UDISTRICT

Stage 2 Engagement Report

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1   INTRODUCTION

The City of Abbotsford and the University of the Fraser Valley (UFV) are undertaking a joint initiative to shape the future of the UDistrict. This initiative includes the development of a UDistrict Neighbourhood Plan and a fully compatible and integrated Abbotsford Campus Master Plan. Building on the original UDistrict Vision, this integrated approach will deliver two highly effective plans to manage future growth.

1.1   THE PURPOSE OF THIS REPORT

This year-long planning and design process will set clear direction for the future of the University and the UDistrict. It will be tightly coordinated between the City and the University for maximum innovation, and lots of opportunities for the community and stakeholders to get involved.

This report summarizes what we did, what we asked, and what we heard in Stage 2. A previous report summarizes feedback received in Stage 1.

WE ARE HERE

| UDISTRICT VISION 2012 | STAGE 1 GETTING STARTED FEB 2015 - JUNE 2015 | STAGE 2 CHOICES + DIRECTION JUNE 2015 - DEC 2015 | STAGE 3 PREFERRED CONCEPT DEC 2015 - FEB 2016 | STAGE 4 FINAL PLANS FEB 2016 - APRIL 2016 |

1.2   SUMMARY OF FINDINGS

The City and University engaged participants on land use, mobility, and open space for the neighbourhood and the campus. Overall, feedback indicates that there is a desire to better integrate the neighbourhood and campus to use resources more efficiently, make campus a destination for community members, and to increase the sharing of ideas, values, and culture between community members and the university. This would result in a UDistrict neighbourhood that is more interesting and diverse, with a variety of housing choices, transportation options, and places to gather find entertainment.

Feedback on the UDistrict neighbourhood was split between Concept 1 and Concept 2. The most popular elements were: a bike/pedestrian bridge over Highway 1 (81%); parkades (81%); multi-use pathways (80%); community greenways (79%); many small parks (72%); and linear commercial (61%). There was less clear direction on the form of employment and housing uses and where a public plaza should go. Generally, participants support a variety of housing types and mixed uses with ground floor retail. Buffering residential uses from the highway and selecting choices that best encourage people to walk and use transit were other priorities.

For UFV campus, participants supported Concept 1 slightly more than Concept 2. The preferred elements included: farmers market (79%); University Way realignment (72%); mixed retail, academic, and residential uses (71%); and blending community and campus uses (62%). There was no clear direction on the location of the campus heart, or whether campus should be more urban or suburban. Although feedback strongly supported a central bus terminal (77%), tension remains on what the balance of affordable, convenient parking is with encouraging people to use transit or active transportation.

2 ENGAGEMENT ACTIVITIES
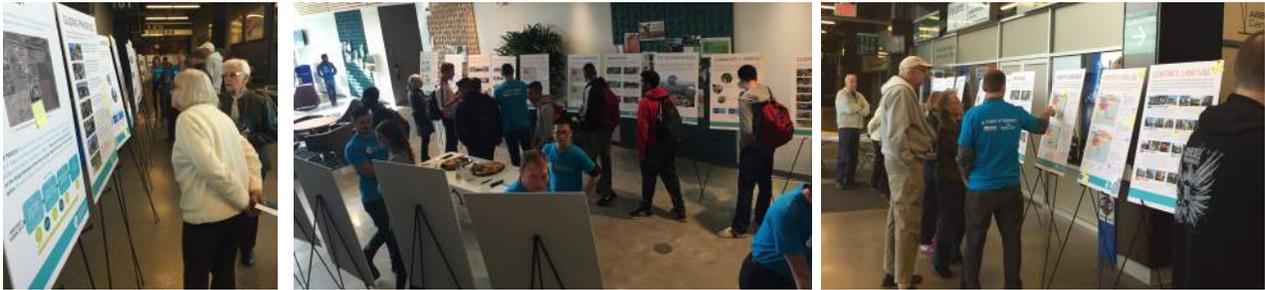
2.1 SUMMARY

On October 15, 2015, the City of Abbotsford and the University of the Fraser Valley (UFV) hosted two events to gather feedback on concept options for the neighbourhood and for campus. An online questionnaire was also available until October 26 for people who could not attend and provide feedback at the October 15 events. This report summarizes feedback from the two open houses and the online questionnaire. The City and UFV also held stakeholder meetings, and notes are attached in Appendix B.

The purpose of community engagement at this stage in the process was to gather input on design choices shown in concept options for the neighbourhood and for campus. Information gathered will be used by the UDistrict technical team to develop a preferred concept to present to the community.

2.2 PROMOTION

To raise awareness about the event and questionnaire, the University and City promoted the event via:

- 1688 postcards to residents and businesses.
- 30 Posters around UFV.
- *Abbotsford News* newspaper ads on October 9 and October 14.
- Press release to media on October 15.
- UFV Today website announcement on October 13.
- UFV Today blog post on October 13.
- http://www.udistrictabbotsford.com website updated with the open house announcement on October 8.
- City of Abbotsford Facebook posts about the event on October 8 and October 14. Facebook posts were also shared on October 21 and October 25 about the online questionnaire. Twitter messages to promote the questionnaire on October 23 and October 25.
- UDistrict email blast to the mailing list on October 8, and a questionnaire reminder email on October 26.
- UFV Today eNews email blasts to staff on October 13.
- Business cards with project contact information were handed out on October 15.

2.3   INTERACTIVE CAMPUS OPEN HOUSE

To kick-off the UDistrict project on campus, the team hosted a drop-in Open House in the Student Union Building Atrium from 11:00 am to 2:00 pm. Approximately 90 people attended, including a mix of community members, students, and university employees.

At this Open House, participants were asked to share their ideas about the best future for the University campus and UDistrict Neighbourhood using interactive display boards and a feedback form (included in Appendix A).

The interactive display boards included:

- **Background information** about the project, guiding principles, information about the campus and neighbourhood, and best practices in urban design.
- **UDistrict Community concepts** with a summary of the concepts and how they are unique and specific questions on land use, mobility, and open space.
- **Campus Master Plan concepts** with a summary of the concepts and how they are unique and specific questions on land use, mobility, and open space.

2.4   INTERACTIVE NEIGHBOURHOOD OPEN HOUSE

From 4:30 to 7:00 pm, the team hosted the same drop-in Open House at the Abbotsford Centre's front entrance. Approximately 40 people attended, including a mix of community members and students.

2.5   QUESTIONNAIRE

The questionnaire, available from October 15 to October 26, included the same information as the interactive display boards and was intended for people who were not able to attend the launch event. The questionnaire received 81 responses, 45 of which were "complete" (meaning that someone clicked the "submit" button at the end). All responses with data were analyzed regardless of completion.

Age of questionnaire respondents

Prefer Not to Answer 3%
18-24 7%
65 or Above 14%
25-34 30%
55-64 14%
45-54 9%
35-44 23%
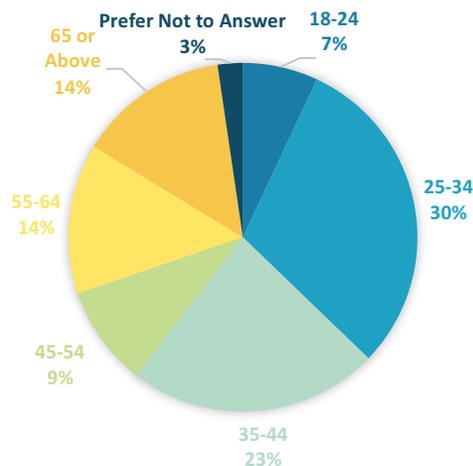
Relationship of questionnaire respondents to UDistrict

UFV Staff 2%
Other 13%
UFV Faculty 2%
Area Resident 29%
UFV Student 12%
Area Business Owner 5%
Abbotsford Resident 37%
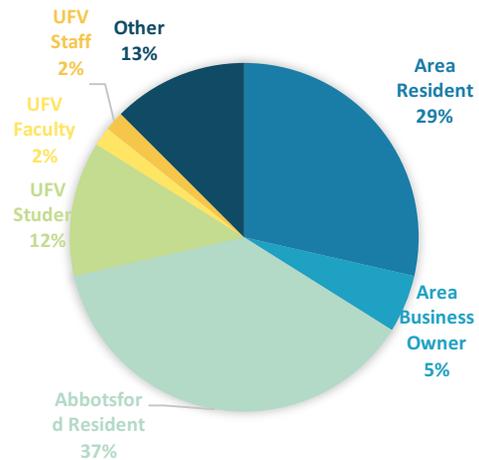
3   ENGAGEMENT FEEDBACK

Feedback was collected from UFV students, staff, and faculty as well as members from the broader community, including area residents and business owners. This section, "Engagement Feedback," summarizes input gathered from in-person events (both the campus and community Open Houses) as well as the online questionnaire.

## 3.1   COMMUNITY + CAMPUS INTEGRATION

A   GUIDING PRINCIPLES

Based on feedback gathered in Stage 1, the UDistrict team drafted seven guiding principles to shape the concept options design. One comment was received on the guiding principles:

- "A key principal which appears to be missing is the opportunity to re-position UFV to be visible in the community so it can better engage with it."

B   COMMUNITY + CAMPUS INTEGRATION

THE COMMUNITY + CAMPUS CAN BE ORGANIZED IN DIFFERENT WAYS. WHICH OPTION DO YOU PREFER? WHY
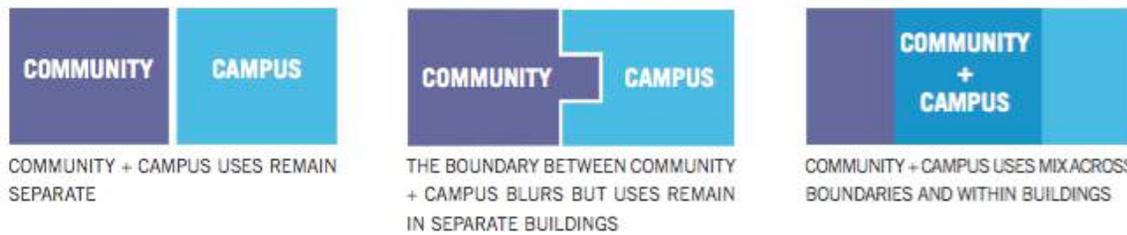
COMMUNITY + CAMPUS USES REMAIN SEPARATE

THE BOUNDARY BETWEEN COMMUNITY + CAMPUS BLURS BUT USES REMAIN IN SEPARATE BUILDINGS

COMMUNITY + CAMPUS USES MIX ACROSS BOUNDARIES AND WITHIN BUILDINGS

The UFV campus is an important anchor, economic generator, and cultural catalyst in the City of Abbotsford. Part of this project is to think about how the two plans could work together to achieve the UDistrict vision in a coordinated way. This question asked about how the neighbourhood and campus should be organized. We received 59 responses from the online questionnaire and 43 responses from the in-person events.
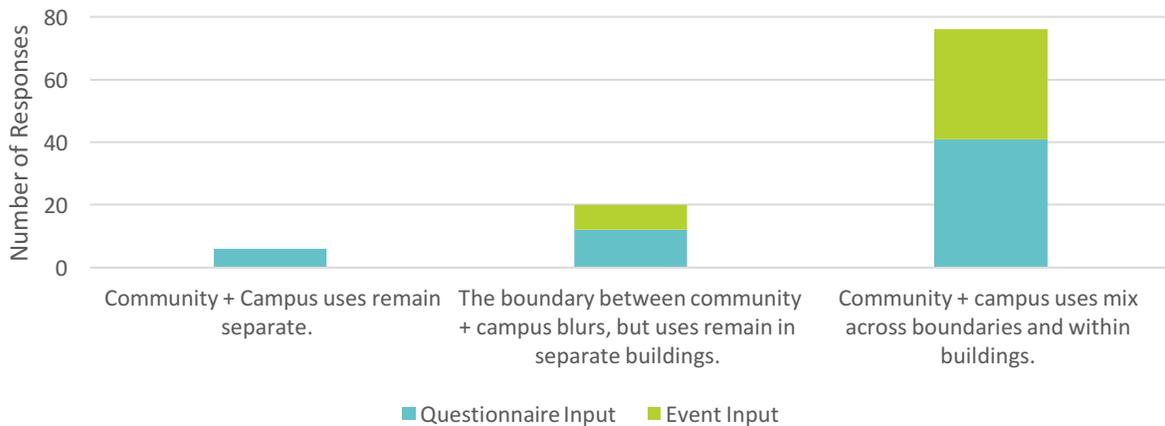
Integrating community and campus uses across boundaries and within boundaries was the most strongly-supported option. Reasons given for this choice included:

- Sharing ideas, values, and understanding between students and community members (11 comments)
- Using resources in a cost-effective and efficient way (9 comments)
- Integrating UFV and the neighbourhood better (9 comments)
- Finding cost-effective solutions (5 comments)
- Increasing enrolment in the university (5 comments)
- Increasing community vibrancy (4 comments)

Increasing campus and community integration, but keeping uses in separate buildings, was supported for the following reasons:

- Students and community members have different needs that could be hard to accommodate with greater mixing (2 comments)
- This approach is more flexible, efficient (2 comments)
- Approach encourages compact design (2 comments)
- Makes campus more vibrant (1 comment)

People who supported a more separated approach between the neighbourhood and campus gave the following reasons:

- Each should have a unique identity (2 comments)

3.2   NEIGHBOURHOOD CONCEPTS FEEDBACK

The two events and online questionnaire asked participants for feedback elements for two concepts for the neighbourhood. Each concept had three elements: land use, mobility, and open space. **This section summarizes feedback on the neighbourhood concepts**, with the UFV Campus Concepts feedback in Section 3.3.

The most popular elements were:

- Bike/Pedestrian Bridge (Concept 1)
- Multi-Use Pathway (Concept 1)
- Community Greenways (Concept 1)
- Parkades (Concept 2)
- Distributed Employment (Concept 1)
- Many Smaller Parks (Concept 1)

The elements with no clear direction were:

- Retail Nodes or Linear Retail
- Public Plaza at Abbotsford Centre or King Road
- Higher Core Density Housing or More Uniform Housing

Feedback was gathered on features within the three elements: land use, mobility, and open space.
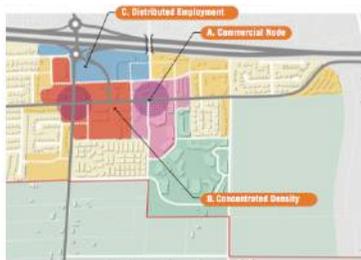
Concept 1: Land Use

Concept 1: Mobility

Concept 1: Open Space

Concept 2: Land Use

Concept 2: Mobility

Concept 2: Open Space

The following chart shows the number of responses received for each feature. Concept 1 features are the lighter colours at the top of each bar, and Concept 2 features are the darker colours at the bottom.

	RETAIL	HOUSING	EMPLOYMENT	BIKE/PED BRIDGE	MULTI-USE PATHWAY	PARKING APPROACH	PARKS APPROACH	PUBLIC PLAZA	TRAIL NETWORK
Concept 1	24	29	34	55	49	12	43	24	42
Concept 2	37	35	27	13	12	51	17	29	11
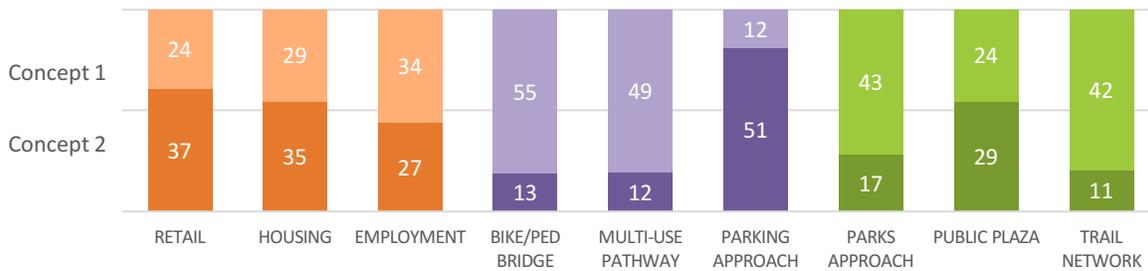
A CONCEPT COMPARISON

Generally, Concept 1 focuses on small-scale improvements to knit the neighbourhood and campus together while also taking advantage of highway frontage. These improvements include a pedestrian bridge over Highway 1, two distinct commercial areas with concentrated residential density, multi-use trails between campus and the neighbourhood, many small neighbourhood parks, and a public plaza near the Abbotsford Centre.

Concept 2 emphasizes a more traditional neighbourhood design with a focus on a large central gathering place and more uniform housing density. Improvements include a pedestrian-oriented shopping street along King Road surrounded by more housing density, a smaller emphasis on employment lands near McCallum Interchange, improvements to McCallum interchange to make it safer for people walking and using bikes, parkades on campus, a large park, public plaza on King Road, and a peripheral trail network.

Appendix A contains the display boards, which describe the concepts in more detail.

CONCEPT 1

CONCEPT 1 focuses public investment on improving connections to and within the UDistrict.

It's an ambitious vision that knit the neighbourhood and campus together.

Features include:
- multi-use pathway
- bike/pedestrian bridge
- network of greenways
- neighbourhood parks and plaza throughout the community

CONCEPT 2

CONCEPT 2 focuses public investment on a central gatheri place.

The entrance to UFV and the transit terminal stay where they are, and bike/pedestrian improvements are made to the McCallum Interchange.

Features include:
- major public plaza
- community park
- trail network

LEGEND

Urban Development Boundary	
Existing Residential	
Townhouse	
Apartment	
Mixed Use	
Town + Gown	
Mixed Employment	
Campus Core	
Trail	
Campus Plaza	
ALR	
Existing Park	
New Neighbourhood Park	
Open Green Space	
Greenway	
Green Street	
New Street	
Major Plaza	
Community Park	
Local Transit Route	
Transit Stop	
Transit Terminal	

B   LAND USE

For the UDistrict neighbourhood concepts, we asked land use questions about shops, homes, and jobs. These questions asked participants to give feedback on the overall land use pattern, as well as the form of development.

B-1   Retail

Retail Land Use Pattern

This question asked participants to respond to whether they would prefer two distinct **Commercial Nodes** (one that caters more to regional customers and one that includes walkable retail), or whether they would prefer a walkable, pedestrian-oriented **Linear Commercial** street along King Road. Participants supported the **Linear Commercial (Concept 2 – 61%)** option more than the **Commercial Nodes** choice. We received 45 responses from the online questionnaire and 22 responses from the in-person events.

Reasons given to support **Commercial Nodes** included:

- More attractive (2 comments)
- Better supports transit use and viability (2 comments)
- Supports a gateway from the highway to the UDistrict (2 comments)
- Encourage more biking and walking (2 comment)
- More efficient use of resources (1 comment)
- Support denser housing (1 comment)
- Respect existing neighbours (1 comment)

Reasons given to support **Linear Commercial** included:

- Better connects the neighbourhood to campus (5 comments)
- Support walkability (3 comments)
- More attractive, especially with mixed uses (3 comments)
- More flexible (1 comment)
- Buffers neighbourhood from highway noise (1 comment)
- Reduces vehicle congestion by moving development away from McCallum (1 comment)

Retail Land Use Form

This question asked participants to respond to whether they would prefer **Stand-Alone** retail, **Strip Mall** retail, or **Mixed Use** retail. Participants overwhelmingly supported **Mixed Use**, citing the need to create a pedestrian-friendly community rather than catering to cars. We received 49 responses from the online questionnaire and 20 responses from the in-person events.
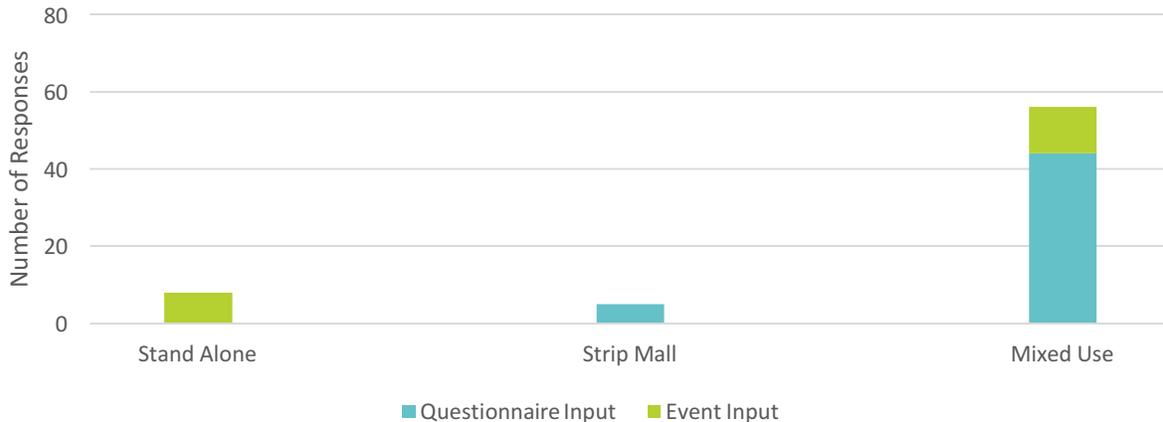
No reasons were given to support **Stand-Alone** retail.

Reasons given to support **Strip Mall** retail included: having a more flexible approach; and, taking advantage of freeway traffic (1 comment each).

Reasons given to support **Mixed Use** retail included:

- Support walkability (5 comments)
- More attractive (4 comments)
- More diverse (4 comments)
- More vibrant and supportive of community connections (3 comments)
- More efficient, flexible, and a balanced approach (3 comments)
- More human scale (1 comment)

B-2   Housing

Housing Land Use Pattern

This question asked participants to respond to whether they would prefer two distinct **Concentrated Density** areas in the core urban zone, or whether they would prefer **Uniform Density** throughout the UDistrict. Participants supported the **Uniform Density (Concept 2 – 55%)** option more than the **Concentrated Density** choice. We received 49 responses from the online questionnaire and 20 responses from the in-person events.
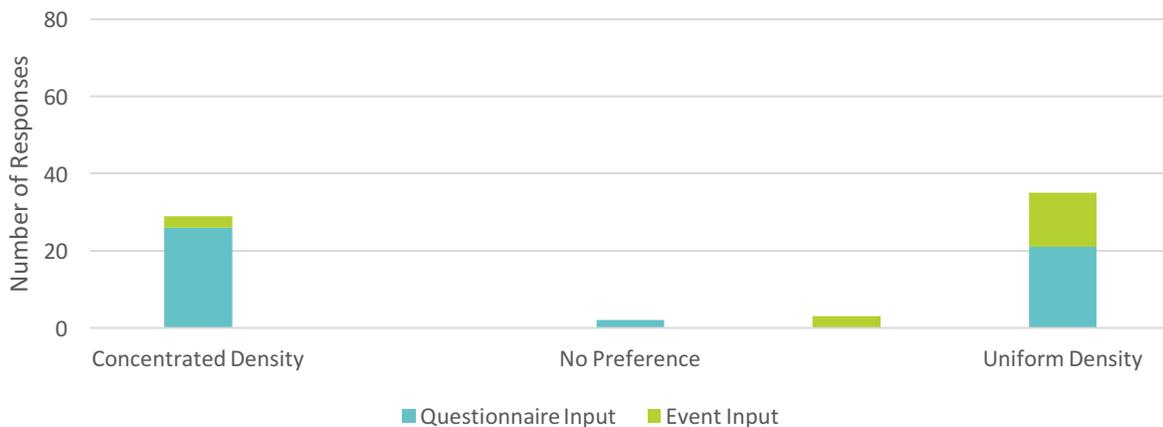
Reasons given to support **Concentrated Density** included:

- Better community connection by avoiding use silos (4 comments)
- More practical, because the density is higher (3 comments)
- More attractive, because it will make UDistrict feel more urban (3 comments)
- Supports transit by concentrating density (2 comments)
- More efficient use of land (1 comment)
- More likely to create a vibrant community (1 comment)
- Supports walkability and cycling (1 comment)
- Respects existing neighbourhood (1 comment)

Reasons given to support **Uniform Density** included:

- Better community connection, because supports mixing of students and neighbourhood residents (2 comments)
- More practical and efficient use of resources (2 comments)
- More attractive, because it creates an interesting place that connects homes and jobs (2 comments)
- Reduces congestion by dispersing density and feels less crowded (2 comments)
- Buffers neighbourhood from highway (1 comment)
- Supports walkability (1 comment)

One comment suggested that the corner of MacKenzie and King would be good for condos. Another respondent warned that market housing could be challenging for students.

Housing Land Use Form

This question asked participants to respond to whether they would prefer **Townhouse**, **Apartments**, or **Mixed Use Apartments**. Participants overwhelmingly supported **Mixed Use Apartments**, citing the need to create more housing choices and a more urban environment. We received 47 responses from the online questionnaire and 32 responses from the in-person events.
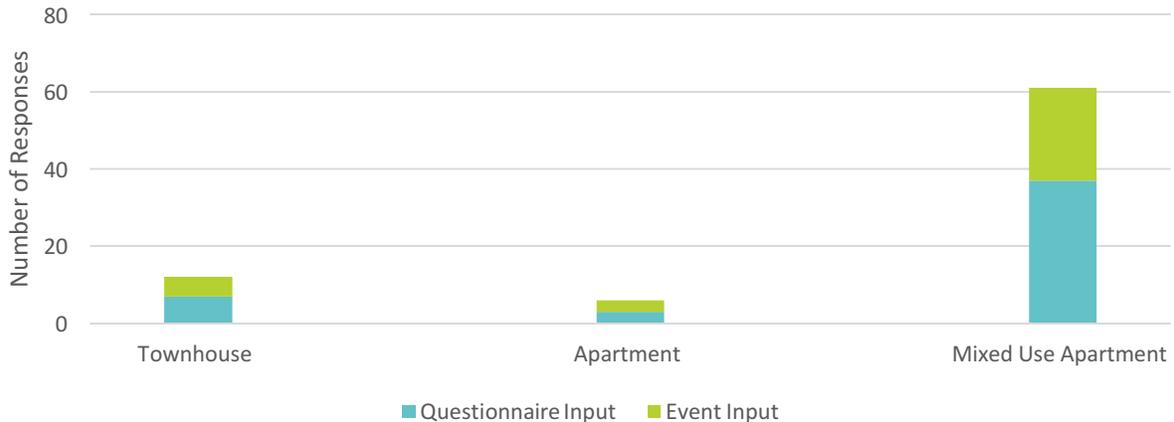
Reasons given to support **Townhouse** included:

- Adds a mix of housing types without making the area too dense (1 comment)
- Supports a lively neighbourhood (1 comment)
- Gives people the option to have a back yard (1 comment)

One reason was given supporting **Apartments**: keep a balance in housing choices (1 comment).

Reasons given to support **Mixed Use Apartments** included:

- Increasing diversity of people within the UDistrict, including intergenerational housing (6 comments)
- Supporting a more walkable neighbourhood (2 comments)
- Creating a more attractive place (3 comments)
- Creating a more flexible and efficient way to use land (2 comments)
- Supporting neighbourhood affordability (1 comment)

Some respondents noted that a mix of land uses is important, so there should be a mix of townhouses and apartments. Another comment cautioned that there may not be enough commercial demand to support extensive mixed use apartments. One person expressed concern about seeing tall building development in the parking lot for the old Towne Cinema.

Employment Land Use Pattern

This question asked participants to respond to whether they would prefer **Distributed Employment** along Highway 1, or whether they would prefer **Focused Employment** near McCallum Interchange. Although the feedback was close, more participants supported **Distributed Employment (Concept 1 – 56%)** compared to **Focused Employment**. We received 43 responses from the online questionnaire and 22 responses from the in-person events.
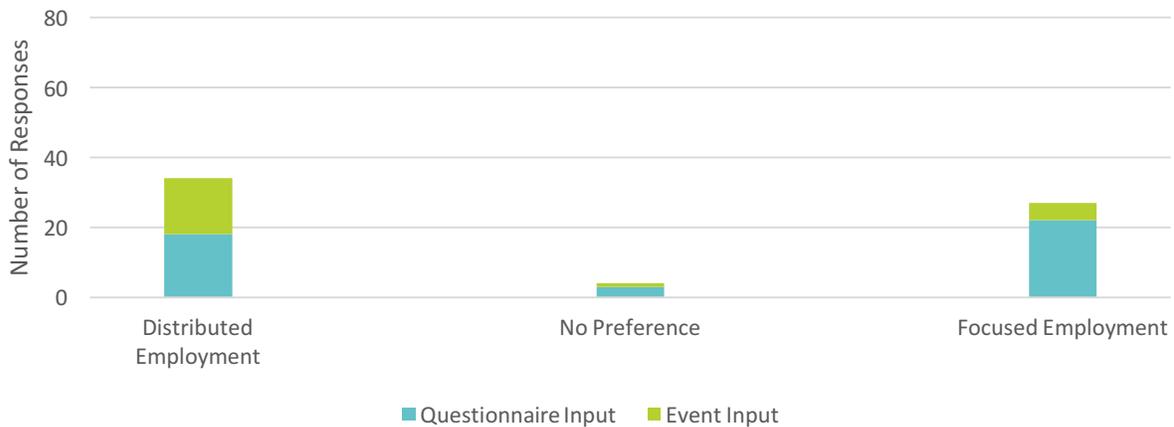
Reasons given to support **Distributed Employment** included:

- Better community connections by spreading out uses and preventing silos (4 comments)
- Supports transit (2 comments)
- Reduces traffic congestion (2 comments)
- More attractive (2 comments)
- Supports walkability (1 comment)
- Respects existing residents (1 comment)

Reasons given to support **Focused Employment** included:

- More practical, flexible, viable, and reasonable (6 comments)
- Better sense of community and connection (2 comments)
- Creates a gateway to the UDistrict by focusing commercial uses near McCallum (2 comments)
- Buffers neighbourhood from highway (1 comment)
- Supports walkability (1 comment)

One respondent expressed a concern to make sure that highway-oriented land uses do not conflict with UDistrict core uses.

Employment Land Use Form

This question asked participants to respond to whether they would prefer a **Business Park**, **Offices**, or **Live-Work Studios**. Participants overwhelmingly supported **Live-Work Studios**, citing that the diversity of uses would make the UDistrict more attractive, walkable, diverse, and flexible for the future. We received 48 responses from the online questionnaire and 30 responses from the in-person events.
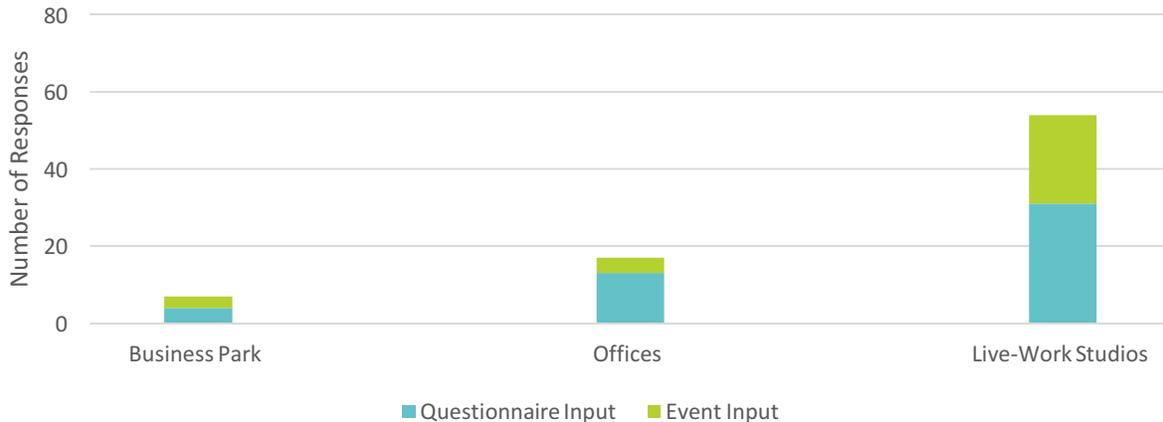
Reasons given to support a **Business Park** included:

- Need to take advantage of highway traffic (1 comment)
- Office uses should be concentrated in Abbotsford's core, which needs revitalization (1 comment)

Reasons given to support **Offices** included:

- Supports area vibrancy by bringing more people to the area (2 comments)
- Reduces congestion and supports walkability by locating homes and jobs near each other (1 comment)
- A more attractive choice that matches the UDistrict's character better (1 comment)

Reasons given to support **Live-Work Studios** included:

- More attractive, because they contribute to a diversity of uses and styles (5 comments)
- Supports walkability by locating homes and jobs near each other (3 comments)
- Increases future flexibility for the area (2 comments)
- Seems like a cool idea (2 comments)

Three comments recommended that the UDistrict include all three forms of employment land use. Two comments indicated that business parks and office uses do not belong in this area.

C MOBILITY

For the UDistrict neighbourhood concepts, we asked mobility questions about a bicycle and pedestrian bridge across the highway, a multi-use pathway throughout the UDistrict, and about various approaches to parking.

C-1 Bike/Pedestrian Bridge

This question asked participants to respond to whether they would prefer a **Bike/Pedestrian Bridge** over Highway 1 or **Upgrades to McCallum Interchange** for bicycle and pedestrian safety. Participants overwhelmingly supported **Bike/Pedestrian Bridge (Concept 1 – 81%)**, citing a strong desire to support safe walking and cycling conditions in the UDistrict and to encourage people to use transit. We received 47 responses from the online questionnaire and 21 responses from the in-person events.
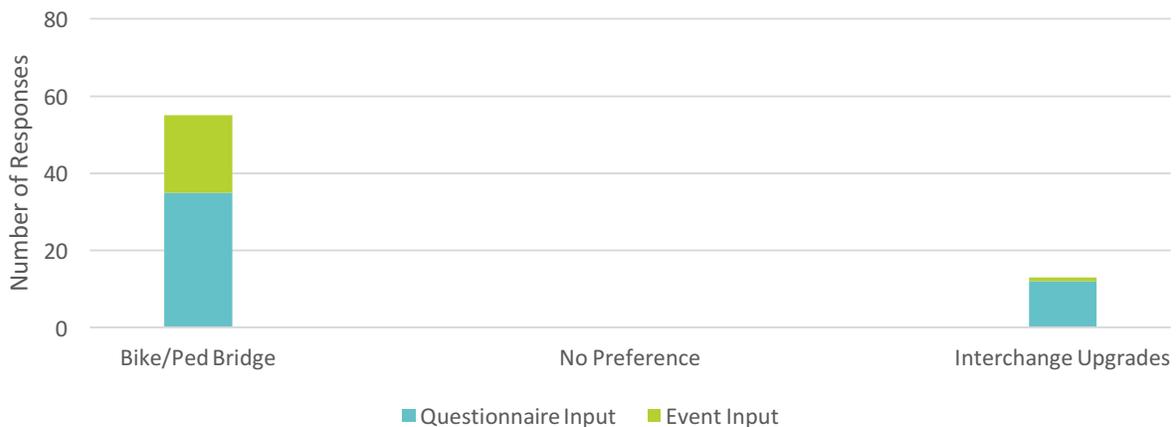
Reasons given to support a **Bike/Pedestrian Bridge** included:

- Supporting walkability and cycling (10 comments)
- Supporting transit (7 comments)
- Increasing safety by separating cars from pedestrians and cyclists (4 comments)

Reasons given to support **Interchange Upgrades** included:

- More convenient for drivers (4 comments)
- More practical considering the existing built form (1 comment)
- Reduces congestion at McCallum Interchange (1 comment)

Three comments recommended that King Road no longer be a truck route. Three comments mentioned that the bus loop needs to be in a more convenient and safe location, especially for evening and nighttime uses. Two comments stated the importance of having a regional transit hub in this area to Metro Vancouver, Chilliwack, and Mission. One comment recommended putting a multi-use pedestrian overpass over Highway 1 from Salton Road.

C-2 Multi-Use Pathway

This question asked participants to respond to whether they would prefer a **Multi-Use Pathway** or an **Enhanced Streetscape**. Participants overwhelmingly supported the **Multi-Use Pathway (Concept 1 – 80%)**, because it would support more people walking and riding bikes and would improve safety. We received 43 responses from the online questionnaire and 18 responses from the in-person events.
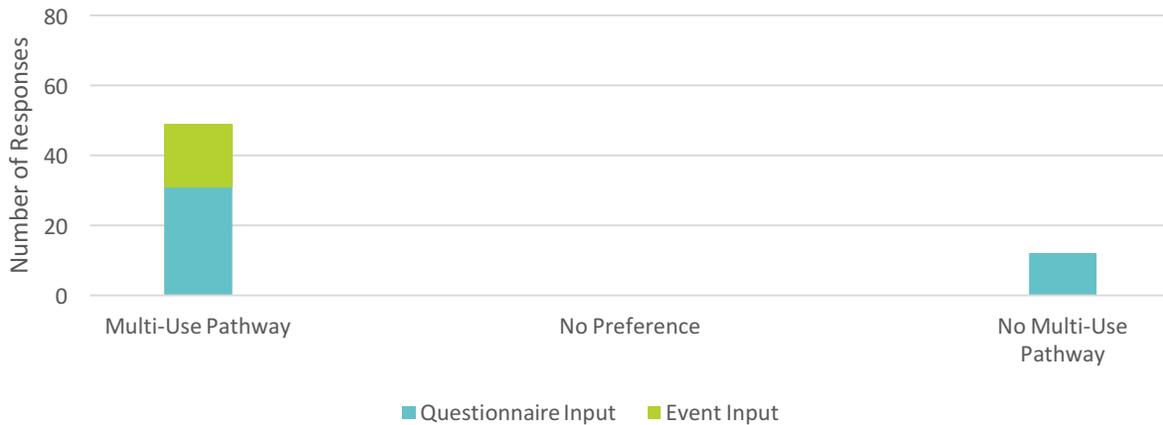
Reasons given to support a **Multi-Use Pathway** included:

- Supporting walkability and cycling by creating a more pleasant environment (9 comments)
- Improving safety by separating cars and people (5 comments)
- Supporting transit (2 comments)
- Creating a more vibrant community, while using land more efficiently (3 comments)

Generally, the reasons given to support an **Enhanced Streetscape** included encouraging people to walk and take transit more while driving less (4 comments).

One comment expressed skepticism that sufficient investments will be made in public transit, bike paths, and pedestrian walkways. Another comment expressed concern that the multi-use pathway needs to be well-lit so that it is safe after work.

C-3   Parking Approach

This question asked participants to respond to whether they would prefer **Surface Parking** or **Parkades**. Participants overwhelmingly supported **Parkades (Concept 2 – 81%)**, to make parking more convenient and because surface parking is a wasteful way to use land. We received 46 responses from the online questionnaire and 18 responses from the in-person events.
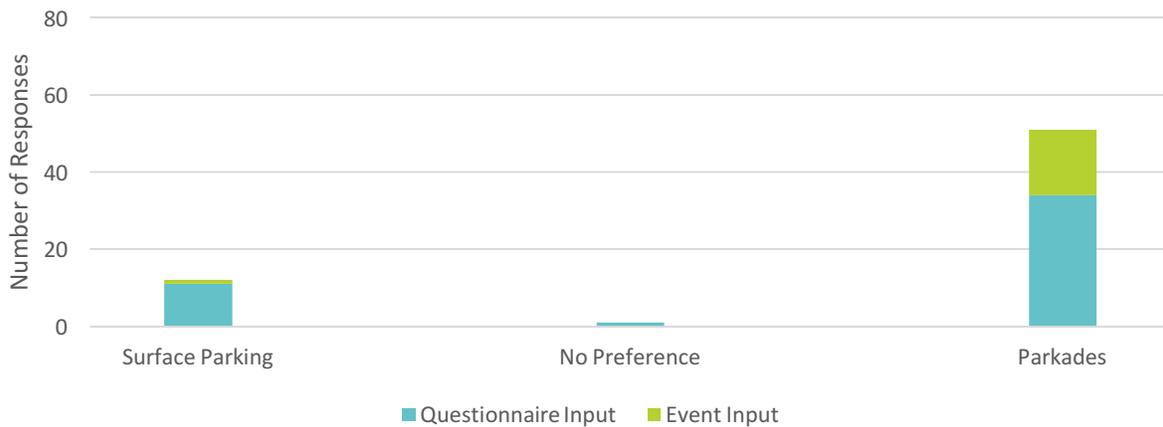
Feedback on parking options varied with some participants supporting a reduced amount of parking to encourage people to use transit, bikes, and walking. Other participants expressed concern about the current parking situation and a desire to see more capacity and more convenient parking.

Reasons given to support **Surface Parking** included limiting the amount of parking available to encourage people not to drive (6 comments).

Reasons given to support **Parkades** included:

- Increasing parking capacity (5 comments)
- Using land more efficiently (4 comments)
- Increasing parking convenience (2 comments)
- Limiting parking to encourage people not to drive (2 comments)

Two respondents expressed concerns about the economic viability of parkades and whether they are safe.

D   OPEN SPACE

For the UDistrict neighbourhood concepts, we asked open space questions the approach to parks, a public plaza, and a trail network.

D-1   Approach to Parks

This question asked participants to respond to whether they would prefer **One Large Park** or **Many Small Parks**. Participants overwhelmingly supported **Many Small Parks (Concept 1 – 72%)**, to better integrate the campus with the neighbourhood and to create a more human-scale neighbourhood. We received 43 responses from the online questionnaire and 21 responses from the in-person events.
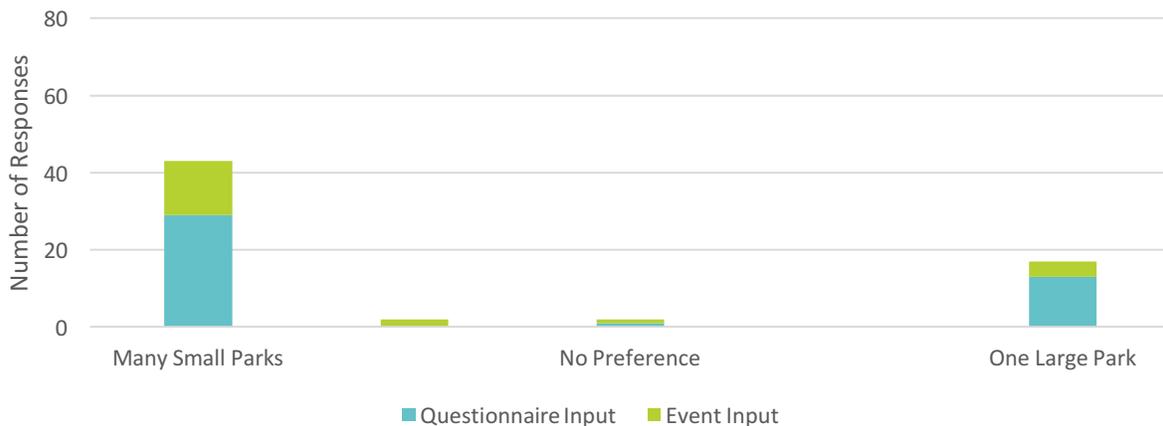
Reasons given to support **Many Small Parks** included:

*   Parks will be more accessible to and used by more people (3 comments)
*   The experience walking through the UDistrict will be more enjoyable (3 comments)
*   Provides more flexibility for how people use outdoor areas, especially intergenerational uses (3 comments)
*   It will feel like there is more green space spread out in the UDistrict (2 comments)

Reasons given to support **One Large Park** included:

*   Area can be used for a greater variety of activities (1 comment)
*   Creates a focus for the UDistrict (1 comment)
*   More likely to be a better quality public space (1 comment)

One comment expressed concerns about land acquisition costs. Generally, people expressed support for parks regardless of how they are organized.

D-2   Public Plaza

This question asked participants to respond to whether they would prefer a public plaza at **Abbotsford Centre** or **King Road**. Feedback was split quite evenly between the two concepts, with slightly more responses in favour of **King Road North Plaza (Concept 2 – 55%)**. We received 40 responses from the online questionnaire and 16 responses from the in-person events.
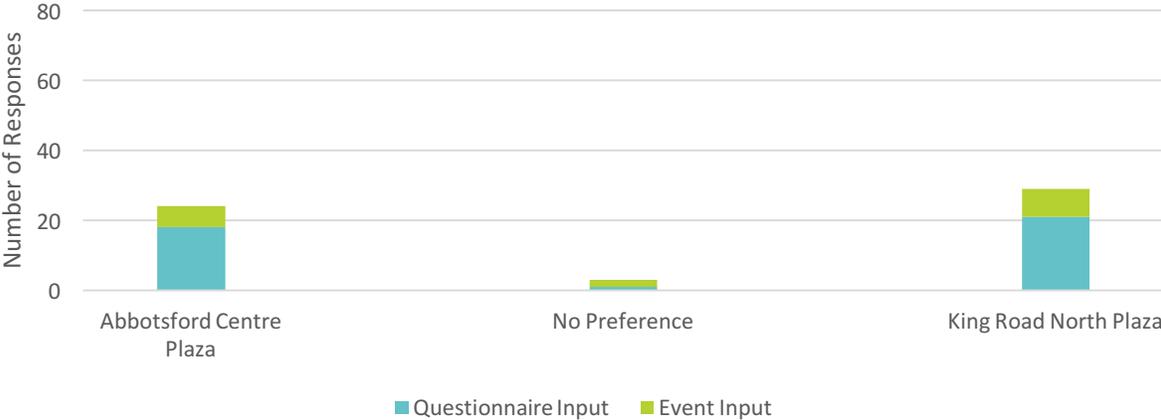
Reasons given to support **Abbotsford Centre Plaza** included:

- Easier for students and neighbourhood to access (2 comments)
- Creates a focus for the UDistrict (1 comment)

Reasons given to support **King Road North Plaza** included:

- Best matches UDistrict vision (1 comment)

Generally, comments agree that a public plaza is very important for the UDistrict to create a central gathering area and focal point. Comments disagree on which location is the most central and accessible point for this plaza.

D-3   Trail Network

This question asked participants to respond to whether they would prefer **Community Greenways** or a new **Trail Network**. Feedback overwhelmingly supported **Community Greenways (Concept 1 – 79%)**. We received 41 responses from the online questionnaire and 16 responses from the in-person events.
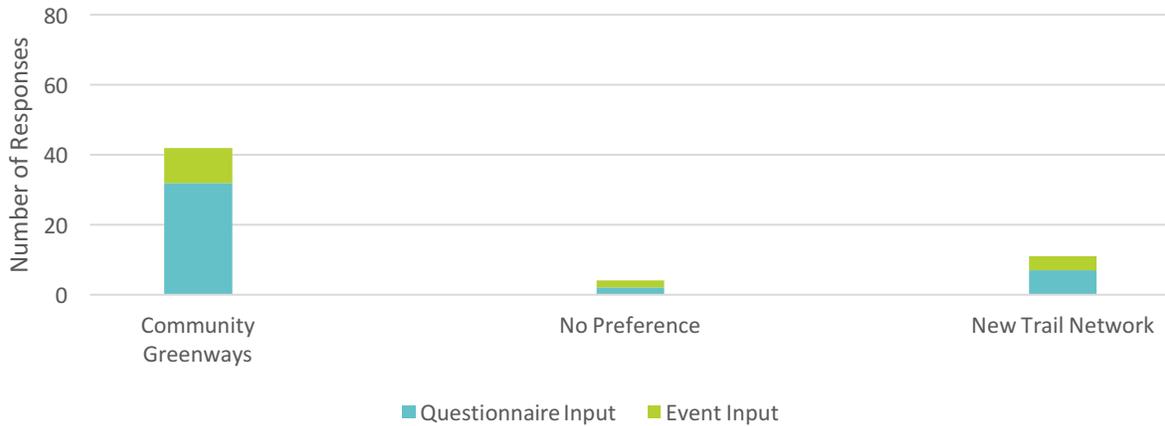
Reasons given to support **Community Greenways** included:

- Create a great sense of place by creating continuity (2 comments)
- More practical, versatile, and build on what we already have (2 comments)
- Trail network could be built later (1 comment)

Reasons given to support **New Trail Network** included:

- More practical (1 comment)
- Adds value to entire area, beyond the UDistrict (1 comment)

Generally, both options were supported as they both encourage walking and cycling. Two respondents asked why both options could not be considered. Two comments mentioned that better wayfinding and signage is needed.

3.3   UFV CAMPUS CONCEPTS FEEDBACK

The two events and online questionnaire also asked participants for feedback on two concepts for the UFV campus. Each concept had three elements: land use, mobility, and open space.

The most popular elements were:

- Mixed Retail, Academic + Residences
- Farmer's Market (Concept 1)
- 4-6 Storey Housing
- Central Bus Terminal (Concept 1)
- Terraced Seating Central Green
- University Way Realignment (Concept 1)

The elements with no clear direction were:

- Campus Heart at Central Green or Student Plaza
- Suburban Approach or More Urban Approach to Campus Public Realm

Feedback was gathered on features within the three elements: **land use**, **mobility**, and **open space**.

Land Use – More Suburban

Concept 1: Mobility
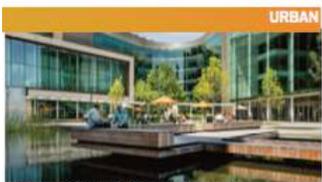
Concept 1: Open Space

Land Use – More Urban

Concept 2: Mobility

Concept 2: Open Space

The following chart shows the number of responses received for each feature. For land use, feedback was gathered on a 3-point spectrum from suburban to urban form. On the chart, suburban is at the top and urban is at the bottom. For mobility and open space, Concept 1 features are the lighter colours at the top of each bar, and Concept 2 features are the darker colours at the bottom.
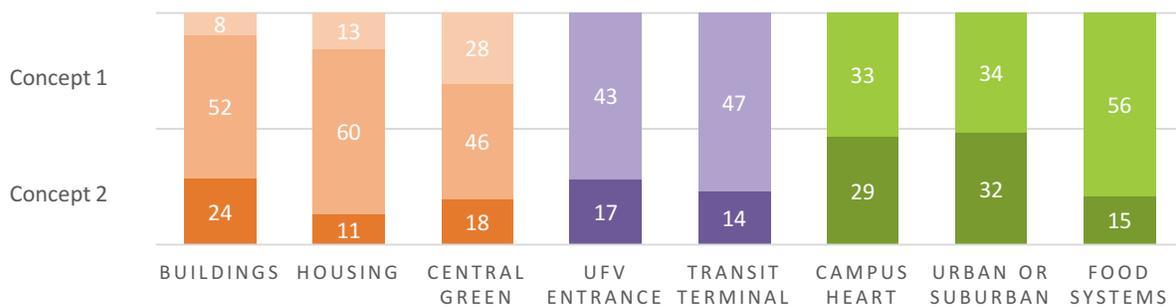
A   VISION 2025

The University is currently undertaking the Vision2025 process to identify its strategic direction. We shared six direction ideas for the campus. Feedback indicated that a welcoming campus is the most important direction. Supporting learning everywhere and supporting students were also priorities. These priorities were followed by using innovation and technology and providing flexibility for learning in and outside of classrooms.

B   CONCEPT COMPARISON

Generally, Concept 1 is a more urban approach that supports mixed use development and moving the focus of campus closer to the neighbourhood. Concept 2 provides greater distinction between campus and the neighbourhood.

Appendix A contains the display boards, which describe the concepts in more detail.

CONCEPT 1

CONCEPT 1 fully integrates the campus and community with a more urban approach to mixed use development, plazas, and green space.

Features include:
- centrally located transit terminal
- major public plaza on campus
- redesign of central green to become the 'heart' of the campus
- student housing and academic uses on and off campus

CONCEPT 2

CONCEPT 2 preserves the existing suburban character with naturalized green spaces and a greater distinction between campus and community.

Features include:
- transit terminal located off McKenzie Rd.
- major public plaza off campus
- greater retention of existing trees and green spaces
- student housing and academic uses remain on campus

LEGEND

Urban Development Boundary	Trail	Major Plaza
Existing Residential	Campus Plaza	Major Gathering
Townhouse	ALR	View to Mt Baker
Apartment	Campus Core	Local Transit Route
Mixed Use	Existing Green Space	Transit Stop
Town + Gown	Treed Area	Transit Terminal
Mixed Employment	Greenway	Surface Parking
New Buildings	Green Street	Structured Parking

C   LAND USE

For the UDistrict campus concepts, we asked land use questions about campus buildings, student housing, and the central green.

C-1   Campus Buildings

This question asked participants about how tall buildings should be on campus. The most popular response was buildings **4 to 6 Storeys tall (62%)**. We received 44 responses from the online questionnaire and 40 responses from the in-person events.

Reasons given to support **3 Storey Buildings** included:

- Creates a neighbourhood that feels more authentic (2 comments)
- Prefer a mix of buildings that aren't too high (1 comment)

Reasons given to support **4-6 Storey Buildings** included:

- More flexible approach (2 comments)
- More efficient use of land use without feeling like a city (2 comments)
- Supports diversity, better connections (2 comments)
- Matches the existing character of the area (1 comment)

Reasons given to support **7-8 Storey Buildings** included:

- Feels more urban, which is what this area needs (1 comment)
- Frees up land to support more open space (1 comment)

Overall comments support a more diverse and integrated neighbourhood with mixed uses.

C-2   Student Housing

This question asked participants about how student housing should integrate with the broader neighbourhood housing stock. The most popular response was **Mixed Use Retail, Academic + Residence (71%)**. We received 45 responses from the online questionnaire and 39 responses from the in-person events.
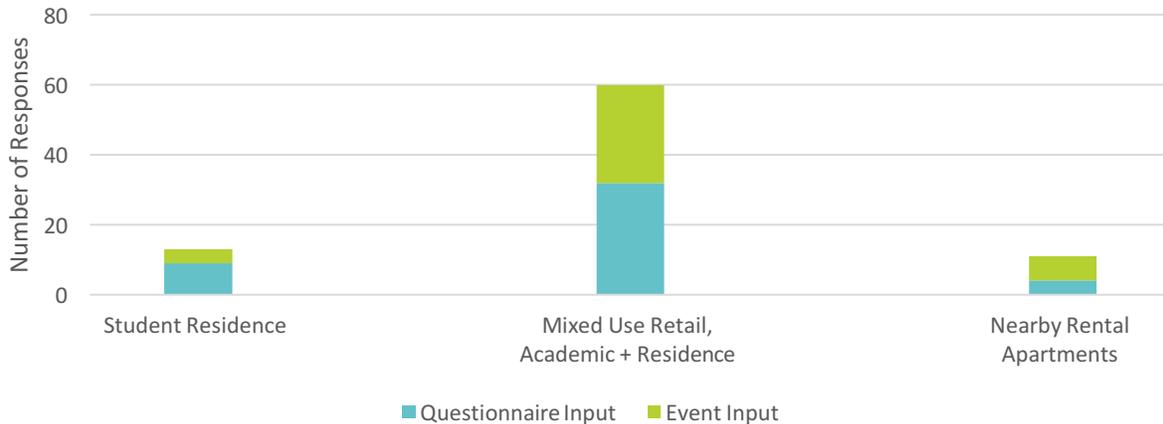
Reasons given to support **Student Residence** included:

- Creates more flexibility (2 comments)
- Supports more community interaction by having more people live on campus (1 comment)
- Guarantees that there will be student housing (2 comments)

Reasons given to support **Mixed Use** included:

- Increases community interactions (3 comments)
- Provides more open space by concentrating uses (3 comments)
- Supports more diversity and versatility of uses (3 comments)
- Creates a more urban feeling environment (1 comment)

Reasons given to support **Nearby Rental Apartments** included:

- Creates more flexibility (1 comment)
- More rental housing is needed (1 comment)

One respondent commented that the choice should reflect what the needs are. Another person mentioned that it would be good to have the option to purchase housing.

C-3   Central Green

This question asked participants about how the Central Green could be improved. The most popular response was **Terraced Seating and/or Amphitheatre (50%)**, although an open green space came in a close second. Both options shared in common the ability to be a destination to draw people in from off-campus and the ability to be flexible spaces for multiple uses. We received 45 responses from the online questionnaire and 47 responses from the in-person events.
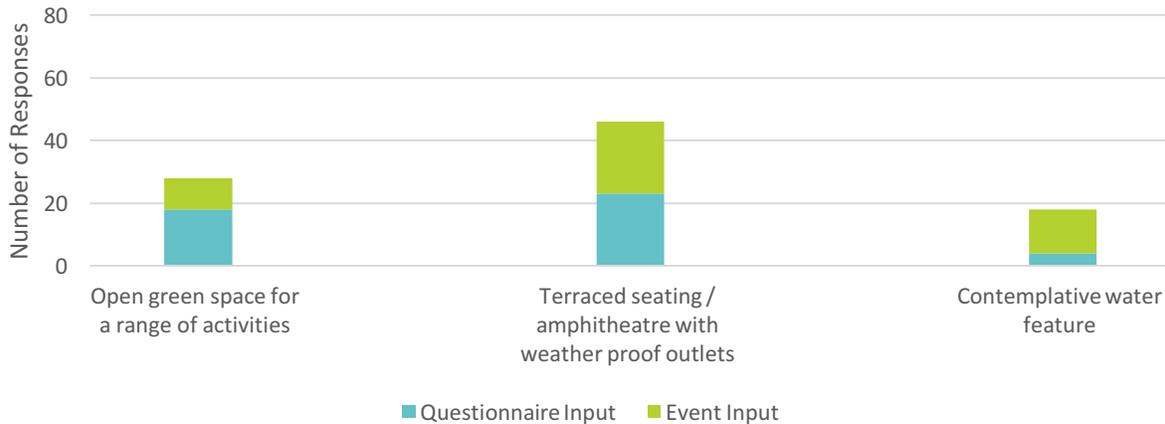
Reasons given to support an **Open Green Space** included:

- Creates more flexibility (2 comments)
- Supports more community interaction by having more people live on campus (1 comment)
- Guarantees that there will be student housing (2 comments)

Reasons given to support **Terraced Seating** included:

- More flexible depending on how people want to use the space (5 comments)
- Supports community interaction (1 comment)

Reasons given to support a **Water Feature** included:

- Supports community interaction (4 comments)
- More practical (1 comment)

In general, comments expressed a desire to create a place that better helps people meet each other and spend time together. Two comments wondered why the Central Green could not have all three features.

D   MOBILITY

For the UDistrict campus concepts, we asked mobility questions about the entrance to the university and the location of the transit terminal. We received 38 responses from the online questionnaire and 26 responses from the in-person events.

D-1   New Entrance to UFV

This question asked participants about how the entrance to UFV should be improved. The most popular response **University Way Re-Alignment (Concept 1 – 72%)**.
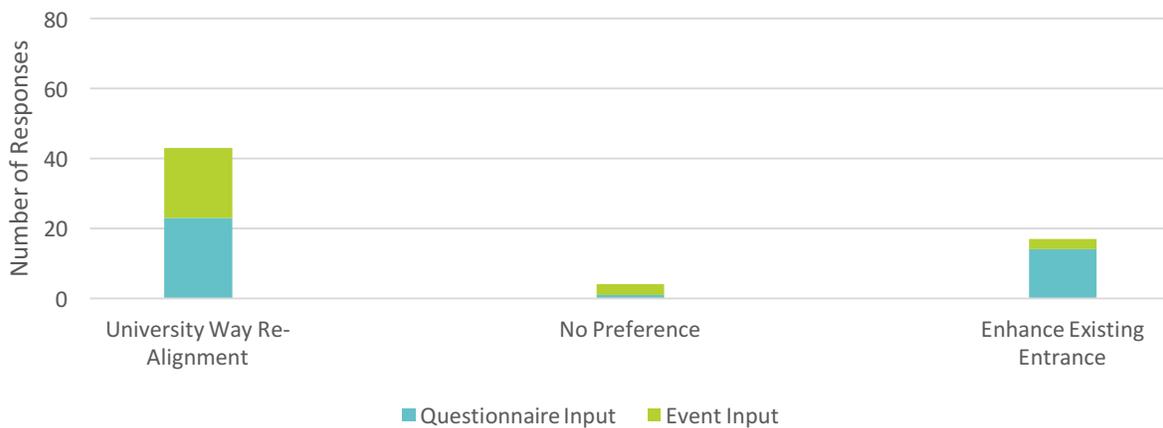
Reasons given to support a **University Way Re-Alignment** included:

- More accessible for the community (2 comments)
- Better supports people using transit (1 comment)
- Brings more profile to the University (1 comment)
- Supports a central public space that isn't close to a lot of traffic (1 comment)

Reasons given to **Enhance Existing Entrance** included:

- More practical, flexible, and easy to accomplish (2 comments)
- Reduces congestion (1 comment)

D-2 Transit Terminal

This question asked participants about how the entrance to UFV should be improved. The most popular response **Central Bus Terminal (Concept 1 – 77%)**. We received 38 responses from the online questionnaire and 25 responses from the in-person events.
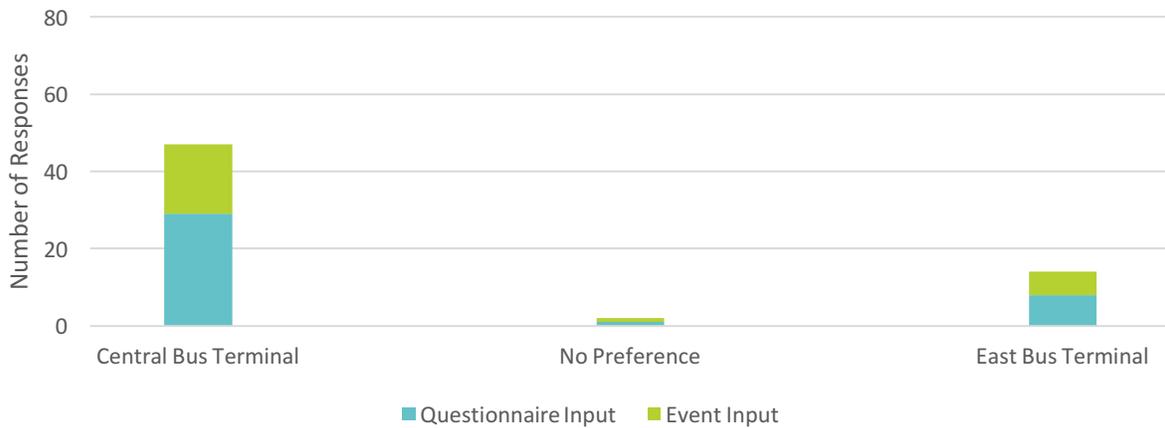
Reasons given to support a **Central Bus Terminal** included:

- Better supports people using transit (2 comments)

Reasons given to support an **East Bus Terminal** included:

- Most practical (1 comment)

E   OPEN SPACE

For the UDistrict campus concepts, we asked open space questions about the campus "heart", how urban campus should feel, and about campus food systems.

E-1   Campus "Heart"

This question asked participants about where the "heart" of campus should be. The most popular response **Central Green (Concept 1 – 53%)**, although **Student Plaza** also received substantial support. We received 37 responses from the online questionnaire and 28 responses from the in-person events.
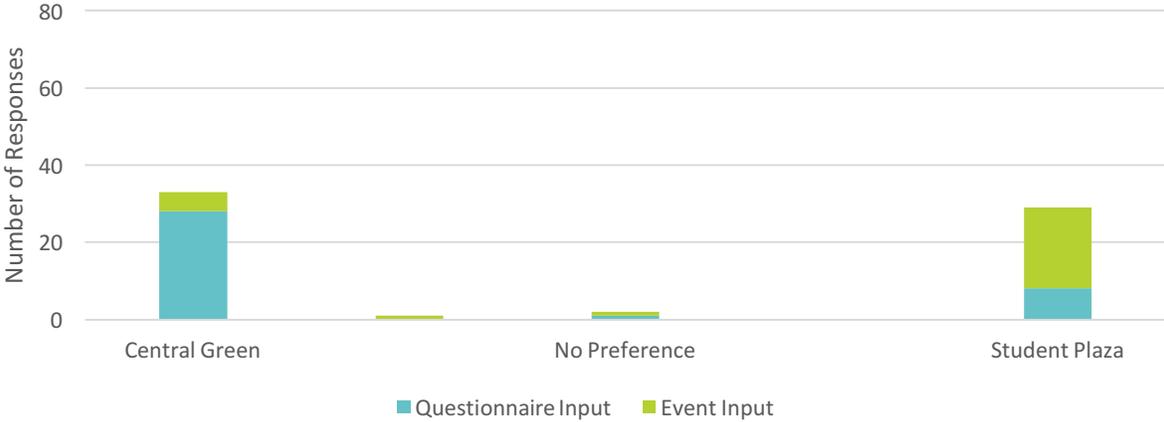
Reasons given to support a **Central Green** included:

- Would integrate the neighbourhood and campus better by creating a destination for community members and a place to hold events (2 comments)
- Central Green is loved by students, but there's room for improvement (1 comment)

No reasons were given to support an **Student Plaza**.

Regardless of the preferred choice, comments stated the importance of preserving trees on campus.

E-2   Urban vs. Suburban

This question asked participants about whether the public realm on campus should be more urban or suburban. The most popular response **Urban (Concept 1 – 52%)**, although **Suburban** was only two responses behind. We received 40 responses from the online questionnaire and 27 responses from the in-person events.
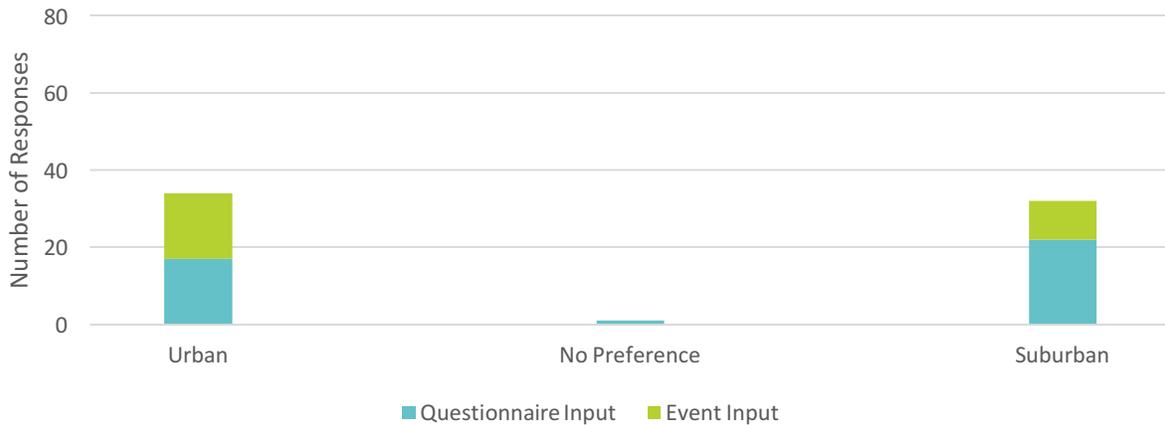
Reasons given to support an **Urban** public realm included:

- Makes campus a destination for the broader Abbotsford community (2 comments)
- Uses land more wisely (1 comment)

Reasons were given to support a **Suburban** public realm included:

- It's important to preserve the existing trees (2 comments)
- Abbotsford isn't urban (1 comment)

E-3   Campus Food Systems

This question asked participants about how food systems should be integrated on campus. The most popular response was for **Farmer's Market (Concept 1 – 79%)**. We received 29 responses from the online questionnaire and 36 responses from the in-person events.
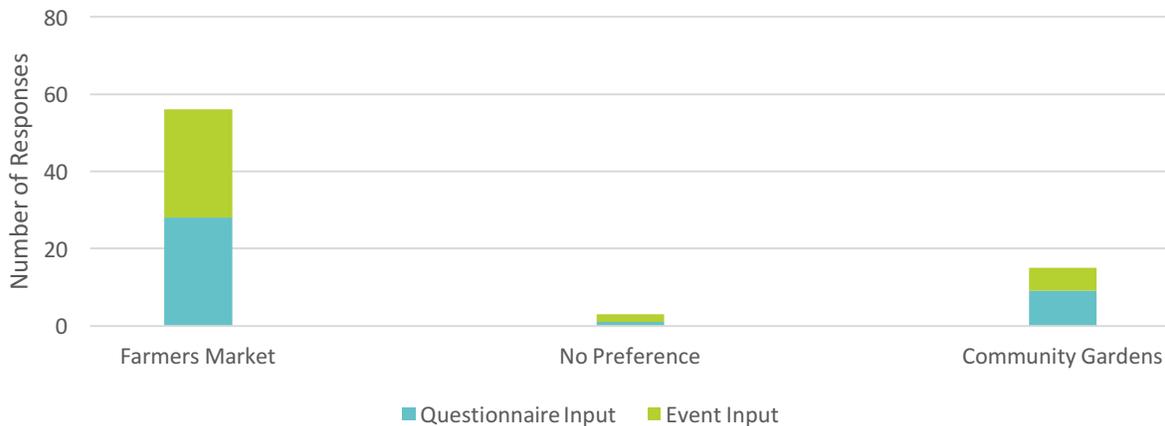
Reasons given to support a **Farmer's Market** included:

- They are a fun, inclusive, and engaging way to bring the entire community together (1 comment)
- Gives people a reason to come to campus (2 comments)

Reasons were given to support **Community Gardens** included:

- Work with Sto:lo Nation on a traditional food garden (4 comments)
- Support community garden (1 comment)
- Help integrate the community by bringing in surrounding neighbours (1 comment)
- Creates a way to provide an educational experience about where our food comes from (1 comment)
- There is already a Farmer's Market downtown that we shouldn't compete with (1 comment)

Three comments asked why both options could not be pursued.

3.4 OTHER COMMENTS

A variety of other comments were shared that did not directly relate to the concept options and their elements. These comments include:

- Do not extend to lands south of Gillis Avenue
- Desire to see specific food vendors on campus
- Housing and food affordability is important

Appendix A
Interactive Display Boards

WELCOME

TELL US WHICH FEATURES YOU LIKE BEST TO INFORM THE PREFERRED UDISTRICT CONCEPT!

The City of Abbotsford and the University of the Fraser Valley are undertaking a joint initiative to shape the future of the UDistrict. This initiative includes the development of a **UDistrict Neighbourhood Plan** and a fully compatible and integrated **Abbotsford Campus Master Plan**. Building on the original UDistrict Vision, this integrated approach will deliver two highly effective plans to manage future growth.

THE OPPORTUNITY This is a rare opportunity to shape the future of both a dynamic institution and an important neighbourhood in a growing part of Abbotsford.

GET INVOLVED! We need the ideas of a wide range of people. The planning and design team is listening to your ideas as they prepare the Plans. "U Make it happen!"

THE PROJECT

THE UDISTRICT This project will result in a UDistrict Neighbourhood Plan and a fully compatible and integrated Abbotsford Campus Master Plan.

—— Urban Development Boundary □□ UFV Campus

THE PROCESS We are currently in Stage 2 of the UDistrict planning process. So far in Stage 2 we have prepared two concept options based on engagement and background analysis completed in Stage 1. **Today, we're asking for your input on the design features of two ways to grow, which will help us create a preferred option.** We will be back in early 2016 with a preferred concept and a draft plan.

WE ARE HERE

STAGE 1	STAGE 2	STAGE 3	STAGE 4
GETTING STARTED	**CHOICES + DIRECTION**	**PREFERRED CONCEPT**	**FINAL PLANS**
FEB 2015 - JUNE 2015	JUNE 2015 - DEC 2015	DEC 2015 - FEB 2016	FEB 2016 - APRIL 2016

UDISTRICT VISION 2012

PROJECT LAUNCH EVENT #1

STAKEHOLDER WORKSHOP #1

PUBLIC EVENT #2

STAKEHOLDER WORKSHOP #2

PUBLIC EVENT #3

PUBLIC HEARING

APRIL 8 '15

ONGOING CONSULTATION

district

GUIDING PRINCIPLES

The following draft guiding principles came out of the technical and public/stakeholder engagement work completed in Stage 1.

CREATE A COMMUNITY + CAMPUS HUB
Bring the Community + Campus together to create a vibrant and identifiable university village.

DESIGN GREAT PLACES FOR PEOPLE
Introduce a rich mix of uses organized in walkable precincts to enhance community life and offer diverse experiences for residents, students and visitors.

SUPPORT LEARNING EVERYWHERE
Learning happens everywhere. Support flexible, engaging learning opportunities throughout the Community + Campus.

ENSURE ACCESS TO NATURE
Enhance existing natural areas and more deeply integrate them into new development.

BRING INNOVATIVE SOLUTIONS
Look for new ways of demonstrating innovation in the built environment and ways in which the Community + Campus can exist together in a creative, interactive environment.

MAKE IT HAPPEN
Ensure the plans can be implemented with clear policies and an infrastructure strategy.

BALANCE PARKING
Ensure short term parking needs are met in a sensitive way and long term demand is reduced.

udistrict

COMMUNITY + CAMPUS

The UFV campus is an important anchor, economic generator, and cultural catalyst in the City of Abbotsford. There is a need for co-ordinated planning to ensure mutual benefit between the City and UFV. The strategies below highlight how the two plans could work together to achieve the UDistrict vision.

CITY INITIATIVES

The joint planning process for the UDistrict between the City and UFV ensures both groups have a coordinated approach to capital projects, public realm investments, and new development.

LEARNING EVERYWHERE

The City and UFV are working together to create a network of gathering spaces that support collaboration and exploring partnership opportunities between the campus, community, and business.

GETTING TO CAMPUS

The City and UFV are exploring new pedestrian, cycling, and transit connections to better serve the university.

HOUSING

The City and university are exploring a rich mix of housing types on and off campus for students, staff and faculty within a short walk of the university to reduce car use and create a lively, attractive campus.

PARKING

The City and UFV are working together to reduce the need for parking in the UDistrict and explore opportunities for shared facilities.

THE COMMUNITY + CAMPUS CAN BE ORGANIZED IN DIFFERENT WAYS. WHICH OPTION DO YOU PREFER? WHY

COMMUNITY **CAMPUS**

COMMUNITY + CAMPUS USES REMAIN SEPARATE

COMMUNITY **CAMPUS**

THE BOUNDARY BETWEEN COMMUNITY + CAMPUS BLURS BUT USES REMAIN IN SEPARATE BUILDINGS

COMMUNITY + CAMPUS

COMMUNITY + CAMPUS USES MIX ACROSS BOUNDARIES AND WITHIN BUILDINGS

udistrict

THE NEIGHBOURHOOD

The UDistrict is an important neighbourhood in the City of Abbotsford. It has a current population of approximately 3,200 residents, and is home to both the Abbotsford Centre and the University of the Fraser Valley (UFV). The UDistrict is located at the southern terminus of the City's priority transit corridor and represents an important opportunity for transit-oriented infill development in the region.

district

URBAN DESIGN

The UDistrict planning team has developed two community concepts that show different approaches to applying the Guiding Principles. The concepts differ in several important ways but both follow best practices in urban design:

1. FINER-GRAINED STREETS

New street connections to help distribute traffic and create a more walkable, transit-oriented UDistrict.

4. INTEGRATED PARKS

More parks and open spaces throughout the UDistrict to provide green space and amenities for new and existing residents.

2. MULTI-MODAL MOVEMENT

More comfortable, convenient and extensive walking, cycling and transit infrastructure to support transportation choices.

5. CAMPUS CONNECTIONS

More integrated housing and business connections between the neighbourhood and university to create a vibrant campus/community 'heart.'

3. FOCUSED RETAIL

New shops located a short walk or bike ride from existing and new homes.

6. BALANCED PARKING

Mix of on-street, surface and structured parking (underground or parkades) to balance parking needs with a people-centred design.

district

CONCEPT COMPARISON

Both concepts meet the intent of the Guiding Principles and apply best practices in complete community planning. **Learn about the differences between the concepts below. Then, tell us what you think about the features of each concept on the following boards.**
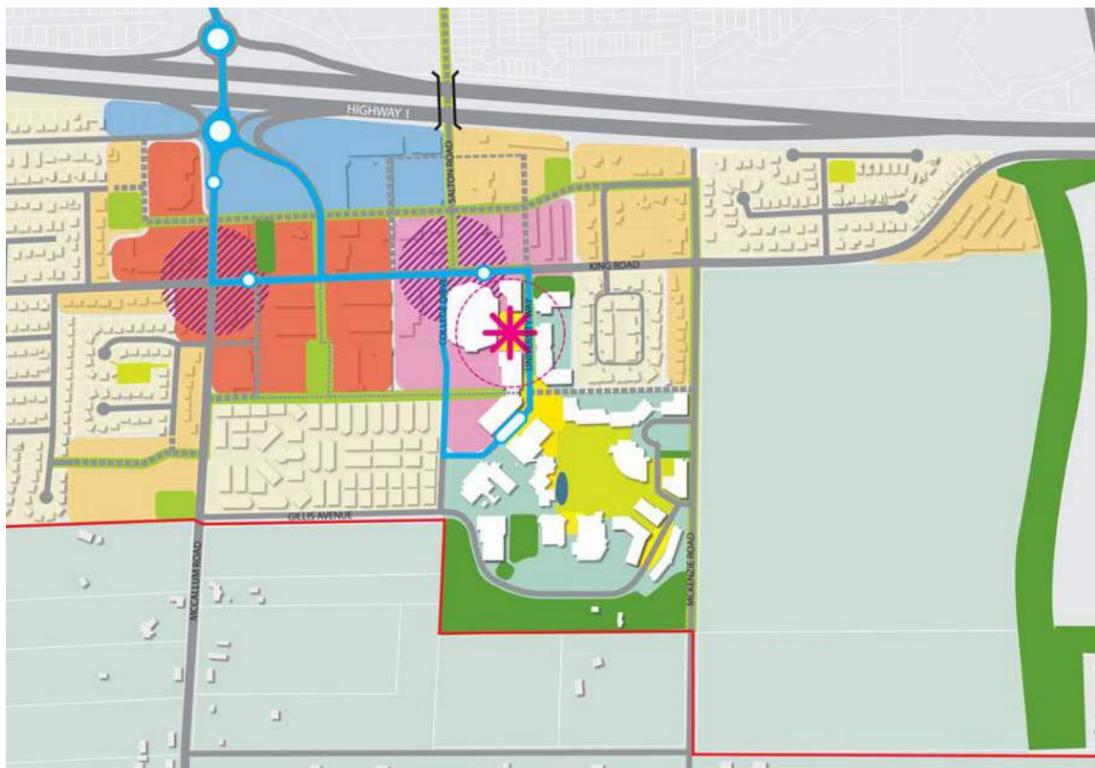
CONCEPT 1

CONCEPT 1 focuses public investment on improving connections to and within the UDistrict.

It's an ambitious vision that knits the neighbourhood and campus together.

Features include:
- multi-use pathway
- bike/pedestrian bridge
- network of greenways
- neighbourhood parks and plazas throughout the community
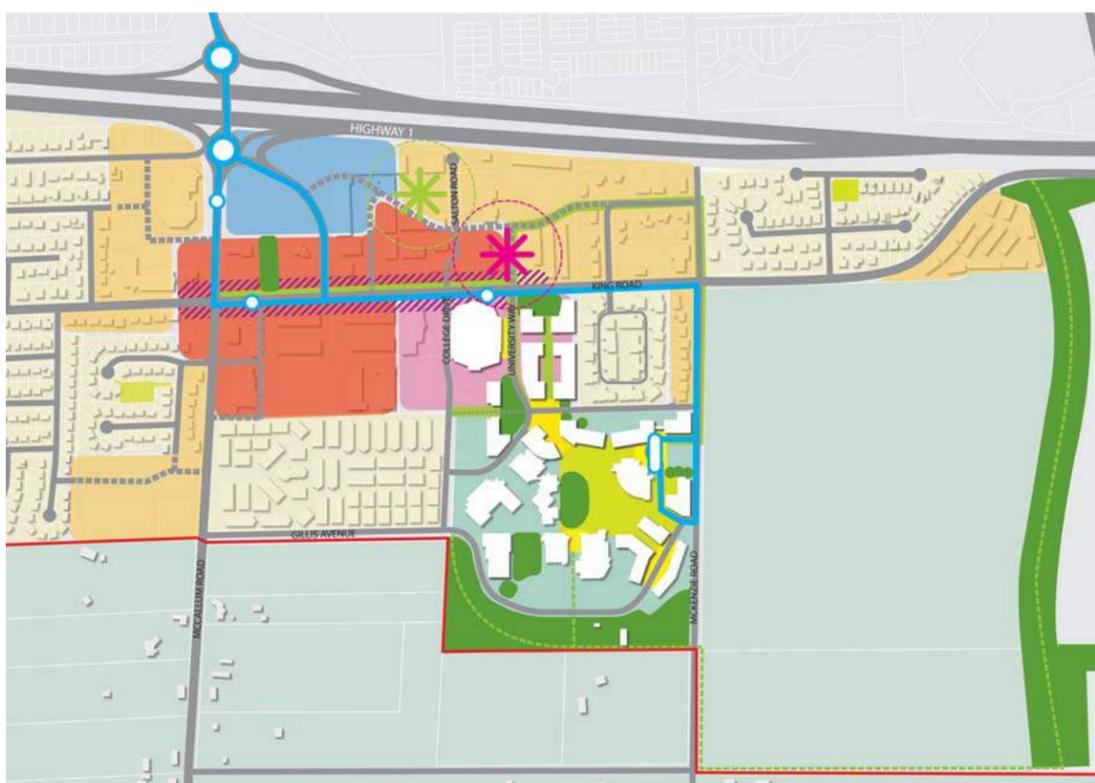
CONCEPT 2

CONCEPT 2 focuses public investment on a central gathering place.

The entrance to UFV and the transit terminal stay where they are, and bike/pedestrian improvements are made to the McCallum Interchange.

Features include:
- major public plaza
- community park
- trail network

On the next boards, tell us which features you like best for **land use, mobility**, and **open space**!

LEGEND

Urban Development Boundary	Trail	New Street
Existing Residential	Campus Plaza	Public Plaza
Townhouse	ALR	Community Park
Apartment	Existing Park	Local Transit Route
Mixed Use	New Neighbourhood Park	Transit Stop
Town + Gown	Open Green Space	Transit Terminal
Mixed Employment	Greenway	
Campus Core	Green Street	

udistrict

UDISTRICT: LAND USE

Complete communities rely on a rich mix of uses that are close to each other, transit, and amenities like parks and plazas. The UDistrict is currently supported by a range of land uses, from education to employment, retail, residential, and recreation. These uses are described below.

MIXED EMPLOYMENT

Creating a critical mass of employment opportunities will allow residents and students alike to participate in the economic life of the neighbourhood. Potential uses include a mix of office, business park, and live/work studios.

EXISTING RESIDENTIAL

Existing homes in the UDistrict include single family homes, low-rise multi-family, and mid-rise student housing.

MIXED USE

The UDistrict Plan encourages a rich mix of uses across the neighbourhood and within individual buildings. The mixed use overlay indicates areas with retail at grade and a mix of residential, office and/or institutional above.

TOWNHOUSE

The UDistrict seeks to locate a broad range of compact housing types within easy walking distance of existing and planned bus stops. This area includes a mix of medium density housing including townhouses.

TOWN + GOWN

The Town + Gown Area is the 'Heart' of the UDistrict. The place where campus and community come together to live, learn, work, and play. Potential uses include cafes, bars, restaurants, shops and services, offices, churches, and a mix of compact housing and live-work studios. A hotel/convention centre and 'spill-over' university uses could create significant synergies in this area.

CAMPUS CORE

The campus core includes academic and research uses, student housing and recreational facilities. The campus is an important anchor in the UDistrict and helps to support demand for local housing, employment, and retail.

APARTMENT

Apartment areas are intended to provide higher density residential uses to support expanded transit service, local retail and a vibrant sense of community.

ALR

Abbotsford is home to a wide range of crop and livestock production, an important part of our economy. The Agricultural Land Reserve (ALR) protects much of this land.

district

UDISTRICT: LAND USE

Land uses show *what* can be built and *where*. **Think about what kind of shopping and living choices you'd like to see in the UDistrict in the future. Then, tell us which features you prefer.** It's ok to pick some features from Concept 1 and others from Concept 2.

CONCEPT 1

C. Distributed Employment

A. Commercial Node

B. Concentrated Density

CONCEPT 2

C. Focused Employment

A. Linear Commercial

B. Uniform Density

LEGEND
- Urban Development Boundary
- ALR
- Campus Core
- Existing Residential
- Townhouse
- Apartment
- Mixed Use
- Town + Gown
- Mixed Employment
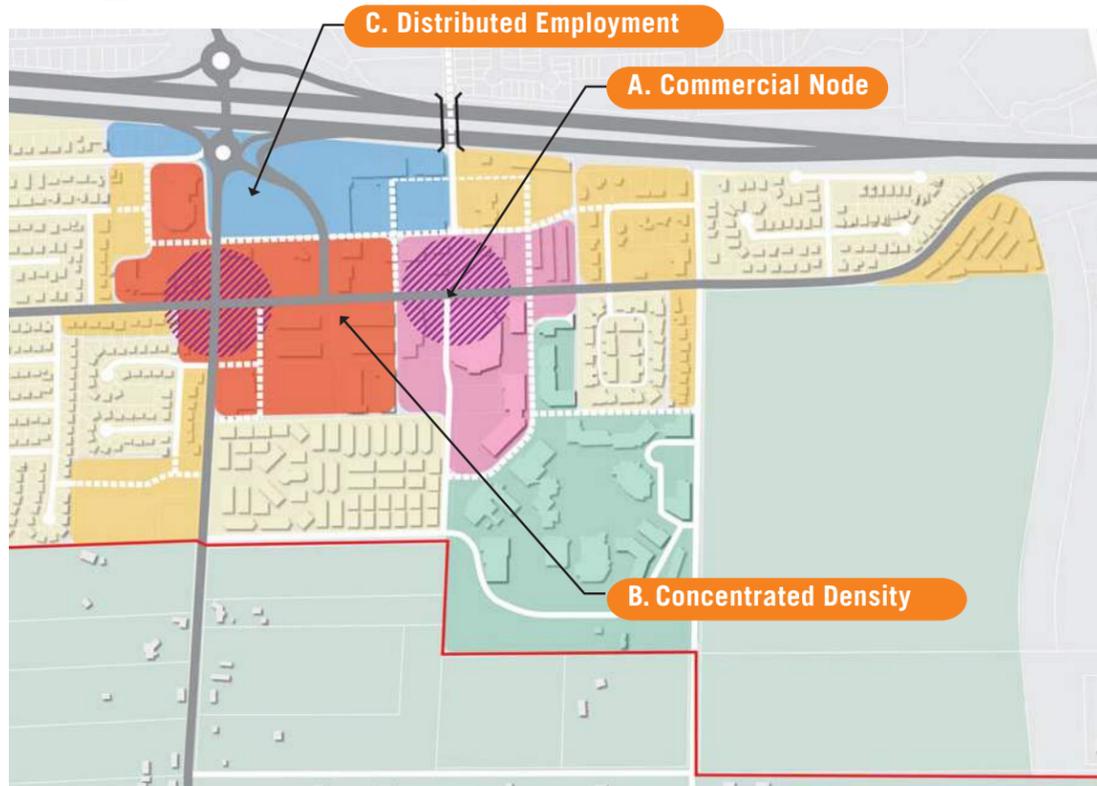
A. RETAIL

CONCEPT 1 illustrates two distinct commercial nodes, one that caters more to regional customers and one that includes walkable retail. **CONCEPT 2** shows a walkable, pedestrian-oriented retail street along King Road.

WHICH FEATURE DO YOU PREFER? Use a sticky dot to mark your preference below.

COMMERCIAL NODES — NO PREFERENCE — LINEAR COMMERCIAL

WHY? Tell us why using a sticky note below.

B. HOUSING

CONCEPT 1 focuses higher residential density within the core urban area, with density tapering off towards the edges. **CONCEPT 2** introduces a more uniform, medium density throughout the UDistrict.

WHICH FEATURE DO YOU PREFER? Use a sticky dot to mark your preference below.

CONCENTRATED DENSITY — NO PREFERENCE — UNIFORM DENSITY

WHY? Tell us why using a sticky note below.
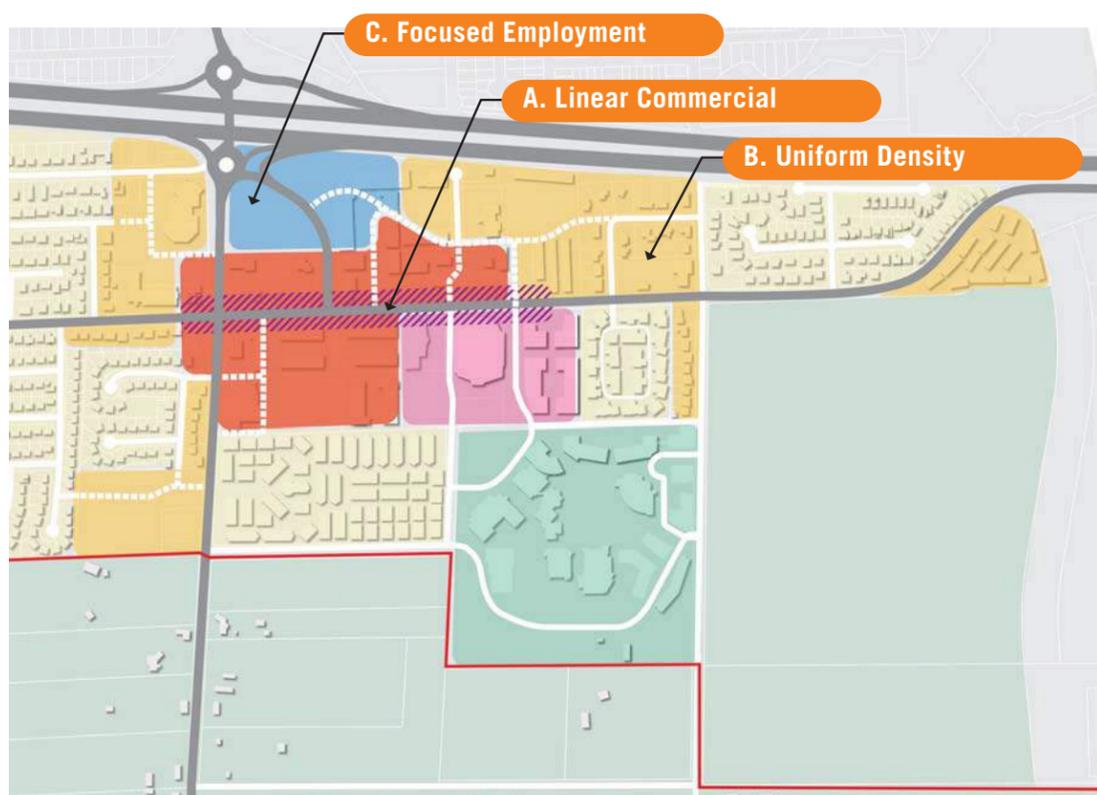
C. MIXED EMPLOYMENT

CONCEPT 1 distributes employment opportunities along Highway 1. **CONCEPT 2** focuses employment opportunities near McCallum Interchange.

WHICH FEATURE DO YOU PREFER? Use a sticky dot to mark your preference below.

DISTRIBUTED EMPLOYMENT — NO PREFERENCE — FOCUSED EMPLOYMENT

WHY? Tell us why using a sticky note below.

udistrict

UDISTRICT: LAND USE

Land uses show *what* can be built and *where*. **We want to know what kind of shops, homes, and jobs you want to see in the UDistrict.** Use a sticky dot to tell us what you prefer. Then, tell us why you answered this way using a sticky note.

RETAIL

Different retail options can serve local and regional residents. Which retail option do you prefer? Why?

STAND-ALONE

STRIP MALL

MIXED USE

HOUSING

Housing that can support adequate transit comes in many shapes and sizes. Which housing option do you prefer? Why?

TOWNHOUSE

APARTMENT

MIXED USE APARTMENT

EMPLOYMENT

Employment uses can range from business park to live/work studios. Which employment option do you prefer? Why?

BUSINESS PARK

OFFICES

LIVE/WORK STUDIOS

udistrict

UDISTRICT: MOBILITY

Mobility is how you get to and around the UDistrict. **Think about how you'd like to travel to and around the UDistrict in the future. Then, tell us which features you prefer.** It's ok to pick some features from Concept 1 and others from Concept 2.

CONCEPT 1

A. Bike/Ped Bridge

Promenade

C. Surface Parking

B. Multi-Use Pathway

CONCEPT 2

Enhanced Streetscape

C. Parkade

LEGEND

- — Urban Development Boundary
- ▪▪▪▪ New Street
- — Bike Route
- End of Trip Bike Facilities
- — Local Transit Route
- Transit Stop
- Transit Terminal
- — Regional Transit
- Surface Parking
- Structured Parking
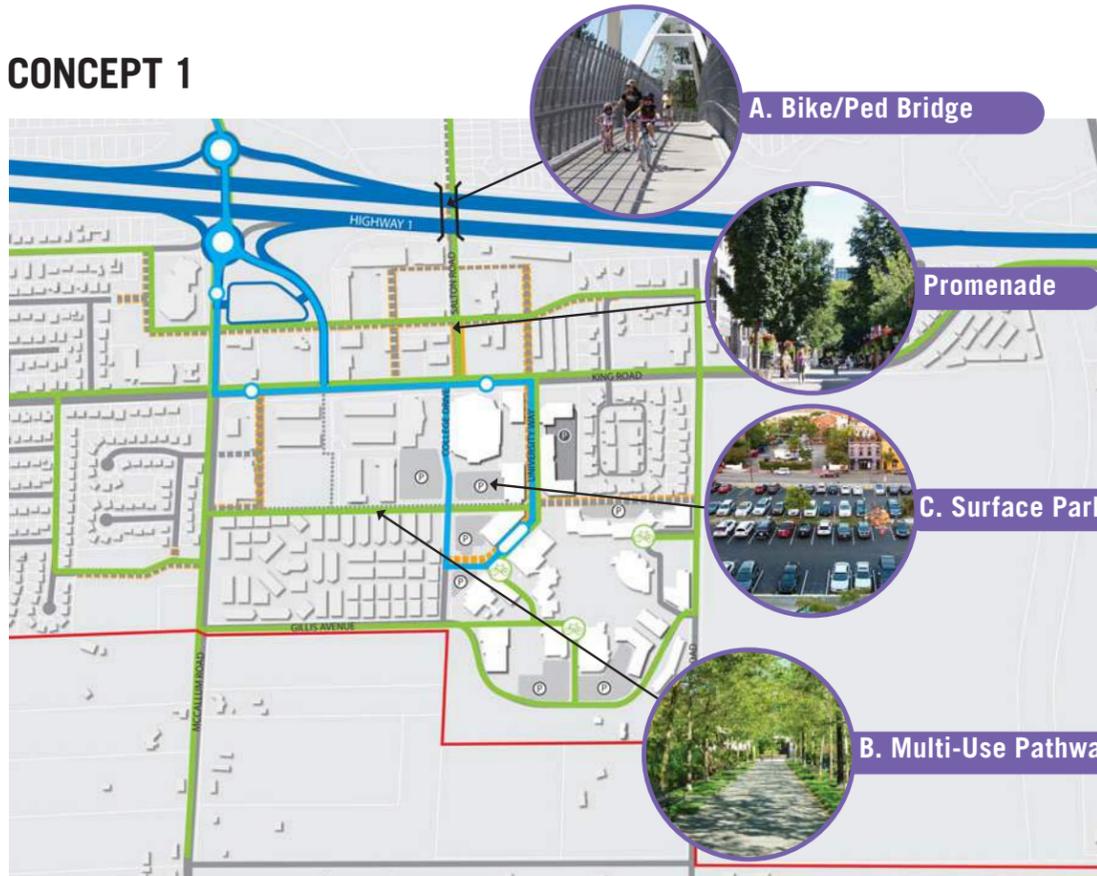
A. BIKE/PEDESTRIAN BRIDGE

CONCEPT 1 shows a new bike/pedestrian connection over Highway 1. **CONCEPT 2** continues to focus car, bike and pedestrian activity towards the existing McCallum Interchange, which would be enhanced for bike/pedestrian safety.

WHICH FEATURE DO YOU PREFER? Use a sticky dot to mark your preference below.

BIKE/PED BRIDGE	NO PREFERENCE	INTERCHANGE UPGRADES

WHY? Tell us why using a sticky note below.

B. NEW MULTI-USE PATHWAY

CONCEPT 1 shows a new multi-use pathway connecting the campus with the neighbourhood to the west. **CONCEPT 2** instead focuses on improving the experience for people walking and cycling on McCallum Rd. and King Rd.

WHICH FEATURE DO YOU PREFER? Use a sticky dot to mark your preference below.

MULTI-USE PATHWAY	NO PREFERENCE	NO MULTI-USE PATHWAY
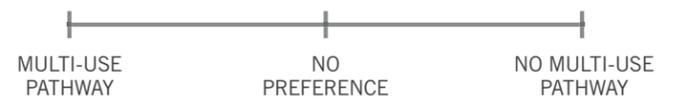
WHY? Tell us why using a sticky note below.

C. APPROACH TO PARKING

CONCEPT 1 includes mostly surface parking. Given the limited land area available, this would require a reduction in parking spaces per person. **CONCEPT 2** shows parkades close to the university to help meet increased demands as a result of future growth.

WHICH FEATURE DO YOU PREFER? Use a sticky dot to mark your preference below.

SURFACE PARKING	NO PREFERENCE	PARKADES

udistrict

UDISTRICT: OPEN SPACE

Open Space refers to parks, plazas, greenways, and trails. **Think about the urban and natural outdoor experiences you'd like in the UDistrict in the future. Then, tell us which features you prefer.** It's ok to pick some features from Concept 1 and others from Concept 2.

CONCEPT 1

Promenade

A. Many Small Parks

B. Public Plaza

C. Greenway

CONCEPT 2

A. Large Park

B. Public Plaza

C. Trail network

Green Street

LEGEND

- Urban Development Boundary
- Existing Park
- New Neighbourhood Park
- Open Green Space
- Trail
- Campus Plaza
- Greenway
- Green Street
- ✳ Public Plaza
- ✳ Community Park
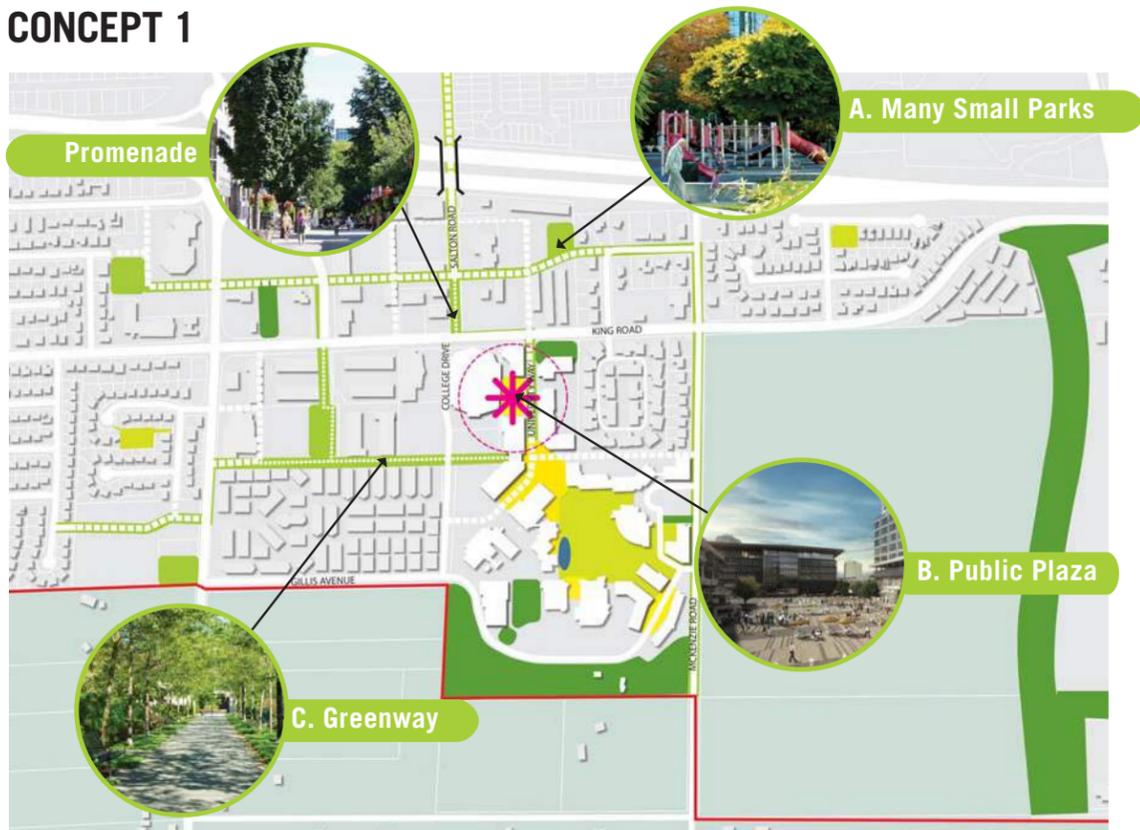
A. APPROACH TO PARKS

CONCEPT 1 incorporates a larger number of smaller parks spread out in the community. **CONCEPT 2** shows one large park located in the UDistrict.

WHICH FEATURE DO YOU PREFER? Use a sticky dot to mark your preference below.

| ONE LARGE PARK | NO PREFERENCE | MANY SMALL PARKS |

WHY? Tell us why using a sticky note below.

B. PUBLIC PLAZA

CONCEPT 1 shows a large public plaza, acting as the community 'heart,' located on campus next to the Abbotsford Centre. **CONCEPT 2** locates the public plaza north of King Rd. on lands that will be part of a new mixed use Town + Gown area.

WHICH FEATURE DO YOU PREFER? Use a sticky dot to mark your preference below.

| ABBOTSFORD CENTRE PLAZA | NO PREFERENCE | KING ROAD NORTH PLAZA |

WHY? Tell us why using a sticky note below.

C. TRAIL NETWORK

CONCEPT 1 creates a network of greenways, or multi-use trails, within the existing community. **CONCEPT 2** introduces a new trail network that connects to the green ridge at the eastern extent of the UDistrict.

WHICH FEATURE DO YOU PREFER? Use a sticky dot to mark your preference below.

| COMMUNITY GREENWAYS | NO PREFERENCE | NEW TRAIL NETWORK |

WHY? Tell us why using a sticky note below.

Udistrict

CAMPUS MASTER PLAN

The Campus Master Plan is a framework for change that will guide how the University of the Fraser Valley physically evolves over the next 20 to 25 years. As part of this process a high level space analysis was conducted to assess existing and required facilities to support the University's strategic goals as student enrollment is projected to grow from 5,300 full time equivalents to approximately 6,900 by 2040.

MOUNT BAKER VIEWS

The abbotsford campus is situated within a dramatic natural setting and frames important views to Mount Baker from the central green.

Changing Lives, Building Community

DESIGN GUIDELINES will be developed to shape the design of new buildings and open spaces. New spaces will be designed using best practices to support learning, and be flexible to anticipate future changes, overlapping uses, and new technologies. Buildings will provide exhibition space for student work and interactive common spaces to encourage collaboration and social gatherings.

district

VISION 2025 DIRECTIONS

The University of the Fraser Valley is currently undertaking Vision2025 to identify the University's strategic direction. The Campus Master Plan will reflect this work in the physical structure of the campus as described below and on the following boards.

1. A WELCOMING CAMPUS

Students and the community are welcomed throughout the campus with clear wayfinding, buildings that showcase university activities, active ground floor uses that draw people into the campus, and a public realm that encourages you to stay.


2. CROSSING BOUNDARIES

The areas within the campus and between the university and the community become more mixed through catalyst projects, shared public spaces, meaningful connections with local businesses and industry, and academic uses moving beyond the boundaries of the existing campus.

district

VISION 2025 DIRECTIONS

3. LEARNING EVERYWHERE

Students become active agents in their own learning with indoor and outdoor spaces that support active, experiential, and peer-to-peer learning and cross-disciplinary collaboration.

4. SUPPORTING STUDENTS

Supporting the student learning journey means personalized learning pathways that require space for one-on-one advising, student and faculty collaboration, and expansion of student services.

5. INNOVATION + TECHNOLOGY

Infrastructure to support technology and innovation is part of every aspect of the campus design. UFV becomes a showcase for best practices in sustainability, food security, and bringing the campus and community together in creative ways. This could include innovative partnerships with industry and non-profit groups.

6. PROVIDING FLEXIBILITY

Create interactive learning environments inside and outside of the classroom that are flexible to support a variety of learners and activities. This applies to classroom configuration, learning spaces both on and off campus, and the provision of learning facilities that can adapt and change over time.

udistrict

CONCEPT COMPARISON

Both concepts work from Vision2025 and the UDistrict background analysis to apply best practices in campus planning. **Learn about the differences between the concepts below. Then, tell us what you think about the features of each concept on the following boards.**

CONCEPT 1

CONCEPT 1 fully integrates the campus and community with a more urban approach to mixed use development, plazas, and green space.

Features include:

- centrally located transit terminal
- major public plaza on campus
- redesign of central green to become the 'heart' of the campus
- student housing and academic uses on and off campus

CONCEPT 2

CONCEPT 2 preserves the existing suburban character with naturalized green spaces and a greater distinction between campus and community.

Features include:

- transit terminal located off McKenzie Rd.
- major public plaza off campus
- greater retention of existing trees and green spaces
- student housing and academic uses remain on campus

LEGEND

- Urban Development Boundary
- Existing Residential
- Townhouse
- Apartment
- Mixed Use
- Town + Gown
- Mixed Employment
- New Buildings
- Trail
- Campus Plaza
- ALR
- Campus Core
- Existing Green Space
- Treed Area
- Greenway
- Green Street
- Public Plaza
- Major Gathering
- View to Mt Baker
- Local Transit Route
- Transit Stop
- Transit Terminal
- Surface Parking
- Structured Parking

CAMPUS USES

Campus uses show *what* can be built on or adjacent to campus. **We want to know what kind of campus buildings, student housing, and central green you would like to see.** Use a sticky dot to tell us what you prefer. Then, tell us why you answered this way using a sticky note.

CAMPUS BUILDINGS

The campus can accommodate growth in buildings of various scale and height. Which do you prefer? Why?

3 STOREYS

4-6 STOREYS

7-8 STOREYS

STUDENT HOUSING

Housing that supports campus life could range from student residences, like those currently on campus, to rental housing near the campus. Which housing option do you prefer? Why?

STUDENT RESIDENCE

MIXED USE RETAIL, ACADEMIC + RESIDENCE

NEARBY RENTAL APARTMENTS

THE CENTRAL GREEN

The Central Green is a defining feature of the Abbotsford campus. How would you like to see this space used in the future? Which big idea do you prefer? Why?

SUBURBAN | URBAN

OPEN GREEN SPACE FOR A RANGE OF ACTIVITIES

TERRACED SEATING / AMPHITHEATRE WITH WEATHER PROOF OUTLETS

CONTEMPLATIVE WATER FEATURE

district

GETTING AROUND

Think about how you'd like to travel to and around the Campus in the future. Then, tell us which features you prefer. It's ok to pick some features from Concept 1 and others from Concept 2.

CONCEPT 1

KING ROAD

COLLEGE DRIVE

UNIVERSITY WAY

MCKENZIE ROAD

GILLIS AVENUE

A. University Way Realignment

B. Transit Terminal

CONCEPT 2

COLLEGE DRIVE

UNIVERSITY WAY

MCKENZIE ROAD

GILLIS AVENUE

A. Enhance Existing Entrance

B. Transit Terminal

A. NEW ENTRANCE TO UFV

CONCEPT 1 shows a realignment of University Way to create more room for a major plaza next to Abbotsford Centre. **CONCEPT 2** enhances the existing University Way to create a multi-use boulevard entering the campus.

WHICH FEATURE DO YOU PREFER? Use a sticky dot to mark your preference below.

UNIVERSITY WAY REALIGNMENT	NO PREFERENCE	ENHANCE EXISTING ENTRANCE

WHY? Tell us why using a sticky note below.

B. TRANSIT TERMINAL

CONCEPT 1 shows the relocation of the transit terminal to the western boundary of the campus. This could help to bring transit closer to the community and new university development. **CONCEPT 2** keeps the terminal at its current location off of McKenzie Rd.

WHICH FEATURE DO YOU PREFER? Use a sticky dot to mark your preference below.
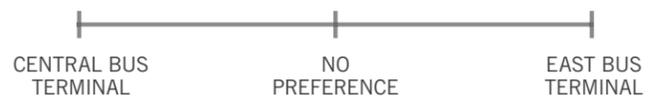
CENTRAL BUS TERMINAL	NO PREFERENCE	EAST BUS TERMINAL

WHY? Tell us why using a sticky note below.

LEGEND

- Urban Development Boundary
- New Street
- Bike Route
- End of Trip Bike Facilities
- Local Transit Route
- Transit Stop
- Transit Terminal
- Surface Parking
- Structured Parking

udistrict

CAMPUS OPEN SPACE

Open Space refers to parks, plazas, pathways, and trails. **Think about the urban and natural outdoor experiences you'd like on campus in the future. Then, tell us which features you prefer.** It's ok to pick some features from Concept 1 and others from Concept 2.

CONCEPT 1

A. Central Green

B. Urban

CONCEPT 2

A. Student Plaza

B. Suburban

A. THE CAMPUS 'HEART'

CONCEPT 1 shows the campus 'heart' in the Central Green which has been redesigned to allow for large events. **CONCEPT 2** locates the campus 'heart' in a student plaza at the redesigned entrance to the campus core.

**WHICH FEATURE DO YOU PREFER?** Use a sticky dot to mark your preference below.

CENTRAL GREEN	NO PREFERENCE	STUDENT PLAZA

WHY? Tell us why using a sticky note below.

B. URBAN VS SUBURBAN

CONCEPT 1 takes a more urban approach to the public realm on campus while **CONCEPT 2** preserves existing trees and takes a more modest approach to redesigning of the Central Green.

WHICH FEATURE DO YOU PREFER? Use a sticky dot to mark your preference below.

URBAN	NO PREFERENCE	SUBURBAN

WHY? Tell us why using a sticky note below.

C. CAMPUS FOOD SYSTEMS

CONCEPT 1 could include a farmers market within the new student plaza on campus. **CONCEPT 2** provides additional opportunities for community gardens and research plots within the Central Green.

WHICH FEATURE DO YOU PREFER? Use a sticky dot to mark your preference below.

FARMERS MARKET	NO PREFERENCE	COMMUNITY GARDENS

WHY? Tell us why using a sticky note below.

LEGEND

- ▬ Urban Development Boundary
- Existing Park
- New Neighbourhood Park
- Wooded Area
- ● Trees
- ┄ Trail
- Campus Plaza
- Greenway
- Green Street
- ✳ Public Plaza
- ✳ Community Park
- ♥ Major Gathering
- ⇢ View to Mt Baker

U district

Appendix B
Stakeholder Meeting Feedback

Stage 2: Choices and Directions – City of Abbotsford Stakeholder Meetings

From October 19 to 30, 2015, the City of Abbotsford conducted targeted meetings with stakeholders as an additional opportunity for people working, living, and owning property in the UDistrict to provide input on the design options.

Business owners / landowners
The presentation boards were shown at the Abbotsford Centre the early evening for business owners and landowners in the area. A mix of landowners and business owners attended and provided general support for the design concepts and the plan process. However, some felt uncertain about the viability and/or implementation of the plan. Below are summaries of some additional input:

- Most were supportive of the bike / pedestrian bridge across Salton Road
- Support for mixed use buildings in UDistrict
- One business owner preferred more employment lands be available in a business park format.
- Parking and park space preferences were split
- One commenter suggested a mix of the student housing options since "a mix of students exist"
- One landowner stressed the need for UFV to have various sports facilities, including soccer fields, swimming pool, and running track.

College Park Place Strata Council
Members of the Strata Council for two buildings at College Park Place invited staff to their meeting room to discuss the concepts. Overall, they seemed supportive generally of a compact and walkable environment. They were receptive to the idea of campus and community integration, and felt that there will be a progression over time from distinct campus / community boundaries to completely blurred boundaries. They recognized that they may not witness the fulfillment of the eventual plan accepted that change in the area was likely. Below are summaries of some additional input:

- Preferred more townhouses than apartments (i.e. uniform density), but a mix of both makes sense
- Preference for a mix of offices and townhouses
- Opposed to parkade adjacent to College Park Place because of property value and use impacts. Some acceptable parkade locations included the area adjacent to the Abbotsford Centre, replacing the existing gravel parking lots at the south end of UFV campus, or replacing the FVX connector parking lot adjacent to McCallum Road.
- There was no strong preference for park choice, but indicated concerns about park usage by the homeless affecting usage by residents
- There was strong preference for the plaza to be located north of King Road to reduce impacts to their apartments / condos by noise, lighting, etc.
- They were supportive of terraced seating in the UFV campus green as an opportunity for students and residents to sit, relax, have lunch, etc.
- There was no strong preference for bus terminal location, but they felt that the routes should serve both sides of the campus.

Central Heights Church
Staff presented the design concepts to pastors and board members of Central Heights Church. They were concerned about the proposed residential designation to their property and wanted a designation

(such as mixed use) that offered more use options for their site. They wanted flexible development options to allow for the church to expand or compress as needs occur. While they supported a walkable neighbourhood, they also felt that McCallum Road was a 'natural' retail area with highway and vehicular exposure, given the high-volume of traffic currently stemming from their services and events. One of their members felt that King Road should be left unimpeded as a thoroughfare in order to support future attendance of Abbotsford Arena events and that any walkable 'retail streets' could be accommodated on the proposed road running parallel north of King Road.

Student Stakeholder Meeting – October 2015

Entrance to UFV – What can make this space more welcoming?
• SUB – most people go to their classes first, could be more of an exit • Front gate – signage – front entrance hidden by trees • Hang out spaces – open. campus is a "donut" – empty space in the middle • Was identified that we need to make all the entrances welcoming, not just the "front" entrance. (Ex. Library entrance, SUB entrance) • The buildings are all hidden by trees, entrances are small and so much foliage hides the sides of the buildings and doors –landscaping needs.

Transit Terminal – Concept 1 or 2?
• Doesn't really make a difference to some. • Could add to the experience of welcoming at multiple entrances, by spreading out the entrances by leaving the bus loop by the library. • Possibility of development by arena could make it more accessible to students/community • **Will vehicular traffic be going in the same direction?** Could cause congestion issues • Takes over a lot of 'floor' space in either location • serve the community better if over by arena, those going to the AEC for events • Ideas for parking lots: technology enhanced, tells how many spots are left, more flexible parking (allow in and out privileges) • Positives and negatives to both.

Where is the "Heart" of UFV? Or where **should** it be? One heart, or two?
• Heart of the campus is the green currently • With future development: people would probably go to the cafes, retail, etc. • Having something more inviting on the green to make it more of the heart • something that can be used in the rain/ cold as well • potential for more outdoor space from restaurants/ cafes onto the green. With movable tables and chairs on the green

Green spaces – What are 3 big ideas for the **green**?

- Coffee shop with outdoor seating
- Good/ unique public furniture – Uhouse? coffee shop
- Trees create a barrier – alter trees
- Beach volleyball – rental balls (on the green) – alike to program in Chiliwack parks with free rentals of equipment
- Community garden in front of SUB
- Boardwalk along the bog – making use of the space
- Amphitheater idea (where portables are) was well liked – having an indoor/ outdoor space, partially covered. It was added that students would use the spaces they see other students making use of, in a chain.

Existing green spaces – What can we do with them?

- Trail network – for students and community members (if students lived in the area)
- Trail network would be used by both community members, for running, jogging, walks between classes, etc. Mainly for those living in the area.
- Trail network through forest area ON campus – giving this area purpose, seating and "not just for the students who smoke weed"

Community and campus integration

- Campus space within the community
- UFV computers outside of campus – access to UFV programs 'off' campus. Such as Adobe Suite, ArcMap, files on each drive, etc.
- All students saw value in integration with the community, both physically and through partnerships within programs.
- Spaces off campus to work as a group – public places to work and connect/ network
- Networking with businesses is important

Student housing – on or off campus?
- Diverse age groups – with many mature students who do not desire to live on campus.   - Mixed use housing – apartments – NOT all "shoebox" dorm style   - Affordable market housing – UFV conference rooms, work spaces within these buildings. For community and campus use   - Zero amenities for people right now – in order to have successful student housing, they need the amenities and some sort of draw to the neighborhood or campus

Vision 2025 Questions:

What has been the important or vital piece of your university experience?

People you've met, professionals, networking,

Making sure first years have connections with 3/4th years
2nd floor of SUB – rooms for mixing and intermingling

SUS and civil don't get along, student clubs aren't on the same page etc
Better communicate then benefits everyone – how to voice them to students

It is valuable to have students telling students that its valuable to get involved. Get people involved and let 1st years know what they are missing out on! Get to that tipping point and then people will get involved.

The issue is the view of UFV – people have a bad taste in their mouth about going to UFV.

Small class sizes are positive!

Geography student- has relationships with their prof and valuing small class sizes.

Shuttle service to soccer games

"we are all just wishing that this is UBC"

What do you see as the role of the university in your future?

Networking – connections with professors for students
Now, more than ever, university education is important

Tech – how do classrooms look?
Access to profs is important – face to face class time
Discussions – receive content in a different way
Study rooms – need an access to study rooms – there isn't enough for group work
Communication is KEY – my student life app, communication through different associations, as well as from UFV to students

My ufv screen – no connection to campus right now. More integrated interface so it feels like the campus is connected to the "online campus"

Flexibility – employers want to see this in degrees / experience