



BLOCK F, UEL  
COMMUNITY  
OPEN HOUSE #2  
SUMMARY REPORT

*University  
Endowment Land  
Administration*



Colliers International  
200 Granville Street, 19th Floor  
Vancouver, BC V6C 2R6

March 6, 2013

Ms. Marie Engelbert  
Manager, University Endowment Lands  
5495 Chancellor Boulevard  
Vancouver, BC V6T 1E2

Dear Ms. Engelbert,

**RE: Block F Community Open House #2 Summary Report**

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On February 6<sup>th</sup>, 2013, the Block F project team hosted its second Community Consultation event ("Open House") at the University Golf Club. The event ran from 4:00 pm to 8:00 pm in a similar format as the first Open House where attendees drop in to view Storyboards and have a discussion with the project Team Members. The event was advertised through site signage, newspaper advertisements, direct maildrop, PlaceSpeak, email blast to those who signed in at the first Open House, and the UEL website. It was well attended with 170 people in attendance over the duration of the event.

Attendees at the Open House were encouraged to fill out a Comment Form on site as well as expressing preferences for some specific aspects of the project. Simultaneously with the Open House, the PlaceSpeak site posted the same Storyboards as presented in the Open House as well as allowing the public to fill out a Comment Form online. Consistent with the first Open House meeting, the community expressed a wide range of views and opinions which in many instances did not reflect consensus for the issues that were explored.

We have prepared the following report that discusses the following aspects of the Open House in more detail:

- I. Event Logistics
- II. Storyboards
- III. Comment Forms
- IV. PlaceSpeak

The project team will use the findings of the second Open House as a guide in preparation of material and content for the final Community Consultation scheduled for April 11<sup>th</sup>, 2013 at the University Golf Club between 4:00 pm and 8:00 pm. We will be coordinating the notification process for the final Open House consistent with that undertaken for the first and second Open Houses. Should you have any questions about this report, please do not hesitate to contact me directly at the number below.

Sincerely,

A handwritten signature in black ink, appearing to read "Gordon Easton", with a stylized flourish at the end.

Gordon Easton  
Managing Director  
Colliers International Consulting  
604 662 2642  
[Gordon.Easton@colliers.com](mailto:Gordon.Easton@colliers.com)

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# I. Event Logistics

The second Open House event for Block F, UEL was hosted by the Project Team on February 6, 2013 from 4:00 pm to 8:00 pm at the University Golf Club. The format of the evening was “drop in” with 21 Project Team members present for the duration of the meeting so as to provide significant one-on-one interaction with the community. A total of 28 Storyboards were set up around the room allowing attendees to browse through the information at their own pace. The Storyboards were organized into 5 stations in an effort to organize the information into logical themes. These included:

- › Why Are We Here?
- › Who’s Musqueam?
- › What Did We Hear?
- › Site Studies & Concepts
- › Tell Us What You Think

The Storyboards first provided a background on the Musqueam Indian Band and the Reconciliation Agreement which returned Block F to the Band to enable economic prosperity. A summary of feedback from the first Open House was then provided, which led to the next station which provided outcome of additional site studies completed, and presented three site concepts. The development of these concepts was based on site study findings, community and stakeholder inputs and our project planning principles. In the last station, we asked the public for input on the three preliminary site concepts. Feedback was taken in the form of Post-it notes and also Comment Forms. See Appendix A for more event photos and Appendix C for the Storyboards presented at the event.



## Attendance

A total of approximately 170 people attended the Open House over the course of the evening. Two Project Team members welcomed the public at the entrance of the Open House and encouraged sign in. A total of 145 people signed in albeit this number was not entirely representative of the overall number of attendees as in some cases only one person in a couple signed in or some elected not to sign in at all. Based on contact information collected at sign in and through the Comment Forms, we believe there was a fair distribution of residents from the UEL, UBC, Kitsilano and Dunbar areas of Vancouver with some additional attendees from further away. The majority of the attendees were either seniors, or near retirement age, with some young couples with children. This fact is not surprising given the demographic make up of the UEL and was generally consistent with the first Open House.



### Project Team Present

As the event was held as a drop in event, a total of 21 members of the project team were present to meet and provide information to any of the attendees. Resource people in attendance at the Open House included:

<b>Musqueam Indian Band:</b>	Wade Grant Derek Neuwirth Jim Ross	<b>Rositch Hemphill Architects:</b>	Bryce Rositch Kelsey McNeill Norm Huey
<b>Colliers International:</b>	Howie Charters Gordon Easton James Smerdon David Bell Tina Peng Kiavash Soltani	<b>EcoPlan International:</b>	John Ingram William Trousdale Paul Siggers
<b>Dunn Public Relations:</b>	Rachel Texton Patricia Dunn	<b>PWL Partnership:</b>	Jason Wegman Margot Long
		<b>PlaceSpeak:</b>	Colleen Hardwick Yuri Artibise

In addition, UEL staff Marie Engelbert and Trisha Kaplan were present as well as Gwyn Symmons and Colette Parsons from CitySpaces Consulting.

### Notification

To ensure the Open House was well advertised, University Endowment Lands' Open House Notification Requirements were followed. This included updating the erected site signage along University Blvd, Toronto Rd. and Acadia Rd, well in advance of the event. Prominent advertisements were placed in the following publications:

- > Vancouver Courier for two consecutive weeks
- > The Campus Resident for the November issue
- > The Ubyyssey for two consecutive weeks
- > UNA eNewsletter for two consecutive weeks

In addition to advertisements, notifications were hand delivered to all residents and business in the UEL as well as portions of UBC (Acadia Park) as specified by the UEL Administration staff. Information was also posted on the UEL website as well as PlaceSpeak. The following schedule shows the publication and mail delivering dates. Please see Appendix B for a copy of the advertisements. As well, an email blast was sent to all those people who had left contact information at the first Open Hosue.

Monday	Tuesday	Wednesday	Thursday	Friday
14 Campus Resident	15 Letters Dropped	16	17 UNA eNewsletter	18
21 The Ubyyssey	22	23 Vancouver Courier	24 UNA eNewsletter	25
28 The Ubyyssey	29	30 Vancouver Courier	31	Feb 1
4	5	6 Open House	7	8

## II. Storyboards

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Storyboards 26 – 28 provided an opportunity for the public to comment on Block F’s Design Objectives, and the three site concepts presented. These Storyboards were designed to be interactive by nature and the attendees were provided with Post-It notes for their comments. We have summarized the comments here. Please see Appendix D for detailed comments provided for each board along with photographs of the individual boards at the end of the event.

### Design Objectives

#### Preservation and Enhancement of Open Space

A total of 19 Post-It notes were posted for this Principle with many echoing the Objectives, especially for “maintaining trail networks currently on site”. Main design suggestions include:

- › Bicycle friendly design – include storage, dedicated path
- › Tree buffer – three commented that a tree buffer should be maintained along University Boulevard
- › Natural design – three commented that the design for landscape / open space should be natural
- › Amenities – others suggested amenities that should be provided, including skateboard park, activity park, and community space

#### Sustainability

The 8 comments provided for this Principle were mostly suggestions on sustainable practices. They include:

- › Using geothermal or solar power / alternative energy
- › Having a carbon-neutral development
- › Preserving wetlands
- › Mitigating construction traffic

#### Community Integration and Respect

Out of the 13 people who commented on the Objectives under this Principle, several provided ideas that will promote community integration – these include:

- › Providing a movie theatre, community garden, parks, community space and social / cultural events (like the UNA)
- › One suggested to include a Musqueam cultural learning component
- › Another suggested creating opportunity for “living laboratory” where UBC students contribute to the development through their respective field of study

Two negative comments were provided on this Principle, they include:

- › Disagreement on the potential of the development to create a sense of community
- › Question on the public process for the Reconciliation Agreement

#### Housing Diversity

The 12 comments received for this Principle had two main focuses:

- › Consideration for senior housing, social housing and professor housing options
- › Provision of larger units (3 bedroom+) to allow transition from house to apartment

Other people commented on potential for “green-healthy housing” and high end housing.

## Responsible Development

Half of the 8 comments received for this Principle questions the need for hotel and commercial development at Block F. Other provided ideas for responsible development, which include the including of transit, Musqueam businesses, and recreational facilities.

## Building a Community Heart

A variety of comments (7) were received for this Principle, with some unrelated comments. Two relevant comments provided were questions about the fact that a community heart was not shown on the plans.

## Site Concepts

A number of general comments were posted among comments specific to each options – Many of these comments applied to the development as a whole and thus have been summarized under the next section “Additional Comments”.

### Option 1: North Village

A total of 25 comments were provided. Among them, many positive comments (10) were received for the location of village commercial and hotel in this site concept. The main supporting reason is the the village commercial’s proximity to the University Village, main campus, and University Boulevard. People also like the fact that this site concept preserves, and “keeps the forest and wetland as a cohesive piece”. On the other hand, 6 people did not like the fact that the road run through park space.

PRO:  
Commercial village close to University and its village

CON:  
Road bisects park

### Option 2: Southwest Village

28 comments were received on this option. 4 people preferred this option as it provides lots of trails. However, one commented that there are no green space along University Boulevard and that the forest and wetland areas are separated. 6 people commented that this site concept included too much road while one believes this option includes the least pavement. One person commented that commercial area should not be “internalized”, and another commented that new commercial area should be located away from existing residential structures.

PRO:  
Lots of trails

CON:  
Too much road;  
internalized commercial

### Option 3: University Boulevard

There are a wide range of comments (45) about this site concept, especially about its village commercial and hotel location. 3 people like its location as it is close to the golf course and Area D and is located on University Boulevard which provides for better access. 3 people also commented how this design minimizes roads. On the other hand, 2 commented that the design isolates the commercial area from the residential area. One also did not like the road design. In terms of natural preservation, 3 people like the fact that this design does not have a bisected park, and that conifers and wetlands are preserved.

PRO:  
Commercial is accessible and connected to Area D and Golf course; natural preservation

CON:  
Isolated commercial area

## Additional Comments

We have summarized all additional comments below – these comments include Post-It notes posted under the “Additional Comments” section (30) as well as general comments posted under previous subsections but applies to the development as a whole. Please note that there were several repeating comments which have already been summarized above, and are not repeated here.

- › **Natural Preservation** – Two commented that no building should be built and that nature should be kept. Three commented that as much of the natural environment should be kept, and one commented that there should be “no clear cut”.
- › **Treed Buffer** – While this topic has already been discussed under Site Concepts, six more similar comments were provided. The comments suggested that trees can be used along University Boulevard to buffer the view of development.
- › **Commercial Component** – Six people commented that a commercial component is not needed and they reasoned that retail on 10<sup>th</sup> Avenue is suffering. One commented that there is no need for a grocery store, and another commented that the commercial component should not include fast food establishments. One suggested to include a golf store.
- › **Hotel Component** – Five people commented that they would not like to have a hotel component at Block F. Three people are skeptical about the potential for a hotel, and commented that they need to see the feasibility study. Two people think a hotel component would be a good idea, and one suggested to have hotel as part of one of the towers.
- › **Building Height** – 4 people wrote “no towers” and one commented that there are too many highrises. Two mentioned that 8-12 would be the maximum height they will accept as it “keep in line with tree tops”. On the other hand, 7 people said that they would be okay with highrises if more areas are left natural. Two people also mentioned that towers would have great views.
- › **Building Variety** – Three commented that they like the mix of housing types, and one added that townhouses and row houses are needed. Others commented that affordable senior housing as well as low income housing should be considered.
- › **Shuttle Service** – three commented that a shuttle to all campus points can be operated by the Musqueam Indian Band.
- › **Land Ownership** – two people commented that they would like to own the property at Block F (freehold)
- › **Storyboard Content Suggestions** – two people suggested that a street view perspective of the site concepts would help people understand the benefit of tall buildings.



## III. Comment Forms

Attendees at the Open House were asked to fill out a Comment Form during their visit and to deposit completed forms in the boxes provided. A total of 44 Comment Forms were received, with 40 forms received at the event. An additional 4 forms were received through the PlaceSpeak website. The results of all feedback have been compiled and summarized below.<sup>1</sup> A sample of the Comment Form is in Appendix E.

### Background Information

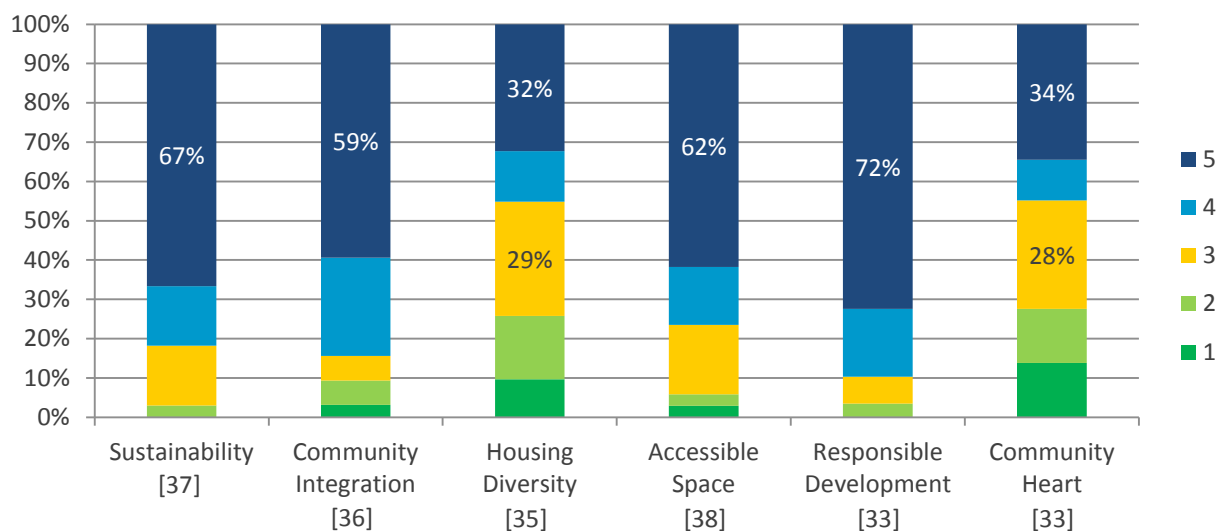
Out of all the respondents, approximately 55% were UEL residents. The majority of the non-UEL residents are from neighbourhoods immediately surrounding UEL. *In addition to reporting on the overall responses, Colliers has also compiled the specific responses from UEL residents. The following tables are displayed to reflect all of the responses as well as UEL residents only.*

### Development Planning

#### Planning Principles and Design Objectives

As we begin to form development concepts for Block F, it is important to understand the public's opinion on our six Planning Principles and each of their Design Objectives. For our first set of questions, we asked the public to rank the importance of each Principles on a scale of 1 to 5, with 1 being not important and 5 being very important. Below are graphs illustrating the range of responses from all respondents.

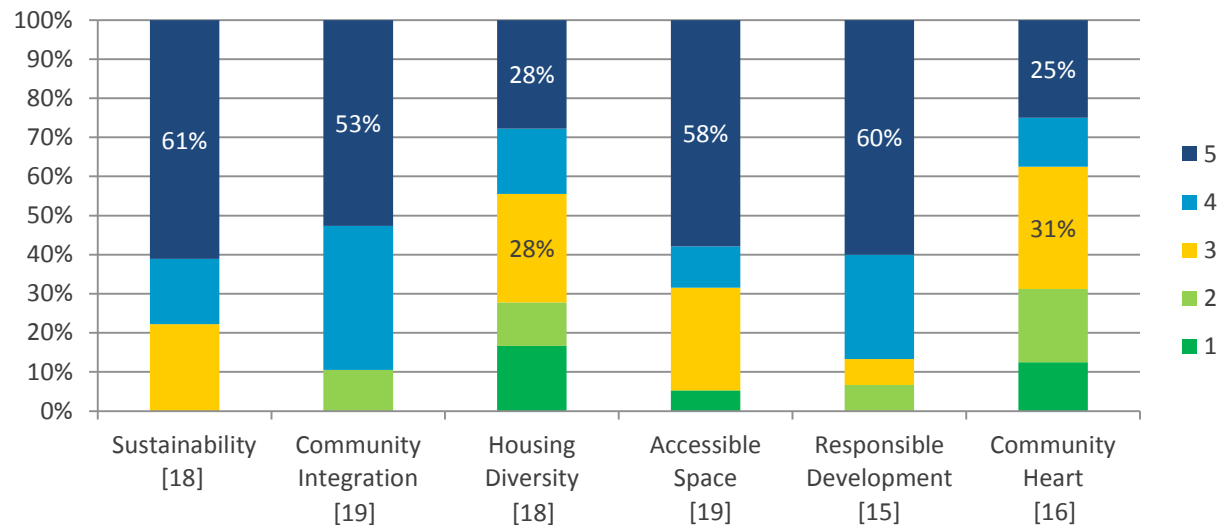
#### All Responses



<sup>1</sup> As the questions are not mandatory, respondents can answer the questions selectively. The statistics have been adjusted to account for unanswered questions. The number of responses received for each questions is provided in each graph in square brackets (ex. [40]) and is also summarized in Appendix D.

The ranking of Planning Principles and Design Objectives indicates that responsible development and sustainability are very important Planning Principles to the community. Neither of these two Principles received “1” as a rating. The average rating for the two Principles were 4.6 and 4.5 respectively. Accessible Space and Community Integration also received high ratings. There are relatively higher percentage of respondents who feel neutral (a rating of “3”) about Housing Diversity and Community Heart. We now illustrate the response spread for only UEL respondents:

#### *Responses from UEL Residents*



A smaller percentage of UEL respondents selected “5 – very important” for all Principles. However, the ranking of Planning Principles and Design Objectives is similar to the full range of the respondents.

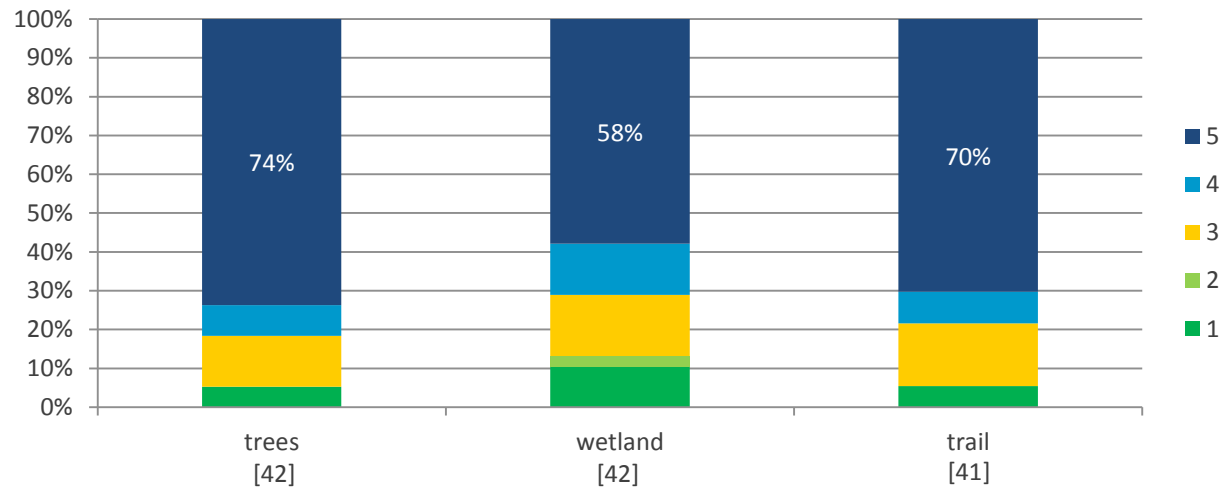
To better understand the community’s opinion about our proposed Design Objectives, we asked whether if there are any changes they would make. The questions on the Comment Form were consistent with the questions posted on Story Board 26 and 27. Some response we received were not related to our objectives, (i.e. “a low tax rate”, “cost appreciation”etc). We have summarized relevant suggestions for Objectives below:

- › **Sustainability** – one commented that “sustainability” needs to be cost justified
- › **Community Integration and respect** – one suggested integration with students, and another suggested ecological integration and respect
- › **Housing Diversity** – one suggested affordable housing and rental housing, which is in line with the current objective “provide a variety of housing types to address a variety of needs”. Five commented that they’d like to have buildings that are low in height, and one suggested to reword housing diversity to exclude towers
- › **Preservation and Enhancement of Open Space** – one suggested “preservation of natural environment” as an objective. Another suggested “maximizing green space / trees”. Three suggested tree buffers on University Boulevard.
- › **Responsible Development** – one suggested a transparent development
- › **Community Heart** – two people would reword this Principle

## Nature Preservation

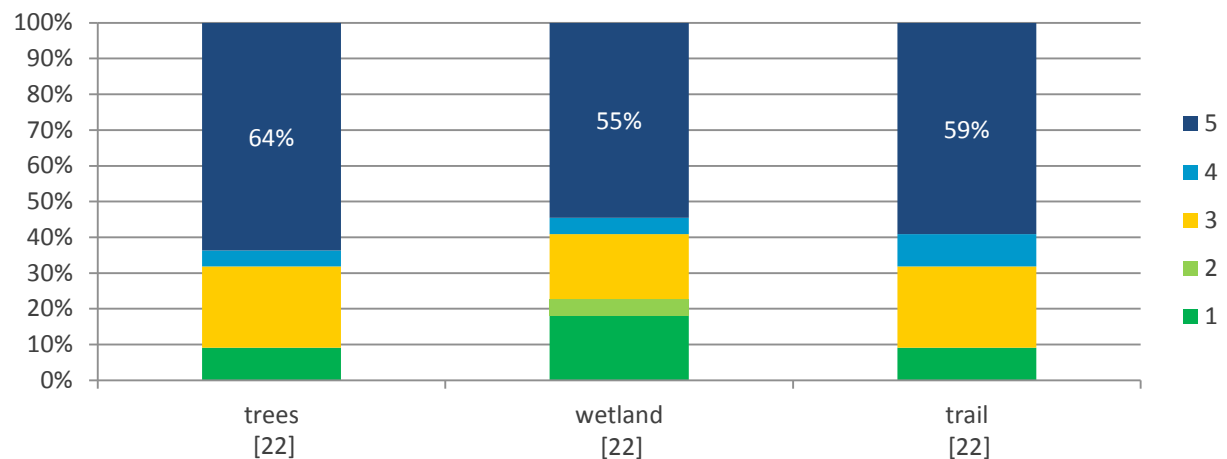
Block F currently has an area of mature trees, trails and seasonal wetlands. We would like to know how important it is to the public to preserve these natural elements, on a scale of 1 to 5 (1 being not important and 5 being very important). Below is an illustration of the responses we received:

### All Responses



Almost 3/4 of all respondents feel that it is very important to preserve the trees and the trails. Approximately 15% of the respondents feel neutral about preserving each of the three natural elements.

### Responses from UEL Residents

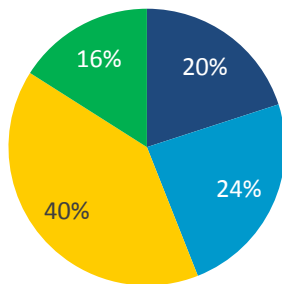


It is interesting to note that once we exclude the responses from non-UEL residents, the percentage of respondents who ranked each natural element as “5 – very important” to preserve decreased. The difference is especially significant for trees and trails, each having an approximately 10 percentage point decrease in ranking.

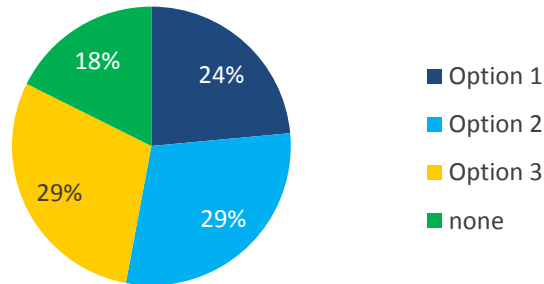
## Village Commercial and Hotel

The site concepts we presented illustrated three different options for the location of the village commercial and hotel. We asked the public to select the option they prefer:

*All Responses [28]*



*Responses from UEL Residents [17]*



Only 63% of all respondents responded to this question, with 4 indicating “none” as their options. Of the respondents who responded, 40% selected Option 3: University Boulevard Village as their preferred location. However, when excluding responses from non-UEL residents, the preference for each option is fairly evenly distributed. To better understand the reason behind each respondent’s preferences, we have summarized their explanation:

- › **Option 1:** provides for better access, and preserves natural elements
- › **Option 2:** village away from University University Boulevard and closer to UBC housing – also a “better” and more “cohesive” design
- › **Option 3:** less roads, and more green space. Also like the fact that retail and hotel are grouped together to “provide synergies”.
- › **No preferred option:** Eight people who did not choose an option provided an explanation – three did not like the idea of commercial development, one did not like the idea of highrise, and one did not like the idea of hotel. Three were not sure what they prefer.

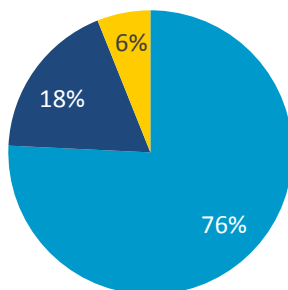
When asked if there is a different location that we should consider, 12 responded and 4 mentioned “UBC”.

## Residential Design

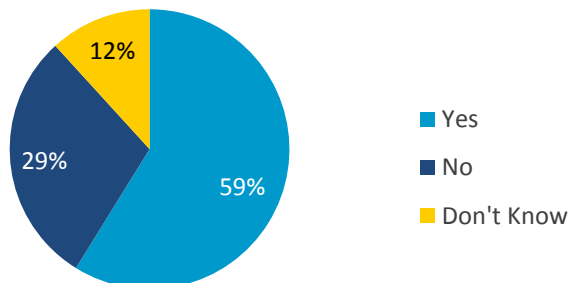
To understand the public’s opinion around residential types and forms, we asked the following three questions.

a. Do you support a variety of types of residential buildings

*All Responses [37]*



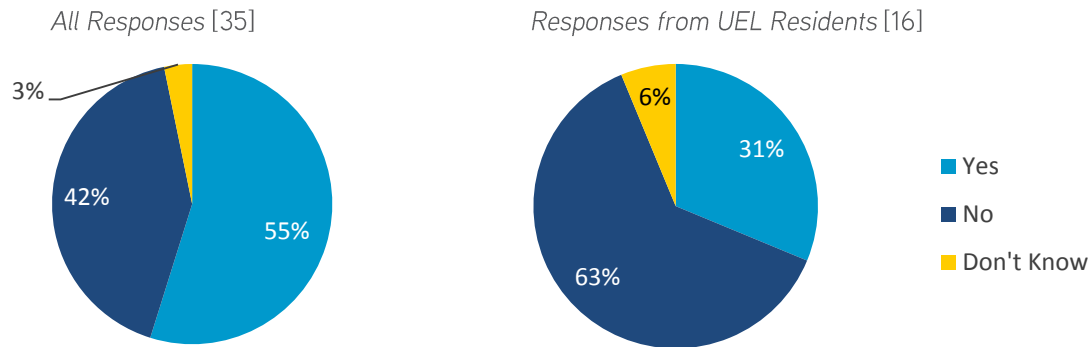
*Responses from UEL Residents [17]*





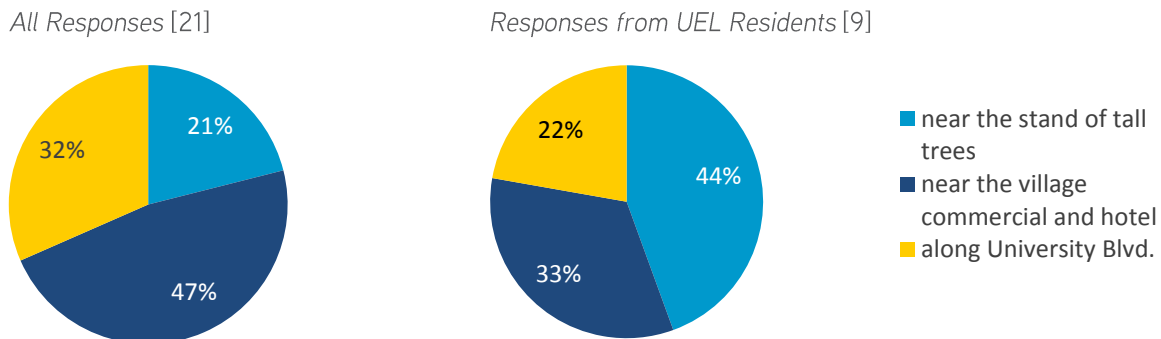
More than 75% of all respondents and 59% of UEL respondents support a variety of types of residential buildings. It is interesting to note that when comparing the response spreads, the percentage of people who responded “Don’t Know” doubled for UEL respondents.

- b. Would you consider one or more 7 to 22 storey apartment building(s) in order to gain more green and open space?



Approximately 55% of all respondents and 31% of UEL respondents would consider taller buildings to allow for more open space. Similar to the previous question, the percentage of people who responded “Don’t Know” doubled for UEL respondents compared to all respondents. 63% of UEL residents would not consider taller buildings in order to gain more open space.

- c. If we were to include taller buildings on the property, where would these best be located?



For this question, we only received 21 responses, representing 48% of total respondents. 9 respondents would like the taller building to be located near the village commercial and hotel whereas 6 would like them to be located along University Boulevard and 4 would like them to be located near the stand of tall trees. Once we exclude the non-UEL respondents, the response spread shifted –near the stand of tall trees became the preferred location for taller buildings. However, it is important to note that only 9 UEL respondents responded to this question. We will now examine qualitative comments to this question to better understand the result:

- › **Nowhere:** approximately half of the comments provided indicated that they prefer no tall buildings
- › Two suggested that the towers should be located away from University Boulevard; one suggested along Acadia; and another suggested the north/west end to reduce sprawl. One commented that the

towers should be located where they would have the least impact on green space and one pointed out that the “wide end of the triangle” is already dead so the towers should be located there.

### Development Options

To better understand the public’s opinion on the three site concepts presented, we asked the following three open ended questions which are the same as the ones posted on the Story Boards.

- a. What features do you like about each or any of the three development options? [All = 26/ UEL = 14]
- b. What features would you like changed in any of the development options? [All = 25/ UEL = 15]
- c. Is there anything missing in the development options that you think we should include?  
[All = 19/ UEL = 10]

In most cases, responses to each of the questions are related to each other. In addition, some responses were repetitive. As such, we have summarized the responses to the three questions as a whole. Complete responses can be found in Appendix E.

- › **Natural Preservation** – four commented on how they like that the development options maintain existing trees, wetlands, and trail network. Four added that they would like more natural space (wetland, green space etc), especially along University Boulevard and residential building. In terms of balance between green space and building height, two commented that they like tall buildings as it allows for maximum green space. On the other hand, one commented that since the trees “have been cut twice in 100 years”, he/she doesn’t trade highrise for increased green space
- › **Commercial Component** – out of the eight comments we received on the commercial component of the development, 7 were positive feedbacks. Four commented that they like the fact that the commercial area is closer to UBC campus and Blanca, and two indicated that the north end of the site would be a good location. One would like to see the commercial and hotel component clustered together, and another suggested great restaurant and coffee shops as retail tenants. One is also supportive of “paths to walk through the area” to increase public accessibility.
- › **Hotel Component** – Of the eight people who commented about the hotel, all said it should be removed. One suggested that it should be located on UBC property.
- › **Building Height and Variety** – 5 people commented that they prefer low-rise. On the other hand, one commented that there should be “no low buildings, except for retail buildings” and another suggested that there could be “residences above retail and commercial”. One suggested to “go with highrises”.
- › **Road** – eight people provided comments about the road layout. Three commented that there is too much road in option 1 and 2, and two dislike the fact that the road goes through the park in option 1. On the other hand, one responded that he/she prefer option 1 as there is “minimum vehicular road”. One is concerned that because option does not have a through road, surrounding traffic would be artificially increased, which reduces commercial visitors.
- › **Additional Consideration** – below is a list of consideration the public suggested to consider:
  - Kids – safety and noise
  - Transit
  - Sense of community – to include elements which promotes a sense of community

## Additional Comments

Space was provided on the Comment Form for additional comments, and a total of 25 responses were received, of which 14 were UEL residents. A number of the responses are similar to previous summarized comments. As such, these will be briefly summarized here. Detailed responses can be found in Appendix E.

- › Five expressed concern for the hotel and retail component. One commented that these components will not benefit the residents, and another discussed how the University previously found a hotel development to be not financially feasible.
- › Two are opposed to all forms of development, but one commented that “it seemed like a well planned development plan”. One further commented that it was a “well organized town hall”.
- › Two are opposed to rezoning
- › One wonders how the market value of all homes in the UBC area will be affected
- › One would not like to see fast food establishments
- › One believe “Sprawling development entirely across this site is very old school.”

## Recommendation

Below are specific recommendations we received:

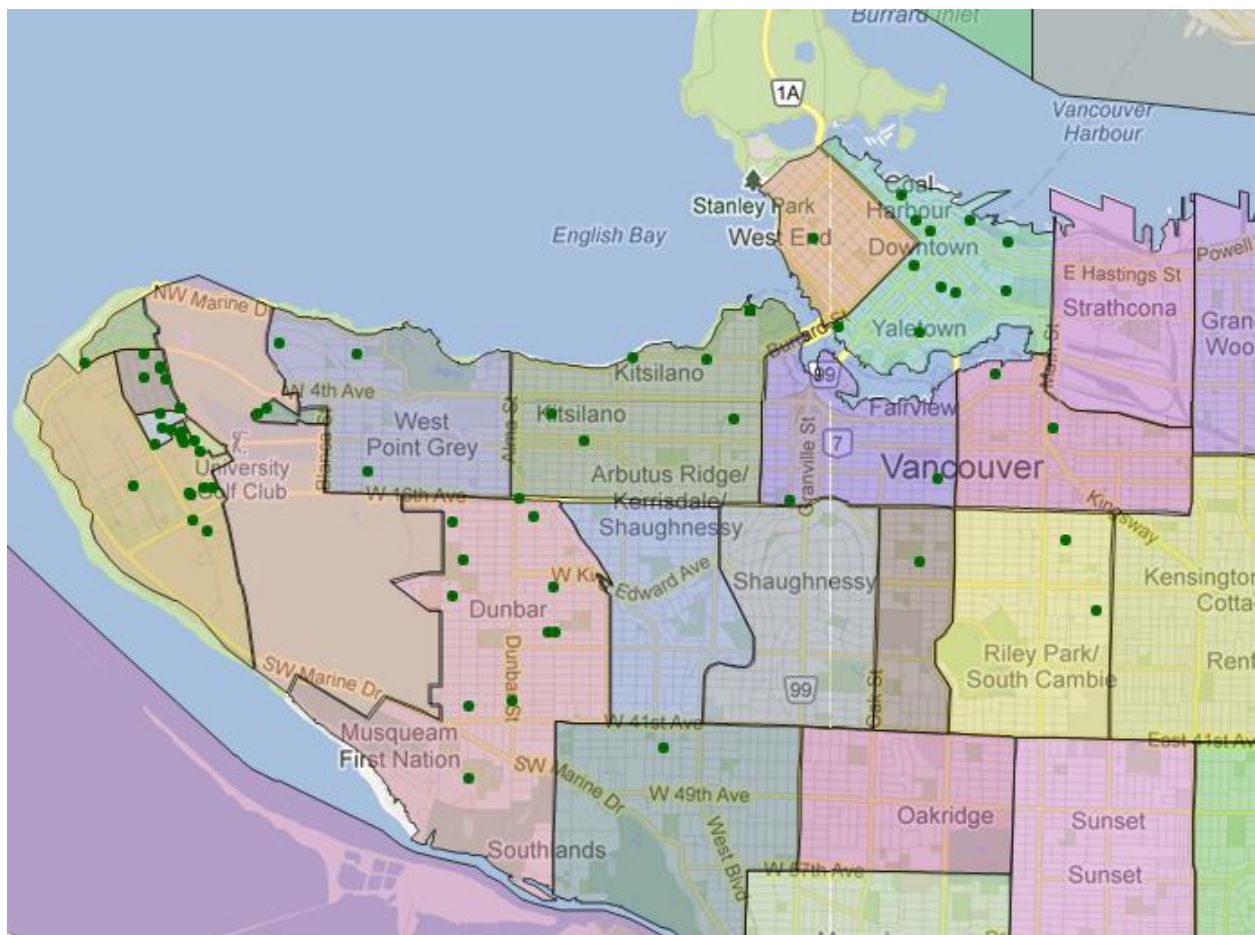
- › the proximity of large areas of green space should be acknowledged in the planning of density
- › please ensure that a good (including conifers) selection of trees are planted between sidewalk (on University Boulevard) and the development. No advertising bill boards to be constructed
- › thoughtful architectural design can allow for a variety of building mix, with maximum of 2 tall buildings set back in a treed area with lower level buildings - no flat roofs, concrete brick finishes which look institutional.
- › locate towers by park to allow better access to parks for walkers. If you build higher for more green space, make sure that space is functional.
- › provide street view so people could see how crowded low rise planning could lead to
- › UEL taxes are low compared to Vancouver. Aim the pricing at the high end; A high end development with low taxes will sell out. The owners (Musqueam) will extract more value from the land.
- › locate towers by park to allow better access to parks for walkers.

## IV. PlaceSpeak

Similar to the first Open House, PlaceSpeak was available for the public to provide their feedback electronically. All Open House material, along with the Comment Form and a discussion feature were made available to coincide with the Public Consultation. To join the conversation, each forum participant needed to register with their residential address so they can access information and authentically voice their opinions. Below we provided a summary of our online statistics taken as of February 19<sup>th</sup>, 2013 which is compared to the statistics taken on December 21<sup>st</sup>, 2012, after the first Open House.

- › 1060 people (unique views) visited the forum – *there has been 434 additional views*
- › 86 residents are connected to the forum – *there has been 20 new registrations*
- › 41 comments were posted and 251 people have viewed these comments – *7 new comments were posted, and 115 additional people viewed these comments*

The green dots on the map below show the distribution of the residents who are connected to the forum.





## Appendix A. Event Photos

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*28 Storyboards were set up around the room for the public to browse at their own pace.*



*21 project team representatives were stationed around the room, prepared to answer any questions and make notes of comments.*



*Boards #26 – 28 were set up for the public to provide feedback and comment.*



*Post-it notes were provided for the public to comment on the Design Objectives, and the site concepts*

## Appendix B. Advertisements

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news



**SMOKE ON THE WATER:** Claire and Patrick Smith braved the brisk temperatures Friday afternoon for a waterside barbecue dinner near Kits Beach.

photo Dan Toulgeot

**Thank You**  
for your kind contributions of food items.

Your generosity will make an immediate difference. We've collected many boxes and delivered them to the Vancouver Food Bank.

**Thank you all again for your great participation in the Arbutus Village Orthodontics Food Drive this season.**

Dr. Nicki De Francesco  
#254-4255 Arbutus Street, Vancouver BC V6J 4R1  
604-733-1130

West Point Grey Community Centre

**Annual General Meeting**  
Wednesday, February 6<sup>th</sup> at 7:00 pm  
West Point Grey Community Centre  
@ Aberthau

**Free!**  
*Special AGM Presentation: Connections and Engagement*  
LIDIA KEMENY Program Director, Vancouver Foundation  
Come learn some of the surprising things Vancouver Foundation discovered when they asked folks what they most care about and what concerns them. Explore the role of community centres in helping people feel more connected and engaged.

**Join the Board & help shape the future of your community centre!**  
Meet current Directors at the Board Recruitment Event  
Monday, January 28<sup>th</sup>, 7:00pm at Aberthau  
*Note: All nominations due by 3pm January 30<sup>th</sup>, 2013.*

4397 West 2nd Avenue • Vancouver • 604-257-8140  
www.westpointgrey.org



**BLOCK F DEVELOPMENT**

Musqueam is contemplating an OCP Amendment and Amendment to the Land Use, Building and Community Administration Bylaw from the existing MF-1 Zone which currently allows for the site to be developed with residential uses up to a density of 1.45 f/sr.

You are invited to drop in to a second Open House to learn about Musqueam's future development plans for Block F in the University Endowment Lands. Representatives of the Project Team will be available to provide information on the development and to seek public input.

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**When:** Wednesday, February 6<sup>th</sup>, 2013  
**Time:** 4:00 PM – 8:00 PM (Drop in)



Please direct questions to Gordon Easton, Project Manager at Colliers International: [Gordon.Easton@colliers.com](mailto:Gordon.Easton@colliers.com), (604) 662-2642; or visit [www.placespeak.com/UELBlockF](http://www.placespeak.com/UELBlockF) for more information.



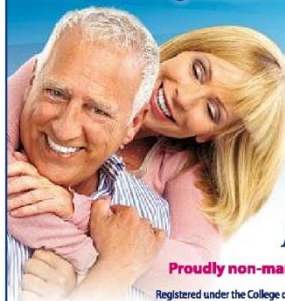
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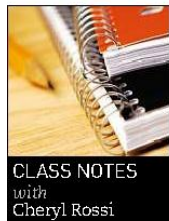
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## news

# Teachers ready to bargain



CLASS NOTES  
with  
Cheryl Rossi

Negotiations for the next collective agreement for teachers will start sooner than expected.

Instead of starting in March, bargaining will begin Feb. 4, with proposals exchanged no later than March 1, as agreed upon by the B.C. Teachers' Federation and the B.C. Public School Employers' Association on Saturday.

The BCTF and BCPSEA will mutually appoint a facilitator to assist with bargaining from the outset. Both parties will equally share the cost of the facilitator.

The BCTF and BCPSEA

will develop a common data study to reach agreement on the cost of items brought to the table and to work out what will be negotiated at provincial and local levels.

Such harmony was not to be found earlier last week after Liberal Premier Christy Clark and Education Minister Don McRae announced a plan for a 10-year agreement with teachers on Jan. 24.

The BCTF said the government's proposed plan ignores court rulings that teachers have the right to bargain working conditions, including class size and composition.

McRae said in a ministry released statement that the government expects to negotiate these issues.

The government's plan provides for a \$100 million "investment fund" available in the third year of the agreement; a formal place for teachers to have a say on a new Education Policy Council with representatives from government, the BCTF and school board trustees;

indexing of public school teachers' compensation to an average of other major B.C. public sector increases; and a new structured and transparent bargaining process. The framework allows teachers the right to strike.

Teachers' salaries and benefits would be on par with those of nurses, college faculty and government employees. The mix of wages and benefits would be determined through bargaining.

The ministry sought submissions from the BCTF, BCPSEA, B.C. School Trustees' Association, B.C. School Superintendents' Association, B.C. Principals' and Vice Principals' Association and the B.C. Confederation of Parent Advisory Councils in the development of the framework.

The ministry would implement the framework following the May provincial election if all parties agreed to it.

The collective agreement expires June 30.

cross@vancourier.com  
twitter.com/Cheryl\_Rossi

## Join Us in Supporting Andrew Wilkinson in Vancouver-Quilchena

On Sunday, February 17, nominate Andrew Wilkinson as your BC Liberal Party Candidate, Vancouver-Quilchena



"I can think of no better candidate to represent the BC Liberals in Vancouver-Quilchena."

Philip Owen  
Mayor of Vancouver 1993 to 2002

"Andrew Wilkinson listens, he learns and he gets the job done"

May Brown, CM, OBC  
Resident of Dunbar for 61 years



"He offers private-sector experience, government experience, strong leadership skills and a clear vision for BC."

Carol Gibson  
Vancouver School Board Trustee 2005 - 2011

"I have complete confidence that Andrew Wilkinson will make us proud as our MLA in the provincial Legislature."

Ian Robertson  
Vancouver Park Board Commissioner 2005 - 2011



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The Campus Resident

## Work of Volunteers Wins Well-Deserved Praise

**226 volunteers - 69 adults and 157 youths - are providing services to the UNA and The Old Barn Community Centre; number of hours worked by volunteers has increased significantly over five years**

As National Volunteer Week approaches, the University Neighbourhoods Association and The Old Barn Community Centre have released figures showing how strong the volunteer movement at UBC is—especially among youths.

Qunying Wang, Community Engagement and Volunteer Coordinator at The Old Barn, called the work of volunteers in 2012 “glorious”, and said, “This work continues.”

Qunying revealed that 226 volunteers provided the UNA and The Old Barn with services in 2012—69 of them adults, and 157 youths. The volunteers provided 3,885 hours of service work.

“Their time, expertise and passion have greatly supported the work of different UNA committees, over 20 programs and ten major community events in the past 12 months,” Qunying said.

One volunteer, Jim Taylor, of Hampton Place, recently received the Queen’s Diamond Jubilee Medal for services rendered in helping build the residential community on campus, and the Old Barn spokesmen said the honour bestowed on Mr. Taylor “is just the beginning” of UNA/The Old Barn volunteers being recog-

nized.

UNA and Old Barn staff have initiated plans for a 2012-2013 UNA Volunteer Award Ceremony to be held during National Volunteer Week, April 21-27.

Qunying provided a summary of the hours of service work volunteers have contributed over the years. As the table attached shows, the annual total of volunteer hours worked has jumped greatly from around 730 volunteers in 2008 to 3,885 in 2012.

Qunying provided the following commentary to the above table of volunteer hours:

*These hours only provide one dimension of the contribution of volunteers. The leadership and impact they have created in the community is far beyond what these hours can measure. A total 19 volunteers have supported the work of the Multicultural Committee, UNA sustainability planning initiatives including the UNA Waste and Water Action Plan Working Group, the*

*Residential Environmental Assessment Program (REAP) Working Group (reviewing UBC green residential building standards) and the UNA Sustainable Transportation Committee.*

*The English language programs at The Old Barn Community Centre such as the English Conversation Clubs (led by Kay Trenker & Kathy Regelous, Nicole Fitzsimon, Brenda Stewart and other volunteers), and the ‘New to English’ program, (led by Sandra Price-Hosie), have helped hundreds of immigrants not only to learn English but also to gain an improved understanding about Canadian culture and traditions. Their work has played an important role in promoting cultural exchange, mutual understanding and building a connected and integrated community.*

*Working professionals, retired residents, new immigrants, UBC students and high school students compose the diverse profile of UNA volunteers in 2012, with a few highlights:*

*The capacity in community participa-*

*tion of high school volunteers has continued to grow. We have seen new youth-initiated programs such as Mandarin Fun, UNA Youth Band and the Youth Journalist Team. Three youth volunteers successfully received UTown@UBC Community Grants to lead the Youth Green Lipdub, Give and Receive, and the UNA Youth Biodiversity Community Club projects. We believe their learning from working on these projects is great and their positive energy will help sustain the community.*

*We have also seen a growing number of UBC students getting involved in the community programs and activities in 2012. We have UBC students from education, kinesiology, psychology, biochemical engineering, science, and forestry who have offered greater potential to enrich our program portfolio.*

*Volunteering is a great way to get involved in the community. In 2013, we will have more opportunities and programs that are aimed to build a caring, connected and sustainable community for residents to get involved.*

Please contact Qunying Wang at [qwang@oldbarn.ca](mailto:qwang@oldbarn.ca) if you are interested in becoming a volunteer.

Details of the 2012-2013 UNA Volunteer Award nomination process will be announced in early February on both the UNA and The Old Barn Community Centre websites. If you know of an individual whose contribution has enriched our community, we invite you to submit a nomination, or to send a story about this volunteer to The Campus Resident.

Year	Youth		Adult Program Leaders		Total
2008	608.9	83%	121	17%	729.9
2009	1204.3	83%	240	17%	1444.3
2010	988.5	74%	340	25%	1328.5
2011	1273.8	68%	603.5	32%	1877.3
2012	2952	76%	933	24%	3885
Total	7027.5	76%	2237.5	24%	9265



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**PlaceSpeak** BETA

此通知包可能会影响您的信息,请让他人为您翻译。  
 이 통지에는 위는 사람한테 영향을 미칠 수 있는 정보가 있으나, 누군가에게 번역을 부탁 하십시오.



Three youth volunteers help out at The 6th Annual UNA Barn Raising event



Sandra Price-Hosie (centre) with members of her New to English class

The Ubysey



#### REFERENDUM

A referendum is a vote of an entire electorate on whether to accept or reject a specific proposal. This year, students will vote whether to...

- approve a new U-Pass agreement
- give the Bike Co-op \$1 from every student
- shift the AMS elections period to March and change when executives take office, give UBC-affiliated theological colleges seats on AMS Council and form a protected endowment fund
- make some minor bylaw tweaks so that the AMS follows provincial laws

#### SENATE

The UBC Senate is in charge of the big-picture academic direction of the university. Some recent initiatives of the UBC Senate you might recognize are Credit/D/Fail grading and admitting students based on Grade 11 marks. UBC's 18 elected student senators get a say on Senate initiatives. Their next big challenge? Getting UBC to implement a database of past exams.

#### SLATES

Slates are essentially student political parties, and they were banned by the AMS in 2004. Slates presented several advantages and drawbacks for the AMS political process. On one hand, they offered candidates more resources, helped push more equal gender and minority representation, and generally increased engagement. But slates also tended to hyper-politicize the AMS and create a toxic environment. Candidates can now be penalized for sharing resources or engaging in "slate-like behaviour."

#### TUITION VOTES

Every spring, the AMS Board of

Governors votes on whether to increase tuition. Tuition increases were frozen under the last provincial NDP government, but skyrocketed when the B.C. Liberals took over in 2001. In 2005, the Libs capped domestic tuition increases at two per cent (which, proponents say, is just enough to account for inflation). Since then, approving this increase has been somewhat uncontroversial, though many student representatives abstain from voting on such measures. How candidate says they'll vote on tuition tells you a lot about their political leanings.

#### TURNOVER

Currently, the AMS president and vice-presidents are elected mid-January and take office at the end of February. This means that all candidates either have to gamble on taking a lighter course load in anticipation of getting elected, or drop a course late with a "W" standing. A question on this year's ballot could move turnover to the start of the summer term in May.

#### UNA

The UNA is the neighbourhood association for residents of private housing on UBC campus. Though technically powerless, the University Neighbourhoods Association often clashes with the university over issues of noise and lack of consultation in planning processes. In their most recent election, a more assertive slate took control of the organization, with plans to advocate more strongly for residents. One AMS exec sits on their board.

#### WAR ON FUN

This is the idea that UBC, the campus RCMP and other groups have spent the past 5-10 years doing things that hurt the social scene on campus. Examples: It's now harder than ever to get a licence for a beer garden, Koerner's Pub has been shut down indefinitely

and a legendary end-of-the-year stadium concert has been swapped for a much smaller event. The most likely culprits? People who have been buying the swiftly multiplying high-priced condos on campus and wanting the place to quiet down a little bit.

#### WHISTLER LODGE

It's a lodge. It's in Whistler. It's run by the AMS. It offers cheap rooms so that students can hit the slopes. But it's also old and in disrepair. And since the 2010 Olympics brought a ton more cheap, hostel-style accommodations to Whistler, the Lodge hasn't been making very much money. The AMS has been torn on whether to sell the property or pay for the massive repairs it needs to stay open long-term. [u](#)

## MORE ONLINE



Check out The Ubysses's AMS elections portal at [ubyssey.ca/ams-elections](http://ubyssey.ca/ams-elections) for video interviews with every candidate, a presidential roundtable video and streaming debate coverage.

# HACKTASTIC HEADLINES

1. "New SUB microbrewery in limbo" (Dec. 2, 2012)
2. "AMS council hikes exec pay post-referendum" (Sept. 6, 2011)
3. "Negotiations for new SUB at standstill" (Jan. 30, 2009)
4. "Candidates spar over market housing, development" (Jan. 20, 2009)



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## RHINOCEROS

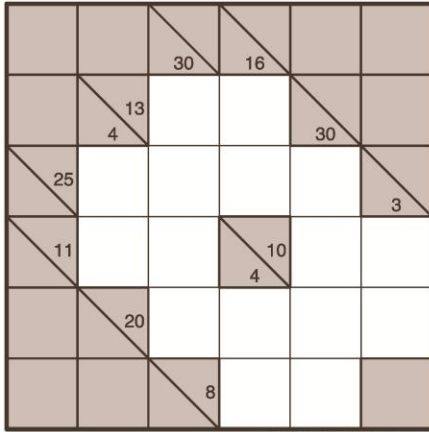
by Eugène Ionesco  
Translated by Martin Crimp

Directed by Chelsea Haberlin

January 24 to February 9  
TELUS Studio Theatre  
Preview, Wednesday, Jan. 23

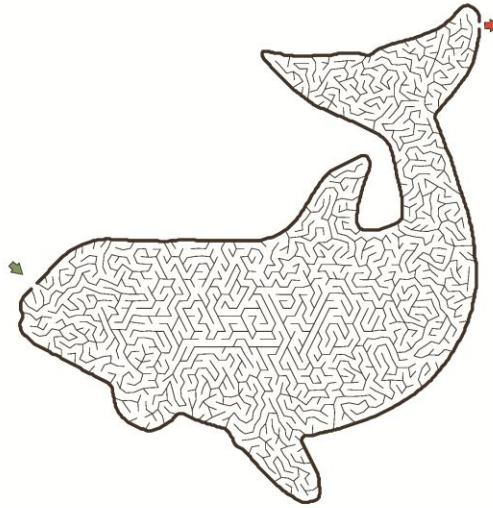
Tickets: \$22 | \$15 | \$10  
Box Office: 604.822.2678

theatre.ubc.ca



PUZZLES COURTESY KRAZYNAD, USED WITH PERMISSION.

Kakuro puzzles are like a cross between a crossword and a Sudoku puzzle. Instead of letters, each block contains a digit between 1 and 9. The same digit will never repeat within a "word" (a blank column or row). If you add the digits in a word, the sum will be the number shown in the clue. Clues are shown on the left side of "across" words, and on the top side of "down" words.



## RHINOCEROS

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## LOCKING CAMERAS

PHOTOGRAPH FOR THE UBYSSEY  
KAI JACOBSON | ART@UBYSSEY.CA

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## UNA eNewsletter

From: ☐ UNA Reception <reception@myuna.ca> Sent: Thu 1/24/2013 3:31 PM  
 To: ☒ Peng, Tina  
 Cc:  
 Subject: myuna announcements January 24, 2013

	<ul style="list-style-type: none"> <li>• Cost: FREE</li> </ul> <p>You are invited to attend, view and comment on the new faculty/staff residential rental development project on <a href="#">Lot 22 in Westbrook Place</a>. Please direct questions to <a href="#">Karen Russell</a>, Manager Development Services.</p> <h3>Musqueam Development - Open House</h3> <h4>Proposed Building Project</h4> <ul style="list-style-type: none"> <li>• Date: Wednesday, February 6</li> <li>• Time: 4:00 pm - 8:00 pm (drop in)</li> <li>• Location: University Golf Club, 5185 University Blvd.</li> <li>• Cost: FREE</li> </ul> <p>Block F is an approximate 22 acre parcel bounded by University Blvd, Toronto Rd. and Acadia Rd. Currently, the Musqueam are contemplating an OCP Amendment and Amendment to the Land Use, Building and Community Administration Bylaw. Come to the Open House to learn about the <a href="#">Musqueam's future development plans</a>. Direct questions to Project Manager Gordon Easton, or call 604.662.2642.</p> 	
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From: ☐ UNA Reception <reception@myuna.ca> Sent: Thu 1/31/2013 4:07 PM  
 To: ☒ Peng, Tina  
 Cc:  
 Subject: myuna announcements January 31, 2013

	<h3>Winter Drop-In Programs are running at The Old Barn until mid-March!</h3> <p>Why not drop in for a Friday morning <a href="#">Nia class</a>, Saturday morning <a href="#">pre-natal Yoga</a> or Sunday morning <a href="#">Iyengar Yoga</a>? For more details <a href="#">click here</a> or phone 604.827.4469.</p> <h3>Musqueam Development - Open House</h3> <h4>Proposed Building Project</h4> <ul style="list-style-type: none"> <li>• Date: Wednesday, February 6</li> <li>• Time: 4:00 pm - 8:00 pm (drop in)</li> <li>• Location: University Golf Club, 5185 University Blvd.</li> <li>• Cost: FREE</li> </ul> <p>Block F is an approximate 22 acre parcel bounded by University Blvd, Toronto Rd. and Acadia Rd. Currently, the Musqueam are contemplating an OCP Amendment and Amendment to the Land Use, Building and Community Administration Bylaw. Come to the Open House to learn about the <a href="#">Musqueam's future development plans</a>. Direct questions to Project Manager Gordon Easton, or call 604.662.2642.</p> <h3>Vancouver Fire Department</h3>	
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Unaddressed Admail



Dear Owner/Tenant,

**Re: Block F Development, UEL – Open House Feb 6<sup>th</sup>, 2013 (4:00pm - 8:00pm) at University Golf Club**

---

Block F is an approximate 22 acre parcel bounded by University Blvd., Toronto Rd. and Acadia Rd. in the University Endowment Lands (UEL). In 2008, the Province returned the land to the Musqueam people with the intent to provide economic development opportunities for the Band.

Musqueam is contemplating an *Official Community Plan* Amendment and Amendment to the *Land Use, Building and Community Administration Bylaw*. The existing MF-1 Zone currently allows for the site to be developed with residential uses up to a density of 1.45 FSR.

We would like to invite you to attend a second Open House to learn about the development plans for Block F. The event will be held on February 6<sup>th</sup>, 2013:



**About:** Block F Open House Meeting #2

**Where:** University Golf Club (5185 University Blvd. ★)

**When:** Wednesday, February 6<sup>th</sup>, 2013

**Time:** 4:00 PM – 8:00 PM (Drop in)

Based on what we heard at the first Open House, the project team will be available to provide information regarding:

- ❖ A summary of feedback received to date including the range of inputs and comments from the first Open House
- ❖ Possible site planning options including transportation options
- ❖ Exploration of different building heights and forms as these relate to open space

In addition to hosting the Open House, we have set up a forum on PlaceSpeak, an online consultation platform that allows all UEL residents to voice their opinions [www.placespeak.com/UELBlockF](http://www.placespeak.com/UELBlockF). If you have any questions or comments, please visit PlaceSpeak or contact Gordon Easton, Project Manager at Colliers International: [Gordon.Easton@colliers.com](mailto:Gordon.Easton@colliers.com) (604) 662 – 2642.

Thank you and we look forward to seeing you at the second Open House.

Sincerely,

Wade Grant  
Musqueam Indian Band

## Appendix C. Storyboards

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BLOCK F • UNIVERSITY ENDOWMENT LANDS

OPEN HOUSE #2

Welcome!

We are continuing to explore the rezoning of a parcel of land in the University Endowment Lands (UEL) called Block F. This is the second of a series of public consultation events that will be taking place in advance of making a rezoning application.

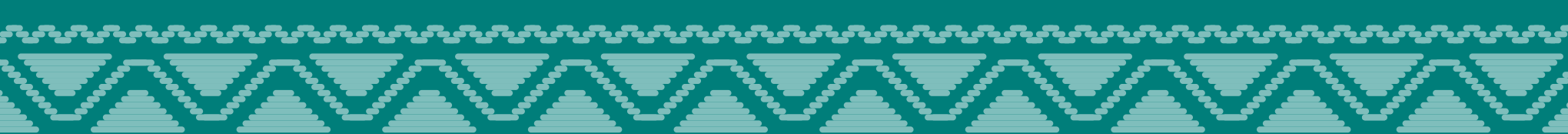
The goals of this Open House are to:

- ✓ Summarize what we heard at the first Open House
- ✓ Re-introduce the project, Musqueam Indian Band (the landowner) and the Project Team for those that might have missed the first Open House
- ✓ Present three preliminary site design concepts for feedback
- ✓ Let you know how you can keep up to date with the project

This Open House has five stations. We encourage you to visit them all!

1	Why Are We Here?	<i>This station provides a basic summary of the project and the key information you need to know. A good place to start!</i>
2	Who’s Musqueam?	<i>Here you can learn about the Musqueam Indian Band and the Project Team.</i>
3	What Did We Hear?	<i>This station provides a summary of what we heard at our December Open House where we asked people about the kinds of development (buildings, parks, landscaping, services) they would like to see at Block F.</i>
4	Site Studies & Concepts	<i>Here you can learn more about some additional site studies we’ve completed, site park options, and different building arrangement options that can maximize site open space.</i> <i>You can also review three site concepts whose development was based on site study findings, community and stakeholder input, and our project planning principles.</i>
5	Tell Us What You Think	<i>What do you think about the three preliminary site concepts? Are there opportunities to improve or combine them?</i>

Thanks for attending tonight. If you have any questions, please ask any member of the Project Team.





# Why Are We Here?

## BLOCK F • UNIVERSITY ENDOWMENT LANDS

### Project Summary

Musqueam Indian Band (the landowner) is going to be developing a 22-acre parcel of land called Block F in the University Endowment Lands (UEL).

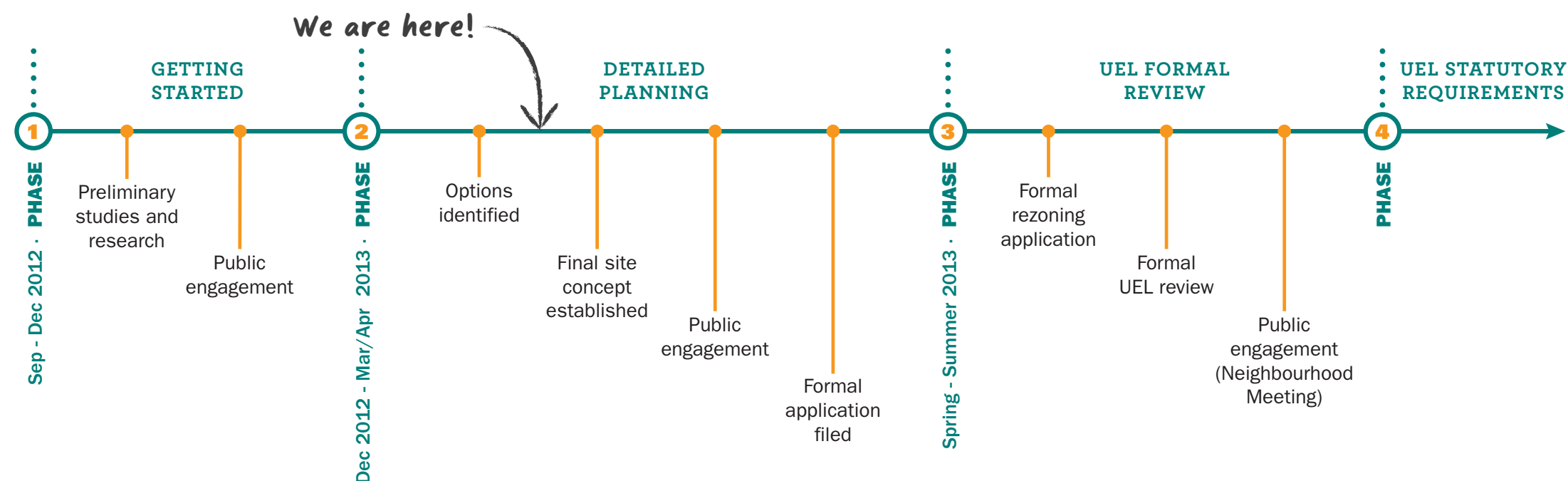
Under current zoning, Musqueam is able to develop townhomes and apartments, while dedicating a park site of not less than three-acres. **We think we can do better.**

We would like to explore the opportunity to rezone the property to permit a greater mix of housing types and forms and to provide a mix of services currently missing from the UEL community, including a small hotel and a small-scale retail village.

Working with a skilled and experienced consultant team, we are working with UEL on a rezoning process. This Open House, and those that follow it, is one part of the process. We are also **working with UEL** to meet their planning requirements, carrying out **site studies and inventories** to learn about the site's important features, and carrying out the other work required by UEL's planning regulations.

### How will it happen?

The rezoning process will occur over the next several months and involve a number of important groups and agencies including, UEL staff and consultants, UEL residents, local governments and neighbouring jurisdictions (City of Vancouver, Metro Vancouver, UBC), and others. **We are looking to engage broadly and deeply** with residents, business owners, property owners and other stakeholders. We started last fall and expect to submit a rezoning application by late spring or early summer 2013. The timeline outlines major project components and anticipated timing.



If Block F is rezoned, UEL's Official Community Plan – the community's guiding planning document – will be amended and a new zoning schedule will be developed for Block F. Musqueam will then select development partners to start working on the project. Development would occur in phases over several years (10 to 13 years) with construction not expected until 2015.





# Why Are We Here?

BLOCK F • UNIVERSITY ENDOWMENT LANDS

## Who's working on it?

Musqueam is currently working with a group of skilled and experienced architects, landscape architects, environmental professionals, engineers, planners and real estate specialists. Here's a list of everyone involved in the project so far.

**OWNER/APPLICANT:** Musqueam, through Musqueam Capital Corporation

**PROJECT MANAGER:** Colliers International

**AUTHORITY:** Ministry of Community, Sport and Cultural Development, University Endowment Lands

**ARCHITECTS:** Rositch Hemphill Architects

**LANDSCAPE ARCHITECTS:** PWL Partnership

**TREE ASSESSMENT:** Diamond Head

**URBAN PLANNING:** EcoPlan

**SURVEY AND CIVIL:** R.F. Binnie Engineers

**TRAFFIC:** Bunt & Associates

**ENVIRONMENTAL:** Pottinger Gaherty Environmental Consultants

**PUBLIC RELATIONS:** Dunn Public Relations

**COMMUNICATIONS:** PlaceSpeak

**COMMERCIAL CONSULTANT:** Colliers International

**HOTEL CONSULTANT:** PKF Consultants

## How do I keep informed?

There are many ways you can stay informed and engaged as we move through this project. We will be providing information through:



**PRINT MEDIA:** We will be providing information and notifications in local newspapers, including the Vancouver Courier, Ubysey and others.



**ON-LINE:** Visit our project PlaceSpeak website at [www.placespeak.com/uelblockf](http://www.placespeak.com/uelblockf)



**OPEN HOUSES:** This is the first of three planned neighbourhood information meetings.



**EMAIL:** Leave us your email if you want to receive regular email updates and notifications.

There are also many ways you can provide feedback and comments, both at this open house and after you leave:

### TALK TO US!

Talk to one of the project team members at this Open House.

### INTERACT WITH US!

You can provide comments and feedback on our project PlaceSpeak website at [www.placespeak.com/uelblockf](http://www.placespeak.com/uelblockf). You can also fill out questionnaires and comment cards at this open house, or provide input at the different stations.

### WRITE TO US!

You can email us or even send us a letter. Send us an email: [consult@placespeak.com](mailto:consult@placespeak.com)



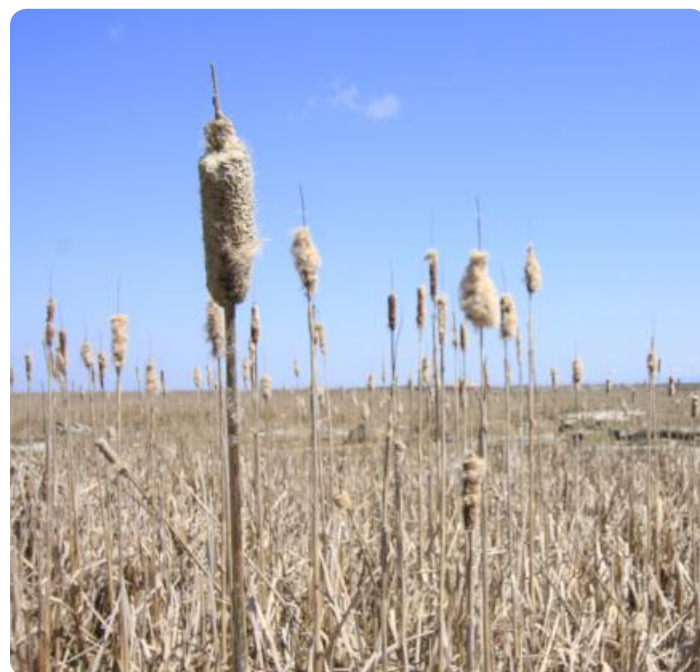
# 2

## Who's Musqueam?

BLOCK F • UNIVERSITY ENDOWMENT LANDS

### Our Past

The name Musqueam comes from our traditional language and can be translated to: "People of the River Grass." It refers to the grass that grows in the tidal flats and marshlands of the Fraser River estuary along whose banks we have lived for thousands of years. The river has always been a vital part of who we are, and since time immemorial we have used it and the lands surrounding it, for sustenance, transportation and shelter.



Our community was once home to over 30,000 people. This number dwindled to less than 100 with the influx of colonization and the diseases it brought. Diseases like small pox and measles devastated our communities, which at one time stretched around the lands of present day Vancouver, extending northwest up Howe Sound and east up the Fraser Valley. Rich in natural resources, this land once offered our ancestors a life of abundance. Over time our community members were placed on small parcels of land, known as reserves, which were a fraction of the size of our Traditional Territory.



Our ancestors were strong, independent people, as we are today. We governed ourselves according to specific social, cultural and moral codes. All members had a specific role and responsibility.





# Who's Musqueam?

BLOCK F • UNIVERSITY ENDOWMENT LANDS

## Our Present

Our community, like many other First Nations, has encountered numerous obstacles and challenges over a number of decades. Although we will never forget the struggles of elders and ancestors we are committed to moving forward in a positive manner in order to provide for our future. Over the past 50 years, we have seen an incredible show of strength by the Musqueam people. Today, we thank those who came before us and are proud to carry on their legacy.



We have been a leading force in enacting positive change in the relationship between the federal government and First Nations. In 1984 (Guerin) and 1990 (Sparrow) we were a part of two landmark Supreme Court of Canada legal cases that helped recognize and provide legal protection for aboriginal rights. In 2010, we were one of four Host First Nations for the 2010 Winter Olympic Games, marking the first time in the history of the Games that Indigenous communities had played such an important role.

**“When you have a sense of who you are and where you come from, there’s no getting lost”**

*Musqueam Member*

Today, we are a rapidly growing community. Over 600 members now live on our main reserve in the southwest corner of Vancouver, while an equal number live in City and other communities. Our population has been growing by between 2% and 5% a year and will continue to grow faster in the future. This is because young people under the age of 19 represent almost 40% of our population. This is a much higher percentage than our neighbours in Vancouver.





# Who's Musqueam?

BLOCK F • UNIVERSITY ENDOWMENT LANDS

## Our Future

In July 2011, Musqueam completed a comprehensive community planning process, 'We are of One Heart and Mind.' The community-based and community-driven planning process involved our youth, Elders, Council and staff, and established the guiding principles that will lead our community's ongoing development, both in our home communities and with our projects with partners throughout the region.

As a guide to a healthy, prosperous and positive future, 'We are of One Heart and Mind' outlines and prioritizes a set of 10 community development objectives to help us make decisions about our future in a thoughtful, structured way.

While the plan addresses a number of community issues – health, education, recreation, and governance – it also includes major land use and economic development components that look at the development of Musqueam lands, both on- and off-reserve, to ensure we are using our limited land base to fulfill our strategic and community objectives. All of our partnerships and projects, whether on our lands or involving parcels of land we own throughout the region, are rooted to our community plan's broad and deep sustainability objectives.

The plan was honoured with a 2011 Award of Excellence in Planning from the Planning Institute of British Columbia, only the second time the prestigious award has been given to a First Nations community.



**We the Musqueam people are united and strong.**  
**We have good hearts and work together to do the right thing.**  
**We will use our teachings, so the Musqueam people will be alright.**  
**We will care about our elders, the little ones and everything on this earth.**  
**This way we will be looking after the ones that come after us.**  
**Then the Musqueam will continue to be strong.**

*Musqueam Council Vision Statement*







# Who's Musqueam?

## BLOCK F • UNIVERSITY ENDOWMENT LANDS

### Block F

#### MUSQUEAM RECONCILIATION, SETTLEMENT AND BENEFITS AGREEMENT

As part of the traditional territory that was never ceded by Musqueam, the parcel of land known as block F was returned to Musqueam in 2008. This was part of a larger agreement between the Musqueam and the Province of British Columbia, the 2008 *Musqueam Reconciliation, Settlement and Benefits Agreement*.

Although it's located a few kilometres from our main reserve, Block F still falls within the core of our Traditional Territory. Musqueam recognizes that the communities of Vancouver, UEL and UBC have grown up around us and this is something that we do not take for granted. It is important for Musqueam to ensure that any development of Block F has adequate and meaningful consultation with local stakeholders. Musqueam will work hard as a neighbour and community partner to create a space that everyone will be proud of.

#### TERMS OF THE AGREEMENT

In 2008, Musqueam members ratified the agreement with a vote demonstrating 98% support. Upon doing so, Musqueam agreed that the Province has fully and finally satisfied its legal obligations to Musqueam. The settlement is “final, conclusive and binding”, and cannot be renegotiated.

Included in the terms of the agreement was the transfer of four fee-simple parcels of land to Musqueam. One of the parcels, known as ‘Block F’, is the 22-acre parcel being discussed today. Another parcel of land was the 146-acre UBC Golf Course. This parcel will be subject to existing lease to 2015 and restricted to golf course uses to 2083.



As part of the agreement regarding Block F:

- ✓ Block F is designated as MF-1 zoning
- ✓ The parcel will be subject to existing UEL development standards
- ✓ Not less than 3.0 acres will be dedicated to UEL as public park





# 3

## What Did We Hear?

### BLOCK F • UNIVERSITY ENDOWMENT LANDS

On December 6, 2012 we held our first Open House at the University Golf Club. The event was very well attended with about 300 people coming over the four hours.

Participants were given several different ways to provide feedback, ranging from questionnaires to a visual preference survey on different types of buildings, parks and services. Here are some highlights from the Open House and comments we've received at the project PlaceSpeak site ([www.placespeak.com/uelblockf](http://www.placespeak.com/uelblockf)). A complete event report with all comments can also be found at the project PlaceSpeak site.

#### 1 Project Understanding

The main goal of the event was to inform people about the landowner, Musqueam Indian Band, and the rezoning planning process.



We asked attendees if the Open House helped improve their understanding of these issues and 77% of respondents told us it did.

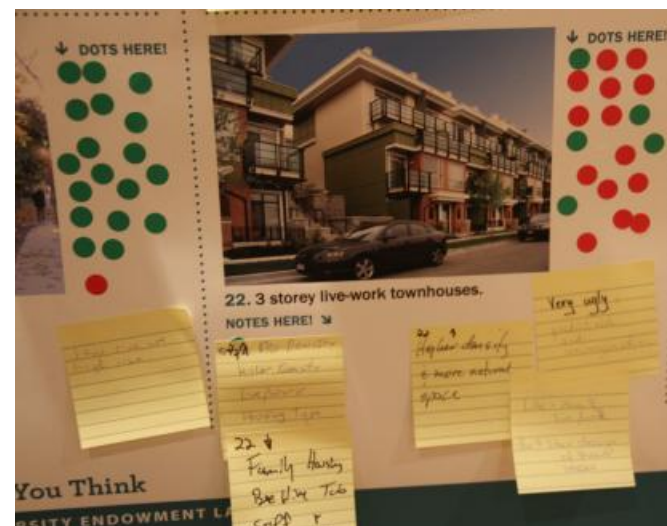
#### 2 Planning Principles

We asked for feedback on project planning principles we developed to guide this project.

While 47% of people who responded to the question approved of the principles, there were questions around how they would be applied.



See **STATION 4: SITE CONCEPTS** for more information on how we are using the planning principles.





### 3 Development Types

We asked people about the kinds of development that should be considered for Block F.

Over 60% of respondents agreed that the development should include a variety of housing types, while about 50% agreed that retail uses should also be included.



A smaller percentage of respondents (36%) agreed that a hotel component should be included. Coffee shops, groceries and health services were the most popular retail service types identified for the site.

### 4 Housing Types

We asked people what kind of housing would suit their lifestyle if they were to live in the new Block F neighbourhood.



58% of all respondents would prefer townhouses, while 36% would prefer apartments.

There was some support from UEL residents for rental housing (21%) and seniors housing (13%).

### 5 Parks & Open Space

As the redevelopment of Block F will provide not less than 3.0 acres of park space, we asked people what kind of parks and open space they would like to see.

Respondents provided a range of feedback, from natural areas to recreation opportunities for all ages.



### 6 Building Heights & Design

We asked people for feedback on different building types, heights and design features as part of a visual preference survey.

From this activity, it became clear that building height is a significant issue.

Many participants recognized how taller buildings are a more compact form of development that permit more open space and preservation of green space. Others were concerned about the potential privacy, shadowing and other design issues taller buildings may pose.



This is one of the topics we want to explore further today.



# Frequently Asked Questions

Here are the answers to some of the questions and concerns we have heard from the community to date.

## How will you address concerns that development will strain the transit, traffic and services in the community?

Throughout the process, Musqueam will be working closely with UBC, UEL, TransLink, Metro Vancouver the Ministry of Transportation and other stakeholders to address and resolve any potential issues. We are also looking to the community for feedback on services and amenities they would like to see included in this development. The site is located on a future rapid transit route which should allow for fewer vehicle trips. As part of the rezoning we will be looking at the technical issues surrounding existing utilities.

## Are there plans to build a casino on this site?

No. There are no plans for a casino as part of the development of Block F.

## Are there plans for the existing golf course?

The University Golf Club’s existing operator’s lease ends in 2015. The site will remain a golf course until 2083.

## What about building heights?

The project team is open to considering a variety of heights and massing, though both are undetermined at this point.

## What’s the timeline for the proposed project?

The proposed project would be a phased development. The earliest we could see the start of any building construction would be 2014. We anticipate all phases of the project would be complete within 10 to 13 years from the start of construction.

## How will this affect the Pacific Spirit Park?

Block F is adjacent to Pacific Spirit Park, which will remain as park space for all community residents to enjoy.



# Site Studies + Concepts

BLOCK F • UNIVERSITY ENDOWMENT LANDS

## Planning Principles

At the start of the rezoning project, we developed several planning principles to help guide our work. We shared these at our first Open House.

The preliminary site concepts we developed were informed by these project planning principles, site study findings, and stakeholder and community input.

Musqueam has been widely recognized nationally and provincially for their leading edge community planning and development projects. We are bringing the same commitment to the development of Block F.



### Preservation and enhancement of open space

*Protecting and enhancing open spaces and community connections to Pacific Spirit Park.*



### Sustainability

*Musqueam's cultural values are founded on stewardship of the natural world; we have walked the talk of sustainability for a long, long time.*



### Community integration and respect

*Good relationships and good neighbours.*



### Housing diversity

*A variety of housing types for a variety of needs. A mixed community.*



### Responsible development

*Economically sound, environmentally progressive, socially respectful.*



### Building a community heart

*Creating a neighbourhood focus and a centre of activity and services for both future residents of Block F and the UEL community.*



# Design Objectives

Based on feedback from our first open house, we started to develop more detailed design objectives for each of the planning principles. Here are some of the design objectives we've developed so far.



## PRESERVATION AND ENHANCEMENT OF OPEN SPACE

- ✓ Use open space and greenways as guiding features in the design of the community
- ✓ Locate park in the most optimal location
- ✓ Maintain trail networks currently on site
- ✓ Minimize area dedicated to roads and vehicular traffic to maximize green and open spaces



## SUSTAINABILITY

- ✓ Minimize impervious surfaces
- ✓ Maintain off-site flow rates of rain water as much as possible
- ✓ Ensure community walkability
- ✓ Support a mix of land uses



## COMMUNITY INTEGRATION AND RESPECT

- ✓ Ensure on-site features are accessible to the public
- ✓ Ensure the scale and type of development respects the adjacent neighbours



## HOUSING DIVERSITY

- ✓ Provide a variety of housing types to address a variety of needs



## RESPONSIBLE DEVELOPMENT

- ✓ Locate the commercial village and hotel to benefit the local and surrounding community
- ✓ Explore options that provide and enhance connections with existing and planned cycling, walking and transit routes and facilities



## BUILDING A COMMUNITY HEART

- ✓ Create a focus that becomes a heart for the wider UEL community
- ✓ Ensure access to new community services for wider UEL community
- ✓ Provide opportunities for formal and informal gathering places
- ✓ Provide for a "Village Green"





# University Endowment Lands

The University Endowment Lands (UEL) is outlined in the blue dotted line.

There are four neighbourhood planning areas in UEL: A, B, C and D. Block F is located in Area D.

- University Endowment Lands Boundary
- Pacific Spirit Regional Park
- University Endowment Lands Areas



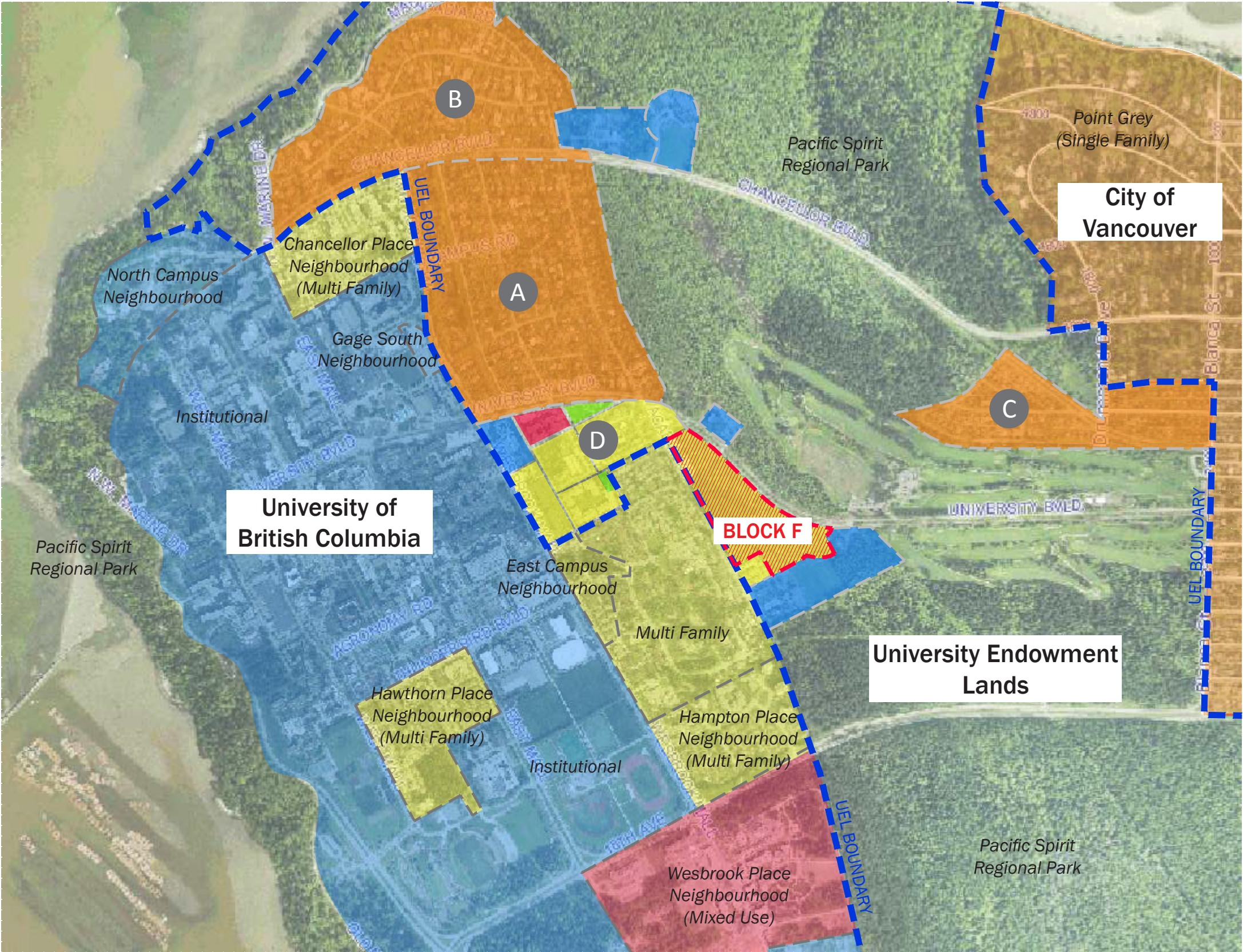
## OVERALL CONTEXT MAP





# Surrounding Land Use

This map shows the different land uses in the surrounding areas,

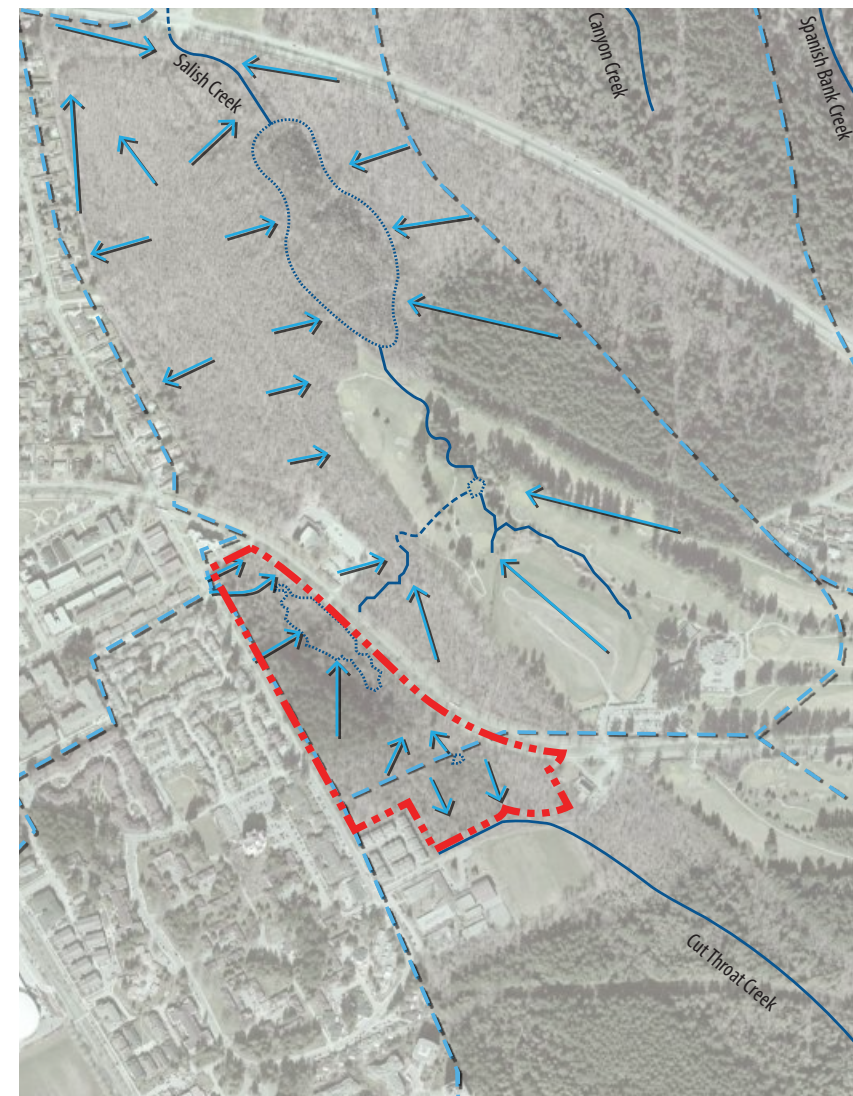


- University Endowment Lands Boundary
- Single Family Residential
- Multi Family Residential
- Commercial/Residential
- Institutional
- University Endowment Lands Areas

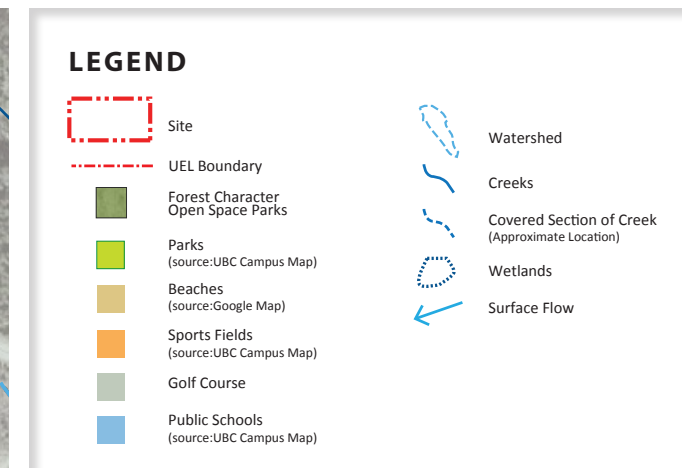




UBC/UEL WATERSHEDS



BLOCK F WATERSHEDS



### Watersheds and Rainwater Management

There are many watersheds in the area around Block F. The site runoff is collected in two watersheds; the southeast portion of the site flows south to Cut Throat Creek into the Fraser River while the majority of the site flows north to Salish Creek (aka Acadia Creek) into the ocean.

There is rich habitat and ecology along Salish Creek and Cut Throat Creek. This project will strive to protect the downstream ecologies through various strategies.

Strategies may include:

- Targeting pre-development rates of sediment and water flow
- Constructed wetlands (including Surge Ponds)
- Bioswales and Rain Gardens
- Absorbent Landscapes
- Permeable paving
- Minimizing impermeable surfaces



## WATERSHEDS

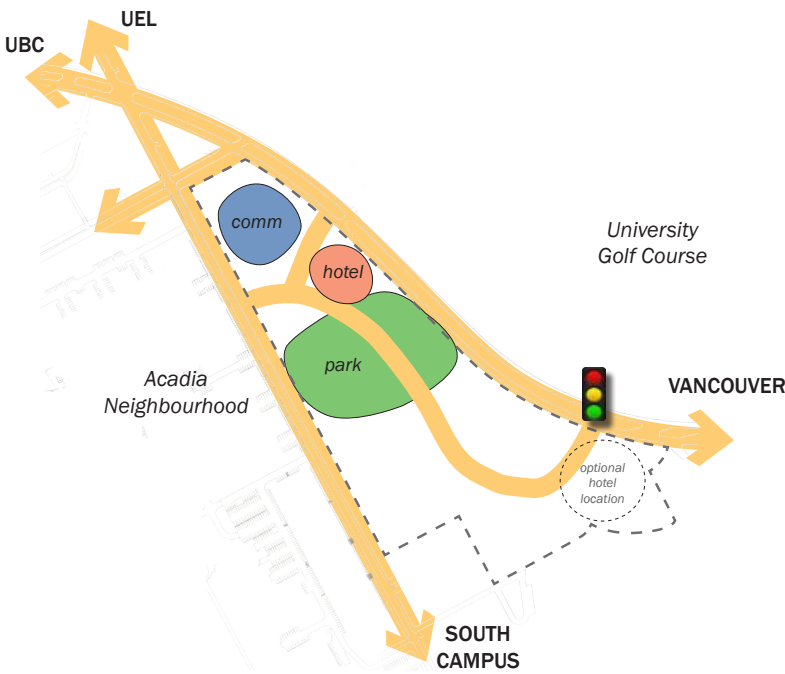


# Three Site Planning Options

There are many possibilities for the placement of open space, greenways and development. Here are three options.

We strongly believe that the dedicated park should be where the mature stand of evergreen trees is located. The size and extension of this park space into other green and open space is flexible.

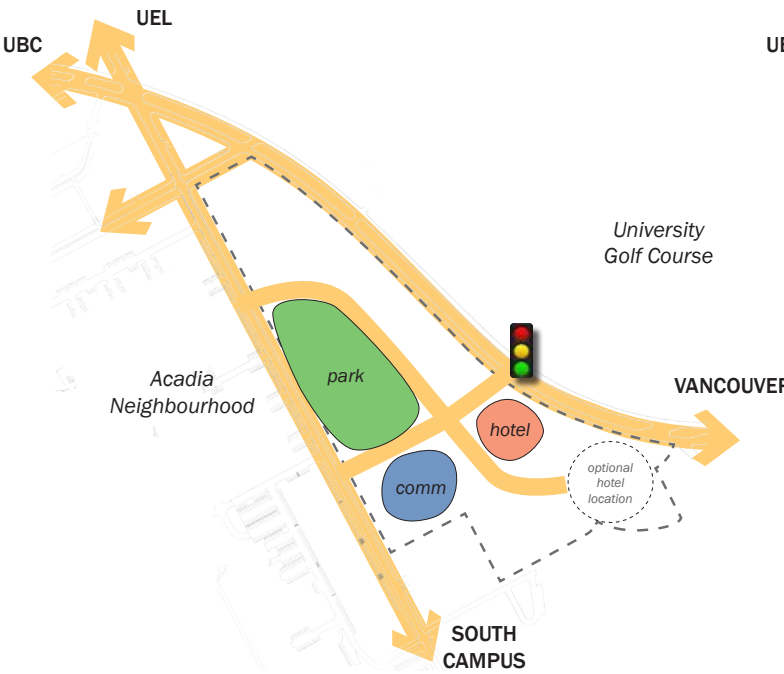
There will likely be one signalized intersection on University Boulevard. There may be up to two additional access points from University Boulevard to Block F, depending on internal traffic flow and engineering recommendations.



## Option 1 - North Village

This option locates the village commercial and the hotel at the northern end of the site.

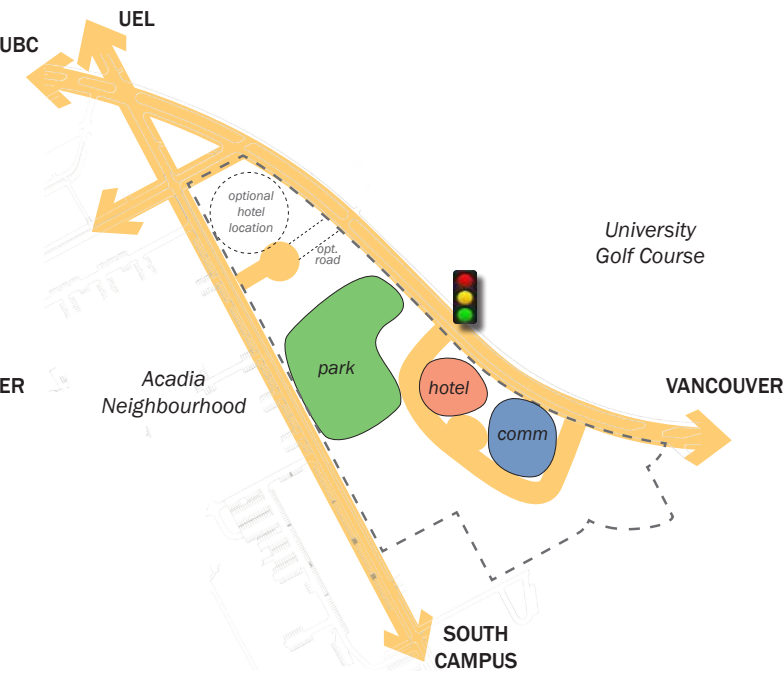
The park extends through to University Boulevard with a connecting road placed between the park and the wetlands area.



## Option 2 - Southwest Village

This option locates the village commercial adjacent to the Acadia neighbourhood. The hotel is located at the principal access point on University Boulevard.

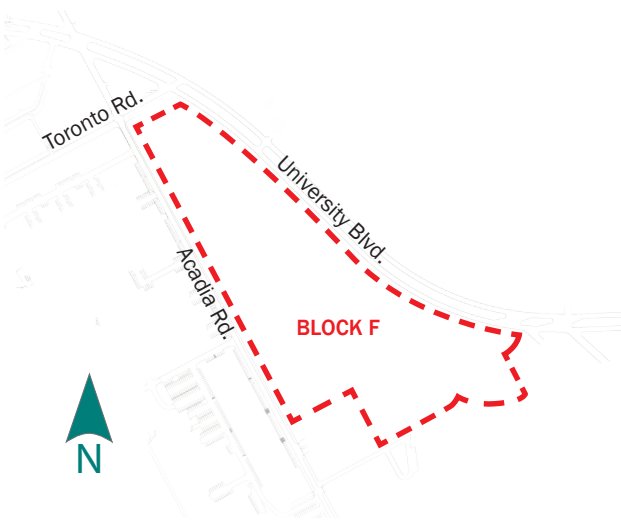
An east-west road connects University Boulevard to Acadia.



## Option 3 - University Blvd. Village

This option locates the village commercial and the hotel along University Boulevard towards the eastern end of the site. A second option for the hotel location is shown at the western end of the site.

The park has an extension to the wetlands with no roadway bisecting it.



Existing Conditions



Parks and Open Space



LEGEND

- Site
- Off-Street Paved Bicycle Route (source:Translink)
- Off-Street Unpaved Bicycle Route (source:Translink)
- On-Street Bicycle Route (source:Translink)
- Informal Bicycle Route (source:Translink)
- Proposed Rapid Transit Line (source:Translink)
- Bus Line (source:Translink)
- UBC Bus Loop (source:Translink)
- Proposed Rapid Transit Station (source:Translink)
- Pacific Spirit Regional Trails (source:Pacific Spirit Regional Park Map)
- Informal Trail (Off Site)
- Proposed Multi-use Trail
- Proposed Sidewalk/Pedestrian Pathway
- Traffic Light
- Forest Park
- Community Square
- Community Trail Head (on site)
- Existing Off Site Trail Head
- Community Parkette

Community Connections



Community Places



Forest Park

The proposed Forest Park would meet or exceed the required 3 acre park dedication. In addition to protecting many of the existing evergreen trees it could provide a unique setting for active and passive recreation. Possible uses include:

- Integrated adventure play elements
- Multi-use trails and secondary pathways
- Work out circuit
- Seating options
- Rain Shelter
- Open Free Play Space

The focus of this open space concept is the protection of the forest and wetland, and providing for a forest trail experience.





This option features the most expansive park and wetlands area and includes greenbelts at the north end along University Boulevard and on the south end against the school and adjacent townhouse development. The north-south (Iva Mann) and east-west (Fairview) walkways are maintained, with the locations altered.



## LEGEND

- Up to 3 storeys
- 4 to 6 storeys
- 7 to 22 storeys
- Executive Style Hotel
- Village Commercial



Existing Conditions



Parks and Open Space



LEGEND

- Site
- Off-Street Paved Bicycle Route (source:Translink)
- Off-Street Unpaved Bicycle Route (source:Translink)
- On-Street Bicycle Route (source:Translink)
- Informal Bicycle Route (source:Translink)
- Proposed Rapid Transit Line (source:Translink)
- Bus Line (source:Translink)
- UBC Bus Loop (source:Translink)
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- Proposed Sidewalk/Pedestrian Pathway
- Traffic Light
- Forest Park
- Community Square
- Community Trail Head (on site)
- Existing Off Site Trail Head
- Community Parkette

Community Connections



Community Places



**Community Trailheads:**  
Trailheads at the perimeter of the site are gateways into the community for pedestrians and cyclists. They can help connect the new community into the surrounding park trail network and neighbourhood fabric.

- Possible features include:
- Way finding signage
  - Seating opportunities
  - Public Art

**Community Square:**  
A Community Square or Village Green located close to the retail and commercial area would provide an outdoor community gathering space. A blend of hard and soft landscape features would be implemented.

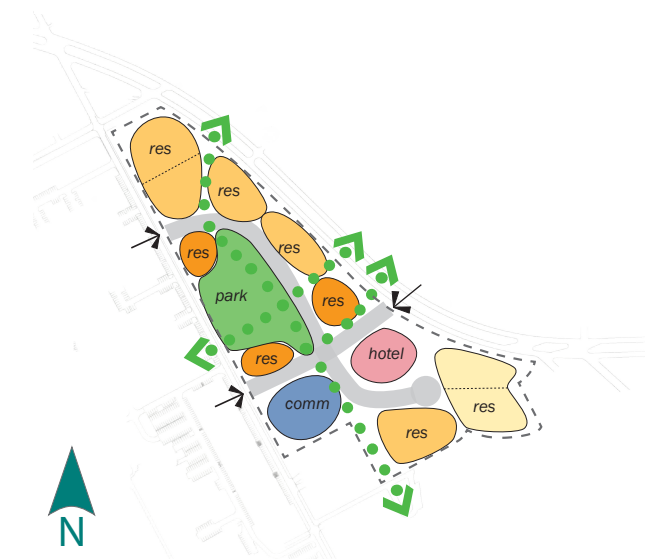
- Programming could include:
- Farmers Market
  - Community Celebrations/Festivals
  - Community Movie Night

The focus of this open space concept is the protection of the existing mature forest and the provision of a trail experience similar to the current conditions





The existing locations of the Iva Mann and Fairview trails are closely maintained, although the design of these trails will be changed. The internal road wraps around the park. Highrises are nestled against the tall trees to mitigate the buildings' impact.

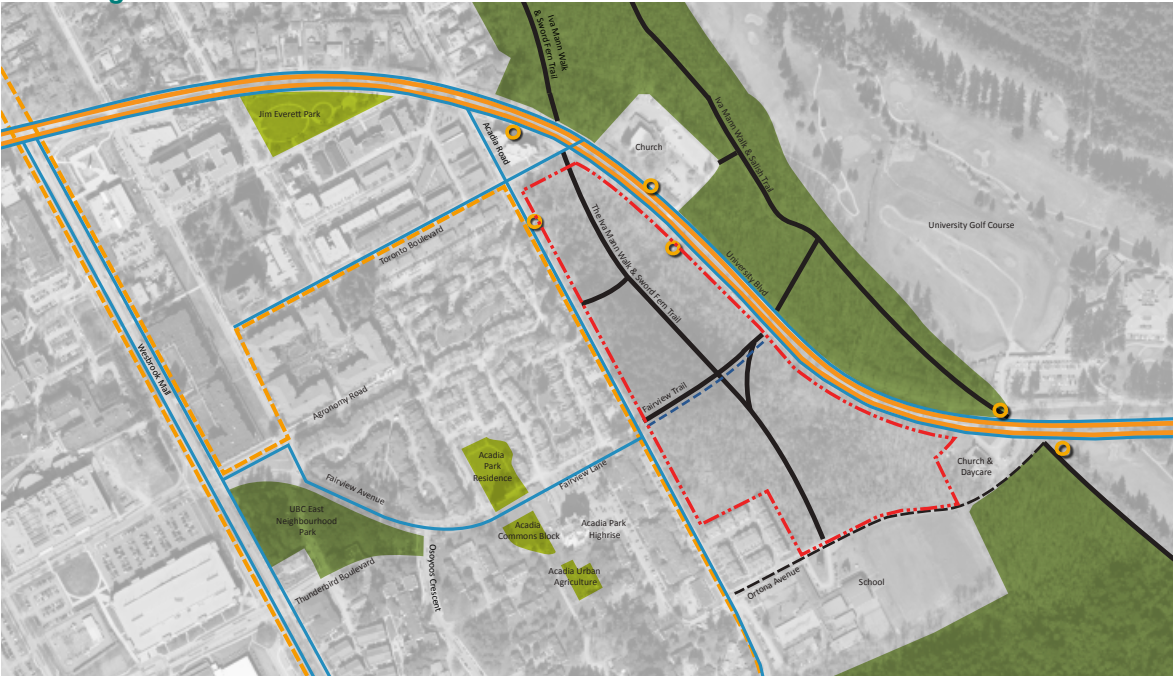


#### LEGEND

- Up to 3 storeys
- 4 to 6 storeys
- 7 to 22 storeys
- Executive Style Hotel
- Village Commercial



Existing Conditions



Parks and Open Space



LEGEND

- Site
- Off-Street Paved Bicycle Route (source:Translink)
- Off-Street Unpaved Bicycle Route (source:Translink)
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- Forest Park
- Community Square
- Community Trail Head (on site)
- Existing Off Site Trail Head
- Community Parkette

Community Connections



Community Places



Community Parkettes

These smaller park spaces offer a different experience and possible uses than the Forest Park. Proposed at nodes like intersecting pathways along the multi-use trail or adjacent to a development parcel, they widen the variety of public amenities in the community.

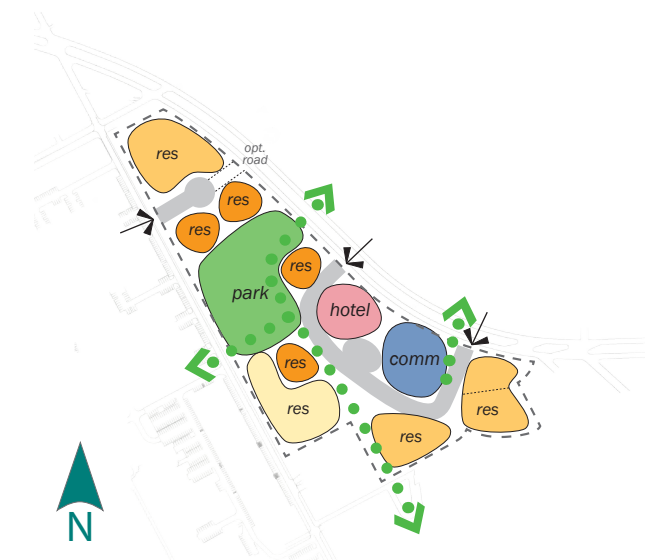
- Possible uses include:
- Seating opportunities
  - Tot Lot play areas
  - Way finding signage
  - Open lawn areas

The focus of this open space concept is the protection of wetlands and existing mature evergreen forest. It includes a trail experience and maintains similar routes to the current condition.





The existing wetlands are included within the park area. The central location of the park creates two separate neighbourhood areas.



#### LEGEND

- Up to 3 storeys
- 4 to 6 storeys
- 7 to 22 storeys
- Executive Style Hotel
- Village Commercial



#### 4 CASES OF THE SAME DENSITY

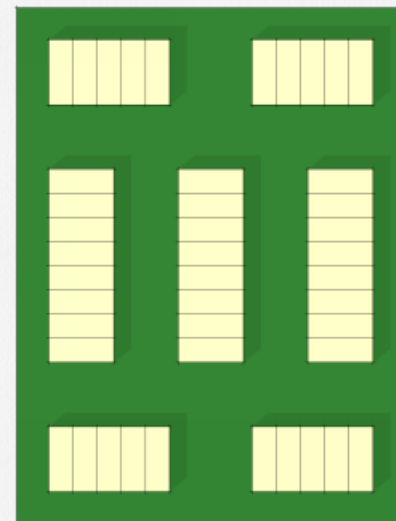
The total building area and site area is the same in all four examples. This is to highlight the relationship between building height and the amount of open space.

These plans show the same size lot with different forms of development. It is not surprising that the lower the building height, the more area of the site is covered by the building footprint. Conversely, the higher the building form, the greater the amount of open space if the building area stays the same.

The current entitlement for Block F permits residential use up to four storeys in height and a density of up to 1.45 times the site area. The 3 storey and 4 storey option are examples of this kind of development.

We are proposing a variety of building types to address a variety of housing needs, but want to highlight that a greater number of taller buildings will result in a greater amount of park and open space, greenbelts, trails and pathways. Please see the following board for more illustrated examples.

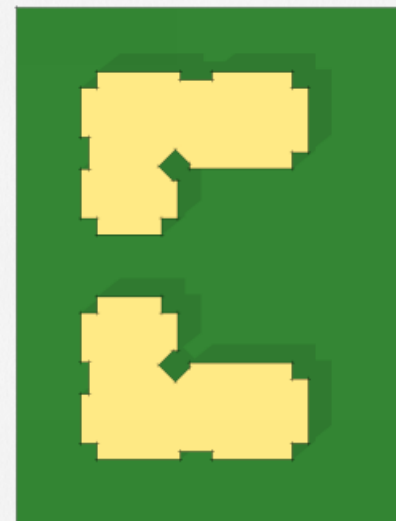
#### 3 Storey Buildings



80,000 Sq. Ft. Total Building Area

65% Site Coverage

#### 4 Storey Buildings



80,000 Sq. Ft. Total Building Area

50% Site Coverage

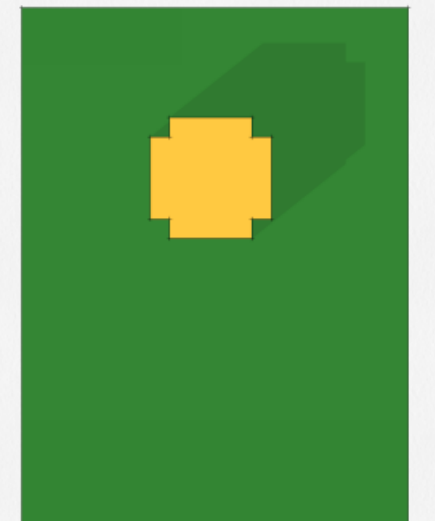
#### 6 Storey Building



80,000 Sq. Ft. Total Building Area

40% Site Coverage

#### 16 Storey Building



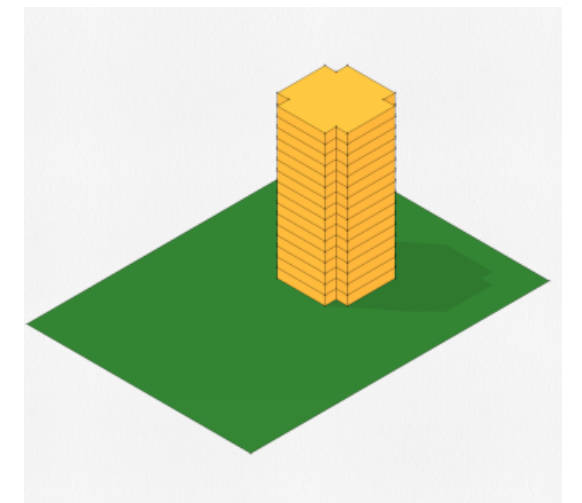
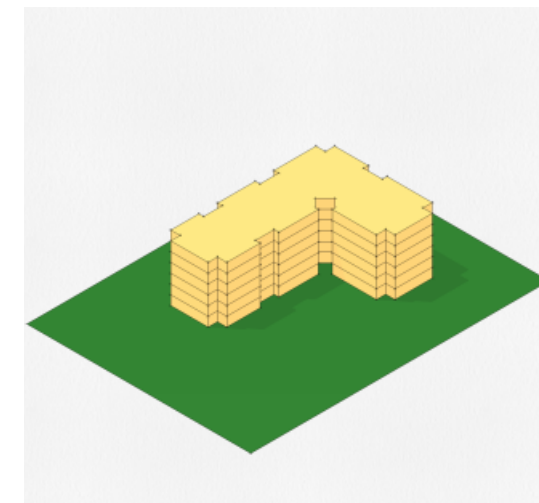
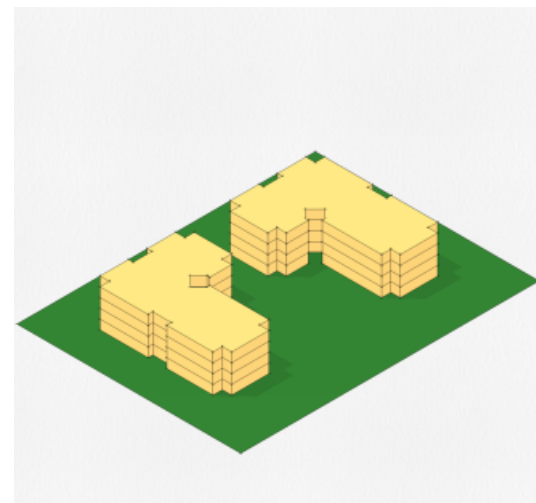
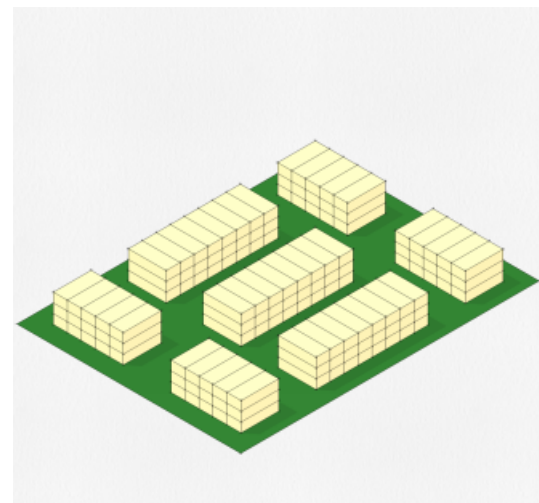
80,000 Sq. Ft. Total Building Area

20% Site Coverage

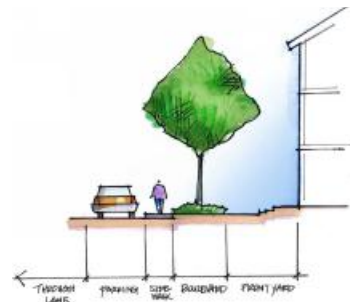
Equal Density!

Equal Density!

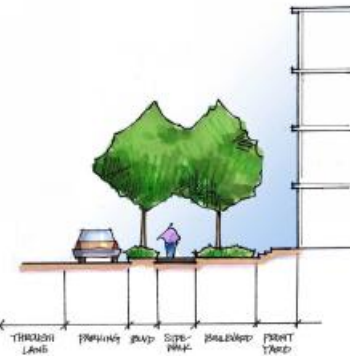
Equal Density!



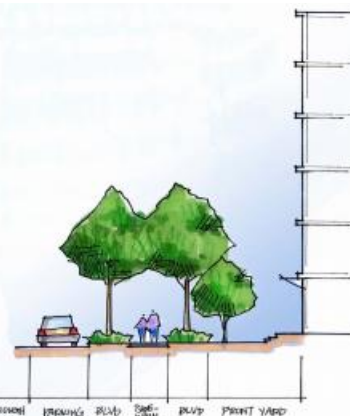




Street Frontage at 3-storey Building



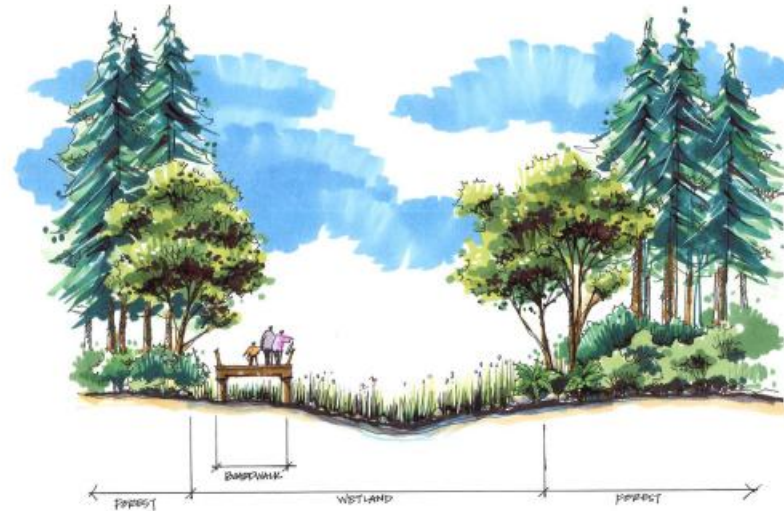
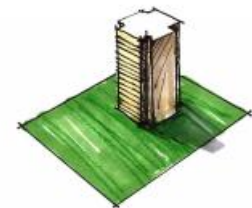
Street Frontage at 4-storey Building



Street Frontage at 6-storey Building



Street Frontage at 16-storey Building



Boardwalk Trail at Wetland

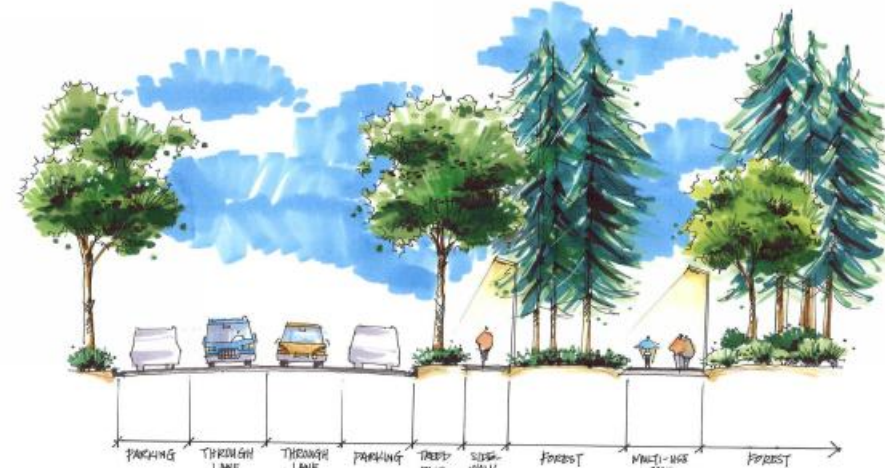


Roadway through Park at the Wetland

The forest and wetland areas of this site offer unique opportunities for public amenities. Through increasing the height of some buildings, more land area is made available for this to be implemented.



Multi-use Trail along Roadway at the Forest Park



Multi-use Trail and Separated Sidewalk along Roadway



Boardwalk Trail at Wetland



## Village Commercial

A village that you can walk to can help create a focus, a heart to a community.

Retail studies show that 30,000 sq ft of commercial/retail can be supported by the surrounding residents.

Possible uses include:

- a grocery store
- small retailers
- coffee shop/cafe
- specialty food stores
- health + personal care

The design of the village commercial can create other amenities:

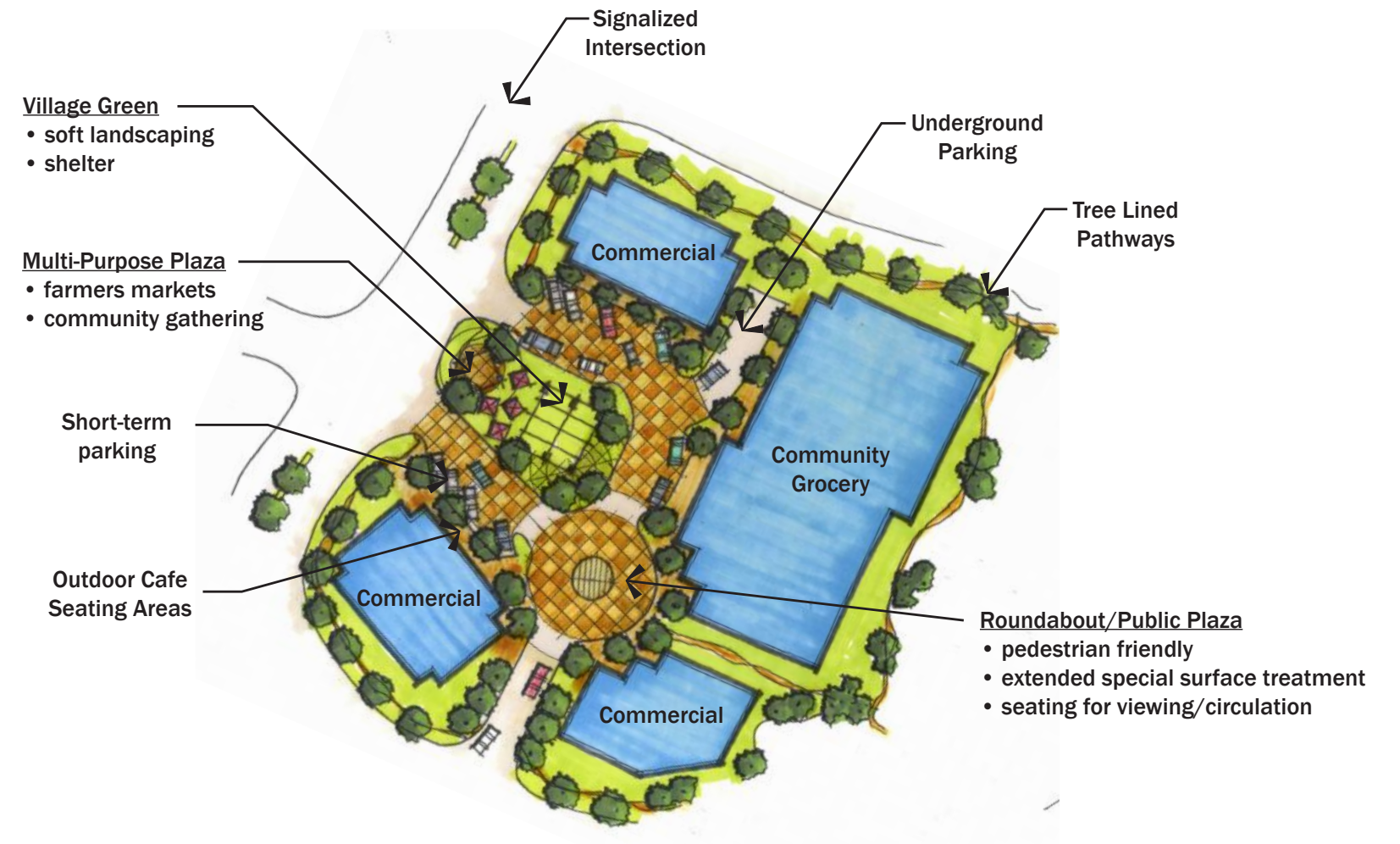
- a village green
- a multi-use plaza
- a fitness centre
- a daycare within or close by



Pedestrian Plaza



Farmers Market



## Executive Style Hotel

Our hospitality study confirmed that a 120 room limited service, four storey hotel would do well in this location.

The hotel would include:

- extended stay room design
- 1,500 sq ft of meeting space
- limited food and beverage service





# Tell Us What You Think

BLOCK F • UNIVERSITY ENDOWMENT LANDS

## Design Objectives

We would like your feedback on the design objectives we started to develop for our project planning principles.

Please review the design objectives under each of the planning principles. Using sticky notes, please tell us:

- Are there any additional design objectives you'd like to see included under the planning principle?
- Are there any that you would remove or reword?



### PRESERVATION AND ENHANCEMENT OF OPEN SPACE

- ✓ Use open space and greenways as guiding features in the design of the community
- ✓ Locate park in the most optimal location
- ✓ Maintain trail networks currently on site
- ✓ Minimize area dedicated to roads and vehicular traffic to maximize green and open spaces

▼ NOTES HERE:



### SUSTAINABILITY

- ✓ Minimize impervious surfaces
- ✓ Maintain off-site flow rates of rain water as much as possible
- ✓ Ensure community walkability
- ✓ Support a mix of land uses

▼ NOTES HERE:



### COMMUNITY INTEGRATION AND RESPECT

- ✓ Ensure on-site features are accessible to the public
- ✓ Ensure the scale and type of development respects the adjacent neighbours

▼ NOTES HERE:

#### WHAT'S A DESIGN OBJECTIVE?

Objectives articulate and define values so they can be used in the planning and design process. An objective is formed by combining a verb that describes a direction of preference (e.g., “increase”, “reduce”, “maximize”) with a noun that describes the object of importance (e.g., “impervious surfaces”, “healthy housing options”).

# More Design Objectives

We would like your feedback on the design objectives we started to develop for our project planning principles.

Please review the design objectives under each of the planning principles. Using sticky notes, please tell us:

- Are there any additional design objectives you'd like to see included under the planning principle?
- Are there any that you would remove or reword?



## HOUSING DIVERSITY

- ✓ Provide a variety of housing types to address a variety of needs

▼ NOTES HERE:



## RESPONSIBLE DEVELOPMENT

- ✓ Locate the commercial village and hotel to benefit the local and surrounding community
- ✓ Explore options that provide and enhance connections with existing and planned cycling, walking and transit routes and facilities

▼ NOTES HERE:



## BUILDING A COMMUNITY HEART

- ✓ Create a focus that becomes a heart for the wider UEL community
- ✓ Ensure access to new community services for wider UEL community
- ✓ Provide opportunities for formal and informal gathering places
- ✓ Provide for a “Village Green”

▼ NOTES HERE:

### WHAT’S A DESIGN OBJECTIVE?

Objectives articulate and define values so they can be used in the planning and design process. An objective is formed by combining a verb that describes a direction of preference (e.g., “increase”, “reduce”, “maximize”) with a noun that describes the object of importance (e.g., “impervious surfaces”, “healthy housing options”).



# Site Concepts

We would like your feedback and comments on the three preliminary concepts. Each of the options features site planning components or features that can be interchanged among options (e.g., building locations, road alignments). You can choose which one of the options you like or dislike the most, but it is more helpful to tell us what you like or dislike about the features in each of the three options. Please use the post-it notes provided and for *each* of the options tell us:

- *What features do you like about each of the options?*
- *What, if anything, would you like changed about each of the options?*
- *Is there anything missing from each of the options?*

## Option 1: North Village



▼ NOTES HERE:

## Option 2: Southwest Village



▼ NOTES HERE:

## Option 3: University Blvd

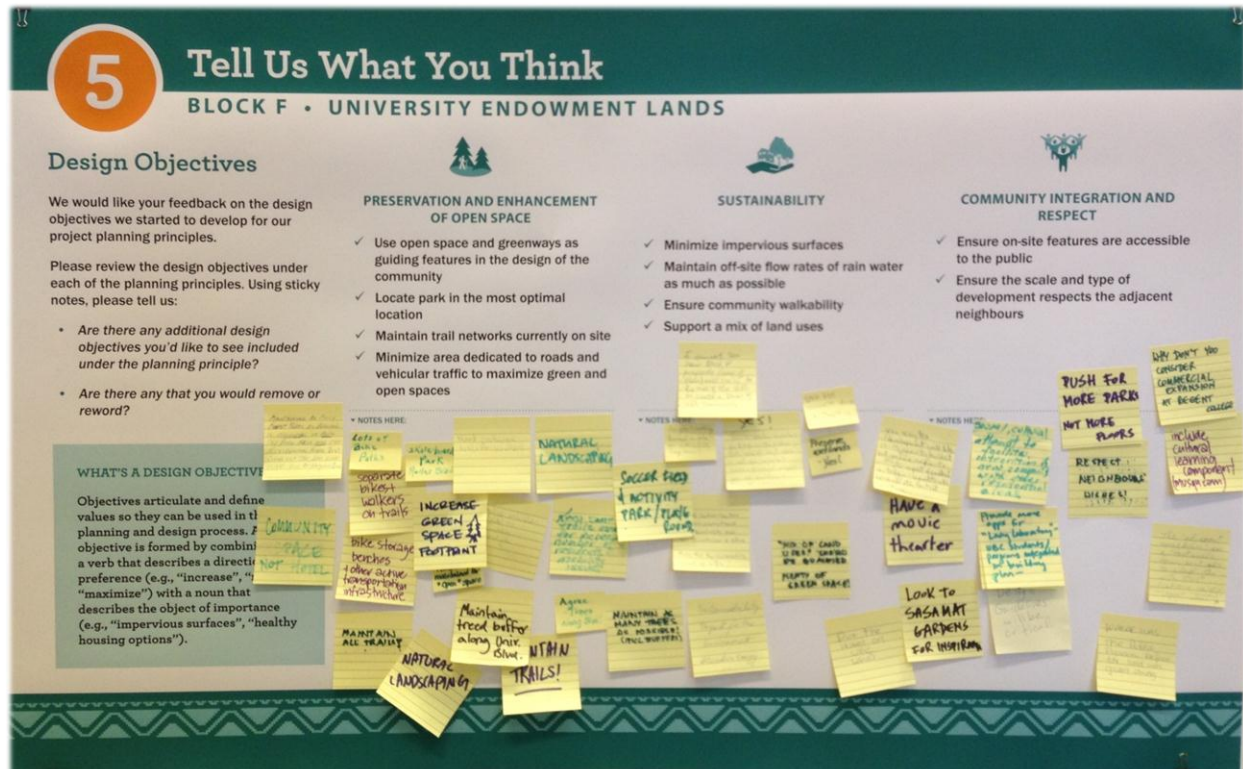


▼ NOTES HERE:

# Appendix D. Storyboards Comments

The following notes with corresponding Storyboards represents both written and verbal comments.

## Design Objectives



## Preservation and Enhancement of Open Space

- Maintaining as many forest trees as possible is essential in both the park area and the residential area. Don't clear-cut the site like UBC did at Hampton Place.
- Community space, not hotel
- Lots of bike paths
- Separate bikes and walkers on trails
- Bike storage, benches, and other active transportation infrastructure
- Maintain all trails!
- Skateboard park, roller blade
- Increase green space footprint
- Natural features maintained for "open" space
- Natural landscaping
- Need continuous trails for walkers
- Keeping vehicular traffic to minimum. Good job.
- Maintain treed buffer along University Boulevard

- ☞ Natural landscaping
- ☞ Keep some trails usable for increasing number of residents with mobility issues
- ☞ Agree – trees along boulevard!
- ☞ Maintain trails!
- ☞ Soccer field & activity park / play ground
- ☞ Maintain as many trees as possible! (including buffers)

### Sustainability

- ☞ Are you considering thermal or solar for sustainability long term?
- ☞ Build carbon-neutral to show commitment to sustainability and your connectedness to nature. Make this the sustainability pearl of UEL!
- ☞ Sustainability. Respect for the environments. Alternative energy.
- ☞ This is really important – do keep in the plans. But “mix of land uses” is not an important sustain principal unless you are building a separate community
- ☞ Preserve wetlands
- ☞ “mix of land uses” should be qualified. Plenty of green space!
- ☞ Put the hotel on UBC land.
- ☞ You say the development will take 10 – 15 years to buildout but you have no plan to mitigate impact of construction traffic – cement trucks deliveries etc. for that long time.

### Community Integration and Respect

- ☞ I cannot see how Block F proposal (any of them) will tie in to the rest of the UEL to create a sense of UEL community
- ☞ UNA has community spaces. Why don't you?
- ☞ Have a movie theatre
- ☞ Look to Sasamat gardens for inspiration
- ☞ Social / cultural attempt to facilitate integration of new community with other residential areas
- ☞ Design guidelines will be critical
- ☞ Push for more parks, not more floors
- ☞ Respect neighbourhoods wishes!
- ☞ Provide more opportunity for “living laboratory” – UBC students / professors integrated on building plan (i.e. If built hotel - hospitality training; landscaping - landscape architects and engineer students)
- ☞ Why don't you consider commercial expansion at regent college?
- ☞ Include cultural learning component (Musqueam)
- ☞ The “adjacent neighbours” are a fortunate few, best able to adapt. Go with First Nations values – spirit. “unceded” nation.
- ☞ Where was the public process before the land was given away?



We would like your feedback on the design objectives we started to develop for our project planning principles.

- Are there any additional design objectives you'd like to see included under the planning principle?
- Are there any that you would remove or reword?



## BUILDING A COMMUNITY HEART

- ✓ Create a focus that becomes a heart for the wider UEL community
- ✓ Ensure access to new community services for wider UEL community
- ✓ Provide opportunities for formal and informal gathering places
- ✓ Provide for a "Village Green"

Objectives articulate and define values so they can be used in the planning and design process. An objective is formed by combining a verb that describes a direction of preference (e.g., "increase", "reduce", "maximize") with a noun that describes the object of importance (e.g., "impervious surfaces", "healthy housing options").

## Tell Us What You Think

BLOCK F • UNIVERSITY ENDOWMENT LANDS

- ☞ Explore seniors' housing demands & needs
- ☞ Social housing – see Prince Charles' website for awesome design features that are inclusive & imaginative
- ☞ Need more 3 bedrooms units in the plan to make the transition from a home to this place
- ☞ No high-rises!!
- ☞ Affordable senior housing options
- ☞ Price it at the high end. UEL taxes are lower than Vancouver. Wealthy purchasers know the value of low taxes. It will sell quickly.
- ☞ 3+ bedroom units. Bette for families to settle there for life, creating a stable community.
- ☞ Development needs to be done well
- ☞ Provide green-healthy housing
- ☞ How about some low income and senior friendly
- ☞ Larger-units to allow transition from house to apartment; more underground parking to allow green space; taller buildings (20 storeys and up)
- ☞ What about non-market professor housing?

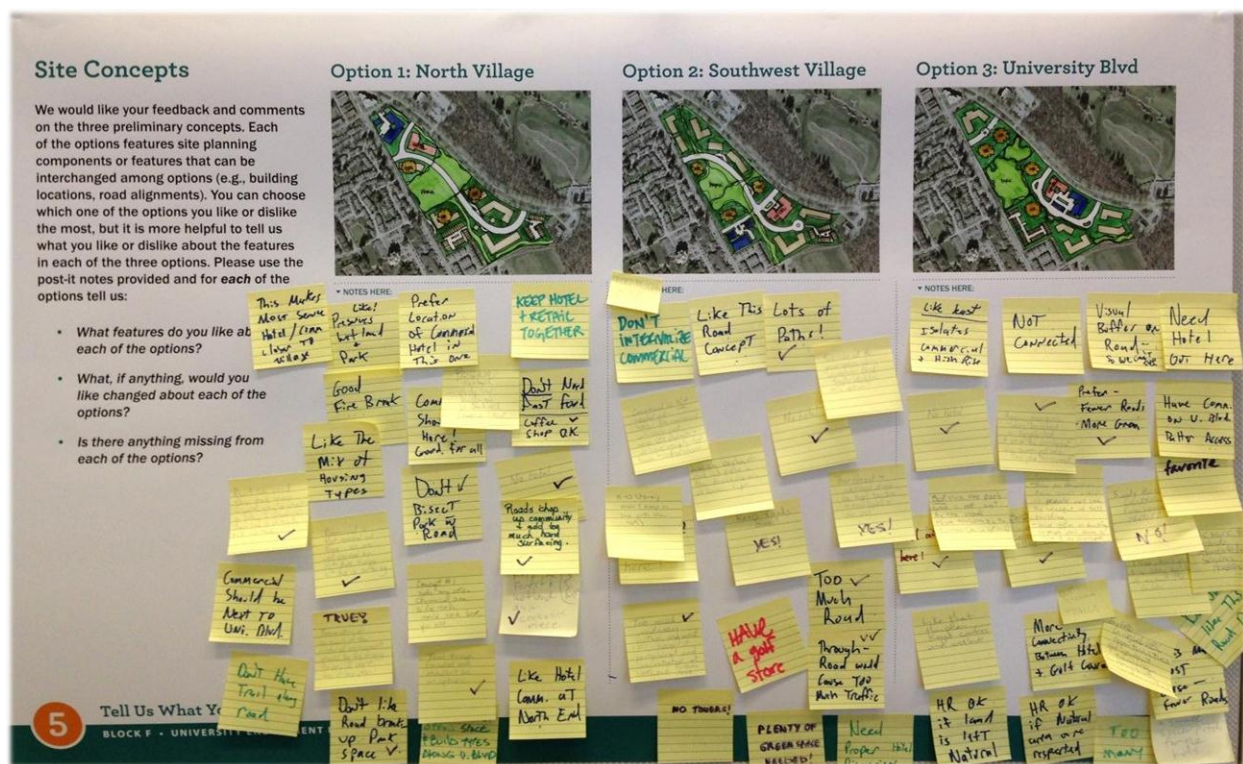
- Work with others to push for transit
- I would like to see Musqueam businesses on site! Art gallery / shop, food outlet / restaurant, etc.
- No hotel
- Has a needs assessment been done re: Hotel? I'm skeptical
- Adding commercial village is not "responsible development"
- Any recreational facilities in this project?

- What does an analysis indicate regarding needed commercial space – the village businesses are struggling
- Entire village is quiet!

## Building a Community Heart

- ☛ We need a casino in the hotel – not right away but later
- ☛ Visitor parking – need lots of it. It is a nightmare when visiting (e.g. The residences at VST have virtually no parking for visitors – have to walk a very long way to access the suites)
- ☛ Please ensure commercial services include a community centre – where is that shown?
- ☛ Please – no hotel, no highrises, and no commercial signage on University Boulevard
- ☛ There is enough retail already in this area – West 10<sup>th</sup> is struggling
- ☛ This is a nice principal but where is this “heart” in any of your plans? Putting in a grocery store / coffee shops is NOT a heart!
- ☛ No municipal entity – political reality of UEL needs to be resolved. As is, Victoria decides services to UEL up to province

## Site Concepts







### Option 1: North Village

- ☛ This makes most sense: hotel / commercial closer to village
- ☛ Like! Preserves wetland and park
- ☛ Good fire break
- ☛ Like the mix of housing types
- ☛ Don't run road through park space. If you're going to insist on putting in commercial, then like it at North end like here
- ☛ Commercial is not needed out here. We are well served by 10<sup>th</sup> Avenue – and even 10<sup>th</sup> Avenue is suffering
- ☛ Commercial should be next to University Boulevard.
- ☛ Preservation of as much of the natural environment should be the driving force. I don't see it any plan!
- ☛ Don't have trail along road
- ☛ Don't like road breaking up park space
- ☛ Prefer location of commercial / hotel in this one
- ☛ Preserve wetland; wide tree buffer on University Boulevard; preserve large trees
- ☛ Commercial should be here! Good for all
- ☛ Don't bisect park with road
- ☛ Concept #1 gets my vote. Commercial area to the north would work best for all
- ☛ Road through forested land shouldn't be an option
- ☛ Prefer variety of open space & build types along University Boulevard
- ☛ Keep hotel & retail together
- ☛ Don't need fast food; coffee shop OK
- ☛ No hotel
- ☛ Roads chop up community and add too much hard surfacing

- ☞ Keep the forest and wetland as a cohesive piece
- ☞ Like hotel / commercial at North End
- ☞ Prefer – as hotel more within walking distance to main campus area
- ☞ This design is best – keep all the residents together, so the traffic will not disturb the residents

#### Option 2: Southwest Village

- ☞ Too much road
- ☞ Don't internalize commercial
- ☞ Commercial is not needed out here. The commercial will likely just serve UBC students and we have enough fast foods and coffee shops!
- ☞ 8 – 12 storey max (keep in line with tree tops)
- ☞ Hotel out of here!
- ☞ Too much roadway within segment "F", keep it peripheral and concentrated at North end. Already dead.
- ☞ No towers!
- ☞ Like this road concept
- ☞ Lots of paths
- ☞ Like the location of park and paths in this. Reasonable mix of housing types
- ☞ Keep roads out!
- ☞ Have a golf store
- ☞ Plenty of green space needed
- ☞ Removes all the green space along University Boulevard – really dislike this option!
- ☞ No hotel
- ☞ The forest and wetland should be kept together and maintained as one unit
- ☞ Too much road; through road would lose too much traffic
- ☞ Need proper hotel discussion, pros-cons
- ☞ Like the trails for running / trail running
- ☞ Of these 3, option 2 seems to have less pavement
- ☞ This could be dangerous for children with road going through
- ☞ Make sure there is a treed buffer
- ☞ Include provision for nude visitors – 500,000 a year and worth \$60 million to YVR and UEL
- ☞ Best management practice with the streams
- ☞ Is there a version to optimize green space without going with so many high rises?
- ☞ Can you not include as few roads as possible to bisect block F and hold the FSR to a minimum at 4 stories?
- ☞ Could there be an amalgamated plan? We want minimal sedimentation into Hilary's Creek (Acadia) and to preserve the midden at the foot of the... (*incomplete*)
- ☞ Options 2 preferred – trail preservation is important! 8-12 storey max (to keep in line with tree tops). 3 storey not efficient. Include street view perspective of 3/4/6/16 storey options – It's what you would experience when walking

#### Option 3: University Boulevard

- ☞ Like least – isolates commercial and high rise
- ☞ No hotel
- ☞ Best since the park area is not cut by the road. Move townhouses to SE corner (as in option 2)
- ☞ Hotel out of here!



- ☞ Like that this plan keeps conifers and wetlands
- ☞ High rise OK if land is left natural
- ☞ Not connected
- ☞ Again, green space along boulevard is largely lost. A lot of the development also covers wetlands. Poor plan for the environment
- ☞ Show an elevation from street view so people will see the benefit of tall building; have gym in building so people don't have to drive to do exercise
- ☞ Is another commercial village needed?
- ☞ Not enough trails
- ☞ More connectivity between hotel and golf course
- ☞ High rise okay if natural area are respected
- ☞ Visual buffer on road so we can't see
- ☞ Need hotel out here
- ☞ Prefer-fewer roads, more green
- ☞ Have commercial on University Boulevard – better access
- ☞ Favourite
- ☞ Supply music lecture; film venue; hotel?
- ☞ Please don't put 5 – 6 storey building up against the church
- ☞ Explore living lab UBC opportunities for student training (e.g. Hospitality; communications)
- ☞ Too many highrises
- ☞ Be sure to include affordable senior housing
- ☞ Do not like this road design
- ☞ This make most sense – fewer roads
- ☞ Would be nice to have a small soccer pitch for kids
- ☞ Prefer fewer talking buildings = more park space
- ☞ Would like more info on economic sustainability
- ☞ Doubt hotel will work
- ☞ No grocery store
- ☞ Keep roads to the edges
- ☞ Need to see feasibility studies
- ☞ No hokey little retail strip
- ☞ Fear another leg and boot square
- ☞ More connection with Area D
- ☞ No commercial focus on the village – more green space
- ☞ Keep it dense, keep it natural
- ☞ Put as much density in towers = more green
- ☞ Maintain trails and natural land
- ☞ Cluster towers on South end
- ☞ Use forest to buffer view of development
- ☞ Minimize roads
- ☞ No billboards
- ☞ New proposals are making land more valuable – what are you giving back?
- ☞ Go with view of trees / sea from towers. Have road access from the U-Hill/ church-developed end. Leave the narrow end of “F” road free, building free as is. Build open air parkade near towers. Encourage use of

transit. Have Musqueam run an all-points shuttle employ First Nations youth. Keep a screen of trees along Boulevard. Have part of one tower for use as hotel.

#### General Comments

- ☞ No towers
- ☞ Snow job
- ☞ Fewer roads – no through roads
- ☞ Don't need all that commercial space. Already lots in area
- ☞ Don't do what they are doing at UBC
- ☞ Prefer 3 storey; minimize roads
- ☞ No towers
- ☞ Just put highrise and hotel / commercial on East end
- ☞ Make it hard for cars - high density
- ☞ Have Musqueam run a shuttle to campus
- ☞ Maintain green frontage along University Boulevard
- ☞ Do green road like Crown
- ☞ Maintain natural area
- ☞ Keep nature!
- ☞ Hotel is good idea
- ☞ Town houses and row houses are needed
- ☞ Need low income housing
- ☞ Mix housing don't all look the same – HR, TH, apartments
- ☞ Keep commercial far away from existing residential – no option for 2
- ☞ No clear cut
- ☞ Remove culverts on all stream
- ☞ People should be able to own the property
- ☞ No leased land
- ☞ Not over powered by big towers
- ☞ Sense of community
- ☞ No towers
- ☞ Garden space needed
- ☞ Tall towers = good views; townhouses are mini suburbias; good transit here will always be available; plan in Musqueam run mini bus to all campus points
- ☞ No buildings here; keep UEL's nature
- ☞ No building here, keep UEL's nature



## Appendix E. Comment Form

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## BLOCK F · OPEN HOUSE #2 · COMMENT FORM



*Musqueam welcomes your comments about the planned development of Block F. Please answer the following questions and/or add a comment or question of your own.*

### Background Information

- ❖ Are you a UEL resident? ☐ Yes ☐ No ❖ What is your postal code? \_\_\_\_\_
- ❖ Would you like to receive additional project information and updates as the land use plan for Block F advances? ☐ Yes; if yes please provide us with your contact details ☐ No
- Name: \_\_\_\_\_ Address: \_\_\_\_\_
- Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### Development Planning

- ❖ **We have identified six Planning Principles which will guide us in the design and development of Block F. Under each Principle, we have outlined a series of Design Objectives. see station 5**
  - a. In your opinion, how important are each of the Principles? (1 = not important; 5 = very important)

Sustainability	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Community integration and respect	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Housing diversity	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Accessible open space	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Responsible developments	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Building a community heart	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
  - b. Are there any additional Design Objectives you would like to see included under the Principles?  
\_\_\_\_\_
  - c. Are there any that you would remove or reword?  
\_\_\_\_\_
- ❖ **Block F currently has an area of mature trees, trails and seasonal wetlands. In your opinion, how important are the following? (1 = not important; 5 = very important)**
  - a. Retain the current stand of mature trees as a park ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
  - b. Retain or replicate the wetlands ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
  - c. Maintain walking routes through the new development ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
- ❖ **We have illustrated three different options for location of the village commercial and hotel.**
  - a. Do you have a preference for the village commercial / hotel location?  
☐ Option 1: North Village ☐ Option 2: Southwest Village ☐ Option 3: University Blvd. Village  
Why? \_\_\_\_\_
  - c. Is there a different location that we should consider?  
\_\_\_\_\_



## Development Planning (con't)

- ❖ **Within the open spaces and greenways we are showing a variety of housing types: 3 storey townhouses, 4 to 6 storey apartment buildings and 7 to 22 storey apartment buildings.**
- a. Do you support a variety of types of residential buildings? ☐ Yes ☐ No ☐ Don't know
- b. Would you consider one or more 7 to 22 storey apartment building(s) in order to gain more green and open space? ☐ Yes ☐ No ☐ Don't know
- c. If we were to include taller buildings on the property, where would these best be located?
- ☐ near the stand of tall trees    ☐ near the village commercial and hotel    ☐ along University Blvd.
- ☐ Elsewhere: \_\_\_\_\_

- ❖ **What features do you like about each or any of the three development options?**

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- ❖ **What features would you like changed in any of the development options?**

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- ❖ **Is there anything missing in the development options that you think we should include?**

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## Additional Comments

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- ❖ **Have you visited PlaceSpeak to learn more about the project?** ☐ Yes ☐ No ☐ Don't know

Thank You. Please submit your form in the boxes provided, or email it to [consult@placespeak.com](mailto:consult@placespeak.com)  
You can also join the dialogue online at [www.placespeak.com/UELBlockF](http://www.placespeak.com/UELBlockF)

## Tallied Responses

	# of Respondents	% of Total	# of UEL Residents	% of Total
<b>Total Form Received</b>	<b>44</b>		<b>24</b>	
<b>Planning Principles &amp; Design Objectives</b>				
In your opinion, how important are each of the Principles?				
Sustainability	37	84%	18	75%
Community integration and respect	36	82%	19	79%
Housing diversity	35	80%	18	75%
Accessible open space	38	86%	19	79%
Responsible development	33	75%	15	63%
Building a community heart	33	75%	16	67%
Are there any additional Design Objectives you would like to see included under the Principles?	23	52%	13	54%
Are there any that you would remove or reword?	15	34%	8	33%
<b>Nature Preservation</b>				
In your opinion, how important are the following?				
Retain the current stand of mature trees as park	42	95%	22	92%
Retain or replicate the wetlands	42	95%	22	92%
Maintain walking routes through the new development	41	93%	22	92%
<b>Village Commercial and Hotel</b>				
Do you have a preference for the village commercial / hotel location?	28	64%	17	71%
Why?	23	52%	17	71%
Is there a different location that we should consider?	12	27%	6	25%
<b>Residential Design</b>				
Do you support a variety of types of residential buildings?	37	84%	17	71%
Would you consider one or more 7 to 22 storey apartment building(s) in order to gain more green space?	35	80%	16	67%
If we were to include taller buildings on the property, where would these best be located?	21	48%	9	38%



Elewhere?	15	34%	9	38%
<b>Development Options</b>				
What features do you like about each or any of the three development options?	26	59%	14	58%
What features would you like changed in any of the development options?	25	57%	15	63%
Is there anything missing in the development options that you think we should include?	19	43%	10	42%
<b>Additional Comments</b>	25	57%	14	58%

## Responses to Open Ended Questions

Listed below are responses to the open ended questions on the Comment Form. These comments were directly transcribed and unedited, and are presented in no particular order.

We have identified six Planning Principles which will guide us in the design and development of Block F. Under each Principle, we have outlined a series of Design Objectives. Are there any additional Design Objectives you would like to see included under the Principles?

- housing - highrise / green (buffer to university hwy and better integration with existing community)
- student integration
- cultural centre
- transparency re. information (more of a public forum)
- reduce height of buildings
- ecological integration and respect
- would trade off green and keep low heights
- lower density - it has been difficult to provide enough people not to mention business - so why add more?
- remain residential "only". 4 storey max.
- cost appreciation
- Affordable housing, rental housing (or co-op style)
- all require rezoning of the area!
- a low tax rate
- maximize green space / trees
- under "sustainability" - preservation of natural environment
- no, it would be great if the buildings can be set back from the road - insert in tall tree
- how about two / three very tall (22 storey) highrises with a few townhouses type in a circle at the bottom (no driveways - all cars in a vertical, openspace parkade building)
- I would like the park area left as natural. No need for things like a workout circuit, etc.
- see Prince Charles design including social housing and seniors integrated imaginatively - England website
- preserve greenspace / wide tree buffers
- Community not Commercial - this area is zoned as low-rise, residential neighbourhood - you speak of commercial developments and you are silent on community spaces include in your plans: - community centre NOT a hotel - community centre is within approved land uses for block f, a hotel is not - child care facility NOT a shopping plaza - again, a child care facility is within approved land uses for block f, a shopping plaza is not and already exists in the commercial area with additional developments by Regent College - maximize park space NOT floors - you insist on keeping park space at minimum but you push to maximize floors - to 22 from the allowed 4 - what are your priorities? floors or trees? - playgrounds - there are not enough of them in UEL, our UNA neighbours are correct in reminding us of that - put a soccer field with a community centre besides it rather than a hotel with a shopping strip



- ☞ No Bike Lanes and including parking meters on bike racks, vehicle owners pay the majority of taxes and vehicle industry keeps the economy growing but you want to screw them, the hand that feeds you.
- ☞ The list is quite limited and some of the items are not truly design objectives. What about the issue of urban vs suburban? What about creating wonderful spaces? What about the streetscapes and the differences between University Blvd (traffic route), Acadia Road (a more urban street) and the border between the development and the park? The design team needs to be thinking hard about what will make a great space to live in and visit. This will depend on good creative urban planning. Real physical planning, thinking always about what it will be like to be on the ground.

Are there any Design Objectives that you would remove or reword?

- ☞ explain housing diversity? Different looking townhouses or mix of height types?
- ☞ responsible development
- ☞ high rises and hotel and retail
- ☞ what does sustainability really mean?
- ☞ "7 - 22 stories" replaced with "up to 7 stories"
- ☞ most buyers are Asian, how will this community deal with that?
- ☞ building a community heart - if billboards are suggested - there should not be allowed
- ☞ building a community heart
- ☞ "sustainability" needs to be cost justified
- ☞ reword "housing diversity" to exclude towers
- ☞ reword "accessible" open space to "natural" open space. "Responsible" development. Responsible to who? Listen to Musqueam values.
- ☞ Most of the planned uses - workout circuit, adventure play, rain shelter
- ☞ will there be a green building component?
- ☞ Yes bike lane
- ☞ I would get rid of the ones like sustainable development as it is not useful at this stage. Responsible development is mainly a "feel good" term and again is not useful at this point.

We have illustrated three different options for location of the village commercial and hotel. What is your preference for the village commercial / hotel location, and why?

#### Option 1

- ☞ prefer wetlands and trees
- ☞ Better access for all
- ☞ to better maintain trails / natural environment
- ☞ the only location that makes sense for the wider community to access

#### Option 2

- ☞ closer to UBC housing for greater commercial success - I'm not necessarily supportive of the hotel - depends on height / design

- better design - don't like access road on Toronto Avenue between University Blvd. and Acadia from Option 1
- hotel entrance off beautiful university blvd not so pronounced
- village further away from University Blvd.
- more cohesive

### Option 3

- the main road prevents unnecessary drive-throughs
- less roads - allows more space for residents
- retail and hotel are grouped together - provides synergies, better access to both without using Acadia Road
- less traffic through the area
- more green space, less hard surfacing; greenspace is greater / more opportunity to preserve natural features of parkland
- most green space

### Comments without preference selection

- Please place elsewhere, maybe UBC?
- where is the residential option?
- Why would this be approved?
- where is your "no" highrise option
- not sure yet
- I don't know
- Yes, I am challenged re. NSEW here. I think all development should be crowded into wide end of triangle. Keep the development near current "dead" area that is already been used for various purposes - down near walkways to former UHill Secondary
- no hotel. Place village near university village (if needed at all)

### Is there a different village commercial / hotel location that we should consider?

- no commercial or hotel - integrate with Area D commercial
- UBC
- no
- minimize high rises (max height 4 - 6 stories)
- this is not an option - put the hotel on UBC land
- perhaps
- How about the present Musqueam location!
- use the hotel and commercial area as a noise buffer. Locate it closer to the school and keep it near University Blvd. Keep Acadia Road (in quiet buildings)
- remove hotel - is it really needed?



- 💬 consider Sasamat Gardens as inspiration – a development that fits in the neighbourhood, provides density increases with respect for its residents and the neighbours
- 💬 A marine drive access coming from south west eg 41st and South West Marine Drive or at the very start of UBC Endowment Lands on 41st Ave and Dunbar St.
- 💬 Where is the design team's analysis of the circumstances? This should not be primarily a matter of a vote based on some very sketchy and formulated drawings!

If we were to include taller buildings on the property, where would these best be located, besides the three options listed?

- 💬 N/A I don't like the buildings!
- 💬 far from Blvd.
- 💬 along Acadia
- 💬 don't know
- 💬 nowhere
- 💬 near Hastings Park (sorry)
- 💬 as close to the north (west) end as possible to reduce sprawl
- 💬 wouldn't include highrises
- 💬 where they work have the least impact on green space
- 💬 Not at all
- 💬 nowhere
- 💬 wide end of triangle that is already "dead"
- 💬 Not along University and absolutely away from tall stands
- 💬 no buildings above 4 storeys
- 💬 Stupid question. This needs creative input from the design team. Why put them in any particular place? Uninformed opinions are not the way to determine this.

What features do you like about each or any of the three development options?

- 💬 a little commercial village and paths to walk through area – public access
- 💬 no highrise
- 💬 hotel on UBC property
- 💬 I like commercial close to Blanca as well as the hotel
- 💬 townhouses, 4 – 6 storey apartments
- 💬 Housing on campus has been a wonderful experience, quiet life, low buildings. This propose the opposite.
- 💬 sense of community (having a grocery store, hotel, etc.)
- 💬 Undivided park space in option 2 and 3. Clustered commercial and hotel in 1 and 3.
- 💬 I discount all plans for the reason that you cannot shower plans with the 7 – 22 floor units. You need to break that into 4 plans (e.g. 7-11, 12-16, 16-19, 19-22)
- 💬 option 3 places heaviest density on one confined area, allowing more green space options
- 💬 all options are based on rezoning the area. Not in favour of increased density or hotel development.

- Wetlands and maintenance of existing trail network
- commercial area nearer to UBC campus - greater need
- I like the first development option layout except for the park having split in half by a road
- the commercial part should be near to the already existing University village if it must exist at all
- I like the idea of maintaining the conifers, wetlands, and break near Uhill. (this is not a blanket approval of option 3)
- not too please with #1 or 2. Roadways through area are diminishing natural green space and allowing more vehicles to travel through. #3 - roads service each residential area and don't sever community. Paths would be better than roads
- the idea of putting the tall buildings behind tall trees is very good! I prefer tall buildings only, so as to allow max green space
- Like the extra parkland. Like the commercial at north end in option 1 but not the rest of the layout.
- highrises near current bus stop and walkway with very limited driving. People who live here will always enjoy good public transit. Put limited parking in a multi-tier open air parkade style structure
- I prefer Option 1 - minimum of vehicular roads and park space extends side to side (E-W) at area. All residents would be able to enjoy it.
- Preserve wetland and large trees
- Those are not options, this is a complete disrespect for UEL neighbours, their goals and visions - read through the UEL official community plan and the land use bylaw and you will find the development types for this space: - residential, low rise buildings with FSR of 1 - park - playground - community centre - child care - special needs residential facility - school - b&b
- I prefer the north option because it brings the higher activity (commercial/hotel) parts of the development closer to the main UBC village area, so they feel a bit more integrated, and also will avoid putting "louder" activities closer to the residences further south.
- Option 2 and 3 for hotel, do not like Option 1, like easy access to university boulevard for hotel guests
- North village has some benefits of putting the commercial and hotel close together at the end most easily accessed by the surrounding community. The commercial as shown with traffic circulating in a tight space is not much more than a bend strip mall. Nobody would be comfortable sitting outdoors. Consider combining the hotel and commercial and creating a beautifully landscaped outlook for both the hotel guests and commercial visitors. (Food store would require special attention because of parking and loading..).

#### What features would you like changed in any of the development options?

- I'm not too fussed about the green space - and wouldn't trade highrises for increased green space. The trees have been cut twice in 100 years and they can grow again. Pacific Spirit Park nearby.
- I would like to see an option for residential only.
- residential low rise
- this looks like Park Royal South wannabe. Enough with the new suburban approach - this project needs to be taken in context with the future of Acadia neighbourhood
- minimize on element of highrises



- limit building height to 7 stories
- take out the hotel. Make sure no casino.
- road patterns in 1 and 2 are suboptimal. Too much road space and cul-de-sac / roundabout.
- this is most disturbing to see this choice
- option 3 doesn't have road through the development. This would artificially increase traffic on surrounding streets and reduce commercial visitors, threatening the commercial zone's viability
- remove hotel from all options
- maintain present zoning guidelines
- remove hotel and increase green space allotment
- remove hotel - provide needs assessment results to substantiate
- I would like to see the optional road be eliminated. In addition, eliminating the hotel size would be more suitable
- more emphasis on maintaining the existing environment, trails and wetlands. Keep development low impact
- exclude high-rises and hotel. Keep any development low-impact and low to the ground.
- #1 & 2 - get rid of roads. #1, 2, 3 - get rid of hotel!! #1,2,3 - more green space need along University Blvd. #3 best, but could be improved; road servicing west end not need to go through.
- no low buildings, except for retail buildings. Move all buildings away from road; minimize above ground parking. Parking should mostly be underground!
- Don't like the road through the Park in Option 1. There is a lot of commercial use in all these plans. Considering the business on UBC / West 10th are already struggling - does this make sense?
- go with highrises - Suites will have great views. Don't use underground parkades they poison indoor air. Build an adjacent tier of open air parkade style parking. Keep all vertical view of trees in lower suites. ....
- I'm worried about too much gentrification of the remaining park space. The park is loved for its naturalness.
- limit building height to 4 storey - remove hotel - remove commercial strip (it is being developed by the Regent College already)
- I would like to see a over path to the University Golf Club for vehicles and golf carts for hotel guests
- Create some URBAN spaces. Do not create a suburban development. The amount of open space is not as important as the quality of the space. Hampton Place tower area is a miserable place to walk around; big towers with useless landscaping at their bases. Consider street front edge row houses. Look at the best that is happening in downtown Vancouver: street front row houses (re-invent the brownstone) backed up with some higher density in taller structures.

Is there anything missing in the development options that you think we should include?

- Safety issues for school kids
- very poor form and presentation - you do not offer a residential option
- skateboard park, roller blade area, auditorium for meetings / recitals
- very hard to say - I'd have to review more

- the landscape should lead the process – this site is a set sponge that feeds 2 fish-bearing streams – salmon before profits. Follow development with Care Guidelines (BC FLNRO)
- emphasize green spaces around the residential building, de-emphasize highrises and reduce public green space
- consideration for transit. Impact of additional population on sewer, water, roads, etc.
- where are the great restaurants, coffee shops – don't cut it.
- residences above retail and commercial
- see above
- the approval of the homeowners of the UEL. Most are opposed to this development.
- Need to account for noise. Small kids in playgrounds need to be at a distance from quieter residences.
- More wetland space, more area more families to congregate and promote more community involvement. provide for daycare so young families can move in
- need to check
- 5 acres of park – playground – soccer field – community centre with references to First Nations roots – townhouses along the concept of the Sasamat Gardens – build "U Hill Gardens"
- Option A and to a lesser extent B will need very careful treatment to integrate the road through the wetlands in a safe but pleasant manner.
- executive golf course, tennis courts, bowling alley and squash, table tennis, running oval and fitness center probably in the hotel section
- No sense at all of what any of the options are really like. Presentation completely lacking in creative analysis of the context and opportunities.

#### Additional comments

- The residents would not benefit from a hotel or commercial space. As a resident, I would like these items removed from the proposed development.
- why is a hotel and retail being presumed in all the options? What is the Community advantage of a hotel?
- was only able to comment on PlaceSpeak to questions posted. I wanted to be able to comment on anything. Do you notice no one is giving their opinion anymore?
- the proximity of large areas of green space should be acknowledged in the planning of density
- Community integration and respect – to me that means integrating the design into the existing neighbourhood or setting good precedent for the future of Acadia. Sprawling development entirely across this site is very old school.
- Well organized town hall
- no "fast food" in village component of the plan.
- what will happen to the market value of all the homes in the UBC area? It seems as their value will drop, as there won't be a consistent leasehold price as UBC Properties have kept. University Boulevard use to be amazing.
- locate towers by park to allow better access to parks for walkers. Small floor plates aren't necessary everywhere. If you build higher for more green space, make sure that space is functional. If it is not, go mid-rise with larger floor plates, not all open space is equal.



- The 3 options are all meaningless - how many units are to be built depending on the height you could have. The number of units.
- Please ensure that a good (including conifers) selection of trees are planted between sidewalk (on University Boulevard) and the development. No advertising bill boards to be constructed
- Please don't build here
- I do not have sufficient details about the 3 options to make a judgment.
- The University explored the possibility of having a hotel on campus and found it was not financially viable. When this hotel project has similar financial concerns there will be an application for a casino to cover the shortfall. This is the thin edge of the wedge!!
- UEL taxes are low compared to Vancouver. Aim the pricing at the high end - wealthy people know the value of the taxes. There is lots of green space around UBC without spending excessive money to provide more. A high end development with low taxes will sell out. The owners (Musqueam) will extract more value from the land. The existing UEL has few "services" yet people are willing to pay high prices for the homes. It seems to function quite well without a "heart".
- not in favour of a hotel or of 7-22 storey apartment buildups. There are ways to maintain the integrity and principles of sustainability, open space, variety of housing types, maintaining current stand of trees and retain wetlands
- I wish this area weren't being developed but it seems like a well planned development plan
- I do not believe the rezoning should take place in the first part, student such as myself love the area as natural environment to escape from school stresses where its running on the trails or sitting and enjoying nature
- I am opposed to the removal of any trees from the area. If development must proceed, it should not resemble dense urban areas. High-rises should not be part of the plan. I wholeheartedly oppose rezoning the site to increase development.
- no hotel should be included in development. May service UBC, but doesn't service UEL. No chain store or fast food stores outlets should be included. We have too many already! Green space along University Boulevard should be maintained - or as much as possible. Greenspace and wetlands should not be chopped up, but maintained.
- provide street view so people could see how crowded low rise planning could lead to
- careful, thoughtful, architectural design can mix max 2 tall buildings - set back in a treed area with lower level buildings - no flat roofs, concrete brick finishes which look institutional. Einstein "imagination is more important than knowledge". Be sure to view Prince Charles development (get the video - CBC) You can do better than local developers who have no imagination or vision!
- allow for questions to be put on placespeak - at the moment you dictate the questions and you are not asking the community to propose their own questions
- You are doing an excellent job at consultation. Thank you.
- This presentation gets a C- to a D from me. Far too much introductory fiddle faddle (Who's Musqueam, which doesn't even sound grammatically correct to me...) which is unnecessary. It doesn't matter who the Musqueam are; the applicant is just another developer. Too much nominal and essentially meaningless "participation" as well. The design stuff is pretty sketchy and without any real analysis.



The options are vague and represented by small scale felt pen drawings that do not provide anything other than the bare basics of information, and nothing that the general public can really understand. Sure, they will fill out post it notes, but are they useful? A couple of people who dutifully filled out post its and complete the questionnaire told me that they did it but did not feel that they really understand the offered choices. My suspicion is that the design team is being rushed far too fast. I don't see enough quality thinking here to give me confidence that if they keep at it in this way we are going to get anything other than a ploddingly mundane development. Asking the public to make comment on this may fulfill the needs of public participation, but I really hope that the next open house shows more thorough urban planning analysis and creative work. In the defense of the design team, as noted above, the schedule is too short for comfort. Nobody can do quality work when the goal is to get something ready for the next public event. Everybody should take a deep breath and sit down to plan and design a really great development, one that is going to be terrific at the ground level and invite us all to visit.