

Welcome!

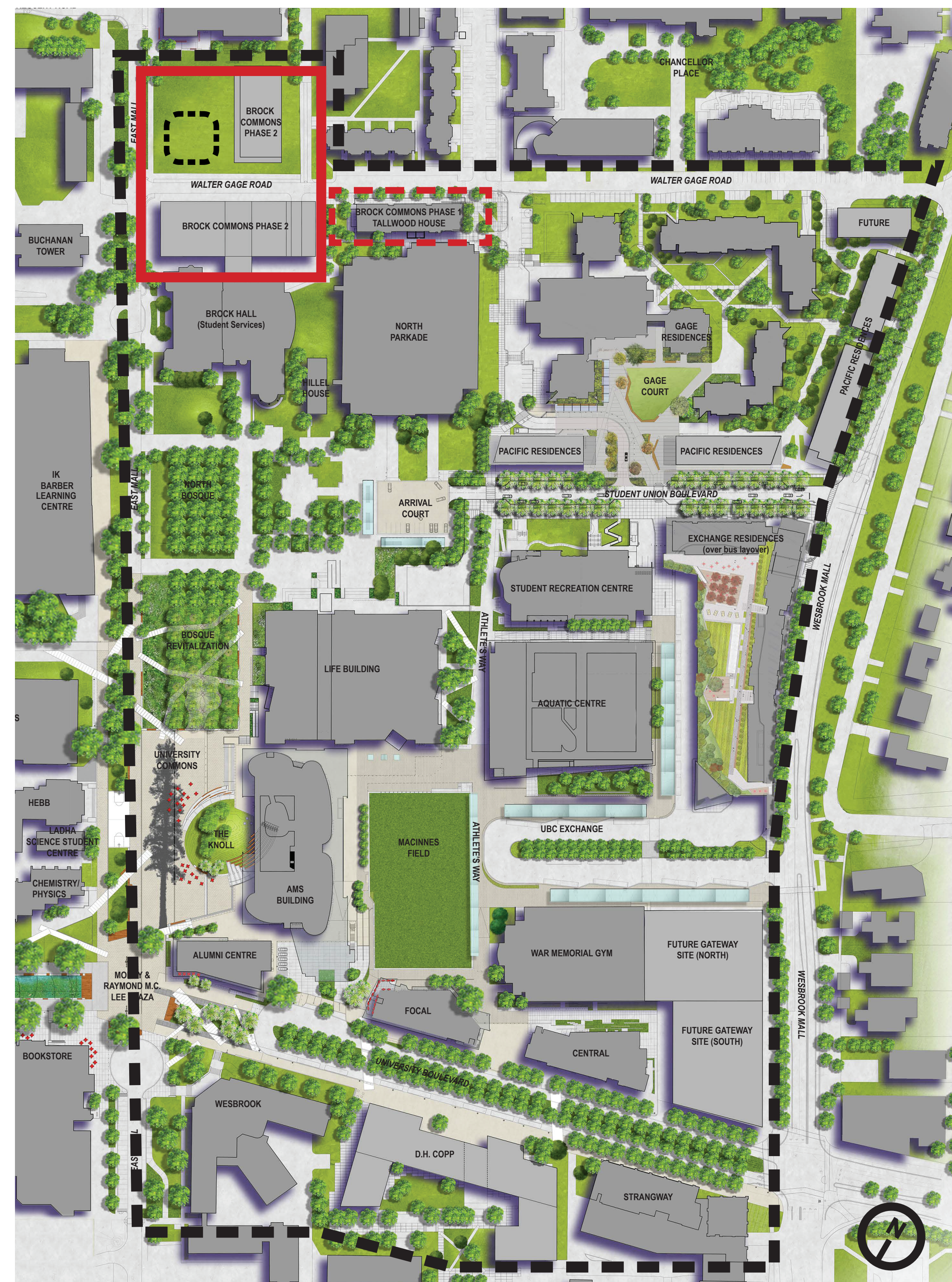
Brock Commons Phase 2 (DP19020) Public Open House

Overview

Over the next few years, UBC is planning to add more services, amenities and student housing to the U Boulevard Area in support of the Board approved vision for the Area.

Brock Commons Phase 2, together with Tallwood House (Phase 1), will be the third academic and student housing mixed-use hub on the Vancouver campus, and will have a combined total of about 1,000 beds for upper year students. It will also provide a number of new amenities and animated public spaces, including:

- A new, large outdoor commons off East Mall that will offer much needed useable, sunny green space.
- Spaces on the ground floor, such as a large café with outdoor seating, will provide the opportunity for events and promote social interaction and safety.
- Academic uses, such as classrooms and study spaces, and other amenities, including two child care centres.
- A standalone Arts Student Centre (ASC), pending a revised Board of Governors siting approval (see Board 3 for more information).



What You will Find at This Open House

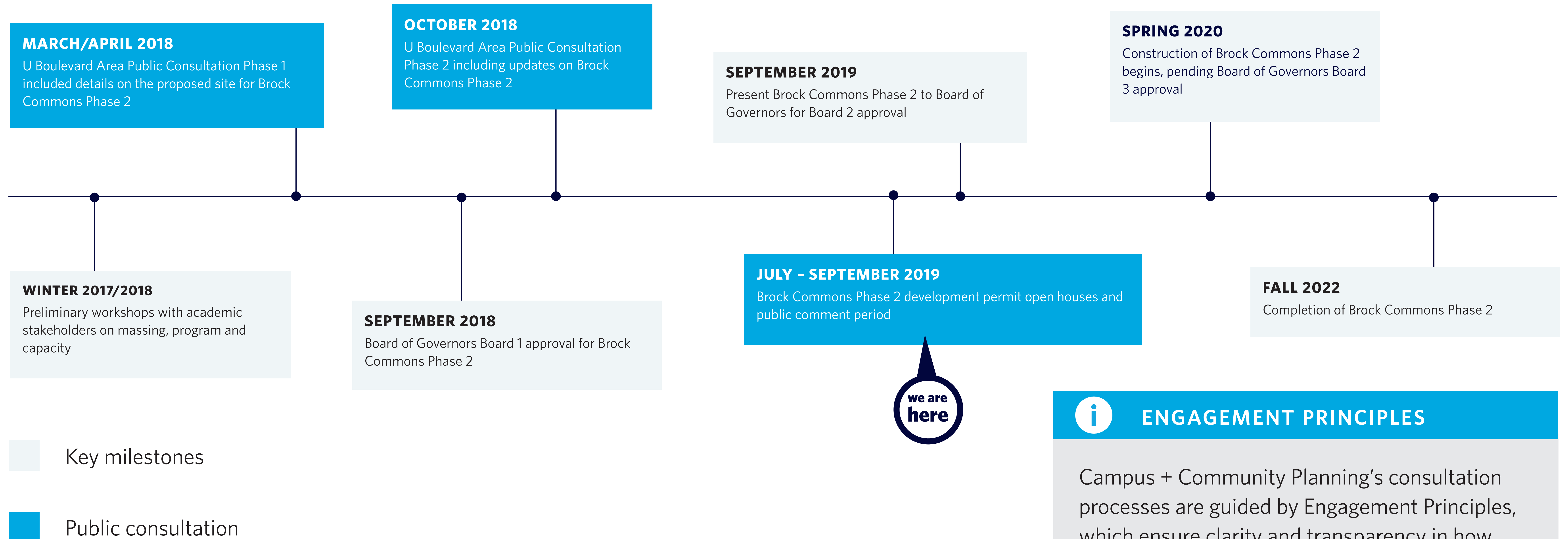
At this open house you will find information about the Development Permit Application for Brock Commons Phase 2, including the planning and consultation that has informed and shaped the development proposal. You can provide feedback on this project by filling out a Feedback Form in person at this open house or online.

Your feedback will inform the final design of Brock Commons Phase 2.



Timeline

Over the past year, a planning process has been underway to explore options, gather feedback, and refine the plan for Brock Commons Phase 2, in addition to other projects being planned in the U Boulevard Area.



ENGAGEMENT PRINCIPLES

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

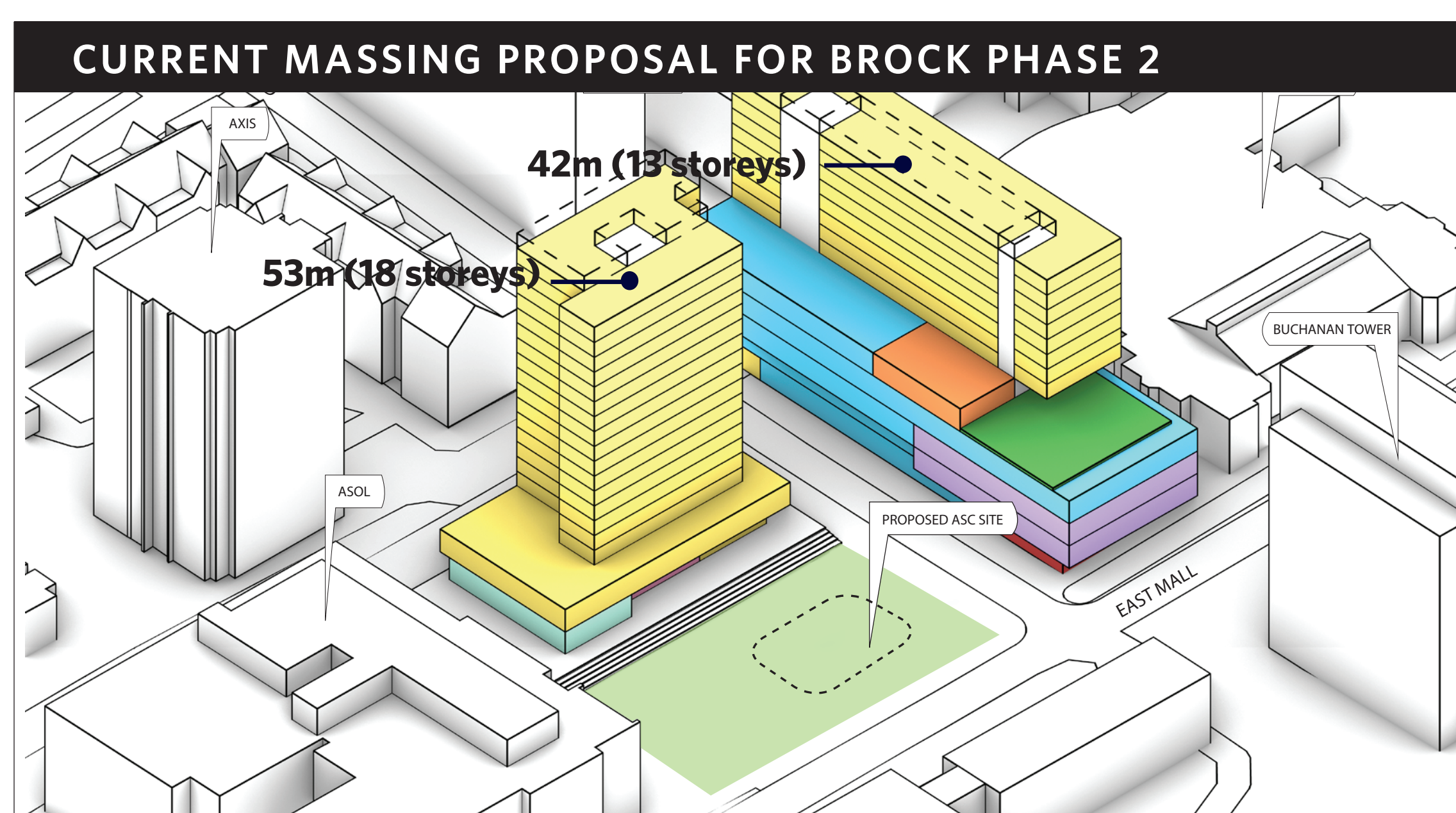
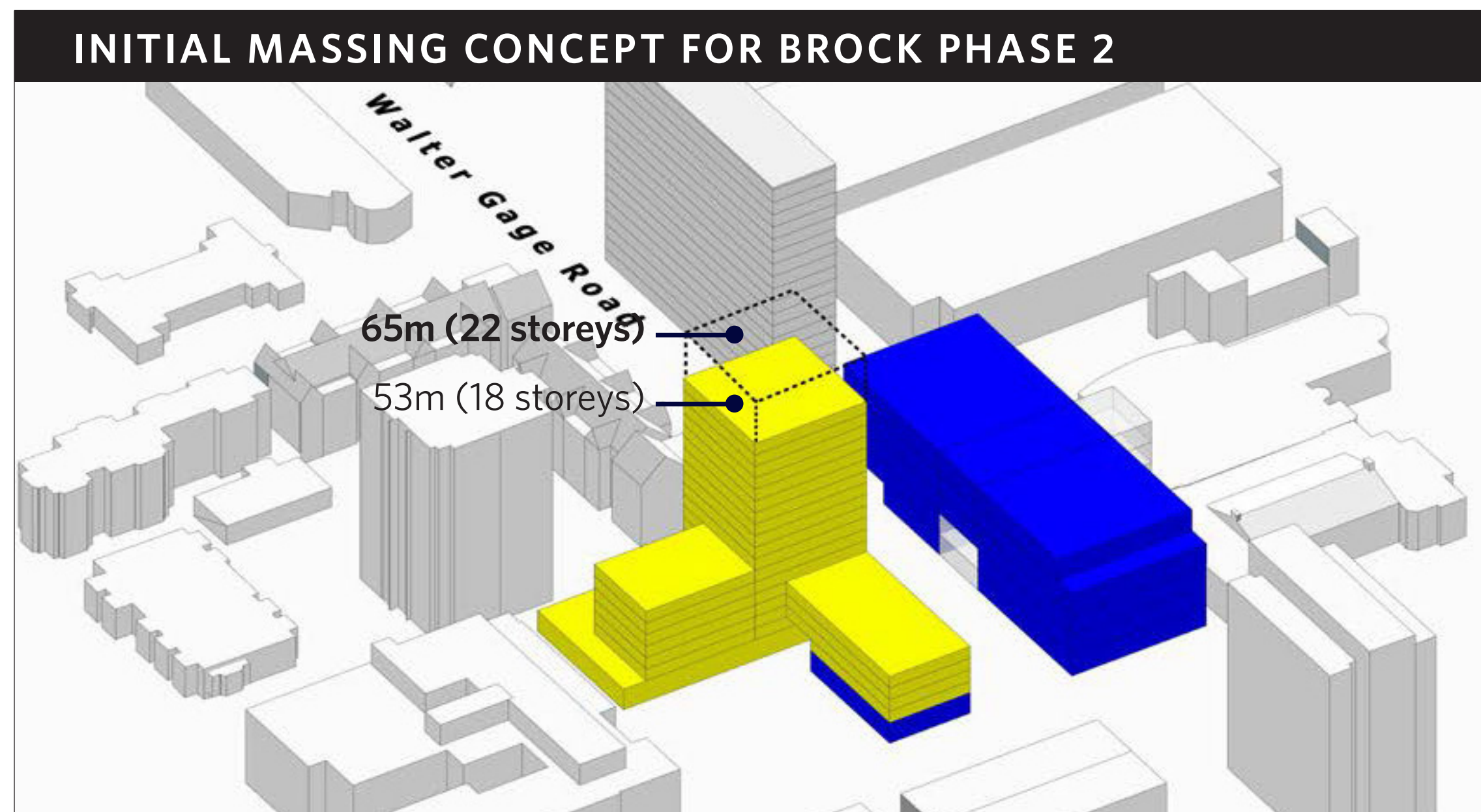


Planning and Consultation

After integrating feedback from two phases of public consultation, the revised plan for Brock Commons Phase 2 proposes up to 600 student beds, plus a range of academic and student services, and multiple features to create a positive social and public realm environment in this part of the campus.

Planning History

In 2018, two phases of public consultation were held to provide updates and collect feedback on a number of projects in the U Boulevard area, including Brock Commons Phase 2.



What We Heard about Development

- Support for increasing student housing opportunities and supportive amenities.
- Concern about view and shadow impacts from the new development on the nearby area.

How We Have Responded

The initial massing concept presented in the fall of 2018 proposed a single residential tower up to a height of 22 storeys/~65m (which would require changes to UBC's Land Use Plan), and a 5 storey lower rise building on the north side of Walter Gage Road.

In the current massing proposal, student housing is distributed across two buildings on either side of Walter Gage Road: an 18 storey (~52m) residential tower on the north side and a 13 storey mixed-use building on the south side.

The distribution of student housing across the site:

- delivers a significant increase in student beds,
- responds to adjacent building heights and view corridors,
- ensures optimal sun exposure to the adjacent open space, and
- provides natural light access to adjacent buildings.

What We Heard about Open Spaces

- Concern about the possibility of losing open green spaces.
- A desire for flexible and usable outdoor spaces and increasing the availability of public seating.

How We Have Responded

The buildings for this project have been thoughtfully sited to maximize sun exposure in the public realm area of the site. The public realm will be designed in a way that reflects and serves the academic and student residential community that surrounds it while also contributing positively to the ecological health of the site. Key features include:

- multi-purpose lawn areas,
- paved plazas and walkways,
- lighting, and
- integrated site furniture.

The two mature trees on the site will be retained and will inform the design and character of the open space. Existing conifer and dogwood trees will also be retained at the northeast corner of the site and a wide-range of native and drought tolerant plantings will be planted to support biodiversity and pollinators.

More About the Site and Next Steps

Pending a revised Board 1 approval, the Brock Commons Phase 2 site will also incorporate the Arts Student Centre.

Incorporating the Arts Student Centre into the Brock Commons Site

The Faculty of Arts and the Arts Undergraduate Society (AUS) propose to develop a new Arts Student Centre (ASC). The facility will provide much needed space to support the informal learning and social space needs of a large and diverse student population and provide a focal point to advance the mission and goals of the Faculty and the AUS.

In early 2018, the New Building Site Selection Committee (NBSSC) approved a site for this project within the East Mall Bosque. In response to community feedback, staff have explored alternative locations. Five alternative sites were evaluated against site selection criteria per the Vancouver Campus Plan. This was done in consultation with the AUS, Faculty of Arts and the Alma Mater Society (AMS). In June 2019, the Brock Commons Phase 2 area received unanimous support from the NBSSC, as well as endorsement from the Property and Planning Advisory Committee and the Senate Building Academic Needs Committee as the new site for the ASC. Staff will be presenting the new ASC site for revised Board 1 approval in September 2019, after which more detailed design will begin.

Pending revised Board 1 approval, the plan is for the ASC to be a standalone building located at East Mall and Walter Gage Road. The ASC will proceed through a standard capital approval process. This will include public consultation, as part of the Development Permit Application process.

Next Steps

Brock Commons Phase 2 will be presented to the Board of Governors for Board 2 approval in September 2019. Subject to approval, construction will begin Spring 2020.



▲ Brock Phase 2 Siting and Public Realm

○ Proposed Arts Students Centre (ASC) Site