proposed amendments. The Chair noted that the addresses of speakers were permitted to be collected through Section 26c of the Freedom of Information and Protection of Privacy Act.

4. PUBLICATION OF THE NOTICE OF PUBLIC HEARING AND WRITTEN SUBMISSIONS

The Committee Clerk reported that the public hearing for the Land Use Plan amendments was publicized in the following manner:

(a) Notice was given in the April 12th and April 19th editions of the *Ubyssey* and the and April 13th and April 18th editions of the *Vancouver Courier* (Westside Edition);

(b) A copy of the public hearing notice was posted on boards at various strategic locations in the "Area Under Review;" and

(c) The notice was provided to property owners and tenants in occupation of leased premises within the required area for notice:
- 11 notices were mailed on April 10th through addressed mail; and
- 10 notices were hand-delivered on April 12th.

With respect to the written submissions received prior to the start of the Public Hearing, there were a total of 16 submissions received; however, one of the submissions was withdrawn at the request of the person who submitted it. Of those remaining submissions:

- Fourteen submissions expressed concern relative to the re-location of the bus loop; and;
- One submission supported re-designating the Area Under Review as 'Academic' but opposed the addition of Section 5.1.4.

A copy of all submissions received is attached to, and forms part of, the public hearing record.

5. PRESENTATION

The Director of Policy Planning, Lisa Colby, presented the proposed Land Use Plan amendments.

6. SPEAKERS' LIST

First Time Speakers:

6.1 **Claire Robson, 405 – 5788 Birney Avenue, Keenleyside - Alumni/Resident:** The speaker was concerned that there was inadequate consultation with campus residents. Specific concerns included:

- the meeting (public hearing) was scheduled in the student exam period;
- a two-week notice period for a public hearing was not adequate, suggesting there should be a longer notice period;
- the public hearing was not advertised in *The Campus Resident* newspaper, the paper the speaker believed to be the most commonly read by the residents;
- there was insufficient information about the density transfer from the UBC farm and concern about the density goals in the Wesbrook Place neighbourhood planning process;
- there was insufficient information on the impacts to the forest, infrastructure, parking, roads, etc. in the Wesbrook Place neighbourhood planning process;
- the speaker posed the question "why did this proposed amendment happen?" and stated that future generations will be asking that same question.

In summary, the speaker observed that true community is built from the bottom up and not the top down. The speaker also said that a major shift in attitude is required about land use planning and that there is very little buy-in, from residents, for the proposed amendment.

6.2 **Nell Yonson: 3525 Dunbar Street, Vancouver, BC - Student:** The speaker supported the re-designation of the academic land. However, he was concerned about an apparent change in intent relative to the certainty of the transfer of floor space from Gage South to other areas. The speaker questioned where the wording "would be transferred" came from in relation to the proposed section 5.1.4, observing the wording used for the existing "Area Under Review" was "may be transferred."

6.3 **Connor Behn, #414 Marine Drive Residence, UBC - Student:** The speaker acknowledged that he had heard the instructions stating that this was not the forum for asking questions, however he was concerned about the bus loop being re-designated and potentially moved to a less convenient location, and asked if that re-designation could be explained.

The Chair requested that the Director of Policy Planning respond.

The Director of Policy Planning reported that the Board of Governors had approved the reorientation of the bus loop as part of a broader plan for the surrounding area and noted that the timing of the construction of the new bus loop was not known. She further clarified that the bus loop was not moving to a new location, but would be reoriented,

crossing a portion of the current bus loop (at the south end) and shifting closer to the SUB.

At this point, the Chair informed the hearing that all persons on the speakers' list had been heard and called for any additional speakers. He called three times for additional speakers and there were none.

A total of three written submissions were received by the Committee Clerk at the public hearing. They are attached to, and form part of, the public hearing minutes.

7. ANY ADDITIONAL COMMENTS TO CORRECT ERRORS OR PROVIDE CLARIFICATION

The Director of Policy Planning stated that there were no additional clarifications and no correction of errors to present.

8. CLOSURE

The Chair declared the public hearing for the Land Use Plan Amendments closed at 6:29 p.m. and advised that there would be no further submissions regarding this matter received after this point.

Certificate of Minutes

I hereby certify that these minutes are a true and accurate report of the Public Hearing held on April 25, 2012.

May 14, 2012 — Date

Name

Susan Campbell, Committee Clerk
Corporate Consulting
#319 6051 Azure Road
Richmond BC V7C 2P6

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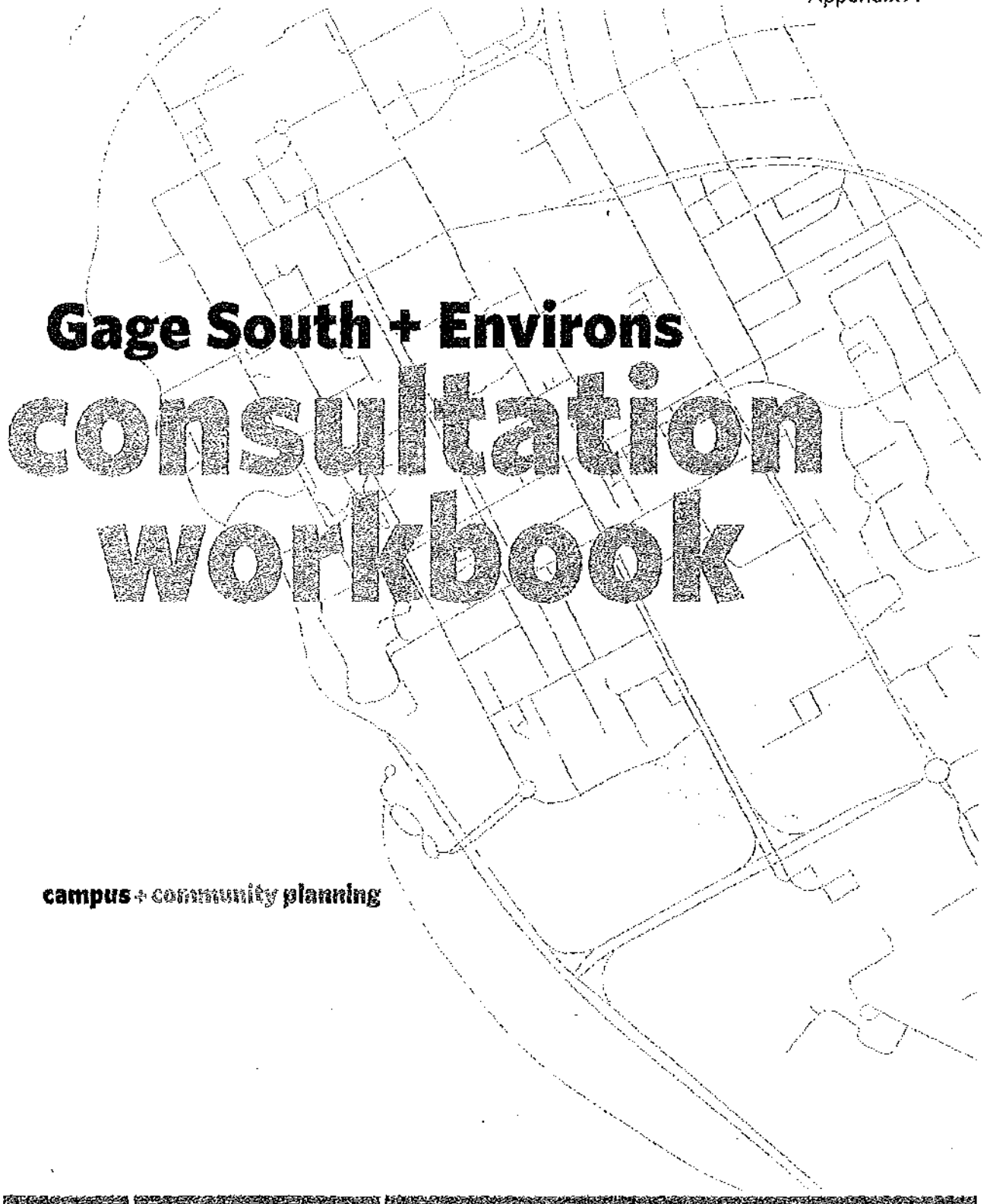
Gage South + Environs

consultation workbook

campus + community planning



a place of mind

THE UNIVERSITY OF BRITISH COLUMBIA

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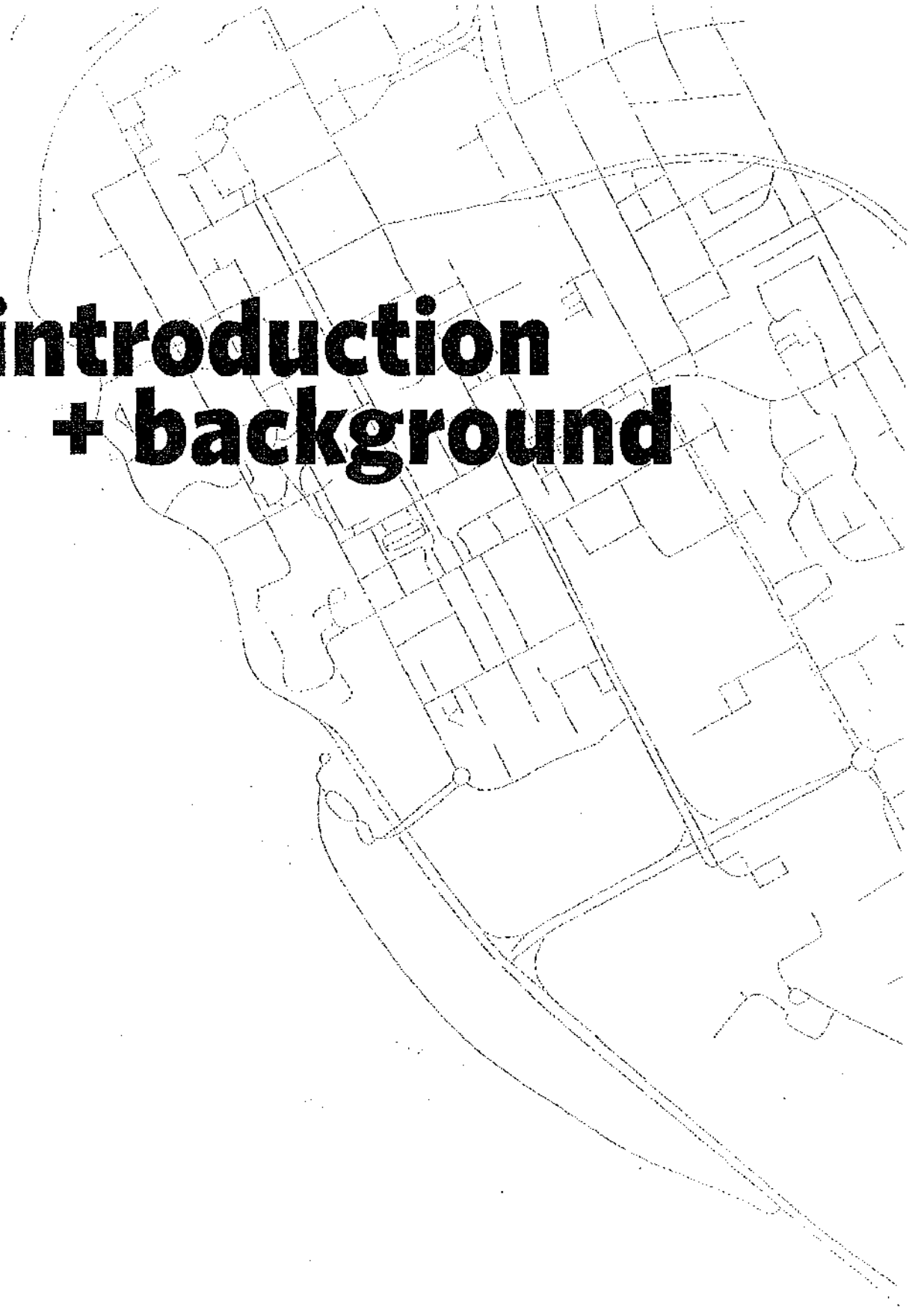

introduction + background

Welcome to the Workbook!

We encourage you to use this area for your notes and questions as you read through this 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.

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.

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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.

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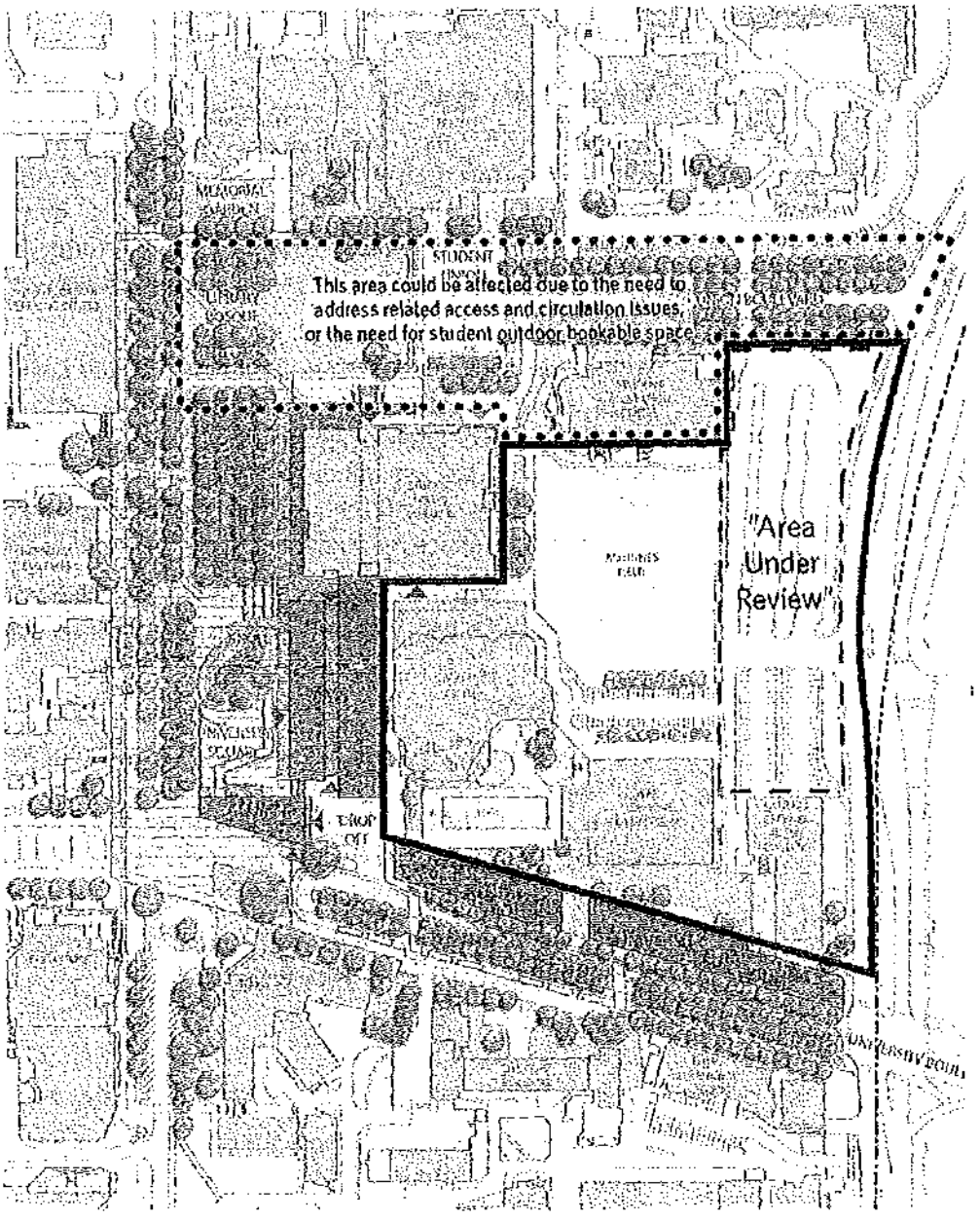
1 introduction + background



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.

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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.

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[redacted] 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.

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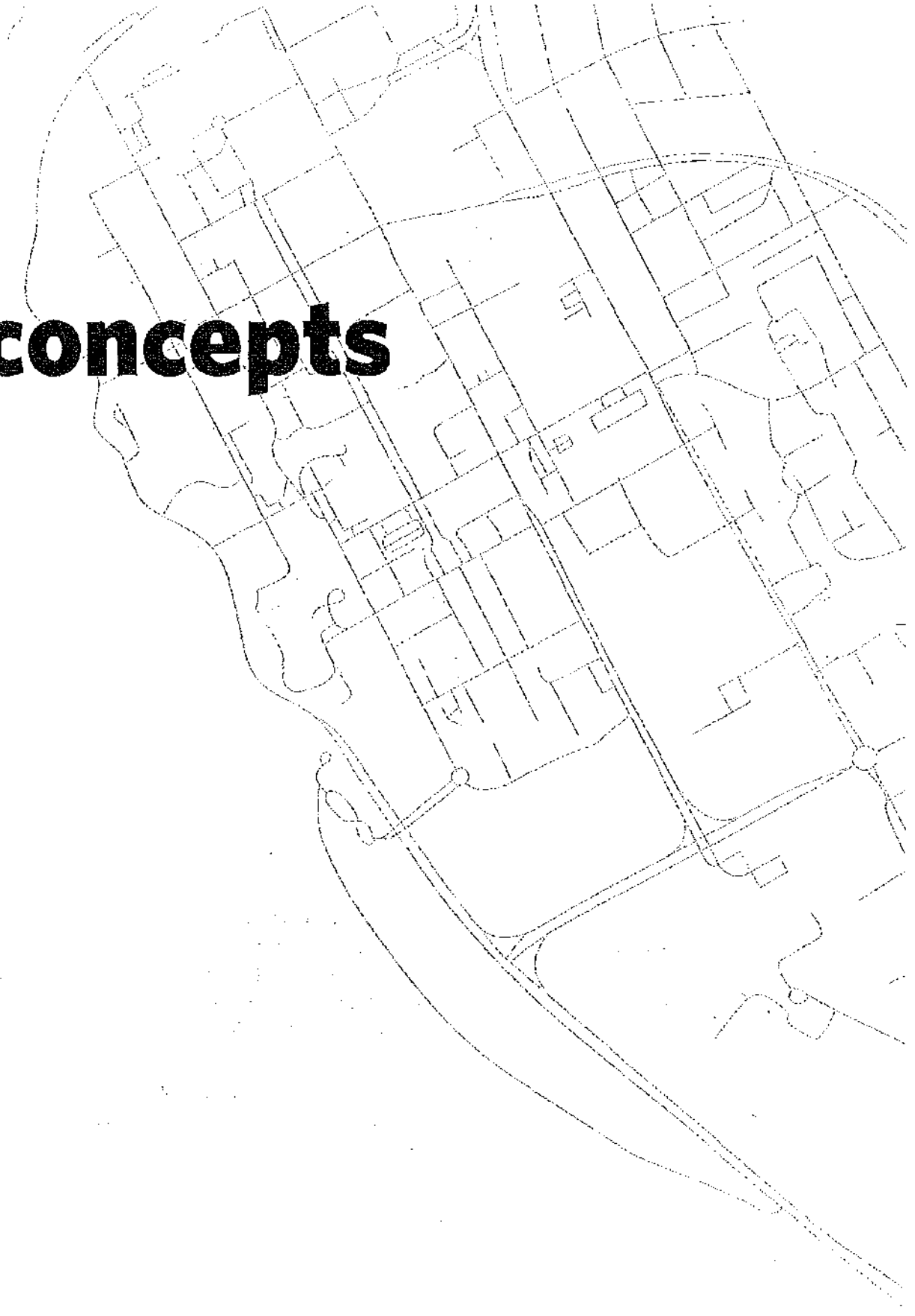
concepts



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.*

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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.

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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 Westbrook 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.

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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.

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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.

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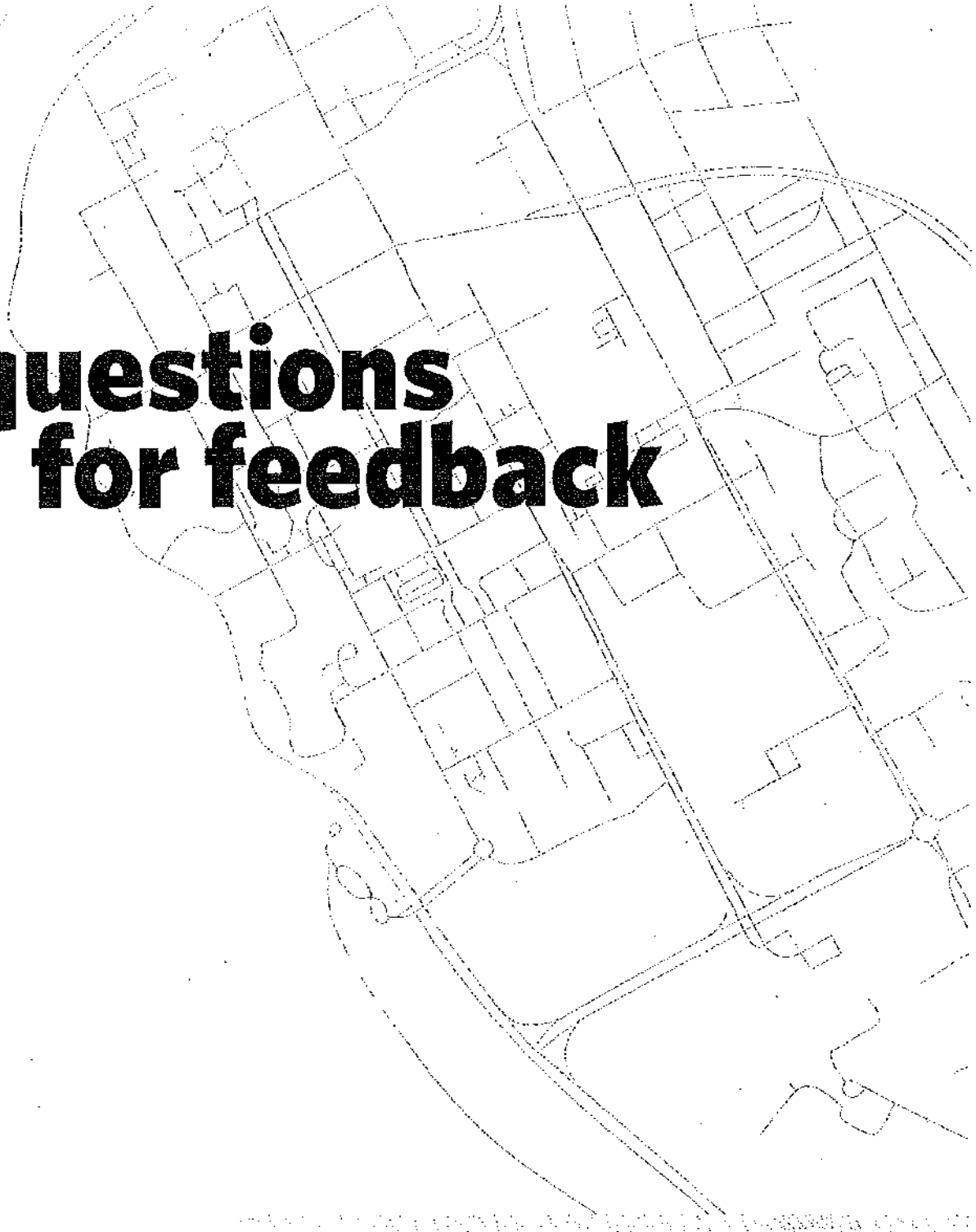

questions for feedback

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.

❸ 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?**

- o UBC
- o University Endowment Lands
- o City of Vancouver
- o 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?**

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

3. **Please specify your gender:**

- o Male
- o Female
- o Other

4. **Please indicate your age:**

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

3 questions for feedback

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.

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questions for feedback

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*

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❸ questions for feedback

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*

❸ 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:

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

❸ questions for feedback

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

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

- o A bus bay external to main loop in Concept A only
- o A bus bay external to main loop in Concept D only
- o A bus bay external to main loop in either Concept A or D
- o Neither Concept A or D
- o 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:

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

❸ questions for feedback

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*

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❸ 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:

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

- o Yes
- o No

3 questions for feedback

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*

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❸ 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:

- o Keeping MacInnes Field for informal sports and bookable social events
- o Making the primary use of MacInnes Field for intramural sports
- o Having some time for intramurals and some time for informal activities
- o 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:

- o Strongly prefer MacInnes Field closer to the centre of campus
- o Prefer MacInnes Field closer to the centre of campus
- o Have no preference
- o Prefer MacInnes Field closer to Wesbrook Mall
- o Strongly prefer MacInnes Field closer to Wesbrook Mall

❸ questions for feedback

General
Questions

9. Overall, given the diesel bus loop and parking areas, aquatic centre and informal recreational field considerations, **please rank in order of preference which element you feel should be the closest to the centre of campus:**

- ○ The diesel bus loop
- ○ The aquatic centre
- ○ An informal, outdoor field for student recreation (e.g. MacInnes Field or replacement)
- ○ Bus parking area
- ○ No preference

10. **Do you have any other comments related to the proposed locations of the diesel bus loop and parking, aquatic centre and MacInnes Field as shown in Concepts A, B, C and D?**

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❸ questions for feedback

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...

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3 questions for feedback

- *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.*

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❸ 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?**

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

❸ 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.*

- o More likely
- o Somewhat likely
- o Have no preference
- o Somewhat unlikely
- o Unlikely

b) *Suites are small one bedrooms and studios, designed to appeal to a younger demographic of faculty, staff and students.*

- o More likely
- o Somewhat likely
- o Have no preference
- o Somewhat unlikely
- o 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.*

- o More likely
- o Somewhat likely
- o Have no preference
- o Somewhat unlikely
- o 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.*

- o More likely
- o Somewhat likely
- o Have no preference
- o Somewhat unlikely
- o Unlikely

❸ 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 place 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?

o Yes
o No

Why or why not?

❸ questions for feedback

17. Please tell us which of the following academic facilities is most important to your experience of the Gage South area. Please rank in order of importance with 1 being most important and 5 being least important:

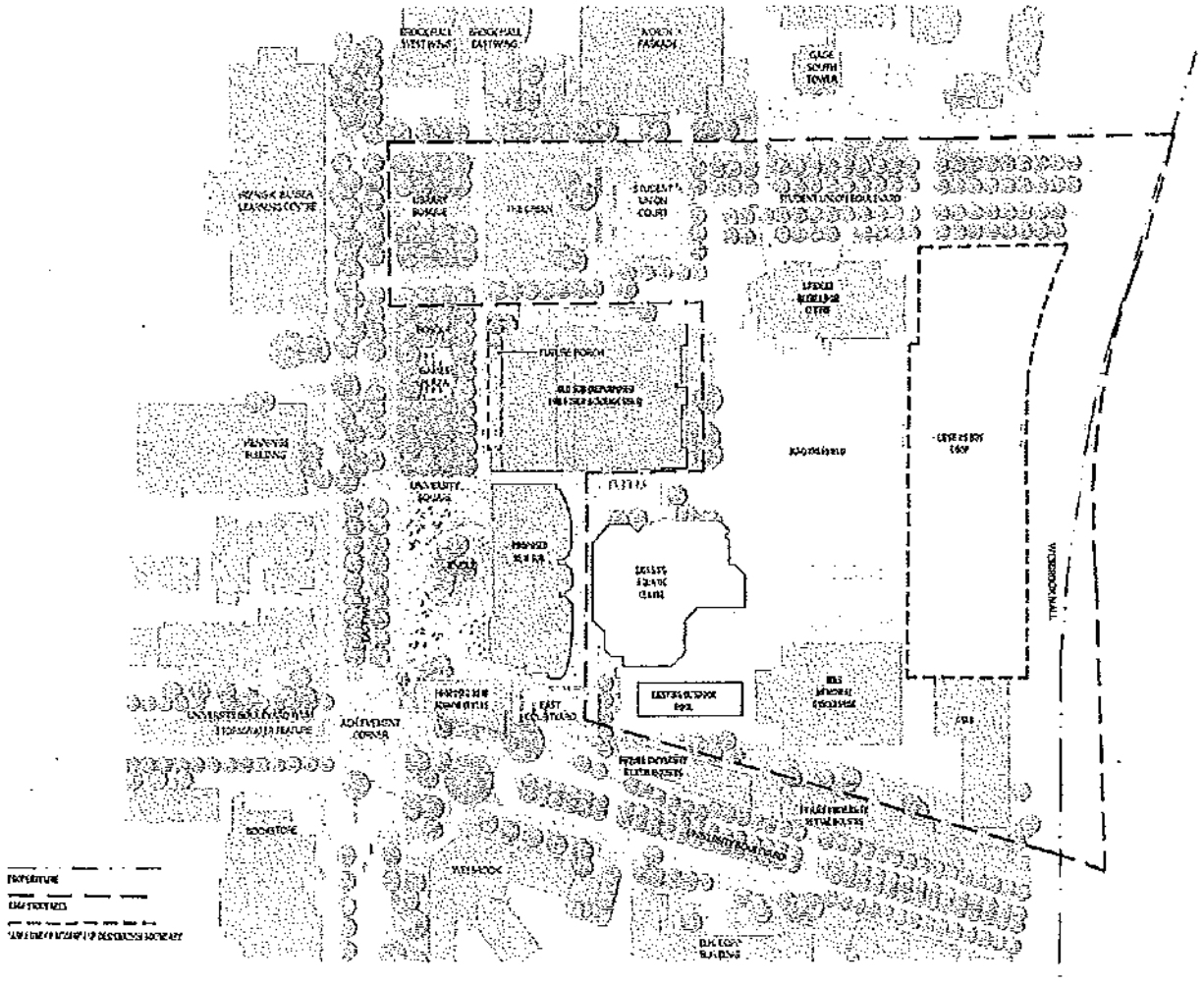
- ◯ Bus loop
- ◯ Aquatic centre
- ◯ MacInnes Field
- ◯ Non-market rental housing
- ◯ Bus parking

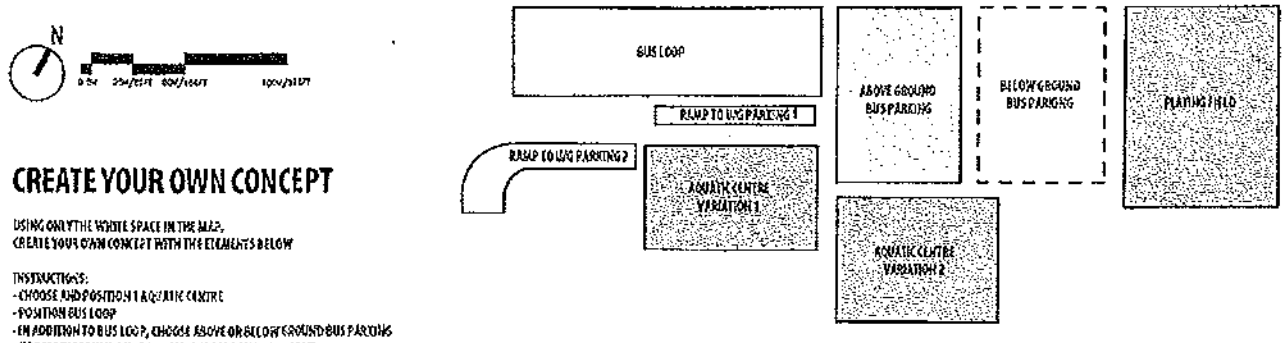
18. Any final thoughts or comments before you conclude your survey?

❸ 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.





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)

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!

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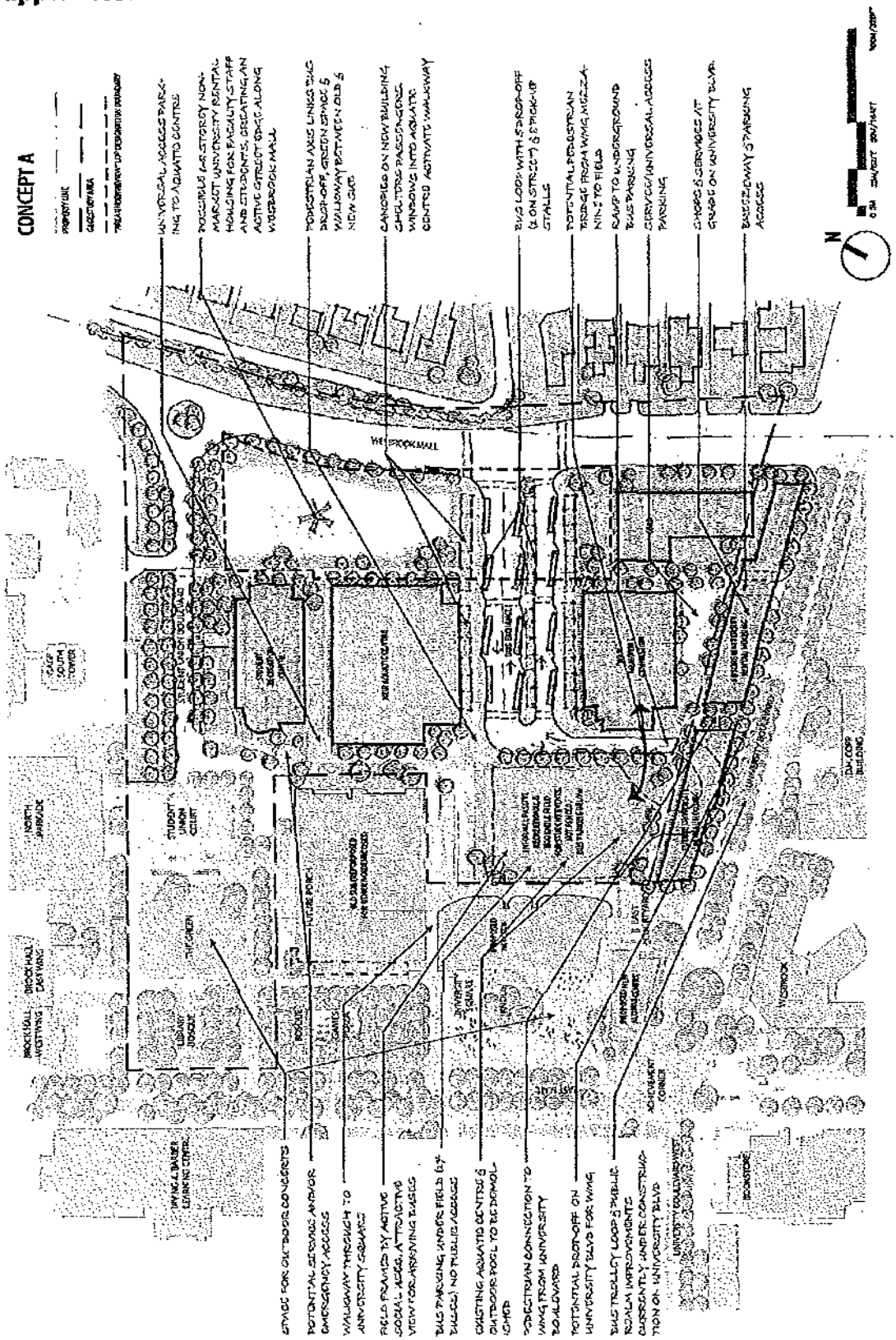
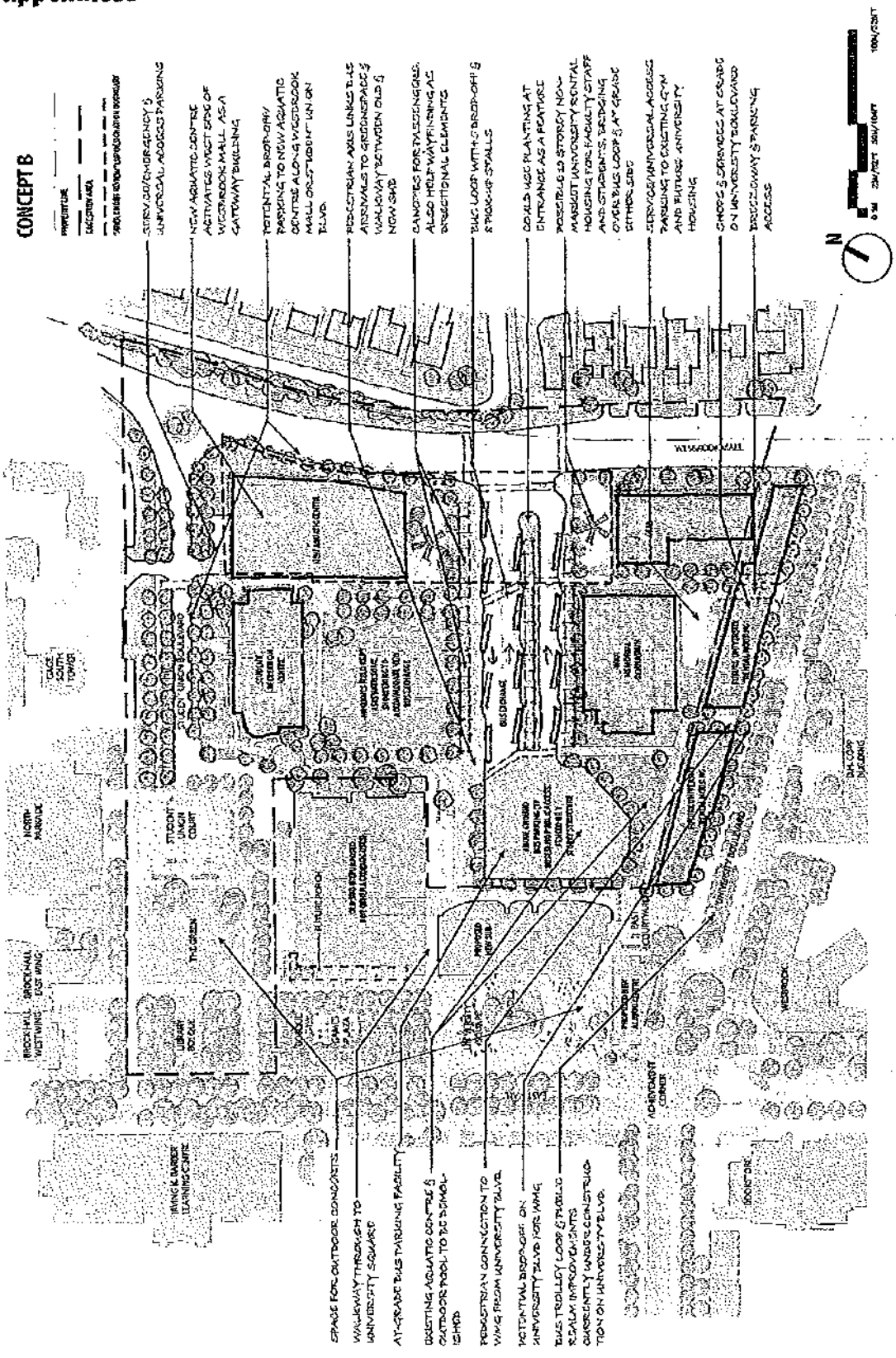
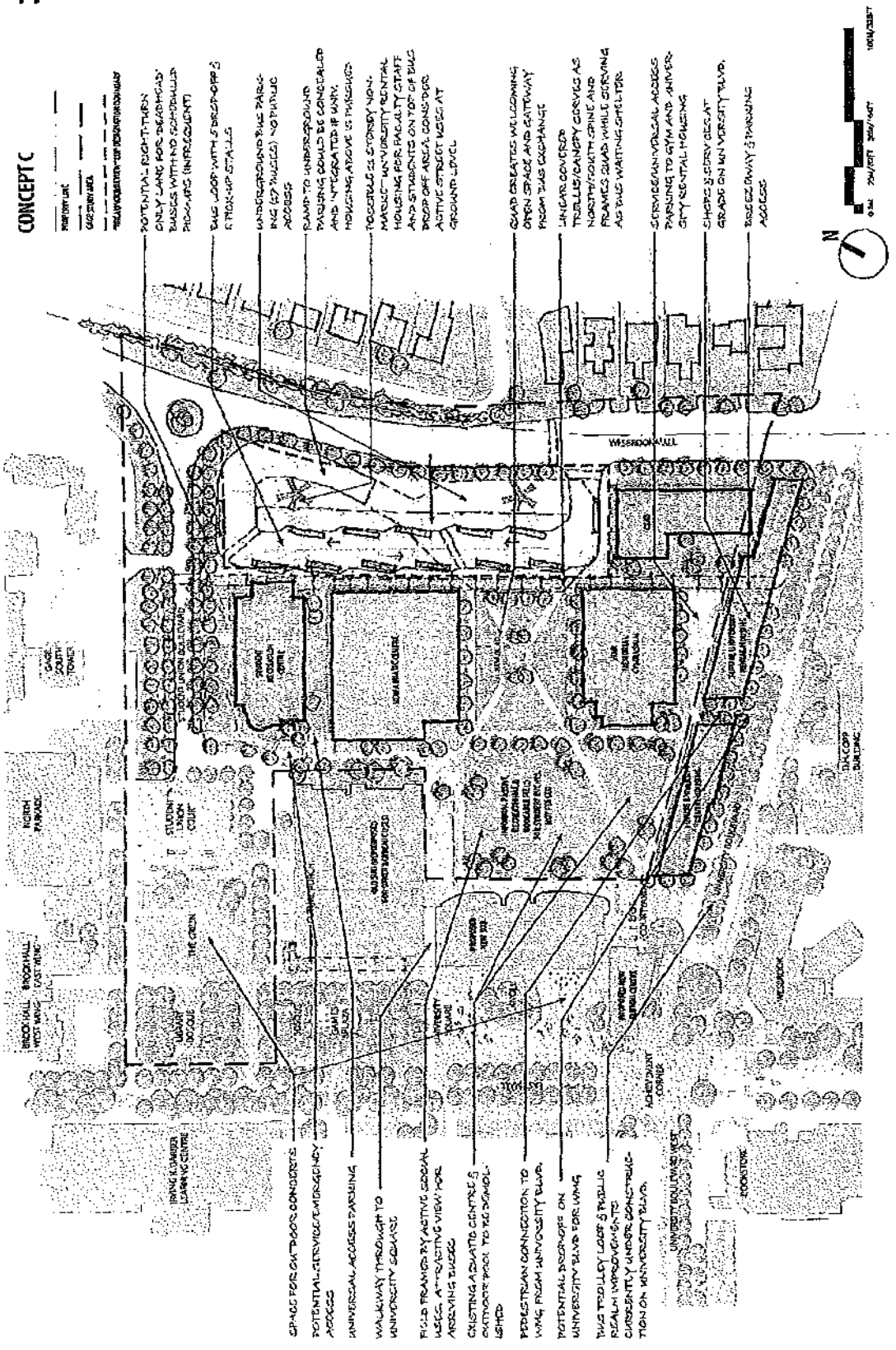
appendices

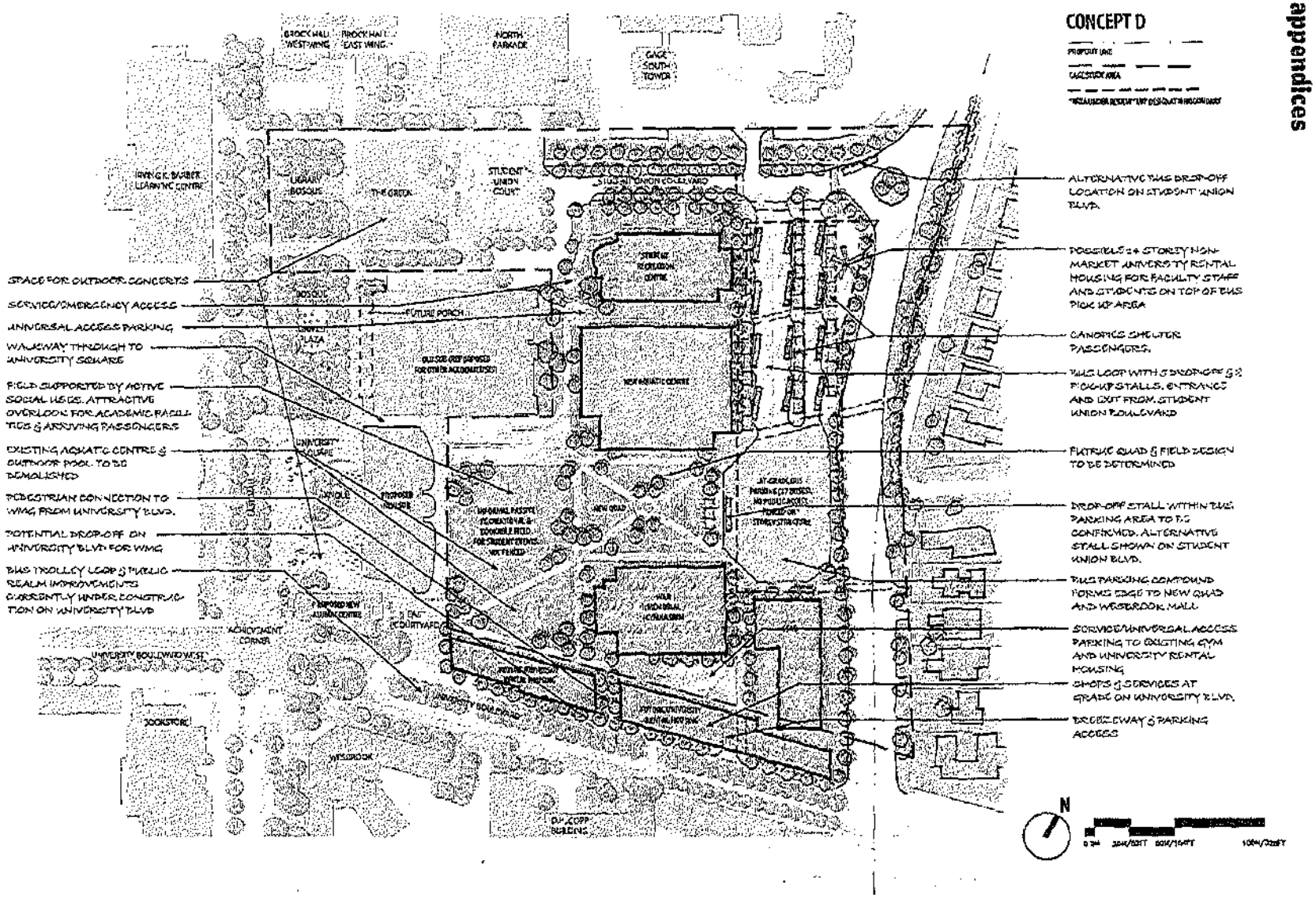
appendices


CONCEPT A
UNIVERSAL ACCESS PARKING TO AQUATIC CENTRE
POSSIBLE 4-5 STOREY NON-MARKET UNIVERSITY RENTAL HOUSING FOR FACULTY STAFF AND STUDENTS, CREATING AN ACTIVE STREET EDGE ALONG WESBROOK MALL
PEDESTRIAN AXIS LINKS BUS DROP-OFF, GREEN SPACE & WALKWAY BETWEEN OLD & NEW GMS
CANOPIES ON NEW BUILDING SHELTERS PASSERSBYERS WINDOWS INTO AQUATIC CENTRE ACTIVATE WALKWAY
BUS LOOP WITH SHORT-TERM DROP-OFF & ON STREET DROP-UP STALLS
POTENTIAL PEDESTRIAN BRIDGE FROM WAR MEMORIAL GYM TO FIELD
RAMP TO UNDERGROUND BUS PARKING
SERVICE/UNIVERSAL ACCESS PARKING
STAIRS & SEATING AT GRADE ON UNIVERSITY BLVD.
BASSETT WAY & PARKING ACCESS
N
WESBROOK MALL
STUDENT UNION COURT
NORTH PARKADE
BROCKHALL WESTWING
BROCKHALL EASTWING
LIBRARY ANNEX
THUNDERBIRD ARENA
STAIRS FOR OUTDOOR CONCERTS
POTENTIAL SERVICE AND/OR EMERGENCY ACCESS
WALKWAY THROUGH TO UNIVERSITY GRAVES
FIELD FRAMED BY ACTIVE SOCIAL AREAS ATTRACTIVE VIEW FOR ARRIVING GUESTS
BUS PARKING UNDER FIELD (UP TO 6 BUSES) NO PUBLIC ACCESS
EXISTING AQUATIC CENTRE & OUTDOOR POOL TO BE DEMOLISHED
PEDESTRIAN CONNECTION TO WAR MEMORIAL GYM
POTENTIAL DROP-OFF ON UNIVERSITY BLVD FOR WMG
BUS TROLLEY LOOP & PUBLIC REALM IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION ON UNIVERSITY BLVD
UNIVERSITY BOULEVARD
ACADEMY CORNER
BOOKSTORE
IRVING K. BARBER LEARNING CENTRE
CHAN CENTRE


CONCEPT B
N
SERVICING/EMERGENCY & UNIVERSAL ACCESS PARKING
NEW AQUATIC CENTRE ACTIVATES WEST END OF WOODWARD MALL AS A GATEWAY BUILDING
POTENTIAL DROP-OFF/ PARKING TO NEW AQUATIC CENTRE ALONG WOODWARD MALL OR STUDENT UNION BLVD.
PEDESTRIAN AXIS LINKS BUS ARRIVALS TO GREENSPACE & WALKWAY BETWEEN OLD & NEW GMS
CANOPIES FOR PASSENGERS. ALSO HELP WAYFINDING AS ORIENTATIONAL ELEMENTS
BUS LOOP WITH 6 BAYS DROP-OFF & 8 PICK-UP SPACES
GOLD MSC PLANTING AT ENTRANCE AS A FEATURE
POSSIBLE 10 STOREY NON-MARKET UNIVERSITY RENTAL HOUSING FOR FACULTY, STAFF AND STUDENTS, INCLUDING OVER BUS LOOP & AT GRADE EITHER SIDE
SERVICE/UNIVERSAL ACCESS PARKING TO EXISTING GYM AND FUTURE UNIVERSITY HOUSING
CHOICE OF CROSSING AT GRADE OR UNIVERSITY BOULEVARD
BOULEVARD PARKING ACCESS
STUDENT UNION BLVD.
UNIVERSITY BLVD.
SPACE FOR OUTDOOR CONCERTS
WALKWAY THROUGH TO UNIVERSITY SQUARE
AT-GRADE BUS PARKING FACILITY
EXISTING AQUATIC CENTRE & OUTDOOR POOL TO BE DEMOLISHED
PEDESTRIAN CONNECTION TO WMC FROM UNIVERSITY BLVD.
POTENTIAL BRIDGE(S) ON UNIVERSITY BLVD FOR WMC
BUS TROLLEY LOOP & PUBLIC REALM IMPROVEMENTS
SUBSEQUENTLY UNDERGROUNDING TION ON UNIVERSITY BLVD.

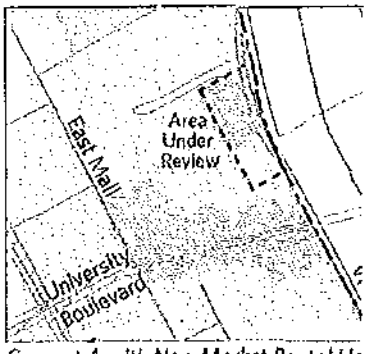
appendices


CONCEPT C
N
WISEMAN MALL
THE GREEN
UNIVERSITY SQUARE
UNIVERSITY BOULEVARD WEST
BOOKSTORE
WESBROOK

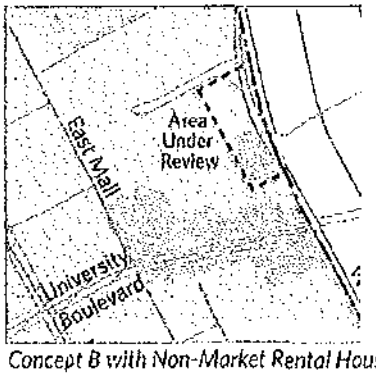

CONCEPT D
PROPERTY LINE
EASEMENT AREA
BROCK HALL WEST WING
BROCK HALL EAST WING
NORTH PARKADE
GAGE SOUTH TOWER
IRVING K. BARBER LEARNING CENTRE
LIBRARY BOSQUE
THE GREEN
STUDENT UNION COURT
STUDENT UNION BOULEVARD
STUDENT RECREATION CENTRE
BOSQUE
FUTURE PORCH
UNIVERSITY PLAZA
OUTSIDE USE IMPOSED FOR OTHER ACCOMMODATION
NEW AQUATIC CENTRE
UNIVERSITY VILLAGE
PROPOSED HOUSING
NEW QUAD
AT GRADE LOT PARKING FOR 177 VEHICLES, NO PUBLIC ACCESS. PLANNED ON 3 STOREY STRUCTURE
UNIVERSITY BOULEVARD WEST
BOOKSTORE
WESTBROOK
DROP-OFF
SPACE FOR OUTDOOR CONCERTS
SERVICE/EMERGENCY ACCESS
UNIVERSAL ACCESS PARKING
WALKWAY THROUGH TO UNIVERSITY SQUARE
FIELD SUPPORTED BY ACTIVE SOCIAL USES. ATTRACTIVE OVERLOOK FOR ACADEMIC FACILITIES & ARRIVING PASSENGERS
EXISTING AQUATIC CENTRE & OUTDOOR POOL TO BE DEMOLISHED
PEDESTRIAN CONNECTION TO WMC FROM UNIVERSITY BLVD.
POTENTIAL DROP-OFF ON UNIVERSITY BLVD FOR WMC
BUS TROLLEY LOOP & PUBLIC REALM IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION ON UNIVERSITY BLVD
ALTERNATIVE BUS DROP-OFF LOCATION ON STUDENT UNION BLVD.
POSSIBLE 3-4 STOREY NON-MARKET UNIVERSITY RENTAL HOUSING FOR FACULTY STAFF AND STUDENTS ON TOP OF BUS PICK UP AREA
CANOPIES SHELTER PASSENGERS.
BUS LOOP WITH 3 DROP-OFF & 2 PICK-UP STALLS. ENTRANCE AND EXIT FROM STUDENT UNION BOULEVARD
FUTURE QUAD & FIELD DESIGN TO BE DETERMINED
DROP-OFF STALL WITHIN BUS PARKING AREA TO BE CONFIRMED. ALTERNATIVE STALL SHOWN ON STUDENT UNION BLVD.
BUS PARKING COMPOUND FORMS EDGE TO NEW QUAD AND WESTBROOK MALL
SERVICE/UNIVERSAL ACCESS PARKING TO EXISTING GYM AND UNIVERSITY RENTAL HOUSING
SHOPS & SERVICES AT GRADE ON UNIVERSITY BLVD.
BROADWAY & PARKING ACCESS
N

appendices

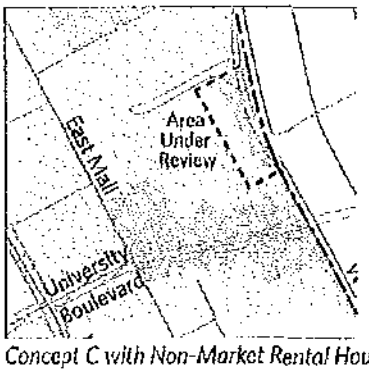
Land Use Designation Maps



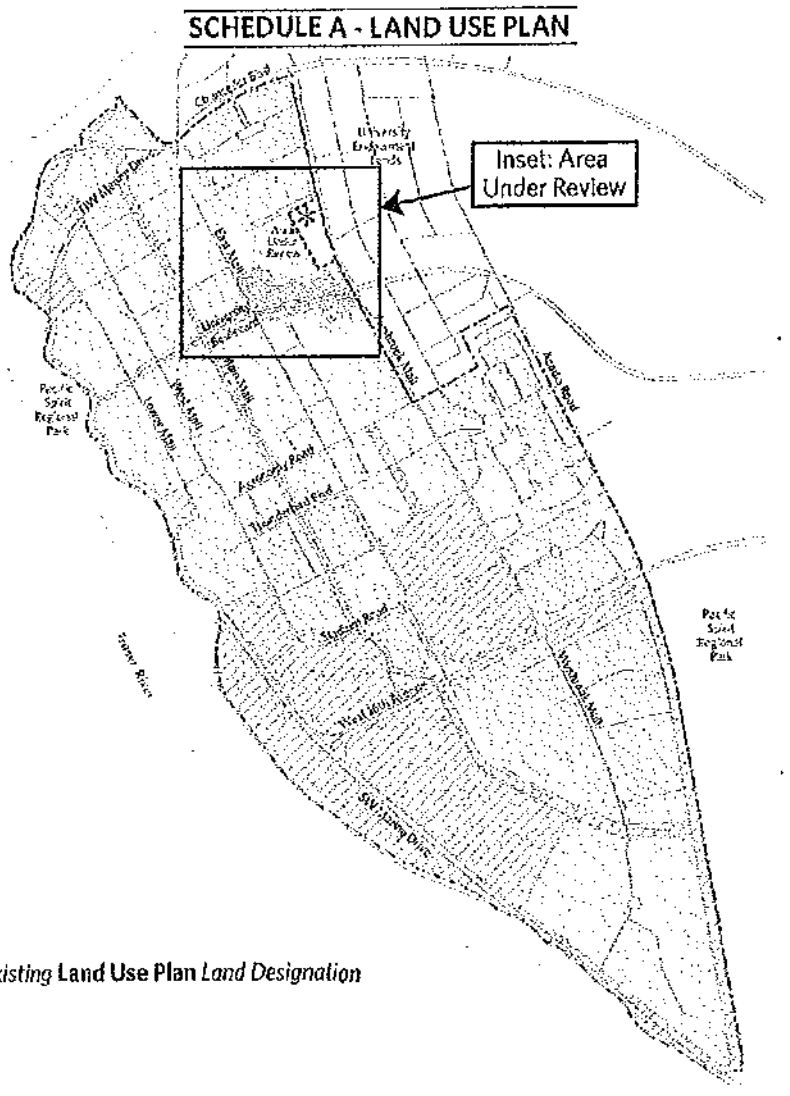
Concept A with Non-Market Rental Housing



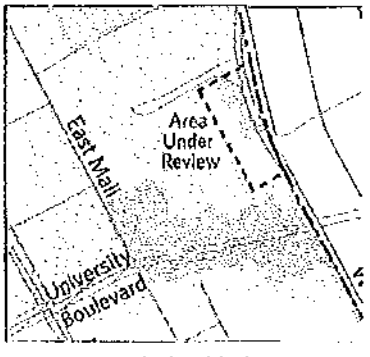
Concept B with Non-Market Rental Housing



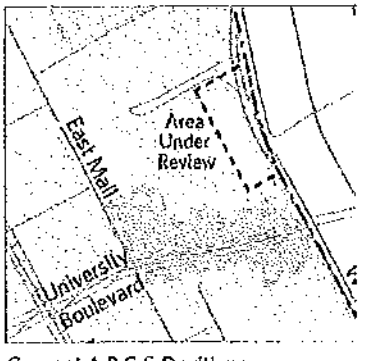
Concept C with Non-Market Rental Housing



Existing **Land Use Plan** *Land Designation*



Concept D with Non-Market Rental Housing



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

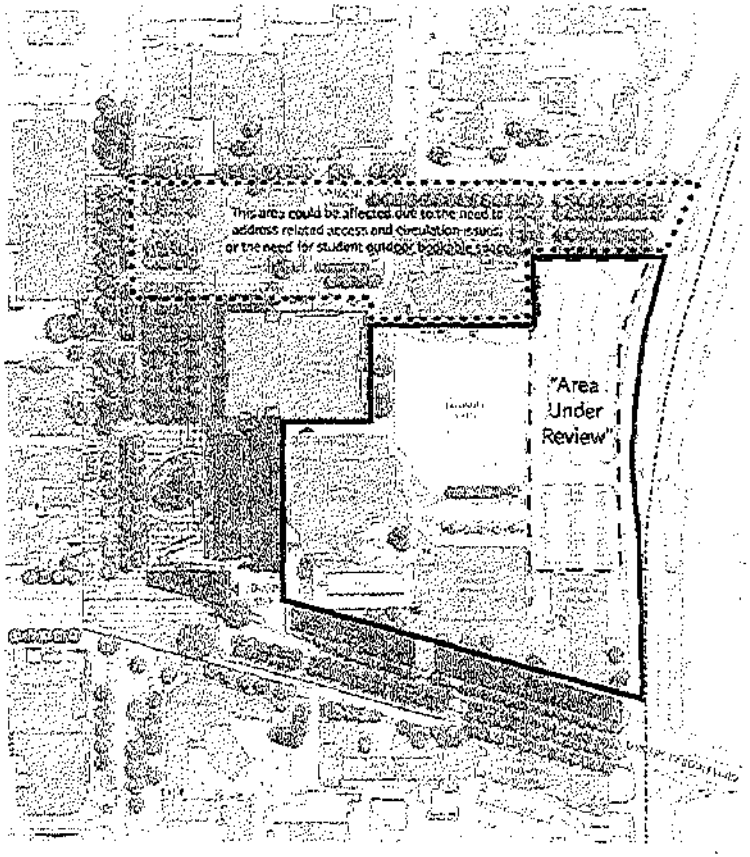
Legend

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

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.

Appendix B

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.**

- 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. Ubyssey, 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.

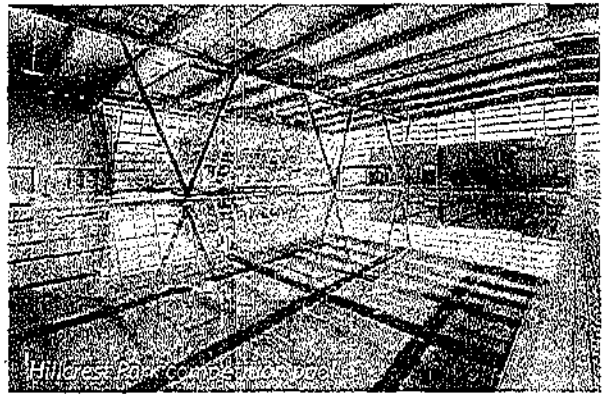
A more detailed summary of what we heard during Phase 1 is available at the registration desk and online at www.planning.ubc.ca/gagesouth.

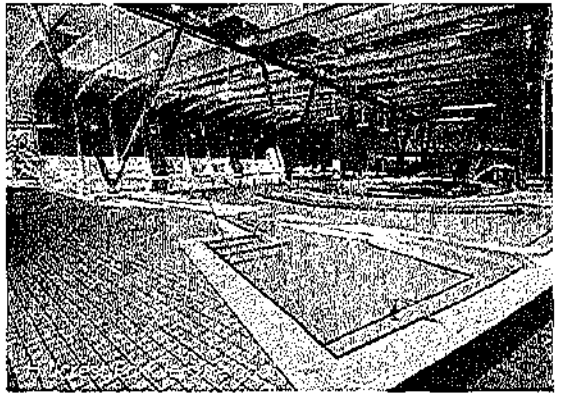
6a The New UBC Aquatic Centre

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.

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

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





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.**

6b 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.

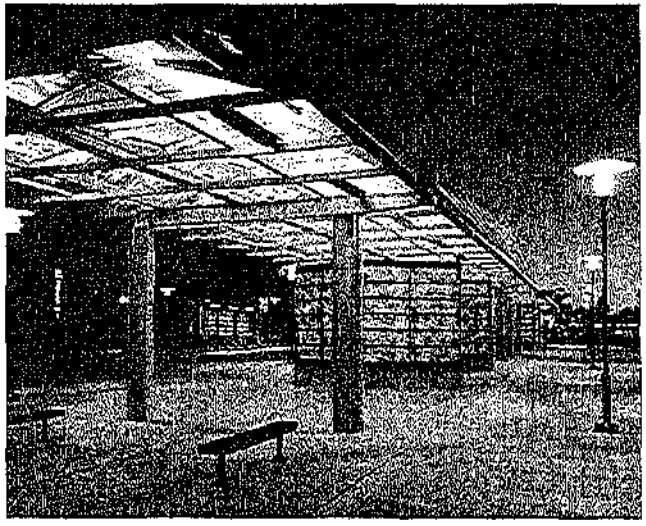
The request to revisit the 'renovate and expand' option of UBC's existing aquatic facilities, and follow up discussion raised some excellent points about elements of the existing aquatic centre that should be retained in a new facility (e.g. inclusion of mezzanine seating instead of pool deck seating).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

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).

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.**

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

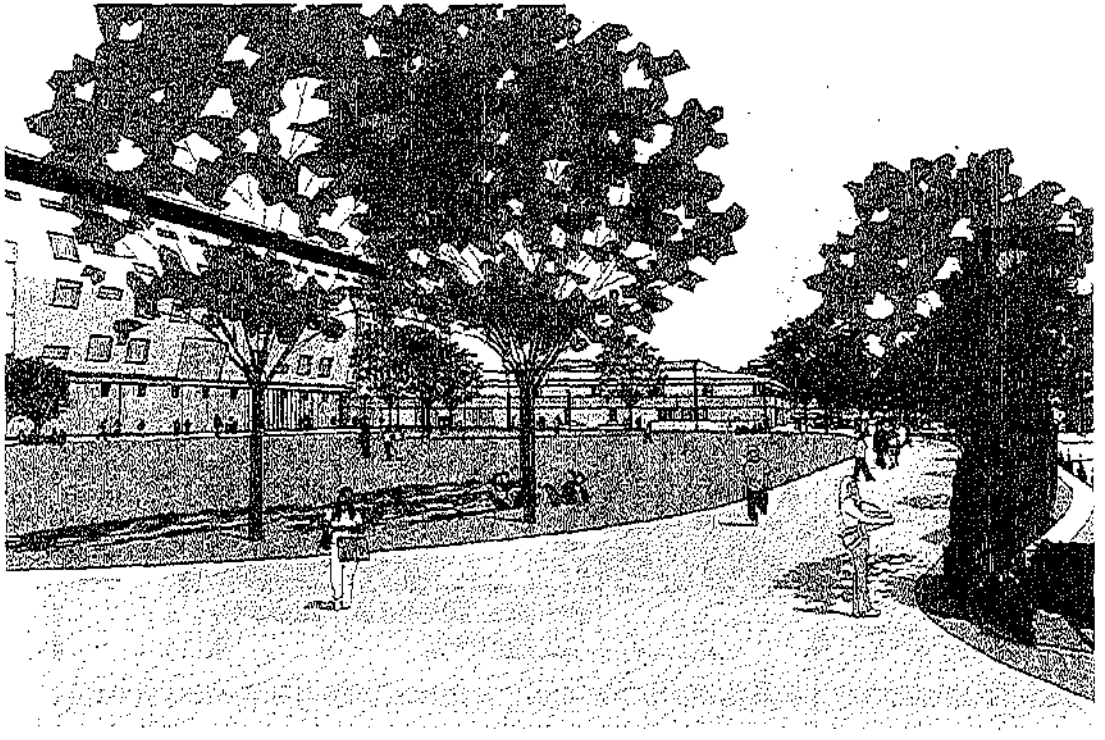
UBC and Translink have confirmed the feasibility of the proposed layout and an agreement in principle for cost sharing has been reached, subject to approval of the proposed layout by the Board of Governors. Subsequent definitive agreements will be negotiated to fully define project funding, design and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

Image courtesy of VIA Architecture

8 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

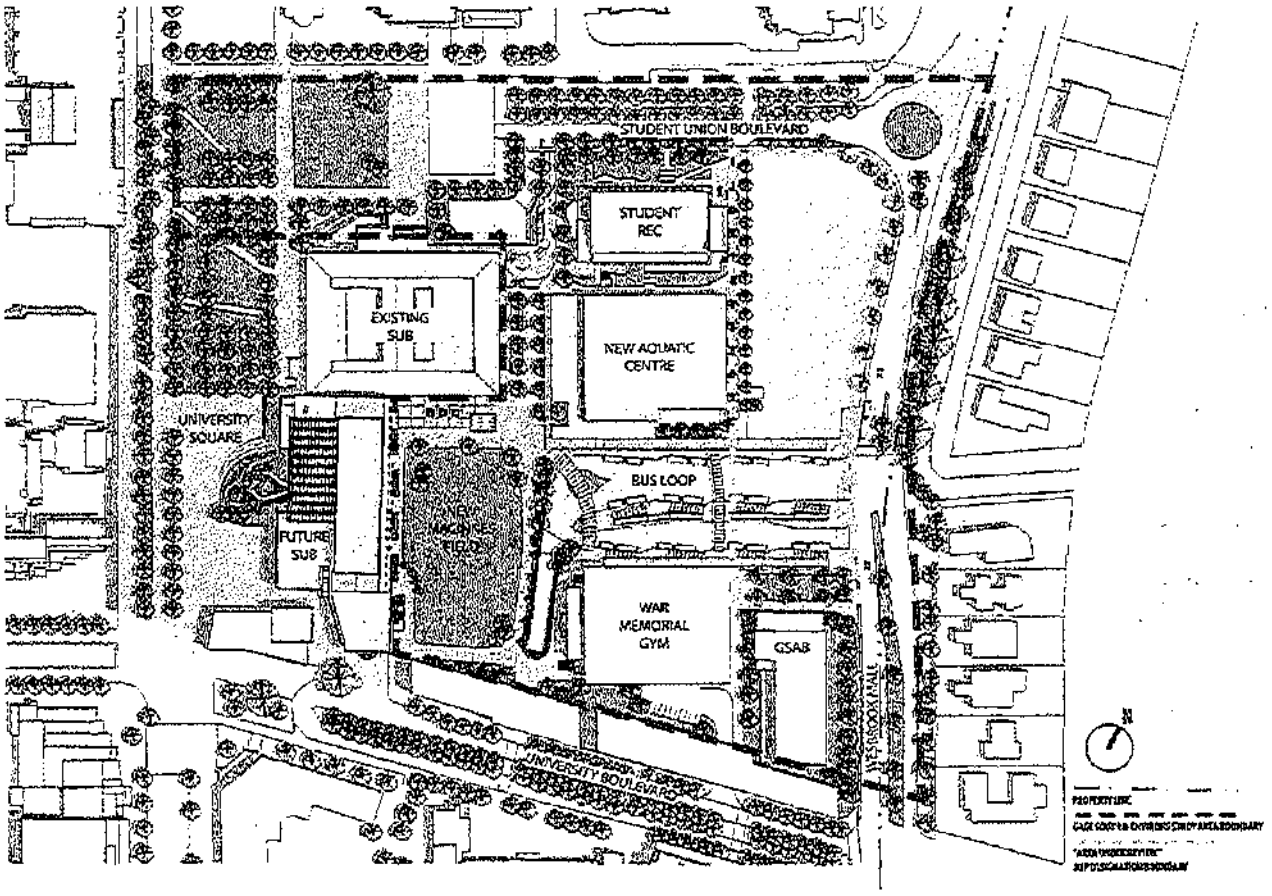
In the proposed layout, new open bookable recreational space will be located on the site of the current aquatic centre, closer to the centre of campus. **The new open space will be a similar size to the existing MacInnes Field and will have improved drainage and lighting.**

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.

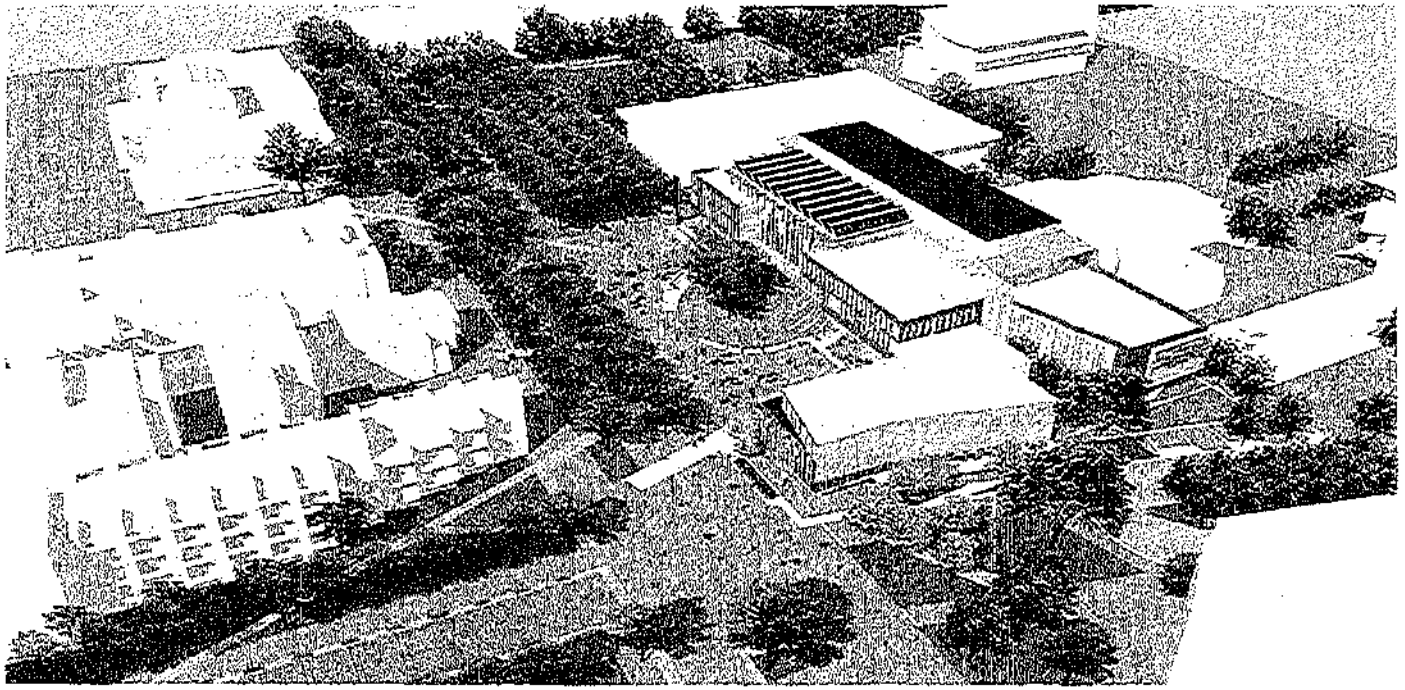
The proposed layout places the new aquatic centre on the existing MacInnes Field, the new MacInnes Field on the site of the old aquatic centre, and introduces an east-west oriented bus loop bringing passengers closer to the centre of campus. Buses would enter and exit from Wesbrook Mall and the bus parking 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 Smallenberg

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.

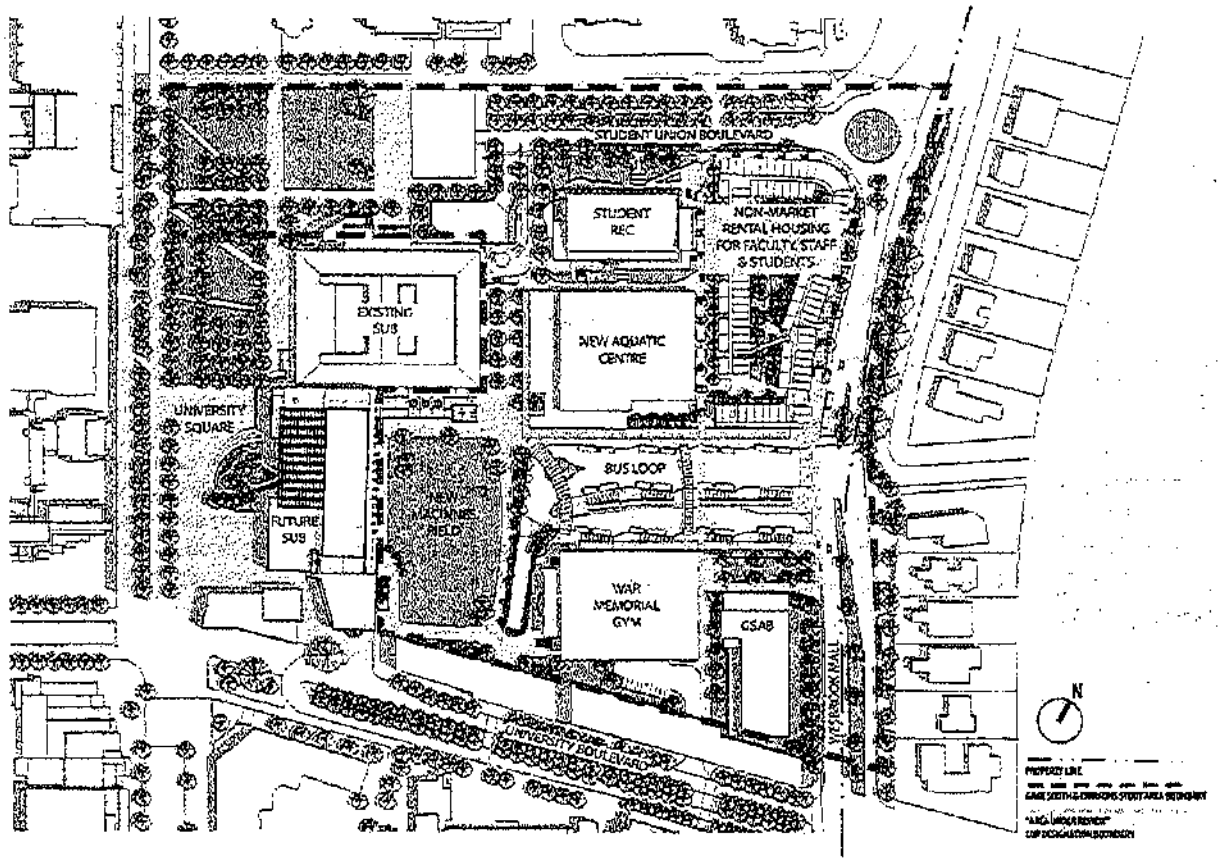
The public consultation results also showed that there is some support for providing faculty, staff and students with the opportunity to live closer to the centre of campus and for having sufficient population year-round to support shops and services. If given the opportunity, more respondents said they 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.

12a 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.'

12b 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.

13a

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

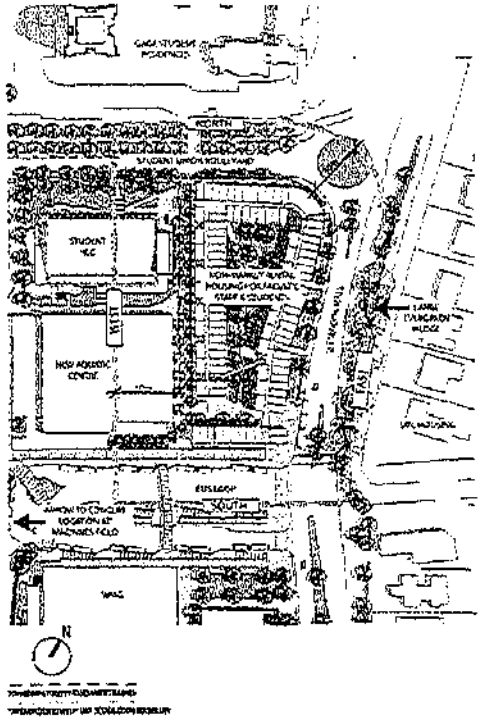
An independent noise study was commissioned to measure existing noise levels in the area, to predict future noise, and to recommend whether these levels would be incompatible with non-market rental housing for faculty, staff and students in the 'Area Under Review'.

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.



13b 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 Wesbrook Mall by eliminating public access and parking in the area, and by removing approximately 750 bus trips per day from that section of Wesbrook 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.

13c 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)	• Student Union Boulevard • Gage Towers (58m)	• Bus Loop • Concerts (2/year until 9pm) on MacInnes Field (112m)	• Wesbrook Mall • Hedge east side Wesbrook • UEL homes (60-65m)	• Student Rec Centre (SRC) • New Aquatic Centre(AC)
Possible compatibility issues to test				
Noise	• Traffic on Student Union Blvd. • Pedestrian voices	• Buses coming & going 6:15 to 1:00 a.m. daily • Queuing passenger voices • Concert noise	• Traffic on Wesbrook	• Participants at SRC & AC events • Rooftop mechanical noise • Service deliveries in east Mews
Privacy + Views	• Overlook from towers	• Bus loop aesthetic • Passersby looking in	• Passersby looking in	• View of AC/SRC frm units • Passersby looking in
Lights	• Street lights	• Bus loop lighting	• Street lights	• Emergency lighting around SRC & AC • Lighting along service/ pedestrian Mews
Traffic	• Volume/capacity	• Bus loop volume	• Changes/disruptions on Wesbrook due to volume	• Impacts to existing Service access to SRC
Compatability 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?

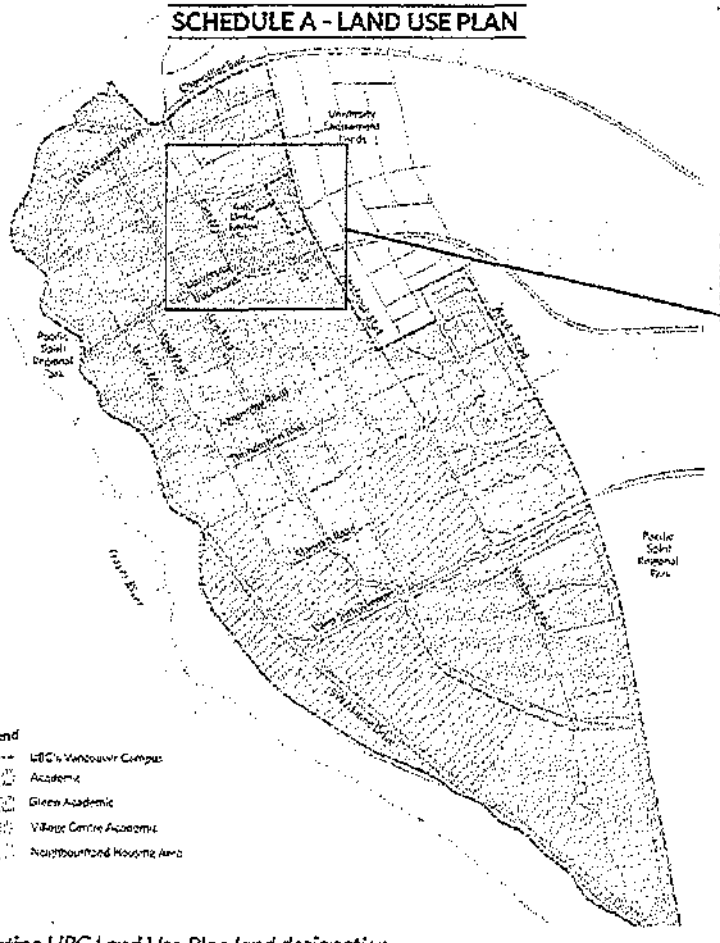
If non-market rental housing for faculty, staff and students were to go in Gage South 'Area Under Review', would you support establishing a panel made up of the VP Finance, Resources and Operations, the VP Students, and the VP External, Legal and Community Relations to resolve noise conflicts between 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?

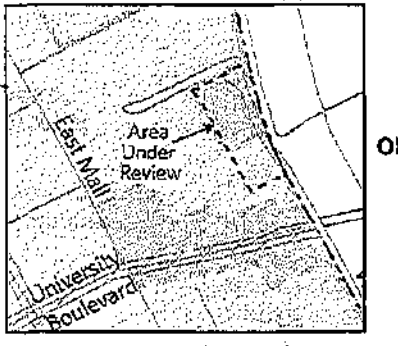
15 Non-market Rental Housing

Land Use Designations



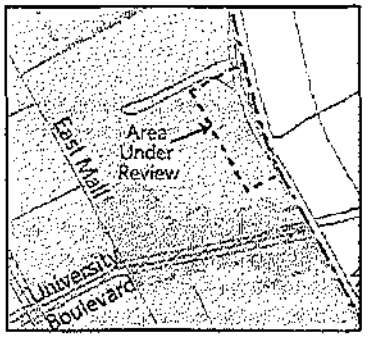
Existing UBC Land Use Plan land designation.

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.



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'.

OR

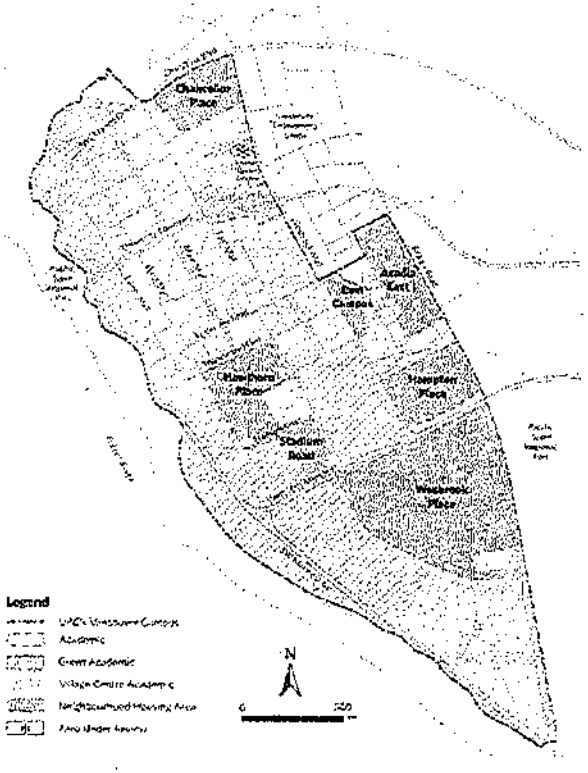


If no non-market rental housing for faculty, staff and students is placed in the Gage South 'Area Under Review', the land use designation would be 'Academic' as pictured above.

16 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	Gage South Capacity
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.

17

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 *Land Use Plan* 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 *Land Use Plan* 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.*

Proposed Land Use Plan Amendments:

1. Re-designate, and adjust labeling for the "Area Under Review" on maps Schedules A, B, and C of the Land Use Plan, to reflect "Academic" use. Adjusted maps shown attached.

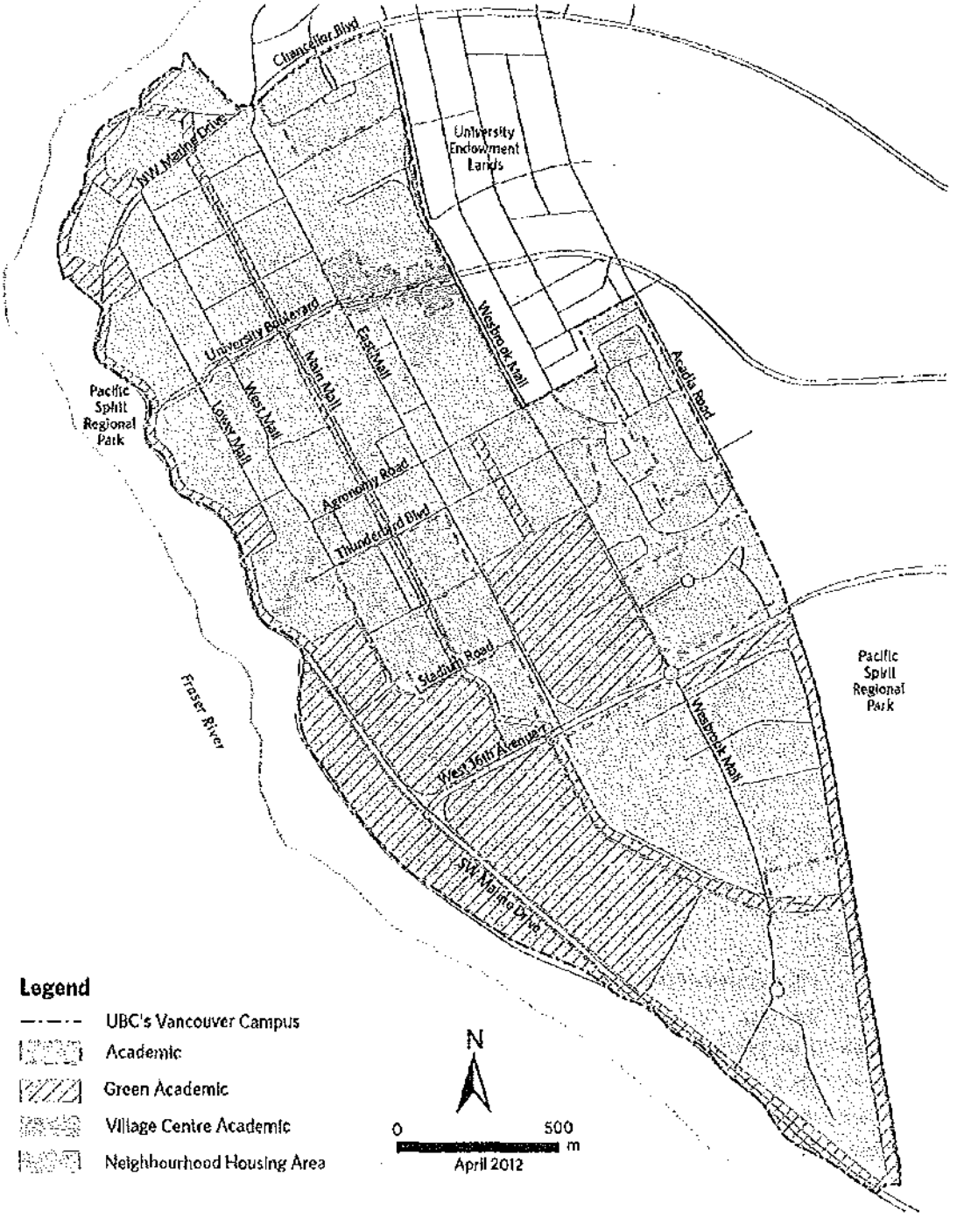
2. Delete Section 4.1.7 Area Under Review.

3. Insert the following new wording after Section 5.1.3:

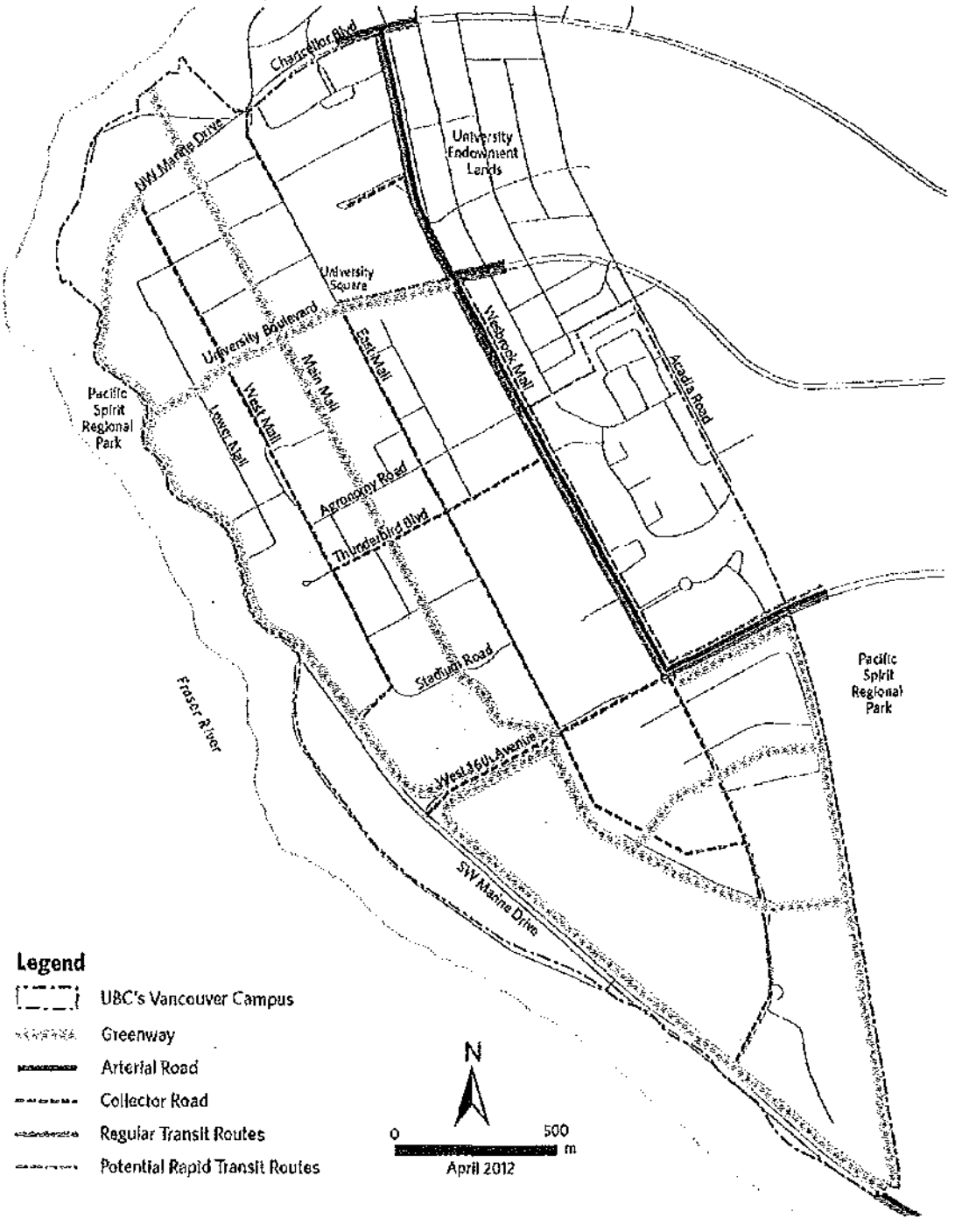
   "Section 5.1.4 Neighbourhood Distribution

   "The UBC Board of Governors adopted residential floor space allocations for neighbourhoods on campus to ensure a future population that would support a sustainable community and to transfer the floor space that would have been accommodated on the UBC Farm and other areas to new neighbourhoods (see Land Use Plan Next Steps: Neighbourhood Distribution Report, April 2011 to Board of Governors). Achieving these floor space allocations is essential to UBC's academic mission, student housing goals, faculty and staff housing goals, endowment value and sustainable community goals. All residential floor space not achieved in these neighbourhoods will be located to different parts of campus in future."

SCHEDULE A - LAND USE PLAN



SCHEDULE B - ACCESS ROADS AND TRANSIT



List of Supporting Materials
UBC Land Use Plan Ministerial Package Outline

1. Summary cover memo

2. Land Use Plan with amendments black line changes approved by the Board of Governors
    a. *Attachment:* amendments approved by the BOG
    b. *Attachment:* clean copy of amended sections of the Land use Plan

3. Memo re: description of the planning process leading to the recommended land use plan amendments

4. Consideration memo/description of the consultation process
    a. *Attachment:* Consultation Report and Public Hearing Record
    b. *Attachment:* Summary table of agency comments and agency letters
    c. *Attachment:* Description of the Public Hearing notification process (evidence of meeting all the requirements e.g. copies of ads, pictures of signs and maps of locations, order for postal drop, list of letters mailed to assessment contacts, the assessment roll).

5. Memo re: Musqueam engagement
    a. *Attachment:* correspondence

University of British Columbia

Gage South 'Area Under Review'

CONSIDERATION MEMORANDUM OF CONSULTATION INPUT

Campus and Community Planning
May 15, 2012

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1.0 MEMO PURPOSE AND STRUCTURE

UBC committed to producing a Consideration Memo, demonstrating how the consultation input from Phase 1, 2 and from the Public Hearing was considered in developing the proposed amendments to the UBC Land Use Plan. The production of a Consideration Memo exceeds best practices in land use planning consultation processes.

This memo has the following structure. The first section, **Background**, provides an overview and description of the process. Descriptions of how the consultations were conducted are found in the **Summary of Consultation and Outreach Process**. The input, and its consideration by UBC, is found in the **Consideration Memorandum of Public Input Received** sections. These sections present feedback received by phase and include UBC's consideration of each issue or concern. The Appendices provide earlier consultation documents and a more detailed listing of some of the consultation inputs.

2.0 BACKGROUND

UBC is committed to building a model university community that is vibrant, livable and sustainable, and which supports and advances our academic mission. UBC's Land Use Plan sets out the vision and direction for the development of UBC campus based on the principles of sustainable community development and smart growth. An excerpt from the Land Use Plan states:

> *Through future planning initiatives associated with this Land Use Plan, a special university community will evolve through innovation, renewal, and quest for excellence based on experimentation and demonstration. It will be a diverse and stimulating place for living, working and learning in harmony with the environment (page 6, Section 3.1).*

During the UBC Land Use Plan amendment process in early 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 categorized it as an 'Area Under Review'.

2.1 The 'Area Under Review'

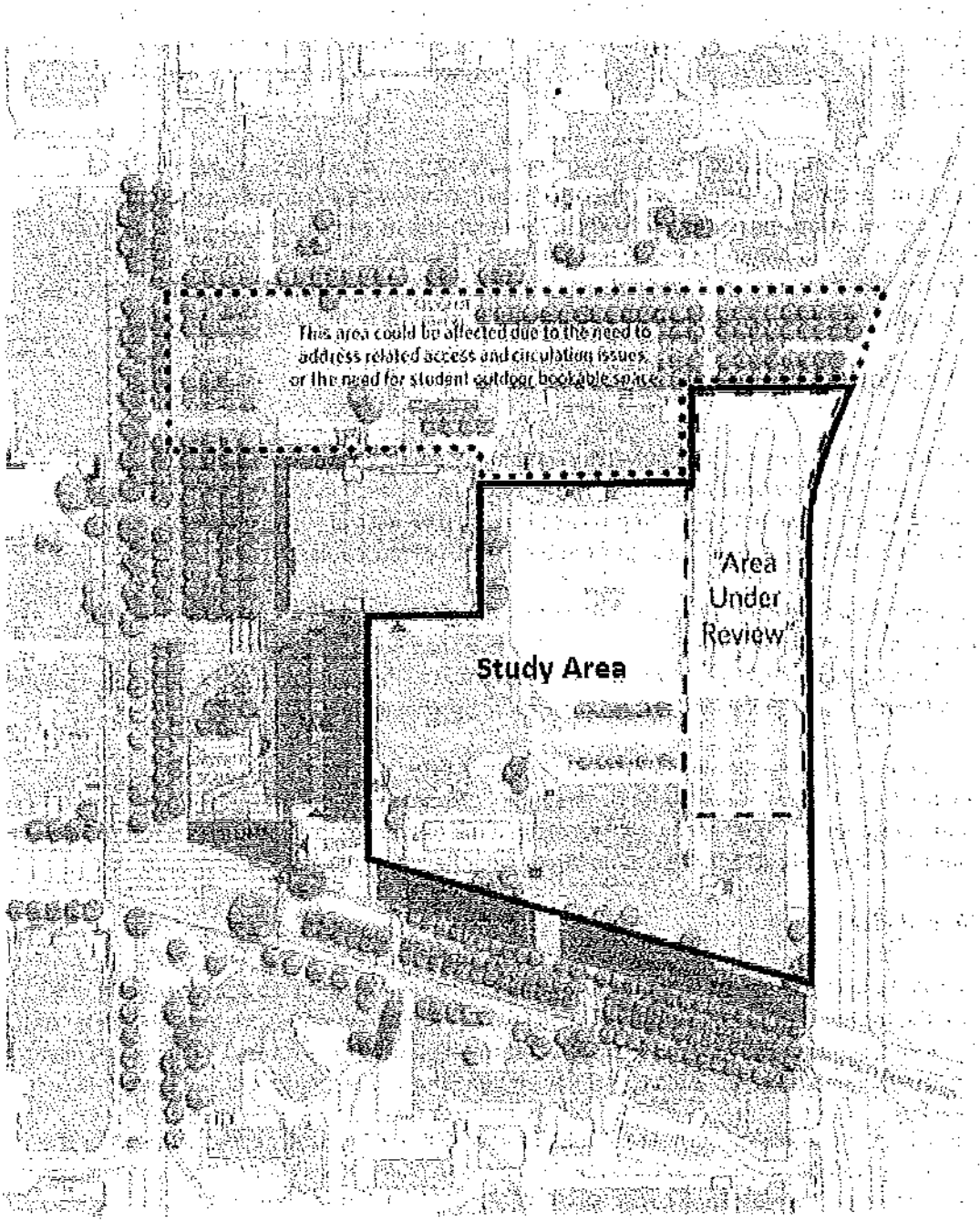
During the UBC Land Use Plan amendment process in 2010, students expressed concern over future land use for the former Gage South Neighbourhood area as non-market rental housing for faculty, staff, and students. In response, UBC recognized the request to revisit the area's future land use in an updated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

Prior to resolving how the Gage South 'Area Under Review' will be used, UBC needed to consider the uses of the academic lands adjacent to this area. As such, UBC undertook a comprehensive technical review and consultation process for a larger 'Study Area'.

Within the 'Study Area', various academic program demands needed to be considered and balanced. In addition to the 'Area Under Review,' the larger study area includes:

- A new aquatic centre

- A transit diesel bus facility
- An open air bookable recreational space for student events (like MacInnes Field)



3.0 GAGE SOUTH + ENVIRONS WORKING GROUP

A Gage South + Environs Working Group worked collaboratively throughout the planning process to address the land use demands in the larger 'Study Area'. The Working Group included representatives from the following key stakeholders:

- Students (graduate and undergraduate)
- UBC Athletics and Recreation
- TransLink
- University Neighbourhoods Association (UNA)
- University Endowment Lands (UEL), and
- Other internal representatives from UBC departments.

The Working Group members assisted 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. They 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 Under Review'.

The Working Group met on the following dates to discuss land uses for the Gage South + Environs area:

- February 3, 2011
- May 12, 2011
- August 25, 2011
- September 15, 2011
- October 6, 2011
- October 20, 2011
- November 3, 2011
- December 15, 2011
- February 9, 2012
- February 17, 2012
- February 23, 2012
- March 8, 2012[1]

The Working Group is committed to transparency; meeting notes have been made available on the Campus + Community Planning website: www.planning.ubc.ca/gagesouth.

4.0 SUMMARY OF CONSULTATION AND OUTREACH PROCESS

In this section, the purpose of consultation, the processes that were used and numbers of participants, and the outcomes are described.

[1] March 8th meeting record reported in the April 3rd Board of Governors report "Final Plan for Gage South & Environs and Referral of Related Land Use Plan Amendments to Public Hearing" available on the Board of Governors website.

4.1 Consultation Timeline

The Gage South + Environs public consultation process included multiple opportunities for community and stakeholder input.

- November 15th – 29th, 2011 – Phase 1 Public Consultation
- February 27th – March 7th, 2012 – Phase 2 Public Consultation
- April 25th, 2012 – Public Hearing

4.2 Phase 1 Public Consultation

The purpose of the first phase of public consultation was to present four possible concepts of how the elements within Gage South could be laid out and gathered feedback on trade-offs and preferences on elements in each concept and across concepts. Each layout included the possibility of including non-market rental housing for faculty, staff and students in the 'Area Under Review'.

The first phase of Gage South + Environs public consultation took place between November 15th and 29th, 2011. This phase included two public workshops on November 24th and an online questionnaire.

Notification of Phase 1 of the consultation process was provided to nearly 70,000 contacts through the following print advertisements and online distribution channels:

- The Ubyssey on November 14th (Circulation 12,000)
- The Vancouver Courier on November 16th (Circulation 45,000)
- C+CP e-newsletter and Gage South-specific email to C+CP email distribution list on November 18th (Circulation 1,500 x 2)
- UNA e-newsletter on November 10th, 17th and 24th (Circulation 1,500 x 3)
- UEL newsletter on November 3rd and poster delivered to residences (Circulation 1593 residences)
- C+CP website events calendar
- C + CP website hits to /gagesouth (over 370 unique page views)
- C+CP Twitter and Facebook pages (reaching over 1,900 contacts)
- an informational Gage South & Environs video posted to YouTube with over 1,200 views. The video was also featured on the front page of ubc.ca.

Stakeholder outreach initiatives to promote public consultation included:

- 165 communications e-toolkits were sent to Student Services, SHHS, Athletics and Recreation, UBC faculties, alumni and faculty emeriti, UBC unions and student clubs. The toolkit included web copy, Twitter update copy, a link to the YouTube video and a link to the Gage South portion of C+CP's website.
- 15 one-on-one stakeholder engagement meetings with various groups (e.g. undergraduate societies, emeriti, Unions, and SHHS)
- Residence hall information booths set up in the Totem, Vanier and Gage areas
- 36 campus businesses were notified of the consultation and provided notices to post
- The AMS distributed 1,000 flyers

As a result of the above notification and outreach, participation in Phase 1 was as follows:

- 215 questionnaires were submitted
- 41 letter submissions were received
- 1 petition on behalf of 2,159 members of the campus community was received
- A combined total of 45 people attended the workshops held on November 24th

To see how the feedback from Phase 1 was considered, please see Section 5.0.

4.3 Phase 2 Public Consultation

Phase 2 allowed 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 was undertaken to address feedback and concerns identified in Phase 1, and in Phase 2 no decision had yet been made on placing non-market rental housing for faculty, staff and students within the Gage South 'Area Under Review'.

The second phase of the Gage South + Environs public consultation took place from February 27th to March 7th, 2012. This phase included a public open house held on March 1st, and an online questionnaire.

Notification of Phase 2 was provided to over 145,000 contacts about the opportunities to provide feedback through the following print advertisements and online distribution channels:

- The Vancouver Courier (west side edition) on February 17th and February 24th (Circulation, 2 x 49,000)
- The Ubyssey on February 16th and February 27th (Circulation, 2 x 12,000)
- Campus Resident on February 20th (Circulation, 10,000)
- UNA E-Newsletter on February 16th, 23rd and March 1st (Circulation, 3 x 1,500)
- UEL Distribution on February 27th (200 flyers to single family homes in area A of the UEL)
- C+CP e-newsletter February 15th (Circulation, 1,500)
- 243 views of the updated Gage South YouTube video
- 5,149 Twitter and Facebook users reached ('Gage South Consultation' and 'Gage South Survey')
- 230 unique page views to /gagesouth

Stakeholder outreach initiatives to promote public consultation in Phase 2 included:

- Distributing 173 communications e-toolkits to campus stakeholders. The e-toolkits were sent to Student Services, SHHS, Athletics and Recreation, UBC faculties, alumni and faculty emeriti, UBC unions and student clubs. The toolkit included web copy, Twitter update copy, a link to the YouTube video and a link to the Gage South portion of C+CP's website.

In Phase 2, participation was as follows:

- 836 questionnaires were submitted
- 7 letter submissions were received

- 80 people attended the Public Open House on March 1st

To see how the feedback from Phase 2 was considered, please see Section 6.0.

4.3.1 Public Opinion Polling

Phase 2 also included public opinion polling of three university samples (students, faculty and staff) and two general population samples (residents of the on-campus neighbourhoods and residents of the University Endowment Lands). Between March 1 and 11th, 2012, Mustel Group, an independent, professional opinion and market research firm, conducted a total of 690 telephone interviews, with:

- 155 students
- 151 faculty
- 150 staff
- 150 campus neighbourhood residents
- 84 University Endowment Lands (UEL) residents

The purpose of the polling was to ask respondents what their level of support was for building non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review', as well as test several proposed measures that would mitigate compatibility concerns, such as noise. UEL residents (as an affected area adjacent to Gage South + Environs) were further asked their opinion regarding the new diesel bus loop and proposed new Aquatic Centre that are planned for the area.

The polling revealed the following:

- Based on anything they may have seen or heard, 57% of respondents expressed support for building non-market rental housing for faculty, staff and students in the Gage South + Environs area.
- When looking at the student sample, 10% of students strongly supported non-market rental housing for faculty, staff and students in the Area Under Review, and 48% somewhat supported it.
- Each of the four measures described to respondents, designed to address concerns regarding noise conflict, were found to increase the likelihood of support for building the rental housing among the majority of respondents.
- If plans changed with regards to the Gage South + Environs area, opinion is divided over the proposal to shift the housing density to the Acadia neighbourhood, with 42% in support and 45% opposed.
- Among those opposed to shifting the housing density to the Acadia neighbourhood, no clearly favoured alternative location is identified. Overall, about half of all UEL residents make use of the temporary diesel bus loop once a month or more, with about one-third using the Aquatic Centre often. The large majority of residents of the UEL feel that upgrades to these facilities would have no impact upon them (91%).
- Having heard various suggested measures for addressing noise concerns, possible alternative sites and the effects of not building anything, overall support for building non-market rental housing for faculty, staff and students in the Gage South + Environs area increases from 57% to 63%.

Detailed results from the public opinion polling are provided in Appendix C.

4.4 Public Hearing

As would be required for a municipality, the UBC Board of Governors is required to ensure a public hearing is held before amendments to the Land Use Plan are sent to the Minister for adoption.

As per the requirements of Ministerial Order M229, the following notification was provided:

- Notice was given in the April 13th and 18th editions of the Vancouver Courier, as well as the April 12th and 16th editions of the Ubyssey.
- A copy of the public hearing notice was posted on two 8' x 4' boards and strategically placed in the 'Area Under Review' so as to be visible from two entrances to the current diesel bus loop; and
- The following notice was provided to property owners and tenants in occupation of leased premises within the required area for notice:
    - 11 notices were mailed on April 10th through addressed mail
    - 10 notices were hand delivered on April 12th

Additionally, an Upcoming Events + Announcements email, including the date of the public hearing, was sent to the Campus + Community Planning e-mail distribution list on April 19th (circulation, 1,800) and the notice of public hearing was posted to the Campus + Community Planning website.

A public hearing was held on April 25th, 2012, beginning at 6:00pm. At the public hearing, 3 people spoke and 3 written submissions were received. Fifteen written submissions[2] were submitted prior to the public hearing.

Please see the Public Hearing Record for the Public Hearing minutes and written submissions.

4.5 Stakeholder Agencies

As required by subsection 40(1)(a) of the *Municipalities Enabling and Validating Act*, and Ministerial Order M229, the UBC Board of Governors determined after careful consideration that the following groups were to be consulted:

- University Neighbouhoods Association
- University Endowment Lands
- TransLink
- Ministry of Transportation and Infrastructure

As such, letters outlining the proposed amendments to the Land Use Plan were sent to the specified groups on March 12th, 2012.

To see how feedback from stakeholder groups was considered, see Section 7.1. Please see the Public Hearing Record for copies of agency letters.

[2] Sixteen written submissions were received prior to the Public Hearing but one written submission regarding relocation of the diesel bus loop was retracted at the request of the individual who made the submission.

4.6 Musqueam First Nation

Through the office of the Vice President, External, Legal and Community Relations, three letters regarding the proposed Land Use Plan amendments were sent to the Musqueam First Nation. Three formal letters were sent (March 9th, March 23rd, and April 16th) and an email from the Associate Vice President, Campus + Community Planning, was sent on April 18th, 2012.

To see how feedback from the Musqueam First Nation was considered, see Section 7.3. Please see the Public Hearing Record for a record of correspondence with the Musqueam First Nation.

5.0 CONSIDERATION MEMORANDUM OF PUBLIC INPUT RECEIVED (PHASE 1)

This section provides a detailed analysis and consideration of concerns and issues identified during Phase 1 (November 2011) of the Gage South + Environs consultation process. Feedback from Phase 2 (February-March 2012) is addressed in Section 6.0, and feedback received from the Public Hearing is addressed in Section 7.0.

The concerns expressed in the tables below are based on questionnaires submitted online or at the public workshops held on November 24th, and summarize ideas and concerns raised, how those were incorporated into the proposal presented in Phase 2, or if they were not, why they were not addressed.

Section 5.1 presents feedback from the 215 questionnaires received in Phase 1. The detailed feedback is based on the 18 questions in the questionnaire and responses to open-ended questions that received ten or more occurrences (over 5%) are included in the tables below. Only responses to questions relating to non-market rental housing for faculty, staff and students and the Gage South 'Area Under Review' are included.

Section 5.2 presents feedback received in the 41 letter submissions that is specific to non-market rental housing for faculty, staff and students and the Gage South 'Area Under Review'.

5.1 Response to Phase 1 Questionnaire Feedback

Issue	Phase 1: Feedback	Response
Non-market Rental Housing		
Preserving Gage South as a student-centric part of campus.	• 82 respondents ranked 'preserving Gage South as a student-centric area of campus' as their first choice when asked which in a series of statements about Gage South was most important to them. • When asked to rank what form of housing respondents preferred, 56 chose 'no non-market rental housing' as their first choice • 21 respondents made comments in support of preserving Gage South as a student-centric part of campus when asked what the disadvantages of placing non-market rental housing in this area would be.	Recognizing the negative feedback regarding placing non-market rental housing for faculty, staff and students in the 'Area Under Review', recommendations on whether to include university rental housing were not included in the draft plan forwarded to the Phase 2 consultation. Instead, a compatibility analysis will be prepared based on detailed technical studies of compatibility issues identified in other parts of the questionnaire and results provided in the Phase 2 consultation. The input received in Phase 2 consultation will then inform final recommendations on the use of this area for non-market rental housing for faculty, staff and students.
Placing housing between the UEL and the academic precinct	• 5 respondents ranked this as their first choice when asked which in a series of statements about Gage South was most important to them.	See response above.
Providing faculty, staff and students the opportunity to live close to the centre of campus in Gage South	• 45 respondents ranked 'providing faculty, staff and students the opportunity to live close to the centre of campus' as their first choice when asked which in a series of statements about Gage South was most important to them.	See response above.

	• 29 respondents made comments in support of placing non-market housing in Gage South when asked what the advantages and disadvantages of placing housing in this area would be. • 20 respondents ranked 'making Gage South a primarily, but not exclusively student focused area (i.e. allows for inclusion of non-market housing for faculty, staff and students) when asked which in a series of statements about Gage South was most important to them.	
Ensuring there is sufficient year-round population to support shops and businesses	• 35 respondents supported measures to ensure there is sufficient year-round population to support shops and businesses. • 17 ranked this as their first choice when asked which in a series of statements about Gage South was most important to them.	See response above.
Potential noise and other conflict between renters and students	When asked what the disadvantages of placing non-market rental housing in Gage South would be: • 47 respondents were concerned about noise conflict between students and renters if housing was placed in Gage South • 11 ranked minimizing potential conflicts between renters and student activities as their first choice when asked which in a series of statements about Gage South was most important to them.	As part of the compatibility analysis for the Area Under Review, a professional noise study will be undertaken to measure current and predicted noise that might affect the 'Area Under Review'.
Clauses in rental	The majority of respondents said they would be	Noise warning clauses would be recommended for

agreements accepting noise levels prior to tenancy and requiring acceptance from renters of the levels of noise associated with those activities before they move in	more likely to support housing if this measure was in place. • 104 respondents were likely • 52 were unlikely • 20 had no preference	inclusion in rental agreements if non-market rental housing for faculty, staff and students is approved for the 'Area Under Review'. However, recommendations on whether to pursue such housing in the 'Area Under Review' will not be made until after the public has had a chance to consider further technical compatibility analysis information in Phase 2 consultation.
Making suites small one bedrooms and studios to appeal to a younger demographic of faculty, staff and students	The majority of respondents said they would be more likely to support housing if this measure was in place. • 108 respondents were likely • 48 were unlikely • 22 had no preference	Suites would be small 1 bedrooms and studios to appeal to a younger demographic, if non-market rental housing for faculty, staff and students is approved for the 'Area Under Review'. However, recommendations on whether to pursue such housing in the 'Area Under Review' will not be made until after people have had a chance to consider further technical compatibility analysis information in Phase 2 consultation.
Equipping 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	The majority of respondents said they would be more likely to support housing if this measure was in place. • 93 of respondents were likely • 48 were unlikely • 33 had no preference	SUB plaza north could be equipped to better accommodate concerts and large events with music, if non-market rental housing for faculty, staff and students is approved for the 'Area Under Review'. However, recommendations on whether to pursue such housing in the 'Area Under Review' will not be made until after people have had a chance to consider further technical compatibility analysis information in Phase 2 consultation.

Developing a partnership with BC Housing and targeted at employees with a household income of less than $64K a year.	The majority of respondents would be more likely to support housing if this initiative were in place. • 84 respondents were likely • 60 were unlikely • 31 had no preference	Initial discussions were held with BC Housing to determine the viability of a partnership on a non-market rental project targeted to employees with a household income of less than $64,000/year, for the 'Area Under Review'. However, recommendations on whether to pursue non-market rental housing for faculty, staff and students in the 'Area Under Review' will not be made until after people have had a chance to consider further technical compatibility analysis information in Phase 2 consultation.
Height of non-market rental housing for faculty, staff and students if such use were approved and located at Student Union Boulevard and Wesbrook Mall	When asked to rank their preference for possible building heights and locations if housing proceeds in Gage South, respondents ranked building heights as follows: 1. 47 respondents ranked 6-8 storey non-market rental housing located at Student Union Boulevard and Wesbrook Mall as their first choice 2. 25 ranked a 14-storey building along Wesbrook Mall on top of the bus loop pick-up area as their first choice 3. 22 ranked an 11-storey building along Wesbrook Mall and on top of the bus loop drop-off area as their first choice 4. 11 ranked a 10-storey building bridging over the bus loop entry on Wesbrook Mall as their first choice	The compatibility analysis for planning and Phase 2 information purposes will be undertaken assuming a non-market rental housing project of 6-8 storeys on the 'Area Under Review'. However, recommendations on whether to pursue such housing in the 'Area Under Review' will not be made until after people have had a chance to consider further technical compatibility analysis information in Phase 2 consultation.
Would people consider living in Gage South if non-market rental housing was placed there.	A slightly larger number of respondents said they would consider living in Gage South. • 91 respondents said yes • 79 said no	Recognizing the negative feedback regarding placing non-market rental housing for faculty, staff and students in the 'Area Under Review', recommendations on whether to include

	Asked why they would or would not consider living in Gage South: • 15 said yes because of the convenience and proximity to the centre of campus • 13 said no because they prefer distance between UBC life and their personal life outside campus • Another 17 comments in response to an open ended question referenced the convenience of the location for future rental housing.	university rental housing were not included in the draft plan forwarded to the Phase 2 consultation. Instead, a compatibility analysis will be prepared based on detailed technical studies of compatibility issues identified in other parts of the questionnaire and results provided in the Phase 2 consultation. The input received in Phase 2 consultation will then inform final recommendations on the use of this area for non-market rental housing for faculty, staff and students.
Comments about the affordability of non-market rental housing for faculty, staff and students	When asked what the advantages and disadvantages of placing housing in Gage South would be: • 16 respondents were concerned with whether non-market housing would be affordable, particularly for students • 13 respondents commented that placing affordable non-market rental housing for faculty, staff and students would be a positive addition to Gage South	The current *Land Use Plan* includes the following policy: *"...If the area is used for neighbourhood housing, the intention is that it would be for small affordable university rental units. ..." (Section 4.1.7)* If ultimately housing is approved for the 'Area Under Review', it would therefore be small affordable non-market rental units for faculty, staff and students. Recommendations on whether to pursue such housing in the 'Area Under Review' will not be made until after people have had a chance to consider further technical compatibility analysis information in Phase 2 consultation.

5.2 Response to Other Submissions

A total of 41 other submissions were received during the consultation period. Only issues raised in letters provided on behalf of organizations or that are referenced more than twice (5%) in individual submissions are included in the table below. Organizations may

be mentioned more than once in the table below. Please note that each organization only submitted one letter and that multiple references refer to different points within the individual letter submissions and do not refer to additional letter submissions.

Issue	Phase 1: Feedback Received From	Response
Support for designating the 'Area Under Review' in Gage South 'Academic'	• One petition was received with 2,159 signatures • 32 form letters • 1 letter from the AMS stating its support for using the 'Area Under Review' for uses consistent with the 'Academic' designation.	Recognizing the negative feedback regarding placing non-market rental housing for faculty, staff and students in the 'Area Under Review', recommendations on whether to include university rental housing were not included in the draft plan forwarded to the Phase 2 consultation. Instead, a compatibility analysis will be prepared based on detailed technical studies of compatibility issues identified in other parts of the questionnaire and results provided in the Phase 2 consultation. The input received in Phase 2 consultation will then inform final recommendations on the use of this area for non-market rental housing for faculty, staff and students.
Opposition to including non-market rental housing or non-student housing in Gage South	• 1 joint letter from four undergraduate societies (Arts, Engineering, Land and Food Systems, and Science) • 1 letter from the AMS	See response above.

6.0 CONSIDERATION MEMORANDUM OF PUBLIC INPUT RECEIVED (PHASE 2)

This section provides a detailed analysis of various concerns and issues identified during Phase 2 (February-March 2012) of the Gage South + Environs consultation process. The concerns expressed in the tables below are based on questionnaires submitted online or at the March 1 public open house.

The tables below summarizes ideas and concerns raised in Phase 2 and demonstrates how they were taken into consideration.

Section 6.1 is based on the feedback received in 836 questionnaires, while Section 6.2 includes feedback received in 7 letter submissions. Only responses to questions relating to non-market rental housing for faculty, staff and students and the Gage South 'Area Under Review' are included.

The detailed feedback presented in Section 6.1 is based on 7 questionnaire questions. Note that only comments with 38 or more occurrences (5% or more) are represented in the tables below.

6.1 Response to Phase 2 Questionnaire Feedback

Issue	Phase 2: Feedback	Response
Compatibility Analysis		
Non-market rental housing is incompatible in Gage South 'Area Under Review' because of noise conflict	• 44 respondents in an open-ended question were concerned that non-market rental housing would not be compatible in the Gage South 'Area Under Review' due to noise conflict	The independent professional noise study provided for public review in Phase 2 consultation concluded that non-market rental housing for faculty, staff and students should not be ruled out in the 'Area Under Review' on the grounds of noise impact.
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	The majority of respondents were in support of this measure. • 520 respondents were in support of this measure ('yes') • 242 respondents were not in support of this measure ('no')	If non-market rental housing for faculty, staff and students were to be recommended for the 'Area Under Review', establishing the proposed panel would also be recommended.
Support for introducing a noise clause in rental agreements	• 42 respondents in an open-ended question were in support of introducing a noise clause in rental agreements if non-market rental housing were placed in Gage South	If non-market rental housing for faculty, staff and students were to be recommended for the 'Area Under Review', a noise warning clause in rental agreements would be recommended.

Non-Market Rental Housing for Faculty, Staff and Students		
Opposition to placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review'	• 380 respondents object to placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review' • 210 respondents were in support of placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review' • 77 respondents were neutral	Non-market rental housing for faculty, staff and students is not recommended. Instead, 12-month student housing with a priority for graduate students and post-doctoral fellows is recommended. This also addresses input received from the Housing Action Plan process that notes the challenges post-doctoral fellows have finding affordable housing on campus and the need expressed by graduate students for graduate-specific housing.
Opposition to placing non-student housing in the Gage South 'Area Under Review'	• 73 respondents in one open-ended question were not in support of having non-student housing placed in the Gage South 'Area Under Review' • 73 respondents in a second open-ended question were not in support of having non-student housing placed in the Gage South 'Area Under Review' • 51 respondents in a third open-ended question were not in support of having non-student housing placed in the Gage South 'Area Under Review' • 40 respondents in a fourth open-ended question were not in support of having non-student housing placed in the Gage South 'Area Under Review'	Non-market rental housing for faculty, staff and students is not recommended. Instead, 12-month student housing with a priority for graduate students and post-doctoral fellows is recommended. This also addresses input received from the Housing Action Plan process that notes the challenges post-doctoral fellows have finding affordable housing on campus and the need expressed by graduate students for graduate-specific housing.

Gage South should remain a student-centric part of campus	• 56 respondents in one open-ended question commented that the Gage South area should be a student-centric part of campus. • 39 respondents in a second open-ended question commented that the Gage South area should be a student-centric part of campus. • 38 respondents in a third open-ended question commented that the Gage South area should be a student-centric part of campus.	See above response.
Opposition to placing any housing in the Gage South 'Area Under Review'.	• 63 respondents in an open-ended question were in opposition to placing any housing in the Gage South area.	See above response.
Transferring floorspace from the Gage South 'Area Under Review' to the lands adjacent to Acadia East	• 199 respondents were not in support of transferring the floorspace to the lands adjacent to Acadia East • 186 were neutral • 179 were in support of transferring the floorspace to the lands adjacent to Acadia East	See above response. A policy is recommended to transfer the Gage South 'Area Under Review' floorspace for non-market rental housing for faculty and staff to another part of campus, to be determined in future. A Land Use Plan amendment will be required at that time.

6.2. Response to Other Submissions

A total of 7 other submissions were received during the consultation period. Only issues raised in letters provided on behalf of organizations or that are referenced more than twice in individual submissions are included in the table below. Please note that each organization or individual only submitted one letter and that multiple references refer to different points within the individual letter submissions and do not refer to additional letter submissions.

Issue	Phase 2: Feedback Received From	Response
Non-Market Rental Housing for Faculty, Staff and Students		
Opposition to placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review'	• 1 letter from the UBC Residence Hall Association	Non-market rental housing for faculty, staff and students is not recommended. Instead, 12-month student housing with a priority for graduate students and post-doctoral fellows is recommended. This also addresses input received from the Housing Action Plan process that notes the challenges post-doctoral fellows have finding affordable housing on campus and the need expressed by graduate students for graduate-specific housing.
Concern about possible conflict between students and potential tenants in proposed non-market rental housing for faculty, staff and students.	• 1 letter from the UBC Residence Hall Association	See above response.
Support for future housing introduced in the Gage South area being affordable student housing	• 1 letter from the UBC Residence Hall Association	See above response.

7.0 CONSIDERATION MEMORANDUM OF PUBLIC INPUT RECEIVED (PUBLIC HEARING)

This section provides a detailed analysis of feedback received for consideration at the Public Hearing held on April 25th, 2012. Feedback received is presented in three tables, Section 7.1 presents a summary of agency comments, Section 7.2 presents feedback received in written submissions and from speakers at the public hearing, and Section 7.3 presents feedback received from the Musqueam First Nation.

7.1 Summary of Agency Comments

As required by subsection 40(1)(a) of the *Municipalities Enabling and Validating Act*, and Ministerial Order M229, the UBC Board of Governors determined after careful consideration that the following groups were to be consulted:

- University Neighbouhoods Association
- University Endowment Lands
- TransLink
- Ministry of Transportation and Infrastructure

As such, letters outlining the proposed amendments to the Land Use Plan were sent to the specified groups on March 12th, 2012. In response, letters were received from the University Neighbourhoods Association, Ministry of Transportation and Infrastructure, TransLink, and the University Endowment Lands. Feedback received in the letters is included in the table below.

For copies of the letters, please see the Public Hearing Record.

Agency	Comment Format	Feedback Received
University Neighbourhoods Association	• Formal letter received	• The Gage South area of campus should ideally combine and integrate natural and human-built elements and should be a guiding planning principle for this area. • Concern that the proposal for the 'Area Under Review' will not result in a sustainable community as the allocation of space in the area does not include key elements in the campus, such as residents, faculty, administrative or support staff, or the business sector. • Concern that the allocation of space in the Gage South 'Area Under Review' is inequitable because it does not provide

		affordable housing opportunities to faculty and administrative and support staff. • Future plans for the Gage South area should provide space for integrating the activities of students, faculty, staff and residents and not enhance segregation. • Concern that the proposed housing for the 'Area Under Review' conveys that faculty and staff are not vital to have in the heart of campus. • The plan for the Gage South area should feature good urban design and an architecturally inspiring use of space that integrates social, economic and environmental sustainability.
Ministry of Transportation and Infrastructure	• Formal letter received	• No concerns about the proposed amendments to the Land Use Plan.
TransLink	• Formal letter received	• No concerns about the proposed amendments to the Land Use Plan.
University Endowment Lands	• Formal letter received	• No concerns with the proposed amendment to designate the 'Area Under Review' as 'Academic'. • Support for the proposed location of the new diesel bus loop provided that any changes to the proposed location or configuration include further discussions with the University Endowment Lands administration.

7.2 Response to Written Submissions and Speaker Comments at the Public Hearing

A total of 18 written submissions[3] were submitted to the Public Hearing Clerk either by email prior to the Public Hearing or in person at the Public Hearing. Three people spoke at the public hearing.

Issue	Feedback Received	Response
'Academic' designation of the Gage South 'Area Under Review'	• 3 written submissions and one speaker were in support of designating the Gage South 'Area Under Review' as 'Academic'	An 'Academic' designation for the Gage South 'Area Under Review' is being recommended.

[3] Nineteen written submissions were received but one written submission regarding relocation of the diesel bus loop was retracted at the request of the individual who made the submission.

	• 1 written submission with an attached petition (with 2,159 signatures) was received in support of designating the Gage South 'Area Under Review' as 'Academic'	Please note that the majority of signatures received in the petition were collected well ahead of any public engagement or distribution of explanatory material on proposed plans for the Gage South + Environs area, including the 'Area Under Review'. Petition signatories did not provide explicit consent to having their names, email addresses, signatures or affiliation publicly released and as such the petition itself has not be made public to protect their privacy.
Addition of Section 5.1.4 to the Land Use Plan	• 2 written submissions and 1 speaker were in opposition to the addition of Section 5.1.4 to the Land Use Plan • One submission stated the new S.5.1.4 was flawed because: o There are two scenarios for floorspace allocations, and it is unclear which scenario is relevant. o The floorspace targets for future Acadia and Stadium Road have not been consulted on as required	The two scenarios in the *LUP Next Steps: Neighbourhood Distribution Report April 2011* deliver an identical total floorspace distributed across all neighbourhoods on campus, providing the approved total floorspace. Scenario A showed a distribution if the AUR were maintained for housing, while Scenario B showed an alternative redistribution of the same total floorspace should the AUR floorspace all be reallocated to Wesbrook. Section 5.1.4 allows the total floorspace identified in the allocation scenarios to be achieved on campus, by transferring any floorspace not achieved in the neighbourhoods to another part of campus. The adoption of floorspace allocations for neighbourhoods by the Board of Governors is how

	under MEVA, and to set them now would prejudice the Neighbourhood Planning process;	all neighbourhood plans have been done. The Neighbourhood Plan focuses on design, layout, and character details within the pre-set density and land-use parameters. The floorspace allocation for all neighbourhoods was included in the consultation materials for the comprehensive planning process leading to the current Land Use Plan amendments, and was also included in the Wesbrook Place Neighbourhood Plan process.
	○ These targets can only be met if the entire neighbourhood is developed to a floorspace ratio of 3.5, which is not consistent with the single site maximum FSR of 3.5 in the Land Use Plan.	The 3.5 FSR site maximum will be respected. Three is a 2.5 FSR cumulative floorspace limit across all neighbourhoods. Some will be at lower levels and some higher, but none will be higher than 3.5 FSR. Massing exercises have been undertaken to ensure these densities are realistic, given the floorspace allocations.
	• 1 written submission with an attached petition with 2,159 was received stating that designating the Gage South 'Area Under Review' should not include any transfer of planned market housing to other parts of campus	Please note that the majority of signatures received in the petition were collected well ahead of any public engagement or distribution of explanatory material on proposed plans for the Gage South + Environs area, including the 'Area Under Review'. Petition signatories did not provide explicit consent to having their names, email addresses, signatures or affiliation publicly released and as such the petition itself has not be made public to protect their privacy.
	• 1 written submission from the Alma Mater	The principle of density transfers is well

	Society neither opposes nor supports the addition of Section 5.1.4 provided that it does not compromise the University's flexibility to build or not build to the maximum allowable floorspace in response to future consultation feedback or changing circumstances.	established having been discussed with the campus community in the year process leading up to the Vancouver Campus Plan, during the process of preparing the Land Use Plan amendments in 2010, and in the year-long planning process leading up to the current amendments. This principle has been supported in each process regarding where floorspace will be located in the future, including, if necessary, a public hearing for future Land Use Plan amendments. There will be further opportunities for public input in future consultations.
Diesel bus loop	• 14 written submissions and 1 speaker were in opposition of the diesel bus loop being moved	The new diesel bus loop will continue to be located in the Gage South area, close to its current location.
Placing housing on the site of the existing diesel bus loop	• 9 written submissions were in opposition to placing housing in the location of the current diesel bus loop	The new diesel bus loop will continue to be located in the Gage South area, close to its current location.
Consultation process	• 1 speaker expressed concern that the consultation process was inadequate with regards to consultation with campus residents.	The UNA was represented on the Gage South + Environs Working Group for the planning process that led to the proposed amendments to the Land Use Plan. The amendments were discussed at the Working Group's meetings. In addition, the UNA Board received a formal request for comment on the material (response summarized in the section above). Also, there were numerous opportunities for public input into the planning process (November

		15th – 29th, February 27th – March 7th, 2012, as well as the Public Hearing held on April 25th, 2012) with broad public notification. Finally, the notice of the public hearing was provided in the Vancouver Courier in the April 13th and 18th editions, the Ubyssey in the April 12th and 16th editions, posted on large boards on site in the 'Area Under Review', was distributed to all subscribers to the Campus + Community Planning e-newsletter on April 19th, was posted to the Campus + Community Planning website, and included in the weekly UNA e-newsletter.

7.3 Engagement with the Musqueam First Nation

Through the office of the Vice President, External, Legal and Community Relations, three letters regarding the proposed Land Use Plan amendments were sent to the Musqueam First Nation. Through the office of the Vice President, External, Legal and Community Relations, three letters regarding the proposed Land Use Plan amendments were sent to the Musqueam First Nation. Three formal letters were sent (March 9th, March 23rd, and April 16th) and an email from the Associate Vice President, Campus + Community Planning, was sent on April 18th, 2012.

No questions or concerns about the proposed amendments to the Land Use Plan were received from the Musqueam First Nation.

For copies of the correspondence with the Musqueam First Nation, please see the Public Hearing Record.

8.0 APPENDIX A (Phase 1)

8.1 Phase 1 Detailed Feedback

In Phase 1, a questionnaire with 18 questions on four possible layout concepts for the Gage South 'Study Area' were put out for public input. Below is the detailed feedback received in the only the questions in the Phase 1 questionnaire that relate to non-market rental housing and the 'Area Under Review'. Note that only comments with ten or more occurrences (over 5%) are represented in the tables below. All data presented below is calculated out of the total number of questionnaires that were taken (215), except for ranking questions which are calculated on the number of respondents who answered that specific question.

The full questionnaire and results are available in the *Gage South + Environs November 2011 Phase 1 Public Consultation Summary*.

Questions about Non-Market Rental Housing

Question 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 conflict between renters and student activities

Response:

Of the 215 survey respondents, 35 (16%) elected to not answer this question. As a result, percentages for this question are calculated out of 180, the number of respondents who chose at least one statement that was important to them. The number of respondents who chose a second, third, fourth, fifth and sixth choice is indicated in the bottom row of each column in the 'Totals' row.
Respondents ranked preserving Gage South as a student-centric part of campus (excluding any housing for faculty and staff) as the most important statement. The responses also show that there is support for providing faculty, staff and students with the opportunity to live in the area, closer to the centre of campus, and for having sufficient population year-round to support shops and services.

The raw response rankings from 1 – 6 are provided in the table below and should be read vertically by column.

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Preserving Gage South as a student-centric area of campus (i.e. excludes any housing for faculty and staff)	82 (46%)	24 (13%)	6 (3%)	16 (9%)	15 (8%)	26 (14%)
Providing faculty, staff and students the opportunity to live close to the centre of campus	45 (25%)	31 (17%)	29 (16%)	20 (11%)	15 (8%)	28 (16%)
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)	20 (11%)	32 (18%)	39 (22%)	35 (19%)	23 (13%)	15 (8%)
Minimizing potential conflicts between renters and student activities	11 (6%)	41 (23%)	35 (19%)	21 (12%)	24 (13%)	33 (18%)
Having sufficient population year-round to support shops and services	17 (9%)	27 (15%)	41 (23%)	34 (19%)	27 (15%)	20 (11%)
Placing housing between the UEL and the academic precinct	5 (3%)	11 (6%)	16 (9%)	32 (18%)	55 (31%)	43 (24%)
Totals	**180**	**166**	**166**	**158**	**159**	**165**

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

Comments	No. of References	Percentage
Concerns about potential noise and other conflict	47	22%
Comments about preserving Gage South as a student-centred academic part of campus	21	10%
Comments in support of putting non-market rental housing for faculty, staff and students in Gage South	16	7%
Concerns about affordability of possible non-market rental housing for faculty, staff and students (housing not being affordable, particularly for students)	10	5%

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

Comments	No. of References	Percentage
Comments about ensuring there is year-	35	16%

round population in Gage South		
Comments in opposition of introducing non-market housing for faculty, staff and students to Gage South	22	10%
Comments noting the convenience of the location for possible non-market rental housing for future building residents	17	8%
Comments noting affordability of possible non-market rental housing for faculty, staff and students (affordable housing as a positive addition)	13	6%
Comments in support of putting non-market rental housing for faculty, staff and students in Gage South	13	6%

Question 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:

14a) 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.

Response:

The majority (49%) would be more likely to support housing if this were in place.

	Count	Percentage
More likely	70	33%
Somewhat likely	34	16%
Have no preference	20	9%
Somewhat unlikely	11	5%
Unlikely	41	19%

14b) Suites are small one bedrooms and studios, designed to appeal to a younger demographic of faculty, staff and students.

Response:

The majority (49%) would be more likely to support housing if this were in place.

	Count	Percentage

More likely	53	25%
Somewhat likely	52	24%
Have no preference	22	10%
Somewhat unlikely	19	9%
Unlikely	29	13%

14c) 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.

Response:

The majority (44%) would be more likely to support housing if this were in place.

	Count	Percentage
More likely	42	20%
Somewhat likely	51	24%
Have no preference	33	15%
Somewhat unlikely	14	7%
Unlikely	34	16%

14d) 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.

Response:

The majority (39%) would be more likely to support housing if this were in place.

	Count	Percentage
More likely	48	22%
Somewhat likely	36	17%
Have no preference	31	14%
Somewhat unlikely	24	11%
Unlikely	36	17%

Question 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 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 students 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 students in Gage South

Response:

Of the 215 survey respondents, 54 (25%) elected to not answer this question. As a result, percentages for this question are calculated out of 161, the number of respondents who chose at least one statement they preferred. The number of respondents who chose a second, third, and fourth choice is indicated in the bottom row of each column in the 'Totals' row.

Respondents ranked excluding non-market rental housing for faculty, staff and students in Gage South as the most important statement. Respondents also expressed a preference for 6-8 storey non-market rental housing for faculty, staff and students at the corner of Student Union Boulevard and Wesbrook Mall.

The raw response rankings from 1 – 5 are provided in the table below and should be read vertically by column.

No non-market rental housing for faculty, staff and students in Gage South	56 (35%)	6 (4%)	5 (3%)	4 (2%)	0

6-8 storey non-market rental housing for faculty, staff and students at the corner of Student Union Blvd and Wesbrook Mall	47 (29%)	30 (19%)	14 (9%)	34 (21%)	0
14 storey non-market rental housing for faculty, staff and students along Wesbrook Mall, on top of the bus loop pick-up area	25 (16%)	34 (21%)	21 (13%)	43 (27%)	0
11 storey non-market rental housing for faculty, staff and students along Wesbrook Mall and on top o fthe bus loop drop-off area	22 (14%)	35 (22%)	57 (35%)	27 (17%)	0
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 (7%)	48 (30%)	52 (32%)	33 (20%)	0
Totals	**161**	**153**	**149**	**145**	

**Please note that due to a technical error, respondents to the online survey were only provided with four choices and not five. As a result, the table above reports responses over four columns and not five.*

Question 16. - Would you consider living in Gage South?

- Yes
- No

Response:

	Count	Percentage
Yes	91	42%
No	79	37%

Why or why not?

Response:

Comments	No of References	Percentage
Yes – because of convenience and proximity to the centre of campus	15	7%
No – prefer distance between UBC life and personal life (outside campus)	13	6%

Question 17. - Please tell us which of the following academic facilities is most important to your experience of the Gage South area. Please rank in order of importance with 1 being most important and 5 being least important:

- Bus loop
- Aquatic centre
- MacInnes Field
- Non-market rental housing

- Bus parking

Responses:

Of the 215 survey respondents, 54 (25%) elected to not answer this question. As a result, percentages for this question are calculated out of 161, the number of respondents who chose at least one element that was most important to them. The number of respondents who chose a second, third, fourth and fifth choice is indicated in the bottom row of each column in the 'Totals' row.

Respondents chose the bus loop as the element most important to their experience of the Gage South area. The bus loop was followed by the aquatic centre, MacInnes Field, non-market rental housing and the bus parking area respectively.

The raw response rankings from 1 – 5 are provided in the table below and should be read vertically by column

Bus loop	84 (52%)	41 (25%)	21 (13%)	9 (6%)	4 (2%)
Aquatic centre	21 (13%)	51 (32%)	48 (30%)	27 (17%)	9 (6%)
MacInnes Field	31 (19%)	39 (24%)	51 (32%)	27 (17%)	10 (6%)
Non-market rental housing	23 (14%)	18 (11%)	17 (11%)	44 (27%)	49 (30%)
Bus parking	2 (1%)	9 (6%)	16 (10%)	45 (28%)	80 (50%)
Totals	**161**	**158**	**153**	**152**	**152**

Participant Demographics

The following represents information gathered only in the consultation questionnaires. Note that respondents were only required to identify where they live (UBC, UEL, City of Vancouver or other municipality) and how they are affiliated with UBC in order to complete the online questionnaire and were not required to provide their age and gender.

There are some differences between the questionnaire respondent demographics and the overall demographics of the affected community. Questionnaire respondents had more males, were younger, and had more staff, undergraduates and people living on campus than the overall demographics of the campus community and affected populations in the area (which includes students, staff, faculty, university residents, other employees such as those working at TRIUMF and UBC Hospital, and UEL residents).

Question 1.

Where do you live?

Location	Percentage

9.0 APPENDIX B (Phase 2)

9.1 Phase 2 Detailed Feedback

Phase 2 of the Gage South + Environs public consultation took place between February 27th and March 7th. One public open house was held on March 1st from 4:00-6:30pm at the Ponderosa Centre. The results of a compatibility analysis and the possible changes to the *Land Use Plan* designation if non-market rental housing for faculty, staff and students were introduced in the 'Area Under Review' was presented. Where applicable, display boards included feedback received in Phase 1 and how that feedback was incorporated into the Phase 2 proposed layout. A total of **80 people** attended the public open house. A copy of the display boards is available in Appendix B.

In total, there were **836 questionnaires submitted** during Phase 2 public consultation.

Below is the detailed feedback received in the 7 questions in the questionnaire. Note that only comments with ten or more occurrences (over 5%) are represented in the tables below. All data presented below is calculated out of the total number of questionnaires that were taken (836).

Question 1: Do you have 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?

Response:

Responses	No of References	Percentages
Opposition to placing non-student housing in the Gage South 'Area Under Review'	73	9%
Gage South should remain a student-centric part of campus	56	7%

Question 2: The compatibility analysis examined the interface between non-market rental housing for faculty, staff and students and adjacent uses in Gage South +Environs area? Do you have any comments about the compatibility analysis?

Response:

Responses	No of References	Percentages
Opposition to placing non-student housing in the Gage South 'Area Under Review'	73	9%
Concerns that non-market rental housing is incompatible in the Gage South 'Area Under Review' because of noise conflict	44	5%
Gage South should remain a student-centric part of campus	38	5%

UBC	48% (104)
UEL	4% (9)
City of Vancouver	35% (76)
Other Municipality	12% (26)

Question 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?

Affiliation	Percentage
Undergraduate Student	59% (126)
Graduate Student	8% (17)
Faculty	5% (11)
Staff	23% (49)
Non-UBC Employee	1% (2)
UEL Resident	1% (2)
Recreational Visitor	1% (3)
On-Campus Resident	4 (2%)

Question 3.

Please specify your gender:

Gender	Percentage
Female	41% (89)
Male	55% (119)
Other	1% (2)

Question 4.

Please indicate your age:

Age Category	Percentage
Under 18	1% (2)
18-22	56% (120)
23-29	13% (29)
30-39	11% (24)
40-54	10% (21)
55+	7% (16)

8.2 Phase 1 Consultation Workbook (attachment)

Question 3: If non-market 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 conflicts between renters and other activities in the area?

Response:

Responses	No of Response	Percentage
Yes	520	62%
No	242	29%

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

Responses	No of References	Percentages
Opposition to building housing in the Gage South 'Area Under Review'	63	8%
Support for introducing a noise clause in rental agreements	42	5%

Question 4: Given the information presented about compatibility, noise, mitigation strategies (including a panel for resolving conflicts about noise) and the benefits of non-market housing for faculty, staff and students to the area. Do you support placing non-market rental housing for faculty, staff and students in Gage South 'Area Under Review'?

Response:

Responses	No of Responses	Percentages
Strongly Support	91	11%
Support	119	14%
Neutral	77	9%
Object	102	12%
Strongly Object	278	33%

If you object, please state why.

Response	No of References	Percentages
Opposition to placing non-student housing in the Gage South 'Area Under Review'	51	6%
Gage South should remain a student-centric part of campus	39	5%

Question 5: If you object to placing non-market rental housing for faculty, staff and students in Gage South 'Area Under Review', would you support transferring it to the lands adjacent to Acadia East, even if it results in reduced amount of student family housing in this area?

Please note: the responses to this question were calculated over 836 because 564 respondents answered Question 5, whereas 379 of the respondents who answered Question 4 objected or strongly objected to placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review'.

Response:

Response	No. of Responses	Percentage
Strongly Support	44	5%
Support	135	16%
Neutral	186	22%
Object	69	8%
Strongly Object	130	16%

Question 6: If you object to transferring the non-market rental housing for faculty, staff and students from the Gage South 'Area Under Review' to Acadia, please provide suggestions on where else on campus you would transfer this housing.

Please note: the responses to this question were calculated over 836 because not all respondents objected or strongly objected to Question 5.

- No common themes emerged more than 38 times (or 5%) in responses to this open-ended question.

Question 7: Do you have any other comments?

Response	No. of Utterances	Percentages
Opposition to placing non-student housing in the Gage South 'Area Under Review'	40	5%

Participant Demographics

The following represents information gathered only in the consultation questionnaires. Note that respondents were only required to identify where they live (UBC, UEL, City of Vancouver or other municipality) and how they are affiliated with UBC in order to complete the online questionnaire and were not required to provide their age and gender.

There are some differences between the questionnaire respondent demographics and the overall demographics of the affected community. Questionnaire respondents had more students, were younger, and more people living on campus than the overall demographics of the campus community

and affected populations in the area (which includes students, staff, faculty, university residents, other employees such as those working at TRIUMF and UBC Hospital, and UEL residents).

Question 1.

Where do you live?

Location	Percentage
UBC	37% (307)
UEL	3% (23)
City of Vancouver	32% (264)
Other Municipality	17% (142)

Question 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?

Affiliation	Percentage
Undergraduate Student	76% (635)
Graduate Student	16% (135)
Faculty	0% (8)
Staff	3% (21)
Non-UBC Employee	0% (3)
UEL Resident	1% (5)
Recreational Visitor	1% (7)
Cultural Visitor	0% (1)
On-Campus Resident	1% (6)
Other (e.g. ACCESS mature student, national swim team member)	2% (13)

Question 3.

Please specify your gender:

Gender	Percentage
Female	57% (475)
Male	42% (348)
Other	1% (8)

Question 4.

Please indicate your age:

Age category	Percentage
Under 18	1% (5)
18-22	61% (512)
23-29	23% (189)
30-39	8% (71)
40-54	4% (36)
55+	3% (22)

Phase 2 Letter Submissions

One letter submission was received from a campus stakeholder regarding the proposed non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review'.

Letter summary:

- A letter from the UBC Residence Hall Association was in opposition to placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review' because of its effect on student life in the area and potential compatibility issues. They also state that any future housing placed in the area should be affordable student housing. The Residence Hall Association did note that they support the proposed new diesel bus loop.

9.2 Phase 2 Open House Display Boards (attachment)

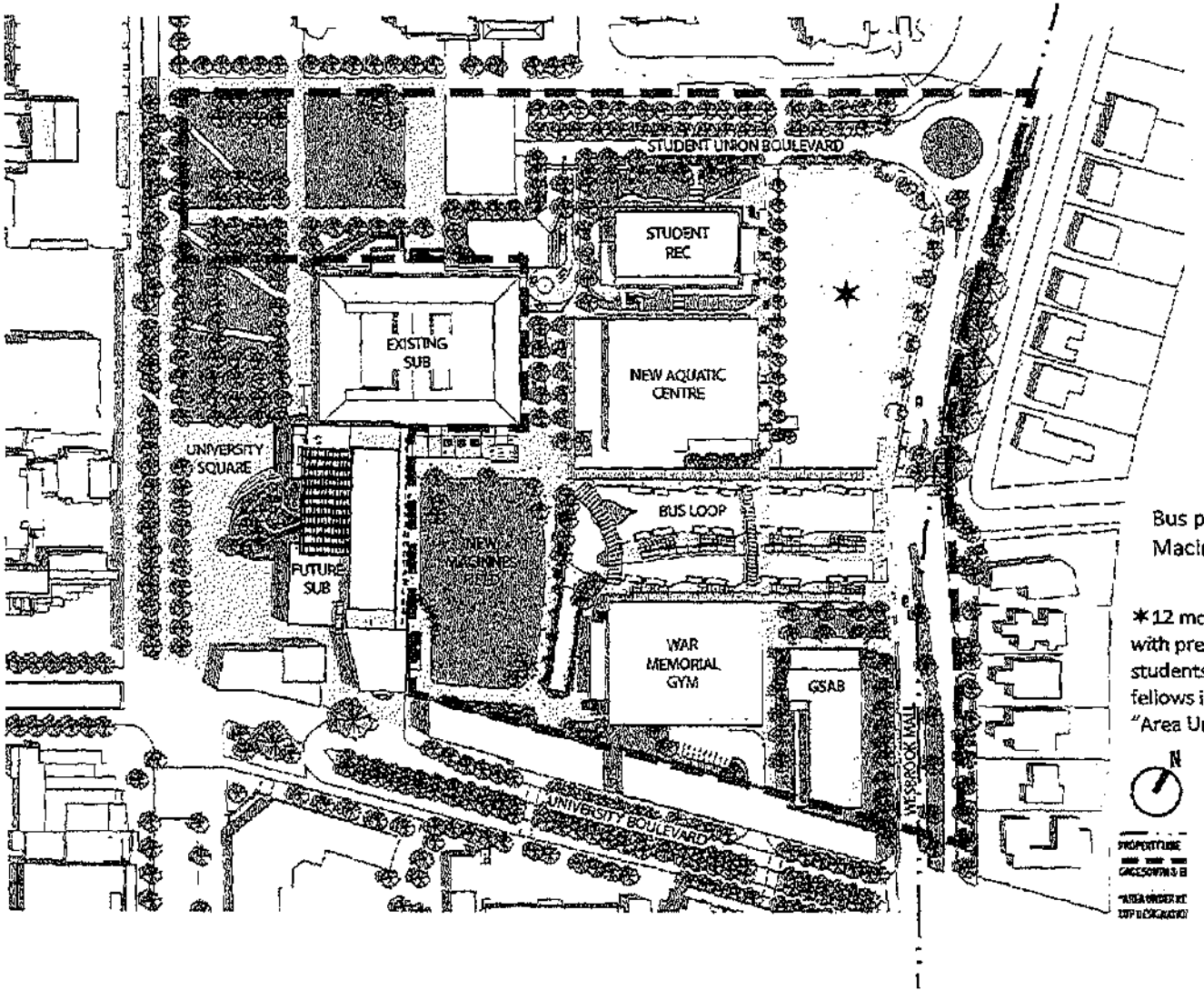
Attachments:

1. Board History
2. Final Concept Plan Gage South and Environs Academic and Transit Facilities
3. Proposed Amendments to the Land Use Plan
4. Consultation Summary Report and Consideration Memo of Public Input Received, including response to the Friends of the Aquatic Centre & MacInnes Field

Attachment 1

Previous Board History

Date of Meeting:	February 2, 2012
Subject:	Gage South "Area Under Review" & Environs Planning Process
Board Action:	Information Update
Date of Meeting:	September 27, 2011
Subject:	Gage South "Area Under Review" & Environs Planning Program
Board Action:	Information Update
Date of Meeting:	April 5, 2011
Subject:	Gage South "Area Under Review" & Environs Planning Program
Board Action:	Resolutions (Excerpts): BE IT RESOLVED that *the Board of Governors hereby approves as circulated the planning program and principles for the Gage South "Area Under Review" and adjacent academic environs.*
Date of Meeting:	January 13, 2011
Subject:	UBC Land Use Plan Amendments Next Steps
Board Action:	Resolution: BE IT RESOLVED that *the Board of Governors, subject to adoption of the Land Use Plan Amendments by the Minister of Community Sport and Cultural Development, hereby directs staff to:* *a) Report back with a planning framework for the Gage South "Area Under Review" including project scope, principles, process and timeline, noting that the planning for academic facilities and lands adjacent to the "Area Under Review" but related to this process, may proceed in advance of the Minister's adoption.*
Date of Meeting:	November 9, 2010
Subject:	Public Hearing Procedural Rules
Board Action:	The Board of Governors adopted the *Public Hearing Procedural Rules* in compliance with Ministerial M229 (August 18, 2010).
Date of Meeting:	September 16, 2010
Subject:	Land Use Legislation (MEVA) Update
Board Action:	The Board of Governors directed the Associate Vice President, Campus and Community Planning to ensure that the administrative tasks identified in the Order (sections 4, 6, 8, 11, 12, 13, 14, 15 and 16) are carried out and approved the establishment a committee to hold the public hearing, pursuant to section 9 of the Order.



Bus parking is under MacInnes Field.

*12 month student housing with preference for graduate students and post doctoral fellows in northern part of the "Area Under Review".

Attachment 2

Proposed Land Use Plan Amendments:

1. Re-designate, and adjust labeling for the "Area Under Review" on maps Schedules A, B, and C of the Land Use Plan, to reflect "Academic" use. Adjusted maps shown attached.

2. Delete Section 4.1.7 Area Under Review.

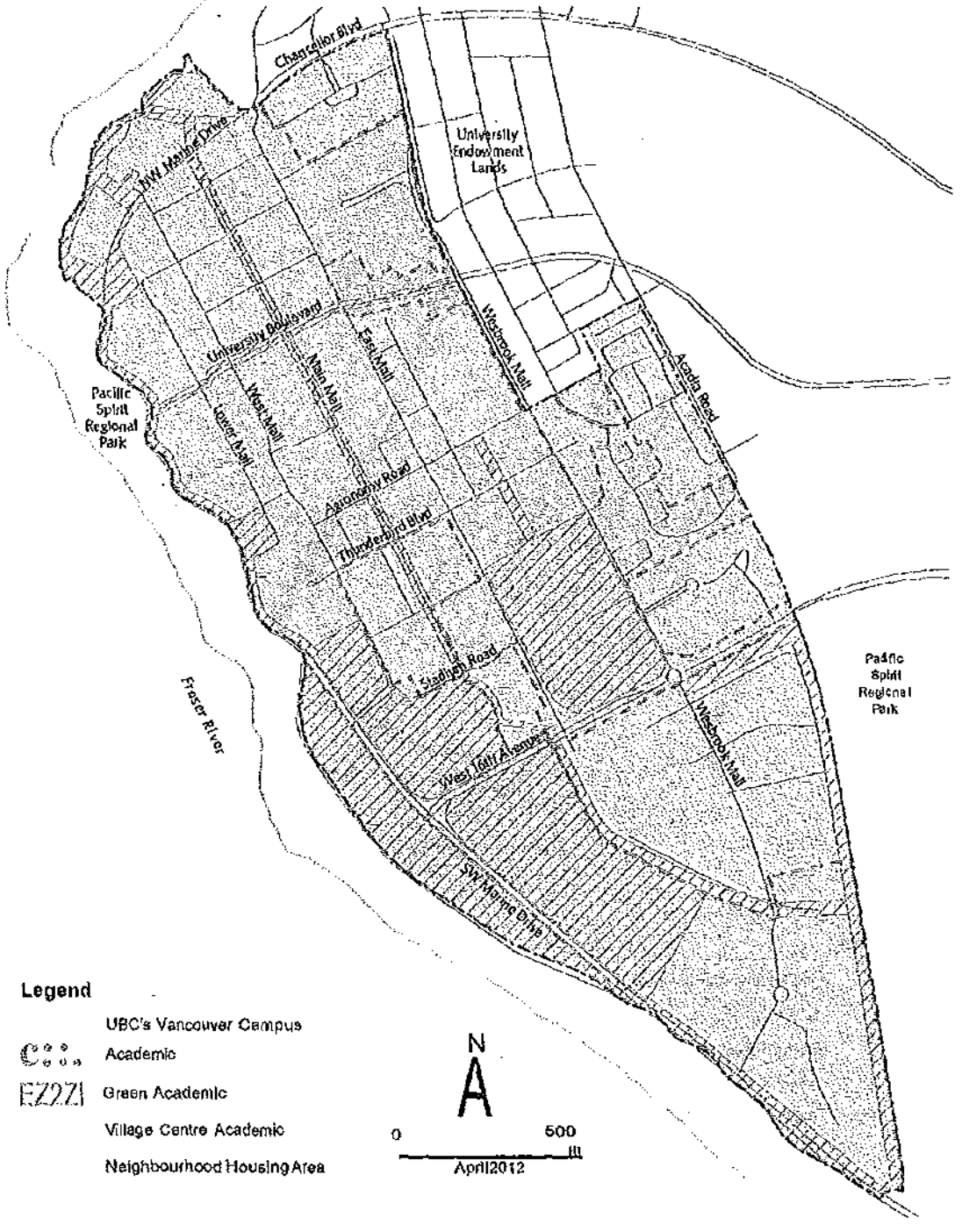
3. Insert the following new wording after Section 5.1.3:

   "Section 5.1.4 Neighbourhood Distribution

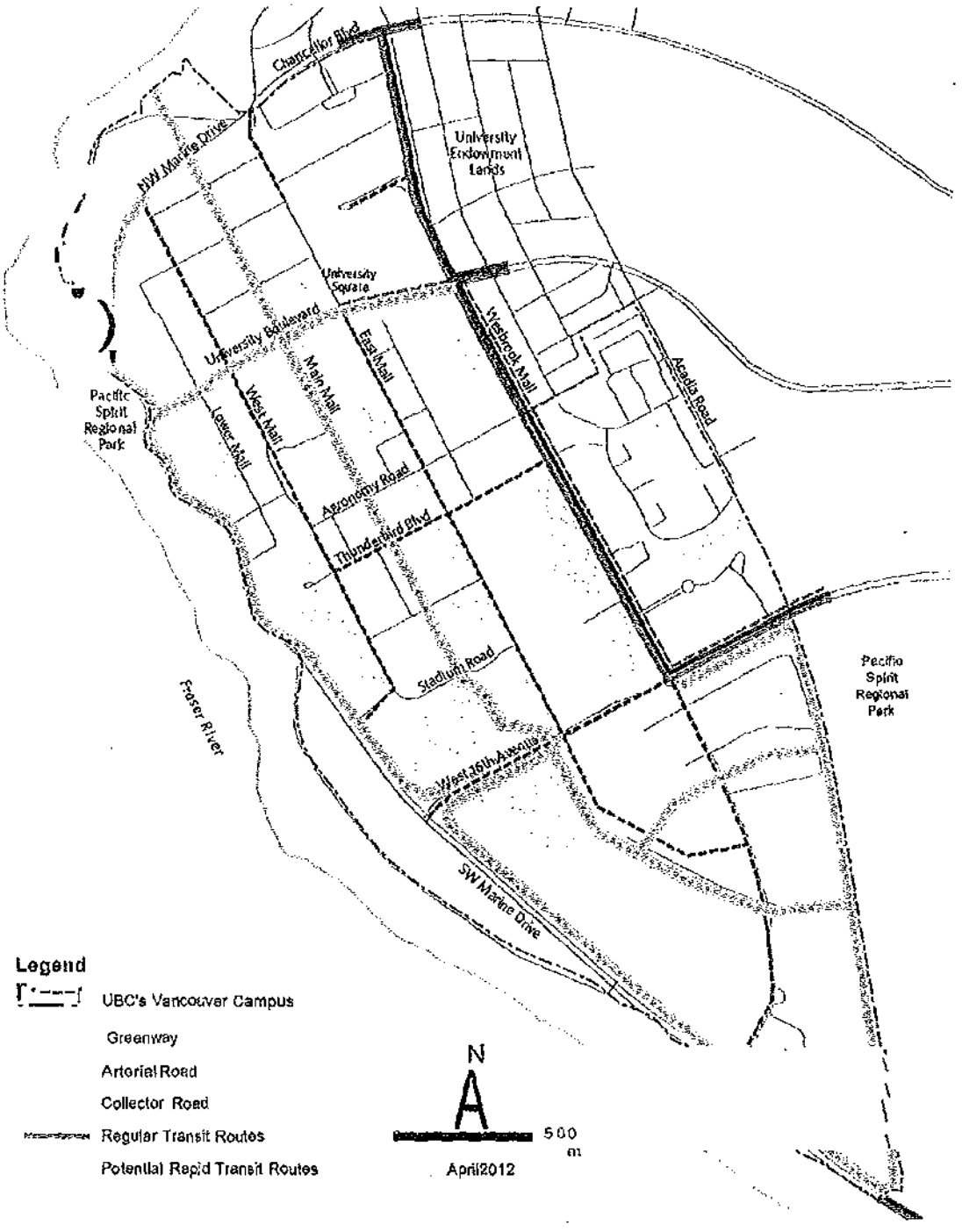
   "The UBC Board of Governors adopted residential floor space allocations for neighbourhoods on campus to ensure a future population that would support a sustainable community and to transfer the floor space that would have been accommodated on the UBC Farm and other areas to new neighbourhoods (see Land Use Plan Next Steps: Neighbourhood Distribution Report, April 2011 to Board of Governors). Achieving these floor space allocations is essential to UBC's academic mission, student housing goals, faculty and staff housing goals, endowment value and sustainable community goals. All residential floor space not achieved in these neighbourhoods will be located to different parts of campus in future."

(Note: Legal review of specific wording pending.)

SCHEDULE A- LAND USE PLAN



SCHEDULE B- ACCESS ROADS AND TRANSIT



Attachment 4

Consultation Summary Report and Consideration Memo of Public Input Received, including response to the Friends of the Aquatic Centre & MacInnes Field (separate attachment)

University of British Columbia

Gage South + Environs

CONSULTATION SUMMARY REPORT (PHASE 2)

AND

CONSIDERATION MEMORANDUM OF PUBLIC CONSULTATION (PHASE 1 & 2)

Campus and Community Planning
March 20, 2012

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1.0 PURPOSE AND STRUCTURE

This report includes a summary report of feedback received during Phase 2 of the Gage South + Environs public consultation process, as well as a consideration memorandum of public input received in Phases 1 and 2 of the consultation process. Background information on the Gage South + Environs planning process, information on the Gage South + Environs Working Group, consultation process, public and stakeholder engagement and notification as well as detailed results of Phase 2 public consultations are presented in sections that follow.

This report has the following structure:

PART A: Phase 2 Consultation Summary Report

- The first section, **Background**, provides a brief description of the impetus behind exploring different land uses for the Gage South + Environs are and the efforts put into developing the proposed layout concept,
- The section following, **Gage South + Environs Working Group**, summarizes the role of the Gage South + Environs Working Group throughout the process.
- The **Summary of Consultation and Outreach Engagement Process** section provides a description of outreach initiatives and the public consultation process (Phase 2)
- The **Outreach and Engagement Strategies** section includes detailed information on the outreach and engagement strategies used to encourage participation in Phases 2 of the public consultation process

PART B: Consideration Memorandum of Public Input Received (Phase 1 and 2)

- The **Consideration Memorandum of Public Input Received** sections provides a detailed analysis and responses to concerns expressed during Phases 1 and 2 of the consultation process.

APPENDICES:

- The **Appendix A** section provides detailed analysis from feedback received during public meetings and online and written submissions in Phase 1.
- The public open house display boards from Phase 2 and the list of stakeholders who received the communications e-toolkit is provided for reference in **Appendix B.**
- The UBC response to the 'Renovate and Expand' proposal for the UBC Aquatic Centre is included in **Appendix C.**
- The detailed results from the public opinion polling are available in **Appendix D.**

PART A: CONSULTATION SUMMARY REPORT (PHASE 2)

2.0 BACKGROUND

UBC is committed to building a model university community that is vibrant, livable and sustainable, and which supports and advances our academic mission. UBC's *Land Use Plan* sets out the vision and direction for the development of UBC campus based on the principles of sustainable community development and smart growth. An excerpt from the *Land Use Plan* states:

> *Through future planning initiatives associated with this Land Use Plan, a special university community will evolve through innovation, renewal, and quest for excellence based on experimentation and demonstration. It will be a diverse and stimulating place for living, working and learning in harmony with the environment (page 6, Section 3.1).*

During the UBC *Land Use Plan* amendment process in early 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 categorized it as an 'Area Under Review'.

2.1 The '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 larger area 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. In addition to the 'Area Under Review,' the larger study area includes:

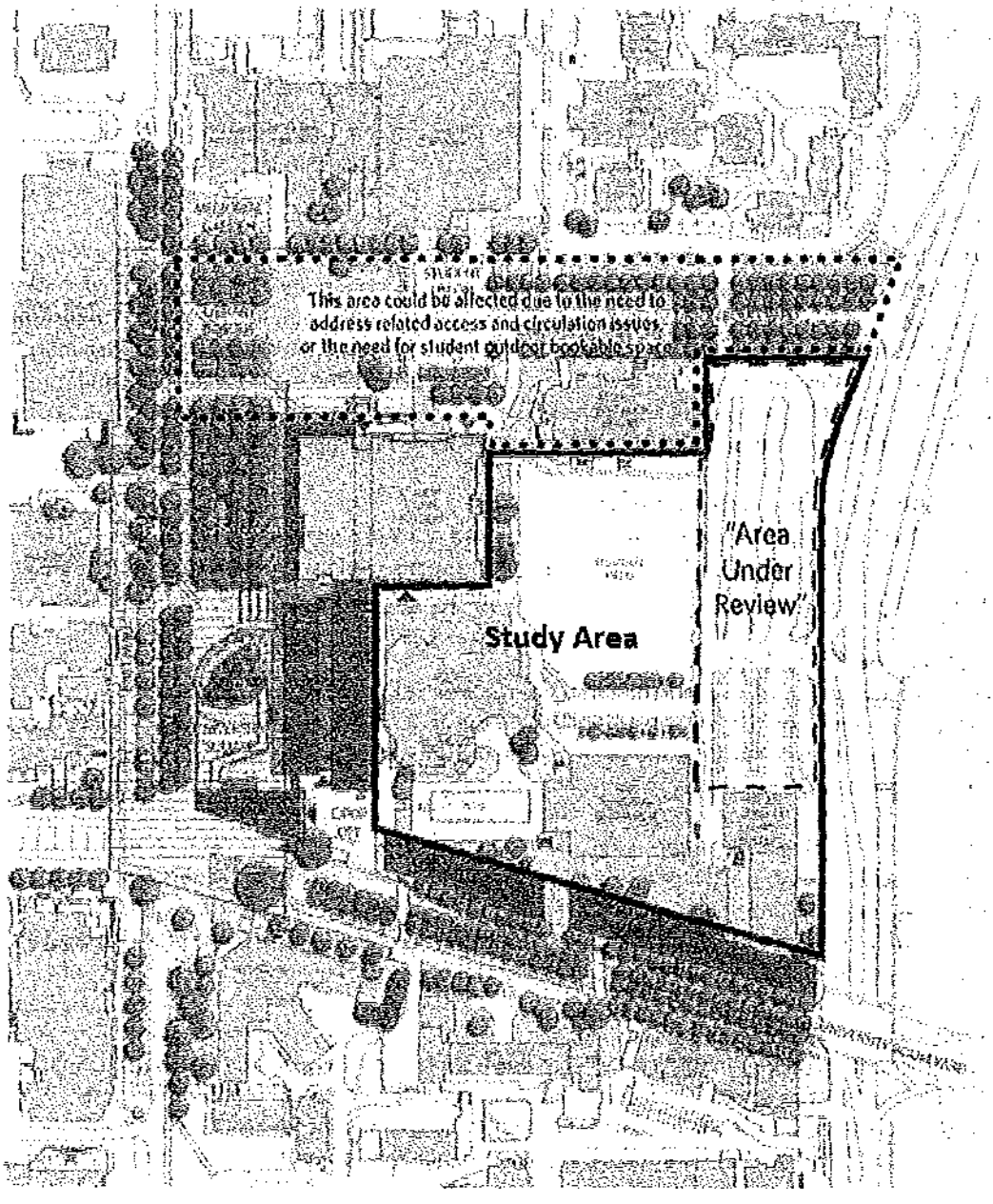
- A new aquatic centre
- A transit diesel bus facility
- An open air bookable recreational space for student events (like MacInnes Field)

In addition, this process considered the inclusion of non-market rental housing for faculty, staff, and students in the 'Area Under Review'.

2.2 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.

Prior to resolving how the Gage South 'Area Under Review' will be used, UBC needed to consider the uses of the academic lands adjacent to this area. As such, UBC undertook a comprehensive technical review and consultation process for a larger 'Study Area'.



2.3 Principles to Guide the Gage South + Environs Area Planning Process

In early 2011, UBC's Board of Governors adopted the following principles to guide the planning process for 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.

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 to 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.

3.0 GAGE SOUTH + ENVIRONS WORKING GROUP

The Gage South + Environs Working Group has been working collaboratively throughout the planning process to address the land use demands in the 'Study Area'. The Working Group includes representatives from the following key stakeholders:

- Students (graduate and undergraduate)
- UBC Athletics and Recreation
- TransLink
- University Neighbourhoods Association (UNA)
- University Endowment Lands (UEL), and
- Other internal representatives from UBC departments.

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 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 met on the following dates to discuss land uses for the Gage South + Environs area:

- February 3, 2011
- May 12, 2011
- August 25, 2011
- September 15, 2011
- October 6, 2011
- October 20, 2011
- November 3, 2011
- December 15, 2011
- February 9, 2012
- February 17, 2012
- February 23, 2012

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

4.0 SUMMARY OF CONSULTATION AND OUTREACH ENGAGEMENT PROCESS

4.1 Consultation Timeline

The Gage South + Environs public consultation process includes multiple opportunities for community and stakeholder input. This includes the technical and design work completed by the Gage South + Environs Working Group (see Section 3.0 above).

- November 15-29th, 2011 – Phase 1 Public Consultation (complete)
- February 27th – March 7th, 2012 – Phase 2 Public Consultation (complete)
- April, 2012 – Phase 3 Public Hearing (tentative timeframe – exact date and month to be determined by the UBC Board of Governors)

4.2 Phase 2 Public Consultation

The purpose of Phase 2 was 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 was developed based on university community preferences from Phase 1 consultation and technical considerations.

Phase 2 also allowed 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 was undertaken to address feedback and concerns identified in Phase 1 and in Phase 2 no decision had yet been made on placing non-market rental housing for faculty, staff and students within the Gage South 'Area Under Review'.

The second phase of the Gage South + Environs public consultation took place from February 27th to March 7th, 2012. In Phase 2, participation was as follows:

- 836 questionnaires were submitted
- 7 letter submissions were received
- 80 people attended the Public Open House on March 1st

4.2.1 Notification

Notification of Phase 2 was provided to **over 145,000** contacts about the opportunities to provide feedback through the following print advertisements and online distribution channels:

- The Vancouver Courier (west side edition) on February 17th and February 24th (Circulation, 2 x 49,000)
- The Ubyssey on February 16th and February 27th (Circulation, 2 x 12,000)
- Campus Resident on February 20th (Circulation, 10,000)
- UNA E-Newsletter on February 16th, 23rd and March 1st (Circulation, 3 x 1,500)
- UEL Distribution on February 27th (200 flyers to single family homes in area A of the UEL)
- C+CP e-newsletter February 15th (Circulation, 1,500)
- 243 views of the updated Gage South YouTube video
- 5,149 Twitter and Facebook users reached ('Gage South Consultation' and 'Gage South Survey')
- 230 unique page views to /gagesouth

4.2.2 Stakeholder Outreach

Stakeholder outreach initiatives to promote public consultation in Phase 2 included:

- Distributing 173 communications e-toolkits to campus stakeholders. The e-toolkits were sent to Student Services, SHHS, Athletics and Recreation, UBC faculties, alumni and faculty emeriti, UBC unions and student clubs. The toolkit included web copy, Twitter update copy, a link to the YouTube video and a link to the Gage South portion of C+CP's website.

A full list of stakeholders who received a copy of the communications e-toolkit is included in Appendix B.

4.2.3 Proposal to Renovate and Expand UBC's Aquatic Centre

In Phase 1, a letter submission on behalf of the Friends of the UBC Aquatic Centre and MacInnes Field was received requesting that UBC re-visit the proposal to 'renovate and expand' the existing UBC Aquatic Centre. After the conclusion of the Phase 1 consultation process and before Phase 2 began, UBC received a more detailed 'renovate and expand' proposal from the Friends. UBC staff met several times with the Friends of the UBC Aquatic Centre and MacInnes Field to discuss and review their evolving ideas. Subsequent plans were also sent to an independent quantity surveyor for review.

The subsequent evaluation of the 'renovate and expand' option concluded that the preferred approach was to 'build new'.

For additional detail on the analysis of this proposal, see Appendix C.

4.3 Phase 2 Detailed Feedback

Phase 2 of the Gage South + Environs public consultation took place between February 27th and March 7th. One public open house was held on March 1st from 4:00-6:30pm at the Ponderosa Centre. Twenty-three display boards presented background information on the planning process, the proposed layout of institutional elements (diesel bus loop, MacInnes Field and the new UBC Aquatic Centre), the results of the compatibility analysis and the possible changes to the *Land Use Plan* designation if non-market rental housing for faculty, staff and students were introduced in the 'Area Under Review'. Where applicable, display boards included feedback received in Phase 1 and how that feedback was incorporated into the Phase 2 proposed layout. A total of **80 people** attended the public open house. A copy of the display boards is available in Appendix B.

As part of the online consultation, the Campus and Community Planning (C+CP) website provided the same information as was available at the public open house. The information was posted on February 27th and the public was invited to take the online questionnaire until March 7th. Accessed through the Gage South + Environs section of the C+CP website, the online questionnaire included the same set and order of questions to the feedback form distributed at the public open house.

In total, there were **836 questionnaires submitted** during Phase 2 public consultation.

Below is the detailed feedback received in the 7 questions in the questionnaire. Note that only comments with ten or more occurrences (over 5%) are represented in the tables below. All data presented below is calculated out of the total number of questionnaires that were taken (836).

Question 1: Do you have 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?

Response:

Responses	No. of References	Percentages
Opposition to placing non-student housing in the Gage South 'Area Under Review'	73	9%

Gage South should remain a student-centric part of campus	56	7%
Support for the proposed layout of institutional elements (i.e. aquatic centre, diesel bus loop and parking, and MacInnes Field)	50	6%
Concerns about a reduction to the size of institutional elements in the Gage South + Environs area (MacInnes Field, the aquatic centre, or the diesel bus loop)	40	5%

Question 2: The compatibility analysis examined the interface between non-market rental housing for faculty, staff and students and adjacent uses in Gage South +Environs area? Do you have any comments about the compatibility analysis?

Response:

Responses	No of References	Percentages
Opposition to placing non-student housing in the Gage South 'Area Under Review'	73	9%
Concerns that non-market rental housing is incompatible in the Gage South 'Area Under Review' because of noise conflict	44	5%
Gage South should remain a student-centric part of campus	38	5%

Question 3: If non-market 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 conflicts between renters and other activities in the area?

Response:

Responses	No of Responses	Percentages
Yes	520	62%
No	242	29%

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

Responses	No of References	Percentages
Opposition to building housing in the Gage South 'Area Under Review'	63	8%
Support for introducing a noise clause in	42	5%

rental agreements		

Question 4: Given the information presented about compatibility, noise, mitigation strategies (including a panel for resolving conflicts about noise) and the benefits of non-market housing for faculty, staff and students to the area. Do you support placing non-market rental housing for faculty, staff and students in Gage South 'Area Under Review'?

Response:

Responses	No of Responses	Percentages
Strongly Support	91	11%
Support	119	14%
Neutral	77	9%
Object	102	12%
Strongly Object	278	33%

If you object, please state why.

Responses	No of References	Percentages
Opposition to placing non-student housing in the Gage South 'Area Under Review'	51	6%
Gage South should remain a student-centric part of campus	39	5%

Question 5: If you object to placing non-market rental housing for faculty, staff and students in Gage South 'Area Under Review', would you support transferring it to the lands adjacent to Acadia East, even if it results in reduced amount of student family housing in this area?

Please note: the responses to this question were calculated over 836 because 564 respondents answered Question 5, whereas 379 of the respondents who answered Question 4 objected or strongly objected to placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review'.

Response:

Responses	No of Responses	Percentages
Strongly Support	44	5%
Support	135	16%
Neutral	186	22%
Object	69	8%
Strongly Object	130	16%

Question 6: If you object to transferring the non-market rental housing for faculty, staff and students from the Gage South 'Area Under Review' to Acadia, please provide suggestions on where else on campus you would transfer this housing.

Please note: the responses to this question were calculated over 836 because not all respondents objected or strongly objected to Question 5.

- No common themes emerged more than 38 times (or 5%) in responses to this open-ended question.

Question 7: Do you have any other comments?

Responses	No of References	Percentages
Opposition to placing non-student housing in the Gage South 'Area Under Review'	40	5%

4.4 Phase 2 Participant Demographics

The following represents information gathered only in the consultation questionnaires. Note that respondents were only required to identify where they live (UBC, UEL, City of Vancouver or other municipality) and how they are affiliated with UBC in order to complete the online questionnaire and were not required to provide their age and gender.

There are some differences between the questionnaire respondent demographics and the overall demographics of the affected community. Questionnaire respondents had more students, were younger, and more people living on campus than the overall demographics of the campus community and affected populations in the area (which includes students, staff, faculty, university residents, other employees such as those working at TRIUMF and UBC Hospital, and UEL residents).

Question 1.

Where do you live?

Location	Percentage
UBC	37% (307)
UEL	3% (23)
City of Vancouver	32% (264)
Other Municipality	17% (142)

Question 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?

Affiliation	Percentage
Undergraduate Student	76% (635)
Graduate Student	16% (135)
Faculty	0% (8)
Staff	3% (21)

Non-UBC Employee	0% (3)
UEL Resident	1% (5)
Recreational Visitor	1% (7)
Cultural Visitor	0% (1)
On-Campus Resident	1% (6)
Other (e.g. ACCESS mature student, national swim team member)	2% (13)

Question 3.

Please specify your gender:

Gender	Percentage
Female	57% (475)
Male	42% (348)
Other	1% (8)

Question 4.

Please indicate your age:

Age category	Percentage
Under 18	1% (5)
18-22	61% (512)
23-29	23% (189)
30-39	8% (71)
40-54	4% (36)
55+	3% (22)

4.5 Phase 2 Letter Submissions

Seven letter submissions were received during the public consultation period. Six of the letter submissions were regarding the proposed new UBC Aquatic Centre (3 from stakeholders and 3 from individuals and the seventh was from a campus stakeholder regarding the proposed non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review'.

Stakeholder letter submissions included:

- The BC Summer Swimming Association submitted a letter expressing concern that the proposed spectator seating area for the new UBC Aquatic Centre would not be sufficient to accommodate large meets or Provincial championships (some of which require seating for over 500).
- The Vancouver Pacific Wave Synchronized Swimming Club submitted one letter expressing concern that the proposed spectator seating area for the new UBC Aquatic Centre would not be sufficient for large meets and championships (missing the opportunity for increasing revenue and the profile of the sport). They also noted that Olympic and World Championship standards mandate a slightly larger dive tank than is planned for the new facility.

- The Friends of the UBC Aquatic Centre and MacInnes Field submitted a detailed list of questions regarding the proposal to build a new UBC Aquatic Centre.
- A letter from the UBC Residence Hall Association was in opposition to placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review' because of its effect on student life in the area and potential compatibility issues. They also state that any future housing placed in the area should be affordable student housing. The Residence Hall Association did note that they support the proposed new diesel bus loop.

4.6 Public Opinion Polling

Phase 2 also included public opinion polling of three university samples (students, faculty and staff) and two general population samples (residents of the on-campus neighbourhoods and residents of the University Endowment Lands). Between March 1 and 11th, 2012, Mustel Group, an independent, professional opinion and market research firm, conducted a total of 690 telephone interviews, with:

- 155 students
- 151 faculty
- 150 staff
- 150 campus neighbourhood residents
- 84 University Endowment Lands (UEL) residents

The purpose of the polling was to ask respondents what their level of support was for building non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review', as well as test several proposed measures that would mitigate compatibility concerns, such as noise. UEL residents (as an affected area adjacent to Gage South + Environs) were further asked their opinion regarding the new diesel bus loop and proposed new Aquatic Centre that are planned for the area.

The polling revealed the following:

- Based on anything they may have seen or heard, 57% of respondents expressed support for building non-market rental housing for faculty, staff and students in the Gage South + Environs area.
- When looking at the student sample, 10% of students strongly supported non-market rental housing for faculty, staff and students in the Area Under Review, and 48% somewhat supported it.
- Each of the four measures described to respondents, designed to address concerns regarding noise conflict, were found to increase the likelihood of support for building the rental housing among the majority of respondents.
- If plans changed with regards to the Gage South + Environs area, opinion is divided over the proposal to shift the housing density to the Acadia neighbourhood, with 42% in support and 45% opposed.
- Among those opposed to shifting the housing density to the Acadia neighbourhood, no clearly favoured alternative location is identified. Overall, about half of all UEL residents make use of the temporary diesel bus loop once a month or more, with about one-third using the Aquatic Centre often. The large majority of residents of the UEL feel that upgrades to these facilities would have no impact upon them (91%).
- Having heard various suggested measures for addressing noise concerns, possible alternative sites and the effects of not building anything, overall support for building non-market rental

housing for faculty, staff and students in the Gage South + Environs area increases from 57% to 63%.

For more detailed polling results, please see Appendix D.

PART B: CONSIDERATION MEMORANDUM OF PUBLIC INPUT RECEIVED (PHASES 1 & 2)

UBC committed to producing a *Consideration Memorandum of Consultation Input*, demonstrating how input gathered through various public consultation events (in-person and online) are considered in order to develop a plan for the Gage South + Environs area. The production of a *Consideration Memorandum of Consultation* exceeds best practice in land use planning consultation processes.

The Gage South + Environs public consultation process has included multiple opportunities for community and stakeholder input over two distinct phases. Notification of Phase 1 and Phase 2 of public consultation was provided to **over 215,000 contacts** in the campus community through print advertising, email, e-newsletters, video, in-person meetings, social media and outreach efforts.

This section provides a detailed account of each phase of the consultation process including engagement strategies, public notification and attendee demographics. A detailed analysis of the feedback received in each phase is found in Sections 5.0 and 6.0.

5.0 CONSIDERATION MEMORANDUM OF PUBLIC INPUT RECEIVED (PHASE 1)

5.1 Summary of Phase 1 Public Consultation

The first phase of Gage South + Environs public consultation took place between November 15th and 29th, 2011. This phase included two public workshops on November 24th and an online questionnaire. This initial consultation presented four possible layout concepts of how the elements within the Gage South + Environs 'Study Area' could be laid out and gathered feedback on trade-offs and preferences on elements in each concept and across concepts. These layouts were recommended by the Gage South + Environs Working Group and were developed through a collaborative process.

An engagement strategy to promote this phase of public consultation was designed to identify key stakeholders and to establish the most effective avenues to (a) deliver the information about the consultation to a broad audience and (b) provide communication tools to assist with information distribution to their networks. Key stakeholders include students, faculty, staff, unions, residents, alumni, UEL residents, and area businesses.

Notification of Phase 1 of the consultation process was provided to **nearly 70,000 contacts** through the following print advertisements and online distribution channels:

- The Ubyssey on November 14th (Circulation, 12,000)
- The Vancouver Courier on November 16th (Circulation, 45,000)
- C+CP e-newsletter and Gage South-specific email to C+CP email distribution list on November 18th (Circulation, 1,500 x 2)
- UNA e-newsletter on November 10th, 17th and 24th (Circulation, 1,500 x 3)
- UEL newsletter on November 3rd and poster delivered to residences (Circulation, 1593 residences)

- C+CP website events calendar
- C + CP website hits to /gagesouth (over 370 unique page views)
- C+CP Twitter and Facebook pages (reaching over 1,900 contacts)
- an informational Gage South & Environs video posted to YouTube with over 1,200 views. The video was also featured on the front page of ubc.ca.

Stakeholder outreach initiatives to promote public consultation included:

- 165 communications e-toolkits were sent to Student Services, SHHS, Athletics and Recreation, UBC faculties, alumni and faculty emeriti, UBC unions and student clubs. The toolkit included web copy, Twitter update copy, a link to the YouTube video and a link to the Gage South portion of C+CP's website.
- 15 one-on-one stakeholder engagement meetings with various groups (e.g. undergraduate societies, emeriti, Unions, and SHHS)
- Residence hall information booths set up in the Totem, Vanier and Gage areas
- 36 campus businesses were notified of the consultation and provided notices to post
- The AMS distributed 1,000 flyers

As a result of the above notification and outreach, participation in Phase 1 was as follows:

- 215 questionnaires were submitted
- 41 letter submissions were received
- 1 petition on behalf of 2,159 members of the campus community was received
- A combined total of 45 people attended the workshops held on November 24th

An interim public consultation report on the feedback received in Phase 1 was compiled and posted to the Campus and Community Planning website. The detailed feedback results from Phase 1 are available in Appendix A.

5.2 Consideration Memorandum of Public Input Received (Phase 1 Table)

This section provides a detailed analysis and consideration of various concerns and issues identified during Phase 1 (November 2011) of the Gage South + Environs consultation process. Feedback from Phase 2 (February-March 2012) is addressed in Section 6.0. The concerns expressed below are based questionnaires submitted online or at the public workshops held on November 24th.

The tables below summarize ideas and concerns raised in Phase 1, how those were incorporated into the proposal presented in Phase 2, or if they were not, why they were not addressed.

Section 5.2.1 presents feedback from the 215 questionnaires received in Phase 1. The detailed feedback is based on the 18 questions in the questionnaire and responses to open-ended questions that received ten or more occurrences (over 5%) are included in the tables below.

Section 5.2.2 presents the feedback received in the 41 letter submissions.

5.2.1 Response to Phase 1 Questionnaire Feedback

A copy of the proposed layout from Phase 2 is provided for reference in Appendix B. This layout is referenced throughout the 'Response' column in the table below.

Issue	Phase 1: Feedback	Response
Diesel Bus Loop		
Below-ground bus parking and layover area	Feedback indicated strong support for a below-ground bus parking and layover area • 158 respondents preferred below ground bus parking • 31 preferred above ground • 24 had no preference	The bus parking and layover in the proposed draft plan for Phase 2 consultation is located underground.
North-south or east-west orientation of the bus loop	Equal levels of support for either a north-south or east-west orientation of the above ground pick-up drop-off portion of the diesel bus facility • 86 respondents prefer north-south • 87 respondents prefer east-west • 39 respondents had no preference	While support for both orientations was equal, the east-west bus loop orientation is superior from a technical feasibility, cost and phasing perspective. In addition, pedestrian safety is significantly better in the east-west alignment, and proximity of the facilities to the campus core is better. The east-west orientation was therefore carried forward in the proposed draft plan for Phase 2 consultation.
Bus bays external to the main bus loop on either Student Union Boulevard or Wesbrook Mall	The most common response indicated no preference regarding an external bay to the main loop. A lower but significant number did not support an external bay and those who support an external bay prefer it be located on Wesbrook Mall, rather than Student Union Boulevard. • 75 respondents had no preference • 56 did not support an external bay • 42 supported an external bay on Wesbrook mall • 24 supported an external bay on either Wesbrook Mall or Student Union	The proposed draft plan for Phase 2 consultation includes one drop-off bay on Wesbrook Mall.

	Boulevard	
Bus loop entrance location	Feedback results showed preference expressed for a bus loop entrance from Wesbrook Mall. • 111 respondents preferred the entrance from Wesbrook Mall • 56 had no preference • 41 preferred the entranced from Student Union Boulevard	The bus loop entrance in the proposed draft plan for Phase 2 consultation is located from Wesbrook Mall.
Aquatic Centre		
Aquatic Centre location	Preference was expressed for placing the new Aquatic Centre closer to the centre of campus than the alternative along Wesbrook Mall. • 103 respondents preferred the Aquatic Centre closer to the centre of campus • 54 had no preference • 42 preferred the Aquatic Centre located on the edge of campus along Wesbrook Mall	The new Aquatic Centre in the proposed draft plan for Phase 2 consultation is located closer to the centre of campus than it is to Wesbrook Mall.
Adequacy of pedestrian access between the potential location of the new Aquatic Centre on what is now MacInnes Field, and the War Memorial Gym and the Student Recreation Centre, if there was an east-west oriented bus loop	• 121 respondents answered 'yes' when asked if there was sufficient pedestrian access in the concept drawings showing an east-west bus loop orientation. • 76 answered 'no' when asked if there was sufficient pedestrian access shown in the east-west orientation scenarios.	There are 3 pedestrian crossings of the east-west bus loop in the proposed draft plan for Phase 2 consultation, which is consistent with the number illustrated in Phase 1. The potential for additional pedestrian crossings may be explored in detailed design but must be balanced with pedestrian safety and bus facility operations.
MacInnes Field		
Use of MacInnes field for intramural sports and informal activities, as well as bookable social events.	Respondents expressed preference for both intramural sports and some time for informal activities on MacInnes Field. Keeping MacInnes Field for informal sports and bookable social events was the second most frequent response.	The replacement MacInnes Field in the proposed draft plan for Phase 2 consultation could accommodate both intramural use and continued social event use.

	• 89 respondents preferred having some time for intramural sports and some time for informal activities • 74 preferred keeping the field for informal sports and bookable social events • 26 have no preference	
MacInnes Field location	Respondents expressed significant preference for locating MacInnes Field closer to the centre of campus, rather than along Wesbrook Mall. • 130 respondents preferred MacInnes Field be located closer to the centre of campus • 44 had no preference • 22 preferred MacInnes Field be located closer to Wesbrook Mall	The replacement MacInnes Field in the proposed draft plan for Phase 2 consultation is located closer to the centre of campus.
General		
Most important element to place closest to the centre of campus (diesel bus loop, Aquatic Centre or MacInnes Field).	Respondents ranked MacInnes Field (or its replacement) as the element they most wanted to be closest to the centre of campus. They ranked the elements in order of importance as follows: 1. 83 respondents ranked MacInnes Field as their first choice 2. 55 ranked the diesel bus loop as their first choice 3. 34 ranked the aquatic centre and their first choice 4. 14 ranked no preference as their first choice 5. 3 ranked bus parking area as their first choice.	The replacement MacInnes Field in the proposed draft plan for Phase 2 consultation is located closest to the centre of campus (closer than all other elements).
Most important element in Gage South	When asked to rank which element was most important to their experience of the Gage South area, respondents ranked the elements as follows: 1. 84 respondents ranked the bus loop as their first choice	Careful attention was taken in the development of the bus loop layout to ensure its technical functionality, pedestrian comfort, safety, public realm integration and overall design, are consistent with the Phase 1 feedback regarding

	2. 31 ranked MacInnes Field as their first choice 3. 23 ranked non-market rental housing for faculty, staff and students as their first choice 4. 21 ranked the aquatic centre as their first choice 5. 2 ranked bus parking as their first choice	the importance of this facility.
Non-market Rental Housing		
Preserving Gage South as a student-centric part of campus.	• 82 respondents ranked 'preserving Gage South as a student-centric area of campus' as their first choice when asked which in a series of statements about Gage South was most important to them. • When asked to rank what form of housing respondents preferred, 56 chose 'no non-market rental housing' as their first choice • 21 respondents made comments in support of preserving Gage South as a student-centric part of campus when asked what the disadvantages of placing non-market rental housing in this area would be.	Recognizing the negative feedback regarding placing non-market rental housing for faculty, staff and students in the 'Area Under Review', recommendations on whether to include university rental housing were not included in the draft plan forwarded to the Phase 2 consultation. Instead, a compatibility analysis will be prepared based on detailed technical studies of compatibility issues identified in other parts of the questionnaire and results provided in the Phase 2 consultation. The input received in Phase 2 consultation will then inform final recommendations on the use of this area for non-market rental housing for faculty, staff and students.
Placing housing between the UEL and the academic precinct	• 5 respondents ranked this as their first choice when asked which in a series of statements about Gage South was most important to them.	See response above.
Providing faculty, staff and students the opportunity to live close to the centre	• 45 respondents ranked 'providing faculty, staff and students the opportunity to live close to the centre of campus' as their first	See response above.

of campus in Gage South	choice when asked which in a series of statements about Gage South was most important to them. • 29 respondents made comments in support of placing non-market housing in Gage South when asked what the advantages and disadvantages of placing housing in this area would be. • 20 respondents ranked 'making Gage South a primarily, but not exclusively student focused area (i.e. allows for inclusion of non-market housing for faculty, staff and students) when asked which in a series of statements about Gage South was most important to them.	
Ensuring there is sufficient year-round population to support shops and businesses	• 35 respondents supported measures to ensure there is sufficient year-round population to support shops and businesses. • 17 ranked this as their first choice when asked which in a series of statements about Gage South was most important to them.	See response above.
Potential noise and other conflict between renters and students	When asked what the disadvantages of placing non-market rental housing in Gage South would be: • 47 respondents were concerned about noise conflict between students and renters if housing was placed in Gage South • 11 ranked minimizing potential conflicts between renters and student activities as their first choice when asked which in a	As part of the compatibility analysis for the Area Under Review, a professional noise study will be undertaken to measure current and predicted noise that might affect the 'Area Under Review'.

	series of statements about Gage South was most important to them.	
Clauses in rental agreements accepting noise levels prior to tenancy and requiring acceptance from renters of the levels of noise associated with those activities before they move in	The majority of respondents said they would be more likely to support housing if this measure was in place. • 104 respondents were likely • 52 were unlikely • 20 had no preference	Noise warning clauses would be recommended for inclusion in rental agreements if non-market rental housing for faculty, staff and students is approved for the 'Area Under Review'. However, recommendations on whether to pursue such housing in the 'Area Under Review' will not be made until after the public has had a chance to consider further technical compatibility analysis information in Phase 2 consultation.
Making suites small one bedrooms and studios to appeal to a younger demographic of faculty, staff and students	The majority of respondents said they would be more likely to support housing if this measure was in place. • 108 respondents were likely • 48 were unlikely • 22 had no preference	Suites would be small 1 bedrooms and studios to appeal to a younger demographic, if non-market rental housing for faculty, staff and students is approved for the 'Area Under Review'. However, recommendations on whether to pursue such housing in the 'Area Under Review' will not be made until after people have had a chance to consider further technical compatibility analysis information in Phase 2 consultation.
Equipping 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	The majority of respondents said they would be more likely to support housing if this measure was in place. • 93 of respondents were likely • 48 were unlikely • 33 had no preference	SUB plaza north could be equipped to better accommodate concerts and large events with music, if non-market rental housing for faculty, staff and students is approved for the 'Area Under Review'. However, recommendations on whether to pursue such housing in the 'Area Under Review' will not be made until after people have had a chance to

		consider further technical compatibility analysis information in Phase 2 consultation.
Developing a partnership with BC Housing and targeted at employees with a household income of less than $64K a year.	The majority of respondents would be more likely to support housing if this initiative were in place. • 84 respondents were likely • 60 were unlikely • 31 had no preference	Initial discussions were held with BC Housing to determine the viability of a partnership on a non-market rental project targeted to employees with a household income of less than $64,000/year, for the 'Area Under Review'. However, recommendations on whether to pursue non-market rental housing for faculty, staff and students in the 'Area Under Review' will not be made until after people have had a chance to consider further technical compatibility analysis information in Phase 2 consultation.
Height of non-market rental housing for faculty, staff and students if such use were approved and located at Student Union Boulevard and Wesbrook Mall	When asked to rank their preference for possible building heights and locations if housing proceeds in Gage South, respondents ranked building heights as follows: 1. 47 respondents ranked 6-8 storey non-market rental housing located at Student Union Boulevard and Wesbrook Mall as their first choice 2. 25 ranked a 14-storey building along Wesbrook Mall on top of the bus loop pick-up area as their first choice 3. 22 ranked an 11-storey building along Wesbrook Mall and on top of the bus loop drop-off area as their first choice 4. 11 ranked a 10-storey building bridging over the bus loop entry on Wesbrook Mall as their first choice	The compatibility analysis for planning and Phase 2 information purposes will be undertaken assuming a non-market rental housing project of 6-8 storeys on the 'Area Under Review'. However, recommendations on whether to pursue such housing in the 'Area Under Review' will not be made until after people have had a chance to consider further technical compatibility analysis information in Phase 2 consultation.
Would people consider	A slightly larger number of respondents said they	Recognizing the negative feedback regarding

living in Gage South if non-market rental housing was placed there.	would consider living in Gage South. • 91 respondents said yes • 79 said no Asked why they would or would not consider living in Gage South: • 15 said yes because of the convenience and proximity to the centre of campus • 13 said no because they prefer distance between UBC life and their personal life outside campus • Another 17 comments in response to an open ended question referenced the convenience of the location for future rental housing.	placing non-market rental housing for faculty, staff and students in the 'Area Under Review', recommendations on whether to include university rental housing were not included in the draft plan forwarded to the Phase 2 consultation. Instead, a compatibility analysis will be prepared based on detailed technical studies of compatibility issues identified in other parts of the questionnaire and results provided in the Phase 2 consultation. The input received in Phase 2 consultation will then inform final recommendations on the use of this area for non-market rental housing for faculty, staff and students.
Comments about the affordability of non-market rental housing for faculty, staff and students	When asked what the advantages and disadvantages of placing housing in Gage South would be: • 16 respondents were concerned with whether non-market housing would be affordable, particularly for students • 13 respondents commented that placing affordable non-market rental housing for faculty, staff and students would be a positive addition to Gage South	The current *Land Use Plan* includes the following policy: *"...If the area is used for neighbourhood housing, the intention is that it would be for small affordable university rental units. ..." (Section 4.1.7)* If ultimately housing is approved for the 'Area Under Review', it would therefore be small affordable non-market rental units for faculty, staff and students. Recommendations on whether to pursue such housing in the 'Area Under Review' will not be made until after people have had a chance to consider further technical compatibility analysis information in Phase 2 consultation.

5.2.2 Response to Other Submissions

A total of 41 other submissions were received during the consultation period. Only issues raised in letters provided on behalf of organizations or that are referenced more than twice (5%) in individual submissions are included in the table below. Organizations may be mentioned more than once in the table below. Please note that each organization only submitted one letter and that multiple references refer to different points within the individual letter submissions and do not refer to additional letter submissions.

Issue	Phase 1: Feedback Received From	Response
Support for designating the 'Area Under Review' in Gage South 'Academic'	• One petition was received with 2,159 signatures • 32 form letters • 1 letter from the AMS stating its support for using the 'Area Under Review' for uses consistent with the 'Academic' designation.	Recognizing the negative feedback regarding placing non-market rental housing for faculty, staff and students in the 'Area Under Review', recommendations on whether to include university rental housing were not included in the draft plan forwarded to the Phase 2 consultation. Instead, a compatibility analysis will be prepared based on detailed technical studies of compatibility issues identified in other parts of the questionnaire and results provided in the Phase 2 consultation. The input received in Phase 2 consultation will then inform final recommendations on the use of this area for non-market rental housing for faculty, staff and students.
Opposition to including non-market rental housing or non-student housing in Gage South	• 1 joint letter from four undergraduate societies (Arts, Engineering, Land and Food Systems, and Science) • 1 letter from the AMS	See response above.
Support for exploring the 'renovate and expand' option for the existing UBC Aquatic Centre	• 1 submission from the Friends of UBC Aquatic Centre and MacInnes Field requesting further technical analysis be done to determine if the renovate and	Subsequent to the Phase 1 consultation period, UBC staff met several times with the Friends of the UBC Aquatic Centre and MacInnes Field, to discuss and review their evolving ideas. Subsequent plans

	expand option is a possibility.	were also sent to an independent quantity surveyor for review. The evaluation of the 'renovate and expand' option concluded that the preferred approach was to 'build new'. For additional detail on the analysis of this proposal, see Appendix D.
Concern about altering or moving MacInnes Field without consulting the MacInnes family.	• 1 submission from the Friends of UBC Aquatic Centre and MacInnes Field expressed concern about altering MacInnes Field and seeking approval from the MacInnes family if alterations were to be made to the existing field.	The MacInnes family donated money to UBC in 1952, 53 and 54 to support improvements to MacInnes Field in memory of their son, a UBC graduate. UBC contacted the MacInnes family to share evolving plans for the area and the MacInnes family has confirmed they are supportive of upgrades to the area that could include relocation of the field (and the memorial plaque) to a new location closer to the campus core.

6.0 CONSIDERATION MEMORANDUM OF PUBLIC INPUT RECEIVED (PHASE 2)

This section provides a detailed analysis of various concerns and issues identified during Phase 2 (February-March 2012) of the Gage South + Environs consultation process. The concerns expressed in the tables below are based on questionnaires submitted online or at the March 1 public open house.

The tables below summarizes ideas and concerns raised in Phase 2 and demonstrates how they have been incorporated into the proposed layout, or if they were not, why they were not addressed.

Section 6.1 is based on the feedback received in 836 questionnaires, while Section 6.2 includes feedback received in 7 letter submissions.

The detailed feedback presented in Section 6.1 is based on 7 questionnaire questions. Note that only comments with 38 or more occurrences (5% or more) are represented in the tables below.

6.1 Response to Phase 2 Questionnaire Feedback

Issue	Phase 2: Feedback	Response
Proposed Layout		
Support for the proposed layout of institutional elements (i.e. Aquatic Centre, diesel bus loop and parking, and MacInnes Field)	• 50 respondents to an open-ended question expressed support for the proposed layout of institutional elements.	The proposed draft plan of institutional elements (aquatic centre, field and bus loop) is consistent with feedback received during Phase 1 of consultation. No additional concerns were expressed with this layout and as a result, no further changes are being proposed.
Reduction to the size of the institutional elements in the Gage South + Environs area (MacInnes Field, the aquatic centre or the diesel bus loop)	• 40 respondents in an open-ended question expressed concern that the proposed layout would result in institutional elements being reduced in size.	The current MacInnes Field is 0.8 ha of grass. The proposed location allows for 0.8 ha field with 2.5m sidewalks around 3 sides, and much wider sidewalk on the north side where there will be significant pedestrian flow from the bus loop area. Public involvement would be invited on detailed design of this field. The grass area may become smaller if public preference is for wider sidewalks, seating areas or other technical requirements.
Compatibility Analysis		
Non-market rental housing is incompatible in Gage South 'Area Under Review' because of noise conflict	• 44 respondents in an open-ended question were concerned that non-market rental housing would not be compatible in the Gage South 'Area Under Review' due to noise conflict	The independent professional noise study provided for public review in Phase 2 consultation concluded that non-market rental housing for faculty, staff and students should not be ruled out in the 'Area Under Review' on the grounds of noise impact.
Establishing a panel made up of the VP Finance,	The majority of respondents were in support of this measure.	If non-market rental housing for faculty, staff and students were to be recommended for the 'Area Under Review',

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	• 520 respondents were in support of this measure ('yes') • 242 respondents were not in support of this measure ('no')	establishing the proposed panel would also be recommended.
Support for introducing a noise clause in rental agreements	• 42 respondents in an open-ended question were in support of introducing a noise clause in rental agreements if non-market rental housing were placed in Gage South	If non-market rental housing for faculty, staff and students were to be recommended for the 'Area Under Review', a noise warning clause in rental agreements would be recommended.
Non-Market Rental Housing for Faculty, Staff and Students		
Opposition to placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review'	• 380 respondents object to placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review' • 210 respondents were in support of placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review' • 77 respondents were neutral	Non-market rental housing for faculty, staff and students is not recommended. Instead, 12-month student housing with a priority for graduate students and post-doctoral fellows is recommended. This also addresses input received from the Housing Action Plan process that notes the challenges post-doctoral fellows have finding affordable housing on campus and the need expressed by graduate students for graduate-specific housing.

Opposition to placing non-student housing in the Gage South 'Area Under Review'	• 73 respondents in one open-ended question were not in support of having non-student housing placed in the Gage South 'Area Under Review' • 73 respondents in a second open-ended question were not in support of having non-student housing placed in the Gage South 'Area Under Review' • 51 respondents in a third open-ended question were not in support of having non-student housing placed in the Gage South 'Area Under Review' • 40 respondents in a fourth open-ended question were not in support of having non-student housing placed in the Gage South 'Area Under Review'	Non-market rental housing for faculty, staff and students is not recommended. Instead, 12-month student housing with a priority for graduate students and post-doctoral fellows is recommended. This also addresses input received from the Housing Action Plan process that notes the challenges post-doctoral fellows have finding affordable housing on campus and the need expressed by graduate students for graduate-specific housing.
Gage South should remain a student-centric part of campus	• 56 respondents in one open-ended question commented that the Gage South area should be a student-centric part of campus. • 39 respondents in a second open-ended question commented that the Gage South area should be a student-centric part of campus. • 38 respondents in a third open-ended question commented that the Gage South area should be a student-centric part of campus.	See above response.
Opposition to placing any housing in the Gage South	• 63 respondents in an open-ended question were in opposition to	See above response.

'Area Under Review'.	placing any housing in the Gage South area.	
Transferring floorspace from the Gage South 'Area Under Review' to the lands adjacent to Acadia East	• 199 respondents were not in support of transferring the floorspace to the lands adjacent to Acadia East • 186 were neutral • 179 were in support of transferring the floorspace to the lands adjacent to Acadia East	See above response. A policy is recommended to transfer the Gage South 'Area Under Review' floorspace for non-market rental housing for faculty and staff to another part of campus, to be determined in future. A *Land Use Plan* amendment will be required at that time.

6.2. Response to Other Submissions

A total of 7 other submissions were received during the consultation period. Only issues raised in letters provided on behalf of organizations or that are referenced more than twice in individual submissions are included in the table below. Please note that each organization or individual only submitted one letter and that multiple references refer to different points within the individual letter submissions and do not refer to additional letter submissions.

Issue	Phase 2: Feedback Received From	Response
Aquatic Centre		
Concern that spectator seating capacity proposed for the new Aquatic Centre (300 seats) will not be sufficient to accommodate large meets and championships	• 1 letter from the BC Summer Swimming Association • 1 letter from the Vancouver Pacific Wave Synchronized Swim Club	Detailed design of the facility has not yet started. Attention will be devoted in the design process to ensuring that spectator seating capacity is sufficient in the new facility.
Concern that the proposed diving area (tank) would be 2.14 metres shy in width to meet the Olympic or World Championship standard for synchronized swimming	• 1 letter from the Vancouver Pacific Wave Synchronized Swim Club	The 25m pool as currently proposed meets the FINA general standard for synchronized swimming competition and training. It was not envisioned to meet the FINA Olympic/World Championship standard for synchronized swimming. This issue will be considered again during the detailed design process.

competitions.		
Support for including an underwater viewing area in the new Aquatic Centre.	• 1 letter from the Vancouver Pacific Wave Synchronized Swim Club	An underwater viewing area is not part of the base program but will be considered during the detailed design process.
Request to revisit the 'Renovate and Expand' proposal for the new UBC Aquatic Centre	• 1 letter with 22 detailed questions from the Friends of the UBC Aquatic Centre and MacInnes Field	Subsequent to the Phase 1 consultation period, UBC staff met several times with the Friends of the UBC Aquatic Centre and MacInnes Field, to discuss and review their evolving ideas. Subsequent plans were also sent to an independent quantity surveyor for review. The evaluation of the 'renovate and expand' option concluded that the preferred approach was to 'build new'. No further review of this proposal is recommended. For additional detail on the analysis of this proposal, see Appendix C.
Non-Market Rental Housing for Faculty, Staff and Students		
Opposition to placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review'	• 1 letter from the UBC Residence Hall Association	Non-market rental housing for faculty, staff and students is not recommended. Instead, 12-month student housing with a priority for graduate students and post-doctoral fellows is recommended. This also addresses input received from the Housing Action Plan process that notes the challenges post-doctoral fellows have finding affordable housing on campus and the need expressed by graduate students for graduate-specific housing.
Concern about possible conflict between students and potential tenants in proposed non-market rental	• 1 letter from the UBC Residence Hall Association	See above response.

housing for faculty, staff and students.		
Support for future housing introduced in the Gage South area being affordable student housing	• 1 letter from the UBC Residence Hall Association	See above response.
Proposed Layout		
Support for the proposed changes to the diesel bus loop	• 1 letter from the UBC Residence Hall Association	The proposed draft plan layout of the bus loop, is recommended for Board of Governors approval.

7.0 APPENDIX A

7.1 Phase 1 Detailed Feedback

Below is the detailed feedback received in the 18 questions in the Phase 1 questionnaire. Note that only comments with ten or more occurrences (over 5%) are represented in the tables below. All data presented below is calculated out of the total number of questionnaires that were taken (215), except for ranking questions which are calculated on the number of respondents who answered that specific question.

Questions about the Diesel Bus Loop

Question 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 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

Response:

An equal number of respondents (40%) preferred a north-south and east-west orientation of the bus loop, with slightly more strongly preferring a north-south orientation located on the edge of campus.

	Count	Percentage
Strongly prefer bus-loop orientation north-south and on the edge of campus	58	27%
Prefer bus-loop orientation north-south and on the edge of campus	28	13%
Have no preference	39	18%
Prefer bus loop and parking orientation	35	16%

east-west and closer to the centre		
Strongly prefer bus loop and parking orientation east-west and closer to the centre	52	24%

Question 2. Bus parking areas are where 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 and 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

Given these factors, and assuming costs for underground options can 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

Response:

Respondents expressed a preference (75%) for below ground bus parking with 49% strongly preferring below ground.

	Count	Percentage
Strongly prefer bus parking above ground	17	8%
Prefer bus parking above ground	14	7%
Have no preference	24	11%
Prefer bus parking below ground	53	25%
Strongly prefer bus parking below ground	105	49%

Question 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 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 get 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?

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

Response:

No preference regarding an external bay to the main loop was the top response (35%). However, a high number of respondents (26%) who did not support an external bay and a significant number (20%) would support an external bay but only in Concept A.

	Count	Percentage
A bus bay external to the main loop in Concept A only	42	20%
A bus bay external to the main loop in Concept D only	7	3%
A bus bay external to the main loop in either Concept A or D	24	11%
Neither Concept A or D	56	26%
Have no preference	75	35%

Question 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:

- o Strongly prefer entrance off of Wesbrook Mall
- o Prefer entrance off of Wesbrook Mall

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

Response:

Respondents expressed preference for having the bus loop entrance off of Wesbrook Mall (52%) versus Student Union Boulevard (19%).

	Count	Percentage
Strongly prefer entrance off of Wesbrook Mall	66	31%
Prefer entrance off of Wesbrook Mall	45	21%
Have no preference	56	26%
Prefer entrance off of Student Union Boulevard	25	12%
Strongly prefer entrance off of Student Union Boulevard	16	7%

Questions about the Aquatic Centre

Question 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:

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

Response:

Respondents expressed a preference for placing the aquatic centre closer to the centre of campus (48%).

	Count	Percentage
Strongly prefer aquatic centre closer to centre of campus	58	27%
Prefer aquatic centre closer to the centre of campus	45	21%
Have no preference	54	25%
Prefer aquatic centre on the edge of campus	22	10%
Strongly prefer aquatic centre on the edge of campus	20	9%

Question 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?

- o Yes
- o No

Response:

	Count	Percentage
Yes	121	56%
No	76	35%

Questions about MacInnes Field

Question 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:

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

Response:

Respondents expressed preference for MacInnes Field having some time for intramural sports and some time for informal activities (41%) with keeping MacInnes Field for informal sports and bookable social events as the second most frequent response (34%).

	Count	Percentage
Keeping MacInnes Field for informal sports and bookable social events	74	34%
Making primary use of MacInnes Field for intramural sports	7	3%
Having some time for intramural sports and some time for informal activities	89	41%
Have no preference	26	12%

Question 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 Wesbrook 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:

- o Strongly prefer MacInnes Field closer to the centre of campus
- o Prefer MacInnes Field closer to the centre of campus
- o Have no preference
- o Prefer MacInnes Field closer to Wesbrook Mall
- o Strongly prefer MacInnes Field closer to Wesbrook Mall

Response:

Respondents expressed significant preference (60%) for having MacInnes Field located closer to the centre of campus.

	Count	Percentage
Strongly prefer MacInnes Field closer to the centre of campus	80	37%
Prefer MacInnes Field closer to the centre of campus	50	23%
Have no preference	44	20%
Prefer MacInnes Field closer to Wesbrook Mall	7	3%
Strongly prefer MacInnes closer to Wesbrook Mall	15	7%

General Questions

Question 9 - Overall, given the diesel bus loop and parking areas, aquatic centre and informal recreational field considerations, please rank in order of preference which element you feel should be the closest to the centre of campus:

- o The diesel bus loop
- o The aquatic centre
- o An informal, outdoor field for student recreation (e.g. MacInnes Field or replacement)
- o Bus parking area
- o Have no preference

Response:

Of the 215 questionnaire respondents, 12% (26) elected to not answer Question 9. As a result, percentages for this question are calculated out of 189, the number of respondents who chose at least one element they felt should be closest to the centre of campus. The number of respondents who chose a second, third, fourth and fifth choice is indicated in the bottom row of each column in the 'Totals' row.

Respondents felt that the component that should be the closest to the centre of campus was an informal, outdoor field for student recreation (like MacInnes Field), followed by the aquatic centre and the diesel bus loop. The bus parking area was the element that respondents preferred least to have located at the centre of campus.

The raw response rankings from 1 – 5 are provided in the table below and should be read vertically by column.

	1	2	3	4	5
An informal, outdoor field for student recreation (e.g. MacInnes Field or replacement)	83 (44%)	59 (31%)	24 (13%)	13 (7%)	4 (2%)
The aquatic centre	34 (18%)	69 (37%)	51 (27%)	20 (11%)	7 (4%)
The diesel bus loop	55 (29%)	28 (15%)	70 (37%)	14 (7%)	15 (8%)
Bus parking area	3 (2%)	13 (7%)	19 (10%)	107 (57%)	35 (10%)
No preference	14 (7%)	4 (2%)	4 (2%)	8 (4%)	52 (28%)
Totals	**189**	**173**	**168**	**162**	**113**

Question 10 - Do you have any other comments related to the proposed locations of the diesel bus loop and parking, aquatic centre and MacInnes Field as shown in Concepts A, B, C and D?

Response:

Written responses received for Question 10 covered a variety of topics relates to the proposed orientations and locations of the bus loop, the size, use and location of MacInnes Field, and the location and accessibility of the aquatic centre, with few strong themes emerging with 10 or more occurrences (or over 5%). The two themes that received just over 5% were comments in support of below-ground bus parking (5.6%) and comments expressing specific preference for Concept C (5.6%).

Questions about Non-Market Rental Housing

Question 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 conflict between renters and student activities

Response:

Of the 215 survey respondents, 35 (16%) elected to not answer this question. As a result, percentages for this question are calculated out of 180, the number of respondents who chose at least one statement that was important to them. The number of respondents who chose a second, third, fourth, fifth and sixth choice is indicated in the bottom row of each column in the 'Totals' row.
Respondents ranked preserving Gage South as a student-centric part of campus (excluding any housing for faculty and staff) as the most important statement. The responses also show that there is support for providing faculty, staff and students with the opportunity to live in the area, closer to the centre of campus, and for having sufficient population year-round to support shops and services.

The raw response rankings from 1 – 6 are provided in the table below and should be read vertically by column.

	1	2	3	4	5	6
Preserving Gage South as a student-centric area of campus (i.e. excludes any housing for faculty and staff)	82 (46%)	24 (13%)	6 (3%)	16 (9%)	15 (8%)	26 (14%)
Providing faculty, staff and students the opportunity to live close to the centre of campus	45 (25%)	31 (17%)	29 (16%)	20 (11%)	15 (8%)	28 (16%)
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)	20 (11%)	32 (18%)	39 (22%)	35 (19%)	23 (13%)	15 (8%)
Minimizing potential conflicts between renters and student activities	11 (6%)	41 (23%)	35 (19%)	21 (12%)	24 (13%)	33 (18%)
Having sufficient population year-round to support shops and services	17 (9%)	27 (15%)	41 (23%)	34 (19%)	27 (15%)	20 (11%)
Placing housing between the UEL and the academic precinct	5 (3%)	11 (6%)	16 (9%)	32 (18%)	55 (31%)	43 (24%)
Totals	**180**	**166**	**166**	**158**	**159**	**165**

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

Comments	No of References	Percentage
Concerns about potential noise and other conflict	47	22%
Comments about preserving Gage South as a student-centred academic part of campus	21	10%
Comments in support of putting non-market rental housing for faculty, staff and students in Gage South	16	7%
Concerns about affordability of possible non-market rental housing for faculty, staff and students (housing not being affordable, particularly for students)	10	5%

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

Comments	No of References	Percentage
Comments about ensuring there is year-round population in Gage South	35	16%
Comments in opposition of introducing non-market housing for faculty, staff and students to Gage South	22	10%
Comments noting the convenience of the location for possible non-market rental housing for future building residents	17	8%
Comments noting affordability of possible non-market rental housing for faculty, staff and students (affordable housing as a positive addition)	13	6%
Comments in support of putting non-market rental housing for faculty, staff and students in Gage South	13	6%

Question 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:

14a) 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.

Response:

The majority (49%) would be more likely to support housing if this were in place.

	Count	Percentage
More likely	70	33%
Somewhat likely	34	16%
Have no preference	20	9%
Somewhat unlikely	11	5%
Unlikely	41	19%

14b) Suites are small one bedrooms and studios, designed to appeal to a younger demographic of faculty, staff and students.

Response:

The majority (49%) would be more likely to support housing if this were in place.

	Count	Percentage
More likely	53	25%
Somewhat likely	52	24%
Have no preference	22	10%
Somewhat unlikely	19	9%
Unlikely	29	13%

14c) 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.

Response:

The majority (44%) would be more likely to support housing if this were in place.

	Count	Percentage
More likely	42	20%
Somewhat likely	51	24%
Have no preference	33	15%
Somewhat unlikely	14	7%
Unlikely	34	16%

14d) 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.

Response:

The majority (39%) would be more likely to support housing if this were in place.

	Count	Percentage
More likely	48	22%
Somewhat likely	36	17%
Have no preference	31	14%
Somewhat unlikely	24	11%
Unlikely	36	17%

Question 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 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 students 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 students in Gage South

Response:

Of the 215 survey respondents, 54 (25%) elected to not answer this question. As a result, percentages for this question are calculated out of 161, the number of respondents who chose at least one statement they preferred. The number of respondents who chose a second, third, and fourth choice is indicated in the bottom row of each column in the 'Totals' row.

Respondents ranked excluding non-market rental housing for faculty, staff and students in Gage South as the most important statement. Respondents also expressed a preference for 6-8 storey non-market rental housing for faculty, staff and students at the corner of Student Union Boulevard and Wesbrook Mall.

The raw response rankings from 1 – 5 are provided in the table below and should be read vertically by column.

	1	2	3	4	5*
No non-market rental housing for faculty, staff and students in Gage South	56 (35%)	6 (4%)	5 (3%)	4 (2%)	0
6-8 storey non-market rental housing for faculty, staff and students at the corner of Student Union Blvd and Wesbrook Mall	47 (29%)	30 (19%)	14 (9%)	34 (21%)	0
14 storey non-market rental housing for faculty, staff and students along Wesbrook Mall, on top of the bus loop pick-up area	25 (16%)	34 (21%)	21 (13%)	43 (27%)	0
11 storey non-market rental housing for faculty, staff and students along Wesbrook Mall and on top o fthe bus loop drop-off area	22 (14%)	35 (22%)	57 (35%)	27 (17%)	0
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 (7%)	48 (30%)	52 (32%)	33 (20%)	0
Totals	**161**	**153**	**149**	**145**	

**Please note that due to a technical error, respondents to the online survey were only provided with four choices and not five. As a result, the table above reports responses over four columns and not five.*

Question 16. - Would you consider living in Gage South?

- o Yes
- o No

Response:

	Count	Percentage
Yes	91	42%

No	79	37%

Why or why not?

Response:

Comments	No of References	Percentage
Yes – because of convenience and proximity to the centre of campus	15	7%
No – prefer distance between UBC life and personal life (outside campus)	13	6%

Question 17. - Please tell us which of the following academic facilities is most important to your experience of the Gage South area. Please rank in order of importance with 1 being most important and 5 being least important:

- Bus loop
- Aquatic centre
- MacInnes Field
- Non-market rental housing
- Bus parking

Responses:

Of the 215 survey respondents, 54 (25%) elected to not answer this question. As a result, percentages for this question are calculated out of 161, the number of respondents who chose at least one element that was most important to them. The number of respondents who chose a second, third, fourth and fifth choice is indicated in the bottom row of each column in the 'Totals' row.

Respondents chose the bus loop as the element most important to their experience of the Gage South area. The bus loop was followed by the aquatic centre, MacInnes Field, non-market rental housing and the bus parking area respectively.

The raw response rankings from 1 – 5 are provided in the table below and should be read vertically by column

	1	2	3	4	5
Bus loop	84 (52%)	41 (25%)	21 (13%)	9 (6%)	4 (2%)
Aquatic centre	21 (13%)	51 (32%)	48 (30%)	27 (17%)	9 (6%)
MacInnes Field	31 (19%)	39 (24%)	51 (32%)	27 (17%)	10 (6%)
Non-market rental housing	23 (14%)	18 (11%)	17 (11%)	44 (27%)	49 (30%)
Bus parking	2 (1%)	9 (6%)	16 (10%)	45 (28%)	80 (50%)
Totals	**161**	**158**	**153**	**152**	**152**

Question 18 - Any final thoughts or comments before you conclude your survey?

Response:

The written responses received for Question 18 were on a wide variety of topics with no dominant themes emerging with over 10 occurrences (or 5%).

'Create Your Own Concept' Exercise

All questionnaire respondents and workshop participants were invited to create their own concept if they felt that a different layout to the four presented concepts needed to be considered. A map of the Gage South area with individual scaled 'cut out' pieces of the bus loop, aquatic centre (two variations), bus parking (below and above ground) and MacInnes Field were provided.

Response:

No 'Create Your Own Concept' maps were submitted during the November 15th-29th public consultation period.

Participant Demographics

The following represents information gathered only in the consultation questionnaires. Note that respondents were only required to identify where they live (UBC, UEL, City of Vancouver or other municipality) and how they are affiliated with UBC in order to complete the online questionnaire and were not required to provide their age and gender.

There are some differences between the questionnaire respondent demographics and the overall demographics of the affected community. Questionnaire respondents had more males, were younger, and had more staff, undergraduates and people living on campus than the overall demographics of the campus community and affected populations in the area (which includes students, staff, faculty, university residents, other employees such as those working at TRIUMF and UBC Hospital, and UEL residents).

Question 1.

Where do you live?

Location	Percentage
UBC	48% (104)
UEL	4% (9)
City of Vancouver	35% (76)
Other Municipality	12% (26)

Question 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?

Affiliation	Percentage
Undergraduate Student	59% (126)
Graduate Student	8% (17)
Faculty	5% (11)
Staff	23% (49)
Non-UBC Employee	1% (2)
UEL Resident	1% (2)
Recreational Visitor	1% (3)
On-Campus Resident	4 (2%)

Question 3.

Please specify your gender:

Gender	Percentage
Female	41% (89)
Male	55% (119)
Other	1% (2)

Question 4.

Please indicate your age:

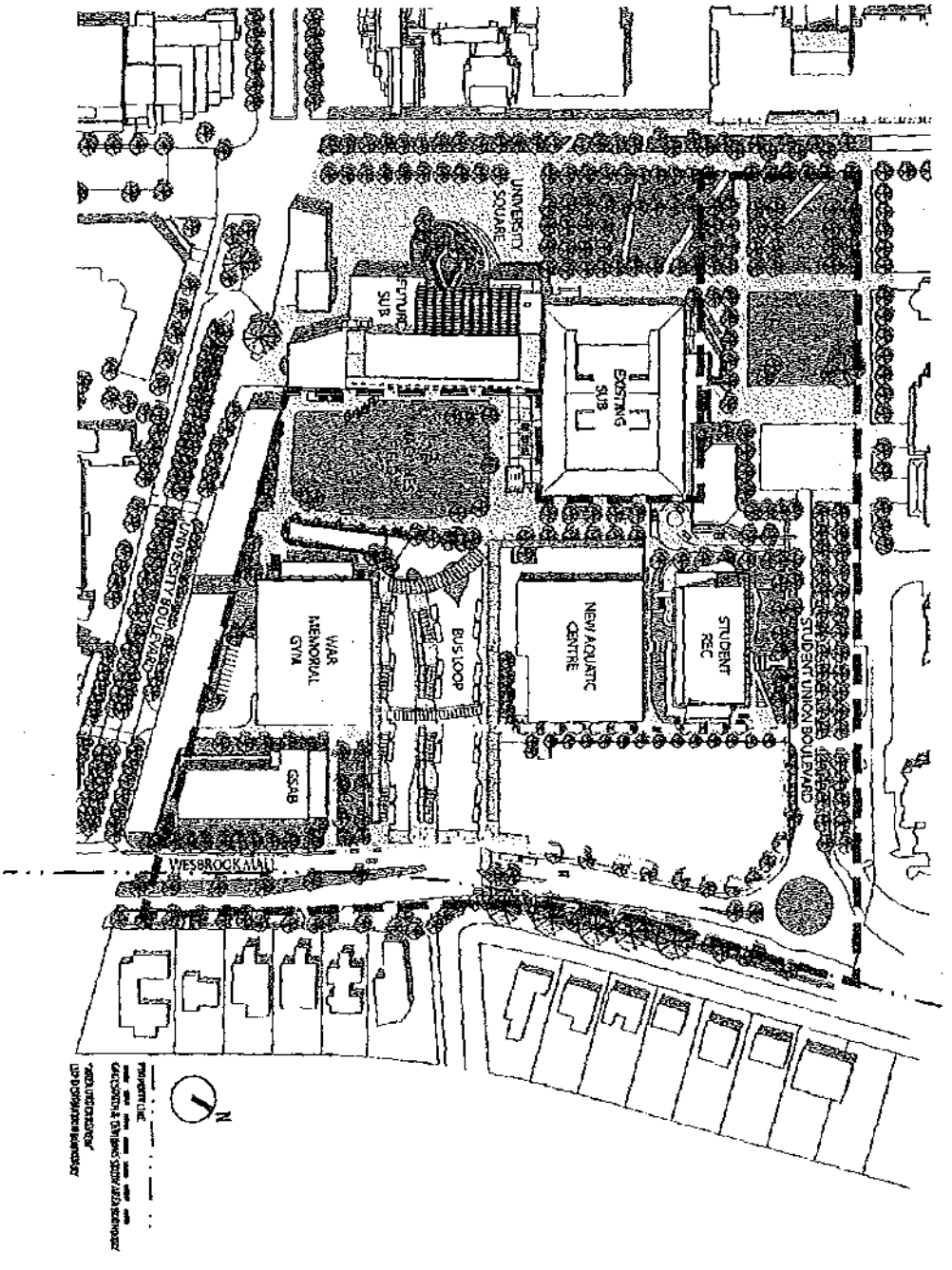
Age category	Percentage
Under 18	1% (2)
18-22	56% (120)
23-29	13% (29)
30-39	11% (24)
40-54	10% (21)
55+	7% (16)

7.2 Phase 1 Consultation Workbook (see attachment)

8.0 APPENDIX B (Phase 2)

8.1 Phase 2 Open House Display Boards (see attachment)

8.2 Phase 2 Proposed Layout



8.3 Stakeholder List

The following campus stakeholders received a copy of the communications e-toolkit. Please note that in some instances, e-toolkits were sent to more than one contact per stakeholder group.

AAPS
CUPE 2278
CUPE 2950
CUPE 116
Alumni Engagement
Student Housing & Hospitality Services
Residence Life Managers
Residence Coordinator
Residence Hall Association
Residence Associations
Residence Associations
Interfraternity Council
Panhallenic Council
International Student Development - International House
International Student Development - International House
UBC Jump Start Program for International Students
International Student Association
First Nations House of Learning
Enrolment Services
Centre for Student Involvement
Student Communications Services
UBC Faculty Association
The UBC Association of Professors Emeriti
UBC Faculty of Arts
UBC Faculty of Science
UBC Faculty of Applied Science
Faculty of Education
Sauder School of Business
School of Community & Regional Planning
Faculty of Forestry
College for Interdisciplinary Studies
School of Journalism
Faculty of Law
Faculty of Land and Food Systems
School of Library, Archival and Information Systems
Faculty of Medicine
School of Nursing
School of Population and Public Health
Faculty of Pharmaceutical Sciences
School of Social Work

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School of Music
College of Health Disciplines
School of Human Kinetics
School of Architecture and Landscape Architecture
School of Audiology and Speech Sciences
Faculty of Dentistry
Green College
Vancouver School of Theology
Regent College
St. Marks
UBC Faculty of Graduate Studies
GSS
AMS
Arts Undergraduate Society
Land and Food Systems Undergraduate Society
UBC Geography Students Association
Engineering Undergraduate Society
Forestry Undergraduate Society
Nursing Undergraduate Society
Human Kinetics Undergraduate Society
UBC Medical Undergraduate Society
Commerce Undergraduate Society
Dental Undergraduate Society
Education Students' Association
Law Students Society
Library and Archival Studies Student Association
Music Undergraduate Society
Planning Student Association
Pharmacy Undergraduate Society
Science Undergraduate Society
Student Association of the UBC School of Social Work
The Vancouver School of Theology
Regent College
Association of Latin America Students
Biological Sciences Society
UBC Taiwan Association
Business Communications Club
Campus for Christ
Canadian Association of Pharmacy Students & Interns
Chinese Varsity Club
Debating Society
Economics Student Association
Emerging Leaders of UBC
UBC Engineering Physics Association
UBC Varsity Outdoor Club
UBC Sailing Club (700 members)
UBC Yoga Club (1000 members)
UBC Ski Board (950 members)

UBC Finance Club
FilmSoc (900 members)
Athletics & Recreation
Alumni & Engagement
University Blvd Businesses
UEL Residents

9.0 APPENDIX C (see attachment)
10.0 APPENDIX D (see attachment)

THE UNIVERSITY OF BRITISH COLUMBIA

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March 1, 2012

Friends of the Aquatic Centre & MacInnes Field
Grant Burnyeat
Doug Aldridge
Peter Rayher

SENT BY E-MAIL

Dear Grant, Doug and Peter

Re: **Response to Renovate & Expand Proposal for UBC Aquatic Centre**

Thank you for meeting with us over the past several months to present and review your Renovate & Expand proposal for the Aquatic Centre. We appreciate the considerable thought, time and passion that you have put into the proposal. As you know, we have spent quite some time considering and evaluating the various stages of the proposal. We have found it to be quite creative and with a variety of benefits. In the end however, we still recommend that building a new Aquatic Centre on the MacInnes Field site is the best approach to achieve the University's overall goals for the Gage South + Environs area and for a community aquatic centre that meets the competitive and recreational swimming needs of the campus community.

The following are our general comments on the Renovate & Expand proposal. We have also attached a detailed comparison of the Renovate & Expand proposal and the Build New plan as well as a detailed summary of the Build New program.

1) Cost – While the base cost for Renovate & Expand is estimated to be $2M less than Build New, this does not include the separate costs provided by the quantity surveyor (SSA) for renewal of existing change rooms ($1.65M) or replacement of the existing pool tank ($6.02M). Change room renewal is a fundamental requirement given the age and poor condition of finishes and systems and must be included in the project scope. The pool tank must at a minimum be re-tiled to address wear and known failures. The pool deck also needs to be re-tiled and re-sloped to address drainage issues that currently put the facility out of compliance with Health regulations, as noted in the Shape report. SSA has recommended a cost allowance of $2.7M for this minimum pool tank and deck work. When these requirements are included the Renovate & Expand cost is approximately $2.5M (or 7%) greater than Build New. The standard UBC financial requirement for

renewing an existing facility rather than building new is that the cost of renewal be less than 67% of building new. This threshold was developed in cooperation for the Provincial government for the UBC Renew program. The Renovate & Expand proposal does not meet this requirement. A summary of estimated full project costs is provided in the attached spreadsheet.

2) Program – The Renovate & Expand option provides greater recreational pool area than Build New and retains the diving tower and popular mezzanine seating area in the existing aquatic centre. The additional recreational pool area however exceeds program requirements needed to meet current and projected future demand. The Build New program has been designed to meet the competitive and recreational swimming needs of the campus community. The biggest demands have been for an international standard competition pool and for a separate, warm water leisure pool for families. The Build New plan will deliver a 50m pool that will meet international competition standards. Build New delivers more pool area for the separate, warm water leisure pool than Renovate & Expand. Build New can also provide shallow water area for children and seniors through the use of a movable floor in one half of the 50m pool. A 7.5m diving tower is included in the Build New base cost estimate and could potentially still be included however it is debatable whether this element is necessary given that UBC does not have a competitive diving program and the existing dive tower reportedly receives minimal recreational use (approx. 10 users per week). At a minimum, springboards (1m & 3m) can be included in the new 25m pool. This pool can also provide deep water for scuba diving lessons, synchronized swimming and underwater hockey. The planned 2.2m depth of the new 50m pool meets the requirement for water polo. The mezzanine seating area in the existing aquatic centre, which would be retained in the Renovate & Expand proposal, is a well used and desired element. We will explore the inclusion of a similar element in the Build New design.

3) Risk – Renovate & Expand presents a higher risk for construction cost and schedule overruns compared to Build New given unknown issues that are encountered when renovating existing buildings, or to quote from the Shape study: "Unexpected discoveries will necessarily be made when a 30+ year old building is opened up to further review". While cost allowances have been made in the estimated budget of the Renovate & Expand option for some of these risks, they do not cover major issues such as complete seismic upgrade, which arguably should be done anyway as a responsible measure, or full replacement of the pool tank should deterioration or cracking be discovered during construction. UBC spent considerable time and expense several years ago to address a major leak (500 gallons/day) in the indoor pool tank. Risk of cost and schedule overruns is a significant factor in our decision to opt for a Build New option.

4) Operational Disruption – The Renovate & Expand option would involve significant disruption to existing aquatic centre operations during construction. While a construction phasing plan is proposed, realistically we feel that the

facility would need to be closed for up to one year given safety and functional considerations. The Build New option would not involve any disruption to aquatic centre operations. This is a significant consideration given University commitments to students, varsity athletes, faculty, staff and UNA community members to provide continuing access to aquatic centre facilities.

5) Sustainability - Retention of the existing concrete structure has sustainability benefits however the extent of the required replacements (walls, roof, mechanical and electrical systems) plus the new building component in the Renovate & Expand option reduces the scale of this benefit compared with Build New. The Build New option also provides more flexibility to achieve a full range of operational sustainability objectives and maximize specific areas such as energy efficiency. For example, the simple rectangular design of the New Build pool tanks allows for easy use of energy saving pool covers, whereas the angled design of the existing pool tank makes use of a pool cover impractical. The Shape study did advocate that renewal was the responsible approach, however this opinion was made without any consideration of the renewal cost. UBC takes great pride in the sustainability benefits of the renewal projects that it has undertaken but in every case the decision to renew considered all aspects of sustainability – environmental, social and financial.

6) MacInnes Field – The Build New plan location allows replacement of MacInnes Field, at a similar size and more central location. The current MacInnes Field is 0.8 ha, with basic surrounding sidewalks and chain link fencing, and is lightly used most of the year. The replacement site for MacInnes Field in the Gage South & Environs draft plan could accommodate 0.8 ha grass and 2.5 m sidewalk on three sides, and wider sidewalk width to the north where the bus pedestrian traffic would flow toward the bus loop. The new site also allows flexibility for more generous sidewalks, benches or other design features and correspondingly reduced grass area, depending on what the community wants to pursue at the later design stage to make the field appealing and useable to people year round. MacInnes Field is not currently used for formal sports, and the emphasis will continue to be on informal recreational use. The family that contributed funds to the MacInnes Field improvements in the 1950's (much of that original field is now gone) are supportive of the proposed relocation and upgrade to the field.

7) Gage South Layout – The Renovate & Expand option results in a less efficient layout for the Gage South area and pushes bus pick-up and drop-off slightly further from the campus core. While the proximity of the existing Aquatic Centre to the New SUB provides convenient access to the academic community, access for the broader community is constrained. In the Build New option the main entry to the pool facility would be located on the southwest corner, which is very close to the existing pool facility while improving access from the North parkade and drop off on Student Union Boulevard.

After very careful consideration, our analysis - which was supported by independent cost consultants – shows that the Renovate & Expand option would result in costs that are 7% higher than the Build New option, and that the Renovate & Expand option would have higher risks, not deliver one of the most needed program elements (separate leisure pool) as fully as Build New, result in significant operational disruptions that have negative community and academic impacts, be neutral relative to Build New on sustainability matters, and result in lower land use efficiency.

You raised some excellent points about elements of the existing aquatic centre that should be retained in a new facility, principally the inclusion of mezzanine seating instead of pool deck seating. This can be explored in the design of the New Aquatic Centre. We would also like to include in the design of the new facility a plaque or wall acknowledging the history of pool facilities at UBC including recognition of those involved and the contribution they have made to varsity excellence and campus life. Our goal with the new Aquatic Centre is to create something special and unique that UBC can be proud of, that carries on the tradition set by the Friends and incorporates the best of your ideas.

We would welcome your input in the development of the new facility. If you would like to discuss our analysis and conclusions regarding the Renovate & Expand proposal, please do not hesitate to contact us.

Sincerely,

John Metras, P.Eng
Managing Director
Infrastructure Development

Nancy Knight
Associate Vice-President
Campus & Community Planning

2 Attachments

Cc: Board of Governors Community Planning Task Group c/o Reny Kahlon, Board of Governors Planning & Liaison Manager
Pierre Ouillet, Vice-President, Finance Resources & Operations
Stephen Owen, Vice President, External, Legal and Community Relations

UBC Aquatic Centre Re-Development

Comparison of Build New vs Renovate + Expand

CAPITAL COST	Build New	Renovate + Expand	Comments
Base Cost (Design and Construction)	$32,443,000	$30,478,000	QS estimate
Required Options:			
- demolition of Empire Pool	$275,000	Included in base	QS estimate
- movable floor (25m)	$575,000	$600,000	QS estimate
- bleachers for competition pool	Included in base	$200,000	QS estimate
- renovate existing change room block	Not applicable	$1,650,000	QS estimate
- minimum upgrade of existing pool tank and deck (tile & future replacement)	Not applicable	$2,700,000	QS estimate. See notes at bottom on condition of pool tank and deck
Additional UBC Internal Costs:			
- IT/Security equipment	$200,000	$300,000	To current UBC standard
- project management fee (UBC PM)	$817,325	$894,450	2.5% of base cost + req'd options + IT/Security
- Infrastructure Impact Charges (IICs)	$109,396	$156,657	Net new building area x $5.05/ft2
- Retained Risk Insurance fee	$291,993	$313,075	25% of construction contingency
construction period financing charges	$350,000	$775,000	2.5% p.a. on outstanding balances
Taxes	$1,167,231	$1,246,863	3.4% UBC effective rate
Total Cost	$36,648,745	$39,704,045	
Optional Costs:			
Heavy timber construction for new structure	$925,000	$375,000	QS estimate
Remove & replace existing indoor pool tank	Not applicable	$3,321,000	QS estimate - Balance of cost for full replacement if required
Other interior renovations, balance of elec/mech code upgrades	Not applicable	$2,200,000	QS estimate - Unknown issues to be addressed if required

PROGRAM SCOPE	Build New	Renovate + Expand	Existing	Comments
Gross Building Area (m²)	7,374	8,983	5,365	
Total Pool Surface Area (m²)[1]	2,305	2,903	2,059	Existing incl. 766m² for outdoor pool
Maximum bather capacity (people)	1,437	1,800	1,263	Existing incl. 525 for outdoor pool
	Current peak usage of existing aquatic centre is 300 bathers. This is during the summer when kids camps are in session. Peak usage during school year is 95 bathers.			
50m competition tank	5 - 10 lane tank	5 - 10 lane tank	5 - 8 lane tank	
50m recreation tank		3 - 8 lane tank	1 - 6 lane tank (outdoor - 55yd)	
25m recreation tank	3 - 10 lane tank			
25yd recreation tank	50m tank can be used	50m tank can be used	50m tank is used	
diving facilities	1m & 3m spr gbd	3m & 5m tower, 2 spr gbd	3m & 5m tower, 2 spr gbd	
spectator seating	yes	yes	yes	
teliure pool (separate pool to allow higher temperature for children)	1 - 400m²	1 - 340m² (est)	no	
additional shallow water area	Movable pool floor	Existing pool - 370 m² (est) Movable pool floor	1 - 170m²	
hot tub	1 - 20 people total	2 - 20 people total	1 - 8 people total	
sauna/steam rooms	yes	yes	yes	
deck control station for lifeguard staff	yes	yes	yes	
changerooms (mens, womens, family)	yes	yes	no family changeroom	
wet classrooms/multi use rooms	yes - 2 rooms	yes - 1 room	yes - 1 room	
other classrooms/multi use rooms		yes - 1 room 2nd floor		
on-deck kitchen for visiting teams	yes	not shown	no	
meeting room for swim meet officials	yes	not shown	no	
on-deck storage	yes	yes	yes	
offices	yes	yes	yes	
entrance/lobby	yes	yes	yes	
retail space	yes	yes	no	
Overall program compliance	Meets required program for current and projected future demand	Exceeds required program in some areas; does not fully meet in other areas	Does not meet required program; no leisure pool or family changerooms; 50m pool does not meet FINA standards	

[1] Note that original Build New program included 88m² dive tank that was deemed unnecessary for program requirements and eliminated to reduce footprint of facility. The cost for this element is included in the $32.443M Build New base cost noted above. It's elimination allows for flexibility in the budget to include other elements such as a mezzanine viewing area. The program still includes springboards and deeper water for scuba lessons, synchronized swimming, etc.

OTHER KEY FACTORS	Build New	Renovate + Expand
Risk of project cost and schedule over-runs	Lower risk	Higher risk due to unknowns with pool tank condition, seismic and code upgrade requirements. See below for further notes on pool tank risks.
Disruption to aquatic centre activities during construction	None	Considerable disruption over extended time period likely, as some level of closure will realistically be required for safety and functional reasons
Sustainability	Easier to incorporate sustainable design measures in Build New but does not preserve existing concrete structure.	Retention of existing concrete structure is good however the extent of required replacements (walls, roof, mechanical and electrical systems) plus new building component in Renovate & Expand option reduces the scale of it's benefit compared with Build New. Build New provides more flexibility to achieve full range of operational sustainability objectives and maximize specific areas such as energy efficiency. For example, the simple rectangular design of New Build pools allows for easy use of energy saving pool covers, whereas the angled design of existing pool makes use of a pool cover impractical.
Land use	Smaller footprint	Larger footprint
Gage South Layout	Allows for more efficient layout	Results in less efficient layout and pushes bus pick-up and drop-off further from the campus core
User access	Convenient access from New SUB, North Parkade and Student Union Boulevard (for drop-off)	Convenient access from New SUB for academic community, but less convenient for broader community.

FRIENDS POINTS	UBC RESPONSE
New facility has 10 - 50m lanes versus 18 - 50m lanes in the Friends option	The Build New facility has 10 - 25m lanes in addition to 10 - 50m lanes. 25m is the more typical distance for recreational use. The additional 8 - 50m lanes in the Renovate & Expand proposal are in the same tank as the 25yd recreation lanes. Both cannot be used at the same time. These existing 50m lanes are also not up to competition standards. Lane widths vary and start end is too shallow. Remaining start end would impact diving boards and tower. The existing tank also has poor air circulation at water level which is noticed by competitive and recreational swimmers. It is uncertain whether this can be fixed with renewal work.
New facility does not have 25 yard length for competition	50m competition pool in Build New can easily be adapted for 25yd use with planned movable bulkhead.
Friends option has 500m² more area	The proposed Build New facility is more than adequate to meet current and future demand.

New facility does not have a mezzanine viewing area	Inclusion of a similar feature will be explored for the Build New facility. There is sufficient room in the new facility budget to create a viewing area separated from the pool deck.
New facility does not have a 5m dive tower	Athletics has concluded that a dive tower is unnecessary. UBC does not have a competitive diving program and recreational use of existing towers is minimal (10 users per week). Dive tower could be accommodated in new pool if necessary. An allowance is included in Build New base cost. 1m & 3m springboards will be provided at a minimum in the new 25m pool.
New facility does not have deep water area for scuba diving, water polo, underwater hockey and synchronized swimming users	The Build New facility will have deep water area for these uses in the 25m pool. The depth is necessary to accommodate the springboards. Water polo can be accommodated in the 50m pool which has the necessary depth (>2m) as well as length (30m) required for water polo.
Friends option provides 2 leisure pools and 2 hot tubs	One leisure pool in Renovate & Expand option is part of existing pool tank, with same (lower) water temperature. Community users have asked for a separate higher temperature pool for kids. Build New leisure pool is larger than Renovate & Expand warm water leisure pool. Hot tub capacity is the same between the two schemes. Multiple tubs in Renovate & Expand option however require multiple filtration and mechanical systems which adds to operations & maintenance cost.
Friends option provides more shallow water for kids, seniors, etc	Friends option provides about 60m² less separate warm water leisure pool area, as per note above. Both Build New and Renovate & Expand can provide shallow water for swimming lessons and aquafit through use of movable pool floor.
New Macinnes field will provide inadequate space for current demand	Build New plan location allows replacement of Macinnes Field, at a similar size and more central location. Current Macinnes field is 0.8 ha, with basic surrounding sidewalks and chain link fencing, and is lightly used most of the year. New Macinnes Field could accommodate 0.8 ha grass and 2.5 m sidewalk on three sides, and wider sidewalk width to the north where the bus pedestrian traffic would flow toward the bus loop.
Friends option enables symbiotic relationship with New SUB, Alumni Ctr	It is true that existing aquatic centre is very close to the New SUB which would be quite convenient for the academic community. However, the current location does not provide as good access for the broader community as the Build New plan.
Friends proposal makes it easier to accommodate underground bus layover	No better than other options for transit facility.
Friends proposal provides convenient access to transit pickup/dropoff	Transit pickup and dropoff is further away from campus core under the Friends proposal than under the New Build proposal.
$13 million lower similar features estimate for Friends option	Friends analysis on this point combines potential cost savings with valuation of certain features, resulting in apples to oranges comparisons. Real question is what is required to be spent to achieve program requirements. Build New program is more cost effective and has many other benefits.
Shape study indicated that retaining the existing facility is the most responsible approach from a sustainability perspective	Shape did not include a cost estimate for recommended renewal work on existing facility. Cost estimate was done much later by a separate consultant. UBC has extensive experience with renewal of existing facilities and always considers financial sustainability along with environmental and social sustainability when making a decision to renew or replace facilities.

NOTES ON CONDITION OF EXISTING INDOOR POOL TANK + DECK
- Multiple "soft spots" identified in tanks walls at the deep end where water has seeped through tile grout and gotten behind tile
- Hard to determine whether this water ingress has compromised the concrete tank
- 3-4 years ago there was a water leak (500 gallons/day) through a significant crack in the concrete tank in the deep end; repair was difficult with several approaches considered in detail before a solution was reached.
- Tiles in the tank are wearing out (finish is going in many locations), grout is wearing out and appears to have failed in locations of above noted soft spots
- Pool deck drainage does not comply with Health regulations due to low slopes, inadequate trench drain capacity and direction of flow into the pool instead of toward trench drains (as per Shape study)
- Minimum tank refurbishment should include replacement of all tiles and grout as well as replacement of underwater plumbing fittings (water supply sprayers and return water grates) and underwater light fixtures
- Minimum pool deck refurbishment should include replacement of all tiles, as well as revision to deck slopes and addition of new trench drain system to insure that water from the pool deck slopes toward deck drains rather than the pool (as per Shape study recommendation)
- Further pool tank renewal work or replacement will depend on condition of concrete tank and water supply lines beneath the tank (cannot assess at this point without invasive testing)

Mar 1, 2012

Proposed New UBC Aquatic Centre

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.

The proposed new UBC Aquatic Centre will include the following features:

Competition Pool (50m)

- 10 lane competition pool that meets FINA standards (International Swimming Federation)
- Moveable bulkhead to allow separation into two 25m pools
- Moveable floor in one half to accommodate different depth requirements for aquatic programs
    - Medium depth for recreational swimming (suitable for older children)
    - Shallower depth for aquafit and swimming lessons (adult/children)
- Suitable for water polo (2.2m depth)

Recreational Lap Pool (25m)

- 10 lane tank
- Springboard diving area (1m and 3m)
- Deep water area suitable for synchronized swimming, underwater hockey and scuba lessons
- Potential for moveable floor to accommodate different depth requirements for aquatic programs

Warm Water Leisure Pool

- Tots area with shallower depth
- Recreational features such as a slide, water cannons, lazy river

Pool User Amenities

- Family change rooms in addition to men's and women's change rooms
- Hot tub with seating for 70 people
- Sauna/steam room located on the pool deck for improved accessibility/safety

Safety

- On deck lifeguard control station
- Clear visibility of entire pool deck from any location
- First aid room

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Mechanical/Pool Operations

- Low chlorine sterilization system (i.e. UV or ozone)
- Ability to regulate temperature in each individual pool to suit user needs (e.g. warmer leisure pool for children)
- High efficiency air exchange system that will eliminate the chlorine smell from the building and provide a much healthier/enjoyable environment for the users
- Storage space connected to the pool deck

Accessibility

- Accessibility for people with disabilities (building and pool)
- Improved vehicle pick-up and drop-off access
- Improved access from North parkade and Student Union Boulevard

General Amenities

- Reception area with concession/coffee stand
- On deck seating area (for adults attending with older children)
- Meeting and office space for staff, swim teams and swim meet officials; staff change room
- Spectator seating for competition events, on deck and possibly mezzanine level
- Multi-use rooms connected to pool deck for birthday party rentals and scuba lesson dry component
- Kitchen connected to the pool deck for swim team use
- Retail space for aquatic supplies and light snacks, and space for physiotherapists and massage therapists

Sustainability

- High performance building envelope and glazing
- High efficiency mechanical and electrical system
- Heat recovery on exhaust air system
- Pool covers to reduce heat loss in non-operating hours
- Low flow water fixtures in change rooms
- Maximum natural light in natatorium

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Navigating the murky morality of TV spoilers

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NOTICE OF PUBLIC HEARING

UBC Land Use Plan Amendments

The University of British Columbia's Public Hearing Committee will hold a Public Hearing respecting proposed amendments to the *Land Use Plan* for UBC's Vancouver Campus. The Public Hearing is being held in accordance with Part 10-2010 of the *Municipalities Enabling and Validating Act (No. 3)*, S.B.C. 2001, c. 44 and Ministerial Order No. M229.

The proposed Land Use Plan amendments are as follows:

- Re-designate, and adjust zoning for the "Area Under Review" on page 5 of Schedules A, B, and C of the Land Use Plan to reflect "Academic" use.
- Delete Section 4.17 "Area Under Review"
- Insert the following new wording after Section 5.13:

"Section 5.14 Neighbourhood Distribution
The UBC Board of Governors adopted a Policy on Public Open Spaces in Neighbourhoods on Campus to ensure a high quality of life for residents, a sustainable community and to provide the public open space and facilities needed on the UBC farm and other areas to serve neighbourhoods (see Land Use Policies for Open Space and Recreation Facilities, April 2011, Board of Governors). Achieving these objectives is a priority for UBC's academic mission, student housing goals, faculty and staff housing goals, retirement objectives, the community goals as reflected in these policies and to create a more neighbourhood-oriented, livable community."

The proposed amendments to the Land Use Plan affect the UBC Vancouver campus lands as shown on **Map A** attached to this Notice of Public Hearing.

All persons who believe they may be affected by the above proposed amendments to the Land Use Plan will be afforded the opportunity to be heard in person and by written submission.

A speakers list will be available for the public to sign at the main door of the Public Hearing venue approximately 30 minutes prior to the start of the Public Hearing.

Speakers will be asked to come forward in the order of the speakers list and will be afforded up to five minutes to address the Public Hearing Committee regarding the proposed amendments.

Should you have any concerns or comments you wish to communicate to the Committee in advance of the Public Hearing, you can write to Committee Clerk, c/o the Public Hearing, c/o Campus and Community Planning, 2210 West Mall, Vancouver, BC, V6T 1Z4 or public.hearing@ubc.ca. To be considered, addressed submissions must be received by noon on Wednesday, April 25. After this deadline, any written submissions must be made in person only, directly to the Committee Clerk at the podium at the Public Hearing.

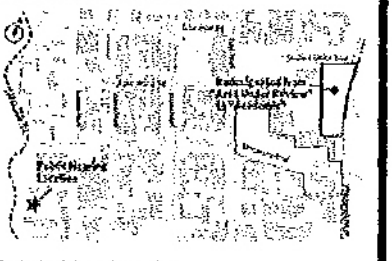
Written submissions received prior to or submitted during the Public Hearing will be included as part of the official public record by the Committee Clerk. **Submissions received after the conclusion of the Public Hearing will not be considered by the Public Hearing Committee or the UBC Board of Governors.**

The proposed amendments and relevant background material may be inspected at the offices of Campus and Community Planning, 2210 West Mall, Vancouver, BC, from 9 a.m. to 12:30 p.m. and 1:30 p.m. to 4 p.m., Monday to Friday, except statutory holidays, from April 12 to April 25, 2012.

The Proposed Policy for the Public Hearing are available for inspection at the offices of Campus and Community Planning or by contacting the office as noted below prior to the Hearing.

Wednesday, April 25, 2012, 6:00pm
Marine Drive Residence Ballroom
2205 East Mall, Vancouver, BC

MAP A: LANDS SUBJECT TO LAND USE PLAN AMENDMENTS AND PUBLIC HEARING LOCATION



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NOTICE OF PUBLIC HEARING

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The proposed *Land Use Plan* amendments are as follows:

1. Re-designate, and adjust labeling for the "Area Under Review" on maps Schedules A, B, and C of the text *Land Use Plan*, to reflect "Academic" use.
2. Delete Section 4.1.2 "Area Under Review".
3. Insert the following new wording after Section 5.1.1:

"Section 5.1.4 Neighbourhood Distribution
The UBC Board of Governors adopted a pattern of floor space allocations for neighborhoods on campus to ensure a future population that would support a sustainable community and to transfer the floor space that would have been accommodated on the UBC farm and other areas to new neighbourhoods (see Land Use Plan Final Steps: Neighbourhood Distribution Report, April 2011 to Board of Governors). Achieving these floor space allocations is essential to UBC's academic mission, student housing goals, faculty and staff housing goals, endowment value and many other community goals. All residential floor space not achieved in these neighbourhoods will be located to affect parts of the Area of Land."

The proposed amendments to the *Land Use Plan* affect the UBC Vancouver campus lands, as shown in **Map A** as attached to this Notice of Public Hearing.

All persons who believe they may be affected by the above proposed amendments to the *Land Use Plan* will be afforded a reasonable opportunity to be heard in person and/or by written submission.

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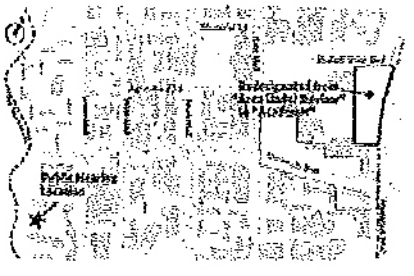
The proposed and relevant background material may be inspected at the offices of Campus and Community Planning, 2210 West Mall, Vancouver, BC, from 9 a.m. to 12:30 p.m. and 1:30 p.m. to 4 p.m., Monday to Friday, except Statutory holidays, from April 12 to April 25, 2012.

The Procedural Rules for the Public Hearing are available for inspection at the offices of Campus and Community Planning or by contacting the office as noted to the right, below the map.

Please note, no verbal reports or fact will be provided at the Hearing.

Wednesday, April 25, 2012 — 6:00 PM
Hampton Place Residence Ballroom
2205 Lower Mall, Vancouver, BC

MAP A: LANDS SUBJECT TO LAND USE PLAN AMENDMENTS AND PUBLIC HEARING LOCATION



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Former mansion and marine cop shop now a boutique hotel with shopping

High end shops, hotel hide from Hong Kong's clamour

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NOTICE OF PUBLIC HEARING

UBC Land Use Plan Amendments

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- Re-designate, and adjust labeling for the "Area Under Review" on maps Schedules A, B, and C of the *Land Use Plan*, to reflect "Academic" use.
- Delete Section 4.1.7 "Area Under Review".
- Insert the following new wording after Section 5.1.3:

"Section 5.1.4 Neighbourhood Distribution
The UBC Board of Governors adopted residential floor space allocations for neighbourhoods on campus to ensure a future population that would support a sustainable community and to transfer the floor space that would have been accommodated on the UBC Farm and other areas to new neighbourhoods (see Land Use Plan Next Steps Neighbourhood Distribution Report, April 2011 to Board of Governors). Achieving these floor space allocations is essential to UBC's academic mission, student housing goals, faculty and staff housing goals, endowment value and sustainable community goals. All residential floor space not achieved in these neighbourhoods will be located to different parts of campus in future."

The proposed amendments to the *Land Use Plan* affect the UBC Vancouver campus lands, as shown in Map A, as attached to this Notice of Public Hearing.

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Please note, no refreshments or food will be provided at the hearing.

Wednesday, April 25, 2012 6:00PM
Marine Drive Residence Ballroom, 2205 Lower Mall, Vancouver, BC

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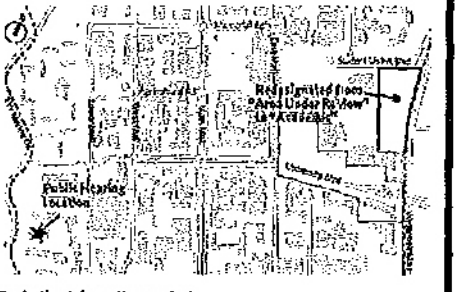

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THE UNIVERSITY OF BRITISH COLUMBIA

PRINT NOTIFICATION Vancouver Courier
April 13, 2012

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NOTICE OF PUBLIC HEARING

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Please note, no refreshments or food will be provided at the hearing.

Date: Wednesday, April 25, 2012 **Time:** 6:00PM
Location: Marine Drive Residence Ballroom
2205 Lower Mall, Vancouver, BC

MAP AS LANDS SUBJECT TO LAND USE PLAN AMENDMENTS AND PUBLIC HEARING LOCATION

For further information, contact:
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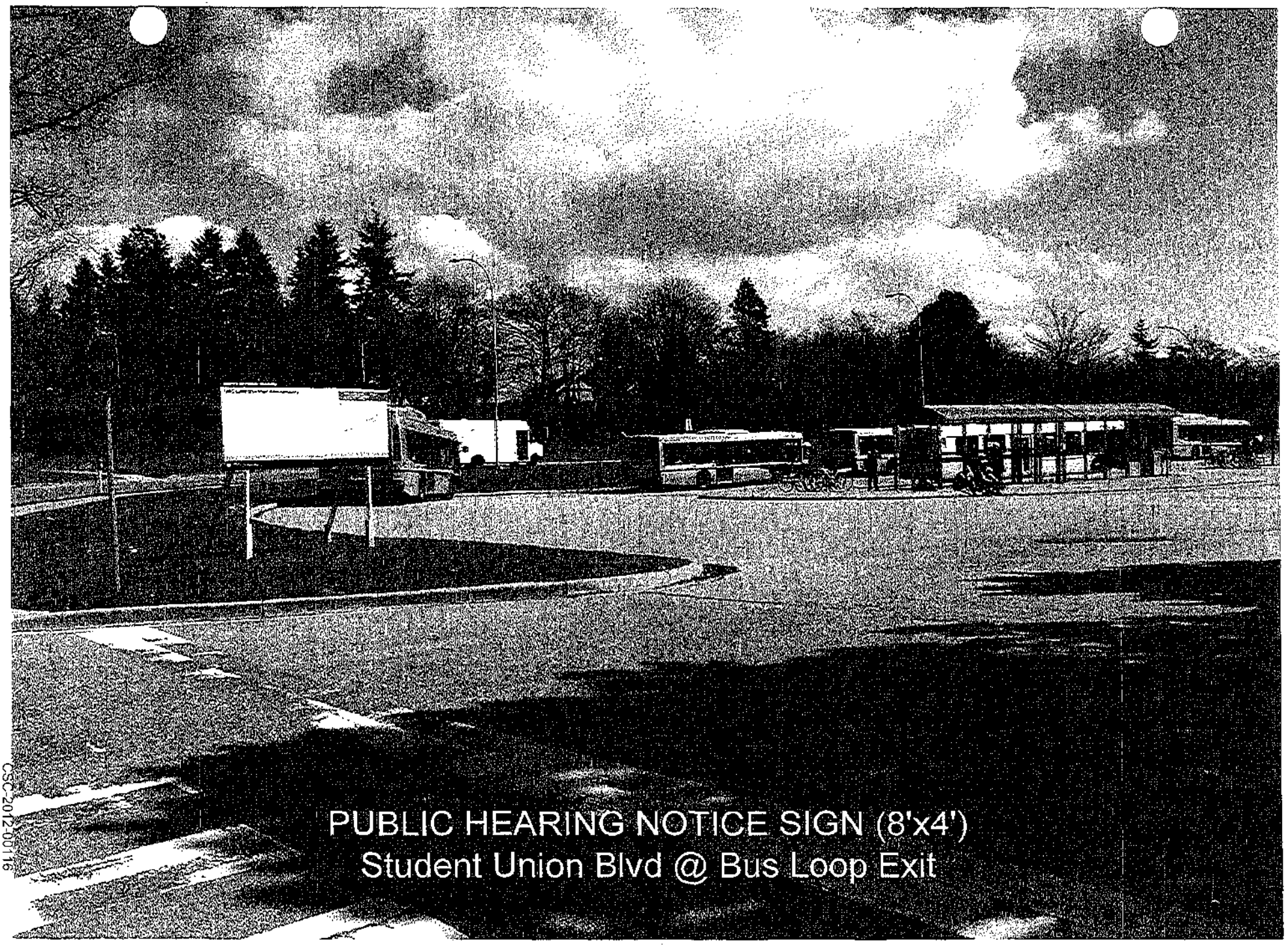
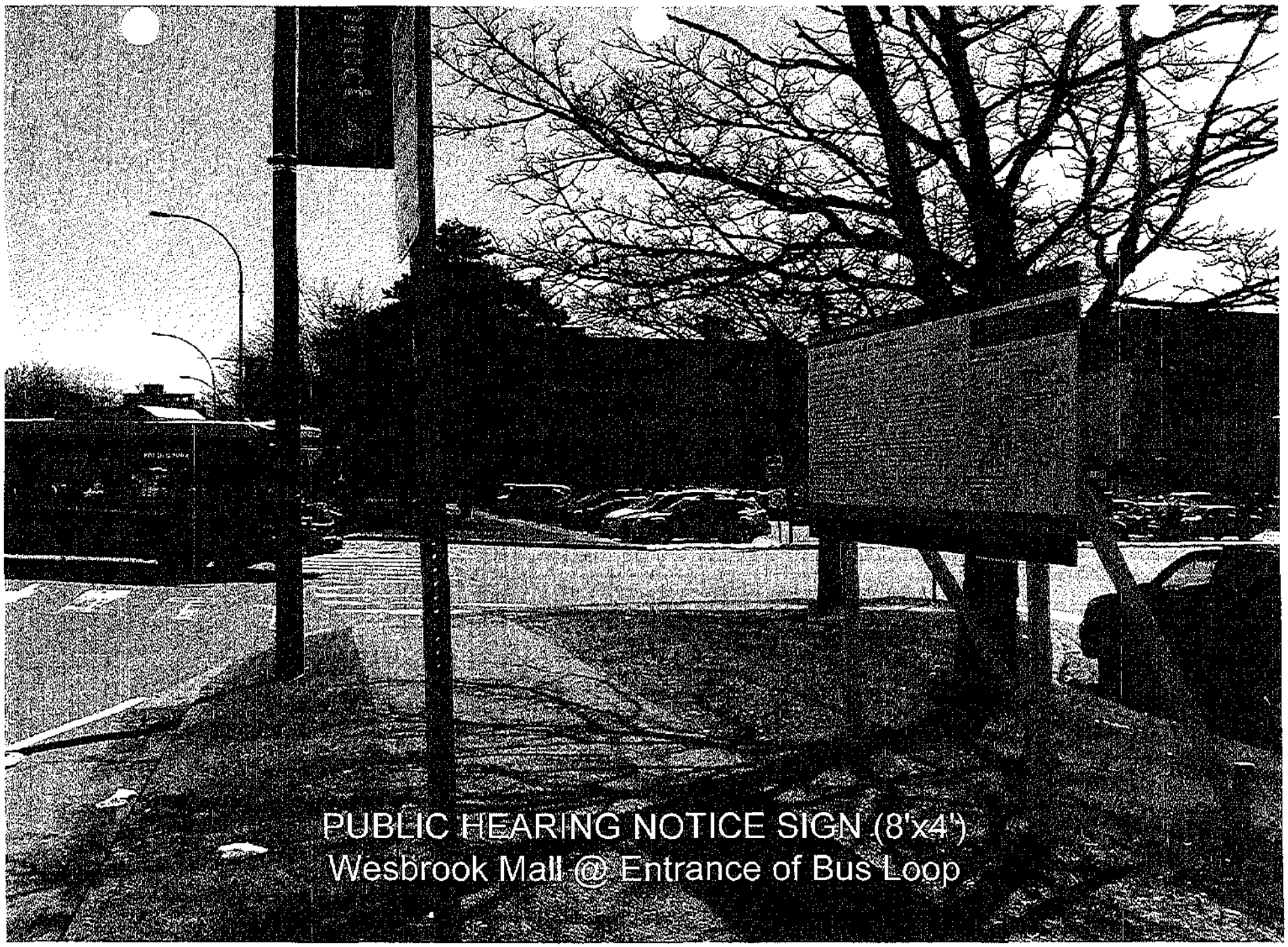
PRINT NOTIFICATION Vancouver Courier
April 18, 2012


PUBLIC HEARING NOTICE SIGN (8'x4')
Student Union Blvd @ Bus Loop Exit


PUBLIC HEARING NOTICE SIGN (8'x4')
Wesbrook Mall @ Entrance of Bus Loop

SUMMARY OF MAIL NOTIFICATION

Direct Mail – by Canada Post

A. University Endowment Lands Properties:

Mailed Tuesday, April 10, 2012 – to owners

- 005-723-221 – 1836 WESBROOK CRES VANCOUVER
- 011-159-235 – 1846 WESBROOK CRES VANCOUVER
- 008-838-208 – 1856 WESBROOK CRES VANCOUVER
- 004-687-434 – 1866 WESBROOK CRES VANCOUVER
- 011-159-251 – 1876 WESBROOK CRES VANCOUVER
- 006-341-047 – 1888 WESBROOK CRES VANCOUVER
- 011-159-286 – 1896 WESBROOK CRES VANCOUVER
- 017-056-241 – 5868 COLLEGE HIGHROAD VANCOUVER
- 017-056-250 – 1938 WESBROOK MALL VANCOUVER
- 017-056-268 – 1962 WESBROOK MALL VANCOUVER

Total = 10 Property Owners

B. On Campus Lease:

Mailed Tuesday, April 10, 2012 – to lessee

- TransLink

Total = 1 Lease

Total Direct Mail = 11

Personal Delivered Mail – by UBC Campus and Community Planning staff

Delivered Thursday, April 12, 2012 – to tenant in occupation or resident

- 005-723-221 – 1836 WESBROOK CRES VANCOUVER *(Rec'd)*
- 011-159-235 – 1846 WESBROOK CRES VANCOUVER *(Rec'd)*
- 008-838-208 – 1856 WESBROOK CRES VANCOUVER *(Rec'd)*
- 004-687-434 – 1866 WESBROOK CRES VANCOUVER *(Rec'd)*
- 011-159-251 – 1876 WESBROOK CRES VANCOUVER *(Rec'd)*
- 006-341-047 – 1888 WESBROOK CRES VANCOUVER *(Rec'd)*
- 011-159-286 – 1896 WESBROOK CRES VANCOUVER *(Rec'd)*
- 017-056-241 – 5868 COLLEGE HIGHROAD VANCOUVER *(Rec'd)*
- 017-056-250 – 1938 WESBROOK MALL VANCOUVER *(Rec'd)*
- 017-056-268 – 1962 WESBROOK MALL VANCOUVER *(Rec'd)*

Total = 10 Tenants in occupation or Residents

Total Personal Delivered Mail = 10

Total All Mail = 21

Legend
Name
Gage South
Select 30m
Parcels

NOTICE OF PUBLIC HEARING

UBC Land Use Plan Amendments

The University of British Columbia's Public Hearing Committee will hold a Public Hearing respecting proposed amendments to the *Land Use Plan* for UBC's Vancouver Campus. The Public Hearing is being held in accordance with Part 10-2010 of the *Municipalities Enabling and Validating Act (No. 3), S.B.C. 2001, c. 44* and *Ministerial Order No. M229*.

The proposed *Land Use Plan* amendments are as follows:

- Re-designate, and adjust labelling for the "Area Under Review" on maps Schedules A, B, and C of the *Land Use Plan*, to reflect "Academic" use.
- Delete Section 4.1.7 "Area Under Review".
- Insert the following new wording after Section 5.1.3:

  "Section 5.1.4 Neighbourhood Distribution
  The UBC Board of Governors adopted residential floor space allocations for neighbourhoods on campus to ensure a future population that would support a sustainable community and to transfer the floor space that would have been accommodated on the UBC Farm and other areas to new neighbourhoods (see Land Use Plan Next Steps: Neighbourhood Distribution Report, April 2011 to Board of Governors). Achieving these floor space allocations is essential to UBC's academic mission, student housing goals, faculty and staff housing goals, endowment value and sustainable community goals. All residential floor space not achieved in these neighbourhoods will be located to different parts of campus in future."

The proposed amendments to the *Land Use Plan* affect the UBC Vancouver campus lands, as shown in **Map A**, as attached to this Notice of Public Hearing.

All persons who believe they may be affected by the above proposed amendments to the *Land Use Plan* will be afforded a reasonable opportunity to be heard in person and/or by written submission.

A speakers list will be available for the public to sign at the entrance of the Public Hearing venue approximately 30 minutes prior to the start of the Public Hearing.

Speakers will be asked to come forward in the order of the speakers list and will be allowed up to five minutes to address the Public Hearing Committee regarding the proposed amendments.

Should you have any concerns or comments you wish to communicate to the Committee in advance of the Public Hearing, you can write to: Committee Clerk for the Public Hearing, c/o Campus and Community Planning, 2210 West Mall, Vancouver, BC, V6T 1Z4 or public.hearing.clerk@ubc.ca. To be considered, advanced submissions must be received by noon on Wednesday, April 25. After this deadline, any written submissions must be made, in person only, directly to the Committee Clerk until the end of the Public Hearing.

Written submissions received prior to or submitted during the Public Hearing will be included as part of the official public record by the Committee Clerk. **Submissions received after the conclusion of the Public Hearing will not be considered by the Public Hearing Committee or the UBC Board of Governors.**

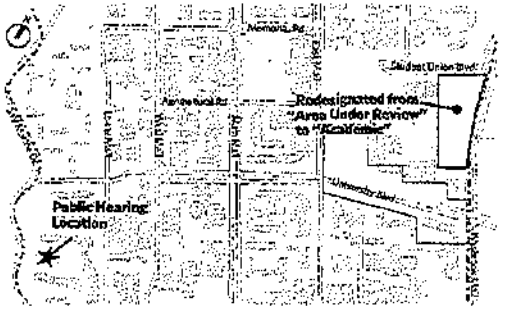
The proposed amendments and relevant background material may be inspected at the offices of Campus and Community Planning, 2210 West Mall, Vancouver, BC, from 9 a.m. to 12:30 p.m. and 1:30 p.m. to 4 p.m., Monday to Friday, except statutory holidays, from April 12 to April 25, 2012.

The Procedural Rules for the Public Hearing are available for inspection at the offices of Campus and Community Planning or by contacting the office as noted to the right, below the map.

Please note, no refreshments or food will be provided at the hearing.

When: Wednesday, April 25, 2012 | **Time:** 5:00PM
Where: Marine Drive Residence Ballroom
2205 Lower Mall, Vancouver, BC

MAP A: LANDS SUBJECT TO LAND USE PLAN AMENDMENTS AND PUBLIC HEARING LOCATION



For further information, contact:
Campus and Community Planning
2210 West Mall, Vancouver, BC, V6T 1Z4
604-827-3465 stefani.lu@ubc.ca
www.planning.ubc.ca

This notice contains important information which may affect you. Please ask someone to translate it for you.
本通知含有重要資訊，或可能會影響到您。請找人為您翻譯。 | 이 통지는 중요한 정보가 들어 있습니다. 당신을 위해 그것을 번역하는 사람을 찾아보시기 바랍니다.

a place of mind
THE UNIVERSITY OF BRITISH COLUMBIA

PUBLIC HEARING NOTICE
Delivered via mail and hand-delivered

Tab 5 – Musqueam Engagement

Content:

This section contains all documentation of meetings and correspondence relating to the engagement process undertaken with the Musqueam First Nation regarding the proposed amendments to the Land Use Plan.

Documents in this section are:

- March 9, 2012: Letter UBC (Stephen Owen, UBC Vice-President, External, Legal and Community Relations) to Musqueam (Chief Ernest Campbell and Council)
- March 23, 2012: Letter UBC (Stephen Owen, UBC Vice-President, External, Legal and Community Relations) to Musqueam (Chief Ernest Campbell and Council)
- April 16, 2012: Letter UBC (Stephen Owen, UBC Vice-President, External, Legal and Community Relations) to Musqueam (Chief Ernest Campbell and Council)
- April 18, 2012: Email from Nancy Knight (Associate Vice-President, Campus and Community Planning) to Howie Charters (Musqueam), including April 19, 2012 response from Howie Charters to Nancy Knight

Akouri, Samar CSCD:EX

From: Paget, Gary CSCD:EX
Sent: Thursday, September 8, 2011 3:01 PM
To: Dann, Michelle CSCD:EX; Galeazzi, Linda CSCD:EX; Nielson, Jeff CSCD:EX
Cc: Woodcock, Danielle CSCD:EX
Subject: FW: UBC MEVA Regulation Priorities

Importance: High

This is the last request from UBC and is useful background for our meeting on Monday.

Danielle could you please invite Jeff and save a copy of the attachment for my calendar.

gary

From: Eckenfelder, Margaret CSCD:EX
Sent: Friday, July 8, 2011 11:23 AM
To: Paget, Gary CSCD:EX; Loughran, Tony D AVED:EX
Cc: 'nancy.knight@ubc.ca'
Subject: UBC MEVA Regulation Priorities
Importance: High

Hi Gary and Tony,

Further to our meeting on June 16th, Nancy and I have taken some time to summarize what we took away as the agreed areas of concern for regulation development. I understand that you are currently arranging to meet with Mark Parsons and Geoff Steves regarding the Land Title Act and Strata Property Act, respectively.

Hopefully this helps to focus that discussion. If you have any questions, please contact Nancy since this is my last day in the office.

All the best,

Margaret

UBC MEVA
egulation Priorities

Akouri, Samar CSCD:EX

From: Galeazzi, Linda CSCD:EX
Sent: Monday, September 12, 2011 9:27 AM
To: Nielson, Jeff CSCD:EX
Subject: UBC MEVA Meeting

Hello Jeff,

I think Gary and Michelle Dann will bring you up to speed on the UBC file. Below is some background information.

Background:
In April 2010, amendments were made to the *Municipalities Enabling and Validating Act (No. 3)*, which resulted in changes to land use planning responsibilities at the UBC Point Grey campus. The Minister of Community, Sport and Cultural Development is responsible for adopting UBC's land use plan (similar to OCP) and amendments to the land use plan. The Minister has to consult with the Minister responsible for Universities (e.g. Advanced Education) prior to adopting the plan. S13 There is a temporary regulation power under the MEVA that UBC wants to use for the following:

-
-

S13, S17

-

Cheers,
Linda

Akouri, Samar CSCD:EX

From: Paget, Gary CSCD:EX
Sent: Wednesday, September 21, 2011 3:09 PM
To: Nielson, Jeff CSCD:EX
Subject: FW: Petition about UBC land use
Attachments: Gage South Petition.pdf

From: Holme, Matt CSCD:EX
Sent: Wednesday, September 21, 2011 3:08 PM
To: Paget, Gary CSCD:EX
Cc: Stickney, Matthew CSCD:EX; Wyllie, Sandra CSCD:EX
Subject: Petition about UBC land use

Just to close the loop from our phone call, this is the email I received from AvEd. S13

S13

From: scre021@aucklanduni.ac.nz [mailto:scre021@aucklanduni.ac.nz] **On Behalf Of** Sean Cregten
Sent: Wednesday, September 7, 2011 2:06 PM
To: Elder, Sarah AVED:EX
Cc: Neal Yonson; chad.embree@gmail.com
Subject: Re: Petition about UBC land use

Dear Sarah,

It was nice to meet you today on Main Mall after the Pep Rally! I have cc'ed Neal Yonson and Chad Embree, who are co-organisers of this petition.

I have attached a PDF of the petition as presented. To sum it up it asks that UBC designate the bus loop area (currently designated as 'area under review') for academic use only. Initially, UBC Campus and Community Planning wanted to designate this area of the campus core as 'non-institutional' (i.e. for market rental or sale housing), but we consider this inappropriate for a number of reasons, including interface incompatibility with the surrounding student uses and the encroachment of non-University uses into the campus core. We believe an 'academic' designation for the core of campus is sensible, avoids significant future interface problems, and puts the academic mission of the university first. It's a university - core land should be zoned as such and we would rather not see UBC's land grant squandered in unfortunate ways.

As you may be aware, this petition is not the first related to land use in recent years. The 2005 University Boulevard petition and the 2008 UBC Farm petition both indicate that the particulars of land use at UBC have been and continue to be contentious issues.

I appreciate the offer you made to meet with me / us, and I hope we can set something up at your convenience. If you have any questions in the interim, I would be happy to oblige.

Thank you,

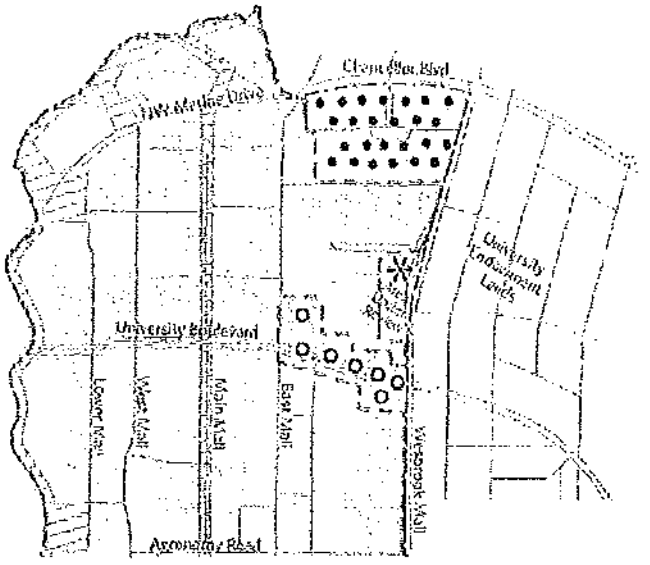
Sean Cregten

We, the undersigned, support the following:

That Gage South, currently occupied by the UBC Bus Loop, have its land use designation changed from "Area Under Review" to "Academic", which "*identifies those parts of campus to be used for teaching, research, and other uses needed to support the academic mission of the university and academic life.*"

That designating Gage South as "Academic" should not include any transfer of planned market housing to other parts of campus.

Name	Affiliation	Signature	Email (optional)
Jane Smith	Student	xxxxxx	jane@smith.ca



What is the goal of the petition?

To ensure Gage South (site of the diesel bus loop) is reserved for academic use only. UBC has proposed to use it for non-student housing instead.

Why should Gage South be reserved for academic use?

Gage South is surrounded by public, student-centric amenities: MacInnes Field, the SUB, Aquatic Centre, Student Recreation Centre, War Memorial Gym and the to-be-relocated diesel bus loop. All of these areas are considered academic and are part of the area that UBC considers the "heart of campus". Non-student housing is neither public nor student-centric and therefore does not fit in with the character of the surrounding area. Placing private residences in very close proximity to academic land is how controversies like the St. John Hospice take root. Locating the fraternity houses between market housing and the RCMP detachment has resulted in problems for all groups. Why not learn from history, rather than repeat it?

If the area is designated as "Academic", UBC still has the freedom to build anything it wants that is related to students, faculty, or the actual conduct of the University. The only thing UBC would not allowed to build are expensive private housing developments.

Why a petition?

Students have tried to work in good faith with UBC in resolving the designation of Gage South. UBC has steadfastly avoided discussing it voluntarily. At his town hall last year,, President Toope promised "an open discussion on the Gage South neighbourhood." This has not yet occurred.

After this promise was made, UBC underwent a process to revise its Land Use Plan, which determines where market housing can be built on campus. Gage South was not discussed until it was brought up repeatedly by students. In UBC's own words, "The most frequent comment at the public hearing was by students calling for Gage South to be designated academic. Students raised concerns related to the compatibility of non-student housing with student life in this area of campus." In response to this feedback, UBC made only a minor, one-word change to the Land Use Plan.

Since May 2011, a Gage South working group has been meeting to discuss the area. Of 15 members, only two are students. The Working Group recently barred media and members of the public from attending their meetings. Because UBC has no accountability to students when it comes to building housing, public pressure in the form of a petition is the best option at present.

PROVINCE OF BRITISH COLUMBIA

ORDER OF THE LIEUTENANT GOVERNOR IN COUNCIL

Order in Council No. 427 , *Approved and Ordered* JUN 24 2010

~~Lieutenant Governor~~
Administrator

Executive Council Chambers, Victoria

On the recommendation of the undersigned, the ~~Lieutenant Governor~~ Administrator, by and with the advice and consent of the Executive Council, orders that,

(a) section 36 of the *Miscellaneous Statutes Amendment Act (No. 3), 2010*, S.B.C. 2010, c. 21, is brought into force, and

(b) the attached Point Grey Campus Lands Regulation is made.

Minister of Community and Rural Development

Presiding Member of the Executive Council

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section: *Miscellaneous Statutes Amendment Act (No. 3), 2010*, S.B.C. 2010, c. 21, s. 247; *Municipalities Enabling Validating Act (No. 3)*, S.B.C. 2001, c. 44, ss. 35 and 47 (2)

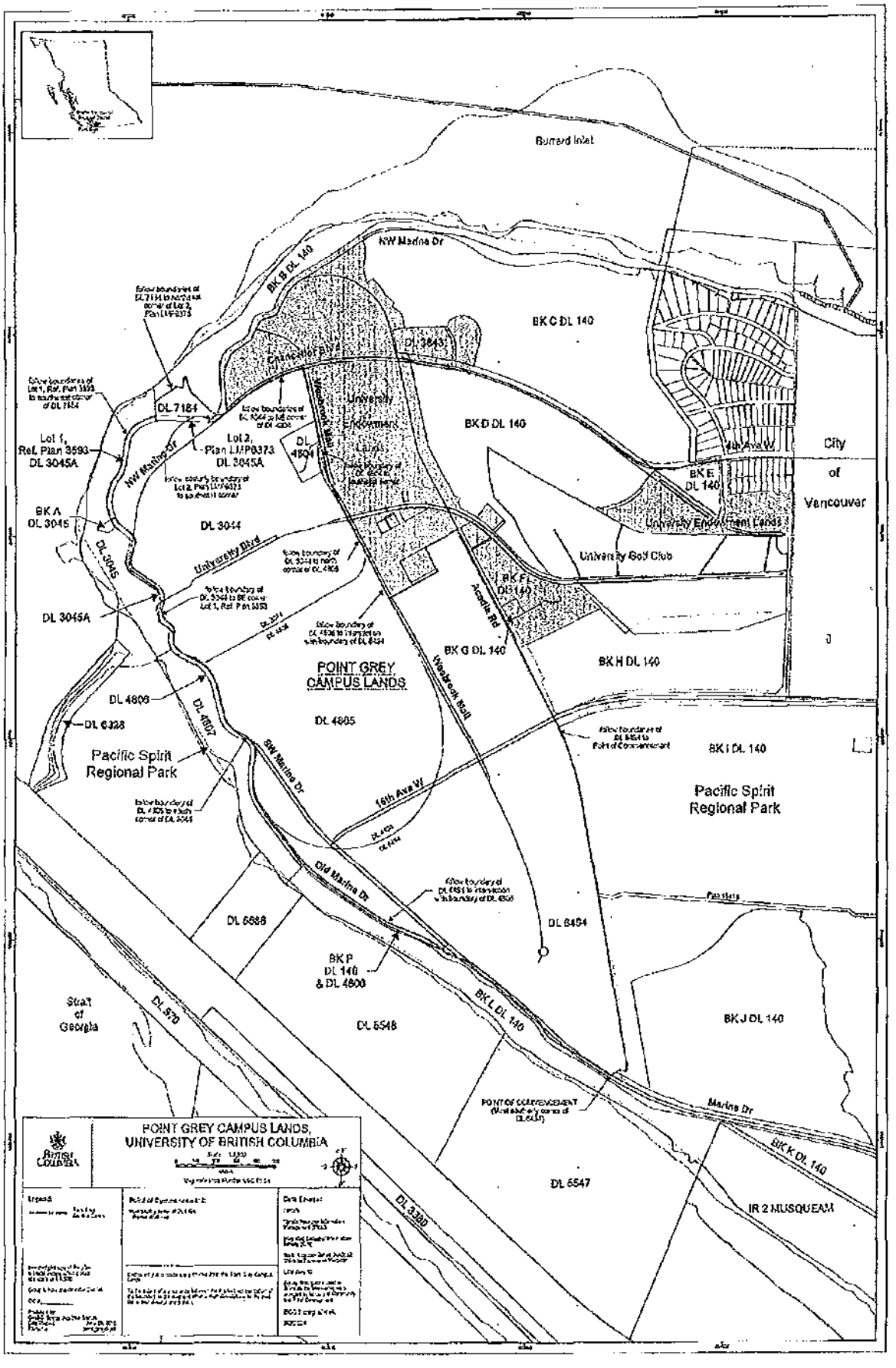
Other: OIC

June 15, 2010 R/579/2010/33

POINT GREY CAMPUS LANDS REGULATION

Prescribed geographical area

1 For the purposes of the definition of "Point Grey campus lands" in section 35 of the *Municipalities Enabling and Validating Act (No. 3), 2010*, S.B.C. 2001, c. 44, the lands in the geographical area identified as the Point Grey campus lands on the attached map are the Point Grey campus lands.


Burrard Inlet
NW Marine Dr
BK B DL 140
BK C DL 140
DL 3043
Chancellor Blvd
University Endowment Lands
BK D DL 140
DL 7184
Lot 1, Ref. Plan 3593 DL 3045A
Lot 2, Plan LMP8373 DL 3045A
DL 4804
4th Ave W
City of Vancouver
BK E DL 140
BK A DL 3045
DL 3044
University Blvd
DL 3045
DL 3045A
University Golf Club
University Endowment Lands
BK F DL 140
Acadia Rd
POINT GREY CAMPUS LANDS
BK G DL 140
BK H DL 140
Wesbrook Mall
DL 4806
DL 4807
DL 6328
DL 4805
Pacific Spirit Regional Park
SW Marine Dr
16th Ave W
BK I DL 140
Pacific Spirit Regional Park
Old Marine Dr
DL 5688
DL 6454
BK P DL 140 & DL 4800
Strait of Georgia
DL 570
DL 5548
BK L DL 140
BK J DL 140
Marine Dr
BK K DL 140
DL 6547
DL 3390
IR 2 MUSQUEAM
POINT GREY CAMPUS LANDS, UNIVERSITY OF BRITISH COLUMBIA

THE UNIVERSITY OF BRITISH COLUMBIA

Vice President
External, Legal and Community Relations
6328 Memorial Road
Vancouver, BC Canada V6T 1Z2
Tel: 604-822-5017
Fax: 604-822-3861

3 January 2012

Mr. Don Fast
Deputy Minister
Ministry of Community, Sport and Cultural Development
PO Box 9490 Stn Prov Govt
Victoria, BC V8W 9N7

OFFICE OF
THE DEPUTY MINISTER
REF: 148882
ACTION DM REPLY
REC'D JAN 9 2012
FILE:
COPIES TO
MINISTRY OF
COMMUNITY DEVELOPMENT

Ms. Cheryl Wenezenki-Yolland
Deputy Minister
Ministry of Advanced Education
PO Box 9884 Stn Prov Govt
Victoria, BC V8W 9T6

Dear Mr. Fast and Ms. Wenezenki-Yolland,

Please find attached a memo providing an update on the University's amendments of the Wesbrook Neighbourhood Plan for your information.

Amendments were undertaken to ensure this neighbourhood plan is not inconsistent with the Land Use Plan, pursuant to the provisions of Part 10 -2010 of the Municipalities Enabling and Validating Act (MEVA) No. 3.

The Wesbrook Neighbourhood Plan amendments were approved by the Board of Governors on December 1, 2011. As noted, the amendments are consistent with the Land Use Plan (2011) adopted by the Minister and require no further ministerial approvals.

Do not hesitate to contact me should you have any questions about these amendments.

Yours sincerely,

Stephen Owen

Stephen Owen, QC, PC

Encl.

Woodcock, Danielle CSCD:EX

Subject:	Follow Up from April 13th Meeting
Location:	Teleconference
Start:	Fri 2012-05-11 1:30 PM
End:	Fri 2012-05-11 2:30 PM
Recurrence:	(none)
Meeting Status:	Accepted
Organizer:	Paget, Gary CSCD:EX
Required Attendees:	knightn@exchange.ubc.ca; Park, Kangsoon; Eckenfelder, Margaret; 'adejager@exchange.ubc.ca'; Burns, Susan G AVED:EX; Marotz, Nicola CSCD:EX; gisela.haarbrucker@ubc.ca Julie

MODERATOR S15, S17

When: Friday, May 11, 2012 1:30 PM-2:30 PM (GMT-08:00) Pacific Time (US & Canada).
Where: Teleconference

Note: The GMT offset above does not reflect daylight saving time adjustments.

~~*~*~*~*~*~*~*~*~*

We have set up a one hour teleconference call to discuss follow up items from the April 13th meeting in Victoria

Please call S15, S17 Participant ID S15, S17

Thank you

Danielle Woodcock
Unit Administrative Assistant
Governance and Structure Branch
Ministry of Community, Sport and Cultural Development
Phone: (250) 387-4013
Fax: (250) 387-7972
E-mail: Danielle.Woodcock@gov.bc.ca

Marotz, Nicola CSCD:EX

From: Haarbrucker, Gisela [gisela.haarbrucker@ubc.ca] on behalf of Knight, Nancy [knightn@exchange.ubc.ca]
Sent: Friday, May 11, 2012 11:10 AM
To: Paget, Gary CSCD:EX; Eckenfelder, Margaret; de Jager, Adriaan; Marotz, Nicola CSCD:EX; Burns, Susan G AVED:EX
Cc: Woodcock, Danielle CSCD:EX; Park, Kangsoon
Subject: RE: Follow Up from April 13th Meeting
Attachments: Metro's Role at UBC Point Grey 1.pdf; Letter to Minister Chong re Continuing the Dialogue on UBC Governance Issues.pdf; Metro Vancouver letter to UNA_Governance Electoral Area A_April 2012.pdf

Importance: High

Hello everyone,

Here is proposed agenda and attachments for the call this afternoon.

Proposed Agenda:

- re stipulated hog / bus loops amendment
- public hearing April 25; 15 submissions; low level of interest; due to Report to board; aerial to Minister at 3rd week of June;
- send the bylaw to Minister ? (what else + who gets borders). → sort out with Advanced Ed and then get back to UBC

1. Update on Land Use Plan

- Have amendments don't have any impact on the RGS which is underway with RGS

Not Responsive

Not Responsive

Not Responsive

"The art of teaching is the art of assisting discovery."
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-----Original Appointment-----
From: Danielle.Woodcock@gov.bc.ca [mailto:Danielle.Woodcock@gov.bc.ca] **On Behalf Of** Paget, Gary CSCD:EX
Sent: Tuesday, May 01, 2012 2:04 PM
To: Paget, Gary CSCD:EX; Knight, Nancy; Park, Kangsoon; Eckenfelder, Margaret; de Jager, Adriaan; Burns, Susan G AVED:EX; Marotz, Nicola CSCD:EX; Haarbrucker, Gisela
Subject: Follow Up from April 13th Meeting
When: Friday, May 11, 2012 1:30 PM-2:30 PM (GMT-08:00) Pacific Time (US & Canada).
Where: Teleconference

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Thank you

Danielle Woodcock
Unit Administrative Assistant
Governance and Structure Branch
Ministry of Community, Sport and Cultural Development
Phone: (250) 387-4013
Fax: (250) 387-7972
E-mail: Danielle.Woodcock@gov.bc.ca

Not Responsive

Not Responsive

Not Responsive

Akouri, Samar CSCD:EX

From: Haarbrucker, Gisela [gisela.haarbrucker@ubc.ca] on behalf of Knight, Nancy [knightn@exchange.ubc.ca]
Sent: Friday, May 11, 2012 11:10 AM
To: Paget, Gary CSCD:EX; Eckenfelder, Margaret; de Jager, Adriaan; Marotz, Nicola CSCD:EX; Burns, Susan G AVED:EX
Cc: Woodcock, Danielle CSCD:EX; Park, Kangsoon
Subject: RE: Follow Up from April 13th Meeting
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Importance: High

Hello everyone,

Here is proposed agenda and attachments for the call this afternoon.

Proposed Agenda:

1. Update on Land Use Plan

Not Responsive

Gisela

Gisela Haarbrucker • Executive Assistant to the Associate Vice President, Campus + Community Planning •
University of British Columbia • 604.822.9560 • gisela.haarbrucker@ubc.ca • http://www.planning.ubc.ca

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From: Danielle.Woodcock@gov.bc.ca [mailto:Danielle.Woodcock@gov.bc.ca] **On Behalf Of** Paget, Gary CSCD:EX
Sent: Tuesday, May 01, 2012 2:04 PM
To: Paget, Gary CSCD:EX; Knight, Nancy; Park, Kangsoon; Eckenfelder, Margaret; de Jager, Adriaan; Burns, Susan G AVED:EX; Marotz, Nicola CSCD:EX; Haarbrucker, Gisela
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When: Friday, May 11, 2012 1:30 PM-2:30 PM (GMT-08:00) Pacific Time (US & Canada).
Where: Teleconference

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Thank you

Danielle Woodcock
Unit Administrative Assistant
Governance and Structure Branch
Ministry of Community, Sport and Cultural Development
Phone: (250) 387-4013
Fax: (250) 387-7972
E-mail: Danielle.Woodcock@gov.bc.ca

Pages 275 through 278 redacted for the following reasons:
- -
S.13

Akouri, Samar CSCD:EX

From: Paget, Gary CSCD:EX
Sent: Thursday, June 14, 2012 4:22 PM
To: Nielson, Jeff CSCD:EX
Subject: FW: Follow Up from April 13th Meeting
Attachments: Metro's Role at UBC Point Grey 1.pdf; Letter to Minister Chong re Continuing the Dialogue on UBC Governance Issues.pdf; Metro Vancouver letter to UNA_Governance Electoral Area A_April 2012.pdf

Importance: High

Here is the material I referred to. The paper on Metro's role is our key piece

From: Haarbrucker, Gisela [mailto:gisela.haarbrucker@ubc.ca] **On Behalf Of** Knight, Nancy
Sent: Friday, May 11, 2012 11:10 AM
To: Paget, Gary CSCD:EX; Eckenfelder, Margaret; de Jager, Adriaan; Marotz, Nicola CSCD:EX; Burns, Susan G AVED:EX
Cc: Woodcock, Danielle CSCD:EX; Park, Kangsoon
Subject: RE: Follow Up from April 13th Meeting
Importance: High

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Proposed Agenda:

1. Update on Land Use Plan

Not Responsive

Gisela

Gisela Haarbrucker • Executive Assistant to the Associate Vice President, Campus + Community Planning •
University of British Columbia • 604.822.9560 • gisela.haarbrucker@ubc.ca • http://www.planning.ubc.ca

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Thank you

Danielle Woodcock
Unit Administrative Assistant
Governance and Structure Branch
Ministry of Community, Sport and Cultural Development
Phone: (250) 387-4013
Fax: (250) 387-7972
E-mail: Danielle.Woodcock@gov.bc.ca

Pages 281 through 284 redacted for the following reasons:
- -
S13

Akourl, Samar CSCD:EX

From: Marotz, Nicola CSCD:EX
Sent: Wednesday, June 20, 2012 1:09 PM
To: Nielson, Jeff CSCD:EX
Cc: Galeazzi, Linda CSCD:EX; Paget, Gary CSCD:EX
Subject: FW: UBC Land Use Plan Amendments - Coming for Minister's review
Attachments: Covr Let Drft Jun 19.doc; Proposed Land Use Plan Amendments - Final.pdf

FYI, Jeff

From: Eckenfelder, Margaret [mailto:margaret.eckenfelder@ubc.ca]
Sent: Wednesday, June 20, 2012 12:49 PM
To: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX
Cc: adejager@exchange.ubc.ca; Woodcock, Danielle CSCD:EX
Subject: UBC Land Use Plan Amendments - Coming for Minister's review

Hi Gary and Nicola,

For your information, please find attached the cover letter for the Binder for the LUP amendments as well as the attachment that will go with it (the PDF). The letter needs is being signed today and the package, including binder, will be sent once that is done. As per the letter, staff will be receiving the full binder.

If you have any questions, please feel free to let me know or raise them during our conference call tomorrow morning at 10:00 a.m.

All the best,

Margaret

Margaret Eckenfelder
A/Director, Transportation Planning
Campus and Community Planning
University of British Columbia
2260 West Mall, Vancouver, B.C.
Phone: 604 822 6674

a place of mind
THE UNIVERSITY OF BRITISH COLUMBIA

Campus & Community Planning
Planning & Design
2210 West Mall
Vancouver, BC, Canada V6T 1Z4

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E-mail info.planning@ubc.ca
www.planning.ubc.ca

June 19th, 2012

Honourable Ida Chong
Minister of Community, Sport, and Cultural Development
Room 323, Parliament Buildings
Victoria, BC
V8V 1X4

Dear Minister Chong:

Re: Request for Ministerial Adoption of UBC's Land Use Plan Amendments

Please find attached proposed amendments to UBC's *Land Use Plan* for adoption by the Minister of Community, Sport and Cultural Development. The UBC Board of Governors approved these amendments on June 12th, 2012.

The attached *Land Use Plan* amendments are minor amendments to address issues that were not fully resolved in the 2011 *Land Use Plan* amendment process, particularly the future use of the part of campus that was designated as 'Area Under Review' (also referred to as the 'Gage South Area Under Review') in the last amendment process.

During the 2011 *Land Use Plan* amendment process, it was determined that the final designation for the 'Area Under Review' could not be decided until the future of the surrounding academic context could be better understood and a collaborative planning process undertaken. As such, a comprehensive and collaborative planning process to determine the land use designation for the 'Area Under Review' took place from April 2011-April 2012, and included three distinct phases. The first phase of the process addressed academic uses adjacent to the 'Area Under Review'. The second phase addressed the compatibility of housing in the 'Area Under Review', given the adjacent academic uses determined through the first phase of the process and where housing floorspace would be accommodated on campus if not in this area. As part of that, the floorspace allocated to all the approved neighbourhoods was provided. The third phase comprised a public hearing on the proposed amendments, held on April 25th, 2012.

The attached amendments are consequential to the Board's decision to designate the 'Area Under Review' as 'Academic' to allow 12-month student housing for graduate students and post-doctoral students and transit facilities, and confirm that the Board

will locate floorspace not accommodated in approved neighbourhoods in another part of campus in the future, clarifying the longstanding principle of density transfer to ensure the sustainable community and endowment goals of the University are met.

The proposed amendments were prepared in a thorough planning process that met and exceeded the requirements set out in the *Municipalities Enabling and Validating Act (No.3) Part 10-2010* and *Ministerial Order 229*. Our comprehensive process also followed best practices in municipal planning.

A copy of this letter and the *Land Use Plan* amendments have been provided to the Minister of Advanced Education for efficiency, and the binder documenting the amendment process has been provided to your staff. The binder of supporting information contains details regarding how the amendments were prepared, our consultation process, how we addressed input received, and how we engaged the Musqueam.

This binder presents this information as follows:

Tab 1: Cover Letter and *Land Use Plan* Amendments
Tab 2: Planning and Consultation Process Summary
Tab 3: *Land Use Plan* Amendment Supporting Documentation
Tab 4: Consideration Memo and Consultation Documentation
Tab 5: Musqueam Engagement Summary

Your staff was briefed on the proposed amendments on April 13th, 2012, and if you or your staff has any further questions, please do not hesitate to contact Nancy Knight, Associate Vice President of Campus & Community Planning at (604) 827-3171.

We look forward to completing the final step of this process with the Ministerial adoption.

Sincerely yours,

Pascal Spothelfer
Vice President, Communications and Community Partnerships

Attachment A: Revisions to Proposed Text and Map Amendments to the UBC *Land Use Plan*

Cc. Honourable Naomi Yamamoto, Minister of Advanced Education (letter only)
Bill Levine, Chair of the UBC Board of Governors (letter only)
Stephen Toope, President and Vice Chancellor, UBC (letter only)

Proposed Land Use Plan Amendments:

1. Re-designate, and adjust labeling for the "Area Under Review" on maps Schedules A, B, and C of the Land Use Plan, to reflect "Academic" use. Adjusted maps shown attached.

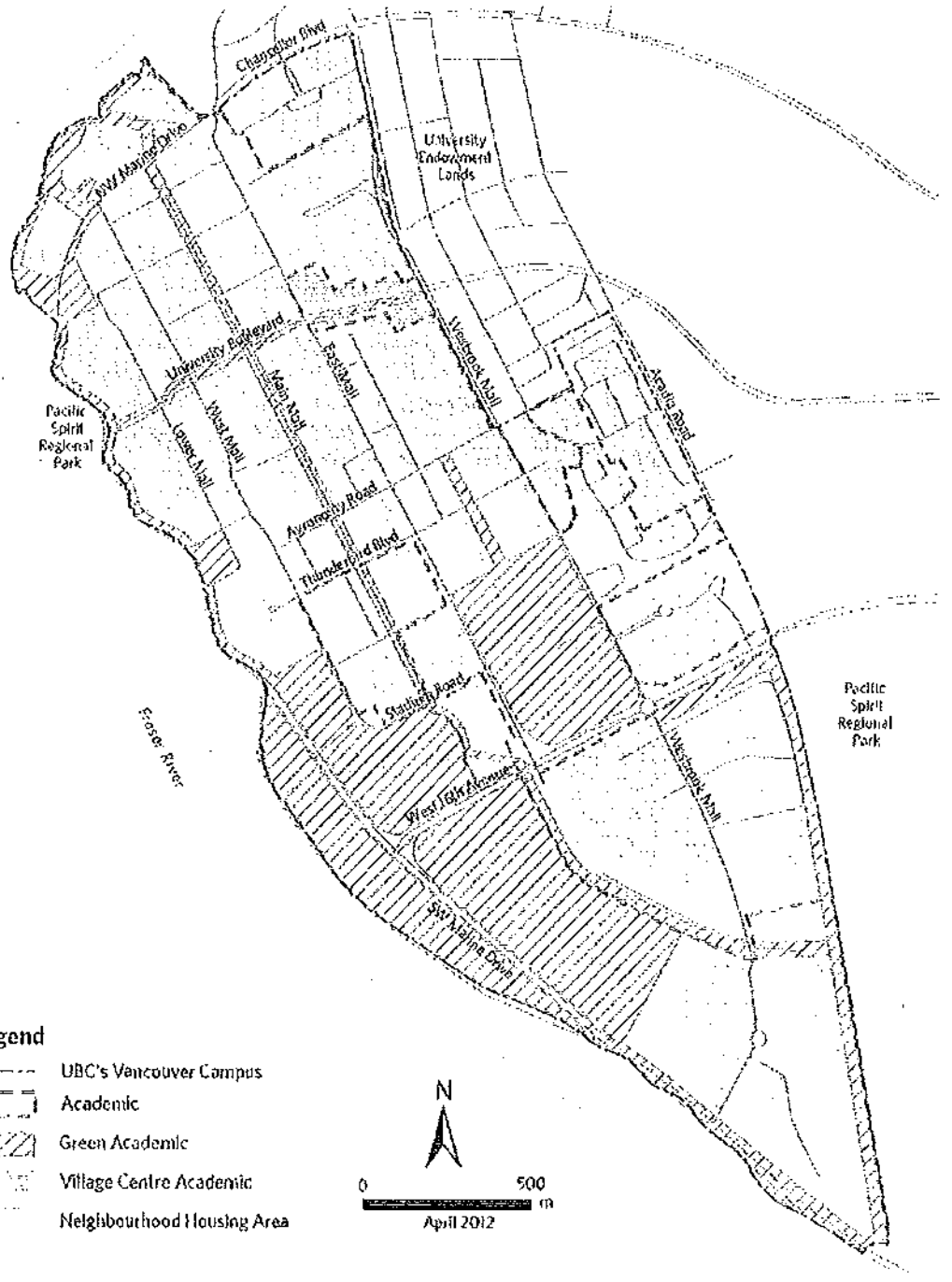
2. Delete Section 4.1.7 Area Under Review.

3. Insert the following new wording after Section 5.1.3:

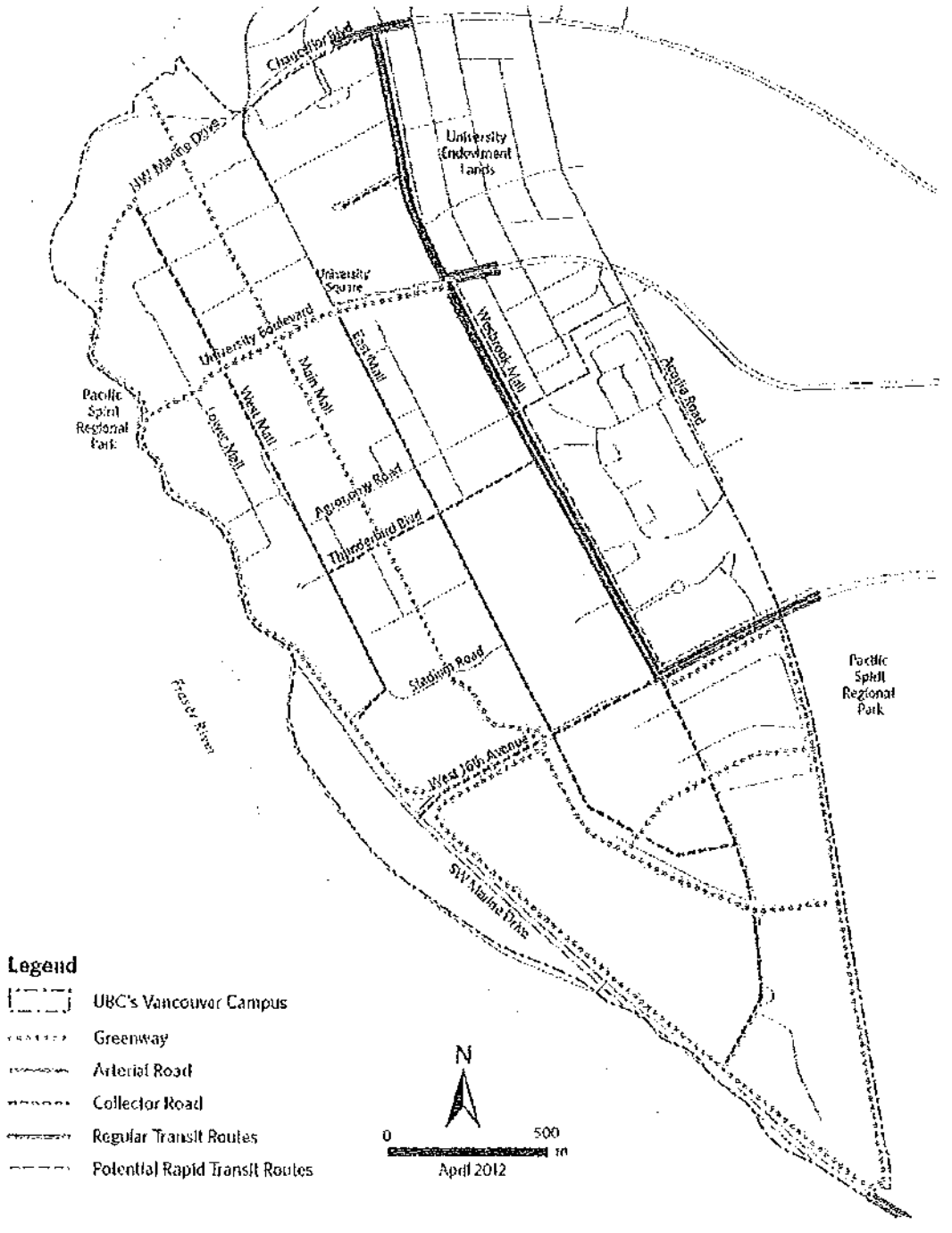
   "Section 5.1.4 Neighbourhood Distribution

   "The UBC Board of Governors adopted residential floor space allocations for neighbourhoods on campus to ensure a future population that would support a sustainable community and to transfer the floor space that would have been accommodated on the UBC Farm and other areas to new neighbourhoods (see Land Use Plan Next Steps: Neighbourhood Distribution Report, April 2011 to Board of Governors). Achieving these floor space allocations is essential to UBC's academic mission, student housing goals, faculty and staff housing goals, endowment value and sustainable community goals. All residential floor space not achieved in these neighbourhoods will be located to different parts of campus in future."

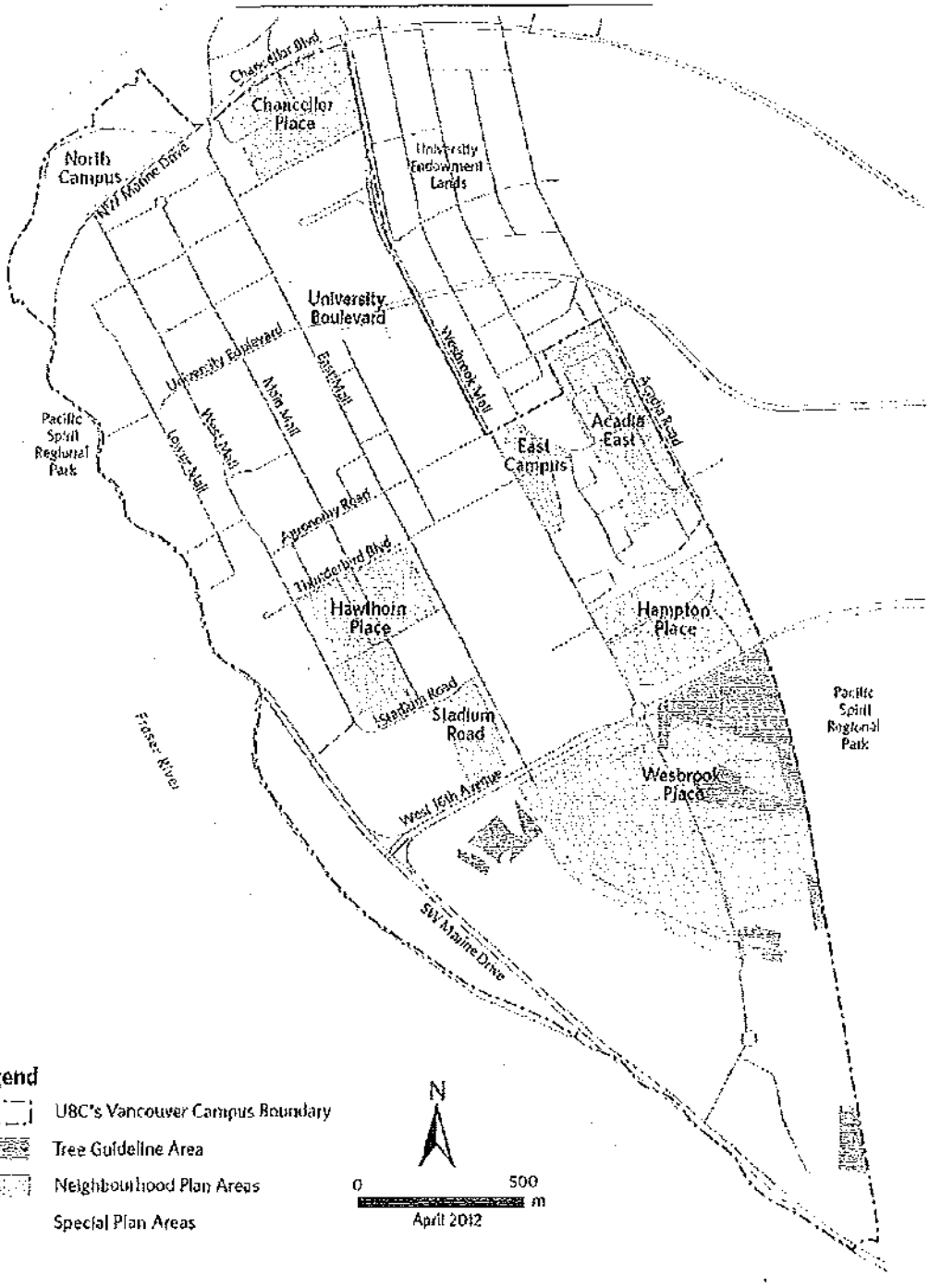
SCHEDULE A - LAND USE PLAN



SCHEDULE B - ACCESS ROADS AND TRANSIT



SCHEDULE C - PLAN AREAS



Akouri, Samar CSCD:EX

From: Galeazzi, Linda CSCD:EX
Sent: Thursday, June 21, 2012 1:40 PM
To: Nielson, Jeff CSCD:EX
Subject: UBC Land Use Plan

Hi Jeff,

At the conclusion of this morning's conference call with UBC, Nicola asked me to pass along to you (and I quote), S13
S13 I think Nicola sent you an electronic copy of the land use plan and UBC's cover letter yesterday. S13

S13

S13

Nicola specifically asked Adriaan to include you and I on the next conference call invite since we weren't included in today's.

Let me know if you have any questions.

Thanks,
Linda

Pages 294 through 297 redacted for the following reasons:
- -
S13

Not Responsive

From: Marotz, Nicola CSCD:EX
Sent: Tuesday, June 26, 2012 01:08 PM
To: 'Eckenfelder, Margaret' <margaret.eckenfelder@ubc.ca>; Nielson, Jeff CSCD:EX
Cc: 'adejager@exchange.ubc.ca' <adejager@exchange.ubc.ca>; Paget, Gary CSCD:EX; Burns, Susan G AVED:EX
Subject: RE: Binder Status and Cover note for AVED/CSCD

Thanks Margaret – the binders have just arrived. Cheers Nicola

From: Eckenfelder, Margaret [mailto:margaret.eckenfelder@ubc.ca]
Sent: Tuesday, June 26, 2012 10:59 AM
To: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX; Burns, Susan G AVED:EX
Cc: Woodcock, Danielle CSCD:EX; adejager@exchange.ubc.ca; McArthur, Kera; Armstrong, Gabrielle
Subject: FW: Binder Status and Cover note for AVED/CSCD

Hello Gary/Nicola and Susan,

The binder documenting the 2012 UBC Land Use Plan amendments process has been couriered directly to you and should arrive by first thing tomorrow morning (Wednesday, June 27). A letter has been sent to Minister Chong formally requesting that the proposed Land Use Plan amendments be adopted and also references that the binder of supporting documentation has been provided to ministry staff.

The binder has been organized in five sections documenting how the amendments were prepared, the consultation process, how input received was addressed, and engagement with the Musqueam First Nation. There is some repetition of documents within the binder, as documents that have been provided to the Minister were also provided to the UBC Board of Governors in the course of the amendment process and therefore also appear as attachments to the board reports. A list of repeated documents is provided below.

- Consideration Memo
  - Consideration memos are provided as attachments to the April 3, 2012 and June 12, 2012 board reports to the UBC Board of Governors. The two consideration memos are similar but not identical. The consideration memo from April 3rd includes references to feedback received on the Gage South academic context as well as the 'Area Under Review', whereas the June 12th consideration memo includes only the feedback received on the 'Area Under Review'. The June 12, 2012 consideration memo is duplicated in Tab 4 as part of the consultation documentation. [Please note that documents are not considered final until reviewed by the Board and the Board could ask for changes to a document like a consideration memo. This means there could be two slightly different versions – the one that staff presented to the Board and the one that the Board provides to the Minister. That is not the case in this instance (the documents are the same).]
- Public Hearing Record
  - The Public Hearing Record has been provided as an attachment to the June 12, 2012 Board Report to the UBC Board of Governors and again in Tab 4 as part of the consultation documentation.

- Correspondence with the Musqueam First Nation
    - The correspondence with the Musqueam First Nation on the proposed Land Use Plan amendments has been included in the Public Hearing Record (an attachment to the June 12, 2012, Board Report and in Tab 4) as well as in a separate tab within the binder (Tab 5), as required by Ministerial Order 229.

If there are any questions regarding the proposed Land Use Plan amendments do not hesitate to contact me at 604-822-6674.

Regards,

Margaret Eckenfelder

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A/Director, Transportation Planning
Campus and Community Planning
University of British Columbia
2260 West Mall, Vancouver, B.C.
Phone: 604 822 6674

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Akouri, Samar CSCD:EX

From: Marotz, Nicola CSCD:EX
Sent: Thursday, July 12, 2012 1:12 PM
To: Nielson, Jeff CSCD:EX
Cc: Paget, Gary CSCD:EX
Subject: FW: UBC planning contact

FYI

From: Messenger, Meggin A CSCD:EX
Sent: Thursday, July 12, 2012 12:15 PM
To: Marotz, Nicola CSCD:EX; Paget, Gary CSCD:EX; Goodwin, Lois-Leah CSCD:EX; Rothe, Karen J CSCD:EX; Farley, Rejan E CSCD:EX
Subject: UBC planning contact

Hi all,

As follow up to our meeting last week (?), Karen will be Jeff's contact for the current UBC bylaw. Our longer term plan is to have Mary Storzer work on this file with Karen and your folks. Howeve S22 We will confirm her involvement S22

Thanks
Meggin

Meggin Messenger
Director Planning Programs
Intergovernmental Relations and Planning
Ministry of Community, Sport and Cultural Development
Phone: 250-387-4045
Fax: 250-387-8720
mailto:meggin.messenger@gov.bc.ca

Please consider the environment before printing this e-mail

Not Responsive

From: Nielson, Jeff CSCD:EX
Sent: Monday, July 16, 2012 3:31 PM
To: 'margaret.eckenfelder@ubc.ca'
Cc: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX; 'adejager@exchange.ubc.ca'; Hodges, Nell AVED:EX
Subject: RE: UBC Land Use Plan Amendments

Hi Margaret,

Thanks for the note. We are reviewing the material and have found it to be comprehensive thus far. If we have any questions during the review we'll be in touch.

Cheers,

Jeff

Jeff Nielson | Senior Planning Analyst
Local Government Structure | Ministry of Community, Sport and Cultural Development
Direct: 250.387.4066 | Fax: 250.387.7972 | Email: jeff.nielson@gov.bc.ca

From: Eckenfelder, Margaret [mailto:margaret.eckenfelder@ubc.ca]
Sent: Monday, July 16, 2012 2:54 PM
To: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX
Cc: Burns, Susan G AVED:EX; Armstrong, Gabrielle; McArthur, Kera; adejager@exchange.ubc.ca
Subject: RE: UBC Land Use Plan Amendments

Hi Gary/Nicola,

I hope the summer finds you well. I am just following up on the land use plan amendments submitted for the Ministers' consideration last month and to see if you need any further information or have questions about the material.

Best regards,

Margaret Eckenfelder

From: Eckenfelder, Margaret
Sent: Tuesday, June 26, 2012 10:59 AM
To: 'Paget, Gary CSCD:EX'; nicola.marotz@gov.bc.ca; susan.burns@gov.bc.ca
Cc: Danielle Woodcock (Danielle.Woodcock@gov.bc.ca); de Jager, Adriaan (adejager@exchange.ubc.ca); 'McArthur, Kera (kmcarthur@exchange.ubc.ca)'; Armstrong, Gabrielle
Subject: FW: Binder Status and Cover note for AVED/CSCD

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Sent: Tuesday, June 26, 2012 10:59 AM

To: 'Paget, Gary CSCD:EX'; nicola.marotz@gov.bc.ca; susan.burns@gov.bc.ca
Cc: Danielle Woodcock (Danielle.Woodcock@gov.bc.ca); de Jager, Adriaan (adejager@exchange.ubc.ca); 'McArthur, Kera (kmcarthur@exchange.ubc.ca)'; Armstrong, Gabrielle
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2260 West Mall, Vancouver, B.C.
Phone: 604 822 6674

Akouri, Samar CSCD:EX

From: Marotz, Nicola CSCD:EX
Sent: Monday, July 16, 2012 3:17 PM
To: Nielson, Jeff CSCD:EX
Cc: Paget, Gary CSCD:EX
Subject: FW: UBC Land Use Plan Amendments

Jeff – could you please get back to Margaret for us if you've had a first look at the package (with a cc to Gary and me). Thanks Nicola

From: Eckenfelder, Margaret [mailto:margaret.eckenfelder@ubc.ca]
Sent: Monday, July 16, 2012 2:54 PM
To: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX
Cc: Burns, Susan G AVED:EX; Armstrong, Gabrielle; McArthur, Kera; adejager@exchange.ubc.ca
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Cc: Danielle Woodcock (Danielle.Woodcock@gov.bc.ca); de Jager, Adriaan (adejager@exchange.ubc.ca); 'McArthur, Kera (kmcarthur@exchange.ubc.ca)'; Armstrong, Gabrielle
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Phone: 604 822 6674

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Akouri, Samar CSCD:EX

From: Eckenfelder, Margaret [margaret.eckenfelder@ubc.ca]
Sent: Tuesday, July 31, 2012 9:02 AM
To: Nielson, Jeff CSCD:EX
Cc: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX; Hodges, Neil AVED:EX
Subject: RE: UBC Land Use Plan Amendments

Follow Up Flag: Follow up
Flag Status: Flagged

Hi again Jeff,

I hope that you are having a good summer. We are starting to think about the agenda for the UBC Board of Governors meeting in September. Material for that meeting must be prepared by mid-August. I just wondered whether your review will be completed in time for a report back at that meeting.

Once again, if you have any questions or require further information, please do not hesitate to contact me.

Best regards,

Margaret Eckenfelder

Margaret Eckenfelder
A/Director, Transportation Planning
Campus and Community Planning
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Cc: Danielle Woodcock (Danielle.Woodcock@gov.bc.ca); de Jager, Adriaan (adejager@exchange.ubc.ca); 'McArthur, Kera (kmcarthur@exchange.ubc.ca)'; Armstrong, Gabrielle
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If there are any questions regarding the proposed Land Use Plan amendments do not hesitate to contact me at 604-822-6674.

Regards,

Margaret Eckenfelder

Margaret Eckenfelder
A/Director, Transportation Planning
Campus and Community Planning
University of British Columbia
2260 West Mall, Vancouver, B.C.
Phone: 604 822 6674

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THE UNIVERSITY OF BRITISH COLUMBIA

Akourl, Samar CSCD:EX

From: Eckenfelder, Margaret [margaret.eckenfelder@ubc.ca]
Sent: Wednesday, August 1, 2012 9:40 AM
To: Nielson, Jeff CSCD:EX
Cc: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX; Hodges, Nell AVED:EX; Knight, Nancy; Haarbrucker, Gisela
Subject: RE: UBC Land Use Plan Amendments

Thanks Jeff. This is most appreciated.

Margaret

From: Nielson, Jeff CSCD:EX [mailto:Jeff.Nielson@gov.bc.ca]
Sent: Wednesday, August 01, 2012 9:34 AM
To: Eckenfelder, Margaret
Cc: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX; Hodges, Nell AVED:EX; Knight, Nancy; Haarbrucker, Gisela
Subject: RE: UBC Land Use Plan Amendments

Hi Margaret,

Ok, that is helpful with regards to timing. We'll do our best to have something back to you before Aug 31.

Cheers,

Jeff

From: Eckenfelder, Margaret [mailto:margaret.eckenfelder@ubc.ca]
Sent: Wednesday, August 1, 2012 9:26 AM
To: Nielson, Jeff CSCD:EX
Cc: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX; Hodges, Nell AVED:EX; Knight, Nancy; Haarbrucker, Gisela
Subject: RE: UBC Land Use Plan Amendments

Hi Jeff,

Thanks for getting back to me. I understand what it is like trying to get things done in August over there. Our Board Committee meets on September 11th and if we could hear back from you by August 31st, we could meet their extraordinary deadline for receiving reports. It would be great if we could get this matter to the September meeting. They do not meet again until November.

I appreciate your efforts in this regard and look forward to hearing from you.

Margaret

From: Nielson, Jeff CSCD:EX [mailto:Jeff.Nielson@gov.bc.ca]
Sent: Tuesday, July 31, 2012 4:00 PM
To: Eckenfelder, Margaret
Cc: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX; Hodges, Nell AVED:EX
Subject: RE: UBC Land Use Plan Amendments

Hi Margaret,

Staff are reviewing the Land Use Plan Amendments this week and next, and do not anticipate any issues. However, it is unlikely that we'll be able to schedule the Land Use Plan Amendments to be reviewed and approved by both Ministers in time for the Mid-August deadline. We would be uncomfortable sending a report back to your office on the Plan before the Minister reviews/approves the Plan.

I realize that this is not entirely helpful for creating a Board agenda. When is the Board meeting in September?

Cheers,

Jeff

Jeff Nielson | Senior Planning Analyst
Local Government Structure | Ministry of Community, Sport and Cultural Development
Direct: 250.387.4066 | Fax: 250.387.7972 | Email: jeff.nielson@gov.bc.ca

From: Eckenfelder, Margaret [mailto:margaret.eckenfelder@ubc.ca]
Sent: Tuesday, July 31, 2012 9:02 AM
To: Nielson, Jeff CSCD:EX
Cc: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX; Hodges, Neil AVED:EX
Subject: RE: UBC Land Use Plan Amendments

Hi again Jeff,

I hope that you are having a good summer. We are starting to think about the agenda for the UBC Board of Governors meeting in September. Material for that meeting must be prepared by mid-August. I just wondered whether your review will be completed in time for a report back at that meeting.

Once again, if you have any questions or require further information, please do not hesitate to contact me.

Best regards,

Margaret Eckenfelder

Margaret Eckenfelder
A/Director, Transportation Planning
Campus and Community Planning
University of British Columbia
2260 West Mall, Vancouver, B.C.
Phone: 604 822 6674

From: Nielson, Jeff CSCD:EX [mailto:Jeff.Nielson@gov.bc.ca]
Sent: Monday, July 16, 2012 3:31 PM

To: Eckenfelder, Margaret
Cc: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX; de Jager, Adriaan; Hodges, Nell AVED:EX
Subject: RE: UBC Land Use Plan Amendments

Hi Margaret,

Thanks for the note. We are reviewing the material and have found it to be comprehensive thus far. If we have any questions during the review we'll be in touch.

Cheers,

Jeff

Jeff Nielson | Senior Planning Analyst
Local Government Structure | Ministry of Community, Sport and Cultural Development
Direct: 250.387.4066 | Fax: 250.387.7972 | Email: jeff.nielson@gov.bc.ca

From: Eckenfelder, Margaret [mailto:margaret.eckenfelder@ubc.ca]
Sent: Monday, July 16, 2012 2:54 PM
To: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX
Cc: Burns, Susan G AVED:EX; Armstrong, Gabrielle; McArthur, Kera; adejager@exchange.ubc.ca
Subject: RE: UBC Land Use Plan Amendments

Hi Gary/Nicola,

I hope the summer finds you well. I am just following up on the land use plan amendments submitted for the Ministers' consideration last month and to see if you need any further information or have questions about the material.

Best regards,

Margaret Eckenfelder

From: Eckenfelder, Margaret
Sent: Tuesday, June 26, 2012 10:59 AM
To: 'Paget, Gary CSCD:EX'; nicola.marotz@gov.bc.ca; susan.burns@gov.bc.ca
Cc: Danielle Woodcock (Danielle.Woodcock@gov.bc.ca); de Jager, Adriaan (adejager@exchange.ubc.ca); 'McArthur, Kera (kmcarthur@exchange.ubc.ca)'; Armstrong, Gabrielle
Subject: FW: Binder Status and Cover note for AVED/CSCD

Hello Gary/Nicola and Susan,

The binder documenting the 2012 UBC Land Use Plan amendments process has been couriered directly to you and should arrive by first thing tomorrow morning (Wednesday, June 27). A letter has been sent to Minister Chong formally requesting that the proposed Land Use Plan amendments be adopted and also references that the binder of supporting documentation has been provided to ministry staff.

The binder has been organized in five sections documenting how the amendments were prepared, the consultation process, how input received was addressed, and engagement with the Musqueam First Nation. There is some repetition of documents within the binder, as documents that have been provided to the Minister were also provided to the UBC Board of Governors in the course of the amendment process and therefore also appear as attachments to the board reports. A list of repeated documents is provided below.

- Consideration Memo
    - Consideration memos are provided as attachments to the April 3, 2012 and June 12, 2012 board reports to the UBC Board of Governors. The two consideration memos are similar but not identical. The consideration memo from April 3rd includes references to feedback received on the Gage South academic context as well as the 'Area Under Review', whereas the June 12th consideration memo includes only the feedback received on the 'Area Under Review'. The June 12, 2012 consideration memo is duplicated in Tab 4 as part of the consultation documentation. [Please note that documents are not considered final until reviewed by the Board and the Board could ask for changes to a document like a consideration memo. This means there could be two slightly different versions – the one that staff presented to the Board and the one that the Board provides to the Minister. That is not the case in this instance (the documents are the same).]
- Public Hearing Record
    - The Public Hearing Record has been provided as an attachment to the June 12, 2012 Board Report to the UBC Board of Governors and again in Tab 4 as part of the consultation documentation.
- Correspondence with the Musqueam First Nation
    - The correspondence with the Musqueam First Nation on the proposed Land Use Plan amendments has been included in the Public Hearing Record (an attachment to the June 12, 2012, Board Report and in Tab 4) as well as in a separate tab within the binder (Tab 5), as required by Ministerial Order 229.

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Regards,

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University of British Columbia
2260 West Mall, Vancouver, B.C.
Phone: 604 822 6674

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Akouri, Samar CSCD:EX

From: Eckenfelder, Margaret [margaret.eckenfelder@ubc.ca]
Sent: Tuesday, July 31, 2012 9:02 AM
To: Nielson, Jeff CSCD:EX
Cc: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX; Hodges, Nell AVED:EX
Subject: RE: UBC Land Use Plan Amendments

Follow Up Flag: Follow up
Flag Status: Flagged

Hi again Jeff,

I hope that you are having a good summer. We are starting to think about the agenda for the UBC Board of Governors meeting in September. Material for that meeting must be prepared by mid-August. I just wondered whether your review will be completed in time for a report back at that meeting.

Once again, if you have any questions or require further information, please do not hesitate to contact me.

Best regards,

Margaret Eckenfelder

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Cc: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX; de Jager, Adriaan; Hodges, Nell AVED:EX
Subject: RE: UBC Land Use Plan Amendments

Hi Margaret,

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Cheers,

Jeff

Jeff Nielson | Senior Planning Analyst
Local Government Structure | Ministry of Community, Sport and Cultural Development
Direct: 250.387.4066 | Fax: 250.387.7972 | Email: jeff.nielson@gov.bc.ca

From: Eckenfelder, Margaret [mailto:margaret.eckenfelder@ubc.ca]
Sent: Monday, July 16, 2012 2:54 PM
To: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX
Cc: Burns, Susan G AVED:EX; Armstrong, Gabrielle; McArthur, Kera; adejager@exchange.ubc.ca
Subject: RE: UBC Land Use Plan Amendments

Hi Gary/Nicola,

I hope the summer finds you well. I am just following up on the land use plan amendments submitted for the Ministers' consideration last month and to see if you need any further information or have questions about the material.

Best regards,

Margaret Eckenfelder

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Sent: Tuesday, June 26, 2012 10:59 AM
To: 'Paget, Gary CSCD:EX'; nicola.marotz@gov.bc.ca; susan.burns@gov.bc.ca
Cc: Danielle Woodcock (Danielle.Woodcock@gov.bc.ca); de Jager, Adriaan (adejager@exchange.ubc.ca); 'McArthur, Kera (kmcarthur@exchange.ubc.ca)'; Armstrong, Gabrielle
Subject: FW: Binder Status and Cover note for AVED/CSCD

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Akouri, Samar CSCD:EX

From: Rothe, Karen J CSCD:EX
Sent: Wednesday, August 8, 2012 11:10 AM
To: Nielson, Jeff CSCD:EX
Cc: Messenger, Meggin A CSCD:EX
Subject: Re: UBC land use plan

Thanks Jeff. S22 I'd still like to see the amendments.

Cheers~karen

From: Nielson, Jeff CSCD:EX
Sent: Wednesday, August 08, 2012 11:04 AM
To: Rothe, Karen J CSCD:EX
Subject: UBC land use plan

Hi Karen,

My understanding is that you are interested/have been asked to take a look at the UBC Land Use Plan amendments that have been sent in for the Minister's approval. I've done a review of the plan in light of the MEVA requirements. I can drop the documentation off to you for your review if you'd like.

Cheers,

Jeff

Jeff Nielson | Senior Planning Analyst
Local Government Structure | Ministry of Community, Sport and Cultural Development
Direct: 250.387.4066 | Fax: 250.387.7972 | Email: jeff.nielson@gov.bc.ca

Akouri, Samar CSCD:EX

From: Eckenfelder, Margaret [margaret.eckenfelder@ubc.ca]
Sent: Wednesday, August 8, 2012 12:34 PM
To: Nielson, Jeff CSCD:EX
Cc: Colby, Lisa; Knight, Nancy; McArthur, Kera
Subject: FW: LUP Update

Importance: High

Hi Jeff,

Further to our conversation this morning, here is our statement regarding the relationship between the proposed land use plan amendments, and the RCS and the RGS referred to in the Land Use Plan.

If you require anything further from me in this regard, please do not hesitate to call.

Best regards,

Margaret Eckenfelder

This supplemental communication to the documentation materials submitted to the Minister from UBC Vice President, Communications and Community Partnership concerning proposed amendments to the UBC Land Use Plan provides clarification on the consistency of the Land Use Plan and the regional growth strategy referred to in section 41(c) of the *Municipalities Enabling and Validating Act Part 10 -2010.*

The amendments to the UBC Land Use Plan approved by the UBC Board of Governors on June 12, 2012 result in no changes that pertain to the consistency of the regional context statement (section 2.0) in the Land Use Plan and the Regional Growth Strategy referred to in the Land Use Plan.

Lisa J. Colby
Director, Policy Planning
Campus & Community Planning
University of British Columbia
2210 West Mall
Vancouver, BC Canada, V6T 1Z4

Phone: 604.822.2089
Cell: 604.816.7155
Email: lisa.colby@ubc.ca
www.planning.ubc.ca

Approvals: Dir: ED: NM ADM: NM for JP DM:

Ministry of Community, Sport and Cultural Development
BRIEFING NOTE FOR MINISTER

Ref #: 151146

FOR DECISION

Date: August 20, 2012

Title: Amendments to Land Use Plan for University of British Columbia's (UBC) Point Grey Campus Lands.

Issue: UBC has recently completed consultation and public hearings on minor amendments to its Land Use Plan for the Point Grey Campus. Legislation passed in June 2010 transferred power to adopt such plans and amendments to the Minister of Community, Sport and Cultural Development. The Board of Governors has now completed its deliberations on the amendments and has submitted its report for the Minister's consideration. UBC staff wish to update the Board at its September meeting on progress towards adoption of the amendments.

Background: Section 36 of the *Miscellaneous Statutes Amendment Act (No.3), 2010*, S.B.C. 2010, c.21, amending the *Municipalities Enabling and Validating Act (No.3)*, S.B.C. 2001, c.44, (Act) was brought into force on June 24, 2010. The legislation transferred the power to adopt Land Use Plans and amendments for UBC Point Grey Campus Lands from Metro Vancouver to the Minister of Community, Sport and Cultural Development, in consultation with the Minister responsible for administration of the *University Act*. Ministerial Order M229 (Process), adopted pursuant to section 40 of the Act, sets out the Minister's requirements for consultation and a public hearing with respect to the development of a Land Use Plan and/or amendments.

Section 41 of the Act sets out the required contents of the Board's report to the Minister, including:

- A description of the process of developing the Land Use Plan;
- A description of the consultation process undertaken under section 40 of the Act and the outcome of that process;
- A description of the extent to which there is consistency between the Land Use Plan and the regional growth strategy of Metro Vancouver, including the reason for any inconsistencies; and,
- Any other matters as directed by the Minister.

UBC has recently completed public consultation and a public hearing into minor amendments to its Land Use Plan, and the Board of Governors has now submitted its "Request for Ministerial Adoption of UBC's Land Use Plan Amendments" ("Board

Report"). The amendments to the Land Use Plan designate lands "Academic" that had been designated "Area Under Review" and add provisions to transfer density allocations from the UBC Farm and other areas to new neighbourhoods. These were outstanding issues from the 2011 Land Use Plan amendments.

Tab 1 of the Board Report includes a letter of transmittal from the UBC Board of Governors to the Minister, dated June 20, 2012. The letter summarizes the key policy issues, principles, and planning and consultation processes that are set out in detail in the Board Report. It includes a complete summary of the amendments to the Land Use Plan including a review of input received at the public hearing.

Families First Considerations: N/A

First Nations Considerations: Section 4 of the Process requires UBC to engage the Musqueam First Nation regarding a new Land Use Plan or amendments to a Land Use Plan prior to submitting them to the Minister for adoption. UBC has complied with this requirement, and correspondence and meeting notes are included in the Board's package under Tab 6. The Musqueam have not expressed any issues with the proposed amendments, and are very interested in pursuing collaborative approaches to development in the adjacent Acadia (on Campus lands) and Block F (in the University Endowment Lands (UEL)) areas.

Discussion: Two key objectives underlie the land use planning regime for UBC's Point Grey Campus contained in the Act:

- Allow Metro Vancouver to focus on its core regional strategic planning and regional servicing responsibilities, central to the sustainability of the Lower Mainland by relieving it of its responsibility with respect to local planning issues on the Point Grey Campus; and
- Allow UBC to focus on its academic mission and achieve its goal of being a world class university.

In order to achieve these objectives, the provincial government decided that UBC should continue to develop plans and consult with the community, and the Minister should be responsible for adopting the plan.

Under the legislative scheme, the Minister's role is to ensure that the public is heard and parties that the Board considers may be impacted by the amendments are consulted. The Board concluded that Translink, the Ministry of Transportation and Infrastructure, the University Neighbourhoods Association, and the University Endowment Lands administration should be consulted. Given the limited impact/change of the proposed amendments to the Land Use Plan, the Board did not believe that any additional agency consultations were required.

Tab 4 of the Board Report documents the consultation process, including the public hearing. The record shows that the public is generally satisfied with the proposed amendments. The Board Report documents the extensive opportunities provided for the public to review and comment on the proposed changes. A public opinion survey indicated that the public is generally supportive of the amendment package.

Conclusion:

Responsibility for all public consultation on the plan amendments, including public hearings rests with UBC's Board of Governors. In this capacity, the Minister is acting like a Mayor and Council following a public hearing, once the final report from the Board of Governors is received. This means that the Minister's decision should be made on the basis of the record provided, with no further input from any other external stakeholders or agencies, including UBC and Metro Vancouver. The Province is committed to expedite the process of considering the adoption of a Land Use Plan or amendments to a Land Use Plan once the Board of Governors has completed its obligations and has submitted its final report for consideration by the Minister. UBC staff have expressed interest in providing an update on the adoption of the Land Use Plan amendments at the September Board meeting. The final deadline for additions to the Board agenda is August 31, 2012.

Subsection 42(2)(a) of the legislation requires the Minister to review the Board Report before making a decision to adopt or reject the Land Use Plan amendments. Staff have reviewed the Board Report and have reached the following conclusions:

1. UBC has met its obligations to consult with the community and hold a public hearing as set out in the Act and Order. The table below illustrates how the Board Report meets all of these requirements.

Summary Analysis of UBC Submission vs Requirements in Legislation and Minister's Order 229

Requirement	Response	Tab
According to the Act, Report must: • Describe process/developing plan (s.41)	• Material includes board resolutions approving the plan amendments, copies of the amended plan, staff reports and board recommendations	3
	• Background and results of each phase of the planning process	3

• Describe consultation and outcome (s.41)	• Report includes comprehensive description of the consultation process including the public hearing; tables summarize input by phase and UBC response. Opinion research results are all summarized as well	4
Requirement	**Response**	**Tab**
• Describe consistency with RGS of Metro (s.41)	• Supplemental information to the report confirms that the Land Use Plan amendments do not change the consistency of the Regional Context Statement in the Land use Plan to the Regional Growth Strategy.	2
According to Ministerial Order, Board must: • Engage with Musqueam First Nation (s.4, M229)	• A summary of engagement with the Musqueam First Nation is included • Letters illustrate extent of communication and dialogue	5

• Hold public hearing
  • Ensure all have reasonable opportunity to be heard
  • Set procedural rules
  • Provide certified written report
  • Membership of hearing committee must comply with Order
  • Notice of public hearing must comply with Order
	• Hearing managed by professional committee clerk and followed appropriate rules of procedure
	• Material includes a certified report of the public meeting.
	• Committee membership complies with Order – listed on p.1 of public hearing record
	• Comprehensive notification using local newspapers, signage, notices on boards, mailed and hand delivered
		3
		3
		3
		3

2. There are no outstanding policy issues that need to be addressed at this time.
3. No provincial government interests will be adversely affected if the Minister adopts the proposed amendments.

Section 42(2)(b) of the Act states that the Minister must consult with the Minister of Advanced Education before making a decision to adopt or reject the Land Use Plan amendments. This step was included in legislation to ensure the impact on UBC's academic mission, as set out in the *University Act*, is considered. Staff have worked with counterparts in the Ministry of Advanced Education to coordinate the consultation process between the two Ministers.

Recommendation:

It is recommended that the Minister:

1

S13

2.

3.

S13

Honourable Ida Chong, FCGA,
Minister

Ida Chong

Approved / Not Approved

Date: Aug 27/12

Contact: Jeff Nielson
Telephone: 250-387-4066

Akouri, Samar CSCD:EX

From: Tubman, Tammy CSCD:EX
Sent: Wednesday, August 22, 2012 3:09 PM
To: Nielson, Jeff CSCD:EX
Cc: Weich, Rika I CSCD:EX; Galeazzi, Linda CSCD:EX
Subject: FW: For your approval: BN 151146 and Minister's letter 151145 re: UBC land use plan amendments
Attachments: 151145_MIN_LGD_SB_Yamamoto_UBC Land Use Planning_Draft 120820.docx

Importance: High

Hi Jeff,

The DM has approved your draft letter to Minister Yamamoto, but would like a line added (see email below).

Can you please add a sentence to the attached draft and return to me, and then we can prepare in final.

Thank you.

Tammy Tubman | Proofreader
Correspondence Services
Ministry of Community, Sport and Cultural Development
Telephone: 250 387-8032

From: Fast, Don CSCD:EX
Sent: Wednesday, August 22, 2012 2:56 PM
To: Weich, Rika I CSCD:EX
Cc: Tubman, Tammy CSCD:EX; Brown, Tom G CSCD:EX
Subject: Re: For your approval: BN 151146 and Minister's letter 151145 re: UBC land use plan amendments

It's fine but would like the letter to Min Yamamoto to reflect the short timeline

Don Fast
Deputy Minister

On 2012-08-22, at 2:29 PM, "Weich, Rika I CSCD:EX" <Rika.Weich@gov.bc.ca> wrote:

> Hi Don,
>
> Attached is the Minister's letter addressed to Minister Yamamoto, regarding the adoption of UBC land use plan amendments, and its Briefing Note for decision. Since this is a 'Rush' item, could you please review/approve via email? Thank you,
>
> *Rika Weich*
> *Correspondence Coordinator*
> Correspondence Services

Akouri, Samar CSCD:EX

From: Brown, Tom G CSCD:EX
Sent: Thursday, August 23, 2012 4:13 PM
To: Nielson, Jeff CSCD:EX
Subject: RE: UBC Plan Timelines

Thx Jeff it's in MO now – I gave them the tight timelines to help them stickhandle through process....

From: Nielson, Jeff CSCD:EX
Sent: Thursday, August 23, 2012 3:13 PM
To: Brown, Tom G CSCD:EX
Subject: UBC Plan Timelines

Hi Tom,

UBC staff have expressed keen interest in updating the UBC Board of Governors about the status of the UBC Land Use Plan Amendments at the September Board meeting. They have advised that the final date for additions to the agenda is August 31. In order to meet an August 31 deadline, the Minister will need to consult with the Minister of Advanced Education (who is in Victoria until Aug 28th) and approve the Minister's Order. It would be helpful if MCSCD staff were sent confirmation once the order is approved.

Cheers,

Jeff

Jeff Nielson | Senior Planning Analyst
Local Government Structure | Ministry of Community, Sport and Cultural Development
Direct: 250.387.4066 | Fax: 250.387.7972 | Email: jeff.nielson@gov.bc.ca

Akouri, Samar CSCD:EX

From: Holme, Matt CSCD:EX
Sent: Friday, August 24, 2012 12:50 PM
To: Nielson, Jeff CSCD:EX
Cc: Brown, Tom G CSCD:EX; Marsh, Kyle CSCD:EX; Ewens, Barb D CSCD:EX
Subject: RE: UBC Land Use Amendments

Kyle is stickhandling with Barb. One of them will let you know. Thanks Jeff.

From: Nielson, Jeff CSCD:EX
Sent: Friday, August 24, 2012 12:49 PM
To: Holme, Matt CSCD:EX
Cc: Brown, Tom G CSCD:EX
Subject: UBC Land Use Amendments

Hi Matt,

Let me know once the Minister has signed the letter to consult with Min. Yamamoto and I'll confirm with Advanced Education staff that the letter is on the way.

Cheers,

Jeff

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Local Government Structure | Ministry of Community, Sport and Cultural Development
Direct: 250.387.4066 | Fax: 250.387.7972 | Email: jeff.nielson@gov.bc.ca

Akouri, Samar CSCD:EX

From: Eckenfelder, Margaret [margaret.eckenfelder@ubc.ca]
Sent: Tuesday, August 28, 2012 10:41 AM
To: Nielson, Jeff CSCD:EX
Subject: RE: UBC Land Use Plan Amendments

Thanks Jeff. That is great news!

S22

Margaret

From: Nielson, Jeff CSCD:EX [mailto:Jeff.Nielson@gov.bc.ca]
Sent: Tuesday, August 28, 2012 10:38 AM
To: Eckenfelder, Margaret
Subject: RE: UBC Land Use Plan Amendments

Hi Margaret, it is my understanding that the Ministers will be discussing the issue today. I'll be back to you on this as soon as possible.

Hope you enjoyed your time off!

Cheers,

Jeff

From: Eckenfelder, Margaret [mailto:margaret.eckenfelder@ubc.ca]
Sent: Tuesday, August 28, 2012 9:42 AM
To: Nielson, Jeff CSCD:EX
Subject: FW: UBC Land Use Plan Amendments

Hi Jeff,

I hope you have had a good summer – hard to believe we are approaching the end of August. S22 S22 including LUP amendments. If you have any updates, that would be appreciated.

All the best,

Margaret

From: Nielson, Jeff CSCD:EX [mailto:Jeff.Nielson@gov.bc.ca]
Sent: Wednesday, August 01, 2012 9:34 AM
To: Eckenfelder, Margaret
Cc: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX; Hodges, Neil AVED:EX; Knight, Nancy; Haarbrucker, Gisela
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Hi Margaret,

Ok, that is helpful with regards to timing. We'll do our best to have something back to you before Aug 31.

Cheers,

Jeff

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To: Nielson, Jeff CSCD:EX
Cc: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX; Hodges, Nell AVED:EX; Knight, Nancy; Haarbrucker, Gisela
Subject: RE: UBC Land Use Plan Amendments

Hi Jeff,

Thanks for getting back to me. I understand what it is like trying to get things done in August over there. Our Board Committee meets on September 11th and if we could hear back from you by August 31st, we could meet their extraordinary deadline for receiving reports. It would be great if we could get this matter to the September meeting. They do not meet again until November.

I appreciate your efforts in this regard and look forward to hearing from you.

Margaret

From: Nielson, Jeff CSCD:EX [mailto:Jeff.Nielson@gov.bc.ca]
Sent: Tuesday, July 31, 2012 4:00 PM
To: Eckenfelder, Margaret
Cc: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX; Hodges, Nell AVED:EX
Subject: RE: UBC Land Use Plan Amendments

Hi Margaret,

Staff are reviewing the Land Use Plan Amendments this week and next, and do not anticipate any issues. However, it is unlikely that we'll be able to schedule the Land Use Plan Amendments to be reviewed and approved by both Ministers in time for the Mid-August deadline. We would be uncomfortable sending a report back to your office on the Plan before the Minister reviews/approves the Plan.

I realize that this is not entirely helpful for creating a Board agenda. When is the Board meeting in September?

Cheers,

Jeff

Jeff Nielson | Senior Planning Analyst
Local Government Structure | Ministry of Community, Sport and Cultural Development
Direct: 250.387.4066 | Fax: 250.387.7972 | Email: jeff.nielson@gov.bc.ca

From: Eckenfelder, Margaret [mailto:margaret.eckenfelder@ubc.ca]
Sent: Tuesday, July 31, 2012 9:02 AM
To: Nielson, Jeff CSCD:EX
Cc: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX; Hodges, Nell AVED:EX
Subject: RE: UBC Land Use Plan Amendments

Hi again Jeff,

I hope that you are having a good summer. We are starting to think about the agenda for the UBC Board of Governors meeting in September. Material for that meeting must be prepared by mid-August. I just wondered whether your review will be completed in time for a report back at that meeting.

Once again, if you have any questions or require further information, please do not hesitate to contact me.

Best regards,

Margaret Eckenfelder

Margaret Eckenfelder
A/Director, Transportation Planning
Campus and Community Planning
University of British Columbia
2260 West Mall, Vancouver, B.C.
Phone: 604 822 6674

From: Nielson, Jeff CSCD:EX [mailto:Jeff.Nielson@gov.bc.ca]
Sent: Monday, July 16, 2012 3:31 PM
To: Eckenfelder, Margaret
Cc: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX; de Jager, Adriaan; Hodges, Nell AVED:EX
Subject: RE: UBC Land Use Plan Amendments

Hi Margaret,

Thanks for the note. We are reviewing the material and have found it to be comprehensive thus far. If we have any questions during the review we'll be in touch.

Cheers,

Jeff

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Local Government Structure | Ministry of Community, Sport and Cultural Development
Direct: 250.387.4066 | Fax: 250.387.7972 | Email: Jeff.nielson@gov.bc.ca

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Sent: Monday, July 16, 2012 2:54 PM
To: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX
Cc: Burns, Susan G AVED:EX; Armstrong, Gabrielle; McArthur, Kera; adejager@exchange.ubc.ca
Subject: RE: UBC Land Use Plan Amendments

Hi Gary/Nicola,

I hope the summer finds you well. I am just following up on the land use plan amendments submitted for the Ministers' consideration last month and to see if you need any further information or have questions about the material.

Best regards,

Margaret Eckenfelder

From: Eckenfelder, Margaret
Sent: Tuesday, June 26, 2012 10:59 AM
To: 'Paget, Gary CSCD:EX'; nicola.marotz@gov.bc.ca; susan.burns@gov.bc.ca
Cc: Danielle Woodcock (Danielle.Woodcock@gov.bc.ca); de Jager, Adriaan (adejager@exchange.ubc.ca); 'McArthur, Kera (kmcarthur@exchange.ubc.ca)'; Armstrong, Gabrielle
Subject: FW: Binder Status and Cover note for AVED/CSCD

Hello Gary/Nicola and Susan,

The binder documenting the 2012 UBC Land Use Plan amendments process has been couriered directly to you and should arrive by first thing tomorrow morning (Wednesday, June 27). A letter has been sent to Minister Chong formally requesting that the proposed Land Use Plan amendments be adopted and also references that the binder of supporting documentation has been provided to ministry staff.

The binder has been organized in five sections documenting how the amendments were prepared, the consultation process, how input received was addressed, and engagement with the Musqueam First Nation. There is some repetition of documents within the binder, as documents that have been provided to the Minister were also provided to the UBC Board of Governors in the course of the amendment process and therefore also appear as attachments to the board reports. A list of repeated documents is provided below.

- Consideration Memo
    - Consideration memos are provided as attachments to the April 3, 2012 and June 12, 2012 board reports to the UBC Board of Governors. The two consideration memos are similar but not identical. The consideration memo from April 3rd includes references to feedback received on the Gage South academic context as well as the 'Area Under Review', whereas the June 12th consideration memo includes only the feedback received on the 'Area Under Review'. The June 12, 2012 consideration memo is duplicated in Tab 4 as part of the consultation documentation. [Please note that documents are not considered final until reviewed by the Board and the Board could ask for changes to a document like a consideration memo. This means there could be two slightly different versions -- the one that staff presented to the Board and the one that the Board provides to the Minister. That is not the case in this instance (the documents are the same).]
- Public Hearing Record
    - The Public Hearing Record has been provided as an attachment to the June 12, 2012 Board Report to the UBC Board of Governors and again in Tab 4 as part of the consultation documentation.
- Correspondence with the Musqueam First Nation

- The correspondence with the Musqueam First Nation on the proposed Land Use Plan amendments has been included in the Public Hearing Record (an attachment to the June 12, 2012, Board Report and in Tab 4) as well as in a separate tab within the binder (Tab 5), as required by Ministerial Order 229.

If there are any questions regarding the proposed Land Use Plan amendments do not hesitate to contact me at 604-822-6674.

Regards,

Margaret Eckenfelder

Margaret Eckenfelder
A/Director, Transportation Planning
Campus and Community Planning
University of British Columbia
2260 West Mall, Vancouver, B.C.
Phone: 604 822 6674

a place of mind
THE UNIVERSITY OF BRITISH COLUMBIA

Akouri, Samar CSCD:EX

From: Ewens, Barb D CSCD:EX
Sent: Tuesday, August 28, 2012 10:55 AM
To: Nielson, Jeff CSCD:EX
Cc: Brown, Tom G CSCD:EX; Holme, Matt CSCD:EX; Marsh, Kyle CSCD:EX
Subject: RE: UBC Land Use Amendments

Louise just dropped it of in MNY's MO

Barb Ewens
Barb Ewens, Ministerial Assistant
Honourable Ida Chong
Community Sport, and Cultural Development
(250) 812-0331 barb.ewens@gov.bc.ca

From: Nielson, Jeff CSCD:EX
Sent: Tuesday, August 28, 2012 10:51 AM
To: Ewens, Barb D CSCD:EX
Cc: Brown, Tom G CSCD:EX; Holme, Matt CSCD:EX; Marsh, Kyle CSCD:EX
Subject: RE: UBC Land Use Amendments

Hi Barb,

Would you be able to email a signed copy of Minister Chong's letter to Minister Yamamoto to Nell Hodges at AVED?

Cheers,

Jeff

From: Ewens, Barb D CSCD:EX
Sent: Tuesday, August 28, 2012 10:03 AM
To: Nielson, Jeff CSCD:EX; Marsh, Kyle CSCD:EX
Cc: Brown, Tom G CSCD:EX; Holme, Matt CSCD:EX
Subject: RE: UBC Land Use Amendments

MIC will discuss with MNY at cabinet.

Barb Ewens
Barb Ewens, Ministerial Assistant
Honourable Ida Chong
Community Sport, and Cultural Development
(250) 812-0331 barb.ewens@gov.bc.ca

From: Nielson, Jeff CSCD:EX
Sent: Tuesday, August 28, 2012 9:58 AM
To: Marsh, Kyle CSCD:EX
Cc: Brown, Tom G CSCD:EX; Ewens, Barb D CSCD:EX; Holme, Matt CSCD:EX
Subject: RE: UBC Land Use Amendments

Hi Kyle,

Great, thanks for the update. Will Minister Yamamoto be in receipt of the letter today? It is my understanding that the Minister of Advanced Ed will be in the office today, S22

Cheers,

Jeff

From: Marsh, Kyle CSCD:EX
Sent: Tuesday, August 28, 2012 9:31 AM
To: Nielson, Jeff CSCD:EX
Cc: Brown, Tom G CSCD:EX; Ewens, Barb D CSCD:EX; Holme, Matt CSCD:EX
Subject: RE: UBC Land Use Amendments

Hey Jeff, I just wanted to follow up on our conversation yesterday and confirm that the Minister signed off on the letter and BN late yesterday. Thanks.

Kyle

From: Holme, Matt CSCD:EX
Sent: Friday, August 24, 2012 12:50 PM
To: Nielson, Jeff CSCD:EX
Cc: Brown, Tom G CSCD:EX; Marsh, Kyle CSCD:EX; Ewens, Barb D CSCD:EX
Subject: RE: UBC Land Use Amendments

Kyle is stickhandling with Barb. One of them will let you know. Thanks Jeff.

From: Nielson, Jeff CSCD:EX
Sent: Friday, August 24, 2012 12:49 PM
To: Holme, Matt CSCD:EX
Cc: Brown, Tom G CSCD:EX
Subject: UBC Land Use Amendments

Hi Matt,

Let me know once the Minister has signed the letter to consult with Min. Yamamoto and I'll confirm with Advanced Education staff that the letter is on the way.

Cheers,

Jeff

Jeff Nielson | Senior Planning Analyst
Local Government Structure | Ministry of Community, Sport and Cultural Development
Direct: 250.387.4066 | Fax: 250.387.7972 | Email: jeff.nielson@gov.bc.ca

Akourl, Samar CSCD:EX

From: Eckenfelder, Margaret [margaret.eckenfelder@ubc.ca]
Sent: Tuesday, August 28, 2012 9:42 AM
To: Nielson, Jeff CSCD:EX
Subject: FW: UBC Land Use Plan Amendments

Hi Jeff,

I hope you have had a good summer – hard to believe we are approaching the end of August. S22 S22 ncluding LUP amendments. If you have any updates, that would be appreciated.

All the best,

Margaret

From: Nielson, Jeff CSCD:EX [mailto:Jeff.Nielson@gov.bc.ca]
Sent: Wednesday, August 01, 2012 9:34 AM
To: Eckenfelder, Margaret
Cc: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX; Hodges, Nell AVED:EX; Knight, Nancy; Haarbrucker, Gisela
Subject: RE: UBC Land Use Plan Amendments

Hi Margaret,

Ok, that is helpful with regards to timing. We'll do our best to have something back to you before Aug 31.

Cheers,

Jeff

From: Eckenfelder, Margaret [mailto:margaret.eckenfelder@ubc.ca]
Sent: Wednesday, August 1, 2012 9:26 AM
To: Nielson, Jeff CSCD:EX
Cc: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX; Hodges, Nell AVED:EX; Knight, Nancy; Haarbrucker, Gisela
Subject: RE: UBC Land Use Plan Amendments

Hi Jeff,

Thanks for getting back to me. I understand what it is like trying to get things done in August over there. Our Board Committee meets on September 11th and if we could hear back from you by August 31st, we could meet their extraordinary deadline for receiving reports. It would be great if we could get this matter to the September meeting. They do not meet again until November.

I appreciate your efforts in this regard and look forward to hearing from you.

Margaret

From: Nielson, Jeff CSCD:EX [mailto:Jeff.Nielson@gov.bc.ca]
Sent: Tuesday, July 31, 2012 4:00 PM
To: Eckenfelder, Margaret

Cc: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX; Hodges, Nell AVED:EX
Subject: RE: UBC Land Use Plan Amendments

Hi Margaret,

Staff are reviewing the Land Use Plan Amendments this week and next, and do not anticipate any issues. However, it is unlikely that we'll be able to schedule the Land Use Plan Amendments to be reviewed and approved by both Ministers in time for the Mid-August deadline. We would be uncomfortable sending a report back to your office on the Plan before the Minister reviews/approves the Plan.

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Cheers,

Jeff

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Phone: 604 822 6674

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Hi Margaret,

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Jeff

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To: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX
Cc: Burns, Susan G AVED:EX; Armstrong, Gabrielle; McArthur, Kera; adejager@exchange.ubc.ca
Subject: RE: UBC Land Use Plan Amendments

Hi Gary/Nicola,

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Best regards,

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To: 'Paget, Gary CSCD:EX'; nicola.marotz@gov.bc.ca; susan.burns@gov.bc.ca
Cc: Danielle Woodcock (Danielle.Woodcock@gov.bc.ca); de Jager, Adriaan (adejager@exchange.ubc.ca); 'McArthur, Kera (kmcarthur@exchange.ubc.ca)'; Armstrong, Gabrielle
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If there are any questions regarding the proposed Land Use Plan amendments do not hesitate to contact me at 604-822-6674.

Regards,

Margaret Eckenfelder

Margaret Eckenfelder
A/Director, Transportation Planning
Campus and Community Planning
University of British Columbia
2260 West Mall, Vancouver, B.C.
Phone: 604 822 6674

Akouri, Samar CSCD:EX

From: Paget, Gary CSCD:EX
Sent: Wednesday, August 29, 2012 5:13 PM
To: Nielson, Jeff CSCD:EX
Subject: RE: UBC Land Use Plan Adopted

Good work!

Gary

From: Nielson, Jeff CSCD:EX
Sent: Wednesday, August 29, 2012 3:57 PM
To: Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX
Cc: Galeazzi, Linda CSCD:EX
Subject: FW: UBC Land Use Plan Adopted

FYI

From: Nielson, Jeff CSCD:EX
Sent: Wednesday, August 29, 2012 3:56 PM
To: 'Eckenfelder, Margaret'
Cc: Hodges, Neil AVED:EX
Subject: UBC Land Use Plan Adopted

Hi Margaret,

I've just received confirmation that the UBC Land Use Plan amendments have been adopted. I am waiting for a copy of the numbered Ministers Order and will send that along once I've received it.

Hopefully this provides enough time to have this issue added to the September UBC Board of Governors meeting agenda.

Cheers,

Jeff

Jeff Nielson | Senior Planning Analyst
Local Government Structure | Ministry of Community, Sport and Cultural Development
Direct: 250.387.4066 | Fax: 250.387.7972 | Email: jeff.nielson@gov.bc.ca

Akouri, Samar CSCD:EX

From: Carvalho, Christine CSCD:EX
Sent: Thursday, August 30, 2012 2:27 PM
To: Akouri, Samar CSCD:EX; Nielson, Jeff CSCD:EX
Cc: Andersen, Elizabeth CSCD:EX
Subject: Minister's Order - number M177

Hi there,

Please find attached the numbered Minister's Order for the UBC Point Grey Campus land use plan.

Christine

From: Dardengo, Doris JAG:EX
Sent: Thursday, August 30, 2012 2:17 PM
To: Carvalho, Christine CSCD:EX
Cc: Andersen, Elizabeth CSCD:EX
Subject: RE: Minister's Order to be numbered

M177-2012.pdf

Akouri, Samar CSCD:EX

From: Eckenfelder, Margaret [margaret.eckenfelder@ubc.ca]
Sent: Thursday, August 30, 2012 3:07 PM
To: Nielson, Jeff CSCD:EX
Cc: Hodges, Neil AVED:EX
Subject: RE: Minister's Order - number M177

Hi Jeff,

Thank you for the MO and once again for your work on this file.

All the best for the long weekend,

Margaret

From: Nielson, Jeff CSCD:EX [mailto:Jeff.Nielson@gov.bc.ca]
Sent: Thursday, August 30, 2012 2:47 PM
To: Eckenfelder, Margaret
Cc: Hodges, Neil AVED:EX
Subject: Minister's Order - number M177

Hi Margaret,

I've attached the Minister's Order adopting the land use plan.

Cheers,

Jeff

Akouri, Samar CSCD:EX

From: Marotz, Nicola CSCD:EX
Sent: Thursday, September 6, 2012 1:15 PM
To: Nielson, Jeff CSCD:EX
Subject: RE: June 21 Followup Meeting: UBC/CSCD/AVED

Excellent -- thanks

From: Nielson, Jeff CSCD:EX
Sent: Thursday, September 6, 2012 12:22 PM
To: Marotz, Nicola CSCD:EX
Subject: RE: June 21 Followup Meeting: UBC/CSCD/AVED

Hi Nicola,

The letter to advise UBC of approval has not gone out yet, we held the letter for drafting until we received a copy of the signed MO. I provided Margaret a scanned copy of the MO last week and will be working on the follow up letter next week.

Cheers,

Jeff

-----Original Appointment-----
From: Marotz, Nicola CSCD:EX **On Behalf Of** de Jager, Adriaan
Sent: Thursday, September 6, 2012 11:18 AM
To: Nielson, Jeff CSCD:EX
Subject: FW: June 21 Followup Meeting: UBC/CSCD/AVED
When: Friday, September 7, 2012 10:00 AM-11:00 AM (GMT-08:00) Pacific Time (US & Canada).
Where: S15, S17

Jeff – if you can join in on this meeting that would be very helpful. Could you also check to ensure that the letter advising UBC of the plan approval actually left the MO (as no doubt they'll ask if they haven't rec'd it yet) Thanks Nicola

-----Original Appointment-----
From: de Jager, Adriaan [mailto:adejager@exchange.ubc.ca]
Sent: Thursday, June 21, 2012 1:50 PM
To: 'Knight, Nancy'; 'Eckenfelder, Margaret'; Paget, Gary CSCD:EX; Marotz, Nicola CSCD:EX; 'de Jager, Adriaan'
Cc: Woodcock, Danielle CSCD:EX; Hodges, Neil AVED:EX
Subject: June 21 Followup Meeting: UBC/CSCD/AVED
When: Friday, September 7, 2012 10:00 AM-11:00 AM (GMT-08:00) Pacific Time (US & Canada).
Where S15, S17

When: Friday, September 07, 2012 10:00 AM-11:00 AM (GMT-08:00) Pacific Time (US & Canada).

Where S15, S17

Note: The GMT offset above does not reflect daylight saving time adjustments.

AVED:EX; Marotz, Nicola CSCD:EX; Haarbrucker, Gisela
Subject: Follow Up from April 13th Meeting
When: Friday, May 11, 2012 1:30 PM-2:30 PM (GMT-08:00) Pacific Time (US & Canada).
Where: Teleconference

We have set up a one hour teleconference call to discuss follow up items from the April 13th meeting in Victoria

Please call S15, S17 Participant ID S15, S17

Thank you

Danielle Woodcock
Unit Administrative Assistant
Governance and Structure Branch
Ministry of Community, Sport and Cultural Development
Phone: (250) 387-4013
Fax: (250) 387-7972
E-mail: Danielle.Woodcock@gov.bc.ca

Attachment 4

Proposed Land Use Plan Amendments:

1. Re-designate, and adjust labeling for the "Area Under Review" on maps Schedules A, B, and C of the Land Use Plan, to reflect "Academic" use. Adjusted maps shown attached.

2. Delete Section 4.1.7 Area Under Review.

3. Insert the following new wording after Section 5.1.3:

"Section 5.1.4 Neighbourhood Distribution

"The UBC Board of Governors adopted residential floor space allocations for neighbourhoods on campus to ensure a future population that would support a sustainable community and to transfer the floor space that would have been accommodated on the UBC Farm and other areas to new neighbourhoods (see Land Use Plan Next Steps: Neighbourhood Distribution Report, April 2011 to Board of Governors). Achieving these floor space allocations is essential to UBC's academic mission, student housing goals, faculty and staff housing goals, endowment value and sustainable community goals. All residential floor space not achieved in these neighbourhoods will be located to different parts of campus in future."

Engelbert, Marie CSCD:EX

From: Colby, Lisa [lcolby@exchange.ubc.ca]
Sent: Tuesday, April 10, 2012 10:31 AM
To: Engelbert, Marie CSCD:EX
Subject: RE: UBC Land Use Plan Amendement related to Gage South 'Area Under Review'

Certainly Marie.
Thank you and regards,
Lisa Colby

From: Engelbert, Marie CSCD:EX [mailto:Marie.Engelbert@gov.bc.ca]
Sent: Tuesday, April 10, 2012 10:04 AM
To: Colby, Lisa
Cc: McArthur, Kera; 'Ron Pears'
Subject: RE: UBC Land Use Plan Amendement related to Gage South 'Area Under Review'

Dear Lisa

Please find attached the UEL Administration's response to your correspondence on the proposed amendments to UBC's Land Use Plan. A paper copy follows in today's mail.

This email is also copied to Ron Pears, President of the UEL's Community Advisory Council.

I would also be grateful if I could be kept informed of the timing of the public hearing on these proposals and whether the UEL houses along Wesbrook Mall will fall outside the UBC notification boundary for the hearing, so I can undertake any informal notification as necessary (as for the other consultation steps).

Kind Regards

Marie

Marie Engelbert
Manager, University Endowment Lands
5495 Chancellor Blvd., Vancouver, BC V6T 1E2
Phone: 604-660-1810, ext.28
www.universityendowmentlands.gov.bc.ca
Ministry of Community, Sport and Cultural Development

From: Colby, Lisa [mailto:lcolby@exchange.ubc.ca]
Sent: Monday, March 12, 2012 6:50 PM
To: Engelbert, Marie CSCD:EX
Cc: McArthur, Kera
Subject: UBC Land Use Plan Amendement related to Gage South 'Area Under Review'

Dear Ms. Englebert,

Please find attached some correspondence related to proposed amendments to UBC's current Land Use Plan. We welcome your comments on this proposed amendment in the context of your agency's responsibilities on or before April 11, 2012. I would also be happy to answer any questions you may have. My contact information is below.

Best regards,

Lisa Colby

Lisa J. Colby
Director, Policy Planning
Campus & Community Planning
University of British Columbia
2210 West Mall
Vancouver, BC Canada, V6T 1Z4

Phone: 604.822.2089
Cell: 604.816.7155
Email: lisa.colby@ubc.ca
www.planning.ubc.ca

BRITISH COLUMBIA

Ref: 79750-30.DT 61

April 10, 2012

Lisa Colby, Director, Policy Planning,
Campus and Community Planning,
2210 West Mall,
Vancouver, BC, Canada, V6T 1Z4.

Dear Lisa Colby:

Re: Gage South: 'Area Under Review'

Thank you for your letter of March 12, 2012, which outlined the recommendations from the Gage South planning process. In brief these recommendations are that:

- The most appropriate use for the northern part of the 'Area Under Review' is twelve month student housing with priority for graduate students and post-docs.
- The most appropriate use for the southern part of the 'Area Under Review' would be for diesel bus drop off and pick up facilities.

I have valued the opportunity to represent the University Endowment Lands (UEL) Administration in the Gage South planning process, and my comments on the proposed recommendations are informed by this and by recent consultation with the UEL's Community Advisory Council (CAC).

Twelve month student housing
I note that the two consultations undertaken on the Area Under Review, and the additional polling undertaken alongside the second consultation, have shown reasonable levels of support for the original proposal for non-market (student, faculty and staff) housing from UEL respondents. At the Gage South and Environs Working Group, I have raised concern that the revised proposal for twelve month student housing, which I understand responds to very strong feedback from the student body, has not been the subject of public consultation.

Ministry of Community, Sport and Cultural Development

University Endowment Lands

5495 Chancellor Boulevard
Vancouver V6T 1E2

Phone: 604 660-1810 ext. 28
Fax: 604 660-1674

While additional consultation on the revised proposal would be preferable, I appreciate that this would conflict with the objective of completing the review process by the end of the academic year. Additional consultation that I have undertaken with the UEL CAC has not raised significant concerns in respect of the proposal. I also note that the proposed twelve month lease structure and the priority for graduate students and post-docs is intended to ensure minimal impact on the surrounding neighbourhoods, including the UEL. On this basis, the UEL Administration does not raise any opposition to the proposed designation.

Diesel bus drop off and pick up facilities
I am aware that Wesbrook Mall was intended to be a temporary solution for the bus transit facility. The Gage South planning process has made the case for a permanent location for the bus loop in this area, with entry and exit from Wesbrook Mall. The UEL Administration's support for the proposed location is on the understanding that the proposed underground bus parking is viable both technically and financially. Should it not be possible to proceed with underground bus parking, the UEL Administration would wish to undertake further dialogue on the configuration of the bus loop and parking facility, in light of the potential impact on adjacent neighbourhoods.

The boundary line along Wesbrook Mall (UBC and UEL) is complex, but it is clear that certain portions of the road lie in each jurisdiction. I would ask that, as traffic management options for the proposed new bus facility are considered, in or adjacent to the UEL jurisdiction on Wesbrook Mall, the UEL Administration be involved in this process.

I also note that the permanent location of the bus loop has implications for the maintenance of Wesbrook Mall. The road was never meant for the kind of bus traffic that it currently bears, and will need to be brought up to a standard compatible with the proposed permanent use. The UEL Administration would look primarily to UBC for funding of such work. The permanent location of the bus loop also confers on Wesbrook Mall features of an arterial road which may be better managed alongside other arterial roads by the MOTI. It would be helpful to discuss such options in due course.

Finally, I would note that the hedge along Wesbrook Mall between University Boulevard and Chancellor Boulevard provides an important screen between Gage South development and the UEL residential neighbourhoods. As such, the hedge is protected in the UEL's 2005 Official Community Plan I recognise that none of the proposals impact on the hedge, which will provide an important buffer between the residential neighbourhood and the activity associated with the proposed housing and permanent bus loop location.

Thank you once again for the opportunity to be involved in this process and to comment on the recommendations. I look forward to working with you and colleagues further on this and related issues.

Yours sincerely

Marie Engelbert
Manager, University Endowment Lands.
University Endowment Lands

Pc: Ron Pears, President CAC
Kera MacArthur, UBC

Engelbert, Marie CSCD:EX

From: Colby, Lisa [lcolby@exchange.ubc.ca]
Sent: Wednesday, March 14, 2012 8:58 AM
To: Engelbert, Marie CSCD:EX
Subject: RE: UBC Land Use Plan Amendement related to Gage South 'Area Under Review'

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Marie
This letter is simply formal consultation with UEL on the proposed LUP amendments and its up to you how you choose to gather and formulate your commentary internally. There will also be notification of the Public Hearing closer to the date, consistent with all our regular requirements. If you wish to discuss further – I can give you a call later today.

Cheers
Lisa Colby

From: Engelbert, Marie CSCD:EX [mailto:Marie.Engelbert@gov.bc.ca]
Sent: Wednesday, March 14, 2012 8:31 AM
To: Colby, Lisa
Subject: RE: UBC Land Use Plan Amendement related to Gage South 'Area Under Review'

Thanks Lisa – can you just confirm the status of this letter – I am assuming that I can refer it to my Community Advisory Council for comment and advice.

Kind Regards

Marie

From: Colby, Lisa [mailto:lcolby@exchange.ubc.ca]
Sent: Monday, March 12, 2012 6:50 PM
To: Engelbert, Marie CSCD:EX
Cc: McArthur, Kera
Subject: UBC Land Use Plan Amendement related to Gage South 'Area Under Review'

Dear Ms. Englebert,

Please find attached some correspondence related to proposed amendments to UBC's current Land Use Plan. We welcome your comments on this proposed amendment in the context of your agency's responsibilities on or before April 11, 2012. I would also be happy to answer any questions you may have. My contact information is below.

Best regards,

Lisa Colby

Lisa J. Colby
Director, Policy Planning
Campus & Community Planning
University of British Columbia

2210 West Mall
Vancouver, BC Canada, V6T 1Z4

Phone: 604.822.2089
Cell: 604.816.7155
Email: lisa.colby@ubc.ca
www.planning.ubc.ca

Engelbert, Marie CSCD:EX

From: Engelbert, Marie CSCD:EX
Sent: Friday, March 23, 2012 8:49 AM
To: 'Dave Forsyth'; 'John O'Donnell'; 'John O'Donnell (jodonnell@ledmac.com)'; 'Klaus Hoechsmann '; 'Michael Karton'; 'Mischa Makortoff'; 'Ron Pears'
Cc: 'Stuart Smith (cataract101@hotmail.com)'; 'Jaymie Glasmann Ho'; 'Maciek Kon'; 'Tamara Knott'; 'Cameron Thorn'; 'Cameron Thorn'; 'Jagdish Singh Naraina '
Subject: For comment: UBC Land Use Plan Amendement related to Gage South 'Area Under Review'
Attachments: UEL001.pdf

Dear CAC members (cc: ADP neighbourhood reps)

Please find attached formal correspondence from UBC on a proposed amendment to the UBC Land Use plan relating to the Gage South Area of Campus (across from Wesbrook Mall, where the bus loop is located.) This amendment is informed by recent consultation on the future of this area of Campus and would allocate the northern part of the 'Area Under Review' for 12 month student housing with priority for graduate students and post-docs. The southern part would be used for diesel bus drop-off and pick-up facilities. A public hearing will be held in due course: the date will be notified separately.

The deadline for my response, in the context of the UEL's responsibilities, is April 11, 2012. I would ask for any comments that you wish me to take into consideration by 4 April 2012 at the latest. Should it be helpful, there is also the opportunity to discuss the letter at the CAC meeting on Monday, 26 March 2012. I have had some arms-length involvement in the planning process, so can give some context at the meeting if helpful.

Kind Regards

Marie

Marie Engelbert
Manager, University Endowment Lands
5495 Chancellor Blvd., Vancouver, BC V6T 1E2
Phone: 604-660-1810, ext.28
www.universityendowmentlands.gov.bc.ca
Ministry of Community, Sport and Cultural Development

From: Colby, Lisa [mailto:lcolby@exchange.ubc.ca]
Sent: Monday, March 12, 2012 6:50 PM
To: Engelbert, Marie CSCD:EX
Cc: McArthur, Kera
Subject: UBC Land Use Plan Amendement related to Gage South 'Area Under Review'

Dear Ms. Englebert,

Please find attached some correspondence related to proposed amendments to UBC's current Land Use Plan. We welcome your comments on this proposed amendment in the context of your agency's responsibilities on or before April 11, 2012. I would also be happy to answer any questions you may have. My contact information is below.

Best regards,

Lisa Colby

Lisa J. Colby
Director, Policy Planning
Campus & Community Planning
University of British Columbia
2210 West Mall
Vancouver, BC Canada, V6T 1Z4

Phone: 604.822.2089
Cell: 604.816.7155
Email: lisa.colby@ubc.ca
www.planning.ubc.ca

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Campus + Community Planning

Gage South & Environs Working Group

Date: March 8, 2012
Time: 2pm to 4pm
Location: Gardenia Room, C+CP

Members:

Lisa Colby	Director of Policy Planning, C+CP (Chair)
Kera McArthur	Director of Communications + Public Engagement, C+CP
Jamie Paris	VP External, GSS
Matt Parson	VP Academic, AMS
Prod Laquian	UNA
Dave Roth	TransLink
Andrea Procyk	Project Coordinator, UBC Active Transportation Lab
Paul Smith	Vice Provost & AVP Academic Resources, Office of VP Academic
Kavie Toor	Associate Director of Facilities & Business Development, Athletics
Marie Englebert	Manager, UEL
Andrew Parr	Managing Director, Student Housing & Hospitality Services
John Metras	Managing Director, Infrastructure Development
Justin Marples	Director, Classroom Services
Paul Young	UBC Properties Trust

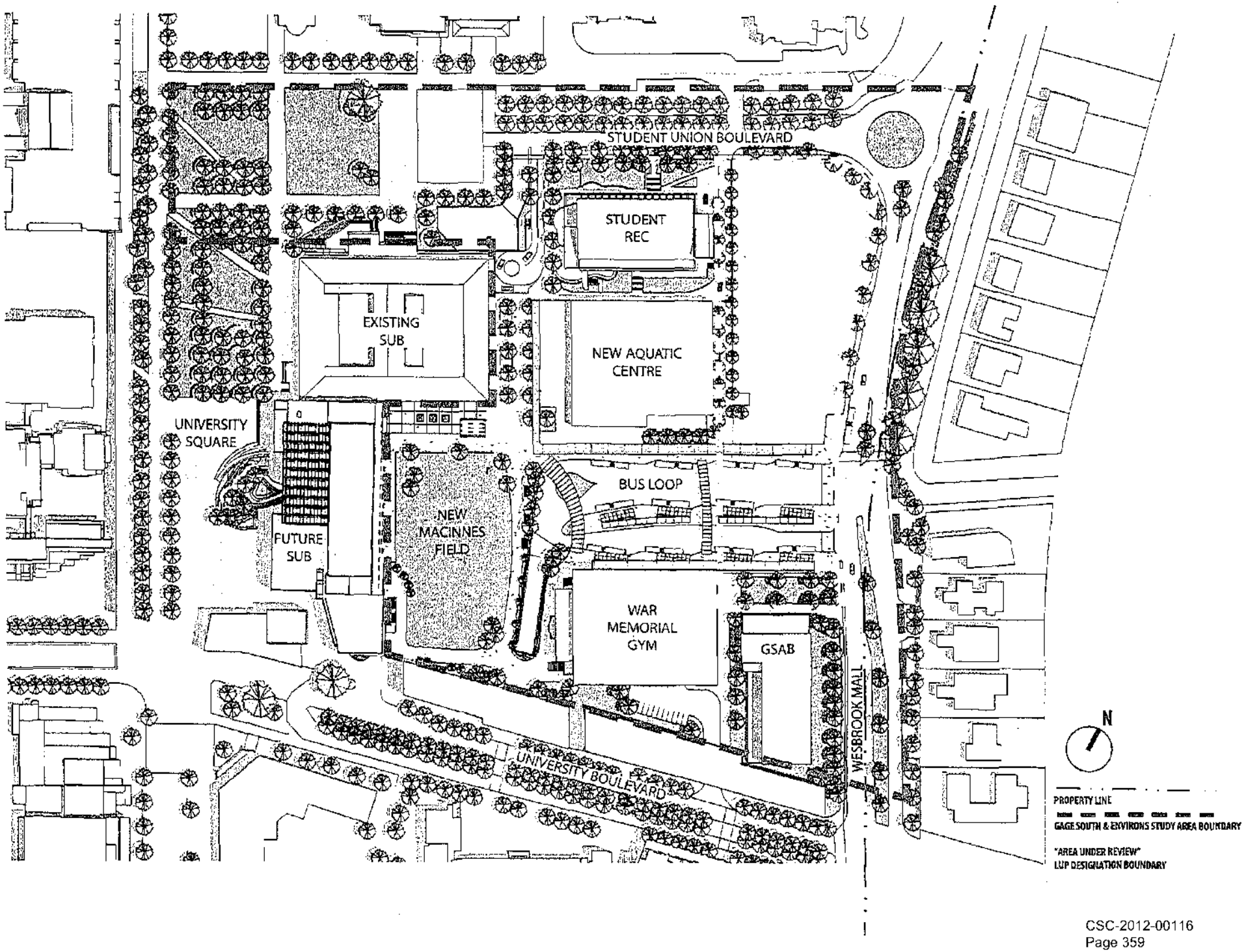
Other Staff Resources as Required:

Joe Stott	Director of Planning, C+CP
Gerry McGeough	University Architect, C+CP
Margret Eckenfelder	Director Transportation TREK, C+CP
Gabrielle Armstrong	Manager, Public Consultation

Agenda

1. Adoption of the agenda
2. Review of notes from February 9th, 17th and 23rd meetings
3. Draft public consultation results
4. C+CP recommendation
5. Next steps (including options for Public Hearing dates)
6. Polling questions (for information – to be distributed on table)
7. Next meeting date – to be determined
8. Adjourn

Pages 355 through 358 redacted for the following reasons:
- -
s13


STUDENT UNION BOULEVARD
STUDENT REC
EXISTING SUB
NEW AQUATIC CENTRE
UNIVERSITY SQUARE
BUS LOOP
FUTURE SUB
NEW MACINNES FIELD
WAR MEMORIAL GYM
GSAB
WESBROOK MALL
UNIVERSITY BOULEVARD
N
PROPERTY LINE
GAGE SOUTH & ENVIRONS STUDY AREA BOUNDARY
"AREA UNDER REVIEW"
LUP DESIGNATION BOUNDARY

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Campus + Community Planning

Gage South & Environs Working Group

Date: February 23, 2012
Time: 2pm to 4pm
Location: Policy Labs, CIRS

Members:

Lisa Colby	Director of Policy Planning, C+CP (Chair)
Kera McArthur	Director of Communications + Public Engagement, C+CP
Jamie Paris	VP External, GSS
Matt Parson	VP Academic, AMS
Prod Laquian	UNA
Dave Roth	TransLink
Andrea Procyk	Project Coordinator, UBC Active Transportation Lab
Paul Smith	Vice Provost & AVP Academic Resources, Office of VP Academic
Kavie Toor	Associate Director of Facilities & Business Development, Athletics
Marie Englebert	Manager, UEL
Andrew Parr	Managing Director, Student Housing & Hospitality Services
John Metras	Managing Director, Infrastructure Development
Justin Marples	Director, Classroom Services
Paul Young	UBC Properties Trust

Other Staff Resources as Required:

Joe Stott	Director of Planning, C+CP
Gerry McGeough	University Architect, C+CP
Margret Eckenfelder	Director Transportation TREK, C+CP
Gabrielle Armstrong	Manager, Public Consultation

Agenda

1. Adoption of the agenda
2. Review of notes from February 9th and 17th meetings
3. Review draft consultation materials
4. Aquatic Centre siting update
5. Next meeting date – to be determined
6. Adjourn

Reno + expand with slightly more. Base costs $2m less options, incl. existing pool tank. $6m.

- Cost for renewal typically 67% of new. - est'd Provincial Gov't. + Architect risk.

UBC did some work on heritage strategic for campus.

Push for more aquatic centre. New: $37m community centre w/ facilities.

Reno + expand: $39.5m

includes twin / dive tank / - could reduce to measure.

    - To continue public discussion on concerns identified in Phase 1 related to the introduction of possible non-market rental housing for faculty staff and students into the 'Area Under Review'. To support this continued discussion, staff will bring the results of additional follow-up technical work and compatibility analysis.
  - The consultation results from Phase 1 November 2011 public consultation will be provided, along with some background on the study area, the process, and the purpose and the role of the Advisory Working Group.
- Format of Phase 2 Consultation
  - The materials and questionnaire will be available online.
  - The format of the event will be an open house with display boards as well as opportunities for group discussion, if desired by participants. Staff and experts will be present to answer questions.
- Phase 2 Consultation Questions
  - Samples of first draft questions were presented to the Group for feedback
    They include seeking feedback on the following issues relating to the non-market rental housing for faculty, staff and students:
    - Noise concerns
    - Compatibility with neighbourhood activities
    - Mechanisms for resolving noise complaints

The Group provided feedback and discussed the following:

- the format of the consultation event
- the Land Use designations and housing transfer
- "affordable" housing and that it should be further defined during this consultation phase
- providing more feedback on possible housing design
- the need to explain the process of the Land Use Plan and Land Use designations to the public
- the last consultation phase and what the next steps are.

3. **Draft Plan and Technical Update**
   - A draft illustration of the preferred layout (closest to concept A) was shown to the Group. The Chair explained how the preferred layout emerged as a result of the Phase 1 consultation.
   - A noise assessment is underway. Preliminary noise data maps of the survey were shown to the Group. The group discussed the preliminary maps.

   Feedback:
   - The Group recommended that noise study data presented at the public open house show noise levels at more than one time point in the day.
4. **Next meeting date**
   - Next meeting is scheduled for February 23, 2012
5. **Adjourn** - meeting adjourned at 4:05pm

• Minutes should reflect that - although we discussed the risk of underground parking failing, this would require approach to be reconsidered

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Campus + Community Planning

Meeting Notes DRAFT
Gage South & Environs Working Group

Date: February 9, 2012
Time: 2pm – 4pm
Venue: Policy Labs A+B, CIRS

Members in Attendance:

Lisa Colby, Director of Policy Planning, C+CP (Chair)
Kera McArthur, Director of Communications and Public Engagement, C+CP
Justin Marples, Director of Enrolment Services
Brian Heathcote, Chief Financial Officer of Student Housing & Hospitality Services
Paul Smith, Provost's Office
John Metras, Managing Director, Infrastructure Development
Jamie Paris, GSS VP External
Marie Engelbert, Manager of UEL
Paul Young, UBC Properties Trust

Staff in Attendance:

Gerry McGeough, University Architect, C+CP
Margaret Eckenfelder, Transportation Planning, C+CP

Regrets:

Matt Parson, AMS VP Academic + University Affairs
Kavie Toor, Associate Director of Facilities and Business Development, Athletics
Dave Roth, Senior Transportation Planner of TransLink
Prod Laquian, UNA Board member
Andrea Procyk, Project Coordinator, UBC Active Transportation Lab

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1. **Adoption of the Agenda and December 15, 2011 Meeting Notes**
   - Minutes of the previous meeting were accepted with changes
   - The Agenda was approved
2. **Consultation Next Steps**
   - Schedule update – Phase 2 and Public Hearing
     - Tentative Phase 2 consultation period is from February 27th to March 7th
     - Open House is tentatively planned on March 1, 2012
     - Public Hearing is tentatively planned in April 2012
   - Purpose of Phase 2 Consultation
     - The main purpose is:
       - To present the proposed layout of the institutional program elements (e.g. aquatic centre, diesel bus loop, and MacInnes Field) based on Phase 1 feedback and follow-up technical work, and

Meeting Notes DRAFT
Gage South & Environs Working Group

**Note: this additional information meeting was held for members who wanted to review again the November 2011 consultation results in more detail.*

Date: February 17, 2012
Time: 10am – 12pm
Venue: Gardenia Room, C + CP

Members in Attendance:
Lisa Colby, Director of Policy Planning, C+CP (Chair)
Kera McArthur, Director of Communications and Public Engagement, C+CP
Matt Parson, AMS VP Academic + University Affairs
Dave Roth, Senior Transportation Planner of TransLink
John Metras, Managing Director, Infrastructure Development

Staff in Attendance:
Joe Stott, Director of Planning, C+CP
Gabrielle Armstrong, Manager, Public Consultation

Regrets:
Kavie Toor, Associate Director of Facilities and Business Development, Athletics
Prod Laquian, UNA Board member
Andrea Procyk, Project Coordinator, UBC Active Transportation Lab
Justin Marples, Director of Enrolment Services
Brian Heathcote, Chief Financial Officer of Student Housing & Hospitality Services
Paul Smith, Provost's Office
Jamie Paris, GSS VP External
Marie Engelbert, Manager of UEL
Paul Young, UBC Properties Trust
Prod Laquian, UNA Board member

---

1. **Adoption of the Agenda**
   - (Note: Minutes of the previous regular meeting, held on February 9, to be approved at next regular Working Group meeting)
   - The Agenda was approved
2. **Review of November public consultation results**

- The Working Group reviewed the detailed results of Phase 1 public consultation that took place November 15-29, 2011 (*note: these results were presented in detail at the December Working Group meeting as well*)
- Note: results will be made public in advance of the next phase of consultation.

Feedback+Discussion

- Working group member requested that the final consultation report be shared with the Working Group for information.

3. Review draft consultation materials for February/March public consultation

- A first draft of the display board content was circulated for discussion purposes only. All copies were returned at the end of the meeting.
- The Working Group reviewed the draft content in context with the feedback received during Phase 1 consultation and other technical considerations.

Feedback + Discussion

- Members reviewed why an open house versus a workshop was selected as the best format for the next phase of public consultation.
- One member raised concern with the tentative April 26th Public Hearing date, stating that students prefer a September date. Members discussed rationale for the April 26 date, participation timeline and the feasibility of moving the Public Hearing to September.
- Transition of AMS Working Group representative was discussed in light of the recent AMS election. New Working Group member will be briefed and brought up to speed on the planning process.

4. Next Meeting Date: Feb 23, 2012

5. Adjourn - meeting adjourned at 12:00pm

Engelbert, Marie CSCD:EX

From: Engelbert, Marie CSCD:EX
Sent: Tuesday, February 21, 2012 4:00 PM
To: Kereiff, Patricia CSCD:EX; Dave Forsyth; John O'Donnell; John O'Donnell (jodonnell@ledmac.com); Klaus Hoechsmann ; Michael Karton; Mischa Makortoff; Ron Pears; Stuart Smith; Jaymie Glasmann Ho; Maciek Kon; Tamara Knott; Cameron Thorn; 'Cameron Thorn'; Jagdish Singh Naraina
Subject: Upcoming Gage South Public Consultation dates - see attached flyer
Attachments: Ubyssey_POHQtrPgAd_GageSouth2_04.pdf

All

I have some involvement in this project as the UEL representative on the Working Group for the Gage South Area, which is on campus, immediately west of Wesbrook Mall. The project has moved very quickly from the November 2012 consultation on four possible scenarios to the upcoming consultation on a preferred option (beginning next week, and including an open house on 1 March). I requested that UBC proactively write to adjacent neighbours of the site (which would include UEL properties along Wesbrook Crescent / Mall), but was informed that UBC have a policy of not doing this other than to notify a public meeting (which will be the next stage in this process).

In light of this, I am taking the step of using our public works crew to distribute paper copies of the attached flyer to all houses in Area A early next week. I would also ask you to consider what action, if any, you feel is appropriate for you to take in communicating this significant development to residents in your respective areas.

Kind Regards

Marie

Marie Engelbert
Manager, University Endowment Lands
5495 Chancellor Blvd., Vancouver, BC V6T 1E2
Phone: 604-660-1810, ext.28
www.universityendowmentlands.gov.bc.ca
Ministry of Community, Sport and Cultural Development

From: Kereiff, Patricia CSCD:EX
Sent: Thursday, February 16, 2012 8:45 AM
To: Dave Forsyth; John O'Donnell; John O'Donnell (jodonnell@ledmac.com); Klaus Hoechsmann ; Michael Karton; Mischa Makortoff; Ron Pears; Stuart Smith; Jaymie Glasmann Ho; Maciek Kon; Tamara Knott; Cameron Thorn; 'Cameron Thorn'; Jagdish Singh Naraina
Cc: Engelbert, Marie CSCD:EX
Subject: Upcoming Gage South Public Consultation dates

Dear CAC Members and ADP Neighbourhood Panellists,

The attached consultation information is provided FYI.

Pat Kereiff

Not Responsive

From: Armstrong, Gabrielle [mailto:gabrielle.armstrong@ubc.ca]
Sent: Monday, February 20, 2012 2:11 PM
To: Engelbert, Marie CSCD:EX
Subject: Update to the Gage South Video
Importance: High

Hello Marie,

I'm hoping that we can quickly connect tomorrow when you are back in the office as we are updating the Gage South video to reflect new developments in Phase 2 (same video with some updated voiceover and updated Lisa interview) and there may need to be a small adjustment to your interview from the first video.

Could you give me a call tomorrow at your earliest convenience to discuss? I don't want to make any changes to the video before speaking with you and we will need to finalize the video as soon as possible in order to circulate it in good time for the next phase of consultation.

Many thanks and speak to you soon,
Gabby

Gabrielle Armstrong
Manager, Public Consultation
Campus and Community Planning
University of British Columbia
(604) 822-9984
gabrielle.armstrong@ubc.ca

planning.ubc.ca

Engelbert, Marie CSCD:EX

From: Kereiff, Patricia CSCD:EX
Sent: Wednesday, February 22, 2012 9:33 AM
To: Engelbert, Marie CSCD:EX
Subject: UBC Public Consultation - March 1, 2012
Attachments: Feb 21.12 Open House Notice.docx

Hi Marie,

The following email, with attachment, was sent to property managers as listed in the distribution.

We don't have email contact info for all the multi-family residences. Normally, I also distribute the notices by mail (about 45) with "PLEASE POST" on the top right-hand corner of the notice. If you wish, I can print these notices today (as attached) and mail them.

Pat Kereiff

From: Kereiff, Patricia CSCD:EX
Sent: Wednesday, February 22, 2012 9:28 AM
To: 'Alida Apartments'; 'Bachra and Carr, Kings Road'; 'Chaucer Hall, Wesbrook'; 'Glenlloyd Park, Keats Hall and Westcott Commons'; 'Keats Hall'; 'Liberta, O'Keefe, Pollock and Warhol Buildings'; 'Ross House and MacKenzie House, Austeville Properties'; 'Somerset Manor, 5600 Dalhousie'; 'Toronto Road, 5555 to 5597'; 'University Marketplace Residential'
Subject: UBC Public Consultation - March 1, 2012

Good morning.

The attached UBC notification of public consultation regarding Gage South and Environs, scheduled for March 1, 2012 from 4:00 to 6:30 pm, will be distributed to UEL residents of Area A.

To ensure that residents of the multi-family residences in Area D are notified of the upcoming public consultation opportunity, we ask that you post the update on your building notice board.

Thanks very much.

Pat Kereiff
Corporate Administrative Officer
University Endowment Lands
Ministry of Community, Sport and Cultural Development
5495 Chancellor Boulevard
Vancouver, BC V6T 1E2
Phone: (604) 660-1808
Fax: (604) 660-1874
www.universityendowmentlands.gov.bc.ca

PLEASE POST

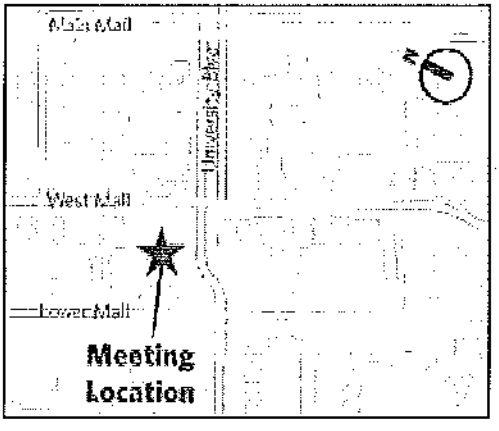
Public Consultation

Gage South & Environs Public Open House – March 1

During the Land Use Plan amendment process, **students asked UBC to revisit the future land use for the Gage South area**, which consequently became an **'Area Under Review'.**

On March 1, UBC will hold a public open house to present the preferred layout for the Gage South area, based on public feedback and further technical analysis. This area will be home to a new aquatic centre, a transit diesel bus facility, and an open air recreational space like MacInnes Field. Consultation will also include further discussion on the possibility of non-market housing for faculty, staff and students in the area.

Date: Thursday, March 1, 2012 **Time:** 6:00 – 8:30 PM
Place: Ponderosa Centre, 2071 West Mall



During the open house, the public will have an opportunity to learn more, offer feedback and ask the planning team questions.

Online consultation will run from February 27 to March 7.

For more information or to participate online, please visit: www.planning.ubc.ca/gagesouth

For more information, contact: gabrielle.armstrong@ubc.ca

이 통지는 영향을 미칠 수 있는 중요한 정보가 들어 있습니다. 당신을 위해 그것을 번역하는 사람을 문의하시기 바랍니다.

此通告包含重要信息，这可能会影响你。请找人为你翻译。

UBC – a place of mind – THE UNIVERSITY OF BRITISH COLUMBIA

campus + community planning

Kereiff, Patricia CSCD:EX

From: Engelbert, Marie CSCD:EX
Sent: Tuesday, February 21, 2012 4:01 PM
To: Kereiff, Patricia CSCD:EX
Subject: FW: Upcoming Gage South Public Consultation dates - see attached flyer
Attachments: Ubyssey_POHQtrPgAd_GageSouth2_04.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi Pat – could you also do the electronic distribution to Area D as we discussed before you finish on Weds?

I have agreed the PW distribution in Area A with Steve – am waiting for UBC to provide the flyers, so no need for you to take any action on that right now.

Thanks

Marie

From: Engelbert, Marie CSCD:EX
Sent: Tuesday, February 21, 2012 4:00 PM
To: Kereiff, Patricia CSCD:EX; Dave Forsyth; John O'Donnell; John O'Donnell (jodonnell@ledmac.com); Klaus Hoechsmann ; Michael Karton; Mischa Makortoff; Ron Pears; Stuart Smith; Jaymie Glasmann Ho; Maciek Kon; Tamara Knott; Cameron Thorn; 'Cameron Thorn'; Jagdish Singh Naraina
Subject: Upcoming Gage South Public Consultation dates - see attached flyer

All

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In light of this, I am taking the step of using our public works crew to distribute paper copies of the attached flyer to all houses in Area A early next week. I would also ask you to consider what action, if any, you feel is appropriate for you to take in communicating this significant development to residents in your respective areas.

Kind Regards

Marie

Marie Engelbert
Manager, University Endowment Lands
5495 Chancellor Blvd., Vancouver, BC V6T 1E2
Phone: 604-660-1810, ext.28
www.universityendowmentlands.gov.bc.ca
Ministry of Community, Sport and Cultural Development

Engelbert, Marie CSCD:EX

From: Armstrong, Gabrielle [gabrielle.armstrong@ubc.ca]
Sent: Wednesday, February 22, 2012 3:35 PM
To: Rebane, Johannes; 'Andrea Procyk'; Engelbert, Marie CSCD:EX; Dave Roth (David.Roth@Translink.ca); DeWolfe, Anne; GSS VP External; Jeffrey Busby; McGeough, Gerry; Metras, John; Parr, Andrew; Paul Young; Prod Laquian; Smith, Paul; Stott, Joe; Toor, Kavie
Cc: avpfe.assist@ubc.ca; Bastians, Amrita; Holvor, Laura; Joanne Pickford; Karim, Zai; Knight, Nancy; Lavery, Debbie; Selina Talib; Colby, Lisa; MacDonald, Deborah; Lu, Stefani; McArthur, Kera
Subject: Gage + Environs Working Group - Feb 23rd Meeting Agenda Pkg
Attachments: Agnda Feb 23 2012.pdf; GageSouth_Mtg_Notes_20120209.docx; GageSouth_Mtg_Notes_20120217.docx

Hello everyone,

Please find attached the agenda for tomorrow's Gage Scuth + Environs Working Group meeting. The meeting is from 2-4pm at CIRS, Policy Labs.

The draft meeting notes from the February 9th and 17th meetings are also attached for your review. After review at tomorrow's meeting they will be posted online on Friday. If you are unable to attend tomorrow's meeting and have suggested changes/comments, please send them to me in track changes before noon on Friday, February 24th.

Please let me know if you have any questions and see you tomorrow.

Thanks,
Gabby

Gabrielle Armstrong
Manager, Public Consultation
Campus and Community Planning
University of British Columbia
(604) 822-9984
gabrielle.armstrong@ubc.ca

planning.ubc.ca

- Asked for technical pint re: if u/g bus not deliverable. => back to drwg board to be reflected in minutes of 9 Feb.

4-6:30 1H Mar @ Bdeva Cntrl

30m public zone.

ALL public can except Council & staff

65 decibels...

ENV also public reserve.

Feedback Form

GAGE SOUTH + ENVIRONS PUBLIC OPEN HOUSE

Thursday, March 1, 2012 | 4:00pm-6:30pm | Ponderosa Centre

Thank you for participating, your feedback is important to us. Your input will be used to help plan future events and increase awareness of these events so that we can hear from as many members of the UBC community as possible.

What's your point of view?

1. 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)?

2. 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 (see Boards 13 A, B, C). Do you have any comments about the compatibility analysis?

3. 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 (see Board 14) to resolve noise conflicts between renters and other activities in the area?

   ☐ Yes ☐ No

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

4. Given the information presented here about compatibility, noise, mitigation strategies (including a panel for resolving conflicts about noise) 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'**?

   ☐ Strongly support ☐ Support ☐ Neutral ☐ Object ☐ Strongly Object

   If you object, please state why:

5. **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 (see Board 15), even if it results in a reduced amount of student family housing in this area?
   ☐ Strongly support ☐ Support ☐ Neutral ☐ Object ☐ Strongly Object

6. If you object to transferring the non-market rental housing for faculty, staff and students from the Gage South 'Area Under Review' to Acadia, please provide suggestions on where else on campus you would transfer this housing.

7. Do you have any other comments?

Tell us about you:

1. **Where do you live?**

☐ UBC ☐ UEL ☐ City of Vancouver ☐ Other: _____

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:**
☐ Female ☐ Male ☐ Other

4. **Please indicate your age:**
   ☐ Under 18 ☐ 18-22 ☐ 23-29 ☐ 30-39 ☐ 40-54 ☐ 55+

5. **How did you find out about this event?** ***(please check all relevant boxes)***
☐ Email ☐ C+CP website ☐ Ad in Ubyssey, The Campus Resident, UNA Newsletter, Vancouver Courier ☐ Friend or Colleague ☐ Other: _____ UEL Flyer

Privacy Notification:
The contents of this Feedback Form may be made available for public viewing. Any personal information you provide in this Feedback Form 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

Thank you for taking the time to provide your feedback.

If you would like to drop off, email or mail in this feedback form, please return it by end of day, **March 7, 2012**, to:

Campus and Community Planning, UBC, 2210 West Mall, Vancouver, BC V6T 1Z4
Attention: Gabrielle Armstrong, Manager Public Consultation

For further information, please contact **gabrielle.armstrong@ubc.ca** or **604.822.9984**

INTRODUCTION FOR UBC SAMPLE ASKING FOR NAMED RESPONDENT:
Hello, may I please speak to _____(named respondent from sample).
Hello my name is _____, calling on behalf of the University of British Columbia from the Mustel Group, a BC polling company. You have been chosen at random to take part in a brief survey regarding community building and development on the University campus. Please be assured we are not selling or soliciting anything and this survey is voluntary. All your answers will be kept confidential.
This call may be monitored or recorded for quality control purposes.

INTRODUCTION FOR GENERAL POPULATION & ON-CAMPUS NEIGHBOURHOODS:
Hello, my name is _____, calling on behalf of the University of British Columbia from the Mustel Group, a BC polling company. We are conducting brief survey regarding current community building and development on the University campus. Please be assured we are not selling or soliciting anything, and all your answers will be kept confidential.
This call may be monitored or recorded for quality control purposes.

So we can be sure we're including every area of the City of Vancouver may I please have the first three characters of your postal code?
(INSERT FROM SAMPLE)

MATCHES SAMPLE

DIFFERENT THAN SAMPLE → **ENTER FSA** _ _ _

DON'T KNOW/NOT SURE

IF DIFFERENT FSA/DK/REFUSED: Is this household east or west of Main Street?

- ☐ **East** → Is that North or South of 16th Avenue?
  1. **Northeast**
  2. **Southeast**
- ☐ **West** → Is that: READ
  3. **The Downtown Peninsula** (including the West End, Coal Harbour, Downtown Core, Yaletown, False Creek North)
  4. North of 16th Avenue = **Northwest**
  5. South of 16th Avenue = **Southwest**

To randomize our interviews, may I please speak to the (youngest/oldest - male/female) in your household 18 years of age and over and who is a BC resident?

D1. RECORD GENDER DO NOT ASK.

1. MALE
2. FEMALE
8. NO ONE IN HOUSEHOLD 18 OR OLDER →**END**
9. NO BC RESIDENTS →**END**

ASK ALL:

D2. Into which of the following age categories may I place you?
READ LIST

18 to 24
25 to 34
35 to 44
45 to 54
55 to 64
65 years and over

ASK ALL: D3. Which if any of the following applies to you:

1. Current Student at UBC
2. Former UBC Student (Alumni)
3. A member of faculty
4. UBC Staff
5. Work on-campus but not for UBC
6. Live in an on-campus neighbourhood
7. Frequent Campus visitor or volunteer, or
8. None of these

UBC/UEL SAMPLE

Originally UBC had planned to build non-market rental housing for faculty, staff and students in the Gage South area, where the temporary bus loop is currently located. During the UBC Land Use Plan amendment process, members of the student community asked UBC to re-consider plans for this type of housing in the area.

Q1. Based on anything you know or may have heard, do you support or oppose using the Gage South area, where the temporary diesel bus loop is currently located, for non-market rental housing for faculty, staff and students on campus? **PROBE:** Is that strongly or somewhat?

Why do you say that? **VERBATIM**

Some members of the student community have expressed concerns that residents of the proposed non-market rental housing will complain about noise from student activities, like concerts, changing the character of the area.

The University believes such noise conflicts can be well managed by applying certain specific measures.

Q2. I am going to read a list of these measures and for each one please tell me whether they would make you more or less likely to support building non-market rental housing for UBC faculty, staff and students in the Gage South area. (ROTATE ORDER)

a) building small one bedroom and studio suites, designed to appeal to younger faculty, staff and students.
b) Equipping the outdoor square at Sub Plaza north to accommodate the larger, noisier student activities and events further away from the proposed non-market rental housing.
c) Adding a clause in rental agreements that clearly sets out the types of activities in the area and requires renters to accept noise levels associated with those activities before they move in.
d) Establishing a panel made up of the VP Finance, Resources and Operations, the VP Students, and the VP External, Legal and Community Relations to address complaints about noise in the area.

The UBC Land Use Plan states that if no housing is built in this area it may have to be built somewhere else on campus.

Q3. If this is the case, would you support or oppose shifting the non- market rental housing for faculty, staff and students in the Gage South area over to the student family housing area in the Acadia neighbourhood instead, even if it meant reducing the amount of student family housing in that area? **PROBE:** Is that strongly or somewhat?

IF OPPOSE AT Q3 ASK:

Q4. If you could choose where to build this allotted housing, where on campus would you build it? **VERBATIM**

IF OPPOSE AT Q1 & Q3 ASK:

Q5. If **no housing** is built in the area, this will also mean a loss of revenue to the university's endowment. Loss of revenue to the endowment could decrease available funding for such things as scholarships, research and new university buildings as well as the financing that will allow UBC to build more student housing in the future. Does this impact on endowment revenue make you more or less likely to support the building of non-market rental housing for faculty, staff and students in the Gage South area?

PROBE: Is that strongly or somewhat?

UEL Only Sample

The Gage South area is eventually going to house the permanent diesel bus loop and the new UBC Aquatic Centre – both of which are available for public use.

1. How often, if at all do you use each of the following:

   The temporary diesel bus loop
   The UBC Aquatic Centre

Would you say once a week or more, a few times a month, once a month, several times a year, less often or never

2. As you may or may not know, the UBC Aquatic Centre and current temporary diesel bus loop are both to be replaced with upgraded facilities in the Gage South + Environs area. This area is located west of Wesbroook Mall and south of Student Union Boulevard.

What affect, if any, will locating these upgraded facilities in the Gage South + Environs area have on you?

ALL Sample Groups

Q7. After everything you've heard today, please tell me once more if you support or oppose building non-market rental housing for faculty, staff and students in the Gage South area, where the temporary diesel bus loop is currently located? **PROBE:** Is that strongly or somewhat?

Finally, a few questions to help us make sure we have represented all groups of the population in our study.

Do you currently live on-campus?

1. YES
2. NO

D4. What is the highest level of school/education that you have completed? **READ IF NECESSARY**

PUBLIC ELEMENTARY SCHOOL (GRADES 1-7)
SOME HIGH SCHOOL
GRADUATED HIGH SCHOOL (GRADE 12 OR 13)
VOCATIONAL/TECHNICAL/COLLEGE/CEGEP
SOME UNIVERSITY
GRADUATED UNIVERSITY
POST GRADUATE

D6. Which of the following best describes your current household...?

single with no children at home
a couple with no children at home
a family with children at home (incl. single parent household)
OTHER Specify:_____

SKIP TO D8 IF SAMPLE = STUDENT

D7. Which of the following broad categories best describes your total household income per year before taxes? **READ**

Less than $64,000
Or $60,000 or more

On behalf of Mustel Group and UBC, thank you very much for your input! That completes our survey.

Persuaders—only if needed:

- This is strictly an opinion survey; we are not selling or soliciting anything.
- **GENERAL POPULATION:** Your number was selected at random for participation in this research.
- **UBC SAMPLES:** Your number was selected at random for participation in this research from the entire list of students, faculty and staff.
- The survey is being conducted for the University of British Columbia.
- This study will help UBC better understand residents' opinions on important future planning topics.
- It is very important that we include the opinions of all types of residents (all ages, all types of backgrounds, regardless of how long you've lived here, etc). There are no right or wrong answers and even if you have 'no opinion', it is important to us.
- All responses are strictly confidential and anonymous; your identity is never revealed to anyone else, including the client.
- The survey should take no more than 10 minutes depending on your answers.
- Mustel Research Group is a member of the Better Business Bureau of BC
- Contact name at UBC is: Kera McArthur (604-822-8831). Kera.mcarthur@ubc.ca.

Privacy Issues:

1. Mustel Group is committed to protecting your privacy and the confidentiality of your personal information.
2. Mustel Group is committed to keeping the personal information you share with us confidential.
3. The information you provide will only be used for the purposes of this research. Under no circumstances do we sell contact lists or personal information to others.
4. The information you provide will be retained only for the time it is required for the purposes of this research.
5. Mustel Group will protect the information you provide with appropriate safeguards and security measures.
6. We are fully compliant with the new federal privacy legislation (New act is called PIPEDA: Personal Information Protection and Electronic Documents Act)
7. The information you provide will be combined with the responses given by all other survey respondents and reported only in aggregate form. Your answers will remain completely confidential and anonymous.

79750-30.CD

a place of mind
THE UNIVERSITY OF BRITISH COLUMBIA

Campus + Community Planning
2210 West Mall
Vancouver, BC Canada V6T 1Z4

Phone 604 822 2089
Fax 604 822 6119
Email: lisa.colby@ubc.ca

MINISTRY OF COMMUNITY SERVICES
RECEIVED
MAR 15 2012
UNIVERSITY ENDOWMENT LANDS

March 12, 2012

Marie Engelbert
Manager
University Endowment Lands
5495 Chancellor Boulevard
Vancouver, BC V6T 1E2

Dear Ms. Engelbert:

In 2010, UBC prepared a number of amendments to the Land Use Plan for the UBC campus. These were adopted in early 2011. The Land Use Plan amendments left one small part of campus unresolved in terms of future use. This area, commonly referred to as Gage South, is a small area near the centre of the UBC campus, along Wesbrook Mall (see attached map). This is where the temporary diesel bus terminal is located.

The Land Use Plan designated Gage South as an 'Area Under Review' with a view to determining whether non-market rental housing for faculty, staff and students would be a suitable use for this area. Before being able to resolve that question, UBC needed to address the future academic uses adjacent to Gage South. This planning process is drawing to a close, thus allowing us to move forward with determining the final use and the final designation of the 'Area Under Review'.

The recommendation resulting from the planning process is that the most appropriate use for the northern part of the 'Area Under Review' is twelve month student housing with priority for graduate students and post-docs. The southern part of the 'Area Under Review' would be used for diesel bus drop off and pick up facilities. The resulting designation in the Land Use Plan would be 'Academic'. A related text amendment would clarify that the Board of Governors would be able to locate the non-market faculty and staff housing from this area to another part of campus in the future.

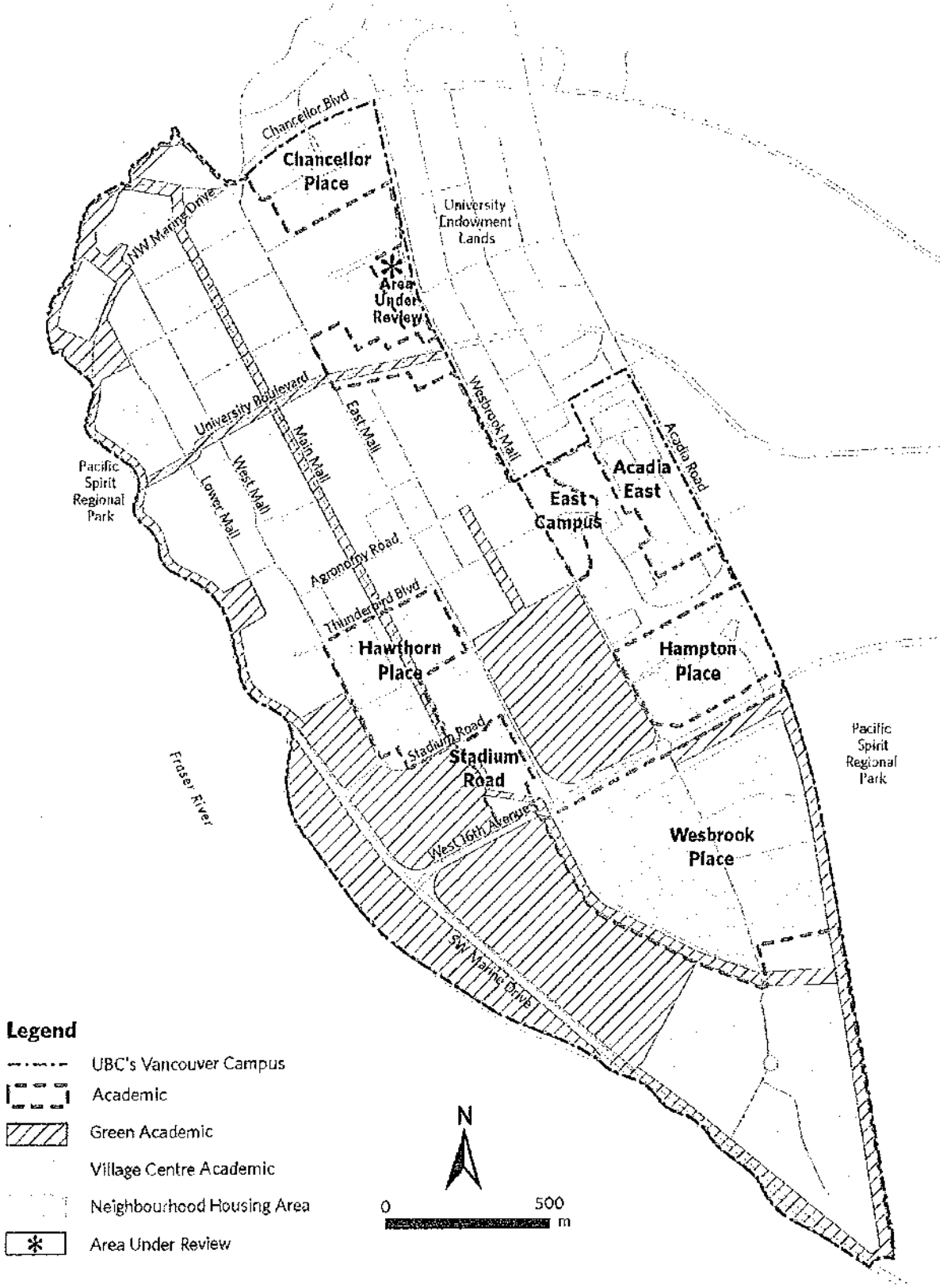
We welcome your comments on this proposed amendment to the Land Use Plan, in the context of your agency's responsibilities, on or before April 11, 2012. Please direct your comments or enquiries to me at the contact information provided in the letterhead.

Yours truly,

L. Colby

Lisa Colby
Director, Policy Planning

Enclosure: LUP map with Area Under Review labeled


Chancellor Blvd
Chancellor Place
University Endowment Lands
NW Marine Drive
Area Under Review
University Boulevard
East Mall
Wesbrook Mall
Acadia Road
Acadia East
East Campus
Pacific Spirit Regional Park
West Mall
Lower Mall
Main Mall
Agronomy Road
Thunderbird Blvd
Hawthorn Place
Hampton Place
Stadium Road
Stadium Road
Fraser River
West 16th Avenue
Wesbrook Place
SW Marine Drive
Pacific Spirit Regional Park
Legend
UBC's Vancouver Campus
Academic
Green Academic
Village Centre Academic
Neighbourhood Housing Area
Area Under Review
N
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500
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University Endowment Lands
Community Advisory Council Meeting Agenda

Date:	**Monday, March 26, 2012**
Time:	**5:30 pm**
Location:	**UEL Public Works Lunch Room**

1.0 Call to Order
1.1 Open Public Session

2.0 Approval of Agenda

3.0 Approval of Minutes:
- March 5, 2012

4.0 Delegations
4.1 Director Electoral Area A, Metro Vancouver
4.2 AECOM – Presentation regarding Capital Infrastructure Plan

5.0 UEL Manager – Consultation with CAC
5.1 UEL Capital Budget 2012 / 2013
5.2 Consultation with CAC re UBC – Gage South

6.0 CAC Correspondence
- CAC Business Banking Statement to March 7, 2012
- Letter from Minister of Transportation & Infrastructure re: the Mayors' Council on Regional Transportation

7.0 Next Meeting – April 16, 2012

8.0 New and Other Business

9.0 Questions from the Public

10.0 Adjournment

CAC Meetings 2012:

January 16, (No meeting in February), March 5, March 26, April 16, May 22, June 18, July 16, August 20, September 17 and October 15; an Annual Public Meeting in November; and, an AGM in December.

Pages 384 through 387 redacted for the following reasons:
- -
Not Responsive

5.2 Consultation with CAC re UBC – Gage South

Marie reviewed the letter dated March 12, 2012 from Lisa Colby, Director, Policy Planning, UBC regarding Gage South (attached as Appendix "B"). Marie advised that UBC intends to designate some the land on which the bus loop is now located for housing. The student body has been vocal regarding the type of housing proposed. UBC is now recommending that the most appropriate use for the northern part of Gage South is twelve month student housing, suited to graduate students and post-docs. The southern part of Gage South would be used for diesel bus drop off and pick up facilities.

John O'Donnell commented that more housing for students and those employed by UBC may reduce commuter traffic through the UEL. No significant concerns of objections were raised in respect of the proposals.

Not Responsive

Pages 389 through 394 redacted for the following reasons:
- -
Not Responsive

Appendix "B"
(Page 1 of 2)

a place of mind
THE UNIVERSITY OF BRITISH COLUMBIA

Campus + Community Planning
2210 West Mall
Vancouver, BC Canada V6T 1Z4

Phone 604 822 2089
Fax 604 822 6119
Email: lisa.colby@ubc.ca

March 12, 2012

Made Engelbert
Manager
University Endowment Lands
5495 Chancellor Boulevard
Vancouver, BC V6T 1E2

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The recommendation resulting from the planning process is that the most appropriate use for the northern part of the 'Area Under Review' is twelve month student housing with priority for graduate students and post-docs. The southern part of the 'Area Under Review' would be used for diesel bus drop off and pick up facilities. The resulting designation in the Land Use Plan would be 'Academic'. A related text amendment would clarify that the Board of Governors would be able to locate the non-market faculty and staff housing from this area to another part of campus in the future.

We welcome your comments on this proposed amendment to the Land Use Plan, in the context of your agency's responsibilities, on or before April 11, 2012. Please direct your comments or enquiries to me at the contact information provided in the letterhead.

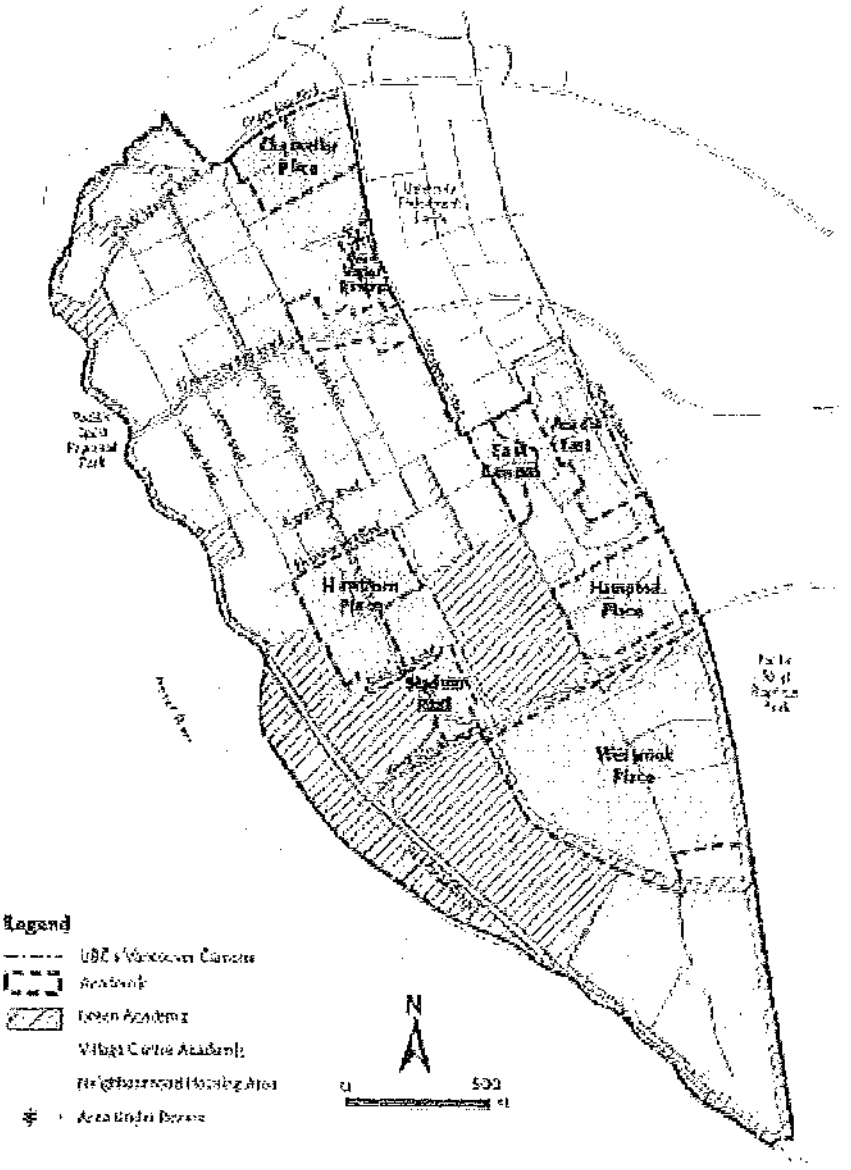
Yours truly,

L. Colby

Lisa Colby
Director, Policy Planning

Enclosure: LUP map with Area Under Review labeled

Appendix "B"
(Page 2 of 2)



Engelbert, Marie CSCD:EX

From: McArthur, Kera [kmcarthur@exchange.ubc.ca]
Sent: Tuesday, February 14, 2012 11:04 AM
To: Engelbert, Marie CSCD:EX
Cc: Colby, Lisa; Lu, Stefani
Subject: RE: Gage South & Environs Advisory Group Mtg - Feb 17

Hi Marie,

Thanks for your email. We are discussing some the issues you raise internally and will get back to you tomorrow before you leave.

Thanks!

Kera

From: Engelbert, Marie CSCD:EX [mailto:Marie.Engelbert@gov.bc.ca]
Sent: Monday, February 13, 2012 1:47 PM
To: McArthur, Kera
Cc: Colby, Lisa; Lu, Stefani
Subject: RE: Gage South & Environs Advisory Group Mtg - Feb 17

Kera

Thank you for the opportunity to have this further conversation. I would very much value this. S13

S13

S13 Unfortunately however I am unavailable on Friday S22

S22 I would very much appreciate receiving a copy of the materials for the meeting so I can review them in advance of the next scheduled meeting.

More generally, it would be good to clarify what the appropriate forum is for further discussion of the preferred option, beyond its housing component. S13

S13

Thanks again

Marie

From: Lu, Stefani [mailto:Stefani.lu@ubc.ca]
Sent: Friday, February 10, 2012 1:09 PM
To: Rebane, Johannes; 'Andrea Procyk'; Dave Roth (David.Roth@Translink.ca); GSS VP External; Jeffrey Busby; Engelbert, Marie CSCD:EX; Marples, Justin; McArthur, Kera; McGeough, Gerry; Metras, John; Parr, Andrew; Paul Young; Prod Laquian; Smith, Paul; Stott, Joe; Toor, Kavie
Cc: avpfe.assist@ubc.ca; Bastians, Amrita; Chui, Loretta; Colby, Lisa; Holvor, Laura; Joanne Pickford; Karim, Zai; Knight, Nancy; Lavery, Debbie; MacDonald, Deborah; Makortoff, Mischa; Selina Talib
Subject: Gage South & Environs Advisory Group Mtg - Feb 17

Below email is sent on behalf of Kera McArthur

Hi everyone,

Based on yesterday's meeting, there seems to be a desire to go through the phase one consultation results again in more detail and really understand how the phase two consultation materials will respond to that feedback. We would, therefore, like to schedule a special meeting next Friday, February 17 from 10:00 a.m. to 12:00 p.m. to review the phase one consultation results as well as give you an early look at draft consultation materials and question for phase two.

Please note that we will also be reviewing consultation materials on February 23rd, the Feb 17 meeting is for those who want to see them at an earlier phase of development.

Thanks!

Kera McArthur
Director, Public Engagement
Campus & Community Planning
2210 West Mall
Vancouver, BC V6T 1Z4
Tel: 604-822-8831
Fax: 604-822-6119
E-mail: kera.mcarthur@ubc.ca
Web: www.planning.ubc.ca

Engelbert, Marie CSCD:EX

From: Lu, Stefani [Stefani.lu@ubc.ca]
Sent: Friday, February 10, 2012 1:09 PM
To: Rebane, Johannes; 'Andrea Procyk'; Dave Roth (David.Roth@Translink.ca); GSS VP External; Jeffrey Busby; Engelbert, Marie CSCD:EX; Marples, Justin; McArthur, Kera; McGeough, Gerry; Metras, John; Parr, Andrew; Paul Young; Prod Laquian; Smith, Paul; Stott, Joe; Toor, Kavie
Cc: avpfe.assist@ubc.ca; Bastians, Amrita; Chui, Loretta; Colby, Lisa; Holvor, Laura; Joanne Pickford; Karim, Zai; Knight, Nancy; Lavery, Debbie; MacDonald, Deborah; Makortoff, Mischa; Selina Talib
Subject: Gage South & Environs Advisory Group Mtg - Feb 17

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Thanks!

Kera McArthur
Director, Public Engagement
Campus & Community Planning
2210 West Mall
Vancouver, BC V6T 1Z4
Tel: 604-822-8831
Fax: 604-822-6119
E-mail: kera.mcarthur@ubc.ca
Web: www.planning.ubc.ca

Engelbert, Marie CSCD:EX

From: Engelbert, Marie CSCD:EX
Sent: Monday, January 16, 2012 9:56 AM
To: 'Armstrong, Gabrielle'
Subject: RE: UEL e-newsletter distribution numbers

Hi Gabby

Apologies for the delay. I had to request this info as our office do not deal directly with the newsletter. The distribution is as follows:
the newsletter was distributed to the entire UEL including multi-family and strata residences.
The breakdown is provided at the following link:
http://uelcommunity.com/newsletter.htm
The total is **1593** residences (if you add the 60 residences at the 4700 Block, West 6th, West 7th, and Chancellor).

Kind Regards

Marie

From: Armstrong, Gabrielle [mailto:gabrielle.armstrong@ubc.ca]
Sent: Thursday, January 5, 2012 5:25 PM
To: Engelbert, Marie CSCD:EX
Subject: UEL e-newsletter distribution numbers

Hi Marie,

Quick question - do you happen to know what the distribution numbers for the UEL e-newsletter are? I'm just tallying how many people we notified about the Gage South public consultation in November and was hoping to include the number.

Let me know if you have it on hand – no worries if not.

Thanks,
Gabby

Gabrielle Armstrong
Manager, Public Consultation
Campus and Community Planning
University of British Columbia
(604) 822-9984
gabrielle.armstrong@ubc.ca

planning.ubc.ca

Engelbert, Marie CSCD:EX

From: Lu, Stefani [Stefani.lu@ubc.ca]
Sent: Friday, January 6, 2012 2:45 PM
To: Rebane, Johannes; 'Andrea Procyk'; Dave Roth (David.Roth@Translink.ca); GSS VP External; Jeffrey Busby; Engelbert, Marie CSCD:EX; Marples, Justin; McArthur, Kera; McGeough, Gerry; Metras, John; Parr, Andrew; Paul Young; Prod Laquian; Smith, Paul; Stott, Joe; Toor, Kavie
Cc: avpfe.assist@ubc.ca; Bastians, Amrita; Colby, Lisa; Holvor, Laura; Joanne Pickford; Karim, Zai; Knight, Nancy; Lavery, Debbie; MacDonald, Deborah; Makortoff, Mischa; Selina Talib
Subject: DRAFT Dec Gage South Working Group Meeting Notes
Attachments: GageSouth_Mtg_Notes_20111215_DRAFT 1.doc

This email is sent on behalf of Gabrielle Armstrong

Hello Working Group,

Attached are the meeting minutes from the December 15th Working Group meeting. **Please provide comments by 5:30 p.m. on Tuesday, January 10th so these can be posted.**

Gabrielle Armstrong
Manager, Public Consultation
Campus and Community Planning
University of British Columbia
(604) 822-9984
gabrielle.armstrong@ubc.ca
planning.ubc.ca

Meeting Notes
Gage South & Environs Working Group

Date: December 15, 2011
Time: 2pm – 4pm
Venue: Policy Labs A+B, CIRS

Members in Attendance:
Lisa Colby, Director of Policy Planning, C+CP (Chair)
Kera McArthur, Director of Communications and Public Engagement, C+CP
Justin Marples, Director of Enrolment Services
Matt Parson, AMS VP Academic + University Affairs
Kavie Toor, Associate Director of Facilities and Business Development, Athletics
John Metras, Managing Director, Infrastructure Development
Jamie Paris, GSS VP External
Dave Roth, Senior Transportation Planner of TransLink
Marie Engelbert, Manager of UEL
Paul Young, UBC Properties Trust

Staff in Attendance:
Joe Stott, Director of Planning, C+CP
Gabrielle Armstrong, Manager of Public Consultation, C+CP
Gerry McGeough, University Architect, C+CP

Regrets:
Andrew Parr, Managing Director of Student Housing & Hospitality Services
Paul Smith, Provost's Office
Prod Laquian, UNA Board member
Andrea Procyk, Project Coordinator, UBC Active Transportation Lab

---

1. **Adoption of the Agenda and November 3rd Meeting Notes**
   - Round-table introductions
   - Minutes of the previous meeting were accepted as circulated with changes
   - The Agenda was approved
2. **Review November Consultation Results**
   - Public consultation ran from November 15 to 29th. Two workshops were held on November 24th.
   - The Chair and Gabrielle Armstrong presented preliminary results from the November consultation to the Working Group. *Note:* These results will be finalized and made public in January.
3. **Timelines and Next Steps**
   - Consultation results will be reported to the Board of Governors in January.
   - Proposed 2012 public consultation dates:

- Phase 2 – Monday, February 27th to Sunday, March 11th (TBC)
- Public Hearing – The Working Group discussed the pros and cons of holding the Public Hearing in either late April or early Fall.

4. **New Items** – none
5. **Adjourn** - meeting adjourned at 3:45pm

Engelbert, Marie CSCD:EX

From: Engelbert, Marie CSCD:EX
Sent: Monday, December 19, 2011 9:36 AM
To: 'kera.mcarthur@ubc.ca'
Cc: 'Armstrong, Gabrielle'
Subject: UEL analysis of Gage South consultation

Hi Kera

Gabby indicated that I should contact you about getting the UEL analysis of the Gage South consultation (I understand tha S22 Could you let me know how I go about getting this? I am keen to have this insight asap before the January meeting. I'd also like to access any free text comments that were provided by people identifying themselves with the UEL.

Happy to discuss if helpful.

Kind Regards

Marie

Marie Engelbert
Manager, University Endowment Lands
5495 Chancellor Blvd., Vancouver, BC V6T 1E2
Phone: 604-660-1810, ext.28
www.universityendowmentlands.gov.bc.ca
Ministry of Community, Sport and Cultural Development

Engelbert, Marie CSCD:EX

From: McArthur, Kera [kmcarthur@exchange.ubc.ca]
Sent: Thursday, December 22, 2011 2:20 PM
To: Engelbert, Marie CSCD:EX
Cc: Armstrong, Gabrielle
Subject: Crosstab

Hi Marie,

As per our discussion, I would like to fax you the information, which remains confidential at this time. Can you confirm your fax number is: (604) 660-1874.

Thanks!

Kera

Kera McArthur
Director, Public Engagement
Campus & Community Planning
2210 West Mall
Vancouver, BC V6T 1Z4
Tel: 604-822-8831
Fax: 604-822-6119
E-mail: kera.mcarthur@ubc.ca
Web: www.planning.ubc.ca

Pages 406 through 417 redacted for the following reasons:
- -
s13

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November 2011

Participate in the Gage South & Environs between November 15th and 29th* - either online or in person.

Share this +

Please note that the November 15th-29th public consultation has now closed.

In this phase of the public consultation, 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.

Online Consultation Instructions:

1. Please download and print the four concepts that you should have on-hand as you go through the survey questions. Click here to download the concepts.
2. Take the survey now, click here (please note: this survey is now closed).

'Create Your Own Concept' Exercise

Current Projects
South Campus Neighbourhood Amendments Process
Gage South + Environs
Introduction + Background
Study Area
Issues + Challenges
Diesel Bus Loop
Aquatic Centre
MacInnes Field
Non-Market Rental Housing
Concepts
Gage South + Environs Working Group
Public Consultation
November 2011
FAQs
Aquatic Centre Program
Student Housing Hub
Multi-Use Skatepark
Transportation Consultation
Process

If you would prefer a different layout than one of the concepts you've seen, we are inviting you to create your own. Click here to download the Gage South & Environs map to create your own concept.

Workshops:

Two workshops will be held on November 24th. The details for the workshops are as follows:

Date: Thursday, November 24th

Location: Ponderosa Centre, 2071 West Mall

Time:

- **Session 1 will take place from 1:00-4:00pm**
- **Session 2 will take place from 6:00-9:00pm**

Note: Workshops are identical and are being held at different times to accommodate different schedules. **Please register for only one workshop.**

To register in a workshop session, email your RSVP to Stefani Lu at stefani.lu@ubc.ca before November 21st, 2011.

** Please note that due to technical difficulties, the consultation date has been extended by one day to November 29th at 5PM.*

Last updated

November 15, 2011

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FAQs

Here are some answers to frequently asked questions about the Gage South & Environs area and planning process.

What is the difference between the "Study Area" and the "Area Under Review"?

The "Area Under Review" is only the area where the current bus loop and adjacent parking lot are located. The broader study area includes the existing Aquatic Centre, the diesel bus loop, MacInnes Field, SUB Plaza north, War Memorial Gym, the General Services Administration Building (GSA8), and the Gage South "Area Under Review." Click here for a map of the area.

Why is this called an "Area Under Review"?

This area had been designated as "Future Housing" in the original Land Use Plan adopted in 1997. During the public hearing for the Land Use Plan amendments in 2010, some students questioned why this area was being allocated for family, market housing in the future. As a result, the Board of Governors (BOG) changed the designation from "Future Housing" to "Area Under Review." As part of making this change, the BOG set policy that any housing in this area could only be in the form of non-market, affordable university rental housing and asked that options for transferring the density elsewhere on campus be carefully considered and evaluated. The BOG also approved a collaborative planning process for the Gage South & Environs area, with a working group comprising all stakeholders, and a campus-wide consultation process.

Why don't you designate the area "Academic"?

The land use designation will be determined after careful consideration of the broad range of needs for the area and the university. Designating the

Current Projects

South Campus Neighbourhood Amendments Process

Gage South + Environs

Introduction + Background

Study Area

Issues + Challenges

Diesel Bus Loop

Aquatic Centre

MacInnes Field

Non-Market Rental Housing

Concepts

Gage South + Environs Working Group

Public Consultation

FAQs

Aquatic Centre Program

Student Housing Hub

Multi-Use Skatepark

Transportation Consultation

Process

area academic before the Working Group has fully examined all the different needs would undermine the important work of the committee. Designating the area academic before the consultation process with the campus community occurs would remove the opportunity for the broader community to comment on the options and the issues. If housing cannot be accommodated in this area, the area would be redesignated as "Academic." If housing can be accommodated in this area, the area would be redesignated as "Village Centre Academic," which is an extension of the designation that applies to University Boulevard between Wesbrook and East Mall.

But haven't the students asked for this area to be "Academic"?

There are a variety of stakeholders that care about what happens in this precinct making a broad conversation with the entire university community crucial. As a result of the students expressing that this was an important discussion for the campus community, a collaborative Working Group of multiple stakeholders was formed to develop recommended options that would then be forwarded to full public consultation. This process was designed to ensure the inclusion of the various stakeholders who have interests in the area.

Is family housing going to be located on the current bus loop site or elsewhere in the area?

No decision has been made yet on whether there will be housing in this area. The first part of the Gage South planning process is to locate the important academic facilities and the transit facility, and then look at opportunities to accommodate housing. If housing were to be located in this area it would be non market, affordable, university rental housing. The compatibility of housing with adjacent uses will be carefully and thoroughly evaluated.

What is university rental housing?

University rental housing is limited to faculty, staff and students. It is non-market housing with a focus on smaller, affordable units that would be more attractive to younger people. There is a significant need for this type of housing on campus. And as part of our commitment to housing choice and affordability, the university is considering using this location for an innovative non-profit housing project. A partnership between UBC and BC Housing, this housing would be targeted at employees with a household income of less than $64K a year. Many vital UBC employees (like daycare workers, cleaners and student services staff) qualify for this housing, and the Gage South location is ideal because of its proximity to both transit and workplaces.

How do you define affordability when it comes to housing?

Housing affordability is defined as any housing which provides some degree of relative affordability compared to current market prices. In Canada, the nationally recognized definition used by Canada Mortgage & Housing Corporation for 'affordable housing' is shelter (including rent or mortgage, property taxes and utilities) which costs no more than 30% of a household's total before-tax income.

How will you ensure that anyone living in university rental housing is aware of student concerts and activities in MacInnes field, and that they don't complain about the noise?

When a faculty, staff or student resident moves into one of these rental units, she/he will have to sign a rental agreement. As part of this agreement, a clause could be added that sets out the types of activities in the area (i.e. Block Party, Welcome Back BBQ) and the levels of noise associated with those activities. It would then be up to each individual tenant to determine if she/he accept the terms of the tenancy agreement before she/he moves in.

What if in a few years UBC wants to use the housing for other academic or student purposes?

Because the proposed university rental housing in Gage South would be operated by Village Gate Homes (UBC's rental housing agency), UBC could always use this area for other academic purposes in the future, if the needs of the university change. As the designation for this area will either be "academic" or "village centre academic," it can only be used for either university rental housing for faculty, staff and students (under the "village

centre academic" designation) or academic uses including student housing (under both designations).

Why do you have to move the bus loop?

The current bus loop for diesel buses is a temporary facility. The area is at capacity and it cannot be expanded or operated indefinitely—it isn't intended to be a permanent, long-term solution. UBC has also committed to our neighbours in the UEL that this will be a temporary facility. In 2010, robust consultation with the campus community showed a preference for keeping the bus loop near its current location. As part of the current process, siting options in the area are being examined.

Why do you need to build a new aquatic centre?

UBC's existing aquatic facilities (including the Aquatic Centre, which began operation in the late 1970s and Empire Pool, built in 1954) are reaching the end of their useful lives. The existing facilities are aging, with unreliable mechanical systems, worn finishes, inefficient energy systems and outdated layout. While the structure of the indoor pool is currently in good condition, the Aquatic Centre roof and building envelope are due for replacement. A 2009 report on the existing Aquatic Centre revealed that to keep the centre, numerous building systems would need to be replaced or upgraded at significant cost. And refurbishing the existing centre to meet the changing needs of UBC's growing community (especially families) would require a substantial addition at an even greater cost.

Have you chosen a site for the aquatic centre?

No site has been chosen for the aquatic centre. A feasibility study conducted earlier this year was to determine options for either building a new facility or refurbishing the existing aquatic centre. Though the study recommends MacInnes Field as the preferred site, the study considered technical issues only and is an input into the Gage South and Environs planning process. The Gage South & Environs Working Group is exploring various options for siting this facility. In terms of access to the pool, there will be no disruption of service to faculty, staff, students, residents and athletes at the existing UBC aquatic facilities (both the Aquatic Centre and Empire Pool) during construction of the proposed new UBC aquatic centre. The existing UBC facilities will only be demolished once the new aquatic centre is open and available for use by the public.

If the location of the aquatic centre is not determined, why did you hold open houses?

Before we can finalize the size of the aquatic centre, we need to check in with the faculty, staff, students and residents to make sure all the necessary elements of an aquatic centre have been considered. The planned elements were determined by experienced aquatic facility architects, with input from the UNA and UBC Athletics. This is a unique facility that will combine leisure and recreational pools for the faculty, staff, students and residents with a top-notch training facility for UBC's athletes. The open houses held on September 20th and September 21st were not about the site location, they were about the program elements that make up the facility. Once we know the program is right, we can give final confirmation to the Gage South& Environs Working Group on how much space the new aquatic centre will require.

What will happen to MacInnes Field if this is determined to be the best site for the aquatic centre?

If MacInnes Field is chosen as the site for the aquatic centre, the bookable open space currently provided by MacInnes Field will be relocated in or near the Gage South & Environs area. A space like MacInnes Field will remain a key feature in the heart of campus.

Why are you looking at all these facilities together?

The aquatic centre and the bus loop are major pieces of infrastructure with complex technical needs. Questions such as cost, relationship of the pool to other athletics facilities, adequate turning space for buses and pedestrian safety must be considered when determining where these facilities will be sited. And decisions about one facility necessarily affect where the others can be placed. Only by looking at all of these facilities at once, and considering all the issues, can we come up with the best possible solution for the area. And though finding the optimal location

for the Aquatic Centre is the first priority, all the university facilities (aquatic centre, diesel bus loop, MacInnes field) are vitally important for this area.

What is the Gage South & Environs Working Group?

The Gage South & Environs Working Group is a collaborative advisory group composed of key stakeholders, including students (graduate and undergraduate), UBC Recreation and Athletics, TransLink, UNA and UEL representatives. The Working Group is being asked to explore complex ideas and technical planning. This process will ensure that the planning of the Gage South area and adjacent academic lands meets the needs of the university community. The establishment of the Working Group is a direct response to requests from students for a collaborative process. Click here to find out more about the working group.

Is the working group making a decision about what will happen to the area?

The role of the committee is not to make final decisions, but to make recommendations on options that will be taken forward to the campus community for consideration and review. Numerous solutions are being considered by the group and tested for technical feasibility. Three technically feasible ideas supported by this group will be made public and options will go through a public consultation process, including opportunities to provide input at events and online. Public consultation is planned for November 15–29, 2011 and will be widely advertised.

Will I have a chance to express my views on proposals for the area?

There will be three options that will go out to public consultation this fall. Ideas supported by this Gage South & Environs Working Group and that are technically feasible will be made public and options will be considered in a public consultation process November 15–29, 2011, including opportunities to provide input at events and online. Additional public consultation will also be held in January/February 2012, if further technical work and refinement of options is required after initial consultation. Check our public consultation page for the latest information on this process.

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Fax: 604-822-6119

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Engelbert, Marie CSCD:EX

From: Lu, Stefani [Stefani.lu@ubc.ca]
Sent: Thursday, November 10, 2011 10:12 AM
To: Sondermann, Colleen; Colby, Lisa; Macdonald, Sheena; Bains, Tracy; Toor, Kavie; Cooper, Adam; Dave Roth (David.Roth@Translink.ca); Innes, Rob; Engelbert, Marie CSCD:EX; Larcombe, Ellen; Parsons, Matt; Stott, Joe; Marples, Justin; Russell, Karen; GSS VP External; Eckenfelder, Margaret; Prod Laquian; Paul Young; Metras, John; Wiersma, Rachel; McGeough, Gerry; 'bamiscar@gmail.com'
Cc: Armstrong, Gabrielle; McArthur, Kera; Bastians, Amrita; Holvor, Laura; MacDonald, Deborah
Subject: Gage South Workshops: Event Pre-Brief for Facilitators

Good morning everyone,

As you know, there are two Gage South & Environs Workshops coming up on November 24th as part of the November 15th-28th public consultation period on the Gage South & Environs area. Thank you for volunteering to facilitate or note take at one or both of the workshops. We couldn't do this without you.

In preparation for the November 24th workshops we will be holding a pre-brief and short training session for table facilitators and note takers to bring you up to speed on the workshop format and content. The **event pre-brief will take place on November 21st from 11:30am-1:30pm** and lunch will be provided. A calendar invitation will follow this email shortly.

If you have not already done so, please let me know which November 24th workshop(s) you are available to facilitate/note take at as soon as possible. The workshop times are as follows:

Workshop 1: 1:00-4:00pm, Ponderosa Centre
Workshop 2: 6:00-9:00pm, Ponderosa Centre

Note: We are currently low on facilitators for the 6-9pm workshop - please consider joining us for the evening session. Dinner will be provided.

Many thanks in advance and please let me know if you have any questions.

Stefani Lu
Administrative Secretary, Planning
UBC Campus and Community Planning
2210 West Mall
604-827-3465
planning.ubc.ca

Engelbert, Marie CSCD:EX

From: Lu, Stefani [Stefani.lu@ubc.ca]
Sent: Monday, November 21, 2011 2:32 PM
To: Toor, Kavie; Metras, John; Innes, Rob; 'Dave Roth (David.Roth@Translink.ca)'; Marples, Justin; Parr, Andrew; Engelbert, Marie CSCD:EX; Bains, Tracy; Eckenfelder, Margaret; Macdonald, Sheena; Larcombe, Ellen; Sondermann, Colleen; Lefoka, Coco (Letlotlo); Cooper, Adam; Wiersma, Rachel; Russell, Karen
Subject: Gage South & Environs Facilitators
Attachments: Gage South Briefing Session Nov 21 2011.doc

Hi everyone,

Attached is the briefing session handout from today.
Thanks,
Stefani Lu
Administrative Secretary, Planning
UBC Campus and Community Planning
2210 West Mall
604-827-3465
planning.ubc.ca

• Interim report in mid-Dec

• Media - laptops at table ⇒ flag any media interest.

Gage South + Environs Workshops
Briefing Session

November 21, 2011
11:30am-1:00pm

Briefing Session Agenda

1. Roundtable introductions (All)
2. Gage South + Environs Process overview (Lisa and Gabby)
3. Workshop format (Gabby)
4. Your role as a facilitator (Gabby)
5. Facilitation tips (Colleen)

CSC-2012-00116

Introduction:
Gage South + Environs Planning Process

Background

During the UBC *Land Use Plan* amendment process in 2010, students expressed concern over future land use for the Gage South area. In response, UBC recognized the need to revisit the area's future land use and categorized it as an 'Area Under Review'.

The Gage South + Environs area will be home to significant investments over the next five years. Prior to resolving how the Gage South 'Area Under Review' will be used, UBC needs to first 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', which includes:

- a new Aquatic Centre
- a transit diesel bus facility
- an open air bookable recreational space for student events (like MacInnes Field)

In addition, this process has considered including non-market rental housing for faculty, staff and students in the 'Area Under Review'.

Gage South + Environs Working Group

A Gage South + Environs Working Group has been working collaboratively to address the significant land use demands within the 'Study Area'. The Working Group is comprised of key stakeholders, including students (graduate and undergraduate), TransLink, UNA and UEL representatives. Through an iterative process over the past six months, the Working Group has arrived at the following Concepts (A, B, C and D) to bring forward for public consultation.

Those are the Concepts participants are being asked to consider.

Important to remember: No decision has been made as to whether housing will be located in this area.

Gage South + Environs Guiding Principles

Note: the full version of the Guiding Principles is available in your copy of the Workbook.

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.

- **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.

- **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.

- **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.

- **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.

- **Welcoming, Playful Public Realm Design**
  - The public realm will need to provide a sense of arrival to campus, and prioritize pedestrian flows.

- **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.

- **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.

- **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.

Overview of the Public Consultation Process

- This first phase of public consultation on the Gage South + Environs area takes place from November 15th – 29th.
    - *Note: the consultation period was extended by 1 day due to technical difficulties that delayed launch of the online survey on November 15th.*
- This is the first of several opportunities for public input regarding planning for the Gage South + Environs area.
- Input gathered during this phase of the public consultation will be considered by the Working Group and Campus and Community Planning staff. Based on that feedback, one consolidated draft plan will be developed.
- The next draft plan could be a revised version of one of the 4 Concepts presented during this phase OR may be a new plan that incorporates elements from different Concepts.
- Important message is that this phase is that it is **NOT about voting for one option** but providing feedback on elements, trade offs and other considerations presented in each Concept.

Gage South + Environs Public Consultation Timeline:

- September 2011 – Aquatic Centre Program Public Open House
- November 15-29th, 2011 – Public Consultation (Phase 1)
- January/February 2012 – Public Consultation (Phase 2)
- April 2012 – Public Hearing

Consultation stats so far (as of Monday, November 21st at 9am)

- Online Consultation: 50
- Video Hits:285

CSC 2012-00116

The Workbook

The Workbook (online and in print for the Workshops) is a participant's guide to providing feedback in this phase of public consultation.

The questions were developed in collaboration with the Gage South + Environs Working Group and are designed to help participants consider the key issues involved in resolving future land use layout for the Gage South + Environs area.

<u>The Workbook is organized in 4 main sections:</u>

1. Introduction + Background
2. Concepts – with advantages/disadvantages presented for each
    a. Concept A
    b. Concept B
    c. Concept C
    d. Concept D
    e. Land Use Plan designations
3. Questions for Feedback
    a. Diesel Bus Loop
    b. Aquatic Centre
    c. MacInnes Field
    d. General Questions
    e. Non-Market Rental Housing
    f. 'Create Your Own Concept'
4. Next Steps and Maps

Workshop Format

Event: November 24, 2011
Location: Ponderosa Centre, 2071 West Mall
Time: Workshop 1: 1:00-4:00pm
Workshop 2: 6:00-9:00pm

Purpose:

- To maximize the opportunity for dialogue around the Concepts and Workbook feedback questions
- To provide participants with the opportunity to discuss each program element and Concept with Working Group members and C+CP staff who were involved in generating the Concepts to better understand the possible layouts

Objectives:

- Participants leave informed and engaged (completed their workbook and are likely to recommend that others participate)

Your Role as Facilitator:

- To be an unbiased guide and lead participants through each component of the Workbook to the best of your ability
- To manage the discussion for 4 sections of the workshop so that participants fully explore each program element, Concepts and the related questions in the Workbook.

Facilitator Information: Where you need to be when

- **Event pre-briefs – there will be 2:**
  - Workshop 1: **12:40pm** in Staff Breakout Room
  - Workshop 2: **5:40pm** in Staff Breakout Room
- Evening facilitators: Dinner will be provided at 5:00pm
- **Plan to stay for 10-15 minutes past the end of the event (team de-brief)**

Who's Who:

- Event Logistics/Registration: **Stefani Lu**
- Main Moderator: **Gabrielle Armstrong**
- Floating Planning Expert: **Lisa Colby**
- Challenging Table Facilitators: Colleen Sondermann/Andrew Parr
- Facilitator Pairings – will be provided the day of the event when you arrive. They will be a combination of a Working Group member and a planner.

Workshop Agenda

Agenda Item	Time	Presenter
Introduction (including guidelines for respectful conduct)	10 minutes	Gabrielle Armstrong
Gage South + Environs: Background and Planning Process	10 minutes	Lisa Colby
Diesel Bus Loop	30 minutes	Roundtable Discussions
Aquatic Centre	20 minutes	Roundtable Discussions
MacInnes Field	20 minutes	Roundtable Discussions
Non-Market Rental Housing	30 minutes	Roundtable Discussions
Question & Answer Session	30 minutes	Gabrielle Armstrong to moderate, Lisa Colby to respond (or other delegate as appropriate), Table Facilitators to pose questions on behalf of tables
'Create Your Own Concept' and time to complete Workbooks	15-20 minutes	Individual Exercise
Wrap Up and Thank You (including evaluation forms)	5 minutes	Gabrielle Armstrong

Notes:

- Flexibility in timing has been built in to the agenda.
- You may find your group needs more or less time on some of the items
- **Participants are NOT required to hand in their workbooks at the end of the session** and are free to take them away to complete and submit later.
- All Workshop participants are welcome to choose to complete the survey online if they prefer.

Guidelines for Facilitators

General Approach

The Gage South + Environs Workshops will be a combination of small facilitated roundtable discussions and a Q&A at end the event.

Workshops – Style and Facilitation

There will be 7 main tables with 8-10 chairs set up in the main conference room. Each participant will be pre-assigned a table and you will need to re-direct participants to the right table if need be.

Each table has 2 facilitators – one Working Group member and one planner - and a flipchart with your Table # marked and 'Questions' written across the top.

The flipchart is there to provide you with a place to park questions that you the facilitators may not be able to answer.

- Circulate and be available to table discussions at start of Group discussion

<u>For each Workshop section, the facilitator's role is to:</u>

1. **Introduce the topic** (Aquatic Centre, Bus Loop, MacInnes Field and Non-Market Rental Housing) – (5 minutes)
    a. What are the key elements for consideration?
2. Facilitator **turns discussion over to the group** to look at the program element in each Concept – (10-15 minutes)
    a. Probe to discuss the advantages and disadvantages to each (5-10 minutes)
3. **Review the questions** in that section of the Workbook

<u>Q & A:</u>

For each session, the facilitator will keep track of questions that the group has. For 30 minutes at the end of the Workshop agenda, time will be give for a formal Question & Answer period.

The Q&A will be done by Table. Questions will need to be agreed to by your table and the facilitator or an appointed participant will pose a question on behalf of the Table.

<u>'Create Your Own Concept'</u>

If participants prefer a different layout than the Concepts presented, they have been invited to create their own.

Pages 435 through 482 redacted for the following reasons:
- -
s13

Kereiff, Patricia CSCD:EX

From:	McArthur, Kera [kmcarthur@exchange.ubc.ca]
Sent:	Thursday, November 10, 2011 3:55 PM
To:	Lu, Stefani; Rebane, Johannes; 'Andrea Procyk'; Arcangel, Dallas CSCD:EX; Dave Roth (David.Roth@Translink.ca); DeWolfe, Anne; GSS VP External; Jeffrey Busby; McGeough, Gerry; Metras, John; Parr, Andrew; Paul Young; Prod Laquian; Smith, Paul; Stott, Joe; Toor, Kavie
Cc:	avpfe.assist@ubc.ca; Bastians, Amrita; Holvor, Laura; Joanne Pickford; Karim, Zai; Knight, Nancy; Lavery, Debbie; Selina Talib; Colby, Lisa; MacDonald, Deborah; Armstrong, Gabrielle
Subject:	Minutes and Consultation questions
Attachments:	GageSouth_Mtg_Notes_20111103_DRAFT 1.doc; Gage South Questions - Nov 10.docx

Hi all,

Please find two items for you to review, both of which need to be reviewed and comments provided **by 4:00 p.m. on Monday, November 14th.**

- **Nov 3 meeting minutes.**
- **Draft consultation questions.** Sorry about the delay in getting these to you, I have tried to incorporate all your suggestions from the meeting. Thanks again for all your feedback. Please note that they are still in draft form and are subject to change. **They should still be considered confidential. Please do not share or circulate.**

Please contact me directly if you have comments or questions. Have a great long weekend.

Thanks!

Kera

Engelbert, Marie CSCD:EX

From: Colby, Lisa [lcolby@exchange.ubc.ca]
Sent: Tuesday, November 8, 2011 11:41 AM
To: Toor, Kavie; Parr, Andrew; Marples, Justin; Engelbert, Marie CSCD:EX; Rebane, Johannes; Prod Laquian; 'Roth, Dave'; Metras, John; 'Paul Young'
Cc: Armstrong, Gabrielle; McArthur, Kera; McGeough, Gerry; Lu, Stefani; Eckenfelder, Margaret; Stott, Joe; Nancy
Subject: FW: Layout concepts
Attachments: 4 hand drwgs for VIA OCt 25.pdf; Scanned from a Xerox multifunction device001.pdf

Hello group

The first file includes the 4 scenarios we agreed to draw up for public consultation. The second file contains some minor adjustments to C and D I wanted you to see. They include minor changes that I think make them better without altering the critical entry location, loop orientation, pool or field location for that option.
Improvements are derived just from altering the ramp configuration, or narrowing the bus pick-up drop-off area, and the consequential adjustments to where the purple star might then fall.

I would like to use these adjusted C and D instead of the simpler more rudimentary C and D diagrams. Let me know if you have any concerns.
Don't be distracted by the architect's red labeling – I will be changing these labels. I think we may also suggest a label on Option C that suggests the aquatic centre could also be shifted south to beside the WMG.

In some cases you will see that the footprint of the pool has been made a little larger – that is to accommodate overhang or waiting structures that provide pedestrian shelter along pedestrian axes or for bus waiting etc.

As usual – these are works in progress please do not distribute.

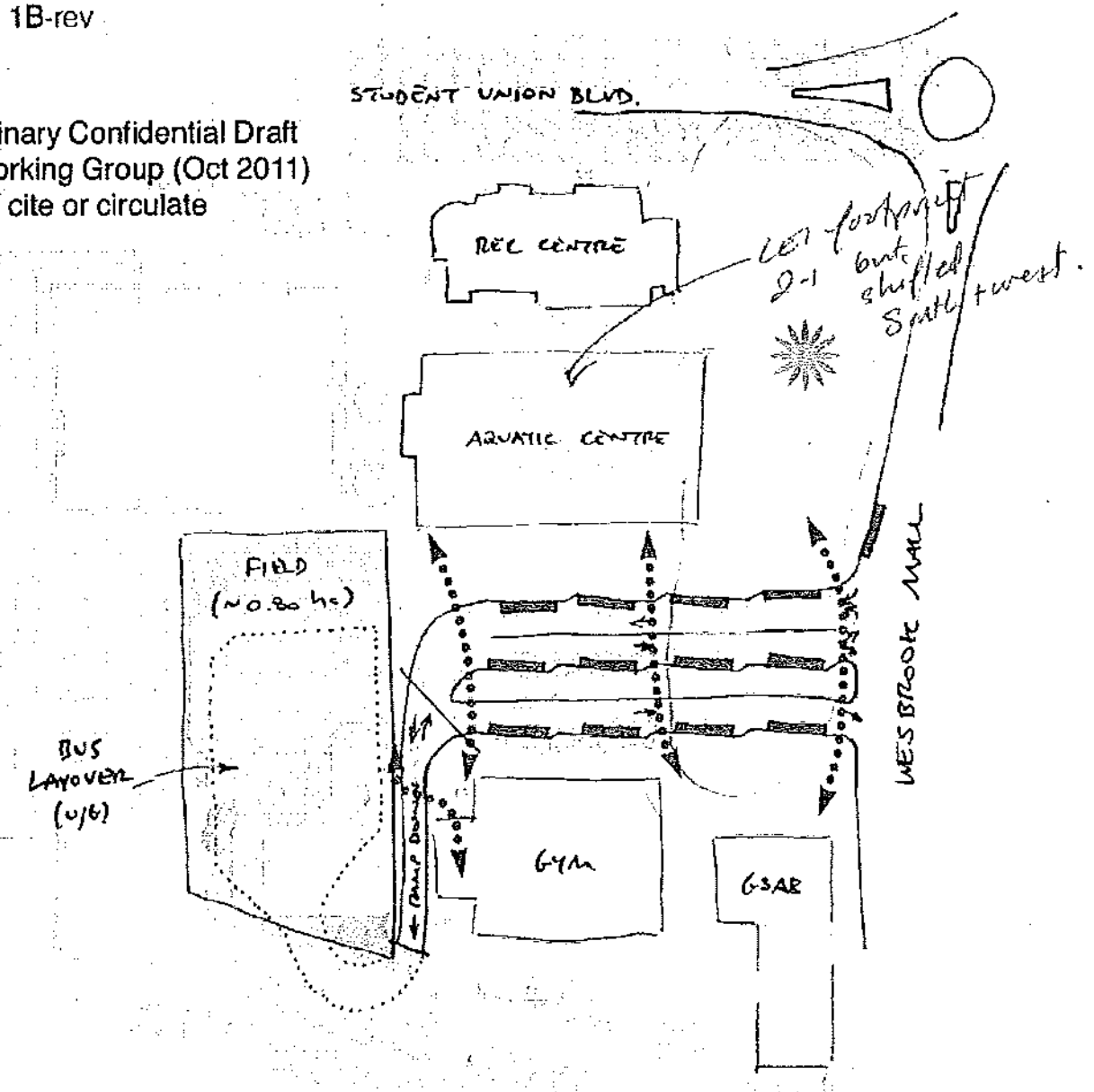
Call if any questions.

Lisa Colby
604-822-2089

A

Option 1B-rev

Preliminary Confidential Draft
For Working Group (Oct 2011)
Do not cite or circulate



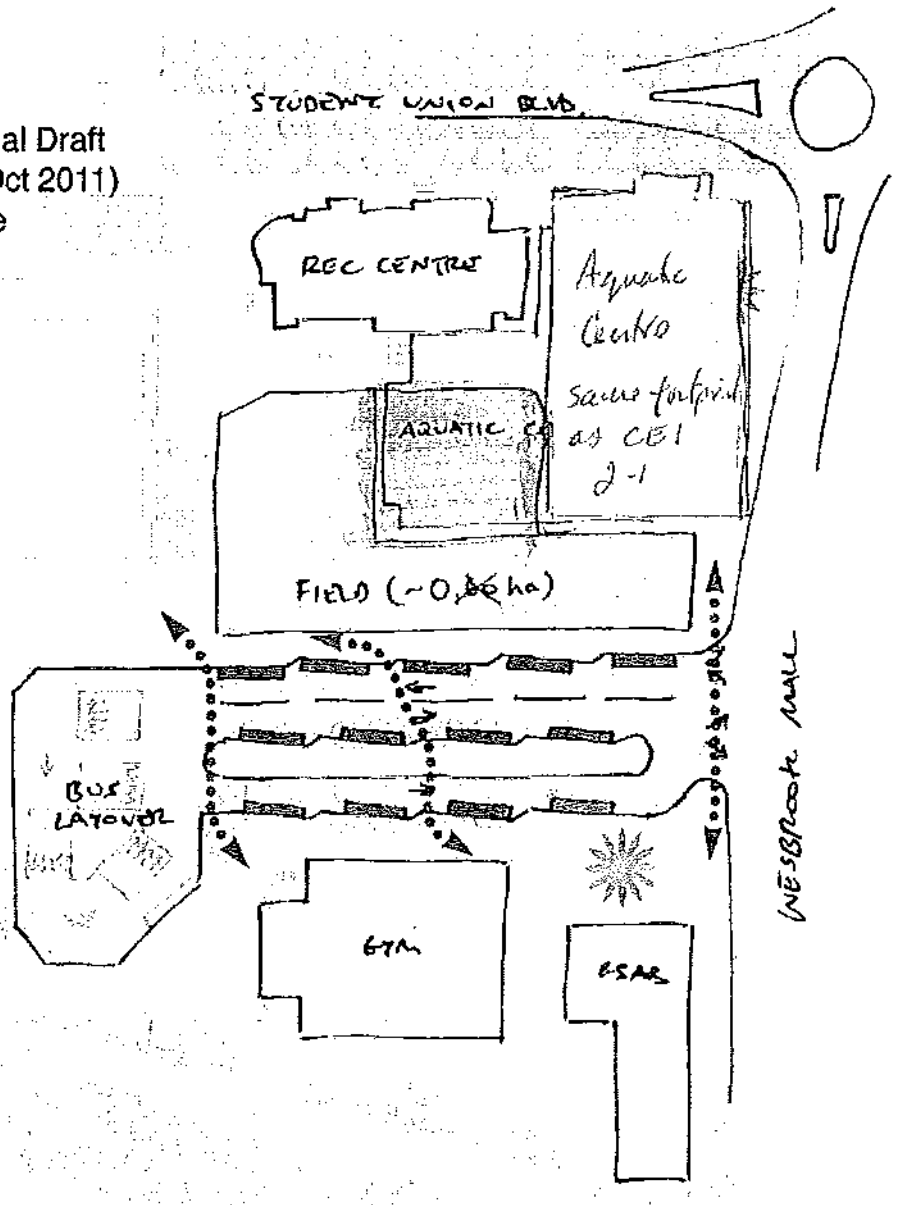
- Informal student field
- New at-grade structure
- Bus drop-off bays
- Bus pick-up bays
- Bus circulation area
- Pedestrian route
- Potential university rental housing (non-market faculty/staff/students)

Scale = 1:2000

B

Option 1C-rev

Preliminary Confidential Draft
For Working Group (Oct 2011)
Do not cite or circulate

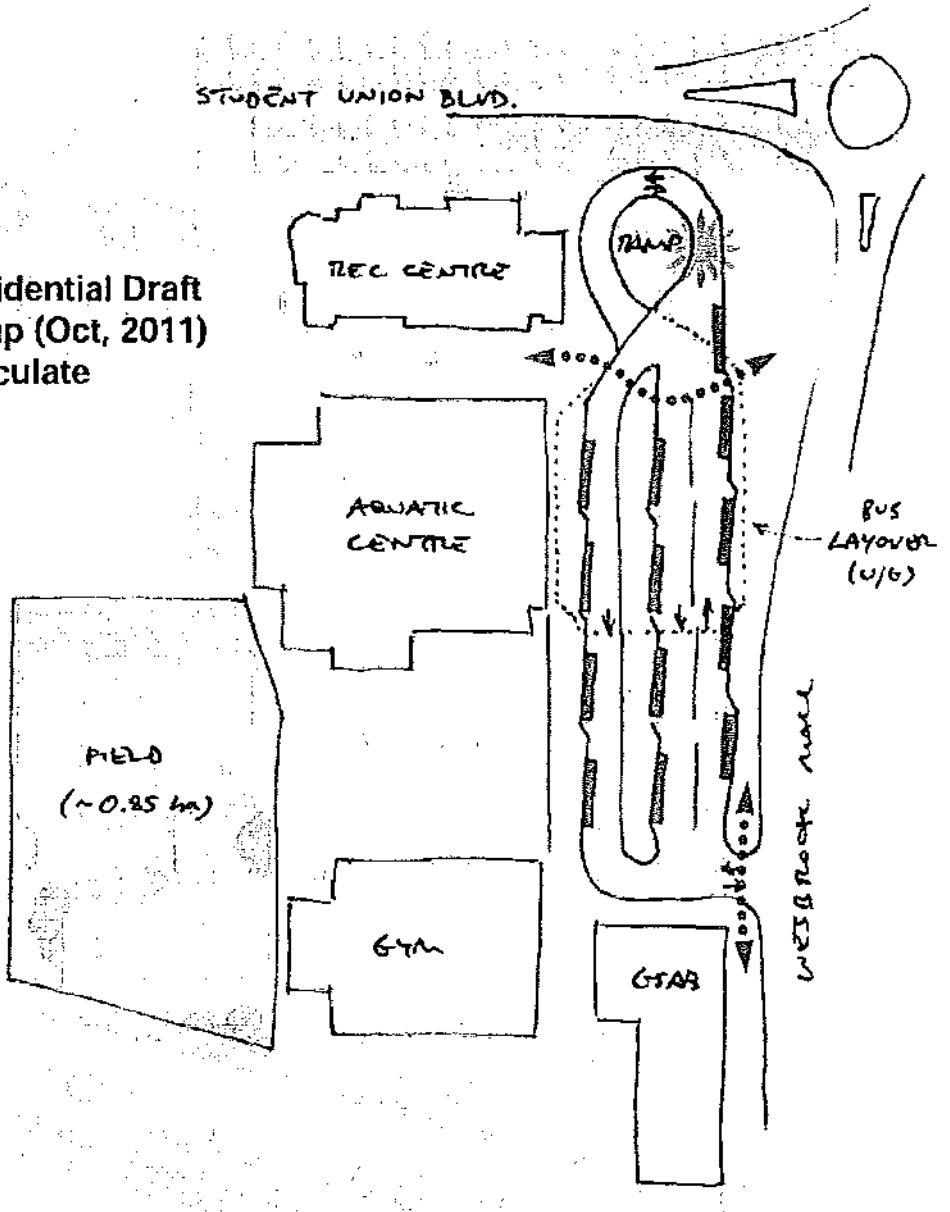


- Informal student field
- New at-grade structure
- Bus drop-off bays
- Bus pick-up bays
- Bus circulation area
- Pedestrian route
- Potential university rental housing (non-market faculty/staff/students)

Scale = 1:2000

C
Option 3B-rev

Preliminary Confidential Draft for Working Group (Oct, 2011) Do not cite or circulate



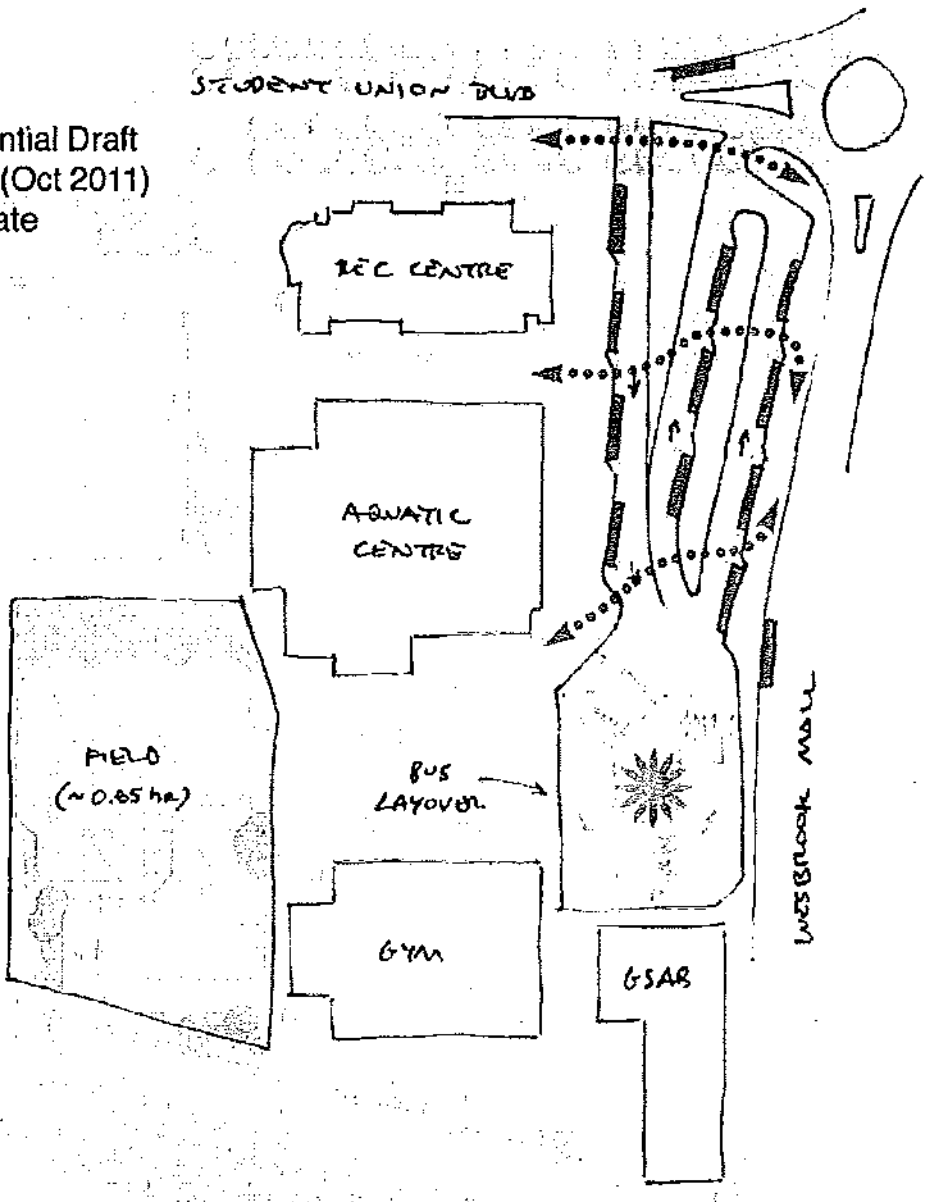
- Informal student field
- New at-grade structure
- Bus drop-off bays
- Bus pick-up bays
- Bus circulation area
- Pedestrian route
- Potential university rental housing (non-market faculty/staff/students)

Scale = 1:2000

D

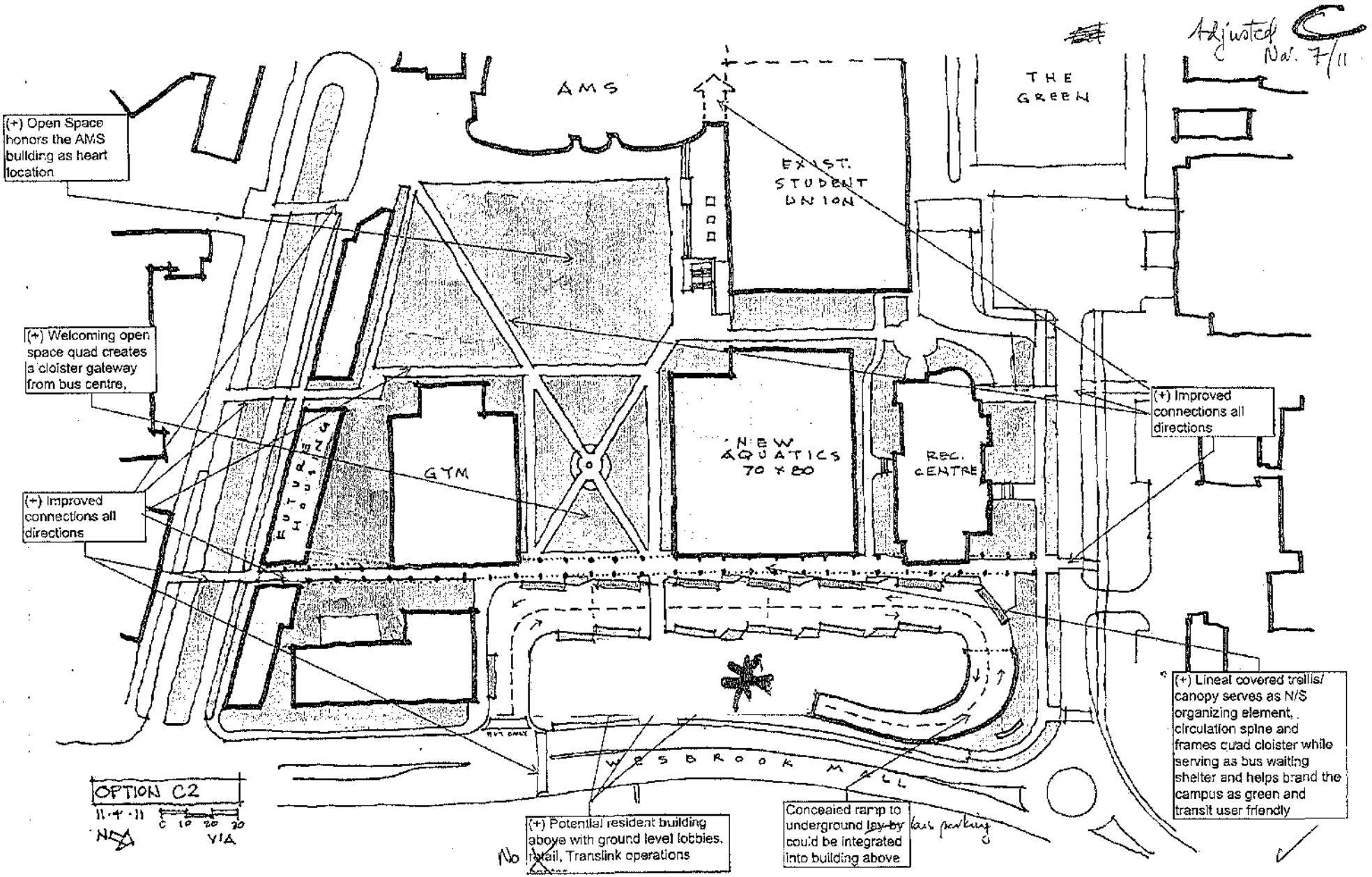
Option 5A-rev

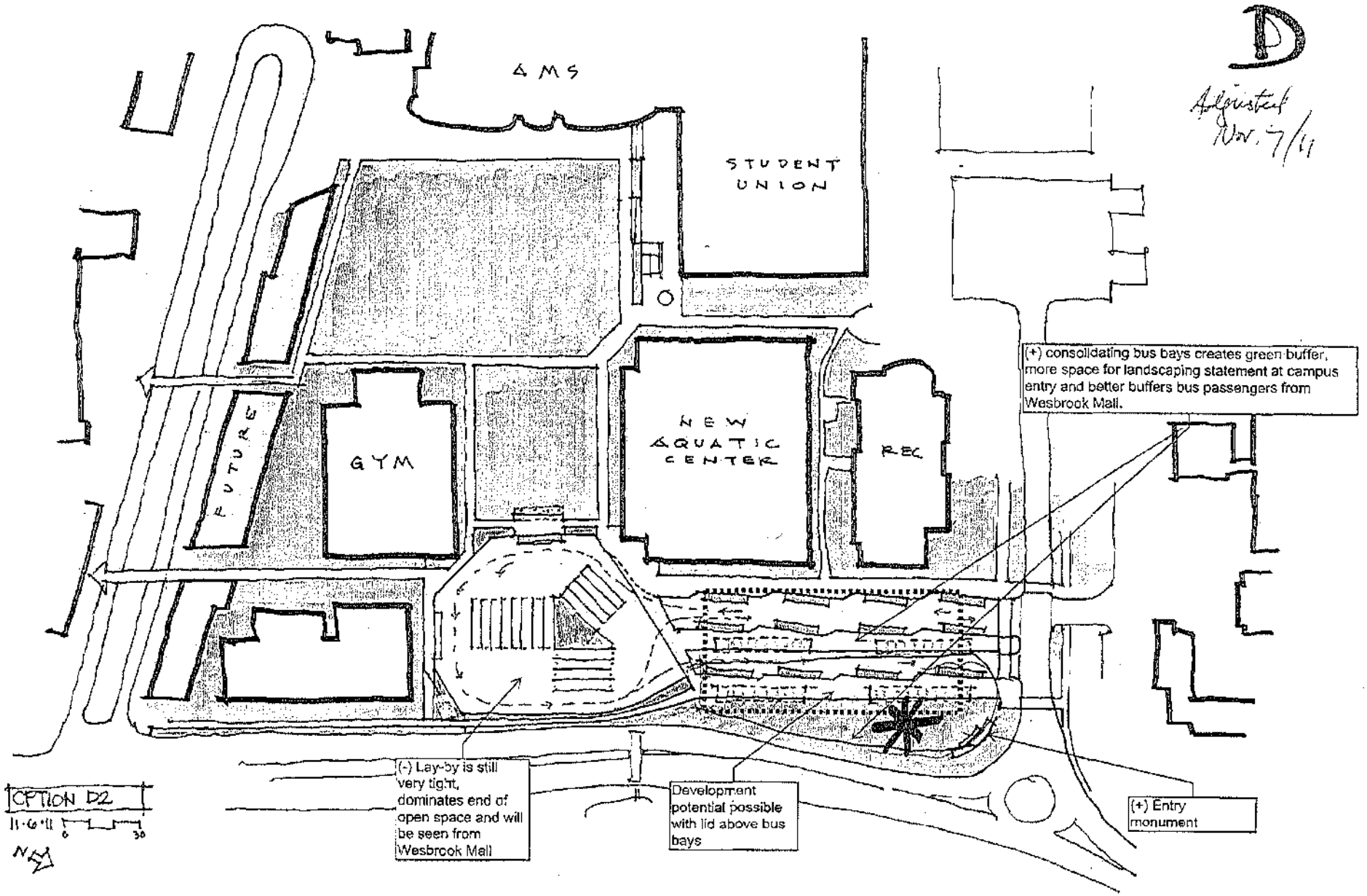
Preliminary Confidential Draft
For Working Group (Oct 2011)
Do not cite or circulate



- Informal student field
- New at-grade structure
- Bus drop-off bays
- Bus pick-up bays
- Bus circulation area
- Pedestrian route
- Potential university rental housing (non-market faculty/staff/students)

Scale = 1:2000


Adjusted C
Nov. 7/11
AMS
THE GREEN
EXIST. STUDENT UNION
(+) Open Space honors the AMS building as heart location
(+) Welcoming open space quad creates a cloister gateway from bus centre.
(+) Improved connections all directions
(+) Improved connections all directions
GYM
NEW AQUATICS 70 x 80
REC. CENTRE
WESBROOK MALL
OPTION C2
11-4-11
0 10 20 30
N
VIA
(+) Potential resident building above with ground level lobbies, retail, Translink operations
No
Concealed ramp to underground lay-by could be integrated into building above
bus parking
(+) Lineal covered trellis/ canopy serves as N/S organizing element, circulation spine and frames quad cloister while serving as bus waiting shelter and helps brand the campus as green and transit user friendly


D
Adjusted Nov. 7/11
AMS
STUDENT UNION
FUTURE
GYM
NEW AQUATIC CENTER
REC
(+) consolidating bus bays creates green buffer, more space for landscaping statement at campus entry and better buffers bus passengers from Wesbrook Mall.
(-) Lay-by is still very tight, dominates end of open space and will be seen from Wesbrook Mall
Development potential possible with lid above bus bays
(+) Entry monument
OPTION D2
11·6·11
0
30
N

Kereiff, Patricia CSCD:EX

From:	Nocente, Daniel [Daniel.Nocente@NBFinancial.com]
Sent:	Thursday, November 3, 2011 9:14 AM
To:	Engelbert, Marie CSCD:EX; 'bkasting@dowco.com'; 'johnod@shaw.ca'; 'jodonnell@ledmac.com'; 'hoek@pims.math.ca'; 'luca.filipozzi@ubc.ca'; 'plewis@lewisco.bc.ca'
Cc:	Kereiff, Patricia CSCD:EX
Subject:	Re: Request for CAC advice / assistance on communicating UBC Gage South & Environs Public Consultation - November 15-28th

Marie

Bob has articulated the issues well.

Any more development in that corridor will attract a lot of interest from people on Wesbrook as noise and visual obstruction is a problem for them...

Bob is in the best position to comment.

Daniel

From: Engelbert, Marie CSCD:EX [mailto:Marie.Engelbert@gov.bc.ca]
Sent: Wednesday, November 02, 2011 08:07 PM
To: Bob Kasting <bkasting@dowco.com>; Nocente, Daniel; John O'Donnell <johnod@shaw.ca>; John O'Donnell (jodonnell@ledmac.com) <jodonnell@ledmac.com>; Klaus Hoechsmann <hoek@pims.math.ca>; 'Luca Filipozzi' <luca.filipozzi@ubc.ca>; Peter Lewis <plewis@lewisco.bc.ca>
Cc: Kereiff, Patricia CSCD:EX <Patricia.Kereiff@gov.bc.ca>
Subject: Request for CAC advice / assistance on communicating UBC Gage South & Environs Public Consultation - November 15-28th

All

Since my arrival in October, I have begun to have some involvement in the UBC working group on development in the Gage South & Environs area on the UBC campus. Any redevelopment of the area is clearly of potential interest to UEL residents, particularly those living along Wesbrook Mall, adjacent to the South Gage area (Area A). The information below sets out UBC plans for an initial public consultation on concepts for the area's redevelopment. This text has been submitted for inclusion in the CAC newsletter, which I understand will be distributed shortly. I would welcome your advice / assistance on communicating this consultation to interested residents. I understand that a flyer will be available from UBC in due course, but that UBC consultation policy would not be to provide written notification to households in the area.

Could I ask you to consider any formal / informal communication that you would like to undertake around this event as CAC members – my understanding is that the CAC have played this role from time to time.

Thanks in advance for your input on this.

Kind Regards

Marie

Marie Engelbert
Manager, University Endowment Lands
5495 Chancellor Blvd., Vancouver, BC, V6T 1E2
Phone: 604-660-1810, ext.28

Gage South & Environs Public Consultation – November 15-28th

Between **November 15th and 28th**, UBC will be holding a public consultation on future land use for the Gage South & Environs area, which is located adjacent to the University Endowment Lands, along Wesbrook Mall between Student Union Boulevard and University Boulevard.

During its Land Use Plan amendment process in early 2011, UBC heard from students that there was a need to revisit the future land use for the Gage South area, which became an 'Area Under Review'. Within the Gage South & Environs area, various academic program demands are being considered and balanced, including:

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

A collaborative Gage South & Environs Working Group, composed of key stakeholders, including students (graduate and undergraduate), TransLink, UNA and UEL representatives, has recommended four possible concepts on how these elements can be accommodated within the Gage South & Environs area. The consultation will seek feedback on the advantages and challenges of each concept as well as the possibility of including non-market rental housing for faculty, staff and students in the area.

There are two ways for you to participate in the public consultation. You can participate online or attend one of two workshops that will take place on Thursday, November 24th. The details for the workshops are as follows:

Date: Thursday, November 24th
Location: Ponderosa Centre, 2071 West Mall
Time:

- **Session 1 will take place from 1:00-4:00pm**
- **Session 2 will take place from 6:00-9:00pm**

Please register to participate in the workshop sessions by emailing your RSVP to Stefani Lu at stefani.lu@ubc.ca before November 21st, 2011.

For more information, please visit www.planning.ubc.ca

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Engelbert, Marie CSCD:EX

From: Engelbert, Marie CSCD:EX
Sent: Tuesday, November 8, 2011 5:37 PM
To: 'bob kasting'; 'Bob Kasting '
Subject: RE: Request for CAC advice / assistance on communicating UBC Gage South & Environs Public Consultation - November 15-28th

Bob

Thanks for the quick response on this, and for the follow-up conversation.

I can now confirm that UBC will be consulting on a number of concepts for development in the Gage South area. Following consultation, the options will be narrowed, so it is important that UEL residents take the opportunity to input to the process now. I think that this is potentially a positive process for UEL residents, as UBC are approaching the design of the area with an emphasis on developing the site as a visual gateway to the University, with close attention to the aesthetic impact of the area. That said, the detail of the concepts will be of interest to adjacent residents. I think your offer of delivering a flyer to neighbouring houses would be a very helpful step in ensuring that residents are aware of the process. The UBC timeframe is very tight: I am told that the flyer will be available on Tuesday Nov 15th, the first day of consultation. Would you be in a position to do a local mail drop mid-week? If not, I propose to push UBC for some content that we can print here at the UEL Administration Offices, and which you could then distribute at an earlier stage of the process. Could you let me know your thoughts on this?

I also need to gauge the number of flyers required. I am assuming that 2076 to 5868 Wesbrook Mall and 1610 to 1896 should be notified (I think that amounts to 28 houses). Would this be in line with your expectations?

Thanks again for your advice and assistance on this.

Kind Regards

Marie

From: bob kasting [mailto:bkasting@smartt.com]
Sent: Wednesday, November 2, 2011 5:21 PM
To: Engelbert, Marie CSCD:EX; 'Bob Kasting '; 'Daniel Nocente'; 'John O'Donnell'; 'John O'Donnell'; 'Klaus Hoechsmann '; 'Luca Filipozzi'; 'Peter Lewis '
Cc: Kereiff, Patricia CSCD:EX
Subject: RE: Request for CAC advice / assistance on communicating UBC Gage South & Environs Public Consultation - November 15-28th

Marie:

I might have one or two kicks left at a few issues before my mandate as area A representative on the CAC expires.

The development of the townhouses on Wesbrook Mall (across from the 1700 block of Wesbrook Crescent) caused major heartburn, in that it created a set of townhouses which looked (and still look) directly into the windows of the houses across the hedge. It also created a sound tunnel down Wesbrook Mall. All of this was unnecessary and the result of, in my opinion, poor design, and equally importantly, no consultation that I was aware of (I live on the 1600 block of Wesbrook Crescent).

With any development on Wesbrook Mall, especially near the bus loop, the residents of Area A need to be warned. Other than a student carrying a petition, I have received no indication from UBC of their intentions. A flyer is probably the best and easiest option once the information is clear that there is a certain plan afoot. Certainly an e-mail chain with this information will be a useful tool as well.

Thanks.

Bob Kasting
604-879-5952 (w)

From: Engelbert, Marie CSCD:EX [mailto:Marie.Engelbert@gov.bc.ca]
Sent: Wednesday, November 02, 2011 5:08 PM
To: Bob Kasting ; Daniel Nocente; John O'Donnell; John O'Donnell (jodonnell@ledmac.com); Klaus Hoechsmann ; 'Luca Filipozzi'; Peter Lewis
Cc: Kereiff, Patricia CSCD:EX
Subject: Request for CAC advice / assistance on communicating UBC Gage South & Environs Public Consultation - November 15-28th

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Thanks in advance for your input on this.

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www.universityendowmentlands.gov.bc.ca
Ministry of Community, Sport and Cultural Development

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Engelbert, Marie CSCD:EX

From: Armstrong, Gabrielle [gabrielle.armstrong@ubc.ca]
Sent: Friday, October 28, 2011 5:35 PM
To: Lu, Stefani; McArthur, Kera; Rebane, Johannes; 'Andrea Procyk'; Dave Roth (David.Roth@Translink.ca); DeWolfe, Anne; GSS VP External; Jeffrey Busby; Engelbert, Marie CSCD:EX; McGeough, Gerry; Metras, John; Parr, Andrew; Paul Young; Prod Laquian; Smith, Paul; Stott, Joe; Toor, Kavie
Cc: avpfe.assist@ubc.ca; Bastians, Amrita; Colby, Lisa; Holvor, Laura; Joanne Pickford; Karim, Zai; Knight, Nancy; Lavery, Debbie; MacDonald, Deborah; Selina Talib; Arcangel, Dallas CSCD:EX; Jan Fialkowski
Subject: Gage South Working Group - November 3 Agenda Package
Attachments: Agnda Nov 3 2011.doc; Consultation Dates Memo.doc; GageSouth_Mtg_Notes_20111020 _DRAFT 1.doc

Sent on behalf of Kera McArthur:

Hi all,

Please find attached the following for review:

- Minutes of the October 20th meeting. **Please provide comments by 5:30 p.m. on Monday, October 31st so these can be posted.**
- A memo on options for consultation meeting dates. **Please review and get back to us by Tuesday, November 1st.**
- Agenda for the **Thursday, November 3rd meeting from 2-4pm, Gardenia Room (C+CP)**

Thanks!

Kera

Kera McArthur
Director, Public Engagement
Campus & Community Planning
2210 West Mall
Vancouver, BC V6T 1Z4
Tel: 604-822-8831
Fax: 604-822-6119
E-mail: kera.mcarthur@ubc.ca
Web: www.planning.ubc.ca

Gage South & Environs Working Group

Date: November 3, 2011
Time: 2pm-4pm
Location: Gardenia Room, Campus & Community Planning

Members:

Lisa Colby	Director of Policy Planning, C+CP (Chair)
Kera McArthur	Director of Communications + Public Engagement, C+CP
Jamie Paris	VP External, GSS
Matt Parson	VP Academic, AMS
Prod Laquian	UNA
Dave Roth	TransLink
Andrea Procyk	Project Coordinator, UBC Active Transportation Lab
Paul Smith	Vice Provost & AVP Academic Resources, Office of VP Academic
Kavie Toor	Associate Director of Facilities & Business Development, Athletics
Marie Englebert	Manager, UEL
Andrew Parr	Managing Director, Student Housing & Hospitality Services
Paul Young	UBC Properties Trust
John Metras	Managing Director, Infrastructure Development

Other Staff Resources as Required:

Joe Stott	Director of Planning, C+CP
Gerry McGeough	University Architect, C+CP
Carole Jolly	Director Transportation TREK, C+CP

Agenda

1. Adoption of the agenda and previous meeting notes
2. Consultation Update: Event program/plan and draft questions
3. Wesbrook Place Neighbourhood Plan update
4. New Items
5. Adjourn

Meeting Notes
Gage South & Environs Working Group

Date: November 3, 2011
Time: 2pm – 4pm
Venue: Gardenia Room, Campus and Community Planning

Members in Attendance:

Lisa Colby, Director of Policy Planning, C+CP (Chair)
Kera McArthur, Director of Communications and Public Engagement, C+CP
Justin Marples, Director of Enrolment Services
Matt Parson, AMS VP Academic + University Affairs
Kavie Toor, Associate Director of Facilities and Business Development, Athletics
Andrew Parr, Managing Director of Student Housing & Hospitality Services
Dave Roth, Senior Transportation Planner of TransLink
Paul Smith, Provost's Office
Marie Engelbert, Manager of UEL
Prod Laquian, UNA Board member
Paul Young, UBC Properties Trust

Regrets:

John Metras, Managing Director, Infrastructure Development
Jamie Paris, GSS VP External
Andrea Procyk, Project Coordinator, UBC Active Transportation Lab

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1. **Adoption of the Agenda and October 20th Meeting Notes**
   - Round-table introductions
   - Minutes of the previous meeting were accepted as circulated with changes
   - The Agenda was approved
2. **Consultation Update: Event program/plan and draft questions – Kera McArthur**
   - The date for the workshops was confirmed as November 24th from 1:00 to 4:00 p.m. and 6:00 to 9:00 p.m.
   - A draft script of the background video to be used to promote the consultation was circulated to the Working Group on table for discussion. No significant changes were recommended.
   - A draft of consultation questions were circulated to the Working Group on table for discussion. The Working Group discussed the questions and provided feedback that will be incorporated into the next draft.
   - Working Group members confirmed their participation in the workshops. A briefing session with the Working Group will be scheduled to prepare for the workshops.
3. **Wesbrook Place Neighbourhood Plan update**
   No update

4. **New Items** – none

5. **Adjourn** - meeting adjourned at 4:10pm

Database

Gage South

Consultation Questions

The Gage South and Environs work group explored multiple concepts before recommending the four presented for public consultation. They each show different viable ways to achieve the key desired academic program elements for this important area of campus. These elements include:

- A new aquatic centre
- A diesel bus loop and parking facility
- Bookable outdoor open space for student concerts and informal recreation

Here are some of the things the Working Group considered when developing these layouts:

Academic Mission: delivery of these new academic facilities in a manner that 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 West 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 way to use UBC Land (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 this large campus?; and

Cost of construction: it is more expensive for underground facility, less costly for above ground.

In addition, possible locations remaining for non-market rental housing for faculty staff and students are indicated through an 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 a nine month collaborative planning process.

Now it's your turn.

Participants are invited to comment on the elements and tradeoffs presented in each of the four concepts through the questions below. This feedback will be considered and one consolidated draft plan will be developed. This plan may be one of the four concepts or it may be a new plan that include elements from different concepts. Have your say and tell us what you like and don't like about the four concepts.

Transit

1. Concepts A and B show an east-west orientation for the diesel bus loop and 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 Westbrook 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
    - Bring more noise to the neighbouring UEL.

    Given these factors, do you:

    - Strongly prefer bus loop and parking 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 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 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 cause more short-term disruption during construction
   - Are more costly to construct, but use less land

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

   1. Strongly prefer bus parking above ground
   2. Prefer bus parking above ground
   3. Have no preference
   4. Prefer bus parking below ground
   5. 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 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 layover 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 Blvrd and Wesbrook Avenue

Given these factors, do you agree or disagree with having bus bays located outside the main bus loop and parking area .

Strongly Agree Strongly disagree

1 2 3 4 5

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 exchange.

   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

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:

- Strongly prefer aquatic centre closer to the center of campus
- Prefer aquatic centre closer to the center of campus
- 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 and parking area between the Aquatic centre and war memorial gym. This configuration requires fewer and more controlled pedestrian travel routes between SRC and War Memorial Gym than are necessary in Concepts C and D. However, it does allow for a east-west orientation for the bus loop and parking facility.

   Given these factors, how important is pedestrian travel between the SRC and War Memorial Gym

Very important Not important

1 2 3 4 5

MacInnes Field

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
   - No preference

8. Concepts A, C and D all locate MacInnes Field adjacent to the new student union building and closer 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

General

9. Overall, given the diesel bus loop and parking areas, aquatic centre and informal recreational field considerations, please tell us which element you feel should be the closest to the centre of campus:

    - The diesel bus loop and parking
    - The aquatic centre
    - An informal, outdoor field for student recreation (e.g. MacInnes Field or replacement)
    - No preference

10. Do you have any other comments related to the proposed locations of the diesel bus loop and parking areas, aquatic centre and MacInnes Field as shown in concepts A, B, C and D?

    [open end]

Housing

11. Using 1 as most important and 6 as least important, please rate how important the following statement 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 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?

[open end]

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

[open end]

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) Mandating that a certain percentage of the units must be rented to students, provided there is student demand for the units.

    More likely Less likely

    1 2 3 4 5

    b) 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 Less likely

    1 2 3 4 5

c) Suites are small one bedrooms and studios, designed to appeal to a younger demographic of faculty, staff and students.

More likely Less likely

1 2 3 4 5

d) 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 student on Wesbrook.

More likely Less likely

1 2 3 4 5

e) 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 Less likely

1 2 3 4 5

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 would allow for some form of housing in the area.

Concepts A and C identify the potential area for non-market rental housing for faculty, staff and student at the corner of Student Union Blvrd and Wesbrook. They would both be 9-11 storey buildings.

Concepts B and D identify the potential area for housing as closer to GSAB. Concept B would be an 8-10 storey building and concept D would be a 6-8 storey building.

Using 1 to indicate your strongest preference and 4 to indicate what you least prefer, please rate the following statements from 1 to 4:

- 9-11 storey at non-market rental housing for faculty, staff and student the corner of Student Union Blvrd and Wesbrook

- 8-10 storey non-market rental housing for faculty, staff and student housing next to GSAB
- 6-8 storey non-market rental housing for faculty, staff and student housing next to GSAB
- 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

17. Why or why not?

[open end]

Other

18. Create your own concept. Using the pieces and the map on the next page, create another suggested layout for the major facilities in the area.

memorandum

To:	Gage South & Environs Working Group
From:	Campus + Community Planning
Date:	Friday, October 28th, 2011
Subject:	Gage South & Environs Workshops Date

We are seeking feedback on two potential dates for the Gage South & Environs workshops, which are a component of the November 15th-28th public consultation.

C+CP is proposing that two workshops, each three hours long, be held on one day.

Option 1: Thursday, November 24th. Workshop 1 would be held from 1-4pm and Workshop 2 from 6-9pm.

Option 2: Wednesday, November 23rd. Workshop 1 would be held from 1-4pm and Workshop 2 from 6-9pm.

It is important to note that the Development Permit Board meets on Wednesday, November 23rd, from 5-7pm, which conflicts with Option 2. This conflict may be an issue for those who wish to attend both events.

The proposed location for both workshops is the Ponderosa Centre which can accommodate 160 participants in each workshop.

C+CP is recommending that the Gage South & Environs Workshops be held on November 24th to ensure that as many people as possible are able to attend and participate in the consultation process.

Please provide your feedback on the proposed dates before end of day on Tuesday, November 1st.

Engelbert, Marie CSCD:EX

From: Colby, Lisa [lcolby@exchange.ubc.ca]
Sent: Thursday, November 3, 2011 12:28 PM
To: Engelbert, Marie CSCD:EX
Subject: RE: Wesbrook Mall - establishing a shared understanding of jurisdiction and implications for consultation on Gage South development

Thanks Marie for this. Most helpful background. I agree it would be helpful to meet soon to go through this issue in more detail – and to have an understanding of where we are prior to the consultation. Maybe when I see you this aft we can actually schedule something specific for next week.

Regards
Lisa Colby

From: Engelbert, Marie CSCD:EX [mailto:Marie.Engelbert@gov.bc.ca]
Sent: Thursday, November 03, 2011 11:24 AM
To: Colby, Lisa
Cc: 'kera.mcarthur@ubc.ca'; Butt, Stephen CSCD:EX
Subject: Wesbrook Mall - establishing a shared understanding of jurisdiction and implications for consultation on Gage South development

Hi Lisa

We've been trying to find opportunity to discuss Wesbrook Mall and how it fits within the scenarios for Gage South development.

As I have said, my understanding from staff here, and on file from discussions at the time of the bus loop being put in its current temporary location, is that the UBC / UEL boundary runs down the middle of the Wesbrook Mall boulevard (i.e. the west side of the dual carriage way is in UBC's jurisdiction and the east side is in the UEL's). I understand that discussion of traffic management at the time of the establishment of the temporary bus loop was fraught, and I anticipate that any proposed development in the South Gage area that makes Wesbrook Mall a permanent route into the loop will need careful consideration in terms of potential impact on residents (and on how the road is maintained and repaired). I obviously want to participate constructively in this discussion, and indeed see the overall redevelopment of the South Gage area as a gateway to UBC as a potentially positive development for UEL residents.

Before we are at a stage in the process where more detailed analysis of traffic management implications and discussion of traffic management options is necessary, it feels important that we clarify a shared understanding of the jurisdiction on Wesbrook Mall itself. I attach to this letter copies of correspondence which support the position I set out above. (While the letters focus on the impact of bus traffic on the condition of the road, they are clear in their understanding that part of the road lies in UEL jurisdiction.) Could you confirm that this is also the UBC understanding? If there is a difference of opinion on this, I imagine that the next step would be to commission a surveyor to plot the district lots along Wesbrook Mall to establish a definitive position?

In respect of the upcoming consultation, I am keen to understand how scenarios for development will be communicated to stakeholders (I don't think this is explicitly on the agenda for this afternoon's advisory group meeting, but it can probably be discussed as part of the consultation update). My concern is that if it is known now that certain scenarios for the bus loop are only viable with traffic management changes such as the installation of traffic lights, that should be reflected in the consultation materials in some way, so stakeholders can provide informed feedback to the consultation exercise. If the traffic management implications are not yet understood, which I think would be reasonable at this stage of the process, then that should be made explicit, with an opportunity for stakeholder feedback on their level of concern about the traffic/bus management implications of the development. I see the consultation as a really important

step in establishing a current understanding of the level of UEL resident concern on these, and other, issues. Concern may have abated since the time of the relocation of the temporary bus loop, or may remain current.

I am copying this email to Steve Butt, UEL Deputy Manager, who had some involvement in discussions at the time of the establishment of the temporary bus loop and who has a significant interest in the operational impact of any proposed changes along Wesbrook Mall.

I'm more than happy to schedule a discussion on this if you think that would be a helpful next step.

Kind Regards

Marie

Marie Engelbert
Manager, University Endowment Lands
5495 Chancellor Blvd., Vancouver, BC V6T 1E2
Phone: 604-660-1810, ext.28
www.universityendowmentlands.gov.bc.ca
Ministry of Community, Sport and Cultural Development

Kereiff, Patricia CSCD:EX

From:	Engelbert, Marie CSCD:EX
Sent:	Thursday, November 3, 2011 11:24 AM
To:	'lcolby@exchange.ubc.ca'
Cc:	'kera.mcarthur@ubc.ca'; Butt, Stephen CSCD:EX
Subject:	Wesbrook Mall - establishing a shared understanding of jurisdiction and implications for consultation on Gage South development
Attachments:	20111103100305.pdf

Hi Lisa

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Kind Regards

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Marie Engelbert

Manager, University Endowment Lands
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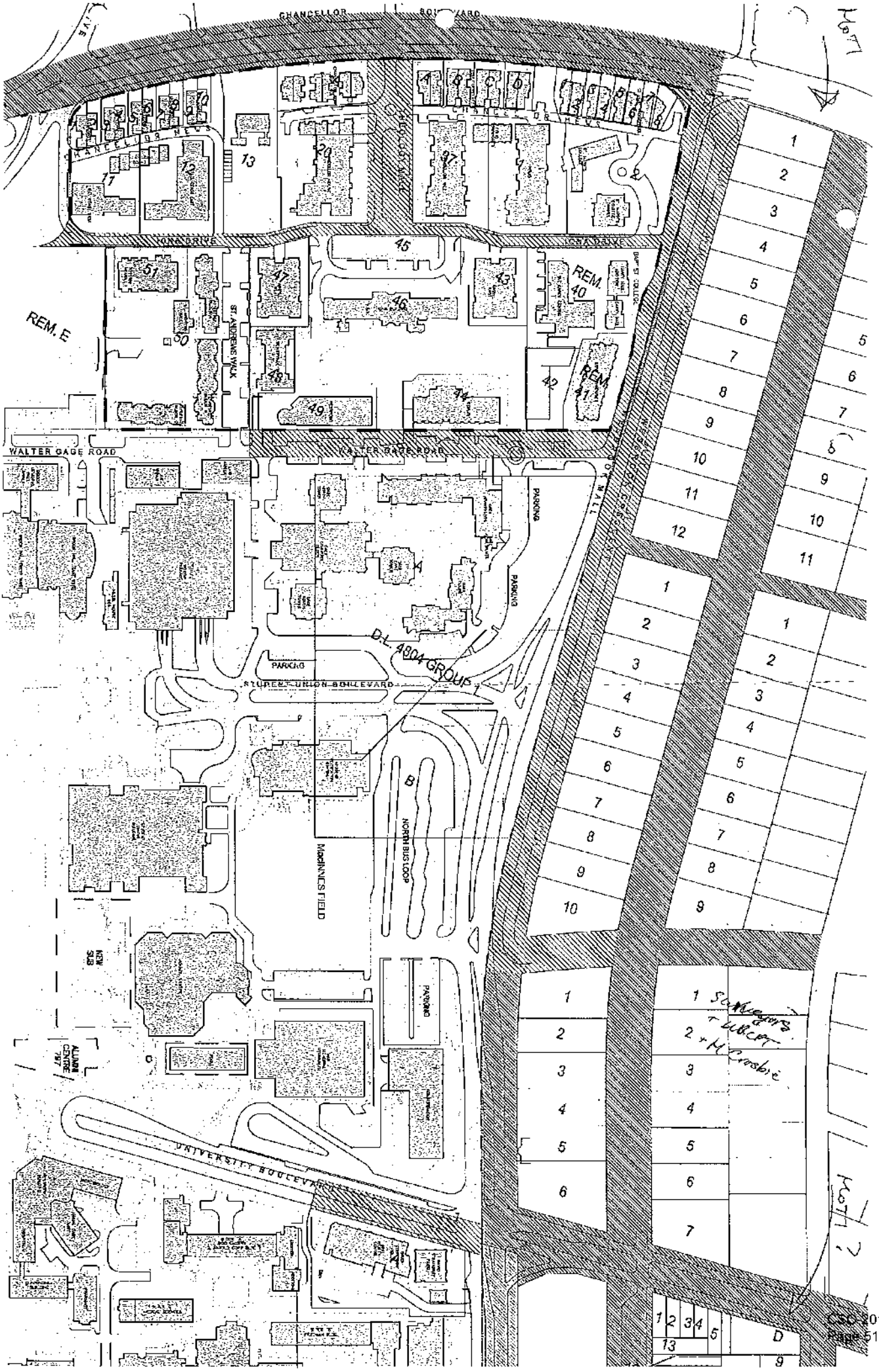
Phone: 604-660-1810, ext.28
www.universityendowmentlands.gov.bc.ca
Ministry of Community, Sport and Cultural Development

Map of UEL / UBC boundary
on Westbrook Mall -
provided by Lisa Gibby
- met to discuss.
ME


CHANCELLOR BOULEVARD
CNA DRIVE
WALTER GAGE ROAD
STUDENT UNION BOULEVARD
UNIVERSITY BOULEVARD
MacINNES FIELD
NORTH BUS LOOP
PARKING
REM. E
REM. 40
REM. 41
D.L. 4804 GROUP 1
ST. ANDREWS WALK
NEW SRC
ALUMNI CENTRE

memorandum

To:	Gage South & Environs Working Group
From:	Campus + Community Planning
Date:	Friday, October 28th, 2011
Subject:	Gage South & Environs Workshops Date

We are seeking feedback on two potential dates for the Gage South & Environs workshops, which are a component of the November 15th-28th public consultation.

C+CP is proposing that two workshops, each three hours long, be held on one day.

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It is important to note that the Development Permit Board meets on Wednesday, November 23rd, from 5-7pm, which conflicts with Option 2. This conflict may be an issue for those who wish to attend both events.

The proposed location for both workshops is the Ponderosa Centre which can accommodate 160 participants in each workshop.

C+CP is recommending that the Gage South & Environs Workshops be held on November 24th to ensure that as many people as possible are able to attend and participate in the consultation process.

Please provide your feedback on the proposed dates before end of day on Tuesday, November 1st.

Engelbert, Marie CSCD:EX

From: Armstrong, Gabrielle [gabrielle.armstrong@ubc.ca]
Sent: Friday, October 28, 2011 5:35 PM
To: Lu, Stefani; McArthur, Kera; Rebane, Johannes; 'Andrea Procyk'; Dave Roth (David.Roth@Translink.ca); DeWolfe, Anne; GSS VP External; Jeffrey Busby; Engelbert, Marie CSCD:EX; McGeough, Gerry; Metras, John; Parr, Andrew; Paul Young; Prod Laquian; Smith, Paul; Stott, Joe; Toor, Kavie
Cc: avpfe.assist@ubc.ca; Bastians, Amrita; Colby, Lisa; Holvor, Laura; Joanne Pickford; Karim, Zai; Knight, Nancy; Lavery, Debbie; MacDonald, Deborah; Selina Talib; Arcangel, Dallas CSCD:EX; Jan Fialkowski
Subject: Gage South Working Group - November 3 Agenda Package
Attachments: Agnda Nov 3 2011.doc; Consultation Dates Memo.doc; GageSouth_Mtg_Notes_20111020 _DRAFT 1.doc

Sent on behalf of Kera McArthur:

Hi all,

Please find attached the following for review:

- Minutes of the October 20th meeting. **Please provide comments by 5:30 p.m. on Monday, October 31st so these can be posted.**
- A memo on options for consultation meeting dates. **Please review and get back to us by Tuesday, November 1st.**
- Agenda for the **Thursday, November 3rd meeting from 2-4pm, Gardenia Room (C+CP)**

Thanks!

Kera

Kera McArthur
Director, Public Engagement
Campus & Community Planning
2210 West Mall
Vancouver, BC V6T 1Z4
Tel: 604-822-8831
Fax: 604-822-6119
E-mail: kera.mcarthur@ubc.ca
Web: www.planning.ubc.ca

Meeting Notes
Gage South & Environs Working Group

Date: October 20, 2011
Time: 2pm – 4pm
Venue: Policy Labs A+B, the Centre for Interactive Research on Sustainability

Members in Attendance:

Lisa Colby, Director of Policy Planning, C+CP (Chair)
Kera McArthur, Director of Communications and Public Engagement, C+CP
Teresa Syrnyk, Senior Planner of Infrastructure Development
Justin Marples, Director of Enrolment Services
Matt Parson, AMS VP Academic + University Affairs
Kavie Toor, Associate Director of Facilities and Business Development, Athletics
Andrew Parr, Managing Director of Student Housing & Hospitality Services
Dave Roth, Senior Transportation Planner of TransLink
Marie Engelbert, Manager of UEL
Paul Young, UBC Properties Trust

Supporting Staff in Attendance:

Joe Stott, Director of Planning, C+CP
Gabrielle Armstrong, Manager of Public Consultation, C+CP

Regrets:

Prod Laquian, UNA Board member
Jamie Paris, GSS VP External
Andrea Procyk, Project Coordinator, UBC Active Transportation Lab
Paul Smith, Provost's Office

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1. **Adoption of the Agenda and September 15th Meeting Notes**
   - Round-table introductions
   - Minutes of the previous meeting were accepted as circulated with changes
   - The Agenda was approved
2. **Board of Governors Update**
   - No new update
3. **Wesbrook Place Neighbourhood Plan Update**
   - Public consultation runs from October 21 to November 3. An information session which focuses on how community and municipal services are delivered in UNA is scheduled for October 27. This information session will be background for the November 1st public open house and Q&A on the Wesbrook Place Neighbourhood Place amendments. The format will provide an opportunity to ask questions on the revised proposal.

4. **Retail Study Process Update**
   - Draft preliminary guidelines for Village Centre (University Boulevard) are now completed. The guidelines will be distributed to the Working Group when they have been reviewed by the Village Centre Academic Shops and Services Working Group. The process is scheduled to be completed by end of November 2011.

5. **Schematic Layout Options**
   - The Working Group re-evaluated two of the four scenarios which were selected at the last meeting.
   - One scenario selected at the previous meeting had to be removed because it was not technically feasible. It was replaced with a schematic that maintained the same key elements (i.e. East/West oriented bus loop, and a ramp leading to a layover under MacInnes Field). This scenario was endorsed with the understanding that C&CP would also adjust the aquatic centre footprint to reduce its north south depth if possible, to allow a wider drop-off /pick-up area for buses.
   - The committee agreed to replace one of the North/South oriented bus loop scenarios with a schematic that uses Wesbrook instead of Student Union Blvd as an entrance for the buses. The committee agreed this scenario provided a broader range of discussion points for the consultation.
   - The working group came to consensus on the four scenarios to go forward to public for consultation.

6. **Communications and Consultation**
   - At the last meeting, the Working Group agreed that the next public consultation will be a workshop-style consultation event.
     - The Working Group discussed the event program and issues to be explored.
     - The committee also discussed event program techniques and approaches.
     - Members of the committee where asked whether they would consider being facilitators at the event. Most agreed and this will be incorporated into the event planning.
     - The type of notification was also discussed.
   - In advance of the next meeting, a draft consultation event program and plan, with consultation questions for consideration, will be circulated electronically to the Working Group.

7. **New Items** – none

8. **Adjourn** - meeting adjourned at 4:15pm

PROVINCE OF BRITISH COLUMBIA

ORDER OF THE LIEUTENANT GOVERNOR IN COUNCIL

Order in Council No. 427 , *Approved and Ordered* JUN 2 4 2010

~~Lieutenant Governor~~
Administrator

Executive Council Chambers, Victoria

On the recommendation of the undersigned, the ~~Lieutenant Governor~~ Administrator, by and with the advice and consent of the Executive Council, orders that,

(a) section 36 of the *Miscellaneous Statutes Amendment Act (No. 3), 2010*, S.B.C. 2010, c. 21, is brought into force, and

(b) the attached Point Grey Campus Lands Regulation is made.

Minister of Community and Rural Development

Presiding Member of the Executive Council

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section: *Miscellaneous Statutes Amendment Act (No. 3), 2010*, S.B.C. 2010, c. 21, s. 247; *Municipalities Enabling Validating Act (No. 3)*, S.B.C. 2001, c. 44, ss. 35 and 47 (2)

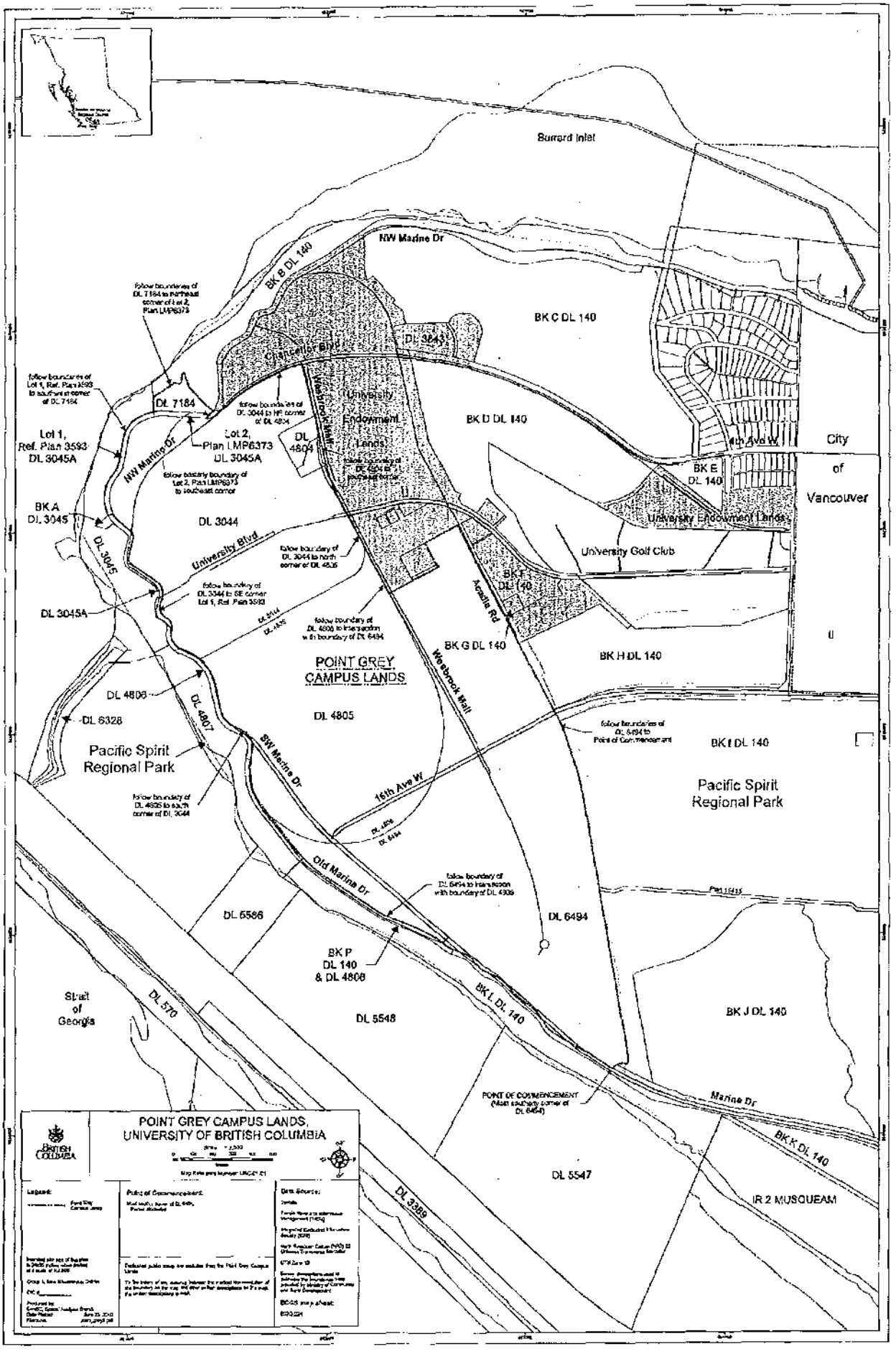
Other: OIC

June 15, 2010 R/579/2010/33

POINT GREY CAMPUS LANDS REGULATION

Prescribed geographical area

1 For the purposes of the definition of "Point Grey campus lands" in section 35 of the *Municipalities Enabling and Validating Act (No. 3), 2010*, S.B.C. 2001, c. 44, the lands in the geographical area identified as the Point Grey campus lands on the attached map are the Point Grey campus lands.


Burrard Inlet
NW Marine Dr
BK B DL 140
BK C DL 140
DL 3043
Chancellor Blvd
Wesbrook Mall
University Endowment Lands
BK D DL 140
4th Ave W
City of Vancouver
BK E DL 140
University Endowment Lands
Lot 1, Ref. Plan 3593 DL 3045A
Lot 2, Plan LMP6373 DL 3045A
DL 7184
DL 4804
NW Marine Dr
BK A DL 3045
DL 3044
DL 3045
University Blvd
DL 3045A
University Golf Club
BK F DL 140
Acadia Rd
BK G DL 140
BK H DL 140
POINT GREY CAMPUS LANDS
DL 4806
DL 6328
DL 4805
DL 4807
Pacific Spirit Regional Park
SW Marine Dr
16th Ave W
Wesbrook Mall
BK I DL 140
Pacific Spirit Regional Park
Old Marine Dr
DL 6586
DL 6494
BK P DL 140 & DL 4806
Strait of Georgia
DL 570
DL 5548
BK J DL 140
POINT OF COMMENCEMENT
Marine Dr
BK K DL 140
DL 5547
DL 3389
IR 2 MUSQUEAM
POINT GREY CAMPUS LANDS, UNIVERSITY OF BRITISH COLUMBIA
BRITISH COLUMBIA
Legend:
Point of Commencement:
Data Source(s):

Meeting Notes
Gage South & Environs Working Group

Date: October 6, 2011
Time: 2pm – 4pm
Venue: Policy Labs A+B, the Centre for Interactive Research on Sustainability

Members in Attendance:
Lisa Colby, Director of Policy Planning, C+CP (Chair)
Kera McArthur, Director of Communications and Public Engagement
John Metras, Managing Director of Infrastructure Development
Justin Marples, Director of Enrolment Services
Matt Parson, AMS VP Academic + University Affairs
Kavie Toor, Associate Director of Facilities and Business Development, Athletics
Jamie Paris, GSS VP External
Andrew Parr, Managing Director of Student Housing & Hospitality Services
Dave Roth, Senior Transportation Planner of TransLink
Prod Laquian, UNA Board member
Marie Engelbert, Manager of UEL

Supporting Staff in Attendance:
Gerry McGeough, University Architect, C+CP
Peter Joyce, Engineering Consultant, Bunt & Associates

Regrets:
Paul Young, UBC Properties Trust
Andrea Procyk, Project Coordinator, UBC Active Transportation Lab
Paul Smith, Provost's Office

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1. **Adoption of the Agenda and September 15th Meeting Notes**
   - Round-table introductions
   - Minutes of the previous meeting were accepted as circulated without changes
   - The Agenda was approved
2. **Board of Governors Update**
   - Campus and Community Planning (C+CP) submitted a progress report on Gage South "Area Under Review" & Environs planning process to UBC Board of Governors (the Board) on September 27, 2011.
3. **Wesbrook Place Neighbourhood Plan Update**
   - Proposed amendments, including a possible density scenario, were presented to the public for feedback at the Open House on September 21. Online consultation ran from September 19 to 30. Participants expressed concerns about the increased density and increases in traffic. Based on the

feedback, it is not likely that the density transfer from Gage South to Wesbrook Place will be possible.

4. **Retail Study Process Update**
   - Draft preliminary guidelines for Village Centre (University Boulevard) are now completed. The guidelines will be distributed to the Village Centre Academic Shops and Services Working Group for feedback before finalizing the guidelines. The guidelines will be distributed to the Committee when they have been reviewed by the Village Centre Academic Shops and Services Working Group.

5. **Gage Study Process Update**
   - The Chair reported on the Gage South process and timelines:
     - The purpose of the Working Group, which comprises all area stakeholders, is to provide guidance and assist Campus and Community Planning staff develop a plan that anticipates and addresses possible concerns on the part of the various stakeholders in the area.
     - The Working Group will assist on selecting three options for public consultation in Fall 2011. Additional consultation may take place in early 2012.
     - Public Hearing is targeted for April 2012
   - The Chair sought feedback from the Working Group on an AMS proposal to hold an AMS-run design charrettes. The Working Group acknowledged that a charrette can be useful at an early stage in a design process, however they were concerned about ensuring equal participation of all stakeholders in a charrette, given the intensity and commitment required of participants in this process. C+CP suggested that a workshop format for the consultation could be planned to allow for a robust discussion. This suggestion was supported by the Working Group

6. **Schematic Layout Options**
   - Eight draft schematic designs which were shortlisted by the Working Group at the last meeting were placed on the wall for consideration. A "dot" exercise took place to narrow the possible choices which will be taken to the public for feedback.
   - The Chair noted that the presented options do not mass the University Rental Housing but indicated the possible location for the housing if the campus decides to proceed with it.
   - Working Group members were asked to choose their first and second choice of the eight presented options. The options presented contained a range of possible locations for each of the above listed elements and included both below grade and at grade locations for the diesel bus layover facility.
   - As part of the selection process, the group discussed the need to capture schematics that included variation in relation to underground /overground bus parking options; more than one location of the aquatic centre; at least one option with the field 'close in'; and variation in the positioning of the bus loop.
   - Discussion on the options included:
     - Flow of pedestrian traffic between all Athletics facilities
     - TransLink technical advice regarding transit vehicle geometric requirements and access/egress orientation and location
     - Consideration of possible future rapid transit station integration
     - The impact of various options on public realm design and traffic congestion on the road leading to the facility

- Consideration of how the options conformed to the result of 2010 Transportation consultation
- Noise impact to neighbouring areas

- Of the eight presented layout options, four received enough dots to proceed to the next stage of evaluation.

7. **Communications and Consultation Update – Kera McArthur**
   - As discussed earlier in the meeting, a workshop-style public consultation event was suggested and a planning session for that workshop will take place at the next meeting.
   - In advance of the meeting, the Working Group will be emailed questions for consideration when planning a public consultation event.

8. **New Items** – none

9. **Adjourn** - meeting adjourned at 4:10pm

Kereiff, Patricia CSCD:EX

From:	Lu, Stefani [Stefani.lu@ubc.ca]
Sent:	Wednesday, September 21, 2011 3:34 PM
To:	Rebane, Johannes; 'Andrea Procyk'; Arcangel, Dallas CSCD:EX; Dave Roth (David.Roth@Translink.ca); DeWolfe, Anne; GSS VP External; Jeffrey Busby; McArthur, Kera; McGeough, Gerry; Metras, John; Parr, Andrew; Paul Young; Prod Laquian; Smith, Paul; Stolt, Joe; Toor, Kavie
Cc:	avpfe.assist@ubc.ca; Bastians, Amrita; Holvor, Laura; Joanne Pickford; Karim, Zai; Knight, Nancy; Lavery, Debbie; Selina Talib; Colby, Lisa; MacDonald, Deborah; Armstrong, Gabrielle
Subject:	Upcoming Gage South + Environs Working Group Meetings

Hi everyone,

The September 28th meeting is cancelled. Please hold the following meeting dates from 2 to 4pm in your calendars. Agenda details and the meeting location will be sent out prior to the each meeting. Thank you.

- October 6, 2011
- October 20, 2011
- November 3, 2011
- November 24, 2011
- December 7, 2011
- December 21, 2011
- January 19, 2012

Regards,
Stefani Lu
Administrative Secretary
UBC Campus and Community Planning
2210 West Mall
Vancouver, BC

Meeting Notes
Gage South & Environs Working Group

Date: September 15, 2011
Time: 2:30pm – 4pm
Venue: Gardenia Room, Campus and Community Planning

Members in Attendance:

Lisa Colby, Director of Policy Planning, C+CP (Chair)
Kera McArthur, Director of Communications and Public Engagement
John Metras, Managing Director, Infrastructure Development
Matt Parson, AMS VP Academic + University Affairs
Kavie Toor, Associate Director of Facilities and Business Development, Athletics
Jamie Paris, GSS VP External
Andrew Parr, Managing Director of Student Housing & Hospitality Services
Dave Roth, Senior Transportation Planner, TransLink
Dallas Arcangel, UEL
Paul Young, UBC Properties Trust

Supporting Staff in Attendance:

Joe Stott, Director of Planning, C+CP
Gerry McGeough, University Architect, C+CP

Regrets:

Anne DeWolfe, for Classroom Services
Andrea Procyk, Project Coordinator, UBC Active Transportation Lab
Prod Laquian, UNA Board member
Paul Smith, Provost's Office

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1. **Adoption of the Agenda and August 25th Meeting Notes**
   - Round-table introductions
   - Minutes of the previous meeting were accepted as circulated without changes
   - The Agenda was approved

2. **Communication and Consultation Update**
   - An FAQ on the process will be created and posted online. Members were asked to forward any questions that need to be addressed in the FAQ to the Director of Communications and Public Engagement
   - Full public consultation will take place in fall. The Working Group will decide on a short list of options to go to the public for feedback.

3. **Board of Governors Update**
   - No update

4. **Aquatic Centre Feasibility Siting Update**
   - The Chair summarized the results of the Aquatic Centre Feasibility Study which was circulated to members prior to the meeting. The study determined that building a new facility on unoccupied land was the most feasible and lowest cost option. McInnes field has been identified by the technical study as a preferred site due to the scale, design and cost evaluation.
   - Discussion on the study included comments on construction challenges with an "L" shaped building, using the Aquatic Centre as a noise buffer and the public preference for keeping the Aquatic Centre in the centre of campus.
   - In response to a concern that was raised by the AMS, the Chair recommended that a new site for the Aquatic Centre is to be determined by the Gage South & Environs Working Group instead of the siting committee, noting that the role of the siting committee was redundant because of the Gage South & Environs process. The Director of Planning confirmed that the aquatic centre would not go to the siting committee.

5. **Schematic Layout Options**
   - The draft schematic designs were placed on the wall for consideration. A "dot" exercise took place to narrow the possible choices.
   - The Chair report clarified the priorities for siting by the Working Group:
     - First priority of program requirements is Aquatic Centre;
     - Second priority is Diesel Bus Facility;
     - Next is an outdoor bookable field for students similar to the current McInnes Field.
     - University Rental housing is the last priority of the program requirements.
   - Working Group members were asked to choose their first, second and third choice of the presented 11 options. The options presented contained a range of possible locations for each of the above listed elements and included both below grade and at grade locations for the diesel bus facility.
   - Discussion on the options included comments on concerns about the technical viability of the transit facilities; the impact of various options on public realm design and use of recreational facilities; and consideration of how the options conformed to what was supported in the 2010 transportation consultation.
   - Of the 11 presented layout options, 6 received enough dots to proceed to the next stage of evaluation.
   - The Chair informed the committee that further technical work will be conducted on the selected layout options. The findings will be brought to the next meeting for discussion.
   - The Chair clarified that no decision about including University Rental housing in the area has been made. The Chair also clarified that the Land Use Plan stated that any housing in the area would be University Rental housing therefore for faculty, staff and students.

6. **Wesbrook Place Neighbourhood Plan update**
   - Item tabled until next meeting

7. **New Items** – none

8. **Adjourn** - meeting adjourned at 4:05pm

Gage South + Environs -> FAQs

Here are some answers to frequently asked questions about the Gage South & Environs area and planning process.

What is the difference between the "Study Area" and the "Area Under Review"?

The "Area Under Review" is only the area where the current bus loop and adjacent parking lot are located. The broader study area includes the existing Aquatic Centre, the diesel bus loop, McInnes Field, SUB Plaza north, War Memorial Gym, the General Services Administration Building (GSAB), and the Gage South "Area Under Review." Click here for a map of the area.

Why is this called an "Area Under Review"?

This area had been designated as "Future Housing" in the original Land Use Plan adopted in 1997. During the public hearing for the Land Use Plan amendments in 2010, some students questioned why this area was being allocated for family, market housing in the future. As a result, the Board of Governors (BOG) changed the designation from "Future Housing" to "Area Under Review." As part of making this change, the BOG set policy that any housing in this area could only be in the form of non-market, affordable university rental housing and asked that options for transferring the density elsewhere on campus be carefully considered and evaluated. The BOG also approved a collaborative planning process for the Gage South & Environs area, with a working group comprising all stakeholders, and a campus-wide consultation process.

Why don't you designate the area "Academic"?

The land use designation will be determined after careful consideration of the broad range of needs for the area and the university. Designating the area academic before the Working Group has fully examined all the different needs would undermine the important work of the committee. Designating the area academic before the consultation process with the campus community occurs would remove the opportunity for the broader community to comment on the options and the issues. If housing cannot be accommodated in this area, the area would be redesignated as "Academic." If housing can be accommodated in this area, the area would be redesignated as "Village Centre Academic," which is an extension of the designation that applies to University Boulevard between Wesbrook and East Mall.

But haven't the students asked for this area to be "Academic"?

There are a variety of stakeholders that care about what happens in this precinct making a broad conversation with the entire university community crucial. As a result of the students expressing that this was an important discussion for the campus community, a collaborative Working Group of multiple stakeholders was formed to develop recommended options that

would then be forwarded to full public consultation. This process was designed to ensure the inclusion of the various stakeholders who have interests in the area.

Is family housing going to be located on the current bus loop site or elsewhere in the area?
No decision has been made yet on whether there will be housing in this area. The first part of the Gage South planning process is to locate the important academic facilities and the transit facility, and then look at opportunities to accommodate housing. If housing were to be located in this area it would be non-market, affordable, university rental housing. The compatibility of housing with adjacent uses will be carefully and thoroughly evaluated.

What is university rental housing?
University rental housing is limited to faculty, staff and students. It is non-market housing with a focus on smaller, affordable units that would be more attractive to younger people. There is a significant need for this type of housing on campus.

Why do you have to move the bus loop?
The current bus loop for diesel buses is a temporary facility. The area is at capacity and it cannot be expanded or operated indefinitely—it isn't intended to be a permanent, long-term solution. UBC has also committed to our neighbours in the UEL that this will be a temporary facility. In 2010, robust consultation with the campus community showed a preference for keeping the bus loop near its current location. As part of the current process, siting options in the area are being examined.

Why do you need to build a new aquatic centre?
UBC's existing aquatic facilities (including the Aquatic Centre, which began operation in the late 1970s and Empire Pool, built in 1954) are reaching the end of their useful lives. The existing facilities are aging, with unreliable mechanical systems, worn finishes, inefficient energy systems and outdated layout. While the structure of the indoor pool is currently in good condition, the Aquatic Centre roof and building envelope are due for replacement. A 2009 report on the existing Aquatic Centre revealed that to keep the centre, numerous building systems would need to be replaced or upgraded at significant cost. And refurbishing the existing centre to meet the changing needs of UBC's growing community (especially families) would require a substantial addition at an even greater cost.

Have you chosen a site for the aquatic centre?

No site has been chosen for the aquatic centre. A feasibility study conducted earlier this year was to determine options for either building a new facility or refurbishing the existing aquatic centre. Though the study recommends McInnes Field as the preferred site, the study considered technical issues only and is an input into the Gage South and Environs planning

process. The Gage South & Environs Working Group is exploring various options for this facility.

What will happen to McInnes Field if this is determined to be the best site for the aquatic centre? If McInnes Field is chosen as the site for the aquatic centre, the bookable open space currently provided by McInnes Field will be relocated in or near the Gage South & Environs area. A space like McInnes Field will remain a key feature in the heart of campus.

Why are you looking at all these facilities together?

The aquatic centre and the bus loop are major pieces of infrastructure with complex technical needs. Questions such as cost, relationship of the pool to other athletics facilities, adequate turning space for buses and pedestrian safety must be considered when determining where these facilities will be sited. And decisions about one facility necessarily affect where the others can be placed. Only by looking at all of these facilities at once, and considering all the issues, can we come up with the best possible solution for the area.

What is the Gage South & Environs Working Group?

The Gage South & Environs Working Group is a collaborative advisory group composed of key stakeholders, including students (graduate and undergraduate), UBC Recreation and Athletics, TransLink, UNA and UEL representatives. The Working Group is being asked to explore complex ideas and technical planning. This process will ensure that the planning of the Gage South area and adjacent academic lands meets the needs of the university community. The establishment of the Working Group is a direct response to requests from students for a collaborative process. Click here to find out more about the working group.

Is the working group making a decision about what will happen to the area?

The role of the committee is not to make final decisions, but to make recommendations on options that will be taken forward to the campus community for consideration and review. Ideas supported by this group will be made public and options will go through a public consultation process, including opportunities to provide input at events and online. Public consultation is planned for late October or early November and will be widely advertised.

Will I have a chance to express my views on proposals for the area?

There will be three options that will go out to public consultation this fall. Ideas supported by this Gage South & Environs Working Group and that are technically feasible will be made public and options will be considered in a public consultation process in late October or early November, including opportunities to provide input at events and online. Check our public consultation page for the latest information on this process.3

Meeting Notes
Gage South & Environs Working Group

Date: October 6, 2011
Time: 2pm – 4pm
Venue: Policy Labs A+B, the Centre for Interactive Research on Sustainability

Members in Attendance:

Lisa Colby, Director of Policy Planning, C+CP (Chair)
Kera McArthur, Director of Communications and Public Engagement
John Metras, Managing Director of Infrastructure Development
Justin Marples, Director of Enrolment Services
Matt Parson, AMS VP Academic + University Affairs
Kavie Toor, Associate Director of Facilities and Business Development, Athletics
Jamie Paris, GSS VP External
Andrew Parr, Managing Director of Student Housing & Hospitality Services
Dave Roth, Senior Transportation Planner of TransLink
Prod Laquian, UNA Board member
Marie Engelbert, Manager of UEL

Supporting Staff in Attendance:

Gerry McGeough, University Architect, C+CP
Peter Joyce, Engineering Consultant, Bunt & Associates

Regrets:

Paul Young, UBC Properties Trust
Andrea Procyk, Project Coordinator, UBC Active Transportation Lab
Paul Smith, Provost's Office

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1. **Adoption of the Agenda and September 15th Meeting Notes**
   - Round-table introductions
   - Minutes of the previous meeting were accepted as circulated without changes
   - The Agenda was approved
2. **Board of Governors Update**
   - Campus and Community Planning (C+CP) submitted a progress report on Gage South "Area Under Review" & Environs planning process to UBC Board of Governors (the Board) on September 27, 2011.
3. **Wesbrook Place Neighbourhood Plan Update**
   - Proposed amendments, including a possible density scenario, were presented to the public for feedback at the Open House on September 21. Online consultation ran from September 19 to 30. Participants expressed concerns about the increased density and increases in traffic. Base on the

feedback, it is not likely that the density transfer from Gage South to Wesbrook Place will be possible.

4. **Retail Study Process Update**
   - Draft preliminary guidelines for the Village Centre (University Boulevard) are now completed. The guidelines will be distributed to the Village Centre Academic Shops and Services Working Group for feedback before finalizing the guidelines. The guidelines will be distributed to the Committee when they have been reviewed by the Village Centre Academic Shops and Services Working Group.

5. **Gage Study Process Update**
   - The Chair reported on the Gage South process and timelines:
     - The purpose of the Working Group, which comprises all area stakeholders, is to provide guidance and assist Campus and Community Planning staff develop a plan that anticipates and addresses possible concerns on the part of the various stakeholders in the area.
     - The Working Group will assist on selecting three options for public consultation in Fall 2011. Additional consultation may take place in early 2012.
     - Public Hearing is targeted for April 2012
   - The Chair sought feedback from the Working Group on an AMS proposal to hold an AMS-run design charrettes. The Working Group acknowledged that a charrette can be useful at an early stage in a design process, however they were concerned about ensuring equal participation of all stakeholders in a charrette, given the intensity and commitment required of participants in this process. C+CP suggested that a workshop format for the consultation could be planned to allow for a robust discussion. This suggestion was supported by the Working Group

6. **Schematic Layout Options**
   - Eight draft schematic designs which were shortlisted by the Working Group at the last meeting were placed on the wall for consideration. A "dot" exercise took place to narrow the possible choices to three which will be taken to the public for feedback.
   - The Chair noted that the presented options do not mass the University Rental Housing but indicated the possible location for the housing if the campus decides to proceed with it.
   - Working Group members were asked to choose their first and second choice of the eight presented options. The options presented contained a range of possible locations for each of the above listed elements and included both below grade and at grade locations for the diesel bus layover facility.
   - Discussion on the options included:
     - Flow of pedestrian traffic between all Athletics facilities
     - TransLink technical advice regarding location of access and orientation
     - Consideration of possible SkyTrain station
     - The impact of various options on public realm design and traffic congestion on the road leading to the facility
     - Consideration of how the options conformed to the result of 2010 Transportation consultation
     - Noise impact to neighbouring areas
   - Of the eight presented layout options, four received enough dots to proceed to the next stage of evaluation.

7. **Communications and Consultation Update – Kera McArthur**
   - As discussed earlier in the meeting, a workshop-style public consultation event was suggested and a planning session for that workshop will take place at the next meeting.
   - In advance of the meeting, the Working Group will be emailed questions for consideration when planning a public consultation event.

8. **New Items** – none

9. **Adjourn** - meeting adjourned at 4:10pm

DRAFT

Gage South Consultation Discussion

What are the key issues that we want the public to explore? → most appropriate configuration re bus loop
- acquisition
- field.
- potential housing.
- w/o loop
→ traffic flow + the road.
- ? subsequent.

What are the key trade-offs and decision points?

Assume you have to explain this process and the options to your partner's mother – what techniques or approaches will be successful? - models. w/ pros / cons - help everyone see the full picture.

How can we create an inclusive process that takes into account people's different levels of interest and understanding?

How can this work on-line and off-line?
- What info are we presenting?

How would I like to participate in a consultation meeting? → not as proponent of the proposals
- attend to understand level of use/interest/concern so can effectively represent...
- timeline
- opps to engage.
- Notific: to those adjacent to the site.

Area (A?) - touch base John O'D.

Bob Kasting & Peter Lewis.

→ Timing is now public.

Engelbert, Marie CSCD:EX

From: Colby, Lisa [lcolby@exchange.ubc.ca]
Sent: Friday, October 14, 2011 5:32 PM
To: Lu, Stefani; Rebane, Johannes; 'Andrea Procyk'; Dave Roth (David.Roth@Translink.ca); GSS VP External; Dave Roth (David.Roth@Translink.ca); Engelbert, Marie CSCD:EX; McArthur, Kera; McGeough, Gerry; Metras, John; Parr, Andrew; Paul Young; Prod Laquian; Smith, Paul; Stott, Joe; Toor, Kavie; Marples, Justin
Cc: avpfe.assist@ubc.ca; Bastians, Amrita; Holvor, Laura; Joanne Pickford; Karim, Zai; Knight, Nancy; Lavery, Debbie; MacDonald, Deborah; Selina Talib; Arcangel, Dallas CSCD:EX; Jan Fialkowski; Armstrong, Gabrielle
Subject: RE: Gage Working + Environs Working Group - Oct 6th Meeting Agenda Pkg
Attachments: Oct 6 shortlist.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Members,

After lengthy discussion at our Oct 6 meeting we had narrowed in on two above above-ground and two below ground layout scenarios for discussion with the campus community.

You will recall that the most popular underground option was one created at the meeting whereby, according to the advice of Translink's engineer, we might slope-trench the drop-off/ pick-up area 3% from Wesbrook to arrive at a structure underground by the end of the ramp, under a central field by the new SUB building. As it turns out the grades don't allow for us to get a building underground in this fashion. Based on topography that naturally slopes from east to west and the proposed design elevations of the new buildings, it would be impossible to get this building any shorter than about 3.5 m above ground. It would end up being just like Option 13-C which is already being retained for further discussion as an above-ground option.

However, to reflect people's obvious preference for an option with an east-west pick-up, drop-off, and underground layover with field above in a central location adjacent to the new SUB, we are instead proposing retaining Option 1B-rev for further exploration with the public. It requires a ramp adjacent to WMG. Translink had raised question about the feasibility of the ramp curve radius for turning buses in 1B-rev. So UBC and Translink will have their engineers work together to review this option further to confirm whether it is technically viable.

Please let me know if you would have any concerns with this substitution, or would like to discuss it further at the next meeting.

So the 4 scenarios moving forward (see attached) would be: 1b-rev, 1c-rev, 3a-rev, and 5a-rev. (Please do not cite or circulate these in-progress drawings).

Thanks
Lisa Colby
604-822-2089

Arcangel, Dallas CSCD:EX

From: Lu, Stefani [Stefani.lu@ubc.ca]
Sent: Tuesday, October 4, 2011 4:33 PM
To: Rebane, Johannes; 'Andrea Procyk'; Dave Roth (David.Roth@Translink.ca); DeWolfe, Anne; GSS VP External; Jeffrey Busby; Marie Engelbert ; McArthur, Kera; McGeough, Gerry; Metras, John; Parr, Andrew; Paul Young; Prod Laquian; Smith, Paul; Stott, Joe; Toor, Kavie
Cc: avpfe.assist@ubc.ca; Bastians, Amrita; Colby, Lisa; Holvor, Laura; Joanne Pickford; Karim, Zai; Knight, Nancy; Lavery, Debbie; MacDonald, Deborah; Selina Talib; Arcangel, Dallas CSCD:EX; Jan Fialkowski; Armstrong, Gabrielle
Subject: Gage Working + Environs Working Group - Oct 6th Meeting Agenda Pkg
Attachments: Agnda Oct 6 2011.pdf; GageSouth_Mtg_Notes_20110915.pdf; Transit station options 3 Oct 11_all.pdf

Below email is sent on behalf of Lisa Colby

Hello Gage Working Group members,

Please find attached an agenda for our upcoming Gage planning meeting Oct 6 at 2 pm in the new CIRS building at 2260 West Mall. Also included are the Sept 15 minutes and the short list of working scenarios to be discussed and further refined at our meeting October 6th . (These drawings are Preliminary Confidential Drafts for Working Group Discussion only – do not cite or circulate).

Look forward to seeing you there. Please give me a call if you have any questions.

Lisa Colby
Campus & Community Planning, UBC
604-822-2089

Wed - called to introduce myself in advance of tomorrow's meeting. Left message.

5 Oct '11 - t/c Lisa - Today's meeting decides the options for public consult.

a place of mind
THE UNIVERSITY OF BRITISH COLUMBIA

Campus + Community Planning

Gage South & Environs Working Group

Date: October 6, 2011
Time: 2:00 pm-4pm
Location: Policy Labs, CIRS Building, 2260 West Mall, UBC

Members:

Lisa Colby	Director of Policy Planning, C+CP (Chair)
Kera McArthur	Director of Communications + Public Engagement, C+CP
Jamie Paris	VP External, GSS
Matt Parson	VP Academic, AMS
Prod Laquian	UNA
Dave Roth	TransLink
Andrea Procyk	Project Coordinator, UBC Active Transportation Lab
Paul Smith	Vice Provost & AVP Academic Resources, Office of VP Academic
Kavie Toor	Associate Director of Facilities & Business Development, Athletics
Marie Engelbert	Manager, UEL
Andrew Parr	Managing Director, Student Housing & Hospitality Services
Paul Young	UBC Properties Trust
John Metras	Managing Director, Infrastructure Development
Justin Marples	Director, Enrolment Services

Peter Joyce - Bunt & Associates - Transport Associates - bringing an engineer re technical issues of exit / entry on respective roads re SAFETY.

leads MoU with Translink on the bus loop. 50%. Cost commitment

Other Staff Resources as Required:

Joe Stott	Director of Planning, C+CP
Gerry McGeough	University Architect, C+CP
Carole Jolly	Director Transportation TREK, C+CP

Agenda

1. Adoption of the agenda and previous meeting notes
2. Board of Governors Update - Info Report on Sept 27th. No further direction.
3. Wesbrook Place Neighbourhood Plan update - Likely need for 2nd round Consultn in Jan. Public hearing in Spring.
4. Retail Study Update
5. Gage Study Process Update
6. Schematic Layout Options
   a. Follow-up adjustments on Scenarios 1b, 1c, 3a,3b, 4, and 5a (Note, these sketches are Preliminary Confidential Drafts for Working Group Discussion only – Do not cite or circulate).
   b. Further refinement of options
7. Communications and Consultation Update
   a. Discuss questions for consultation
8. New Items
9. Adjourn

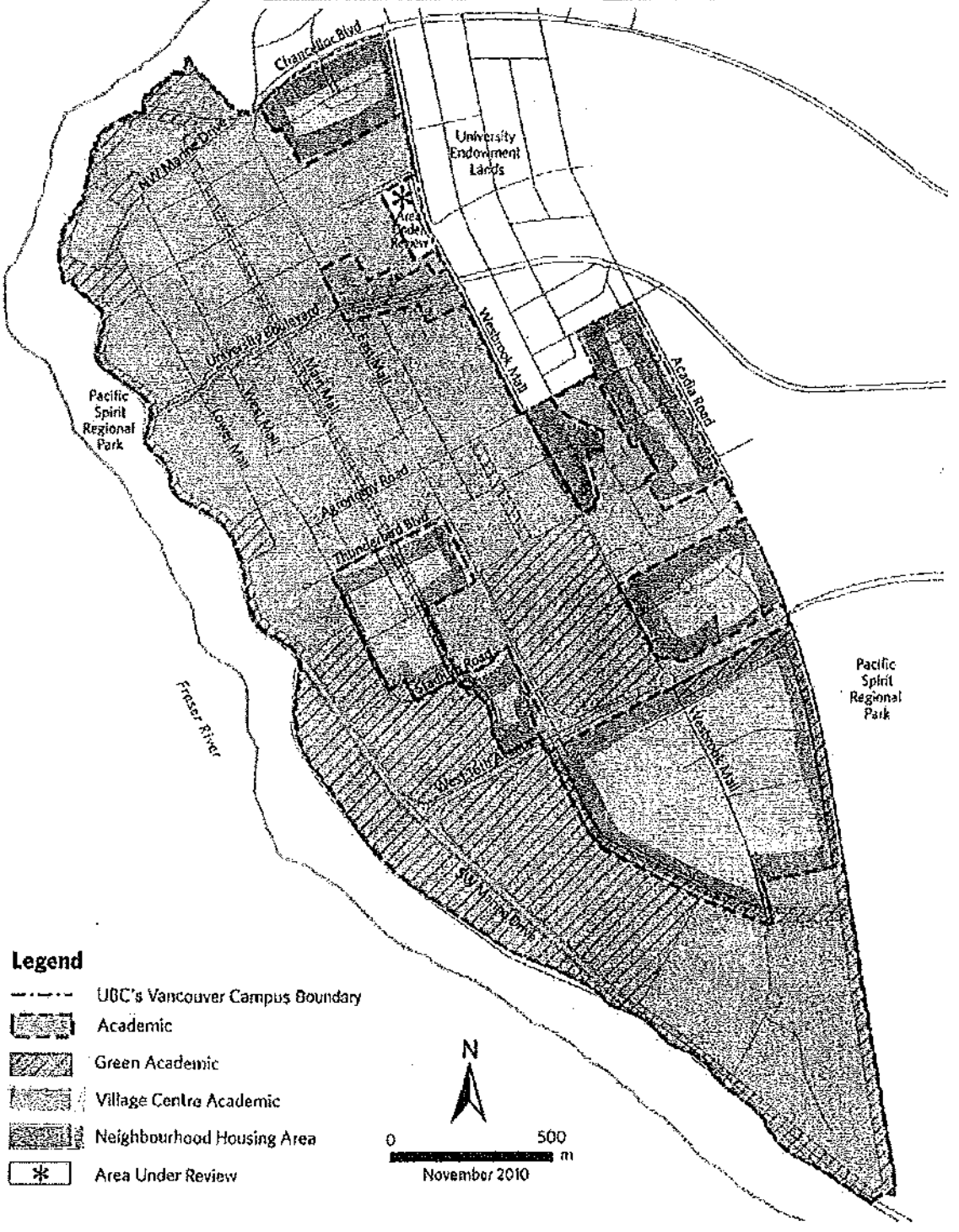
open houses in Sept. Concerns: higher density + traffic.

1/1

Board has made decision re OCP. Board has refused

UBC's

SCHEDULE A - LAND USE PLAN



Principles to guide the Gage South & Environs Area Planning Process

DRAFT Jan 14, 2010

Socially Vibrant High Functioning People Place

This area is to be the primary social and academic mixing ground on campus. It needs to welcome and facilitate mingling and engagement by students, alumni residents staff and visitors. The mix and layout of uses should support creation of a vibrant campus core to be lively year round, day and night, and weekends. It contains the Student Union Building, Alumni Centre, central transit, an aquatic centre, shops services and residential units on the University Boulevard. Adjacencies and layout must be carefully resolved to permit needed service, transit and emergency access, without disrupting the compromising key pedestrian desire lines and socializing spaces in the area.

High Quality Public Realm Design

In support of the above, the public realm that supports and flows through the buildings will be key and cannot be an afterthought. The public realm is to be intentionally and strategically shaped and nourished by the buildings in the area.

Neighbourliness

Careful design and interface considerations must be addressed to ensure the appropriate interface between this active core area and its neighbours including the UEL and the UNA.

21st Century Infrastructure

Sophisticated transit and servicing upgrades to appropriately serve the heavy future demands of this key gateway arrival point, social mixing ground, transit and activity centre on campus. Cycle infrastructure should also be taken into account in this area.

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.

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.

Process

Public consultation refers to a range of public involvement, from simply sharing information about a pending decision (informing) through to creating a partnership arrangement, one based on mutual trust, information-sharing and a willingness to agree on a course of action together.

The following diagram shows the range of participation opportunities and the objectives at each level.

For Campus and Community Planning, an effective public consultation process is based on the principles of transparency, accountability and openness. C+CP engages in consultation when

- development permit applications have been made
- policies are being developed
- the Office of the Architect initiates changes to the design of public realms

The level of consultation varies for each undertaking.

Development Permit

The process of reviewing *Development Permit* applications begins with assessing the project's adherence to existing land use policy and planning documents. On the campus academic lands, the relevant planning documents are the Land Use Plan (formerly known as the Official Community Plan) and the new Vancouver Campus Plan. In the university neighbourhood areas, projects are evaluated according to their compatibility with the Land Use Plan, and the associated Neighbourhood Plans. The Development Handbook identifies the development regulations for buildings in the Neighbourhood areas. Applications are also reviewed by two university advisory bodies - the Advisory Urban Design Panel and the Development Review Committee. Public information on current development permit applications is posted on the C&CP website. An Open House, attended by C&CP staff and the applicant team, is held for new building projects. The public is invited to the Open House to review and provide feedback on the architectural, landscape and context plans. Comments received help to inform the applicants and those reviewing the project so that the project may be adjusted to respond to concerns or new ideas.

Policy Development

Consultation on policies involves defining a question or issue, and identifying the parameters and constraints. Consultation may entail in-person workshops, open houses or surveys and always includes an online component.

Public Realm

Changes to the design of public realms begin with the Land Use Plan and are guided in more detail by the Public Realm Plan. Consultation on changes to the design of public realms involves providing information about the specific public realm under consideration and proposed changes.

Study Area

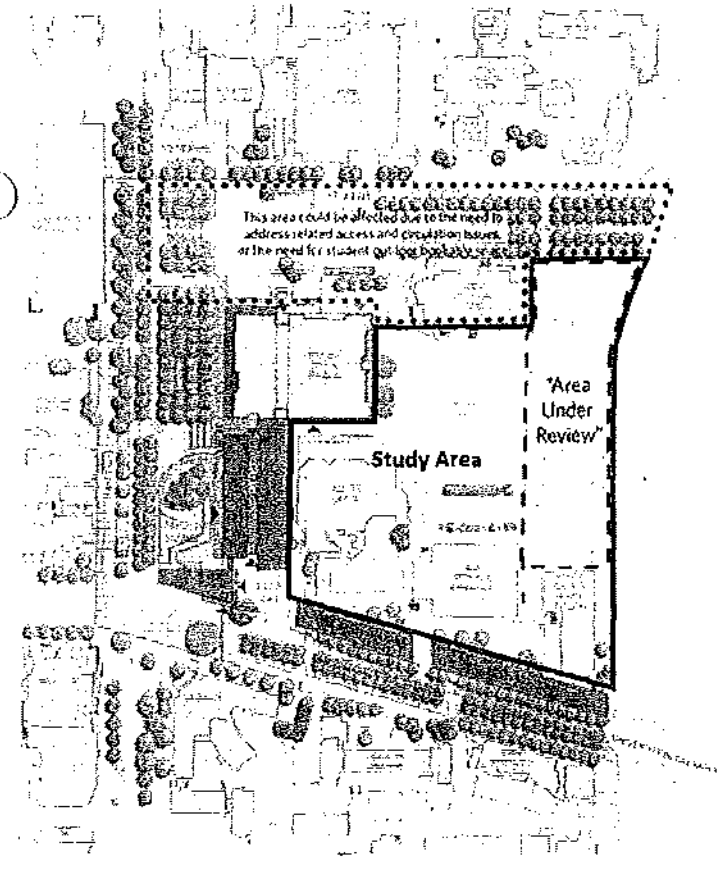
This 'Study Area', adjacent to the main gateway to the campus, will be home to significant investments over the next five years.

The area (shown with the bolded line on the map below) 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' (shown with dotted line on the map below). University rental housing was originally planned for the 'Area Under Review' to bring vitality to the central part of campus. If this area is not used for neighborhood housing, the housing allocated to this area will be transferred to Wesbrook Place. If the area is used for neighbourhood housing, the housing designs would be for small, affordable university rental units.

Within the 'Study Area', various academic program demands will 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
- and university rental housing (that must either be accommodated within the 'Study Area' or transferred to Wesbrook Place).

A number of facilities and uses intended for this area are at various stages of development and the goal of this



- Aquatic Centre Feasibility Study

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.

Public Consultation

As the Gage South + Environs planning proceeds, there will be several opportunities for public input. The Working Group will be making recommendations that will be taken forward to the campus community for consideration and review.

All ideas supported by this group will be made public and draft plans will go through a public consultation process, including opportunities to provide input at events and online. Public consultation is planned for this fall.

A public hearing will be held in early 2012 to revise the designation of 'Area Under Review' in the Land Use Plan. Preliminary Gage South + Environs consultation schedule:

- September 2011 - Aquatic Centre Public Open House
- Late October/early November 2011 - Public Consultation
- Early 2012 - Public Hearing

Land Use Plan Amendments - Introduction

In March, 2011, the Minister of Community, Sport and Cultural Development adopted the Land Use Plan Amendments for the Vancouver Campus.

These amendments address issues raised during the three-year consultation process with students, faculty, staff alumni, campus residents and other stakeholders to develop the Vancouver Campus Plan, and were discussed in public consultations during the 8 month amendment development process. The four main issues the amendments address are:

- Increase housing choices and improve housing affordability for our faculty, staff and students, thereby contributing to the creation of a more sustainable community;
- Change the land use designation for the UBC Farm from "Future Housing Reserve" to "Green Academic" to retain the farm for sustainability teaching, research and innovation;
- Transfer housing density from UBC Farm and other areas to support sustainable development and UBC's academic mission; and
- Regularize academic land use designations to better align with UBC's academic mission and vision.

In her letter to UBC, Minister Cadieux states, "I commend UBC for the thorough and inclusive public process that it has followed in the development of these amendments" Cadieux went on to say, "I am pleased to see the emphasis on increasing housing choice and affordability for faculty, staff and students and overall measures to enhance environmental sustainability."

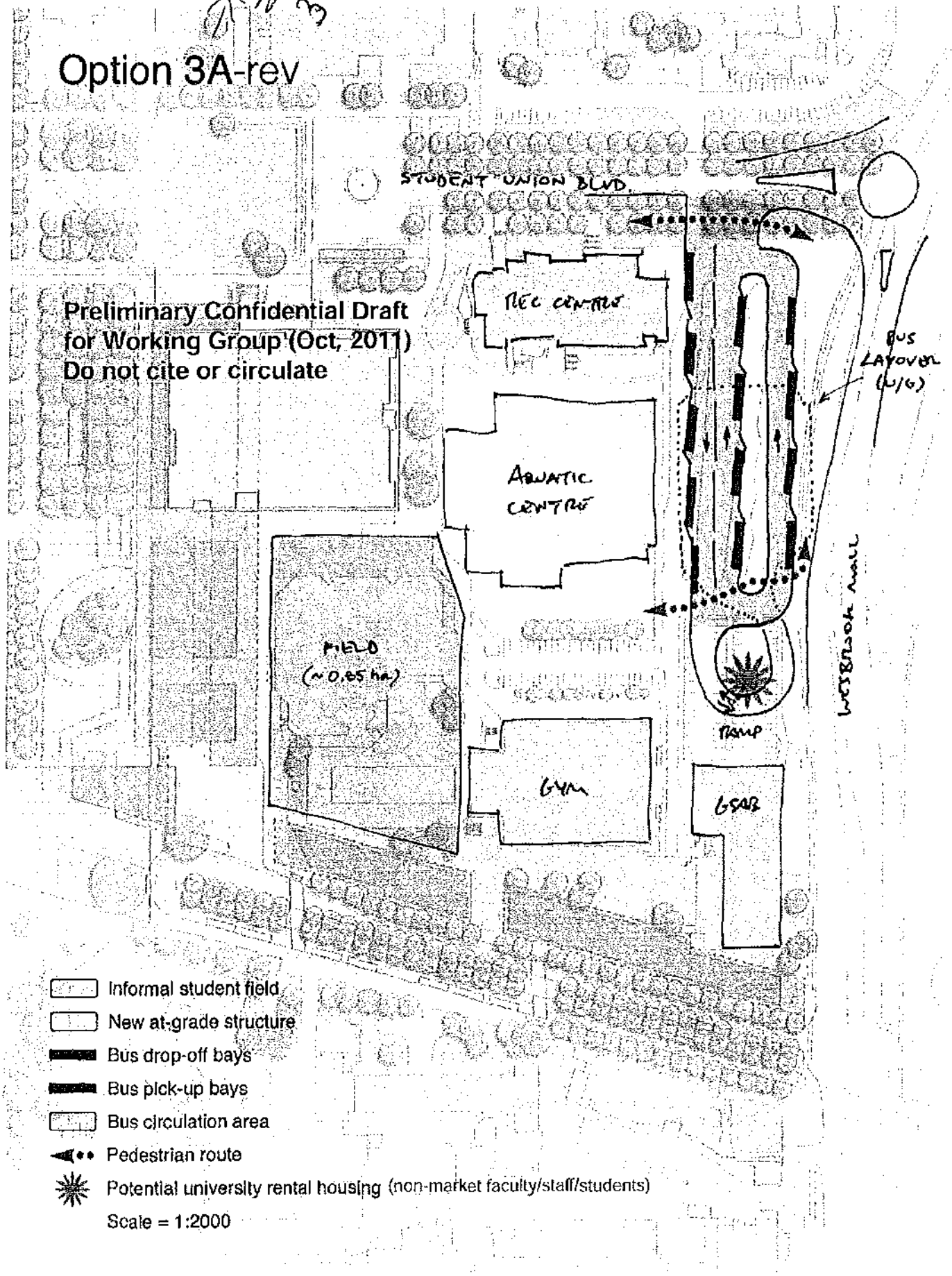
The new Land Use Plan will allow UBC to continue to realize its vision of building a model university community that is vibrant, livable and sustainable, and both supports and advances the academic mission on the Vancouver Campus.

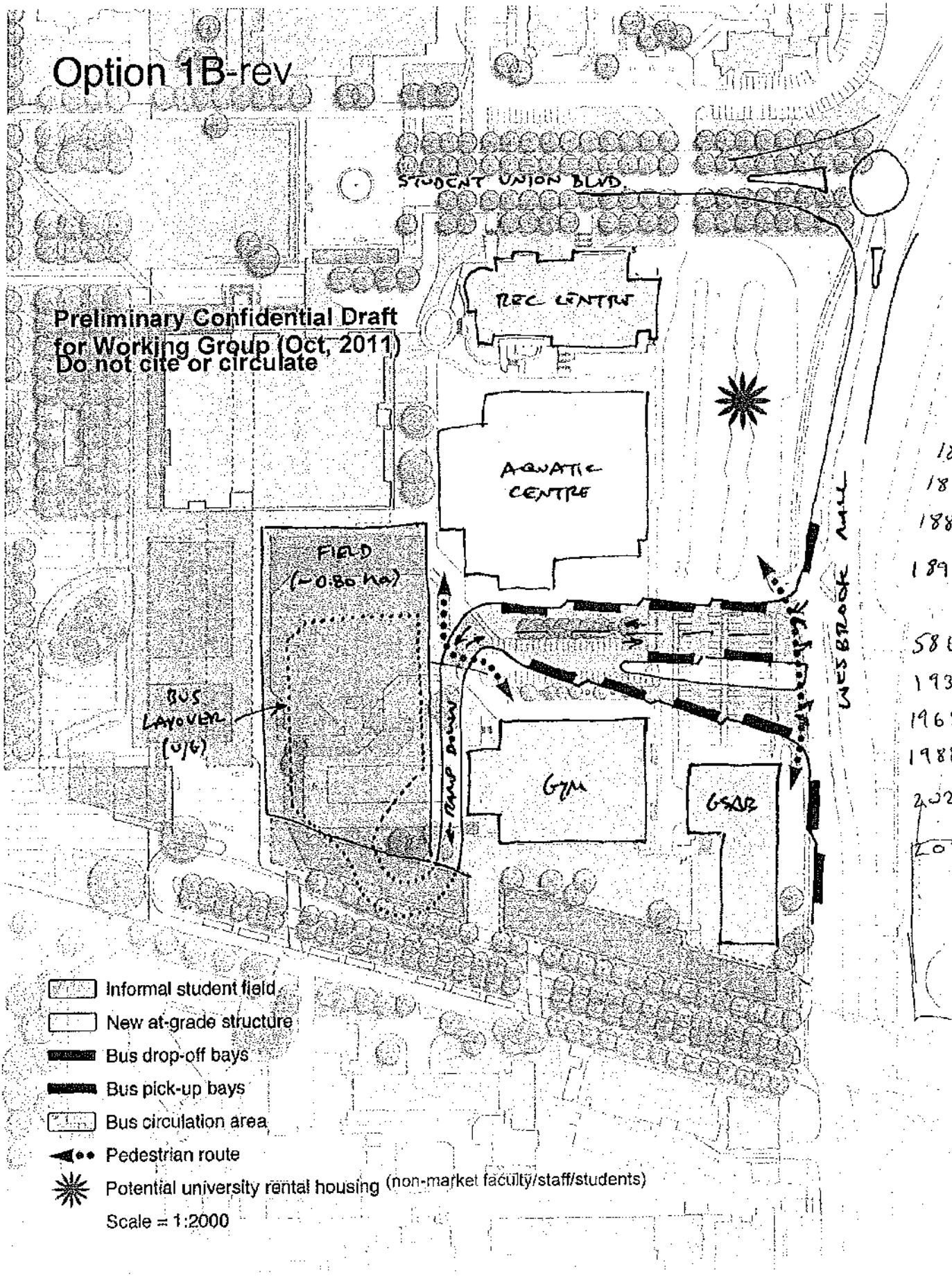
Follow-up to the Land Use Plan amendments includes:

- **Gage South and Environs ('Area Under Review') Working Group**: A working group has been struck as part of our commitment to a collaborative planning process for this area. It includes representatives from the GSS and AMS as well as the UNA, UEL , Translink and other on-campus stakeholders.
- **Housing Action Plan**: A Housing Action Plan is being developed to improve housing choice and affordability for faculty, staff and students living on the Vancouver campus. Work on the plan will kick off with a forum on April 4th to explore the challenges and opportunities for creating affordable housing on campus.
- **Village Centre Academic Commercial Services Working Group**: UBC has established a working group to advise on an approach to the types and location of shops and services in the new SUB, University Boulevard and surrounding areas.
- **Wesbrook Place neighbourhood plan**: UBC will also be beginning work on updating the Wesbrook Place Neighbourhood Plan this spring.

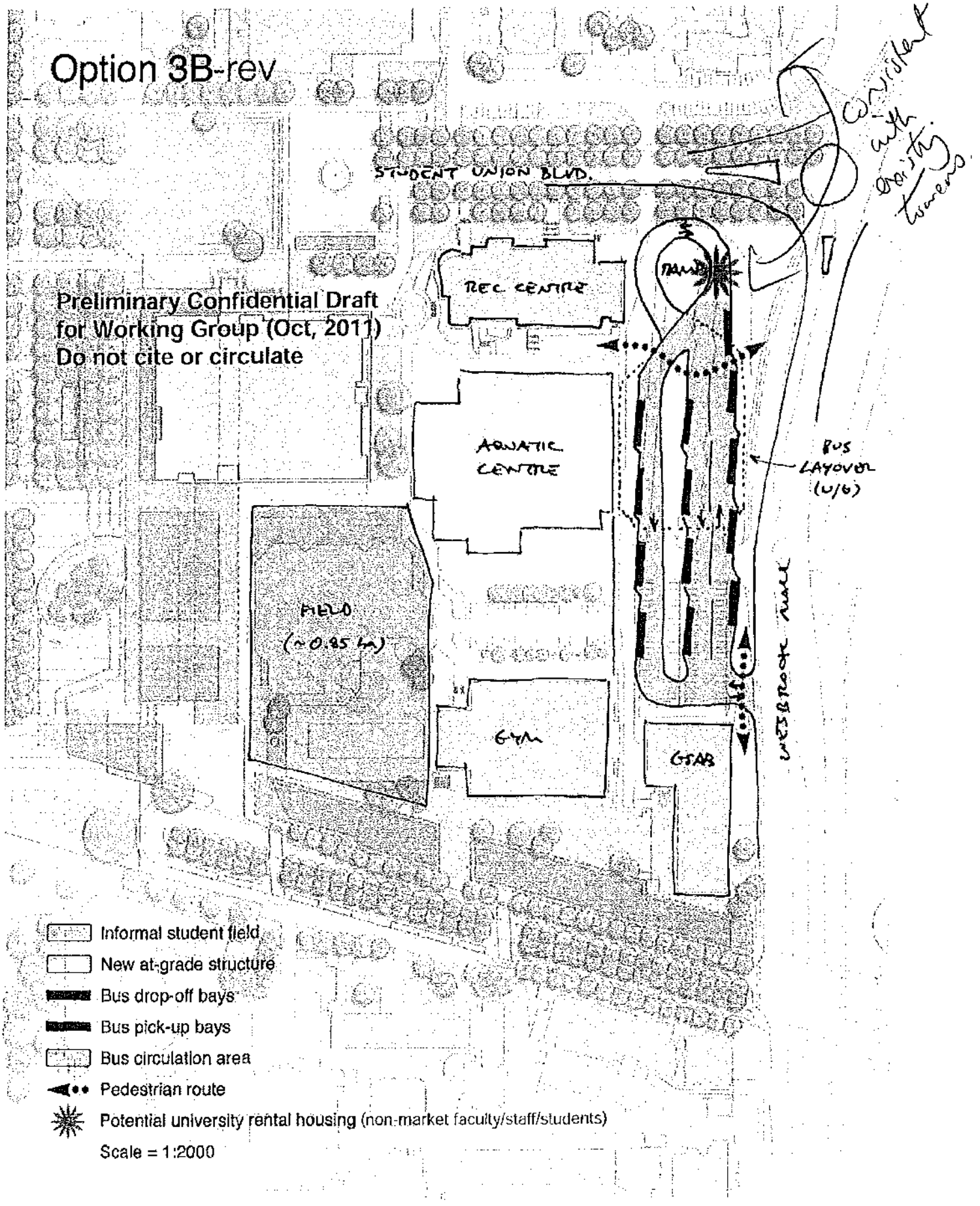
Option 3A-rev

Preliminary Confidential Draft for Working Group (Oct, 2011) Do not cite or circulate



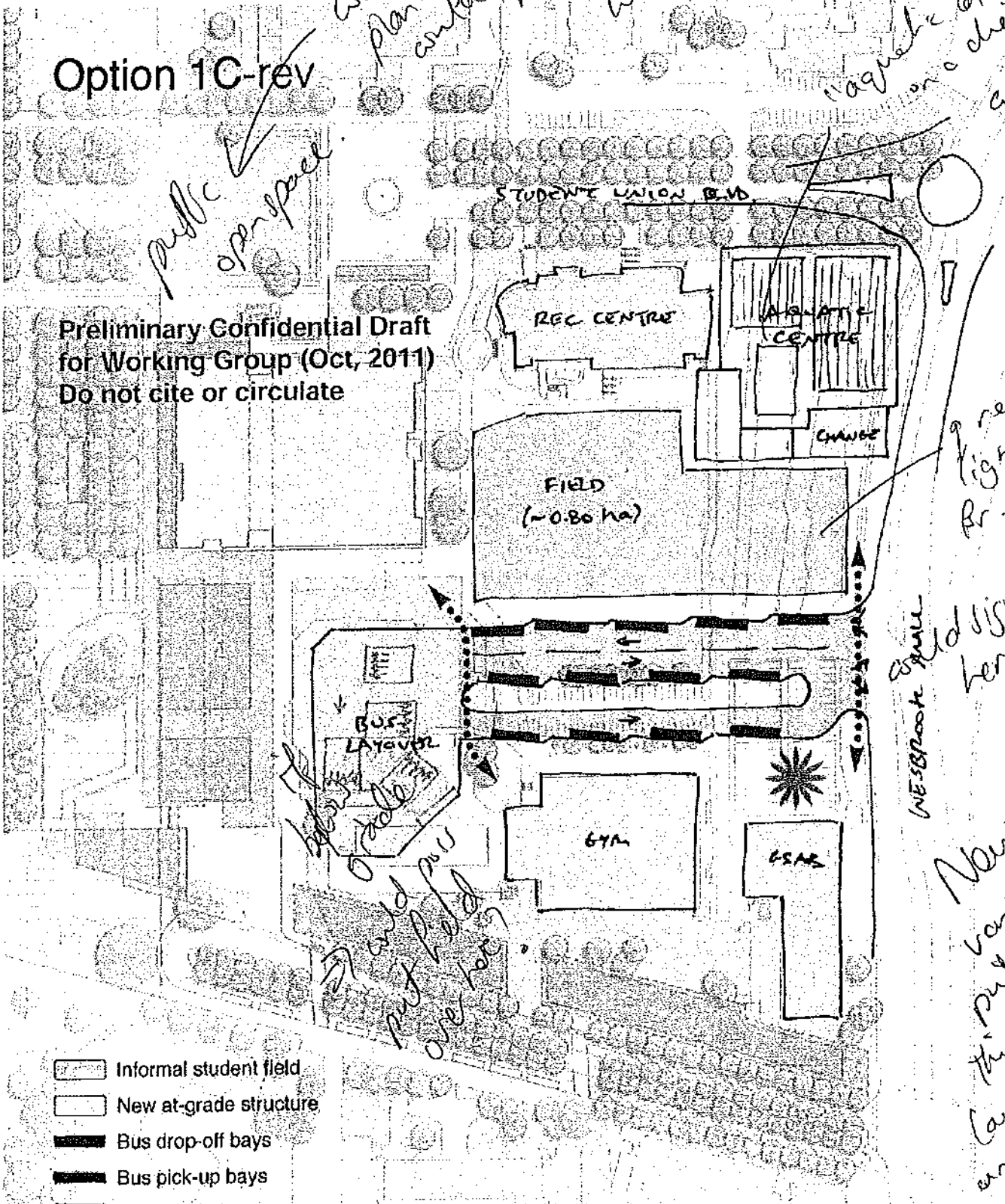

Option 1B-rev
STUDENT UNION BLVD.
REC CENTRE
Preliminary Confidential Draft
for Working Group (Oct, 2011)
Do not cite or circulate
AQUATIC CENTRE
FIELD
(~0.80 ha)
BUS LAYOVER (0/6)
RAMP DOWN
GYM
GSAB
WEST BROCK MALL
1866.
1876
1888
1896
5868
1938
1962.
1988.
2026.
2076
Informal student field
New at-grade structure
Bus drop-off bays
Bus pick-up bays
Bus circulation area
Pedestrian route
Potential university rental housing (non-market faculty/staff/students)
Scale = 1:2000

Option 3B-rev



Option 1C-rev

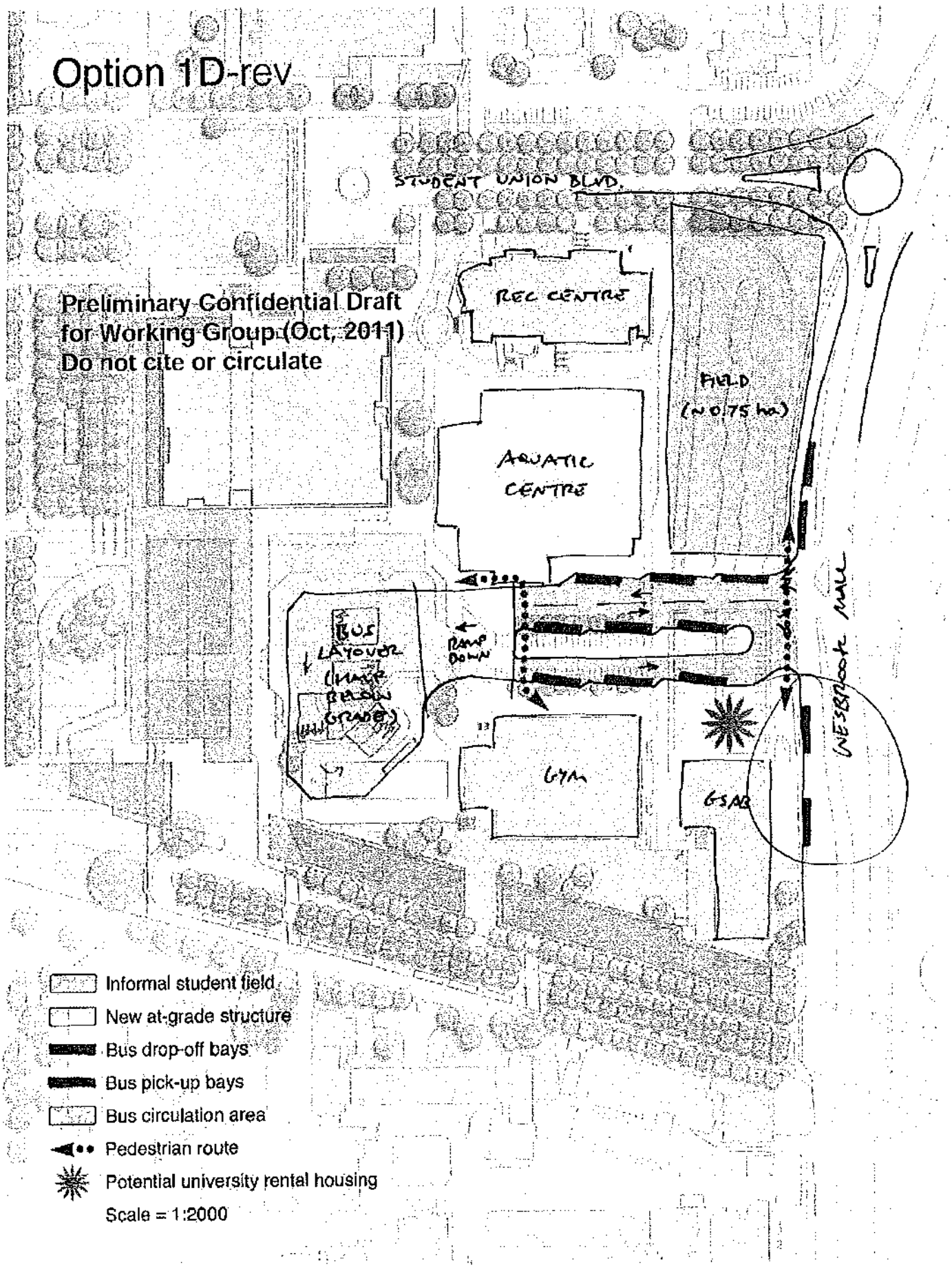
Preliminary Confidential Draft for Working Group (Oct, 2011) Do not cite or circulate



- Informal student field
- New at-grade structure
- Bus drop-off bays
- Bus pick-up bays
- Bus circulation area
- Pedestrian route
- Potential university rental housing

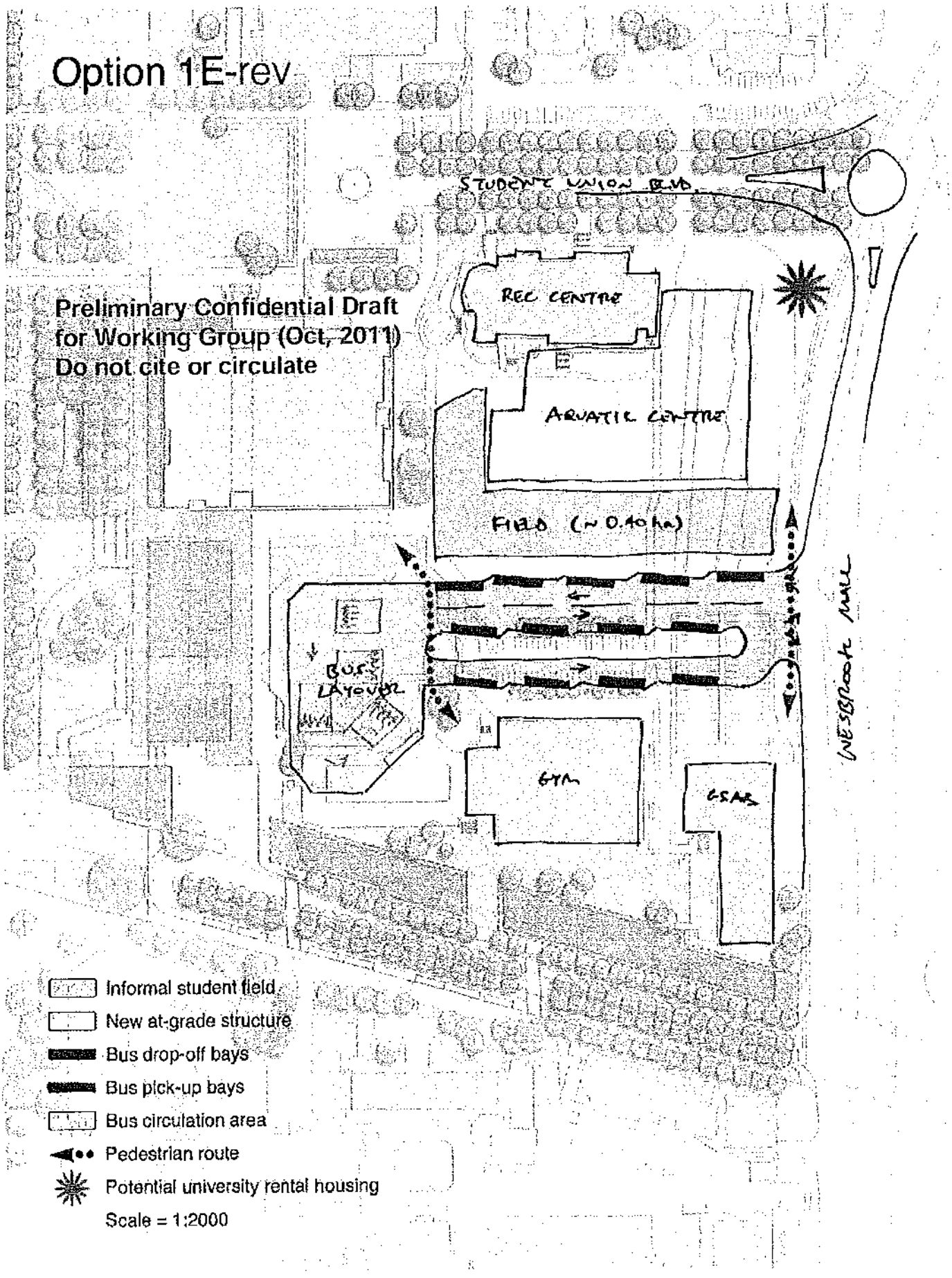
Scale = 1:2000

Option 1D-rev



Preliminary Confidential Draft for Working Group (Oct, 2011) Do not cite or circulate

Option 1E-rev

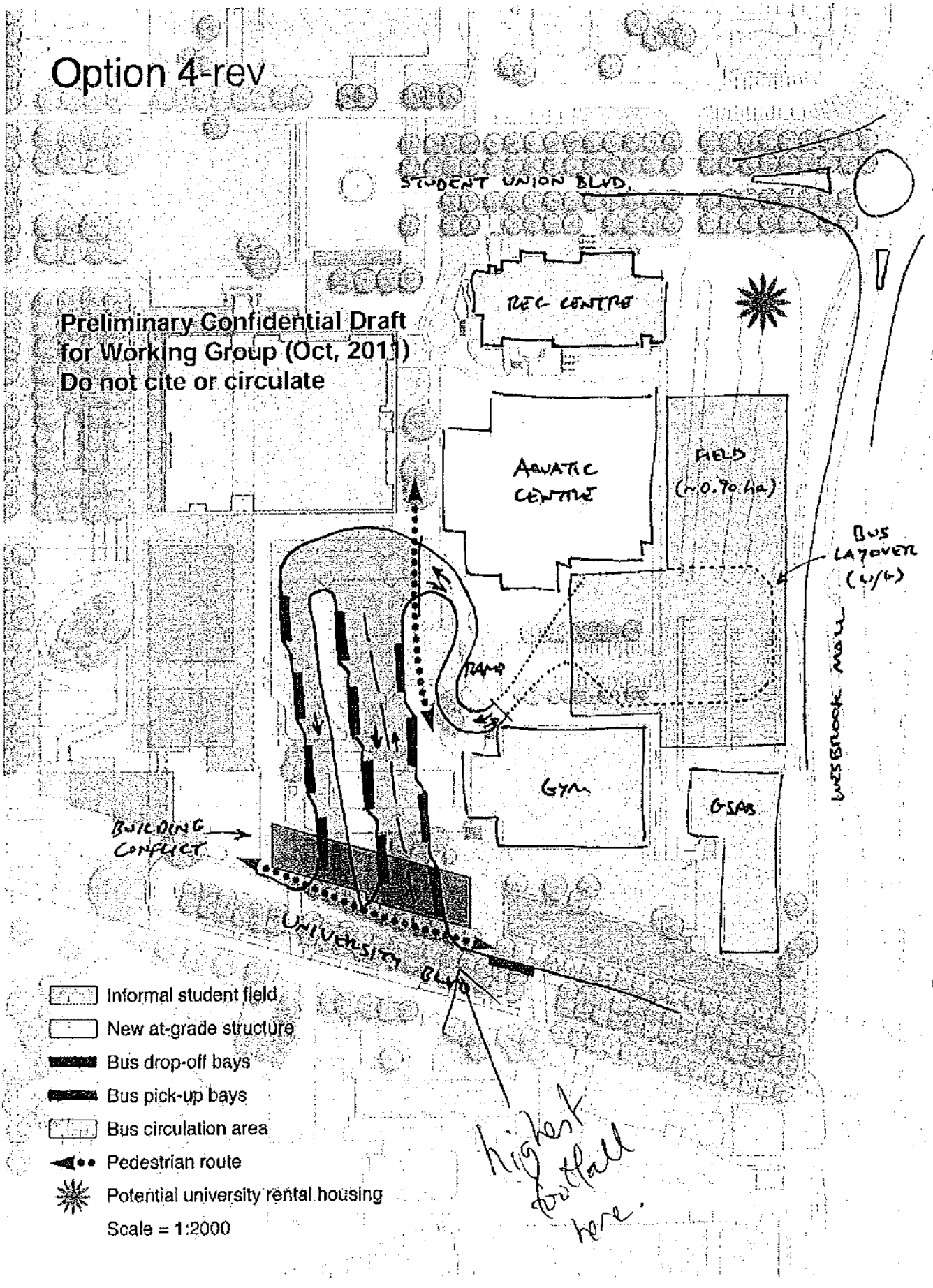


Preliminary Confidential Draft for Working Group (Oct, 2011) Do not cite or circulate

- Informal student field
- New at-grade structure
- Bus drop-off bays
- Bus pick-up bays
- Bus circulation area
- Pedestrian route
- Potential university rental housing

Scale = 1:2000

Option 4-rev

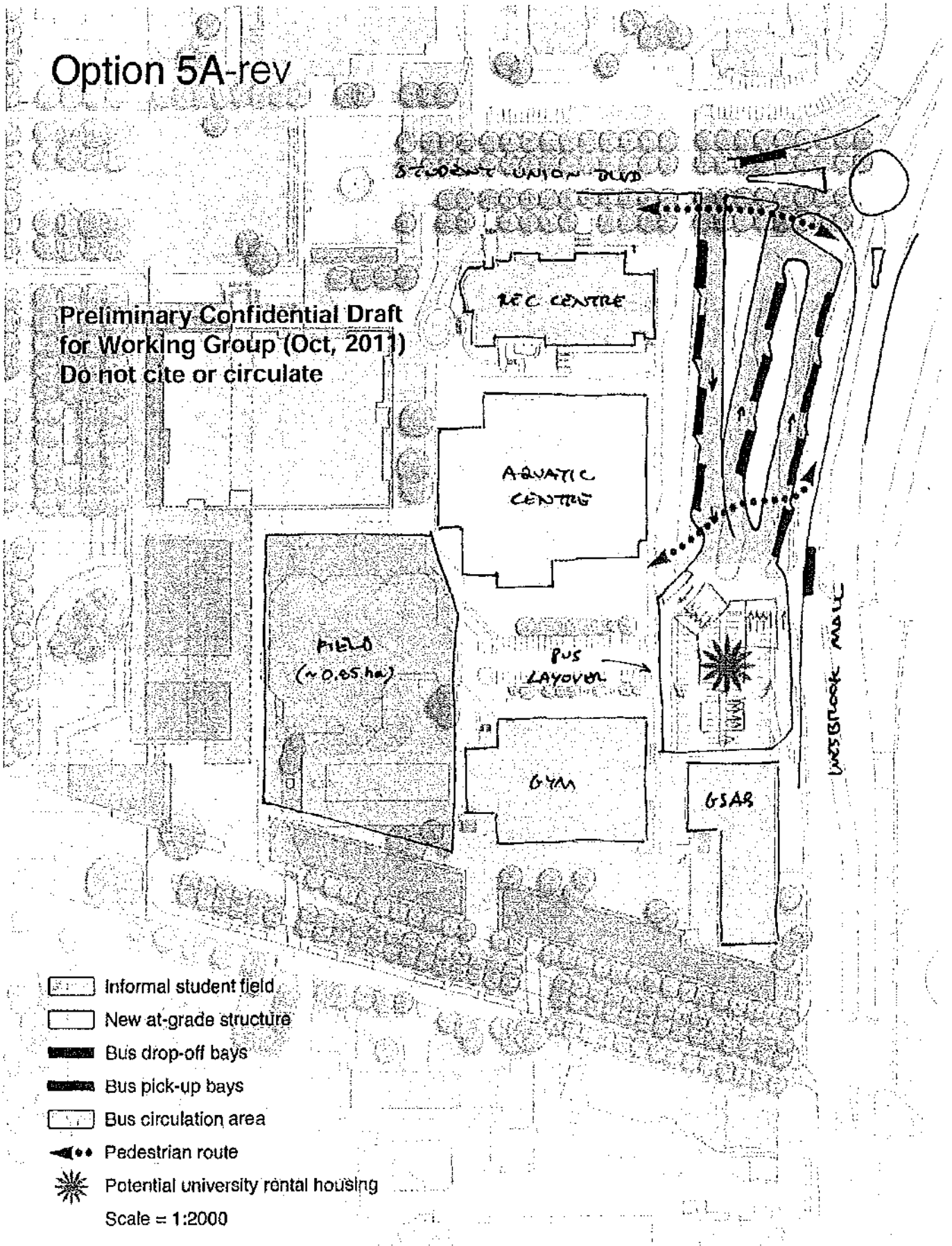


Preliminary Confidential Draft
for Working Group (Oct, 2011)
Do not cite or circulate

- Informal student field
- New at-grade structure
- Bus drop-off bays
- Bus pick-up bays
- Bus circulation area
- Pedestrian route
- Potential university rental housing

Scale = 1:2000

Option 5A-rev



Preliminary Confidential Draft for Working Group (Oct, 2011) Do not cite or circulate

- Informal student field
- New at-grade structure
- Bus drop-off bays
- Bus pick-up bays
- Bus circulation area
- Pedestrian route
- Potential university rental housing

Scale = 1:2000

Gage South & Environs Group
Meeting Minutes – Official Minutes on UBC Website & enclose in this binder
These are some of Dallas' notes.

Date of Meeting	*Sept 15, 2011*
Present:	See UBC list
Next Meeting:	Sept 28 (tentative)

I. Announcements

- last minutes have been adopted
- no comment of any previous minutes means endorsement of the minutes
- grouped by category a.o.t. (as opposed to) a verbatim account of each speaker
- there is currently a Gage South petition circulating against development with about 1000 signatures
- Public consultation is scheduled, maybe sometime in Oct?
- there's FOIs (Freedom of Information) inquiries on all meeting materials (ie. everything is public information)
- the Aquatic study is posted on the UBC website (120 pgs)
- priorites of location are:

1. the pool, 2. Transit & 3. ? (missed it)

II. Discussion

We all had a chance to place dots (indicating our layout preferences) on the option diagrams that were posted on a wall

III. Roundtable

NOTES ****

- I didn't get the chance at this meeting to state that 1 of our primary concerns, as per Steve, is:

1. the design and construction of Wesbrook mall (our road) and if there are any implications for utilities and/or servicing

I did get a chance at a previous meeting to state 1 of our other concerns is:

2. The built form of any buildings sited adjacent to Wesbrook Mall, such as housing if it's 6 storeys.

Arcangel, Dallas CSCD:EX

From: Armstrong, Gabrielle [gabrielle.armstrong@ubc.ca]
Sent: Tuesday, September 13, 2011 2:42 PM
To: Lu, Stefani; Rebane, Johannes; 'Andrea Procyk'; Arcangel, Dallas CSCD:EX; DeWolfe, Anne; 'GSS VP External'; 'Jeffrey Busby'; McArthur, Kera; McGeough, Gerry; Metras, John; Parr, Andrew; 'Paul Young'; 'Prod Laquian'; Smith, Paul; Stott, Joe; Toor, Kavie
Cc: Bastians, Amrita; Carr, Kate; Fletcher, Kathryn; Holvor, Laura; 'Joanne Pickford'; Knight, Nancy; Lavery, Debbie; 'Selina Talib'; Colby, Lisa
Subject: Aquatic Centre Open House Information

Please find below some information on the upcoming Aquatic Centre public open houses for you to share with your networks.

Public Open Houses - New UBC Aquatic Centre

On Tuesday, September 20th and Wednesday, September 21st, Campus & Community Planning (C+CP) will be holding public open houses to present information on the new proposed UBC Aquatic Centre.

The open house details are as follows:

Public Open House 1
Time: **4:00-8:00pm**
Date: **September 20**
Place: **Old Barn Community Centre, 6308 Thunderbird Blvd.**
Note: Information about the proposed Wesbrook Place Community Centre will also be presented at this open house.

Public Open House 2
Time: **11:00am-1:00pm**
Date: **September 21**
Place: **UBC Aquatics Centre Lobby, 6121 University Blvd.**

During these open houses, you will have an opportunity to learn more about this proposed project and offer feedback.

For more information please contact gabrielle.armstrong@ubc.ca.

Gabrielle Armstrong (formerly Nye)
Manager, Public Consultation
Campus and Community Planning
University of British Columbia
(604) 822-9984
gabrielle.armstrong@ubc.ca

planning.ubc.ca

Kereiff, Patricia CSCD:EX

From:	Armstrong, Gabrielle [gabrielle.armstrong@ubc.ca]
Sent:	Tuesday, September 13, 2011 2:35 PM
To:	Lu, Stefani; Rebane, Johannes; 'Andrea Procyk'; Arcangel, Dallas CSCD:EX; DeWolfe, Anne; 'GSS VP External'; 'Jeffrey Busby'; McArthur, Kera; McGeough, Gerry; Metras, John; Parr, Andrew; 'Paul Young'; 'Prod Laquian'; Smith, Paul; Stott, Joe; Toor, Kavie
Cc:	Bastians, Amrita; Carr, Kate; Fletcher, Kathryn; Holvor, Laura; 'Joanne Pickford'; Knight, Nancy; Lavery, Debbie; 'Selina Talib'; Colby, Lisa
Subject:	Gage South & Environs Working Group - Meeting Package
Attachments:	GageSouth_Mtg_Notes_20110825_FINAL.pdf; UBC Aquatic Centre Study - Aug 25 2011.pdf; Agnda Sept15 2011.DOCX

Good afternoon everyone,

Just a reminder that the next Working Group meeting is scheduled for September 15 from 2:30-4:00 p.m. in the Gardenia Room. Please find attached the following:

- Agenda for the meeting
- Final meeting notes for August 25th, with feedback incorporated
- Aquatic Centre Feasibility Study

Please note that the Aquatic Centre Feasibility Study report has not yet been posted to the C+CP website but will be in the coming week. When you read through the study you will see that three potential sites were considered as locations for the new proposed aquatic centre, two of which are in the Gage South & Environs area. The options presented in the feasibility study informed the materials that are being considered by the Gage South & Environs working group. Although the preferred location is MacInnes Field, the exact layout and site may change as the planning process moves forward. It is important to note that the upcoming open houses will be an opportunity to publicly present information on the proposed UBC Aquatic Centre program and will not include detailed information on potential site locations. The link between the proposed UBC Aquatic Centre site selection process and the Gage South & Environs working group process will be referenced in all public materials.

Upcoming Aquatic Centre Public Open Houses:

On Tuesday, September 20th and Wednesday, September 21st, Campus & Community Planning (C+CP) will be holding public open houses to present information on the proposed new UBC Aquatic Centre. You are invited to attend and a separate note with open house details that you can share with your networks will be sent to you shortly.

If you have any questions please contact me.

Regards,
Gabrielle

Gabrielle Armstrong (formerly Nye)
Manager, Public Consultation
Campus and Community Planning
University of British Columbia
(604) 822-9984
gabrielle.armstrong@ubc.ca

planning.ubc.ca

Meeting Notes
Gage South & Environs Working Group

Date: August 25, 2011
Time: 2pm – 4pm
Venue: Room 107, AERL

In Attendance:

Lisa Colby, Director of Policy Planning, C+CP (Chair)
Joe Stott, Director of Planning, C+CP
Gerry McGeough, University Architect, C+CP
Gabrielle Nye, Manager of Public Consultation, C+CP
John Metras, Managing Director, Infrastructure Development
Matt Parson, AMS VP Academic + University Affairs
Lloyd Campbell, Manager of Aquatic Centre, UBC Athletics
Anne DeWolfe, Enrolment Services
Jamie Paris, GSS VP External
Prod Laquian, UNA Board member
Jeffrey Busby, TransLink
Dallas Arcangel, UEL
Paul Young, UBC Properties Trust
Richard Drdul, Urban Systems

Regrets:

Andrew Parr, Student Housing & Hospitality Services
Andrew Procyk, Project Coordinator, UBC Active Transportation Lab
Paul Smith, Provost's Office

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1. **Adoption of the Agenda and May 12th Meeting Notes**
   - Round-table introductions
   - Minutes of the previous meeting were accepted as circulated without changes
   - The Agenda was approved

2. **Process Clarification**
   - The Chair advised that there is recent interest by the media and visitors in attending the Working Group meetings. There is a public consultation process built into the process to openly discuss draft plan options with the broader community later this Fall, and early next year. As a working group, it is the members prerogative to decide whether they want their meetings open to the public and media and what if any working session materials and notes should be public. These decisions were to be taken by the group.
   - The Chair reviewed that the Gage South & Environs planning process is a collaborative effort with all relevant stakeholders represented. She noted that the planning task is challenging, and if

the full program is to be accommodated, some creative thinking and understanding toward all other stakeholders will be required. She further noted that is important to have a working environment where members can learn from each other, build their technical knowledge base, defer judgment on ideas in early phases, and be prepared take risks to consider solutions that may differ from predefined positions. The Chair opened the floor for discussion and each member was asked in turn to share with the group their comfort level on those issues.

- After a thorough discussion by the working group, it was agreed that:
    - Transparency was important in the Gage South & Environs planning process and therefore that approved meeting notes should be made public by posting on the Campus & Community Planning website.
    - For the next few meetings, media and visitors will not be accommodated at working group meetings. The group may review this decision at a later time.
    - Public consultation will take place on outcomes from the group once the process reaches the appropriate stage.

3. **Program Clarification**
    - The Working Group reviewed the updated program requirements for the Gage South "Area Under Review" and Environs. Some new information regarding the program requirements including more specifics on the aquatic centre dimensions, footprint, and the minimum number of bus pick-up, drop-off, and bus parking bays and turnaround requirements are detailed in the document titled 'Land Use Program update August 19, 2011'.
    - Campus & Community Planning was asked to clarify the boundaries of the Study Area.

4. **Aquatic Centre Feasibility Study and Site Location**
    - The working group reviewed the results of an Aquatic Centre Feasibility Study.
    - It was reported that the Aquatic Centre Feasibility study was undertaken with assistance from CEI Architecture Planning Interiors, UBC Properties Trust (UBCPT), UBC Athletics and other stakeholders. The reason for the study was to determine the best option to accommodate all programs.
    - Two options were considered in the feasibility study: to 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 is the best option due to cost, ability to build the required programs, lowest construction risks, and less disruption to existing programming.
    - A number of sites were considered, including MacInnes Field because of its central location.

5. **Wesbrook Place Neighbourhood Plan Update**
    - The Chair reminded the group that as part of the 2011 UBC Land Use Plan amendment process, the Board also approved a density distribution approach across campus neighbourhoods. This distribution scenario required that should the Gage process determine that university rental housing will be eliminated from the "Area Under Review", that 28,800 gsm of university rental housing density would have to be successfully reallocated to the Wesbrook Place Neighbourhood instead. Recognizing the AMS concerns of potential conflict between university rental housing and other uses within the Gage South area, the viability and potential for this extra density in Wesbrook Place must also be explored. The South Campus Neighbourhood (Wesbrook Place)

Plan amendment process is already underway and will therefore address this density transfer potential.

- The Working Group received a report from the about the South Campus Neighbourhood (Wesbrook Place) Plan amendments process. They were informed that a public open house was held on June 28th to launch the amendment process. This process will include multiple opportunities for community and stakeholder input as well as technical and design work, including public consultation events, an Advisory Planning Committee (APC) and a Technical Advisory Committee (TAC). The APC met in July and will meet again on August 25th in the evening. TAC's first meeting was held on August 24th. Both Committees have representatives from all major stakeholder groups. The issue of incorporating an additional 28,800 gsm university rental housing floorspace was identified for comment and ongoing exploration. There were no results to report at this time.
- A second public open house has been scheduled for mid-September.

6. **Schematic Layout Options**
   - A 'Gage Area Land Use Layout Explorations' table and updated schematic layout options was circulated. These explorations were developed to test in a more accurately scaled manner the potential of the bubble diagrams that the Working Group had suggested be explored at its last meeting.
   - The exercise was intended to show the implications and trade-offs to be considered in settling the diesel bus facility around the aquatic centre, because these options would next allow us to see implications to the remaining program elements – namely the field, and potential university rental housing.

   - Working Group members were asked to provide to the larger group a summary of their program needs for the Gage South & Environs area. Working Group members asked that:
     - Their peers consider practicality of design, adjacency of users, social interaction, and pedestrian movement.
     - The layout is one that reduces construction time and has minimal impact on the area as students frequent this area often.
     - There be more affordable housing built in this area.
     - The Gage South & Environs area be a gateway hub that caters to students, faculty, staff and UNA residents and that it be more than a transit hub.
     - Outdoor bookable space is preserved and that the area be easily navigable.
     - The area support academic programs and activities to draw students to the area.
     - The aquatic centre be located on a large workable space with ground service access.
     - Height, light, noise and access be considered with built forms and that transit pick-up and drop-off areas are central to campus to prevent jaywalking.
     - Options for surface bus layover be evaluated and exhausted before considering underground options with their associated operational and cost effectiveness challenges.

7. **TransLink MOU update**
   - Item tabled until next meeting

8. **New Items** - none

9. **Adjourn –** meeting adjourned at 4:10pm

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Campus + Community Planning

DRAFT
Gage South & Environs Working Group

Date: Sept 15 2011
Time: 2:30 pm-4pm
Location: Gardenia Room, C+CP

Members:

Lisa Colby	Director of Policy Planning, C+CP (Chair)
Kera McArthur	Director of Communications + Public Engagement, C+CP
Jamie Paris	VP External, GSS
Matt Parson	VP Academic, AMS
Prod Laquian	UNA
Jeff Busby	TransLink
Andrea Procyk	Project Coordinator, UBC Active Transportation Lab
Paul Smith	Vice Provost & AVP Academic Resources, Office of VP Academic
Kavie Toor	Associate Director of Facilities & Business Development, Athletics
Dallas Arcangel	Planning Technician, UEL
Andrew Parr	Managing Director, Student Housing & Hospitality Services
Paul Young	UBC Properties Trust
John Metras	Managing Director, Infrastructure Development

Other Staff Resources as Required:

Joe Stott	Director of Planning, C+CP
Gerry McGeough	University Architect, C+CP
Carole Jolly	Director Transportation TREK, C+CP

Agenda

1. Adoption of the agenda and previous meeting notes
2. Communications and Consultation Update
3. Board of Governors Update
4. Aquatic Centre Feasibility Siting Update
5. Schematic Layout Options
    - Discussion of Top 2 or 3 from each member
    - Agreement on collective top 2 for further exploration
6. Wesbrook Place Neighbourhood Plan update
7. New Items
8. Adjourn

Kereiff, Patricia CSCD:EX

From:	Kereiff, Patricia CSCD:EX
Sent:	Thursday, February 16, 2012 8:45 AM
To:	Kereiff, Patricia CSCD:EX
Subject:	Upcoming Gage South Public Consultation dates
Attachments:	Ubyssey_POHQtrPgAd_GageSouth2_04.pdf

From: Kereiff, Patricia CSCD:EX
Sent: Thursday, February 16, 2012 8:45 AM
To: Dave Forsyth; John O'Donnell; John O'Donnell (jodonnell@ledmac.com); Klaus Hoechsmann ; Michael Karton; Mischa Makortoff; Ron Pears; Stuart Smith; Jaymie Glasmann Ho; Maciek Kon; Tamara Knott; Cameron Thorn; 'Cameron Thorn'; Jagdish Singh Naraina
Cc: Engelbert, Marie CSCD:EX
Subject: Upcoming Gage South Public Consultation dates

Dear CAC Members and ADP Neighbourhood Panellists,

The attached consultation information is provided FYI.

Pat Kereiff

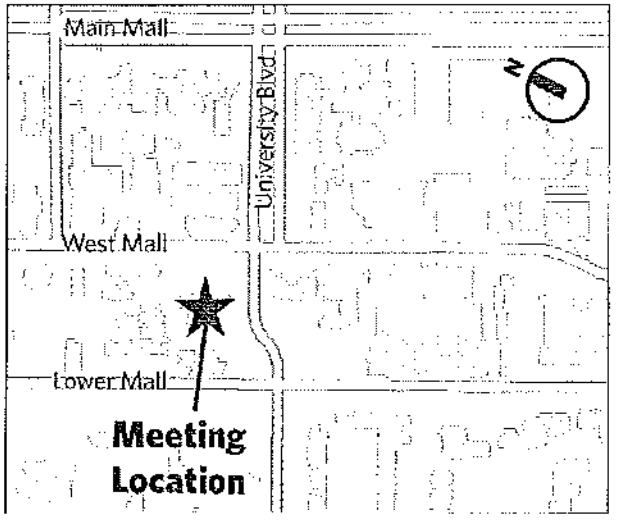
Public Consultation

Gage South & Environs Public Open House - March 1

During the Land Use Plan amendment process, **students asked UBC to revisit the future land use for the Gage South area**, which consequently became an **'Area Under Review'**.

On March 1, UBC will hold a public open house to present the preferred layout for the Gage South area, based on public feedback and further technical analysis. This area will be home to a new aquatic centre, a transit diesel bus facility, and an open air recreational space like MacInnes Field. Consultation will also include further discussion on the possibility of non-market housing for faculty, staff and students in the area.

Date: Thursday, March 1, 2012 **Time:** 4:00PM - 6:30PM
Place: Ponderosa Centre, 2071 West Mall



During the open house, the public will have an opportunity to learn more, offer feedback and ask the planning team questions.

Online consultation will run from February 27 to March 7.

For more information or to participate online, please visit: www.planning.ubc.ca/gagesouth

For more information, contact: gabrielle.armstrong@ubc.ca

이 통지는 영향을 미칠 수 있는 중요한 정보가 들어 있습니다. 당신을 위해 그것을 번역하는 사람을 문의하시기 바랍니다.

此通告包含重要信息，这可能会影响你。请找人为你翻译。

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campus + community planning

Kereiff, Patricia CSCD:EX

From:	Lu, Stefani [Stefani.lu@ubc.ca]
Sent:	Tuesday, October 4, 2011 4:33 PM
To:	Rebane, Johannes; 'Andrea Procyk'; Dave Roth (David.Roth@Translink.ca); DeWolfe, Anne; GSS VP External; Jeffrey Busby; Marie Engelbert ; McArthur, Kera; McGeough, Gerry; Metras, John; Parr, Andrew; Paul Young; Prod Laquian; Smith, Paul; Stott, Joe; Toor, Kavie
Cc:	avpfe.assist@ubc.ca; Bastians, Amrita; Colby, Lisa; Holvor, Laura; Joanne Pickford; Karim, Zai; Knight, Nancy; Lavery, Debbie; MacDonald, Deborah; Selina Talib; Arcangel, Dallas CSCD:EX; Jan Fialkowski; Armstrong, Gabrielle
Subject:	Gage Working + Environs Working Group - Oct 6th Meeting Agenda Pkg
Attachments:	Agnda Oct 6 2011.pdf; GageSouth_Mtg_Notes_20110915.pdf; Transit station options 3 Oct 11_all.pdf

Below email is sent on behalf of Lisa Colby

Hello Gage Working Group members,

Please find attached an agenda for our upcoming Gage planning meeting Oct 6 at 2 pm in the new CIRS building at 2260 West Mall. Also included are the Sept 15 minutes and the short list of working scenarios to be discussed and further refined at our meeting October 6th . (These drawings are Preliminary Confidential Drafts for Working Group Discussion only – do not cite or circulate).

Look forward to seeing you there. Please give me a call if you have any questions.

Lisa Colby
Campus & Community Planning, UBC
604-822-2089

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Campus + Community Planning

Gage South & Environs Working Group

Date: October 6, 2011
Time: 2:00 pm-4pm
Location: Policy Labs, CIRS Building, 2260 West Mall, UBC

Members:

Lisa Colby	Director of Policy Planning, C+CP (Chair)
Kera McArthur	Director of Communications + Public Engagement, C+CP
Jamie Paris	VP External, GSS
Matt Parson	VP Academic, AMS
Prod Laquian	UNA
Dave Roth	TransLink
Andrea Procyk	Project Coordinator, UBC Active Transportation Lab
Paul Smith	Vice Provost & AVP Academic Resources, Office of VP Academic
Kavie Toor	Associate Director of Facilities & Business Development, Athletics
Marie Engelbert	Manager, UEL
Andrew Parr	Managing Director, Student Housing & Hospitality Services
Paul Young	UBC Properties Trust
John Metras	Managing Director, Infrastructure Development
Justin Marples	Director, Enrolment Services

Other Staff Resources as Required:

Joe Stott	Director of Planning, C+CP
Gerry McGeough	University Architect, C+CP
Carole Jolly	Director Transportation TREK, C+CP

Agenda

1. Adoption of the agenda and previous meeting notes
2. Board of Governors Update
3. Wesbrook Place Neighbourhood Plan update
4. Retail Study Update
5. Gage Study Process Update
6. Schematic Layout Options
   a. Follow-up adjustments on Scenarios 1b, 1c, 3a,3b, 4, and 5a (Note, these sketches are Preliminary Confidential Drafts for Working Group Discussion only -- Do not cite or circulate).
   b. Further refinement of options
7. Communications and Consultation Update
   a. Discuss questions for consultation
8. New Items
9. Adjourn

CSL 2012-0116-s
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Meeting Notes
Gage South & Environs Working Group

Date: September 15, 2011
Time: 2:30pm – 4pm
Venue: Gardenia Room, Campus and Community Planning

Members in Attendance:
Lisa Colby, Director of Policy Planning, C+CP (Chair)
Kera McArthur, Director of Communications and Public Engagement
John Metras, Managing Director, Infrastructure Development
Matt Parson, AMS VP Academic + University Affairs
Kavie Toor, Associate Director of Facilities and Business Development, Athletics
Jamie Paris, GSS VP External
Andrew Parr, Managing Director of Student Housing & Hospitality Services
Dave Roth, Senior Transportation Planner, TransLink
Dallas Arcangel, UEL
Paul Young, UBC Properties Trust

Supporting Staff in Attendance:
Joe Stott, Director of Planning, C+CP
Gerry McGeough, University Architect, C+CP

Regrets:
Anne DeWolfe, for Classroom Services
Andrea Procyk, Project Coordinator, UBC Active Transportation Lab
Prod Laquian, UNA Board member
Paul Smith, Provost's Office

---

1. **Adoption of the Agenda and August 25th Meeting Notes**
   - Round-table introductions
   - Minutes of the previous meeting were accepted as circulated without changes
   - The Agenda was approved

2. **Communication and Consultation Update**
   - An FAQ on the process will be created and posted online. Members were asked to forward any questions that need to be addressed in the FAQ to the Director of Communications and Public Engagement
   - Full public consultation will take place in fall. The Working Group will decide on a short list of options to go to the public for feedback.

when is the decision point?

3. **Board of Governors Update**
   - No update

4. **Aquatic Centre Feasibility Siting Update**
   - The Chair summarized the results of the Aquatic Centre Feasibility Study which was circulated to members prior to the meeting. The study determined that building a new facility on unoccupied land was the most feasible and lowest cost option. McInnes field has been identified by the technical study as a preferred site due to the scale, design and cost evaluation.
   - Discussion on the study included comments on construction challenges with an "L" shaped building, using the Aquatic Centre as a noise buffer and the public preference for keeping the Aquatic Centre in the centre of campus.
   - In response to a concern that was raised by the AMS, the Chair recommended that a new site for the Aquatic Centre is to be determined by the Gage South & Environs Working Group instead of the siting committee, noting that the role of the siting committee was redundant because of the Gage South & Environs process. The Director of Planning confirmed that the aquatic centre would not go to the siting committee.

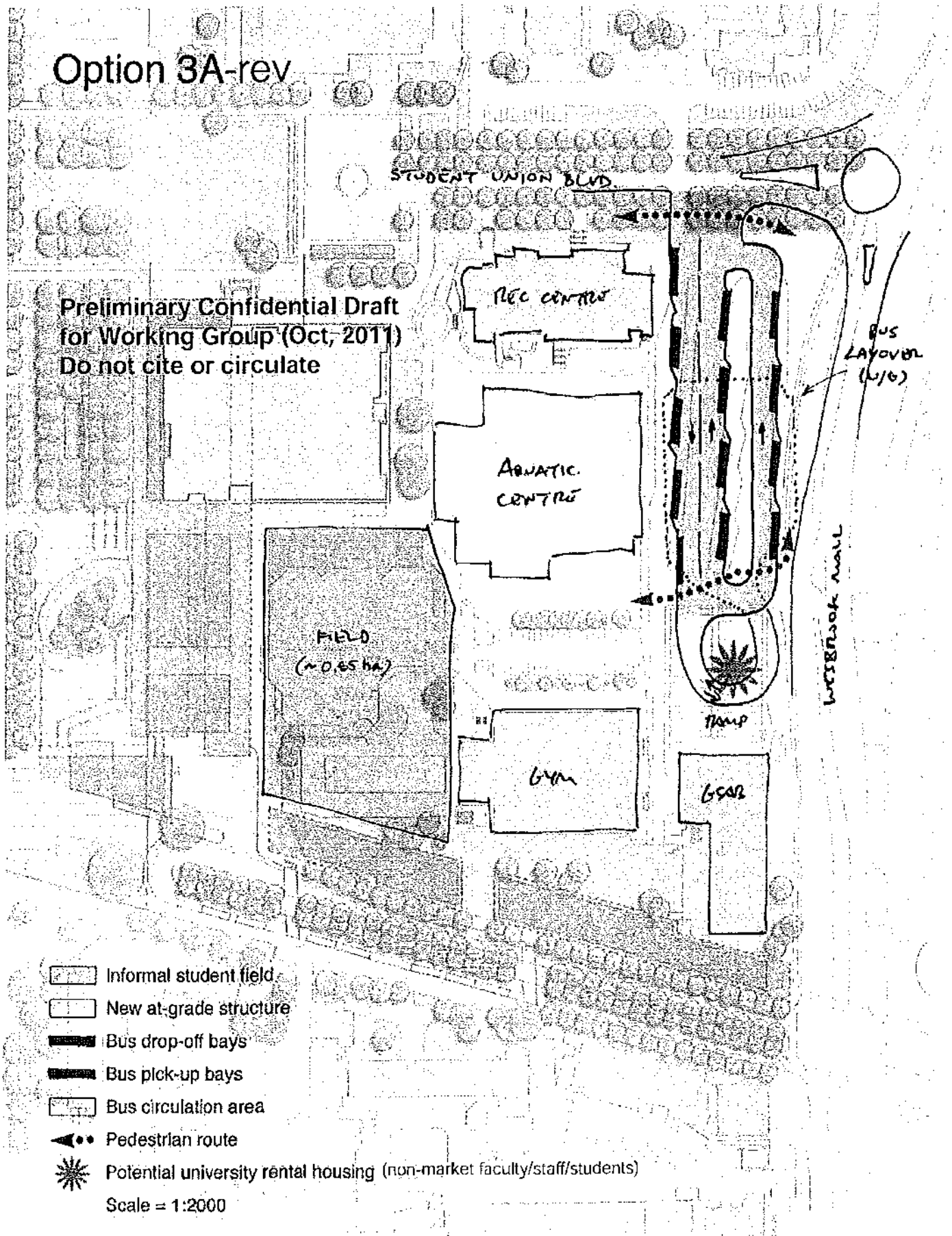
5. **Schematic Layout Options**
   - The draft schematic designs were placed on the wall for consideration. A "dot" exercise took place to narrow the possible choices.
   - The Chair report clarified the priorities for siting by the Working Group:
     - First priority of program requirements is Aquatic Centre;
     - Second priority is Diesel Bus Facility;
     - Next is an outdoor bookable field for students similar to the current McInnes Field.
     - University Rental housing is the last priority of the program requirements.
   - Working Group members were asked to choose their first, second and third choice of the presented 11 options. The options presented contained a range of possible locations for each of the above listed elements and included both below grade and at grade locations for the diesel bus facility.
   - Discussion on the options included comments on concerns about the technical viability of the transit facilities; the impact of various options on public realm design and use of recreational facilities; and consideration of how the options conformed to what was supported in the 2010 transportation consultation.
   - Of the 11 presented layout options, 6 received enough dots to proceed to the next stage of evaluation.
   - The Chair informed the committee that further technical work will be conducted on the selected layout options. The findings will be brought to the next meeting for discussion.
   - The Chair clarified that no decision about including University Rental housing in the area has been made. The Chair also clarified that the Land Use Plan stated that any housing in the area would be University Rental housing therefore for faculty, staff and students.

6. **Wesbrook Place Neighbourhood Plan update**
   - Item tabled until next meeting

7. **New Items** – none

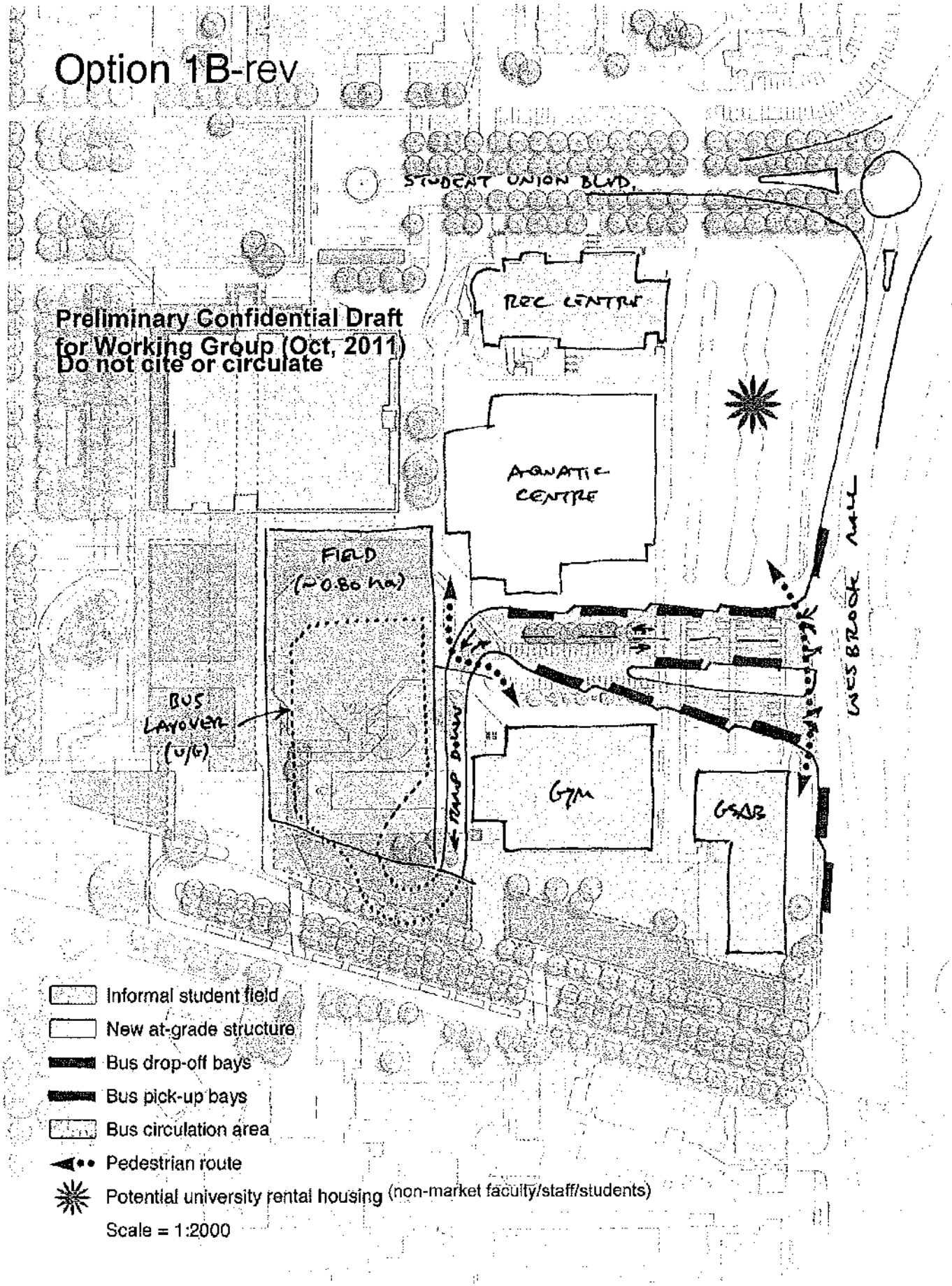
8. **Adjourn** - meeting adjourned at 4:05pm

Option 3A-rev

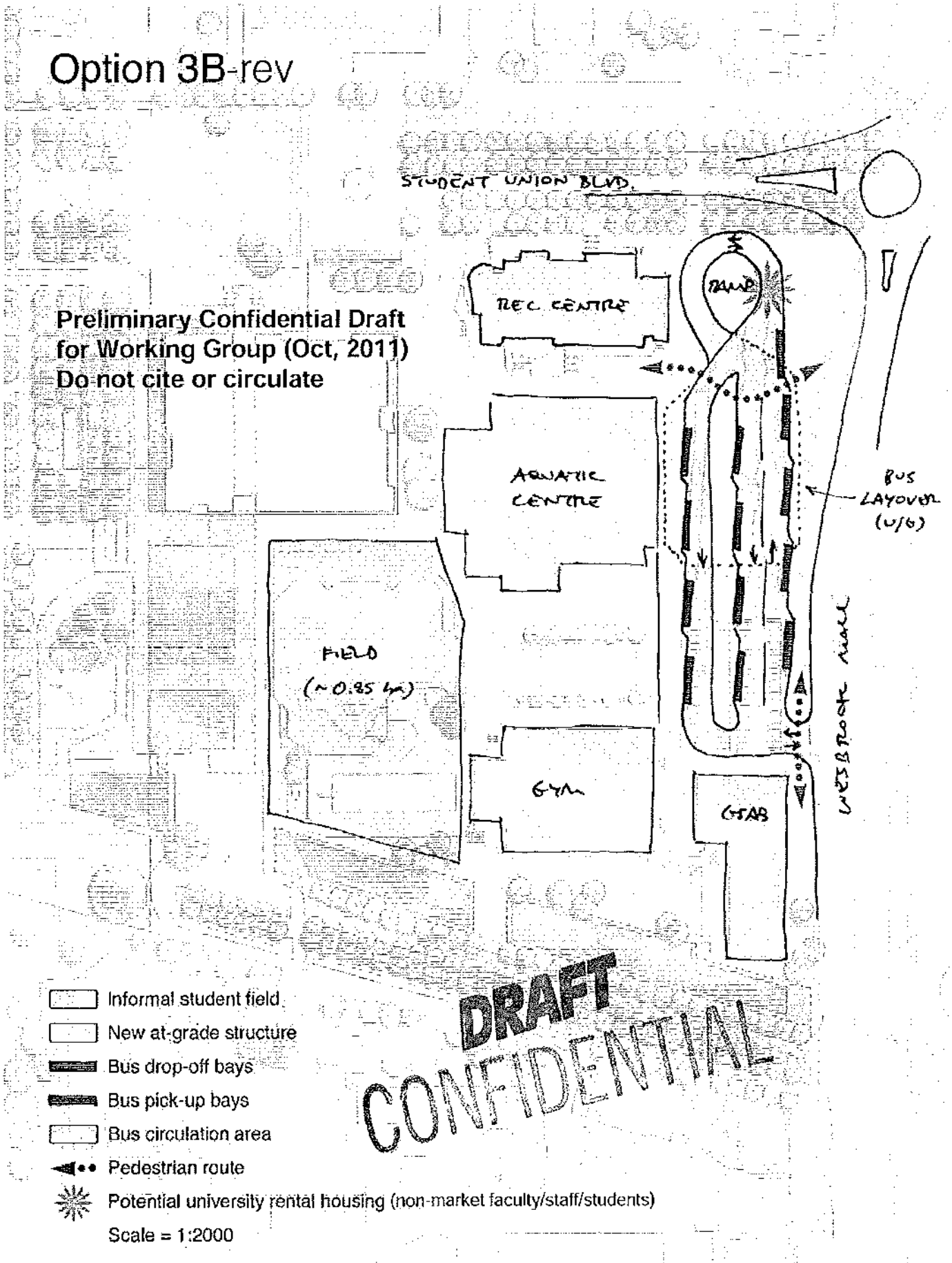


Preliminary Confidential Draft for Working Group (Oct, 2011) Do not cite or circulate

Option 1B-rev

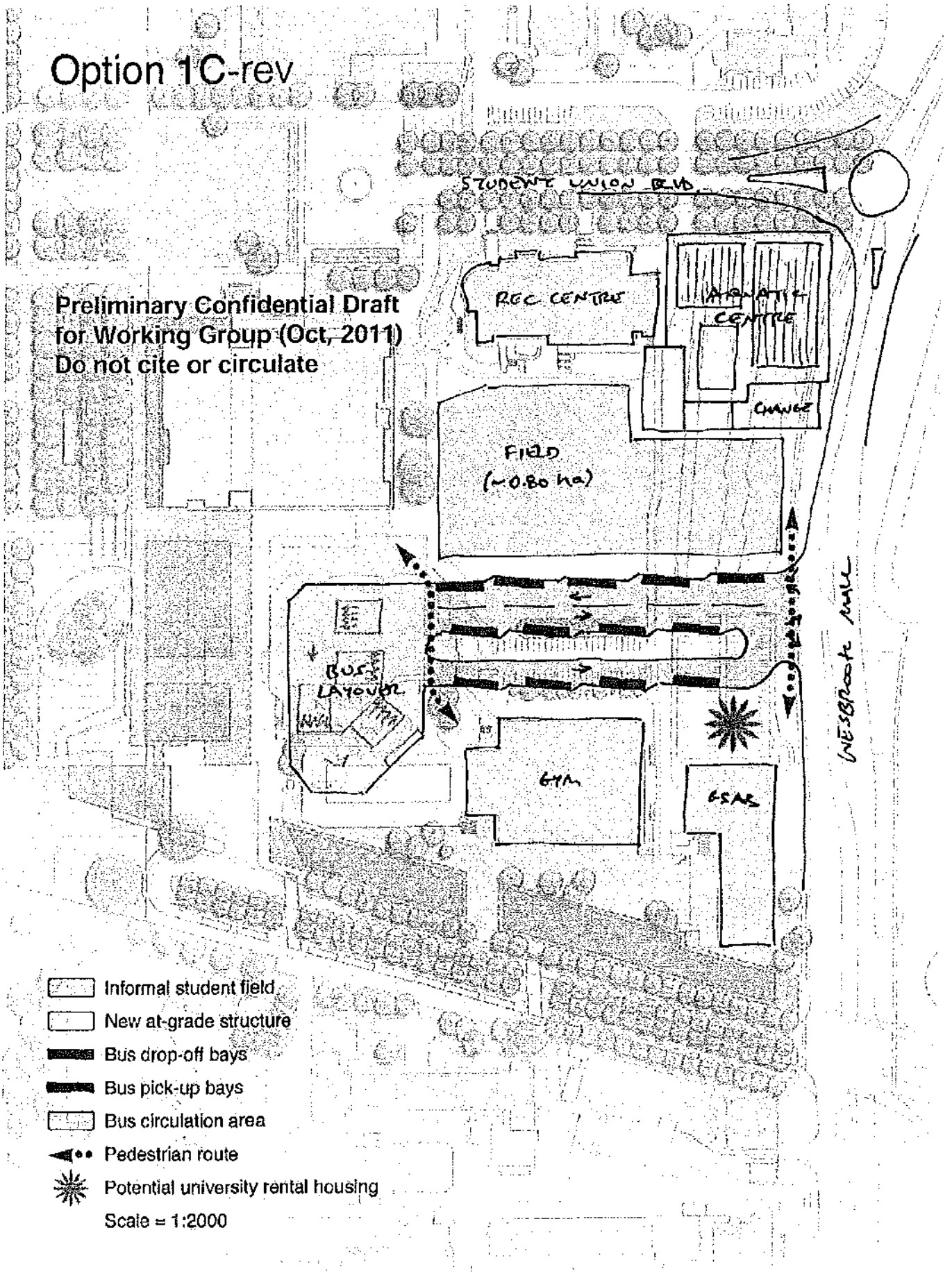


Option 3B-rev

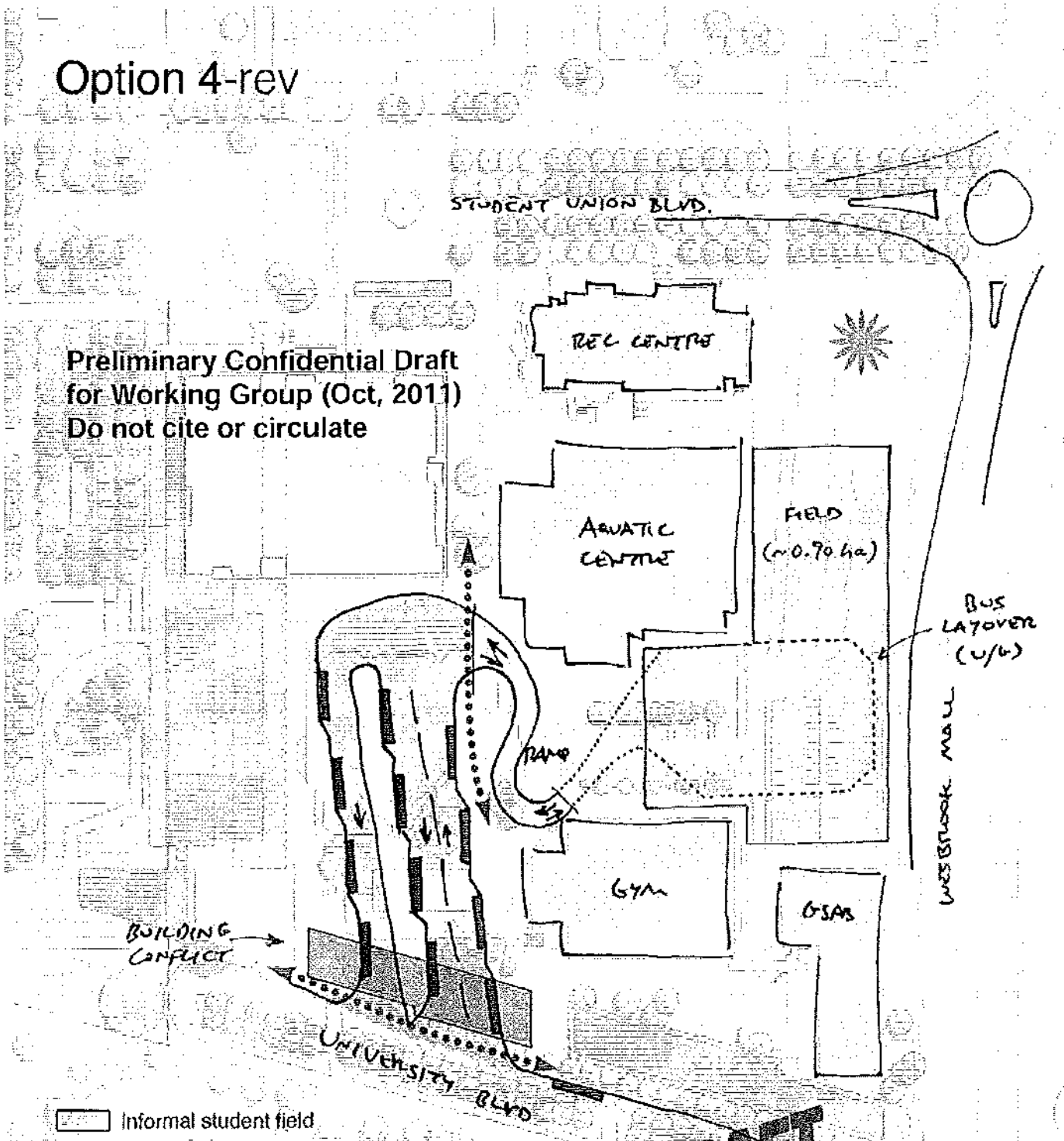


Option 1C-rev

Preliminary Confidential Draft for Working Group (Oct, 2011) Do not cite or circulate



Option 4-rev



Preliminary Confidential Draft for Working Group (Oct, 2011) Do not cite or circulate

- Informal student field
- New at-grade structure
- Bus drop-off bays
- Bus pick-up bays
- Bus circulation area
- Pedestrian route
- Potential university rental housing

Scale = 1:2000

DRAFT

CONFIDENTIAL

Kereiff, Patricia CSCD:EX

From:	Lu, Stefani [Stefani.lu@ubc.ca]
Sent:	Tuesday, September 20, 2011 11:02 AM
To:	Rebane, Johannes; 'Andrea Procyk'; Arcangel, Dallas CSCD:EX; Dave Roth; DeWolfe, Anne; GSS VP External; Jeffrey Busby; McArthur, Kera; McGeough, Gerry; Metras, John; Parr, Andrew; Paul Young; Prod Laquian; Smith, Paul; Stott, Joe; Toor, Kavie
Cc:	avpfe.assist@ubc.ca; Bastians, Amrita; Holvor, Laura; Joanne Pickford; Karim, Zai; Knight, Nancy; Lavery, Debbie; Selina Talib; Armstrong, Gabrielle
Subject:	Gage South & Environs FAQ

Below email is sent on behalf of Kera McArthur

Hello everyone,

Here is a link to the FAQs on the website: http://www.planning.ubc.ca/vancouver_home/consultations/gage_south_/faqs.php. This is a living document, so we will continue to add Q&As, as different questions arise. Please let me know if there are addition pieces of information we need to include. Thanks!

Kera

Kera McArthur
Director, Communications and Public Engagement
Campus & Community Planning
2210 West Mall
Vancouver, BC V6T 1Z4
Tel: 604-822-8831
Fax: 604-822-6119
E-mail: kera.mcarthur@ubc.ca
Web: www.planning.ubc.ca

Gage South + Environs -> FAQs

Here are some answers to frequently asked questions about the Gage South & Environs area and planning process.

What is the difference between the "Study Area" and the "Area Under Review"?

The "Area Under Review" is only the area where the current bus loop and adjacent parking lot are located. The broader study area includes the existing Aquatic Centre, the diesel bus loop, McInnes Field, SUB Plaza north, War Memorial Gym, the General Services Administration Building (GSAB), and the Gage South "Area Under Review." Click here for a map of the area.

Why is this called an "Area Under Review"?

This area had been designated as "Future Housing" in the original Land Use Plan adopted in 1997. During the public hearing for the Land Use Plan amendments in 2010, some students questioned why this area was being allocated for family, market housing in the future. As a result, the Board of Governors (BOG) changed the designation from "Future Housing" to "Area Under Review." As part of making this change, the BOG set policy that any housing in this area could only be in the form of non-market, affordable university rental housing and asked that options for transferring the density elsewhere on campus be carefully considered and evaluated. The BOG also approved a collaborative planning process for the Gage South & Environs area, with a working group comprising all stakeholders, and a campus-wide consultation process.

Why don't you designate the area "Academic"?

The land use designation will be determined after careful consideration of the broad range of needs for the area and the university. Designating the area academic before the Working Group has fully examined all the different needs would undermine the important work of the committee. Designating the area academic before the consultation process with the campus community occurs would remove the opportunity for the broader community to comment on the options and the issues. If housing cannot be accommodated in this area, the area would be redesignated as "Academic." If housing can be accommodated in this area, the area would be redesignated as "Village Centre Academic," which is an extension of the designation that applies to University Boulevard between Wesbrook and East Mall.

But haven't the students asked for this area to be "Academic"?

There are a variety of stakeholders that care about what happens in this precinct making a broad conversation with the entire university community crucial. As a result of the students expressing that this was an important discussion for the campus community, a collaborative Working Group of multiple stakeholders was formed to develop recommended options that

would then be forwarded to full public consultation. This process was designed to ensure the inclusion of the various stakeholders who have interests in the area.

Is family housing going to be located on the current bus loop site or elsewhere in the area?
No decision has been made yet on whether there will be housing in this area. The first part of the Gage South planning process is to locate the important academic facilities and the transit facility, and then look at opportunities to accommodate housing. If housing were to be located in this area it would be non-market, affordable, university rental housing. The compatibility of housing with adjacent uses will be carefully and thoroughly evaluated.

What is university rental housing?
University rental housing is limited to faculty, staff and students. It is non-market housing with a focus on smaller, affordable units that would be more attractive to younger people. There is a significant need for this type of housing on campus.

Why do you have to move the bus loop?
The current bus loop for diesel buses is a temporary facility. The area is at capacity and it cannot be expanded or operated indefinitely—it isn't intended to be a permanent, long-term solution. UBC has also committed to our neighbours in the UEL that this will be a temporary facility. In 2010, robust consultation with the campus community showed a preference for keeping the bus loop near its current location. As part of the current process, siting options in the area are being examined.

Why do you need to build a new aquatic centre?
UBC's existing aquatic facilities (including the Aquatic Centre, which began operation in the late 1970s and Empire Pool, built in 1954) are reaching the end of their useful lives. The existing facilities are aging, with unreliable mechanical systems, worn finishes, inefficient energy systems and outdated layout. While the structure of the indoor pool is currently in good condition, the Aquatic Centre roof and building envelope are due for replacement. A 2009 report on the existing Aquatic Centre revealed that to keep the centre, numerous building systems would need to be replaced or upgraded at significant cost. And refurbishing the existing centre to meet the changing needs of UBC's growing community (especially families) would require a substantial addition at an even greater cost.

Have you chosen a site for the aquatic centre?

No site has been chosen for the aquatic centre. A feasibility study conducted earlier this year was to determine options for either building a new facility or refurbishing the existing aquatic centre. Though the study recommends McInnes Field as the preferred site, the study considered technical issues only and is an input into the Gage South and Environs planning

process. The Gage South & Environs Working Group is exploring various options for this facility.

What will happen to McInnes Field if this is determined to be the best site for the aquatic centre? If McInnes Field is chosen as the site for the aquatic centre, the bookable open space currently provided by McInnes Field will be relocated in or near the Gage South & Environs area. A space like McInnes Field will remain a key feature in the heart of campus.

Why are you looking at all these facilities together?

The aquatic centre and the bus loop are major pieces of infrastructure with complex technical needs. Questions such as cost, relationship of the pool to other athletics facilities, adequate turning space for buses and pedestrian safety must be considered when determining where these facilities will be sited. And decisions about one facility necessarily affect where the others can be placed. Only by looking at all of these facilities at once, and considering all the issues, can we come up with the best possible solution for the area.

What is the Gage South & Environs Working Group?

The Gage South & Environs Working Group is a collaborative advisory group composed of key stakeholders, including students (graduate and undergraduate), UBC Recreation and Athletics, TransLink, UNA and UEL representatives. The Working Group is being asked to explore complex ideas and technical planning. This process will ensure that the planning of the Gage South area and adjacent academic lands meets the needs of the university community. The establishment of the Working Group is a direct response to requests from students for a collaborative process. Click here to find out more about the working group.

Is the working group making a decision about what will happen to the area?

The role of the committee is not to make final decisions, but to make recommendations on options that will be taken forward to the campus community for consideration and review. Ideas supported by this group will be made public and options will go through a public consultation process, including opportunities to provide input at events and online. Public consultation is planned for late October or early November and will be widely advertised.

Will I have a chance to express my views on proposals for the area?

There will be three options that will go out to public consultation this fall. Ideas supported by this Gage South & Environs Working Group and that are technically feasible will be made public and options will be considered in a public consultation process in late October or early November, including opportunities to provide input at events and online. Check our public consultation page for the latest information on this process.3

DRAFT
Gage South & Environs Working Group

Date: Sept 15 2011
Time: 2:30 pm-4pm
Location: Gardenia Room, C+CP

Members:

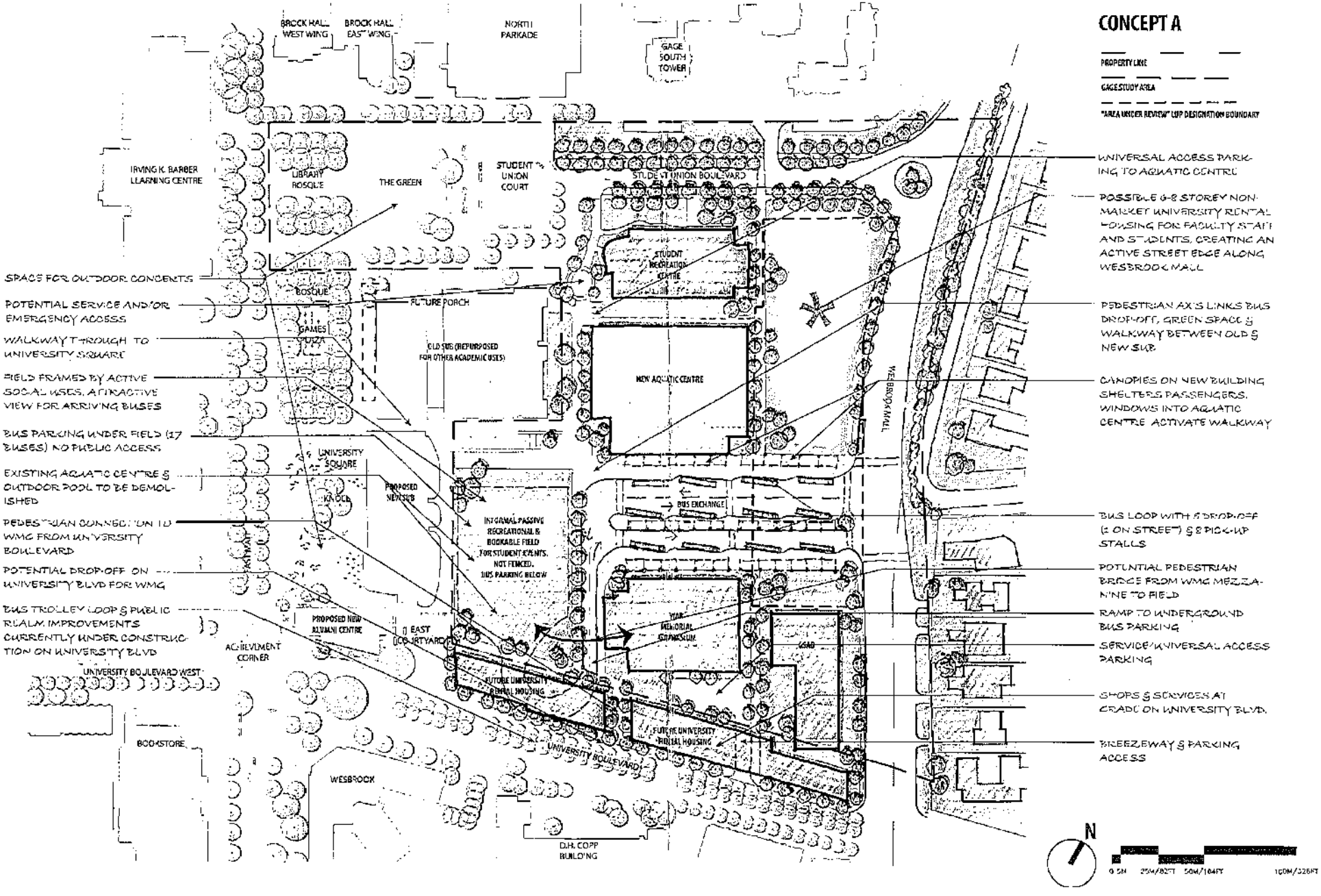
Lisa Colby	Director of Policy Planning, C+CP (Chair)
Kera McArthur	Director of Communications + Public Engagement, C+CP
Jamie Paris	VP External, GSS
Matt Parson	VP Academic, AMS
Prod Laquian	UNA
Jeff Busby	TransLink
Andrea Procyk	Project Coordinator, UBC Active Transportation Lab
Paul Smith	Vice Provost & AVP Academic Resources, Office of VP Academic
Kavie Toor	Associate Director of Facilities & Business Development, Athletics
Dallas Arcangel	Planning Technician, UEL
Andrew Parr	Managing Director, Student Housing & Hospitality Services
Paul Young	UBC Properties Trust
John Metras	Managing Director, Infrastructure Development

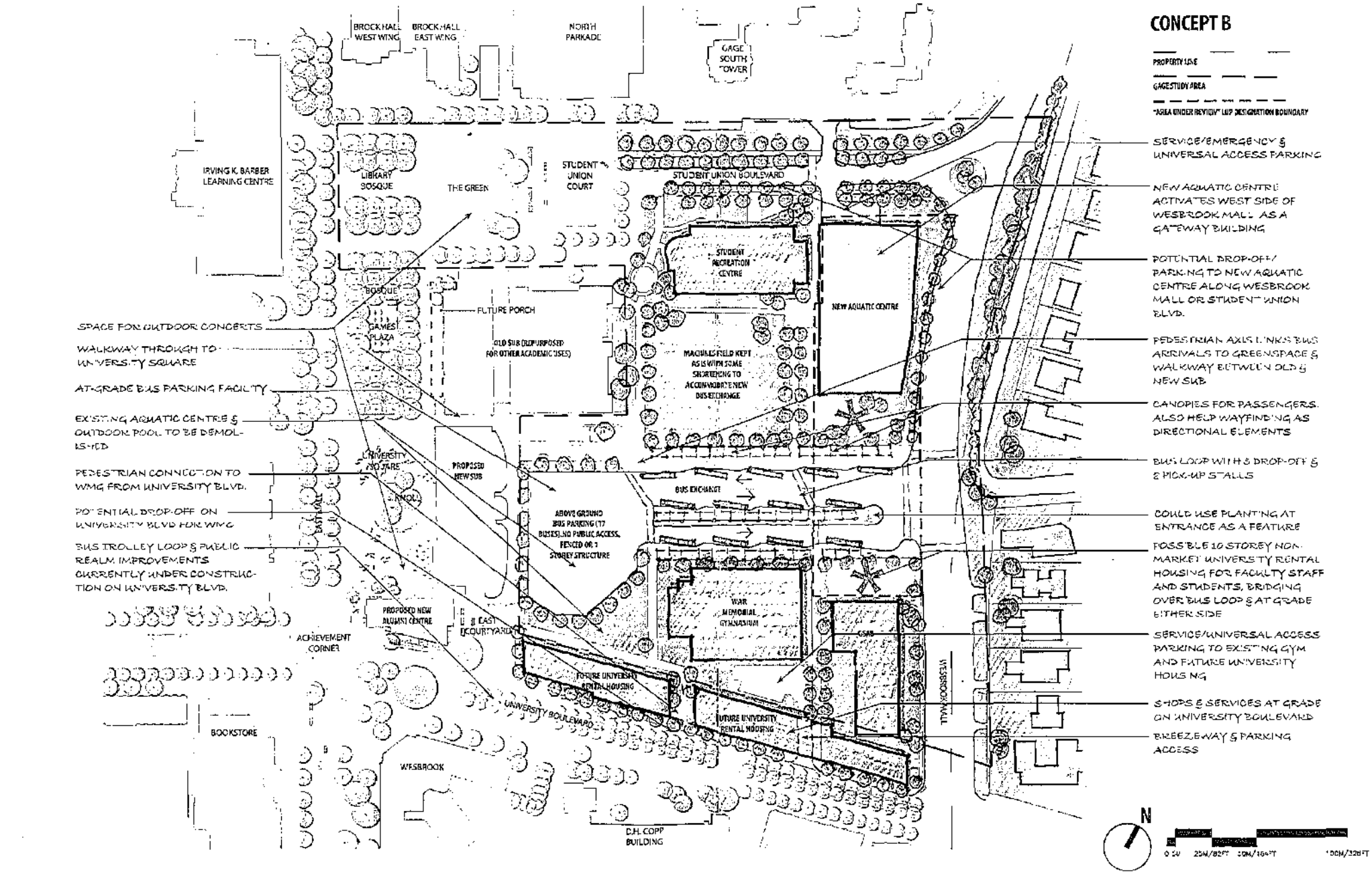
Other Staff Resources as Required:

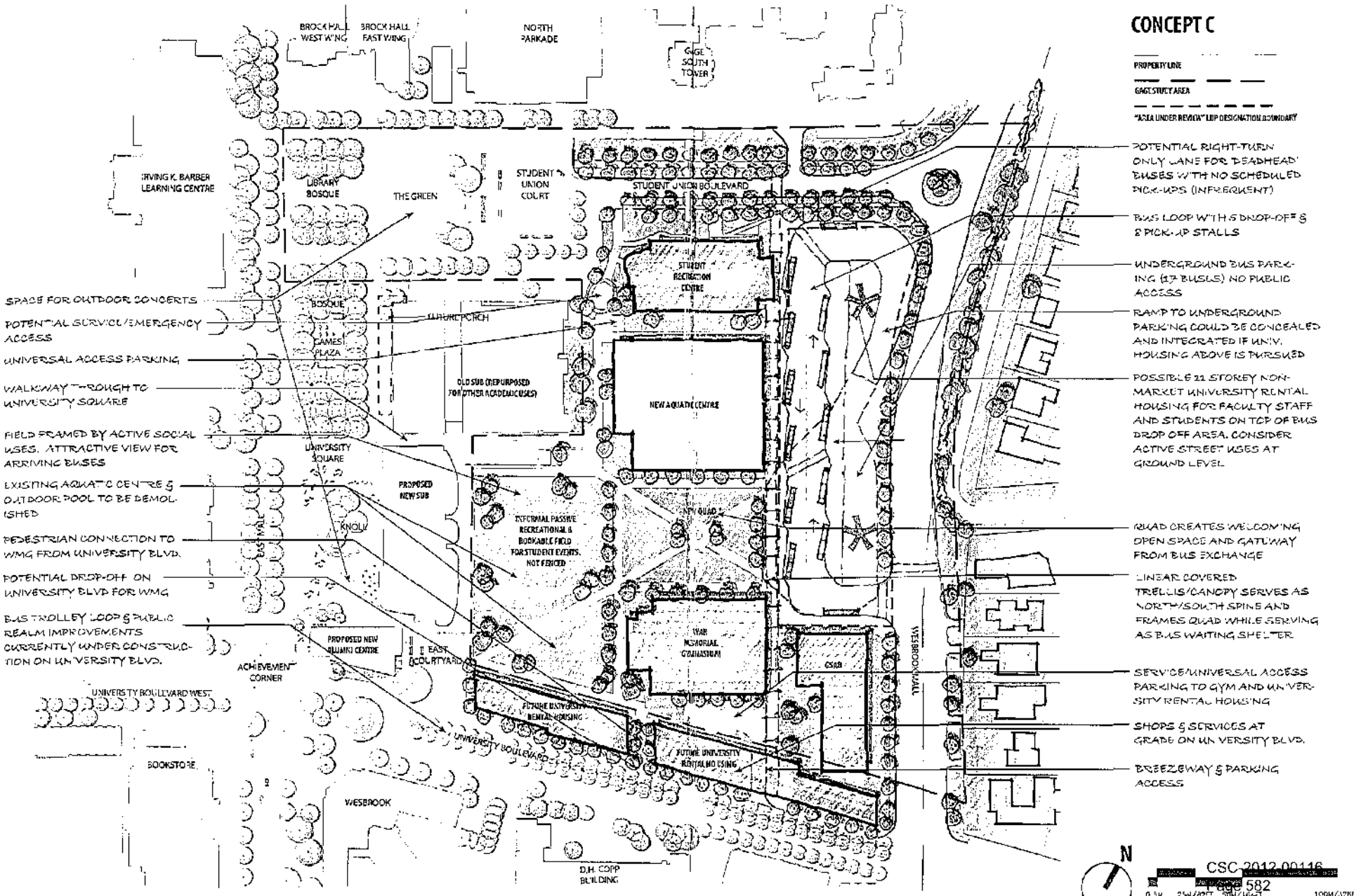
Joe Stott	Director of Planning, C+CP
Gerry McGeough	University Architect, C+CP
Carole Jolly	Director Transportation TREK, C+CP

Agenda

1. Adoption of the agenda and previous meeting notes
2. Communications and Consultation Update
3. Board of Governors Update
4. Aquatic Centre Feasibility Siting Update
5. Schematic Layout Options
   - Discussion of Top 2 or 3 from each member
   - Agreement on collective top 2 for further exploration
6. Wesbrook Place Neighbourhood Plan update
7. New Items
8. Adjourn


CONCEPT A
PROPERTY LINE
GAGE STUDY AREA
"AREA UNDER REVIEW" LDP DESIGNATION BOUNDARY
BROCK HALL WEST WING
BROCK HALL EAST WING
NORTH PARKADE
GAGE SOUTH TOWER
IRVING K. BARBER LEARNING CENTRE
LIBRARY BOSQUE
THE GREEN
STUDENT UNION COURT
STUDENT UNION BOULEVARD
STUDENT RECREATION CENTRE
BOSQUE
FUTURE PORCH
GAMES PLAZA
OLD SUB (REPURPOSED FOR OTHER ACADEMIC USES)
NEW AQUATIC CENTRE
WESBROOK MALL
UNIVERSITY SQUARE
KA-OCL
PROPOSED NEW SUB
INFORMAL/PASSIVE RECREATIONAL & BOOKABLE FIELD FOR STUDENT EVENTS. NOT FENCED. BUS PARKING BELOW
BUS EXCHANGE
WAR MEMORIAL GYMNASIUM
GEAD
PROPOSED NEW ALUMNI CENTRE
EAST COURTYARD
ACHIEVEMENT CORNER
FUTURE UNIVERSITY RENTAL HOUSING
UNIVERSITY BOULEVARD WEST
BOOKSTORE
UNIVERSITY BOULEVARD
WESBROOK
D.H. COPP BUILDING
SPACE FOR OUTDOOR CONCERTS
POTENTIAL SERVICE AND/OR EMERGENCY ACCESS
WALKWAY THROUGH TO UNIVERSITY SQUARE
FIELD FRAMED BY ACTIVE SOCIAL USES, ATTRACTIVE VIEW FOR ARRIVING BUSES
BUS PARKING UNDER FIELD (17 BUSES) NO PUBLIC ACCESS
EXISTING AQUATIC CENTRE & OUTDOOR POOL TO BE DEMOLISHED
PEDESTRIAN CONNECTION TO WMG FROM UNIVERSITY BOULEVARD
POTENTIAL DROP-OFF ON UNIVERSITY BLVD FOR WMG
BUS TROLLEY LOOP & PUBLIC REALM IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION ON UNIVERSITY BLVD
UNIVERSAL ACCESS PARKING TO AQUATIC CENTRE
POSSIBLE 6-8 STOREY NON-MARKET UNIVERSITY RENTAL HOUSING FOR FACULTY STAFF AND STUDENTS, CREATING AN ACTIVE STREET EDGE ALONG WESBROOK MALL
PEDESTRIAN AXIS LINKS BUS DROP-OFF, GREEN SPACE & WALKWAY BETWEEN OLD & NEW SUB
CANOPIES ON NEW BUILDING SHELTERS PASSENGERS, WINDOWS INTO AQUATIC CENTRE ACTIVATE WALKWAY
BUS LOOP WITH 6 DROP-OFF (2 ON STREET) & 8 PICK-UP STALLS
POTENTIAL PEDESTRIAN BRIDGE FROM WMG MEZZANINE TO FIELD
RAMP TO UNDERGROUND BUS PARKING
SERVICE/UNIVERSAL ACCESS PARKING
SHOPS & SERVICES AT GRADE ON UNIVERSITY BLVD.
BREEZEWAY & PARKING ACCESS
N
0 5M 25M/82FT 50M/164FT 100M/328FT


CONCEPT B
PROPERTY LINE
GAGE STUDY AREA
"AREA UNDER REVIEW" LUP DESIGNATION BOUNDARY
BROCK HALL WEST WING
BROCK HALL EAST WING
NORTH PARKADE
GAGE SOUTH TOWER
IRVING K. BARBER LEARNING CENTRE
LIBRARY
BOSQUE
THE GREEN
STUDENT UNION COURT
STUDENT UNION BOULEVARD
STUDENT RECREATION CENTRE
NEW AQUATIC CENTRE
BOSQUE
GAMES PLAZA
FUTURE PORCH
OLD SUB (REPURPOSED FOR OTHER ACADEMIC USES)
MACHIAS FIELD KEPT AS IS WITH SOME SHORTENING TO ACCOMMODATE NEW BUS EXCHANGE
SPACE FOR OUTDOOR CONCERTS
WALKWAY THROUGH TO UNIVERSITY SQUARE
AT-GRADE BUS PARKING FACILITY
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.
UNIVERSITY AVENUE
PROPOSED NEW SUB
BUS EXCHANGE
ABOVE GROUND BUS PARKING (17 BUSES), NO PUBLIC ACCESS, FENCED OR 3 STOREY STRUCTURE
PROPOSED NEW ALUMNI CENTRE
EAST COURTYARD
ACHIEVEMENT CORNER
WAR MEMORIAL GYMNASIUM
GSAB
FUTURE UNIVERSITY RENTAL HOUSING
UNIVERSITY BOULEVARD
WESBROOK MALL
BOOKSTORE
WESBROOK
D.H. COPP BUILDING
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 SUB
CANOPIES FOR PASSENGERS. ALSO HELP WAYFINDING AS DIRECTIONAL ELEMENTS
BUS LOOP WITH 8 DROP-OFF & 8 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
N
0 50 25M/82FT 50M/164FT 100M/328FT


CONCEPT C
PROPERTY LINE
GAGE STUDY AREA
"AREA UNDER REVIEW" LDP DESIGNATION BOUNDARY
POTENTIAL RIGHT-TURN ONLY LANE FOR 'DEADHEAD' BUSES WITH NO SCHEDULED PICK-UPS (INFREQUENT)
BUS LOOP WITH 5 DROP-OFF & 5 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 22 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
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 BUSES
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.
BROCK HALL WEST WING
BROCK HALL EAST WING
NORTH PARKADE
GAGE SOUTH TOWER
IRVING K. BARBER LEARNING CENTRE
LIBRARY BOSQUE
THE GREEN
STUDENT UNION COURT
STUDENT UNION BOULEVARD
STUDENT RECREATION CENTRE
FUTURE PORCH
BOSQUE
GAMES PLAZA
OLD SUB (REPURPOSED FOR OTHER ACADEMIC USES)
NEW AQUATIC CENTRE
UNIVERSITY SQUARE
PROPOSED NEW SUB
INFORMAL PASSIVE RECREATIONAL & BOOKABLE FIELD FOR STUDENT EVENTS. NOT FENCED
KNOLL
EAST MALL
NEW QUAD
WAR MEMORIAL GYMNASIUM
GSAB
WESBROOK MALL
PROPOSED NEW ALUMNI CENTRE
EAST COURTYARD
ACHIEVEMENT CORNER
UNIVERSITY BOULEVARD WEST
FUTURE UNIVERSITY RENTAL HOUSING
UNIVERSITY BOULEVARD
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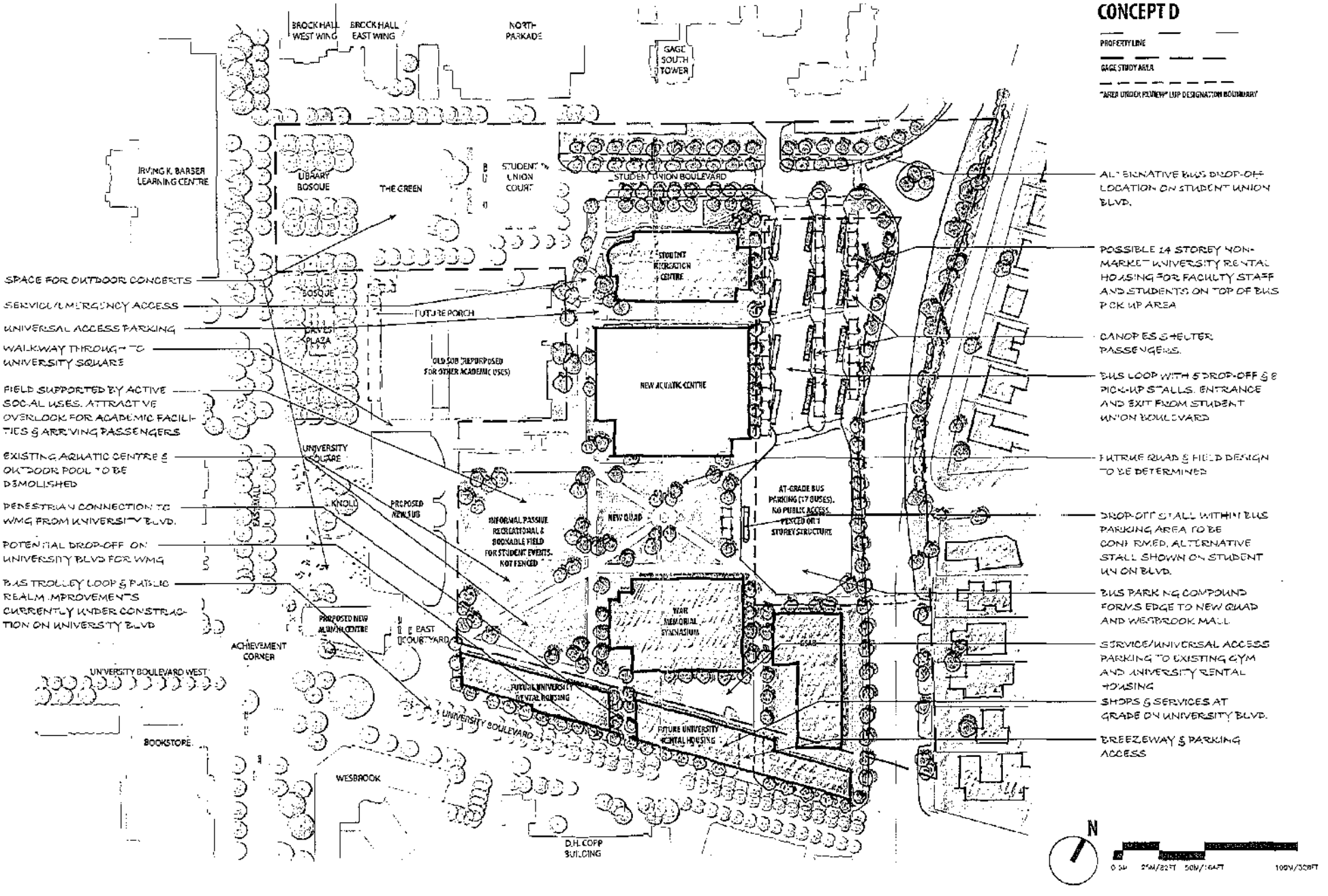
CONCEPT D
PROPERTY LINE
GAGE STUDY AREA
"AREA UNDER REVIEW" LISP DESIGNATION BOUNDARY
BROCK HALL WEST WING
BROCK HALL EAST WING
NORTH PARKADE
GAGE SOUTH TOWER
IRVING K. BARBER LEARNING CENTRE
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THE GREEN
STUDENT UNION COURT
STUDENT UNION BOULEVARD
STUDENT RECREATION CENTRE
BOSQUE
FUTURE PORCH
PAVED PLAZA
OLD SUB TO BE REPURPOSED FOR OTHER ACADEMIC USES
NEW AQUATIC CENTRE
UNIVERSITY SQUARE
EAST HALL
KNOLL
PROPOSED NEW SUB
INFORMAL PASSIVE RECREATIONAL & BOOKABLE FIELD FOR STUDENT EVENTS. NOT FENCED
NEW QUAD
AT-GRADE BUS PARKING (17 BUSES). NO PUBLIC ACCESS. FENCED OR 1 STOREY STRUCTURE
PROPOSED NEW ALUMNI CENTRE
EAST COURTYARD
WAR MEMORIAL GYMNASIUM
GSAB
ACHIEVEMENT CORNER
UNIVERSITY BOULEVARD WEST
FUTURE UNIVERSITY RENTAL HOUSING
UNIVERSITY BOULEVARD
FUTURE UNIVERSITY RENTAL HOUSING
BOOKSTORE
WESBROOK
D.H. COPP BUILDING
SPACE FOR OUTDOOR CONCERTS
SERVICE/EMERGENCY ACCESS
UNIVERSAL ACCESS PARKING
WALKWAY THROUGH TO UNIVERSITY SQUARE
FIELD SUPPORTED BY ACTIVE SOCIAL USES. ATTRACTIVE OVERLOOK FOR ACADEMIC FACILITIES & ARRIVING PASSENGERS
EXISTING AQUATIC CENTRE & OUTDOOR POOL TO BE DEMOLISHED
PEDESTRIAN CONNECTION TO WMC FROM UNIVERSITY BLVD.
POTENTIAL DROP-OFF ON UNIVERSITY BLVD FOR WMC
BUS TROLLEY LOOP & PUBLIC REALM IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION ON UNIVERSITY BLVD
ALTERNATIVE BUS DROP-OFF LOCATION ON STUDENT UNION BLVD.
POSSIBLE 14 STOREY NON-MARKET UNIVERSITY RENTAL HOUSING FOR FACULTY STAFF AND STUDENTS ON TOP OF BUS PICK UP AREA
CANOPIES SHELTER PASSENGERS.
BUS LOOP WITH 5 DROP-OFF & 6 PICK-UP STALLS. ENTRANCE AND EXIT FROM STUDENT UNION BOULEVARD
FUTURE QUAD & FIELD DESIGN TO BE DETERMINED
DROP-OFF STALL WITHIN BUS PARKING AREA TO BE CONFIRMED. ALTERNATIVE STALL SHOWN ON STUDENT UNION BLVD.
BUS PARKING COMPOUND FORMS EDGE TO NEW QUAD AND WESBROOK MALL
SERVICE/UNIVERSAL ACCESS PARKING TO EXISTING GYM AND UNIVERSITY RENTAL HOUSING
SHOPS & SERVICES AT GRADE ON UNIVERSITY BLVD.
BREEZEWAY & PARKING ACCESS
N
0 5M 25M/82FT 50M/164FT 100M/328FT

Engelbert, Marie CSCD:EX

From: Lu, Stefani [Stefani.lu@ubc.ca]
Sent: Monday, October 17, 2011 9:23 AM
To: McArthur, Kera; Rebane, Johannes; 'Andrea Procyk'; Dave Roth (David.Roth@Translink.ca); DeWolfe, Anne; GSS VP External; Jeffrey Busby; Engelbert, Marie CSCD:EX; McGeough, Gerry; Metras, John; Parr, Andrew; Paul Young; Prod Laquian; Smith, Paul; Stott, Joe; Toor, Kavie
Cc: avpfe.assist@ubc.ca; Bastians, Amrita; Colby, Lisa; Holvor, Laura; Joanne Pickford; Karim, Zai; Knight, Nancy; Lavery, Debbie; MacDonald, Deborah; Selina Talib; Arcangel, Dallas CSCD:EX; Jan Fialkowski; Armstrong, Gabrielle
Subject: RE: Gage South Working Group - Oct 20 Agenda Package
Attachments: Agnda Oct 20 2011.pdf

Hi everyone,

The meeting is to be held in the Policy Labs, CIRS, 2260 West Mall.

Stefani

From: McArthur, Kera
Sent: Friday, October 14, 2011 5:10 PM
To: Lu, Stefani; Rebane, Johannes; 'Andrea Procyk'; Dave Roth (David.Roth@Translink.ca); DeWolfe, Anne; GSS VP External; Jeffrey Busby; Marie Engelbert ; McGeough, Gerry; Metras, John; Parr, Andrew; Paul Young; Prod Laquian; Smith, Paul; Stott, Joe; Toor, Kavie
Cc: avpfe.assist@ubc.ca; Bastians, Amrita; Colby, Lisa; Holvor, Laura; Joanne Pickford; Karim, Zai; Knight, Nancy; Lavery, Debbie; MacDonald, Deborah; Selina Talib; 'Dallas.Arcangel@gov.bc.ca'; Jan Fialkowski; Armstrong, Gabrielle; Lu, Stefani
Subject: Gage South Working Group - Oct 20 Agenda Package

Hi everyone,

Please find attached the agenda package for the October 20th meeting. The package contains the following documents:

- Agenda
- Minutes of October 6th meeting. **Please send any changes by 5:00 p.m. on Monday so we can put these up the website.**
- Questions to consider as part of planning session on the consultation event, to be held at the meeting

Please note that the timing for the Fall consultation has been finalized and will take place between November 15-28 (online), with the event the week of November 21.

Thanks!

Kera

NB/ election period for UEL.

Noted the point re Wbrook Mall - outlined by Paul Young.

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THE UNIVERSITY OF BRITISH COLUMBIA

Campus + Community Planning

Gage South & Environs Working Group

Date: October 20, 2011
Time: 2:00 pm-4pm
Location: Policy Labs, CIRS Building, 2260 West Mall, UBC

Members:

Lisa Colby	Director of Policy Planning, C+CP (Chair)
Kera McArthur	Director of Communications + Public Engagement, C+CP
Jamie Paris	VP External, GSS
Matt Parson	VP Academic, AMS
Prod Laquian	UNA
Dave Roth	TransLink
Andrea Procyk	Project Coordinator, UBC Active Transportation Lab
Paul Smith	Vice Provost & AVP Academic Resources, Office of VP Academic
Kavie Toor	Associate Director of Facilities & Business Development, Athletics
Marie Engelbert	Manager, UEL
Andrew Parr	Managing Director, Student Housing & Hospitality Services
Paul Young	UBC Properties Trust
John Metras	Managing Director, Infrastructure Development
Justin Marples	Director, Enrolment Services

Other Staff Resources as Required:

Joe Stott	Director of Planning, C+CP
Gerry McGeough	University Architect, C+CP
Carole Jolly	Director Transportation TREK, C+CP

Agenda

1. Adoption of the agenda and previous meeting notes
2. Board of Governors Update
3. Wesbrook Place Neighbourhood Plan update
4. Retail Study Update
5. Schematic Layout Options
    a. Confirmation of 4 scenarios for public consultation
6. Communications and Consultation (Attachment A)
    a. Discuss event program and questions for community
7. New Items
8. Adjourn

Meeting Notes
Gage South & Environs Working Group

Date: October 20, 2011
Time: 2pm - 4pm
Venue: Policy Labs A+B, the Centre for Interactive Research on Sustainability

Members in Attendance:

Lisa Colby, Director of Policy Planning, C+CP (Chair)
Kera McArthur, Director of Communications and Public Engagement, C+CP
Teresa Symyk, Senior Planner of Infrastructure Development
Justin Marples, Director of Enrolment Services
Matt Parson, AMS VP Academic + University Affairs
Kavie Toor, Associate Director of Facilities and Business Development, Athletics
Andrew Parr, Managing Director of Student Housing & Hospitality Services
Dave Roth, Senior Transportation Planner of TransLink
Marie Engelbert, Manager of UEL
Paul Young, UBC Properties Trust

Supporting Staff in Attendance:

Joe Stott, Director of Planning, C+CP
Gabrielle Armstrong, Manager of Public Consultation, C+CP

Regrets:

Prod Laquian, UNA Board member
Jamie Paris, GSS VP External
Andrea Procyk, Project Coordinator, UBC Active Transportation Lab
Paul Smith, Provost's Office

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1. **Adoption of the Agenda and September 15th Meeting Notes**
   - Round-table introductions
   - Minutes of the previous meeting were accepted as circulated with changes
   - The Agenda was approved
2. **Board of Governors Update**
   - No new update
3. **Wesbrook Place Neighbourhood Plan Update**
   - Public consultation runs from October 21 to November 3. An information session which focuses on how community and municipal services are delivered in UNA is scheduled for October 27. This information session will be background for the November 1st public open house and Q&A on the Wesbrook Place Neighbourhood Place amendments. The format will provide an opportunity to ask questions on the revised proposal.

4. **Retail Study Process Update**
   - Draft preliminary guidelines for Village Centre (University Boulevard) are now completed. The guidelines will be distributed to the Working Group when they have been reviewed by the Village Centre Academic Shops and Services Working Group. The process is scheduled to be completed by end of November 2011.

5. **Schematic Layout Options**
   - The Working Group re-evaluated two of the four scenarios which were selected at the last meeting.
   - One scenario selected at the previous meeting had to be removed because it was not technically feasible. It was replaced with a schematic that maintained the same key elements (i.e. East/West oriented bus loop, and a ramp leading to a layover under MacInnes Field). This scenario was endorsed with the understanding that C&CP would also adjust the aquatic centre footprint to reduce its north south depth if possible, to allow a wider drop-off /pick-up area for buses.
   - The committee agreed to replace one of the North/South oriented bus loop scenarios with a schematic that uses Wesbrook instead of Student Union Blvd as an entrance for the buses. The committee agreed this scenario provided a broader range of discussion points for the consultation.
   - The working group came to consensus on the four scenarios to go forward to public for consultation.

6. **Communications and Consultation**
   - At the last meeting, the Working Group agreed that the next public consultation will be a workshop-style consultation event.
     - The Working Group discussed the event program and issues to be explored.
     - The committee also discussed event program techniques and approaches.
     - Members of the committee where asked whether they would consider being facilitators at the event. Most agreed and this will be incorporated into the event planning.
     - The type of notification was also discussed.
   - In advance of the next meeting, a draft consultation event program and plan, with consultation questions for consideration, will be circulated electronically to the Working Group.

7. **New Items** -- none

8. **Adjourn** - meeting adjourned at 4:15pm

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THE UNIVERSITY OF BRITISH COLUMBIA

Campus + Community Planning
2210 West Mall
Vancouver, BC Canada V6T 1Z4

Phone 604 822 2089
Fax 604 822 6119
Email: lisa.colby@ubc.ca

March 12, 2012

Marie Engelbert
Manager
University Endowment Lands
5495 Chancellor Boulevard
Vancouver, BC V6T 1E2

Dear Ms. Engelbert:

In 2010, UBC prepared a number of amendments to the Land Use Plan for the UBC campus. These were adopted in early 2011. The Land Use Plan amendments left one small part of campus unresolved in terms of future use. This area, commonly referred to as Gage South, is a small area near the centre of the UBC campus, along Wesbrook Mall (see attached map). This is where the temporary diesel bus terminal is located.

The Land Use Plan designated Gage South as an 'Area Under Review' with a view to determining whether non-market rental housing for faculty, staff and students would be a suitable use for this area. Before being able to resolve that question, UBC needed to address the future academic uses adjacent to Gage South. This planning process is drawing to a close, thus allowing us to move forward with determining the final use and the final designation of the 'Area Under Review'.

The recommendation resulting from the planning process is that the most appropriate use for the northern part of the 'Area Under Review' is twelve month student housing with priority for graduate students and post-docs. The southern part of the 'Area Under Review' would be used for diesel bus drop off and pick up facilities. The resulting designation in the Land Use Plan would be 'Academic'. A related text amendment would clarify that the Board of Governors would be able to locate the non-market faculty and staff housing from this area to another part of campus in the future.

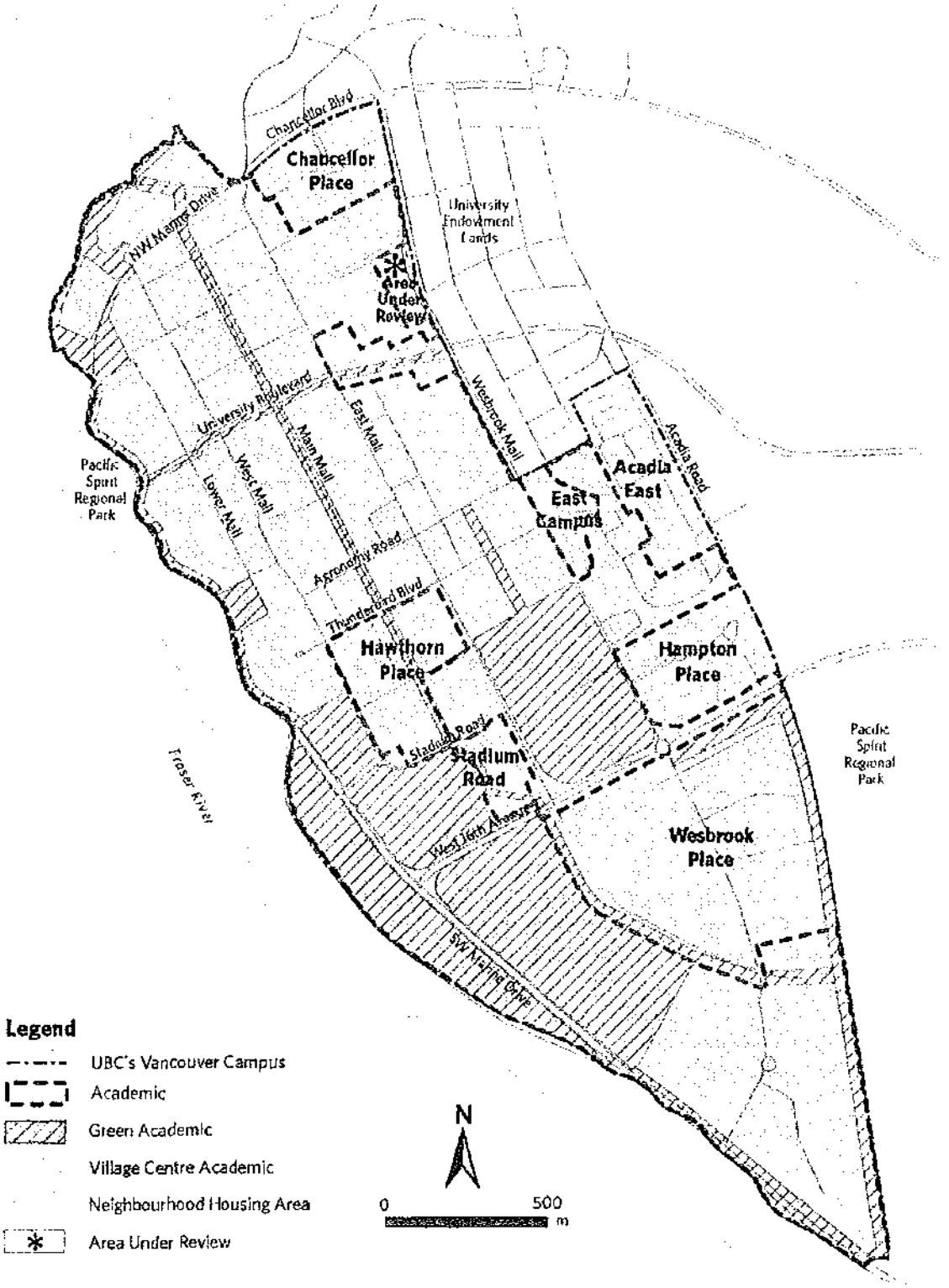
We welcome your comments on this proposed amendment to the Land Use Plan, in the context of your agency's responsibilities, on or before April 11, 2012. Please direct your comments or enquiries to me at the contact information provided in the letterhead.

Yours truly,

L. Colby

Lisa Colby
Director, Policy Planning

Enclosure: LUP map with Area Under Review labeled


Chancellor Blvd
Chancellor Place
NW Marine Drive
University Endowment Lands
Area Under Review
University Boulevard
East Mall
Westbrook Mall
Acadia Road
Acadia East
East Campus
Pacific Spirit Regional Park
West Mall
Lower Mall
Main Mall
Agronomy Road
Thunderbird Blvd
Hawthorn Place
Hampton Place
Stadium Road
Stadium Road
Fraser River
West 16th Avenue
Wesbrook Place
SW Marine Drive
Pacific Spirit Regional Park
Legend
UBC's Vancouver Campus
Academic
Green Academic
Village Centre Academic
Neighbourhood Housing Area
Area Under Review
N
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Engelbert, Marie CSCD:EX

From: Lu, Stefani [Stefani.lu@ubc.ca]
Sent: Wednesday, February 15, 2012 9:39 AM
To: Rebane, Johannes; 'Andrea Procyk'; Dave Roth (David.Roth@Translink.ca); GSS VP External; Jeffrey Busby; Engelbert, Marie CSCD:EX; Marples, Justin; McArthur, Kera; McGeough, Gerry; Metras, John; Parr, Andrew; Paul Young; Prod Laquian; Smith, Paul; Stott, Joe; Toor, Kavie; Colby, Lisa
Cc: avpfe.assist@ubc.ca; Bastians, Amrita; Chui, Loretta; Holvor, Laura; Joanne Pickford; Karim, Zai; Knight, Nancy; Lavery, Debbie; MacDonald, Deborah; Makortoff, Mischa; Selina Talib
Subject: Gage South+Environs Working Group Meeting - Feb 17
Attachments: Agnda Feb 17 2012.pdf

Dear Working Group members,

Attached is the agenda for this Friday's meeting. Please note that the meeting location is Gardenia Room at Campus and Community Planning.

Thank you,

Stefani Lu
Administrative Secretary | Planning | Campus and Community Planning
The University of British Columbia | Vancouver Campus
Phone 604 827 3465 | Fax 604 822 6119

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THE UNIVERSITY OF BRITISH COLUMBIA

Campus + Community Planning

Gage South & Environs Working Group

Date: February 17, 2011
Time: 10am to noon
Location: Gardenia Room, C+CP

Members:

Lisa Colby	Director of Policy Planning, C+CP (Chair)
Kera McArthur	Director of Communications + Public Engagement, C+CP
Jamie Paris	VP External, GSS
Matt Parson	VP Academic, AMS
Prod Laquian	UNA
Dave Roth	TransLink
Andrea Procyk	Project Coordinator, UBC Active Transportation Lab
Paul Smith	Vice Provost & AVP Academic Resources, Office of VP Academic
Kavie Toor	Associate Director of Facilities & Business Development, Athletics
Marie Englebert	Manager, UEL
Andrew Parr	Managing Director, Student Housing & Hospitality Services
John Metras	Managing Director, Infrastructure Development
Justin Marples	Director of Enrolment Services
Paul Young	UBC Properties Trust

Other Staff Resources as Required:

Joe Stott	Director of Planning, C+CP
Gerry McGeough	University Architect, C+CP
Margret Eckenfelder	Director Transportation TREK, C+CP
Gabrielle Armstrong	Manager, Public Consultation

Agenda

1. Adoption of the agenda
2. Review phase 1 consultation results
3. Review draft consultation materials
4. Next meeting date - Feb 23, 2012 (Policy Labs, CIRS)
5. Adjourn

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THE UNIVERSITY OF BRITISH COLUMBIA

Campus + Community Planning

Gage South & Environs Working Group

Date: February 9, 2012
Time: 2pm-4pm
Location: Policy Labs A+B, CIRS

Members:

Lisa Colby	Director of Policy Planning, C+CP (Chair)
Kera McArthur	Director of Communications + Public Engagement, C+CP
Jamie Paris	VP External, GSS
Matt Parson	VP Academic, AMS
Prod Laquian	UNA
Dave Roth	TransLink
Andrea Procyk	Project Coordinator, UBC Active Transportation Lab
Paul Smith	Vice Provost & AVP Academic Resources, Office of VP Academic
Kavie Toor	Associate Director of Facilities & Business Development, Athletics
Marie Englebert	Manager, UEL
Andrew Parr	Managing Director, Student Housing & Hospitality Services
Paul Young	UBC Properties Trust
John Metras	Managing Director, Infrastructure Development

Other Staff Resources as Required:

Joe Stott	Director of Planning, C+CP
Gerry McGeough	University Architect, C+CP
Margret Eckenfelder	Director Transportation TREK, C+CP
Gabrielle Armstrong	Manager, Public Consultation

Agenda

1. Adoption of the agenda
2. Consultation Next Steps
    - Schedule update (Phase 2 and Public Hearing)
    - Purpose of Phase 2
    - Format Phase 2
    - Questions Phase 2
3. Draft Plan and Technical Update
4. Next meeting date (tentative) Feb 23, 2012, 2-4pm
5. Adjourn

Meeting Notes
Gage South & Environs Working Group

Date: November 3, 2011
Time: 2pm – 4pm
Venue: Gardenia Room, Campus and Community Planning

Members in Attendance:

Lisa Colby, Director of Policy Planning, C+CP (Chair)
Kera McArthur, Director of Communications and Public Engagement, C+CP
Justin Marples, Director of Enrolment Services
Matt Parson, AMS VP Academic + University Affairs
Kavie Toor, Associate Director of Facilities and Business Development, Athletics
Andrew Parr, Managing Director of Student Housing & Hospitality Services
Dave Roth, Senior Transportation Planner of TransLink
Paul Smith, Provost's Office
Marie Engelbert, Manager of UEL
Prod Laquian, UNA Board member
Paul Young, UBC Properties Trust

Regrets:

John Metras, Managing Director, Infrastructure Development
Jamie Paris, GSS VP External
Andrea Procyk, Project Coordinator, UBC Active Transportation Lab

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1. **Adoption of the Agenda and October 20th Meeting Notes**
   - Round-table introductions
   - Minutes of the previous meeting were accepted as circulated with changes
   - The Agenda was approved
2. **Consultation Update: Event program/plan and draft questions – Kera McArthur**
   - The date for the workshops was confirmed as November 24th from 1:00 to 4:00 p.m. and 6:00 to 9:00 p.m.
   - A draft script of the background video to be used to promote the consultation was circulated to the Working Group on table for discussion. No significant changes were recommended.
   - A draft of consultation questions were circulated to the Working Group on table for discussion. The Working Group discussed the questions and provided feedback that will be incorporated into the next draft.
   - Working Group members confirmed their participation in the workshops. A briefing session with the Working Group will be scheduled to prepare for the workshops.
3. **Wesbrook Place Neighbourhood Plan update**
   No update

4. **New Items** – none

5. **Adjourn** - meeting adjourned at 4:10pm

Gage South

Consultation Questions

The Gage South and Environs work group explored multiple concepts before recommending the four presented for public consultation. They each show different viable ways to achieve the key desired academic program elements for this important area of campus. These elements include:

- A new aquatic centre
- A diesel bus loop and parking facility
- Bookable outdoor open space for student concerts and informal recreation

Here are some of the things the Working Group considered when developing these layouts:

Academic Mission: delivery of these new academic facilities in a manner that 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 West 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 way to use UBC Land (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 this large campus?; and

Cost of construction: it is more expensive for underground facility, less costly for above ground.

In addition, possible locations remaining for non-market rental housing for faculty staff and students are indicated through an 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 a nine month collaborative planning process.

Now it's your turn.

Participants are invited to comment on the elements and tradeoffs presented in each of the four concepts through the questions below. This feedback will be considered and one consolidated draft plan will be developed. This plan may be one of the four concepts or it may be a new plan that include elements from different concepts. Have your say and tell us what you like and don't like about the four concepts.

Transit

1. Concepts A and B show an east-west orientation for the diesel bus loop and 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 Westbrook 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
    - Bring more noise to the neighbouring UEL.

    Given these factors, do you:

    - Strongly prefer bus loop and parking 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 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 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 cause more short-term disruption during construction
   - Are more costly to construct, but use less land

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

   1. Strongly prefer bus parking above ground
   2. Prefer bus parking above ground
   3. Have no preference
   4. Prefer bus parking below ground
   5. 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 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 layover 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 Blvrd and Wesbrook Avenue

Given these factors, do you agree or disagree with having bus bays located outside the main bus loop and parking area .

Strongly Agree Strongly disagree

1 2 3 4 5

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 exchange.

   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

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:

- Strongly prefer aquatic centre closer to the center of campus
- Prefer aquatic centre closer to the center of campus
- 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 and parking area between the Aquatic centre and war memorial gym. This configuration requires fewer and more controlled pedestrian travel routes between SRC and War Memorial Gym than are necessary in Concepts C and D. However, it does allow for a east-west orientation for the bus loop and parking facility.

   Given these factors, how important is pedestrian travel between the SRC and War Memorial Gym

Very important				Not important
1	2	3	4	5

MacInnes Field

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
   - No preference

8. Concepts A, C and D all locate MacInnes Field adjacent to the new student union building and closer 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

General

9. Overall, given the diesel bus loop and parking areas, aquatic centre and informal recreational field considerations, please tell us which element you feel should be the closest to the centre of campus:

   - The diesel bus loop and parking
   - The aquatic centre
   - An informal, outdoor field for student recreation (e.g. MacInnes Field or replacement)
   - No preference

10. Do you have any other comments related to the proposed locations of the diesel bus loop and parking areas, aquatic centre and MacInnes Field as shown in concepts A, B, C and D?

    [open end]

Housing

11. Using 1 as most important and 6 as least important, please rate how important the following statement 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 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?

[open end]

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

[open end]

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) Mandating that a certain percentage of the units must be rented to students, provided there is student demand for the units.

More likely				Less likely
1	2	3	4	5

b) 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				Less likely
1	2	3	4	5

c) Suites are small one bedrooms and studios, designed to appeal to a younger demographic of faculty, staff and students.

More likely Less likely

1 2 3 4 5

d) 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 student on Wesbrook.

More likely Less likely

1 2 3 4 5

e) 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 Less likely

1 2 3 4 5

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 would allow for some form of housing in the area.

Concepts A and C identify the potential area for non-market rental housing for faculty, staff and student at the corner of Student Union Blvrd and Wesbrook. They would both be 9-11 storey buildings.

Concepts B and D identify the potential area for housing as closer to GSAB. Concept B would be an 8-10 storey building and concept D would be a 6-8 storey building.

Using 1 to indicate your strongest preference and 4 to indicate what you least prefer, please rate the following statements from 1 to 4:

- 9-11 storey at non-market rental housing for faculty, staff and student the corner of Student Union Blvrd and Wesbrook

- 8-10 storey non-market rental housing for faculty, staff and student housing next to GSAB
- 6-8 storey non-market rental housing for faculty, staff and student housing next to GSAB
- 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

17. Why or why not?

[open end]

Other

18. Create your own concept. Using the pieces and the map on the next page, create another suggested layout for the major facilities in the area.

memorandum

To:	Gage South & Environs Working Group
From:	Campus + Community Planning
Date:	Friday, October 28th, 2011
Subject:	Gage South & Environs Workshops Date

We are seeking feedback on two potential dates for the Gage South & Environs workshops, which are a component of the November 15th-28th public consultation.

C+CP is proposing that two workshops, each three hours long, be held on one day.

Option 1: Thursday, November 24th. Workshop 1 would be held from 1-4pm and Workshop 2 from 6-9pm.

Option 2: Wednesday, November 23rd. Workshop 1 would be held from 1-4pm and Workshop 2 from 6-9pm.

It is important to note that the Development Permit Board meets on Wednesday, November 23rd, from 5-7pm, which conflicts with Option 2. This conflict may be an issue for those who wish to attend both events.

The proposed location for both workshops is the Ponderosa Centre which can accommodate 160 participants in each workshop.

C+CP is recommending that the Gage South & Environs Workshops be held on November 24th to ensure that as many people as possible are able to attend and participate in the consultation process.

Please provide your feedback on the proposed dates before end of day on Tuesday, November 1st.

Arcangel, Dallas CSCD:EX

From: Lu, Stefani [Stefani.lu@ubc.ca]
Sent: Wednesday, September 21, 2011 3:34 PM
To: Rebane, Johannes; 'Andrea Procyk'; Arcangel, Dallas CSCD:EX; Dave Roth (David.Roth@Translink.ca); DeWolfe, Anne; GSS VP External; Jeffrey Busby; McArthur, Kera; McGeough, Gerry; Metras, John; Parr, Andrew; Paul Young; Prod Laquian; Smith, Paul; Stott, Joe; Toor, Kavie
Cc: avpfe.assist@ubc.ca; Bastians, Amrita; Holver, Laura; Joanne Pickford; Karim, Zai; Knight, Nancy; Lavery, Debbie; Selina Talib; Colby, Lisa; MacDonald, Deborah; Armstrong, Gabrielle
Subject: Upcoming Gage South + Environs Working Group Meetings

Hi everyone,

The September 28th meeting is cancelled. Please hold the following meeting dates from 2 to 4pm in your calendars. Agenda details and the meeting location will be sent out prior to the each meeting. Thank you.

- October 6, 2011
- October 20, 2011
- November 3, 2011
- November 24, 2011
- December 7, 2011
- December 21, 2011
- January 19, 2012

Regards,
Stefani Lu
Administrative Secretary
UBC Campus and Community Planning
2210 West Mall
Vancouver, BC

Arcangel, Dallas CSCD:EX

From: Armstrong, Gabrielle [gabrielle.armstrong@ubc.ca]
Sent: Tuesday, September 13, 2011 2:35 PM
To: Lu, Stefani; Rebane, Johannes; 'Andrea Procyk'; Arcangel, Dallas CSCD:EX; DeWolfe, Anne; 'GSS VP External'; 'Jeffrey Busby'; McArthur, Kera; McGeough, Gerry; Metras, John; Parr, Andrew; 'Paul Young'; 'Prod Laquian'; Smith, Paul; Stott, Joe; Toor, Kavie
Cc: Bastians, Amrita; Carr, Kate; Fletcher, Kathryn; Holvor, Laura; 'Joanne Pickford'; Knight, Nancy; Lavery, Debbie; 'Selina Talib'; Colby, Lisa
Subject: Gage South & Environs Working Group - Meeting Package
Attachments: GageSouth_Mtg_Notes_20110825_FINAL.pdf; UBC Aquatic Centre Study - Aug 25 2011.pdf; Agnda Sept15 2011.DOCX

Good afternoon everyone,

Just a reminder that the next Working Group meeting is scheduled for September 15 from 2:30-4:00 p.m. in the Gardenia Room. Please find attached the following:

- Agenda for the meeting
- Final meeting notes for August 25th, with feedback incorporated
- Aquatic Centre Feasibility Study

Please note that the Aquatic Centre Feasibility Study report has not yet been posted to the C+CP website but will be in the coming week. When you read through the study you will see that three potential sites were considered as locations for the new proposed aquatic centre, two of which are in the Gage South & Environs area. The options presented in the feasibility study informed the materials that are being considered by the Gage South & Environs working group. Although the preferred location is MacInnes Field, the exact layout and site may change as the planning process moves forward. It is important to note that the upcoming open houses will be an opportunity to publicly present information on the proposed UBC Aquatic Centre program and will not include detailed information on potential site locations. The link between the proposed UBC Aquatic Centre site selection process and the Gage South & Environs working group process will be referenced in all public materials.

Upcoming Aquatic Centre Public Open Houses:

On Tuesday, September 20th and Wednesday, September 21st, Campus & Community Planning (C+CP) will be holding public open houses to present information on the proposed new UBC Aquatic Centre. You are invited to attend and a separate note with open house details that you can share with your networks will be sent to you shortly.

If you have any questions please contact me.

Regards,
Gabrielle

Gabrielle Armstrong (formerly Nye)
Manager, Public Consultation
Campus and Community Planning
University of British Columbia
(604) 822-9984
gabrielle.armstrong@ubc.ca

planning.ubc.ca

Meeting Notes
Gage South & Environs Working Group

Date: August 25, 2011
Time: 2pm – 4pm
Venue: Room 107, AERL

In Attendance:

Lisa Colby, Director of Policy Planning, C+CP (Chair)
Joe Stott, Director of Planning, C+CP
Gerry McGeough, University Architect, C+CP
Gabrielle Nye, Manager of Public Consultation, C+CP
John Metras, Managing Director, Infrastructure Development
Matt Parson, AMS VP Academic + University Affairs
Lloyd Campbell, Manager of Aquatic Centre, UBC Athletics
Anne DeWolfe, Enrolment Services
Jamie Paris, GSS VP External
Prod Laquian, UNA Board member
Jeffrey Busby, TransLink
Dallas Arcangel, UEL
Paul Young, UBC Properties Trust
Richard Drdul, Urban Systems

Regrets:

Andrew Parr, Student Housing & Hospitality Services
Andrew Procyk, Project Coordinator, UBC Active Transportation Lab
Paul Smith, Provost's Office

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1. **Adoption of the Agenda and May 12th Meeting Notes**
   - Round-table introductions
   - Minutes of the previous meeting were accepted as circulated without changes
   - The Agenda was approved

2. **Process Clarification**
   - The Chair advised that there is recent interest by the media and visitors in attending the Working Group meetings. There is a public consultation process built into the process to openly discuss draft plan options with the broader community later this Fall, and early next year. As a working group, it is the members prerogative to decide whether they want their meetings open to the public and media and what if any working session materials and notes should be public. These decisions were to be taken by the group.
   - The Chair reviewed that the Gage South & Environs planning process is a collaborative effort with all relevant stakeholders represented. She noted that the planning task is challenging, and if

the full program is to be accommodated, some creative thinking and understanding toward all other stakeholders will be required. She further noted that is important to have a working environment where members can learn from each other, build their technical knowledge base, defer judgment on ideas in early phases, and be prepared take risks to consider solutions that may differ from predefined positions. The Chair opened the floor for discussion and each member was asked in turn to share with the group their comfort level on those issues.

- After a thorough discussion by the working group, it was agreed that:
    - Transparency was important in the Gage South & Environs planning process and therefore that approved meeting notes should be made public by posting on the Campus & Community Planning website.
    - For the next few meetings, media and visitors will not be accommodated at working group meetings. The group may review this decision at a later time.
    - Public consultation will take place on outcomes from the group once the process reaches the appropriate stage.

3. Program Clarification

- The Working Group reviewed the updated program requirements for the Gage South "Area Under Review" and Environs. Some new information regarding the program requirements including more specifics on the aquatic centre dimensions, footprint, and the minimum number of bus pick-up, drop-off, and bus parking bays and turnaround requirements are detailed in the document titled 'Land Use Program update August 19, 2011'.
- Campus & Community Planning was asked to clarify the boundaries of the Study Area.

4. Aquatic Centre Feasibility Study and Site Location

- The working group reviewed the results of an Aquatic Centre Feasibility Study.
- It was reported that the Aquatic Centre Feasibility study was undertaken with assistance from CEI Architecture Planning Interiors, UBC Properties Trust (UBCPT), UBC Athletics and other stakeholders. The reason for the study was to determine the best option to accommodate all programs.
- Two options were considered in the feasibility study: to 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 is the best option due to cost, ability to build the required programs, lowest construction risks, and less disruption to existing programming.
- A number of sites were considered, including MacInnes Field because of its central location.

5. Wesbrook Place Neighbourhood Plan Update

- The Chair reminded the group that as part of the 2011 UBC Land Use Plan amendment process, the Board also approved a density distribution approach across campus neighbourhoods. This distribution scenario required that should the Gage process determine that university rental housing will be eliminated from the "Area Under Review", that 28,800 gsm of university rental housing density would have to be successfully reallocated to the Wesbrook Place Neighbourhood instead. Recognizing the AMS concerns of potential conflict between university rental housing and other uses within the Gage South area, the viability and potential for this extra density in Wesbrook Place must also be explored. The South Campus Neighbourhood (Wesbrook Place)

Alma Mater Society

Plan amendment process is already underway and will therefore address this density transfer potential.

- The Working Group received a report from the about the South Campus Neighbourhood (Wesbrook Place) Plan amendments process. They were informed that a public open house was held on June 28th to launch the amendment process. This process will include multiple opportunities for community and stakeholder input as well as technical and design work, including public consultation events, an Advisory Planning Committee (APC) and a Technical Advisory Committee (TAC). The APC met in July and will meet again on August 25th in the evening. TAC's first meeting was held on August 24th. Both Committees have representatives from all major stakeholder groups. The issue of incorporating an additional 28,800 gsm university rental housing floorspace was identified for comment and ongoing exploration. There were no results to report at this time.
- A second public open house has been scheduled for mid-September.

6. Schematic Layout Options

- A 'Gage Area Land Use Layout Explorations' table and updated schematic layout options was circulated. These explorations were developed to test in a more accurately scaled manner the potential of the bubble diagrams that the Working Group had suggested be explored at its last meeting.
- The exercise was intended to show the implications and trade-offs to be considered in settling the diesel bus facility around the aquatic centre, because these options would next allow us to see implications to the remaining program elements – namely the field, and potential university rental housing.

- Working Group members were asked to provide to the larger group a summary of their program needs for the Gage South & Environs area. Working Group members asked that:
  - Their peers consider practicality of design, adjacency of users, social interaction, and pedestrian movement.
  - The layout is one that reduces construction time and has minimal impact on the area as students frequent this area often.
  - There be more affordable housing built in this area.
  - The Gage South & Environs area be a gateway hub that caters to students, faculty, staff and UNA residents and that it be more than a transit hub.
  - Outdoor bookable space is preserved and that the area be easily navigable.
  - The area support academic programs and activities to draw students to the area.
  - The aquatic centre be located on a large workable space with ground service access.
  - Height, light, noise and access be considered with built forms and that transit pick-up and drop-off areas are central to campus to prevent jaywalking.
  - Options for surface bus layover be evaluated and exhausted before considering underground options with their associated operational and cost effectiveness challenges.

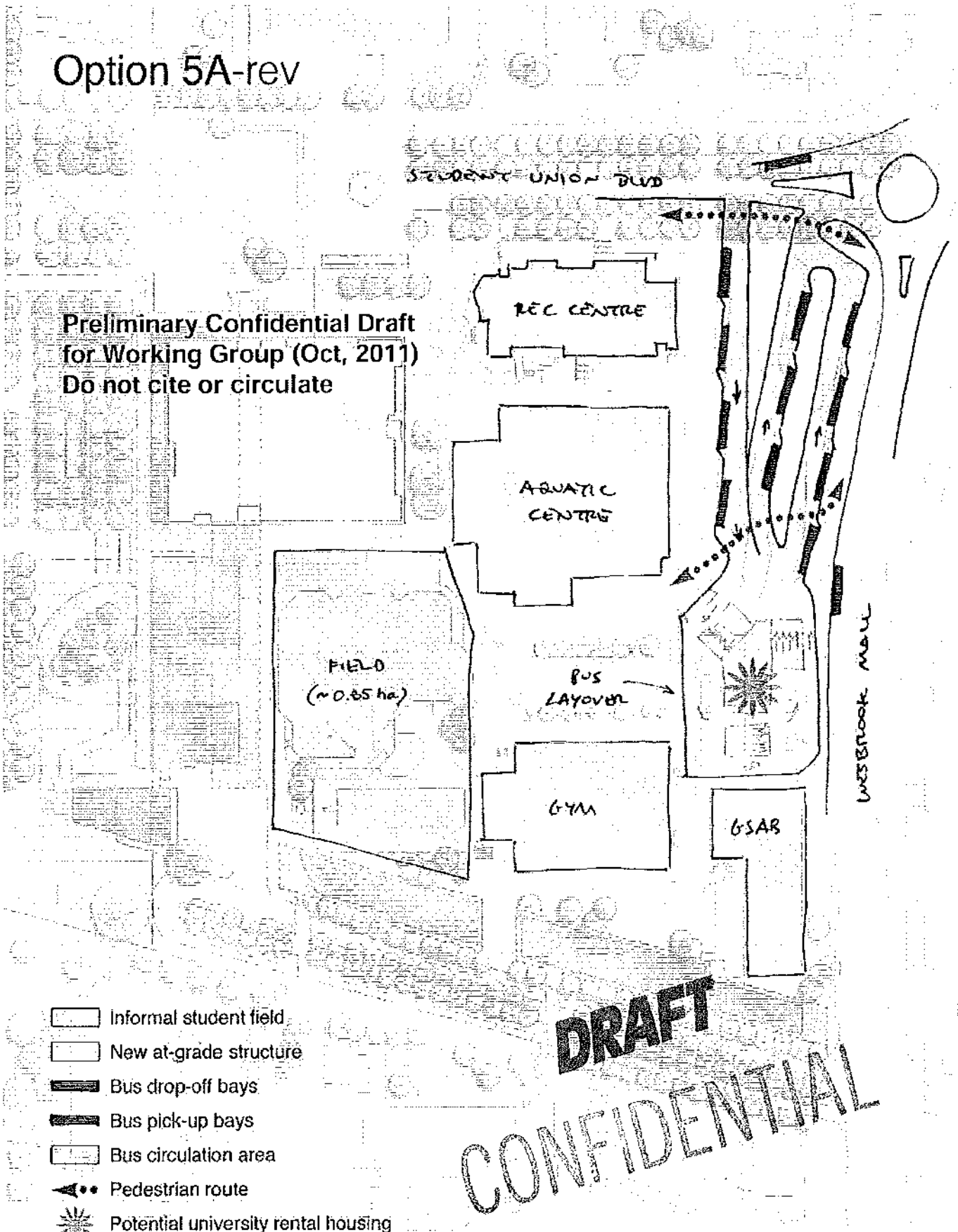
7. TransLink MOU update

- Item tabled until next meeting

8. New Items - none

9. **Adjourn** – meeting adjourned at 4:10pm

Option 5A-rev



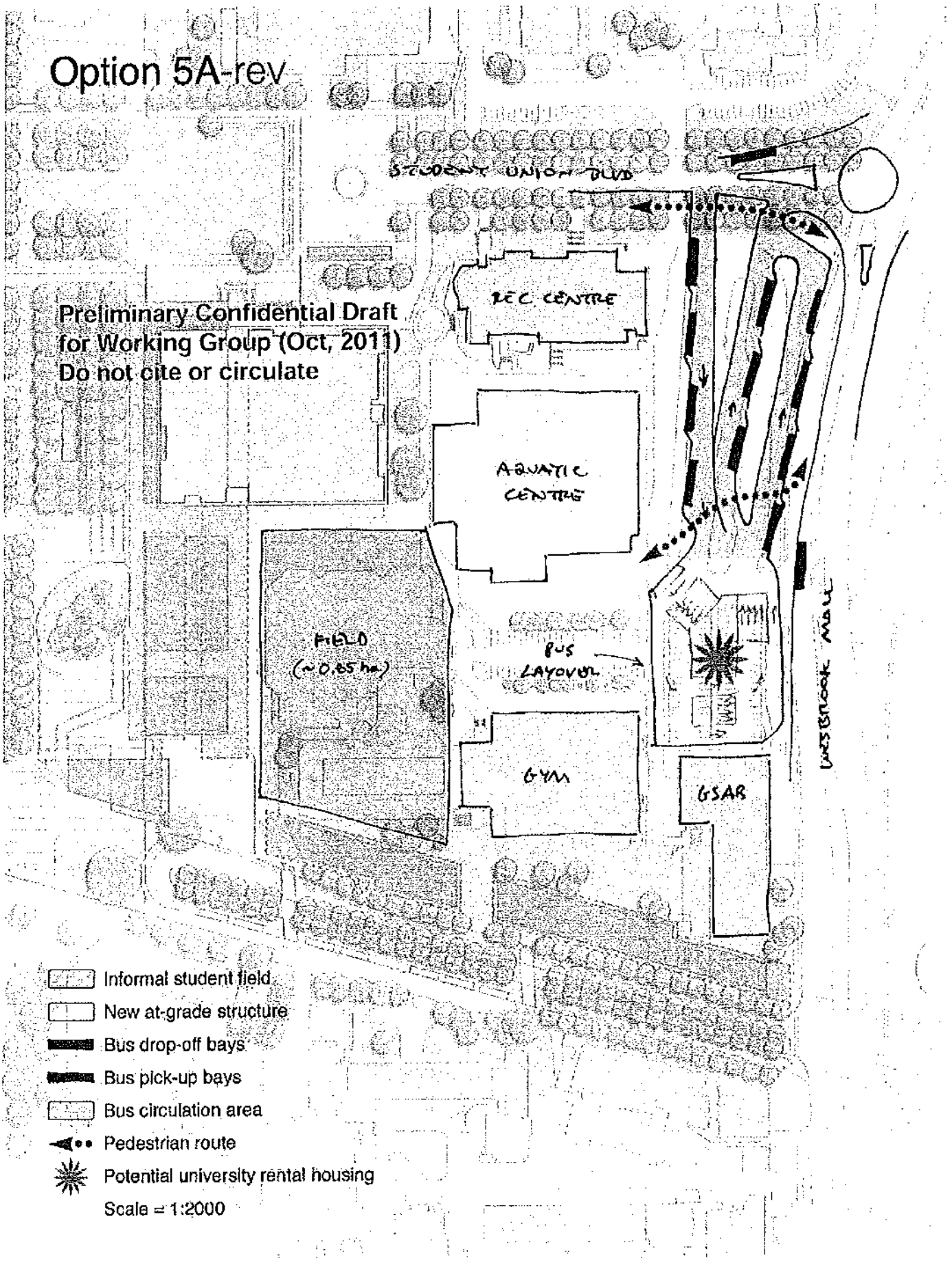
Preliminary Confidential Draft for Working Group (Oct, 2011) Do not cite or circulate

- Informal student field
- New at-grade structure
- Bus drop-off bays
- Bus pick-up bays
- Bus circulation area
- Pedestrian route
- Potential university rental housing

Scale = 1:2000

DRAFT
CONFIDENTIAL

Option 5A-rev



Gage South & Environs Group
Meeting Minutes – Official Minutes on UBC Website & enclose in this binder
These are some of Dallas' notes.

Date of Meeting	*Sept 15, 2011*
Present:	See UBC list
Next Meeting:	Sept 28 (tentative)

I. Announcements

- last minutes have been adopted
- no comment of any previous minutes means endorsement of the minutes
- grouped by category a.o.t. (as opposed to) a verbatim account of each speaker
- there is currently a Gage South petition circulating against development with about 1000 signatures
- Public consultation is scheduled, maybe sometime in Oct?
- there's FOIs (Freedom of Information) inquiries on all meeting materials (ie. everything is public information)
- the Aquatic study is posted on the UBC website (120 pgs)
- priorites of location are:

1. the pool, 2. Transit & 3. ? (missed it)

II. Discussion

We all had a chance to place dots (indicating our layout preferences) on the option diagrams that were posted on a wall

III. Roundtable

NOTES ****

- I didn't get the chance at this meeting to state that 1 of our primary concerns, as per Steve, is:

1. the design and construction of Wesbrook mall (our road) and if there are any implications for utilities and/or servicing

I did get a chance at a previous meeting to state 1 of our other concerns is:

2. The built form of any buildings sited adjacent to Wesbrook Mall, such as housing if it's 6 storeys.

Meeting Notes
Gage South & Environs Working Group

Date: September 15, 2011
Time: 2:30pm - 4pm
Venue: Gardenia Room, Campus and Community Planning

Members in Attendance:
Lisa Colby, Director of Policy Planning, C+CP (Chair)
Kera McArthur, Director of Communications and Public Engagement
John Metras, Managing Director, Infrastructure Development
Matt Parson, AMS VP Academic + University Affairs
Kavie Toor, Associate Director of Facilities and Business Development, Athletics
Jamie Paris, GSS VP External
Andrew Parr, Managing Director of Student Housing & Hospitality Services
Dave Roth, Senior Transportation Planner, TransLink
Dallas Arcangel, UEL
Paul Young, UBC Properties Trust

Supporting Staff in Attendance:
Joe Stott, Director of Planning, C+CP
Gerry McGeough, University Architect, C+CP

Regrets:
Anne DeWolfe, for Classroom Services
Andrea Procyk, Project Coordinator, UBC Active Transportation Lab
Prod Laquian, UNA Board member
Paul Smith, Provost's Office

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1. **Adoption of the Agenda and August 25th Meeting Notes**
   - Round-table introductions
   - Minutes of the previous meeting were accepted as circulated without changes
   - The Agenda was approved

2. **Communication and Consultation Update**
   - An FAQ on the process will be created and posted online. Members were asked to forward any questions that need to be addressed in the FAQ to the Director of Communications and Public Engagement
   - Full public consultation will take place in fall. The Working Group will decide on a short list of options to go to the public for feedback.

3. **Board of Governors Update**
   - No update

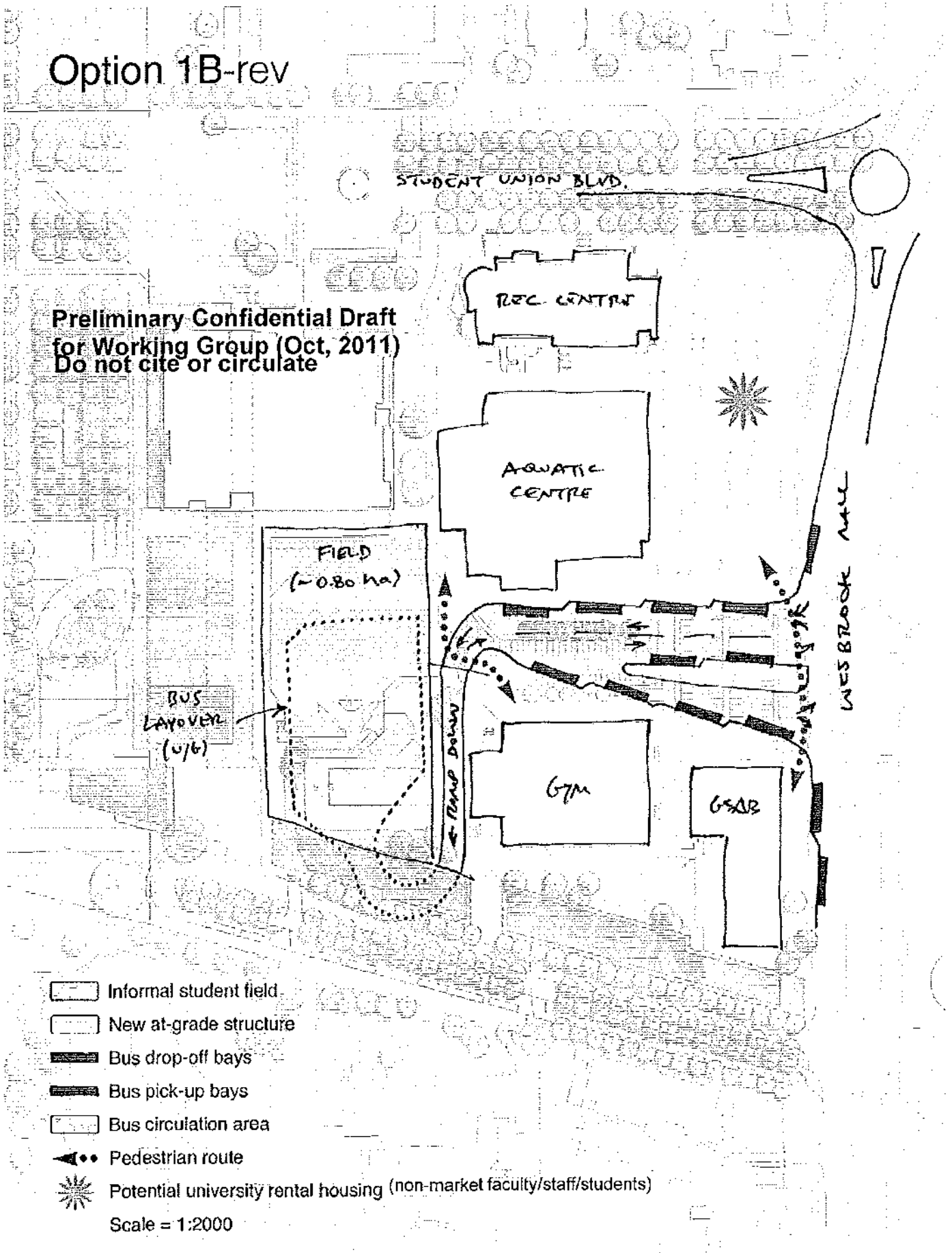
4. **Aquatic Centre Feasibility Siting Update**
   - The Chair summarized the results of the Aquatic Centre Feasibility Study which was circulated to members prior to the meeting. The study determined that building a new facility on unoccupied land was the most feasible and lowest cost option. McInnes field has been identified by the technical study as a preferred site due to the scale, design and cost evaluation.
   - Discussion on the study included comments on construction challenges with an "L" shaped building, using the Aquatic Centre as a noise buffer and the public preference for keeping the Aquatic Centre in the centre of campus.
   - In response to a concern that was raised by the AMS, the Chair recommended that a new site for the Aquatic Centre is to be determined by the Gage South & Environs Working Group instead of the siting committee, noting that the role of the siting committee was redundant because of the Gage South & Environs process. The Director of Planning confirmed that the aquatic centre would not go to the siting committee.

5. **Schematic Layout Options**
   - The draft schematic designs were placed on the wall for consideration. A "dot" exercise took place to narrow the possible choices.
   - The Chair report clarified the priorities for siting by the Working Group:
     - First priority of program requirements is Aquatic Centre;
     - Second priority is Diesel Bus Facility;
     - Next is an outdoor bookable field for students similar to the current McInnes Field.
     - University Rental housing is the last priority of the program requirements.
   - Working Group members were asked to choose their first, second and third choice of the presented 11 options. The options presented contained a range of possible locations for each of the above listed elements and included both below grade and at grade locations for the diesel bus facility.
   - Discussion on the options included comments on concerns about the technical viability of the transit facilities; the impact of various options on public realm design and use of recreational facilities; and consideration of how the options conformed to what was supported in the 2010 transportation consultation.
   - Of the 11 presented layout options, 6 received enough dots to proceed to the next stage of evaluation.
   - The Chair informed the committee that further technical work will be conducted on the selected layout options. The findings will be brought to the next meeting for discussion.
   - The Chair clarified that no decision about including University Rental housing in the area has been made. The Chair also clarified that the Land Use Plan stated that any housing in the area would be University Rental housing therefore for faculty, staff and students.

6. **Wesbrook Place Neighbourhood Plan update**
   - Item tabled until next meeting

7. **New Items** – none
8. **Adjourn** - meeting adjourned at 4:05pm

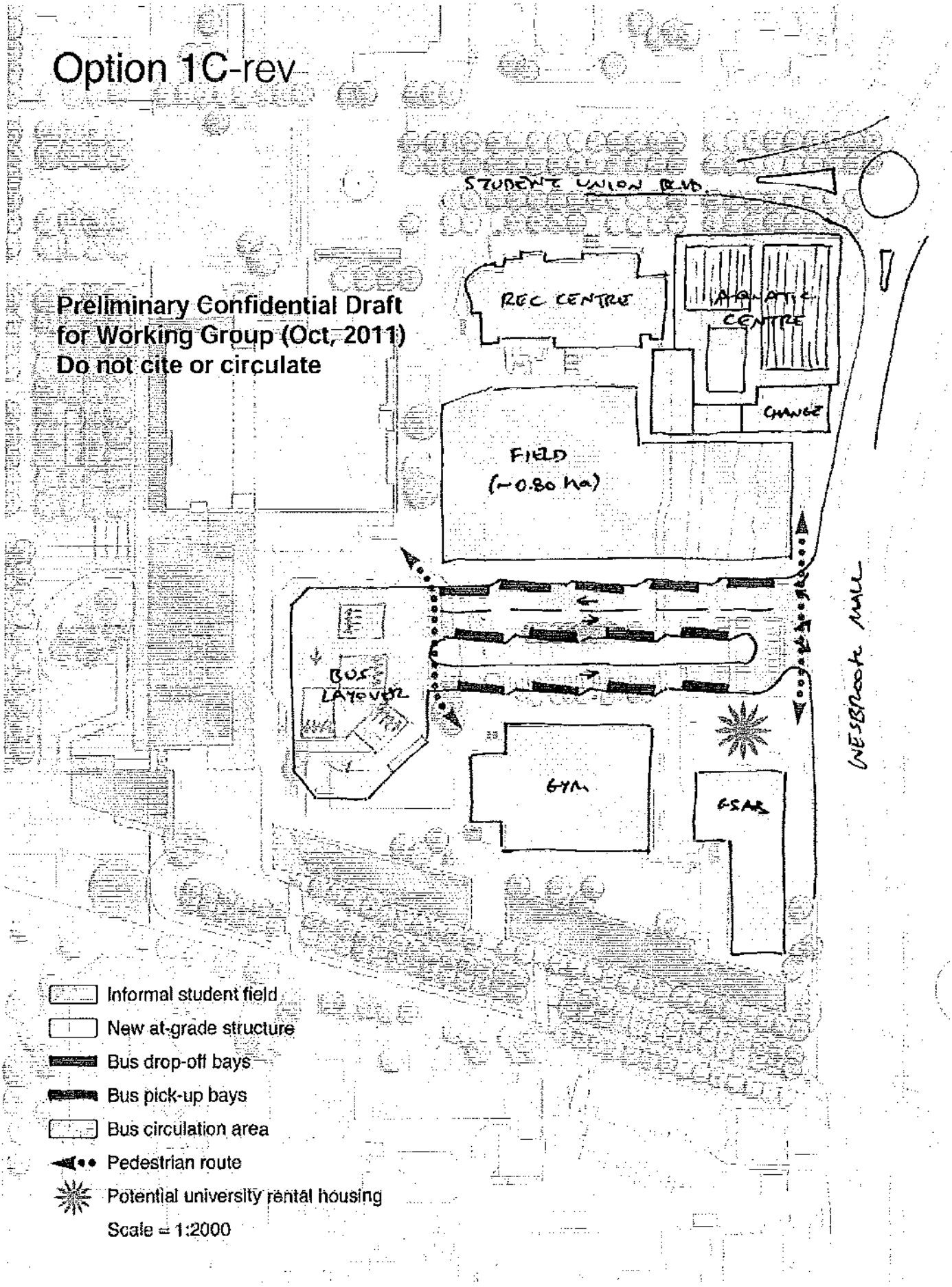
Option 1B-rev



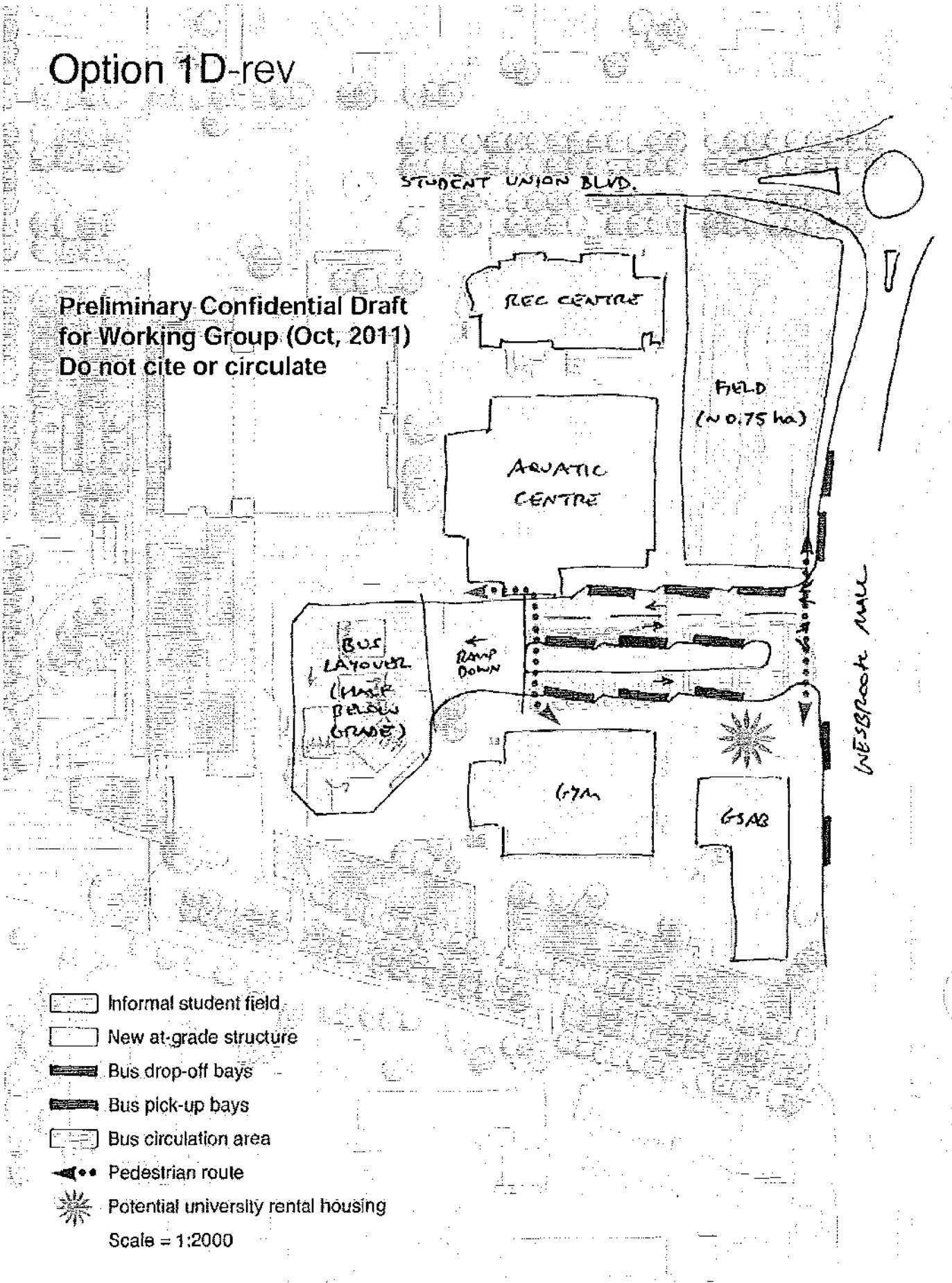
Preliminary Confidential Draft for Working Group (Oct, 2011) Do not cite or circulate

Option 1C-rev

Preliminary Confidential Draft for Working Group (Oct, 2011) Do not cite or circulate



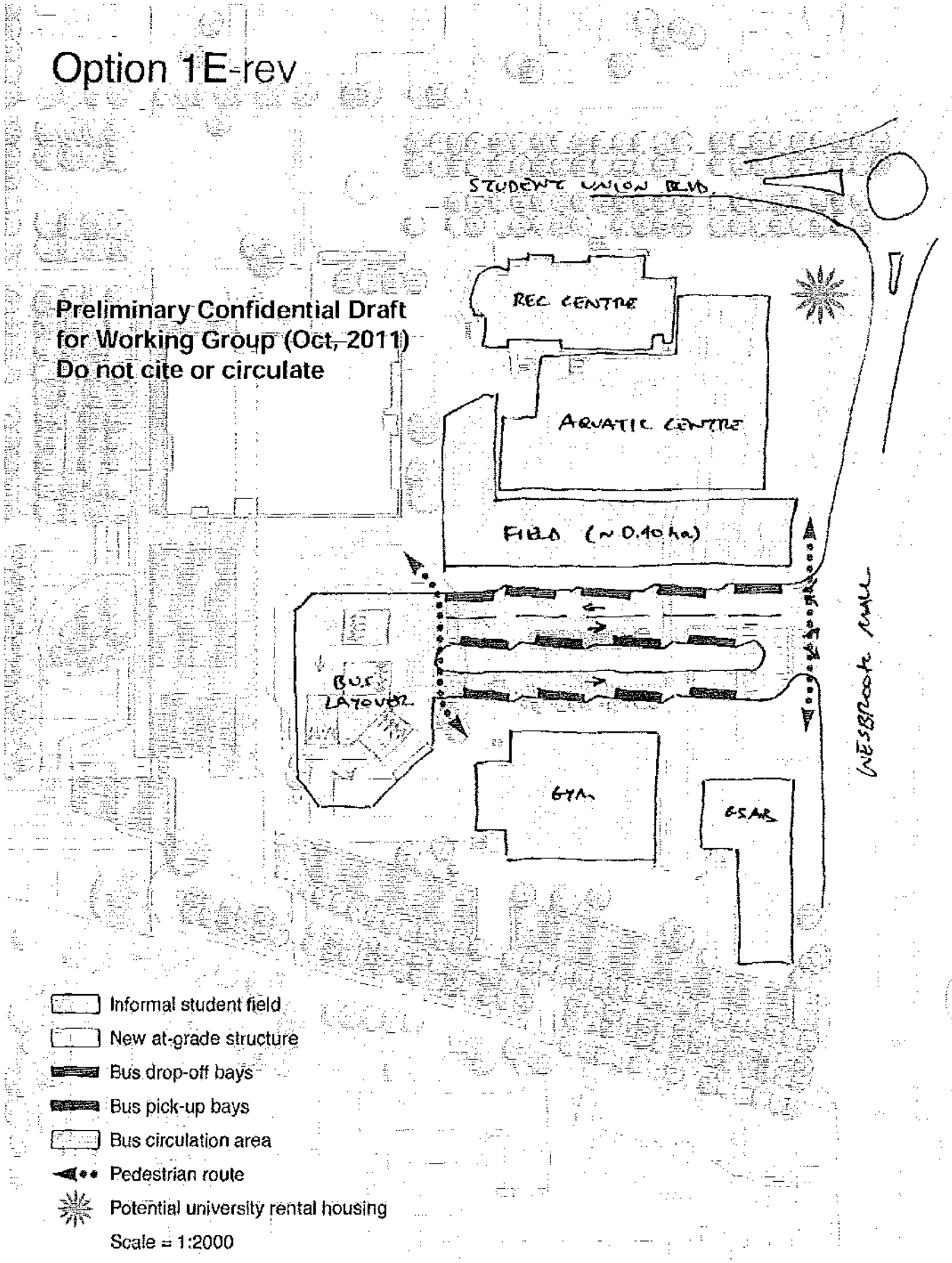
Option 1D-rev



Preliminary Confidential Draft for Working Group (Oct, 2011) Do not cite or circulate

Option 1E-rev

Preliminary Confidential Draft
for Working Group (Oct, 2011)
Do not cite or circulate



- Informal student field
- New at-grade structure
- Bus drop-off bays
- Bus pick-up bays
- Bus circulation area
- Pedestrian route
- Potential university rental housing

Scale = 1:2000

From: Armstrong, Gabrielle [mailto:gabrielle.armstrong@ubc.ca]
Sent: Monday, February 20, 2012 2:11 PM
To: Engelbert, Marie CSCD:EX
Subject: Update to the Gage South Video
Importance: High

Hello Marie,

I'm hoping that we can quickly connect tomorrow when you are back in the office as we are updating the Gage South video to reflect new developments in Phase 2 (same video with some updated voiceover and updated Lisa interview) and there may need to be a small adjustment to your interview from the first video.

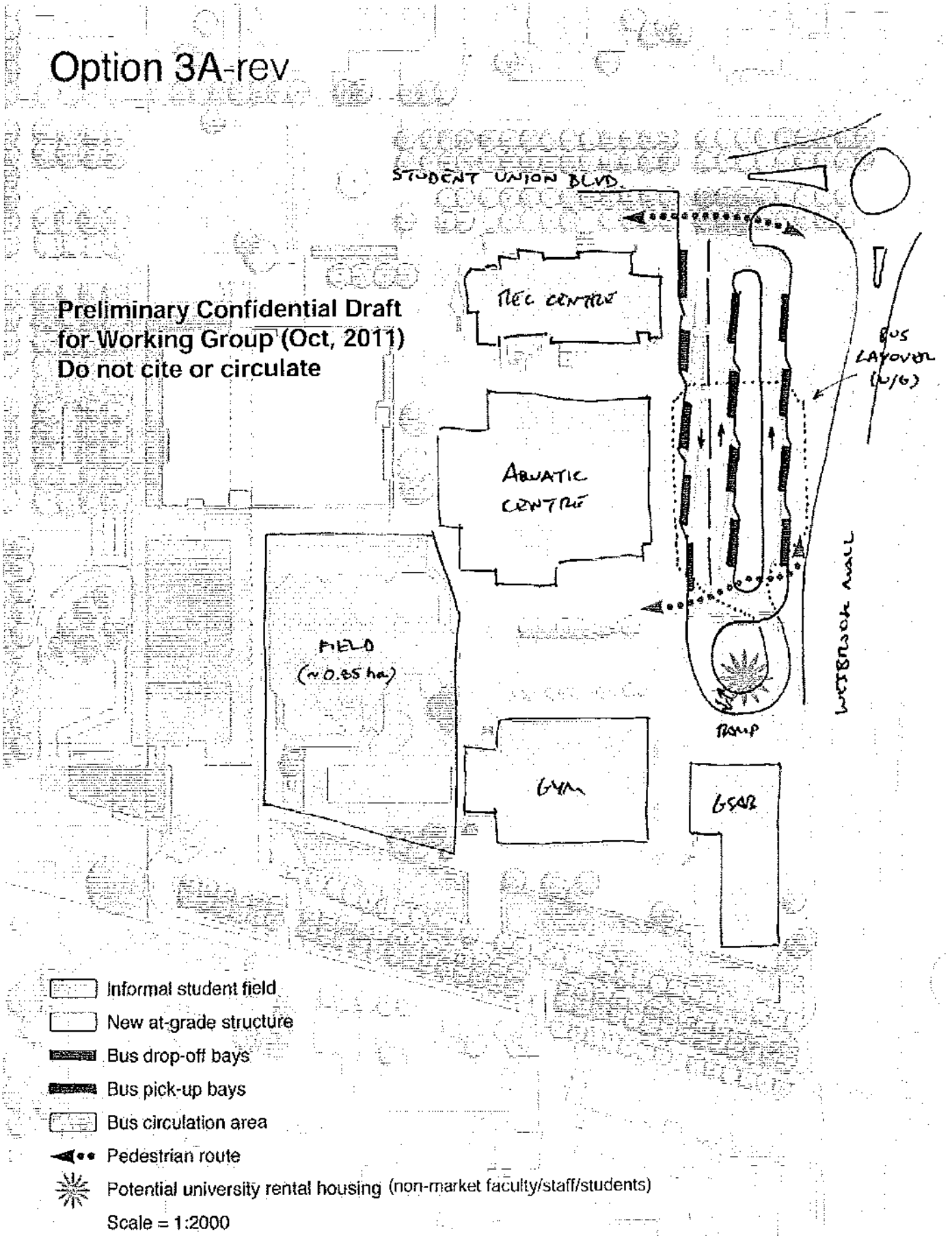
Could you give me a call tomorrow at your earliest convenience to discuss? I don't want to make any changes to the video before speaking with you and we will need to finalize the video as soon as possible in order to circulate it in good time for the next phase of consultation.

Many thanks and speak to you soon,
Gabby

Gabrielle Armstrong
Manager, Public Consultation
Campus and Community Planning
University of British Columbia
(604) 822-9984
gabrielle.armstrong@ubc.ca

planning.ubc.ca

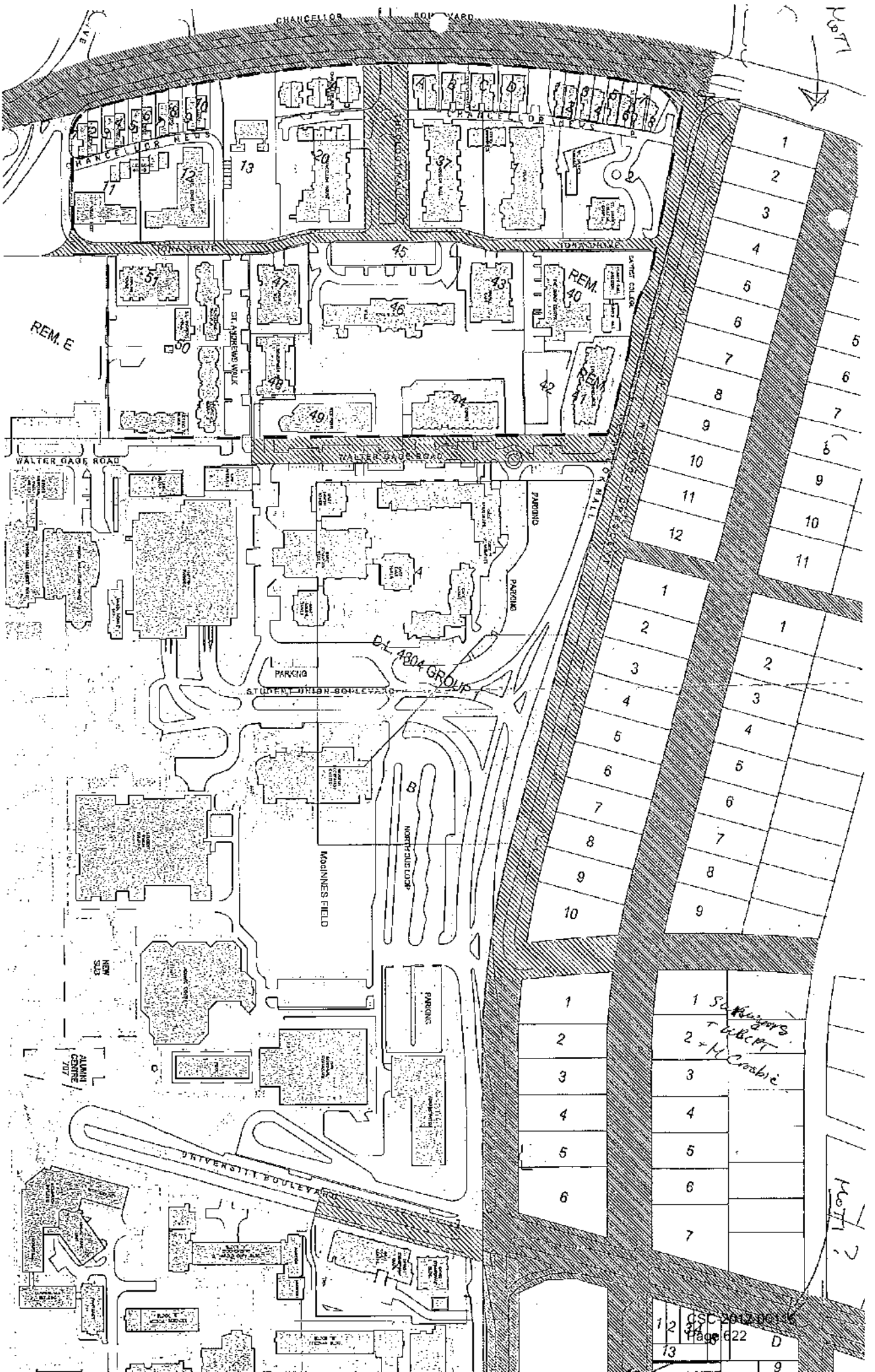
Option 3A-rev



Preliminary Confidential Draft for Working Group (Oct, 2011) Do not cite or circulate

- Informal student field
- New at-grade structure
- Bus drop-off bays
- Bus pick-up bays
- Bus circulation area
- Pedestrian route
- Potential university rental housing (non-market faculty/staff/students)

Scale = 1:2000


CHANCELLOR BOULEVARD
MANCHESTER MEWS
ONA DRIVE
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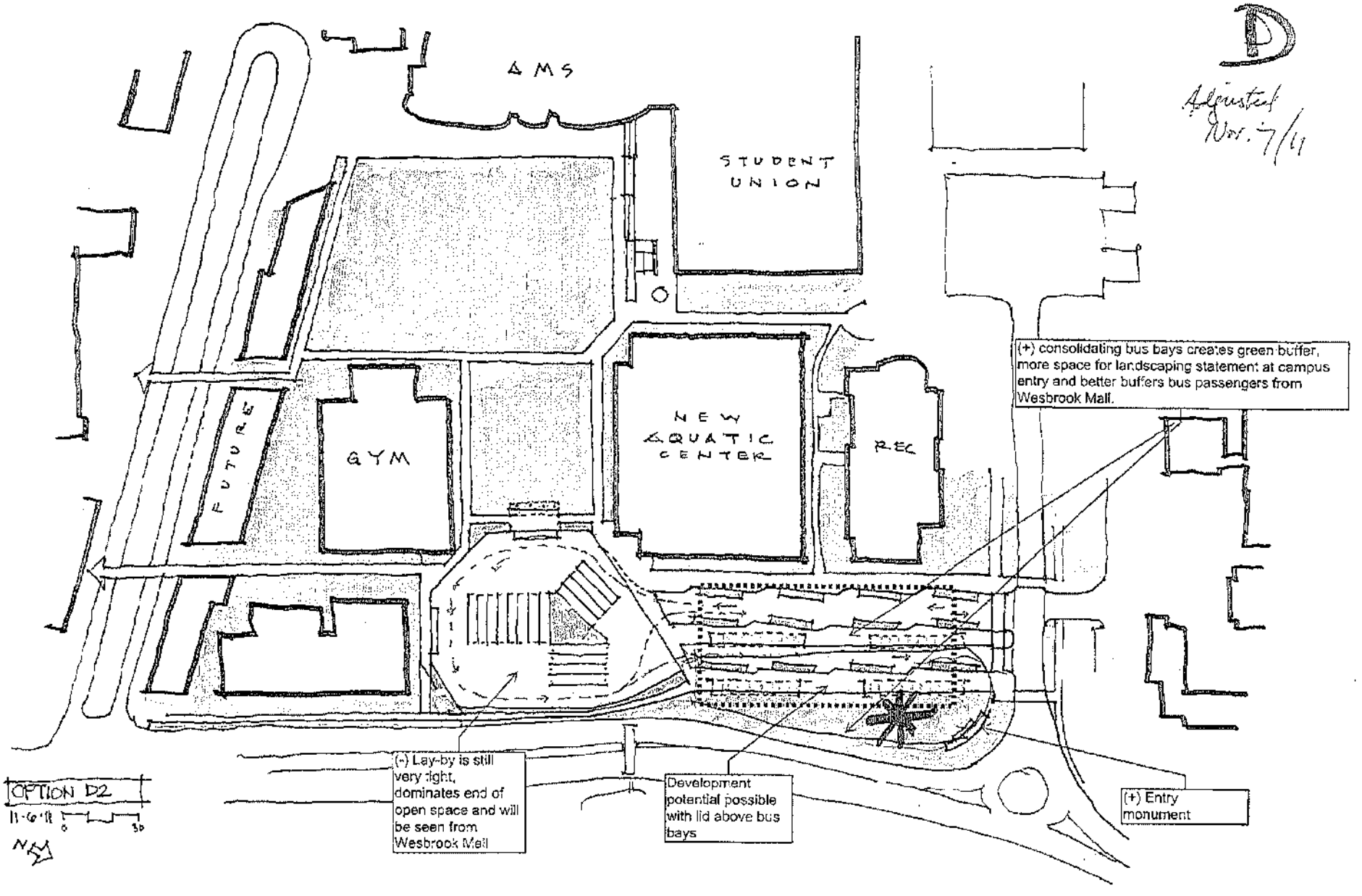
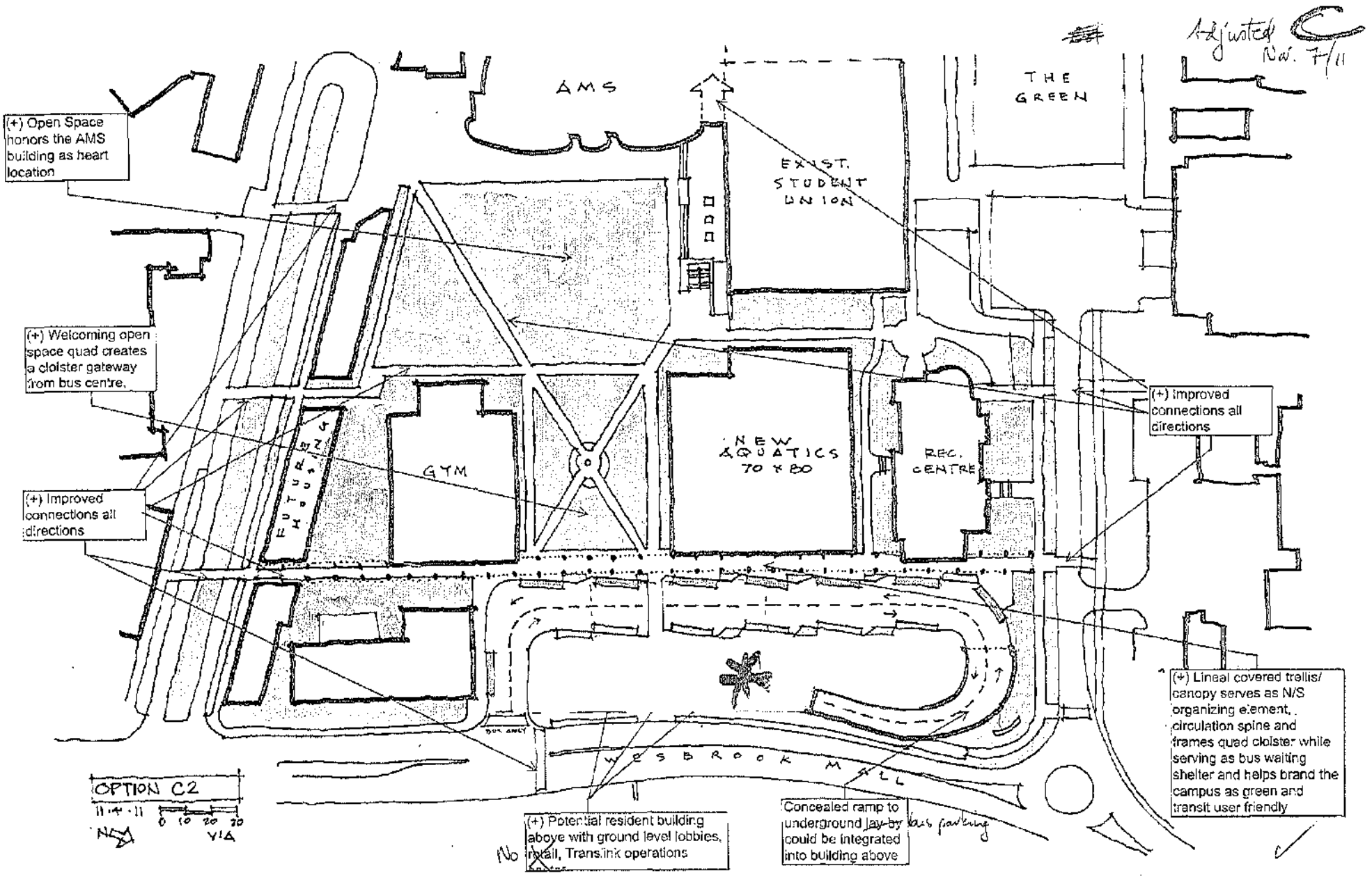
WALTER GAGE ROAD
REM. E
REM. 40
REM. 41
PARKING
D.L. 4804 GROUP
STUDENT UNION BOULEVARD
MacINNES FIELD
NORTH CAMPUS LOOP
NEW SUB
ALUMNI CENTRE
UNIVERSITY BOULEVARD
CSC 2012-0016
Page 622

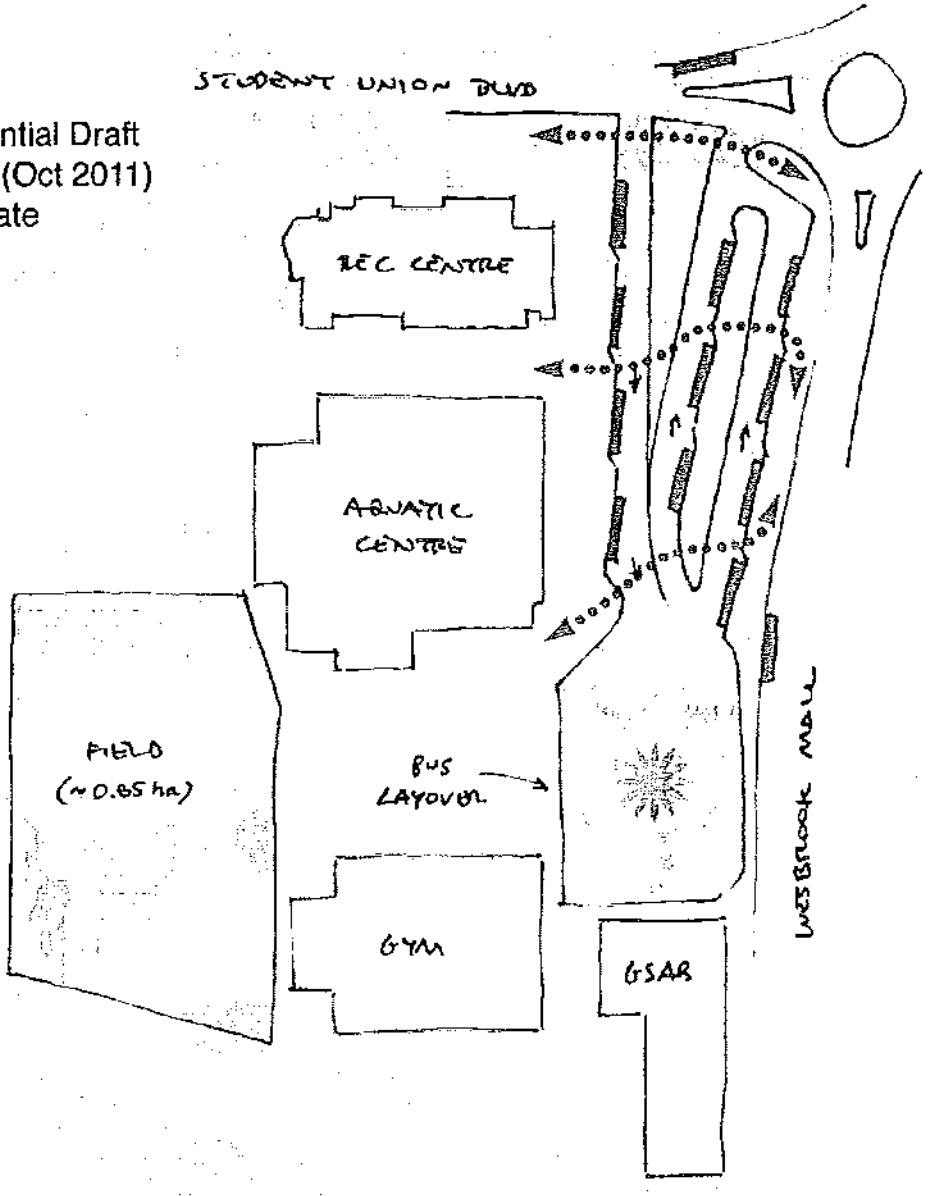

D
Adjusted Nov. 7/11
AMS
STUDENT UNION
FUTURE
GYM
NEW AQUATIC CENTER
REC
(+) consolidating bus bays creates green buffer, more space for landscaping statement at campus entry and better buffers bus passengers from Wesbrook Mall.
(-) Lay-by is still very tight, dominates end of open space and will be seen from Wesbrook Mall
Development potential possible with lid above bus bays
(+) Entry monument
OPTION D2
11-6-11
0
30
NM


Adjusted C
Rev. 7/11
AMS
THE GREEN
EXIST. STUDENT UNION
(+) Open Space honors the AMS building as heart location
(+) Welcoming open space quad creates a cloister gateway from bus centre.
(+) Improved connections all directions
(+) Improved connections all directions
GYM
NEW AQUATICS 70 x 50
REC. CENTRE
WESBROOK MALL
OPTION C2
11 + 11
0 10 20 30
N
VIA
(+) Potential resident building above with ground level lobbies, retail, Translink operations
No
Concealed ramp to underground lay-by bus parking could be integrated into building above
(+) Lineal covered trellis/ canopy serves as N/S organizing element, circulation spine and frames quad cloister while serving as bus waiting shelter and helps brand the campus as green and transit user friendly

D

Option 5A-rev

Preliminary Confidential Draft
For Working Group (Oct 2011)
Do not cite or circulate

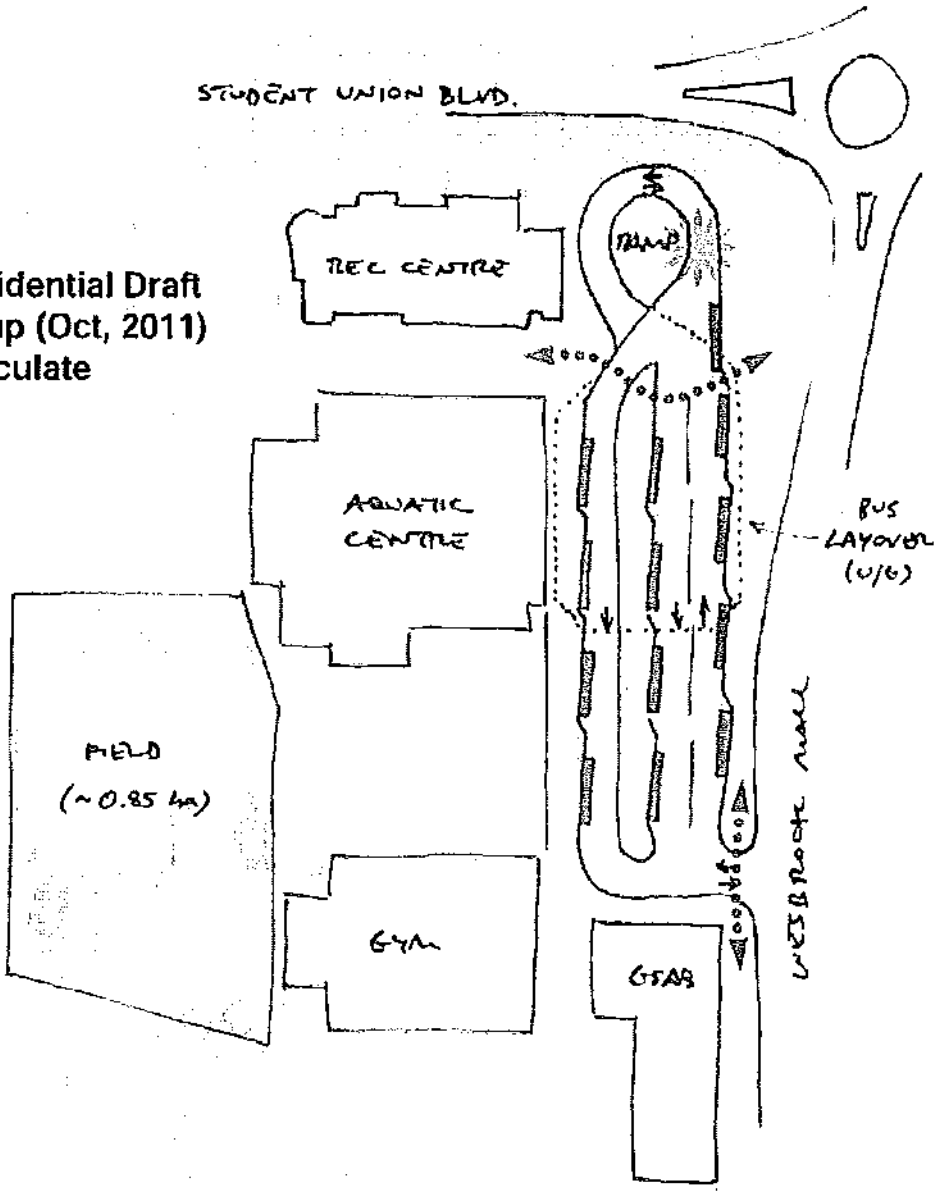


- Informal student field
- New at-grade structure
- Bus drop-off bays
- Bus pick-up bays
- Bus circulation area
- Pedestrian route
- Potential university rental housing (non-market faculty/staff/students)

Scale = 1:2000

C
Option 3B-rev

Preliminary Confidential Draft
for Working Group (Oct, 2011)
Do not cite or circulate



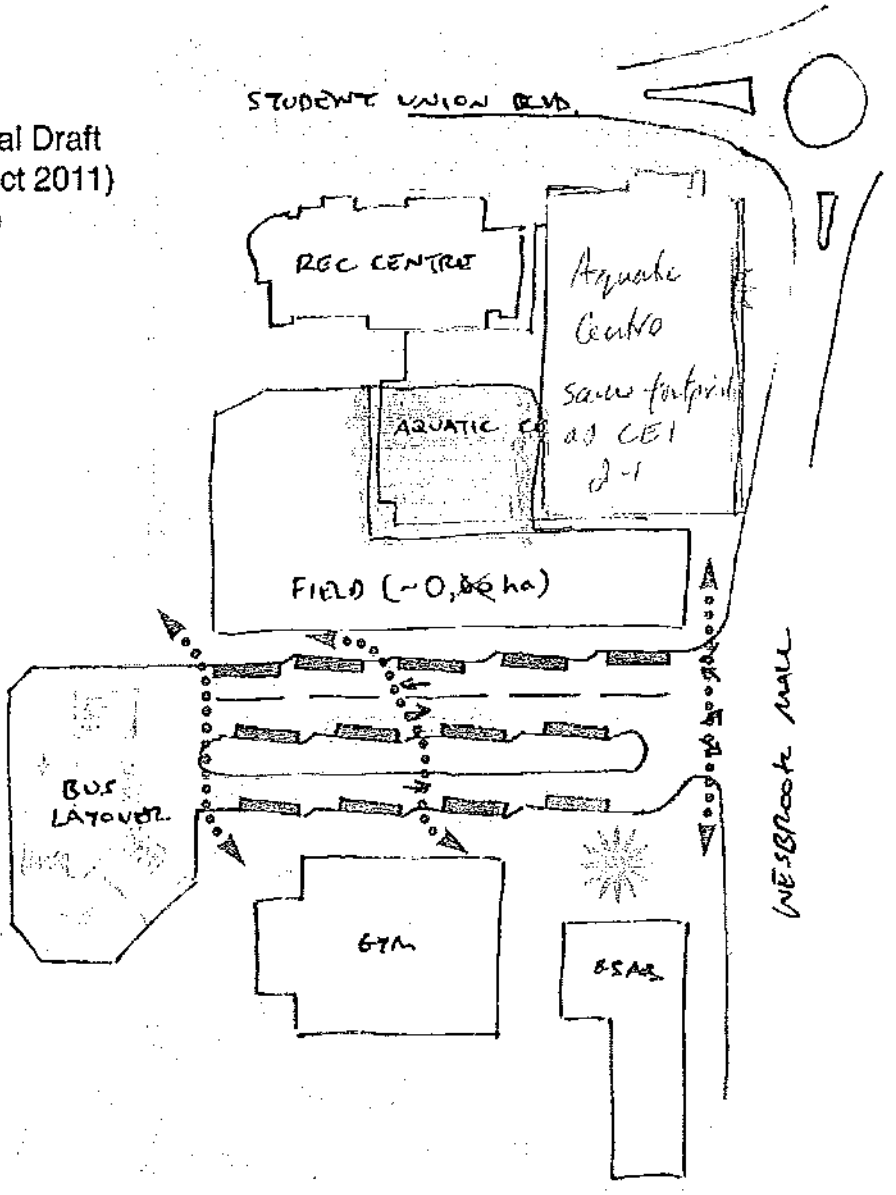
- Informal student field
- New at-grade structure
- Bus drop-off bays
- Bus pick-up bays
- Bus circulation area
- Pedestrian route
- Potential university rental housing (non-market faculty/staff/students)

Scale = 1:2000

B

Option 1C-rev

Preliminary Confidential Draft
For Working Group (Oct 2011)
Do not cite or circulate



- Informal student field
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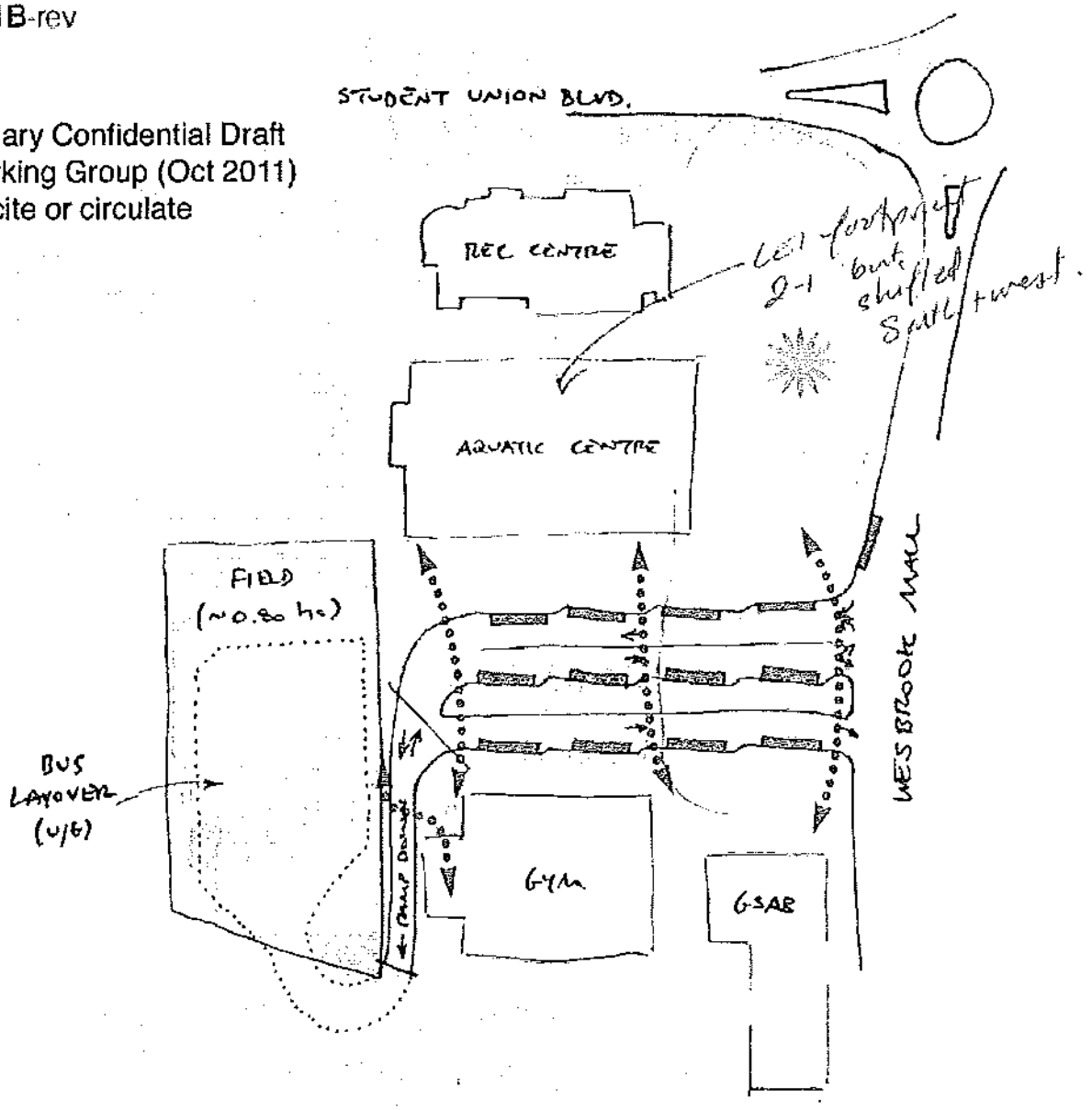
- Bus drop-off bays
- Bus pick-up bays
- Bus circulation area
- Pedestrian route
- Potential university rental housing (non-market faculty/staff/students)

Scale = 1:2000

A

Option 1B-rev

Preliminary Confidential Draft
For Working Group (Oct 2011)
Do not cite or circulate



- Informal student field
- New at-grade structure
- Bus drop-off bays
- Bus pick-up bays
- Bus circulation area
- Pedestrian route
- Potential university rental housing (non-market faculty/staff/students)

Scale = 1:2000

Engelbert, Marie CSCD:EX

From: Colby, Lisa [lcolby@exchange.ubc.ca]
Sent: Tuesday, November 8, 2011 11:41 AM
To: Toor, Kavie; Parr, Andrew; Marples, Justin; Engelbert, Marie CSCD:EX; Rebane, Johannes; Prod Laquian; 'Roth, Dave'; Metras, John; 'Paul Young'
Cc: Armstrong, Gabrielle; McArthur, Kera; McGeough, Gerry; Lu, Stefani; Eckenfelder, Margaret; Stott, Joe; Nancy
Subject: FW: Layout concepts
Attachments: 4 hand drwgs for VIA OCt 25.pdf; Scanned from a Xerox multifunction device001.pdf

Hello group

The first file includes the 4 scenarios we agreed to draw up for public consultation. The second file contains some minor adjustments to C and D I wanted you to see. They include minor changes that I think make them better without altering the critical entry location, loop orientation, pool or field location for that option.
Improvements are derived just from altering the ramp configuration, or narrowing the bus pick-up drop-off area, and the consequential adjustments to where the purple star might then fall.

I would like to use these adjusted C and D instead of the simpler more rudimentary C and D diagrams. Let me know if you have any concerns.
Don't be distracted by the architect's red labeling – I will be changing these labels. I think we may also suggest a label on Option C that suggests the aquatic centre could also be shifted south to beside the WMG.

In some cases you will see that the footprint of the pool has been made a little larger – that is to accommodate overhang or waiting structures that provide pedestrian shelter along pedestrian axes or for bus waiting etc.

As usual – these are works in progress please do not distribute.

Call if any questions.

Lisa Colby
604-822-2089

- Phase 2 – Monday, February 27th to Sunday, March 11th (TBC)
- Public Hearing - The Working Group discussed the pros and cons of holding the Public Hearing in either late April or early Fall.

4. **New Items** – none
5. **Adjourn** - meeting adjourned at 3:45pm

Meeting Notes
Gage South & Environs Working Group

Date: December 15, 2011
Time: 2pm - 4pm
Venue: Policy Labs A+B, CIRS

Members in Attendance:

Lisa Colby, Director of Policy Planning, C+CP (Chair)
Kera McArthur, Director of Communications and Public Engagement, C+CP
Justin Marples, Director of Enrolment Services
Matt Parson, AMS VP Academic + University Affairs
Kavie Toor, Associate Director of Facilities and Business Development, Athletics
John Metras, Managing Director, Infrastructure Development
Jamie Paris, GSS VP External
Dave Roth, Senior Transportation Planner of TransLink
Marie Engelbert, Manager of UEL
Paul Young, UBC Properties Trust

Staff in Attendance:

Joe Stott, Director of Planning, C+CP
Gabrielle Armstrong, Manager of Public Consultation, C+CP
Gerry McGeough, University Architect, C+CP

Regrets:

Andrew Parr, Managing Director of Student Housing & Hospitality Services
Paul Smith, Provost's Office
Prod Laquian, UNA Board member
Andrea Procyk, Project Coordinator, UBC Active Transportation Lab

---

1. **Adoption of the Agenda and November 3rd Meeting Notes**
   - Round-table introductions
   - Minutes of the previous meeting were accepted as circulated with changes
   - The Agenda was approved
2. **Review November Consultation Results**
   - Public consultation ran from November 15 to 29th. Two workshops were held on November 24th.
   - The Chair and Gabrielle Armstrong presented preliminary results from the November consultation to the Working Group. *Note:* These results will be finalized and made public in January.
3. **Timelines and Next Steps**
   - Consultation results will be reported to the Board of Governors in January.
   - Proposed 2012 public consultation dates:

Hi everyone,

Based on yesterday's meeting, there seems to be a desire to go through the phase one consultation results again in more detail and really understand how the phase two consultation materials will respond to that feedback. We would, therefore, like to schedule a special meeting next Friday, February 17 from 10:00 a.m. to 12:00 p.m. to review the phase one consultation results as well as give you an early look at draft consultation materials and question for phase two.

Please note that we will also be reviewing consultation materials on February 23rd, the Feb 17 meeting is for those who want to see them at an earlier phase of development.

Thanks!

Kera McArthur
Director, Public Engagement
Campus & Community Planning
2210 West Mall
Vancouver, BC V6T 1Z4
Tel: 604-822-8831
Fax: 604-822-6119
E-mail: kera.mcarthur@ubc.ca
Web: www.planning.ubc.ca

Pages 633 through 637 redacted for the following reasons:
- -
Not Responsive

5.2 Consultation with CAC re UBC – Gage South

Marie reviewed the letter dated March 12, 2012 from Lisa Colby, Director, Policy Planning, UBC regarding Gage South (attached as Appendix "B"). Marie advised that UBC intends to designate some the land on which the bus loop is now located for housing. The student body has been vocal regarding the type of housing proposed. UBC is now recommending that the most appropriate use for the northern part of Gage South is twelve month student housing, suited to graduate students and post-docs. The southern part of Gage South would be used for diesel bus drop off and pick up facilities.

John O'Donnell commented that more housing for students and those employed by UBC may reduce commuter traffic through the UEL. No significant concerns of objections were raised in respect of the proposals.

Not Responsive

Pages 639 through 644 redacted for the following reasons:
- -
Not Responsive

Appendix "B"
(Page 1 of 2)

a place of mind
THE UNIVERSITY OF BRITISH COLUMBIA

Campus + Community Planning
2210 West Mall
Vancouver, BC Canada V6T 1Z4

Phone 604 822 2089
Fax 604 822 6119
Email: lisa.colby@ubc.ca

March 12, 2012

Marie Engelbert
Manager
University Endowment Lands
5495 Chancellor Boulevard
Vancouver, BC V6T 1E2

Dear Ms. Engelbert:

In 2010, UBC prepared a number of amendments to the Land Use Plan for the UBC campus. These were adopted in early 2011. The Land Use Plan amendments left one small part of campus unresolved in terms of future use. This area, commonly referred to as Gage South, is a small area near the centre of the UBC campus, along Wesbrook Mall (see attached map). This is where the temporary diesel bus terminal is located.

The Land Use Plan designated Gage South as an 'Area Under Review' with a view to determining whether non-market rental housing for faculty, staff and students would be a suitable use for this area. Before being able to resolve that question, UBC needed to address the future academic uses adjacent to Gage South. This planning process is drawing to a close, thus allowing us to move forward with determining the final use and the final designation of the 'Area Under Review'.

The recommendation resulting from the planning process is that the most appropriate use for the northern part of the 'Area Under Review' is twelve month student housing with priority for graduate students and post-docs. The southern part of the 'Area Under Review' would be used for diesel bus drop off and pick up facilities. The resulting designation in the Land Use Plan would be 'Academic'. A related text amendment would clarify that the Board of Governors would be able to locate the non-market faculty and staff housing from this area to another part of campus in the future.

We welcome your comments on this proposed amendment to the Land Use Plan, in the context of your agency's responsibilities, on or before April 11, 2012. Please direct your comments or enquiries to me at the contact information provided in the letterhead.

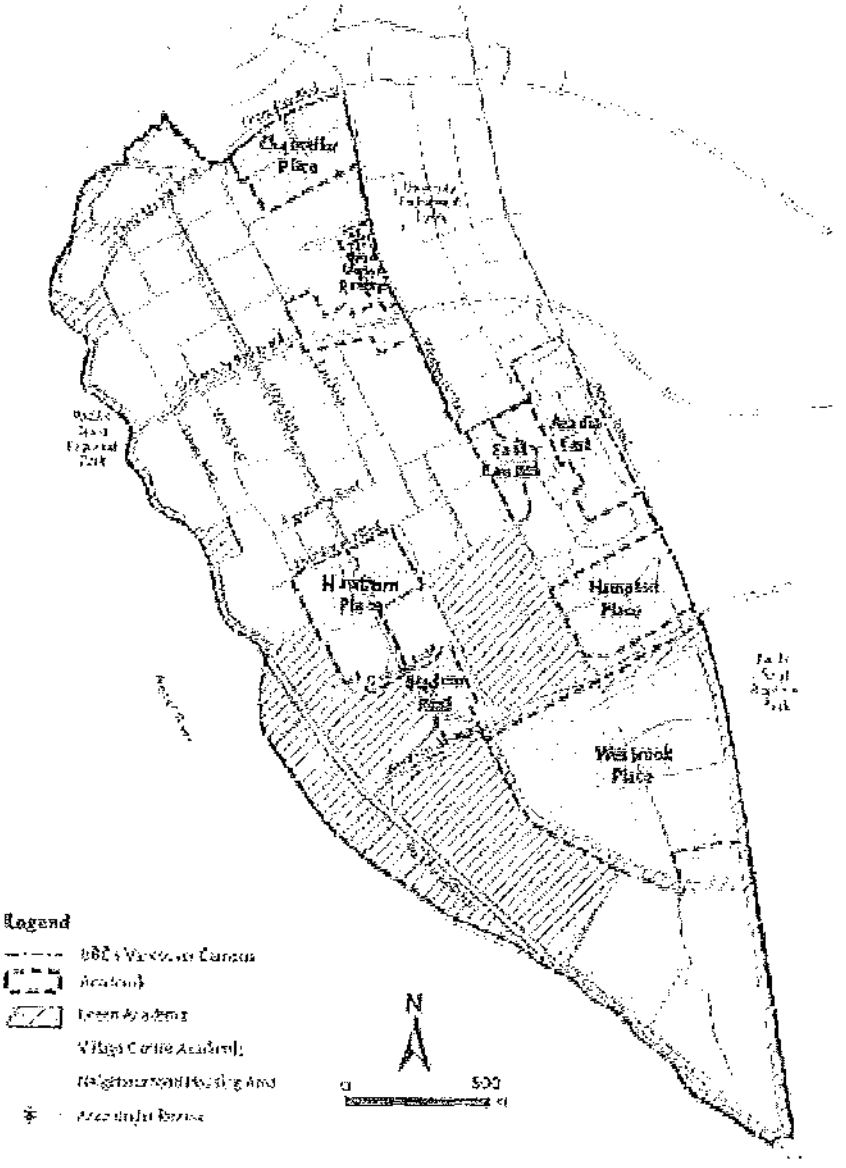
Yours truly,

L. Colby

Lisa Colby
Director, Policy Planning

Enclosure: LUP map with Area Under Review labeled

Appendix "B"
(Page 2 of 2)



PROVINCE OF BRITISH COLUMBIA

MINISTERIAL ORDER

Ministerial Order No. , *Approved and Ordered* _____

I, Ida Chong, Minister of Community, Sport and Cultural Development, order that the University of British Columbia Point Grey Campus Land Use Plan amendments, approved by the UBC Board of Governors on June 12, 2012, are adopted.

Minister of Community, Sport and Cultural Development

(This part is for administrative purposes only and is not part of the Order)

Authority under which Order is made:

Act and Section: Municipalities Enabling and Validating Act (No . 3) Part 10-2010, SBC 2001, c. 44, s. 42
Other (Specify):

a place of mind
THE UNIVERSITY OF BRITISH COLUMBIA

OFFICE OF THE VICE PRESIDENT

6328 Memorial Road
Vancouver, BC Canada V6T 1Z2

Phone 604 822 6330
Fax 604 822 3861

Pascal Spothelfer
Vice President
Communications and Community Partnership

COPY

June 20th, 2012

Honourable Ida Chong
Minister of Community, Sport, and Cultural Development
Room 323, Parliament Buildings
Victoria, BC
V8V 1X4

Dear Minister Chong:

Re: Request for Ministerial Adoption of UBC's Land Use Plan Amendments

Please find attached proposed amendments to UBC's Land Use Plan for adoption by the Minister of Community, Sport and Cultural Development. The UBC Board of Governors approved these amendments on June 12th, 2012.

The attached Land Use Plan amendments are minor amendments to address issues that were not fully resolved in the 2011 Land Use Plan amendment process, particularly the future use of the part of campus that was designated as 'Area Under Review' (also referred to as the 'Gage South Area Under Review') in the last amendment process.

During the 2011 Land Use Plan amendment process, it was determined that the final designation for the 'Area Under Review' could not be decided until the future of the surrounding academic context could be better understood and a collaborative planning process undertaken. As such, a comprehensive and collaborative planning process to determine the land use designation for the 'Area Under Review' took place from April 2011 to April 2012, and included three distinct phases. The first phase of the process addressed academic uses adjacent to the 'Area Under Review'. The second phase addressed the compatibility of housing in the 'Area Under Review', given the adjacent academic uses determined through the first phase of the process and where housing floorspace would be accommodated on campus if not in this area. As part of that, the floorspace allocated to all the approved neighbourhoods was provided. The third phase comprised a public hearing on the proposed amendments, held on April 25th, 2012.

The attached amendments are consequential to the Board's decision to designate the 'Area Under Review' as 'Academic' to allow 12-month student housing for graduate students and post-doctoral students and transit facilities, and confirm that the Board will locate floorspace not accommodated in approved neighbourhoods in another part of campus in the future, clarifying the longstanding principle of density transfer to ensure the sustainable community and endowment goals of the University are met.

The proposed amendments were prepared in a thorough planning process that met and exceeded the requirements set out in the Municipalities Enabling and Validating Act (No.3) Part 10-2010 and Ministerial Order 229. Our comprehensive process also followed best practices in municipal planning.

A copy of this letter and the Land Use Plan amendments have been provided to the Minister of Advanced Education for efficiency, and the binder documenting the amendment process has been provided to your staff. The binder of supporting information contains details regarding how the amendments were prepared, our consultation process, how we addressed input received, and how we engaged the Musqueam.

This binder presents this information as follows:

Tab 1: Cover Letter and Land Use Plan Amendments
Tab 2: Planning and Consultation Process Summary
Tab 3: Land Use Plan Amendment Supporting Documentation
Tab 4: Consideration Memo and Consultation Documentation
Tab 5: Musqueam Engagement Summary

Your staff was briefed on the proposed amendments on April 13th, 2012, and if you or your staff has any further questions, please do not hesitate to contact Nancy Knight, Associate Vice President of Campus & Community Planning at (604) 827-3171.

We look forward to completing the final step of this process with the Ministerial adoption.

Sincerely yours,

Pascal Spothelfer
Vice President, Communications and Community Partnership

Attachment: Revisions to Proposed Text and Map Amendments to the UBC Land Use Plan
c. Honourable Naomi Yamamoto, Minister of Advanced Education (letter only)
Bill Levine, Chair of the UBC Board of Governors (letter only)
Stephen Toope, President and Vice Chancellor, UBC (letter only)

Proposed Land Use Plan Amendments:

1. Re-designate, and adjust labeling for the "Area Under Review" on maps Schedules A, B, and C of the Land Use Plan, to reflect "Academic" use. Adjusted maps shown attached.

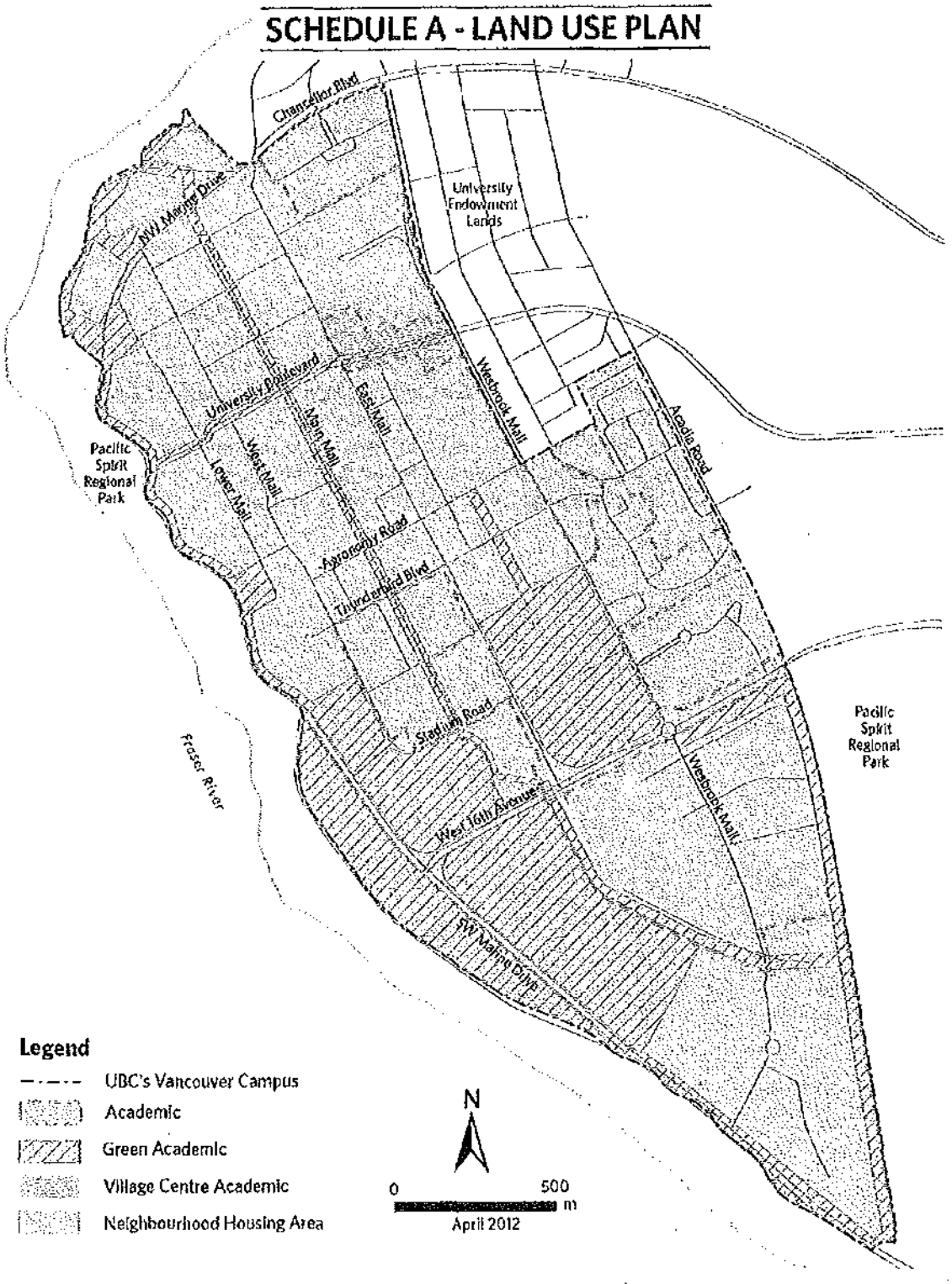
2. Delete Section 4.1.7 Area Under Review.

3. Insert the following new wording after Section 5.1.3:

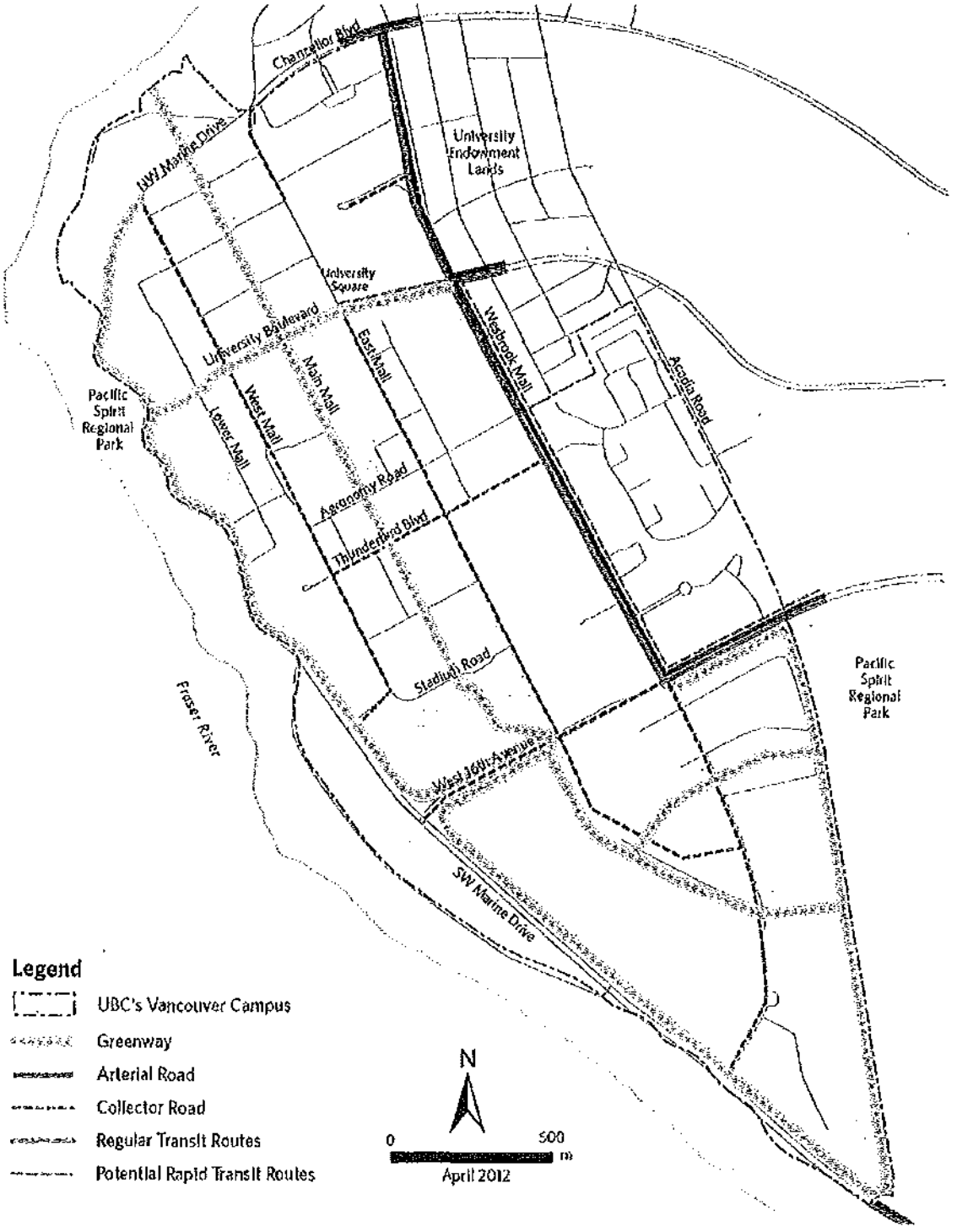
"Section 5.1.4 Neighbourhood Distribution

"The UBC Board of Governors adopted residential floor space allocations for neighbourhoods on campus to ensure a future population that would support a sustainable community and to transfer the floor space that would have been accommodated on the UBC Farm and other areas to new neighbourhoods (see Land Use Plan Next Steps: Neighbourhood Distribution Report, April 2011 to Board of Governors). Achieving these floor space allocations is essential to UBC's academic mission, student housing goals, faculty and staff housing goals, endowment value and sustainable community goals. All residential floor space not achieved in these neighbourhoods will be located to different parts of campus in future."

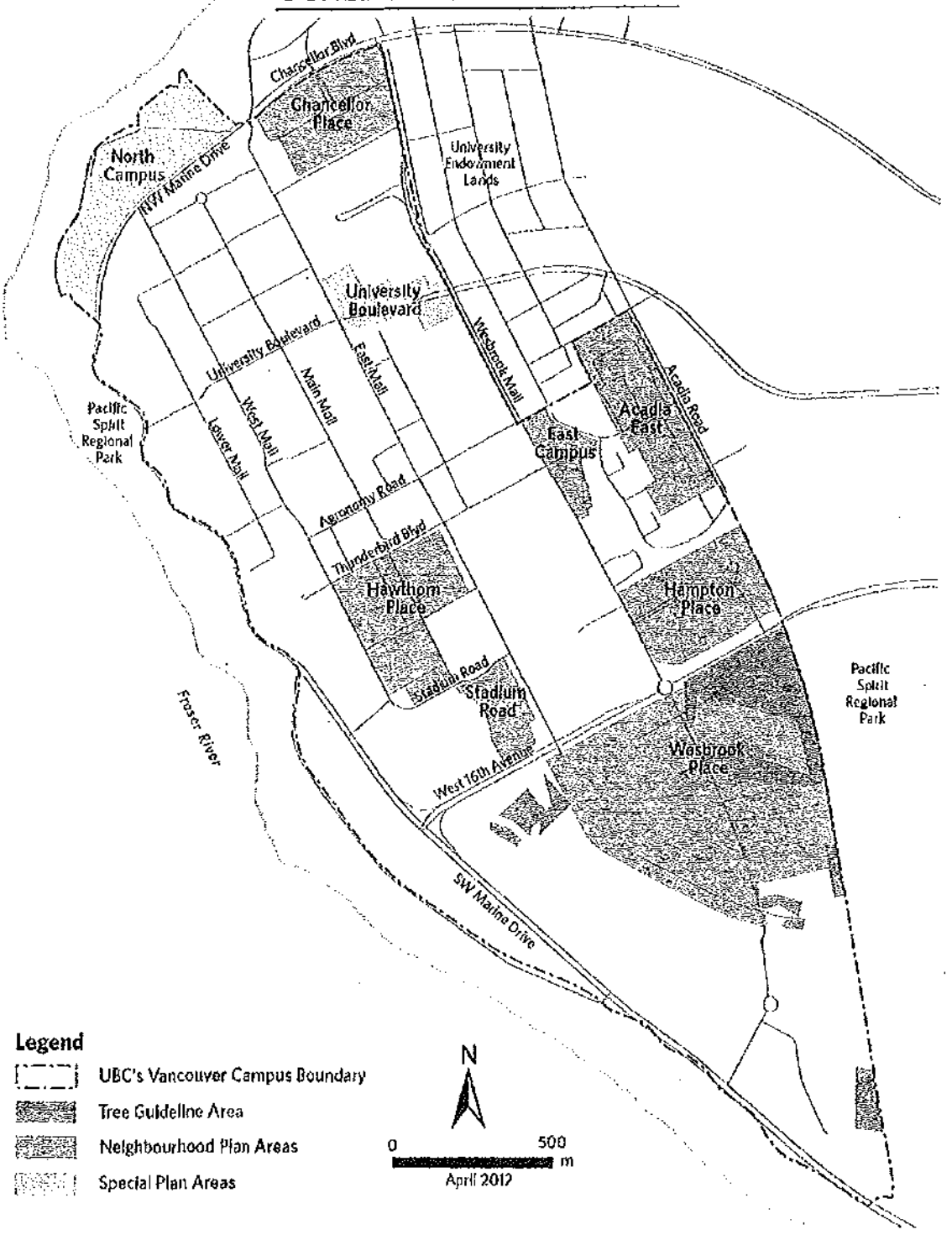
SCHEDULE A - LAND USE PLAN



SCHEDULE B - ACCESS ROADS AND TRANSIT



SCHEDULE C - PLAN AREAS



Tab 2 Planning and Consultation Process Summary

Context

The area commonly referred to as 'Gage South' is currently designated as 'Area Under Review' in UBC's *Land Use Plan*. This designation was applied to Gage South in the 2011 *Land Use Plan* amendments. The previous designation was 'Future Housing.' In changing the designation to 'Area Under Review,' the UBC Board of Governors noted that there was a need to resolve adjacent academic uses prior to determining the future use of the Gage South area. The Board also noted, and approved in *Land Use Plan* policy, that should housing be built in the Gage South area it would be affordable, non-market rental for faculty and staff. The amount of floorspace for that use was also specified.

When the UBC Board of Governors approved the *Land Use Plan* amendments in January 2011, the Board directed staff to begin a planning process for the Gage South area and adjacent academic lands. As part of this direction, the Board asked staff to resolve the academic uses first and then determine the compatibility of housing on Gage South. The Board also directed staff to report back with floorspace allocations to neighbourhood areas that will achieve the overall density provided for in the *Land Use Plan*, thus ensuring the sustainable community and endowment goals of the university are met.

On April 5, 2011 the Board of Governors approved a planning framework and principles for addressing the broader Gage South area, which included several academic facilities and the diesel bus terminal as well as the 'Area Under Review'. The Board also approved the floorspace allocations.

A Working Group with representatives from affected stakeholders was assembled and met regularly to support and assist staff in the development of layout alternatives for the academic facilities and diesel bus terminal. A public consultation on the layout of academic facilities and diesel bus terminal took place November 15-29, 2012 through workshops and online consultation. Though the use for the 'Area Under Review' was not the focus of this phase of consultation, the public offered some feedback on this subject as well as on the layout for the academic facilities and diesel bus terminal. This feedback is provided in the April 3 Board of Governors Report in Tab 3.

Overview of Planning and Consultation Process

Public Consultation Process

Once the layout of academic facilities and diesel bus terminal was determined, technical review and public consultation took place on the use of the 'Area Under Review." The main issues that had been raised to date included the compatibility of non-student housing with the surrounding area, the potential that noise from the nearby student activities at MacInnes Field would generate complaints from non-student residents in the 'Area Under Review', and the compatibility and layout of other surrounding uses such as the future permanent diesel bus terminal.

From November to February, planning staff undertook a compatibility analysis, which included noise studies, to assess these issues. Between February 27 – March 7, 2012 an open house and online consultation took place based on the additional technical inputs about compatibility. The floorspace allocations were included as part of this consultation, as well as discussions of transferring the density to other parts of campus.

Based on the results of the consultation, as well as UBC's sustainable community development goals and the future student housing needs of the university, the Board of Governors decided that the best use of the 'Area Under Review' was for 12 month housing for graduate students and post-doctoral fellows. The Board also noted the importance of transferring the floorspace to other parts of campus in the future to meet the university's goals related to its academic mission, student housing, faculty and staff housing, endowment and sustainable community.

As a consequence of this decision, the proposed amendments to the *Land Use Plan* are to designate the Gage South area as 'Academic' and to make the associated changes to ensure the achievement of the *Land Use Plan's* goals for a sustainable community that also contributes to UBC's endowment. The proposed amendments clarify the long-standing principle of density transfer, ensuring that if floorspace cannot be achieved in the current neighbourhoods it can be achieved elsewhere through a future process that will include public consultation. This principle has been discussed in past planning exercises, including for the *Vancouver Campus Plan*, the 2010/11 *Land Use Plan* amendments, and the *Wesbrook Neighbourhood Plan* amendments.

Final proposed *Land Use Plan* amendments were referred to public hearing by the Board of Governors April 3, 2012. A public hearing was held on April 25, 2012, consistent with the provisions of the *Municipalities Enabling and Validating Act Part 10 – 2010* (MEVA). Notification for the Public Hearing met all statutory requirements.

The following table provides a high level summary of the planning processes leading to the proposed amendments, including the history of the processes that preceded the current process which provides context for the current set of amendments:

Year	Consultation Program	Plan Content Development
History		
2006	*Vancouver Campus Plan* (VCP) Workshop	Defined scope and budget; developed planning process; discuss consultation alternatives; existing policy framework analysis
2007	Campus and community outreach; Issues and Ideas workshops; *Vancouver Campus Plan* website materials and blogs (6 big questions) *Consultation Summary Report (Phase 2)* focus group discussions; further community outreach; *Consultation Summary Report (Phase 3)*	Worked with community to understand the issues to be tackled during the VCP process; Held speakers series with lectures; developed academic program facility needs; enrollment and faculty/staff population projections; also conducted and shared technical work

Year	Consultation Program	Plan Content Development
2008	Charette to help develop 3 plan options; Policy roundtables; input on UBC Farm principles; workshops to review 3 options; open houses; discussion guides; website and online feedback; *Consultation Summary Report (Phase 4);* campus community outreach on key directions including principle of density transfer	Development of 3 options for review and discussion with community, all addressing similar program; continued development and sharing of technical work; development of draft *Vancouver Campus Plan* key directions in response to feed back on 3 options
2009	Campus community outreach meetings on key directions; open houses on draft plan and design guidelines; discussion guide and feedback forms on draft plan and design guidelines; VCP website and blogs; *Consultation Summary Report (Phase 5)*	Review of feedback on 3 options and key directions; consolidation of all background materials; development of first synthesized draft VCP and design guidelines; revisions to draft plan based on consultation feedback regarding plan
June 9, 2010		**Board approval *of Vancouver Campus Plan***
June 18, 2010		Board Authorization to begin ***Land Use Plan* amendment** process
July-October, 2010	Outreach meetings; Phase one consultation (workshops and online) on planning scope; Phase two consultation (workshops and online) on amendment proposals	Developed policy briefs listing rationale, best practices and proposals to address issues including density transfer; development of proposals; consideration of consultation input; draft LUP amendments revised and final draft readied for public hearing
November 30, 2010	Public hearing	Public hearing report and recommendations to UBC Board
January 13, 2011		**Board approval of LUP amendments**
March 1, 2011		**Minister Adopts LUP amendments**
Current Process		
April 5, 2011		**Board authorization to begin planning process for 'Area Under Review'** and adjacent academic facilities and diesel bus

Year	Consultation Program	Plan Content Development
		terminal; Identified UEL, TransLink, MoTI and UNA as agencies to be consulted in addition to the public hearing. Planning process and potential amendments affect these organizations' interests as the amendments deal with land use at a specific location and bus transportation facilities, but do not affect the overall population. If population was affected by the amendments, this would affect the interests of other agencies such as City of Vancouver, Vancouver School District, GVRD or potentially other provincial or federal government agencies.
May, 2011 to April, 2012	Working Group meetings about the layout of academic facilities and diesel bus terminal, future uses in the 'Area Under Review'; principle of density transfer, and proposed Land Use Plan amendments	Collaborative review and critique of draft plan content; technical development of proposed layouts
November 15-19, 2011	Workshops and e-consultation discussing the elements and tradeoffs presented in four possible layout concepts of academic facilities and diesel bus terminal.	Final layout of academic facilities and diesel bus terminal, which set the context for the consultation on the use of the 'Area Under Review'
November, 2011 to February, 2012		Compatibility analysis, which included noise studies, to assess concerns around interface in area
February 27 to March 7, 2012	Open house and e-consultation discussing technical inputs about compatibility; the density allocations and density transfer were also included as part of this consultation.	Consideration of consultation input; draft LUP amendments for 'Area Under Review'
April 3, 2012		Board referral of proposed amendments to public hearing
April 25, 2012	Public hearing	Public hearing report and recommendations to UBC Board
June 12, 2012		**Board approval of LUP amendments**

Nielson, Jeff CSCD:EX

From: Eckenfelder, Margaret [margaret.eckenfelder@ubc.ca]
ent: Wednesday, August 8, 2012 12:34 PM
'o: Nielson, Jeff CSCD:EX
Cc: Colby, Lisa; Knight, Nancy; McArthur, Kera
Subject: FW: LUP Update

Importance: High

Hi Jeff,

Further to our conversation this morning, here is our statement regarding the relationship between the proposed land use plan amendments, and the RCS and the RGS referred to in the Land Use Plan.

If you require anything further from me in this regard, please do not hesitate to call.

Best regards,

Margaret Eckenfelder

This supplemental communication to the documentation materials submitted to the Minister from UBC Vice President, Communications and Community Partnership concerning proposed amendments to the UBC Land Use Plan provides clarification on the consistency of the Land Use Plan and the regional growth strategy referred to in section 41(c) of the *Municipalities Enabling and Validating Act Part 10 -2010.*

The amendments to the UBC Land Use Plan approved by the UBC Board of Governors on June 12, 2012 result in no changes that pertain to the consistency of the regional context statement (section 2.0) in the Land Use Plan and the Regional Growth Strategy referred to in the Land Use Plan.

Lisa J. Colby
Director, Policy Planning
Campus & Community Planning
University of British Columbia
2210 West Mall
Vancouver, BC Canada, V6T 1Z4

Phone: 604.822.2089
Cell: 604.816.7155
Email: lisa.colby@ubc.ca
www.planning.ubc.ca

Other Agency Consultation

Consistent with Ministerial Order M229, the Board considered on April 5, 2011 whether consultation was required with the various agencies identified in the Order, and decided consultation was required with TransLink, the Ministry of Transportation and Infrastructure, the University Neighbourhoods Association and the University Endowment Lands. Each of these organizations has facilities, services or neighbouring areas that could be affected by the proposed amendments. The Board also determined consultation was not required with City of Vancouver, Vancouver School District, Greater Vancouver Regional District or other provincial or federal agencies as the proposed amendments are local in nature and do not affect the overall land use or population on campus nor do they affect facilities, services or neighbouring areas associated with these agencies. The Board also determined there was no requirement to amend the regional context statement at this time as the *Land Use Plan* amendments are focused on local matters and will not have regional implications.

The responses from the four agencies, received prior to the public hearing and included in the public hearing record, were as follows:

- TransLink expressed no concerns regarding the proposed amendments.
- The Ministry of Transportation and Infrastructure expressed no concerns regarding the proposed amendments.
- One submission received from the University Neighbourhoods Association (UNA) expressed concerns that the allocation of space in the proposal was not equitable as it excludes junior faculty and administrative and support staff from the 12 month housing proposed for the 'Area Under Review.'
- The University Endowment Lands (UEL) expressed no concerns.

Submissions are available in the public hearing record in Tab 4.

Musqueam Engagement

Pursuant to the Ministerial Order M229, the University also engaged with the Musqueam First Nation through written correspondence and follow-up conversations to explain the nature of the proposed *Land Use Plan* amendments. Musqueam raised no concerns or questions.

This correspondence was also included in the public hearing record and is documented under Tab 5 in this binder.

UBC Board of Governors Approval

The Public Hearing results were received and considered, and proposed *Land Use Plan* amendments were approved by the Board of Governors on June 12, 2012. The Board of Governors directed staff to forward them to the Minister of Community, Sport and Cultural Development for final adoption, in consultation with the Minister of Advanced Education. The resolution and board report are included under Tab 3.

Tab 3 – Land Use Plan Supporting Documentation

Content:

This section contains UBC Board of Governors resolutions from April 6, 2011, April 3, 2012 and June 12, 2012, which include resolutions to refer the amendments to a public hearing and approving the proposed *Land Use Plan* amendments. Board Reports from April 5, 2011, April 3, 2012 and June 12, 2012 have also been included. In certain cases, not all matters covered in the reports are the subject of the proposed *Land Use Plan* amendments. In these cases, the sections relevant to the proposed *Land Use Plan* amendments have been highlighted below.

- Tab 3a: UBC Board of Governors Resolutions:
    - Board Resolution April 6, 2011, approving the planning program and principles
        - The Board of Governors approved the Gage South 'Area Under Review' & Environs planning program and principles, including the consultation with affected agencies and organizations.
    - Board Resolutions April 4, 2012, referring the proposed *Land Use Plan* amendments to a Public Hearing
        - The Board of Governors approved the academic context as well as the northern part of the 'Area Under Review' for 12-month student housing for academic use and the southern part for transit facility use. The Board also referred the proposed *Land Use Plan* amendments for public hearing on this date.
    - Board Resolution June 13, 2012, approving the proposed *Land Use Plan* amendments
        - The Board of Governors received and considered the public hearing report, and approved the proposed *Land Use Plan* amendments, and authorized staff to forward the proposed *Land Use Plan* amendments to the Minister of Community, Sport and Cultural Development for adoption.
- Tab 3b: Staff Reports and Recommendations to the Board of Governors
    - April 5, 2011: Gage South 'Area Under Review' & Environs Planning Program
        - Report to the Board of Governors on the proposed planning program and principles is included. The sections of the report relevant to the proposed *Land Use Plan* are the "Major Steps in the Process" and "Communications and Consultation".
    - April 3, 2012: Final Plan for Gage South & Environs and Referral of Related *Land Use Plan* Amendments to Public Hearing

- Report to the Board of Governors on the planning process is included. The sections of the report relevant to the proposed *Land Use Plan* amendments are the "Consultation Results", the "Consequential Amendments to the *Land Use Plan*" and "Working Group Comments". Of the Board Report attachments, relevant materials to the proposed amendments are Attachment 3, and Attachment 4, pages 10 – 17 (sections 4.2 through 4.6), pages 30 – 35 (section 6.1 through 6.2), and Appendices A and D.

- June 12, 2012: Public Hearing Report and Final *Land Use Plan* Amendments
  - Public hearing report and the final proposed *Land Use Plan* amendments.

c Nancy Knight
10/4/2012

a place of mind
THE UNIVERSITY OF BRITISH COLUMBIA

Board of Governors
6328 Memorial Road
Vancouver, BC Canada V6T 1Z2

DATE: April 4, 2012

TO: Stephen Owen, Vice President External, Legal & Community Relations
Pierre Ouillet, Vice President Finance, Resources & Operations

FROM: Reny Kahlon, Planning & Liaison Manager
Board of Governors Secretariat

RE: **GAGE SOUTH 'AREA UNDER REVIEW' + ENVIRONS (VANCOUVER)**

The Board of Governors on April 3, 2012 passed the following resolution:

BE IT HEREBY RESOLVED that *the Board of Governors:*

a. ***Approves the layout for academic and transit facilities in general conformance with the concept plan provided in Attachment 2;***

b. ***Approves the use of the northern part of the Gage South area for 12-month student housing, with a priority for graduate students and post-doctoral fellows, to support vibrancy and mixed-use objectives for this part of campus as set out in the Land Use Plan and the Vancouver Campus Plan;***

c. ***Refers to public hearing the proposed amendment of the Land Use Plan to change the designation of Gage South from 'Area Under Review' to 'Academic', as in Attachment 3;*** **and,**

d. ***Refers to public hearing the amendment to the Land Use Plan proposed in Attachment 3: to add a policy to the Land Use Plan clarifying the Board's ability to locate approved residential floor space allocations not achieved in any particular neighbourhood to different parts of campus in the future, given the importance of these allocations to UBC's academic mission, student housing goals, faculty and staff housing goals, endowment value and sustainable community goals.***

a place of mind
THE UNIVERSITY OF BRITISH COLUMBIA

Board of Governors
6328 Memorial Road
Vancouver, BC Canada V6T 1Z2

DATE: June 13, 2012

TO: Pascal Spothelfer, Vice President Communications & Community Partnership
Pierre Ouillet, Vice President Finance, Resources & Operations

FROM: Reny Kahlon, Planning & Liaison Manager
Board of Governors Secretariat

RE: **LAND USE PLAN (VANCOUVER)**
PUBLIC HEARING REPORT AND FINAL AMENDMENTS

The Board of Governors on June 12, 2012 passed the following resolution:

BE IT HEREBY RESOLVED that *the Board of Governors:*

1. ***Receives the minutes of the April 25, 2012 Public Hearing, provided as Attachment 2;***
2. ***Receives the Consideration Memo provided as Attachment 3;***
3. ***Approves the proposed Land Use Plan amendments provided as Attachment 4;* and,**
4. ***Authorizes staff to forward the Land Use Plan amendments to the Minister of Community, Sport, and Cultural Development for adoption, with supporting materials outlined in Attachment 5.***

AGENDA ITEM NO. 5.1

THE UNIVERSITY OF BRITISH COLUMBIA

FOR INFORMATION ONLY

FORWARDED TO: BOARD OF GOVERNORS ON RECOMMENDATION OF PRESIDENT STEPHEN J. TOOPE

APPROVED FOR SUBMISSION:

Stephen J. Toope, President & Vice-Chancellor

DATE: 18 march 2011

PRESENTED BY: Pierre Ouillet, Vice President, Finance, Resources and Operations
Stephen Owen, Vice-President External, Legal & Community Relations
Nancy Knight, Associate Vice President, Campus and Community Planning

DATE OF MEETING: April 5, 2011

SUBJECT: Gage South "Area under Review" & Environs Planning Program

DECISION REQUESTED: That the Board approve the planning program and principles for the Gage South "Area Under Review" and adjacent academic environs, as presented in this report.

EXECUTIVE SUMMARY:

This report presents a planning program, including guiding principles, for the Gage South 'Area Under Review' and related surrounding academic area (see Map Attachment 2). This area, adjacent to the main gateway to the campus, will be the home to substantial investments over the next five years in new, 21st century facilities and infrastructure that meet critical needs. An efficient, elegant, affordable and agreed upon plan is needed to accommodate the various needs and complement the transformative work that is already underway for University Square and University Boulevard.

The process will include a collaborative working group composed of key stakeholders, including students, faculty, staff, TransLink, UNA and UEL representatives. There will also be opportunities for general public input.

Once the academic uses are resolved, the future of the Gage South area would be examined. This area is designated as an 'Area Under Review' in the amendments to the Land Use Plan recently approved by the UBC Board and adopted by the Minister of Community, Sport and Cultural Development. Once the future use is resolved, a revised designation will be developed. A public hearing is required in order to revise the designation of 'Area Under Review' in the Land Use Plan, along with Ministerial adoption. Normal Board approvals would be required.

At the conclusion of the process, both the Land Use Plan and the Campus Plan would be updated accordingly.

REPORT

Background

At its meeting January 13, 2011 the UBC Board of Governors approved resolution 5a) directing staff, subject to Ministerial adoption of the UBC Land Use Plan Amendments, to:

Report back with a planning framework for the Gage South 'Area Under Review' including project scope, principles, process and timeline, noting that the planning for academic facilities and lands adjacent to the 'Area Under Review' but related to this process may proceed in advance of the Minister's adoption.

Discussion

Purpose of Planning Process:

This planning process is intended to resolve the land use framework for the study area with strong, collaborative input from the AMS, GSS, UNA, TransLink, and the UBL, and with broader opportunities for general campus community input. This area, adjacent to the main gateway to the campus, will be the home to substantial investments over the next five years in new, 21st century facilities and infrastructure that meet critical needs. An efficient, elegant, affordable and agreed plan is needed to accommodate the various needs and complement the transformative work that is already underway for University Square and University Boulevard.

A number of facilities and uses intended for this area are at various stages of development, and the land use framework must resolve and tie them together in a rational and functional manner that addresses fit, functionality, access and circulation, servicing, adjacencies, design etc. within the broader context of the Land Use Plan and the Campus Plan. At the conclusion of the process, the Land Use Plan and the Campus Plan would be updated. A public hearing would be necessary to revise the designation of 'Area Under

Review' in the Land Use Plan, along with Ministerial adoption. Normal Board approvals would also be secured.

Scope:
The study area is shown on the map provided in Attachment 2. It includes the aquatic centre, the diesel bus loop, McInnes Field, SUB Plaza north (included in the Public Realm Plan and intended to be a location for outdoor bookable space), War Memorial Gym, GSAB and the Gage South "Area Under Review". The study area does not include University Boulevard or the buildings planned for the Boulevard or University Square.

Project Principles:
A list of principles to guide the process is provided as Attachment 3 of this report.

Major Steps in the Process:

1. *Working Group*: A Gage South & Environs Working Group has been struck to provide guidance to this area planning process. This working group, which is advisory but will be managed as a collaborative process, will address significant technical planning content.

   Representatives from the following groups have been invited to participate in the Working Group: AMS, GSS, UNA, TransLink, UEL, Provost's Office, Infrastructure Development, Athletics and Recreation, Student Housing & Hospitality Services, Classroom Services, and UBC Properties Trust.

   The Working Group met in early February and provided feedback on the scope, principles and process. The working group will continue to meet monthly throughout the spring and summer, and will advise on:
   - consultation process for the broader community,
   - siting and basic design elements of the aquatic centre (e.g. orientation of entries),
   - siting and basic design of the diesel bus facility,
   - access and circulation,
   - other matters including student bookable open space, McInnis Field etc., and
   - land use for the Gage South 'Area Under Review.'

2. *Technical Analysis and Information*: This is a complex area and strong technical information is needed to support the planning program. To that end, work is beginning to confirm physical grades throughout the site and the opportunities and constraints these present, and to better understand the level of upgrading required to ensure appropriate power, water, service, waste, parking and circulation systems that will serve the area into the future. The survey work for physical grade information is particularly important.

   Also, an assessment of whether to retain the current aquatic centre or to relocate it within that precinct is currently underway in Facilities Planning and should be

available within the month, resolving a key program element. The program for a new aquatic centre would be discussed with the Aquatic Centre Management Committee and the UNA Board.

3. *Aquatic Facility Location:* Preliminary thinking regarding siting of a potential new aquatic facility will be tested and vetted with the working group. The implications for McInnis Field and potential resolutions will also be discussed as part of this. Reaching agreement on these elements, plus further context on the future of the SUB North Plaza, as per the Public Realm Plan, sets the stage for resolving the diesel terminal design and location.

4. *Diesel Terminal Siting Resolution*: The design and location of the transit terminal will need to address the location of drop off and loading bays, a bus parking area, pedestrian, cyclist and universal access, lighting, weather protection, bus routing, general public realm and other matters (e.g. bus driver access to washrooms). Prior to this work beginning, the MOU between UBC and TransLink for the design, construction and operation of the facility will be developed. It will be important to ensure a capital contribution is secured from the TransLink Board before finalizing this element of the plan.

5. *Consideration of Land Use Options for 'Area Under Review':* With all adjacent academic land uses resolved, the process will address the land use options for the area designated as 'Area Under Review' in the Land Use Plan. Concerns regarding compatibility of adjacent uses will be thoroughly explored, along with design solutions. With the input of the working group, staff will prepare options for discussion.

6. *Draft Plan and land use designation recommendation for 'Area Under Review':* A draft plan for the subject area (including the 'Area Under Review') will be readied over the summer in time for public meetings and on-line consultation in the Fall of 2011.

7. *Final Draft and Public Hearing*: A second refined draft (if necessary) will be prepared in time for a January Public Hearing.

8. *Board Approval*: The final plan, results of the Public Hearing and staff recommendations will be forwarded to the first Board of Governors meeting following the Public Hearing. Note that the specifics of uses in the academic areas could be confirmed by the Board prior to public hearing. The public hearing is only on the designation to be applied to the Gage South area.

Communications and Consultation:
The plan anticipates ongoing, collaborative input from key stakeholders through the working group, which will meet monthly throughout the process. Campus and Community planning will work with stakeholder representatives to ensure that key

information about the process is being communicated back to their constituents. Additionally, UBC will communicate and consult with the broader campus community at key points. This includes:

- Updates about the status of the process in the spring and summer through the C+CP website and newsletter
- Updates to key constituents (i.e. AMS council, GSS council, UNA Board)
- Public consultation in fall, 2011
- Public hearing in January, 2012

At this time, the process includes one public consultation period in fall, 2011. However, an additional round of consultation could be conducted in January, 2012, with the public hearing in late February/early March, depending on public input received in the fall.

With respect to the designation that will eventually apply to the Gage South area, the Ministerial Order, M229, states that the Board is required to specifically consider whether consultation is required with the following:

a) University Neighbourhoods Association (UNA)
b) University Endowment Lands (UEL)
c) Greater Vancouver Regional District (GVRD)
d) City of Vancouver
e) Vancouver School District (VSB)
f) Provincial and federal government and their agencies

Considering the scope the study and the potentially affected areas, staff recommends that the following groups from the above list be consulted:

a) University Neighbourhoods Association
b) University Endowment Lands
c) TransLink
d) B.C. Ministry of Transportation and Infrastructure (MoTI)

Use of the Gage South area could affect the University Endowment Lands because of adjacency. The University Neighbourhoods Association is also affected because any potential non-student residents would receive municipal-like services from the UNA, and the development of facilities will serve their community. Finally, TransLink and MoTI have a direct interest in the development of the transit facility and any resulting impacts on Wesbrook Mall.

Uses of this area would not be significant enough to affect school projections, or local or regional planning priorities. Staff, therefore, does not recommend consulting with the GVRD, City of Vancouver or VSB.

Timeline:
The preliminary timeline for this planning program is April 2011 to March 2012. The planning program could be completed in fall of 2011 should the draft plan not need substantial revisions.

ATTACHMENTS:
1. Board History
2. Map of Subject Area for the Gage South & Environs Plan
3. Principles to Guide the Gage South & Environs Area Planning Process

Attachment 1

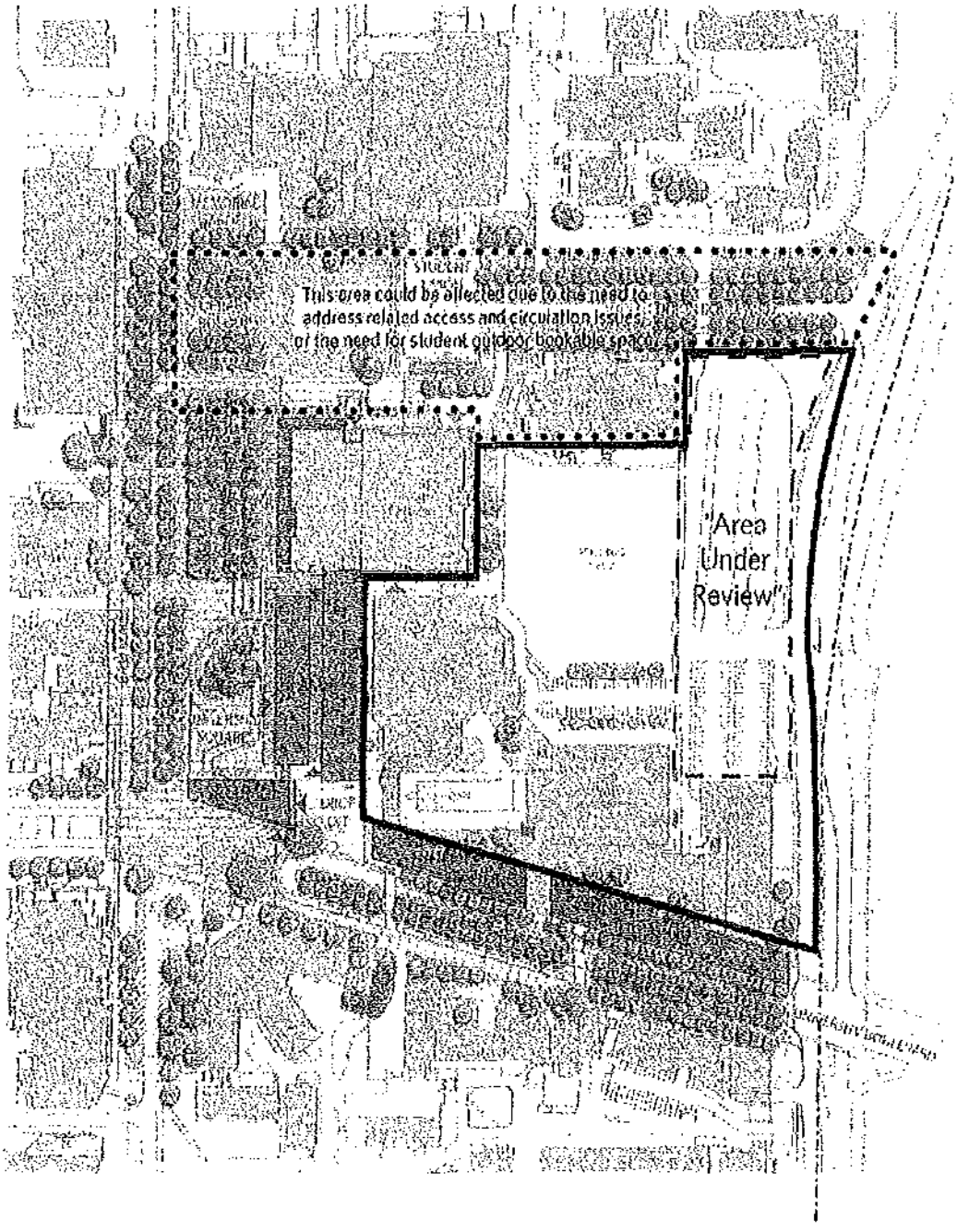
Previous Board History

Date of Meeting:	January 12, 2011
Subject:	UBC Land Use Plan Amendments Next Steps
Board Action:	Resolution: That the Board of Governors, subject to adoption of the Land Use Plan Amendments by the Minister of Community Sport and Cultural Development, hereby directs staff to:

a) Report back with a planning framework for the Gage South "Area Under Review" including project scope, principles, process and timeline, noting that the planning for academic facilities and lands adjacent to the "Area Under Review" but related to this process, may proceed in advance of the Minister's adoption.

Attachment 2

Map of Subject Area for the Gage South & Environs Plan



Principles to Guide the Gage South & Environs Area Planning Process

DRAFT February 3, 2010

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.

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.

A. EXECUTIVE SUMMARY:

This report presents and recommends approval of a final plan for the Gage South and Environs Area, and recommends consequential amendments to the Land Use Plan be referred to public hearing.

After consultation with the Gage South and Environs Working Group, the public hearing is scheduled for 6 pm on April 25, the last day of exams. The majority of students would be finished exams by that time, and it would be before standard move-out day. Students would also be able to provide written submissions to the Public Hearing anytime during the advance notification period. This date was supported unanimously by the Working Group. The results of the public hearing will be reported to the Board at its June meeting.

B. REPORT

Background

The Land Use Plan was approved by the Board of Governors on January 13, 2011 and adopted by the Minister on March 1, 2011. That plan included a re-designation of the Gage South future residential neighborhood (the current temporary bus loop and adjacent parking lot) from 'Future Housing' to 'Area Under Review' until the changing academic context could be better understood and a collaborative planning process could be undertaken. In particular, students at the public hearing for the Land Use Plan voiced concern that non-student housing was incompatible with adjacent student activities.

Substantial investments in critical academic needs and infrastructure over the next five years in this main gateway area on and surrounding the 'Area Under Review' include a new aquatic centre, transit diesel bus facility, and open-air bookable space for student events.

On April 5, 2011 the Board of Governors approved a planning framework and principles for addressing the Gage South & Environs lands that include the Area Under Review. A working advisory group of stakeholders was established to help guide the work and develop viable concepts as a basis for community discussion. The Working Group includes representatives from the following key stakeholders: students (AMS and GSS), UBC Recreation and Athletics, TransLink, UNA, UEL representatives and other internal representatives from UBC departments.

Phase 1 of the planning process began in April 2011. This phase included extensive technical work conducted throughout the summer and fall, leading to development of four technically viable scenarios, each with different tradeoffs in need of further community discussion. The focus in this phase of work was on identifying the most effective layout for the pool, field and transit facilities as a priority, and then initiating preliminary dialogue on issues that might arise if non-market rental housing for faculty, staff and students were located in the Area Under Review within that surrounding context.

The 4 concepts were referred to a public consultation in November 2011, with a series of questions to help inform further planning work. No non-market rental housing for faculty, staff or students was yet proposed in Phase 1, but all 4 layout concepts were possible with or without such housing. Results of this consultation were reported to the Board in February 2012.

Discussion

Summary of Phase 2 of the Planning Process

Phase 2 of the planning process focused on

- refinement of the 4 concepts into one preferred layout for the academic facilities based on feedback from Phase 1, and
- preparation of a detailed technical compatibility assessment to inform follow-up discussion on adjacency concerns identified in Phase 1 regarding the potential introduction of non-market rental housing for faculty, staff and students in the Area Under Review.

The resulting draft plan layout for the academic facilities, plus the technical compatibility assessment information regarding potential adjacency issues with non-market rental housing for faculty, staff and students, was then forwarded to a second round of community consultation in February/March 2012.

Between consultation rounds in Phase 1 and Phase 2, staff also received and considered a proposal submitted by the 'Friends of the Aquatic Centre and MacInnes Field' to renovate and expand the existing aquatic centre rather than build a new facility. This proposal, represented a different 'renovate and expand' variation than those renovation options already considered in earlier feasibility work commissioned by staff in 2011/12 prior to concluding that a replacement facility was the optimal approach. This new variation was reviewed in detail by staff, with independent cost and consulting advice. Ultimately, a new facility is still recommended as the optimal approach from a program, function, cost, constructability and land-use efficiency perspective. The staff findings and response to the proposal are provided in Attachment 4 as part of the consideration memo.

Consultation Results

During the consultation period February 27 to March 7, the community was able to participate and complete a survey either on-line, or in person at an open house with staff and members of the Working Group in attendance to answer questions.

A detailed consultation summary report is on file with the Board Secretary. Highlights are provided below.

Significant public notification and stakeholder outreach was undertaken to encourage maximum awareness and participation in the consultation. Notification of the consultation period was provided to over 130,000 contacts through advertising, email, in-person meetings and outreach.

In response to the above efforts,

- the Gage South + Environs video posted to YouTube had over 200 views,
- the Gage South + Environs pages on the C+CP website received 230 unique page views, and
- 80 people attended the open house.

The consultation process received the following input:

- 836 questionnaires were submitted,
- 6 letters were received,

This is a substantial level of input compared to other consultation experiences on campus.

With respect to proposed draft plan for the academic facility layout (replacement aquatic centre, permanent diesel bus loop, and replacement MacInnes Field), most respondents did not identify any concerns.

With respect to the compatibility of non-market housing for faculty, staff and students in this area, the consultation input was mainly negative, with 45% of respondents showing disagreement with this potential use, the majority of which was strong disagreement. Of the number who responded to this particular question, 57% disagreed with this potential land use. The majority of respondents were undergraduate students.

In addition, a poll was conducted by Mustel and Company to provide additional information on community views with respect to the compatibility of affordable rental housing for faculty / staff / students in this area. 690 people were polled. The results of the poll indicate that 12% of students strongly supported non-market rental housing for faculty, staff and students in the Area Under Review, and 47% somewhat supported it.

While the top line results from the poll survey show more support for the non-market rental housing in this area than did the questionnaire, there are several qualifiers to be considered in interpreting these data, as follows:

- Graduate students are over-represented in the poll survey, compared to the campus' student demographics. Graduate students have been supportive of the non-market rental housing in this area, as long as they would be able to rent there as well, so the more supportive results in the student category of respondents is not surprising, but may also not represent the overall student perspective. This feedback is also consistent with input to date on the Housing Action Plan, which suggests graduate students desire more graduate-specific housing.
- The support in the random sample survey is moderate not strong support especially with students. This is important because the questionnaire results show that those who are opposed are very strongly opposed.
- In addition to the second round questionnaire results favouring academic designation only, there was also:
    - a 2000 signature petition in favour of academic designation (and thus opposed to non-student housing in this area), and
    - strong first round consultation questionnaire results opposed to the non-market rental for faculty, staff and students (about 45% ranked preserving this area as student-centric, with no non-market rental housing for faculty and staff as the most important statement about the future of this area).
- The number of student questionnaires returned in the second round of consultation (800) is far greater than the number of students in the random sample survey (155). While the latter is sufficient for statistical relevance, it is important to consider that 800 completed questionnaires, is a significant level of input compared to other consultation experiences on campus.

On balance, the predominant feedback emerging from both rounds of consultation, remains opposed to non-market rental housing for faculty, staff and students in the Area Under Review. This feedback has remained constant even in light of the detailed technical compatibility assessment and studies provided in the second round of consultations to inform consideration of potential adjacency conflict issues.

Final Plan for Gage South and Environs

The final concept plan for Gage South and Environs is provided in Attachment 2. Some refinement may occur as detailed design for specific facilities progresses. However, a considerable amount of technical analysis has been undertaken on the pool and transit facility to provide the technical and financial information needed for this process to advance. It is recommended that the Board approve the layout for the new aquatic centre, transit facility and replacement field/outdoor bookable space in general conformance with the concept plan in Attachment 2. This concept plan will be incorporated as a schedule to the Vancouver Campus Plan.

In addition, it is recommended that the northern part of the Gage South area be used for 12-month student housing only, with a preference for graduate students and post-doctoral fellows, to support the vibrancy and mixed-use objectives for this part of campus that are in the Land Use Plan and the Vancouver Campus Plan.

Consequential Amendments to the Land Use Plan

The recommended consequential amendments to the Land Use Plan are the designation of the current 'Area Under Review' to 'Academic' which will allow student housing, and the addition of a policy that clarifies, for greater certainty, the Board's ability to relocate approved floorspace allocations not achieved in neighbourhoods on campus to different parts of campus in the future. Achieving these floorspace allocations is essential to UBC's academic mission, student housing goals, faculty and staff housing goals, endowment value and sustainable community goals.

The identification of different parts of campus to accommodate unrealized floorspace would require a Land Use Plan amendment in the future. The consultation process for such an amendment is established in the *Municipalities Enabling and Validating Act Part 10 – 2010* and the related Ministerial Order.

These consequential amendments should be referred to the same public hearing, which will be for April 25, 6pm. This is the last day of exams and the majority of students will be finished by 6pm. It is also before standard move-out day. Students can also submit letters to the Public Hearing during the notification period in advance of the Public Hearing.

The Ministerial Order sets out the process for the Public Hearing. For certainty, the same procedures will be followed as approved for the last public hearing (see the Board of Governors resolution approved September 17, 2010).

Working Group Comments

The Working Group unanimously supported the adoption of the final concept plan at its meeting March 8, 2012. The majority of the Working Group supported the other recommendations, with specific concerns from some members of the Working Group as follows:

- UNA and UEL representatives expressed concern that there would not be faculty and staff affordable rental housing accommodated in the Gage South 'Area Under Review'. The UNA representative noted the importance of the University Town vision as an integrated community and that the exclusion of faculty and staff in this area detracted from the achievement of the vision. The UEL representative noted that faculty/staff housing would be more compatible with the UEL housing across Wesbrook Mall.

- The Student Housing and Hospitality Services representative noted that the preference for graduate students would need to acknowledge the need to not have vacant units, and thus it may be necessary to include upper level undergraduate in this housing.
- The GSS representative noted that it would be preferable to have a location identified to which unrealized floorspace would be located. The UNA representative noted preference for a more general statement of potential locations. The AMS representative requested clarification that any new area of campus identified to accommodate the unallocated floorspace would have to have a consultation process. It was confirmed that the process to designate a new neighbourhood would be a Land Use Plan amendment and thus would be required to follow the consultation requirements in the *Municipalities Enabling and Validating Act Part 10 – 2010*.

Update on TransLink Discussions

TransLink has confirmed the feasibility of the recommended concept plan in Attachment 2 for their operations. TransLink has also agreed in principle to a cost sharing arrangement.

A Letter of Intent to this effect is to be signed in early March prior to the Board of Governors meeting in April. Subsequent definitive agreements will be negotiated to fully define the project funding, design and construction, and operations and maintenance commitments for both parties.

Next Steps

The academic and transit facilities may proceed to project development as the uses are consistent with the Academic designation that currently applies to the area occupied by these facilities. A small portion of the transit facility is within the 'Area Under Review' but with re-designation to 'Academic' it is a permitted use.

Assuming Board approval of the recommendations, the consequential Land Use Plan amendments will be referred to a Public Hearing on April 25 at 6pm. This is the last day of exams but before move-out day. Students would also be able to provide written submissions to the Public Hearing anytime during the advance notification period.

The public hearing will be governed by the provisions of the *Municipalities Enabling and Validating Act Part 10 – 2010* (MEVA) which include the delegation of the public hearing to the Public Hearing Committee provided for by Ministerial Order M229. The Board of Governors adopted Public Hearing Procedural Rules on November 9, 2010 to meet the requirements of the Ministerial Order. Also, the administrative tasks of M229 are carried out by the AVP Campus and Community Planning as per the Board's resolutions of September 16, 2010.

The public hearing results and final amendments to the Land Use Plan will be reported to the June 2012 meeting. As stipulated in MEVA, Board approval of the amendments will be referred to the Minister of Community, Sport and Cultural Development for adoption, in consultation with the Minister of Advanced Education.

The concept plan for the academic and transit facilities and 12-month student housing will be incorporated as a schedule into the Vancouver Campus Plan, and the housing will also be reflected in the Housing Action Plan which is under preparation.