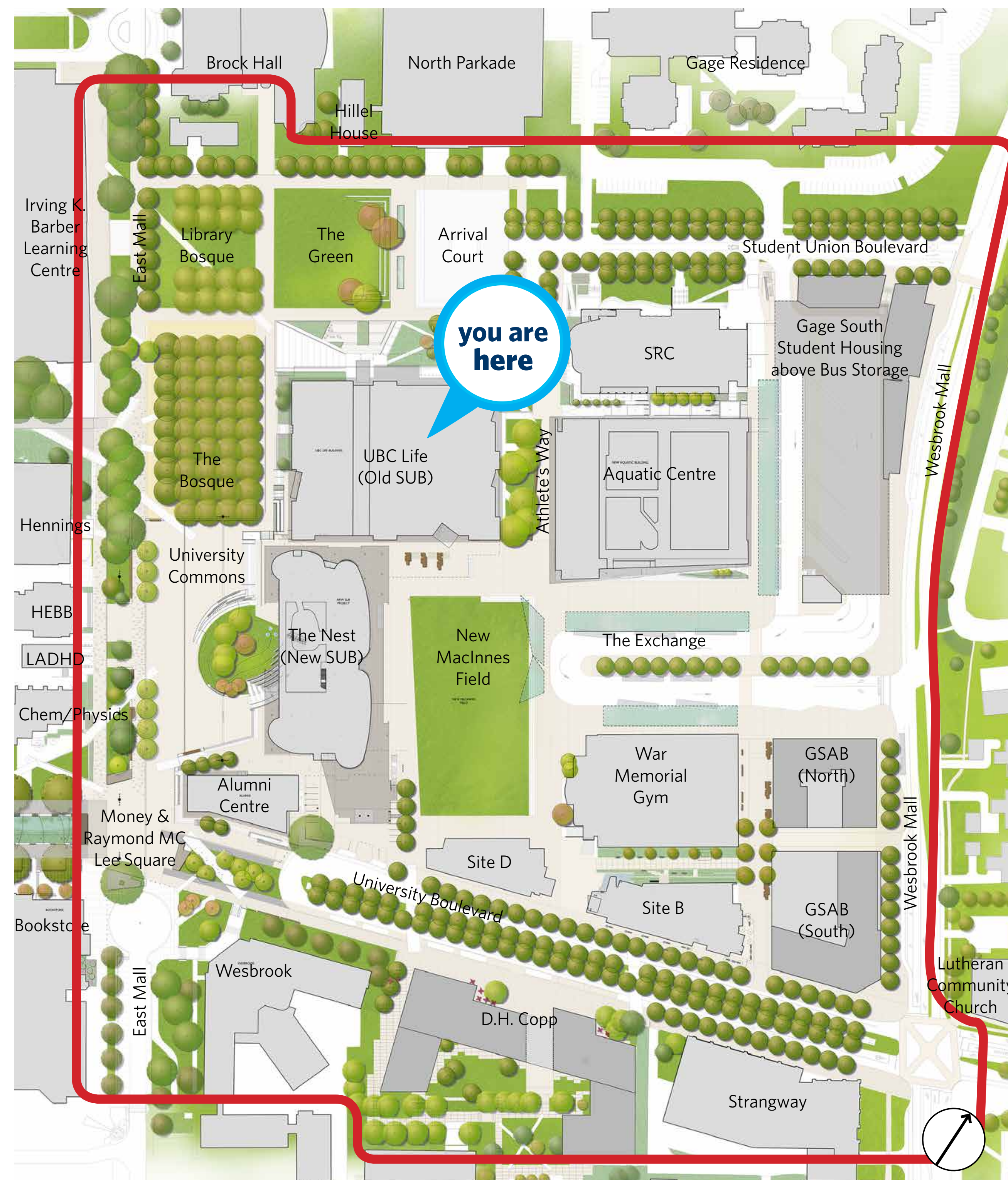


# 1 Welcome! Public Open House

## University Boulevard Precinct Planning

UBC is updating plans for the precinct to respond to changes in the area and to guide new opportunities for how the remaining sites could be developed.



University Boulevard Precinct

Note: Building footprints for GSAB and D.H. Copp sites are conceptual.

### This precinct planning process will result in:

- Updated Design Guidelines for the University Boulevard Precinct and an amended University Boulevard Neighbourhood Plan.
- Planning concepts for GSAB and D.H. Copp sites, which includes consideration for the future of the War Memorial Gym site.
- Design concepts for the UBC Bus Exchange and Gage South Student Housing.
- A concept for the redesign of Wesbrook Mall between Student Union Boulevard and Thunderbird Boulevard.

### Public Consultation

In February 2015, we gathered feedback from the University community on how to complete the precinct vision. This feedback, in combination with further design analysis, was used to develop draft planning and design concepts for the precinct.

### Please review the display boards and complete a questionnaire.

This phase of consultation presents the proposed planning and design concepts for feedback. Your feedback will inform the final plans for the precinct. The plans will be presented to the UBC Board of Governors for approval in June 2015.

### Prefer to give us your feedback online?

Online consultation runs from April 7 – 19 at [www.planning.ubc.ca](http://www.planning.ubc.ca)

The following display boards provide an overview of the planning process along with the proposed planning and design concepts for the precinct.

**If you are familiar with the project background proceed to Board 6.**



# 2 Vision for the Precinct

The University Boulevard Precinct will support the academic experience by creating a vibrant academic and social hub, contributing to UBC's complete community as a mixed-use core and serving as a welcoming "front door" for the university.

## *Precinct Vision*

**Vibrant Academic and Social Hub:** The precinct will become the vibrant academic and social heart of the campus, a hub that draws people together for dialogue, celebration, innovation, recreation, study, fun and learning.

**Complete Community:** The area will have diverse uses and services – including year-round non-market rental housing, student services, academic and recreation facilities, shops, restaurants, and open spaces – with great pedestrian and cyclist corridors and access to transit.

**University Gateway:** As a key gateway and symbolic entrance to the campus, the precinct plays a significant role in expressing the identity and values of the university.

## **Precinct Planning History**

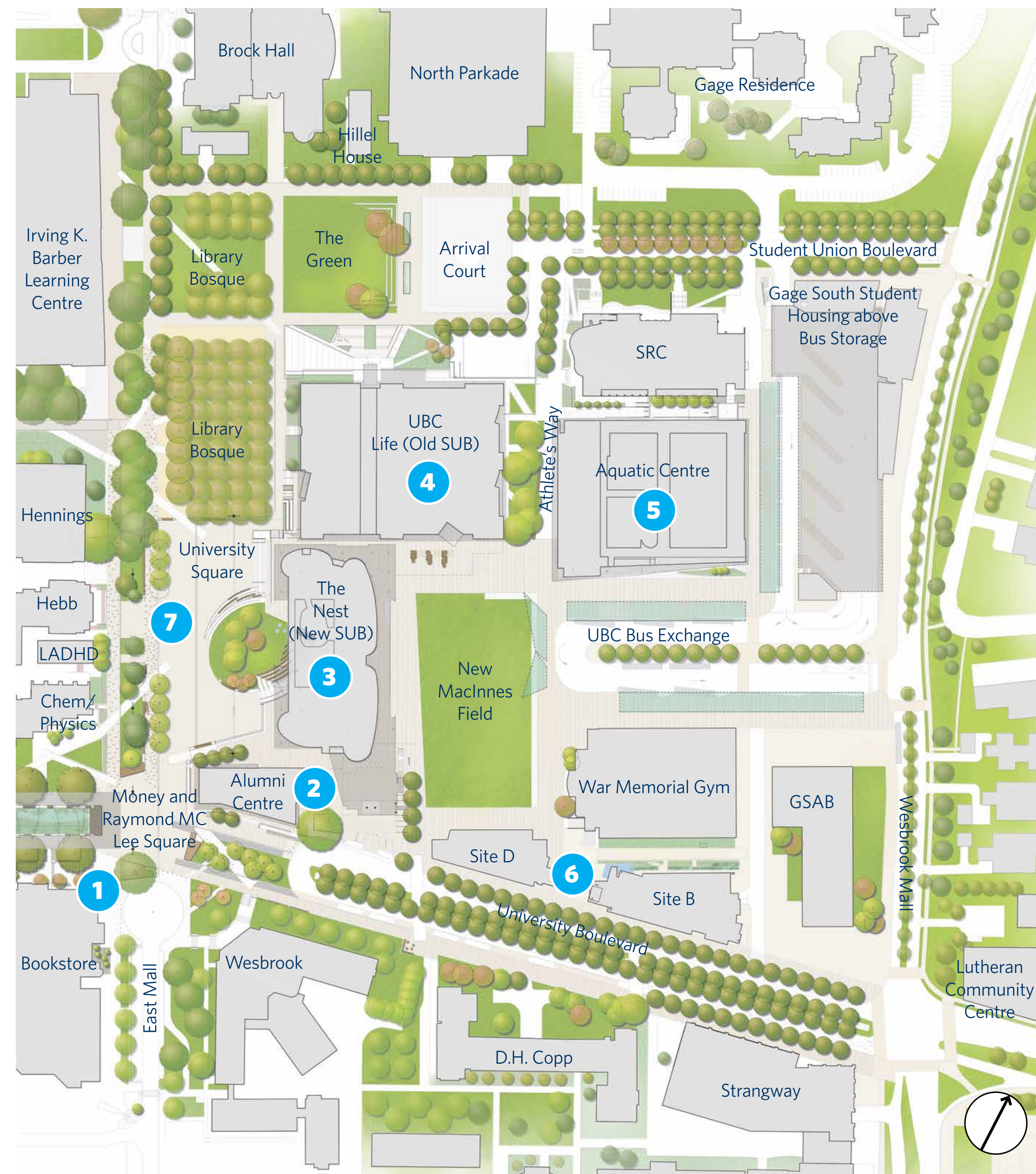
- 2003** – Neighbourhood Plan approved, includes rental housing, commercial and academic uses
- 2005** – Design for the area created through an international competition
- 2007** – Decision to include the new SUB and Alumni Centre in the Neighbourhood Plan area
- 2009** – UBC Bus Exchange concept under review
- 2010** – Land Use Plan and Vancouver Campus Plan designate this area as the social heart of the campus
- 2012** – Land Use Plan changes Gage South to an academic area instead of faculty & staff housing
  - Housing Action Plan commits to more housing for faculty and staff
  - Decision to relocate Aquatic Centre and MacInnes Field
  - Budget approved for revised concept of UBC Bus Exchange with underground bus layover
- 2014** – Proposal presented to locate faculty & staff housing on GSAB and D.H. Copp sites
  - Feasibility constraints identified for the UBC Bus Exchange underground bus layover
- 2015** – Campus + Community Planning initiates planning process to update precinct plans



# 3 Completing the Precinct Vision

## What's Been Implemented or is Underway?

Over the years, several projects in the precinct have been completed or are already underway. These projects are shaping the precinct and are dramatically enhancing the student experience.



*Precinct Projects Planned or Underway*

**Precinct projects completed or underway include:**



**1 UBC Bookstore addition**  
Completed 2014



**2 Alumni Centre**  
Completion 2015



**3 The Nest (New SUB)**  
Completion 2015



**4 UBC Life (Old SUB rehabilitation)**  
Completion TBD



**5 New Aquatic Centre**  
Completion 2016



**6 University Boulevard Site B (non-market rental housing + retail)**  
Completion 2016/17

**7 University Square and Money & Raymond MC Lee Square** – Completion 2015



# 4 Completing the Precinct Vision

## Opportunity Sites

UBC is updating plans for the precinct to respond to changes in the area and to guide new opportunities for how the sites of GSAB, D.H. Copp, UBC Bus Exchange, War Memorial Gym and Wesbrook Mall could be developed and programmed.



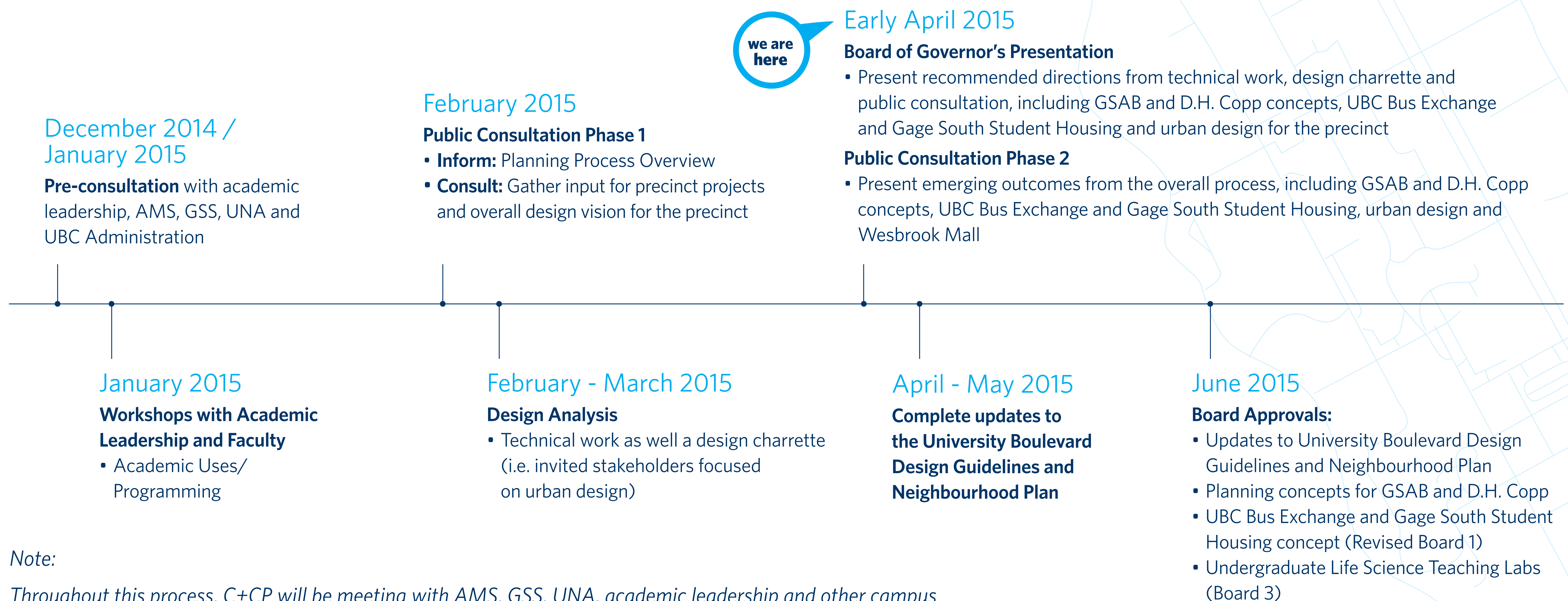
### Proposed new development opportunities in the precinct:

- 1 **Gage South Student Housing** will provide 600-650 beds of year-round student housing for upper year undergraduate and graduate students.
- 2 **UBC Bus Exchange** includes centralized and safe passenger drop-off and pick-up areas and a bus storage facility integrated into the ground level of the future Gage South Student Housing.
- 3 Redevelopment of **GSAB and D.H. Copp sites** to be innovative projects, bringing together new and existing academic programs, research and student programs with just over 300,000 sq.ft. of non-market housing, prioritized for faculty and staff (the majority of which being planned for Copp site).
- 4 The University is in the initial stages of exploring how the **War Memorial Gym** site can contribute to the athletic and recreational needs and character of the area.
- 5 **Wesbrook Mall**, a main corridor of the campus (between Student Union Boulevard and Thunderbird Boulevard) will be redesigned and upgraded to improve safety and traffic flow for all road users, especially pedestrians and cyclists.



# 5 Precinct Planning Process Timeline

To achieve the precinct vision, we are updating the precinct Design Guidelines and amending the Neighbourhood Plan as well as preparing planning and design concepts for the opportunity sites.



Note:

Throughout this process, C+CP will be meeting with AMS, GSS, UNA, academic leadership and other campus stakeholders to provide updates and discuss emerging directions from the planning process.



# 6 What We Heard

## Phase 1 Public Consultation

Phase 1 Public Consultation ran from February 10 – 23 online, and included a public open house and a public workshop. The purpose of the consultation was to hear the needs, interests and ideas for how to complete the precinct vision.

Over 475 ideas and comments were submitted during phase 1 of the public consultation. Many of the ideas heard during phase 1 of the consultation support the vision for the precinct and have been integrated into the proposed planning and design concepts that will be used to update the precinct design guidelines. The following summarizes the key themes from the consultation:

**Q1. Vibrant Spaces:** What kind of street-level uses would contribute to the success of the precinct?

- Food outlets and shops: affordable, diverse, independent
- Lounge / study / club spaces: free, open late, open to all
- Social services: student services, health services, employment, etc.
- Interactive space: piazza, digital signage, infoboath, food carts
- Design strategies for Gage South to address noise, vibration, fumes
- Open Spaces: street furniture, public art commissioned by students & alumni, academic achievement or info displays, rain shelter, wide sidewalks, wayfinding
- North/South corridor between GSAB and War Memorial: Explore potential for street-level shops and services

**Q2. Pedestrian and Bike Connections:** What should we be thinking about?

- Good connectivity, wide sidewalks, bike lanes (dedicated or separated), covered bike parking, reduced speeds
- Address vehicle/pedestrian/bike conflicts with design strategies
- Consider how to address pedestrian crossings through MacInnes Field
- Improve **U Blvd @ Wesbrook Mall** intersection: encourage slow down, all walk signal
- **Bus Exchange & Gage South Student Housing:**
  - Good signage and lighting, design for congestion at line-ups, safe pedestrian crossings
  - Avoid pedestrian conflicts with buses
  - Convenient access to student housing

**Q3. Academic Identity + Values:** How to express a sense of arrival?

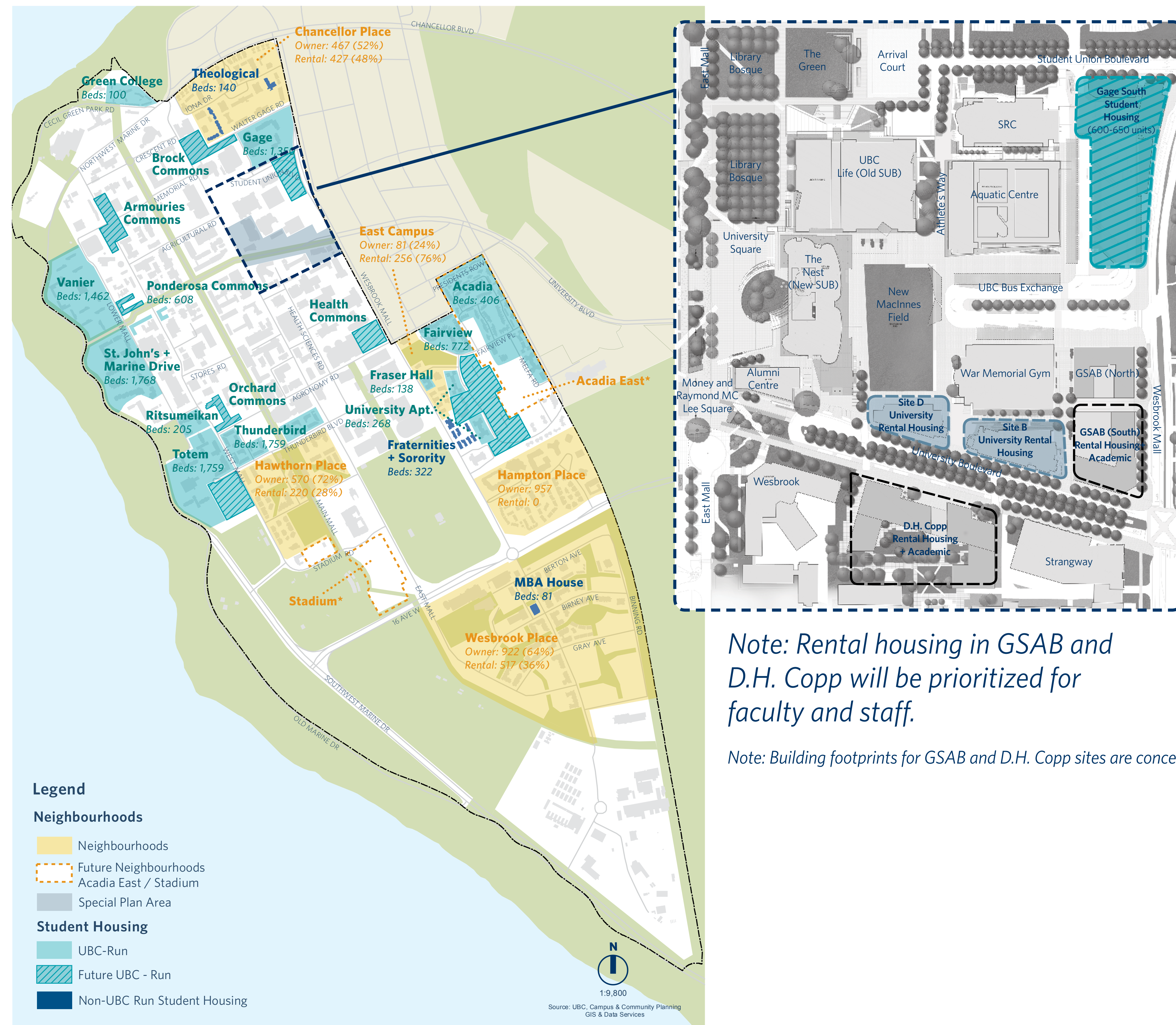
- **Architecture and Building Design**
  - Need more uniformity / cohesion – but not just glass
  - Increase prominence of bus arrival: bring into campus identity
- **Open Spaces features**
  - Public art: more art, more grass roots / less branded, whimsy
  - U Blvd. @ Wesbrook: create pedestrian scale with pavers or other treatments
  - Interactive displays: for faculties or about research, history, welcome
- **Values**
  - Sustainability, rooted in the history of the land, a community unto itself
  - Nature & landscape: keep trees near Copp, have a variety in plantings
  - Tradition and ceremony: like the 'E' on Main Mall
  - More academic uses @ gateway

**Other Comments:**

- Questioning the rationale for introducing faculty and staff housing in the precinct and more specifically, locating that housing on the GSAB and Copp sites.
- Concern about how access, shadows, heights, noise, light and emissions from the proposed Gage South Student Residences will be addressed.
- Seeking assurance that events in the area will not be compromised by noise complaints from future residents on University Boulevard.
- Requesting clarification on how future resident interests would be represented.



# 7 Approach to Housing in the Area



*Note: Rental housing in GSAB and D.H. Copp will be prioritized for faculty and staff.*

*Note: Building footprints for GSAB and D.H. Copp sites are conceptual.*

As a complete, sustainable community, UBC's goal is to provide a diversity of housing options for students, faculty and staff along with access to a range of services.

Housing in the precinct is critical to the mixed-use approach needed to create a sustainable, safe and vibrant gateway area.

The mix of housing proposed for the precinct is 600 - 650 beds of student housing, approximately 300 units of rental housing prioritized for faculty and staff and approximately 150 units of university rental housing for those who study and work on campus. This compliments the thousands of residences that exist and are planned across campus for students, faculty and staff.

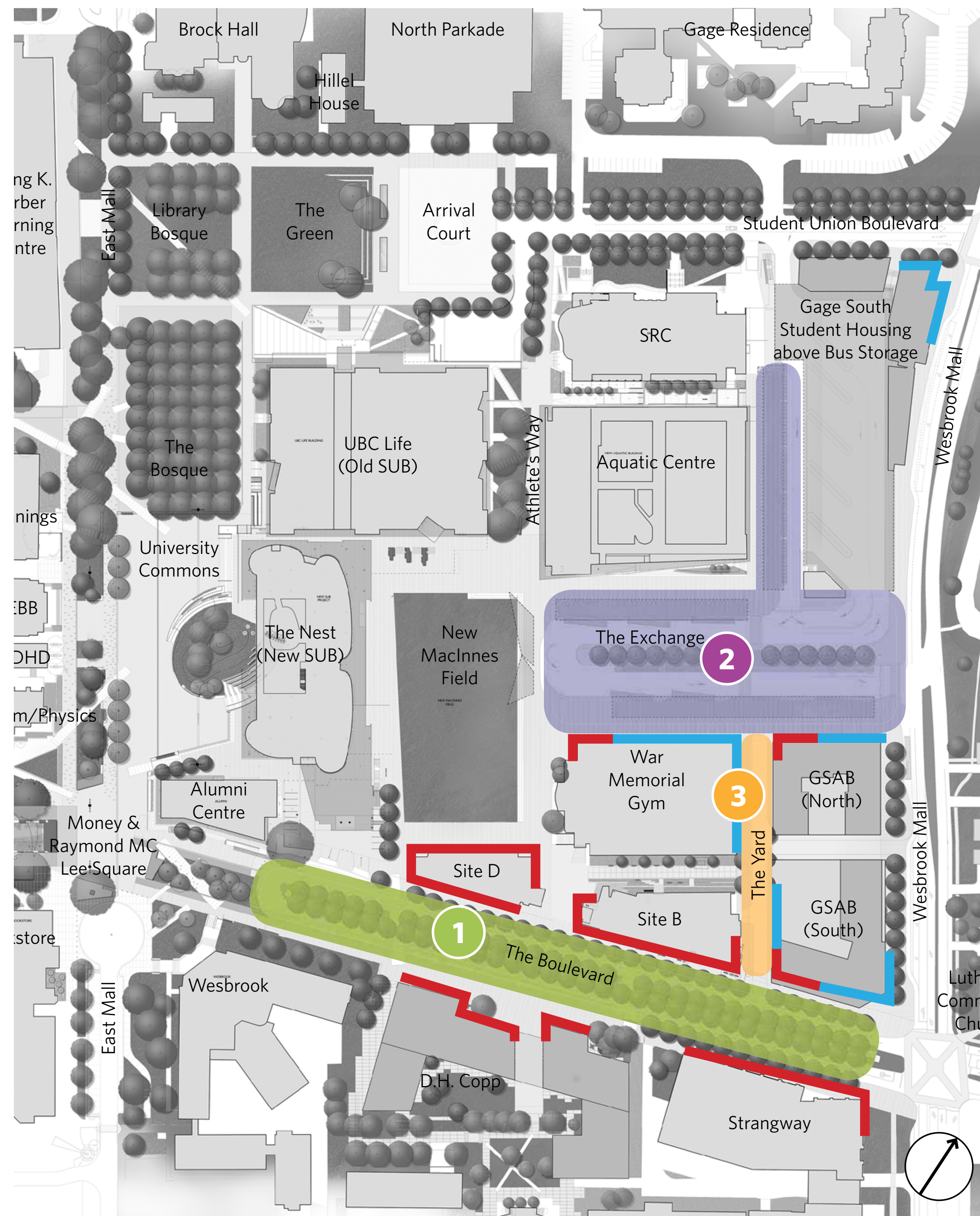
*This map highlights 2013/14 student bed numbers and future student housing, as well as rental and owner units in the neighbourhoods.*



# 8 Vibrant Academic & Social Hub

## Street-level Uses

The precinct will be designed to promote gathering, socializing and interaction through active street-level uses.



proposed street-level uses - **Retail** + **Academic**

Note: Building footprints for GSAB and D.H. Copp sites are conceptual.

Examples of Academic:



Collaborative spaces



Collegia



Exhibition Space

Examples of Retail:



Interactive laneway



Restaurant



Street Café

### Proposed Planning and Design Concepts:

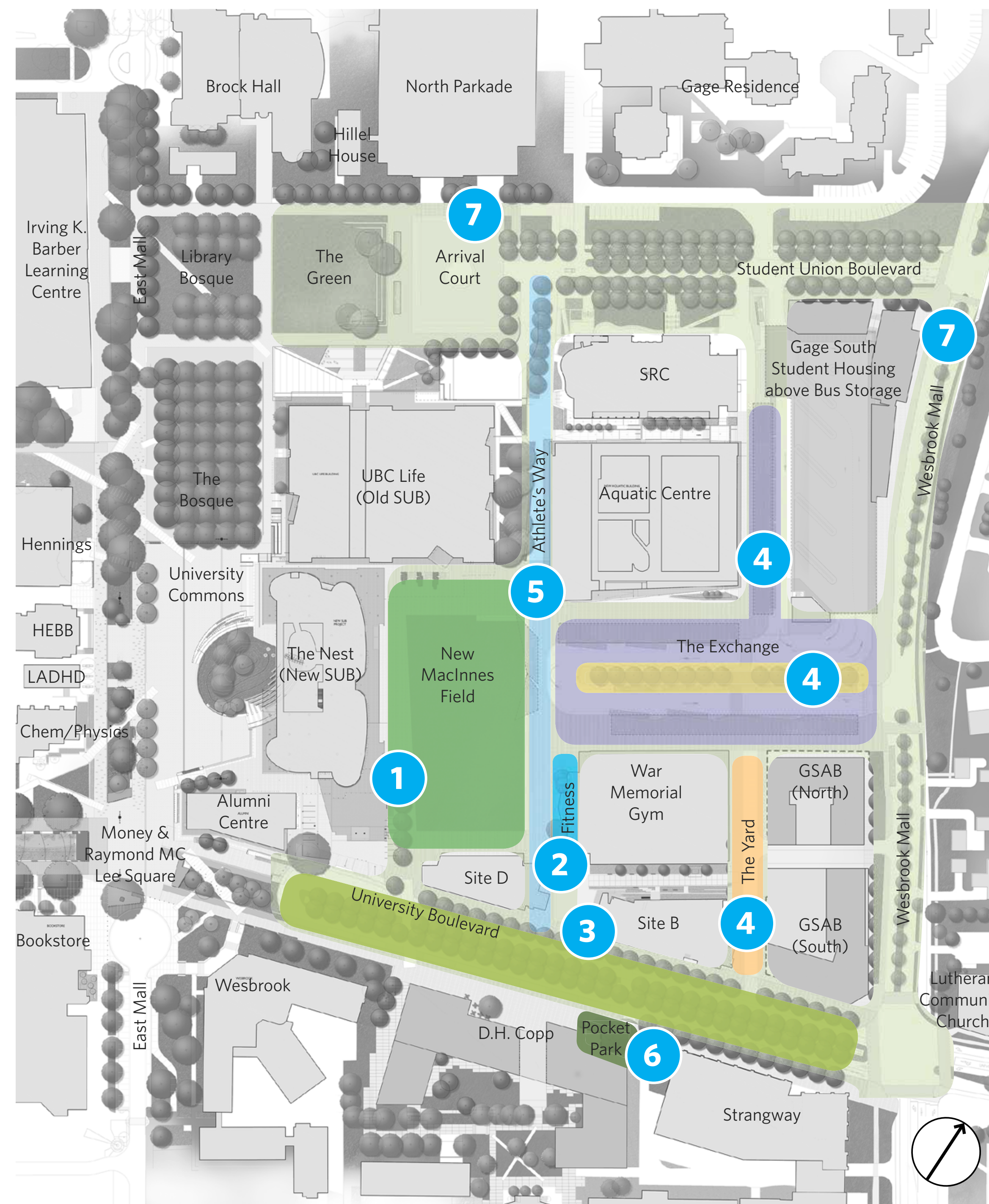
- Concentrate street-level uses where majority of activity is expected. Key areas of opportunity:
  - The Boulevard:** University Boulevard is the most desirable area to concentrate commercial uses
  - The Exchange:** The south edge of the UBC Bus Exchange will have some convenience and café type retail
  - The Yard:** The laneway between War Memorial Gym and the GSAB site could be activated with small-scale 'incubator spaces' such as collaboration spaces, studios, clubs and exhibition spaces and small shops.
- Explore street-level academic uses including:
  - Student support services, collegia, and informal study spaces
  - Collaborative spaces, innovation and partnership centre, visitors services, galleries and exhibition spaces
- Provide smaller-scale retail to serve daily needs including small grocer, food market, and cafes
- Design ground floors of buildings for flexibility



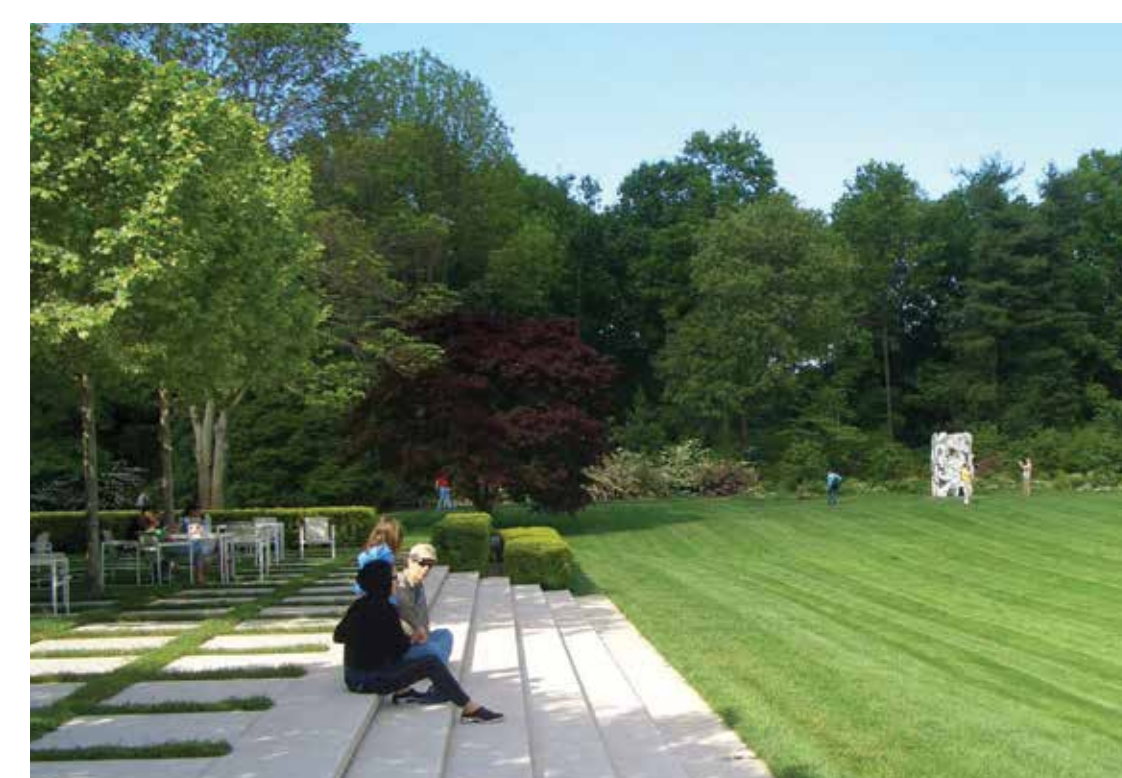
# 9 Vibrant Academic & Social Hub

## Open Spaces

New projects in the precinct will contribute to the creation of high quality open spaces to promote gathering and interaction, and support a range of events and academic, student service and recreational activities.



Examples of open space features:



1 Field seating



2 Outdoor fitness



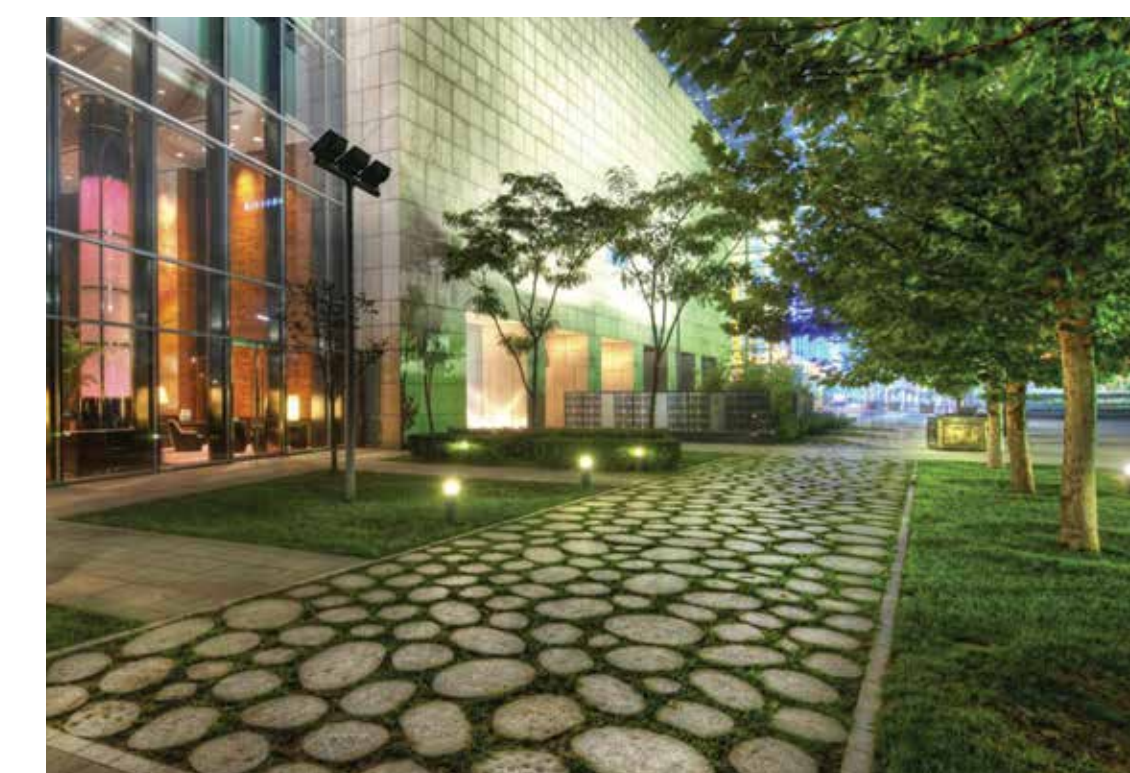
3 Food truck



4 Creative lighting, art and landscaping



5 Athletics promenade



6 Pocket park and tree preservation



7 Street and landscape improvements

### Proposed Planning and Design Concepts:

- Design edges of streets (University Boulevard, Student Union Boulevard, Wesbrook Mall) and open spaces with welcoming architecture and inviting street-level spaces:
  - Shape the D.H. Copp building around existing trees to create a small urban park along University Boulevard
  - Provide a variety of open spaces: streets, plazas, courtyards, the UBC Bus Exchange
  - Design the future GSAB north and War Memorial Gym sites to create lively and welcoming public spaces for pedestrians and transit passengers
- Set buildings back for seating, trees, bike racks, food trucks, performances
- Shape buildings and spaces for good solar exposure
- Incorporate weather protection, wayfinding signage and good lighting throughout the precinct

### open spaces

Note: Building footprints for GSAB and D.H. Copp sites are conceptual.



# 10 Complete Community Mixed-Use Core

As the mixed-use core of the campus, the area will have diverse uses and services – including a variety of housing options for students, faculty and staff, student services, academic and recreation facilities, shops, restaurants.



*Birds eye view north over precinct (new buildings shown for illustrative purposes only)*

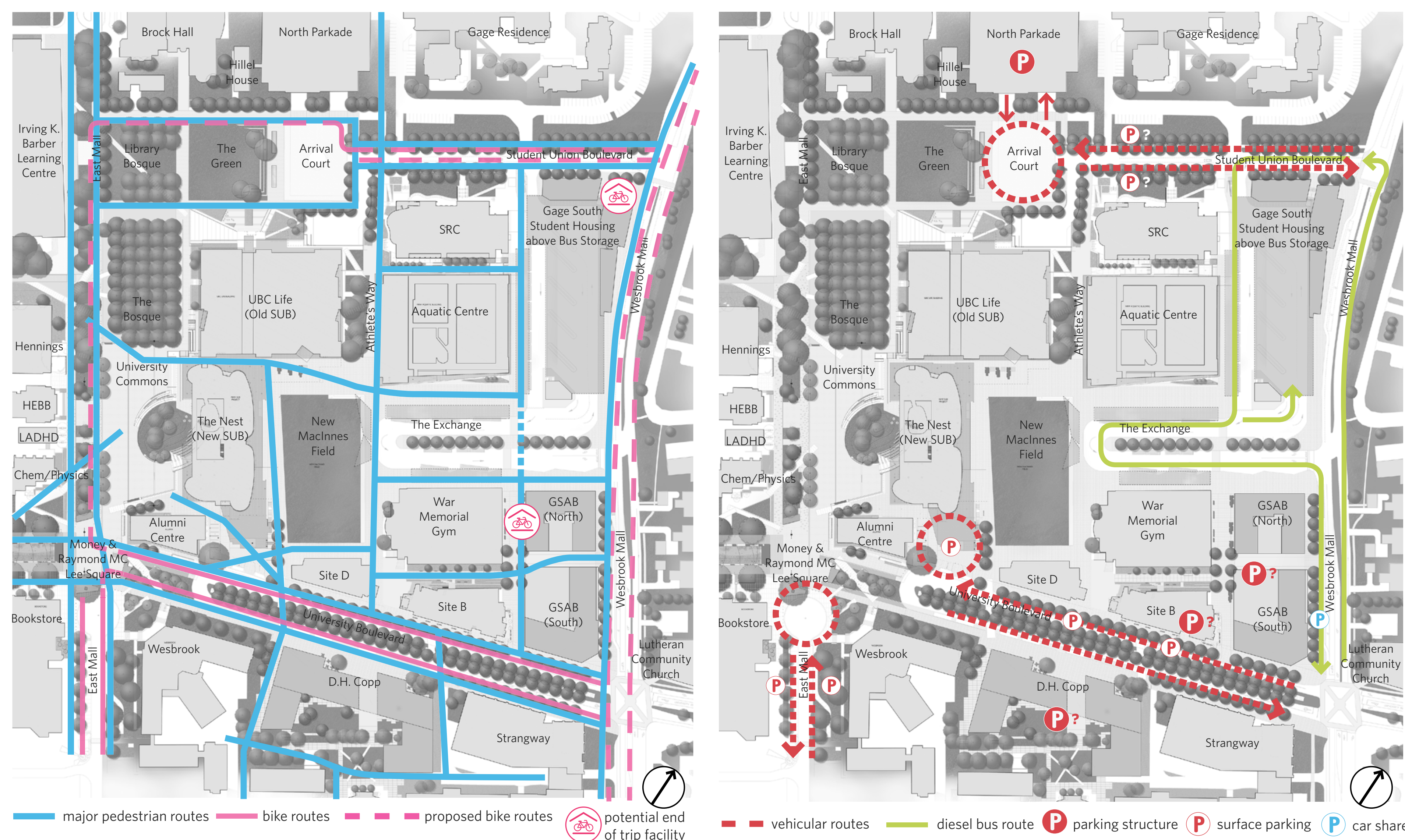
## Proposed Planning Concepts:

- 1 **Gage South Student Housing:** 600 to 650 beds of year round student housing for upper year undergraduate and graduate students, which will include a range of amenities such as proximity to recreation and transit, an elevated central courtyard, gathering and informal study spaces and academic uses featured on the ground floor. Design measures will address noise, vibrations, fumes, etc. based on best practice for mixed-use developments with vehicle parking on the ground floor.
- 2 **GSAB South and D.H. Copp:** over 300,000 SF of academically-oriented rental housing, prioritized for faculty and staff, with the majority of housing (~200,000 SF) proposed on D.H. Copp, and ground level retail, shops and services. Both are to be innovative projects:
  - GSAB South, rental housing will be integrated with academic uses focused on Health Sciences and Athletics
  - D.H. Copp, rental housing will be integrated with 'Campus as a Living Lab' research (the research brief is currently being developed by a joint academic-operations steering committee with the involvement of various researchers)
- 3 **University Boulevard Site B:** This mixed-use project will provide 90 units of university housing for people who work or study on campus at market rates, and ground level retail. This project has been approved and will begin construction this year.
- 4 **University Boulevard Site D:** This will be a mixed-used project similar to Site B.
- 5 **War Memorial Gym and GSAB North:** The University is in the initial stages of looking at how War Memorial Gym can better accommodate student and community athletic needs along with health-related academic uses, with a potential integration with academic programming of the north portion of the GSAB site.



# 11 Complete Community Access & Connectivity

The precinct will be designed to ensure easy, convenient and comfortable pedestrian and bicycle access while enabling efficient and accessible parking and services for buildings and servicing.



## pedestrian connections + bike routes

Note: Building footprints for GSAB and D.H. Copp sites are conceptual.

## vehicular connections + parking

### Proposed Planning and Design Concepts:

1. High quality pedestrian and cycling connections throughout the precinct
  - Design paths for anticipated pedestrian and cycling movements
  - Create a major and exciting North/South pedestrian route (Athlete's Way) that connects the main athletic facilities
2. Well-connected bike routes that are ideally separated from traffic (esp. on Wesbrook Mall)
3. Ample and covered bike parking, incorporated into new buildings
4. Design the UBC Bus Exchange as a welcoming arrival to campus
  - Weather protection, seating etc.
  - Provide good scheduling information and high quality wayfinding
5. Accessible parking, particularly for War Memorial Gym and Alumni Centre



Covered bike parking



Creative crosswalk



Wayfinding



Buffered bike lane



Pedestrian walkways and seating



Universal accessibility

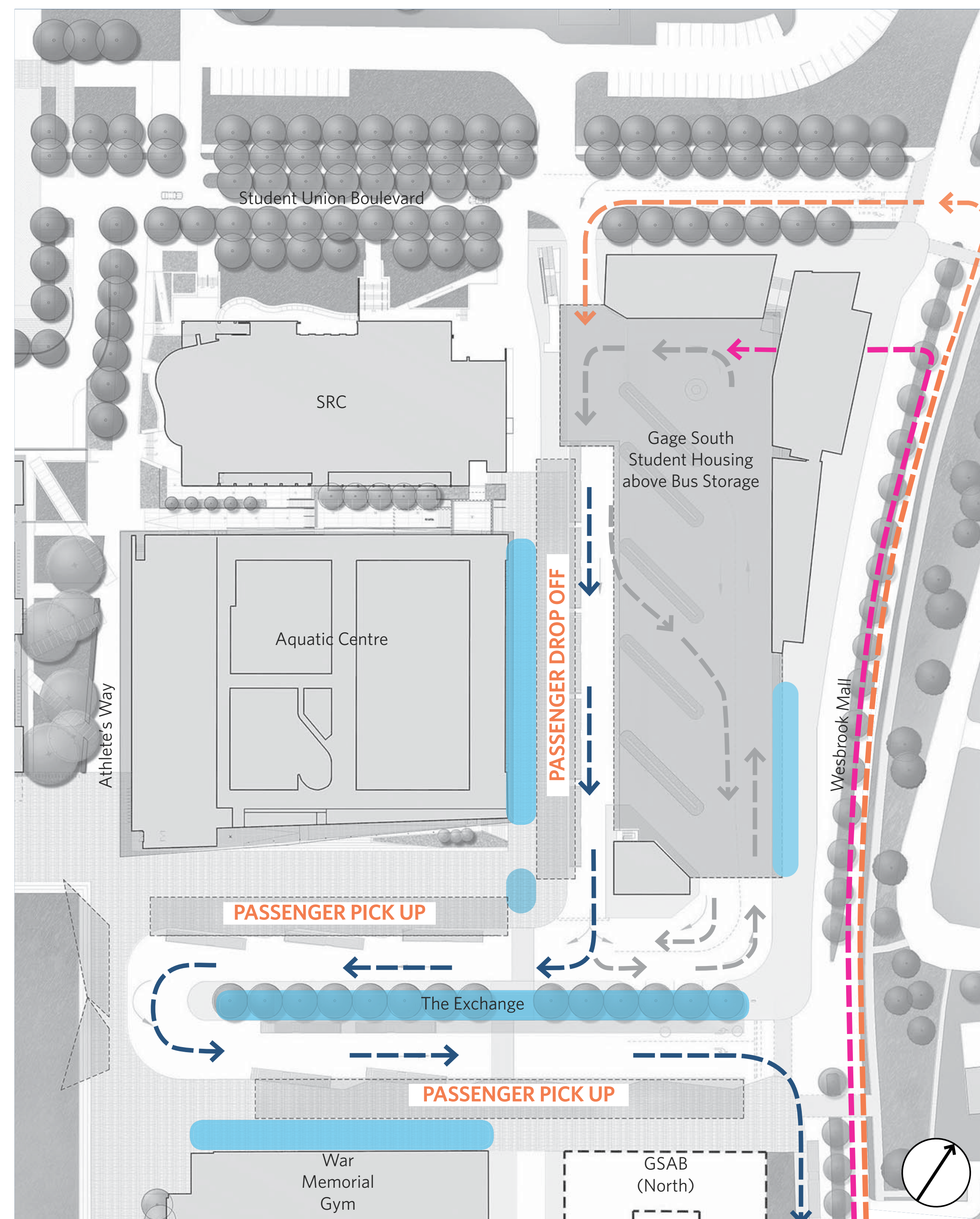


Weather protection



# 12 Complete Community Integrated Transit

The precinct will be a transit hub and designed so people can drive less, and walk, cycle and take transit more.



## proposed ubc bus exchange concept

There are two bus arrival options currently being tested. One arriving on Student Union Blvd. and the other directly off of Wesbrook Mall ———→ option a ———→ option b

Bus circulation: ———→ bus storage ———→ drop off and pick up

■ Potential opportunities for public art or landscape feature, signage, wayfinding



Bus shelter with real time schedules



TransLink T - wayfinding



Transit public art



Wayfinding feature



Northeast view towards student housing and bus storage



Passenger pick up, north side, looking east

## Proposed Planning and Design Concepts:

### UBC Bus Exchange Concept

We are working with TransLink in the design of the UBC Bus Exchange. The new proposed concept includes:

- Safe passenger drop-off and pick-up areas that connect to the campus pedestrian network, ensuring that all passengers will not have to cross in front of bus traffic when arriving or departing
- Bus storage (layover) at the ground level of the future Gage South Student Housing
- Design features to explore include: bike parking, high quality lighting, great shelters with real time schedules, using the wall of the Aquatic Centre for wayfinding, landscape or public art feature on the island and digital signage on War Memorial Gym for passengers waiting area

### Future Rapid Transit Planning

Long term planning for a rapid transit connection to UBC is being addressed as part of the precinct plan, including space reservations for a future tunnel, stations and access.



# 13 University Gateway

## Bold and Cohesive Architectural Expression

Buildings and architecture at the gateway will contribute to an overall sense of unity but with a bold and distinct identity that says “university”.



View of gateway arrival at University Boulevard and Wesbrook Mall



Recommended building heights along Wesbrook Mall



### Proposed Planning and Design Concepts:

- 1 Create a distinctive corner building on the GSAB site
- 2 Building heights and character should create a unified streetscape
- 3 Use bold elements – light, graphics, architecture
- 4 Cohesive architecture and landscape
- 5 Buildings should be transparent, inviting, welcoming, and public
- 6 Pursue academic architectural features (e.g. high ground floor, two storey spaces, externally expressed staircases)

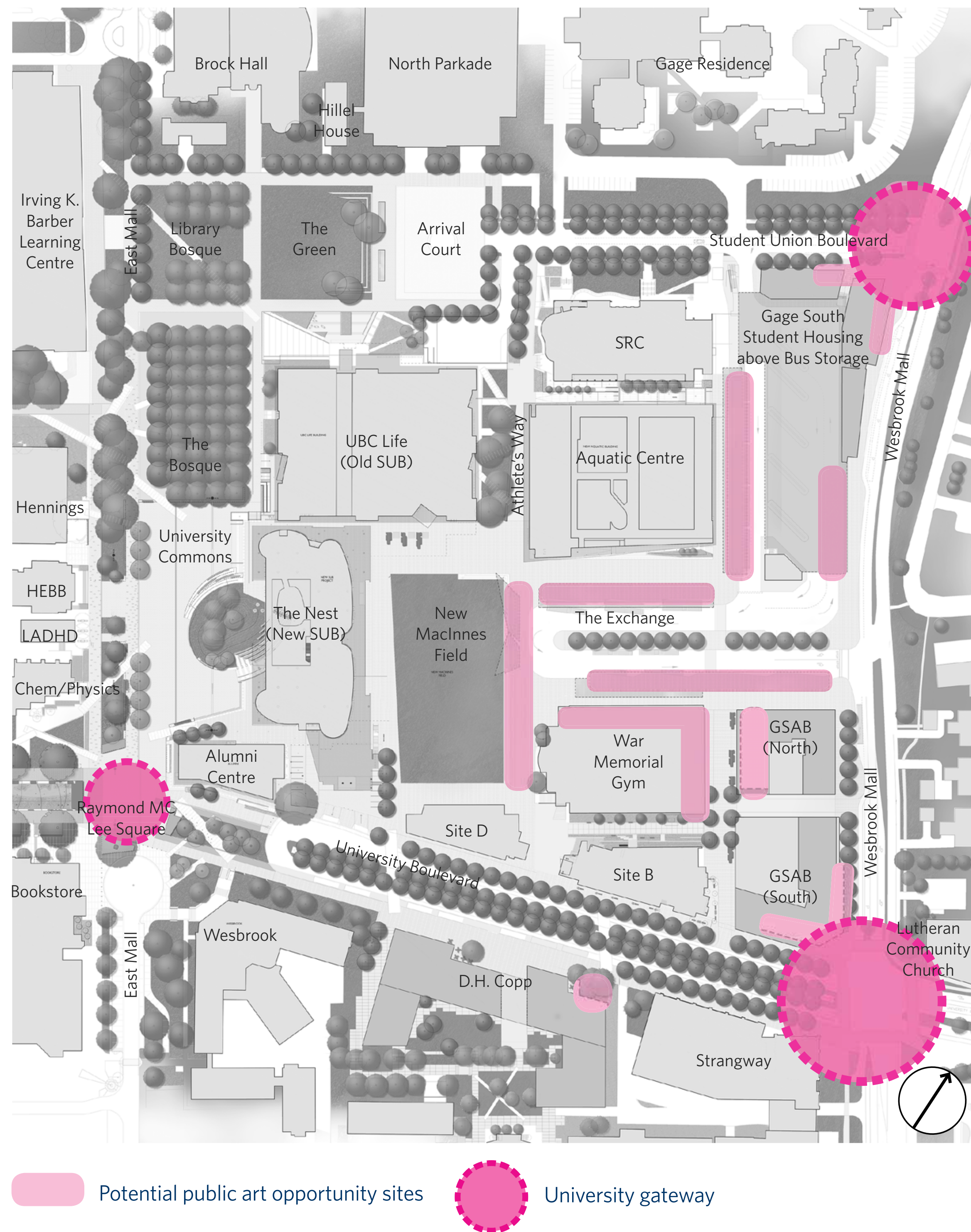


# 14 University Gateway

## Values and Identity

The precinct will be a place to showcase UBC's unique identity and values, commemorate achievement, people and scholarly pursuits.

## Examples:



*Note: Building footprints for GSAB and D.H. Copp sites are conceptual.*



## Commemorate Individuals



## Cultural Expressions



## Celebration



## Commemorate Achievements



## Sustainability



## Whimsical Public Art

# 15 Wesbrook Mall

Wesbrook Mall, a main corridor of the campus, will continue to be UBC's most prominent people mover.

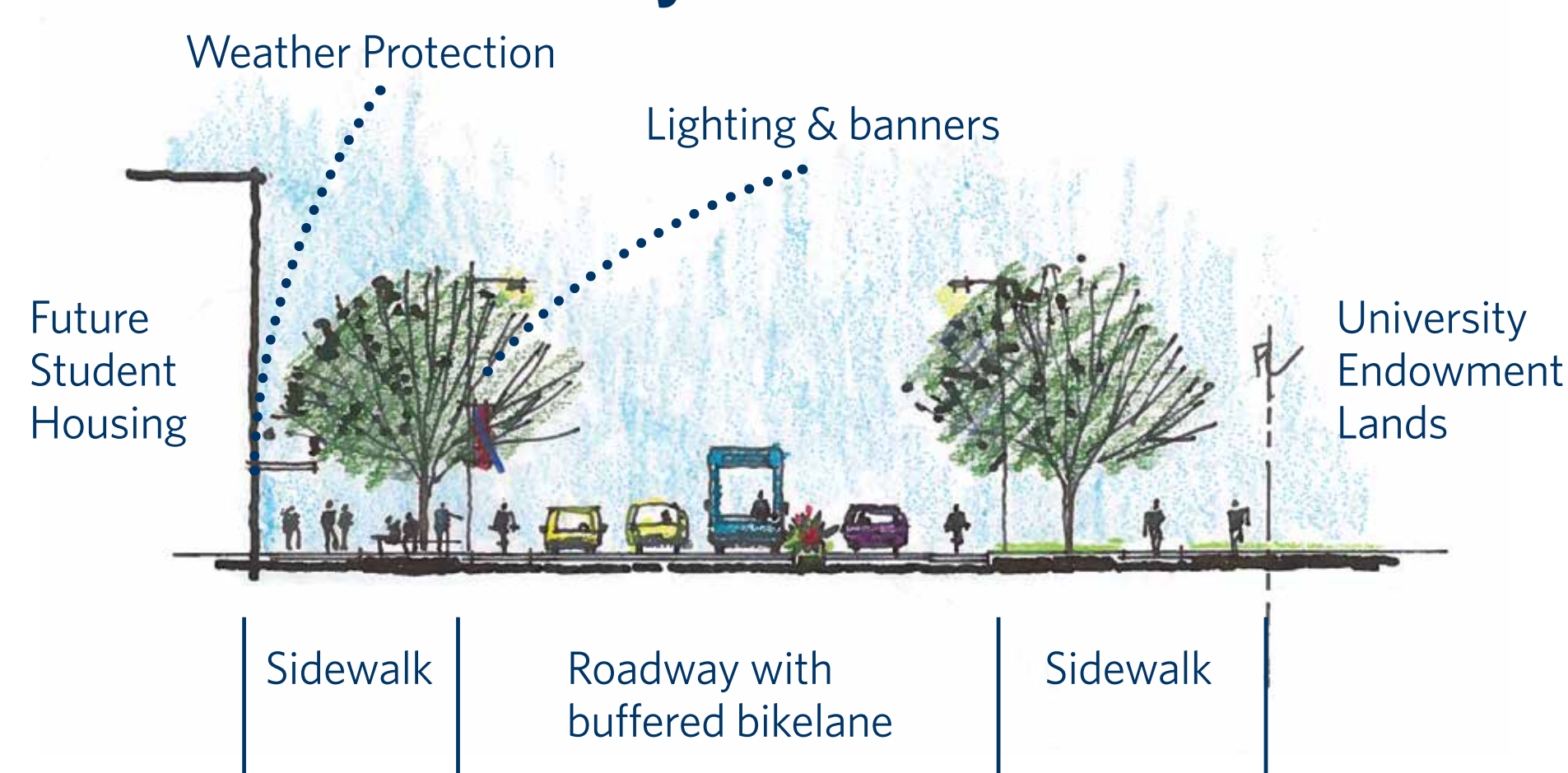
## Proposed Planning and Design Concepts:

- Road reconstruction (from Student Union Boulevard to Thunderbird Boulevard)
- Road 'diet' to narrow the road width and alignment
- Continuous, separated bike lane
- Generous, universally accessible sidewalks with features such as lighting, street trees, planting and seating
- Transit priority lanes through Agronomy Road and Thunderbird Boulevard
- Design intersection at University Boulevard to enhance pedestrian and cycling comfort and safety with possible scramble intersection (all walk signal) for pedestrian priority crossing

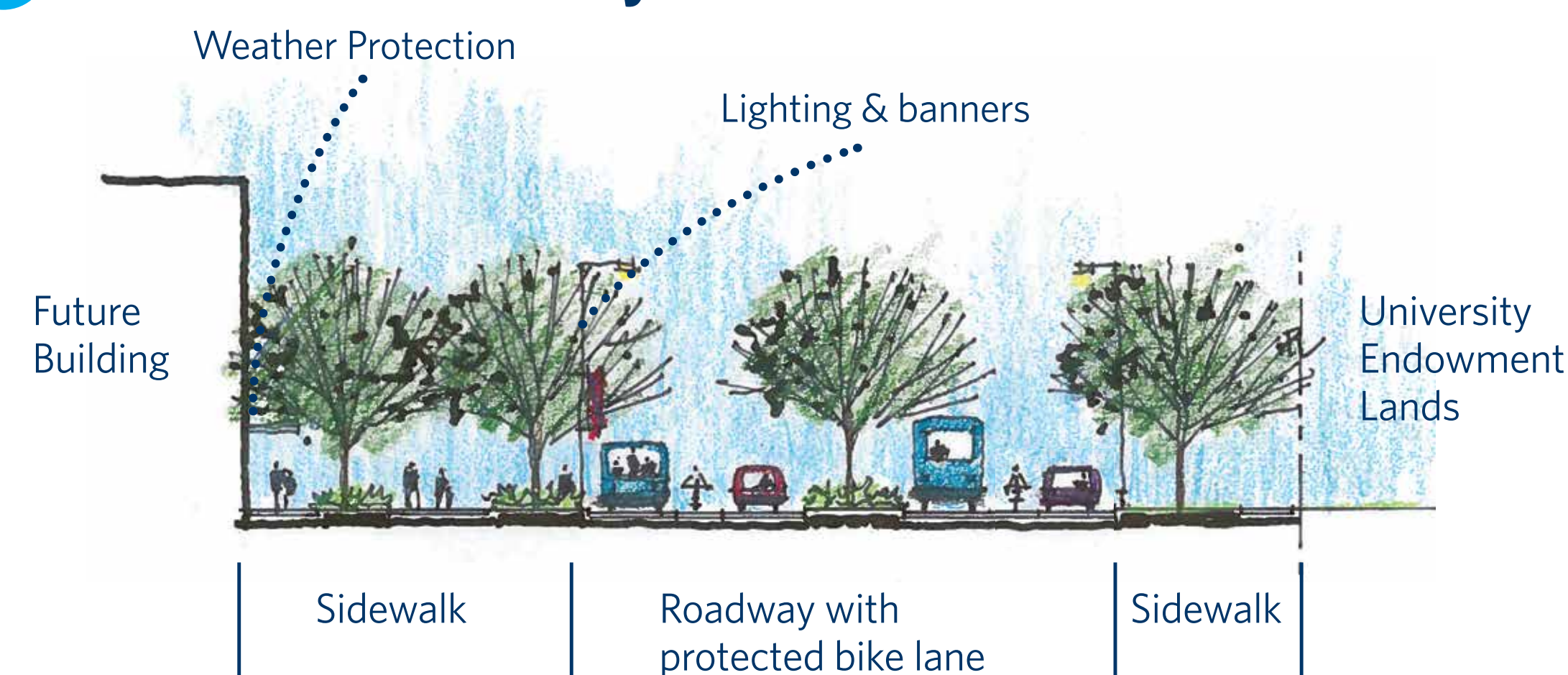
### 4 South of Agronomy Road Intersection



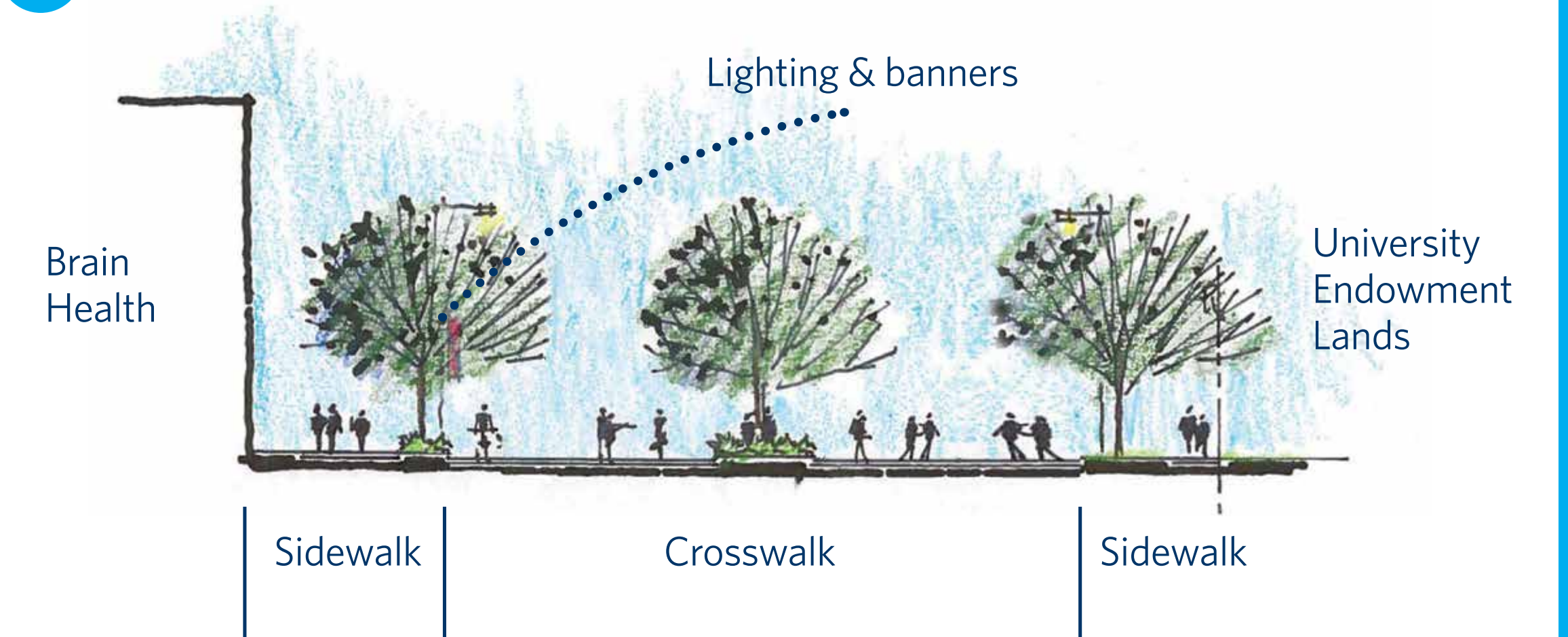
### 1 North of University Boulevard Intersection



### 2 South of University Boulevard Intersection

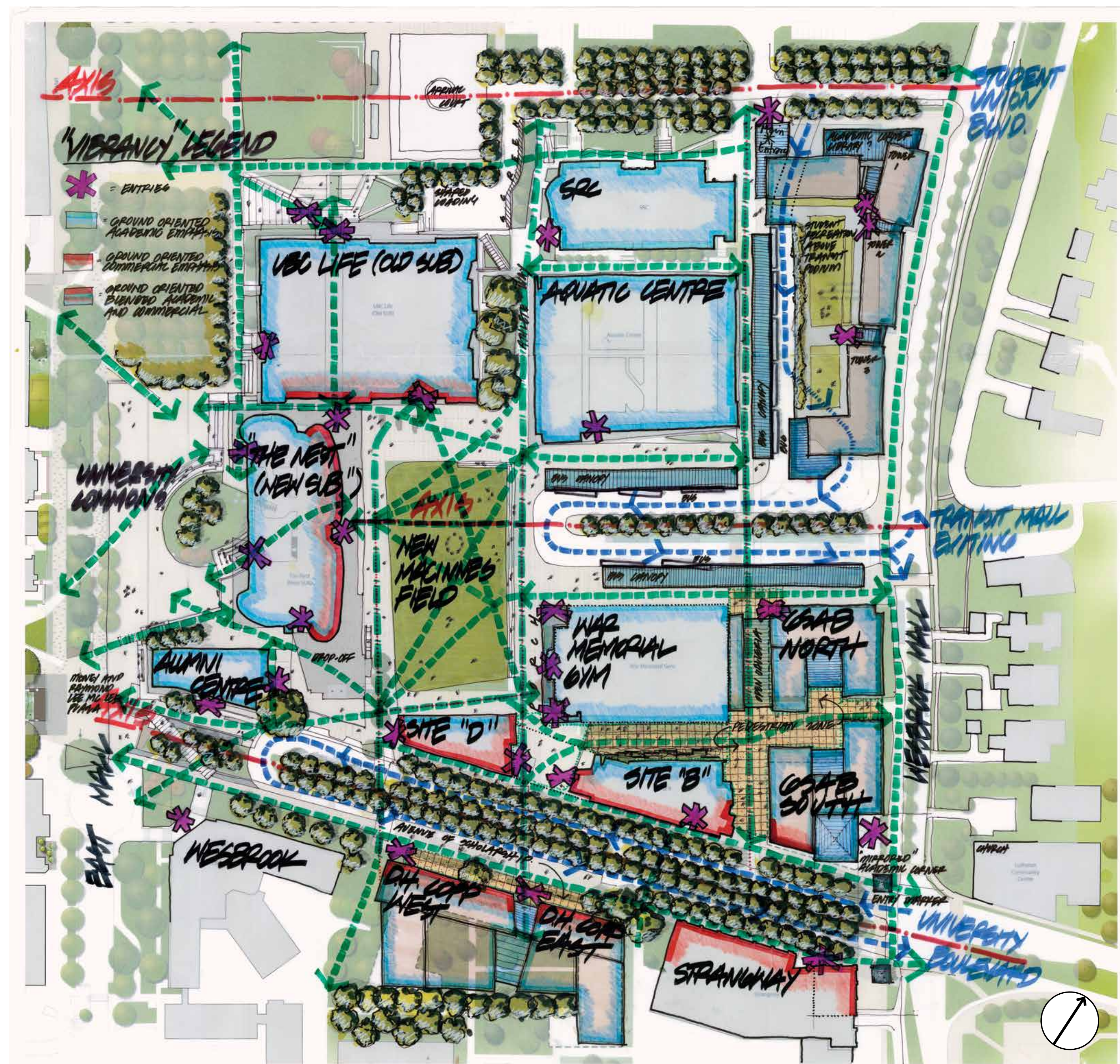


### 3 Crosswalk at Brain Health



# 16 Project Timing & Next Steps

Each project will have a different timeline, and construction start dates will depend on final approvals from the UBC Board of Governors.



Conceptual plan of precinct from March 2015 Design Charette

## Preliminary targeted completion dates (subject to Board approvals) are:

- Site B: 2016 - 2017 (development approved)
- Bus Exchange and Gage South Housing: 2018 - 2019
- Wesbrook Mall reconstruction: 2018 - 2019
- D.H. Copp: ~ 2020
- GSAB South: post 2021
- War Memorial Gym and GSAB North: TBD
- Site D: TBD
- Open space projects will move forward as part of adjacent development projects

## Next Steps:

- Complete updates to the University Boulevard Design Guidelines and Neighbourhood Plan
- Present updates to the neighbourhood plan and design guidelines along with concepts for key development sites in the area to the Board of Governors in June 2015 for approval
- Following Board approval, project plans will be further refined and subject to the development permit process, as applicable

## Thank you for your participation!

Please take a moment to complete a questionnaire.

You can also submit your feedback online at [planning.ubc.ca](http://planning.ubc.ca) until April 19.

