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Welcome!

UBC's Okanagan Master Plan has resulted in great changes to campus since 2005, and we still have more to do!

Why are we here?

Over the next 18 months, **UBC's Okanagan Campus is updating its *Master Plan*** to ensure the University's built and natural environment continues to serve the future needs of students, faculty, staff and the broader community.

These display boards give you an overview of *UBC's Okanagan Master Plan* update process, and an opportunity to give us your thoughts and ideas on the next phases of campus development.

We want to hear from as many students, faculty and staff as we can to help shape the development of the new *Master Plan*. **Have your say, your opinion matters!**

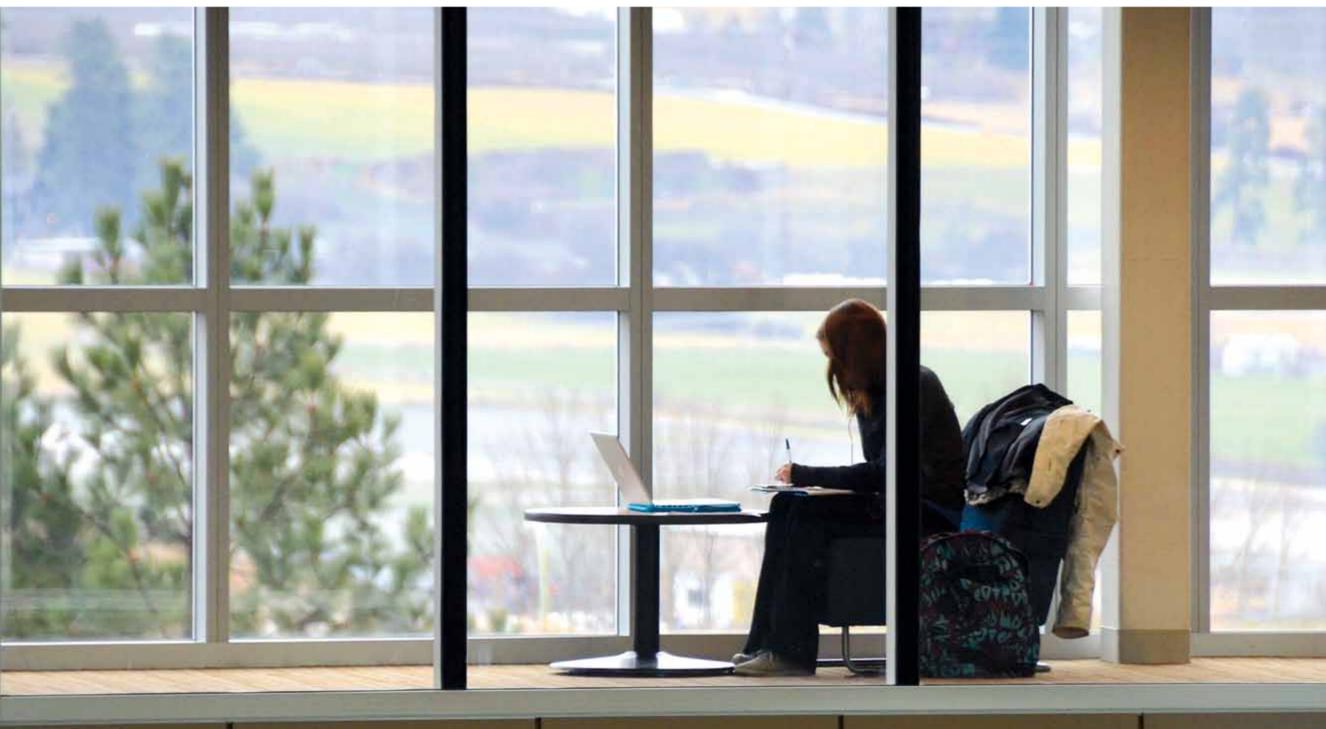
Prefer to provide your feedback online?

Check out our website to learn more, and **take the online questionnaire from October 3 - October 17 at planning.ubc.ca.**



2 What is *UBC's Okanagan Master Plan*?

UBC's Okanagan Master Plan guides physical growth and change on the campus lands.



UBC's current *Okanagan Master Plan* was approved in 2009 to address campus development needs to 2020. It **outlines general planning and design principles, identifies buildings, facilities, and their proposed locations within seven precincts** (see Board 3 for a map showing the Campus' 7 precincts).

The current 2009 *Master Plan* was developed with input from the campus community, was carefully tailored to the aspirations and specific directions of the Okanagan campus' *Academic Plan*, and was **grounded in UBC's strategic vision of creating an exceptional learning environment** that fosters global citizenship, advances a civil and sustainable society and supports outstanding research.

Since its approval, UBC's Okanagan Campus has doubled in size, acquiring 259 additional acres in 2010. **It's important to update our Master Plan to show the increase in size of our lands, and to be sure we continue to meet the future development needs of the campus to 2030.**



3 Campus Precincts

UBC's 2009 *Okanagan Master Plan* aims to create a vibrant, cohesive and walkable campus that supports academic excellence, and authentically reflects the Campus' Okanagan context.



Campus Precinct	Character / Role
Core	<ul style="list-style-type: none"> • Heart of the campus with its concentration of main academic buildings, and main intersecting pedestrian routes and central courtyard • Primary academic facilities all within 5 minute walk
Commons	<ul style="list-style-type: none"> • Large open lawn for informal enjoyment, recreation, social events • Edges defined by buildings except on east, to protect panoramic views of the Okanagan Valley
Health, Wellness and Recreation	<ul style="list-style-type: none"> • Recreation facilities integrated with health-related academic programs • Primary indoor and outdoor recreational facilities
Okanagan Landscape	<ul style="list-style-type: none"> • This precinct includes samples of grassland, pine forest and wetlands, typical of the Okanagan
Hilltown	<ul style="list-style-type: none"> • Student residence area within walking distance of the Commons and Core • Spectacular views
Pine Forest	<ul style="list-style-type: none"> • Natural wooded area with cycling and walking trails • Location of water reservoir overflow channel (right-of-way) • Research forest contains multiple active research plots • Forest currently declining due to pine beetle infestation
University Reserve Lands	<ul style="list-style-type: none"> • Lower bench along Highway 97 disturbed by historical gravel mining of area • Anticipated future potential uses: University-related research, high-tech, commercial uses responsive to airport/ gateway location



4 Master Plan Guiding Principles

Twenty Guiding Principles in the *Master Plan* guide the development of the campus.

- 1 Provide a hierarchy of outdoor and indoor social **spaces that encourage social interaction**
- 2 Ensure comprehensive **universal access**
- 3 **Work within financial realities**
- 4 Plan for **landscape development** in the budgeting process
- 5 Give **physical expression of the planning principles** of *BC TREK 2010*, *UBC Okanagan Academic Plan* and *UBC TREK 2000*
Note: This principle would be updated to reflect UBC's most recent strategic vision document: *Place and Promise*, and the latest Okanagan campus Visioning and *Academic Plan* directions
- 6 **Integrate the campus into the iconic Okanagan landscape**
- 7 **Protect and expand the campus land base** for long-term growth
- 8 Represent the **Aboriginal People's historical connection to the land**
- 9 Demonstrate **sustainable best practices**
- 10 Integrate campus development with its neighbours to **ensure that all Okanagan communities are welcomed on campus**
- 11 Co-locate **new recreational facilities and cultural facilities** on campus in an area that is recognizable as a campus precinct and convenient to the surrounding community
- 12 Locate new **research facilities toward the Northeast quadrant of campus** to anticipate links to private research, high tech, and related commercial development in the vicinity of the airport gateway
- 13 Co-locate the new student services building and other campus social facilities to **maximize synergies among activities**
- 14 Define, **protect and manage key views**
- 15 Utilize a palette of local and appropriate materials and site furnishings to **unify the campus**
- 16 **Strive for light and transparency**
- 17 Provide for **public art, community events, and commemorations**
- 18 Place buildings to **create the edges of open spaces**
- 19 Orchestrate an **aesthetic and welcoming entry experience** on to the campus from all entry points
- 20 Integrate and **upgrade campus assets**

SOMETHING TO THINK ABOUT...

Are there any principles in the list above that you feel should change or be added during the update process?



5 Why is UBC's Okanagan Master Plan being updated?



Earlier this year, the UBC Board of Governors directed that *UBC's Okanagan Master Plan* be updated to accurately reflect our expanded campus boundaries, and continue to serve the needs of students, faculty, and staff.

In the past 5 years, UBC's Okanagan Campus has experienced construction of major new facilities, such as student housing, academic buildings, public outdoor spaces and recreational facilities. Now, having reached the target student population (approximately 7,500 full-time students) set out in the Campus' current plan, and acquired its new West Campus Lands, it's time for a housekeeping **update on our Master Plan to reflect these changes and address any pressing future development needs to 2030.**

During the *Master Plan* update process, we will explore questions and opportunities about planning and future development of UBC's Okanagan Campus. The *Master Plan* process is focused on UBC internal needs under current zoning, and is not a rezoning proposal.

The **map on Board 8a shows remaining building sites anticipated in the current 2009 Master Plan.** If our campus enrollment were to grow significantly, additional development capacity will be needed, and land use choices will need to be made.



6 Issues for Consideration

Some areas to be considered during the *Master Plan* update process include the incorporation of the West Campus Lands, revisiting the adequacy of transportation, housing, and sustainability.



Here are some potential issues that the University has identified for consideration in our *Master Plan* update:

- Incorporation of the **new West Campus Lands** » See Board 7
- **Accommodation of future growth** for academic and research facilities, student housing, and recreation and athletic facilities, as well as development in the NE University Reserve Lands or other parts of campus » See Boards 8a and 8b
- **Open space network improvements** » See Board 9
- **Transportation infrastructure** for pedestrians, cyclists, transit and private vehicles » See Boards 10a and 10b
- **Utility infrastructure** considerations » See Boards 11a and 11b
- Review of **sustainability provisions and guidelines** to ensure they are up-to-date » See Board 12
- **Work closely with the evolving Visioning Process** to ensure the *Master Plan* supports what emerges from that process and associated academic program needs » See Board 14

SOMETHING TO THINK ABOUT...

Are there other issues or development needs you think should be considered in this *Master Plan* update process?



7 Issue: Incorporating the new West Campus Lands



We now need to incorporate our newly acquired West Campus Lands into the Campus's *Master Plan* and discuss appropriate academic uses, and needed infrastructure for them.

In 2010, UBC purchased 259 acres from the City of Kelowna (part of the lands formerly known as the Tutt Farm) for future University purposes, increasing our total campus area to approximately 513 acres. **The new lands, shown in yellow on the map here,** comprise many individual lots, but are collectively referred to as the West Campus Lands. They are zoned for Agriculture, are part of the Agricultural Land Reserve, and are under temporary license to a neighbour for alfalfa farming.

UBC should consider what type of private road access and servicing within the West Campus Lands could enable research and teaching access for our scholars. Key considerations include:

- John Hindle Drive eventually crossing the West Campus Lands from its current terminus by the land-fill, to the road right-of-way on the south edge of our Main Campus
- The West Campus Lands are separated from UBC's Main Campus Lands by a very narrow lot owned by the Glenmore Ellison Improvement District. UBC is negotiating pedestrian and vehicular easement access across this narrow lot



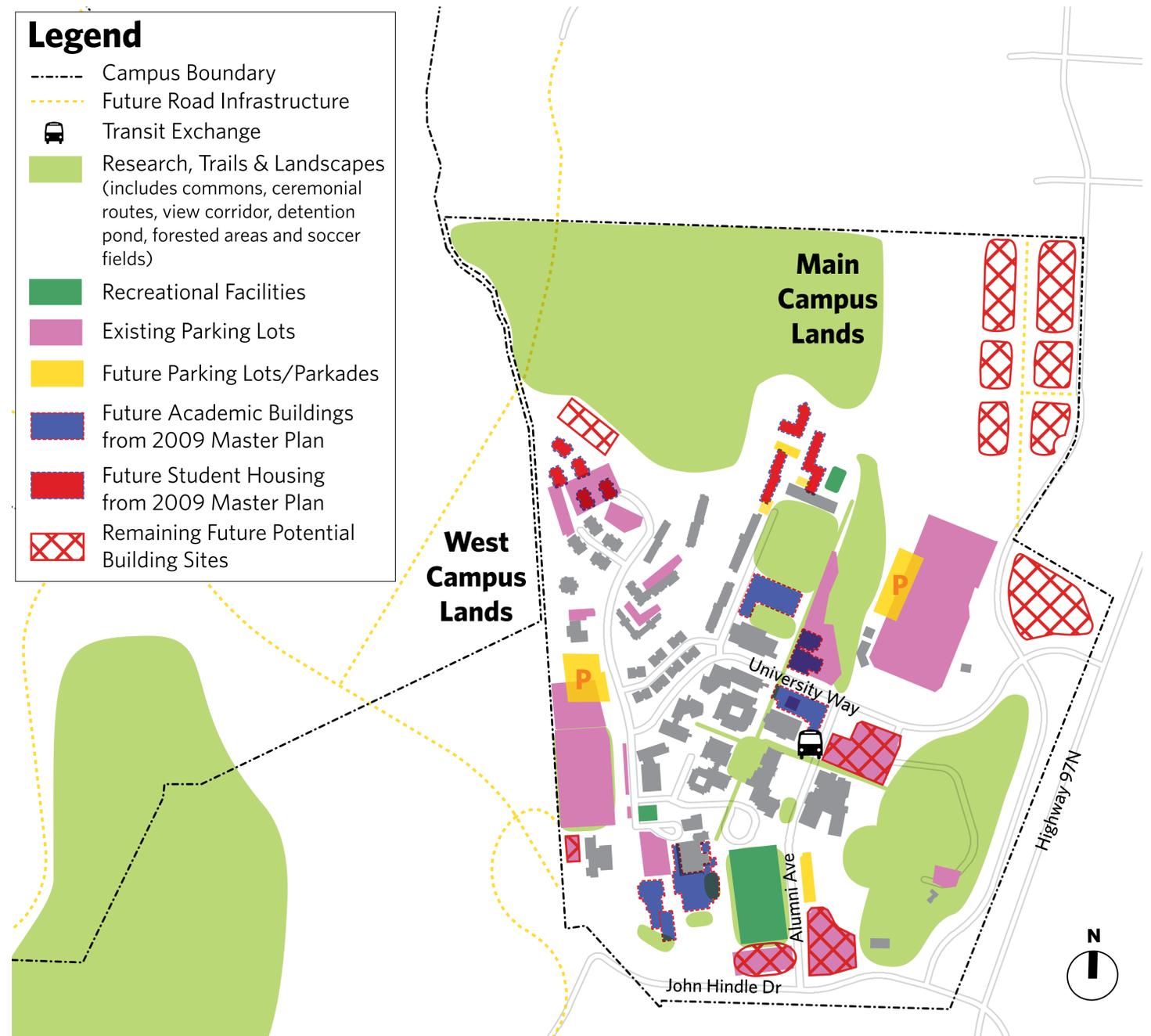
8a Issue: Accommodating Future Facility Growth on Campus

There are still some remaining building sites within the 2009 *Master Plan*, and more space will be needed over time.

In a few short years, UBC's Okanagan Campus has established its vital role within the spectrum of educational services offered within B.C. While no specific growth targets have been set, **the University will continue to grow and mature, and more facilities will be needed over time.**

The *Master Plan* update process provides us with the opportunity to discuss location preferences and trade-offs for new development areas, including more detailed planning of the University Reserve Lands, and/or other alternatives.

UBC Campus + Community Planning will be working with the Provost's Office and other departments in the coming year to understand the academic and operational programming needs for various growth scenarios up to a possible doubling of the campus enrollment someday.



8b

Issue: Accommodating Future Facility Growth on Campus (Cont'd)

There are still some remaining building sites within the 2009 *Master Plan*, and more space will be needed over time.

Facility growth needs to be considered will include, but not be limited to the following:

Academic Facilities

A need for **more library/ informal study space, and laboratory space** has been identified. We also expect an increased need for various other academic classrooms and research facilities if enrollment grows.

SOMETHING TO THINK ABOUT...

Are there other critical academic facility needs you feel should be addressed?

Student Housing

Since 2005, 1300 new student beds have been built, which are critical to student engagement, success, and creating an animated campus. Our total supply of student beds is now 1676 (for 22% of the 7500 student full time equivalents [FTE]). **The 2009 *Master Plan* identified additional student bed capacity for 35-40% of 7500 FTE students.**

SOMETHING TO THINK ABOUT...

Should we plan for even more beds, say up to 50%, subject to demand and financing capacity?

Retail Services and Amenities

We already have some commercial uses on campus, for example a bookstore, a pub, small convenience store, and food services.

SOMETHING TO THINK ABOUT...

Are there other convenience services that would enhance your campus experience?

Recreation and Athletic Facilities

A fitness centre expansion, ball hockey and beach volleyball courts, have been completed this year. **Additional fitness and recreational facility opportunities can also be explored** as part of the *Master Plan* update process.

SOMETHING TO THINK ABOUT...

Are there other recreation and athletic facilities that need to be built?

Faculty and Staff Housing

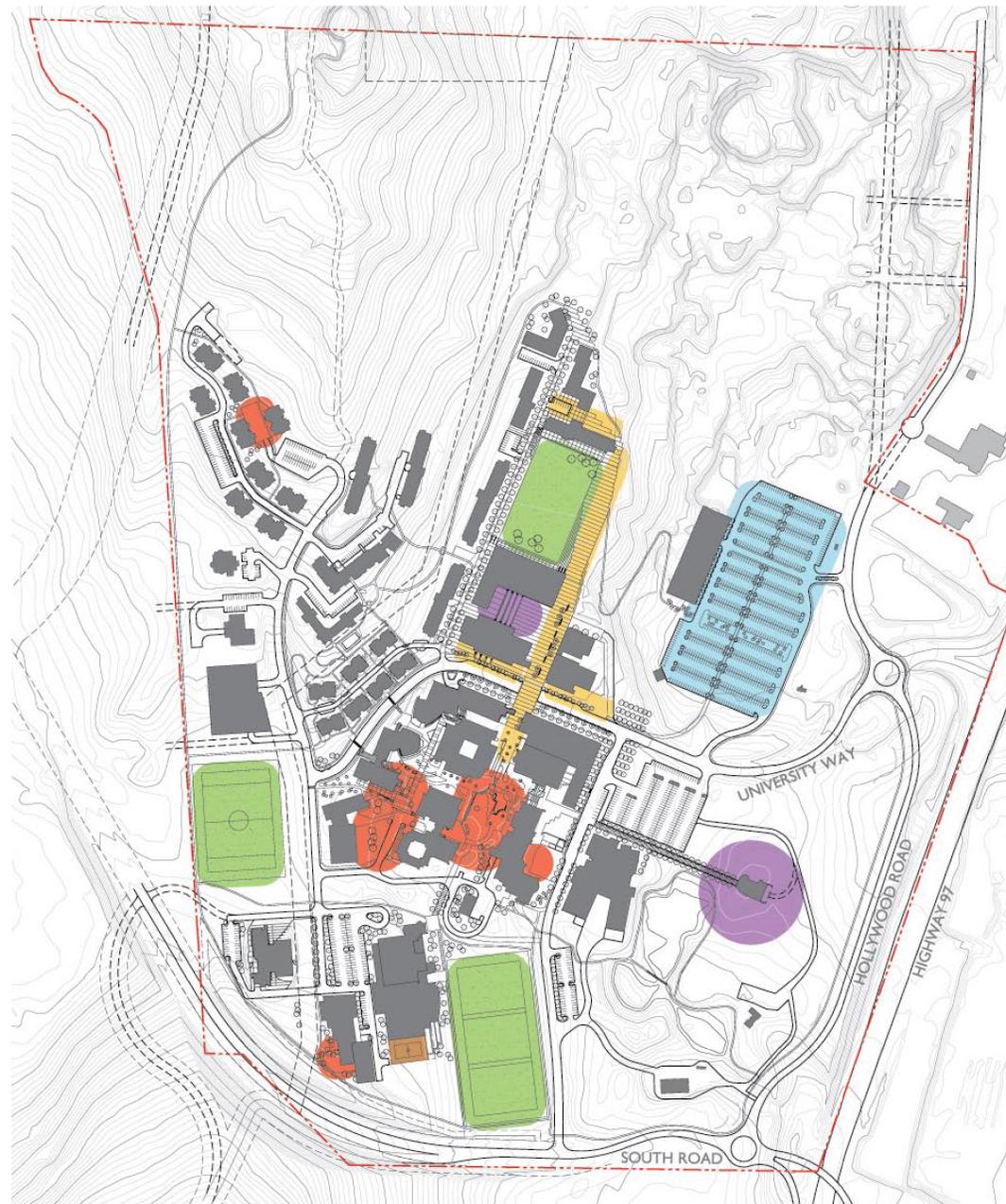
UBC's Main Campus zoning allows for on-campus rental housing for faculty and staff, although none has been built yet.

SOMETHING TO THINK ABOUT...

Do you feel that providing faculty and staff rental housing on-campus is a priority issue?



9 Issue: Open Space Improvements on Campus



Campus Social Spaces

LEGEND

- Open Lawn Area and Sportsfield
- Plazas
- Gathering and Event Space
- Urban Room: Hard Surfaced Open Space along Corridors
- Surface Parking Lot: Potential for use as Event Venue
- Outdoor Athletic Court

A clear, strong, and well-integrated open space network is essential to any great campus.

The 2009 *Master Plan* identified a network of outdoor social open spaces and pedestrian routes to link campus buildings, infrastructure and activities.

The buildings define the shapes of public outdoor spaces and nourish them with the energy of people coming and going in their daily activities. The scale of these spaces range from benches in nooks for coffee breaks, to fields for sports, and ceremonial routes for convocation parades. Many, but not all of these spaces are now complete.

As future development precincts are contemplated on campus, associated public outdoor connections to the larger campus network need to be established.

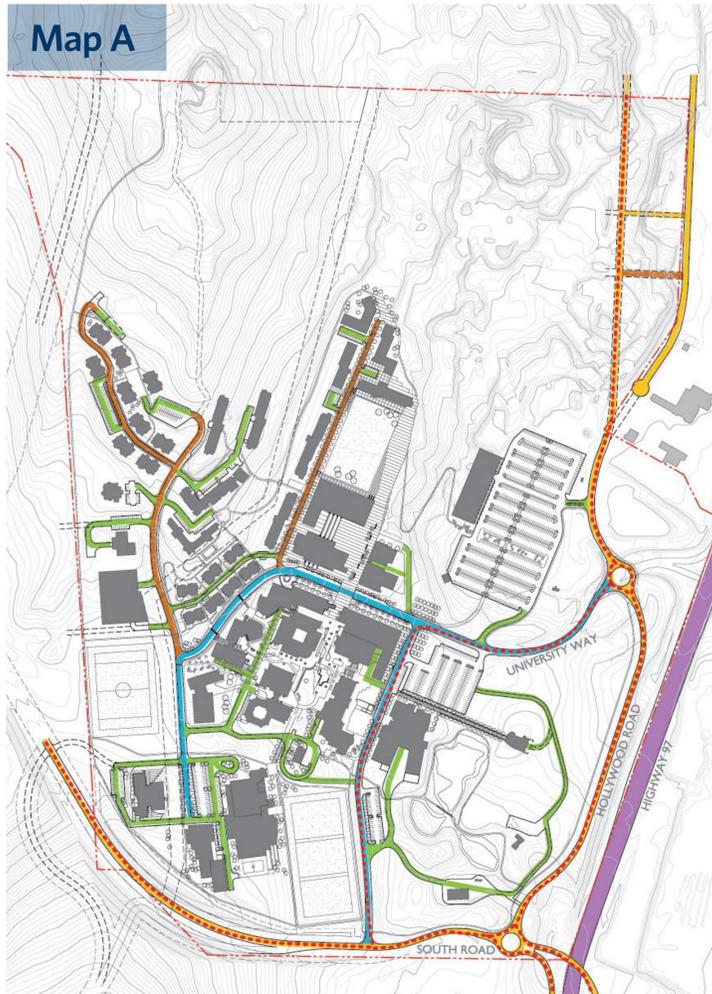
SOMETHING TO THINK ABOUT...

Do the completed open spaces and pedestrian routes work well?

Are there open space issues you would like to see addressed as part of the *Master Plan* update?



10a Issue: Transportation

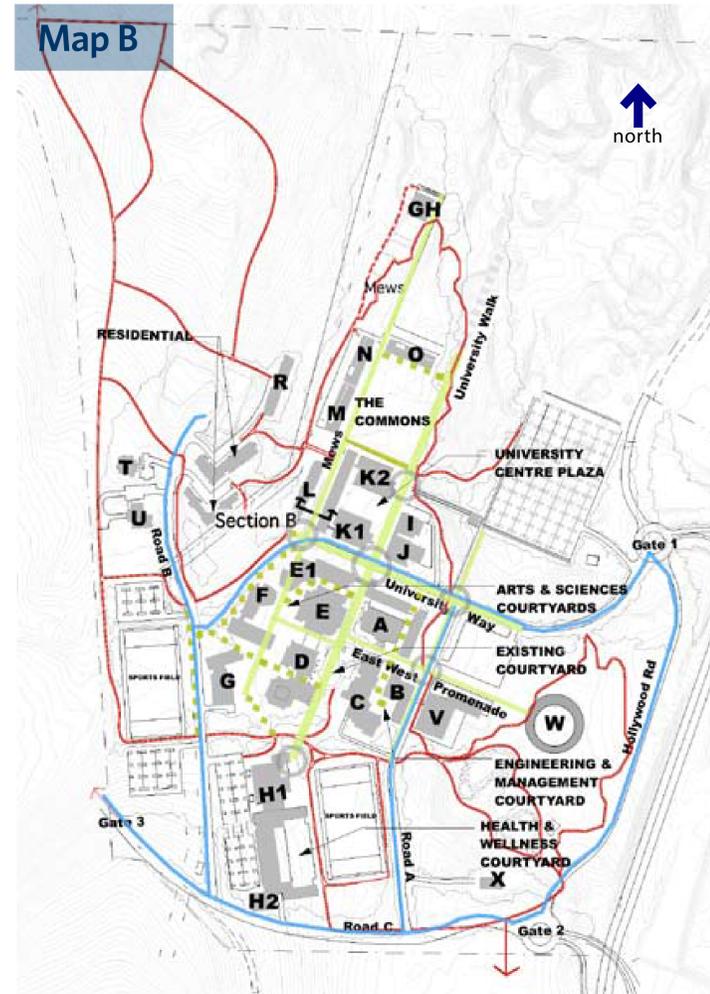


Map A

LEGEND

- Highway 97
- Public Road
- Primary Private Road
- Secondary Private Road
- Service and Parking Access
- Bus Network

Circulation Network Hierarchy



Map B

Legend:

- Primary Network (All new to be H/C accessible)
- Secondary Pathways and Connections (All new to be H/C accessible)
- Multi-purpose Trails
- Connections to community trails
- Dedicated cycle paths and sidewalks

The 2009 *Master Plan* envisions transit and trail networks for pedestrians and cyclists, and parking and road circulation networks for drivers. Transit and parking facilities need to be updated to keep pace with the changing needs of our campus community.

Public Transit

The existing transit exchange on Alumni Avenue is nearing capacity, and the layout creates potential conflicts between pedestrians, buses and vehicles. **Improvements to the existing transit exchange were made to enhance the safety and rider experience when using public transit.** Improvements included additional lighting, signage, and improved pedestrian crossings (See Map A).

The *Master Plan* process will explore options around the existing transit exchange and will consider whether to extend it, relocate it or split it in two. **Key issues to be considered are how to handle more student volume, and increase bus frequency.**

UBC will work closely with BC Transit on possible transit exchange solutions to better serve the campus community.

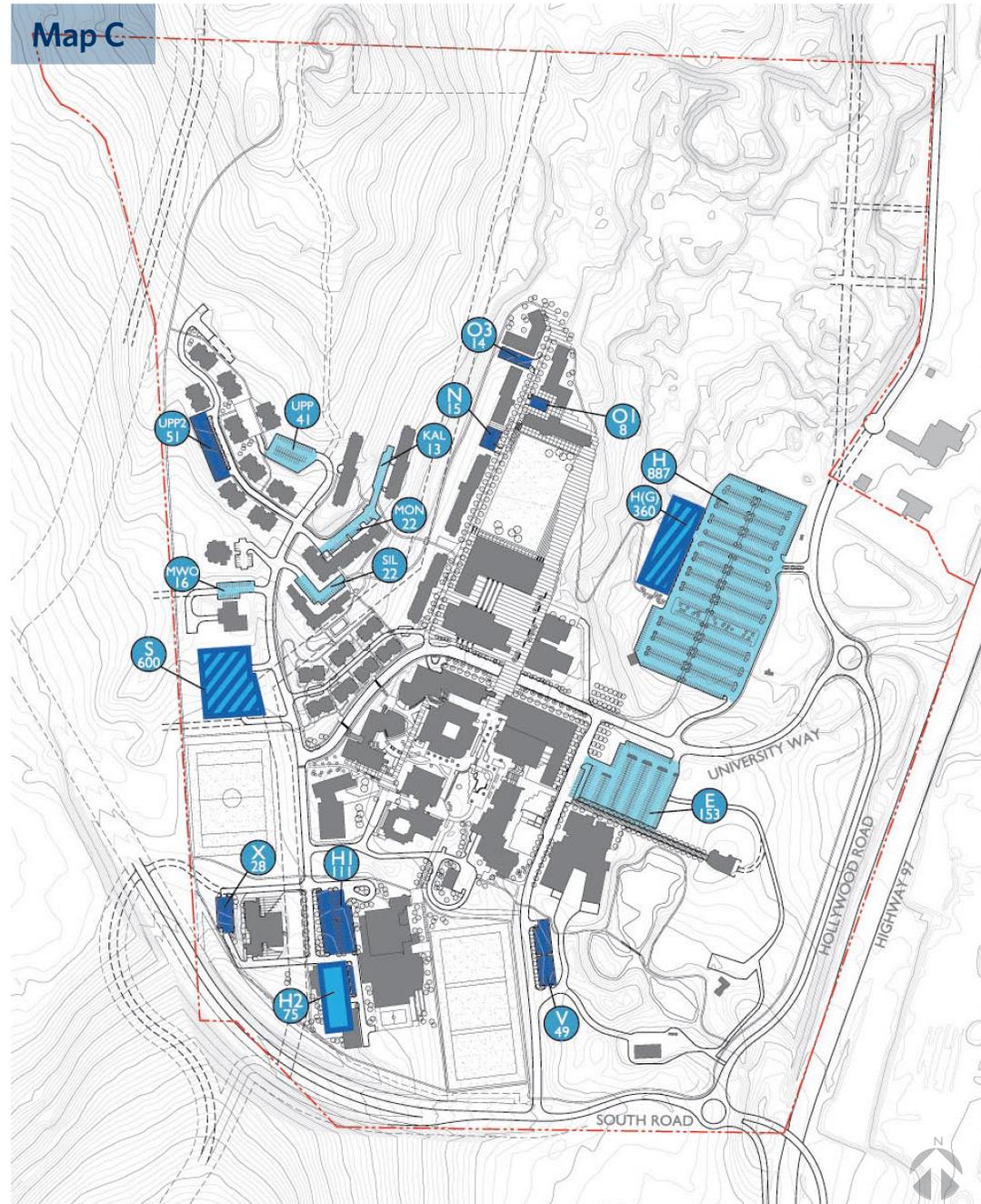
Pedestrian and Cycling Trails

The 2009 *Master Plan* identifies future pedestrian and cycling trail networks (See Map B). We know that students, faculty and staff walk south onto campus from Quail Ridge, enjoy use of the wooded trails on the north-west side of the Main Campus, and that many would like to have safer cycling routes onto campus.

Improved and safer cycling access to and around the campus is also a priority for the *Master Plan* update process. Also important are direct routes to and from campus to ensure safe cycling access, and connected networks on campus.



10b Issue: Transportation (Cont'd)



Parking Plan to 2020

The 2009 *Master Plan* envisions transit and trail networks for pedestrians and cyclists, and parking and road circulation networks for drivers. Transit and parking facilities need to be updated to keep pace with the changing needs of our campus community.

Parking

The 2009 *Master Plan* provides for 2465 parking spots at build-out and there are now 2700 stalls in use on campus, serving approximately 8500 students, faculty and staff (ratio of 1 parking stall per 4 people). The *Master Plan* also includes plans for two parkades, not yet built; one on the east, and one on the west side of campus (see Map C).

Through the *Master Plan* update process, we will seek to create a better balance between campus parking needs and parking supply.

Road Infrastructure

The 2009 *Master Plan* envisioned a road circulation networks as shown in Map A on Board 10a. This network needs to be updated to reflect changes in campus needs.

The 2009 *Master Plan* road map (Map A on Board 10a) shows future city roads planned for our campus, as well as UBC private roads to support internal circulation.

Specific issues concerning road infrastructure that need to be considered in the update process include:

- The anticipated new connection that will extend John Hindle Drive across the West Campus Lands, linking it with Glenmore Road
- Private road connections into the West Campus Lands for vehicles, pedestrians and cyclists
- Exploring cycling and pedestrian alternatives to campus from all directions

SOMETHING TO THINK ABOUT...

What is important to you when it comes to transportation to and from campus and around campus?



11a Issue: Utility Infrastructure

The *Master Plan* update process is an opportunity to review the capacity of existing and planned infrastructure systems to support anticipated growth.

The following principles have been used to guide servicing on campus:

- build a **compact, efficient and walkable campus**
- use **geothermal heating and cooling**
- make use of **passive solar opportunities**
- **manage on-site stormwater** through surface features integrated into the design of streetscapes and landscapes
- **make sustainable features** visible and available as learning and teaching opportunities
- **retain important natural landscapes**, and minimize unnecessary irrigation
- develop **green building design measures**

Water Service

UBC water supply comes from the Glenmore-Ellison Improvement District (GEID), one of 5 water purveyors in the City of Kelowna.

Upgrades will be needed in future given some currently undeveloped, high-elevation campus lands cannot be serviced from the existing campus water system; and development of the West Campus Lands would also increase water demand.

Stormwater Management

The natural topography of the Campus readily allows for the management of stormwater according to sustainable best practices.

Special consideration has already been given to the management of stormwater flows on the Main Campus Lands. For example, the natural looking wetland east of the Engineering Building is an engineered detention pond within the stormwater system. The *Master Plan* update process will need to address future storm water management needs on both the Main Campus and West Campus Lands in response to any additional development.

SOMETHING TO THINK ABOUT...

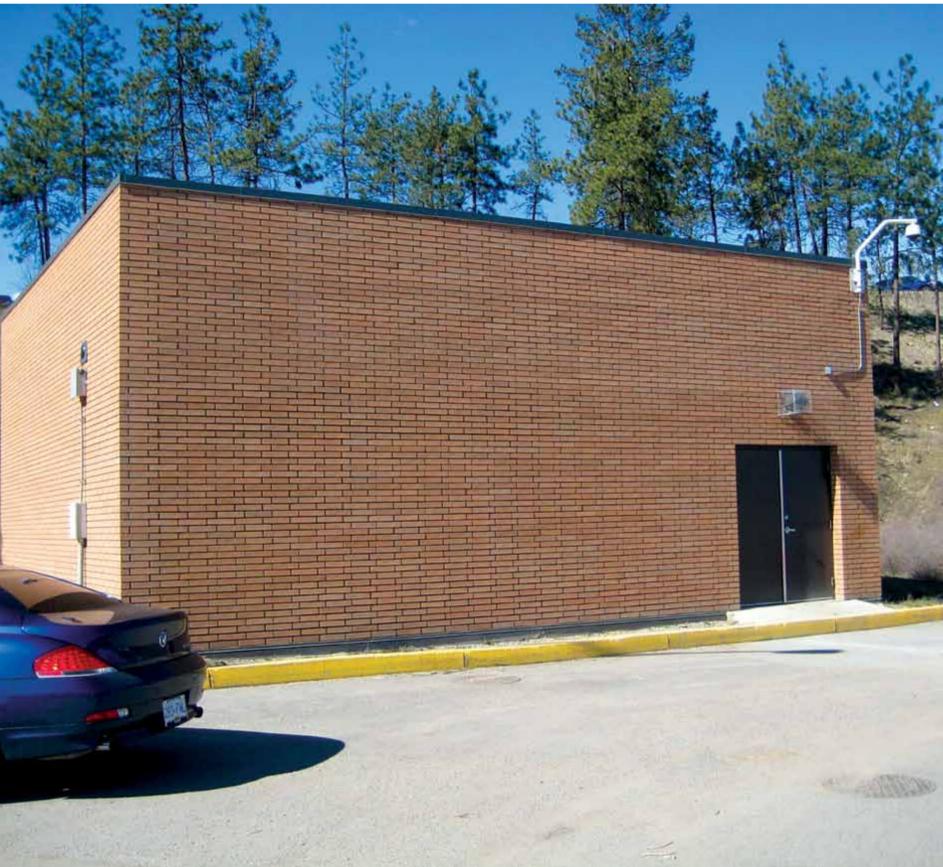
Are there other infrastructure principles and issues important to you for our campus?



11b

Issue: Utility Infrastructure (Cont'd)

The *Master Plan* update process is an opportunity to review the capacity of existing and planned infrastructure systems to support anticipated growth.



Geoexchange System

An aquifer geoexchange closed loop heating system is already an important part of the campus servicing strategy, providing more than 90% of the Campus's average heating needs. **The *Master Plan* update process will need to consider extending the geoexchange system to serve further growth in the north-east sector of the Main Campus Lands, and to the West Campus Lands.**

Shallow Utilities

A Master Utility Corridors Strategy was approved by the Ministry of Advanced Education in 2009 allowing UBC to grant statutory rights of way within a network of multipurpose corridors for shallow utility servicing (natural gas, electric power, telephone, cable etc) sufficient to meet full campus build-out as seen in the 2009 *Master Plan*. **The *Master Plan* update process will need to consider how these systems, and utility corridor networks might best be extended to serve future development of the currently undeveloped parts of the Campus (e.g. NE sector or the West Campus Lands).**

Sanitary Sewer Service

There will be a **need to upgrade the sanitary sewer system in the future to address any expanded development on the Main Campus Lands, and the West Campus Lands.**

UBC would need to work carefully with the City of Kelowna, GEID, Fortis and other related utilities, and the Ministry as needed to address these needs.

SOMETHING TO THINK ABOUT...

Are there other infrastructure principles and issues important to you for our campus?



12 Issue: Sustainability

UBC is committed to developing an environmentally responsible campus community, and has assumed a leadership role by practicing sustainable development and instilling sustainable development values in graduates and employees through research, teaching and operations.

Sustainability is a core value embedded in the University's policies and strategies. **The 2009 Master Plan identified the following objectives for UBC's Okanagan Campus:**

- Develop a **geothermal energy exchange facility** (geoexchange) to help heat and air condition campus building
- Design campus buildings to be energy efficient with the goal of **LEED certification**
- **Use native plants** suited to the Okanagan climate to reduce the need for irrigation
- Use the aquifer below the campus to **provide water for non-potable uses** such as landscape irrigation
- **Maintain the detention pond** as part of the campus stormwater management system

The Campus' Design Guidelines also contain a number of architectural measures emphasizing energy and resource conservation, use of sustainably harvested materials, and use of pine beetle damaged timber, as well as landscape measures emphasizing drought tolerant native plantings.

The Master Plan update process provides an opportunity to update these objectives. Some ideas include:

- Continued pursuit of strategies to reduce **reliance on the private automobile** (for example improving campus amenities for resident students to reduce the need for off-campus trips)
- **Significantly improving transit and cycling access**, secure bicycle storage, and open space network connections
- Requiring lifecycle cost assessments of **proposed new facilities and improvements**
- Requiring **environmental, social and economic sustainability assessments** for the full range of campus activities and operations

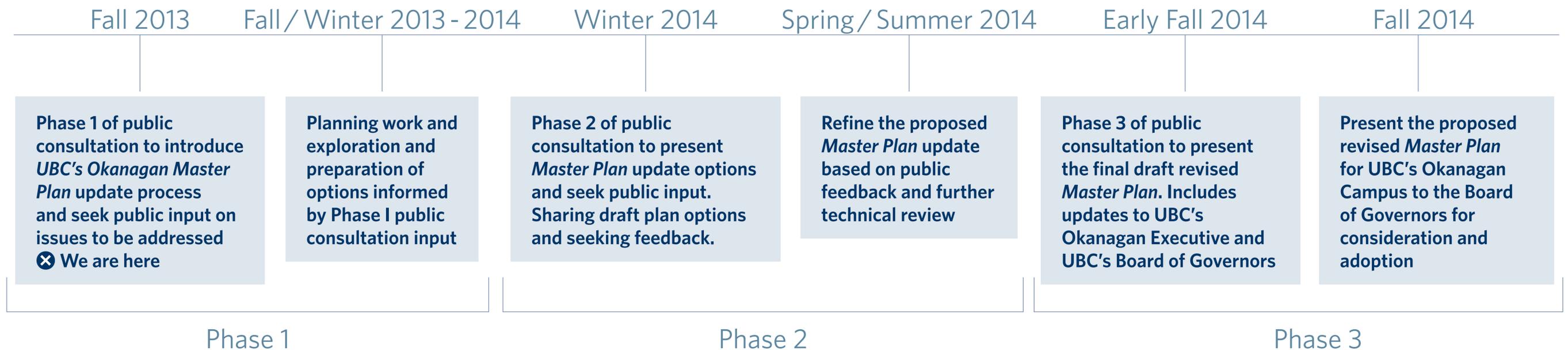
SOMETHING TO THINK ABOUT...

When it comes to sustainability, what else do you think we should be doing?



13 Timeline and Next Steps

The process to update UBC's Okanagan *Master Plan* will take place over the next 18 months and includes a number of opportunities for public input.



Steering Committee

A Steering Committee is providing guidance to the UBC Board of Governors-approved *Master Plan* update process, and includes the following members:

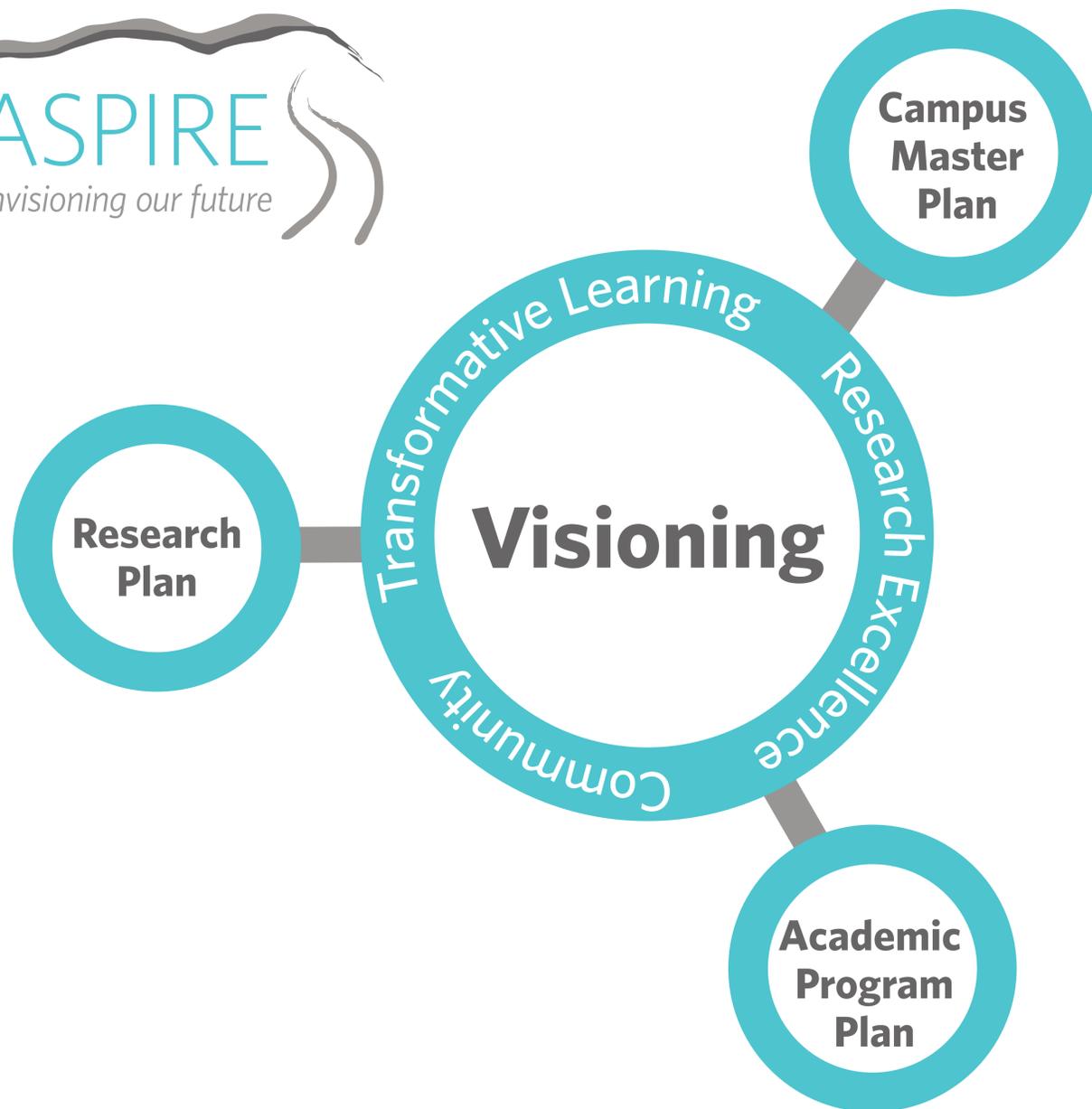
- Michael Shakespeare, AVP, Administration & Finance (Co-Chair)
- Lisa Colby, Acting AVP, Campus & Community Planning (Co-Chair)
- Peter Arthur, Director of Teaching & Learning Centre, UBC Senator
- Rob Brown, Vice President, UBC Properties Trust
- Simon Bullock, Student and UBC Senator
- Shannon Dunn, Director Housing and Conferences
- Cynthia Mathieson, Acting Provost and Vice Principal Academic
- John Metras, Managing Director, Infrastructure Development
- Spiro Yannacopoulos, Associate Dean of Applied Science, School of Engineering, UBC's Okanagan Campus



14 Parallel Processes

Aspire: Envisioning Our Future

UBC's Okanagan campus is conducting a Visioning Process throughout 2013/14 simultaneously with *UBC's Okanagan Master Plan* update process.



UBC's Okanagan Visioning Process is a highly consultative process that will engage our internal and external communities in conversations about how UBC's Okanagan campus expresses our promises of providing a transformative learning experience, research excellence and enhancement of economic, social and cultural wellbeing.

The process will offer opportunities to share aspirations for the campus with an end goal of developing a compelling vision for the future that will give direction to the Academic, Research and Campus Master Planning processes.

To find out more about the Visioning Process please email aspire.ok@ubc.ca.

