

**UBC 's Recreation and Athletics  
Facilities Strategy**

*June 2017*



# GamePlan



# Table of Contents

<b>Executive Summary</b> .....	5
<b>1. Purpose and Vision</b> .....	7
<b>2. Principles</b> .....	9
<b>3. <i>GamePlan</i> Process</b> .....	11
<b>4. The Need</b> .....	13
<b>5. Facility Recommendations</b> .....	17
<b>6. Implementation</b> .....	31
<b>Appendix One: Existing Facilities and Programming</b> .....	43
<b>Appendix Two: Stakeholder Groups Consulted</b> .....	45
<b>Appendix Three: Recreation and Athletics Facility Options</b> .....	47

*GamePlan is a framework to guide UBC's decision-making for recreation and athletics facility investments.*



# Executive Summary

*GamePlan: UBC's Recreation and Athletics Facilities Strategy* is a 20-year framework to guide UBC's investments in facilities for recreation, athletics and related research at the Point Grey campus. The Strategy supports UBC's commitment to wellbeing by meeting a growing need for recreational fitness and gymnasium space.

The *GamePlan* process began in 2015 and concluded in spring 2017 when the UBC Board of Governors approved this strategy. A set of Board-adopted principles guided *GamePlan* and provided criteria against which to develop and evaluate facility options:

- Align with UBC's core academic mission
- Promote the health and wellbeing of students, faculty, staff and residents
- Foster varsity excellence
- Embrace UBC's history
- Build a sound business case
- Explore land use and housing revenue opportunities

Through public engagement, targeted outreach, technical analysis, and financial evaluation, UBC identified five key areas where existing facilities do not meet the campus community's current or future needs: 1) fitness space 2) gymnasium space 3) aging facilities 4) support facilities. The strategy also considered academic synergies with the School of Kinesiology.

*GamePlan* recommends key facility investments to meet these needs:

## 1. New Recreation Fitness Centre and Reimagined War Memorial Gym

- New Recreation Fitness Centre
  - 3 gymnasium courts
  - ~ 45,000 sqft of fitness space
  - ~ 10,000 sqft of office and support space
  - Total including gross-up ~130,000 sqft
- New or renewed War Memorial Gym
  - Spectator gym with retractable seating for varsity sports
  - ~25,000 sqft of strength and conditioning space
  - ~25,000 sqft of office and support space
  - Total including gross-up ~110,000 sqft
- Up to 85,000 sqft of consolidated space for academic programs like the School of Kinesiology.

## 2. Rebuilt Thunderbird Stadium

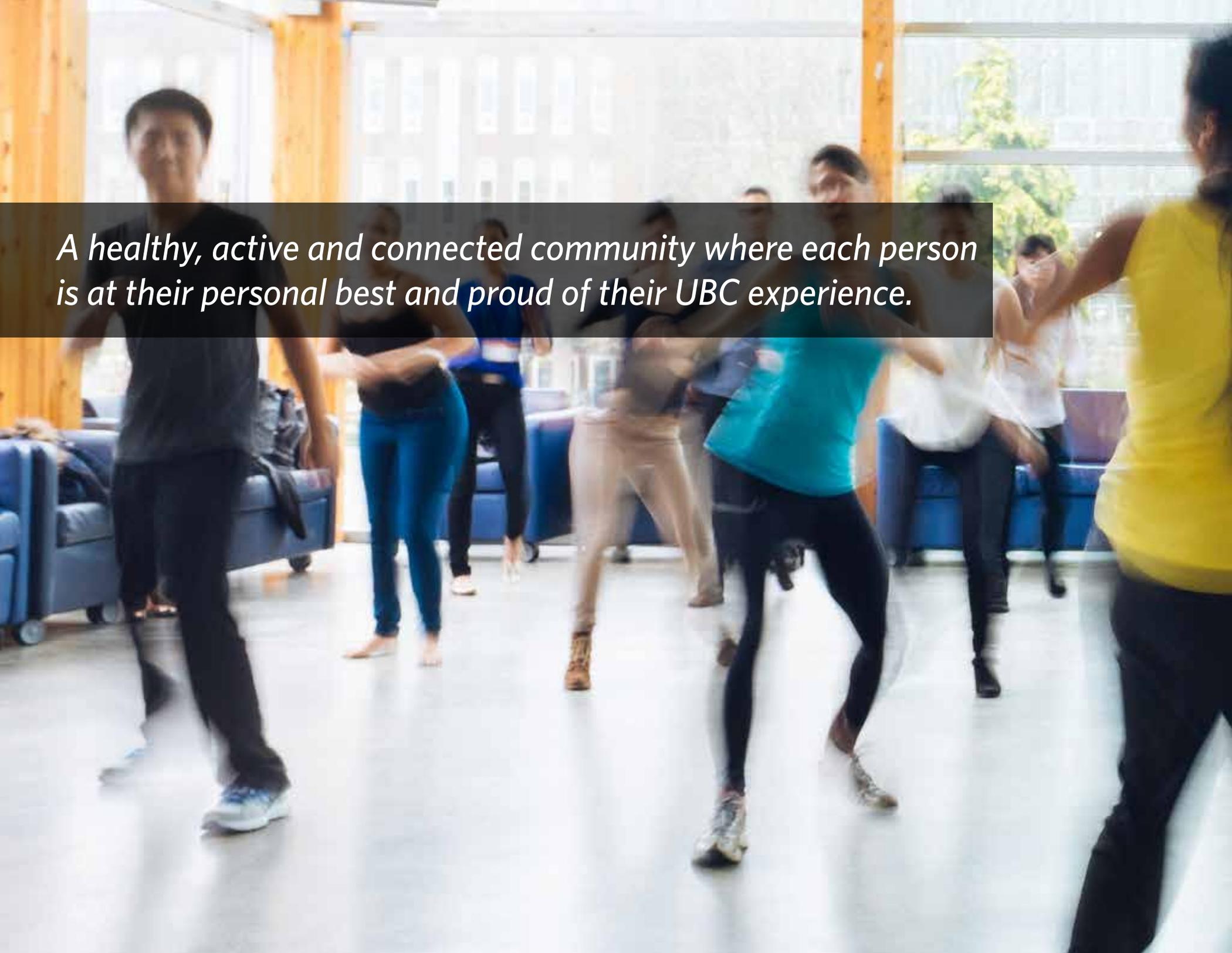
- 5,000-seat spectator Thunderbird Stadium with multi-purpose field space
- The precise location of the rebuilt Stadium will be determined through the Stadium Road Neighbourhood Plan process

## 3. New Baseball Stadium

- Donor-funded opportunity to transform UBC's existing baseball field into a spectator facility

*GamePlan* is a framework to guide UBC's decision-making for recreation and athletics facility investments. The decision to proceed with each recommendation depends on prioritization relative to UBC's other capital project needs, available funding, further community consultation, and UBC Board of Governors' approval.

**UBC's Board of Governors approved *GamePlan* on April 13, 2017.**

A group of diverse people are participating in a fitness or dance class in a bright, modern studio. The room features large windows with orange curtains, blue armchairs, and a light-colored floor. The participants are wearing various athletic and casual clothing, and they are captured in motion, suggesting an active and energetic atmosphere.

*A healthy, active and connected community where each person is at their personal best and proud of their UBC experience.*



## Purpose

*GamePlan*: UBC's Recreation and Athletics Facilities Strategy is a 20-year framework to guide UBC's investments in facilities for recreation, athletics and related research at the Point Grey campus.

The *Strategy* supports UBC's commitment to wellbeing by meeting a growing need for recreational fitness, gymnasium and related institutional space, and for addressing aging campus facilities.

## Scope

*GamePlan* is a framework to guide recreation and athletics facility investments at UBC's Point Grey campus for the next 20 years. The *Strategy* recommends specific facility investments to meet recreation and athletics needs, and leverage academic partnerships. It does not recommend how UBC should prioritize these projects relative to other capital project needs. The decision to fund and build each project is subject to UBC's capital prioritization process, available resources, further community consultation, and UBC Board of Governors' approval. *GamePlan* recommendations may also require further consultation and approvals to amend UBC's land use planning policies.

## Vision

From Olympians and Thunderbirds to lunchtime intramurals, recreation and athletics are important for the UBC community's wellbeing and school spirit.

UBC Athletics and Recreation's vision reflects this role: **"a healthy, active and connected community where each person is at their personal best and proud of their UBC experience."**

*GamePlan* supports UBC's efforts to implement this vision by ensuring the University has high quality recreation and athletics facilities to support the campus community's wellbeing.

## UBC Policies and Plans

*GamePlan* supports UBC's strategic plan and academic mission, UBC Athletics and Recreation's vision and mission, the School of Kinesiology's 2017 Strategic Plan, UBC's Strategic Plan for Varsity Athletics, and UBC's Mental Health and Wellbeing Strategy. *GamePlan* also reflects the visions and policies for the Point Grey campus in UBC's Vancouver Campus Plan and Land Use Plan.

*UBC's Board of Governors adopted a set of principles to guide GamePlan recommendations, each with criteria against which to evaluate options.*

# Principles

An aerial photograph of the University of British Columbia campus during the golden hour of sunset. The image shows a mix of green spaces, including baseball and soccer fields, interspersed with modern university buildings and residential-style structures. In the background, the city of Vancouver is visible, along with the iconic mountains of the Pacific Northwest under a clear, warm sky.



### **1. Align with UBC's Core Academic Mission**

- Ensure that facilities reflect UBC's strategic priorities
- Allow sufficient land capacity for future academic growth



### **2. Promote the health and wellbeing of students, faculty, staff and residents**

- Increase and enhance access to quality sport and recreational facilities for those who learn, live, work, and play on our campus
- Create opportunities for recreation activities and other events that build community and social engagement



### **3. Foster varsity excellence**

- Provide outstanding facilities for varsity athletics excellence on the national and world stage
- Use varsity athletics in athletic facilities to engage the campus and surrounding community and to build school spirit



### **4. Embrace UBC's history**

- Retain, where viable, the cultural, historic and community value of existing facilities like War Memorial Gym and Thunderbird Stadium



### **5. Build a sound business case**

- Ensure the strategy is financially sustainable and can leverage investment from a range of sources, which could include donors, commercial revenue, and potential incremental housing revenue



### **6. Explore land use and housing revenue opportunities**

- Align potential land use changes and incremental housing revenue opportunities with the University's priorities, the timing of facility investments and Board of Governors' Endowment policies

*Each of GamePlan's phases included extensive public consultation and targeted outreach with students, faculty, staff, residents, alumni and the UBC Athletics community.*

A group of runners and volunteers at a race finish line. The runners are wearing bibs with numbers like 549, 597, 5971, 5967, and 5931. A volunteer in the foreground is wearing a white t-shirt with "VOLUNTEER" printed on the back. The scene is outdoors with trees and a building in the background.

# Process

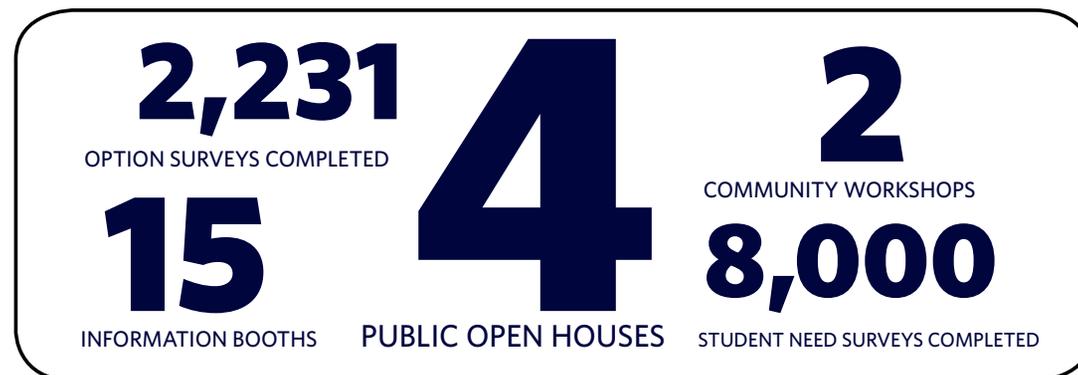
The *GamePlan* process began in 2015 and concluded in April 2017 when the UBC Board of Governors approved this strategy. UBC Athletics and Recreation, along with Campus and Community Planning, led *GamePlan* in collaboration with other UBC departments, UBC Properties Trust and external experts. A Steering Committee oversaw the project with representatives from:

- Vice-President, Students
- Provost and Vice-President, Academic
- Vice-President, External Relations (Campus and Community Planning and Government Relations)
- Vice-President, Development and Alumni Engagement
- Vice-President, Finance (Treasury and Infrastructure Development)
- Faculty
- UBC Properties Trust
- School of Kinesiology

### PLANNING PROCESS TIMELINE:



**PUBLIC ENGAGEMENT HIGHLIGHTS:** **More detail on *GamePlan* public consultation here:** [www.planning.ubc.ca](http://www.planning.ubc.ca)



A photograph of an indoor basketball court. In the center, a basketball hoop is mounted on a wooden backboard. The backboard has the 'GARED' logo and website 'www.garedsports.com' at the bottom. Several basketballs are suspended in the air around the hoop. Three players are visible at the bottom of the frame, jumping with their arms raised towards the basket. The player on the left is wearing a blue jersey, the middle player is wearing a yellow and green jersey, and the player on the right is wearing a red and black jersey. The background shows the wooden structure of the gymnasium and a window on the left side.

*GamePlan's first phase included research and analysis to understand recreational and athletics needs. This work involved stakeholder consultation, a campus-wide survey, comparative research, and an overview of existing UBC facilities and programming.*

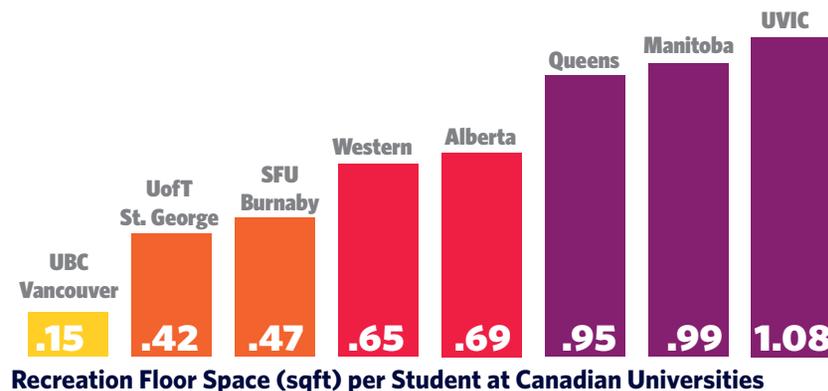
# The Need

GamePlan’s first phase included research and analysis to understand recreational and athletics needs. This work involved stakeholder consultation, a campus-wide survey, comparative research, and an overview of existing UBC facilities and programming (see Appendices One and Two for details).

This first phase showed the campus is well served in some areas but has significant need in others. Recent investments in arenas, aquatic space and outdoor fields meet UBC’s current and future needs. However, there are four key areas where UBC’s facilities do not meet the campus community’s current needs or demand over the next 20 years: recreational fitness space, aging facilities, gymnasium space and support space.

## Recreational Fitness Space

Expanded fitness centre space is by far UBC’s biggest recreational need. At 7,500 square feet, UBC provides a mere 0.15 square feet of fitness space per student. This will increase to 0.36 square feet with upcoming investments in the UBC Life Building (the former Student Union Building), but is still significantly lower than comparable universities at 0.45 to 1.35 square feet per student. UBC’s Birdcoop Fitness Centre has a capacity of 140 for a daytime campus population of more than 70,000, and is consistently overcrowded.



Source: UBC Athletics and Recreation

## Aging Facilities

Many of UBC’s recreation facilities are relatively new, but two major facilities stand out for their poor condition: War Memorial Gym (below left) and Thunderbird Stadium. War Memorial Gym is nearly 70 years old and requires significant system, accessibility and life safety upgrades. It does not meet modern varsity and recreational needs, and is an inefficient use of space. Thunderbird Stadium is nearly 50 years old and has system and seismic upgrade needs, as well as an inefficient layout.



War Memorial Gym



Thunderbird Stadium

## Gymnasium Space

UBC has a significant shortage of multi-use gym space. Compared to peer universities, UBC provides 25 to 50 percent of the amount of student-focused recreational space. The Student Recreation Centre and varsity-focused War Memorial Gym are heavily used, both fully booked for 14 hours per day on average. This results in long wait lists, lost engagement opportunities and underserved program areas.

## Support Facilities



**UBC Parasport Games**



**UBC Futsal League**

UBC's recreation and athletics community needs support facilities to thrive. There is a current shortage of office space, meeting and video rooms, club training space, and studio space. Administrators, coaches and training staff in particular have office shortages and are scattered across the campus in different locations.

*GamePlan* also identified other opportunities to enhance campus recreation and athletics opportunities, but with lower current need. These included a racquets centre, enhanced sport science and expanded covered indoor field spaces.

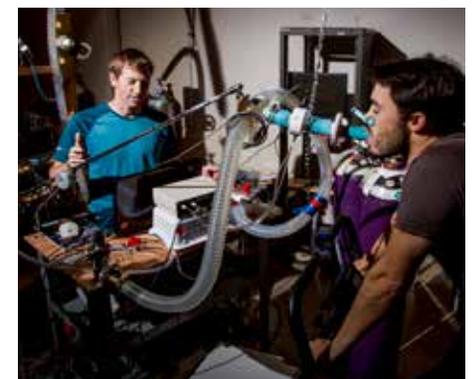
## Academic Partner Opportunities

The *GamePlan* process also identified opportunities that could provide collaboration and synergies between recreation, high performance sport, academic research, health and wellness and community building. This is exemplified by the opportunity to strengthen and build upon existing collaborations with the School of Kinesiology.

UBC's School of Kinesiology is Canada's top-ranked program in the study of human movement and its relationships to health, sport and physical culture. The School has significant facility needs. Faculty, staff and students are dispersed across nine buildings and have limited classroom space. Many of the School's facilities are also aging with significant deferred maintenance, limiting growth and imposing financial burden. The *GamePlan* process identified an opportunity to enhance integration between the School, other UBC initiatives, and potential partners such as the Canadian Sport Institute, Coaching Association of Canada, and Canadian Olympic Committee, by co-locating aspects of the School of Kinesiology and future recreation and athletics facilities.



**UBC School of Kinesiology Research**



A photograph of a woman and two young girls in a swimming pool. The woman is in the center, smiling broadly. To her left is a young girl with dark hair, and to her right is another young girl with dark hair, also smiling. The water is blue and rippling. In the background, there is a blurred structure, possibly a pool deck or building. A yellow and blue striped buoy is visible in the water on the right side.

*GamePlan aspires to create positive change through sport and physical activity on a local, national and global scale by integrating research, learning, well-being, high performance and community-building activities in a best-in-class facility.*



# Facility Recommendations

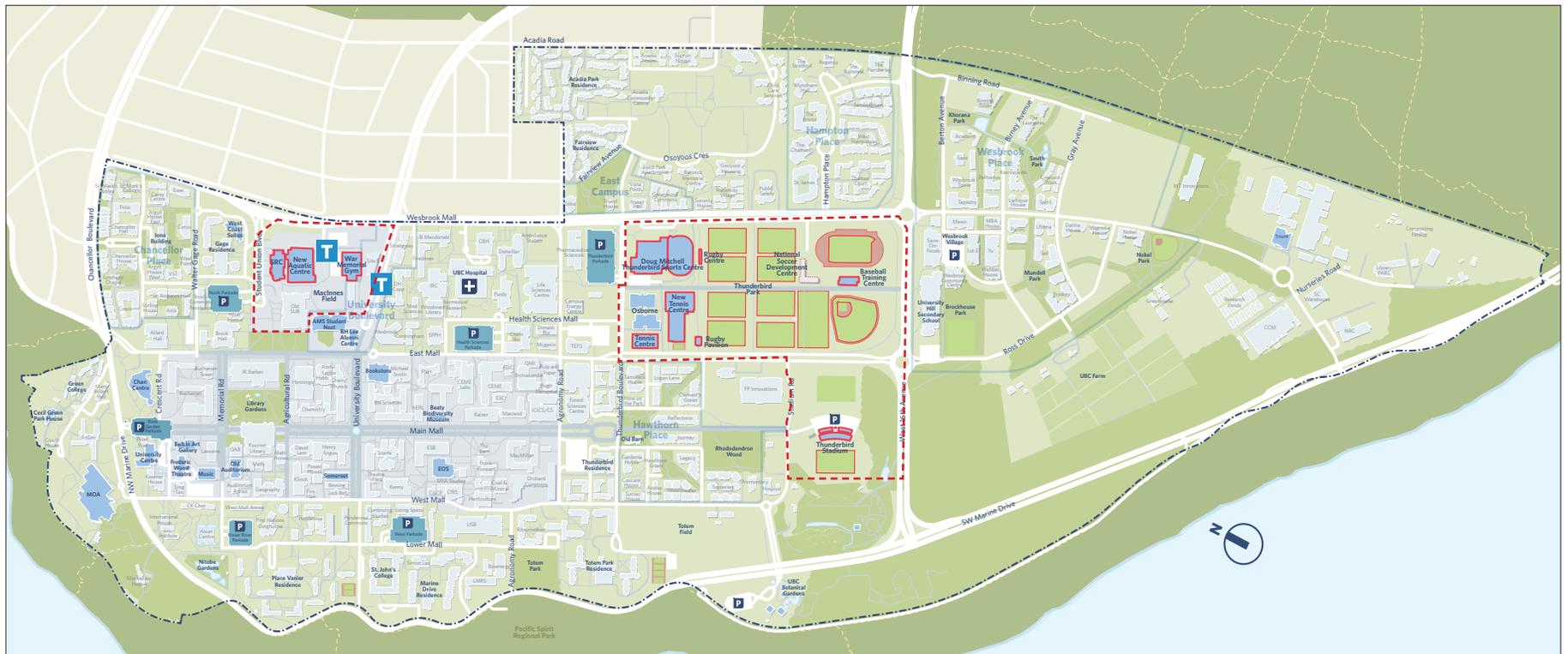
THUNDERBIRDS

# The *GamePlan* process explored a number of options to meet the needs for fitness space, gymnasium space, aging facilities, and support space.

Early options considered the creation of two distinct UBC 'Athletics and Recreation Hubs', to focus future development in areas where athletics and recreation facilities already exist. One hub centered on a renewed or new War Memorial Gym, and the other on a new Athletics Centre of Excellence with a renewed or new Thunderbird Stadium.

Each option was subject to detailed technical and financial analysis and public consultation. Analysis results were then assessed to determine how each option served the *GamePlan* principles and criteria (Appendix Three shows each of the options).

Based on this evaluation, the Hub concept evolved into the *GamePlan* facility concepts on the following pages.



Map of UBC Vancouver campus showing existing athletics and recreation facilities (solid red) and early concept of hubs (dashed red).

## New Recreation Centre and Reimagined War Memorial Gym

This concept addresses all areas of need by greatly expanding fitness and gym space, by improving aging and support facilities, and potentially, providing some academic space that could consolidate the School of Kinesiology.

The concept proposes a combined varsity, recreation, fitness and Kinesiology facility spanning the current War Memorial Gym site and the 'Gateway North' site directly to its east. The New Recreation Fitness Centre will significantly increase fitness and recreation space in the heart of campus, close to other student services and transit. New academic space could consolidate some School of Kinesiology programs, activity based programs, gymnasiums, laboratories, and people from across UBC.

There is also an opportunity to extend and integrate this concept with a vision for a Community Health Sciences facility, which would integrate Nursing and Kinesiology and could be located on the Gateway South site, immediately south of the proposed recreation fitness centre.

The reimagined War Memorial Gym would be a renewed or rebuilt varsity facility integrated with the New Recreation Fitness Centre. The facility would provide strength, conditioning, change room and additional athlete support space and support space for administrators, coaches and trainers. The Gym will honour the existing building's heritage and provide an enhanced varsity spectator venue.

UBC will decide the precise location, layout and phasing of development – including whether to renew or rebuild War Memorial Gym – as part of more detailed project planning and design, as Implementation describes, below.

This integrated project creates a wellbeing hub for UBC. Consolidating recreation and varsity facilities provides program, financial and functional efficiencies by allowing shared spaces. It also improves access to fitness and recreation for UBC's entire community. The combined facility provides a focal point to build school spirit and enhances UBC's varsity recruitment and retention.

This unique project integration also has potential to be a model facility in Canada — and globally — for collaboration and innovation in sport. As a result there is significant interest from national partners (i.e. Canadian Sport Institute and Canadian Olympic Committee) to potentially partner on these projects. The partners have identified a collective goal of seeking knowledge, excellence, and optimal function and performance across the sporting pathway, from recreational athletes to varsity athletes to Canadian Olympians.

The combined facility also provides important space that could consolidate the School of Kinesiology, complementing the recreation and athletics focus and improving opportunities to align research and recreation.

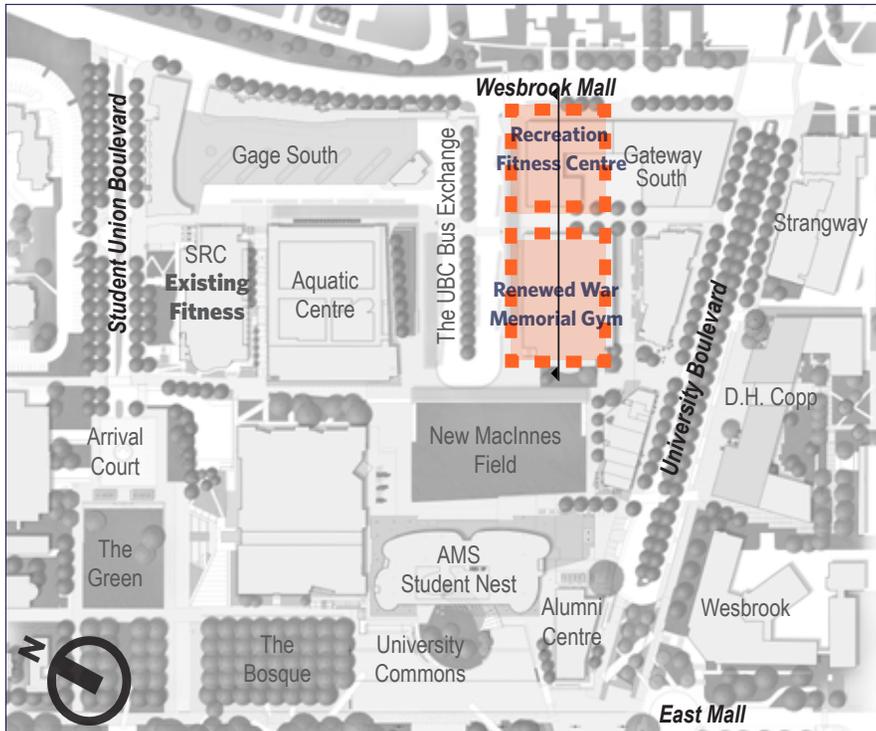
Finally, this concept meets UBC's recreation and athletic needs over GamePlan's 20-year timeframe.



# Renewed War Memorial Gym Option



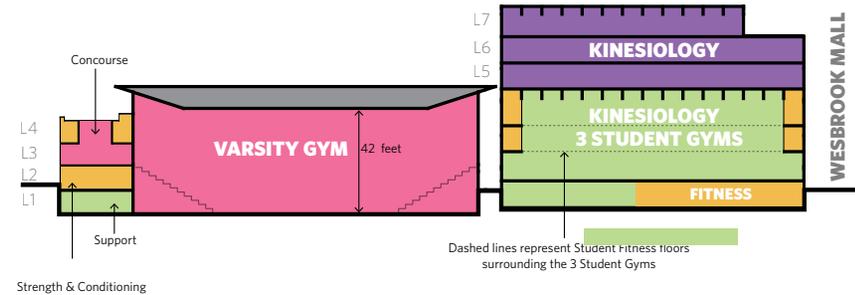
Perspective view looking south-east



Plan view

## War Memorial Gym Renewal

## Recreation Fitness Centre



Strength & Conditioning

### Cross-section

This option considers the renewal of War Memorial Gym with a new facility on the Gateway North site to provide recreation, fitness, and academic programs in a multi-level, multi-purpose facility. The proposed program for this option is:

#### Recreation + Fitness Centre

- 3 gymnasium courts
- ~45,000 sqft of fitness space
- ~10,000 sqft of office and support space

#### Renewed War Memorial Gym\*

- Spectator gym with retractable seating for varsity sports
- ~25,000 sqft of strength and conditioning space
- ~25,000 sqft of office and support space

**Up to 85,000 square feet of academic space for an academic partner such as the School of Kinesiology**

#### Estimated capital cost:

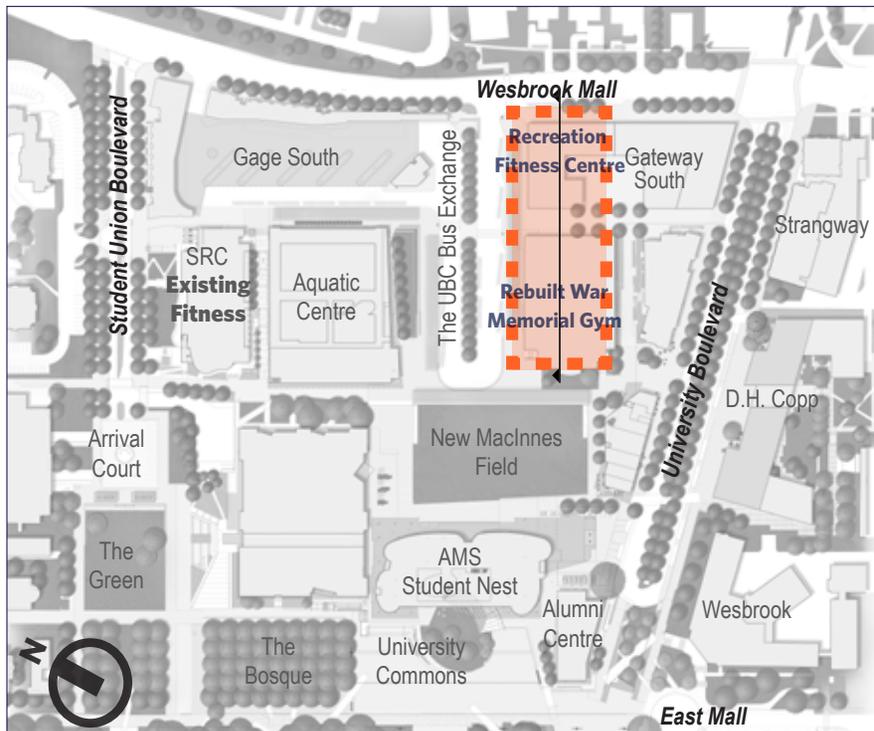
- Recreation Fitness Centre: \$40m to \$45m
- War Memorial Gym: \$45m (renewed)

\*A War Memorial Gym renewal cannot accommodate the full varsity, strength, conditioning and support needs in the existing building. If a War Memorial Gym renewal is the preferred option through the next phase of detailed planning and design, the full varsity, strength conditioning and support needs would be split between the renewed War Memorial Gym and a rebuilt stadium.

# Rebuilt War Memorial Gym Option



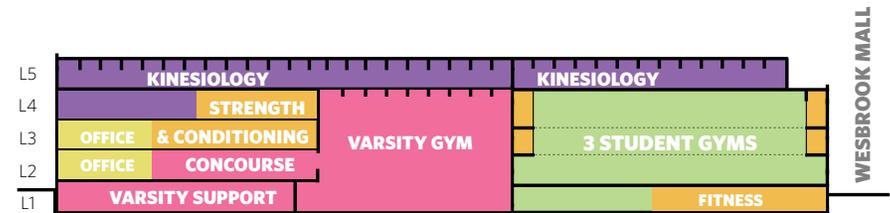
Perspective view looking south-east



Plan view

## Rebuilt War Memorial Gym

## Recreation Fitness Centre



### Cross-section

This option considers a combined varsity, recreation, fitness and Kinesiology facility spanning the current War Memorial Gym site and the 'Gateway North' site directly to its east. The proposed program for this option is:

#### Recreation + Fitness Centre

- 3 gymnasium courts
- ~45,000 sqft of fitness space
- ~10,000 sqft of office and support space

#### Rebuilt War Memorial Gym

- Spectator gym with retractable seating for varsity sports
- ~25,000 sqft of strength and conditioning space
- ~25,000 sqft of office and support space

**Up to 85,000 square feet of academic space for an academic partner such as the School of Kinesiology**

#### Estimated capital cost:

- Recreation Fitness Centre: \$40m to \$45m
- War Memorial Gym: \$50m (rebuilt)

*GamePlan included extensive analysis, including technical studies with consultants, analysis of current programming and demand, and comparisons with peer universities.*



**University of Toronto: Goldring Centre for High Performance Sport**



**Arizona State University: Sun Devil Fitness Complex**



**Arizona State University: Sun Devil Fitness Complex**



**University of Guelph: Gryphons Athletics Centre**





## Rebuilt Thunderbird Stadium

This concept proposes a rebuilt 5,000-seat spectator Thunderbird Stadium with multi-purpose field space.

A rebuilt Stadium will address the current aging facility to meet athletic and support space needs. It will also be a more efficient use of UBC's land and offer a better spectator experience than the current Stadium, where the field is far from the spectator stands. This will provide an exciting opportunity to improve student and community engagement. UBC will explore retaining elements of the existing Stadium, such as the Thunderbird name and imagery, through more detailed project planning and design.

The rebuilt Stadium will be located either on its current site or on a site closer to Thunderbird Park, between East Mall, Stadium Road and West 16th Avenue. The precise location will be determined through UBC's Stadium Road Neighbourhood planning process, to begin in fall 2017. This will ensure integration and compatibility between the rebuilt Stadium and future neighbourhood.

Estimated capital cost: \$35 m.



Map showing general planning area for future stadium location (to be determined through Stadium Road Neighbourhood planning process)



University of Toronto: Varsity Centre field and Goldring Centre for High Performance Sport



**University of Oregon Hatfield-Dowlin Complex**



**University of Toronto: Goldring Centre for High Performance Sport**



**University of Oregon Hatfield-Dowlin Complex**



**University of Toronto: Goldring Centre for High Performance Sport**

## Baseball Field at Thunderbird Park

The GamePlan process also explored an exciting donor-funded opportunity to transform UBC's existing baseball field into a spectator facility. The proposed facility will serve as a hub for community events, accommodating varsity, competitive and recreation league games.

The enhanced Baseball Field at Thunderbird Park (blue area below) will leverage UBC's current Baseball Indoor Training Centre. This will strengthen UBC's role as a destination for regional and even national baseball, and provide an important community amenity. Further public consultation on the Baseball Field will occur as the development process proceeds.

Estimated capital cost: \$9m



*The proposed Baseball Field will serve as a hub for community events, accommodating varsity, competitive and recreation league games.*





**Implementation**

*GamePlan is a framework to guide UBC's recreation and athletics facility investments. It is not a detailed capital allocation strategy to say when and how UBC will fund a project. Nevertheless, two of GamePlan's principles are to 'Build a sound business case' and to 'Explore land use and housing revenue opportunities' to address recreation and athletics needs.*

RECREATION

ion



# Funding

The *GamePlan* process identified the following potential funding sources.

## Facility-Specific Funding Sources

- **New Recreation Fitness Centre**

Students were very clear through the *GamePlan* process about the need for improved fitness and gym facilities. In March 2017, students showed this support by approving an Alma Mater Society referendum to establish a fee to contribute to a New Recreation Fitness Centre. The fee will be based on an agreement between UBC and the AMS and begin at \$5 per year, increasing \$5 annually to \$25 and continuing until students contribute a maximum of \$22.5m to the project costs.

This generous commitment continues UBC students' history of supporting campus facilities, including the War Memorial Gym's original construction.

Reflecting the *GamePlan* principle to 'Build a sound business case', UBC will explore funding sources to leverage the student commitment. This exploration will include all capital project funding sources.

- **Reimagined War Memorial Gym and Academic Space**

UBC will explore the typical capital project funding sources described below to deliver these projects, including potential donor funding.

- **Rebuilt Thunderbird Stadium**

The *GamePlan* analysis showed that a rebuilt Thunderbird Stadium could allow a more efficient use of land in the future Stadium Road Neighbourhood. The freed up land could provide additional housing development opportunities, above the amount of housing UBC's current plans provide.

Rebuilding Thunderbird Stadium to take advantage of this opportunity is a cost of developing the future Stadium Road Neighbourhood; consequently, UBC would apply revenue from the housing development to build a new Stadium.

The cost of development process is a standard UBC practice when buildings are moved for new projects. Any remaining revenue would follow Board policy and direction.

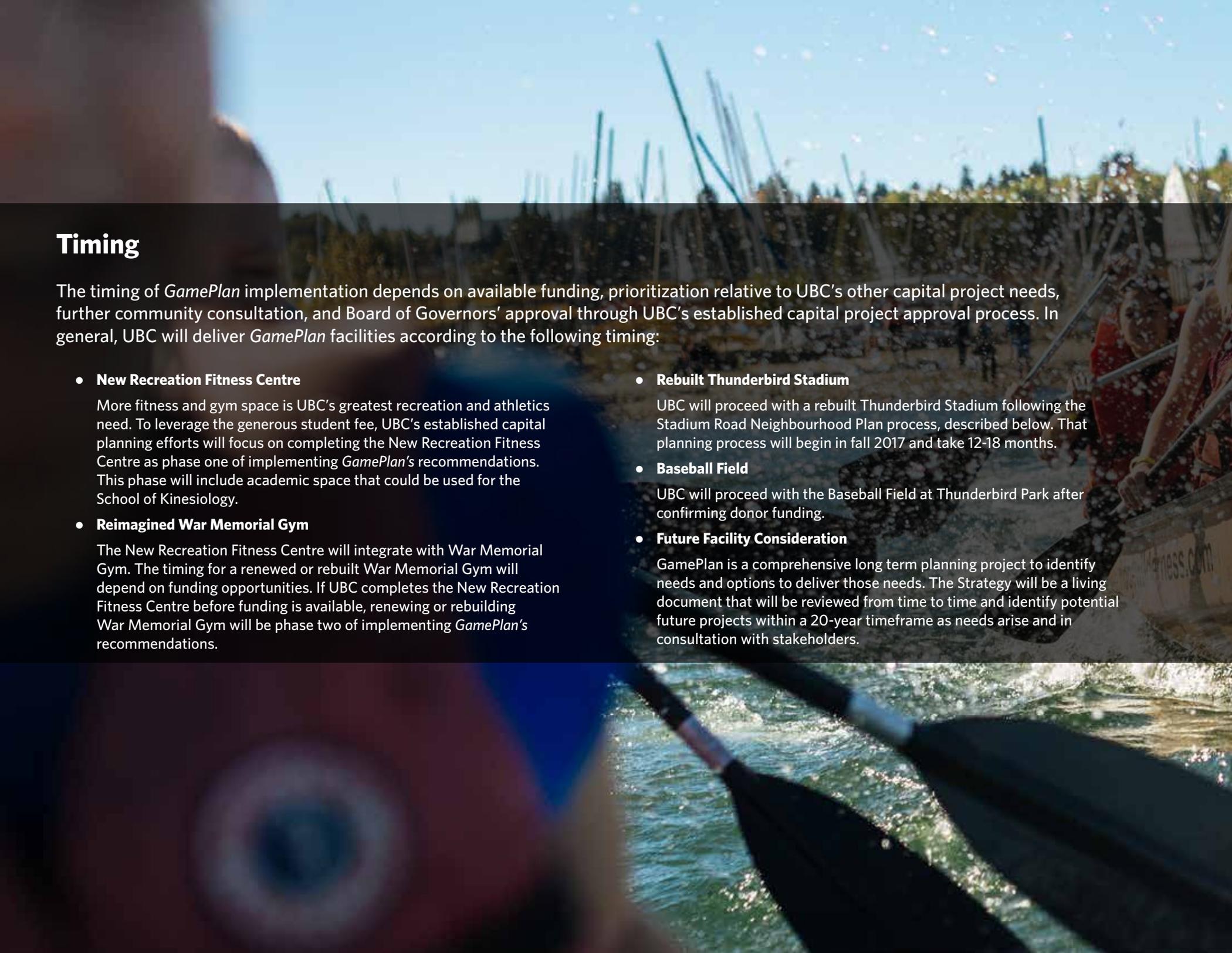
- **Baseball Field**

Donor contributions will fund the new Baseball Field at Thunderbird Park. UBC will explore leveraging these generous contributions with the typical capital project funding sources described below.

## Typical Capital Project Funding Sources

In addition to the recommendation-specific funding sources, UBC will explore the following typical capital project funding sources to deliver *GamePlan* facilities:

- UBC funding: Fee and programming revenue generated from expanded facilities; allocations from UBC's central budget.
- Government funding: Federal and/or provincial recreational infrastructure funding.
- Donor and sponsorship: Alumni, donor and community support.



## Timing

The timing of *GamePlan* implementation depends on available funding, prioritization relative to UBC's other capital project needs, further community consultation, and Board of Governors' approval through UBC's established capital project approval process. In general, UBC will deliver *GamePlan* facilities according to the following timing:

- **New Recreation Fitness Centre**

More fitness and gym space is UBC's greatest recreation and athletics need. To leverage the generous student fee, UBC's established capital planning efforts will focus on completing the New Recreation Fitness Centre as phase one of implementing *GamePlan's* recommendations. This phase will include academic space that could be used for the School of Kinesiology.

- **Reimagined War Memorial Gym**

The New Recreation Fitness Centre will integrate with War Memorial Gym. The timing for a renewed or rebuilt War Memorial Gym will depend on funding opportunities. If UBC completes the New Recreation Fitness Centre before funding is available, renewing or rebuilding War Memorial Gym will be phase two of implementing *GamePlan's* recommendations.

- **Rebuilt Thunderbird Stadium**

UBC will proceed with a rebuilt Thunderbird Stadium following the Stadium Road Neighbourhood Plan process, described below. That planning process will begin in fall 2017 and take 12-18 months.

- **Baseball Field**

UBC will proceed with the Baseball Field at Thunderbird Park after confirming donor funding.

- **Future Facility Consideration**

*GamePlan* is a comprehensive long term planning project to identify needs and options to deliver those needs. The Strategy will be a living document that will be reviewed from time to time and identify potential future projects within a 20-year timeframe as needs arise and in consultation with stakeholders.



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## Land Use Policies

UBC's current land use policies support *GamePlan's* recommendations for the New Recreation Fitness Centre, Reimagined War Memorial Gym, and Baseball Field at Thunderbird Park.

The Stadium Road Neighbourhood planning process will explore the best location for the Thunderbird Stadium. This will ensure integration and compatibility between the Stadium and future neighbourhood. It will also explore issues like parking, circulation, urban design and housing development in the area. The neighbourhood planning process will start in fall 2017 and take approximately 18 months.

The Stadium Road Neighbourhood Plan process may also include a process to amend UBC's Land Use Plan. Amendments may be necessary to accommodate the rebuilt Stadium, adjust the existing neighbourhood boundaries, and enable additional housing development opportunities.



## Project Reviews and Approvals

*GamePlan* provides a flexible framework to guide recreation and athletics facility investments. Each recommendation is still subject to available funding and prioritization relative to UBC's other capital project needs. Subject to funding approval, each project will undergo more detailed space programming and design to ensure the facility meets all user needs. All capital projects are required to go through the capital priority process. In brief the process is described below:

To ensure that future capital investments required to support UBC strategic goals and operational needs are properly identified and prioritized, the UBC undertakes an annual planning and prioritization review of building infrastructure and information technology (IT) priorities. This process follows a set of capital planning principles developed in 2014 with input from the Board of Governors. Key steps in the process include capital needs identification with faculties and departments, quantitative and qualitative assessment of proposed projects by the Capital Planning Working Group, consultation with campus stakeholders and a final strategic review and decision by the Executive. The process generates an updated Five-Year Capital Plan that is submitted each year, with Board of Governors' approval, to the Provincial government. The prioritization process also generates a longer list of capital priorities in the following key categories: future academic; deferred maintenance + seismic upgrade; student housing + faculty & staff housing; athletics & recreation; and campus operations.

Other facility-specific recommendations include:

### New Recreation Centre

- Consulting with academic and other stakeholders on the final allocation, location and design of academic space.
- If the Centre proceeds as a first phase before War Memorial Gym: accommodating the full academic program in the first phase, subject to funding; and, leaving the site's northwest corner unencumbered to allow future War Memorial Gym construction access.
- Ensuring adequate public realm access and circulation to the north during and after construction given the high volume of nearby transit users.

### Rebuilt Thunderbird Stadium

- Through the Stadium Road Neighbourhood Plan process, providing design guidance on how best to integrate the Stadium with the future neighbourhood.
- Given the current Stadium's status as a campus heritage resource, preserving existing building elements such as the precast concrete Thunderbirds on the existing Stadium roof.

### Reimagined War Memorial Gym

- Given the Gym's status as a campus heritage resource, exploring the viability of retaining War Memorial Gym through renewal. If renewal is not viable, retaining significant elements like the name, Memorial Wall, and Remembrance Day ceremonial function.
- Consulting with academic and other stakeholders on the final allocation, location and design of academic space.
- If the Reimagined War Memorial Gym happens as one project with the New Recreation Centre, providing adequate swing space for existing users.
- Ensuring adequate public realm access and circulation to the north during and after construction given the high volume of nearby transit users.

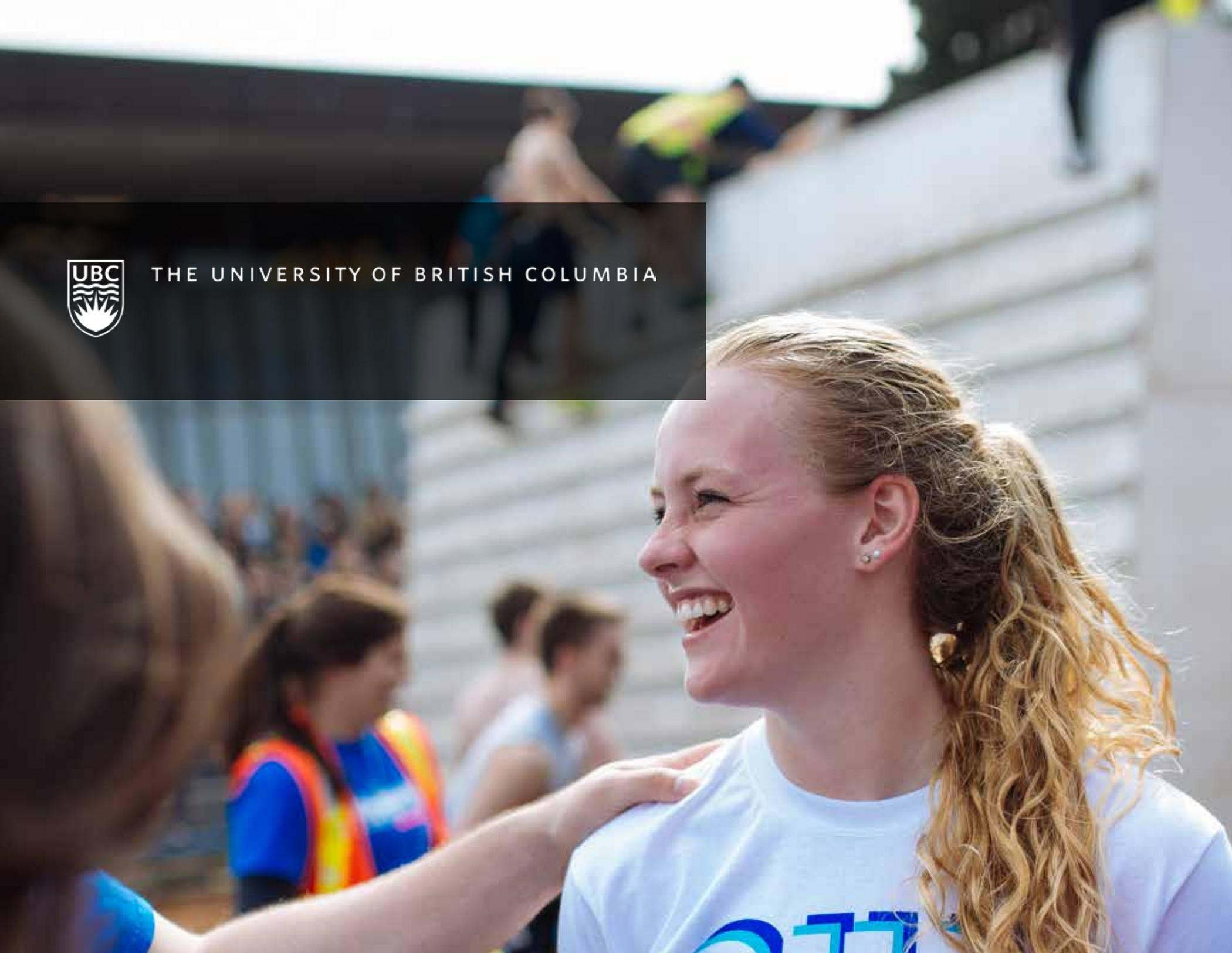
### Baseball Field

- Providing opportunities for public realm animation and engagement through a plaza and spectator uses on the surrounding grass berm.





THE UNIVERSITY OF BRITISH COLUMBIA





# Appendix 1: Existing Facilities

	Facility	Activities	Major Amenities	20-Year Needs
	Student Recreation Centre	Intramurals; Recreation; Fitness	3 gymnasiums; Fitness centre; Fitness studio; Dojo	<p>Gymnasiums at capacity (programmed 14 hours/day; 90 percent of drop-in times oversubscribed; student rentals only available at undesirable times)</p> <p>Fitness centre at capacity 6x per week</p>
	War Memorial Gym	Varsity basketball/volleyball; Intramurals; Recreation	Basketball court; Up to 4 volleyball courts; Meeting space; Community event space; departmental office & research space for Kinesiology; Sports Medicine Clinic	<p>Gymnasiums at capacity (programmed 14 hours/day; varsity priority; 600+ students on intramural waitlists annually)</p> <p>Systems and seismic deficiencies</p> <p>Poor quality office space</p>
	Thunderbird Park	Varsity soccer/rugby/field hockey/baseball/track and field; Community sports; Community events	2 turf fields; 6 grass fields; 1 baseball field; 1 track oval; National Soccer Development Centre	Sufficient capacity to accommodate community and UBC needs (except for intramural soccer: 30+ waitlisted teams annually)
	Doug Mitchell Thunderbird Sports Centre	Varsity hockey; Community ice sports; Concerts	3 ice surfaces; Weight room; Multi-purpose room; Whitecaps FC training facility	Sufficient capacity to accommodate community and UBC needs
	Thunderbird Stadium	Varsity football; Community soccer; Community events; Concerts	Concessions; Media; Change rooms; Football Academic Centre	Systems and seismic deficiencies

Facility	Activities	Major Amenities	20-Year Needs
Aquatic Centre	Varsity swimming; Community swimming	10-lane 50-metre pool; 8-lane 25-metre pool; Leisure pool with lazy river; Hot tub	Sufficient capacity to accommodate community and UBC needs
UBC Tennis Centre	Community tennis	8 indoor courts (Centre); 4 indoor courts (Bubble); 1 outdoor court; Multipurpose room; Meeting room	Sufficient capacity to accommodate community and UBC needs
UBC Baseball Indoor Training Centre	Varsity baseball; Community baseball	4 indoor batting cages; Multipurpose training space	Sufficient capacity to accommodate community and UBC needs
UBC Boathouse	Varsity rowing; Community rowing	Rowing facilities	Sufficient capacity to accommodate community and UBC needs
Wesbrook and Old Barn Community Centres		Wesbrook: 2 gymnasiums; multi-purpose sports room; fitness space; dance studio; community space  Old Barn: fitness space; community space, cafe	Resident-focused facility with higher student admission fees than UBC space  Sufficient capacity to accommodate community and UBC needs





## Appendix 2: Stakeholder Groups Consulted

- Alma Mater Society
- Athletics and Recreation Sport Partner
- BC School Sports Association
- Canadian Armed Forces
- Friends of the Garden Society (UBC Botanical Garden)
- Graduate Student Society
- Heritage Vancouver
- Joint Steering Committee of the Centre for Disease Modeling (CDM) and Modified Barrier Facility (MBF) (outreach email)
- MLA David Eby
- Musqueam First Nation
- President's Advisory on Campus Enhancement
- Providence Health Care (St. John Hospice)
- Recreation staff and student recreation clubs
- Royal Canadian Legion
- Thunderbird Alumni Council
- Thunderbird Athletes Council
- UBC Botanical Garden
- UBC Ceremonies and Campus Historian
- UBC Faculty Association
- UBC Planning and Property Advisory Committee and UBC Vancouver Senate Academic Building Needs Committee
- UBC School of Kinesiology
- UBC School of Nursing
- University Endowment Lands - Community Advisory Council
- University Faculty and Staff Tenants Association
- University Neighbourhoods Association - Board
- University Sport and Recreation Committee
- Vancouver Heritage Foundation
- Varsity coaches
- Varsity alumni



*GamePlan explored a number of options to meet the identified needs by increasing recreational and support space and renewing existing facilities.*

# Appendix 3a: Recreation and Athletics Facility Options

As part of the initial Hub concept, *GamePlan* explored Options A, B and C below to convert War Memorial Gym to recreational use. Those options included a new Athletics Centre of Excellence elsewhere on campus to accommodate War Memorial Gym’s existing varsity uses (in most cases integrated with the Thunderbird Stadium options).

Through further technical and financial analysis and public consultation, Options D and E emerged for a combined varsity, recreation and fitness facility spanning the current War Memorial Gym and ‘Gateway North’ sites.

Based on evaluation against *GamePlan* principles and criteria, the recommended concept is Option E with the addition of academic space that could be used to consolidate the School of Kinesiology. UBC will explore renewal or retention of War Memorial Gym as part of future analysis. UBC removed the other options due to technical challenges (inability to accommodate program) and financial challenges (capital costs).

**OPTION A**  
War Memorial Gym  
Basic Renovation

- 1 Basic renewal of War Memorial Gym, including improved building systems and accessibility
- 2 Removal of the tiered bleachers at the main gymnasium level
- 3 Replacement of the gym floor to increase capacity for three recreation courts
- 4 Basic refurbishment of the main and lower level retains space for current neo-athletics academic uses
- 5 Partial fitness space accommodated in Student Union Building

**OPTION B**  
War Memorial Gym  
Full Renovation

- 1 Full renewal of War Memorial Gym, including basic building system and accessibility upgrades from Option 1.
- 2 Removal of the tiered bleachers at the main gymnasium level
- 3 Gym floor replaced and raised to allow for more volume in the basement but reduces the gymnasium height to 29 ft – still acceptable for a student-oriented recreational facility
- 4 Improved natural light and ground floor visibility for fitness space
- 5 Potential for small retail / commercial presence at the northwest corner into the building to animate the future MacInnes Field and Bus Exchange
- 6 Partial fitness space accommodated in Student Union Building’s upgraded basement

**OPTION C**  
War Memorial Gym  
Full Rebuild

- 1 Demolition and replacement of War Memorial Gym with a new multi-level, multi-purpose facility.
- 2 Fitness space in Student Union Building basement to be converted to programmable recreation space.

**OPTION D**  
War Memorial Gym  
Full Rebuild + Athletics Centre of Excellence

- 1 Demolition and replacement of War Memorial Gym combined with Varsity programs in a new multi-level, multi-purpose facility on War Memorial Gym site. Existing academic users in War Memorial Gym would be relocated to a new space.
- 2 Fitness space in Student Union Building basement to be converted to programmable recreation space.

**OPTION E**  
War Memorial Gym  
Recreation + Athletics Centre of Excellence

- 1 Replacment and / or renewal of War Memorial Gym combined with the Gateway North site to provide both recreation and Varsity programs in a new multi-level, multi-purpose facility. Existing academic users in War Memorial Gym would be relocated to a new space.
- 2 Fitness space in Student Union Building basement to be converted to programmable recreation space.



THUNDERBIRDS  
Soccer Club

THUNDERBIRDS

Politics

# Appendix 3b: Thunderbird Stadium Options

The *GamePlan* process explored Options 1, 2, 3, 4 and 5 below to renovate or rebuild Thunderbird Stadium. Options 2, 3 and 4 included an integrated Athletics Centre of Excellence to accommodate displaced varsity programming from a renewed or rebuilt War Memorial Gym.

Based on evaluation against *GamePlan* principles and criteria, the recommended concept is a rebuilt Thunderbird Stadium on the existing site or between East Mall, Stadium Road and West 16th Avenue. UBC removed other options because of technical challenges (for example, road closures, noise and impact on academic researchers), financial challenges (capital costs) and community fit. The Stadium Road Neighbourhood Plan process will determine the rebuilt Stadium’s precise location.

<b>OPTION 1</b> Retain (1A) or Renovate (1B) Stadium in Existing Location	<b>OPTION 2</b> New Stadium and ACE at Whit Matthews Field	<b>OPTION 3</b> New Stadium and ACE at Rashpal Dhillon Track & Field Oval	<b>OPTION 4</b> New Stadium and ACE at Osborne Centre	<b>OPTION 5</b> New Stadium at Whit Matthews Field and New ACE at Tennis Bubble
				
<p><b>1A: Basic Renewal of Stadium</b></p> <ol style="list-style-type: none"> <li>Existing Thunderbird Stadium is upgraded with new systems and seismic compliance.</li> <li>Future Stadium Road Neighbourhood Housing Area</li> </ol> <p><b>1B: Full Renewal and Expansion of Stadium</b></p> <ol style="list-style-type: none"> <li>Existing Thunderbird Stadium is upgraded with new systems, seismic compliance and improved functionality such as a new roof, expanded seating capacity and more support space.</li> <li>Future Stadium Road Neighbourhood Housing Area</li> <li>The new Athletics Centre of Excellence</li> <li>New Tennis Bubble building</li> <li>Potential additional future Neighbourhood Area</li> </ol>	<ol style="list-style-type: none"> <li>The new Thunderbird Stadium with 5,000 covered seating capacity facing east</li> <li>The new Athletics Centre of Excellence</li> <li>Potential Stadium Road Neighbourhood Housing Area, subject to a neighbourhood planning process and Land Use Plan amendment.</li> </ol>	<ol style="list-style-type: none"> <li>The new Thunderbird Stadium with 5,000 covered seating capacity facing west</li> <li>The new Athletics Centre of Excellence</li> <li>Re-built Rashpal Dhillon track and field oval</li> <li>Potential Stadium Road Neighbourhood Housing Area, subject to a future Neighbourhood Planning process and Land Use Plan amendment.</li> </ol>	<ol style="list-style-type: none"> <li>The new Thunderbird Stadium with 5,000 covered seating capacity facing east. The existing Osborne buildings are demolished and the existing Osborne program is replaced in the new Athletics Centre of Excellence.</li> <li>The new Athletics Centre of Excellence is built on the existing Tennis Bubble site</li> <li>New Tennis Bubble building</li> <li>New relocated Skatepark</li> <li>New relocated Basketball Court</li> <li>Potential Stadium Road Neighbourhood Housing Area, subject to a future Neighbourhood Planning process and Land Use Plan amendment.</li> </ol>	<ol style="list-style-type: none"> <li>The new Thunderbird Stadium with 5,000 covered seating capacity facing east</li> <li>The new Athletics Centre of Excellence is built on the existing Tennis Bubble site</li> <li>New Tennis Bubble building</li> <li>Potential Stadium Road Neighbourhood Housing Area, subject to a future Neighbourhood Planning process and Land Use Plan amendment.</li> </ol>