

A wide-angle photograph of a modern university campus. On the left, a large building with a glass facade reflects the sky. A wide, paved pedestrian walkway runs through the center, with people walking and a few cars visible in the distance. To the right, a green lawn area is bordered by a low wall, with more people walking. In the background, a road with traffic and more campus buildings are visible under a blue sky with scattered clouds.

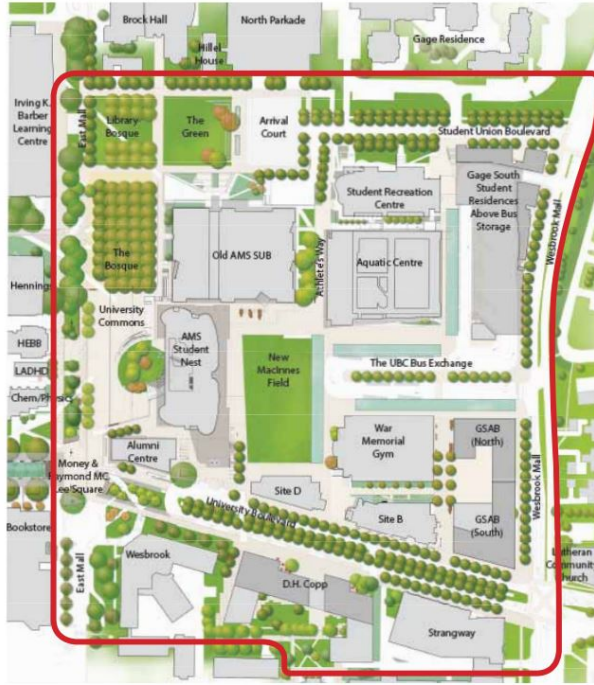
UNIVERSITY BLVD AREA STUDENT EXPERIENCE AND HOUSING STRATEGY

UEL Community Advisory Committee

FEBRUARY 19, 2018



UNIVERSITY BLVD PRECINCT PLANNING UPDATE STUDENT EXPERIENCE AND HOUSING STRATEGY



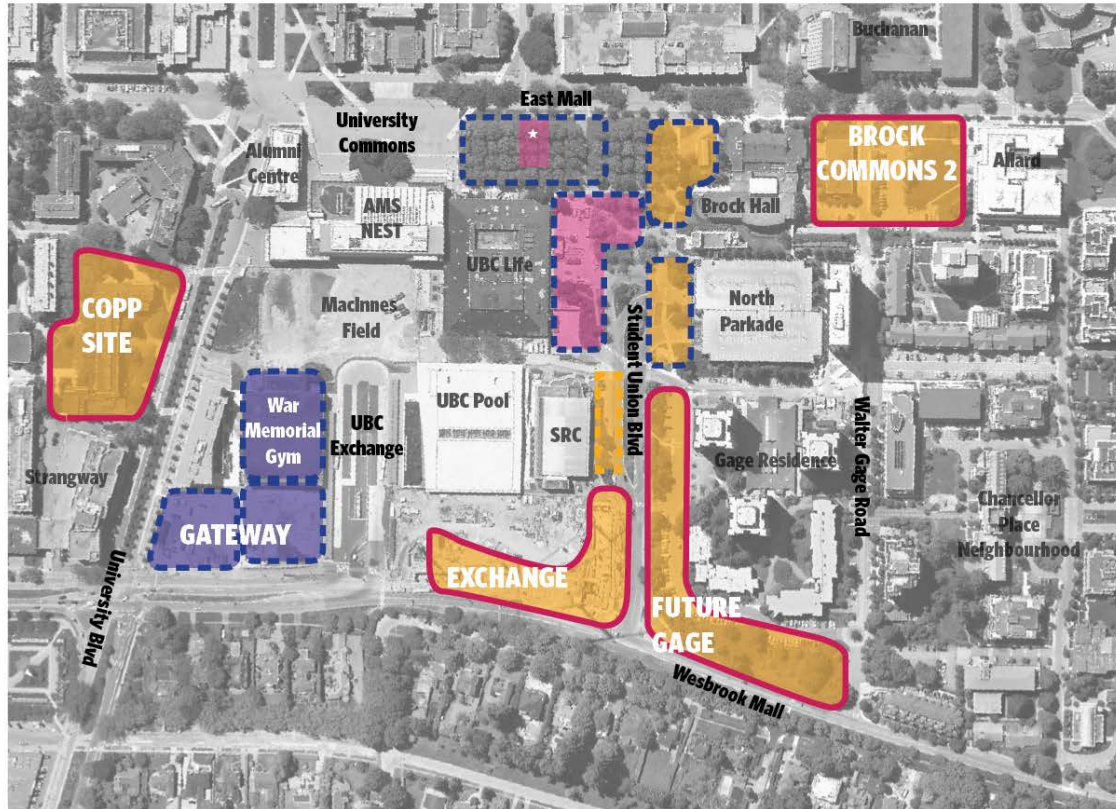
Precinct vision:

- Welcoming gateway to campus
- Vibrant academic and social hub
- Contributes to UBC's complete community

Purpose of Update:

- Respond to housing affordability and growing demand for student housing on campus
- Build an integrated services and facilities network that supports student experience, health and well-being
- Guide new opportunities for how future sites can meet the needs of the university.

FUTURE ACADEMIC AND STUDENT HOUSING CAPACITY U-BLVD AREA



-  **Potential Additional Academic**
-  **Student Housing / Academic**
-  **Potential Student Housing**
-  **Potential Academic / Student Housing**
-  **Potential University Rental**

* Subject to alternate site approval for Arts Student Centre

U-BOULEVARD PRECINCT UPDATE – TIMELINE



2018

2019

Jan Feb Mar Apr May June July Aug Sep Oct Nov Dec Jan Feb Mar Apr May June

Exploration:
Possible sites, massing and capacities

**Public
Input #1**

Feedback on Gage Infill & Brock Commons and Copp massing, concepts for additional housing / sites & proposed new guidelines to support strategy

BOG update on consultation feedback and Board 1 approval of Copp Site, Brock Commons & Gage Infill

Refinement:
Remaining sites, massing, capacities

**Public
Input #2**

Feedback on revised site massing of all other sites and revised design guidelines and other Plan / policy changes (if required)

BOG endorse final sites and proceeding to public hearing on LUP changes (if required)

Finalize:
Approve plans / policies

**Public
Input /
Public
Hearing**

BOG approval of LUP amendment submission

STUDENT HOUSING – POLICY CONTEXT



- Strategic priority for UBC
- Currently **11,795** UBC run beds
- 2010 Campus Plan target: **16,500** beds by 2030
- 2018 Policy Target: **17,300** beds by 2030
- 43% increase in student housing since 2010
- Housing affordability crisis; greater commute times, more students want to live on campus >> long waitlists

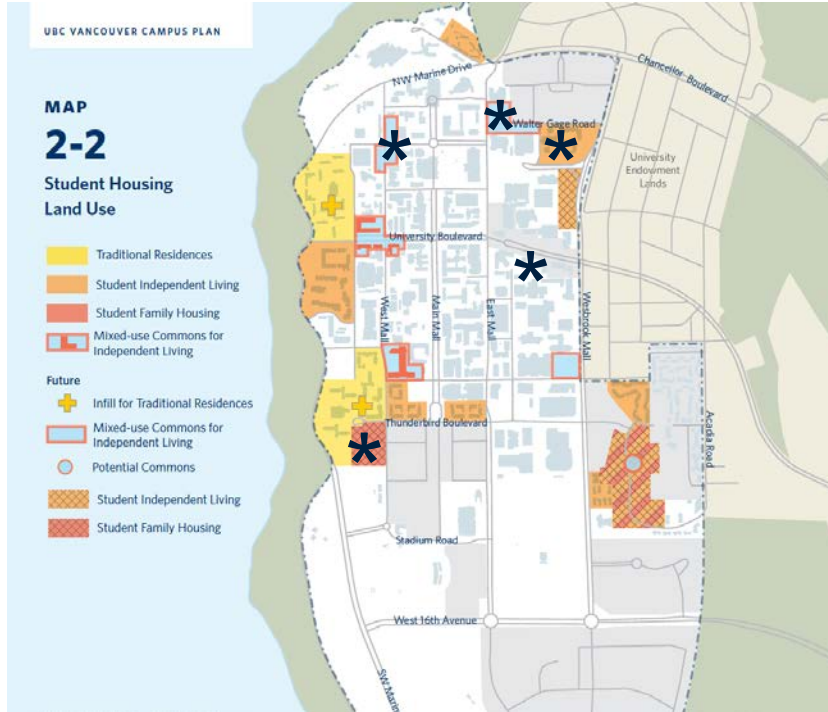
STUDENT HOUSING STRATEGY – THE NEED

- 2011 waitlist was approximately **3,200** students; in 2017 this number has grown to **6,200** students
- Nearly **1 in 3** students lives a **60+** minute transit trip from UBC

*Access to student housing supports **student engagement, experience, and satisfaction.***

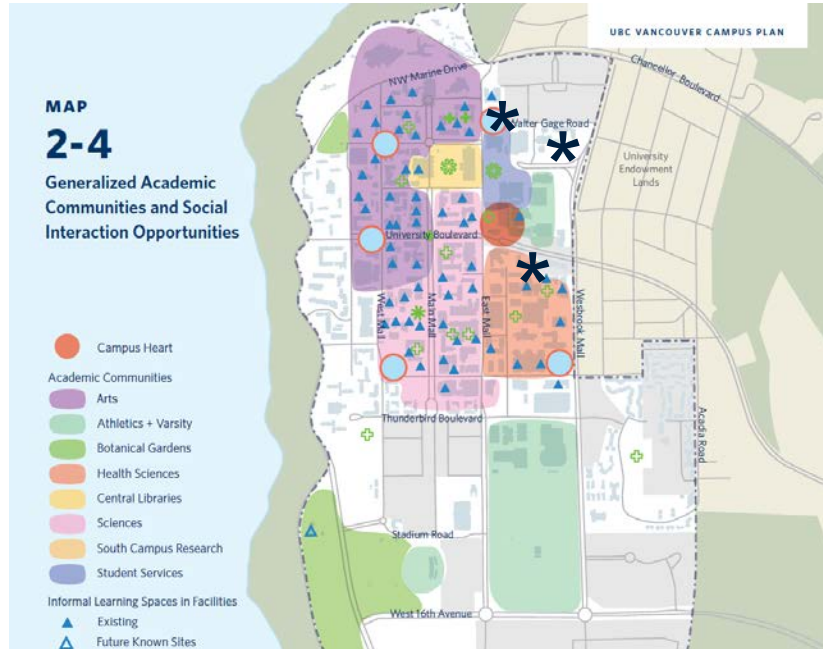


STUDENT HOUSING STRATEGY – MEETING THE NEED



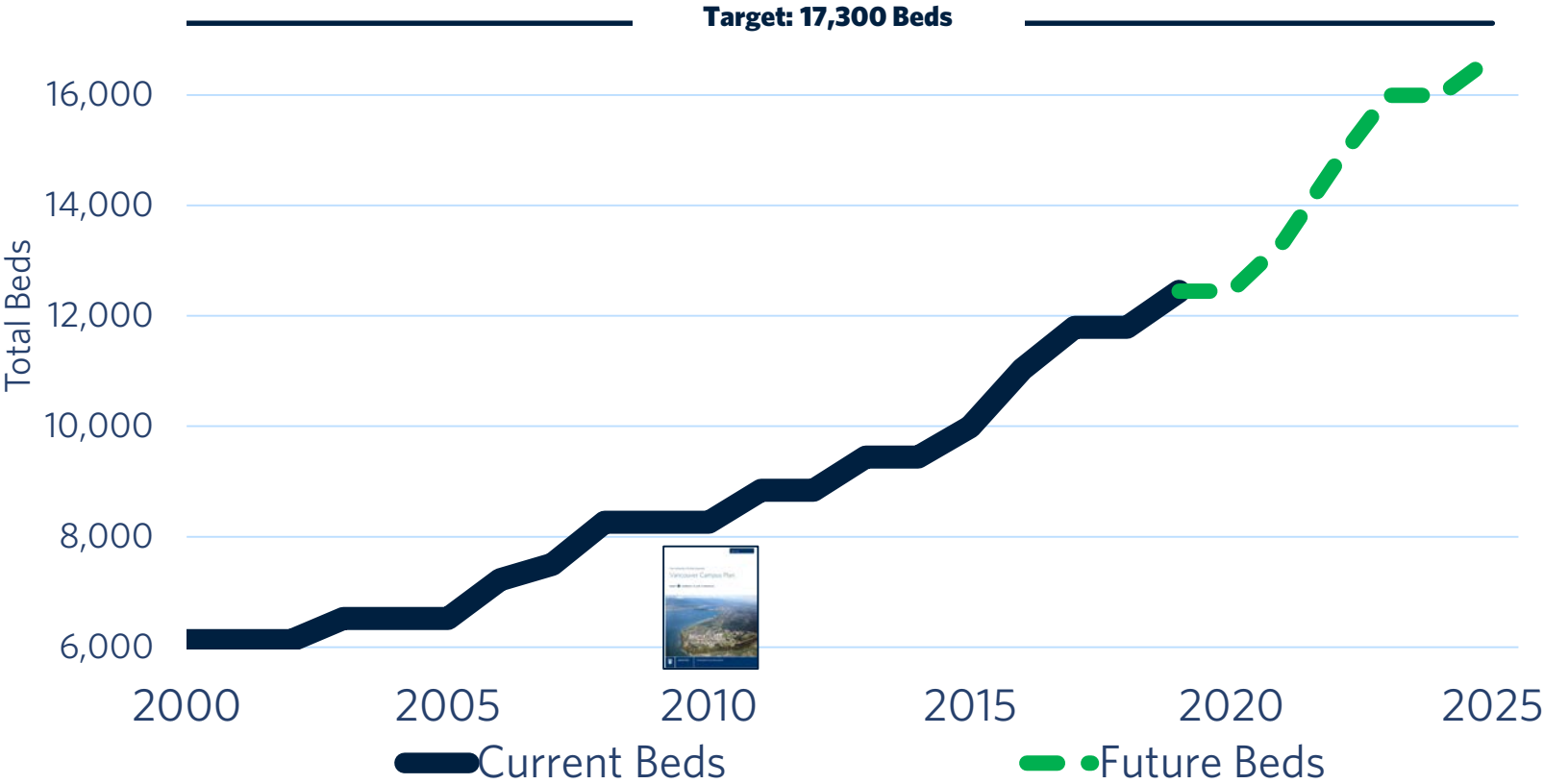
- ~ 3,000 new beds by 2022 in University Boulevard area
- ~ 2,000 new beds by 2025 in Old Armoury Commons, and Totem Infill

STUDENT HOUSING APPROACH – UNIVERSITY BOULEVARD AREA

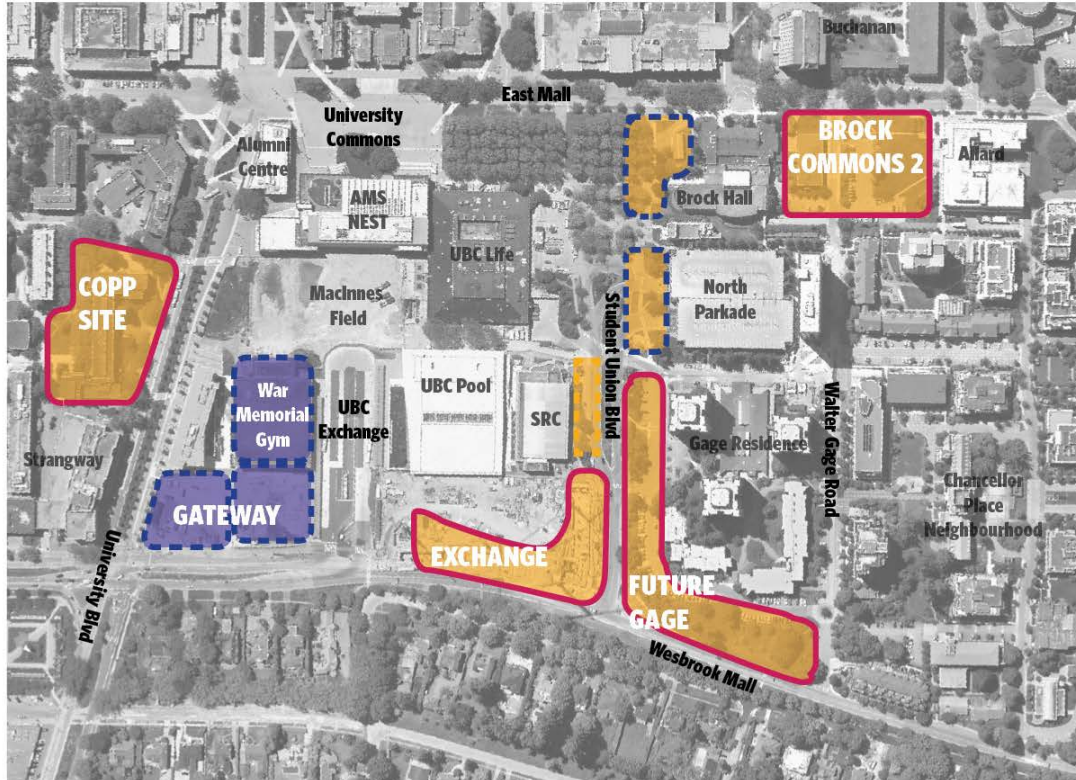


- The heart of the Vancouver campus, with numerous food, recreation, and student-focused services and amenities.
- Close to the UBC Bus Exchange reducing the need for thousands of students to commute to campus.
- More people living on campus also means a more vibrant, safe livable campus.

STUDENT HOUSING STRATEGY



FUTURE STUDENT HOUSING EXPLORATION U-BLVD PRECINCT



-  **Student Housing / Academic**
-  **Potential Student Housing**
-  **Potential Academic / Student Housing**
-  **Potential University Rental**

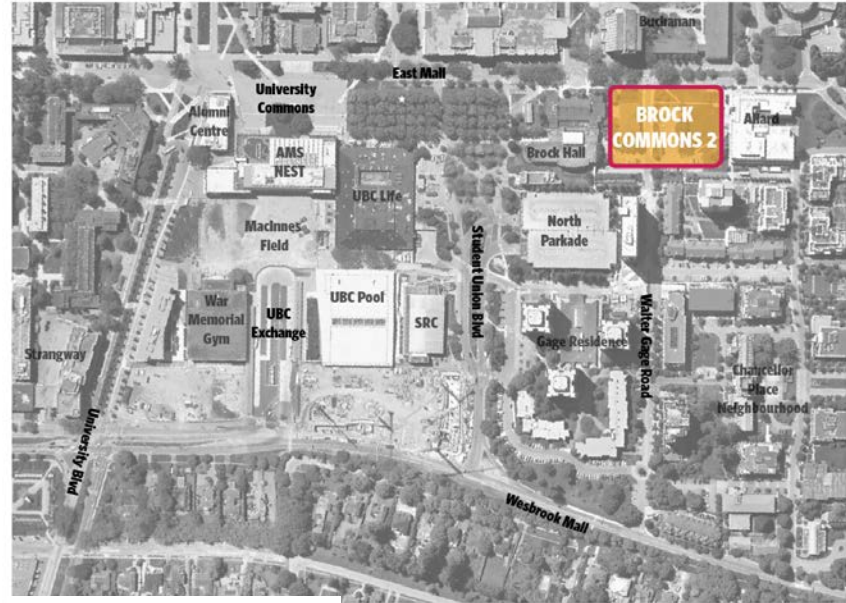
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BROCK COMMONS 2

OVERVIEW

3rd mixed-use hub on the Vancouver Campus

- Up to 600 independent-style student housing beds
- Child care
- Food services; social space
- Public Realm
- Academic space (Faculty of Arts; VP Academic; VP Students; Faculty of Law)

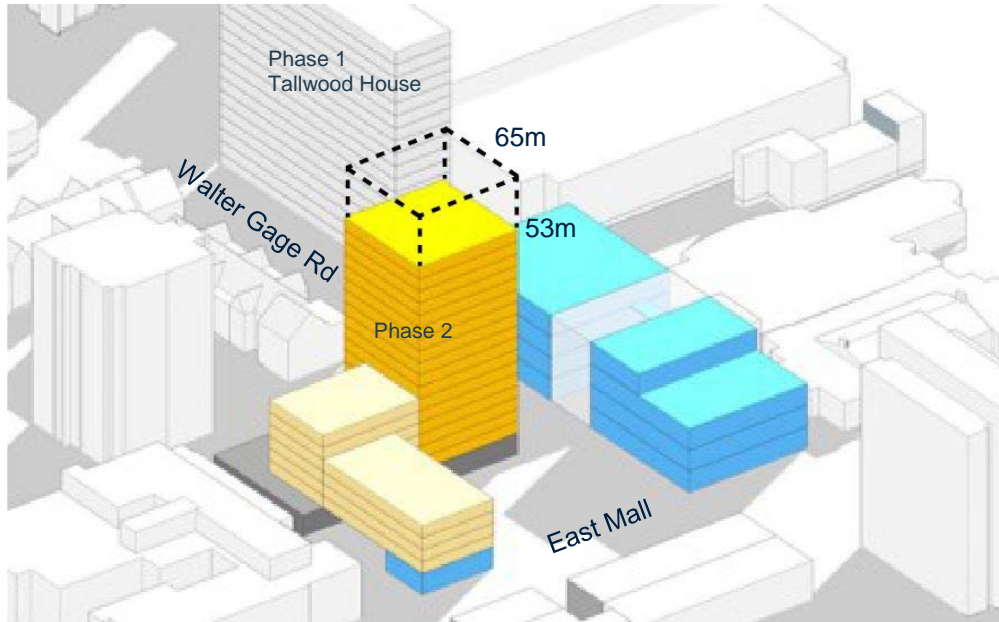


Student Housing / Academic



BROCK COMMONS 2

POTENTIAL MASSING



UBC's Land Use Plan sets a maximum building height of 53 metres for academic buildings – approximately 18-storeys. The Vancouver Campus Plan says the tallest buildings should be concentrated around mixed-use hubs.



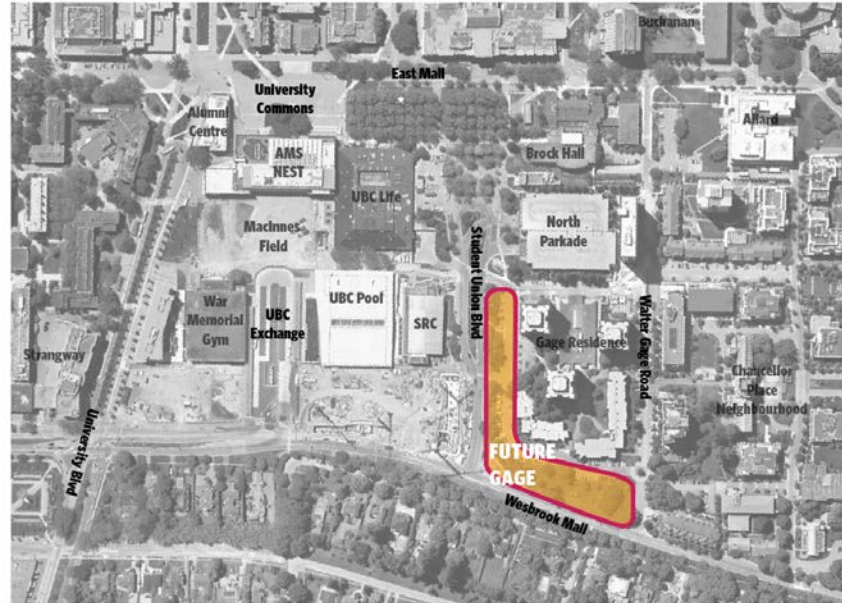
UBC is considering asking the Province to change the Land Use Plan to allow more height for student housing, including Brock Commons Phase 2.

FUTURE WALTER GAGE HOUSING

OVERVIEW

Potential for +/- 900 upper year student housing beds adjacent to the existing Walter Gage residences.

- Existing surface parking to be replaced and Student Union Boulevard narrowed and pedestrianized
- Setbacks to relate to existing Gage Towers and new Exchange residence
- Six storey buildings along Wesbrook Mall with a tower set back at the north



Student Housing / Academic



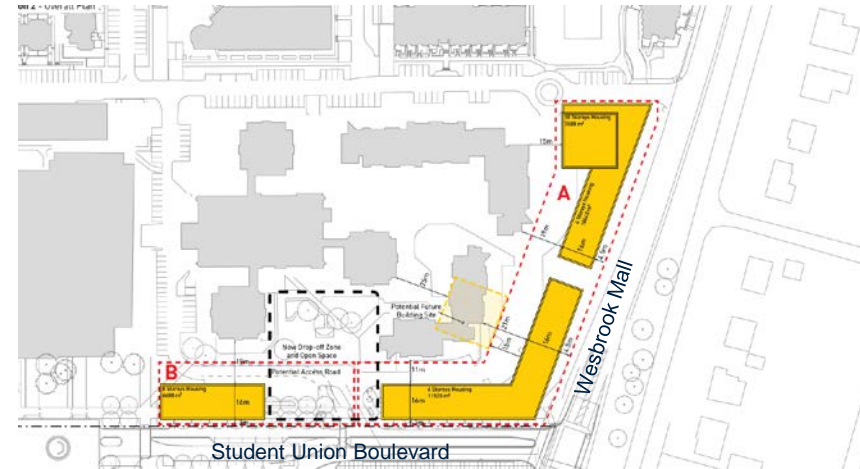
FUTURE WALTER GAGE HOUSING

POTENTIAL MASSING

View from east

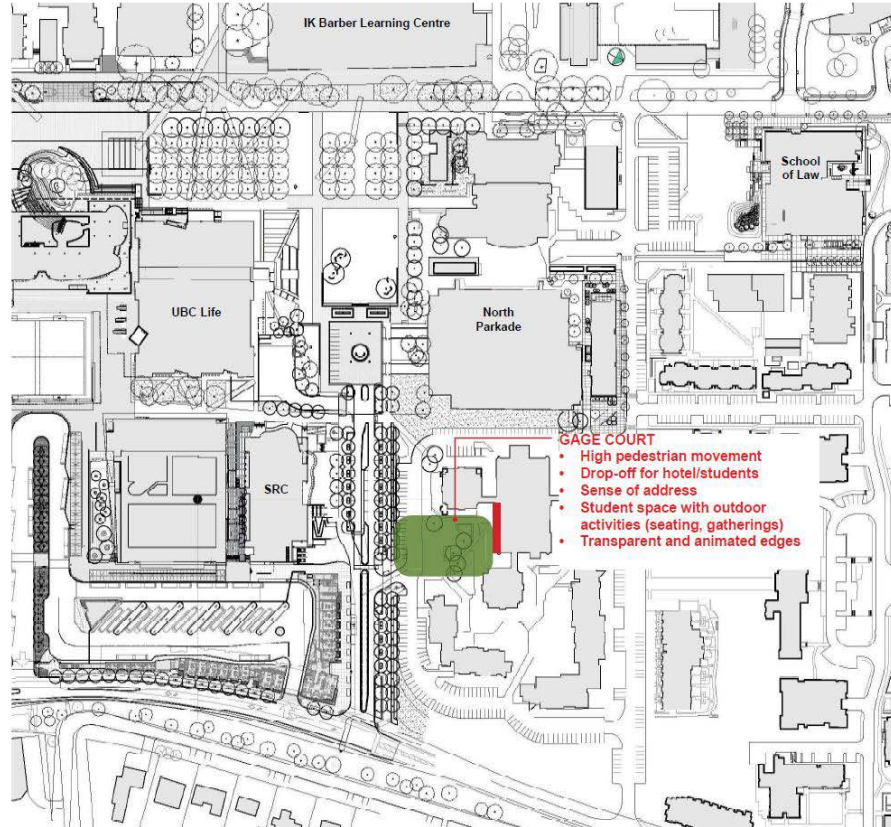


Site Plan



FUTURE WALTER GAGE HOUSING

GAGE COURT

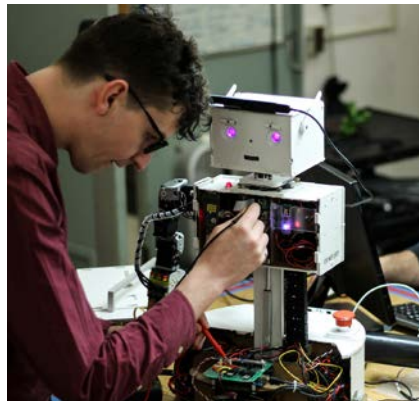
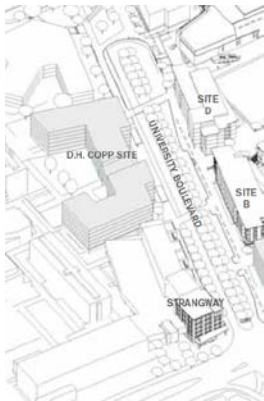


D.H. COPP SITE

OVERVIEW

A 250,000 SF of residential and academic space.

- Potential for +/- 600 upper year student housing beds
- Innovation Hub that provides a central site for collaboration, innovation and research



GATEWAY SITES

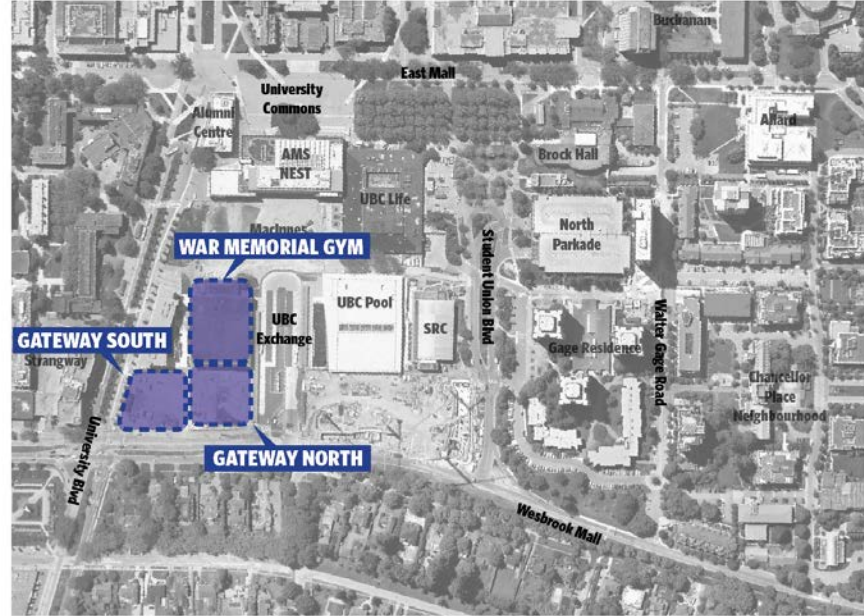
Gateway North and War Memorial Gym

Emerged out of **GamePlan**

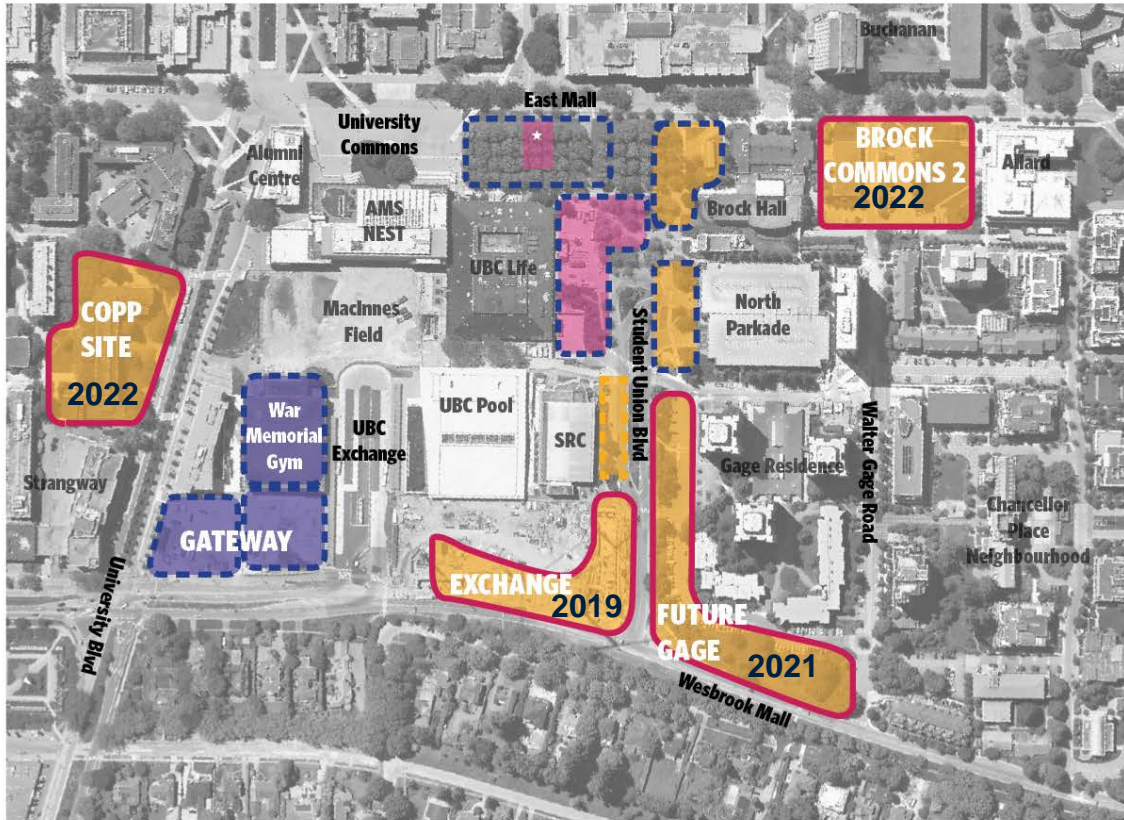
- New varsity and recreational gyms and fitness
- Renew or rebuild War Memorial Gym
- Academic space for the School of Kinesiology

Gateway South

- Leverages academic opportunities on Gateway North with new Community Health Sciences Centre.
- *Up to 85,000 SF of University Rental or Faculty Staff Housing to be explored*



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NEXT STEPS

- Further technical analysis
 - Shadows, visual impact; Wind; Noise; Transportation
- Public Consultation: **February 26 – March 18 (Open Houses on March 6 & 8)**
- Refine concepts based on analysis and consultation
- **June 2018:** Update Board of Governors on results of consultation; seek Board 1 Approval of Brock Commons, Future Gage and D.H. Copp; consider potential amendments to Land Use Plan
- **Fall 2018:** Return for Phase 2 consultation to present final precinct guidelines update
- **Spring 2019:** Public Hearing on potential Land Use Plan amendments



NEXT STEPS



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PUBLIC CONSULTATION

February 26 – March 18 planning.ubc.ca/uboulevard

2 Public open houses:

March 6: 4pm to 7pm

I.K. Barber Learning Centre

2nd floor lobby

March 8: 11am to 2pm

The AMS Student Nest

Lower level





THANK YOU
QUESTIONS?