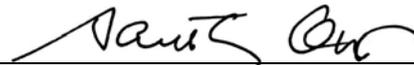


<b>SUBJECT</b>	<b>STADIUM ROAD NEIGHBOURHOOD PLANNING PROCESS</b>
<b>MEETING DATE</b>	<b>DECEMBER 5, 2017</b>

Forwarded to the Board of Governors on the Recommendation of the President

**APPROVED FOR  
SUBMISSION**



Santa J. Ono, President and Vice-Chancellor

<b>DECISION REQUESTED</b>	<b><i>IT IS HEREBY REQUESTED that the UBC Board of Governors approve and adopt Guiding Principles for Neighbourhood Planning and the Stadium Road Neighbourhood Plan Terms of Reference.</i></b>
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<b>Report Date</b>	November 9, 2017
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**Presented By** Philip Steenkamp, Vice-President External Relations  
 Michael White, Associate Vice-President Campus + Community Planning  
 Aubrey Kelly, President and CEO, UBC Properties Trust

**EXECUTIVE SUMMARY**

Since September 2017, UBC has consulted with the public on guiding principles for neighbourhood planning and has developed a Terms of Reference for the Stadium Road Neighbourhood planning process. This report provides the guiding principles and Terms of Reference as well as the key outcomes of Phase 1 of the consultation process.

The Terms of Reference (see Appendix A) respond to key themes that have emerged from the planning process, to date, including the need to prioritize workforce affordable housing options, making it a UBC community, neighbourhood fit/compatibility, enhanced connectivity and efficient transportation within and between neighbourhoods and campus amenities, and the opportunity and challenge of integrating a stadium within a neighbourhood. They are informed by an assessment of baseline conditions, precedent studies, professional expertise and stakeholder and community input.

Based on the guiding principles and Terms of Reference the detailed development of the Neighbourhood Plan is anticipated to take place throughout 2018 in three phases:

- Key Directions and Scenarios (identify big moves and indicators of success for stadium location, use mix, housing types, open spaces, and connectivity; present options for built form and massing, street network, open spaces, and use mix to the public for input);
- Plan Option Development and Evaluation (refine options based on guiding principles, indicators, and public input);
- Final Plan (select and evaluate a preferred plan).

The preferred plan, including the final stadium location, is scheduled to be presented for public input in early 2019. Changes to the size and location of a new stadium footprint will prompt a Land Use Plan amendment. The proposed amendment will be presented to the Board with the intent to proceed to Public Hearing in early 2019 and for submittal to the Province for approval.

Provincial approval of the Land Use Plan amendment is required prior to construction of a new stadium and adoption of the final Stadium Road Neighbourhood Plan.

**INSTITUTIONAL STRATEGIC PRIORITIES SUPPORTED**

- Learning     
  Research     
  Innovation     
  Engagement (Internal / External)     
  International  
 or  Operational

**DESCRIPTION & RATIONALE**

The Stadium Road Neighbourhood Plan Area comprises approximately 22 acres/9 hectares in the southern part of UBC’s campus. The Plan Area is bounded by East Mall, Stadium Road and 16th Avenue (see Appendix B) including the current site of Thunderbird Stadium. Pursuant to the Board of Governor’s approval of *GamePlan: UBC’s Athletics and Recreation Facilities 20-Year Strategy*, the neighbourhood planning process will identify the future location of a new Stadium.

The basic plan parameters, background information, and a draft set of UBC Neighbourhood Planning Guiding Principles were presented to the public and stakeholders through a series of open houses held in September and October 2017. This content was also hosted online, with web content and a survey available at [planning.ubc.ca/stadium](http://planning.ubc.ca/stadium). Additionally, 16 staffed ‘pop-up’ booths in locations across the academic campus and residential neighbourhoods highlighted the opportunities for UBC community members to provide their input. Staff also conducted conversations with various stakeholder groups over the course of the consultation.

**Key Themes**

The following provides a high-level summary of key themes from the public consultation and planning process to date.

**Housing Affordability.** Housing affordability is a serious challenge throughout the region and is a key issue for faculty, staff and student recruitment and retention. The UBC Housing Action Plan is the primary strategy for improving housing choice and affordability for the UBC workforce and students. In addition to the affordability challenge is the supply of rental housing on campus. The Stadium Road Neighbourhood Plan is an opportunity to: (a) significantly increase the amount of rental housing stock at UBC; (b) investigate how efficient site and building design, as well as development capacity, can improve affordability; and (c) ensure that the plan optimizes future opportunity for affordability-related initiatives.<sup>1</sup> How neighbourhood development revenues and the Endowment could better support these affordability goals was a theme heard consistently in the consultation;

<sup>1</sup> The Housing Action Plan includes pre-approved Board baseline commitments for Stadium Road Neighbourhood that 30% of the residential development should be affordable housing measures for UBC’s workforce, including 20% for faculty staff rental at 25% below market rates, 10% additional rental of any type, and 10% of the inventory for a faculty restricted home ownership program (subject to further research on an acceptable legal tenure model).

- 1. Planning for the UBC Community.** There is a need for housing options, and supporting amenities, that work for faculty, students and staff, and with a greater emphasis on fit and affordability over luxury. Integral to this, there is also a high value placed on the campus environment and an opportunity to create a distinctively UBC community by integrating neighbourhood and university life. The Stadium Road Neighbourhood planning process should respond to the needs of the campus community and contribute to enhancing social well-being, including spaces for interaction and collaboration;
- 2. Stadium and Neighbourhood Integration.** The inclusion of Thunderbird Stadium within the Plan Area is a unique characteristic and opportunity for the neighbourhood planning process. A new stadium was identified as both a major concern due to traffic, noise, and other related impacts, as well as an opportunity to advance athletic excellence, contribute to community well-being, and be a valuable neighbourhood amenity;
- 3. Transportation Connections and Transit Opportunity.** Connectivity was identified as a primary concern for area residents both to mitigate potential future vehicular impacts as well as the need for improved connections throughout campus and beyond. The need for improvement of local transit options has been identified and the potential opportunity of future rapid transit service are variables that need to be considered through the neighbourhood planning process;
- 4. Protection of Natural Assets.** The natural environment at UBC is highly valued by the public and the need to enhance the functionality of natural systems was identified as a key theme through the consultation process. Although high value natural areas such as the Rhododendron Woods, the UBC Botanical Garden and the Pacific Spirit Regional Park are outside the Plan Area, opportunities to enhance the biodiversity supported by the site should be pursued through the neighbourhood planning process;
- 5. Locally Serving Commercial Uses and Amenities.** Acknowledging that Wesbrook Place provides the central commercial node for South Campus, the feedback revealed a strong desire for uses and amenities in the new neighbourhood located within walking distance to serve local needs. Exploration of how much, where and what types of amenities will be an integral part of the planning process;
- 6. Form of Development.** The development parameters and targets provided by the Land Use Plan and past Board of Governors policy allow for a variety of potential building and housing types that will be explored through the neighbourhood planning process. Concern regarding the compatibility of higher density development with the site's natural and surrounding neighbourhood context was a key theme. At the same time, there was some emphasis for UBC to address affordability, sustainability,

and transit investments through compact development and housing supply, while at the same time pursuing high-performance site planning and architecture informed by best practice; and

- 7. Meaningful Community Engagement.** To build trust and ownership of plan outcomes, in support of Campus and Community Planning's Engagement Principles, there was strong feedback that the neighbourhood planning process should engage the community and stakeholders in a meaningful way at all stages of the process including design of the engagement process, development of the plan, and throughout implementation.

### ***Guiding Principles***

A draft set of Guiding Principles to guide future neighbourhood planning at UBC and more immediately the planning for the Stadium Road Neighbourhood were presented to the public in the Phase 1 consultation and were generally supported. However, based on public feedback through the consultation process and in response to the key themes outlined above, the Guiding Principles have been revised and are proposed below. A more detailed summary of the proposed Guiding Principles including initial thinking on how the principles should be achieved in the Stadium Road Neighbourhood is included in the Terms of Reference.

- 1. Build long-term value**

*Be responsible stewards of the land and ensure the long-term social, economic and environmental sustainability of the university.*

- 2. Prioritize affordable living**

*Plan and design for affordability and access, aligned with the Housing Action Plan directions and implementation.*

- 3. Create a community for and of UBC**

*Help build a thriving campus community that supports local needs first and attracts and retains university talent.*

- 4. Be a great neighbour**

*Respect and contribute to the livability and desirability of established and new neighbourhoods.*

- 5. Use the site to shape the place**

*Allow the surrounding natural and cultural features of the campus to shape new development.*

- 6. Enhance the ecology and reduce our carbon footprint**

*Embrace whole systems thinking and move towards resource self-sufficiency.*

**7. Promote a high-efficiency and low-impact transportation network**

*Manage increased demands on the transportation network, prioritizing walking, cycling and transit, while reducing reliance on the car.*

**8. Design for flexibility and resilience**

*Balance the needs of today with adaptability for the future.*

**9. Engage the campus community and stakeholders in a meaningful way**

*Achieve a high level of community participation in this process, consistent with Campus and Community Planning's Engagement Principles.*

Subject to Board approval, these Guiding Principles will serve as the basis for developing more detailed indicators and measures of success for the development of the Stadium Road Neighbourhood Plan. The Principles also revise and update the 2010 Board of Governors approved principles for amending UBC's Land Use Plan.

***Terms of Reference***

The Terms of Reference document sets out the general scope and process and will guide the creation of the Stadium Road Neighbourhood Plan. It describes the area's existing context, including physical boundaries; pre-approved Housing Action Plan baseline targets for discounted workforce housing in the neighbourhood, and other relevant UBC policies that will influence the Neighbourhood Plan; proposed guiding principles; decision making; public engagement's role; and a general description of the planning process and deliverables.

The Terms of Reference also include a set of Key Planning Parameters, which reflect specific opportunities and challenges for the area as well as emerging themes and established policy directions that will shape the plan options. These planning parameters include:

**1. Thunderbird Stadium**

Stadium Road Neighbourhood planning will look at stadium relocation options that: meet the needs of UBC Athletics and Recreation and manage impacts while providing benefits to the surrounding neighbourhoods; and create an efficient footprint that allows UBC to increase the neighbourhood housing area.

**2. Residential Development Capacity**

Stadium Road Neighbourhood planning will explore a range of residential floor space options and configurations within the Plan Area from current practice and policy to more intensive or varied options that best address increasing housing demands and at the same time, concerns with neighbourhood fit and compatibility.

**3. Housing Affordability and Variety**

Stadium Road Neighbourhood planning will support Housing Action Plan targets and initiatives and will investigate how building and site planning and design can best contribute to housing affordability and choice and explore opportunities to significantly increase housing sites suitable for rental.

**4. Commercial Development Capacity**

Stadium Road Neighbourhood planning will investigate the amount, type, scale and location of commercial uses appropriate to serve area residents.

**5. Building Types, Heights, and Densities**

Stadium Road Neighbourhood planning will explore alternative building types and density/height scenarios including but not limited to the current Land Use Plan parameters to meet the principles and objectives of the planning process (e.g., less intensive forms of development adjacent to the Botanical Gardens and more intensive forms adjacent to transit routes, amenities and athletics uses).

**6. Transportation Choices and Transit Opportunities**

Stadium Road Neighbourhood planning will explore the transportation implications of future neighbourhood development including opportunities to improve connections across campus and to transit (whether that be increased bus service or future rapid transit).

**7. Adjacent Sites and Roads**

Stadium Road Neighbourhood planning will consider future scenarios for adjacent sites and roads, as they relate to the Neighbourhood, in the development of plan options.

To support evidence-based planning practice and to ensure that plan options and recommendations are calibrated for success relative to the guiding principles, a series of indicators will be identified and used for plan options evaluation.

**BENEFITS**  
Learning, Research,  
Financial,  
Sustainability &  
Reputational

The Stadium Road Neighbourhood Plan is an opportunity to advance the Land Use Plan’s goal to evolve a special university community through innovation, renewal, and a quest for excellence based on experimentation and demonstration. It is an opportunity to:

The Stadium Road Neighbourhood Plan is an opportunity to advance the Land Use Plan’s goal to evolve a special university community through innovation, renewal, and a quest for excellence based on experimentation and demonstration. It is an opportunity to:

- use the UBC campus as a living laboratory for sustainability and innovation;
- advance the provision of high-quality recreation and sports experiences on campus and contributing to varsity athletic excellence and recreation through improved facilities;

- provide a diversity of housing options for faculty and staff as part of a high-quality, compact and complete integrated university community; and
- contribute to the UBC Endowment and support the University’s academic mission.

**RISKS**  
Financial,  
Operational &  
Reputational

The process to develop a Stadium Road Neighbourhood Plan and, as necessary, amend UBC’s Land Use Plan, includes broad public consultation with the campus community and stakeholders and will take approximately 18 months to complete. In order to deliver housing to align with completion of the Wesbrook Place neighbourhood (expected within the next five to seven years), planning for Stadium Road Neighbourhood needs to proceed throughout 2018. A delay in planning could result in delay of the provision of housing for future faculty, staff and students of UBC, which could impact recruitment and affect timing of endowment revenue. This risk is mitigated by a reasonable planning timeframe, a thorough and effective engagement process, and by the continuing build-out of Wesbrook Place.

The need for a new Thunderbird Stadium was identified through *GamePlan: UBC’s Athletics and Recreation Facilities 20-Year Strategy*, to address aging infrastructure, support high-performance sports and advance community wellbeing. As the stadium siting is to be determined through the Neighbourhood Plan process, and a Land Use Plan amendment will be required, delays arising in the planning process will impact timing of the stadium replacement project.

Housing affordability has emerged as a key theme and issue and will be addressed through the Neighbourhood Plan. There is, however, some overlap with the UBC Housing Action Plan that has established preapproved baseline percentage targets for the workforce affordable housing programs in Stadium Neighbourhood. The Neighbourhood Plan will focus primarily on planning and design issues such as building locations, types, forms of development and site efficiency. There is a risk that consultation on the Neighbourhood Plan will create public confusion regarding respective scopes and mandates. This risk is mitigated by close coordination between Campus and Community Planning and Faculty and Staff Housing and Relocation Services as well as representation from Faculty and Staff Housing and Relocation Services on the Stadium Road Neighbourhood Plan Steering Committee.

**COSTS**  
Capital &  
Lifecycle Operating

The Neighbourhood Plan will provide the detail required to estimate costs related to the development of a future neighbourhood including buildings, infrastructure, and supporting facilities and services. Cost projection, including upfront capital and ongoing operational costs, will be undertaken as part of future implementation phases. Detailed capital and operating costs of a rebuilt stadium will be presented as part of the Board of Governors’ capital approval process.

**FINANCIAL** Funding Sources, Impact on Liquidity Consistent with past “cost of development” practices, in April 2017, the Board of Governors directed that the rebuilt stadium will be funded through incremental revenue from new and improved development sites (above what is allowed in current plans) created by optimal siting through the Stadium Road Neighbourhood Plan.

The neighbourhood planning process will be delivered by UBC staff with consultant support. The costs of planning will be supported by charges collected from individual developers via UBC Properties Trust as the master developer, per typical practice at UBC and across the region. The planning process, including staff and consultant resources, will be managed by Campus and Community Planning under the guidance of an inter-departmental steering committee.

**SCHEDULE** Implementation Timeline The Terms of Reference detail the proposed planning process for 2018. To date, there has been extensive work consulting stakeholders and the public, establishing and convening Steering and Advisory Committees, retaining a consultant team, and researching precedents and baseline conditions needed to inform development of plan options.

Major planning phases include:

**Phase 1: Setting the Stage (4 months, Sept 2017 – Dec 2017)**

- Review relevant policy
- Conduct initial engagement to inform scope leading up to Phase 1
- Identify best practices in neighbourhood design and engagement
- Develop area profile and background documents
- Develop and engage community on draft principles
- Finalize principles, key planning principles and planning process

**Phase 2: Key Directions and Scenarios (8 months, Jan 2018 – Sept 2018)**

- Generate preliminary plan and policy scenarios, including the general location for a new Thunderbird Stadium
- Develop visual studies and diagrams
- Conduct analysis (urban design, community impacts, economics, transportation network)
- Evaluate preliminary plan and policy scenarios against principles and indicators
- Identify necessary Land Use Plan amendments or changes to other UBC policies
- Engage community in comprehensive input and review

**Phase 3: Plan Option Development and Evaluation (4 months, Sept – Dec 2018)**

- Develop final draft policy and plan options
- Engage community in comprehensive input and review
- Further refine preferred Neighbourhood Plan and policy details based on technical analysis and community input
- Prepare the preferred Neighbourhood Plan for presentation to UBC's Board of Governors
- Present the proposed Land Use Plan amendments to UBC's Board of Governors for referral to a public hearing

**Phase 4: Final Plan (3 months, Jan 2019 – Mar 2019)**

- Present preferred Neighbourhood Plan for public review
- Hold public hearing on Land Use Plan amendments
- Present public hearing results to UBC's Board of Governors
- Submit the Land Use Plan proposed amendments to the provincial government for approval

**CONSULTATION**  
Relevant Units,  
Internal & External  
Constituencies

The Neighbourhood Plan process will be led by Campus and Community Planning in consultation with UBC Properties Trust. To guide and advise the Project Team, the following governance is being arranged:

- Steering Committee – this committee, with representation from Office of the Provost, VP Students, Campus and Community Planning, UBC Properties Trust, Infrastructure Development, Treasury, Faculty-Staff Housing and Relocation Services, and others will provide strategic oversight on plan development, budget, schedule, and alignment with project goals and objectives;
- Planning Advisory Committee – this advisory committee composed of key UBC stakeholders, Musqueam and resident representatives will provide insight and advice on planning content and process;
- Technical Advisory Committee – this advisory committee composed of key UBC stakeholders and representatives from external agencies and jurisdictions will provide insight and advice on planning/technical issues and coordination; and
- Working Group – this working group composed of internal (staff), technical stakeholders and subject matter experts will provide insight and advice on design and planning issues as well as acting as a conduit between the Project Team and the members' respective departments and agencies.

Pursuant to the Campus and Community Planning Engagement Principles, the Stadium Road Neighbourhood Planning process will be supported by a broad and

robust public engagement strategy. This strategy is designed to include a variety of educational information, input and dialogue opportunities, including online engagement, public open houses, workshops, discussions with subject matter experts, and advisory committees.

The primary objectives of the public engagement strategy are to ensure that the public and stakeholders:

- Are aware of the process and opportunities to participate.
- Are aware of the scope of this project and potential outcomes.
- Actively participate in the process and provide input in each phase.
- Feel like their participation was meaningful and valued, and that the process was fair.

Public engagement to date has centered on a series of events, stakeholder meetings and online initiatives to introduce the public to the planning process and key parameters.

The first phase of engagement ran from September 28 to October 22, with both in-person and online opportunities to provide input. The goal of this phase was to solicit input on what works in UBC neighbourhoods and what could be improved, and gather feedback on the draft guiding principles.

- **Over 160 people attended 3 Open Houses** held on September 30 at the Wesbrook Community Centre, October 3 at the Old Barn Community Centre and October 5 at the Irving K. Barber Learning Centre.
- **16 Pop Up Booths**, visited by approximately 300 people, staffed by Campus and Community Planning, introduced the planning program, promoted the open houses and online engagement, and solicited early input. They were held across the campus and coordinated with major events including the Wesbrook Village Festival, UBC Homecoming and the UBC Recreation Free Week.
- **1,711 page views** of project webpages hosted at [planning.ubc.ca/stadium](http://planning.ubc.ca/stadium) were tracked during the consultation period. These pages included background information, the draft guiding principles, frequently asked questions, and a link to the online survey.
- **288 Respondents** completed the online survey about the engagement themes and draft guiding principles, with 148 completing at least one question.
- **2 Focus Groups** were held, one with subject area experts and another with area residents to identify early themes, issues, and opportunities.
- **Presentations and informal discussions** with several groups including: The Alma Mater Society (AMS), Graduate Student Society, Property and Planning Advisory Committee, Botanical Gardens, St. John Hospice, and Hawthorn Place residents.

A consultation summary with a detailed breakdown of events, input, and themes is included as Appendix C: Consultation Summary.

<b>UBCPT COMMENTS</b> Complete for all reports that include a property component	Date of Review:	November 6, 2017	Signed off by:	Aubrey Kelly, President & CEO
	UBCPT agrees with and endorses the content of this report, including the Principles, Terms of Reference, schedule and consultation summary. The process to date has been well-executed and we look forward to continued participation.			

<b>Previous Report Date</b>	September 21, 2017
<b>Information</b>	That the Board of Governors: <ul style="list-style-type: none"> <li>Receive for information the Stadium Road Neighbourhood Planning Process, including public engagement process, governance, approval milestones and overall timeline.</li> </ul>
<b>Action / Follow Up</b>	Staff to continue scoping and stakeholder engagement work to support the development of the Terms of Reference for Board consideration and adoption in December 2017.
<b>Previous Report Date</b>	April 13, 2017
<b>Decision</b>	That the Board of Governors: <ul style="list-style-type: none"> <li>Approve planning for a Thunderbird Stadium Rebuild                     <ol style="list-style-type: none"> <li>Direct staff to return to the Board of Governors by fall 2017 with a scope for the Stadium Road Neighbourhood Plan process;</li> <li>Consistent with past “cost of development” practices, fund the rebuilt stadium through incremental revenue from new and better development sites (above what is allowed in current plans) created by optimal siting through the Stadium Road Neighbourhood Plan;</li> <li>Any changes to land use as a result of the neighbourhood planning be subject to Land Use Plan amendments by the Minister of Municipal Affairs and Housing per the Municipalities Enabling and Validating Act, Part 10 (2010); and</li> <li>Decisions on project design, budget, schedule and funding for the rebuilt stadium be subject to the standard Board of Governors major capital project approval process.</li> </ol> </li> </ul>
<b>Action / Follow Up</b>	Direct staff to return to the Board of Governors by fall 2017 with a scope for the Stadium Road Neighbourhood Planning Process.
<b>Previous Report Date</b>	April 5, 2011
<b>Information</b>	That the Board of Governors approved the neighbourhood floorspace distributions as presented in the report.
<b>Action / Follow Up</b>	Staff incorporate the information on floorspace allocations into planning processes for future neighbourhoods.

<b>Previous Report Date</b>	June 25, 2010
<b>Information</b>	That the Board of Governors endorse: a) The guiding principles b) The public consultation process, and c) The issues to be addressed For developing amendments to the UBC Land Use Plan.
<b>Action / Follow Up</b>	Staff update the Board of Governors on Land Use Plan amendments guided by the approved principles.

**APPENDIX A**  
**STADIUM ROAD NEIGHBOURHOOD PLAN**  
**TERMS OF REFERENCE**

**1. INTRODUCTION**

Since its inception in 1915, The University of British Columbia has developed into one of the world's leading post-secondary research institutions. The Vancouver campus is evolving towards being a complete community with diverse options for people to study, live, work and play throughout the year. Part of this evolution has been the development of new neighbourhoods that provide housing, commercial, and recreation options for an expanding UBC community. The next phase of this evolution is the planning for the development of the Stadium Road Neighbourhood.

The Stadium Road Neighbourhood Plan will determine the future development potential for a 22 acre/9 hectare site around and including Thunderbird Stadium. Neighbourhood Plans are detailed frameworks to guide the development of a specific area and include short- and long-term direction on land use, urban design, transportation, sustainability, open space, community services and amenities, utilities and infrastructure, and the amount and type of housing. The process will determine the location of a rebuilt Thunderbird Stadium, consistent with UBC's Board of Governors' April 2017 approval of *GamePlan: UBC's Athletics and Recreation Facilities 20-Year Strategy*.

Neighbourhood Plans help to implement the UBC Land Use Plan's vision of building a vibrant, sustainable and complete community. The Neighbourhood Planning process will be shaped by best practices, technical research and analysis, indicators to measure success and the identification of opportunities, public engagement, practitioner engagement, and collaboration with UBC faculty, staff, and students.

**2. PURPOSE**

The Terms of Reference set out the general scope and process and will guide the creation of a Neighbourhood Plan for the Stadium Road Neighbourhood housing area. These terms describe the neighbourhood's existing context, including physical boundaries; relevant UBC policies that will influence the Neighbourhood Plan; draft guiding principles; planning parameters; who is responsible for what; public engagement's role; and a general description of the planning process and deliverables.

**3. PLAN AREA AND CONTEXT**

The Stadium Road Neighbourhood Plan Area comprises approximately 22 acres/9 hectares in the southern part of UBC's campus bounded by East Mall, Stadium Road and 16th Avenue (illustrated in Figure 1: Stadium Road Neighbourhood Plan Area Map). Currently, the site includes Thunderbird Stadium and an approximately 10.6 acre area identified in UBC's Land Use

**Appendix A – Stadium Road Neighbourhood Plan Terms of Reference  
December 5, 2017**

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Plan as a Neighbourhood Housing Area, comprised of the current Matthews Field east of the stadium, and a parcel of land next to St. John Hospice north of Stadium Road. To the area’s direct north is the Hawthorn Place neighbourhood and a large academic site with forestry research. To the east are Thunderbird Park Athletics Fields. To the south is a forested area, the UBC Farm and Wesbrook Place, UBC’s largest neighbourhood. To the west is the UBC Botanical Gardens.

The current site including the Stadium and supporting structures, is largely underutilized with open fields and parcels unencumbered by existing buildings. A strand of trees, currently utilized for a ropes course, is contiguous with trees that form a part of the UBC Botanical Gardens. In addition, UBC Chemistry and Biology operates a research facility, the “Gas Gun Facility”, within the boundaries of the Plan Area.

Thunderbird Stadium, currently on the western half of the Plan Area, is a unique characteristic of the Stadium Road Neighbourhood. Through *GamePlan: UBC’s Athletics and Recreation Facilities 20-Year Strategy*, the University’s Board of Governors approved the rebuilding of the Thunderbird Stadium to enhance the neighbourhood, as a cost of development. The Board directed that the Stadium’s precise location and the resulting Stadium Road Neighbourhood boundaries would be determined through the Neighbourhood Plan process. Thunderbird Stadium is currently on land designated ‘Green Academic’ in UBC’s Land Use Plan.

Rebuilding the Stadium in a new location or on a more efficient footprint will require a Land Use Plan Amendment to reflect revised neighbourhood area boundaries. The process to amend the Land Use Plan to reflect these changes will happen in parallel with the Stadium Road Neighbourhood Planning Process.



Figure 1: Stadium Road Neighbourhood “Plan Area”

#### **4. PLAN OBJECTIVES**

The objectives of the Stadium Road Neighbourhood planning process are: to develop and test a range of development options against the Neighbourhood Planning Principles and measurement indicators, to create a Board-approved, leading edge neighbourhood plan to guide future development; to prepare and submit a Land Use Plan amendment to the Province, as needed; and to undertake public engagement ensuring that all interested parties have an opportunity to participate in and be informed of planning decisions in accordance with UBC Campus + Community Planning’s Engagement Charter.

#### **5. POLICY CONTEXT**

The Stadium Road Neighbourhood Planning process will be informed and guided by existing regional and UBC policies. These include:

##### *Metro Vancouver Regional Growth Strategy*

- Metro Vancouver 2040: Shaping Our Future, provides the framework for regional land use to accommodate Lower Mainland growth.
- The Regional Growth Strategy focuses on building complete communities within an urban containment boundary that includes UBC.

##### *UBC Land Use Plan*

- The Land Use Plan governs all campus development. All of UBC’s decisions, including the Stadium Road Neighbourhood Plan, must be consistent with the Land Use Plan.
- The Land Use Plan sets a general vision for UBC as a complete and integrated university community for living, working and studying in harmony with the environment. It has detailed guidelines for issues like building heights, neighbourhood boundaries and community amenities.
- Similar to many municipal community plans, it contains detailed requirements for non-market housing, childcare facilities, open space, community centres, etc.
- The provincial government approves UBC’s Land Use Plan, including any amendments such as a new Stadium Road Neighbourhood Plan boundary.

##### *UBC Vancouver Campus Plan*

- The Vancouver Campus Plan is a framework for development of UBC’s academic lands.
- The Campus Plan includes policies for public realm, transportation and Green Academic lands such as the areas adjacent to the Stadium Road Neighbourhood.

##### *Housing Action Plan*

- UBC’s Housing Action Plan focuses on improving housing choice and affordability, especially for UBC students, faculty and staff.
- The Housing Action Plan includes targets for rental housing and faculty/staff housing that will influence the Stadium Road Neighbourhood Plan.

### *Transportation Plan*

- UBC’s Transportation Plan prioritizes walking, cycling and transit in getting to, from and around campus, including the Stadium Road Neighbourhood.

### UBC 20-Year Sustainability Strategy

- UBC's 20-Year Sustainability Strategy provides UBC’s sustainability vision and aspirations, and in so doing sets the long-term direction towards a more sustainable university
- It envisions UBC as a vibrant, healthful and resilient community, deeply engaged with its neighbours, surrounding region, partners around the world, and in a supportive and mutually respectful relationship with the Musqueam people.

Other University policies will also influence the Neighbourhood Plan process. These include the University’s new strategic plan, Climate Action Plan, Integrated Stormwater Management Plan, Engagement Principles and Guiding Practices, and Green Building Plan (under development).

## **6. GUIDING PRINCIPLES**

Neighbourhood planning is evolving as the campus grows and the following nine guiding principles have been drafted to guide future neighbourhood planning at UBC. The principles are based on current policies as well as discussions with stakeholders including, area residents, students, faculty, staff, development industry professionals, and planning and sustainability experts. The principles were reviewed and featured through an October 2017 public engagement process that included three open houses, feedback through an online survey, and discussions with key stakeholders. Staff will use these principles, as well as indicators designed to translate general principles into specific metrics, to guide the development and evaluate the development of plan options.

The guiding principles are as follows, including ideas to illustrate their application to the Stadium Road Neighbourhood Plan:

### **Principle 1. Build long-term value**

*Be responsible stewards of the land and ensure the long-term social, economic and environmental sustainability of the university.*

To achieve principle 1, Stadium Neighbourhood should strive to:

- Prioritize UBC affiliated housing
- Create a highly livable, vibrant place that attracts and retains talent (including faculty, students and staff) for the UBC community
- Support UBC’s academic mission by increasing the Endowment (which contributes to the university’s academic excellence by providing continued financial support, in perpetuity, for research and teaching. Funds are invested and managed prudently for future generations)
- Strengthen the campus ecology for generations to come through enhanced biodiversity and low impact development

**Principle 2: Prioritize Affordable Living**

*Plan and design for affordability and access, aligned with the Housing Action Plan directions and implementation.*

To achieve principle 2, Stadium Neighbourhood should strive to:

- Explore opportunities to significantly increase the number of housing sites suitable for rental housing
- Develop forms and types of development supportive of rental housing and other forms of housing tenure, accessible to all faculty, students, staff, consistent or in excess of the baseline targets approved for all campus Neighbourhoods in the Housing Action Plan
- Look to best practice to reduce housing costs while maximizing livability (e.g., through efficient use of land, smart design and development, shared amenities, and efficient parking)
- Support “access over ownership” to increase affordability, curb consumption and reduce waste (e.g. car share, bike share, community gardens, etc.)

**Principle 3: Create a community for and of UBC**

*Help build a thriving campus community that supports local needs first and attracts and retains university talent.*

To achieve principle 3, Stadium Neighbourhood should strive to:

- Prioritize locally serving amenities and retail within close walking distance
- Design public spaces and amenities to maximize opportunities for social interaction and community building, and to improve quality of life
- Explore ways of integrating academic spaces in new ways that support learning and research as part of living on campus
- Plan and design the new stadium to foster varsity excellence and recreation, enhance the campus experience, and support student and community well-being

**Principle 4: Be a great neighbour**

*Respect and contribute to the livability and desirability of established and new neighbourhoods.*

To achieve principle 4, Stadium Neighbourhood should strive to:

- Make the stadium a neighbourhood asset through active uses at ground levels, permeable edges, a welcoming and human-scaled presence and design that mitigates the impacts of large sporting events
- Knit the surrounding neighbourhoods together to contribute to a safe and highly livable south campus
- Minimize impacts of increased traffic and parking demand
- Respect view corridors and prevent overlook and shadowing from new development

**Principle 5. Use the site to shape the place**

*Allow the surrounding natural and cultural features of the campus to shape new development.*

To achieve principle 5, Stadium Neighbourhood should strive to:

- Achieve a strong sense of place, inspired by the key cultural, natural, and functional elements of this place (e.g., Main Mall, Botanical Garden and Rhododendron Woods)
- Maximize access for public views outwards (e.g., common rooftop spaces)
- Use the new stadium as a site of celebration and school spirit, creating new spaces of community gathering and use
- Reflect the Indigenous people’s history and culture

**Principle 6: Enhance the ecology and reduce our carbon footprint**

*Embrace whole systems thinking and move towards resource self-sufficiency.*

To achieve principle 6, Stadium Neighbourhood should strive to:

- Use natural systems as a guide to planning and design
- Maximize wildlife habitat, rainwater management and food production in open spaces and on roofs
- Demonstrate leadership in environmental performance in buildings and infrastructure

**Principle 7: Promote a high efficiency and low impact transportation network**

*Manage increased demands on the transportation network, prioritizing walking, cycling and transit, reducing reliance on the car.*

To achieve principle 7, Stadium Neighbourhood should strive to:

- Meet the needs of Thunderbird Stadium and Park through better transportation options, including transit, car share and measured approach to drop off and parking
- Minimize the need for vehicles and vehicular access through the neighbourhood
- Pair reductions in parking with the development of a highly convenient and efficient public transportation network, including anticipating the arrival of rapid transit to UBC

**Principle 8: Design for flexibility and resilience**

*Balance the needs of today with adaptability for the future.*

To achieve principle 8, Stadium Neighbourhood should strive to:

- Build in ground floor flexibility to allow for changing needs over time
- Anticipate and plan for new technologies (self-driving vehicles) and new investments (transit expansion)
- Enable future residents to make public space their own through participatory design

**Principle 9: Engage the campus community and stakeholders in a meaningful way.**

*Achieve a high level of community participation in this process, consistent with Campus and Community Planning's Engagement Principles.*

To achieve principle 9, Stadium Neighbourhood should strive to:

- Leverage knowledge and learning of on-campus experts, including academics, students, and community members
- Engage with the Musqueam community early and throughout the process to ensure the process and plan reflect current and historical Musqueam interests
- Build ownership of outcomes through collaborative processes and activities, throughout the plan development and as the neighbourhood evolves

## **7. KEY PLANNING PARAMETERS**

The Neighbourhood Plan will be guided by policy, principles, public input, and best practices. Adopted policies and Board of Governors' direction, including development targets and limitations, will provide a framework for the planning process. At the same time, the planning process must be open to new information and be responsive to emerging issues and changing conditions. Feedback received through stakeholder consultation and the public engagement process, as well as the need to respond to the principles identified above and unique site conditions, indicate a need to explore a wide range of planning options. The following key parameters reflect specific opportunities and challenges for the Plan Area as well as emerging themes and established policy direction that will shape plan options.

1. **Stadium.** The existing Thunderbird Stadium is a major campus destination used for varsity athletics (soccer, football, and rugby), intramural recreation and Vancouver K-12 community sports. Through *GamePlan: UBC's Athletics and Recreation Facilities 20-Year Strategy*, the Board of Governors approved a rebuilt Thunderbird Stadium, funded as a cost of development, and directed that the stadium's precise location and the resulting Stadium Road Neighbourhood boundaries would be determined through the Neighbourhood Plan process.

The integration of a new Thunderbird Stadium is a unique characteristic and opportunity for the Stadium Road Neighbourhood. Initial consultation on Stadium Road identified concerns about potential noise and lighting impacts as well as vehicular and pedestrian traffic overspill and the potential for the Stadium to act as a barrier to movement. The consultation also identified the opportunity for a new Stadium to celebrate athletic excellence, recreation, and school spirit as well as to advance community well-being and to be a neighbourhood amenity.

- **Stadium Road Neighbourhood planning will look at stadium rebuilding options as part of the planning process that meets the needs of UBC Athletics and Recreation, manages impacts, and benefits the surrounding neighbourhoods.**

2. **Residential Development Capacity.** The Land Use Plan identifies neighbourhood area boundaries, general density parameters (average 2.5 floor space ratio across campus and maximum 3.5 floor space ratio per development site), maximum building heights (65 metres or approximately 22 storeys) and housing targets. In 2011, the UBC Board of Governors adopted residential floor space allocations for neighbourhoods on campus that would support a sustainable community and to transfer the floor space that would have been accommodated on the UBC Farm and other areas to new neighbourhoods (see Land Use Plan Next Steps: Neighbourhood Distribution Report, April 2011). The residential floor space target for Stadium Road Neighbourhood is 993,000 square feet. A reconfigured stadium site with a more efficient footprint will increase the development capacity within the Plan Area and therefore the total residential floor area.

Based on the insight gathered from the Phase 1 public engagement and stakeholder consultation, there is strong demand to address housing affordability and to support transportation improvements, but also concerns about the impact of higher-density development on community character, area infrastructure and services, and the natural environment.

- **Stadium Road Neighbourhood planning will explore a range of residential floor space options and configurations within the Plan Area from current practice and policy to more intensive or varied options that best address demands, and at the same time, concerns with neighbourhood fit and compatibility.**
3. **Housing Affordability and Access.** A prominent theme emerging from stakeholder consultation and public engagement is the need for affordable housing options for faculty, students and staff, and for a variety of housing types to accommodate a variety of household types and needs. Housing affordability and the supply of rental housing are serious challenges throughout the region and are key issues for faculty and staff recruitment and retention. The provincially approved Land Use Plan requires at least 20 percent of all units to be rental (half of that for faculty/staff) and the 2012 UBC Housing Action Plan is a Board approved strategic commitment to exceed that Land Use Plan standard and deliver up to 30 percent of all future units as rental (two thirds of that for faculty/staff). While the Housing Action Plan is the primary overview strategy and sets baseline delivery standards for housing affordability in terms of the scale of university investment across the Neighbourhoods, and the legal model and tenure options available, there is an opportunity at Stadium Road Neighbourhood to: explore the physicality and character of rental housing delivery; optimize affordability through planning and design; and explore opportunities to significantly increase the housing sites suitable for rental.
- **Stadium Road Neighbourhood planning will support Housing Action Plan targets and initiatives and will investigate how building and site planning and design can best contribute to housing affordability and choice and explore opportunities to significantly increase housing sites suitable for rental.**

4. **Commercial Development Capacity.** The Land Use Plan identifies Wesbrook Place as the primary village commercial area. Initial public input generally supported Wesbrook Place as the main commercial centre however there was also a desire expressed for small-scale and neighbourhood-serving commercial and complementary uses. There is recognition that commercial uses contribute to the development of a complete community and serve as valuable community gathering places. There is also an opportunity to include commercial uses related to a new Thunderbird Stadium.
  - **Stadium Road Neighbourhood planning will investigate the amount, type, scale and location of commercial uses and community amenities to serve area residents and to contribute to UBC being a complete community.**
  
5. **Building Types, Heights, and Densities.** The Land Use Plan calls for a variety of housing types. Current policy, including density and height limits, fit well with the common building types used in existing neighbourhoods. However, as the Stadium Road Neighbourhood planning process explores innovative housing types and seeks to find an appropriate balance between efficiency, performance and neighbourhood character/fit, there is motivation to explore density and height alternatives as well as housing types new to UBC.
  - **Stadium Road Neighbourhood planning will explore alternative building types and density/height scenarios including but not limited to the current Land Use Plan parameters to meet the principles and objectives of the planning process (e.g. less intensive forms of development adjacent to the Botanical Gardens and more intensive forms adjacent to transit routes, amenities and athletics uses).**
  
6. **Transportation Choices and Transit Opportunities.** The Stadium Road Neighbourhood Plan Area is strategically located between the main campus, Hawthorn Place, Wesbrook Place and other South Campus facilities and amenities. There is an opportunity to plan for improved connectivity from the South Campus area to the core campus with the development of the Stadium Road Neighbourhood. This includes improving local transit connections and service and planning for an eventual rapid transit connection to UBC. Although rapid transit service will not be in place for the short term development of the plan area, future scenarios may need to consider, in the longer-term, access to rapid transit and the transition to a more transit-oriented community (including the potential for a station somewhere in south campus).
  - **Stadium Road Neighbourhood planning will explore the transportation implications of future neighbourhood development including opportunities to improve connections between the southern and core parts of campus and future options including rapid transit expansion.**

7. **Adjacent Sites and Roads.** The Neighbourhood Plan will be a policy for the future development of lands within the Plan Area. However, in the course of planning, the surrounding context and neighbourhood linkages will be taken into account including surrounding roadways and edges including West 16<sup>th</sup> Avenue and East Mall. Sites immediately adjacent to the Plan Area, including the FP Innovations (Forintek) facilities, are not expected to be available for redevelopment in the short-term; however, their role in potential longer-term redevelopment scenarios will be considered.
- **Stadium Road Neighbourhood planning will consider future scenarios for adjacent sites, as they relate to the Neighbourhood, in the development of plan options.**

## **8. PRODUCTS**

The primary outcome of the Neighbourhood Plan process is a document with policy direction for the Plan Area. The process will also produce a UBC Land Use Plan amendment application. Both are described in detail below.

The Neighbourhood Plan process will include secondary outputs such as research and discussion papers, lectures, technical analyses, online tools, workshops and community events. These outputs will create interest and awareness of the Plan process. They will also contribute to understanding and evaluating Plan options.

### **Neighbourhood Plan**

The Stadium Road Neighbourhood Plan will provide detailed policy guidance on the following topics. These topics will span existing planning policy through to new thinking and ideas that emerge from analysis and consultation during the Plan process.

- *Vision:* A high-level description of the area's opportunities.
- *Principles:* Overall direction for more detailed Neighbourhood Plan policies.
- *Land Use:* The mix of development in the area. Stadium Road Neighbourhood is expected to be predominantly residential with community-oriented retail, amenities and a rebuilt Thunderbird Stadium. It may also include retail, research and institutional uses.
- *Building Height and Density:* The amount and scale of development in the area. The process will explore building height and density in the context of urban design best practice and community impacts like views and privacy. It will also explore tradeoffs for opportunities like improving housing affordability, providing amenities and improving transportation connections, including rapid transit.
- *Connections and Transportation:* The location, relative proportions and design of pedestrian and cycling connections, roadways, and transit connections. This will also include parking management strategies for the rebuilt Thunderbird Stadium and for adjacent uses like the athletics fields.

- *Housing Types*: Building locations, types and forms of development that contribute to the mix of leasehold, rental, and faculty/staff rental in the area. This will include opportunities to respond to changing demographics and housing affordability.
- *Community Amenities*: The amount and type of social and cultural facilities in the area, such as childcare. This process will also highlight opportunities to access existing facilities on campus.
- *Open Space*: The amount and type of open space in the area, including how the open space connects to existing areas on campus through the pedestrian greenway.
- *Sustainability*: Strategies and guidelines for green buildings, productive landscapes, enhancing biodiversity, and adaptability of ground floors of buildings to changing needs in the future.
- *Servicing*: Whole system strategies to provide and/or manage water, district energy, rainwater management and sanitary sewer.
- *Design Guidelines*: Detailed direction for the look and feel of buildings, open space, landscaping, streets and lighting to maximize the sense of place, community experience, well-being and social cohesion.

### **Land Use Plan Amendment**

UBC's Land Use Plan includes a number of requirements for the Stadium Road Neighbourhood Plan. The Neighbourhood Planning process will likely result in a need to amend the Land Use Plan requirements. In particular, a rebuilt Thunderbird Stadium will result in a need to adjust the current Stadium Road Neighbourhood boundaries. Other Land Use Plan amendments may emerge from analysis and consultation during the Plan process.

The Land Use Plan amendment process would take place in parallel with the latter part of the Neighbourhood Planning process.

## **9. ROLES AND RESPONSIBILITIES**

### **Who Creates the Plan?**

UBC staff will manage the Neighbourhood Plan's creation through collaboration with the campus community and input from technical experts and external agencies.

The core UBC staff team will include Campus and Community Planning and UBC Properties Trust. A Steering Committee of senior representatives from across UBC will oversee the core staff team.

The campus community will help create the Plan through the robust engagement and public participation opportunities described in Section 10, below.

### **Who Approves the Plan?**

The UBC Board of Governors approves the Neighbourhood Plan following a robust public engagement process.

The provincial government approves amendments to UBC's Land Use Plan. If the Neighbourhood Plan process requires a Land Use Plan amendment, the Board of Governors would recommend the amendment to the province following a robust public engagement process and public hearing. A Land Use Plan amendment process would take place in parallel with the latter part of the Neighbourhood Planning process.

## **10. ENGAGEMENT AND PUBLIC PARTICIPATION**

UBC will encourage the broadest possible community input in each phase of the Neighbourhood Planning process. The engagement will be led by Campus and Community Planning and include a number of events over each project phase.

Those to be engaged include: faculty; staff; students; existing campus residents; Musqueam First Nation; the University Neighbourhoods Association; specific user groups like UBC Athletics and Recreation and the Botanical Gardens; adjacent groups like the St. John Hospice and residents in the Promontory development; external groups like the University Endowment Lands, and Pacific Spirit Park Society; and agencies like Metro Vancouver, City of Vancouver or TransLink.

### **Planning Advisory Committee**

A Planning Advisory Committee, made up of the campus community, supports UBC's Neighbourhood Plans. Its role is to provide public input on the Neighbourhood Plan's scope, options, analysis and recommendations. The Committee includes faculty, staff, students, residents, First Nations and external groups. UBC issues a call for interested participants and the Committee meets regularly over the entire Neighbourhood Planning process.

### **Technical Advisory Committee**

A Technical Advisory Committee provides technical information required for the Neighbourhood Plan. The Committee includes UBC staff, consultants, and external groups such as the Vancouver School Board, TransLink, City of Vancouver and Metro Vancouver.

### **Engagement Opportunities**

Broad public engagement is essential for the Stadium Road Neighbourhood Plan. UBC will encourage public engagement by sharing clear information about the Plan process and explaining how community input will be used. Public engagement opportunities will include traditional tools like open houses and online information sharing. The process will also explore more innovative engagement tools such as community education opportunities, fun and creative events, and compelling and dynamic visual presentations.

## **11. INDICATORS AND EVALUATION**

To support evidence-based planning practice and to ensure that plan options and recommendations are calibrated for success relative to the guiding principles, a series of indicators will be identified and used for plan options evaluation and monitoring. The draft indicators are based on emerging themes and principles as well as research on innovative planning and evaluation frameworks.

## 12. PROCESS

The Neighbourhood Plan process is expected to begin in fall 2017 and take up to 18 months. The process will take place over four phases and may include amendments to UBC’s Land Use Plan. The table below describes the process and each phase in more detail.

PHASE	ACTIVITY	TIMING / DURATION
Phase 1: Setting the Stage	<ul style="list-style-type: none"> <li>• Review relevant policy</li> <li>• Conduct initial engagement to inform scope leading up to Phase 1</li> <li>• Identify best practices in neighbourhood design and engagement</li> <li>• Develop area profile, including: demographics, surrounding land use, built form, density, composition &amp; mix; community services &amp; amenities; social infrastructure; transportation connections (pedestrians, transit, bikes, vehicles, parking); noise; area character and identity; biodiversity; open space; water, sewer, rainwater infrastructure, etc.</li> <li>• Produce background documents (topic briefings, site survey, models, etc.)</li> <li>• Develop and engage community on draft principles</li> <li>• Finalize principles, key planning principles and planning process</li> </ul>	4 months Sept 2017 – Dec 2017
Phase 2: Key Directions and Scenarios	<ul style="list-style-type: none"> <li>• Generate preliminary plan and policy scenarios, including the general location for a new Thunderbird Stadium</li> <li>• Develop visual studies and diagrams for: urban design, built form &amp; open spaces; housing types and tenures; land use mix and street level animation; interface with stadium and adjacent uses; noise; parking; social / cultural amenity; views; pedestrian / bike corridors; street configuration and design; noise; energy and water systems, etc.</li> <li>• Conduct analysis (e.g., urban design, community impacts, economics, transportation network)</li> <li>• Evaluate preliminary plan and policy scenarios against principles and indicators</li> <li>• Identify necessary Land Use Plan amendments or changes to other UBC policies</li> <li>• Engage community in comprehensive input and review</li> </ul>	8 months Jan 2018 – Sept 2018

**Appendix A – Stadium Road Neighbourhood Plan Terms of Reference  
December 5, 2017**

<p>Phase 3: Plan Option Development and Evaluation</p>	<ul style="list-style-type: none"> <li>• Develop final draft policy and plan options</li> <li>• Engage community in comprehensive input and review</li> <li>• Further refine preferred Neighbourhood Plan and policy details based on technical analysis and community input</li> <li>• Prepare the preferred Neighbourhood Plan for presentation to UBC's Board of Governors</li> <li>• Present the proposed Land Use Plan amendments to UBC's Board of Governors for referral to a public hearing</li> </ul>	<p>4 months Sept 2018 – Dec 2018</p>
<p>Phase 4: Final Plan</p>	<ul style="list-style-type: none"> <li>• Present preferred Neighbourhood Plan for public review</li> <li>• Hold Public Hearing on Land Use Plan amendments</li> <li>• Present the public hearing results and finalized Neighbourhood Plan to UBC's Board of Governors</li> <li>• Submit recommended Land Use Plan amendments to the provincial government for approval.</li> </ul>	<p>2 months Jan 2019 – Feb 2019</p>

**Appendix B – Stadium Road Neighbourhood Plan Area**  
**December 5, 2017**



# Appendix C

## Stadium Road Neighbourhood Plan

### Consultation Summary Report

November 2017



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# 1. Executive Summary

The first phase of public engagement to support the development of the Stadium Neighbourhood Plan took place from September 28 to October 22, 2017. Phase One of this 18-month, four-phase process involved multiple opportunities for the campus community to provide input into the early formation of this plan through open houses and an online survey.

In response to public feedback, revised Guiding Principles for Neighbourhood Planning and a Terms of Reference for the Neighbourhood Plan will be submitted to the UBC Board of Governors for approval on Dec. 6, 2017, along with this consultation summary report.

This report documents the public engagement process, and summarizes engagement activities with stakeholders and partners, notification and outreach, consultation events, and the input received.

All of our consultation processes are guided by Campus and Community Planning’s [Engagement Principles](#). These principles define how we engage the public and campus community in an open conversation about the design, implementation and conclusion of our public engagement.

# 2. Engagement Summary

Public engagement centered on a series of open houses, stakeholder meetings and online initiatives to introduce the public to the planning process for the future neighbourhood in the area around Thunderbird Stadium.

The first phase of engagement ran from September 28 to October 22, with both in-person and online opportunities to provide input. The goal of this phase was to solicit input on UBC’s existing neighbourhoods in terms of what works well and what could be improved, and to gather feedback on a series of draft guiding principles for neighbourhood planning.

Survey responses indicate that residents and staff provided the greatest number of responses, with a smaller number of students and faculty also taking part.

<u>Response</u>	<u>Percentage</u>
Neighbourhood residents	39%
Staff	21%
Students	15%
Faculty	13%
Alumni	4%
Neighbours (University Endowment Lands, City of Vancouver, etc.)	2%

Campus visitors	1%
Other	5%

- **Over 160 people attended** three public open houses held on September 30 at the Wesbrook Community Centre, October 3 at the Old Barn Community Centre and October 5 at the I.K. Barber Learning Centre. **344 verbatim responses** were collected on the consultation questions.
- **288 respondents** started the online survey on the engagement themes and draft guiding principles, with 148 completing at least one question. **1241 verbatim responses** were received on the consultation questions.
- **16 pop up information booths** staffed by Campus and Community Planning engaged over 300 people. The booths introduced the planning program, promoted the open houses and online engagement, and solicited early input. They were held across the campus and coordinated with major events including the Wesbrook Village Festival, UBC Homecoming and the UBC Recreation Free Week.
- **1,711 page views** of project webpages hosted at [planning.ubc.ca/stadium](http://planning.ubc.ca/stadium) were tracked during the consultation period. These pages included background information, the draft guiding principles and a link to the online survey.
- **Two focus groups** were held; one with subject area experts and another with area residents to identify early themes, issues, and opportunities.
- **25 UTown@UBC Youth Leadership Program participants** took part in a session held by Campus and Community Planning, which ran through the same content as the public open houses.

The following provides a high-level summary of key themes received.

- **Housing Affordability**  
Housing affordability is a challenge felt across the UBC community, particularly housing that works for families, and is a challenge for faculty, staff and student recruitment and retention. As was the sentiment that neighbourhood development should prioritize affordability.
- **Planning for the UBC Community**  
Respondents expressed that there is a need for housing options and supporting amenities that work for faculty, students and staff, with a greater emphasis on fit and affordability over luxury. We heard that a high value is placed on the campus environment, and that people see an opportunity to create a distinctively UBC community by integrating neighbourhood and university life.

- Stadium and Neighbourhood Integration**

We heard that Thunderbird Stadium is a unique characteristic for the new neighbourhood. A new stadium was identified as both a major concern for residents due to traffic, noise, and other related impacts, as well as an opportunity to advance athletic excellence, contribute to community well-being, and be a valuable neighbourhood amenity.
- Transportation Connections and Transit Opportunities**

Connectivity was identified as a primary concern for area residents, both to mitigate potential future vehicular impacts as well as the need for improved connections throughout campus and beyond. The need for improvement of local transit options has been identified and the potential opportunity of future rapid transit service are variables that need to be considered through the neighbourhood planning process.
- Protection of Natural Assets**

The natural environment at UBC is highly valued by the public and the need to enhance the functionality of natural systems was identified as a key theme through the consultation process.
- Locally Serving Commercial Uses and Amenities**

Acknowledging that Wesbrook Place provides the central commercial node for South Campus, the feedback revealed a strong desire for uses and amenities in the new neighbourhood located within walking distance to serve local needs.
- Form of Development**

Concern regarding the compatibility of higher density development with the site's natural and surrounding neighbourhood context was a key theme.
- Meaningful Community Engagement.**

To build trust and ownership of plan outcomes, in support of Campus and Community Planning's Engagement Principles, there was strong feedback that the neighbourhood planning process should engage the community and stakeholders in a meaningful way at all stages of the process. This includes design of the engagement process, development of the plan, and throughout implementation.

## Stakeholder and Partner Engagement

### Focus groups

Two focus groups were held prior to the first phase of engagement, in August 2017, to identify early themes, issues, and opportunities. One group contained subject matter experts (e.g. planning, development and academic) and the other was comprised of UBC neighbourhood residents.

The tables included below reflect input received from the two focus groups listed above.

Theme	Comments
Affordability	<ul style="list-style-type: none"> <li>• This neighbourhood could be an opportunity to break from the existing development model at UBC</li> <li>• Rental vs ownership, and different housing tenures will need to be targeted at specific community needs</li> </ul>
Mixed Use Campus	<ul style="list-style-type: none"> <li>• Stadium area is well positioned to provide university housing and have demand for retail, less ideal for academic facilities given the distance from the core</li> <li>• Position and design of the stadium presents opportunities in terms of a community amenity, and challenges in terms of the potential resident conflicts</li> <li>• Opportunity to connect with surrounding neighbourhoods, amenities and services to both add value and make the neighbourhood a hub on campus</li> </ul>
Connectivity	<ul style="list-style-type: none"> <li>• Population increase will promote better transit, which is needed in this area and the Botanical Gardens in particular</li> <li>• Potential to reduce the number of dedicated parking spaces</li> <li>• Potential for increased walking and cycling connections</li> </ul>
Form and Place	<ul style="list-style-type: none"> <li>• Focus of the neighbourhood shouldn't be the stadium, site and surrounding amenities should</li> <li>• Orientation of densities and sight lines should be carefully considered</li> </ul>

**Public Notification, Advertising and Outreach**

Broad notification to the UBC campus community began on September 14, 2017, to invite participation in the September 28 to October 22 public consultation period.

Advertising, emails, newsletter, social media, digital signage and posters were all used in coordination with established campus communications channels to achieve as much audience saturation as possible.

- The Ubyyssey print ads published on September 19 and 27
- Ubyyssey online ad banner from September 28 to October 22
- Vancouver Courier print ads published on September 14 and 28
- UBC Bulletin email to Executive, deans and other senior academic leaders, academic heads, directors and managers, and senior professional leaders in Vancouver on September 18

- Direct emails to:
  - On- and off-campus stakeholders (Appendix VI),
  - Stadium Neighbourhood email sign-up list members (205 people), and
  - Focus group participants
- UBC Today newsletter to all faculty and staff on September 19 and October 3
- UBC digital signage from September 14 to October 23
- C+CP e-blast on September 14 to 2,184 newsletter recipients
- C+CP newsletter on September 28 to 2,193 recipients
- C+CP website event calendar
- C+CP project web pages (15)
- Open House events listed on UBC Events web page from September 14 to October 5
- UBC Sustainability News, published on September 20
- HR Network newsletter, published on September 28
- UBCfyi e-newsletter, published on October 5
- Student Housing and Hospitality shared on residence Facebook, and @ubcfoodie's twitter/Facebook from September 28 to October 23
- Posts to C+CP Twitter account from September 14 to October 22
- Distribution through UBC Facebook and Twitter accounts between September 14 to October 22
- UNA newsletter on September 14, 21 and 28, and October 5, 12 and 19
- Notification email sent to UNA Strata Presidents, with poster (distributed through UNA)
- Notification email, with poster, sent to UBC faculty and staff rental suites through Village Gate Homes and Wesbrook Properties
- 1,000 bookmarks with information about the process and how to participate were distributed at information booths, open houses and at the Wesbrook Community Centre
- 600 posters were distributed to student residences, the AMS Nest, UBC departmental administration offices, UNA, Wesbrook Place and Chancellor Place businesses, Wesbrook Community Centre and Old Barn Community Centre
- Four large signs were installed on the Martha Piper Plaza fountain construction fencing on September 22 to October 23

A communications toolkit including information about the process, tweets, web and e-newsletter content was also distributed to communications staff across campus. A list of groups that received the information is included in Appendix V.

## Public Events

### Information Booths

To raise awareness for the Stadium Neighbourhood planning process and the opportunity to provide input, information booths were held across campus as well as at a number of existing events.

#### Existing Events:

1. Graduate Student Orientation BBQ at Koerner Plaza on August 31, from 4:00pm to 6:00pm
2. Imagine Day on Main Mall on September 5, from 1:00pm to 4:00pm
3. Wesbrook Days Festival in Wesbrook Village September 9, from 11:00am to 4:00pm
4. Welcome Back Staff BBQ at the Koerner Plaza on September 14, from 11:30am to 1:30pm
5. Free Week at the Student Recreation Centre on September 13, from 4:30pm to 6pm
6. Homecoming Street Party on September 16, at Thunderbird Stadium from 3pm to 5pm
7. Farmade at UBC Farm on September 22, from 3:00pm to 6:00pm

#### Stadium Neighbourhood Plan Information Booths:

8. In front of Wesbrook Save-on-Food on September 19, from 3:30pm to 5:30pm
9. Outside of the AMS Nest on September 20, from 12:00pm to 2:00pm
10. Outside of Aquatic Centre on 21, from 7:30am to 9:30am
11. Outside the UBC Bookstore on September 25, from 11:00am to 2:00pm
12. AMS Nest on September 26, from 12:00pm to 2:00pm
13. Tennis Centre on September 27, from 4:00pm to 6:00pm
14. AMS Nest on October 10, from 12:00pm to 2:00pm
15. Outside the Old Barn Community Centre on October 11, from 3:30pm to 5:30pm
16. Tennis Centre on October 12, from 4:00pm to 6:00pm
17. Irving K. Barber Learning Centre on October 19, from 11:00am to 1:00pm

### Public Open Houses

Three public open houses took place during the consultation period.

1. September 30, from 3:00pm to 6:00pm in the Wesbrook Community Centre Gymnasium
2. October 3, from 5:00pm to 8:00pm at the Old Barn Community Centre
3. October 5, from 11:00am to 2:00pm at the Irving K. Barber Learning Centre, 2<sup>nd</sup> Floor Lobby

# Survey and Open House Feedback

At each open house nineteen display boards and one large map of campus were arranged in each location. They provided information on the planning process such as scope, timeline and project governance, background information, a UBC profile highlighting demographics across housing, transportation and services, and case studies of other similar jurisdictions locally and around the world. A copy of the Public Open House display boards is provided in Appendix II.

The survey was available online at [planning.ubc.ca](http://planning.ubc.ca) from September 28 to October 22 and a printed copy of the identical survey was also available at the public open houses. A copy of the survey is available in Appendix I and verbatim input is available in Appendix III.

For both the open houses and the survey the opportunities to provide input were broken into two sections. The first was they map of campus where participants could share what works well and what could be improved in UBC’s existing residential neighbourhoods. The second area of focus was on the draft guiding principles.

The following sections summarize the feedback received during this phase of engagement, and include both open house and online survey feedback.

## Our Neighbourhoods: How are they?

Question: What works well and what could be improved in the neighbourhood(s)?

There were 277 responses to this question. The table below represents common themes received above a 5% threshold (13 times).

Theme	Quantity
Green spaces that people enjoy	47
Existing amenities that are enjoyed by the community	28
Places people find walkable	23
Neighbourhood spaces that bring people together well	23
Neighbourhood is quiet / peaceful	23
Existing staff and faculty housing	12
Recreational places people use	13
Convenience of mixed-use neighbourhoods	17
Neighbourhood has good level of density (i.e. “not too crowded”)	17
Central and accessible locations	14

Question: What needs improvement in the neighbourhood(s)?

There were 344 responses to this question across both the open houses and online survey. The table below represents common themes received above a 5% threshold (17 times).

Theme	Quantity
Need for affordable housing / services for those affiliated with university	26
More commercial amenities in neighbourhoods (restaurants / stores)	22
Neighbourhoods are becoming too dense	21
Not enough adequate parking	19
Need to improve access / public transit on campus	17
Noise in general	17

### Draft Principles for Neighbourhood Planning

*Stadium Neighbourhood provides an opportunity to be aspirational and innovative in what can be achieved for a new community, how it can support the academic mission, and how it can respect the needs and concerns of the UBC community and neighbourhoods. In this spirit, we developed a set of nine draft principles to guide this process.*

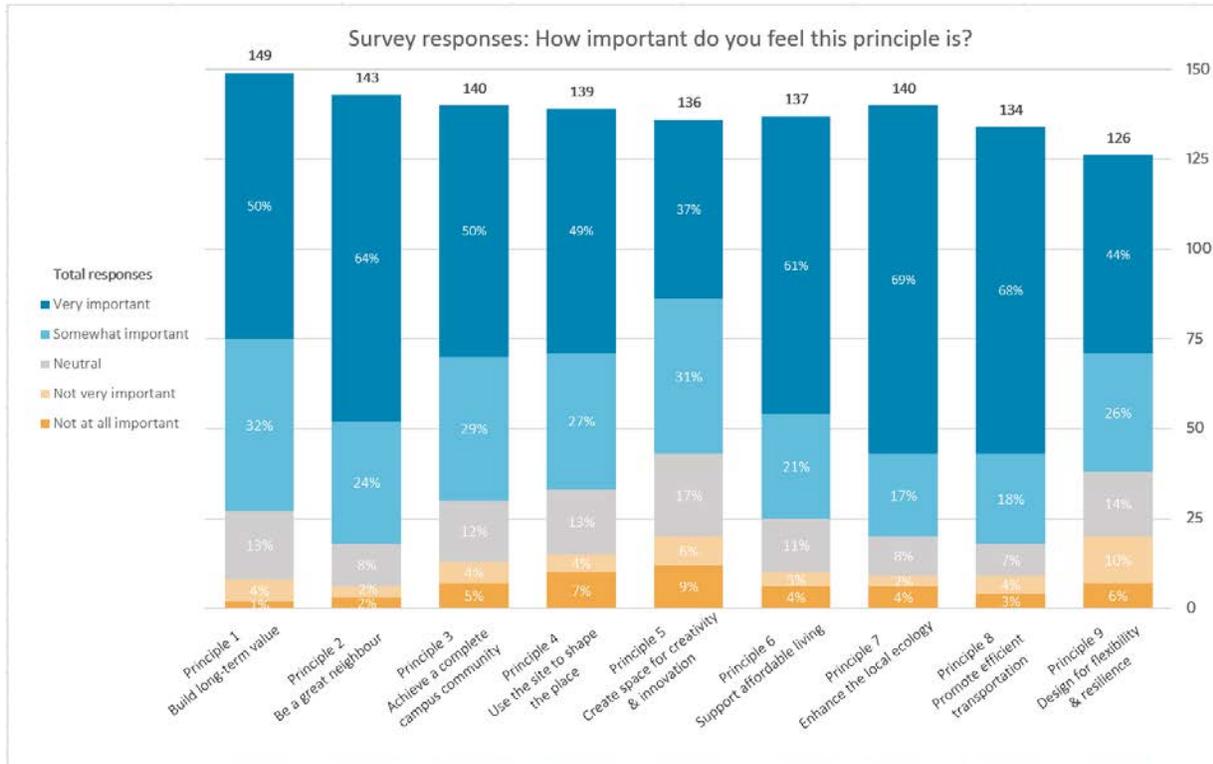
#### Draft Principles

The nine draft principles we invited feedback on were:

1. Build long-term value
2. Be a great neighbour
3. Achieve a complete campus community
4. Use the site to shape the place
5. Create space for creativity and innovation
6. Support affordable living
7. Enhance the local ecology
8. Promote efficient transportation
9. Design for flexibility and resilience

At the open houses and in the survey, we asked people to rate how important the principle was to them, and to tell us what they thought was missing from the principle and how this principle could be realized in Stadium Neighbourhood.

Below is a chart that shows cumulatively the responses to the first question on the draft principles: *How important do you feel this principle is?*



### Draft Principle 1: Build long-term value

*Be good stewards of the land to ensure the long-term social, economic and environmental sustainability of the university.*

**Question 1:** How important do you feel this principle is?

Response	Count	Percentage
Very important	74	50%
Important	48	32%
Neither important or unimportant	19	13%
Unimportant	6	4%
Very Unimportant	2	1%
	<b>Total: 149</b>	

**Question 2:** Is anything missing from this principle?

There were 90 responses to this question. The table below represents common themes received above a 5% threshold (4 times).

Theme	Quantity
-------	----------

Support prioritizing affordable staff and faculty housing	17
Support preserving trees and green space	14
Concern that the principle as stated contain conflicts (e.g. growth of Endowment Fund vs. preserving health of the environment)	13
Support for prioritizing staff housing specifically	7
Support for prioritizing housing/facilities for students	7
Concern that housing regulation should be included to maintain affordability	5
Concern that Stadium Neighbourhood will negatively impact quality of life in surrounding neighbourhoods	4

**Question 3:** How could this principle be realized in Stadium Neighbourhood?

To achieve principle 1, Stadium Neighbourhood should strive to:

- Support the health and growth of the UBC community and ensure that the university is able to attract and retain academic talent
- Support UBC’s academic mission by increasing the Endowment (which pays for scholarships, student housing, capital and research projects)
- Support and enhance the health of the natural environment

There were 133 responses to this question. The table below represents common themes received above a 5% threshold (6 times).

Theme	Quantity
Prioritize affordable housing for staff and faculty	29
Preserve trees and green space	23
Building a green and sustainable neighbourhood	9
Concern with rate of development on campus	8
Concern that Stadium Neighbourhood will negatively impact quality of life in surrounding neighbourhoods	6

**Draft Principle 2: Be a great neighbour**

*Respect and contribute to the livability and desirability of established and new neighbourhoods.*

**Question 1:** How important do you feel this principle is?

Response	Count	Percentage
Very important	91	64%
Important	34	24%
Neither important or unimportant	12	8%
Unimportant	3	2%
Very Unimportant	3	2%
<b>Total: 143</b>		

**Question 2:** Is anything missing from this principle?

There were 67 responses to this question. The table below represents common themes received above a 5% threshold (3 times).

Theme	Quantity
Concern about general noise and impact of Thunderbird Stadium and neighbourhood	10
Concerned and skepticism that the principle could be realized in new neighbourhood	7
Support for the principle in general	5
Support for connection of Stadium Neighbourhood with campus through public transit	5
Concern that Stadium Neighbourhood will negatively impact quality of life in surrounding neighbourhoods	5
Concern that communication and clarity is maintained in planning process	3
Support for prioritizing housing for those affiliated with UBC	3
Support for low-density housing	3
Support for preserving trees and green space	3

**Question 3:** How could this principle be realized in Stadium Neighbourhood?

To achieve principle 2, Stadium Neighbourhood should strive to:

- Knit the surrounding neighbourhoods together, adding to a safe and highly livable south campus
- Minimize impacts; including stadium noise, traffic and construction
- Achieve a high level of community participation in this process, consistent with Campus and Community Planning’s Engagement Principles

There were 90 responses to this question. The table below represents common themes received above a 5% threshold (4 times).

Theme	Quantity
Integrate Stadium Neighbourhood with rest of campus through public transit	12
Concern with general noise and impact of Stadium and new neighbourhood on existing neighbourhoods	9
Concern that communication and clarity is maintained in planning process	8
Prioritizing safe walking and cycling	7
Build low-density housing	7
Explore creative ways to mitigate effects of Stadium noise	5
Prioritize affordable staff and faculty housing	5

### Draft Principle 3: Achieve a complete campus community

*Help attract and retain university talent, create opportunities for social engagement and interaction, and support the needs of a diverse population.*

Question 1: How important do you feel this principle is?

Response	Count	Percentage
Very important	70	50%
Important	40	29%
Neither important or unimportant	17	12%
Unimportant	6	4%
Very Unimportant	7	5%
<b>Total: 140</b>		

Question 2: Is anything missing from this principle?

There were 89 responses to this question. The table below represents common themes received above a 5% threshold (3 times).

Theme	Quantity
Concern about general noise and impact of Thunderbird Stadium and neighbourhood	10

Concerned and skepticism that the principle could be realized in new neighbourhood	7
Support for the principle in general	5
Support for integration of Stadium Neighbourhood with campus through public transit	5
Concern that Stadium Neighbourhood will negatively impact quality of life in surrounding neighbourhoods	5
Concern that communication and clarity is maintained in planning process	3
Support for prioritizing housing for those affiliated with UBC	3
Support for low-density housing	3
Support for preserving trees and green space	3

**Question 3:** How could this principle be realized in Stadium Neighbourhood?

To achieve principle 3, Stadium Neighbourhood should strive to:

- Create new spaces and amenities to maximize opportunities for social interaction and community building, and improve quality of life
- Ensure that daily services and community amenities are in close walking distance
- Plan and design the new stadium to foster varsity excellence, enhance the campus experience, and support student and community well-being

There were 70 responses to this question. The table below represents common themes received above a 5% threshold (4 times).

Theme	Quantity
Prioritize affordable staff and faculty housing	7
Support for integration of Stadium Neighbourhood with campus through public transit	7
Build low-density	7
Build community amenities to address specific needs of neighbourhood	6
Unaffordability preventing those affiliated with UBC from living on campus	6
Build spaces that encourage community building	5

#### Draft Principle 4: Use the site to shape the place

*Allow the unique natural and cultural features of the campus and its setting to shape new development.*

Question 1: How important do you feel this principle is?

<u>Response</u>	<u>Count</u>	<u>Percentage</u>
Very important	68	49%
Important	38	27%
Neither important or unimportant	18	13%
Unimportant	5	4%
Very Unimportant	10	7%
<b>Total: 139</b>		

Question 2: – Is anything missing from this principle?

There were 54 responses to this question. The table below represents common themes received above a 5% threshold (3 times).

<u>Theme</u>	<u>Quantity</u>
Include indigenous perspective in the planning process	8
The importance of outdoor spaces integrated into the community	7
General support for principle as written	7
Concern that trees be protected	7
Concern with noise in neighbourhood	3
Support low to medium density	3
Recommend consulting with experts	3
Shares design ideas for stadium with the public: e.g. accessibility, community use, and position	3

Question 3: How could this principle be realized in Stadium Neighbourhood?

To achieve principle 4, Stadium Neighbourhood should strive to:

- Achieve a strong sense of place, inspired by the key cultural, natural, and functional elements of this place (e.g., Main Mall, Botanical Garden and Rhododendron Woods)
- Maximize access for public views through and from within the site

- Use the new stadium as a site of celebration and school spirit, creating new spaces of community gathering and use
- Reflect this area's indigenous history and culture

There were 70 responses to this question. The table below represents common themes received above a 5% threshold (4 times).

Theme	Quantity
Stadium upgrades should not be a priority	10
Building less and at lower density is better	7
Build affordable housing for faculty and staff	7
Integrate Stadium Neighbourhood with rest of campus through public transit	7
Plan community amenities to address specific needs of Stadium Neighbourhood	6
Concern that unaffordability prevents those affiliated with UBC from living on campus	6
Build spaces that encourage community-building	5

#### Draft Principle 5: Create space for creativity and innovation

*Design a place that supports learning and innovation.*

Question 1: How important do you feel this principle is?

Response	Count	Percentage
Very important	50	37%
Important	43	31%
Neither important or unimportant	23	17%
Unimportant	8	6%
Very Unimportant	12	9%
<b>Total: 136</b>		

Question 2: Is anything missing from this principle?

There were 44 responses to this question. The table below represents common themes received above a 5% threshold (2 times).

Theme	Quantity
Important to build usable outdoor spaces that are integrated into community	8

Important to build spaces that encourage community building	8
Design mixed-use buildings (combine academia, commerce and residential)	6
Build community spaces with flexible purposes	5
Housing should be the main priority	4
Stadium should be a community amenity	3
Innovation should include sustainability	3
Concerned that principle is unrealistic and doesn't address needs of community	3
Integrate Stadium Neighbourhood with rest of campus through public transit	2

**Question 3:** How could this principle be realized in Stadium Neighbourhood?

To achieve principle 5, Stadium Neighbourhood should strive to:

- Create indoor and outdoor spaces that promote interaction, collaboration and dialogue
- Integrate academic and non-academic spaces in new ways that support learning and research as part of living on campus
- Incorporate work space that can adapt to changing needs

There were 33 responses to this question. The table below represents common themes received above a 5% threshold (2 times).

Theme	Quantity
Unsure of how principle is applied and what the survey is asking	7
Do not mix academic and non academic space	4
Principle is unrealistic and does not address needs of community	4
Importance of usable outdoor spaces integrated into the community	4
Build spaces that encourage community building	4
Need to integrate Stadium Neighbourhood with rest of campus through public transit	4
General support for principle	2

### Draft Principle 6: Support affordable living

Plan and design for affordability and access, aligned with the Housing Action Plan directions and implementation.

Question 1: How important do you feel this principle is?

Response	Count	Percentage
Very important	83	61%
Important	29	21%
Neither important or unimportant	15	11%
Unimportant	4	3%
Very Unimportant	6	4%
<b>Total: 137</b>		

Question 2: Is anything missing from this principle?

There were 90 responses to this question. The table below represents common themes received above a 5% threshold (4 times).

Theme	Quantity
Prioritize affordable staff and faculty housing	15
Prefer smaller and more affordable housing over luxury	12
Prioritize housing for students	11
Need for housing regulation in new neighbourhood to maintain affordability	7
Skepticism that affordability can be achieved without reducing quality	7
Need to integrate Stadium Neighbourhood with rest of campus through public transit	6
Include adequate parking to address community needs	5
Support low density and low rise buildings	5
Need for alternative housing types (i.e. housing co-ops)	5
Prioritize affordable family housing (i.e. 3+ bedrooms)	5
Need for visitor accommodation in new neighbourhood (i.e. hotel)	4

Question 3: How could this principle be realized in Stadium Neighbourhood?

To achieve principle 6, Stadium Neighbourhood should strive to:

- Maximize the amount of housing accessible to all members of the university community
- Reduce housing costs through efficient use of land and affordable construction (e.g. wood frame and limited parking)
- Increase quality of life and affordability through shared amenities

There were 61 responses to this question. The table below represents common themes received above a 5% threshold (3 times).

Theme	Quantity
Prioritize affordable staff and faculty housing	13
Skepticism that affordability can be achieved without reducing quality	8
Include adequate parking to address community needs	6
Prioritize housing for students	6
Prioritize affordable family housing (i.e. 3+ bedrooms)	5
General support of principle	5
Integrate Stadium Neighbourhood with rest of campus through public transit	4
Prioritize housing for those NOT associated with UBC	3

### Draft Principle 7: Enhance the local ecology

*Focus on a natural systems approach, embrace whole systems thinking and move towards being resource self-sufficient.*

Question 1: How important do you feel this principle is?

Response	Count	Percentage
Very important	97	69%
Important	23	17%
Neither important or unimportant	11	8%
Unimportant	3	2%
Very Unimportant	6	4%
<b>Total: 140</b>		

**Question 2:** Is anything missing from this principle?

There were 46 responses to this question. The table below represents common themes received above a 5% threshold (2 times).

Theme	Quantity
Skepticism that principle can be realized	11
General support of principle	6
Protect the existing trees	5
Use sustainable design and construction methods	5
Use sustainable, green features	4
Protect wildlife habitat	4
Use sustainable water features	3
Use sustainable energy	2
Build community food gardens	2
Create a safe neighbourhood	2
Principle is unrealistic and does not address needs of community	2

**Question 3:** How could this principle be realized in Stadium Neighbourhood?

To achieve principle 7, Stadium Neighbourhood should strive to:

- Maximize connections with nature in all aspects of planning and design
- Maximize wildlife habitat, rainwater management and food production in open spaces and on roofs
- Move towards net zero carbon for construction and operations

There were 58 responses to this question. The table below represents common themes received above a 5% threshold (3 times).

Theme	Quantity
Protect the trees	8
Build community food gardens	8
Use sustainable water features	6
Use sustainable design and construction methods	5
Protect wildlife habitat	5
Use sustainable, green features	4
Protect and promote native plants	4
Cost and maintenance may not make it worth it	4

Current transit system needs improvement	3
Use sustainable energy	3

### Draft Principle 8: Promote efficient transportation

*Serve the needs of residents and facility users through a convenient and efficient transportation network.*

Question 1: How important do you feel this principle is?

Response	Count	Percentage
Very important	91	68%
Important	25	18%
Neither important or unimportant	9	7%
Unimportant	5	4%
Very Unimportant	4	3%
<b>Total: 134</b>		

Question 2: Is anything missing from this principle?

There were 90 responses to this question. The table below represents common themes received above a 5% threshold (5 times).

Theme	Quantity
Bring rapid transit to UBC	14
Bike lanes need improvement	10
Integrating Stadium Neighbourhood with rest of campus through public transit	7
More parking necessary to address community needs (specifically underground parking)	7
C20 shuttle needs improvement	7
Need to reduce number of cars on road and neighbourhoods	6
Current transit system needs improvement	6
Prioritize safe walking and cycling	5
Explore new ideas for campus wide transit systems	5
Improve safety and accessibility	5

Question 3: How could this principle be realized in Stadium Neighbourhood?

To achieve principle 8, Stadium Neighbourhood should strive to:

- Prioritize walking, cycling and transit
- Support the development of a highly convenient and efficient public transportation network including arrival of rapid transit
- Minimize the need for vehicles and vehicular access through the neighbourhood

There were 51 responses to this question. The table below represents common themes received above a 5% threshold (3 times).

Theme	Quantity
Don't try to reduce cars for residents	9
Address mobility and accessibility for all needs	8
Prioritize safe walking and cycling	6
Bring rapid transit to UBC	5
Build more parking to address community needs	4
Build more bike parking and storage	4
Reduce the number of cars on the road and in neighbourhood	3
C20 shuttle needs improvement	3
Integrating Stadium Neighbourhood with rest of campus through public transit	3

### Draft Principle 9: Design for flexibility and resilience

*Plan to evolve to the needs and lifestyles of future residents.*

Question 1: How important do you feel this principle is?

Response	Count	Percentage
Very important	55	44%
Important	33	26%
Neither important or unimportant	18	14%
Unimportant	13	10%
Very Unimportant	7	6%
<b>Total: 126</b>		

Question 2: Is anything missing from this principle?

There were 40 responses to this question. The table below represents common themes received above a 5% threshold (2 times).

Theme	Quantity
Encourage sustainable transportation (e-cars, bikes)	12
Build sustainably for climate change	8
Build community spaces with flexibility	4
Concern that the neighbourhood will not be practically built and functional	4
Look to other examples and research	4
Opposed to building more on campus	4
Need for alternative types of housing (i.e. co-ops)	2

**Question 3:** How could this principle be realized in Stadium Neighbourhood?

To achieve principle 9, Stadium Neighbourhood should strive to:

- Anticipate and allow flexibility for new ways of living and working
- Enable future residents to make the neighbourhood their own by designing spaces to be adaptable
- Anticipate and plan for new technologies (self-driving vehicles) and new investments (transit expansion) that will reduce car ownership
- Anticipate and design for climate change

There were 19 responses to this question. The table below represents common themes received above a 5% threshold (1 times).

Theme	Quantity
Principle is unrealistic and does not address needs of community	9
Concerned that this principle will make Stadium Neighbourhood unlivable	4
Focus on including local, small-scale businesses	4
Look to other examples and research	3
Build sustainably for climate change	2

### Additional Suggestions

Participants were also asked if they had suggestions for additional principles, and for any big ideas for how they would shape the future neighbourhood.

**Question:** Can you suggest a principle to add to this list?

There were 51 responses to this question. The table below represents common themes received above a 5% threshold (3 times).

Theme	Quantity
Maintain good communication and clarity moving forward	10
Minimize impact of any new projects	8
Prioritize area for academia/students	8
Include affordability for those affiliated with UBC	7
Include diverse design ideas	5
Include sustainability	5
Promote diversity in residents	4

Question: What's Your One Big Idea?

There were 197 responses to this question. The table below represents common themes received above a 5% threshold (9 times).

Theme	Quantity
Focus on building faculty and staff housing	14
Minimize density in the new neighbourhood	10
Need for affordable housing at UBC	9
Create a community-centred design in the new neighbourhood	9
Concerns about noise in the neighbourhood from Thunderbird Stadium	9
Desire for green space & to protect existing trees	9
Suggestions to improve traffic flow	9

### Wesbrook Community Centre Youth Group

Campus and Community Planning met with a group of 25 youth from the UTown@UBC Youth Leadership Program. The youth were from grades 8 to 10, and study and reside in UBC neighbourhoods. The youth participated in several exercises including:

1. Planning Principles: The youth discussed planning principles they thought should be included in the Stadium Neighbourhood
2. UBC neighbourhoods map: The youth interacted with a large map of UBC, identifying where they lived and any changes they'd like to see in the neighbourhoods
3. Big ideas: The youth contributed their big ideas for the future Stadium Neighbourhood

### Question: What's Your One Big Idea?

There were 45 responses to this question. The table below represents common themes received above a 5% threshold (2 times).

Theme	Quantity
There is a need for more community amenities	6
There is a need for more recreational amenities	6
Need for community amenities that work well	5
Ideas for design of the neighbourhood and buildings	5
Concerned that neighbourhoods and services are not affordable	4
Concern for cleanliness of spaces on campus	4
Need to protect and promote green spaces	4
Public art as a positive feature in neighbourhoods	3
Central and accessible locations	3
Promoting safety on campus	3

### Demographics

#### 1. How are you affiliated with UBC?

<u>Response</u>	<u>Count</u>	<u>Percentage</u>
Student	34	15
Faculty	31	13
Staff	48	21
Neighbourhood Resident	87	38
Alumni	10	4
Neighbour	4	2
Visitor (for athletics/rec facilities)	1	0.5
Visitor (other)	1	0.5
Other	10	4
<b>Total</b>	<b>226</b>	<b>100%</b>

#### 2. Where do you live?

<u>Response</u>	<u>Count</u>	<u>Percentage</u>
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UBC Student Residence	18	8
UBC Neighbourhood	130	57
UEL	10	4
City of Vancouver	58	26
Other	11	11
<b>Total</b>	<b>227</b>	<b>100%</b>

3. How did you hear about this consultation? (please check all that apply)

<u>Response</u>	<u>Count</u>	<u>Percentage</u>
Advertising (Ubysey, Vancouver Courier)	9	3%
Campus and Community Planning Website	69	21%
Facebook	14	4%
Digital signage/poster	29	9%
Twitter	12	4%
E-newsletter	72	22%
Email	63	19%
Information booth	18	6%
Someone told me about it	21	6%
Other	19	
<b>Total</b>	<b>326</b>	<b>100%</b>

### 3. Next Steps

In response to public feedback, revised Guiding Principles for Neighbourhood Planning and a Terms of Reference for the Neighbourhood Plan will be submitted to the UBC Board of Governors for approval on Dec. 6, 2017, along with this consultation summary report.

The consultation summary report will be available to the public one week prior to the board meeting via our website and distributed directly to the email signup list.

Following Board's direction, in 2018, Campus and Community Planning will develop options with community and stakeholder involvement, and prepare a proposed plan that will be presented to the Board of Governors and public in late 2018/early 2019.

### 4. Appendices

Appendix I: Phase I Survey Questions

Appendix II: Public Open House Display Boards

Appendix III: Verbatim Survey Responses

Appendix IV: Verbatim Feedback Posted at Open Houses

Appendix V: Communications toolkit

#### Appendix VI: List of Stakeholders Contacted

1.	Access & Diversity
2.	Allard Law Students Association
3.	Alumni UBC
4.	UBC Alma Matter Society
5.	Arts Undergraduate Society
6.	Centre for Student Involvement
7.	City of Vancouver
8.	College for Interdisciplinary Studies
9.	College of Health Disciplines
10.	Commerce Undergraduate Society
11.	Committee of Deans
12.	CUPE 116
13.	CUPE 2278
14.	CUPE 2950
15.	Department of Physics
16.	Department of Sociology
17.	Development & Alumni Engagement
18.	Dunbar Residents Association
19.	Education Students Association
20.	Engineering Undergraduate Society
21.	Faculty Association

22.	Faculty of Applied Science
23.	Faculty of Arts
24.	Faculty of Dentistry
25.	Faculty of Education
26.	Faculty of Forestry
27.	Faculty of Graduate Studies
28.	Faculty of Land and Food Systems
29.	Faculty of Law
30.	Faculty of Medicine
31.	Faculty of Pharmaceutical Sciences
32.	Faculty of Science
33.	First Nations House of Learning
34.	Forestry Undergraduate Society
35.	FP Innovations
36.	Friends of the Botanical Gardens
37.	Green College
38.	Graduate Students Society
39.	HUB (cycling)
40.	Inter-Fraternity Council
41.	International House
42.	International Student Association
43.	Kinesiology Undergraduate Society
44.	Land and Food Systems Undergraduate Society
45.	Library and Archival Studies Student Association
46.	Medical Undergraduate Society
47.	Musqueam First Nation
48.	Norma Rose Point School
49.	Norma Rose Point School PAC
50.	Office of the Vice President, Academic
51.	PACCE
52.	Panhellenic Council
53.	Pharmacy Undergraduate Society
54.	Planning Students Association
55.	PPAC
56.	Promontory Strata Chair
57.	Provost Office
58.	Public Affairs
59.	Regent College
60.	School of Architecture and Landscape Architecture
61.	School of Community and Regional Planning
62.	School of Nursing
63.	School of Public Health
64.	Science Undergraduate Society
65.	St. John Hospice

66.	Student Housing & Hospitality Services
67.	The Dunbar Village Business Association
68.	The Vancouver School of Theology
69.	TRIUMF
70.	UBC Association of Professors Emeriti
71.	UBC Athletics & Recreation
72.	UBC Bike Co-op
73.	UBC Botanical Garden
74.	UBC Common Energy
75.	UBC Community Partnership Unit
76.	UBC Energy and Water Services
77.	UBC Farm
78.	UBC Infrastructure and Development
79.	UBC Properties Trust
80.	UBC Theatre Department
81.	UBC Wellbeing Design Lab
82.	UBC/UEL Alliance for Biking and Walking
83.	University Endowment Lands
84.	University Faculty and Staff Tenants Association
85.	University Hill Elementary School
86.	University Hill Secondary School
87.	University Neighbourhoods Association
88.	University Sustainability Initiative
89.	Wesbrook Village Businesses
90.	West Point Grey Business Association
91.	West Point Grey Residents Association

**Appendix V: List of departments who received the communications toolkit**

1.	President's Office
2.	Communications & Marketing
3.	Internal Communications
4.	Student Communications
5.	Student Housing and Hospitality
6.	Campus and Community Planning - UTown
7.	UBC Bookstore
8.	University Sustainability Initiative
9.	UBC Wellbeing
10.	Alma Matter Society (AMS)
11.	Graduate Studies Society (GSS)
12.	Alumni UBC
13.	Faculty of Arts
14.	Faculty of Science
15.	Faculty of Land and Food Systems

16.	Faculty of Law
17.	VP Finance
18.	UBC Recreation
19.	Library
20.	HR Communications
21.	University Neighbourhoods Association
22.	University Endowment Lands