



---

<b>SUBJECT</b>	Recreation Centre (UBC Vancouver) – Board 1
<b>SUBMITTED TO</b>	Board of Governors
<b>MEETING DATE</b>	June 16, 2020
<b>SESSION CLASSIFICATION</b>	Recommended session criteria from Board Meetings Policy: OPEN
<b>REQUEST</b>	Action requested - Approval  IT IS HEREBY RESOLVED that, in accordance with the Capital Projects Policy (FM11), the Board of Governors approves BOARD 1 for the Recreation Centre (UBC Vancouver) as follows:  <ul style="list-style-type: none"><li><i>i.</i> approval of project in principle;</li><li><i>ii.</i> approval of preliminary program and schedule;</li><li><i>iii.</i> approval of location;</li><li><i>iv.</i> approval of preliminary capital budget of \$65,839,000 and operating costs as set out in the Appendices of this submission;</li><li><i>v.</i> approval of the preliminary funding strategy as outlined in the section Funding &amp; Financing;</li><li><i>vi.</i> authorization to proceed to schematic design; and</li><li><i>vii.</i> approval of funding release of \$1,000,000 for the next stage of project development.</li></ul>
<b>LEAD EXECUTIVE</b>	Peter Smailes, Vice-President Finance & Operations
<b>SUPPORTED BY</b>	Ainsley Carry, Vice-President Students John Metras, Associate Vice-President Facilities Jennifer Sanguinetti, Managing Director, Infrastructure Development Michael White, Associate Vice-President Campus + Community Planning Kavie Toor, Managing Director, Athletics and Recreation Samantha Reid, Executive Director, Office of the Vice-President Students Aubrey Kelly, President & CEO, UBC Properties Trust

---

### PRIOR SUBMISSIONS

The subject matter of this submission has been considered previously by the Property Committee on the following occasions:

1. [April 13, 2017](#) – GamePlan: UBC’s 20-year Recreation and Athletics Facilities Strategy; New Recreation Fitness Centre and the Reimagined War Memorial Gym as integrated part of the report.

---

### EXECUTIVE SUMMARY

In accordance with the [Capital Projects Policy](#), this Board 1 approval request for New Recreation Centre is provided as part of the project management process for construction projects over \$5,000,000. The Board of Governors has delegated to the Property Committee the authority to make decisions on its behalf for construction projects between \$5 million and \$20 million. The aggregate estimated value of the New Recreation Centre is \$65,839,000.

The UBC GamePlan: 20-year Recreation and Athletics Facilities Strategy was developed to support UBC's commitment to the well-being of the university community and beyond. The GamePlan process began in 2015 and concluded in spring 2017. The GamePlan strategy set the foundation for the New Recreation Centre project, which aspires to create positive change through sport and physical activity in a fitness and activity centre that offers students ample room to move, state-of-the-art exercise opportunities to achieve their fitness goals, and a welcoming space to connect with each other. The Centre will be the new home of UBC's Physical Activity office, which translates leading edge research into real world programs that promote physical activity in underserved demographics and more broadly across our student population.

In response to the GamePlan work, students in 2017 overwhelmingly approved, through a student referendum, a \$22.5 million funding contribution towards a new recreation centre to be collected through annual student levies (this works out to a \$17.7 million present value contribution to the project capital cost once interest costs are factored in). There is a strong desire from the Alma Mater Society (AMS) and students to move forward with this project, as students currently exercise in crowded, outdated campus fitness facilities in two different spaces that total only 1,500 square metres, providing only 0.033 square metres per student -- one of the lowest metrics in the country. With UBC's current enrollment of 55,000 students and more vibrant growth anticipated, the need for more room to move has reached a critical level.

The new facility will increase the fitness space available for each student to approximately 0.076 sq m. per student and elevate UBC to comparable Canadian university per-student standards that range between 0.039 and 0.101 sq m. A graph showing this increase is provided in Supplement Materials 1.

Former AMS President, Chris Hakim, recently stated: "This project will be a crucial component of student life by creating a hub where students can take part in activities that contribute greatly to their wellness, mental health and overall happiness. I can confidently say that the new Centre is an initiative that students and the wider UBC community need!".

In February 2020, there was public consultation on the location, surrounding public realm and general vision for the recreation centre. 112 community members participated, with the majority of feedback expressing support for the proposed recreation centre. There was some concern raised about the close proximity between this new facility and the existing UBC Life Building. Particular attention will be given during the design process to: create a vibrant and comfortable space between the two buildings; support the extension of the UBC Life north/south pedestrian spine; and to mitigate where possible impacts on the existing UBC Life users. A full consultation summary is included in Supplemental Materials 3.

The new facility will address space and program deficiencies in the School of Kinesiology through a shared-use gymnasium.

The following Functional Program has been developed with representatives of Athletics & Recreation and the Office of the Vice-President Students:

<b>New Recreation Centre</b>		
<b>Program Component</b>	<b>Net Area (square metres)</b>	<b>Net Area (square feet)</b>
Recreation Active Spaces	6,550.7	70,511
Recreation Administrative Suite	123.0	1,324
Shared Spaces	304.8	3,281
<b>Total Net Area</b>	<b>6,978.5</b>	<b>75,116</b>
Gross-up @ ~1.34	2,398.5	25,817
<b>Total Gross Area (sq m/sq ft)</b>	<b>9,377.0</b>	<b>100,933</b>

## Existing Student Recreation Facilities

The Student Recreation Centre (SRC) will continue to serve as a hub for campus recreation activity. While the gymnasiums on the second level and multipurpose studio, combat dojo and administration space on the ground floor will see no change, the existing fitness space will be repurposed to provide alternative recreation opportunities. Current priorities for this 7,500 square foot (700 square meter) footprint are an expanded bouldering centre and sport club activity space, both of which represent current underserved needs. These renovations can be phased and are intended to be funded internally from the department’s operating budget. The approximate project cost for the renovations is projected to be in the range of \$200,000 – \$250,000.

The ARC facility in the UBC Life Building will integrate fully into the new Recreation Centre. Functionally, the buildings will operate as one integrated Recreation Centre. As discussed, the existing SRC will largely stay intact (gymnasiums / student admin space / washrooms) with the current BirdCoop being repurposed to offer a more diverse range of recreation offerings.

## Sustainability Objectives

The building will target LEED Gold certification as a minimum, with a defined energy use intensity target as per UBC requirements.

## Preliminary Schedule

The following schedule has been developed in consultation with UBC Properties Trust:

MILESTONE	TARGET DATE
Executive 1 <sup>1</sup>	June 2017
Executive 2 <sup>2</sup>	July 2018
Revised Executive 2	January 2020
New Building Site Selection Committee	February 2020
PPAC <sup>3</sup>	February 2020
Executive 3	March 2020
Board 1	June 2020
Board 2	June 2021
Board 3	June 2022
Construction Start	August 2022
Construction Completion	August 2024
Occupancy	September 2024
Board 4	December 2026

- 1 The project received Executive 1 approval on June 6, 2017 under the old working name “GamePlan project – Reimagined War Memorial Gymnasium and New Recreation Centre”.
- 2 The project received Executive 2 approval on July 3, 2018 under the old working name “GamePlan project – Global Centre for Sport and Health”.
- 3 Property & Planning Advisory Committee + Senate Academic Building Needs Committee

## Site

Through a precinct planning process led by Campus and Community Planning (C&CP), the “UBC Life North” site has been identified as a suitable site due to its proximity to existing recreation amenities, existing and new student housing, and public transit (Supplemental Material 2). The technical precinct planning process has concluded that the addition of a new building in this prominent location, in combination with public realm upgrades beyond the site, will rationalize the adjacent vehicular and pedestrian circulation, loading areas, and residual open space north of the UBC Life building to create a more usable, functionally efficient and welcoming “arrival” to this part of campus. The new Recreation Centre will be designed to support and advance the concept plan for Student Union Boulevard including locating active uses fronting the boulevard for vitality and safety.

A feasibility study indicates that the full program will fit within the site boundaries identified by C&CP, but will require the proposed building to be sited very close to UBC Life. A physical connection between the New Recreation Centre and UBC Life Building at ground floor along the East-west axis will improve the pedestrian experience and security, and will potentially create an opportunity for informal learning and social spaces for students.

## Preliminary Capital Budget and Operating Cost

The capital budget for the project is estimated at \$65,839,000, including an escalation contingency of \$2.8 million to address recent market conditions and allow for uncertainties in estimating during these current challenging times.

Annual operating costs for the New Recreation Centre will be calculated at the standard rate (\$8.60/gsf for new buildings). Operational costs for the facility will be funded by Athletics and Recreation, similar to other Athletics and Recreation facilities. A detailed breakdown of the preliminary Capital Budget and Operating Costs are shown in Appendix 2.

## Funding & Financing

The capital budget for the New Recreation Centre is estimated at \$65.839 million with funding from various sources including the AMS, donor fundraising and the UBC Central Internal Loan. In the March 2017 AMS elections, students supported expanded fitness facilities by approving a fee to contribute to a New Recreation Centre. The student fee will be initiated in 2020 at \$5 per student per year, increasing \$5 annually to \$25 for a period of 16 years until a total of \$22.5 million is collected. Of the \$22.5 million, \$4.4 million will be collected from 2020 to 2024, which will be used to pay for a portion of the construction costs. The remaining student fees collected from 2025 to 2036 will be used to service an internal loan equal to \$13.3 million at 5.75% annual interest paid back over 12 years. The annual debt service cost will be equivalent to the student fees paid on an annual basis from 2025 to 2036 (approximately \$1.6 million). A Memorandum of Understanding with the AMS has been signed providing support for the project. Recreation facilities and recreation amenities have also been identified as planned investments in the UBC Strategic Plan and in the Tuition consultation process.

The Athletics Development team, with the dedicated support of Development and Alumni Engagement, has prioritized fundraising for the New Recreation Centre and will focus for the next 24 months on identifying new potential donors and closing gifts. The initial fundraising assessment supports a \$5M goal with a stretch goal to \$10M. In addition, concerted effort will be focused on identifying a potential \$10M - \$15M naming donor. Any fundraising shortfall relative to the \$5 million expectation will be backstopped by the VP Students (VPS) portfolio, either through an internal loan or from VPS reserves. This would be confirmed closer to the end of completion.

The remaining \$43.1 million will be funded from a UBC Central Internal Loan, reflecting UBC’s capital prioritization process. This could include potential funding via the anticipated student housing Government Business Enterprise (GBE). It should be noted that the internal loan is expected to be serviced centrally by UBC’s Operating Budget. The Recreation Centre is expected to be cash flow negative on an annual basis and will not have the ability to service debt from its own operating budget.

Current liquidity projections show large drawdowns in the FY23-FY25 period due to a number of concurrent capital projects (including IRP/AEP) and lower projected land lease revenues compared to recent years. The New Recreation Center was included in the liquidity capacity table presented at this Board of Governors meeting but the negative financial impact of COVID may delay the project.

The operating debt burden represents faculties, departments and Central’s ability to fund annual debt servicing from operating funds. Currently, and with the inclusion of the New Recreation Center, the operating debt burden is projected to max out at 3.32% in FY26. This is largely due to the financing of IT Infrastructure projects (IRP/AEP) and the current capital project pipeline. This is not considered a material risk at this time as these projections are five years out and therefore subject to change. In addition, the ratio should return to a normal range (below 3%) once the short term IT loans are repaid.

A potential Infrastructure Impact Charge (IIC) funding contribution for Student Union Boulevard public realm improvements beyond 6 m of the building will be explored in advance of the Board 2 meeting.

The table below shows a breakdown of the funding sources:

<b>Source</b>	
AMS Student Fees during construction (2020-2024)	\$4,400,000
AMS Student Fees <sup>1</sup>	\$13,300,000
Donor Fundraising	\$5,000,000
UBC Central Internal Loan	\$43,139,000
<b>Total Funding</b>	<b>\$65,839,000</b>

1 Represents internal loan amount that will be debt serviced with AMS student fees collected from 2025 to 2036.

---

## APPENDICES

1. Context Map of Location
2. Costs – Preliminary Capital Budget and Operating Costs

## SUPPLEMENTAL MATERIALS (optional reading for Governors)

1. Increase of UBC’s fitness space compared to other Canadian Universities
2. Operating Pro Forma
3. New Recreation Centre and Upgrades to Student Union Boulevard Consultation Summary Report

Appendix 1 – Context Location Map



## Appendix 2 - Costs – Preliminary Capital Budget and Operating Costs

### Preliminary Capital Budget

UBC Properties Trust has provided the following project cost estimate for the New Recreation Centre. This is a class D estimate with an accuracy of +/-30%. The budget includes an allowance to ensure good integration of the public realm between the New Recreation Centre and the UBC Life Building.

<b>Project Capital Cost Breakdown</b>	<b>\$</b>	<b>\$/gsf</b>
<b>Construction Costs</b>		
Construction	40,878,000	405
Life Integration Factor <sup>1</sup> (e.g. Loading Bay)	1,000,000	
Public Realm Connection between UBC Life and Recreation Building	600,000	
Public Realm	1,500,000	
Service Requests to UBC Facilities	150,000	
Service Relocation <sup>2</sup>	500,000	
Contingency	2,199,000	
<b>Total Construction</b>	<b>46,827,000</b>	<b>464</b>
<b>Cash Allowances</b>		
FF+E	505,000	
Program Specific Unique Equipment	2,000,000	
UBC IT	600,000	
Secure Access/Signage/Moving	150,000	
Non-Classroom Audio Visual <sup>3</sup>	250,000	
<b>Total Cash Allowances</b>	<b>3,505,000</b>	<b>35</b>
<b>Soft Costs</b>		
Consultants	5,619,000	
IIC's	696,000	
DCC's	144,000	
Preconstruction/Permits	937,000	
<b>Total Soft Costs</b>	<b>7,396,000</b>	<b>73</b>
<b>Building Subtotal</b>	<b>57,728,000</b>	
Project Management	2,309,000	
<b>Building Total</b>	<b>60,037,000</b>	<b>595</b>
GST	964,000	
Construction Period Financing <sup>4</sup>	1,400,000	
Escalation	2,810,000	
Retained Risk	628,000	
<b>PROJECT TOTAL</b>	<b>65,839,000</b>	<b>652</b>
Area (Square Feet)	100,933	
Cost PSF	\$652	

1 More work required to verify existing conditions such as the loading dock

2 Includes allowance for DES relocation. Other services may need to be relocated pending on final footprint

3 To be verified by UBC Audio Visual

4 To be verified by Central Finance

## Operating Cost

New Recreation Building	\$/gsf	VPS
<b>OPERATION COSTS<sup>1</sup></b>		
Annual Operations + Maintenance	\$ 6.37	642,943
Utilities	\$ 2.23	225,081
<b>Total O+M Cost</b>	<b>\$ 8.60</b>	<b>868,024</b>
<b>LIFECYCLE CAPITAL COSTS</b>		
Cyclical Maintenance	\$ 3.51	354,275
Modernization / Upgrade	\$ 0.93	93,868
<b>Total Capital Renewal Cost</b>	<b>\$ 4.44</b>	<b>448,143</b>

- 1 Final costs will be based on actual built areas and are subject to change pending final design and construction.
- 2 Lifecycle Capital Costs are covered by Central Finance.

# New Recreation Centre

June 2, 2020

**John Metras, Associate Vice-President, Facilities**



# Introduction and summary



Proposed Recreation Centre will:

- House fitness and recreation activities
- Support commitment to students
- Deliver key part of GamePlan strategy
- Elevate UBC to comparable Can. university area per-student fitness space standards

# Strategic plan alignment

## Goals:

- 2. Inspire & enable students...

## Core areas and strategies:

- S2. Inspiring spaces
- S3. Thriving communities
- S15. Student experience

# Additional details

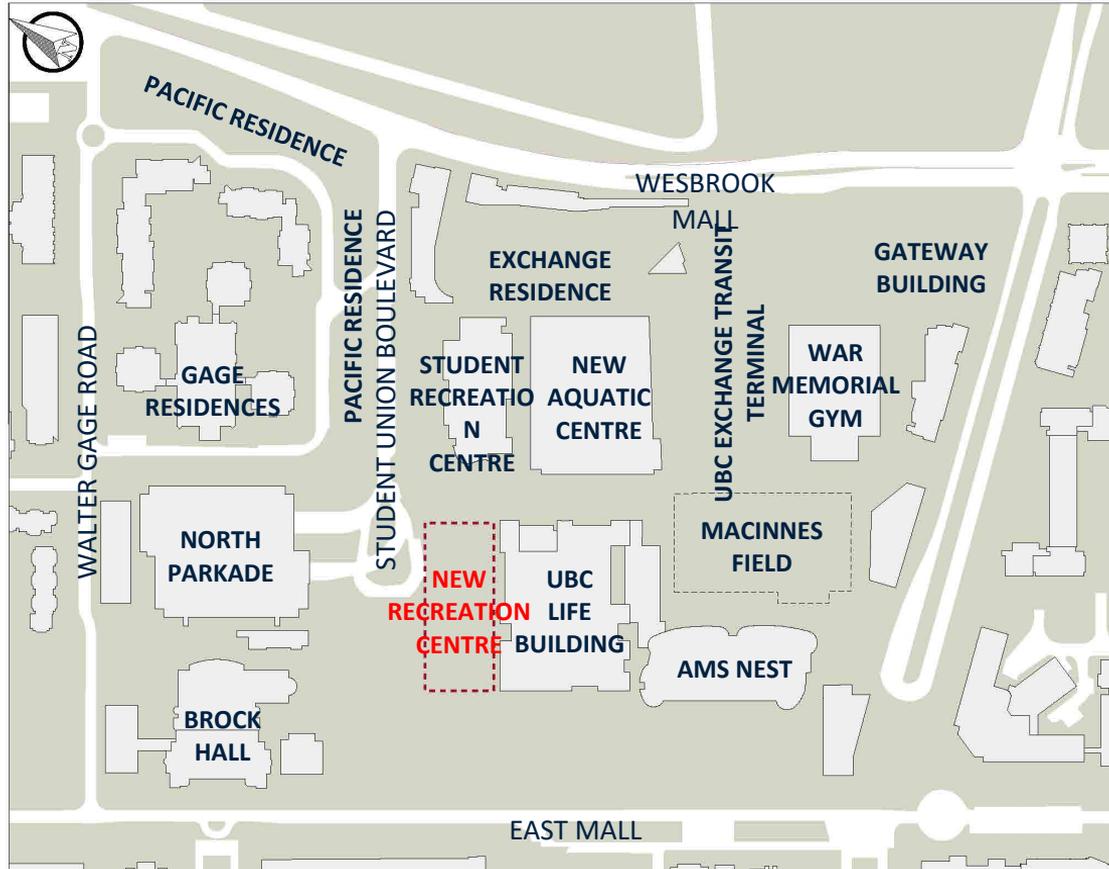


- Building will be 9,377 m<sup>2</sup> (100,933 ft<sup>2</sup>)
- Includes running track, 3 gyms, fitness spaces, dojo and recreation office/admin space
- 1 gym will be shared with UBC Kinesiology for research

## Additional details

- Site is proximate to existing rec facilities, transit & Gateway (for Kinesiology)
- Current capital cost estimate is \$65.839 million
- Funding anticipated from AMS student fee, operating budget, & donors

# Additional details – Site Map



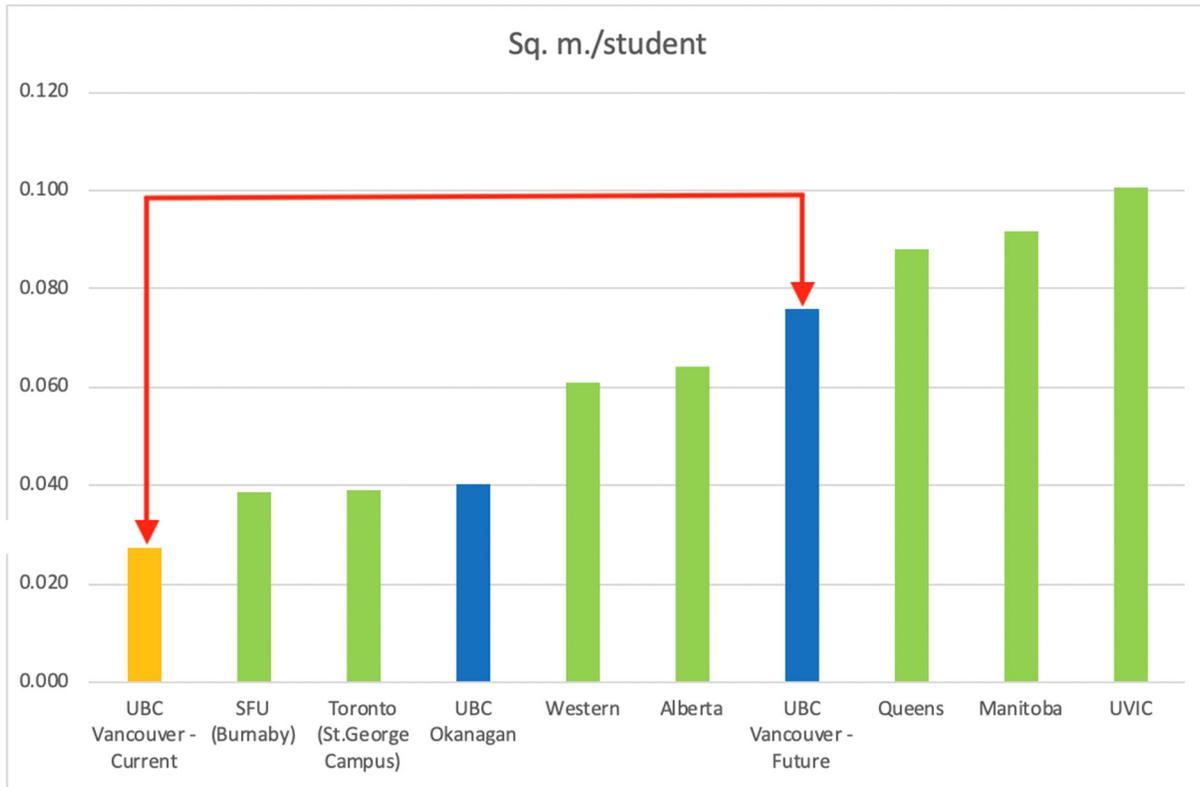
# Discussion and decision points



## Board 1 approval of the New Rec Centre project:

1. approval of project in principle;
2. approval of preliminary program and schedule;
3. approval of location;
4. approval of preliminary cap budget of \$65,839,000 & op costs;
5. approval of the preliminary funding strategy;
6. authorization to the University administration to proceed to architect selection and schematic design; and
7. funding release of \$1,000,000 to commence schematic design.

Supplemental Materials 1 - Increase of UBC's fitness space compared to other Canadian Universities



**Supplemental Materials 2 – Operating Pro Forma**

A preliminary operating Pro Forma of the New Recreation Centre has been developed and is shown in the table below. These costs have been identified in the Athletics and Recreation 5-year fiscal plan.

<b>Preliminary Pro Forma</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
Revenues	1,140,283	1,251,205	1,281,888	1,313,401	1,345,770	1,379,021
Less Operating Expenses	(1,691,124)	(1,751,023)	(1,816,001)	(1,874,601)	(1,937,961)	(2,006,799)
Less Non-operating Exp.	(86,515)	(87,245)	(87,990)	(138,750)	(139,525)	(140,315)
Add Major Renos	50,000	50,000	50,000	100,000	100,000	100,000
<b>Profit/Loss Accrual Basis</b>	<b>(587,356)</b>	<b>(537,063)</b>	<b>(572,103)</b>	<b>(599,950)</b>	<b>(631,715)</b>	<b>(668,094)</b>

**Supplement Materials 3 - New Recreation Centre and Upgrades to Student Union Boulevard Consultation Summary Report**

New Recreation Centre Consultation Summary Report



**New Recreation Centre and  
Upgrades to Student Union  
Boulevard  
Consultation Summary Report**

Consultation Period: February 10-24, 2020

New Recreation Centre Consultation Summary Report

## Table of Contents

**Executive Summary .....3**

**1. Planning Context .....4**

**2. Engagement Summary .....5**

    Formal Neighbourhood Plan Amendment Project Meetings..... 5

    Public Consultation ..... 5

    Public Open House..... 5

    Website and Online Survey..... 6

    Participant Demographics ..... 6

**3. What We Heard .....7**

**4. Next Steps .....8**

## New Recreation Centre Consultation Summary Report

## Executive Summary

Supporting the health and wellbeing of the UBC community is a top priority for the university. This consultation collected feedback on the early planning for a new proposed recreation centre and a number of future proposed public realm and street upgrades to complete the vision for Student Union Boulevard. The new recreation facility would provide much needed recreation space including a state of the art fitness centre, three gymnasiums, an indoor track, and many other amenities.

Planning for a new recreation centre emerged from the UBC GamePlan: 20-year Recreation and Athletics Facilities Strategy, which involved public consultation and was approved by the Board of Governors in April 2017. The strategy supports UBC's commitment to wellbeing by meeting a growing need for recreational fitness and gymnasium space.

The public consultation was held between February 10 – 24, 2020. It offered the opportunity for the UBC community to submit input on the proposed recreation centre and public realm and street upgrades to Student Union Boulevard. Community participants submitted their input online through a survey and in person at a public open house.

This report presents a summary of feedback received on the proposed recreation centre and Student Union Boulevard upgrades. A total of 112 community members participated in the formal public consultation.

The majority of feedback expressed support for the proposed recreation centre. Supportive feedback recognized the need for expanding the capacity of recreation facilities at UBC, in addition to support for a new building design that is sustainable and supports student wellbeing. There was also feedback about the impacts of construction as well as the location being too close to existing recreation facilities.

This feedback on the proposed vision for a new recreation centre and improved Student Union Boulevard, in combination with further technical work, will now be used to inform the design of the project. The proposed improvements to Student Union Boulevard will be implemented as part of a future Public Realm improvement program. The Recreation Centre project will proceed through the standard capital approval process, pending Board 1 approval from the Board of Governors in June 2020.

## New Recreation Centre Consultation Summary Report

## 1. Planning Context

### ***New Recreation Centre***

The GamePlan public engagement process (2017) identified five key areas where existing facilities do not meet the campus community's current or future needs: (1) fitness space, (2) gymnasium space, (3) aging facilities, (4) support facilities, and (5) academic support for the School of Kinesiology.

Based on the GamePlan process, a new recreation centre was identified to fill the need for additional fitness and recreation space on campus. This project aspires to create positive change through sport and physical activity in a fitness centre that offers students enough room to move, state-of-the-art exercise equipment, and a welcoming space to connect with each other.

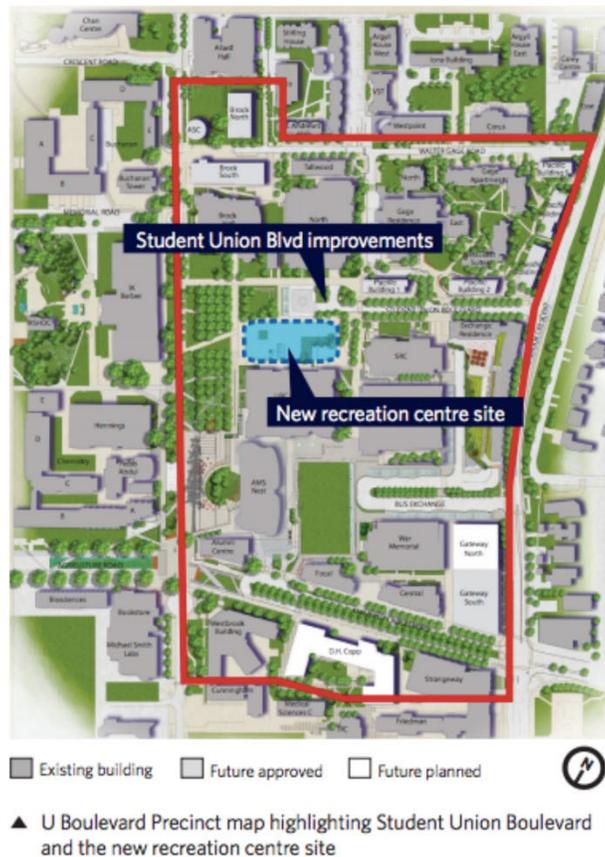
The recreation centre will support the health and wellbeing of the UBC community, while addressing inadequate recreation space on campus. It will also be the new home for UBC's Physical Activity Office, whose mandate is to advance physical activity opportunities, initiatives, and research by providing low-barrier, inclusive, and accessible physical activity to the UBC Community.

GamePlan identified the North Gateway site at University Boulevard and Wesbrook Mall as a proposed location for the project. Since then, the "UBC Life North" site has been identified as a suitable alternate site due to the proximity to existing recreation amenities, prominence in a highly trafficked central area of campus dedicated to student services, potential to enliven the surrounding public realm, and alignment with the use and aspirations of University Boulevard.

### ***Student Union Boulevard Upgrades***

Student Union Boulevard is an important street that supports the movement of vehicles, cyclists and pedestrians in the heart of campus. The vision for this street, as reflected in the University Boulevard Design Guidelines, is an enjoyable arrival experience that reflects the importance of the street as both a gateway into the campus and a destination.

To complete the vision for Student Union Boulevard, there are a number of future public realm and street upgrades proposed for the western portion of the street, Arrival Court and surrounding area. The proposed improvements aim to integrate the proposed recreation centre into the surrounding public



## New Recreation Centre Consultation Summary Report

realm and improve vehicular, servicing and pedestrian circulation to create a more usable, functionally efficient and welcoming “arrival” to this part of campus.

## 2. Engagement Summary

Public engagement on the the new recreation centre and Student Union Boulevard upgrades included two formal meetings with several planning and advisory committees in addition to a formal public consultation period between February 10 – 24, 2020, which included a public open house and online survey.

### Formal Neighbourhood Plan Amendment Project Meetings

Campus + Community Planning staff met with stakeholder groups and committees in February 2020, in addition to the in person and online engagement activities that took place during the consultation period, as outlined below.

Group	Meeting Date
New Building Site Selection Committee	February 10, 2020
Property and Planning Advisory Committee (PPAC)	February 18, 2020

### Public Consultation

The New Recreation Centre and Student Union Boulevard Upgrades public consultation ran from February 10 – 24, 2020. Feedback was gathered through an online survey and a public open house. All of the information provided at the open houses was also posted on the Campus + Community Planning website. Copies of the open house display boards and online survey are provided in Appendix I and II respectively.

In total:

- Approximately **44** people attended the open house, with varying levels of participation
- **68** people submitted feedback via the online survey
- **87** verbatim comments were received (**65** online and **22** in person)

### Public Open House

One public open houses was held in the UBC Life Building and was attended by a total of 44 participants.

#### Public Open House

February 13, 2020 from 11:30am to 1:30pm

UBC Life Building Concourse, 6138 Student Union Boulevard

Campus and Community Planning staff were available at the open houses to answer questions. Six display boards were set up at the open house to provide an overview of the proposed recreation centre and public realm and street upgrades. Participants were encouraged to provide feedback by writing comments on sticky notes and placing them on boards. Sticky notes were collected at the end of the

New Recreation Centre Consultation Summary Report

open house and transcribed. In addition, printed copies of the online survey were available for the public to fill out, and the online survey link was available on advertising and event posters.

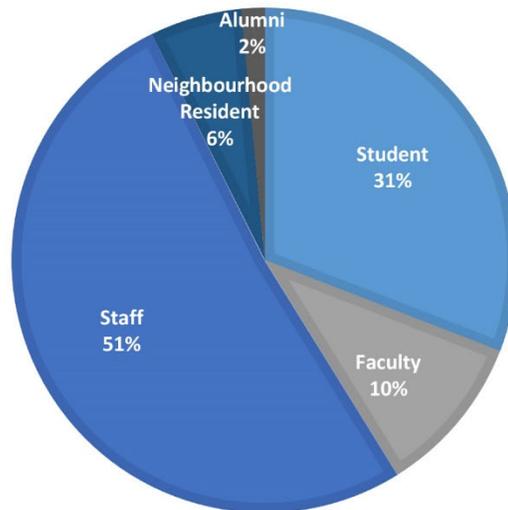
**Website and Online Survey**

Public consultation materials were available on the Campus and Community Planning website and included the the same information (i.e. display boards and survey) available at the public open house. The online survey was available from February 10 – 24, 2020, and was accessible for both mobile phones and computers.

**Participant Demographics**

A total of 112 students, faculty, staff, alumni, and UBC residents participated in the consultation process either online or in person. 68 people completed the online survey.

ONLINE SURVEY PARTICIPANT DEMOGRAPHICS



## New Recreation Centre Consultation Summary Report

The pie chart above shows the demographic breakdown of who participated<sup>1</sup> in the online survey. The demographics<sup>2</sup> of total participation are broken down by percentage.

Approximately, 44 people attended the public open house. The location of the event is very heavily trafficked, with multiple entry points to the open house information, thus making it challenging to track the precise number of participants and collect information on who attended. Consequently, demographic data from the open house is limited and not included in this report.

### 3. What We Heard

Feedback was collected on the proposed addition of a new recreation centre and upgrades to the surrounding public realm and Student Union Boulevard. Feedback from both the in-person events and online survey were analysed using a qualitative theming process. This process involved reviewing individual verbatim comments from each of the questions asked and assigning theme(s) according to the sentiment expressed by each comment. Top themes are listed and described in the sections below and include themes with an occurrence rate of 5% or more of the total number of comments for each question.

Overall, the comments received suggested there was support for the proposed recreation centre, most notably highlighting a lack of adequate existing recreation facilities for the UBC community. We also heard some concern about additional construction in the area, and a number of suggested uses for the new recreation centre.

#### **Question: What do you think about the plans for a new recreation centre and upgrades to the street and public realm?**

When asked about what they thought about the new recreation centre and Student Union Boulevard upgrades, participants largely supported the addition of more recreation facilities. Comments received were mainly general support statements, or specifically related to ideas for uses of the future facility, such as a rock climbing wall, additional weights and equipment, and yoga and meditation space.

We also heard some concern related to the new recreation centre. These comments were centered around construction and development in the U Boulevard Area and ensuring future facilities are accessible and meeting the recreational needs of the entire UBC community, including UBC faculty, staff

---

<sup>1</sup>Open house participation can be difficult to measure when events are held in large, open spaces with multiple points of entry and exit. Individuals counted spent varying amount of time at the open house, with engagement levels ranging from reading the boards, writing feedback on sticky notes, and asking staff members a number of detailed questions.

<sup>2</sup> To avoid double counting, respondents with multiple affiliations with UBC were counted as the first listed, for example if a person indicated they were a UBC resident and alumni, they were counted as a resident.

## New Recreation Centre Consultation Summary Report

and residents. There was also a small amount of feedback concerned with traffic and pick-up and dropflow around the new building and along Student Union Boulevard.

See table below for more detailed information on the comment themes and frequency counts.

Top Comments	Frequency Count
<b>Support</b>	<b>57</b>
General	26
Current facilities too crowded	5
Design for sustainability, wellbeing and enhancing green space	7
Ensure integration with existing facilities and good connectivity	4
Ideas for uses	15
<b>Concern</b>	<b>19</b>
Concern about development and construction	6
Location should be farther away from existing recreation facilities	4
Consider space and programming needs for the whole UBC community	5
Proposed plans and consultation process do not represent community needs (generally)	4
<b>Student Union Boulevard</b>	<b>4</b>
Concern about arrival court, delivery access and traffic flow	4
<b>Grand Total of All Comments</b>	<b>87</b>

In addition to what was heard through formal public consultation, there was a positive response from committees, including the New Buildings Site Selection Committee and PPAC on the proposed amendments.

## 4. Next Steps

The ideas and feedback on the proposed vision for a new recreation centre and improved Student Union Boulevard, in combination with further technical work, will be used to inform the design of the project.

A summary of public feedback received during this consultation will be included in the Board 1 Report for UBC Board of Governors to consider in June 2020. The Recreation Centre project will proceed through the standard capital approval process, pending Board 1 approval from the Board of Governors in June as well.

The proposed improvements to Student Union Boulevard will be implemented as part of a future Public Realm improvement program. Funding for the proposed future public realm improvements beyond the Recreation Centre site will come from development charges from market housing development on campus.