



memorandum

From: Grant Miller, Director, Development Services, Campus and Community Planning

To: UNA Board of Directors

Date: April 8, 2021

Subject: Site Approval - Outdoor Basketball Court Relocation (Hydrogen Fueling Station)

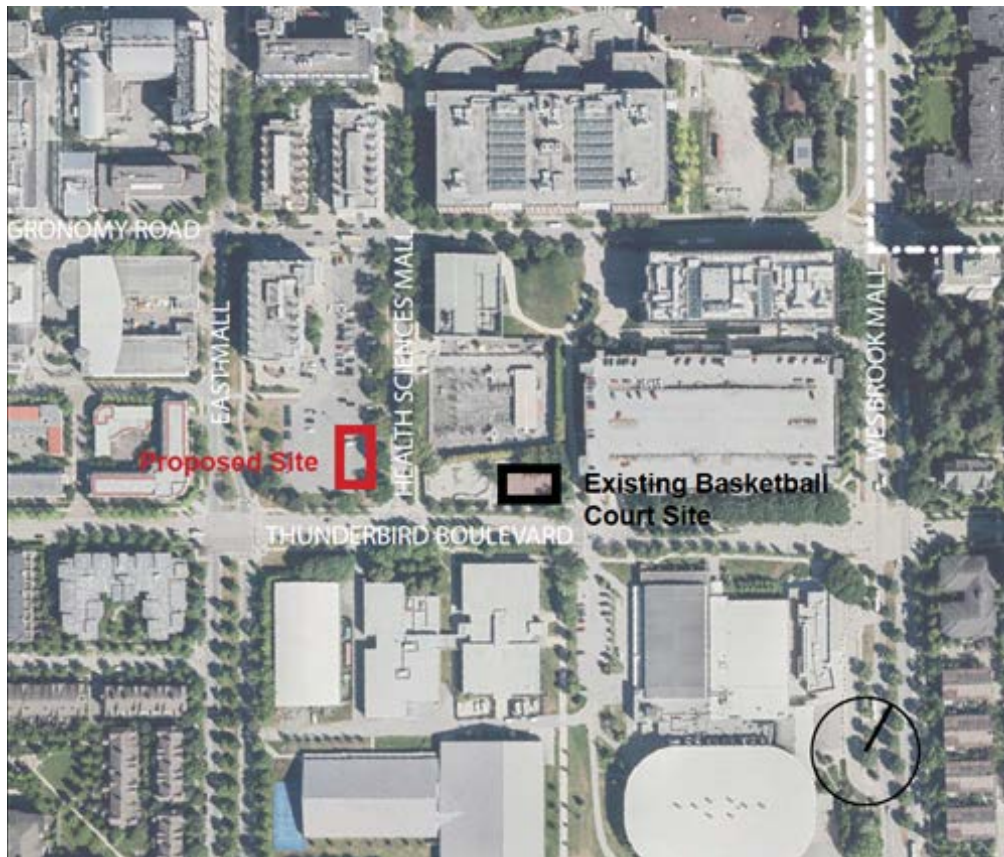
A Clean Energy Research Facility, which includes a Hydrogen Fueling Station, has been sited on the location of the existing outdoor basketball court west of Thunderbird Parkade. This location was prioritized as it allows the researchers to study the critical links between energy, transportation and urban design by co-locating:

- A solar array to be installed at the rooftop of the existing Thunderbird parkade, it intensifies the use of this existing infrastructure turning it into the testbed's source for renewable energy. The size and structure of the parkade allows for the generation of a significant amount of energy.
- Parking space for the advanced EV Chargers providing more opportunity for access to high demand charging points
- Sufficient space for the hydrogen station in a location that can accommodate buses and other large vehicles and is close to the campus main access roads
- Allows for future research goals development given the proximity to the Campus Energy Centre and Substation.

As a condition of this project's approval, a replacement basketball court that is like for like must be provided by the Project. Campus and Community Planning has committed to the UNA the following additional principles:

- Ensure that construction of the hydrogen station will not commence until a relocated court is in place and that there is no disruption to basketball court access;
- Ensure the replacement court provides a like for like outcome;
- Work with the UNA on this process including site selection;
- Ensure that the development permit for the replacement court will include public engagement.

With consideration of community feedback received through participation in our virtual open house (February 25, 2021) and online comments, UBC staff completed a review of potential relocation sites for the basketball court and tested them for technical viability. The staff review resulted in a recommendation that a replacement court be developed on a portion of the TEF 3 parking lot at the corner of Health Sciences Mall and Thunderbird Boulevard generally as indicated below:



The site supports like for like replacement with equivalent court size, function and locational attributes. The site is located on academic land within the campus core, with good proximity to adjacent neighbourhood communities, student housing, and academic buildings. The location would continue to provide synergies with the nearby athletics and recreation facilities and the skate park. The site is visible along Thunderbird Boulevard and can be easily accessed by pedestrians and cyclists along Thunderbird Boulevard and Agronomy Road.

Staff shared the recommendation and analysis with the UNA for information ahead of a Site Selection Committee meeting at which the site was approved with the following conditions:

Recognizing that both the current site and the relocated site are on land designated for academic use in the Vancouver Campus Plan, the Site Selection Committee reiterated conditions of the existing court development. This is, should the site be needed for an academic supportive use, the basketball court be relocated in collaboration with the UNA.

While there are no immediate plans to develop the TEF 3 parking lot, in acknowledgment of the growth of the campus, C+CP will lead an exploration of potential long-term future locations for the basketball facility in collaboration with the UNA.

Next Steps:

- UBC Staff report site approval to UNA Board Meeting (April 20)
- The Hydrogen Project team to develop plans for the replacement court and submit a Development Permit (late April)
- Development Permit review for the replacement court which will include opportunity for community feedback including a virtual Open House (May)
- Construction of replacement basketball court (TBD)
Construction of Hydrogen Fueling Station (TBD)