The UBC Okanagan Campus Plan is a part of the body of Governance Requirements established by the Board for the management, administration and control of the University’s real property, buildings and structures, as defined in the Board of Governors’ Policy 92 (Land Use and Permitting).

The official name of this document is The UBC Okanagan Campus Plan. For brevity, it will be referred to as The Campus Plan.
ACKNOWLEDGEMENT

The University respectfully acknowledges the traditions and customs of the Okanagan Nation and its people in whose territory the campus is situated. The Syilx (Okanagan) people have been here since time immemorial. In September 2005, the Okanagan Nation Alliance officially welcomed UBC to traditional Syilx (Okanagan Nation) territory in an official ceremony, Knaqs npi’lismist, where UBC signed a Memorandum of Understanding with Okanagan Nation.

As they have been stewards of this unceded, traditional territory since time immemorial, UBC works with the Okanagan Nation to ensure they are partners in the pursuit of the Campus Plan vision.
# TABLE OF CONTENTS

**UBC Okanagan Campus Plan**

## FOREWORD

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 PURPOSE AND VISION</td>
<td>9</td>
</tr>
<tr>
<td>1.1 VISION</td>
<td>10</td>
</tr>
<tr>
<td>1.2 PLANNING PRINCIPLES AND STRATEGIES</td>
<td>11</td>
</tr>
<tr>
<td>1.3 PLAN SCOPE AND FUTURE NEEDS</td>
<td>15</td>
</tr>
<tr>
<td>1.4 PLANNING PROCESS</td>
<td>16</td>
</tr>
</tbody>
</table>

## CAMPUS CONTEXT

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1 GEOLOGICAL, TOPOGRAPHICAL AND ECOLOGICAL CONTEXT</td>
<td>18</td>
</tr>
<tr>
<td>2.2 CULTURAL LANDSCAPE CONTEXT</td>
<td>18</td>
</tr>
<tr>
<td>2.3 LOCAL PLANNING CONTEXT</td>
<td>21</td>
</tr>
<tr>
<td>2.4 EXISTING SITE AND SURROUNDING CONTEXT</td>
<td>22</td>
</tr>
</tbody>
</table>

## PLACES

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1 UNIVERSITY WAY “MAIN STREET”</td>
<td>26</td>
</tr>
<tr>
<td>3.2 THE COMMONS AND OKANAGAN COMMONS BUILDING</td>
<td>27</td>
</tr>
<tr>
<td>3.3 UNIVERSITY CENTRE PLAZA</td>
<td>29</td>
</tr>
<tr>
<td>3.4 CENTRAL COURTYARD</td>
<td>29</td>
</tr>
<tr>
<td>3.5 ARRIVAL PLAZA AND TRANSIT EXCHANGE</td>
<td>32</td>
</tr>
<tr>
<td>3.6 ARTS AND SCIENCE COURTYARD</td>
<td>34</td>
</tr>
<tr>
<td>3.7 NONIS NEIGHBOURHOOD</td>
<td>35</td>
</tr>
<tr>
<td>3.8 PURCELL COURTS</td>
<td>37</td>
</tr>
<tr>
<td>3.9 THE POND</td>
<td>38</td>
</tr>
<tr>
<td>3.10 THE PONDEROSA PINE WOODLAND</td>
<td>40</td>
</tr>
<tr>
<td>3.11 RESEARCH / INNOVATION PRECINCT</td>
<td>41</td>
</tr>
<tr>
<td>3.12 ORGANIZING PEDESTRIAN SPINES</td>
<td>42</td>
</tr>
</tbody>
</table>
4 CAMPUS PLAN FRAMEWORKS 46
4.1 BUILDINGS AND LAND USE 46
4.2 ACADEMIC RESEARCH AND PARTNERSHIPS 47
4.3 RESIDENTIAL 48
4.4 LANDSCAPES AND PUBLIC REALM 49
4.5 RECREATION 50
4.6 AMENITIES AND PROGRAMMING 50
4.7 CIRCULATION AND TRANSPORTATION 52
4.8 PARKING (SURFACE PARKING, PARKING STRUCTURES, ACCESSIBLE PARKING) 55
4.9 WHOLE SYSTEMS INFRASTRUCTURE – STORMWATER ECOLOGY 56

5 DESIGN STRATEGIES AND GUIDELINES 59
5.1 URBAN DESIGN 60
5.2 VIEW ENHANCEMENT 63
5.3 LANDSCAPE DESIGN 64
5.4 UNIVERSAL DESIGN 65
5.5 ECOLOGY AND STORMWATER 66
5.6 SUSTAINABLE DESIGN 67

6 IMPLEMENTATION 69
6.1 PROJECT APPROVAL PROCESS 69
6.2 INFRASTRUCTURE AND UTILITIES 73
6.3 IMPLEMENTATION POLICIES AND PLANS 74

CREDITS 78
LIST OF FIGURES

FIGURE 1  PRELIMINARY ILLUSTRATIVE CAMPUS PLAN
FIGURE 2A  FIVE-MINUTE WALK TO TRANSIT
FIGURE 2B  FIVE-MINUTE WALK TO CAMPUS CORE
FIGURE 3  ILLUSTRATIVE PLAN OF UBC OKANAGAN CAMPUS
FIGURE 4  POTENTIAL CAMPUS PLAN CAPACITY AND SITE COVERAGE SUMMARY
FIGURE 5  CAMPUS EVOLUTION TIMELINE
FIGURE 6  UBC OKANAGAN CAMPUS GROWTH SINCE 2000
FIGURE 7  UBC OKANAGAN CAMPUS AND SURROUNDING CONTEXT
FIGURE 8  PLAN OF CAMPUS PLACES
FIGURE 9  VIEW OF UNIVERSITY WAY “MAIN STREET” LOOKING EAST
FIGURE 10  OKANAGAN COMMONS AND UNIVERSITY CENTRE PLAZA
FIGURE 11  CENTRAL COURTYARD
FIGURE 12  ARRIVAL PLAZA AND TRANSIT EXCHANGE
FIGURE 13  ARTS AND SCIENCE COURTYARD
FIGURE 14  BIRD’S EYE VIEW OF SOUTH CAMPUS GATEWAY AND NONIS NEIGHBOURHOOD
FIGURE 15  PURCELL COURTS AND SURROUNDINGS
FIGURE 16  THE POND AND ENGINEERING, MANAGEMENT AND EDUCATION BUILDING
FIGURE 17  RESEARCH/INNOVATION PRECINCT CONCEPT PLAN DETAIL
FIGURE 18  ORGANIZING PEDESTRIAN SPINES
FIGURE 19  KEY PLAN TO NEW BUILDINGS
FIGURE 20  KEY PLAN TO LANDSCAPES AND PUBLIC REALM
FIGURE 21  KEY PLAN TO AMENITIES AND PROGRAMMING
FIGURE 22  CAMPUS ROADS
FIGURE 23  WALKING AND CYCLING
FIGURE 24  PARKING
FIGURE 25  ECOLOGY
FIGURE 26  BUILD-TO LINES, ACTIVE EDGE AND WEATHER PROTECTION
FIGURE 27  BIRD’S EYE VIEW OF EAST CAMPUS GATEWAY AND THE POND
FIGURE 28  KEY VIEWS
FIGURE 29  BUILDING INTEGRATION WITH GRADES
FIGURE 30  PROJECT APPROVAL FLOW CHART

LIST OF TABLES

TABLE 1  OKANAGAN CAMPUS PLAN PROCESS
TABLE 2  CAMPUS PLAN NEW BUILDING SITES
FOREWORD

The University of British Columbia Okanagan Campus is a distinctive expression of UBC’s commitment to being a place of transformative learning, research excellence and engagement. As a new campus of a globally recognized university, UBC Okanagan aspires to be a model of innovative and interdisciplinary programming, providing seamless learning experiences and connections between students, faculty, alumni and local and global communities. Ultimately, we want UBC Okanagan to be a place of impact—both regionally and globally. The UBC Okanagan Campus Plan identifies how to manage future campus growth and development in support of these aspirations.

UBC Okanagan has expanded rapidly since it opened its doors in 2005. The initial building program—which saw student population more than double and institutional floor space triple—was guided by The UBC Okanagan Master Plan (2005, updated in 2009). Having reached that plan’s horizon, a new plan for future development was required that would be linked to the strategic Vision for the University and the Okanagan campus.

In The UBC Okanagan Campus Plan, the unique Okanagan environment, landscape and culture informs planning for future academic and research spaces, as well as student housing. The Plan focuses on the experience of the place and on creating an outstanding learning environment with enhancements to public spaces, informal learning spaces, recreation, services and amenities. It identifies a range of opportunities for greater participation and integration with our partners in research, local and regional economic development, transportation and community building. This includes identification of space on campus for investment in research partnerships, ranging from an innovation precinct for land-intensive uses to smaller spaces integrated with or near existing research facilities.

The process to develop The Campus Plan is a reflection of the importance UBC places on engaging with our communities, both on and off campus. That process has included broad consultation and active participation from hundreds of people through open houses, charrettes, online feedback and workshops. Among those directly engaged were students, faculty members, the Academic Building Resources Committee of the Senate, UBC Board of Governors, Properties Trust Board, First Nations, local government (including the City of Kelowna), BC Transit and many other interested groups and individuals. The success of the consultation process provides a strong foundation for continued engagement through the implementation phases of The Campus Plan.

As the Okanagan campus reaches its tenth year and celebrates its accomplishments, we look forward to the future and are confident that efforts like The Campus Plan will position UBC to meet new opportunities in the BC Interior and to serve the people of British Columbia.

Sincerely,

Martha Piper
Interim President and Vice-Chancellor

Deborah Buszard
Deputy Vice-Chancellor and Principal
The UBC Okanagan Campus Plan (2015) identifies how and where to manage future campus growth in a way that best supports the University’s strategic plan and academic mission. The Campus Plan guides where and how potential future academic and research activities, student housing, and associated campus services and infrastructure will be accommodated over the next 20 years and beyond.

Approved in 2005 and slightly updated in 2009, The UBC Okanagan Master Plan was designed to guide the campus’s rapid expansion to 7,500 student FTEs. By 2012 the campus had met its growth projections, with student enrolment more than doubling and campus floor space nearly tripling since 2005 (student housing expansion accounting for the growth differential). In 2013, UBC’s Board of Governors directed that The UBC Okanagan Master Plan (2009) be updated, and The Campus Plan process was initiated with extensive public consultation.
1.1 CAMPUS PLAN VISION

The UBC Okanagan Campus Plan’s Vision, principles and strategies were developed in support of the University’s strategic plan and academic mission.

The Vision for the University’s Okanagan Campus in Aspire: Envisioning Our Future states:

The Okanagan Campus aspires to be a model of innovation and interdisciplinary programming as an expression of the University’s core commitments—transformative student learning, research excellence, and community engagement.

The following Campus Plan Vision Statement, developed in consultation with the UBC Okanagan community, guides the physical evolution of the University’s Okanagan Campus over the next 20 years.

The University of British Columbia’s Okanagan Campus aspires to be a centre for learning and innovation that produces global citizens through transformative personal growth and collaboration. Its people, places, and activities are linked by a shared commitment to fostering community, and supporting social and ecological well-being. Deeply connected to the landscape, the campus is an accessible, intimate, and welcoming environment—a catalyst for positive change.
1.2 PLANNING PRINCIPLES AND STRATEGIES

Principles and strategies for physical planning and design that guided the development of The Campus Plan’s concepts and policies are outlined below. These four principles build on The UBC Okanagan Master Plan and were developed and affirmed through The Campus Plan consultation process.

A Welcoming and Connected Campus

Through design, programming and partnerships, strengthen physical and social connections on campus and to the surrounding community to create lasting and impactful relationships between people and places and nurture shared learning and innovation.

Strategies to implement this principle include:

- Design flexible buildings and spaces to accommodate a range of academic and research activities.
- Promote opportunities to embed Campus as a Living Lab projects into the design of buildings and open spaces.
- Encourage smaller research and incubation spaces within the campus core, capitalizing on proximity to other academic uses and groups.
- Provide world-class facilities to support people who live, work, study and conduct research on campus.
- Transition to a pedestrian-priority campus.
- Mitigate against impacts of parking and vehicle loading on campus walkability and the pedestrian experience.
- Stage parking surfaces as future building locations and transition to structured parking to reinforce the compactness of the campus.
- Strengthen connections to surrounding regional trails and bike paths.
- Identify and design spaces with capacity to host community events at the local and regional scale.
- Ensure comprehensive universal access and a barrier-free environment.
- Plan for an improved transit hub that meets operational and passenger needs.
- Pursue opportunities to expand the amount of informal learning spaces with new development.

INNOVATION AND PARTNERSHIPS

All great regions boast a world-class university, by mobilizing knowledge from research, students and operations, universities drive economic and social innovation. In the Okanagan, UBC’s teaching, learning and research are a key source of regional innovation. The Campus Plan includes strategies to leverage UBC’s contribution to regional innovation. These strategies include facilitating partnerships between the University and its surrounding community, improving community access to UBC, and providing opportunities to build physical campus connections between academia and industry. These strategies will ensure knowledge moves freely between UBC and the community, and will continue UBC’s role as a key driver of innovation in British Columbia’s knowledge-intensive economy.
Celebrating Place

Strengthen the intimacy and legibility of campus spaces and places, while celebrating the surrounding Okanagan landscape, to achieve a distinguished and compact campus within an indigenous landscape setting.

Strategies to implement this principle include:

- Create a compact campus core through strategic infill development that is sensitive to its context.
- Strengthen major pedestrian axes through enhanced legibility and design.
- Place new buildings to frame open spaces and to heighten the experience and views of the surrounding landscape.
- Provide a network of informal walkways, bike paths, and trails.
- Integrate fingers of indigenous landscape into the campus core.
- Strengthen the visual identity, sense of place, and cohesiveness of the campus.
- Reinforce the Okanagan grasslands and Ponderosa Pine Woodland in landscape design.
- Support design excellence and integration on multiple scales.
- Protect and frame key campus and surrounding views.
Campus Vitality

Leverage campus growth to create a vibrant community, meeting the needs of all users and enabling students, staff, faculty and the broader community to connect, learn and linger.

Strategies to implement this principle include:

• Broaden the distribution of residential facilities on campus.
• Respond to residents’ needs and preferences in neighbourhood design.
• Provide a range of amenities and services within each residential neighbourhood, including social spaces, collegia (gathering places), ancillary retail, recreation opportunities, and bike facilities.
• Design for flexibility and integration of active uses in the ground floors of buildings.
• Preserve lower campus lands for future growth of the Research/Innovation Precinct.
• Create a vibrant, pedestrian-oriented “Main Street” along University Way.
• Encourage integrated, on-street transit facilities that support a walkable and pedestrian-oriented campus.
• Provide a range of open, shaded, and covered outdoor spaces suited to the Okanagan seasons and climate.

Whole Systems Infrastructure

Manage campus growth through a whole systems (environment, economic and social sustainability) lens to achieve net-positive impact on the well-being of the campus community and ecology.

Strategies to implement this principle include:

• Design buildings and landscapes to minimize energy and water consumption.
• Design buildings and infrastructure for flexibility and resiliency and to support opportunities for the Campus as a Living Lab.
• Explore opportunities to apply passive-design principles and expand on the district energy system.
• Incorporate indigenous landscapes that are characteristic of the Okanagan climate.
• Implement stormwater management strategies that enhance ecosystem assets.
• Shift toward renewable and regenerative energy, water and waste systems.
1.3 PLAN SCOPE AND FUTURE NEEDS

The Campus Plan subject area includes the Main Campus lands only. The West Campus lands are not included in the plan, with the exception of planning for a new campus access road connecting to the west side of the Main Campus. Use of the West Campus lands will continue to be consistent with the Agricultural Land Reserve (ALR) designation and its agricultural character.

The Campus Plan provides for a potential doubling of the 2012 campus population and academic and residential facilities, based on historical city, regional and university growth patterns. With the initial capital investment and construction program for the Okanagan Campus completed in 2012, student enrolment is anticipated to increase at a gradual rate of approximately 1% to 2% per year.

The Campus Plan does not address the timing and funding of specific projects. These aspects will continue to be determined by various academic, administrative, business and facility planning processes. The pace at which facilities will be developed may be slowed or accelerated to accommodate population shifts or changes in economic conditions and institutional funding. In addition, The Campus Plan does not address detailed operational strategies such as waste management and energy management except as they connect to the physical development of the campus. Consistent with the policies and directions established in The Campus Plan, planning for transportation, the public realm, and servicing infrastructure will be captured under subsequent separate plans.

FIGURE 4  POTENTIAL CAMPUS PLAN CAPACITY AND SITE COVERAGE SUMMARY
1.4 PLANNING PROCESS

The Campus Plan was led by UBC Campus + Community Planning under the guidance of a Steering Committee, with detailed input from a Project Team. The Steering Committee and Project Team members represented faculty, students and technical staff. At various stages the planning process included consultant studies, workshops, design charrettes, and stakeholder and public consultation. Regular discussion with the City of Kelowna was maintained throughout the planning process.

A description of Phase 1 and 2 public consultation events and how the feedback informed The Campus Plan is included in the Phase 2 Public Consultation Summary Report and The UBC Okanagan Campus Plan 2015 Board of Governor’s Report, both under separate cover. Table 1 contains a summary of the main activities in each phase of the planning process.
17 campus plan sections

2 CAMPUS CONTEXT

TABLE 1  OKANAGAN CAMPUS PLAN PROCESS

- TECHNICAL WORK
- PUBLIC CONSULTATION

- Initiate the Plan 2013
  - Defining Scope, Budget and Schedule
  - Planning Process
  - Consultation Approaches
  - Existing Policy Framework

- Identify Issues and Ideas 2013
  - University Policy Review
  - Municipal Policy and Zoning Review
  - Initial Technical and Background Analysis
  - Discussions with City of Kelowna
  - Public Open House, Feedback Form
  - On-Campus and Off-Campus Stakeholder Meetings
  - Campus Plan Website Update, Online Feedback Form
  - Phase 1 Public Consultation Summary Report

- Analysis and Options Development 2014-2015
  - 3D Campus Model Construction
  - UBC Okanagan Transportation Summary
  - Ecological Analysis to Support UBC Okanagan’s Master Plan Update
  - Growing UBC Okanagan: Developing the Culture of the University of British Columbia
  - Utilities Analysis
  - GIS Campus Mapping
  - Vision Statement
  - Transportation Workshop
  - Growth and Experience Design Charrette
  - Growth and Experience Design Charrette Summary Report

- Options Review 2014
  - Assessment of Campus Plan Options
  - Key Principles and Strategies
  - Land Use and Zoning Review
  - Discussions with City of Kelowna
  - West Campus Access Road Design
  - Transit Exchange Siting and Functional Design
  - UBC Okanagan: Whole Systems Approach to Campus Infrastructure (in parallel with The Campus Plan)
  - On-Campus and Off-Campus Stakeholder Meetings
  - Academic Leadership and Expert Consultation
  - Business Community Presentations
  - Campus Plan Website Update

- Draft Plan and Refinement 2014-2015
  - Draft of The Campus Plan
  - Mapping and Illustrations
  - Discussions with City of Kelowna
  - Public Open House, Feedback Form
  - Ideas Fairs
  - Campus Places and Experiences Workshops
  - On-Campus and Off-Campus Stakeholder Meetings
  - Campus Plan Website Update, Online Feedback Form
  - Phase 2 Public Consultation Summary Report

- Adopt the Plan 2015
  - The Campus Plan (finalized)
  - Board of Governor Approval of Final Plan
  - Campus Plan Website Update

5 campus context
2.1 GEOLOGICAL, TOPOGRAPHICAL AND ECOLOGICAL CONTEXT

The UBC Okanagan Campus is situated along the McKinley Escarpment, where north-south-aligned ridges and valleys formed during the last glaciation of the Okanagan Valley. Positioned along the ridgeline, the campus is afforded panoramic views to the east—to the valley floor and rolling hills beyond, and to the west—to surrounding agricultural lands and Robert and Little Robert lakes.

With slopes ranging up to 30%, the campus’s topography is a significant factor in its evolution—in the placement and orientation of its buildings, roads, and open spaces. Several low-lying areas have developed into stormwater retention areas and wetlands and are valued as natural and ecological features on campus.

The campus sits within the ecological setting of the Okanagan Very Dry Hot Ponderosa Pine zone, which generally represents the driest woodland regions in BC, with hot, dry conditions in summer and cool conditions with little snow in winter. With a diverse landscape of pine woodland and open grassland, the campus contains several ecosystems and has plants and wildlife identified as being species at risk. Among those documented on campus are the Great Basin Spadefoot Toad and the Western Painted Turtle. Approximately 25% of the campus has high environmental sensitivity, representing primarily woodland and wetland ecological communities.

2.2 CULTURAL LANDSCAPE CONTEXT

The University respectfully acknowledges the traditions and customs of the Okanagan Nation and its people in whose territory the campus is situated. The Syilx (Okanagan) people have been here since time immemorial. In September 2005, the Okanagan Nation Alliance officially welcomed UBC to traditional Syilx (Okanagan Nation) territory in an official ceremony, Knaqs npi’lsmist, where UBC signed a Memorandum of Understanding with Okanagan Nation.

Traditional Syilx territory extends over approximately 69,000 square kilometers. The northern area of this territory is close to the area of Mica Creek, just north of Revelstoke BC, and the eastern boundary is Kootenay Lake. The southern boundary extends to the vicinity of Wilbur, Washington and the western border extends into the Nicola Valley.

The Okanagan Nation Alliance represents eight member communities through the Chiefs’ Executive Council represented by their Chief or Chairman. These communities include: Upper Nicola Band, Okanagan Indian Band, Westbank First Nation, Penticton Indian Band, Osoyoos Indian Band, Lower Similkameen Indian Band, Upper Similkameen Indian Band and Colville Confederated Tribes.
FIGURE 5  CAMPUS EVOLUTION TIMELINE
Syilx place names identify most significant land features by which visitors would remember the area. The campus is nearest to the body of water known as Duck Lake, which was a highly productive fishing lake in summer and winter for ling and lake trout and a now extinct species. The Syilx word *pəlmiws* refers to Ellison or more commonly, Duck Lake, and identifies it as having a delta area near the middle. A Syilx village was located in the vicinity and the campus grounds, including the airfield across the highway, were a highly productive harvesting area for game of all types, including birds, as well as the abundant *siyaʔ* (Saskatoon berry, one of the Syilx four food chiefs) and a wild carrot called *sƛ̕uq̕ʷm*. Each year the profusion of wild sunflower or *smukʷaxən* is a reminder of the natural abundance of Syilx food in this area.

Since the beginning of the twentieth century, the major appeal of the Okanagan Valley has been cultural—for its climate, proximity to Lake Okanagan, outdoor recreational opportunities and access to a major ski resort, as well as the aesthetic appeal of the natural and agricultural landscapes of the region. The settlement of the Okanagan Valley has significantly influenced its cultural landscape. When the City of Kelowna was incorporated in 1905 an orchard land boom was underway, bringing settlement and transforming the entire Okanagan Valley. Cattle ranching and grain growing emerged as economies in the latter half of the century, followed by expanding tourist and servicing industries that have intensified and expanded the valley’s growth and urbanization.
The University of British Columbia acquired and expanded on land initially developed as the Okanagan College campus, created through the amalgamation of a number of failed development lots purchased by Okanagan University College from the City of Kelowna in the early 1990s. Okanagan College opened its new physical campus on these lands in 1993, and was subsequently renamed Okanagan University College, with the original campus consisting of a core of four brick-faced buildings for Arts, Science, Library and Administration, arranged around a central courtyard with a gymnasium, two residences, and a daycare all set into the sloping site of a former quarry.

Recognizing the need to further expand post-secondary opportunities in the province, the BC Ministry of Advanced Education announced a plan in 2004 to create a UBC campus in the Okanagan by assigning the Okanagan University College’s North Kelowna campus to UBC. In July 2005, UBC acquired the campus and, in September, classes began with 3,500 students. Following the completion of a major capital investment program in 2012, the campus has more than doubled student enrolment to 7,500 full time equivalents (FTE) and nearly tripled its building floor area, transforming into a world-class university.

2.3 LOCAL PLANNING CONTEXT

The UBC Okanagan Campus is located within the City of Kelowna. As a result, development within the campus is subject to the City’s bylaws, permits, and approval processes. In June 2008, while the 2009 update of The UBC Okanagan Master Plan was being prepared, the City of Kelowna adopted the current site-specific zoning for the UBC Okanagan Campus to facilitate the campus’s anticipated growth. This zoning is consistent with the City of Kelowna’s Official Community Plan (OCP), which designates the UBC Okanagan Campus for Educational/Major Institutional (EDINST) land use.

The current CD20 – Comprehensive University Development zoning for the Main Campus allows a full range of academic, research and supporting land uses essential to a university. In addition to acceptable uses, the zoning also regulates density, site coverage and building heights, among other aspects. The West Campus lands are presently zoned A1 – Agriculture 1 and are not included in the CD20 zone area. A1 – Agriculture 1 permits primarily only agricultural uses. The West Campus lands are located within the Agricultural Land Reserve (ALR) and subject to the ALR’s requirements and processes.

The Campus Plan process involved a review of City of Kelowna plans and policies, as well as discussions with senior departmental staff, to place anticipated campus development into the context of its surroundings, plan for future use and development, and acknowledge the important and reciprocal roles of the campus and adjacent development in providing community benefit.
Development permit approval from the City is required for any proposed alteration of land or proposed development within the defined Natural Environment and Hazardous Condition Development Permit Areas identified in the City’s OCP. This process is taken to ensure the protection of environmentally sensitive areas and groundwater resources, and to ensure safety. The City also requires a Farm Protection development permit approval for certain uses and activities on agricultural lands, and for any development proposed adjacent to agricultural lands.

Transport Canada has an approvals role for buildings near airports, which affects building heights on the Okanagan Campus. The Campus Plan has maintained building heights within the limits currently understood to be acceptable to Transport Canada, and consistent with the City’s zoning for the campus.

2.4 EXISTING SITE AND SURROUNDING CONTEXT

UBC’s Okanagan Campus is located within the northeast quadrant of the City of Kelowna, on the west side of Highway 97. It is bordered by a mix of agricultural, residential, recreational and industrial uses, regional roads, and the Kelowna International Airport.

The Main Campus lands (the focus of The Campus Plan) consist of 105 hectares (260 acres). In 2010, the University purchased an additional 103.6 hectares (256 acres) of land located immediately west of the Main Campus and in the ALR, referred to as the West Campus lands. The West Campus lands are separated from the Main Campus by a narrow legal parcel (approximately 3m wide) owned by the Glenmore-Ellison Improvement District (GEID) and that runs along the entire length of the campus’s western boundary.

The campus is presently accessed from the north and from the south by Highway 97. University Way enters campus from the east, and Alumni Avenue via John Hindle Drive enters from the south. It is anticipated that a new access road to the campus from the west will be constructed in 2016–2017, following the extension of John Hindle Drive from the City’s Glenmore landfill site to connect with the existing John Hindle Drive segment at the southern edge of the campus.

Many of the lands around the campus are being developed. The lands to the north and east of the campus along the Highway 97 corridor have been rezoned for light industrial, high tech, and service and commercial uses including a hotel and grocery store. These land uses will replace the sand and gravel operations that have historically occupied this area. An extension northward from the northeast roundabout is planned for Hollywood Road North that will provide collector road access to the land owned by UBC at the northeast corner of the campus. Over the next few years this portion of the campus is anticipated to complete its lease with the existing gravel and sand operations.
The ridge area southwest of the campus, known as University South, has been subdivided and rezoned for comprehensive residential and commercial land uses. Access to these lands will be from Academy Way, which will extend south from John Hindle Drive to Sexsmith Road. Aberdeen Hall Preparatory School (K-12) has also been developed in this area.

The north side of campus is bordered by the Quail Ridge development. A regional trail links the north campus to Quail Ridge, as do other informal trails. Presently there are no vehicular connections, but City plans include a future road extension from Quail Ridge southwest to connect to the future John Hindle Drive extension.

In addition to the University’s West Campus lands, other lands bordering the campus are also in the ALR. These include lands to the south between University South and Highway 97, the Quail Course at the Okanagan Golf Club to the north, and the lands east of the highway.

The campus has a complex system of servicing infrastructure implemented across the site that affects future campus development. This includes a major high-pressure gas line that runs west of the residences and Discovery Avenue, a GEID water main under University Way, and a spillway through the Ponderosa Pine Woodland area that connects to the reservoir.

FIGURE 7  UBC OKANAGAN CAMPUS AND SURROUNDING CONTEXT
3 PLACES
The success of the Campus Vision relies on the creation of distinct and welcoming places that support a range of opportunities for interaction, enjoyment and learning year round. A total of 11 campus places have been identified, each distinguished by unique features and supportive of the planning principles and strategies. In addition to the place-specific guidance in this section, the design of these spaces should adhere to the Design Strategies and Guidelines outlined in section 5 of *The Campus Plan* and to *UBC Okanagan Design Guidelines* (provided under separate cover).
3.1 UNIVERSITY WAY “MAIN STREET”

At the campus heart is “Main Street,” defined by the portion of University Way between Alumni Avenue and International Mews. The goal is for a pedestrian-and bicycle-only public realm that provides a venue for student gatherings, informal interaction, festivals and celebration.

University Way between International Mews and Alumni Avenue will retain its current generous width to support the creation of a large pedestrian area flanked on both sides by terraced plazas and recreation spaces along the slope. The intention is that this space will be realized once an access road from John Hindle Drive to the west side of campus is complete.

Key Design Directions for University Way “Main Street”:

- The street will be designed as a generous public “outdoor room” with a cohesive design treatment including special paving, furnishings, pedestrian-scale lighting with banner poles and space for cafe tables and outdoor exhibitions.

- Locate and design new buildings to frame the street at a human scale. The ground floors of these buildings will incorporate uses such as retail and campus services and will maximize transparency and permeability to animate the pedestrian realm and create an intimate Main Street experience.

- Over time, existing buildings—particularly on the south side of University Way—should be modified to support a vibrant pedestrian experience.

- Incorporate design measures (such as collapsible or retractable bollards) at International Mews and Alumni Avenue to provide access for emergency vehicles and service vehicles, and to accommodate busy periods on campus such as move-in/move-out days.

- Provide underground infrastructure (e.g., power and water) to support programming and events.
3.2
THE COMMONS AND OKANAGAN COMMONS BUILDING

The Commons is a key outdoor social and recreational space that will retain its purpose as the outdoor living room of the campus—a large open lawn for the informal enjoyment of everyone on campus. At a more local level, it serves as a central gathering and open space for the surrounding residences. Spatial definition is provided by buildings on three sides and by two important north-south pedestrian spines, International Mews and University Walk, the latter of which is intended to serve as the ceremonial procession route for convocation. Sited along the central topographical bench of campus, it affords spectacular views of the valley below.

Given its large size, the Commons can be used to accommodate simultaneously a range of individual and group activities that includes outdoor lectures, group discussions, reading, socializing, eating, informal recreational sports of all kinds and organized intramural sports.

The new Okanagan Commons building (see Building 13 in Figure 19 Key Plan to New Buildings) is envisioned as a natural extension of the existing University Centre, with the primary goal to provide a home for a number of complementary campus activities. It is also intended to address the critical need for large classroom space, additional food service space, opportunities for commercial expansion, and informal student studying and gathering space. It will also provide new, co-located student services, and improve the student experience for both resident and non-resident students. Given its prominence and role, the new Okanagan Commons building is an important opportunity to acknowledge, celebrate and strengthen the University’s relationship with the aboriginal community in the region.
The new building will face onto the Commons and define its southern limit. It will serve an important role in announcing a transition between the busy academic zone to the south and the more passive residential areas to the north and west. It will become an important gateway to the campus residential community, opening the door for integrated learning, social engagement, and active involvement in campus community life.

Key Design Directions for the Commons and New Okanagan Commons Building:

- To enhance the year-round enjoyment and expand its use for informal games, sports and gatherings, the surface of the Commons should be levelled, notably along its eastern edge. Areas of poor drainage should be addressed to improve infiltration.

- The new Okanagan Commons building should include ground floor uses such as collegia and study spaces to animate and engage with International Mews, University Walk and the expansive Commons lawn, while the building’s south face will engage with the more intimate interior condition of the University Centre Plaza.

- The north face of the new Okanagan Commons building should be designed to feature a generous covered walkway that will seamlessly address the Commons and transition to a wide stairway at its east end to mediate the transition in grade. This walkway, comprising a portion of the Mid-Campus
Connector, will continue west to the hillside residences and east to University Walk, the Pond, and beyond to Nonis Neighbourhood.

The planning process for building and courtyard landscape should seek to engage the aboriginal community to identify programming and design opportunities to celebrate and strengthen the relationship between the Okanagan Nation Alliance, similar to the success achieved with the Musqueum First Nations for Allard Hall on the UBC Point Grey campus.

3.3 UNIVERSITY CENTRE PLAZA

The University Centre Plaza is envisioned as an intimate, hard-surface plaza animated by people moving between the many destinations within the University Centre and proposed Okanagan Commons building, which together frame the space on three sides. Oriented to the southeast, the plaza will offer a range of opportunities for passive and active use in both the sun and shade. It should be designed to support use by individuals and smaller groups, but also support larger gatherings and crowds spilling out from indoor areas of adjacent buildings. The plaza is also intended to serve a role in the sequencing of events for commencement ceremonies.

Key Design Directions for University Plaza:

- Though originally completed with the construction of University Centre, the plaza requires an integrated relationship with the new Okanagan Commons building, and it should be treated as an extension of the interior public space.
- A fluid transition is needed at the plaza’s east edge to University Walk, and at its north edge to the Commons lawn. Any exterior stairs required to transition the grade between International Mews and University Walk should be broad and extend with terraces at graduated intervals.
- Retractable weather protection should be integrated and span the plaza to provide an extensive covered outdoor space for campus ceremonies and events.

3.4 CENTRAL COURTYARD

The Central Courtyard is located south of University Way and is framed by a compact group of one- to four-storey brick buildings. As an enclosed space the courtyard has the advantage of capturing the warmth of the sun through the shoulder seasons, and it provides year-round informal gathering opportunities while acting as a central outdoor programming space. Additionally, the courtyard
is the location of the campus’s flag poles and Remembrance Day and other formal ceremonies are hosted here. Historically, the Central Courtyard was recognized as the heart of the campus.

The landscape is currently composed of a series of walkways and a large decorative water fountain that has limited function during the fall–winter academic sessions. Some large existing trees provide needed shade. Planting is characterized by smaller areas of lawn and plant beds of non-native plants. Site furniture lacks consistency and looks temporary and residential in character. Surrounding architecture is characterized by extensive use of red brick and dark-tinted windows provide little transparency or porosity between the interior and exterior.

The intent for the Central Courtyard is for it to become the social heart of the campus, animated by surrounding buildings and people moving between many destinations—to and from class, transit, work and residence. The richness of campus life is enhanced through informal encounters and learning outside of the classroom. Consequently, this space should focus on facilitating these interactions and activities.

Key Design Directions for the Central Courtyard:

- The rehabilitation of the courtyard should equally support formal civic and academic ceremonies, convocation processions, informal gatherings of different sizes, studying and outdoor teaching.

- The design should maximize sun exposure, while providing trees for shade where appropriate and coordinating weather protection along adjacent buildings for bad weather.

- A variety of seating and furniture options, including movable furniture, should be provided that enable people to engage in outdoor activities—such as studying, group work, or eating—that they might otherwise have to do indoors for lack of appropriate seating, tables, shelter, or power. Grade changes should be exploited to create integrated seating features.

- The courtyard should be made more welcoming and rich through with features, regionally appropriate planting, banner poles, flag poles, lighting, special features (e.g., graduating class plaques), public art reflecting the regional landscape and local culture.

- Plaza areas should encourage people to participate in performances, talks, rallies, student activism, and other large gatherings.

- Wherever possible, interior ground floors of buildings that front the courtyard should be opened up to and engage with the outdoors. Active uses such as food services, student lounges, informal study space, exhibition space and more should be introduced where possible.

- Clear glazing and “storefront” door systems should replace existing dark-
tinted glass to put “eyes on the courtyard” and help animate the courtyard by revealing interior activities, particularly during the dark winter months. Provide for sun protection through awnings, overhangs, and sunshades.

- Well-designed lighting will enhance the space and increase personal comfort and safety, extending the use of the space particularly during those times of the year when daylight is most limited.

- The designs will reflect a sustainable approach through plantings and selection of materials. As much as possible, native plants will be selected to reflect regional character and climate. Sustainable water features and shade trees will be used to deflect heat gain and glare on buildings in summer.

- Should a donor express interest, the Central Courtyard is an ideal location for an ephemeral water feature that could be converted to an artificially cooled skating rink in the winter.

- The design of the courtyard should shift the main circulation to the perimeter to open up the centre of the space to read as a large academic quadrangle. It should be framed by trees to feel like a single space, while providing a combination of lawn, paved and water surfaces.
3.5

ARRIVAL PLAZA AND TRANSIT EXCHANGE

Arrival Plaza

The Arrival Plaza will be a welcoming campus plaza area finished with a high level of design and amenity that signals to those arriving by transit that they have “arrived” and are entering the campus of a world-class university. It will also be a place where the departure experience is engaging and made comfortable with commercial or landscape amenities. The plaza is currently framed by the Administrative Building and University Theatre to the west and south and the Engineering Management and Education Building to the east.

Key Design Directions for the Arrival Plaza:

- Transform the plaza landscape into an urban multi-purpose plaza, with lawn, plantings, and durable surrounding surfaces that can support a variety of impromptu light recreation activities such as table tennis, hacky sac, Frisbee and bocce ball, while allowing pedestrians to move freely through the space to their destinations.

- Incorporate linear Central Park-style bench seating along the central lawn to help formalize the sense of a “departure room,” and provide an engaging place to wait or socialize.
• Locate trees and design hard landscaping, lighting and landscape furniture to unify both sides of Alumni Avenue to communicate that the Arrival Plaza is a large outdoor room that spans from building to building.

• Extend the Arrival Plaza paving treatment to include the Library loading access lane. This will add dignity to the arrival experience in this shared space.

• When development allows, the framing of the plaza should be strengthened by an addition to the front of the University Theatre and a new building to the north. These developments should locate animating uses on the ground floor—such as a café and services for transit users—to provide vitality and “eyes on the plaza” for late-night safety. The future University Theatre entry expansion should be designed as a nighttime focus for this space.

**Transit Exchange**

Located along Alumni Avenue and around the perimeter of a future academic building site (currently Parking Lot E), the new Transit Exchange will be an active gateway hub, serving to welcome commuters, residents and visitors to campus.

A key directive of *The Campus Plan* is to increase residential and academic capacity within close proximity to transit, further supporting this location. The Transit Exchange has been designed to accommodate future transit capacity needs within the plan’s time horizon. Keeping the exchange at this location acknowledges the proximity of the facility to the campus core, with the majority of academic uses located within a five-minute walk and all academic and residential uses within a ten-minute walk of the exchange. The new exchange will operate as an on-street facility, with drop-off and pickup areas occurring along the sidewalk much like on regular city streets.

**Key Design Directions for the Transit Exchange:**

• Existing sidewalk space along the west curb of Alumni Avenue will be maximized for the majority of passenger drop-offs, to minimize conflicts between buses and crossing pedestrians.

• Pedestrian and passenger areas will feature generous shelters, seating, bike racks, wayfinding, and pedestrian-scale lighting to provide a safe, comfortable and welcoming environment for waiting passengers.

• The passenger zone adjacent to the East-West Promenade will be designed as a separate functional space, but will relate to the Transit Exchange in terms of overall integration of design materials.

• The future academic building proposed for Parking Lot E will be designed to enhance the passenger and pedestrian experience along its edges, incorporating built-in weather protection, active uses at the ground level, lighting and transparency to animate the sidewalk and provide “eyes on the street” for waiting passengers.
3.6 Arts and Science Courtyard

Located in between Charles E. Fipke Centre for Innovative Research and the Arts and Science Centre, the Arts and Science Courtyard was originally intended to extend International Mews from University Way southward to connect with Research Road. The Fipke Centre development diminished this relationship, but the courtyard remains an important outdoor space on the campus. The design goal is to have the courtyard serve as a welcoming informal social and learning space.

Key Design Directions for the Arts and Science Courtyard:

- Future design improvements should make the space more welcoming and include greater definition of space through paved areas, seating, tables, weather protection, and plantings that are indigenous to the Okanagan context and climate.

- The large corridor area that connects this courtyard to the Central Courtyard should be redesigned to achieve greater use and more clarity as part of a sequence of spaces and corridors, including the East-West Promenade.

- Where possible, the courtyard should reflect the uses and disciplines occurring within the adjacent buildings, through temporary or permanent public art features and outdoor student exhibits of work.

![Figure 13: Arts and Science Courtyard](image-url)
3.7 NONIS NEIGHBOURHOOD

To support the animation and vitality of the campus core and bring more residents closer to transit, a new residential neighbourhood for students is proposed at the southeast corner of campus. One residence is at the south end of Nonis Field and two more residences are adjacent to a new (second) recreation field east of Alumni Avenue, where the Quonset and works yard are currently located.

Provision for a residential 10-storey tower, as permitted in the University's zoning, potentially for upper-year students or faculty and staff is located just west of Discovery Avenue.

The intent for this new neighbourhood is to broaden and enhance the strong recreation, health and wellness character of the area while also protecting the expansive views of the valley afforded by Nonis Field and surroundings. It also deliberately locates a critical mass of students to enjoy existing and future amenities and services, including capacity for:

- gymnasium expansion
- new recreation field east of Alumni Avenue (for practice, pickup games, and intramural team sports)
- outdoor spectator seating areas adjacent to both fields
- improved access between Nonis Field and the gymnasium
- expanded pedestrian pathway-trail network connecting the neighbourhood to the rest of campus and adjacent natural areas

The design goal for the neighbourhood is to establish a strong sense of place for both the athletic and residential communities by using buildings to frame the large fields. Additionally, the public realm areas around the fields and adjacent buildings will be used for amenities that support academic residence and social use while fostering campus and team spirit.

Key Design Directions for Nonis Neighbourhood:

- The positioning, massing and architecture of the two southernmost residences should work together to create a visual gateway into the campus when entering Alumni Avenue from John Hindle Drive.
- The design and setbacks of future residences should seek to mitigate impacts of noise and light on residents during non-daylight hours.
- Given its relationship to the Pond and other natural areas, an ordered landscape can give way to a more informal approach to landscape design and the establishment of a woodland buffer between housing and adjacent roads.
• The siting and height of the residential, recreational and academic buildings that frame and strengthen the Nonis Neighbourhood will be informed by the prevailing topography, underground utilities, and a desire to achieve a 100m by 64m (minimum size) second playfield with north-south orientation located west of Alumni Avenue.

• Pedestrian connections around Nonis Neighbourhood should be designed to be safe, comfortable and with particular attention given to high pedestrian volumes during concurrent sporting events and movement between the two fields.

• Special attention shall be given to the Alumni Avenue intersection to announce to drivers that they are entering a residential / recreation neighbourhood. Designs should explore a raised crossing and feature paving.

• As these new residences will announce the first impression of campus from the south via Highway 97, buildings will need to address both the field and frontages of the roundabout at Hollywood Road North and John Hindle Drive.

• The desire to enjoy distant easterly views from Nonis Field of the Okanagan landscape should also inform building height and design.

• Residential buildings fronting the play fields could include ancillary ground-oriented services.

• Future development will require coordination with and possible relocation of underground servicing, which includes geoexchange wells.

FIGURE 14  BIRD’S EYE VIEW OF SOUTH CAMPUS GATEWAY AND NONIS NEIGHBOURHOOD LOOKING NORTHWEST
3.8 **PURCELL COURTS**

Purcell Courts is a collection of residences that relate to one another across two courtyard spaces north of the existing Purcell Residence building. Each courtyard will offer a unique student living experience in proximity to the Ponderosa Pine Woodland.

The southern court will be a place for residents to gather, eat and socialize in an intimate setting without feeling isolated from the core of the campus while the northern courtyard will feature more active uses such as ball hockey and skateboarding.

**Key Design Directions for Purcell Courts:**

- In the northern court, new outdoor amenities, such as a skate park, will be added to the existing basketball and relocated ball-hockey courts. The siting of ball hockey and the skate park will be informed by an assessment of acoustical and light impacts on residents, and appropriate design and mitigation measures will be built into future residences.
• The gentle sloped area to the northeast is ideal for Frisbee golf and a slack line.

• The southern court will include covered and open areas as an extension of indoor common space, outdoor heaters, table tennis, a harvest table for communal meals, lighting, and areas to view and access the surrounding landscape through more formalized trail heads and wayfinding.

• Lighting design and layout should consider the various user groups and their needs, including lighting for safety and activities and light impacts on residents and nearby wildlife corridors.

• The needs of vehicular access and servicing should be managed in a way that does not compromise the social nature of the courtyard. International Mews should be the only vehicular route to the precinct; University Walk is to be a pedestrian-only promenade (except on move-in/move-out days and for special events).

3.9
THE POND

The focal point of this area is a stormwater retention pond built on disturbed land that has nonetheless evolved into an experiential asset to the campus community. It provides a natural refuge and outdoor classroom away from the urban campus core and serves an ecologically important function for biodiversity and stormwater management. Located just east of the Engineering Management and Education Building, the pond can be viewed from an outdoor seating area, or accessed by the East-West Promenade via a gravel path that circumnavigates the pond. It is also proximate to the Gathering Circle, which will retain its prominence as a cultural feature, offering views east and west.

Future development of a recreation field and residence southwest of the pond and an expanded pedestrian trail network will increase use and enjoyment of this area by residents of the Nonis Neighbourhood. In addition, development must comply with City of Kelowna environmental development permit requirements, which could determine setbacks and other regulatory controls.

Design Directions for the Pond:

• A core recommendation for the Pond is to further enhance wetland function through the removal of invasive species and planting of native species including drought-tolerant plants. This will enhance stormwater retention capacity, benefit wildlife (particularly species at risk), and provide a focus and cultural feature for enjoyment by the campus community and visitors.

• To encourage continued sensitive use and enjoyment of the pond, gravel surfaces should be used for pathways and paths should be formalized and engineered. Seating areas with benches should be incorporated at key
locations, and the existing looping path system should be connected to the adjacent Nonis Neighbourhood.

- The design for the surrounding landscape should reflect whole systems strategies while acknowledging the Okanagan First Nation. To celebrate this culture and its traditions, design elements include native plants (e.g., Saskatoon berries), signage and wayfinding using traditional places and names, and landscape design that evokes and reveals traditional cultural and ecological patterns.
3.10 PONDEROSA PINE WOODLAND

Located in the northwestern hillside portion of the campus, south of the Quail Ridge neighbourhood, the Ponderosa Pine Woodland is the largest natural area on the campus. Based on the projected program to 2035 it is not needed for development and is therefore to be retained in its current use and maintained to enhance ecological values. Permitted uses include passive recreation, such as walking and picnicking, and as the academic plan evolves, the woodland may broaden its use as a resource for research and learning.

A remnant stand of Ponderosa Pines, the woodland has been fragmented by activities including road and trail building, recreational uses, and adjacent development. Its understory is dominated by forbs and grasses, with sporadic shrubs. Cheatgrass, an invasive grass, is also widespread. Primary ecological value is as a wildlife movement corridor and habitat for animals and birds dependent on dry woodlands. However, it also serves a recreational function through a small and informal network of trails that extend from the north end of Discovery Avenue.

Key Design Directions for the Ponderosa Pine Woodland:

- Manage wildfire risk and maintain ecological values of the Ponderosa Pine Woodland by reducing tree density and creating canopy gaps, managing the accumulation of woodland debris (which can serve as fuel for woodland woodland) and addressing the proliferation of invasive species (particularly invasive grasses such as cheatgrass, grass, shrub and forb species).

- Provide wildlife habitats such as downed logs and snags where they do not conflict with safety or fire management objectives, and create gaps in tree canopy to increase habitat diversity.

- The trail network through the woodland should be formalized and extended to create a loop at its north end. Careful siting of trails and other recreation features will reduce disturbance to wildlife and plant communities in the woodland.

- Trails should be managed and maintained to encourage recreational and academic use. Disturbance of the woodland through the development of unsanctioned trails should be discouraged.

- In consultation with the City, trail widths, lighting, and specific alignments of this network will be determined in order to meet regional standards and align with adjacent trail networks.

- Fire management objectives, such as stand thinning, must be addressed through adherence to strategies set out in the *Wildland Fire Management Plan* (2006).
3.11 RESEARCH / INNOVATION PRECINCT

The Campus Plan reinforces The UBC Okanagan Master Plan (2009) direction for the area north of Parking Lot H as a future hub of academic research and innovation (an approximately 12 hectare area). Specifics on the land uses and development pattern for this area will be defined at a future date as policies on partnerships and innovation are further identified as part of a comprehensive plan.

Preliminary Principles for Physical Planning for the Research/Innovation Precinct:

• Use precinct development to establish a “lower campus” that provides distinct opportunities for integrating academic and research uses and optimizes opportunities for community integration.

• Maintain the existing road reserve for extending Hollywood Road North through this area to connect with Airport Way.

• Pursue, with time, relocating the campus works yard and Quonset to a discrete area of the lower campus to free up the area for the Nonis Field Residences and second play field.
• Explore the costs and benefits of relocating the existing geothermal extraction wells in the interest of achieving a more functional development layout.

• Carefully plan and design pedestrian and cyclist access to and from the existing campus to maximize connectivity and synergies.

• Optimize the flexibility of parcel sizes to attract a range of industry tenants and academic uses and to facilitate efficient phasing.

• Ensure a high-quality public realm and amenities.

• Integrate natural systems thinking into precinct development, such as potential expansion of the retention swale at the north end of Parking Lot H into a stormwater management pool and natural feature to enhance this new precinct.

• Transition parking surfaces to parking structures at strategic locations as the precinct grows.

### 3.12 ORGANIZING PEDESTRIAN SPINES

Seven primary pedestrian spines connect each place and provide structure and legibility to the experience of the campus and surrounding landscape.

**University Walk**

University Walk is the primary north-south pedestrian spine of the campus. It engages with the existing Central Courtyard and extends it northwards, on the same axis, to link with the University Centre Plaza and beyond. North of the future Okanagan Commons building, University Walk becomes a path along the east side of the Commons lawn, with an informal character that addresses the adjacent naturalized vegetation. The future development of Parking Lot F with an academic building will reinforce the edges of University Walk and contribute to its vibrancy. The future building will also feature a terraced path along the restored escarpment to its north that will connect University Walk with The Pond.

**International Mews**

International Mews is a narrow shared-use road with a mews-like character that provides local access to the residences fronting onto the Commons. *The Campus Plan* extends the mews north to new residences and Purcell Courts where slopes increase at the edge of Ponderosa Pine Woodland. The siting of new buildings that fronting onto International Mews will reinforce its linearity and provide spatial containment along its edge. The axis of the mews is intended to terminate in a woodland clearing or a landscape feature.
University Way “Main Street”
Main Street is envisioned as a compact mixed-use pedestrian and cyclist corridor providing places to study, eat, relax, shop and gather. Its design should mark this as a special place and create a sense of threshold and an announcement of arrival to the Okanagan Campus. See 3.1 for Key Design Directions.

East-West Promenade
The East-West Promenade extends eastward from the Central Courtyard across Alumni Avenue and into the open grassland landscape. New designs for the Transit Exchange will animate this axis and expand its role as a key public spine.
Green Connectors
The three cross-campus green connectors are less ceremonial in function than the other spines, but provide important pedestrian routes connecting the upper and lower parts of campus while contending with substantial grade changes.

1. Mid-Campus Connector
The Mid-Campus Connector, just north of University Way, passes through naturalized areas in some sections while in others it serves as the line between campus edge and nature. It also traverses a significant change in grade from the upper campus bench to mid-campus bench. Recognizing these different conditions, its design should exhibit both formal and natural characteristics in layout and materiality.

2. Knowledge Lane
For Knowledge Lane, which cuts across the southern part of campus, consistency in surface treatment and path width should be pursued to enhance legibility and access. Frontages for new buildings should seek to visually engage pedestrians through active spaces and departmental displays and expression that are well illuminated at night.

3. Discovery Avenue Greenway
Discovery Avenue Greenway serves as a north-south pedestrian corridor linking the Nonis Neighbourhood to the hillside residence neighbourhoods and Ponderosa Pine Woodland beyond. It also serves as a greenbelt to support a diverse range of outdoor recreation activities. At the two ends of the greenway are remnant stands of pine woodland that provide places for passive recreation, quiet contemplation and nature walks. The middle section forms a long expanse of relatively flat lawn area in the FortisBC right-of-way.

Subject to permission from FortisBC, low-weight-impact recreation facilities such as volleyball, badminton and tennis courts, mountain biking trails, and exercise circuits may be supported and are not at risk of being displaced by future building projects. The goal is to enhance this landscape and pedestrian corridor with a pedestrian-and-bike path characterized by naturalized landscape segments and a collection of outdoor recreation facilities in the developed section of the corridor.

General Design Directions for Organizing Pedestrian Spines:
- Generally, north-south pedestrian corridors and streetscapes should be lined with regularly spaced shade trees, except where breaks are made in response to site-specific purposes.
- East-west pedestrian routes should be designed with topography in a way that maximizes ease of mobility, universal design strategies and design integration with the landscape and adjoining buildings.
- Retaining walls should be integrated with base materials of adjoining buildings. Where stairs are necessary, they should provide terraced social spaces for impromptu gatherings and informal study. Where ramps are required they should be designed as an integral part of the landscape or building. Retaining wall heights should be limited and designed so they serve as casual sitting places, where site gradients allow.
CAMPUS PLAN FRAMEWORKS
4.1 BUILDINGS AND LAND USE

The Campus Plan identifies areas and sites to accommodate a potential doubling of academic and residential capacity over the next 20 years. Each new development provides a strategic opportunity to reinforce the Campus Vision and enhance the experiences, health and well-being of the campus population. Future academic and residential buildings will be sited and designed according to section 5, General Guidelines and UBC Okanagan Design Guidelines. Table 2 and the accompanying plan describe the estimated gross building area of each new future building.

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4.2 ACADEMIC RESEARCH AND PARTNERSHIPS

The Campus Plan recognizes the University’s academic mission as paramount and accommodates growth and renewal for future teaching, learning and research facilities. As of 2015, the total academic gross area is about 72,000m². To meet future potential need, The Campus Plan provides an additional 85,292m² of academic space within the campus core. To optimize flexibility and foster linkages between allied faculties and disciplines, academic building floor plates are sized to allow for a range of class and lab sizes, with good access to natural light.
Smaller research and incubation spaces should be encouraged within new buildings in the core, capitalizing on proximity to other academic uses and groups, while larger concentrations of research activity could be encouraged in the future Research/Innovation Precinct, described in more detail in section 3.11.

4.3 RESIDENTIAL

The provision of on-campus residences is an important part of student recruitment and in building a vibrant and sustainable campus. The Campus Plan provides additional capacity in a variety of housing types in the northern and southern portions of campus:

- Existing dorm-style residences along International Mews are extended northward to frame Purcell Courts, with building orientation modified to accommodate slopes and optimize solar orientation for energy efficiency.
- Three-storey townhouses are added to the existing hilltown neighbourhood.
- New student housing capacity is identified around the existing Nonis Field and around the new playfield east of Alumni Avenue to strengthen the vibrancy of this recreational hub and offer different options for student housing.
- A 10-storey residential building is located to the southwest, which could provide an opportunity for upper-year students or staff and faculty housing if needed.

The current (2015) campus provides a total of 1,676 beds; an additional 275 beds provided by Skeena, anticipated in 2016, will bring the total to 1,951 beds. The Campus Plan provides additional housing capacity of approximately 2,200 additional beds. Should further capacity be needed within the plan’s build-out horizon, a number of strategies should be explored to meet this demand, including:

- Redevelop the existing daycare site for residential redevelopment, when there is sufficient need for family-style housing, with an expanded child care facility.
- Develop mixed-use projects on academic building sites or as an integral part of the Research/Innovation Precinct.
- Increase the number of building storeys (subject to height limits being revised and required approvals secured from Transport Canada).
- Identify “swing” sites that could be either academic or residential depending on the need.
4.4 LANDSCAPES AND PUBLIC REALM

Campus open spaces are planned to provide a variety of opportunities for socialization, recreation and integration with academic life. These open spaces range from active sports fields and walking and cycling trails to intensely active streetscapes with an urban character and courtyards and open lawn with a timeless campus appeal. The unique landscape setting of campus provides an opportunity to integrate outdoor teaching and learning spaces, Campus as a Living Lab projects, knowledge walks, and interpretative landscapes to improve academic use of these areas.

FIGURE 20 KEY PLAN TO LANDSCAPES AND PUBLIC REALM
Recognizing that the phasing of public realm development may be linked to fundraising, the goal is to integrate major adjoining landscape elements as part of each capital building project to achieve integrated design and economies of scale.

4.5 RECREATION

To enhance the vibrancy of the campus and promote the health and well-being of its users, The Campus Plan provides a range of indoor and outdoor recreational opportunities. The Campus Plan’s stakeholder consultation identified the need for an expanded and more varied recreation focus, to support both formal athletics programming and the year-round enjoyment of informal sports and leisure activities across campus. These include:

- gymnasium expansion
- outdoor recreation activities (tennis, volleyball, badminton) along the FortisBC gas line right-of-way
- skate park, ball hockey, table tennis and Frisbee golf in the northern part of campus
- potential temporary outdoor skating rink within the redesigned Central Courtyard
- expanded walking network through pedestrianized core and expanded network of existing paths and trails

The desire for an indoor pool to be included in The Campus Plan was expressed through public consultation. Like other campuses of similar size, this type of facility is typically provided as a regional amenity within a reasonable distance of the university, and shared among the broader community. The campus will promote access to regional aquatic facilities, such as Kelowna Family Y’s 8-lane 25-metre pool in Rutland, which is about 5 kilometres away and accessible by transit.

4.6 AMENITIES AND PROGRAMMING

A welcoming, safe and animated campus encourages people to linger, socialize and develop lasting relationships. To this end, amenities and services will be concentrated within the campus core, in the Central Courtyard, along University Way “Main Street,” at the Transit Exchange, and in new and expanded buildings such as the Teaching and Learning Centre expansion of the Library. The intent is to create a cohesive campus core and strengthen the sense of community.
A greater variety in food services with an emphasis on independent local retailers, including cafés, a pub and a small grocer, should be provided in the ground floors of buildings along University Way. More convenience-type retail and food services would be more appropriate for buildings facing onto the Transit Exchange.

Each residential neighbourhood will be designed in response to the unique needs and preferences of residents and supported by surrounding services such as common and social spaces, collegia, strategically placed ancillary retail, bike facilities, and outdoor recreation.

**LEGEND**

- Walking / Cycling Trails
- Eating and Socializing
- Informal Learning and Studying
- Experiencing Nature
- Enjoying the Winter
- Entertainment
- Special Events and Celebration
- Ceremony
- Recreation

**FIGURE 21 KEY PLAN TO AMENITIES AND PROGRAMMING**
4.7 CIRCULATION AND TRANSPORTATION

Road Network
The internal road network is primarily made up of University Way, Discovery Avenue and Alumni Avenue. All of these are two-way roads with one travel lane in each direction. The campus is also bordered by two municipal arterial roads—John Hindle Drive to the south and Hollywood Road North to the east.

A number of new road connections identified in the City of Kelowna’s 20-Year Servicing Plan & Financing Strategy will create different mobility patterns, to which The Campus Plan responds.

John Hindle Drive will be extended to provide a municipal road connection between Glenmore Road and Highway 97 through the West Campus lands. It is expected to have two travel lanes (one per direction, with future expansion capacity for two lanes in each direction), left-turn lanes at intersections, and a multi-use pathway running along the south side. Completion is expected by 2017. A new, two-lane campus access road will connect the west edge of campus to this arterial, tying in at the intersection of Discovery Avenue and Knowledge Lane. The location of this connection strategically maximizes flexibility for potential future growth of the University to the west.

The City’s plan also highlights two new connections from Sexsmith Road that will improve access from the south: one via an extension of Academy Way and the other via an extension of Hollywood Road North from the south roundabout.

An existing municipal road reserve for the future extension of Hollywood Road North to Airport Way is preserved, allowing for future access through the future Research/Innovation Precinct to the north of campus and beyond. Development of this road will be coordinated with future construction of an overpass at Airport Way, anticipated to be needed by 2025.

The existing access points to campus from Highway 97 at University Way, Airport Way and the John Hindle Drive flyover are important to retain as key points of access to the campus from the north and south.

In the longer term, The Campus Plan also preserves an existing municipal road reserve for the future extension of Country Club Drive in the Quail Ridge neighbourhood southwards to the west boundary of the Main Campus. There is the potential to extend this municipal road further west to John Hindle Drive and the Glenmore Valley through the West Campus lands. The alignment of this road would be subject to further discussion and agreements with the City.
Transit
Transit will continue to access the campus from the south and east, from Alumni Avenue and University Way, respectively. With the John Hindle Drive extension, transit will be able to access the campus from the west. The proposed improvements to the Transit Exchange allow for operational flexibility by using the perimeter of the current Parking Lot E (future building site).

Over the much longer term, beyond The Campus Plan’s 20-year time horizon, the Transit Exchange could be relocated to the western edge of the Main Campus boundary.

Walking and Cycling
All internal campus roads are pedestrian and bike friendly with sidewalks, pathways, bike lanes, or shared use travel lanes. The Campus Plan provides a number of opportunities to improve access to the campus and to connect with the City of Kelowna trail network. This includes the addition of trails leading to

FIGURE 22 CAMPUS ROADS

LEGEND

- Highway 97
- City of Kelowna
- UBC Local Road
- Service / Parking Access
- Pedestrian / Bike Only
- Transit
Quail Ridge, where many UBC employees and students reside. UBC will work with developments in the area and the City to move these initiatives forward.

When completed, the Highway 97 alternative bike route, the John Hindle Drive multi-use pathway, the Academy Way multi-use pathway, and Rails with Trails will significantly improve cycling access to UBC. Opportunities to provide improved cycling access to and from Academy Way and the Glenmore Valley area, such as along the GEID flume trail, will continue to be explored.

As the future cycling routes and connections to campus are completed, the cycling facilities on campus roads will be improved to meet the new travel patterns and to create a consistent and attractive network of bike facilities.
4.8 PARKING (SURFACE PARKING, PARKING STRUCTURES, ACCESSIBLE PARKING)

The Campus Plan deliberately locates most vehicle parking at access points and the periphery of campus to reinforce priority for pedestrians within the campus core. As of 2015, the campus accommodates approximately 2,700 parking spaces. Based on an increase in transit mode share, an addition of 1,300 spaces are needed to support campus growth over the long term. Through the development of the Transportation Plan, the University will work with regional partners to identify measures to manage parking supply in tandem with demand management and other strategies to minimize the impact of parking on the campus.

FIGURE 24 PARKING
Existing parking displaced through new building sites will be replaced with other surface lots north of Parking Lot H and east of Alumni Avenue. The development of these lots will need to reconcile existing underground utilities and geothermal infrastructure in these areas. As the campus develops, space is identified for future parking structures at the edges of the campus core, such as within the current parking lots H or K.

The extent and timing to replace surface lots and parking structures will be identified in a future Transportation Plan, which will take into account market demand, demand-side management and ongoing monitoring. This plan will also identify routes and centrally accessible parking for persons with disabilities, as well as temporary loading locations for heavy loads or equipment.

4.9
WHOLE SYSTEMS INFRASTRUCTURE – STORMWATER AND ECOLOGY

The Campus Plan supports a whole systems approach to infrastructure, which is intended to guide campus development in a manner that is responsive and resilient to current and future conditions. Grounded in an acknowledgment of the interactions and synergies among systems (water, air, ecology, waste, energy), The Campus Plan generally addresses two core components of the whole systems principle: ecology and stormwater. A more comprehensive blueprint and implementation framework for addressing the whole systems principle will be further realized in the companion plan, UBC Okanagan: Whole Systems Approach to Campus Infrastructure, to be completed subsequent to The Campus Plan.

Informed by the unique relationship of the campus to the surrounding landscape and ecological systems, The Campus Plan concentrates growth along the central bench to support walkability, preservation of natural areas, and efficient servicing. Areas of landscape adjacent to the core such as the grasslands, Ponderosa Pine Woodland, and disturbed slopes east of the Commons will be enhanced and restored to optimize ecological function and social health and well-being for campus users, consistent with the University’s Wildland Fire Management Plan. Connecting these adjacent areas are fingers of natural landscape, which penetrate the core to increase habitat connectivity, support infiltration of stormwater and offer human comfort through shade and access to nature.
Development outside the campus core with parking lots, playing fields, and other facilities will increase fragmentation of existing natural areas and compromise ecological function. Accordingly, these areas should be designed to optimize natural system health through measures such as low impact stormwater infrastructure, increased tree canopy, indigenous planting, and the creation of contiguous corridors for habitat. Larger and better connected patches of habitat are more important for biodiversity than smaller, fragmented patches.

**LEGEND**

- Woodland Areas to Protect and Manage
- Woodland Areas to Restore and Enhance
- Okanagan Landscape to Enhance and Manage
- Opportunity for Wetland
- Okanagan Landscape Character
- Okanagan Landscape Character Blended with Manicured Landscapes

**FIGURE 25 ECOLOGY**
5 DESIGN STRATEGIES AND GUIDELINES
The University will maintain and enhance the Okanagan Campus as a beautiful and memorable place with its own clear identity distinct from other campuses in the world.

*The Campus Plan’s core design strategies are to:*

- Improve the cohesiveness of the design of campus buildings and landscapes, by defining building siting and massing, simplifying and specifying architectural and landscape material palettes, and identifying standard campus furniture and lighting.

- Accentuate UBC Okanagan’s sense of place and natural Okanagan landscape beauty, by drawing design inspiration from the campus setting, capturing celebrated views, and designing strong indoor-outdoor relationships between buildings and their surroundings.

- Encourage a campus quality and stature befitting of a world-class campus, by encouraging a high-level of design for all buildings and superior architectural standards at major gateways, introducing high-quality improvements to the public realm, and minimizing use of accessory buildings and discontinuing use of temporary structures.

- Showcase the expression of the academic cultures within buildings on the building exteriors.

Based on these design strategies, this section presents guidelines that are relevant across the campus for urban design, landscape, views, universal accessibility and sustainability.

Please also refer to *The Campus Plan* companion document, *UBC Okanagan Design Guidelines*, for more detailed design guidelines, materials, and specifications to be used during capital project development and reviews.
5.1 URBAN DESIGN

Orient and Mass Buildings to Strengthen Campus Legibility and Cohesion

The orientation of the existing campus grid, skewed from a true north-south orientation, should set the geometry of the campus core and common areas. Siting of buildings in other areas need not have the orientation of the core, and should respond to the combination of topography and the desire to have long facades facing south to optimize solar management.

The composition of buildings should relate to the program of adjacent open spaces and the hierarchy of movement routes—by controlling massing, scale, materials, proportions, and program distribution inside the buildings. Architectural form and expression should reinforce the programmatic activities as well as emphasize the hierarchy of buildings on campus in order to contribute to wayfinding by urban design legibility.

Use Buildings to Define and Animate Outdoor Spaces

Buildings should be shaped and located to create well-defined outdoor rooms and corridors. The build-to lines shown in Figure 26 establish the locations where a building mass must be sited in order to create planned outdoor campus social space or corridors. These lines define the most important social and movement spaces for where a building is intended to provide a containing wall and, in specific cases, to animate the space with interesting and activity-generating adjacent uses.

Winter solar access should be optimized for outdoor spaces. An appropriate balance between the demands for winter sun and summer shading can be met through orientation and massing of adjoining buildings, the use of deciduous trees, arbours and seasonal shade structures, or by providing multiple seating groups within a space. Outdoor seating should be located for both winter sun and summer shade. Wherever possible, covered bike parking should also be integrated into building design.

Entries and active ground floor interior spaces of buildings should be located and designed to animate open spaces. Incorporate substantial areas of glazing to provide “eyes on the street” and to create a vibrant and lively pedestrian experience wherever possible. Generous visual connections between indoors and outdoors provide increased visibility and security and are to be employed wherever possible. New buildings should also contribute to overall campus vibrancy, Crime Prevention Through Environmental Design (CPTED) performance, nighttime legibility, and visual interest. This can be done, for example, by locating stairs and elevators with transparent building envelopes and ambient lighting on corners or at prominent locations.

Windowless laboratories, storage rooms, service areas, waste collection areas
and other windowless spaces should be located internally, underground, or otherwise away from active public pathways and courtyards.

All buildings possess the inherent potential to creatively inform students, faculty and visitors of the academic pursuits within. New buildings should consider an integrated and substantive approach to sharing academic narratives. Early design explorations should consider distinctive opportunities and related budget requirements to “share the story” by identifying strategies for ongoing academic presentation, visual engagement, and celebration of student and faculty achievement, and by considering site location, orientation, and prominence of certain features and facades. Creative use of visual media may be an appropriate site-specific strategy.
Enhance the Campus Entry Experience

A memorable campus arrival experience from Alumni Avenue or University Way will rely on strengthening the legibility of peripheral portals (see Figure 28). A visual expression of arrival into the distinctive academic campus will be announced through the introduction of building forms and other architectural and public realm features. These elements and features will be of sufficient scale to be contextually distinctive while also contributing to a cohesive campus identity through their form and expression. Thoughtful lighting strategies, entry signage and banners should introduce a ceremonial expression and enhance the arrival experience during both day and night.

Design Interiors to Contribute to Community Well-Being

Atrium spaces should be considered in new and renovated buildings to maximize daylight in interior spaces, support natural ventilation through mechanically operated ventilating windows, and support the strategy of creating identifiable spaces for mixing and interaction.

Arrange internal circulation within academic buildings around atriums where feasible. Ensure circulation widths are widened to allow seating and study areas looking into atrium spaces to create busy, multi-level activity zones. Locate common areas (cafeterias, lobbies, etc.) to create visual and physical links from these atriums to the outdoors to further enrich activity in these spaces.
5.2 VIEW ENHANCEMENT

Preserve Special Views Out

The Campus Plan has been structured around the principle of maximizing view opportunities from many places on campus in order to provide a strong sense of place within the Okanagan landscape. The major view corridors should be preserved in the implementation of The Campus Plan and managed over time to maintain views from encroachment of structures, trees, parking lots, and other elements that block or degrade their intrinsic attractiveness.

Key views, identified by number in Figure 28, are protected through managing the siting and massing of buildings.

FIGURE 28 KEY VIEWS

1. The view over the Commons to the valley is enhanced by restoring the landscape to the east to its natural state. No structures impede this expansive view.

2. Views from the Engineering Management and Education Building, the Library and future buildings are preserved and enhanced by the Okanagan grassland landscape in the foreground.

3. Views west from Nonis Field are preserved through limiting massing of future buildings to the east.

4. The Discovery Avenue Greenway and the north end of Discovery Avenue allow expansive western views to agricultural lands and Robert Lake.

5. Major pedestrian spines provide framed views of the campus landscape, northward to the Ponderosa Pine Woodland and eastward to the grassland and beyond.

LEGEND

- Long Views
- Internal Framed Views
Enhance Campus Identity and Legibility in the Regional Context

The proposed expansion strategy toward a more compact campus provides a special opportunity to celebrate such a unique campus identity in the Okanagan setting. New buildings, public realm, and landscape restoration should strengthen the growing campus as a distinctive, memorable image. New buildings on the periphery and prominent landscapes on prevailing topography that are highly visible from Highway 97, other approach roads and distant vantage points should be recognized for their strategic role in shaping and strengthening an overall, cogent expression of academia in a special landscape setting. Public realm strategies must recognize the role of the foreground landscape in establishing an authentic setting to announce the larger campus context.

5.3 Landscape Design

Manicured landscapes should be minimized and located only in the campus core and in proximity to building entrances. Large expanses of manicured lawn should be found only on the Commons, artificial turf sport fields, or places that service some social, recreation or event use. Peripheral landscapes should take their design cues from the characteristic Okanagan landscape typologies of grassland, wetland, and pine woodland, and use drought-tolerant native species.

The extension of Hollywood Road North near the highway is an exception; a grassland landscape should predominate here although copes of native trees can be used to provide visual interest. The University will work with the City on appropriate landscape within this municipal road right-of-way.

Consider the eco-services and whole systems benefits provided by well-conceived landscapes and apply these principles wherever possible. Existing stands and pockets of native trees and associated landscape within the campus core will be retained wherever possible to support ecological and placemaking goals, consistent with the obligations of the UBC Okanagan Campus Wildland Fire Management Plan (2006).

Parking lots should be designed to manage stormwater, and landscaped with internal rows of trees, at a maximum of five parking spaces apart, for visual interest and shading of the pavement to reduce the heat-island effect.

Historically, a number of residential-style gazebos were distributed through the campus core to provide restricted locations for smoking. Many of these structures are located in highly visible locations, occupy substantive open space, and detract from the academic setting. All opportunities to remove the gazebos will be pursued. A new approach that considers others’ desire for limited exposure to smoking will be adopted, providing aesthetically unobtrusive and compatible infrastructure that focuses primarily on safe cigarette disposal.

ECO-SERVICES

Eco-services are the result of interactions and processes between living elements, such as wildlife, vegetation, and soil organisms, and non-living elements such as bedrock, water and air. There are many examples of eco-services. Through evaporation, transpiration, and the uptake and storage of carbon, plants detoxify and cleanse the air, soil, and water, and provide a breathable atmosphere. Trees regulate local climate by providing shade and acting as windbreaks. Vegetation also helps control erosion, slowing the deposition of sediment and preventing the loss of soil. Healthy wetlands protect against damaging floods, as well as improve water quality. Campus development can contribute to maintaining, supporting and enhancing natural systems and the essential services they provide.
5.4 Universal Accessibility

Although UBC’s Okanagan Campus benefits from its sloping topography with breathtaking views of the surrounding Okanagan landscape and agricultural lands, it also presents inherent challenges to the equal participation by persons of varied and reduced abilities. To ensure the equal participation by people of all ages and abilities in the future, The Campus Plan seeks to create a barrier-free campus by encouraging the application of universal design principles in planning and designing new facilities, major renovations and retrofits to facilities and the public realm.

Creating a barrier-free campus environment relies on a number of interrelated strategies:

- Establish a well-connected and legible network of pathways, supported with:
  - a wayfinding system established in UBC Sign Standards and Guidelines
  - exterior lighting and pathway design consistent with standards in UBC Okanagan Design Guidelines
- Site new development to achieve a compact campus with close access to transit.
- Integrate new buildings into existing topography to moderate the elevation change, instead of “benching” the site.
- Integrate retaining walls with the base massing and materials of the building.
- Use contrasting colours and materials to identify changes in function that can be detected with visual aids.
- Design new facilities with:
  - main entrances that are clearly visible, well lit, and at grade to avoid the need for ramps
  - legible and welcoming through-routes accompanied with elevators for sites with large grade changes
  - well-defined connections to the network of accessible pedestrian paths
- Provide parking spaces for people with disabilities:
  - within 100m of the new facility, except in the pedestrian priority zone where parking for people with disabilities will be provided as close as possible (in both cases, the parking spaces must be linked to the facility via accessible pedestrian paths)
  - drop-off areas close to and (where possible) visible from entrances
- Strive to design as many student residence suites as possible to universal design standards.

With facility retrofits and renew projects, the above elements will be pursued to the degree possible, given available funding.
5.5 ECOLOGY AND STORMWATER

To sustain and enhance unique ecological landscapes within the campus lands, and to support and connect landscape systems beyond the campus, requires deep ecological understanding. In particular, the distribution and connectivity of the pine woodland areas, wetlands, grasslands, and other wildlife corridors and habitats are essential in supporting biodiversity, and ecological processes such as wildfire and summer drought are critical to supporting healthy ecosystem function.

Three core strategies are proposed to sustain and enhance local landscape ecology.

Create a Campus Core that Integrates Buildings and Landscapes that Capitalize on Natural Systems

The development and densification of the campus core creates opportunities to better integrate natural systems into building and landscape function. Two broad approaches should be followed:

- First, a 10 to 25 percent increase in tree cover within the campus core will reduce ambient summer temperatures, enhance building shading, and reduce summer cooling requirements. Trees should consist of both native conifers and non-native deciduous trees that are suitable to the region, and should be sited and maintained to address fire risk.

- Second, rainwater runoff from buildings and other hard surfaces within the campus core should be infiltrated into adjacent landscape areas to reduce stormwater runoff, reduce irrigation requirements, and sustain landscaped areas. Raingardens, permeable paving, infiltration galleries, and absorbent landscapes with deep organic soils are all effective design approaches for increasing infiltration.

Collect and Filter Stormwater to Enhance Wetlands

Wetlands and their riparian zones are hotspots of biodiversity in the arid Okanagan landscape. Birds, amphibians and invertebrates, including several species at risk, are drawn to the wetlands for food, water, nesting and breeding. In order to support the extent and variability of wetlands and riparian areas throughout the campus, and to increase ecological and stormwater management benefits, there should be minor expansion of the wetlands as well as development of a wetland complex within the lower bench adjacent to the main parking area. Given the variation in soil conditions across the campus, infiltration is recommended as a strategy to reduce stormwater runoff and help recharge the aquifer where soil conditions allow or is made possible through soil enhancements.
Incorporate Native Plant Communities
As much as possible, native flora and fauna of the Okanagan landscape should be brought into the campus core. Native plant communities are often better adapted to local soil and climate, which results in less maintenance and water to maintain them. In addition, native plant communities support a broader range of wildlife, such as native butterflies, bees, and birds, as compared to landscapes of non-native plants. Even small patches of native grasses and wildflowers are important for native bees and butterflies if they are part of an interconnected network across the campus.

The distinct aesthetic qualities of the Okanagan landscape can be used to create a unique identity for the campus. Corridors of native vegetation that connect the campus core to the surrounding pine woodland and grasslands provide another way of structuring the campus landscape, similar to the use of pedestrian spines for human movement. However, this approach should be balanced against the need to create programmed landscapes that support active social and recreational use and hardscaped social spaces like courtyards that are an intrinsic part of the campus core character.

5.6 SUSTAINABLE DESIGN

UBC’s 20-Year Sustainability Strategy provides the overarching vision, aspirations and strategic goals for sustainability at the UBC Vancouver Campus. The Campus Plan for the Okanagan Campus supports UBC’s regenerative sustainability vision through the development of a Whole Systems Approach to Infrastructure, which will be completed subsequent to the Campus Plan, identifying a 30-year Roadmap and a 5-year Implementation Plan for achieving long-term targets for sustainability.

All Major Capital Projects are to:

• follow the UBC Sustainability Process
• target the goals set out in the project-specific design briefs
• take an integrative approach to design and construction
• achieve at minimum LEED Gold certified standard or approved equivalent (and adhere to the UBC LEED Implementation Guide) or REAP 3.0 for residential buildings
• follow the sustainability guidelines in UBC Okanagan Design Guidelines

In addition, all projects are generally expected to:

• prioritize passive design strategies
• embrace innovation and managed experimentation in their design and construction as part of UBC’s Campus as a Living Lab objectives and overarching commitment to sustainability
• provide a showcase of learning, research, and demonstration projects
6 IMPLEMENTATION
The Campus Plan supports the academic mission, values and commitments of the University by providing a framework for physical growth and change on the campus that in turn provides academic, social, financial and environmental benefits. The Campus Plan and associated design guidelines promote a decision-making framework for the Board of Governors, the Administration and delegated representatives to carry out their responsibilities for managing the University’s property and facilities.

The Campus Plan will be implemented through:

- the policies in sections 2 to 5 of this plan that guide coordinated planning and decision-making by a wide range of University departments
- systematic project review processes that bring the policies into focus on specific capital projects
- strategic investment in projects such as the anticipated implementation plans for the public realm, natural ecology, transportation and infrastructure
- ongoing stewardship of campus assets, in accordance with policies
- ongoing monitoring and communication of plan implementation

6.1 **PROJECT APPROVAL PROCESS**

Successful implementation of The Campus Plan relies largely upon effective project review and approval processes for all capital projects initiated by specific academic departments, ancillary units or third-party leaseholders.

In all cases, project proposals need to be assessed through a review against the endorsed objectives in The Campus Plan and through discussion with other departments and relevant committees. The principles, policies and guidelines in The Campus Plan and the accompanying UBC Okanagan Design Guidelines apply to all capital projects. The following approval processes apply to capital projects at the Okanagan Campus. Approvals described below must be obtained before any construction or work occurs.

**Major Capital Project Approval (>$2.5 M)**

Major Capital Projects follow the combined Executive 1, 2 and 3 processes and Board of Governors 1, 2, 3 and 4 processes. Once a Major Project has received Executive 2 Approval, a UBC Properties Trust (UBCPT) Project Manager is assigned and a Steering Committee and Working Group established to support the project through the life of its planning, design and development. The Steering Committee is responsible for general project oversight including budget, schedule and scope. The Working Group is responsible for providing regular review and input during the design process.

**NEW PROJECTS**

New capital building project proposals come from a range of sources, including:

- academic proposals through the Office of the Provost
- student housing, athletics, or parking facilities through individual ancillary units on campus
- third-party research and other groups on leased land
As part of the Board of Governors Board 2 Approval process, all proposed new facilities and renovations require a Planning Approval from UBC Campus Planning and Development (CPD) in the Okanagan. As part of this approval process, CPD is responsible for assessing capital project conformance with *The Campus Plan* and the accompanying *UBC Okanagan Design Guidelines*, as well as municipal zoning for the campus, and providing the campus community the opportunity to review and comment on the schematic design. Following the issuance of a Planning Approval, all building projects require a Building Permit from the City of Kelowna. Prior to Building Permit, the City of Kelowna may also require Natural Environment, Hazardous Condition and/or Farm Protection Development Permit Approval. Transport Canada approval may also be required for buildings exceeding specified heights.

UBC is committed to building infrastructure, which achieves the goal of continuously improving sustainability. To support this, the University is committed to integrated design led by the UBCPT and the consultant team with the participation the Working Group. To this end, UBC requires teams to follow the UBC Sustainability Process, which includes sustainability reporting requirements and sustainability workshops.

To support the Sustainability Process, CPD and Campus + Community Planning (CCP) will develop a Design Brief for each Major Capital Project following Executive 2 Approval. It will be developed in consultation with the Steering Committee and Working Group members who will assist in identifying and prioritizing social, environmental and economic goals, based on *The Campus Plan*, *UBC Okanagan Design Guidelines*, green building policies, project program and budget opportunities, constraints and priorities. Design Briefs promote fiscally responsible development and regenerative design, focused on the well-being of the residents, the campus community, the campus ecology and the environment in general.

**Minor Capital Project Approval ($<2.5 M)**

New projects with a construction value of $2.5 M or less will follow the combined Executive 1, 2 and 3 process and generally be project managed by CPD on the Okanagan Campus. They require a Development Approval from Campus Planning, which is responsible for assessing the project’s conformance with *The Campus Plan* and the accompanying *UBC Okanagan Design Guidelines*, and compatibility with adjacent land uses and environments. CPD will also assist in assessing the project if a Building Permit is required from the City of Kelowna or if other agency approvals are required.

**Outdoor Research / Land Use Approval**

Research and teaching proposed to occur on exterior campus land requires an Outdoor Research / Land Use Approval from CPD. The campus is generally viewed as a living laboratory that allows for research and teaching opportunities to take advantage of the unique campus setting and environment. All projects will be assessed first on research and academic merits by the UBC Okanagan Office of Research Services (ORS) to confirm relevance to UBC’s academic mission.
Following confirmation, CPD will ensure that the research requests comply with *The Campus Plan* and *UBC Okanagan Design Guidelines* and are compatible with adjacent land uses or other approved research spaces.

**Streets and Landscape Approval**

Proposed changes to a street, landscape or below- and above-grade infrastructure require a Street and Landscape Approval from CPD. Such changes include new utility infrastructure, landscape alterations, road and pathway improvements, and outdoor public art. The Streets and Landscape Approval process ensures that any proposed changes comply with *The Campus Plan* and *UBC Okanagan Design Guidelines*.

**Sign Approval**

All proposed permanent exterior signs and wayfinding require Sign Approval from CPD. The review process is to ensure that campus signage complies with *UBC Sign Standards and Guidelines*. Temporary signs, wayfinding, and banners require approval from Facilities Management in accordance with applicable guidelines and standards.

**Siting Protocol**

All new capital projects (Major and Minor) require a Siting Approval by the Site Selection Committee prior to being reported for Executive 2 Approval.
The Site Selection Committee, chaired by the Director of Campus Planning and Development, will have representatives from academic leadership, Campus + Community Planning, Infrastructure Development, UBC Properties Trust, the sponsoring department, and any other affected departments and adjacent neighbours, on a case-by-case basis.

The criteria considered in determining the best site for projects include:

- Consistency with the campus land-use framework as established by The Campus Plan.

- Supporting the sponsoring department’s program needs, including proximity to similar programs, to support collaboration within and among disciplines and to build a sense of community.

- Contributing to campus plan design objectives, including:
  - maintaining significant views and vistas
  - contributing to campus design and open space experience
  - respecting and enhancing local landscape, built, and cultural resources, where possible
  - supporting the pedestrian network and universal design

- Maximizing existing infrastructure capacity, including the planned phased build-out of district energy, and where new services are required, contribute to rationalizing the location of infrastructure corridors.

- Contributing to community building objectives, if proposed siting is adjacent to key routes and public spaces, by using ground floor activities to enliven outdoors spaces and create synergies with other adjacent community amenities.

- Contributing to campus sustainability, including:
  - renewing existing structures when the opportunity exists
  - using land efficiently
  - optimizing co-location opportunities for utilizing waste heat and generating energy
  - supporting landscape restoration, biodiversity, and natural systems
  - incorporating mixed use (e.g., several academic users and uses with classrooms, flexible learning spaces, and shared labs), ideally in one building

- Not introducing unreasonable impacts on neighbouring activities and future densification of adjacent sites. A risk assessment of air emissions from adjacent facilities and operations (or from the proposed facility to adjacent facilities) must indicate the health and safety of existing and future building occupants will not be adversely affected.
Once a site is endorsed by Board 1 Approval, it will be reserved for the sponsoring department for five years to allow time for fundraising, design, approval, and commencement of construction. If the project is not funded and started within five years, the site will become available for other project proposals.

6.2 INFRASTRUCTURE AND UTILITIES

The utilities on UBC’s Okanagan Campus support a significantly sized research and teaching university with approximately 1,700 residents in student housing. The City provides sanitary services to the campus and the GEID provides water services; UBC manages the distribution of these services within the campus in coordination with these service providers.

The Campus Plan supports an integrated approach to infrastructure planning with physical planning for buildings and landscape in a way that is functional and provides multiple benefits. The following strategies will assist in managing and maintaining the University’s infrastructure assets to maximize their effectiveness.

Establish Utility Service Corridors
As the Okanagan Campus continues to densify, situations arise where underground utilities need to be moved to accommodate a new building or facility. To avoid this situation in future and reduce the costs of development, all roadways, including sidewalks, will be protected as below-grade utility corridors. New and replacement utility and infrastructure works will be located in these corridors. Through this approach, future utility installations will not compromise the best building sites, open spaces, natural landscape areas, or deep tree root zones.

Maintain Current Models of Campus Utility Infrastructure
UBC’s Okanagan Campus utility infrastructure is composed of water, sewer and stormwater utilities, as well as geothermal, natural gas, electric, and communications. Following best practices in infrastructure management, the capacity of these systems will be appropriately designed and sized to support current and future development. The University will develop and maintain a current model of the campus utility infrastructure to provide capital projects with relevant design criteria for infrastructure. As projects are completed they will be required to provide as-built conditions to update the model.
6.3 IMPLEMENTATION POLICIES AND PLANS

To support the successful implementation of The Campus Plan, the following plans and policies will be developed subsequent to The Campus Plan and reported to the Board of Governors for adoption.

Transportation Plan

UBC is dedicated to promoting sustainable transportation options for the University community. As part of implementing The Campus Plan, the University will develop a Transportation Plan for the Okanagan Campus.

There are a number of ways that UBC can influence the transportation system and travel behaviour. Some areas that are under the University's direct control include:

- guiding land development through planning, housing, and urban design policies
- regulating campus streets and parking
- building and maintaining campus roads, sidewalks, public spaces and parking facilities
- collaborating with adjacent municipalities to build facilities that accommodate and promote alternative, sustainable travel modes
- supporting programs such as the U-Pass and car share
- educating and empowering the campus community to make sustainable transportation choices

Other transportation issues extend beyond UBC's boundaries and fall under municipal, regional or provincial jurisdiction, such as highways, municipal cycling network, and transit. UBC can improve transportation options and influence travel behaviour by being a partner, stakeholder and advocate for the campus community.

The Okanagan Transportation Plan will focus on University-community trips to and from campus, while also capturing the on-campus transportation network and systems developed in The Campus Plan. UBC will develop the Transportation Plan in consultation with the campus community, the City of Kelowna, BC Transit and other regional transportation agencies.
Design Guidelines Update

UBC Okanagan Design Guidelines was prepared in 2008 to supplement The UBC Okanagan Master Plan (2009). They provide design guidance for new facilities and promote cohesion and consistency across the campus while still allowing enough flexibility to ensure architectural delight and innovation in projects. They help designers eliminate time-consuming and expensive guesswork on more detailed questions such as build-to-lines, exterior lighting and furnishing standards, street tree selection, and paving materials on major pedestrian walkways and in open spaces. Staff will revise the guidelines to ensure they are consistent with the Vision and general planning and design directions in The Campus Plan and to incorporate new design ideas derived from recent consultation with the UBC Okanagan Campus community.

Public Realm Funding and Implementation Plan

The public realm is composed of everything from courtyards, pathways, and street furniture to student displays and public art. UBC Okanagan’s public realm has the potential to play a significant role in strengthening the University’s identity and supporting campus academic and social activities. Major new capital projects are expected to improve the surrounding landscape by generally extending the project boundary to 6m beyond the drip line of the building. To finance the landscape works not captured in capital projects, staff will develop a Public Realm Funding and Implementation Plan for the Okanagan Campus. A plan will be developed by Campus Planning staff in collaboration with the Development Office as it is anticipated that donor funding through the naming of special outdoor spaces will be a major funding component.

Whole Systems Approach to Campus Infrastructure

UBC Okanagan: Whole Systems Approach to Campus Infrastructure will deliver a 5-Year Whole Systems Infrastructure Plan and a 30-Year Roadmap. These initiatives will support The Campus Plan’s Vision and the whole systems infrastructure principle, which states:

Campus growth should be managed through a whole systems (environment, economic and social sustainability) lens to achieve net-positive impact on the well-being of the campus community and ecology.

UBC Okanagan: Whole Systems Approach to Campus Infrastructure will guide management and investment in campus resources (energy, water, waste), facilities, a conceptual infrastructure servicing plan (above ground and below ground), and ecosystem planning in a manner that will support sustainable development while achieving resource-efficient and cost-effective design.
Research/Innovation Precinct Plan
The area north of Parking Lot H is presently undeveloped and reserved as a future hub of academic research and innovation. As policies on partnerships and innovation are further identified as part of a comprehensive plan, CCP will undertake a planning process to define the land uses and development pattern for this future lower campus area. This process will be based on preliminary physical planning principles that will ensure flexibility for development, integration with the campus and surrounding community, and a high-quality public realm and amenities augmented by natural systems infrastructure. See 3.11 for the Preliminary Principles for physical planning of the Research / Innovation Precinct.

Monitoring and Updating The Campus Plan
The Campus Plan was developed in consultation with the campus community and academic and operational representatives who considered likely growth needs in response to anticipated future conditions and new technologies. As the University moves forward with putting The Campus Plan into practice, the effectiveness of The Campus Plan will need to be monitored and possibly amended to respond to changing needs, conditions or opportunities.

A monitoring program will include a report to the Board of Governors on a two-year cycle. The report will document implementation activities and assess The Campus Plan’s effectiveness. After ten years, CCP will undertake a comprehensive review of The Campus Plan, involving the campus community in consultation. The monitoring and review program is important because it:

- keeps The Campus Plan relevant and current
- provides the opportunity to communicate and share successes
- engages new members of the community in The Campus Plan’s Vision
- provides transparency and accountability to the Board of Governors and those who participated in The Campus Plan’s development

All amendments to The Campus Plan will require approval by the Board of Governors, with any significant changes triggering public notification and public consultation as per Campus + Community Planning’s Engagement Principles.
The UBC Okanagan Campus Plan was developed between Fall 2013 and Summer 2015 by UBC Campus + Community Planning under the leadership of Michael White and Michael Shakespeare. The Plan embodies an exciting and collective vision for the future of the campus and was developed with the benefit of extensive input and wisdom from campus stakeholders, students, staff and faculty, and aided by technical experts from multiple disciplines.

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Background and Technical Analysis

UBC Okanagan Transportation Summary: Bunt & Associates

Ecological Analysis to Support UBC Okanagan’s Campus Master Plan Update: Ecoscape Environmental Consultants

Growing UBC Okanagan: Developing the Culture of the University of British Columbia: Birmingham and Wood and Denise Cook Associates

UBC Okanagan Transit Exchange Conceptual Design: VIA Architecture

3D Model and Campus Plan metrics: UBC elementslab

Phase 2 Public Consultation: CitySpaces Consulting

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