



BLOCK F, UEL
COMMUNITY
OPEN HOUSE #3
SUMMARY REPORT

*University
Endowment Land
Administration*



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

May 22, 2013

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

Dear Marie,

RE: Block F Community Open House #3 Summary Report

On April 18th, 2013, the Block F project team hosted its third 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 previous two Open Houses where attendees dropped in to view Storyboards and have one-on-one discussions with the Project Team. The event was advertised through site signage, newspaper advertisements, direct maildrop, PlaceSpeak, email blast to those who signed in at previous Open Houses, and the UEL website. It was well attended with 176 people in attendance over the duration of the event.

Attendees at the Open House were encouraged to fill out a Comment Form on site to provide feedback to the preferred development option presented. 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.

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

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

The Project Team will use the findings of the third Open House as a guide in preparation of a rezoning proposal. 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".

Gordon Easton
Managing Director
Colliers International Consulting
604 662 2642
Gordon.Easton@colliers.com

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I. Event Logistics

The third pre-application Open House event for Block F, UEL was hosted by the Project Team on April 18, 2013 from 4:00 pm to 8:00 pm at the University Golf Club. The format of the evening was “drop in” with 19 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 25 Storyboards were set up around the room allowing attendees to browse through the information at their own pace. The Storyboards were organized into 3 stations in an effort to organize the presentation information into logical themes. These included:

- › The Story So Far
- › What We Heard
- › Our Concept



The Storyboards first provided an overview of the pre-application public consultation process. A summary of feedback from the second Open House was then presented, along with outcomes of additional studies completed. Finally, a preferred site concept for Block F was presented. A variety of information was presented, including proposed layout for park and open spaces, commercial village and hotel, residential buildings, roads, and public amenities.

The feedback we received previously from the community played an important role in shaping the preferred concept that was presented to the public on April 18, 2013. To ensure the development planning process and the final preferred concept addressed many of the public’s concern, we once again asked the attendee to provide us with feedback through a Comment Form. The Comment Form was open-ended as it was deemed desirable to seek the public’s explicit feedback.

Attendance

A total of 176 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 and fill out of Comment Form which was provided to each attendee. A total of 143 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 Comment Forms, we concluded that a large percentage of the attendee were also present at the previous consultation events. As such, the attendee profile was similar to that of the previous two Open Houses which consist of residents from the UEL, UBC, Kitsilano and Dunbar areas of Vancouver. 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 two Open Houses.

Project Team Present

As the event was held as a drop in event, a total of 19 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 and represented a wide range of disciplines:

Musqueam Indian Band:	Wade Grant	Rositch Hemphill Architects:	Bryce Rositch
	Derek Neuwirth		Charmaine Jones
	Jim Ross		Norm Huey
Colliers International:	Howie Charters	EcoPlan International:	Colleen Hamilton
	Gordon Easton	PWL Partnership:	Jason Wegman
	James Smerdon		Margot Long
	David Bell	PlaceSpeak:	Yuri Artibise
	Tina Peng		Sarah Marshall
	Kiavash Soltani	Bunt & Associate Engineering:	Peter Joyce
			Christophen Cheng

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. As well, an email blast was sent to all those people who had left contact information at the first and second Open House. Please see Appendix B for a copy of the advertisements. In addition, the Pacific Spirit Park Society placed Open House advertisements at kiosks located throughout Pacific Spirit Park.

Monday	Tuesday	Wednesday	Thursday	Friday
18 Campus Resident	19	20	21	22
25	26	27	28	29
April 1	2 Letters Dropped	3 Vancouver Courier	4 The Ubyyssey	5
8	9	10 Vancouver Courier	11 The Ubyyssey UNA eNewsletter	12
15	16	17	18 Open House UNA eNewsletter	8

III. Comment Forms

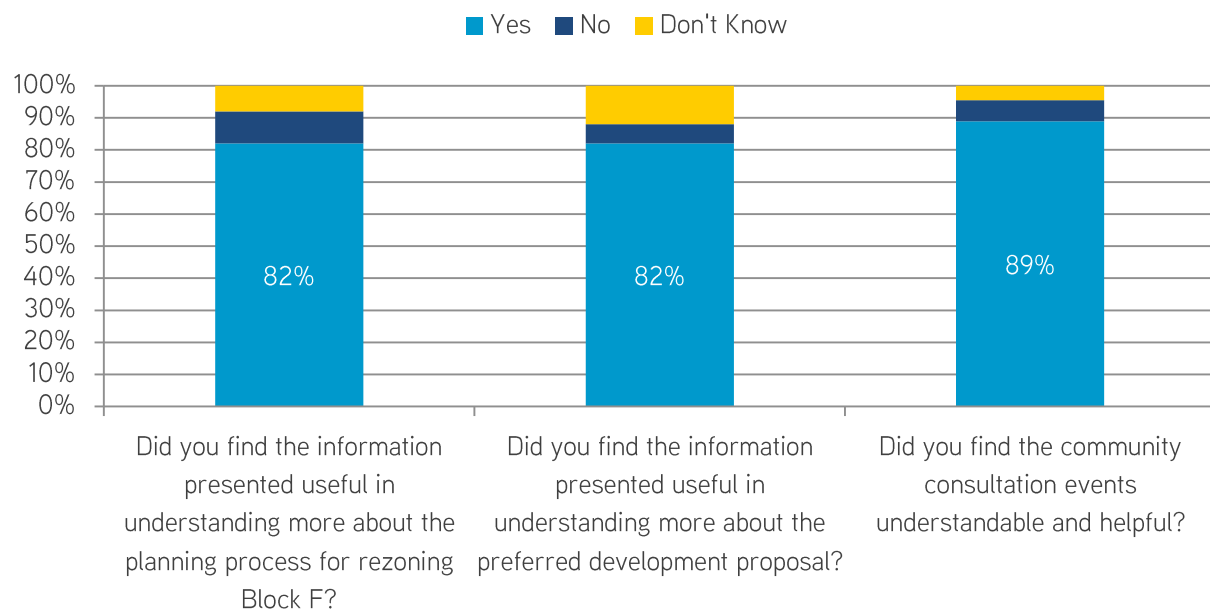
Attendees at the Open House were asked to fill out a Comment Form during their visit and to deposit completed forms in the boxes provided. A total of 51 Comment Forms were received, with 46 forms received at the event. An additional 2 forms were received through email, and 3 forms were filled out on the PlaceSpeak website. The feedback has been transcribed and is included in Appendix D. We have summarized the information below¹. A sample of the Comment Form is provided in Appendix D.

Background Information

Out of all the respondents, approximately 58% were UEL residents. The majority of the non-UEL residents are from neighbourhoods immediately surrounding UEL, including UBC,

General Comments

The first set of questions is intended to help the Project Team determine the effectiveness of the public consultation process. Almost all respondents responded to these questions, and found the information presented at the Open House helpful. We have summarized their responses below:



Response spreads for only UEL residents followed similar spread, with +/- one percentage point variability.

¹ 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.

Development Concept

The attendees were asked to provide feedback on seven elements of the preferred development. Their responses have been summarized below. A list of full responses can be found in Appendix D.

a. Project Design Objectives

Based on public feedback and stakeholder input, the Project Team further refined the design objectives under each of the six Planning Principles guiding Block F's development planning. Five additional objectives were added following the second Open House for a total of 22 Design Objectives. We received 32 comments on these objectives; however, several comments do not relate directly to the objectives themselves. Instead, they were comments on specific aspects of the preferred development. For ease of analysis, we have "reclassified" these comments and will discuss them in a later section within this summary report.

40% of the comments received were positive with a majority of the comments being general phrases like "good approach" and "agree and support". One respondent commented that the design "has addressed many concerns from previous Open House".

The following concerns were expressed:

- Compatibility of the objectives with proposed density
- Needs of the greater community has not been addressed, including student family housing and community space
- Potential land slide as a result of increased vehicular vibration

Recommendation on the overall development include:

- Achieving LEED certification
- Upgrading infrastructure, including water and sewage
- Ensuring a sustainable, "socially respectful" and "world class" development

No negative comments were received on the design objectives.

b. Nature Preservation

Out of the 51 Comment Forms received, 31 included feedback on the nature preservation aspects of the proposed development.

Overall, respondents appreciate and support the Project Team's effort to preserve mature trees and wetlands as part of the proposed development. 15 positive comments received; specific features that received positive comments include treed "buffer zones" and "chunks" of forest area (instead of broken up).

Concerns expressed regarding the nature preservation aspect of the development included:

- Ground water effects caused by the excavation for the high-rises
- Protection for the natural drainage into Salish Creek
- Wording for the objective to "preserving trees to the extent possible" - one argued that all the trees can potentially be cut down "with the excuse that it was not possible to preserve them"
- Extent of the preservation - one is concerned that "the large expense of wetland is not being properly addressed", and another suggested that the project should be "centered on the landscape" where wetlands and river grass will be everywhere

A large percentage of the comments reiterate previous public feedback regarding nature preservation, including "preserve mature trees and existing trail network" and "keep green setback all around the

development". As a result of these comments, nature preservation was one of the key issues raised in relation to the preferred concept. Three respondents commented that they would prefer more than 3.0 acres of park space; one commented that it is too small for 1,425 units, and one suggested that 4.5 acre would be ideal.

Two negative comments were received: one wrote "dislike" but did not provide an explanation. One commented that he/she "[does] do not like wetlands".

c. Park and Open Space

Out of the 51 Comment Forms received, 29 included feedback on the project design objectives.

Over half of the responses to the proposed park and open space were positive. Generic comments received include phrases like "looks nice", and "a reasonable plan". Specific elements that respondents liked including trail connection (particularly the preservation of Iva Mann Trail), central location and pedestrian-oriented access to the park, and green buffer along University Boulevard.

Specific recommendation received includes the following:

- Redesign the park space to allow wider section along University Boulevard for more light
- Increase set back to allow green space around the entire project
- Improve Salish Trail crossing at 16th Avenue² which is adjacent to Block F

Two commented that the park and open space planned for the development is "minimal". One further commented that he/she prefer the existing green space as opposed to the proposed plan.

d. Commercial Village and Hotel

The commercial village and hotel aspect of the preferred development received the highest amount of feedback, with 35 comments. There were a mix of positive and negative comments; generally, respondents are in support of a commercial village, except for two respondents. However, there were differences on what type of commercial retail unit would be feasible, and whether if a hotel is needed. The comments are summarized below:

Commercial Village

- One commented that there were "not enough clarity about commercial content aligning with entire UEL"
- Three respondents expressed concern regarding the demand for a grocery store; one further suggested that a "small corner store" would be more feasible.
- One suggested cafes and shops as feasible

Hotel

- **PRO:** Five respondents support the idea of a hotel, with four using the word "need". However, additional comments provided were conflicting: One commented that 120 room would be too many and does not qualify as a "boutique hotel". On the other hand, one suggested to "add another storey or two", and another commented "leave space in [the] plan to build a second taller hotel tower".
- **CON:** Five were against the development of a hotel; one reasoned that the area is residential and note "pure commercial" and one suggested that "hotel would make more sense in a higher density location such as Wesbrook". Two commented that the hotel is not necessary as it "is a benefit to UBC", and provides "no benefit to residents of UEL".

Specific recommendations received on the commercial and hotel component of the development include:

² We believe the respondent meant University Boulevard

- Ensure that the commercial businesses are financially sustainable
- Locate the commercial component in the centre of the project to allow better access for seniors
- Consider the “8 months of rain we get” in the building design
- Provide access to the commercial village through University Boulevard, rather than Acadia Road
- Reduce landscaping for this component of the development

In terms of negative feedback, two were strongly against a commercial development. One commented that he/she “would rather have lower higher rise” than hotel and commercial space. Two disliked the proposed location of commercial village near existing residential developments.

e. Residential Uses

Out of the 51 Comment Forms received, 29 included feedback on residential design. In addition to these comments, comments written in other section but relates to residential uses were incorporate into the summary below. Approximately 40 comments were analyzed:

Approximately one third of the comments were positive and supportive. Three commented that there is a good mix of building types and heights. Other comments include “I support what has been proposed” and “we agree with the site planning”.

A mix of concern and recommendation were received. This feedback, while diverse, can be loosely organized into four categories:

1. **Comments with no suggestion:** Six comments received were short, and mainly expressed concern on height. Examples of these comments are: “too high”, and “not happy about two 22 storey and two 18 storey towers”.
2. **Comments with suggestion:** Three commented that buildings should have a maximum of 12 storeys, and one suggested a maximum of 14 – 16 storeys. One also suggested that family-oriented housing is provided with maximum square footage between 1,600 – 1,800
3. **Comments with explanation:** Five comments were received that suggested the height of the high-rises should be below canopy height. Two of these comments suggested height ranges, which were between 18 and 20, and between 6 and 10. One respondent also expressed concern that the road cannot “handle the traffic at such high density”.
4. **Preference for low-rise buildings:** Five respondents discussed their preference for low-rise buildings with similar reasoning – that high-rises do not match the character of the area. One further commented that he/she would sacrifice green space and trees to keep four-storey buildings.
5. **Comments on housing diversity:** These respondents suggested that housing for seniors and students (rental or subsidized) and affordable housing should be considered. One further suggested that housing units should be set aside for Musqueam students and their families.

Three additional comments unrelated to building height or type were received. One suggested that there should be a mix of shops below the residences. One expressed concern on target residents, suggesting that young families will need “ground floor” and “no car”. One commented that the designs “do not look like it will last 500 years”.

f. Roads

The layout of the road in the preferred development received the least amount of feedback, with 24 comments.

Approximately half of the respondents who responded to this question like the proposed road layout. Three

liked the fact that the road does not bisect the forest and wetlands.

Two main concerns for the proposed road revolve around traffic and safety for kids:

- ☞ Three are concerned about the increase in traffic, especially around the Acadia Road / Toronto Road intersection. They reasoned that increased traffic will increase pollution and noise.
- ☞ Four are concerned that road design does not consider safety for kids. One suggested that the main road to commercial village should be located away from school and children's crossing.

Additional concerns expressed include the size of the internal road ("seem quite narrow") and access for construction trucks. Some suggestions were provided on improving road design:

- ☞ Upgrade University Boulevard to deal with traffic increases
- ☞ Provide ample off road parking
- ☞ Make internal resident-only or limited access roads
- ☞ Have as few roads as possible

g. Amenities

26 respondents responded to the proposed amenities out of the 51 Comment Forms received.

Eight of the comments received were positive, and support the proposed amenities. Two respondents commented that "day care is a great idea", while one suggested that additional day care facilities are needed.

The main concerns expressed include the amount of amenities, especially community centre that is being proposed, and consideration for families. One suggested that there should be more "connectivity to playground and community centre." One is concerned that the amenities are only proposed, but not "guaranteed".

A majority of the negative comments received relates to the fact that amenities are provided only for onsite residents. Eight respondents shared similar opinion that amenities should be provided for the larger UEL and UBC community. One further pointed out that the development objective to "build a community heart" states "ensure access to new community services for wider UEL community". On the other hand, one commented that amenities proposed are already provided. Another commented that he/she "would prefer more parkland area".

Additional Comments

A total of 36 additional comments were received. For ease of analysis, comments which relates to the above seven development elements were summarized in their respective section. The rest of the comments are summarized below by common themes:

Positive Comments

Some respondents were impressed with the concepts, and appreciate the effort that has been put into consulting the public. One commented that the "development will be an asset for the area", and another commented that the plan presented is "a strong plan for the future".

Consultation Process

Four people provided feedback on the consultation process: One attendee thought a formal presentation with a question and answer session would be more transparent, and spur discussion. Another suggested the form of town halls with two-way interaction in a group would be more appropriate. Two people suggested that 3-D images can better illustrate the concepts.

Additional Concern

In addition to the comments provided in the amenity section, several respondents feel that the development does not benefit current UEL residents. Some believe there should be a contribution to amenities in the UEL community – one even suggested a community centre. Other concerns include:

- ☞ Existing school capacity – would schools be able to accommodate children of the current and future residents?
- ☞ Birds' safety – will need to consider the opaqueness of glass frontage for commercial and residential units
- ☞ Child safety during construction
- ☞ Wind tunnel and shadowing

Additional Recommendation

- ☞ Redesign residences to be “more in character with the surroundings”, which includes “good clean lines”
- ☞ Musqueam should lease the property (i.e. a 99 year lease)
- ☞ Providing membership to the golf course would be an added benefit to residents
- ☞ Compensation for neighbouring units
- ☞ Provide one floor of hotel space for naturist travelers

Questions

The following questions on the development were asked:

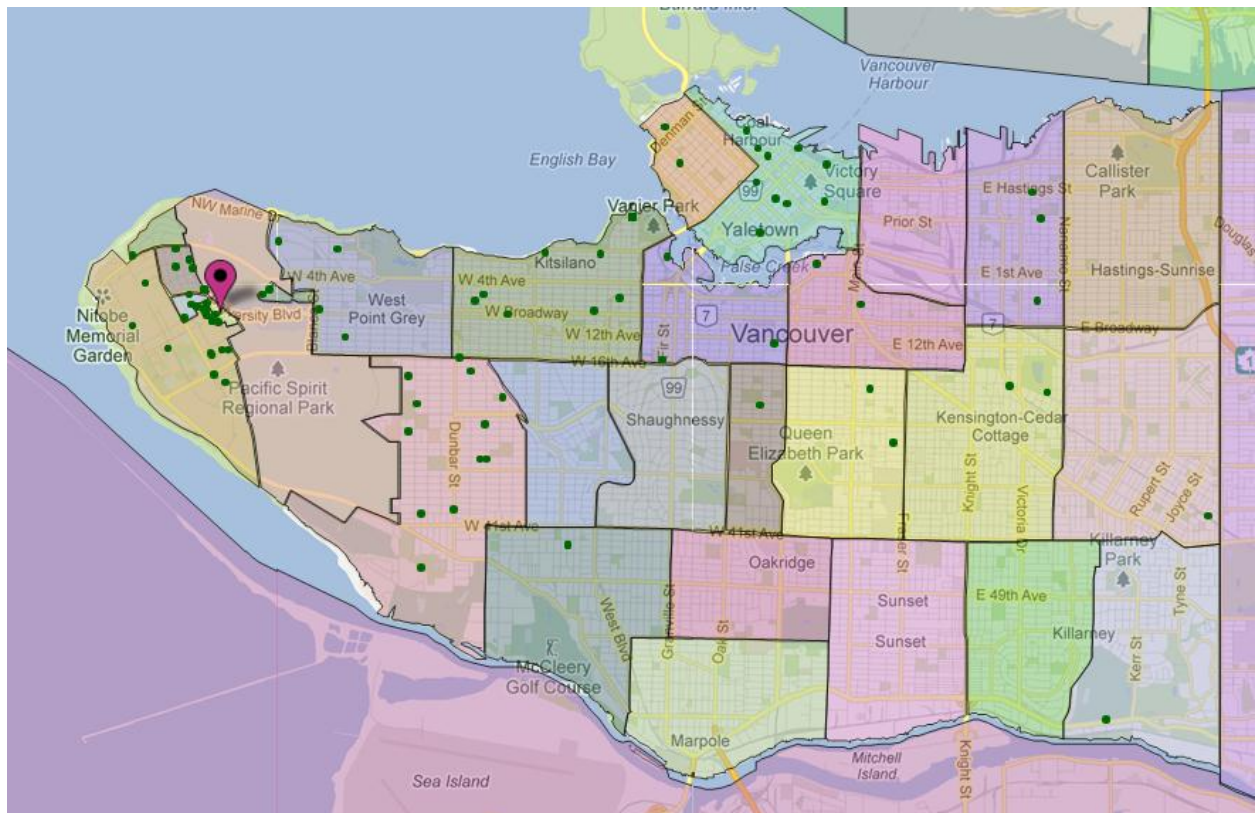
- ☞ Who funds community amenities?
- ☞ Is there enough density to justify a high-speed transit stop?
- ☞ How much parking will be included in the design?
- ☞ What are the effect to surrounding real estate prices, environment and air quality?

IV. PlaceSpeak

Similar to the previous two Open Houses, 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. Below we provided a summary of our online statistics taken as of May 7th, 2013 which is compared to the statistics taken on February 19th, 2013, after the first Open House.

- › 1435 people (unique views) visited the forum – *there has been 375 additional views*
- › 100 residents are connected to the forum – *there has been 14 new registrations*
- › 54 comments were posted and 325 people have viewed these comments – 13 new comments were posted, and 75 additional people viewed these comments

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



Appendix A. Event Photos



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

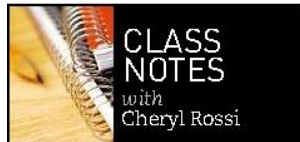


19 project team representatives were stationed around the room, prepared to answer any questions and make notes of comments.

Appendix B. Advertisements

news

New school website shares information with parents



The provincial government recently launched a Discover Your School website that's meant to make it simpler for parents to get information on parent and student satisfaction surveys, class size numbers, number of French immersion and Strong-Start programs as well as results from provincial exams and the Foundation Skills

Assessment. Information on how to join a Parent Advisory Council is included.

Jane Thornthwaite, parliamentary secretary for student support and parent engagement, says the government will collect user feedback and suggestions to ensure information included on the site reflects needs. For example, the site, found at www.discovery-ourschool.gov.bc.ca, could include information about extracurricular activities and skills training programs at individual schools.

The government also released a Toward Better Communication report that shares parents' ideas on improving their connections to schools.

Thornthwaite found parents want more

frequent and flexible meetings with teachers and concrete ideas on how they can contribute to their child's success in school.

Parents asked whether districts could introduce online portfolios, as is happening in some schools, to provide parents with more insight into their child's learning and a better understanding of what their child is working on.

To assist immigrant families, parents recommended more support for parents of English language learners in understanding B.C.'s education system and that high schools host multicultural clubs for families.

"The legacy of residential schools is a profound barrier for some aboriginal parents. Building trust is essential," the report also states. "Sharing opportunities such as information sessions, lunches, fundraisers, school community and other family events can help ensure all parents and families feel welcome and included."

For more information, search for the title of the report online.

NEW BCTF LEADERS

Jim Iker, an elementary school teacher from Burns Lake, will take the reins from B.C. Teachers' Federation president Susan Lambert at the end of the school year.

The 60-year-old Iker is a veteran kindergarten and primary classroom teacher, school counsellor, learning assistance and special needs teacher.

As president of the Burns Lake District Teachers' Union, Iker negotiated one of the stronger local collective agreements in B.C., according to the BCTF. Iker has acted as chief negotiator on the provincial bargaining team, served three years as second vice-president and another three years as first vice-president of the teachers' federation.

"Jim is a very strong, kind-hearted and principled activist, a person of tremendous personal integrity," said Lambert in a press release issued by the BCTF.

Iker's key objectives are reported to include: achieving a new collective agreement for teachers that restores class-size and class-composition guarantees; increased resources in classrooms and more support for students, especially those with special needs, and increasing education funding. The release states per-student funding in B.C. is almost \$1,000 less than the national average.

Second vice president Glen Hansman will take over as first vice president. Hansman served as president of the Vancouver Elementary School Teachers' Association and has taught both elementary and secondary school. Like Iker, Hansman was acclaimed in his new post. Teri Mooring, president of the Quesnel Teachers' Association, was elected second vice president.

rossi@vancourier.com
twitter.com/Cheryl_Rossi

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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 the third Open House to learn about Musqueam's future development plans for Block F in the University Endowment Lands.

At this event, a preferred development concept will be presented. Representatives of the Project Team will be available to provide details and seek input.

About: Block F Open House Meeting #3
Where: University Golf Club (5185 University Blvd. ★)
When: Thursday, April 18th, 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 (604) 662-2642; or visit www.placespeak.com/UFLBlockF for more information.

PlaceSpeak BETA

此通知包含可能会影响您的信息,请让别人为您翻译。
이 통지는 읽는 사람한테 영향을 미칠 수 있는 정보가 있으니, 누군가에게 번역을 부탁 하십시오.

news

Free winter golf worries reader



**CENTRAL
PARK**
with
Sandra Thomas

The park board has approved a plan to allow free golf on the city's pitch and putt courses during the winter months as a way to save money.

Until now those courses were staffed year-long, which didn't make a lot of sense, particularly when it can rain in Vancouver for a month or more at a time. (The board has also cut back on maintenance where it can, so I'm assuming there'll be savings there as well.) The park board has been losing \$200,000 annually on the operation of the pitch and putt courses at Queen Elizabeth Park, Stanley Park and Rupert Park, and a staff report claimed it could save half that amount by not staffing the attractions during the winter. These courses aren't fenced to keep the public out, so it's not like golfers will voluntarily stay away even if they're closed.

But a reader emailed me to say he's concerned giving the public free run of those courses in the winter will mean a dire need for repair to get them ready for warm weather use. He suggests by closing the courses for months at a time, revenues will drop giving the park board an opportunity to claim they're no longer viable. And that, he says, could open the door to privatization.

As I reported last week, despite the fact the courses were staffed and open from Novem-

ber 2012 to February 2013, there were 84 days when no green fees were purchased. Staff recommended the courses run seasonally with free access during the winter, weather permitting, saving an estimated \$100,000 annually.

FRASERLANDS CLEAN-UP

A small volunteer group I wrote about last year is continuing its efforts to clean up the path that runs along the railway tracks on Kent Avenue near Jellicoe Street, south of Southeast Marine Drive.

Much of the shared pedestrian and cycling path is so overgrown with weeds it's become a narrow strip of packed dirt hardly wide enough for a single jogger. Almost six years ago, longtime resident Gillian Lunde weeded a small section across from her home. The last time I spoke with Lunde she had weeded and planted 27 lengths of the fence that divides the pathway from the railway track that run adjacent to Kent Street.

The good news is more neighbours have come on board with the project and have formed the ad hoc group Take Back the Path, which is holding a work party this Saturday (April 13) from 9 a.m. to noon. The goal is to weed out as many dandelions as possible before they spread their seeds.

Those interested in helping should bring gardening tools and gloves. Check the Fraserlands Community Gardening Group out on Facebook.

stthomas@vancourier.com
twitter.com/stthomas10



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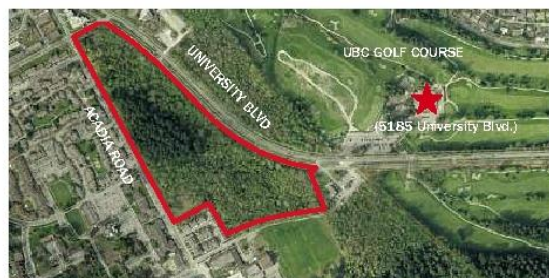
At this event, a preferred development concept will be presented. Representatives of the Project Team will be available to provide details and seek input.

About: Block F Open House Meeting #3

Where: University Golf Club (5185 University Blvd.)

When: Thursday, April 18th, 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 (604) 662-2642; or visit www.placespeak.com/UELBlockF for more information.

PlaceSpeak BETA

此通知包含可能会影响您的信息,请让他人为您翻译。

이 통지에는 읽는 사람에게 영향을 미칠 수 있는 정보가 있으니, 누군가에게 번역을 부탁 하십시오.

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KIDS FIT

Kids Fit is an 8-week fun and interactive after-school program for kids ages 7-12 who live in UTown@UBC.

Kids will learn:

- Games and sports
- Swimming
- Outdoor pursuits & more!

When:
Mondays and Wednesdays
(excluding May 20th)
4:00PM - 6:00PM
May 1 - June 12

Cost: \$35

Registration opens April 2nd!

- Acadia Park residents:
Acadia Park Commonsblock
- UNA residents:
Old Barn Community Centre
- UNA community service card
is required for UNA registration

Registration closes April 21 at 10:00pm

For more information, contact
Kathleen Lane
Active Kids Program Manager
604-822-0207
kathleen.lane@ubc.ca
www.planning.ubc.ca/kidsfit

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UNA
UNIVERSITY NEIGHBOURHOODS ASSOCIATION

LISTEN continued from Page 1

In a room in the stately Iona Building, residents offered their thoughts on the topic 'UNA Service Delivery: Focusing on the Public Realm'.

Mike Feeley, a former UNA chair, led the session, reminding all in attendance—including UNA resident-directors Richard Alexander (current chair), Charles Menzies and Shaohong Wu, UNA staff members Jan Fialkowski and Ralph Wells; a representative of UBC Properties; and two media representatives—that residents only were invited to speak with others there to listen.

In fact, due to the relatively small turnout, Mr. Feeley allowed a limited number of comments by resident-directors. Mr. Feeley also reminded residents that in the spirit of Listen In, they should seek to offer thoughts without engaging in debate with fellow residents when something was stated with which they disagreed.

The UNA board, which inaugurated the Listen In Series in October of last year, considers it a new, and novel, approach to the democratic process with its objective to expand and develop UNA accountability in areas of resident concern. Mr. Feeley invited residents to speak in a series of three 'rounds'. "Tell us first what you like about the way the UNA delivers services to residents. Then tell us what areas need improvement, and finally, tell us what actions you think should be undertaken to fetch about these improvements."

Speaking to what she liked about the way 'public realm' services are provided, a resident—who came to Canada from China relatively recently—remarked on the satisfying sense of security she has

in the Chancellor Place neighbourhood in which she lives. "I feel so safe when I take my daughter for a walk in the evening in this neighbourhood," she said. "And clean," she added. "Everything is so clean."

Speaking to reasons for complaints about services in the public realm, another Chancellor Place resident referred to the relative lack of play space for children in his neighbourhood, especially given the construction of a high-rise tower in the heart of it called 'Axis'. "And what a name, Axis! Don't people remember what this name meant in the Second World War?" (Nazi Germany was an 'Axis' power.)

Referring to what action might be taken to make the UNA areas more livable, a third resident wanted to see the UNA board enact a bylaw that would control noise on the one hand, and the use of herbicides on the other.

The first Listen In session took place October 30 at Tapestry (Westbrook Place) when the topic was: What are your thoughts on development, housing density and our public spaces?

The third - and final - session will take place May 21, 2013, 7 to 9 pm at The Old Barn Community Centre (Hawthorn Place) when the topic will be: Engaging Community Members'.

THE CAMPUS RESIDENT

Published monthly by the University Neighbourhoods Association

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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 the third Open House to learn about Musqueam's future development plans for Block F in the University Endowment Lands.

At this event, a preferred development concept will be presented. Representatives of the Project Team will be available to provide details and seek input.

About: Block F Open House Meeting #3

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

When: Thursday, April 18th, 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 (604) 662-2642; or visit www.placespeak.com/UELBlockF for more information.



此通知包含可能会影响您的信息, 请让别人为您翻译。
이 통지는 읽는 사람한테 영향을 미칠 수 있는 정보가 있으니, 누군가에게 번역을 부탁 하십시오.

Dropped Calls? Tell us about it!

Have you experienced dead zones and dropped calls while walking on campus?
We want to hear from you!

UBC Campus and Community Planning has commissioned a cellular radio frequency study to determine existing and future coverage needs on campus, and how cellular installation requests from carrier on the Point Grey campus could be more effectively managed.

Please respond to our on-line survey!

On-line survey available @ planning.ubc.ca
Monday, March 18 to
Friday, March 29, 2013

Karen Russell
karen.russell@ubc.ca

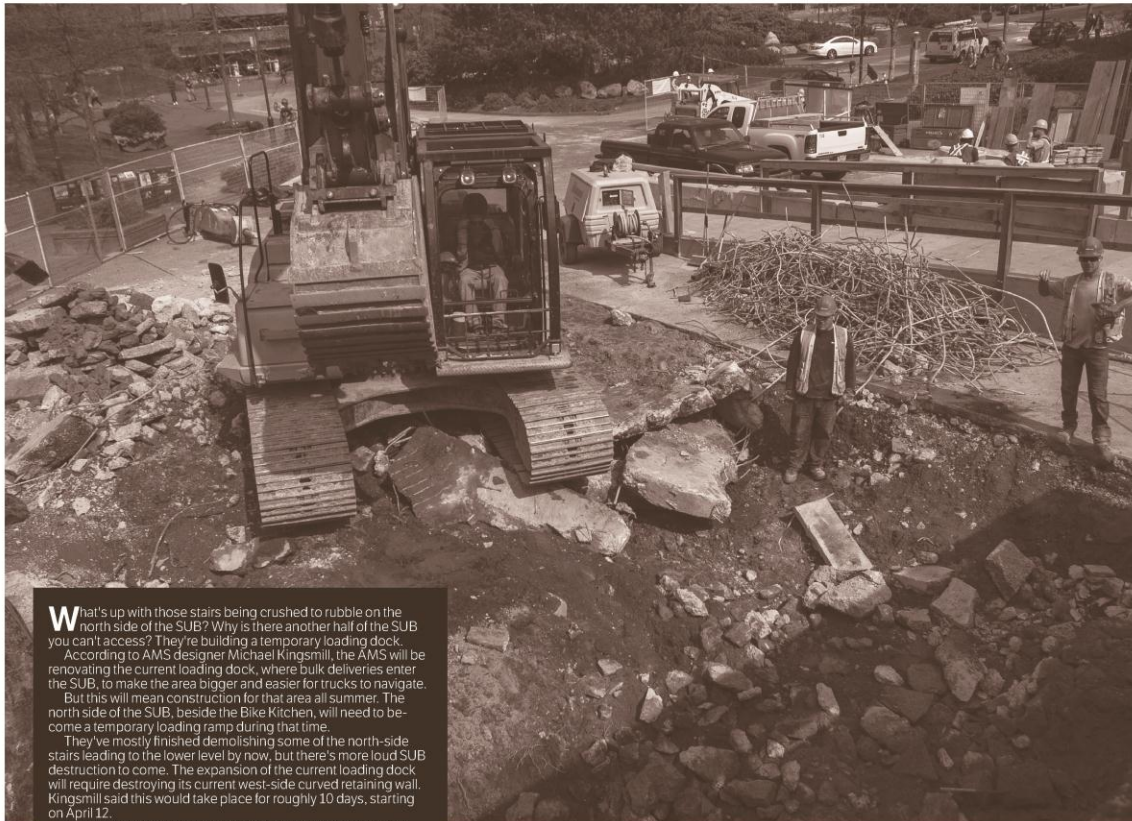
Campus and Community Planning
2210 West Mall, Vancouver, BC V6T 1Z4

For more information, see planning.ubc.ca

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a place of mind
THE UNIVERSITY OF BRITISH COLUMBIA

campus + community planning



What's up with those stairs being crushed to rubble on the north side of the SUB? Why is there another hall of the SUB you can't access? They're building a temporary loading dock. According to AMS designer Michael Kingsmill, the AMS will be renovating the current loading dock, where bulk deliveries enter the SUB, to make the area bigger and easier for trucks to navigate. But this will mean construction for that area all summer. The north side of the SUB, beside the Bike Kitchen, will need to become a temporary loading ramp during that time. They've mostly finished demolishing some of the north-side stairs leading to the lower level by now, but there's more loud SUB destruction to come. The expansion of the current loading dock will require destroying its current west-side curved retaining wall. Kingsmill said this would take place for roughly 10 days, starting on April 12. "We're doing a little dance around the exam schedule," said Kingsmill. He said because the Student Recreation Centre next door is used for exams, the wall demolition will take place in off-hours while exams aren't running. The new, expanded loading dock should be completed by September 2013.

—Laura Rodgers

CANTER BRUNZACK PHOTOGRAPHY



BLOCK F DEVELOPMENT

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THE UNIVERSITY OF BRITISH COLUMBIA

LITERATURE »

In the margins of history

Discovering the stories within stories at Irving K. Barber's exhibit of rare books

Rhys Edwards
Senior Culture Writer

You find an old textbook opened to the front page. Scrawled in the margins, instead of the usual formulae, notes and doodles, you find dozens of beautifully penned, seemingly arcane words. In slender cursive, they suggest an alchemical recipe of some kind, and come complete with a diagram: a nude man and woman engaged in some kind of esoteric ritual.

No, you haven't chanced upon a book once owned by a devious magician. The markings are actually the scrawlings of several bored 18th-century schoolboys — and that illustration is more salacious than it is inspired.

This juvenile graffiti reflects how books are transformed by their users, which is the subject of *Problems of Provenance*, an exhibition currently on display at the Rare Books and Special Collections Library. Each book in the collection features unusual markings, modifications and additions that allude to past owners.

"These books have more than one story to tell," said Sarah Hillier, curator of the exhibit and graduate student in the School of Library, Archival and Information Studies. "One [story] expressed by the content contained within their pages, and a second, more hidden story about their custodial history that may shed light on the context of their production and how owners interacted with them."

And these aren't just any old tomes. The exhibit — much like the rest of the library itself — in-

cludes books one might otherwise find in a bibliophile's dream, such as a 1688 printing of Milton's *Paradise Lost*, a book of Greek poetry signed by Lord Byron and a copy of *Alice's Adventures in Wonderland* signed by none other than Alice Hargreave, who was the inspiration for Lewis Carroll's titular character.

Many students may be surprised to learn that the Rare Books and Special Collections Library hosts these exhibitions — or even that the library exists. Located in the basement of the Irving K. Barber Learning Centre, the library is UBC's main repository for unique archival materials. In addition to books, it is home to thousands of historical artifacts, including posters, maps and photo collections.

You won't see any of these items upon entering the library, however.

"I've actually heard students refer to us as 'the library with no books,' because our collections are completely sequestered," said Sarah Romkey, an archivist working for the library. "They're all behind the scenes in a temperature- and humidity-controlled vault."

Given the fragile nature of the collection, all visitors are required to put away any personal belongings before entering. Also, unlike other libraries, you can't take these books home with you.

"There's a bit of an intimidation factor just in getting through the doors because of these restrictions," said Romkey. "But once you're here, we want people to know that we're here to sup-

port your research, we're here to support your studies and we want you to feel comfortable and confident in your use of rare and archival sources."

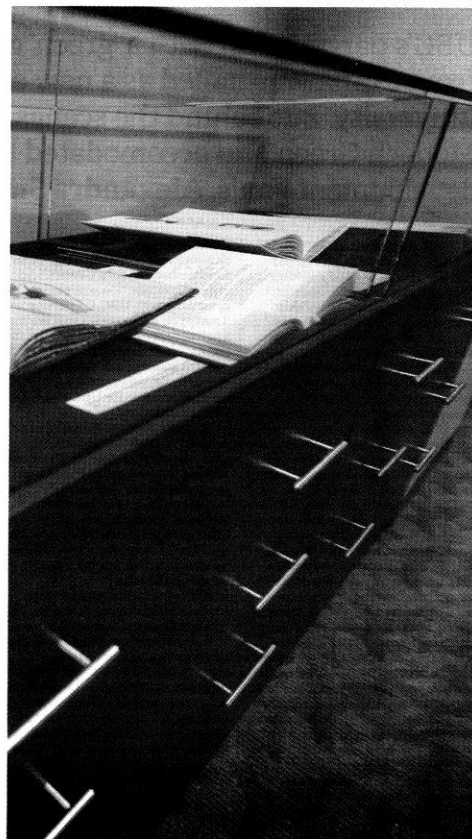
Although the library's collection emphasizes materials from British Columbia, it is continually increasing in scope. From ancient theological texts from the Vatican Library to Douglas Coupland's private letters, there is an eclectic range of material that caters to both professional scholars and students.

"When you're exposed to this kind of material all of the time... sometimes you can become a bit jaded to it," said Romkey. "And then once in a while you have to step back and step out of your shoes and say, 'Wow, this is really amazing. This is a book that was published in the 1600s,' or, 'This is a photograph of a community in British Columbia that doesn't exist anymore.'"

The temporary exhibits, meanwhile, aren't just a way for student curators to gain experience; they're also meant to expose others to novel ways of thinking about books, libraries and archives.

"Understanding this history and seeing the physical evidence of ownership brings the books to life," said Hillier, on the subject of *Problems of Provenance*. "For me, this is magical, and I wanted to share this with others." ■

Problems of Provenance is on display at the Rare Books and Special Collections Library until the end of April.



Geoff Lister photo by the library. You might be surprised what treasures can be found in the rare books collection.



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About: Block F Open House Meeting #3

When: Thursday, April 18, 2013

Where: University Golf Club (5185 University Blvd.)

Time: 4:00 PM – 8:00 PM (Drop in)



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

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The Dunbar Lawn Bowling Club invites new members to experience the fun of Lawn Bowling and Croquet, great outdoor recreations. We are located behind Dunbar Community Centre. Introductory instruction and lawn bowls are provided free during initiation. Croquet is also offered, with instruction and equipment provided.



PLEASE JOIN
US AT OUR
OPEN HOUSE
Saturday, May 11,
10am to 2pm

to try our Open House bowling
or croquet sessions.

Our lawn bowling season begins on May 5
and extends through mid-September.

604.228.8428 | www.dunbarlawnbowling.com

From: ☐ UNA Reception <reception@myuna.ca>
To: ☒ Peng, Tina
Cc:
Subject: myuna announcements April 11, 2013

Sent: Thu 4/11/2013 4:52 PM

Musqueam Development - Open House

Proposed Building Project

- Date: Thursday, April 18
- Time: 4:00 pm - 8:00 pm (drop in)
- Location: University Golf Club, 5185 University Blvd.
- Cost: FREE

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 [Musqueam's future development plans](#). Direct questions to Project Manager [Gordon Easton](#), or call 604.662.2642.

From: ☐ UNA Reception <reception@myuna.ca>
To: ☒ Peng, Tina
Cc:
Subject: myuna announcements April 18, 2013

Sent: Thu 4/18/2013 4:27 PM

Musqueam Development - Open House

Proposed Building Project

- Date: Thursday, April 18
- Time: 4:00 pm - 8:00 pm (drop in)
- Location: University Golf Club, 5185 University Blvd.
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Dear Owner/Tenant,

Re: Block F Development, UEL – Open House April 18th, 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 third Open House to learn about the preferred development plans for Block F which may ultimately form part of the proposed rezoning application.



About: Block F Open House Meeting #3

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

When: Thursday, April 18th, 2013

Time: 4:00 PM – 8:00 PM (Drop in)

Based on what we heard at the second Open House and further technical analysis, the project team will provide new information including:

- ❖ The preferred site plan, including land uses, roads, etc.
- ❖ The proposed parks and open space plan
- ❖ The detailed development program

In addition to hosting a series of Open Houses, 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. If you have any questions or comments, please visit PlaceSpeak or contact Gordon Easton, Project Manager at Colliers International: Gordon.Easton@colliers.com (604) 662 – 2642.

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

Sincerely,

Wade Grant
Musqueam Indian Band

Appendix C. Storyboards



BLOCK F • UNIVERSITY ENDOWMENT LANDS

OPEN HOUSE #3

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 third and final 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:

- ✓ Re-introduce and summarize the project for those that might have missed the first two Open Houses
- ✓ Summarize what we heard at the second Open House
- ✓ Present the preferred site concept and gather community feedback

This Open House has four stations. Additional information posters are also available from past Open Houses.

- 1

The Story So Far

A summary of the project to date, what we've done, what we're presenting today, and what happens next.
- 2

What We Heard

A summary of what we heard at our February Open House where we asked people about design concepts, principles and objectives for Block F.
- 3

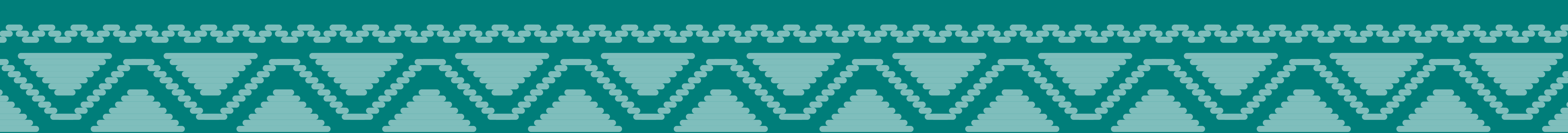
Our Concept

An overview of our preferred site concept for Block F, including details on key concept features and additional site studies we've completed (e.g., amenities, parks, commercial component, traffic).
- 4

Tell Us What You Think

What do you think about the preferred site concept? Are there opportunities to improve it?

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





The Story So Far

BLOCK F • UNIVERSITY ENDOWMENT LANDS

What's happened so far?

Musqueam Indian Band (the landowner) is planning to develop a 22-acre parcel of land called Block F in the University Endowment Lands (UEL). To be developed over many years, proceeds from the project will be used by Musqueam to support important community programs and initiatives in Musqueam's main community, which is located below 49th and Southwest Marine Drive.

Under current zoning for the site, 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.*** 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.

Over the past several months, we have been working with UEL residents, UBC, local stakeholders and others 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.

We started working on this project to rezone Block F last fall with a team of skilled and experienced consultants. This is the third and final Open House prior to the formal application. The first two Open Houses looked at:

1 OPEN HOUSE #1

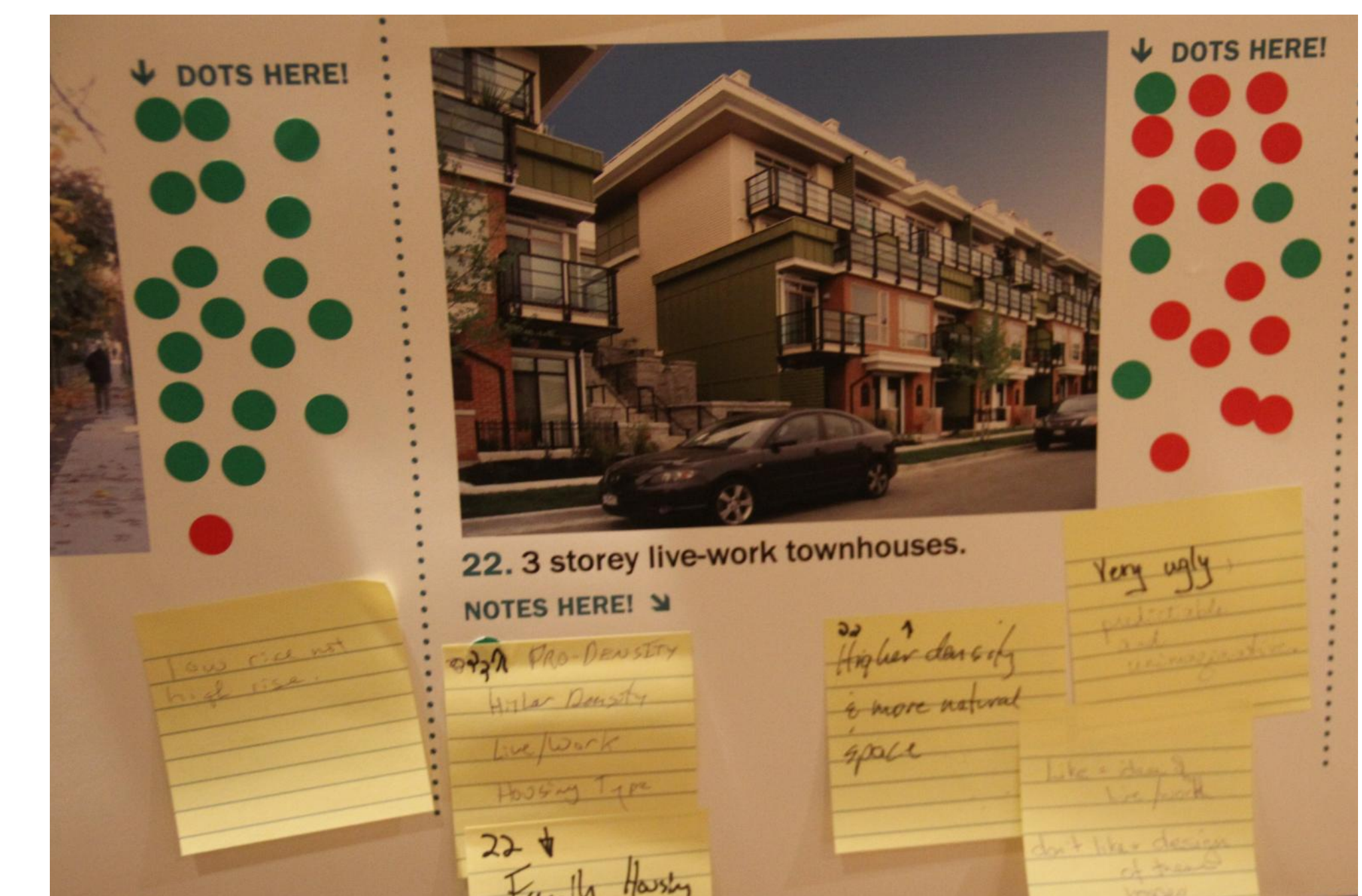
- ✓ Who are Musqueam?
- ✓ Project introduction and overview
- ✓ The site, the neighbourhood, the context, the process, the players
- ✓ Preliminary community feedback on design precedents

2 OPEN HOUSE #2

- ✓ Additional site studies and analysis
- ✓ Design principles and objectives
- ✓ Preliminary site options

Almost 500 residents attended our first two Open Houses, while an additional 1272 people viewed our project website (www.placespeak.com/uelblockf).

Visit **Station 2: What We Heard** for a summary of community feedback from the second Open House.



What's happening today?

Today, we are presenting a preferred design concept for Block F. It was developed based on community and stakeholder input, including UEL residents, the UEL Community Advisory Committee, members of the Pacific Spirit Park Society, Streamkeepers, Ministry of Transportation, UBC, reports from arborists, environmental consultants, traffic and civil engineers, experienced developers, and others.. The concept incorporates the project planning principles and supporting design objectives we developed with the community through the Open House process.

At the start of the rezoning project, we first developed several planning principles to help guide our work. These principles continue to guide us in our planning of the site.



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 walk 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.

What’s happening today?

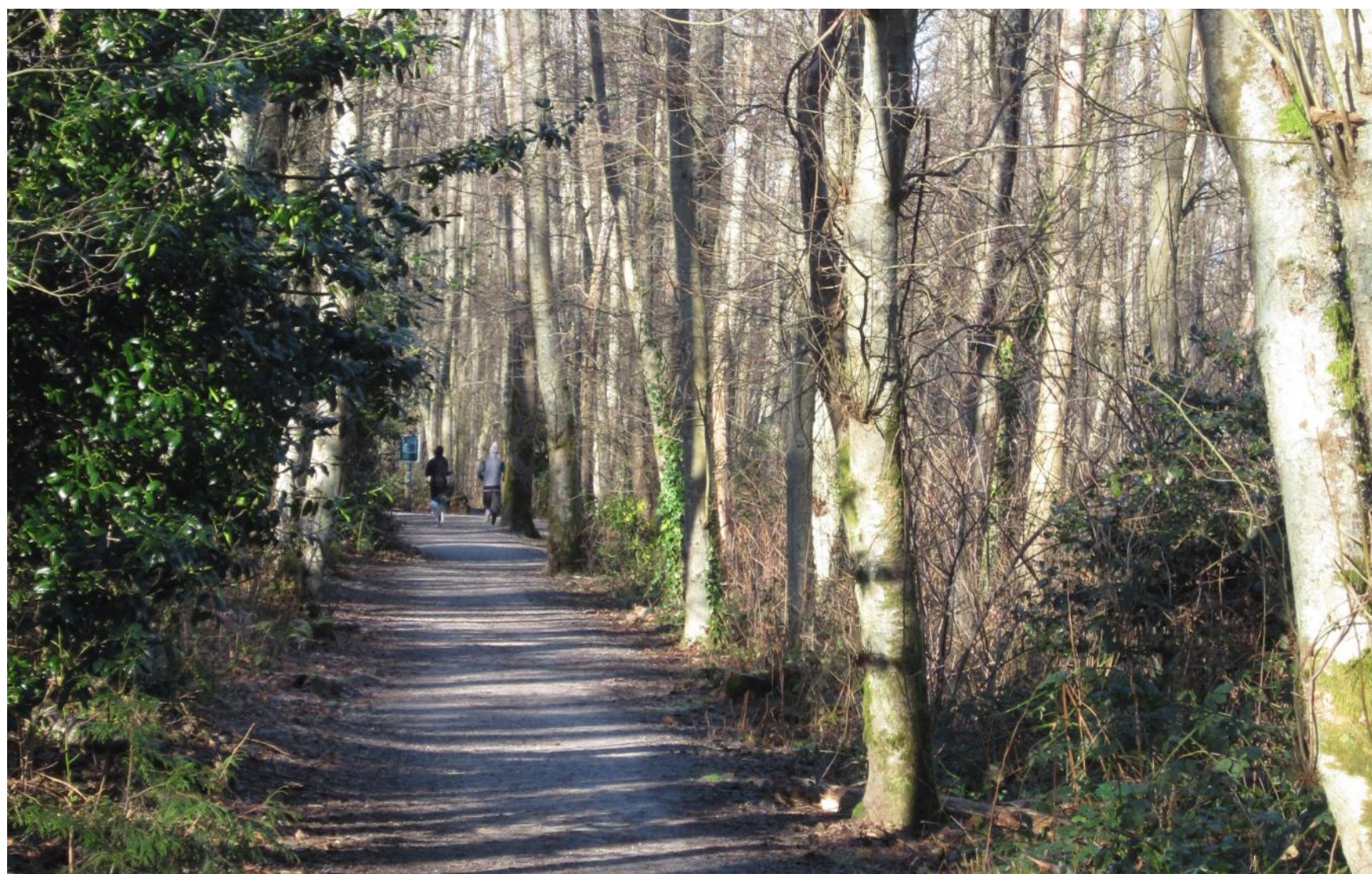
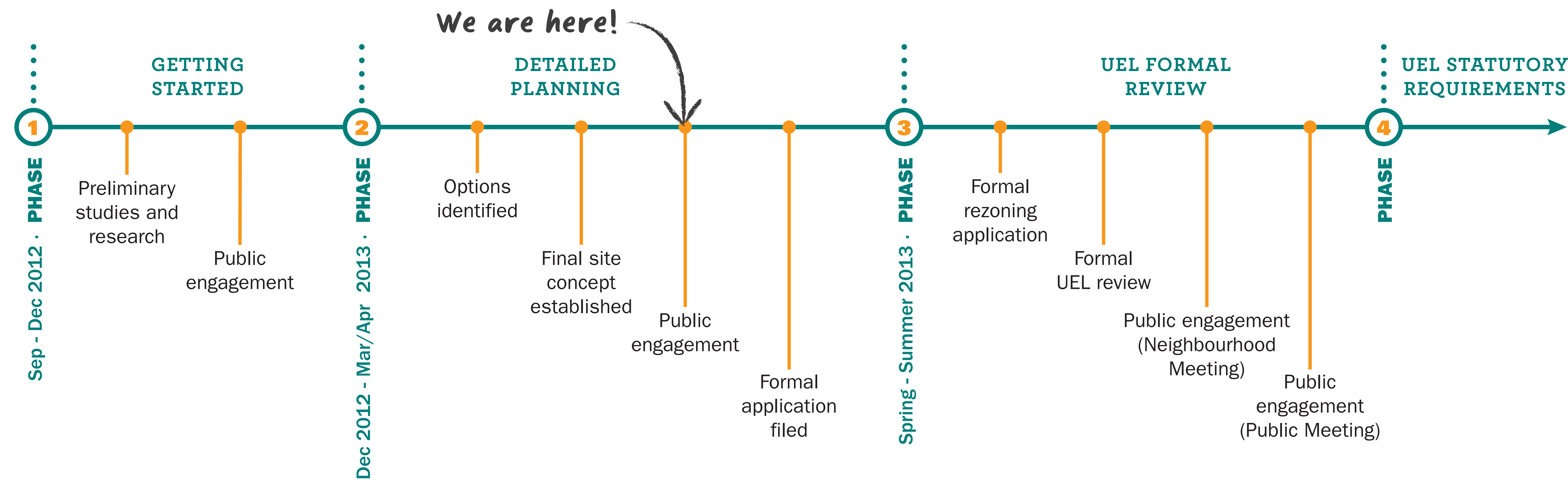
Based on feedback from the first two Open Houses and other stakeholder input, we started to develop more detailed design objectives for each of the principles. Here’s an overview of some of the most important ones that were used in developing the preferred concept. Bolded text indicates additional design objectives that were added following the second Open House.

					
PRESERVATION AND ENHANCEMENT OF OPEN SPACE	SUSTAINABILITY	COMMUNITY INTEGRATION AND RESPECT	HOUSING DIVERSITY	RESPONSIBLE DEVELOPMENT	BUILDING A COMMUNITY HEART
<ul style="list-style-type: none">✓ 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✓ Preserve wetlands	<ul style="list-style-type: none">✓ Minimize impervious surfaces✓ Maintain off-site flow rates of rain water as much as possible✓ Ensure community walkability✓ Support a mix of land uses	<ul style="list-style-type: none">✓ Ensure on-site features are accessible to the public✓ Ensure the scale and type of development respects the adjacent neighbours✓ Provide neighbourhood amenities geared for UEL residents	<ul style="list-style-type: none">✓ Provide a variety of housing types to address a variety of needs✓ Consider social, seniors and UBC staff housing✓ Consider providing larger residential units to accommodate families or existing residents looking to downsize	<ul style="list-style-type: none">✓ 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✓ Ensure businesses support local needs	<ul style="list-style-type: none">✓ 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”

What's Next?

Our work doesn't end after this Open House. We will continue to work with UEL to meet all their planning requirements. This work will 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 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 an estimated 10 to 12 years. Construction of site servicing is not expected to start until 2014.



2

What We Heard

BLOCK F • UNIVERSITY ENDOWMENT LANDS

Feedback highlights

On February 6, 2013 we held our second Open House at the University Golf Club. The event was well attended with about 170 people coming over the four hours.

Participants were given several different ways to provide feedback, ranging from questionnaires to direct feedback on the three preliminary site concepts that were presented. Here are some highlights from the Open House and comments we received at the project PlaceSpeak site (www.placespeak.com/uelblockf). A complete event report with all comments can also be found at the project PlaceSpeak site.

PLANNING PRINCIPLES: We asked people to rank the six planning principles on a scale of 1 to 5, with 1 being not important and 5 being very important. Responsible Development and Sustainability emerged as the top-ranked principles, while Housing Diversity and Building a Community Heart were least important.



DEVELOPMENT OPTIONS: To better understand the public's opinion on the three site concepts presented, we asked three open ended questions about the features they liked in the options, the features they would like changed in any of the options, and whether anything was missing in the options they thought should be included. While feedback was varied, several key themes emerged, all of which have been addressed in the preferred concept.

- ✓ **Nature preservation:** preserving both the stand of mature evergreens, trail connections and the wetlands is important. A landscaped buffer along University Boulevard should be maintained.
- ✓ **Roads:** There should be no roads separating the park and the wetland area.
- ✓ **Community connections and integration:** As the largest development in UEL, Block F must be carefully integrated into neighbourhood to achieve community goals – e.g., village heart, amenities, sense of community.
- ✓ **A variety of housing forms:** support for a variety of residential types and forms.

VILLAGE COMMERCIAL: The site concepts we presented illustrated different options for the location of village commercial and a small hotel. The preference for each option was fairly evenly distributed, but respondents recognized the value of Option 1: North Village for providing better access and preserving site natural features. This is the location of the current village commercial in the preferred option.



The Village Commercial/Hotel Component

During the first two open houses, many people asked about the Block F’s proposed commercial and hotel components. Colliers International and PKF Consulting, our real estate and hotel consultants, carried out studies to determine the feasibility of both components that we would like to share to help answer some of the questions we received.



Retail Trade Area Boundaries

VILLAGE COMMERCIAL

- ✓ Block F’s modestly scaled retail village component is intended primarily to serve as a convenience amenity for on-site and local area residents within easy walking or cycling distance.
- ✓ Block F’s retail village will be merchandised in a way that complements, rather than competes with, existing local retailers and service providers, including those at University MarketPlace.
- ✓ Projected market shares for the core supermarket/grocery category are modest (25% for the Primary Trade Area and 15% for the Secondary Trade Area). This reflects the desired retail component’s role as a convenience amenity.
- ✓ The majority of potential trade area spending will continue to flow to major supermarkets, both within UBC and in other Vancouver areas including West 10th and West 4th Avenues.
- ✓ Total projected size of the retail village is 30,000 square feet including 12,000 to 15,000 square feet for a specialty grocer (or 35 to 45% the size of Save-On-Foods in Westbrook Village).

BLOCK F RETAIL VILLAGE Anticipated Retail Mix	
BLOCK F TOTALS	est. 30,000 sf
Specialty Grocer	12-15,000 sf
Casual Restaurant/Cafe	4-5,000 sf
Health Services	2-3,000 sf
Personal & Professional Services	7,500 sf
Other	est. 2,000 sf

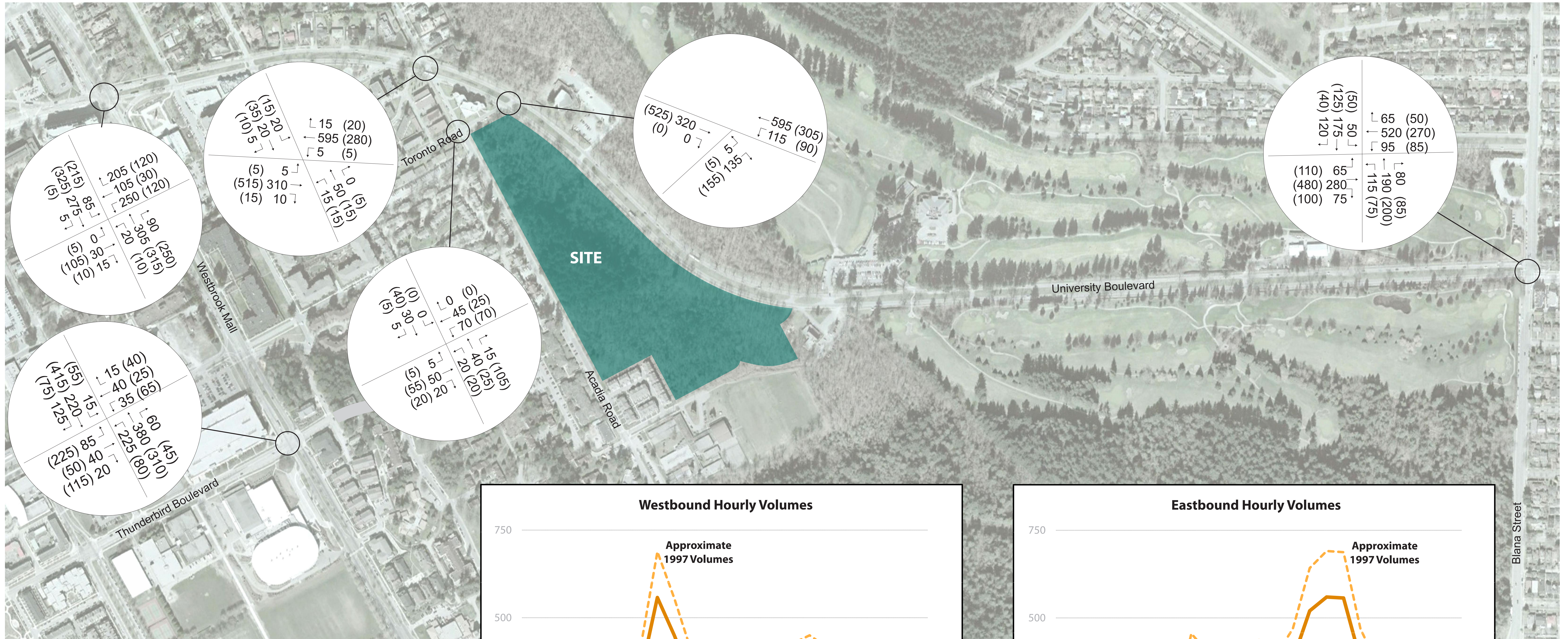
VILLAGE HOTEL

- ✓ Block F’s proposed hotel is a 120 room, limited service, hotel built in a 4-storey building format to be located immediately adjacent to, and forming part of, the Commercial Village in the development. Direct access would be provided from a proposed signalized intersection at University Boulevard. and Road A on the Block F site with underground parking.
- ✓ It is anticipated the hotel would include:
 - Continental breakfast room/counter;
 - Approximately 1,500 square feet of meeting rooms;
 - A fitness room, indoor pool/hot tub;
 - A business centre; and
 - A variety of guest rooms and suites of approximately 330 square feet in size to accommodate a wide range of singles or family visitors and business travelers

- ✓ The primary demand generator for the hotel would be the UBC campus, similar to hotels that serve markets located on or near university campuses throughout the US. Preliminary research suggests that virtually all of the UBC faculties have some level of year-round demand for hotel facilities through conferences and meetings, guest speakers and presenters, and parents of students. A variety of other features such as the Chan Centre, Thunderbird Stadium, the Tennis Centre (Davis Cup) and Cecil Green Park would also be demand generators.
- ✓ Secondary demand generators include the UBC Golf Course (also owned by Musqueam), which caters to a significant number of weddings, golf tournaments and other banquets and events. As well, the local neighborhood’s “visiting friends and relatives” comprised of social functions and weddings also was considered as a demand generator.

Projected Hotel Market Segmentation	
Market segmentation	% Demand
Corporate/Commercial	5.50%
Meeting/Conference	36.00%
Leisure/Tourist	35.20%
University	23.30%
Total	100.00%

- ✓ The hotel would provide for employment and training opportunities for Musqueam and others and could be affiliated with the UBC faculties to provide educational opportunities (internships, training etc.)

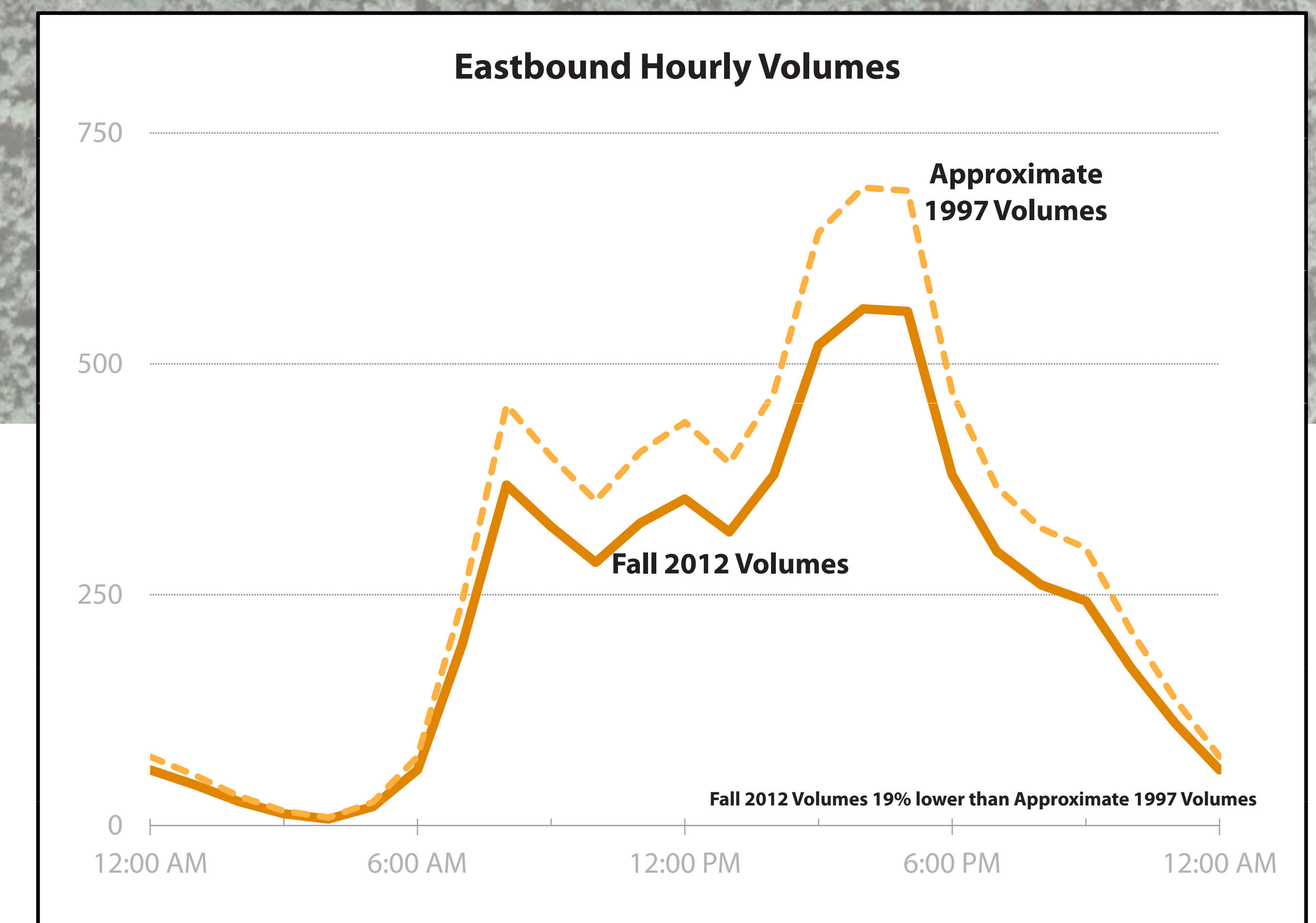
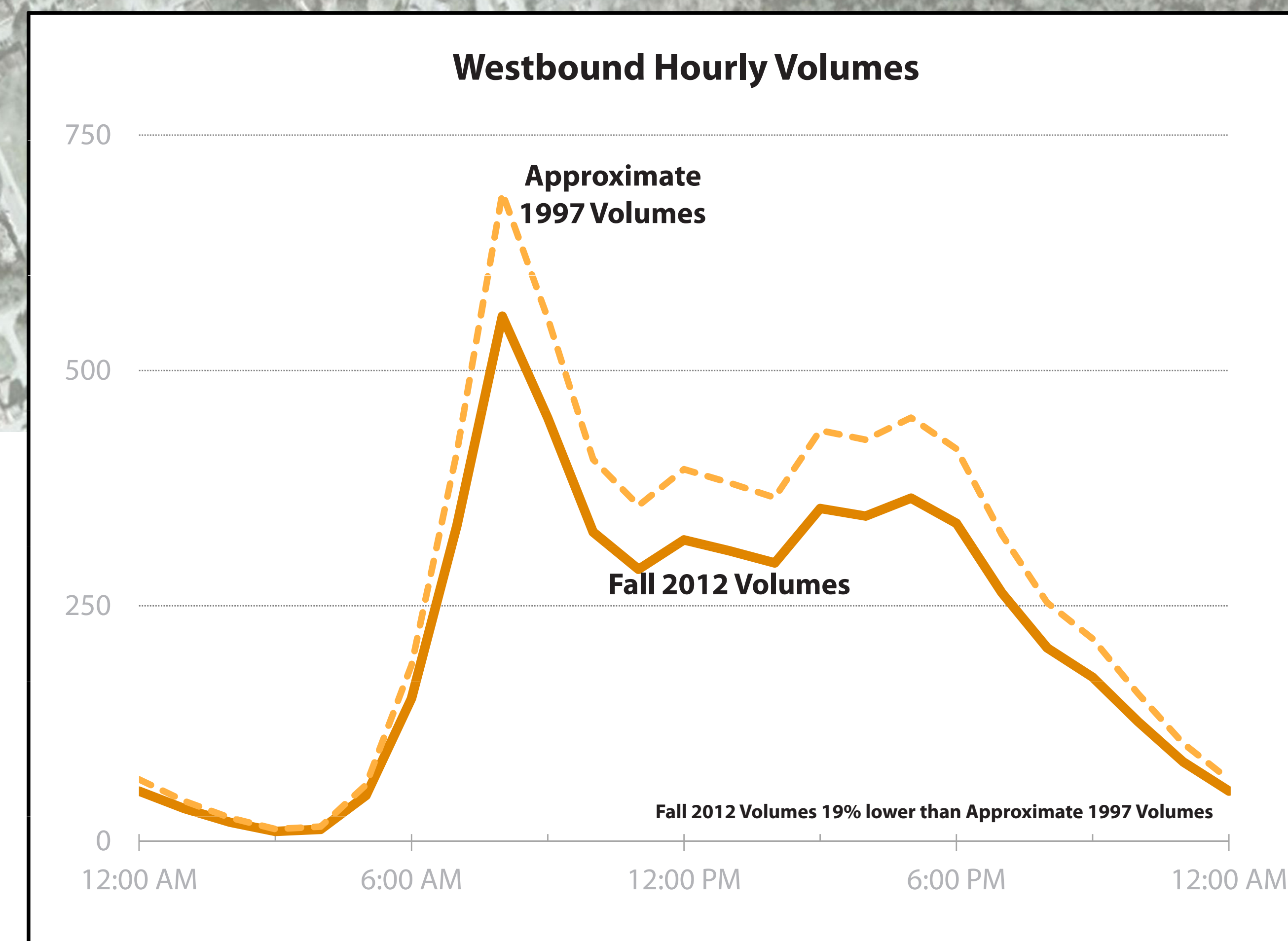


AM (PM) - Volumes (Rounded to nearest 5)

Peak Hour Vehicle Movement (Existing)

This plan shows the existing Weekday AM and PM peak-hour vehicle movements (2013) at each of the key intersections adjacent to Block F.

In addition, vehicle volume profiles along University Boulevard were also obtained from UBC. Since 1997, there has been an overall decrease in vehicle volumes along University Boulevard.



Sources: (Approximate 1997 Volumes: UBC Fall 2011 Transportation Status Report; Fall 2012 Volumes: UBC)



AM (PM) - Volumes (Rounded to nearest 5)

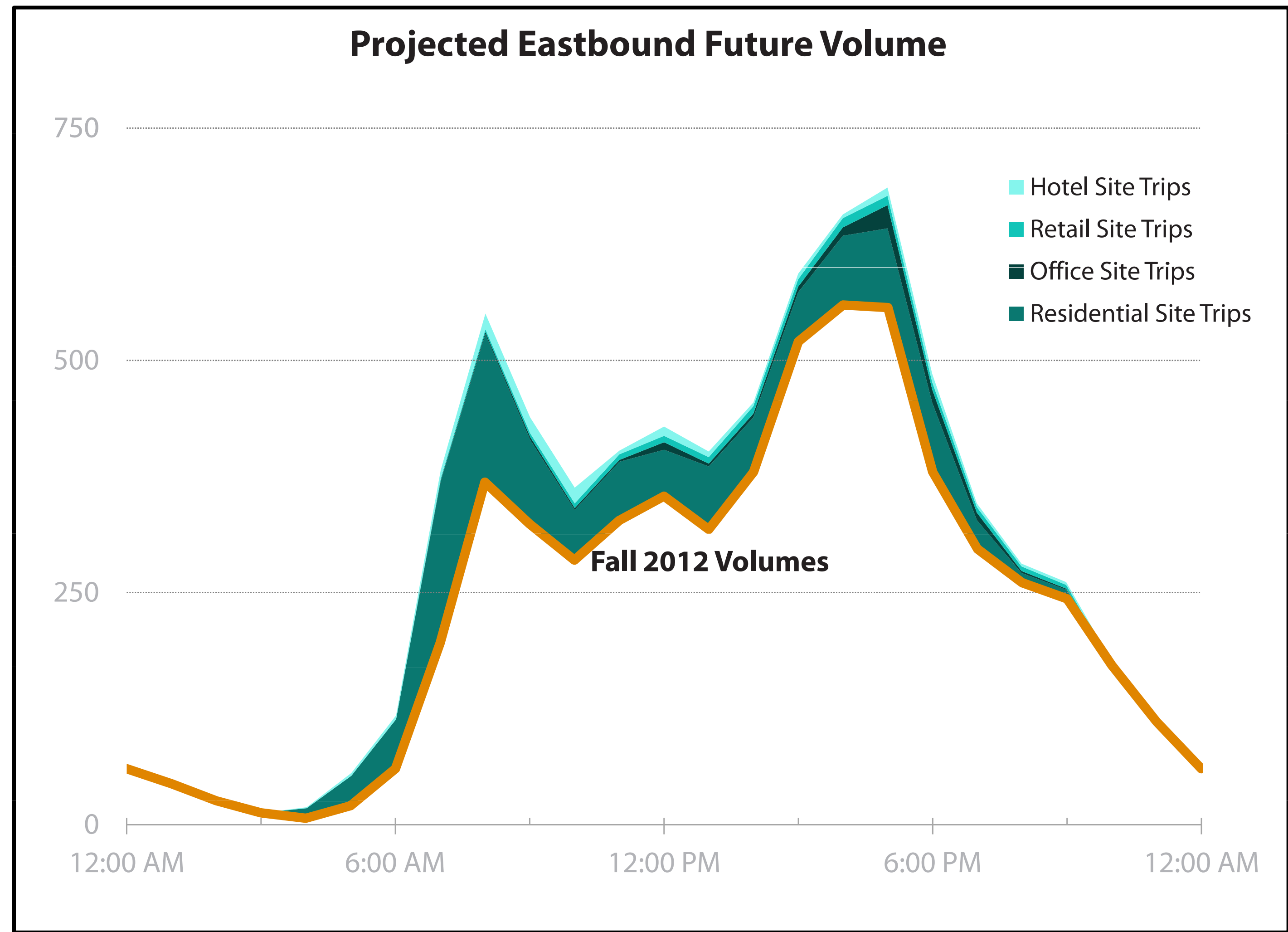
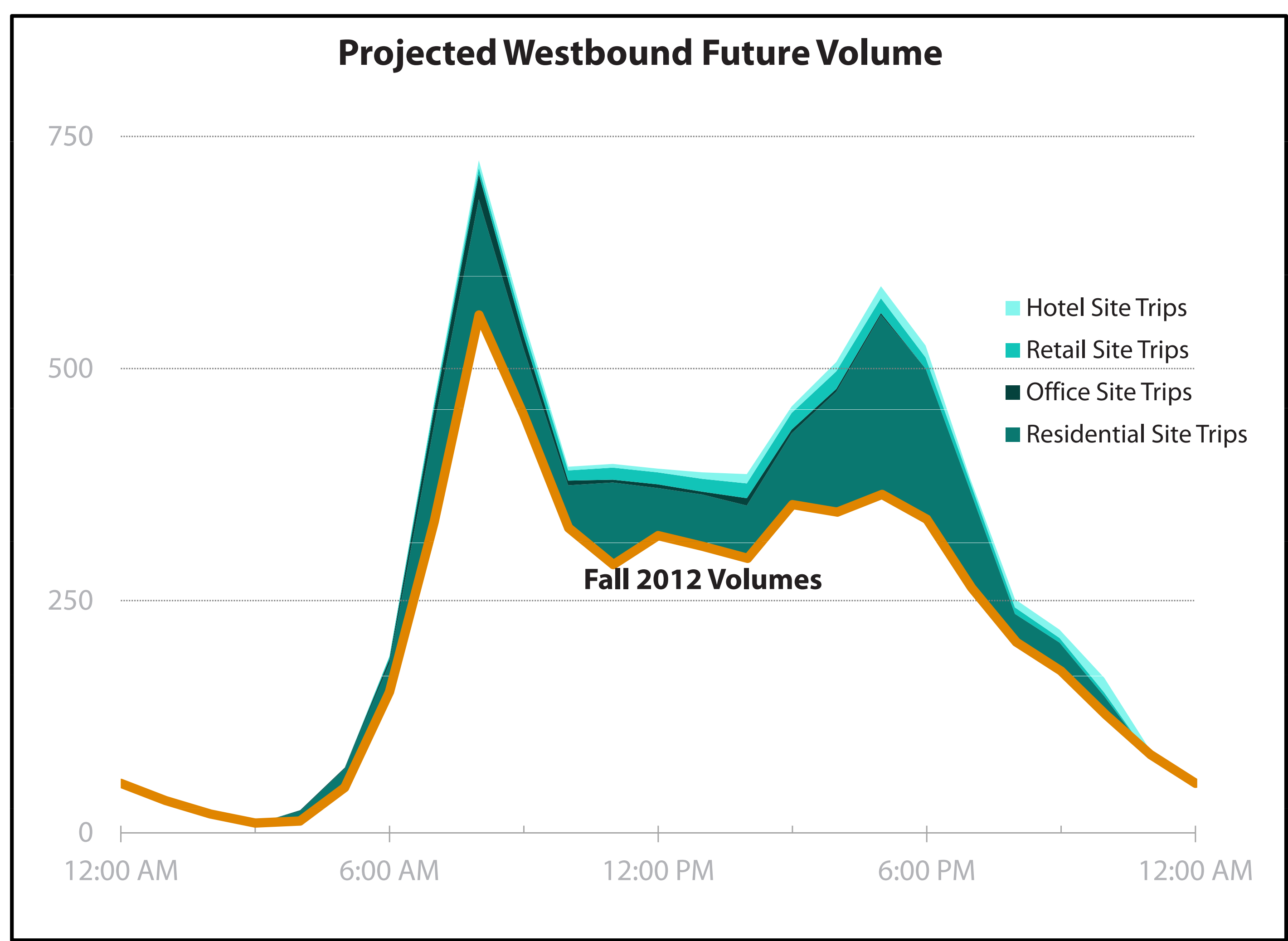
Peak Hour Vehicle Movement (Projected)

This plan illustrates the number of vehicle movements expected to be generated by the Block F Master Plan at its build-out year (2025) for the Weekday AM and PM peak-hour periods.

The projected site vehicle movements do not take into consideration of the potential rapid transit station along University Boulevard. Projected site vehicle movements are expected to be lower should the rapid transit station become operational.

Block F Site Trips (Year 2025)

Land Use	AM Peak-Hour		PM Peak-Hour	
	Inbound	Outbound	Inbound	Outbound
Residential	182	250	279	126
Retail	76	58	107	86
Office	39	6	7	36
Hotel	26	18	25	25
Total Trips	334	342	428	284



Sources: (Approximate 1997 Volumes: UBC Fall 2011 Transportation Status Report; Fall 2012 Volumes: UBC)



Walkability is a measure of how friendly an area is to walking. Walkability has many health, environmental, and economic benefits. Factors influencing walkability include the presence and quality of footpaths, sidewalks and other pedestrian rights-of-way, traffic and road conditions, land use patterns, building accessibility, and safety, among others. Walkability is an important concept in sustainable urban design. (source: Wikipedia)

The Block F project builds upon the concept of walkability through the provision of a series of opportunities for walking, biking and running through the new neighbourhood. These connect the parks, community facilities, and open spaces in Block F with the surrounding areas.

Social Connections



Community Scale



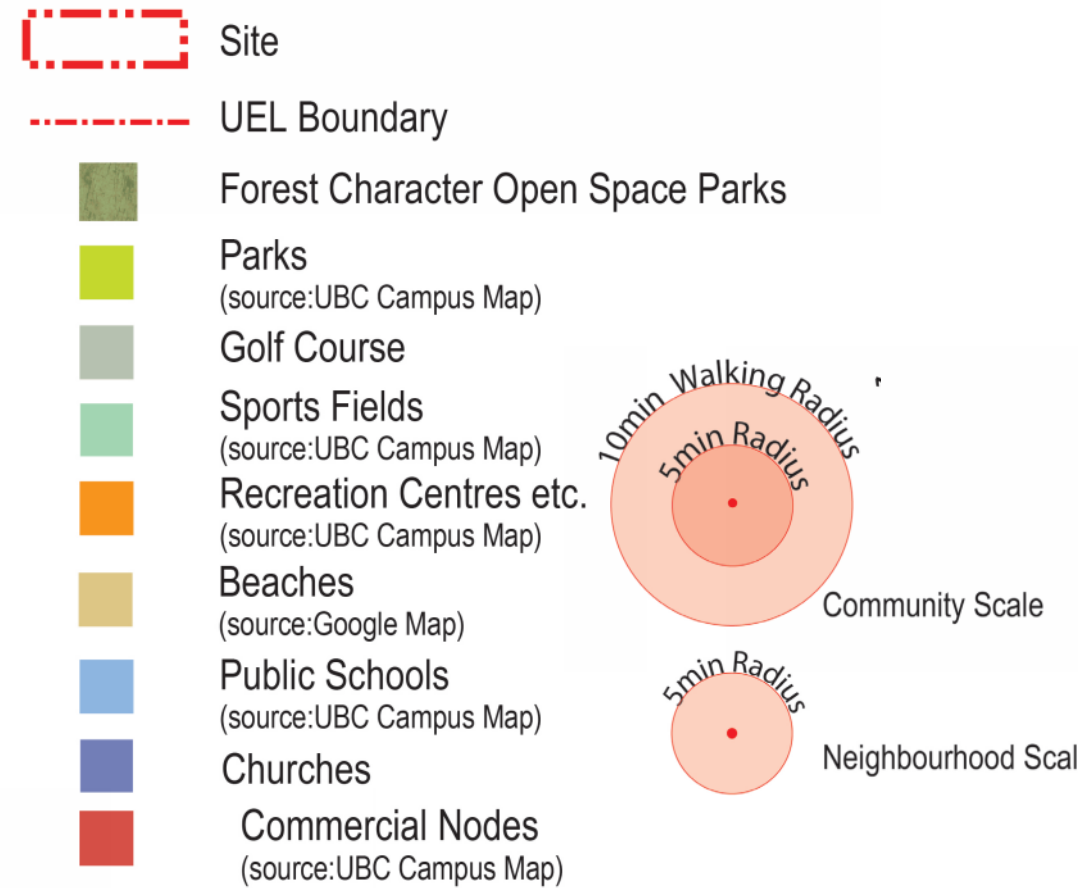
Neighbourhood Scale

Social Connections

There are many different places within a community that help to create the social connections and fabric that makes it feel like a community. These places include schools, parks, retail shops and services and the sidewalk where you walk your dog.

Near Block F at the UEL/UBC community scale there are many social places within a 5 and 10 minute walking distance of each other. The proposed park areas at Block F will help to provide additional social connection opportunities for a wide range of community members.

Legend



Economic Connections



Economic Connections

Block F's modest retail village component is being carefully planned so that its primary function is to serve the core needs of future Block F residents. By providing a base array of goods and personal/professional services, Block F's retail village will offer residents an informal gathering meeting place and will be a clear and desirable alternative to traveling by car for regular convenience purchases. The retail village is being envisioned as an extension and complement to other existing and planned campus commercial facilities, including University MarketPlace, which are oriented primarily around the needs of UBC students and student residents. By catering specifically to the needs of non-student area residents, Block F's shops and services will serve as a complementary lifestyle amenity for other area residents seeking a less student-oriented tenant mix and environment. Its modest scale and mix will draw primarily from a walkable trade area, thus ensuring that the majority of local resident spending will continue to flow to and support other retail nodes both on campus (Wesgroup Village) and in Vancouver's west side (particularly Point Grey Village, West Broadway and West 4th Avenue), among many others.

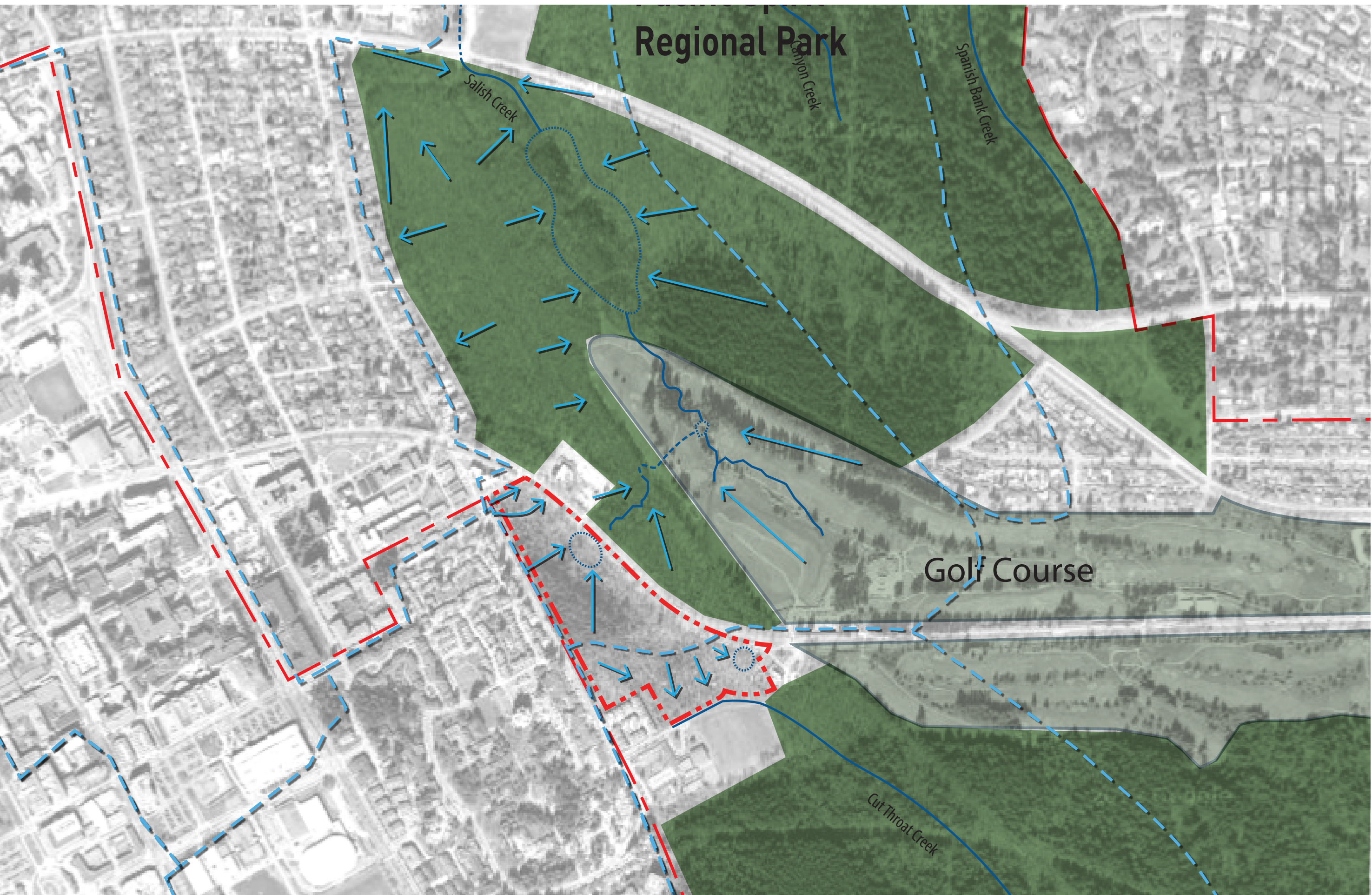
Public Transportation



Trails and Bikes Connection



Hydrology



Legend

- Site
- UEL Boundary
- Bus B-Line (source:Translink)
- Bus Line and Shuttle Buses (source:Translink)
- Proposed Rapid Transit Stop (source:Translink)
- UBC Bus Loop
- Bus Stop (within 1000m Radius)

Public Transportation:

There are several bus routes that connect the UEL and UBC communities to each other and to the City of Vancouver. This is a principal requirement of a walkable community.

There are 6 stops within immediate proximity to the Block F site. A Rapid Transit Route is under consideration by TransLink with a proposed stop on University Boulevard beside Block F. This level of access to public transit may help to reduce personal vehicle use and serves to connect the community to the surrounding region and provides many social, economic and environmental benefits to the community.

Legend

- Site
- UEL Boundary
- On-Street Designated Bicycle Route (source:Translink)
- On-Street Shared Bicycle Route
- Informal Bicycle Route (source:Translink)
- Pacific Spirit Regional Trails (source:Pacific Spirit Regional Park Map)
- Informal Trail
- On Site Trail (proposed)
- Trail Heads

Trails and Bike Connections:

The Pacific Spirit Park trails and the on-street bicycle routes are an incredible feature of the UEL/UBC community that link the built environment with the natural environment and offer alternative modes of transportation. There are two key existing trails that cross the Block F site; the Iva Mann/Sword Fern trail and the Fairview Trail.

The proposed trail network on Block F maintains the existing connections and offers an expanded trail system. New trails and walkways, improved surfacing and lighting, and “community trail heads” will help strengthen connections to the adjacent neighbourhoods and with Pacific Spirit Park.

LEGEND

- Site
- UEL Boundary
- Watershed
- Creeks
- Covered Section of Creek (Approximate Location)
- Wetlands
- Surface Flow

Hydrology

There are many watersheds in the UEL/UBC area. These watersheds connect large areas of the community together at an ecological level with the surrounding natural environment and the ocean.

The design of the Public Open Spaces and Park areas consider these hydrological connections within the larger community surrounding Block F.

A series of constructed wetlands will be built in order to manage the site's rainwater. These will be connected to the off-site creeks with flow rates and low sediment loads similar to pre-construction conditions in order to preserve off site hydrological conditions and habitat areas .

Trails & Greenways



- Legend**
- Site
 - Trail Type I: Forest
 - Trail Type II: Wetland
 - Trail Type III: Greenway
 - Trail Type IV: Urban Trail
 - Trail Type V: Pacific Spirit Trail
 - Expanded Street Boulevard
 - Pedestrian Routes /S.R.W.
 - Trail Heads

Trails & Greenways

There are a variety of trail and walkway experiences proposed in the Block F Plan and they will continue to link with the Pacific Spirit Park trails. They will cross the site in urban areas, through greenways and mature forest areas, and over wetlands. With improved surfacing and lighting they will better serve the wider resident population and provide safe pedestrian and cyclist connections through the new community.

A new north-south trail will continue the Iva Mann/Sword Fern trail across the site. The trail head at the northeast will be maintained and enhanced. From the north, the trail will cross the Village Square, through a Greenway and the main Park area, beside the Village Green and south to the trail system in the Ortona Right-of-Way. A trailhead is considered at the intersection with Ortona Avenue.

A new east-west trail will function as the Fairview trail currently does connecting Acadia Road to University Boulevard. This trail will loop through the main Park and the retained evergreen forest and have a boardwalk section crossing the new constructed wetland giving a unique view to an incredible community and ecological amenity.

We propose to replace the damaged University Boulevard curbside sidewalk with a meandering paved trail complete with lighting through a new evergreen and deciduous forest area creating a unique experience along University Boulevard while providing an improved natural view from University Boulevard.

Enhanced sidewalks on one side of Road A and B will connect with the trail system and link them to the residential and commercial parts of the new community. New sidewalks will be separated from the curbside by treed boulevards to improve the quality of the pedestrian experience.

The existing and new trail systems will be opened and accessible to the public 24 hours a day to improve connectivity and pedestrian safety.

Park & Publicly Accessible Open Spaces



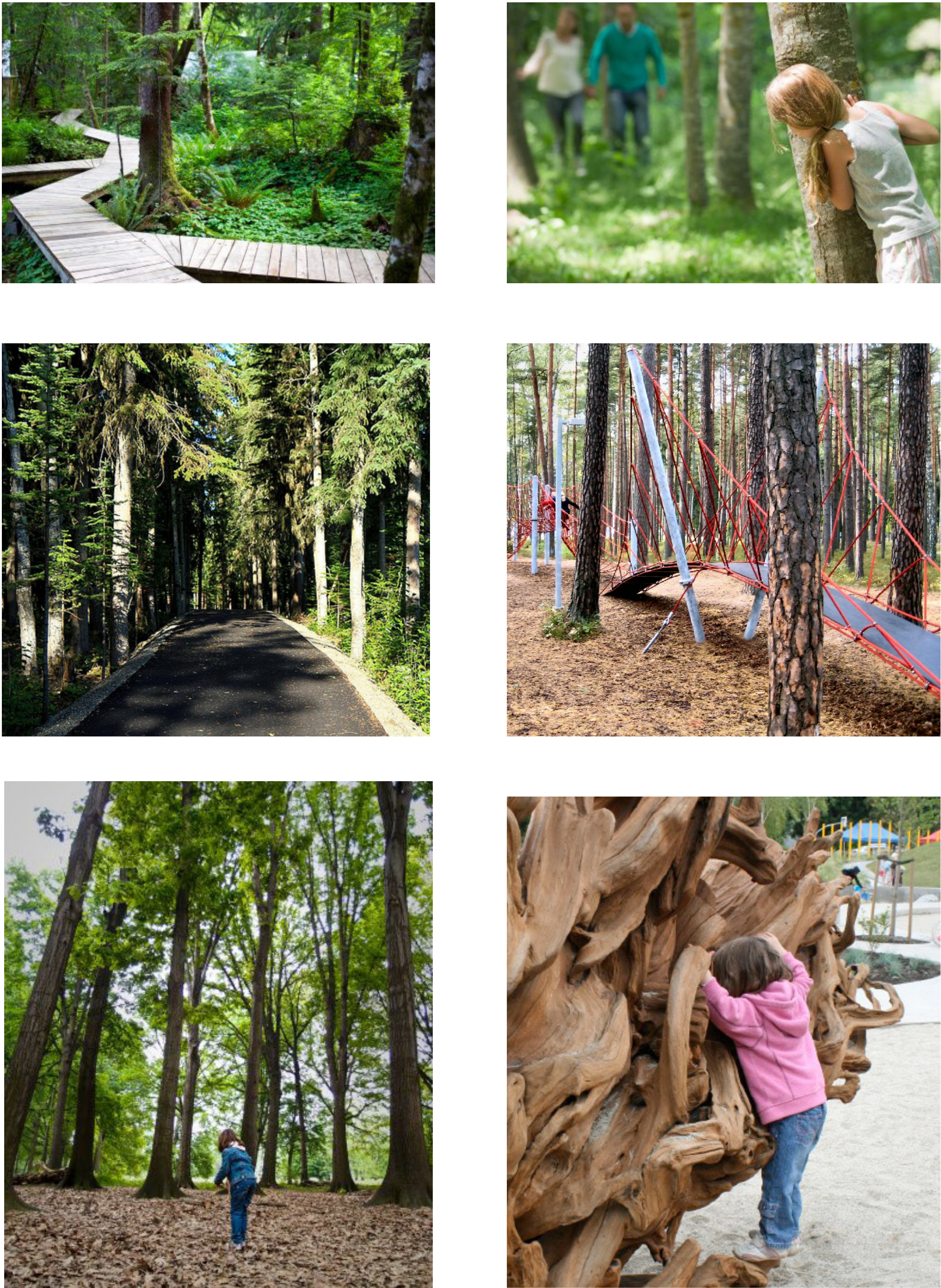
Park & Publicly Accessible Open Spaces

The proposed design for Block F includes a variety of Park and publicly accessible Open Spaces. In addition to the main Park area located at the retained evergreen forest area there are Greenways, vegetated buffers that include public walkways and trails, and a Village Green associated with the Neighbourhood Amenity building and the Daycare. Together these provide a diverse and integrated Open Space system.

The Reconciliation Agreement requires a minimum dedication of 3 acres as park. The plan as currently laid out has the Park, Greenways and publically accessible Open Spaces that will facilitate and support a wide variety of uses and activities providing significant amenity benefits to the immediate and surrounding community.

Legend

Site	Park	3.1 ac
	Public Plaza	0.9 ac
	Greenways	3.4 ac
	Green Buffers	1.2 ac



Neighbourhood Sustainable Design Principles

Sustainability: The Musqueam cultural values are founded on stewardship of the natural world and they have walked the talk of sustainability for a long, long time.

Planning Principles:

1. Sustainability: Our cultural values are founded on stewardship of the natural world and we have walked the talk of sustainability for a long, long time.
2. Community integration and respect: Good relationships and good neighbours.
3. Housing Diversity: A variety of housing types for a variety of needs. A mixed community
4. Accessible Open Space: Creating accessible open space to meet the diverse needs of the present and future community
5. Responsible Development: Economically sound, environmentally progressive, socially respectful.
6. 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.

Green Infrastructure and Buildings:

1. Maintain pre-development off-site flow rates at the existing culvert to minimize impact to off-site wetlands and habitat.
2. Minimize impervious paving and maximize absorbent landscapes that can aid in maintaining flow rates off-site.
3. Explore options to maintain or create a new wetland in the vicinity of the existing culvert to protect the off-site wetlands, treat on-site rainwater, create habitat and a showcase gateway feature for the new community.
4. Maintain, to the degree possible, the mature stand of evergreen trees in a large contiguous assembly.
5. Provide two primary trail routes through the site. One north-south route and one east-west route.
6. Improve the quality of, and sense of safety on, the new on-site trails while matching the experience of the off-site trails.
7. Maintain on-site trailheads in close proximity to existing off-site trailheads.
8. Explore options to integrate the new community into the surrounding community with emphasis on pedestrian and cycling routes, while also providing vehicular linkages.
9. Create a walkable community through quality of public realm and opportunity to walk and cycle to preferred destinations.
10. Provide some short-term at-grade parking but situate majority of parking in below grade parking structures in order to maximize open space and minimize impervious paving.
11. Ensure development respects frontages on University Blvd, Toronto and Acadia Road.
12. Minimize site area dedicated to vehicular traffic in order to maximize open space and green space.
13. Create “green streets” with treed boulevards, landscape bump-outs, integrated rainwater management facilities and high quality pedestrian experience.
14. Explore the use of pervious paving within the road and on-street parking to minimize surface runoff and sediment transport.
15. Minimize private open space on development parcels in favor of functional publicly accessible open space for community use.

Ideas:

“COMMUNITY WITHIN A PARK”

“FOREST EXTENDING THROUGH THE COMMUNITY”

“INTEGRATION OF THE NATURAL ENVIRONMENT THROUGH THE NEW BUILT ENVIRONMENT”



General Site:

1. The project proposes Responsible Development
 - Economically sound, environmentally progressive, and socially responsible
2. Site design should build a community heart
 - Create a neighbourhood focus and a centre activity and services for both future residents of Block F and the UEL community.

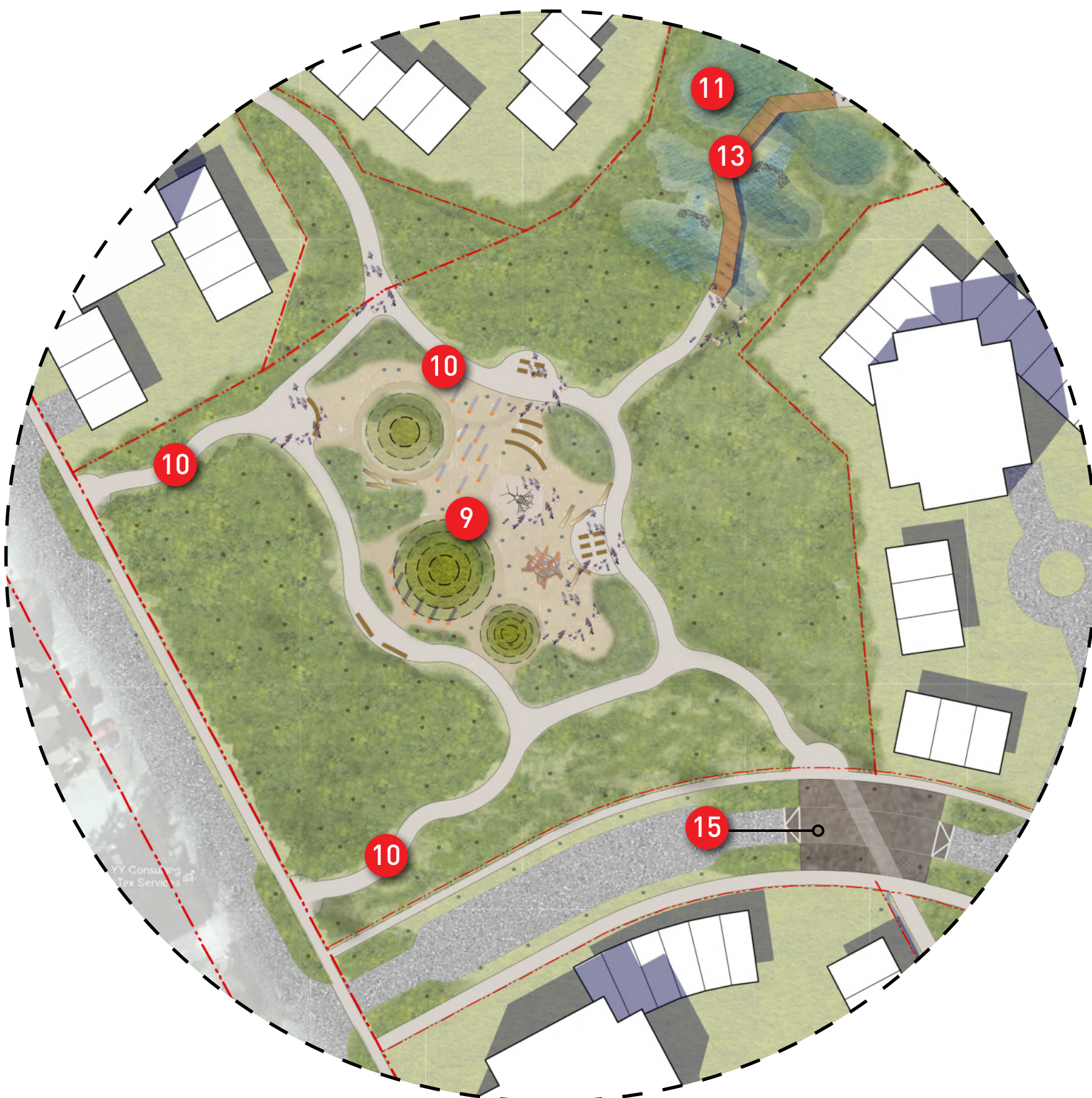
Neighbourhood Pattern and Design:

1. Site design respects natural features such as forest and wetlands
 - Minimize site area dedicated to vehicular traffic in order to maximize open space and green space
2. Site design respects and connects to surrounding neighbourhood
 - Provide strong connection to neighbourhood school/daycare
 - Respect pedestrian, vehicular, and cycling network
 - Encourage Future Transit Station at Commercial Village Node
3. Site design provides a mixed use compact community
 - Creating a neighbourhood focus / heart and a centre of activity and services for both future residents of Block F and the UEL community
 - Provide some short-term at-grade parking but situate majority of parking in below grade parking structures in order to maximize open space and minimize impervious paving
 - Design provides a variety of housing types for a variety of needs
4. Site design preserves connections to Pacific Sprit Park and retains existing features such as trails
 - Improve the quality of, and sense of safety on, the new on-site trails while matching the experience of the off-site trails
 - Maintain on-site trailheads in close proximity to existing off-site trailheads
5. Site design encourages walkable streets and trail network
 - Create “green streets” with treed boulevards, landscape bump-outs, integrated rainwater management facilities and high quality pedestrian experience
6. Site Design creates an accessible open space approach to meet the diverse needs of the present and future community

Green Infrastructure and Buildings:

1. Green and sustainable buildings are proposed
2. Buildings and open space areas will be water efficient
3. Storm water management is embedded in site design and site fabric
 - Minimize impervious paving and maximize absorbent landscapes that can aid in maintaining flow rates off-site
 - Design maintains and enhances wetland in the vicinity of the existing culvert to protect the off-site wetlands, treats on-site rainwater, creates habitat and will be a showcase gateway feature for the new community
 - Explore the use of pervious paving within the road and on-street parking to minimize surface runoff and sediment transport
4. Site design considers Solar Orientation
5. Open Space enhances and proposes natural vegetation to encourage songbirds and their habitat
6. Durable and Natural Building Materials will be utilized where appropriate

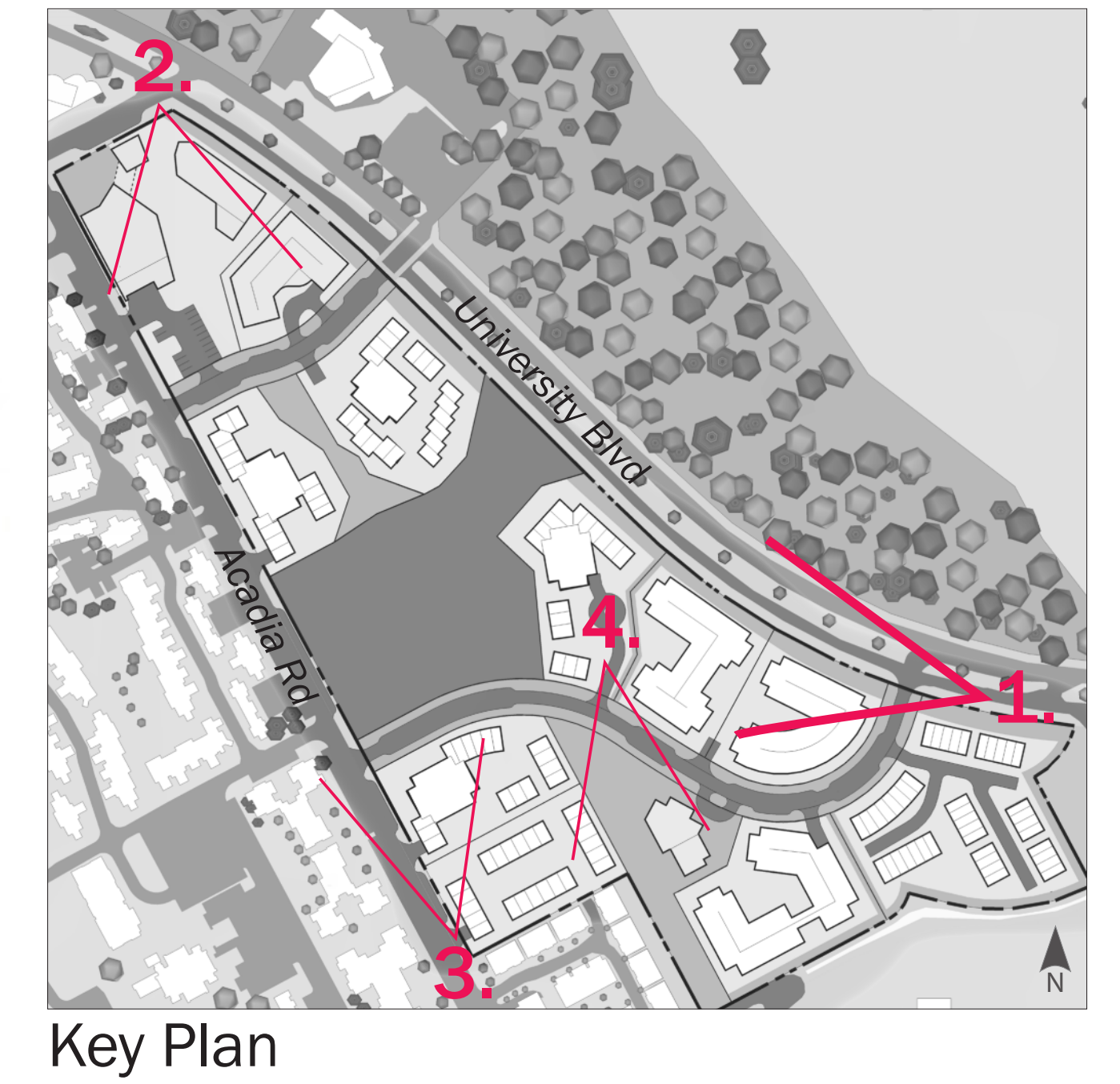
- 1 Village Square / Public Plaza
- 2 Iva Mann Community Trail Head
- 3 Proposed Specialty Grocery/Community Gathering/Amenity Space
- 4 Shops and Services
- 5 Hotel
- 6 Greenway Trail
- 7 Public Walkway on Development Parcel
- 8 Forest Park
- 9 Open Understory Area with Park Facilities
- 10 Park Trails
- 11 Wetland
- 12 Wetland Community Trail Head
- 13 Boardwalk
- 14 University Boulevard Trail
- 15 Iva Mann Trail raised pedestrian crossing
- 16 Community Green
- 17 Community Building and Daycare
- 18 Green Buffer
- 19 Off-site Trail Head
- 20 Ortona Trail (By Others)



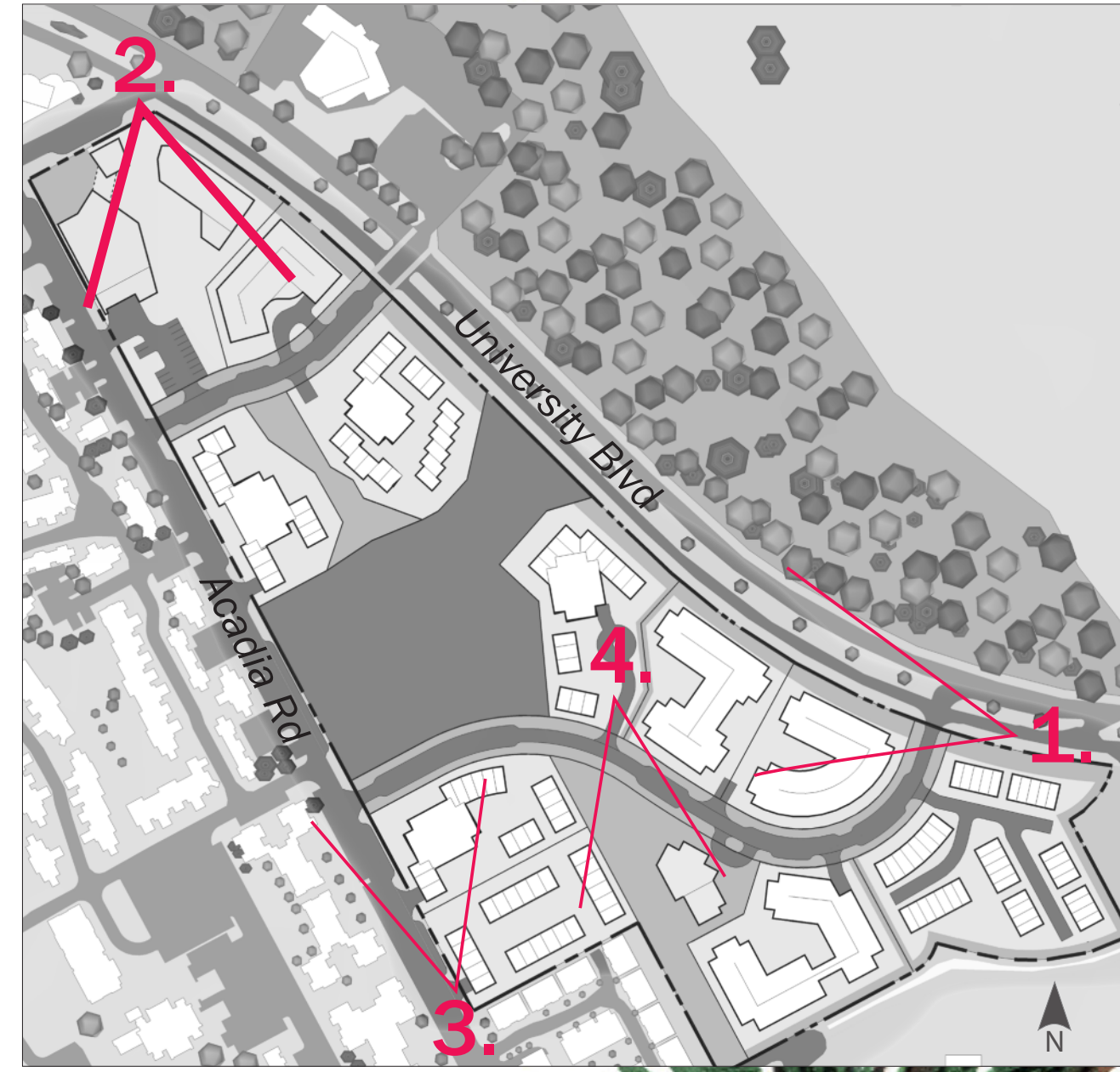
Conceptual Park Design



1. View Northwest along University Blvd



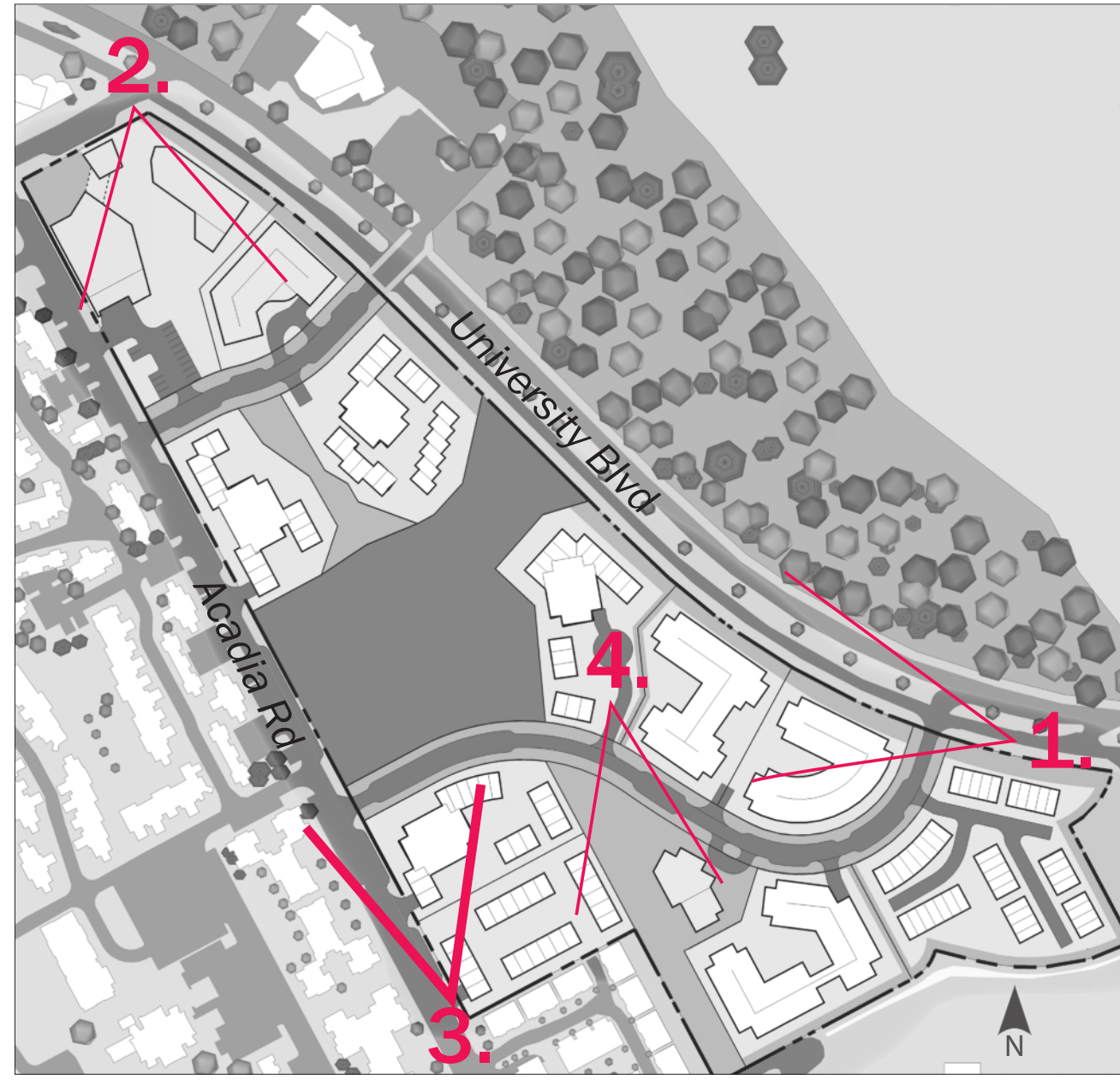
2. View South through Village Square



Key Plan



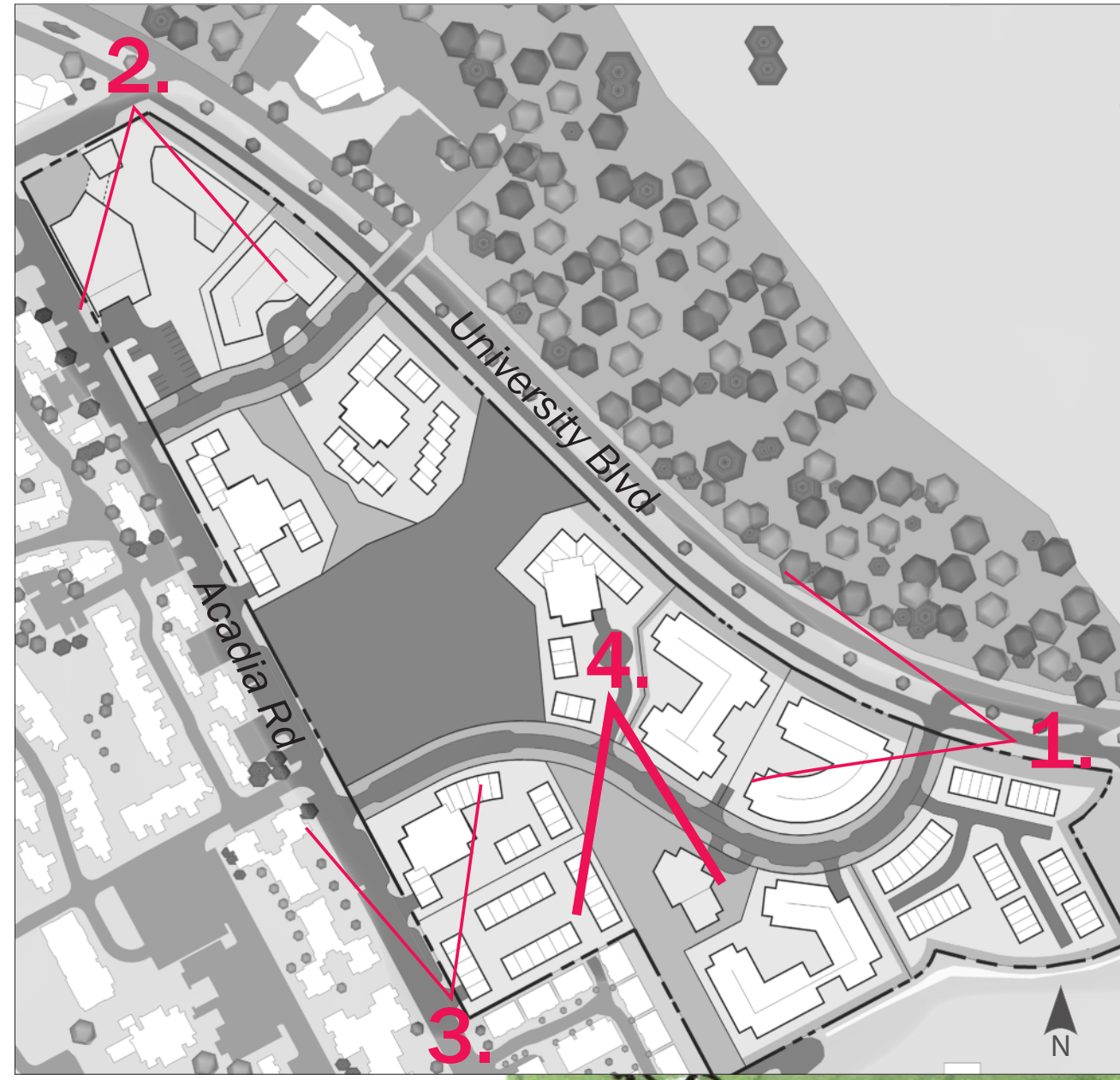
3. View North along Acadia Road



Key Plan



4. View South through Community Green



Key Plan



Block F Land Use + Site Plan

The village commercial and hotel are located at the north end of the site providing the best access to other parts of the University Endowment Lands. A large, public village square allows continuous use of the Iva Mann Trail.

Two roads through the site connect University Boulevard with Acadia Road. A signalized intersection will be constructed on University Boulevard to permit easy access in and out.

The taller residential development is in the central part of the site, adjacent to the mature trees that will be incorporated into the dedicated park. The tallest buildings will be the same height as the tallest trees.

A community green and extension of the Iva Mann Trail are centred in the southern part of the site which features three storey townhouses and apartment buildings of four and six storeys.

Land Use Plan



LEGEND

COMMERCIAL VILLAGE	HIGHRISE RESIDENTIAL
<ul style="list-style-type: none">• Retail• Office• Public Use	<ul style="list-style-type: none">• Apartment• Townhouses (3 storeys)
PARKS + PUBLICALLY ACCESSIBLE SPACE	LOWRISE RESIDENTIAL
<ul style="list-style-type: none">• Parks• Daycare• Community Buildings	<ul style="list-style-type: none">• Apartment• Townhouses (3 storeys)

The above plan indicates the maximum number of storeys for each parcel.



Amenities + Community Benefits

Providing community benefits and amenities is an important consideration of the Block F rezoning project. Several of our project planning principles speak directly to community benefits and amenities.

- ✓ **Community integration and respect:**
Good relationships and good neighbours
- ✓ **Preservation and enhancement of open space:**
Protecting and enhancing open spaces and community connections to Pacific Spirit Park
- ✓ **Building a community heart:** Creating a neighbourhood focus and a centre of activity and services to adequately support both the future residents of Block F and the UEL community.

Here is a summary of some key community amenities and benefits being proposed with the development of Block F.

PARK, GREENWAYS, TRAILS, OPEN SPACES, PLAY SPACE

- ✓ Dedicated park - A minimum 3 acres of park is required to be dedicated to UEL.
- ✓ Wetlands - The preservation, restoration and enhancement of the existing wetland with public access and educational features.
- ✓ Open space, play space and accessible green belts.
- ✓ A fully accessible greenway and trail system to and through the site with connections to surrounding neighbourhoods and Pacific Spirit Park.

COMMUNITY CLUBHOUSE BUILDING

- ✓ A 10,000 square foot community clubhouse is being proposed for the use of on-site residents.

DAYCARE

- ✓ A 2,000 square foot daycare will be provided.



PUBLIC USE FACILITIES + SPACE

- ✓ Building space that can be used for a variety of purposes.
Potential uses including:
 - An interpretive centre for Pacific Spirit Park
 - Community event and meeting rooms and opportunities for social gatherings
 - A showcase for Musqueam art and culture
- ✓ Outdoor space to accommodate UEL events, like farmers markets, holiday celebrations and neighbourhood performances.

PUBLIC ART

- ✓ Incorporated into the site in various locations, including special pieces created by Musqueam artists.

TAX BENEFITS

- ✓ A new mixed use neighbourhood will contribute to and assist in diversifying UEL's current tax base.

Development Summary

There will be a range of homes, from ground-oriented townhouses to lower and higher apartment buildings. In addition to the common amenities, it is expected that larger developments will offer additional amenities for their residents.

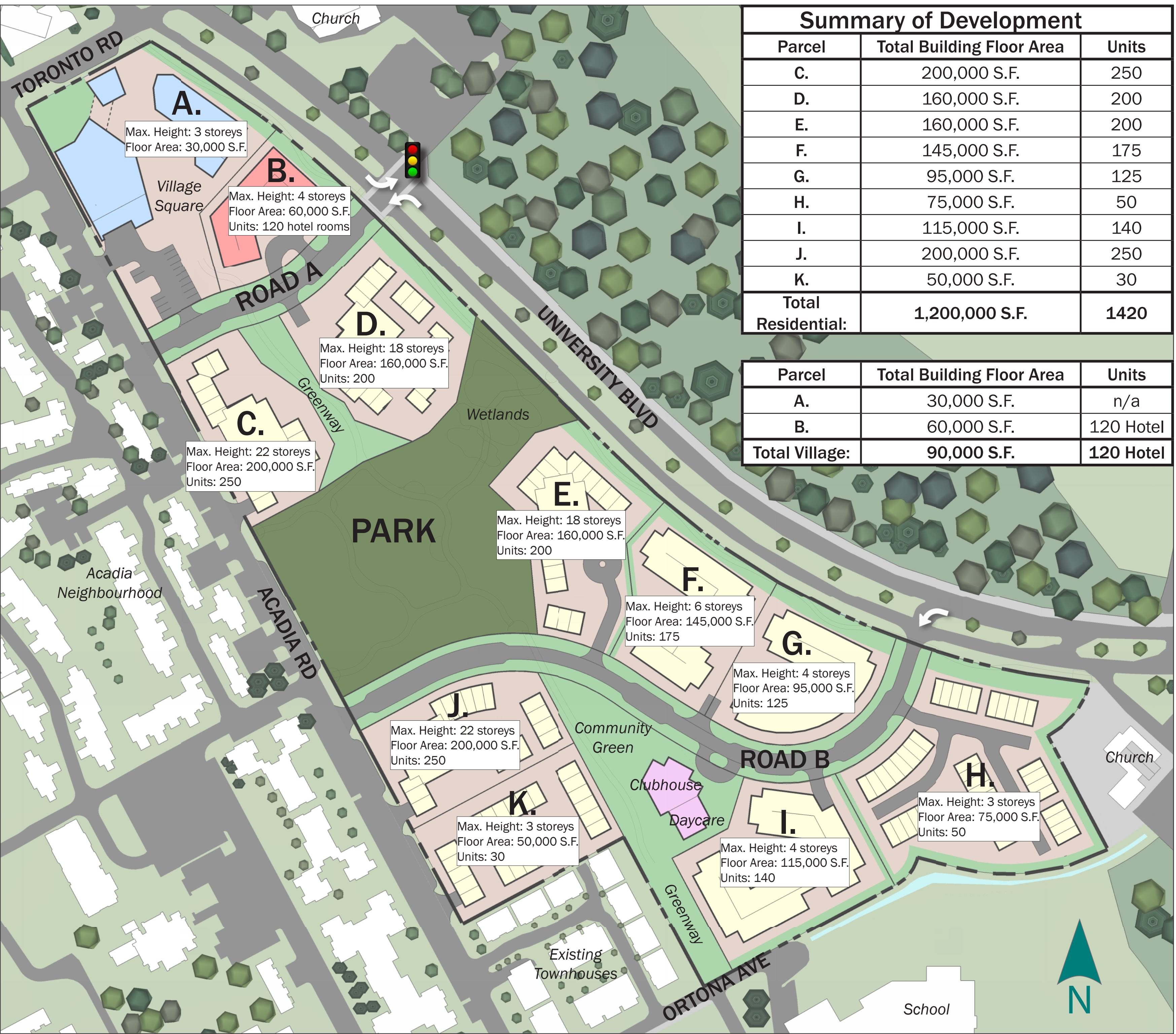
Every residential site will have direct access to a green pathway; these pathways will also be open to public use. All required parking for the hotel and the residential development will be underground.

Development of the site is expected to commence at the north end and gradually expand to the south.

RANGE OF UNITS IN BLOCK F

A variety of unit types and sizes are important for the development of Block F.

Apartment sizes are expected to range from one to three bedrooms (600 to 1800 S.F.) and townhouses from two to four bedrooms (1200 to 2400 sf).



Habitat Plan

We seek to strengthen the community’s connection with nature and foster a sense of stewardship of the land by integrating wildlife habitat into the community. We hope that through daily exposure residents will value the landscape and the animals and birds that inhabit it and take steps to ensure its vibrancy and success in their neighbourhood.

1 Wetland Habitat

The constructed wetlands and bioswales will provide wetland habitat within the open space systems of the site. Our goal is to improve the habitat value through a diversity of plants suited to the riparian conditions and through the design of the ponds.

These will be located throughout the community and may also be provided on the development sites.

An enhancement area adjacent to the Cut Throat Creek at the Ortona Avenue Right-of-Way will improve the habitat areas on site as well as off-site.

Consideration of the specific and desirable species of amphibians and other riparian creatures and off-site fish habitat will help guide the design of the wetlands.

2 Forest Habitat

The forest stand provides habitat for a variety of species within the large mature evergreen trees, snags standing in the forest, as well as in the forest litter, fallen trees and the understory plants.

The retained forest stand is adjacent to a proposed wetland. It helps to buffer and support the adjacent wetland and working together they form a significant and valuable habitat area.

The retained forest and the proposed vegetation buffers will function as a movement corridor for wildlife ensuring habitat connectivity with the off-site habitat areas.

3 Whats Happening ?

BLOCK F • UNIVERSITY ENDOWMENT LANDS

3 Bird Habitat

The site will continue to offer high value habitat to the many species of birds that are known to be in the area. Plant species that enhance the bird habitat will be proposed in the Parks and Open Spaces.

Habitat areas including mature trees and understory planting areas will be provided.

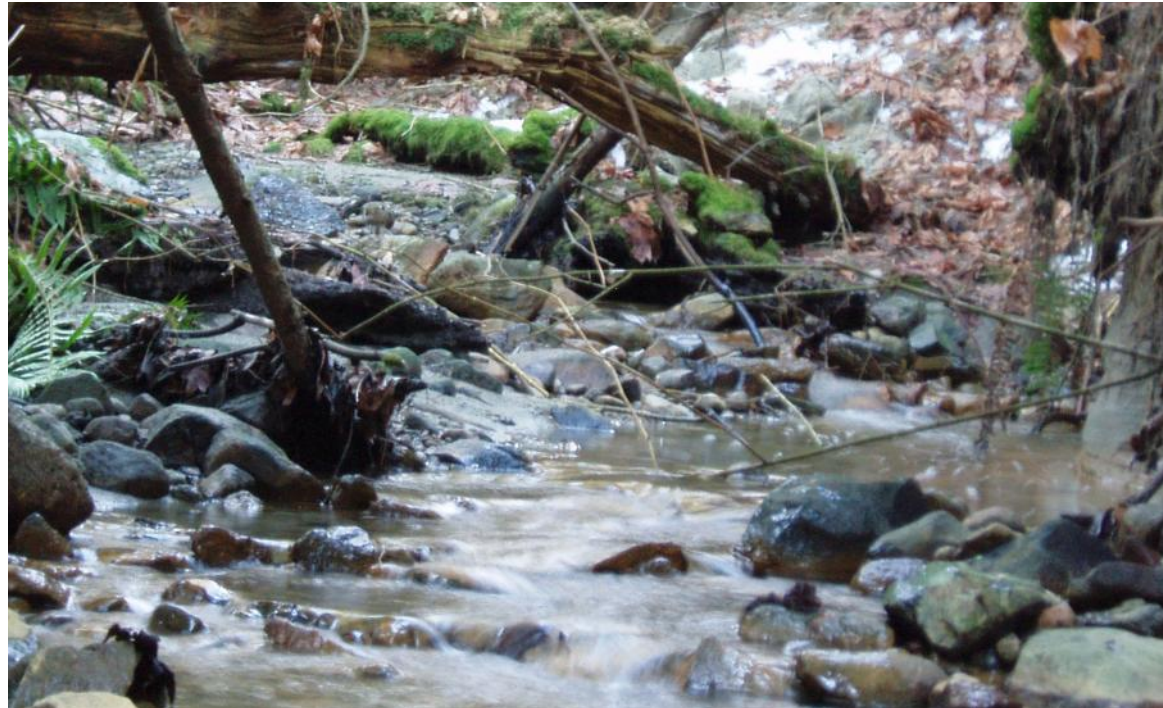
We will look for opportunities to encourage habitat creation on the development sites through the development of design guidelines.

Bird Species	Seasonal use, * indicates likely breeding
Mallard	year round
Bald Eagle	Winter, spring
Cooper's Hawk	Year round
Sharp-Shinned Hawk	Year round
Red-tailed Hawk	Year round
Glaucous-winged Gull	Year round
Band Tailed Pigeon	Year round, rare
Barred Owl	Year round
Anna's Hummingbird	Year round*
Rufous Hummingbird	Spring, summer*
Red Breasted Sapsucker	Year round*
Downy Woodpecker	Year round*
Hairy Woodpecker	Year round*
Northern Flicker	Year round*
Pileated Woodpecker	Year round*
Olive-sided Flycatcher	Spring, summer, rare
Western Wood-Pewee	Spring, summer, rare
Willow Flycatcher	Spring, summer
Pacific-slope Flycatcher	Spring, summer*
Hutton's Vireo	Year round*

Warbling Vireo	Spring, summer*
Stellar's Jay	Fall, winter
Northwestern Crow	Year round*
Common Raven	Year round
Tree Swallow	Spring, summer*
Violet-green Swallow	Spring, summer*
Barn Swallow	Spring, summer*
Black-capped Chickadee	Year round*
Chestnut-backed Chickadee	Year round*
Bushitt	Year round*
Red-breasted Nuthatch	Year round*
Brown Creeper	Year round*
Bewick's Wren	Year round*
Pacific Wren	Year round*
Golden-crowned Kinglet	Year round*
Ruby-crowned Kinglet	Fall, winter, spring
Swainson's Thrush	Spring, summer*
Hermit Thrush	Fall, winter, spring
American Robin	Year round*
Varied Thrush	Fall, winter, spring
European Starling	Year round
Cedar Waxwing	Spring, summer, fall*
Orange-crowned Warbler	Spring, summer*

Yellow Warbler	Spring, summer*
Yellow-rumped Warbler	Year round*
Black-throated Gray Warbler	Spring, summer*
Townsend's Warbler	Spring, summer
Wilson's Warbler	Spring, summer*
Western Tanager	Spring, fall, rare
Spotted Towhee	Year round*
Fox Sparrow	Fall, winter, spring
Song Sparrow	Year round*
White-crowned Sparrow	Year round
Golden-crowned Sparrow	Fall, winter, spring
Dark-eyed Junco	Year round*
Black-headed Grosbeak	Spring, fall, rare
Brown-headed Cowbird	Spring, summer*
Purple Finch	Year round*
House Finch	Year round*
Red Crossbill	Winter, rare
Common Redpoll	Winter, rare
Pine Siskin	Winter, spring
American Goldfinch	Year round*

The seasonal use column indicates which birds winter, migrate through or reside year round. In addition the * indicates which birds are likely to nest and raise young within Block F.



Red Winged BlackBird



Eight Spotted Skimmer Dragonfly



Salish Creek



Oregon Spotted Frog



BC Coastal Forest



Banana Slug



Barred Owl



Hummingbird Nest



Forest Undergrowth

Bird Species



Golden Crowned Kinglet



Red Breasted Sapsucker



Yellow-rumped Warbler



Cooper's Hawk



Northern Flicker



Tree Swallow

Site Plan: Habitat Types



HABITATS

1 Forest Park

The Forest Park is centrally located in the new Block F community. It includes a significant area of mature evergreen trees with many measuring up to heights between 40 to 50m tall with a few reaching 60m tall. The Park has frontages on both University Boulevard and Acadia Road allowing it to be both visually and physically accessible to the surrounding community.

A mix of open understory areas and retained vegetation will allow for a series of experiences and activities in addition to the ecological functions the forest provides. Possible programmatic elements we are considering within the Park are:

- Multi-use trails
- Outdoor community gathering space/Outdoor classroom
- Integrated adventure play areas for a variety of age groups
- Fitness circuit
- Bird watching
- Seating and seating with table
- Flexible open free play areas



4 Village Square

The Village Square is located at the north corner of the site and is associated with the proposed commercial village and hotel land uses. Primarily a hard surfaced area it would also include large raised planters with forest character plantings including evergreen trees.

The Iva Mann/Sword Fern trail crosses the Village Square and connects to the northeast trail head across University Boulevard. A suggestion of the route could be expressed in the paving echoing the curvilinear shapes of the natural context trails.

Surface drainage would be directed to runnels and other at grade rainwater management facilities in order to minimize the impact of the impervious surfacing. Permeable paving would be considered in key off-slab areas.

Underground parking is proposed to meet most of the parking demand however, to meet the needs for short term parking a small surface parking lot is considered. The paving, flush with the adjacent pedestrian areas would blend the parking into the overall square with parking delineated with bollards and line painting.

If café's or restaurants were to occupy parts of the retail space, south facing outdoor patios would be possible due to the proposed building locations and orientation.

Possible programmatic elements we are considering in the Village Square are:

- Key "Community Trail Head" along the Iva Mann trail
- Village stroll experience
- Farmer's market
- Community celebrations
- Outdoor movie night



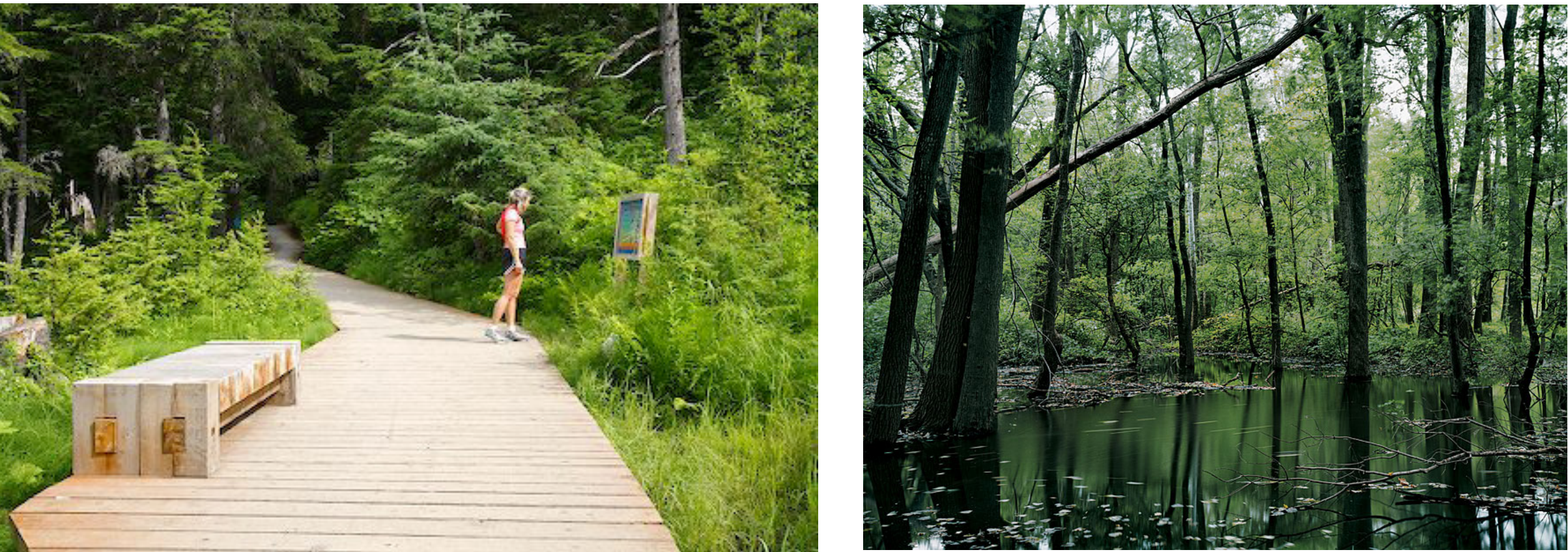
2 Wetland

The proposed central constructed wetland will provide a rich habitat area that will be a key visual element of the community with frontage along University Boulevard. Offering natural views into the site, it will be an inviting place to connect with the land.

A "Community Trailhead" on the University Boulevard trail will be the pedestrian link into the wetland and the Forest Park. Under consideration is a viewing platform that extends over the wetland as a boardwalk. The boardwalk will connect to the Forest Park trails integrating the pedestrian circulation systems.

Possible programmatic elements we are considering within the Park are:

- Viewing platforms
- Boardwalk
- Bird watching
- Educational signage
- Public Art
- Outdoor classroom
- Seating



3 Trail Systems

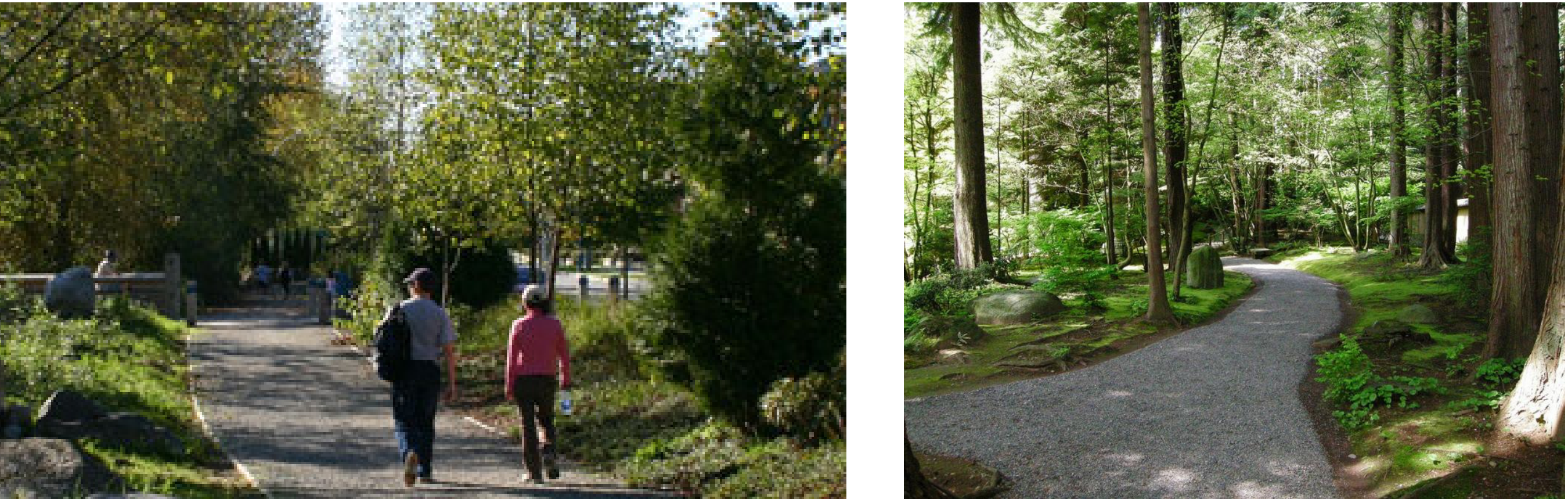
We are proposing an expanded and improved Trail System Network integrated within the community. The trails would have a variety of expressions and surface treatments and in many circumstances include lighting. They will be located on parkland, in greenways, road right-of-ways, and easements over development parcels.

The trails will connect the various public spaces such as the Village Square, the Forest Park and Wetland, and the Community Green and Community Building joining the new community from end to end. They will also connect the new community with the larger trail systems.

They will help to achieve the goal of a walkable community and it is hoped that the trail network will help to reduce reliance on personal vehicles.

Possible programmatic elements we are considering along the trails are:

- Pedestrian and casual cyclist use
- Seating
- Public art
- Educational signage
- Pacific Spirit Park way finding signage
- Lighting
- Recycling and waste containers
- Secure bike parking



5 Community Green

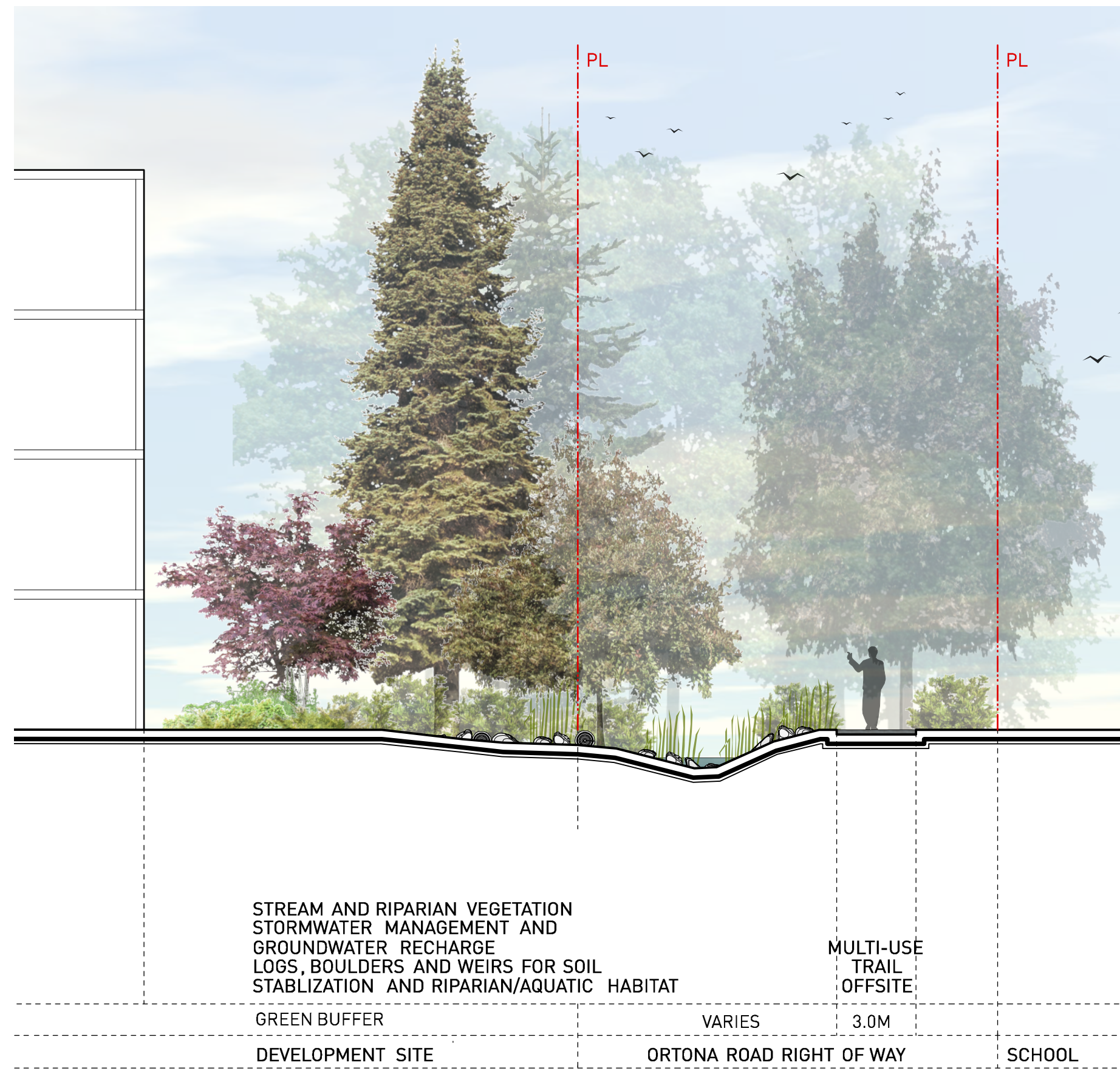
The Community Green is located adjacent to the Community Building and Daycare facility and on the Iva Mann/Sword Fern trail making it an excellent place for the community.

The primary role of the Community Green is to provide a flexible open green space to support a wide variety of activities such as kicking or throwing a ball around or simply sitting in the sun.

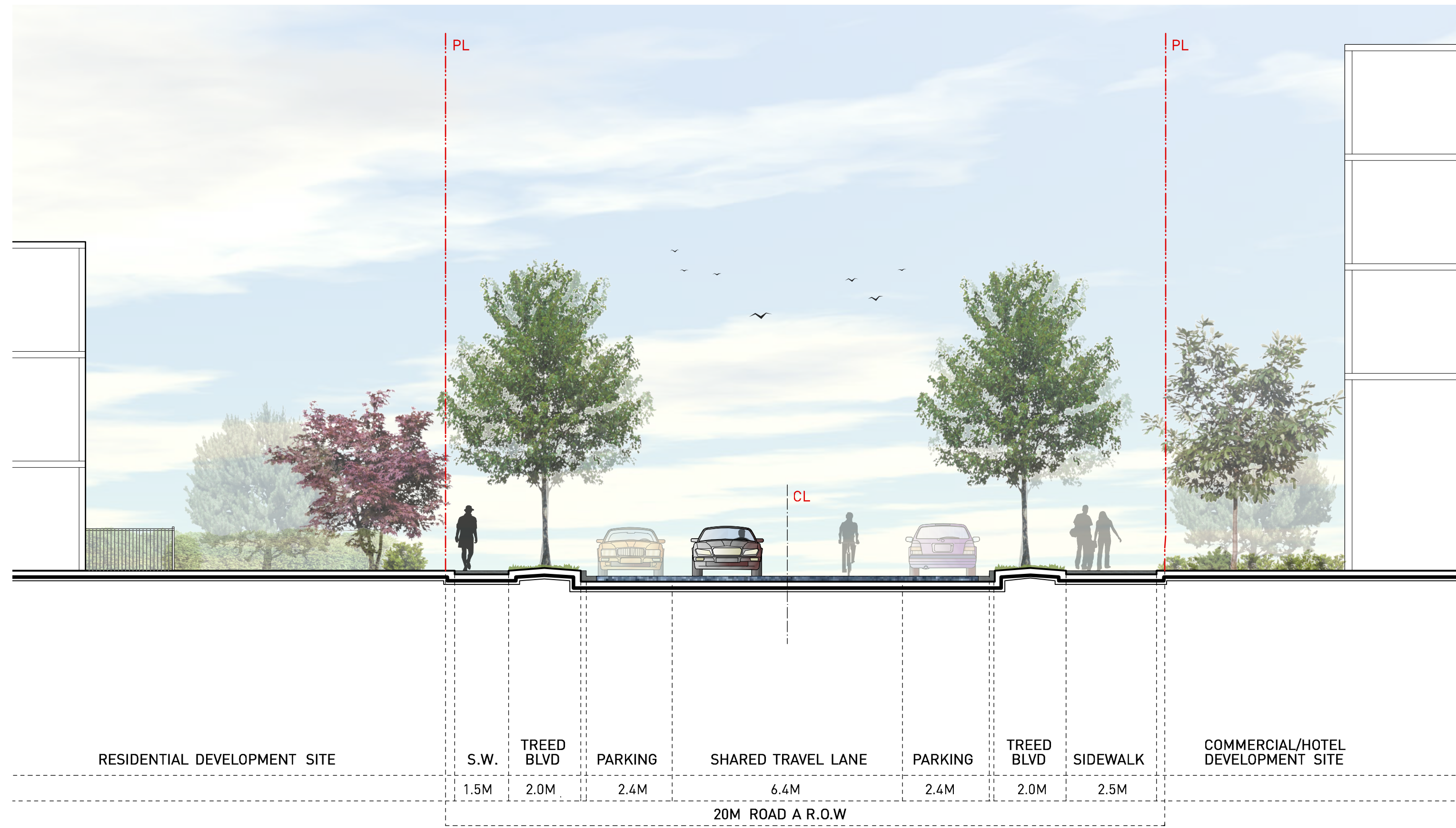
Possible programmatic elements we are considering in the Village Green are:

- Open lawn area
- Seating around the perimeter with associated planting areas
- Outdoor Tai Chi or Yoga space
- Lighting
- Public art

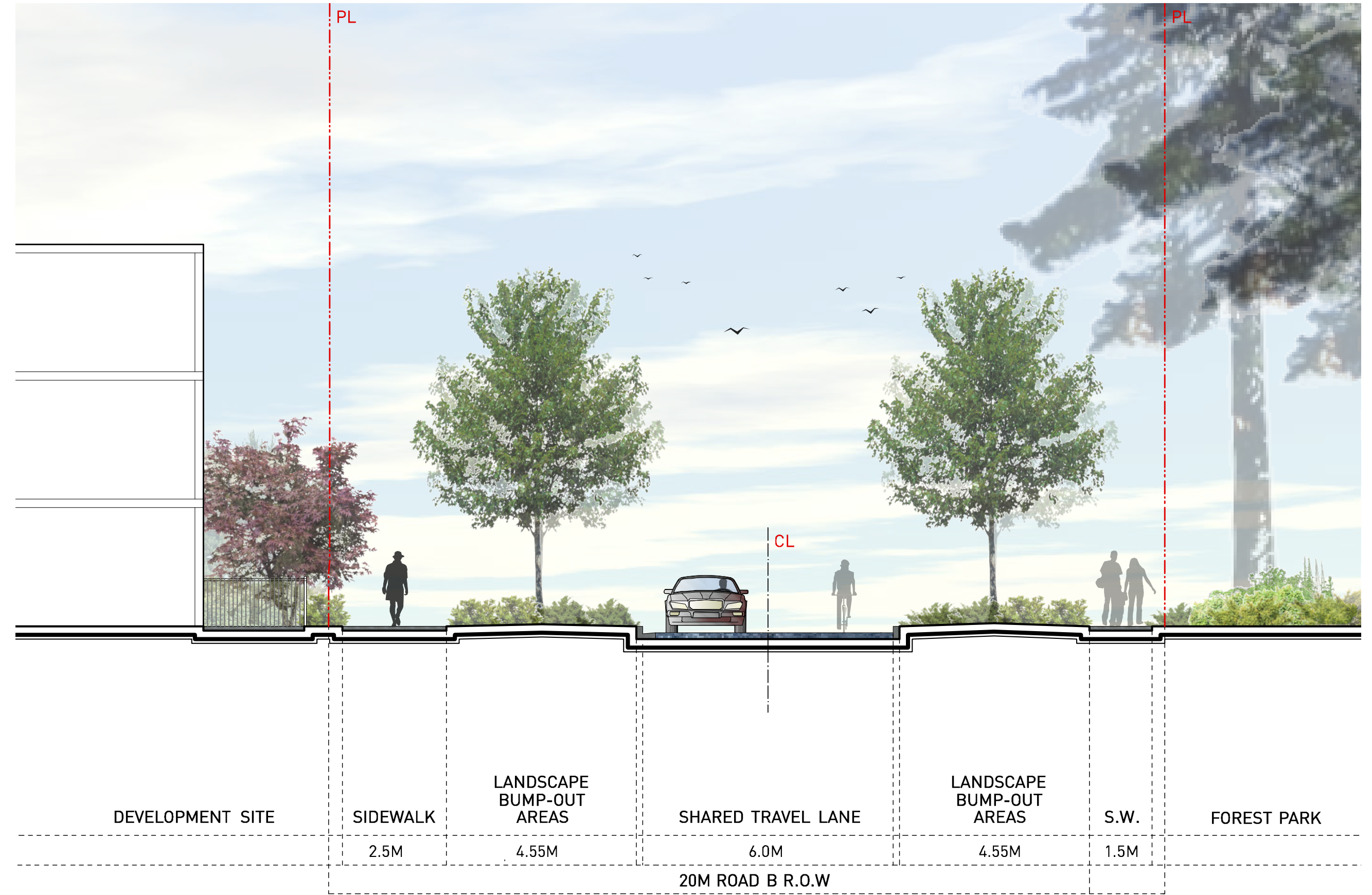




Section 1: Enhancement area at Ortona Ave R.O.W.



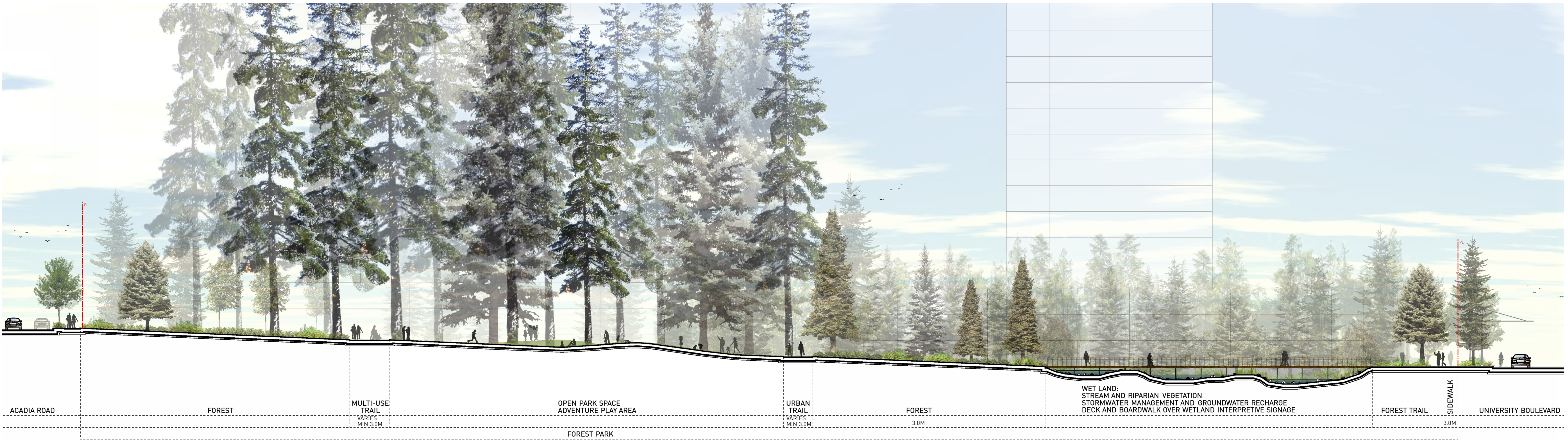
Section 2: Road A at Parking Aisles



Section 3: Road B at Landscape Bump Outs



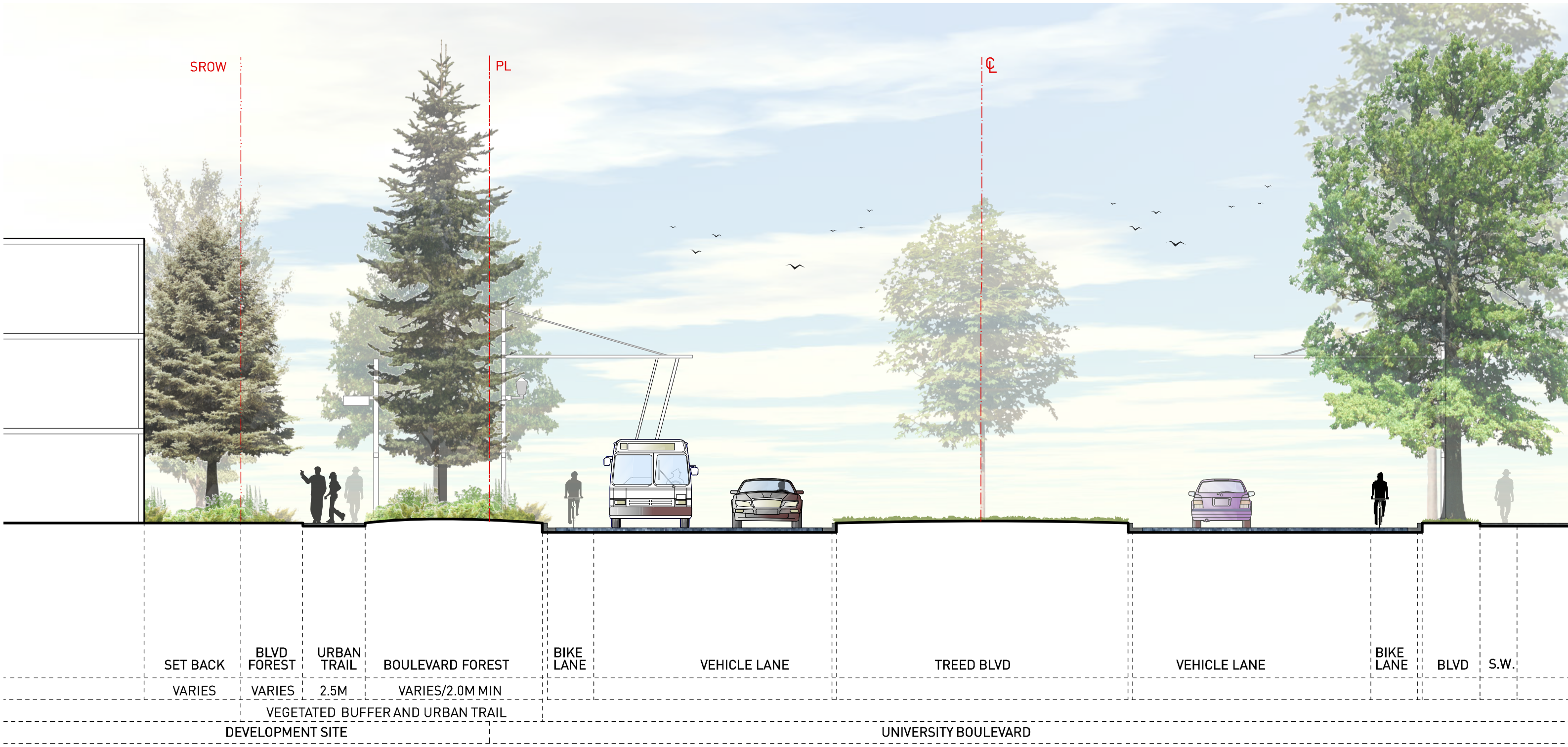
Key Plan



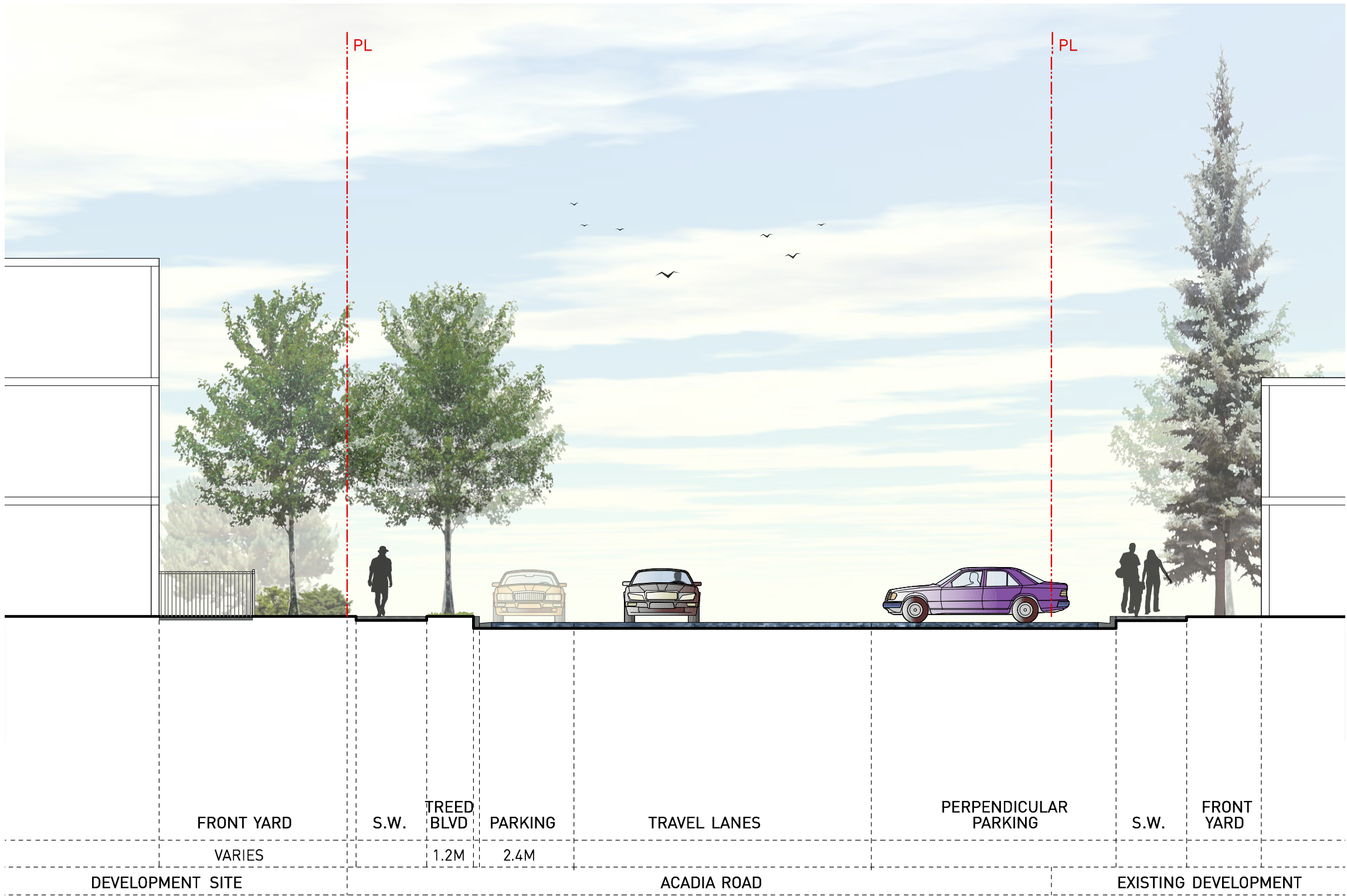
Section 4: Longitudinal Section through the Forest Park and Wetland



Key Plan



Section 5: University Boulevard



Section 6: Acadia Road



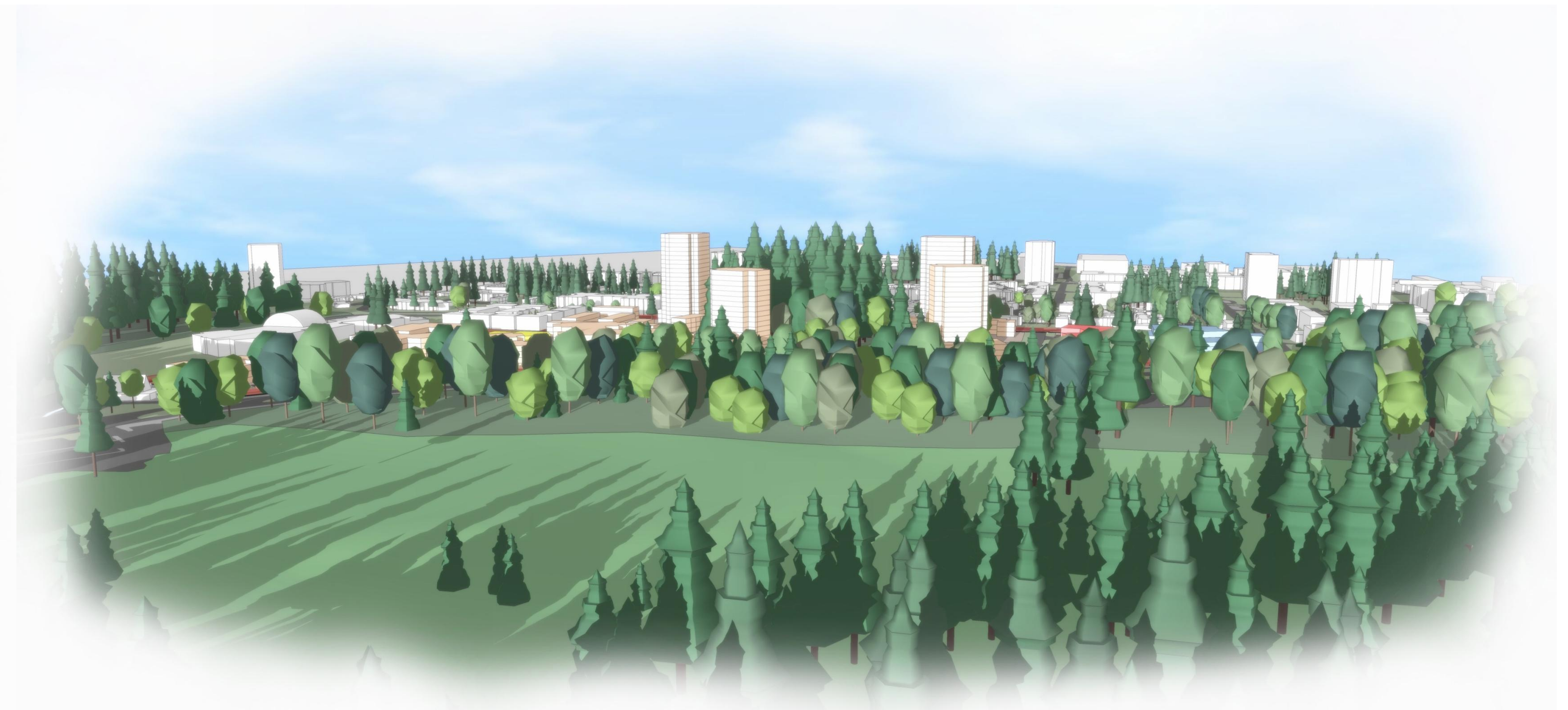
Section 7: Greenway North of Existing Townhouses



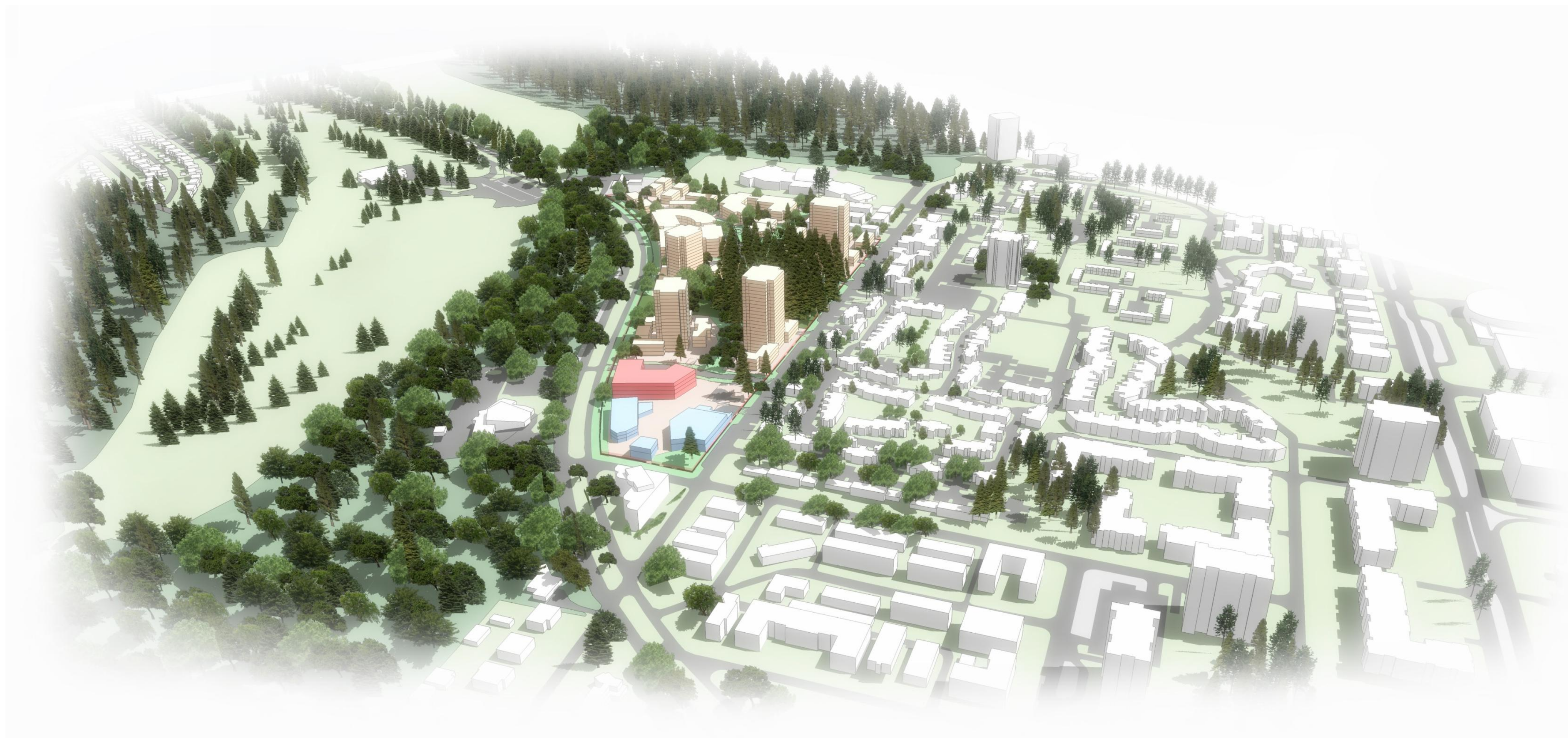
Section 8: Iva Mann Raised Pedestrian Crossing



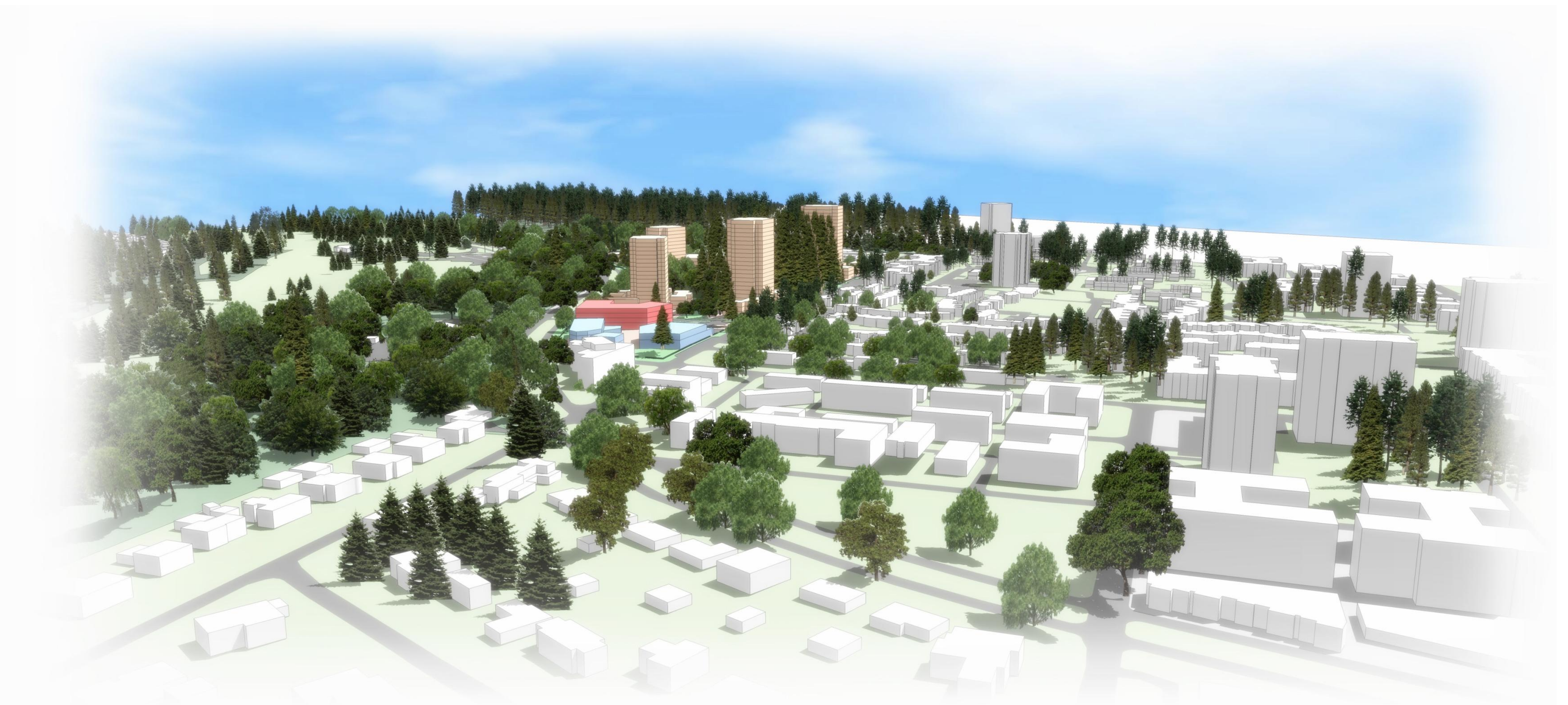
1. High aerial, view looking North



2. Low aerial above University Golf Course, view looking West towards UBC



3. Low aerial, view looking Southeast along University Blvd and Acadia Rd



4. Low aerial, view looking Southeast towards Toronto Rd and Acadia Rd

Appendix D. Comment Form

BLOCK F · OPEN HOUSE #3 · 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 rezoning and land use plan for Block F advances? ☐ Yes; if yes please provide us with your contact details ☐ No
- Name: _____ Address: _____
- Phone: _____ Email: _____

General Comments

- ❖ **Did you find the information presented at the series of three pre-application Open Houses useful in understanding more about:**
 - a. The planning process for rezoning Block F ☐ Yes ☐ No ☐ Don't know
 - b. The preferred development proposal ☐ Yes ☐ No ☐ Don't know
- ❖ **Did you find the community consultation events understandable and helpful?**
☐ Yes ☐ No ☐ Don't know

Development Concept

- ❖ **What features do you like / not like about each or any of the following:**

a. Project Design Objectives

b. Nature Preservation: mature trees and wetlands

c. Parks and Open Space: location and character, trails, connections to the rest of UEL

Development Concept (con't)

❖ What features do you like / not like about each or any of the following:

d. **Commercial Village and Hotel:** location and character

e. **Residential uses:** building forms, location and mix

f. **Roads:** access to/from the site and internal road layout

g. **Amenities:** Day Care, onsite resident's community centre and community amenity space

Additional Comments

❖ Have you visited PlaceSpeak to learn more about the project?

☐ Yes ☐ No

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

Tallied Responses

	# of Respondents	% of Total	# of UEL Residents	% of Total
Total Form Received	51		29	
General				
Did you find the information presented at the series of three pre-application Open House useful in understanding more about:				
The planning process for rezoning Block F	50	98%	29	100%
The preferred development proposal	50	98%	29	100%
Did you find the community consultation events understandable and helpful?	45	88%	24	83%
Development Concept				
What features do you like / not like about each or any of the following:				
a. Project Design and Objectives	32	63%	18	62%
b. Nature Preservation	31	61%	20	69%
c. Parks and Open Space	29	57%	16	55%
d. Commercial Village and Hotel	35	69%	19	66%
e. Residential Uses	29	57%	16	55%
f. Roads	24	47%	12	41%
g. Amenities	26	51%	15	52%
Additional Comments	36	71%	19	66%

Detailed Responses

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.

a. Project Design Objectives

- ☞ Acadia Park, student family housing needs are still not being addressed in these plans. UBC and Musqueam need to work with a municipal structure to adequately represent all community members.
- ☞ Like
- ☞ Like
- ☞ Good
- ☞ I dislike the density. 4 buildings over 12 storeys (2 at 22 storeys) will turn the area into Metrotown. Use the density of the western retail area to bring building height down to maximum of 12 storeys.
- ☞ Doesn't like commercial near existing residential
- ☞ OK. Let's do it but make sense its gone right - world class - probably not there yet - note: I am involved with many environmental / ecosystem projects including being the largest private donor to the Great Bear Rainforest project.

- ☞ This version is better.
- ☞ we would prefer not to have 18 and 22 storey buildings
- ☞ Like that the road does not bisect the forest and wetlands but would be nice to only have unlighted pathways around rather than through the forest due to burrowing owls who live there. Glad also to see preservation of forest, wetlands, and Salish creek, or Acadia Creek. I am very concerned about what BMP's will be employed and overseen there. This is very important. Traffic flow as long as it is diverted away from NW Marine Drive as any increased vehicular vibration and movement at the cliff's edge near two of the undercut ravine heads, could trigger massive slides particularly at the Acadia / NW Marine Drive intersection. Electoral District A must not be impacted by vibration or increased ground water movement along the perched aquifer topographical area of the cliffs. Too many large slides already.
- ☞ Missing a large community centre. Missing a family-oriented car-free safe public space.
- ☞ Pleased high rise will be on left side of project
- ☞ Balanced. Attractive.
- ☞ Overall design is impressive and has addressed many concerns from previous Open House
- ☞ These are honourable objectives. But I find them incompatible with the proposed density.
- ☞ Good approach.
- ☞ Preservation of wetlands - like; integration with community - like; consultation - like
- ☞ Increased traffic, upgraded infrastructure needed; water, sewage etc.
- ☞ Traffic in & out of project. Avoid traffic increase at the Toronto Road / Acadia road intersection
- ☞ Sustainability is important
- ☞ It does not appear that any benefits exist to UEL residents outside of Block F. Design objectives appear to focus solely on Block F.
- ☞ If the Musqueam people "care about everything on this earth" why is this project not going for LEED neighbourhood Certif. Sustainable Sites Initiative? Let the land speak and design the project so land comes before buildings. Make this place sing forever!
- ☞ Do not want higher than zoned 4 storey buildings. No commercial - we have more than necessary now.
- ☞ Want more specifics
- ☞ Too dense
- ☞ I don't like the 22 and 18 storey highrises. I don't think the road can handle the traffic at such high density.
- ☞ More townhouse development rather than high rise
- ☞ OK.
- ☞ J, C - max 18 storeys; D, E - max 22 Storeys
- ☞ we agree and support
- ☞ I like the intent to be 'sustainable' however you have not defined the word. What is it that you wish to sustain? I also like the process of 'socially respectful', UBC did not and does not act socially respectful when it came to the Official Community Plan. The citizens wanted the form to be respectful of the forest that surrounded UBC and which borders your Block F site. Hence the citizens asked for a height restriction of no taller than the canopy of the trees. The author of the plan included this proposal in his draft and UBC ordered him to increase the height of buildings. Some of the citizens were also engaged in the planning process at SFU and they took the concept less that the canopy of the trees to SFU and Burnaby agreed to it.
- ☞ I like the idea of the project in any form because this type of project is needed in this area!

b. Nature Preservation

- ☞ I appreciate preserving the large mature forest but am deeply concerned that the large expanse of wetland is not being properly addressed.
- ☞ Like
- ☞ Dislike
- ☞ Good
- ☞ Feeble
- ☞ Ok. Need more information.
- ☞ This is by far the most important aspect to get right, to maintain a sense of unique place and an appealing aesthetic. As much as possible, keep the trees, keep native understorey intact, and keep green setback all around your development. Use as little paving and landscaping as possible. Thank you for preserving the mature conifers and wetland. Also, try to keep the borders of the trail, through the development as natural as possible.
- ☞ Preserve mature trees and existing trail network.
- ☞ Good
- ☞ Would prefer more than 3 acres of park
- ☞ No continuity for Pacific Park
- ☞ Please do preserve old growth trees and wetlands
- ☞ More sensitive than most.
- ☞ It is great to see nature being protected
- ☞ I appreciate that this appears to have been considered . What about the ground water effects caused by the excavation required for four 18 - 22 storey buildings?
- ☞ Would prefer a larger parkland for the conifers and wetlands - say 4.5 acres.
- ☞ Like idea of preserving wetlands. Like that forest area preserved in a chunk rather than broken up. Like preservation of mature trees - there's a lot of older scrub trees that can go.
- ☞ Very concerned that this area be protected - what is meant by "preserving trees to the extent possible" - they could all be cut down with the excuse that it was not possible to preserve them.
- ☞ very important - like the buffer zones. Need to preserve existing trees where possible and not rip everything out and then plant new trees
- ☞ Not enough. If you centre this project on the landscape first, there will be wetlands everywhere and maybe river grass that culturally connects to the people of the river grass. Imagine buildings perched in and around wetland, raingardens etc.
- ☞ High rise concept would completely destroy the profile of residential area.
- ☞ What there is seems OK
- ☞ Want large trees preserved - in stands, not singles
- ☞ Good response to resident concerns
- ☞ Do not like wetlands
- ☞ I strongly support preserving the wetland and forest features. I get much enjoyment on being able to walk by the wetlands and hear the frogs singing and the coyotes yipping and seeing the numerous birds.
- ☞ Appear to be OK. However, more open space is always preferred.
- ☞ Very happy that mature trees and wetland is kept
- ☞ We agree and support

- ☞ I agree with the plans however, effort should be made to protect the natural drainage into what the GVRD call Salish Creek but what the park user call Hillary's Creek after Hillary Stewart who documented much the coastal indigenous people's culture. That is to say protect the stream for future daylighting.
- ☞ This is not important to me

c. Park and Open Space

- ☞ Ok.
- ☞ Like
- ☞ Like
- ☞ Looks nice
- ☞ Park should be flipped so wider section is on University Boulevard. As shown, it will be a miserable dark space surrounded by highrises.
- ☞ A reasonable plan - need more profession (from the environmental community)
- ☞ Good
- ☞ A 3 acre park is small for 1,425 building units!
- ☞ Trail links.
- ☞ A good location for the park is the centre. Trail network / bicycle paths also appreciated
- ☞ My reading of the materials suggests attention to the 3 acre with cosmetic extensions in the form of "green space"
- ☞ Trails and trail connections good. Like treatment of green buffer along University Boulevard.
- ☞ Like the connecting trails. Like the large meeting space in middle of commercial area. Like idea of a club house.
- ☞ Much more set back, green space surrounding the entire project
- ☞ Like the preservation of the Iva Mann Trail connection
- ☞ Think net gain (and not "no net loss")
- ☞ Access only provided and the use would be that only.
- ☞ Looks better than the development at 16th Save-On Area
- ☞ Allow connection of waterways to natural salmon-bearing streams (Salish Creek?)
- ☞ Reasonable but minimal. I'm not impressed with the "green space" between your proposed buildings. (The existing green space is preferable).
- ☞ Tall trees, parks, tall building. Cafes. Shops.
- ☞ Like the park and open space concept
- ☞ As a user of PSRP trails, I would like see improvement of Salish Trail crossing at 16th Avenue which is now adjacent to Block F
- ☞ Minimal
- ☞ Very happy that Iva Mann Trail will be maintained
- ☞ we agree and support
- ☞ I use the trail / connection between Acadia Road - adjacent to the school - through the church parking lot - to get to busses on University Boulevard.
- ☞ I agree with the plans to make the connections to the park pedestrian oriented with the exceptions of maintenance and emergency vehicles.
- ☞ This is not important to me

d. Commercial Village and Hotel

- ☞ Concern about increased traffic on Acadia Road. 2 schools, dozen daycares and student families all use this road. Decreased safety, increased noise.
- ☞ Like
- ☞ Hotel would make more sense in higher density location such as Westbrook
- ☞ Ok
- ☞ Too high
- ☞ Shouldn't be near existing residential
- ☞ Good location. Hotel could have another storey or two?
- ☞ Try to reduce landscaping on this part.
- ☞ Ok, if it gets built
- ☞ We would prefer not to have a hotel in the UEL.
- ☞ The forest interpretative centre is a good and appreciative concept but not as depicted because of the fatal light attraction programme. Meaning, i.e. whether in the centre, or any of the residences or shops or amenities that and apartments or highrises should have see-through window corridors - birds cannot see an opaque surface and therefore, try to fly through glasses. The program is practiced in New York and other large cities where millions of migratory birds are killed by trying to fly through glass.
- ☞ Good location
- ☞ Add balance.
- ☞ I don't think hotel is needed. This is a residential area not a pure commercial area.
- ☞ Forest interpretive centre is a great idea but care must be taken with clear glass frontage to avoid bird strikes
- ☞ I am in agreement regarding the need for a hotel; however, I think 120 rooms is too many. This certainly doesn't qualify as a "boutique hotel".
- ☞ Not sure whether demand will be there for grocery store. Possibly for small "corner store".
- ☞ Need a hotel in the area - good location at West and of site near existing commercial
- ☞ No need for hotel of any size. No benefit to residents of UEL.
- ☞ Should be centered with the entire project and easier to access for people as they get older
- ☞ Not sure another grocery type store is needed in the area
- ☞ Not enough clarity about commercial content aligning with entire UEL. Hotel is a benefit to UBC, so I don't see it as being necessary.
- ☞ It is hard to figure this without 3D Models
- ☞ Character - not a bit of consideration for the 8 months of rain we get here. This is not California. The architecture is boring.
- ☞ No commercial aspect - you sound like this is already decided - if so, by whom?
- ☞ We do need a hotel (low-rise, not too big). Do we need a large grocery store?
- ☞ Don't want bonus space of hotel and commercial. Would rather have lower high rises.
- ☞ More into needed on hotel
- ☞ Okay with it
- ☞ Appear to be OK.
- ☞ Ok as long as access is from University Boulevard, not Acadia.
- ☞ We believe the commercial village is a good idea. The hotel may or may not be necessary.

- ☞ The hotel is a wonderful idea. We really need one near UBC. Glad you are also building a conference centre with it. Leave space in your plan to build a second taller hotel tower later as the need for hotel space increases. Plan ahead.
- ☞ It is here that the concepts of sustainable become important. The project and the commercial businesses must be financially sustainable.
- ☞ This is needed

e. Residential Uses

- ☞ Who will live here? Young families need ground floor, no car, communal feel - like Musqueam itself!
- ☞ Towers too high
- ☞ somewhat like
- ☞ Good
- ☞ Would prefer more townhouses and 12 storey buildings. What happened to Option 1 with 3 highrises and a park straight through the property?
- ☞ Drop the highrise heights from 22 and 20 storeys to 20 and 18 (or less) so they don't visually compete with the top of the conifers.
- ☞ Towers too high - max 12 floors please!
- ☞ Not happy about 2 22 storey and 2 18 storey towers.
- ☞ Would like to see residential towers plus elevators shafts dropped to below canopy height. Good mix of shops below with residences above - much like south campus and SFU configuration.
- ☞ The high rises are too invasive. Do not match the character of the area.
- ☞ Needed!
- ☞ A good mix of housing. The high-rises at 22 stores are perhaps too high and above the canopy
- ☞ I see nothing regarding the inclusion of affordable housing vs. condos vs. rental. I am strongly against anything higher than 14 - 16 storeys.
- ☞ I like the mix of types of heights.
- ☞ Consider reducing square footage of townhouses to max 1800 or 1600 square feet. Maybe 3 bedrooms - space saved could be used to reduce height of apartment high rises.
- ☞ Reasonable mix of residential types - are any of them going to be modestly priced?
- ☞ Cannot see how this integrates senior housing into the proposal.
- ☞ They do not look like designs that will last 500 years.
- ☞ Low rise only suits this neighbourhood - no more than 4 storey buildings. Out of site
- ☞ Looks OK.
- ☞ Where is Senior's housing? More mid-rise building - better mix. E.g. not highrise with some town housing around bottom. More graduated. (22 storeys next to 3 storeys) Building should be lower than tree canopy height.
- ☞ Internal roads seem quite narrow
- ☞ I think it would be a great idea that student (rental or subsidized) housing units be set aside for Musqueam and Aboriginal students and their families. Being on campus while at school really helps stay focused with the studies.
- ☞ Looks good to me
- ☞ Too high density. Too tall buildings.
- ☞ Low Rise Townhouses.
- ☞ We agree with the site planning

- ☞ No building should be above the canopy of the trees, i.e. 6 to 10 stories high.
- ☞ I support what has been proposed

f. Roads

- ☞ Concerned about cross through roads onto Acadia Road. Can these be stopped? Resident-only?
- ☞ Like
- ☞ like
- ☞ Seems OK
- ☞ Alright
- ☞ Have as few as possible to reduce paving
- ☞ How will construction trucks get to the site??
- ☞ Glad you did not bisect block through forest and wetlands. Great Job. Thank You.
- ☞ This is my main problem. Too many roads divide the space too much. Also, will be used by non-residents to commute. Would like to see fewer access only roads. Should be disconnected from Acadia Park.
- ☞ This seems OK.
- ☞ I thought this layout was improved from the previous drawings.
- ☞ Ok. The fewer the roads, the better design roads for slow traffic.
- ☞ Looks good.
- ☞ Increased traffic means more pollution.
- ☞ Avoid increased traffic around the Acadia Road / Toronto area intersection
- ☞ University Boulevard is already heavy traffic during the day. Is the Boulevard going back to 2 lanes in each direction to accommodate the additional traffic
- ☞ It does not appear that the increased traffic and its proximity to the school have been considered. Kids and traffic are a bad mix.
- ☞ The less the better. If village homes in Ca. could design a subdivision with no internal roads so can you. If University Boulevard is taking so much less traffic there's time to shut it down to everything except trollies and bikes.
- ☞ N/a Access only - no public balk entrance - not on University Boulevard.
- ☞ Main road to commercial area and high traffic areas should not be close to school and children's crossings.
- ☞ need more day care facilities
- ☞ no problem
- ☞ Be cautious not to build an internal road system like the City of Vancouver did in False Creek South. There should be ample off road parking. Do not expect TransLink to come to your rescue within the next 30 years which is what UBC is hoping for.
- ☞ What is proposed is good enough for me

g. Amenities

- ☞ Daycares need safe, car-free, quiet, green.
- ☞ Like
- ☞ Good
- ☞ Alright
- ☞ Insufficient community amenities

- Amenities are good for on-site residents and UEL residents broadly. Community amenity space and community centre for the entire UEL are needed!
- Nothing offered for the larger UEL.
- The community centre will only be available to residents not to anyone in the community. Too bad the centre won't be larger.
- All good.
- More space and attention and connectivity to playground and community centre
- Hopefully open and accessible to all the UBC community.
- Day care is a great idea and encourages young families, community amenity space also good.
- My understanding is that these are "proposals" and thus, not guaranteed.
- Would prefer more parkland are.
- Yes - Good.
- Community at large needs this space for a community centre not just onsite residents.
- Do not like the fact that any amenities accrue to the UEL as a whole, they are only for on-site residents as stated in the proposal.
- Stop referring to wetlands as an amenity. They are an ecosystem that provides essential ecosystem services. Be respectful of the differences between that of a "community centre"
- We have all that already.
- Not too sure about size of community centre and space.
- Should be for use of all UEL residents, not only half of the residents who live in Block F.
- Apparently you have ignored any community amenity space for UEL residents other than those in the proposed development. Your "building a community heart" states "ensure access to new community services for wider UEL community".
- Day care is a great idea.
- we agree and support these facilities in the neighbourhood
- Think urban village nested within the trees. Think about the population mix that you want to house. Think families and multiple bedrooms.
- This is not important to me

Additional comments

- Acadia Park was re-designated in 2010 to over 50% market housing. Student families oppose this redesignation and demand greater representation in this massive change to our community. See: Acadia Families for Sustainable Communities on Facebook.
- Overall am impressed with the concepts and the careful planning taking into consideration community feedback. I believe the development will be an asset for the area - in terms of both the commercial and recreational additions.
- The planned/proposed high-speed transit stop in front of the site. Where the proposal for this from transit? There doesn't appear to be enough density at this location to justify a station. Who funds community amenities?
- I am grateful for community input. Wind tunnel / shadowing - please look at time of day / time of year. I want commercial to do well because the area REALLY needs it. But businesses don't do well if the fronts are cold, windy and in shadow. Look at high buildings around woods - East side no problem. West side will shadow commercial area.
- Like it

- You have a chance here to do something wonderful. Please try re-designing so the residences are more in character with the surroundings - lower, with good clean lines. Otherwise, all this would be is Metrotown West. No one wants that.
- One attendee really didn't like that we didn't have a formal presentation with Q&A. He thought this would be much more transparent and spur discussion. Otherwise, who's to say that all these one on one conversations and feedback forms aren't just junked.
- Not clear what UEL design and building code standards are compared to City of Vancouver. How much parking will be included in the design?
- I like the whole concept. Congratulations on an excellent process and job well done so far. Keep up the good work! Well thought out and presented.
- Thank you for consulting with us. Thank you!
- Too much building. No bonus for commercial & hotel!
- A to G all seem reasonable. Most helpful posters: last ones with 3-D views. Least helpful: social connections, economic connections, pink circle don't tell us much... Final unclear point: what or who is "Musqueam" - apparently not the Musqueam Indian Band separately identified. Perhaps it's some kind of body between the Band and the named contracted companies for retail and hotel?
- Please just read and think about this: for years, I have been trying to persuade Metro Vancouver to utilize the naturist use of Wreck Beach in order to fund parks. Naturist tourists come from over 150 countries world-wide and are always looking for naturist accommodation. The proposed hotel could provide one floor for naturist travelers. Naturist tourism generates millions of dollars annually. As the public relations officers and government affairs officer for the federation of Canadian Naturists and the Canadian Representation on the Naturist Action Committee and the Naturist Action Committee. At the Haulover naturist beach in Miami, tourism - through accommodation etc. - generates millions of dollars annually. I would be happy to share information in the form of videos, articles, etc.
- The roads - split the area and prevent save space for kids and un-sustainable: encourage care use. Please, reduce those.
- I am concerned to hear that construction truck traffic will use Acadia Road to access North West Marine Drive. If this is true, I think it is a big mistake. Many children walk or cycle to the elementary school over Acadia Road. Truck traffic would be very dangerous.
- A strong plan for the future.
- Please offer official response proving that the existing schools can accommodate all kids of current residents AND future residents. 2. Please offer research result about what effects this project will bring about to current residents which is offered by professional research institution. E.g. current residents' future house price. 3. Current residents should get compensation for living beside the big construction area for many years. 4. Please offer formal analysis report regarding the effects the project will bring about on natural environment and air quality
- The new secondary and re-designed elementary school should be sufficient to handle anticipated students from this development
- I still haven't seen a really good reason why the zoning should be changed for this project. Easel No. 1 notes, "We can do better". What is the definition of "better"? My sense is that what is unsaid is "bigger". "More money. Fewer trees. More development." How does "Bigger" contribute to a rich community with "heart"?
- Delete some of "row houses" and expand park area to protect more conifers and wetlands.

- ☞ Hope that residential is family - not adult only for any blocks. Prefer to see maximum square footage 1600 - 1800 square feet. Thank you for all the effort you have put into this.
- ☞ None of the development planned is of any benefit to the residents of the UEL. We get the increased population, traffic, pollution etc. and the developers reap the benefits!
- ☞ Commercial space as designed will increase noise, truck traffic, garbaging - in other words, you have moved the commercial area out to the surrounding private properties
- ☞ You need more community involvement in the form of town halls with two-way interaction in a group format. You seem to have given more effort and consideration to the habitat (especially the birds) than you have to non-Block F residents.
- ☞ Vague about heights - "not higher than the height here" is not enough
- ☞ All your conceptual views are "sunny" - hey it rains a lot here. Design should reflect that. Daylight the water connections to the golf course think BIG beautiful thoughts about riparian restoration. Stock that proposed pond in the GC with cut throat trout with cut throat creek make the metaphorical connection.
- ☞ I do not want to see this area turn into the city concept landscape - single family homes would and should provide enough profit for you.
- ☞ If you are able to keep it a small green community - I will be very attractive.
- ☞ There is nothing here for the current UEL (not Block F) residents when population of UEL is doubled by this development. Community facilities should be available for all UEL residents, and there should be a contribution to amenities in UEL community in exchange for permit allowing bonus space. I.e. hotel or commercial. I also think it necessary that this development contribute to UEL infrastructure.
- ☞ Why should I be interested in approval of this project being rezoned? Other than what will be a small urban park there is nothing here to recommend this development to current UEL residents like myself. What's in it for me? (hint: we have no community centre)
- ☞ If rezoning is achieved, I think this is a reasonably good plan. However, I do not like tall buildings and I am writing to sacrifice green space and trees to keep the 4 stories. I am against rezoning this piece of land. If UBC needs a hotel, let them build one - goodness knows they are used to doing whatever they want.
- ☞ 3-D models would have helped
- ☞ My main issue is preservation of as much nature and trail enhancement as possible
- ☞ 1. My main concern is the safety of children attending the new elementary school and how and incremental traffic from the development can be safely dealt with. Acadia Road at two lanes can be a challenge for the traffic during the drop-off and pick-up at students in addition to those cycling or walking. 2. Also upgrading at University Boulevard to deal with traffic increases
- ☞ I hope that the Musqueam do not sell the real estate but that they lease the real estate for say 99 years. At which time we can start a new planning process. This is steady as you go process not the get rich quick and have nothing in 99 years but memories scheme.
- ☞ Just do the best job you can to make it modern, having a membership in the golf course would be an added benefit to owners of any condo or semi detachment