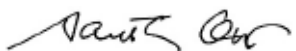




SUBJECT	STADIUM NEIGHBOURHOOD PLAN INFORMATION UPDATE
MEETING DATE	JUNE 5, 2019

Forwarded on the Recommendation of the President

APPROVED FOR
SUBMISSION


Santa J. Ono, President and Vice-Chancellor

DECISION REQUESTED	<p>IT IS HEREBY REQUESTED that <i>the Housing Action Plan Working Group receive for information:</i></p> <ul style="list-style-type: none"><i>i. An update on the Stadium Neighbourhood planning process, including a summary of the Plan concept;</i><i>ii. Results from Stadium Neighbourhood Phase 3 public consultation including the Consultation Summary Report and a summary of consultation activities occurring since then; and,</i><i>iii. A summary of rationale and impact analysis for the Plan concept including analysis and engagement undertaken on the following three key areas of community concern:</i><ul style="list-style-type: none"><i>• UBC community housing opportunities;</i><i>• Community service levels including school space, retail including grocery stores, and child care; and,</i><i>• Further engagement to strengthen the relationship between Musqueam and UBC.</i>
Report Date	May 8, 2019

Presented By Robin Ciceri, Vice President External Relations
Michael White, Associate Vice-President, Campus and Community Planning
Aubrey Kelly, President and CEO, UBC Properties Trust

If this item was previously presented to the Board, please provide a brief description of any major changes since that time.

Two Stadium Neighbourhood Plan options were presented to the Board in September 2018. Through public engagement and further analysis, the Administration has identified a Plan concept that provides significant housing opportunities for the UBC community. The concept locates a future Thunderbird Stadium on East Mall, includes approximately 1.55 million square feet of residential floor area along with a mix of commercial, flex academic and service uses, provides a generous network of public open spaces, and takes a whole systems approach to ecology, biodiversity and infrastructure. UBC is undertaking additional engagement with Musqueam before finalizing the plan concept.

The Administration expects to return to the Board later in 2019 to present the final Neighbourhood Plan and recommendations for referral of proposed Land Use Plan amendments to a formal public hearing.

EXECUTIVE SUMMARY

The plan concept provides significant housing opportunities for the UBC community, demonstrating UBC's leadership on an important institutional and regional challenge. The concept includes approximately 1.55 million square feet of residential development along with 120,000 square feet of non-residential uses to support the community, as well as a new 5,000 seat Thunderbird Stadium and associated athletic program. This development would be accommodated in a range of built forms, including 6-8 storey midrise, towers from 20-32 storeys, and podiums from 6-10 storeys in a livable, compact and complete neighbourhood, integrated with generous new open spaces and natural habitat.

The plan concept reflects the Administration's balancing of technical analysis, academic needs, design development, and community feedback. It is informed by the Board of Governors' fall 2017 direction to: (1) site a new stadium on a more efficient footprint, resulting in more site area for residential use; and, (2) deliver more housing for UBC faculty, staff and students. The concept is also informed by the fall 2018 conclusion of the third phase of a four-phase, 18+-month engagement process, which explored two neighbourhood plan options, the results of which are attached to this report.

The plan concept is also informed by the Board of Governors late 2018 direction, in response to community feedback, to explore three key issues before finalizing the Stadium Neighbourhood Plan:

1. UBC Community Housing Opportunities

UBC heard strongly that Stadium Neighbourhood must do more to address housing affordability for the campus community. Through early 2019, the Board of Governors Housing Action Plan Working Group has explored scenarios to increase the UBC affiliated housing commitment to 67% of the total amount of housing. This would include ownership options for faculty, below market rental for faculty and staff, and market rental restricted to those who attend or work at UBC. The remaining 33% would be market leasehold housing to generate funding for: 1) a new Stadium; 2) neighbourhood servicing; and 3) the equity UBC requires to invest in new rental housing.

In addition to housing tenure proportions, there has been considerable community discussion about the 1.55 million square feet of development as well as tower heights up to 32 storeys from the existing limit of 22 storeys. As a result of this debate, staff expanded upon existing urban design analysis and conducted follow-up sensitivity testing and benchmarking of a range of densities. Issues explored included impact on traffic, parking, views, shadowing, access to and amount of open space, natural systems impacts, and impacts on the Botanical Garden and Rhododendron Wood. Staff's conclusion is that 1.55 million square feet of residential development and stepping of heights up to 32 storeys achieves a high level of liveability and a responsible balance between wise use of UBC's valuable lands and avoidance of negative impacts on the adjoining communities.

2. Community Service Levels

UBC also heard concerns that Stadium Neighbourhood development will impact school capacity, retail space such as grocery stores, and services including child care. Working closely with senior Vancouver School Board staff, the Administration has confirmed UBC-serving schools can accommodate campus growth, including Stadium Neighbourhood. For other services, the plan concept includes community space, potential academic space, a site for a new mid-sized campus grocer, and up to three sites for future child care.

3. Further Engagement to Strengthen the Relationship Between UBC and Musqueam

UBC places tremendous value on its relationship with Musqueam, on whose traditional, ancestral and unceded territory the UBC Vancouver campus is located. Engagement with Musqueam on the plan started in late 2017. In recent months the engagement process with Musqueam has been expanded to explore a deepening of the overall relationship between UBC and Musqueam. The intention is to update the 2006 Memorandum of Affiliation between UBC and Musqueam, reflecting the priorities articulated in the university's new Indigenous Strategic Plan (being presented to Board in June 2019).

The Administration expects to return to the Board of Governors later in 2019 to present the final Neighbourhood Plan and seek referral of consequential Land Use Plan amendments to a formal public hearing.

Attachments

1. Phase 3 Consultation Summary Report
2. Plan Concept Rationale and Description
3. Planning Process Summary with Key Technical Analysis & Design Outputs

STRATEGIC CORE AREAS SUPPORTED

a People and Places a Research Excellence ☐ Transformative Learning a Local / Global Engagement

DESCRIPTION & RATIONALE UBC builds neighbourhoods to make vibrant communities, to provide a place for the UBC community to live, work, learn and play, and to build a financial endowment to support UBC's academic mission. The planning of Stadium Neighbourhood is an important step in how UBC is addressing a number of challenges facing the Vancouver region through a plan that combines affordability, livability, and social and ecological wellbeing with the unique qualities that make living at UBC exceptional.

PLAN CONCEPT

Based on the consultation results and further technical analysis, the Administration has developed a plan concept that provides significant housing opportunities for the UBC community. The concept reflects the general form and layout of Option 1, modified to reflect many elements from Option 2 that received positive community input. The background and rationale for the proposed development program is summarized below and the full plan concept is described and illustrated in Attachment 2.

In April 2011, as part of a decision to preserve the UBC Farm for future academic use, the Board of Governors approved a resolution allocating residential Gross Buildable Area (GBA) distributions among the neighbourhood areas of the Land Use Plan. The allocation specified a maximum of 993,000 square feet GBA for Stadium Neighbourhood. Through the Stadium Neighbourhood planning process the total residential GBA has been increased in response to Board of Governors' fall 2017 direction to: (1) site a new stadium on a more efficient footprint, resulting in more site area for residential use; and, (2) deliver more housing for UBC faculty, staff and students.

The plan concept includes approximately 1,550,000 million square feet of residential floor area. In addition, the concept accommodates approximately 120,000 square feet of non-residential uses to support the community, as well as a new 5,000 seat Thunderbird Stadium and associated athletic program.

The proposed residential area will allow UBC to deliver more than 1,000 new UBC community housing units for faculty, staff and students, including a prioritization of new faculty home ownership opportunities. The plan concept's housing policies are described in more detail below.

This development program produces an average density for the neighbourhood of approximately 2.2 gross FSR, including all neighbourhood development, community facilities, and open space. This density requires amendments to UBC's Land Use Plan and approval by the province.

The form of development consists of 6-8 storey wood frame midrise buildings along the lower elevations of the site, and midrise podiums with slender towers ranging from 20-32 storeys, located closer to the new Stadium and East Mall. The concept will enable a variety of unit-types and sizes that meet the needs of a range of household types. This includes ground-oriented townhomes suitable for families with children, integrated into podiums of higher density sites.

Table 1. Stadium Neighbourhood Plan Concept: Program Summary

Gross Area of Neighbourhood	Gross Buildable Area Residential	Min. buildable area of UBC community housing units	Est. pop. (# of people)	Total Open Space	Commercial Space	Academic Flex Space	Child Care	Shared Space (Stadium)
775,000 ft ²	1.55 million ft ²	1.03 million ft ²	3565*	405,000 ft ²	30,000-37,000 ft ²	60,000 ft ²	Up to 3 facilities	~20,000 SF

*based on 1000 ft² per unit, 2.3 persons / unit per Census Canada assumptions

Note: numbers are rounded for simplicity

FURTHER EXPLORATION OF THREE KEY ISSUES

As with all community planning processes, the Stadium Neighbourhood Plan has identified a broad range of concerns and interests. In response to public engagement, the Board of Governors directed the Administration to undertake further analysis and engagement in three areas of concern. This analysis and engagement shaped the plan concept presented here:

1. *UBC Community Housing Opportunities*

Housing Proportions

There is tremendous institutional and regional pressure on housing affordability. UBC heard strongly that Stadium Neighbourhood must do more to address housing affordability for the campus community. Through early 2019, the Board of Governors Housing Action Plan Working Group has been exploring scenarios to increase the portion of this development dedicated to UBC community housing from the original idea of 40%. In response, the plan concept would now dedicate two-thirds (67%) of Stadium Neighbourhood to UBC community housing. The remaining one-third (33%) of housing potential would be market leasehold housing to generate funding for: 1) a new Stadium; 2) neighbourhood servicing; and 3) the equity UBC requires to invest in new rental housing.

The two-thirds UBC affiliated housing would include ownership options for faculty, below market rental for faculty and staff, and market rental restricted to those who attend or work at UBC. This will add more than 1,000 housing units to UBC's faculty, staff and student housing options. With regard to faculty ownership, the Housing Action Plan Working Group is exploring scenarios to expand faculty home ownership options on campus. The Stadium Neighbourhood Plan has flexibility to accommodate the results of this work, including townhouse and lowrise apartment sites that could be targeted for faculty ownership or co-ownership.

Ideas to explore even more UBC affiliated housing outside the plan boundary that were raised during this process – including along the east side of East Mall – will be considered as part of the University's Land Use Plan and Vancouver Campus Plan update, expected to commence in the next two years.

Density and Heights

In addition to housing tenure proportions, there has been considerable community discussion about the 1.55 million square feet of development as well as tower heights up to 32 storeys from the existing limit of 22 storeys. For a large group of existing community members, this has been considered too much development and height for Stadium Neighbourhood, and that densities and heights should be maintained at the current Land Use Plan levels. UBC has also heard other interests and concerns that suggest it is time to evolve the Land Use Plan to deliver more housing. In particular, students, through the Alma Mater Society, asked that up to 1.8 million square feet of residential development be explored to increase on-campus rental housing options, including expanding the neighbourhood boundary to accommodate housing on the east side of East Mall. As a result of this discussion, staff expanded upon existing urban design analysis and conducted follow-up sensitivity testing and benchmarking of a range of densities. Issues explored included impact on traffic, parking, views, shadowing, access to open space, amount of open space, natural systems impacts, and impacts on the Botanical Garden and Rhododendron Wood. Staff's conclusion is that 1.55 million square feet of residential development and a stepping of heights up to 32 storeys achieves a high level of liveability and a responsible balance between wise use of UBC's valuable lands and avoidance of negative impacts on the adjoining communities. More detail on this analysis can be found in Attachment 3.

2. *Community Service Levels*

Through public engagement, UBC heard concerns that Stadium Neighbourhood development will impact school capacity, retail space such as grocery stores, and services including child care. The Stadium Neighbourhood Plan will provide space for a new mid-size grocery store, up to three child care facilities, a network of parks and open space, buildings and public realm designed to enable social interaction, and opportunities for shared use of UBC facilities such as the new Stadium.

Two elementary schools and a high school serve UBC Vancouver. The Administration has worked closely with senior Vancouver School Board (VSB) Facilities and Education staff to further understand school demand on the Point Grey Peninsula.

VSB's data indicates that, of UBC's three schools, Norma Rose Point Elementary is the only one operating near capacity. VSB has a number of tools for relieving this enrolment pressure. After consulting with the campus community, in June 2018 VSB decided to implement the first of these tools by rebalancing campus school grades. Starting in fall 2019 this will shift some enrolment from Norma Rose Point to University Hill Elementary and University Hill Secondary. VSB believes this will relieve enrolment pressure at Norma Rose Point Elementary.

VSB is also finalizing its Long Range Facilities Plan in mid 2019. The Plan looks at ten-year demand for facilities. Using UBC's growth projections, VSB expects the three UBC-serving schools can accommodate growth – including Stadium Neighbourhood – for at least the next ten years. VSB's Long Range Facilities Plan designates UBC as an "area to monitor" with respect to a new school. UBC and VSB staff will continue their semi-annual meetings to share information on development and enrolment, and to ensure the VSB projections are accurate. Should it be required in the future, UBC has also reserved a site in Wesbrook Place for a future elementary school. As is typical across the region, UBC would provide the land at no cost. The province and VSB are responsible for planning, building and operating schools, and for deciding when to expand capacity based on need and available funding.

3. Further Engagement with Musqueam

UBC places tremendous value on its relationship with Musqueam, on whose traditional, ancestral and unceded territory the UBC Vancouver campus is located. Engagement with Musqueam on the plan started in late 2017. In recent months the engagement process with Musqueam has been expanded to explore a deepening of the overall relationship between UBC and Musqueam. The intention is to update the 2006 Memorandum of Affiliation between UBC and Musqueam, reflecting the priorities articulated in the university's new Indigenous Strategic Plan (being presented to Board in June 2019).

PHASE 3 PUBLIC CONSULTATION

Phase 3 of Stadium Neighbourhood public consultation took place in fall 2018. Two neighbourhood Plan Options were presented to the public. This phase informed the public about the Plan Options, highlighted similarities and differences; gathered feedback; and communicated the next steps for the neighbourhood planning process.

Phase 3 public consultation included two public open houses, two resident forums and an online survey. In addition, a public talk and an interactive workshop were held as part of a two-part "Building Happier Healthier Communities" engagement initiative. The events and survey were widely promoted to the UBC community. In total, 437 people participated in the open houses, resident forums, workshop and/or completed the online survey. UBC also received 6 written submissions and 2 petitions during Phase 3.

Planning staff also presented and discussed the plan options with faculties, staff, and students at various meetings as well as worked closely with the advisory committees, including the Planning Advisory Committee comprised of Musqueam, faculty, students, staff, and residents.

The feedback from Phase 3 consultation along with comments received since then have been broad and varied with four prominent themes:

1. *Both concern and support for building heights and density:* UBC heard concerns about how growth will have impacts on traffic, parking, community services, and livability of surrounding neighbourhoods. There were also concerns about the impacts of tall buildings on views and sunlight, as well as aesthetic concerns about maintaining the character of UBC's existing neighbourhoods. Concerns were also expressed over the proposed increase in density above what is allowed in current plans. On the other hand, there were also comments about the need for increased housing in the area, and support for more density and taller buildings.
2. *Provision of sufficient community services:* Linked closely to density concerns, there were comments about the plan not offering sufficient community services and amenities to accommodate campus growth. Specifically, there was concern over school capacity, retail space such as grocery stores, and services including child care. Related, there were comments about the need to improve connectivity across campus and with the rest of the region, particularly with enhanced transit.
3. *Both concern and support for more affordable housing for the UBC community:* There were a wide range of comments related to this topic. A number focused on the urgent need for more affordable housing options for UBC faculty, staff and students (including much debate about enhanced ownership options for faculty). Many others opposed any additional development above the current Land Use Plan allocation of 1 million square feet for the new neighbourhood.
4. *Importance of the public realm and ecology:* Comments emphasized a need for increasing the amount of usable public space while ensuring it is ecologically sensitive. Comments also called for walkable and bike-friendly environments, maximizing the public's engagement with nature, protecting Rhododendron Wood, and designing mixed-use, community-oriented spaces that could accommodate a range of uses for the public and neighbouring communities (i.e. craft and hobby workshops). There was also support for the east-west pedestrian only promenade.

Other notable feedback was a preference for all of the neighbourhood development to be built north of the new stadium so future residents would be less exposed to noise and light than would be the case if housing was developed directly west. There were also comments about ensuring the neighbourhood is safe and well connected with the broader campus and that construction impacts are minimized. Finally, there was concern about the pace of the Stadium Neighbourhood Plan process, including UBC's ability to engage in meaningful consultation with Musqueam.

The Consultation Section of this report and Attachment 1 – Phase 3 Consultation Summary Report provides additional detail on the consultation process, including written submissions received.

NEXT STEPS

The plan concept reflects the Administration's balancing of technical analysis, academic needs, design development, and community feedback. The concept and Stadium Neighbourhood Plan will be further developed in the coming months. This work will be informed by Board of Governors Housing Action Plan Working Group direction on housing options for the UBC community, including faculty home ownership programs, and by deeper engagement with Musqueam.

The Administration expects to present the final Neighbourhood Plan to the Board of Governors and the public for information in late 2019. The Neighbourhood Plan will contain detailed policies on housing and other uses, built form, street connectivity and access, public realm and open space, community amenities, whole systems infrastructure, and implementation. Before considering approval of the Neighbourhood Plan, the Board of Governors will be asked to refer consequential Land Use Plan amendments to Public Hearing. The Public Hearing results will be presented to the Board of Governors with a potential request to refer the proposed amendments to the province for approval.

Subject to provincial approval of the proposed Land Use Plan amendments, the final Neighbourhood Plan and supporting design guidelines will be presented to the Board of Governors for final adoption.

BENEFITS

Learning, Research,
Financial,
Sustainability &
Reputational

The Stadium Neighbourhood will support UBC's academic mission by:

- Providing significant affordable housing options for the UBC community in a variety of forms and tenures, in a livable, compact and complete university neighbourhood;
- Providing amenities for the existing surrounding university communities;
- Contributing to UBC's Endowment to support research, teaching, scholarships, academic facilities, and UBC community housing programs;
- Helping UBC play a role to accommodate sustainable regional growth;
- Enabling high-quality recreation and sports experiences on campus, and contributing to varsity athletic excellence and recreation through improved facilities; and
- Using the Vancouver campus as a living laboratory for sustainability, community wellbeing and innovation.

RISKS

Financial,
Operational &
Reputational

The Stadium Neighbourhood Plan and consequential Land Use Plan amendments will be presented to the Board of Governors in 2019. Neighbourhood Plan approval is dependent on provincial approval of the Land Use Plan amendments. Provincial officials have been updated throughout the planning process. Delays to the delivery of the Stadium Neighbourhood Plan and subsequent Land Use Plan amendments impact UBC's ability to provide more university community housing options. This risk is mitigated by continued development of UBC community housing options in other areas of campus, including student housing in the heart of campus and in Wesbrook Place.

The public consultation process has and will continue to include important and challenging public conversations on controversial issues and differing community values. Throughout the public consultation, concerns have been raised about the nature and pace of development on

campus, the Endowment's role in decision-making, the amount and delivery of affordable housing for faculty and staff, the potential impacts of higher density development and taller buildings, and the provision of community amenities in line with residential growth. Neighbourhood concerns have been expressed directly through the public consultation process as well as through community conversations, the Planning Advisory Committee, and the distribution of petitions. Risk around these concerns is mitigated by a robust consultation and technical program, and ensuring the plan is responsive to feedback.

Residents have raised reputational risk to UBC as a serious concern associated with the scale of development proposed for Stadium Neighbourhood. This risk is balanced by the significant UBC community housing benefits in the plan concept, and the rigorous technical analysis and design development informing the concept.

The plan concept has evolved to provide significant UBC community housing opportunities, including more than 1,000 units of below-market and market rental housing, and areas prioritizing faculty home ownership. These opportunities are financially supported by market leasehold development in the plan concept. Further changes to the amount and type of UBC community housing would risk UBC's ability to deliver the plan concept.

COSTS
Capital & Lifecycle
Operating

Following provincial approval of the Land Use Plan amendments, the final Stadium Neighbourhood Plan will be accompanied by a high level funding strategy for infrastructure and facilities, including upfront capital and ongoing operational cost considerations.

FINANCIAL
Funding Sources,
Impact on Liquidity

Neighbourhood development at UBC is self-funding. Revenue generated from housing is used to provide infrastructure, support community services, and fund UBC's academic mission.

Through the Housing Action Plan Working Group, UBC has explored options to provide up to two-thirds (67%) of Stadium Neighbourhood as UBC community housing, including below-market and market rental housing, and areas prioritizing faculty home ownership. These opportunities for significant UBC community housing are financially supported by dedicating one-third (33%) of the Stadium Neighbourhood as market leasehold housing. Decreasing the amount of development or the proposed tenure balance will impact UBC's ability to deliver the plan concept.

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 Neighbourhood Plan.

SCHEDULE
Implementation
Timeline

The Terms of Reference (approved by the Board of Governors in September 2017) details the proposed planning process. The planning process has been extended to allow time to fully address three key areas of community concern. The process continues through Phase 3, including the identification of the plan concept, as discussed above. A summary of the process along with key technical analysis and design outputs is provided in Attachment 3.

Major planning phases include:

Phase 1: Setting the Stage (Sept 2017 – Dec 2017)

- Develop plan terms of reference including guiding principles
- Introduce planning process to the community and gather feedback on the draft guiding principles
- Board approved Neighbourhood Planning Principles, key planning principles and planning process

Phase 2: Key Directions and Scenarios (Jan 2018 – Jun 2018)

- Generate preliminary plan and policy scenarios, including the general locations for a new Thunderbird Stadium
- Gather feedback from the community on our input on key directions and scenarios for planning the future neighbourhood

Phase 3: Plan Option Development and Evaluation (July 2018 –) WE ARE HERE

- Develop plan options
- Engage community in comprehensive input and review on plan options
- Based on community input and technical analysis refine into a plan concept
- Present process update to the Board for information
- Explore three key areas of community concern and prepare the Final Draft Neighbourhood Plan

Phase 4: Final Draft Neighbourhood Plan (TBD)

- Present the Final Draft Neighbourhood Plan and consequential Land Use Plan amendments to the public for information
- Present the Final Draft Neighbourhood Plan and consequential Land Use Plan amendments to UBC's Board of Governors; and request the Board refer the Land Use Plan amendments to a public hearing
- 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 Stadium Neighbourhood Plan process is led by Campus and Community Planning in consultation with UBC Properties Trust and the broader UBC community. The process is guided by Campus and Community Planning's Engagement Principles. A broad and robust public engagement strategy was developed for Phase 3 of the planning process.

Public consultation to date has provided numerous opportunities for the community to provide feedback throughout the planning process, including a variety of events, stakeholder meetings and online initiatives that provide information about the planning process, key parameters and details about the Plan Options along with mechanisms to provide feedback.

The Phase 3 public engagement strategy included a variety of information, input and dialogue opportunities, such as online engagement, public open houses and forums, a workshop, meetings with discussions with subject matter experts, and advisory committees. The engagement strategy included the following key components:

1. **Small Group Conversations.** A presentation and dialogue facilitated by the planning team to academic and neighbourhood groups. A 'conversation' approach brought the public consultation to where people are, including faculty, students, and neighbourhood resident meetings. This included resident forums and meetings.
2. **Open Houses.** Two open houses, one on October 3rd at the Alumni Centre and one on October 11th at the Wesbrook Community Centre. These were opportunities for the public to review information boards, speak with Campus and Community Planning staff, and provide feedback.
3. **Building Healthier, Happier Communities Public Talk and Workshop.** A public talk by Charles Montgomery, author of *Happy City* was held on October 4 and was attended by more than 300 people. Expanding on the ideas from the talk, a public workshop was held providing an evidence-based approach on how to incorporate wellbeing into the neighbourhood plan.
4. **Online.** A refreshed website and social media updates enable the public to learn more and provide feedback in a convenient and accessible manner.
5. **Advisory Committees.**
 - a. Planning Advisory and Technical Advisory Committees
 - b. UBC Policy and Planning Advisory Committee
 - c. Senate Academic Building Needs Committee
 - d. UBC Advisory Urban Design Panel

After Phase 3 public consultation was completed, staff continued to meet with community members, stakeholder groups and advisory committees to review and discuss the plan concept in detail. This included meetings with the Planning Advisory Committee and meetings with President's Advisory Committee on Campus Enhancement, Pacific Spirit Park Society, UBC Botanical Garden and a UBC Neighbourhoods Residents Group.

See Attachment 1 – Phase 3 Consultation Summary Report for a detailed breakdown of events and analysis of feedback.

UBCPT COMMENTS

Complete for all reports that include a property component

Review Date

May 7, 2019

Signed off by

Aubrey Kelly, President and CEO

UBCPT continues to work with UBC to advance the Stadium Neighbourhood Plan. The increasing importance of rental housing in providing on-campus accommodation and creating a vibrant community is well recognized. Prepaid leasehold housing in the proportions and building forms recommended in the draft plan provide sufficient funding potential for other plan elements. The plan is thus seen as a good blueprint for achievement of UBC's housing aspirations.

Previous Report Date	September 27, 2018
Decision	That the Board of Governors: Receive for information the Stadium Road Neighbourhood Plan Options and Phase 3 public consultation process.
Action / Follow Up	Staff to continue the planning process, including Phase 3 public consultation, and return with a final Draft Plan.
Previous Report Date	April 6, 2018
Decision	That the Board of Governors: Receive for information the Stadium Road Neighbourhood Planning Process Update, including plan scenarios and public consultation process.
Action / Follow Up	Staff to continue the planning process, incorporate feedback, and return with Plan Options
Previous Report Date	December 6, 2017
Decision	That the Board of Governors: Approve and adopt: Guiding Principles for Neighbourhood Planning and the Stadium Road Neighbourhood Plan Terms of Reference.
Action / Follow Up	Staff to continue the planning process consistent with the adopted Terms of Reference.
Previous Report Date	September 21, 2017
Decision	That the Board of Governors: Receive for information the Stadium Road Neighbourhood Planning Process, including public engagement process, governance, approval milestones and overall timeline.
Action / Follow Up	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.
Previous Report Date	April 13, 2017
Decision	That the Board of Governors: Approve planning for a Thunderbird Stadium Rebuild <ul style="list-style-type: none"> a. Direct staff to return to the Board of Governors by fall 2017 with a scope for the Stadium Road Neighbourhood Plan process; b. 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; c. 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 d. 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.
Action / Follow Up	Direct staff to return to the Board of Governors by fall 2017 with a scope for the Stadium Road Neighbourhood Planning Process.

Stadium Neighbourhood

Phase 3 Consultation Summary Report

May 2019



THE UNIVERSITY OF BRITISH COLUMBIA

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1. Executive Summary

The third phase of the Stadium Neighbourhood public consultation took place from October 1 to October 23, 2018. The four-phase planning process launched in Fall 2017 and will be completed in Winter 2019. The public consultation helps shape the Stadium Neighbourhood Plan.

In Phase 3, two neighbourhood Plan Options were presented to the public. The two Plan Options evolved through public feedback, stakeholder discussions, technical analysis, and design development. The Options illustrated different approaches to the layout and design of the neighbourhood, including location, type and amount of housing and other uses, building heights, location of the stadium, character and types of open space and amenities, and connections to other neighbourhoods and the broader campus.

The purpose of this phase of the public consultation was to inform the public about the Plan Options, highlighting the commonalities and differences between the two Options; gather feedback on the two Options; and communicate the next steps for the neighbourhood planning process.

Campus and Community Planning hosted two public open houses, two resident forums and a survey was posted online to gather feedback. In addition, a public talk and an interactive workshop were held as part of a two-part “Building Happier Healthier Communities” engagement initiative. These events and survey were widely promoted to the UBC community through the project website (stadiumneighbourhood.ubc.ca), social media, and other channels. We also gathered feedback from the Planning Advisory Committee, engaged various faculty and student groups and received written submissions from residents, the Alma Mater Society and Wreck Beach Preservation Society.

The feedback we received was broad and varied with six prominent themes:

1. **Both concern and support for building heights and density:** Stadium Neighbourhood will add significant housing supply for the UBC community. We heard concerns about the increased density and the impacts this will have on traffic, parking, community services, and livability of surrounding neighbourhoods. We also heard a number of concerns about the impacts of tall buildings on views and sunlight, as well as aesthetic concerns about maintaining the character of UBC’s existing neighbourhoods. At the same time, there were also comments about the need for increased housing in the area for the UBC community, and support for more density and taller buildings. This included a letter from the AMS to the Board supporting more rental housing, increased density and taller buildings.

2. **Provide sufficient community services:** Linked closely to concerns about density, there were comments that UBC needs to ensure that there are sufficient community services and amenities to accommodate more people living on campus. Specifically, there was concern over school capacity, retail space such as grocery stores, and services including child care. While these are provided for in the emerging plan, many community members wanted greater assurance that the Vancouver School Board would clarify when the next elementary school would open, the location and size of the future grocery store and timing of child care centres.
3. **Both concern and support for more affordable housing for the UBC community:** We heard a wide range of comments related to this topic, with many respondents indicating opposition to any additional development as part of the new neighbourhood. We also heard the urgent need for more affordable housing options, specifically a diversity of ownership and rental options for the UBC community. This was made clear by many members of the academy who advocated for enhanced ownership and rental opportunities as well as students who called for increased rental in the neighbourhoods.
4. **Importance of the public realm and ecology:** We heard a need for increasing the amount of usable public space while ensuring it is ecologically sensitive. Comments received also centered around walkable and bike friendly environments, maximizing the public's engagement with nature, and designing mixed-use, community-oriented spaces that could accommodate a range of uses for both the public and neighbourhood communities (i.e. craft and hobby workshops). There was also support for the east-west pedestrian only promenade.
5. **Importance of Connectivity and Access:** We heard concerns about the impact more people living in south campus will have on the transportation network, including access to existing on-street parking in Hawthorn Place as well as along East Mall, adjacent to Thunderbird Fields. The need for enhanced bike routes and safer, more well-lit pedestrian routes along East Mall and Main Mall as well as support for more public transit connections (including the potential for future rapid transit) was also identified, as was the desire to create safer pedestrian connections across West 16th Avenue, particularly for children.
6. **Further Engagement with Musqueam:** UBC places tremendous value on its relationship with Musqueam, on whose traditional, ancestral and unceded territory the UBC Vancouver campus is located. Engagement with Musqueam on the plan started in late 2017. In recent months the engagement process with Musqueam has been expanded to explore a deepening of the overall relationship between UBC and Musqueam. The intention is to update the 2006 Memorandum of Affiliation between UBC and

Musqueam, reflecting the priorities articulated in the university's new Indigenous Strategic Plan (being presented to Board in June 2019).

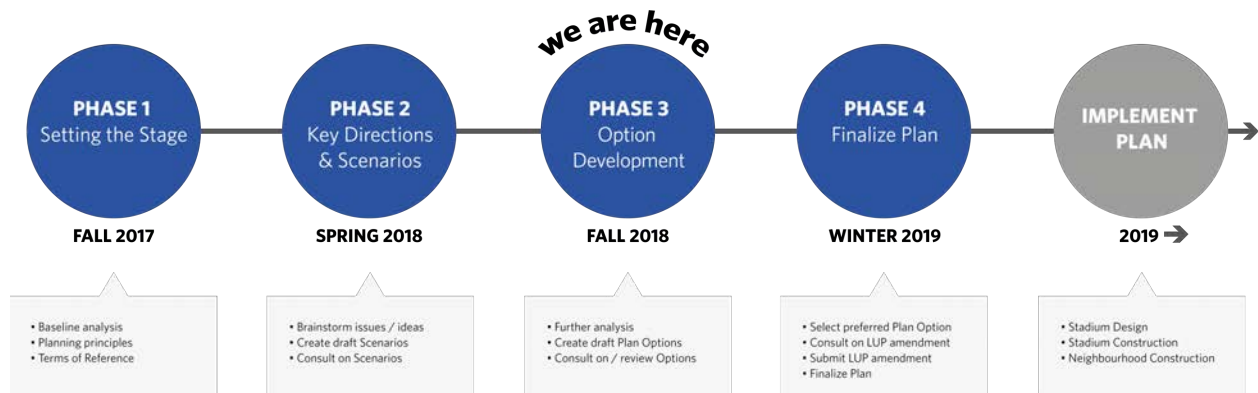
Other notable feedback was a preference for the development of the future neighbourhood to be built north of the new stadium so that residents were less exposed to noise and light from the stadium. Moreover, that construction impacts are minimized. There was also concern about the pace of the Stadium Neighbourhood planning process.

Given the concerns that were raised during the Phase 3 consultation, the preferred plan layout is being presented for information only to the Board in December so additional analysis can take place in response to community concerns, such as: the amount and proportion of housing for the UBC community; community service levels; and further engagement with Musqueam.

In January 2019, Campus and Community Planning will conclude the neighbourhood planning process and share the Final Draft Plan and proposed Land Use Plan changes with the public, along with how feedback received throughout the planning process was considered. In February 2019, the Board of Governors will receive the Final Draft Plan and recommendations to refer consequential Land Use Plan amendments to a public hearing.

This consultation process is 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. Stadium Neighbourhood Planning Process



UBC builds campus neighbourhoods in order to create vibrant, sustainable and complete communities; to provide a place for the UBC community to live, work, learn and play; and, to build a financial endowment to support UBC's academic mission. Stadium Neighbourhood is the newest of eight neighbourhoods identified in the UBC Land Use Plan.

The Stadium Neighbourhood planning process has been underway for over a year and has provided several opportunities for the community to shape the University's next neighbourhood. Students, faculty, staff, residents and partners have given their time and ideas to ensure we shape a truly great place. The above diagram summarizes the four phases of the planning process.

During Phase 1, 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. Based on what we heard, we revised the Guiding Principles. We also identified some big challenges to be addressed through the planning process, including: 1) housing affordability; 2) protecting our natural environment; 3) improving transit and mobility; 4) providing local serving amenities; and 5) building a community for and of UBC.

When we consulted with the UBC community during Phase 2 in Spring 2018, we collected feedback on three different scenarios for the neighbourhood layout. The scenarios showed different relationships between the key components of the future plan: housing, a new stadium, commercial and community uses, and public open spaces. These scenarios were driven largely by the options for the stadium to stay in the same location or be relocated along East Mall. The latter location was chosen based on feedback from Phase 2.

Key themes that emerged from the Phase 2 consultation on Plan Scenarios that have informed the Plan Options include:

- Support for affordable housing for the UBC community
- Support for connections to the UBC Botanical Garden and other green spaces

- A stadium well-connected to Thunderbird Park
- Support for a locally-oriented community
- Concerns about the impact of higher density development and taller buildings
- Concerns about the loss of trees and green space

Based on what we heard in Phase 2 on the three Scenarios, and through further analysis, two Plan Options were developed. In October 2018, these options were presented for feedback as part of Phase 3 consultation.

Phase 3 is the final phase of consultation for the Stadium Neighbourhood Plan. Following a review of public input and technical analysis of the Plan Options, the project team will identify a preferred layout. The Final Draft Plan with the proposed Land Use Plan amendments will be presented to the public in early 2019.

3. Phase 3 Engagement Summary

The third phase of public consultation ran from October 1 to October 23, 2018 with opportunities to provide input, both in-person and online. The purpose of this phase was to gather feedback on the Plan Options. In particular, staff asked for feedback on what the UBC community liked and did not like about building types and heights, the layout of the public realm and street connectivity and access for each of the Options. Questions were also asked about the proposed community amenities as well as accommodating more housing for the UBC community. General feedback was also collected.

In total, **437 people participated** in this consultation, either attending the open houses, resident forums, workshop and/or completed the online survey. Feedback from the open houses and online survey resulted in over **900 pieces of verbatim feedback collected** (71 from two open houses and 829 from the online survey). A number of additional comments were received at the resident forums, roadshow presentations to faculty, students and staff, via written submissions, petitions and at committee meetings. Our Phase 3 engagement summary is as follows:

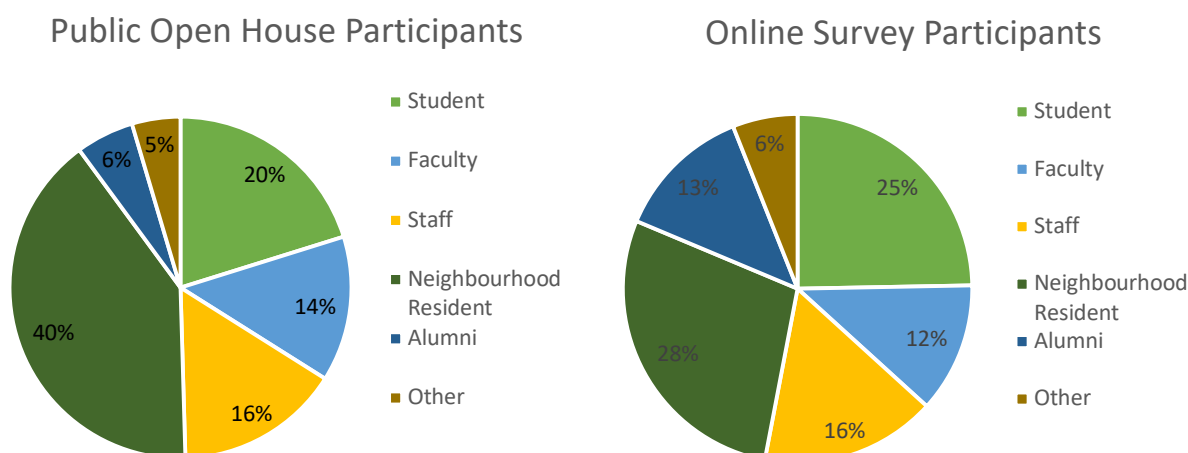
- Over **109 people** attended two public open houses*.
- **166 people** completed the online survey.
- **32 people** attended the Building Happier, Healthier Communities workshop.
- **130 people** attended two UBC neighbourhood resident forums, with one forum focusing on Mandarin language speakers.
- Approximately **55 people** attended three roadshow presentations.
- Conducted **9 meetings** with the Planning Advisory Committee since December 2017.
- Received **3 written submissions** via email correspondence.
- **2 neighbourhood resident petitions**, one received in May 2018, and a second that is currently underway.
- **1 petition** submitted by the Wreck Beach Preservation Society.

A copy of the online survey is provided in Appendix I. Please view the full Public Notification, Advertising and Events summary in Appendix IV to see the complete list of our notification and event details.

*It is important to note that due to the nature of our open houses which are held in open spaces where foot traffic is quite high, it can be difficult to accurately account for the number of people attending events. This was especially true for the open house held on October 3, 2018 in the UBC Alumni Centre.

Participant Demographics

The charts below illustrate the distribution of affiliation to UBC of participants at the public open houses and online survey. Individuals who identified with multiple UBC affiliations were recorded according to the first affiliation mentioned. Approximately 25% of respondents who identified as faculty were also neighbourhood residents.



4. What We Heard

This section outlines what we heard at the public open houses and from the online survey; through structured discussions at the Building Happier, Healthier Communities workshop; comments and questions at the roadshows and two resident forums along with a summary of the concerns from the petitions and feedback from committee meetings.

Each event presented the two neighbourhood Plan Options, their commonalities and differences and how they contribute to the development layout, public realm and community amenities in different ways.

Feedback from Open Houses and Online Survey

We collected qualitative feedback through the open houses, and both qualitative and quantitative feedback through the online survey. Feedback collected was organized by key elements of the Plan Options: Building Types and Height, Public Realm and Ecology, and Street Connectivity and Access, and Community Amenities, as well as by feedback on providing more housing for the UBC community and general feedback

The qualitative verbatim responses collected were reviewed and themed according to the sentiment of each comment. Top themes are described in the sections below. These include themes with an occurrence rate of 5% or more of the total number of comments for each question.

The quantitative feedback is also summarized below. This data was collected through three survey questions that invited participants to rate specific plan features in Option 1 and Option 2 using a five-point Likert scale to indicate if they liked, liked somewhat, neither liked nor disliked, disliked somewhat or disliked. Each question also invited participants to add their own features and then rate them. These additional features were themed according to the qualitative methodology described above.

The entire list of verbatim responses can be found in Appendix II (online survey) and Appendix III (open houses).

Building Types and Heights

When asked to comment on building types and heights, there were several comments indicating concern about building heights and the desire to keep future towers under 22 storeys (in accordance with the 2011 Land Use Plan). Specifically, these respondents preferred shorter towers, with some respondents raising concerns about shading and views that are associated with taller buildings.

Feedback received also showed support for affordable housing options specifically for the UBC community, and to include a diversity of residents and unit types, such as units for families and co-op housing. There was also an interest in protecting green space and being mindful of the ecological value of the land where the future neighbourhood is going to sit.

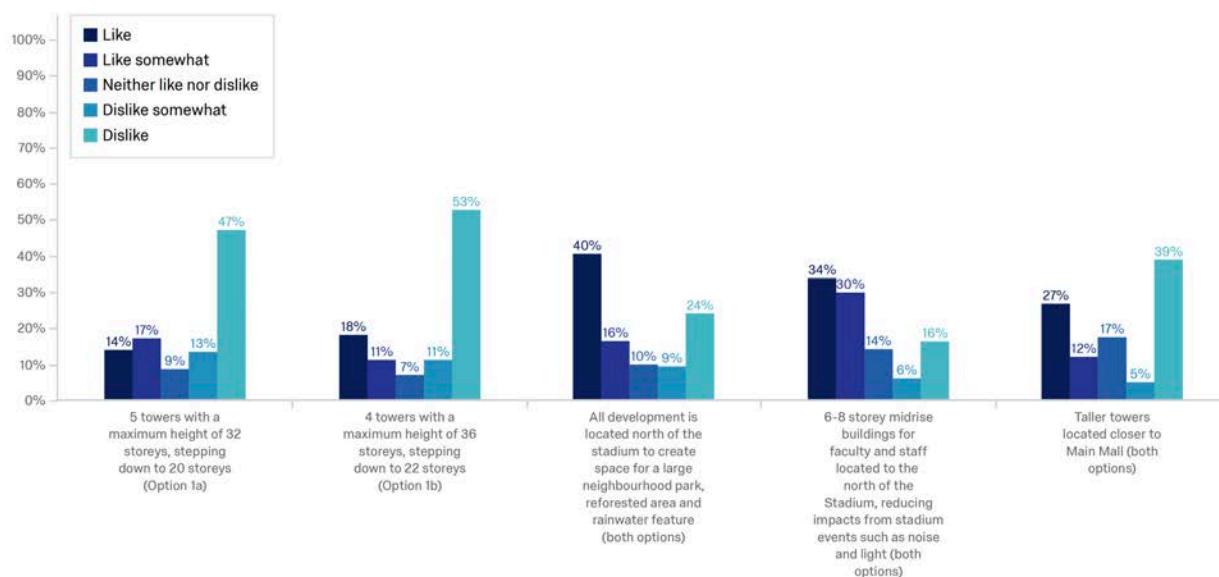
Question: Any comments about building types and heights?	# of comments received
No buildings above 20-22 storeys	22
Prefer shorter, less or no high-rises	21
Shading, views and aesthetic concerns will tall buildings	16
Too much density	11
Traffic and parking concerns	9
Affordable and equitable housing for UBC staff, faculty and students	8

Prioritize social and ecological values over development	7
Total verbatim comments received for this question	138

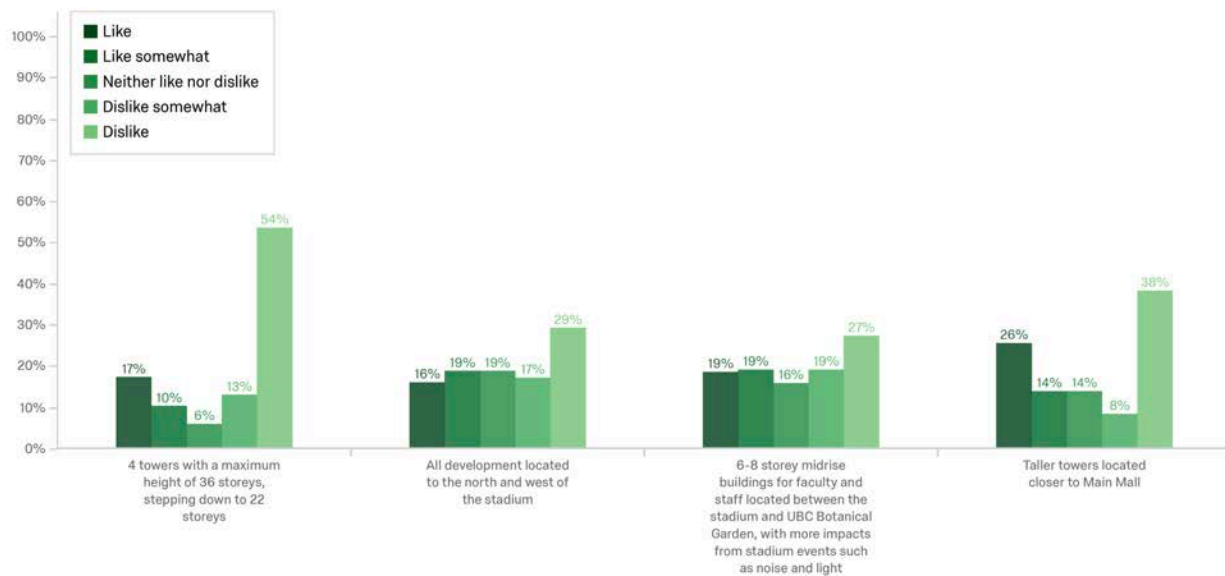
Results from these quantitative questions are consistent with the qualitative analysis above and provide some additional feedback on what respondents like and dislike about the different features in the Options:

- *The majority of respondents disliked or somewhat disliked towers, regardless of their height or location.* Specifically, for Option 1, 60% of respondents disliked/somewhat disliked the 5 towers option ranging from 20-32 storeys, and 64% of respondents disliked/somewhat disliked the 4 towers option ranging from 22-36 storeys. In Option 2, 57% of respondents disliked/somewhat disliked the 4-tower option.
- *Respondents showed more support for Option 1 layout of the 6-8 storey midrise housing located north of the stadium in comparison to Option 2.* In Option 1, 64% of respondents liked/somewhat liked the 6-8 storey midrise buildings to the north of the stadium, while 46% of respondents disliked/disliked somewhat 6-8 storey midrise buildings to the west of the stadium in Option 2. The preference for Option 1 is likely a response to more noise and light impacts in Option 2.

What do you think about Option 1a and 1b building types and heights?



What do you think about Option 2 building types and heights?



When presented with the option to add and rate their own feature, respondents had a number of additions. Collectively, there were 176 features provided by respondents under this topic.

- Features added by respondents for Option 1 indicated a general concern over the height of towers, expressed through a dislike of the negative effects higher buildings could have on the existing community, with reference to impacts on view corridors in neighbourhoods. Similarly, there was also dislike expressed about the increase in density resulting from the towers.
- Features added by respondents for Option 2 indicated a preference for mid-rise and low buildings, instead of increasing height allowances beyond 22 storeys. There was also dislike about the effect that construction could have on the surrounding green areas. Respondents also showed a preference for increasing the amount of community-based buildings and services, such as schools and community centres.

Public Realm and Ecology

Participant responses placed a high value on natural systems and open space. There was a wide range of green space features that respondents felt were important to maintain, such as the existing stand of trees along 16th Avenue and the UBC Botanical Garden. A number of participants expressed concerns about the impacts of increased density and tower heights on the surrounding green spaces, such as shading impacts on Rhododendron Wood.

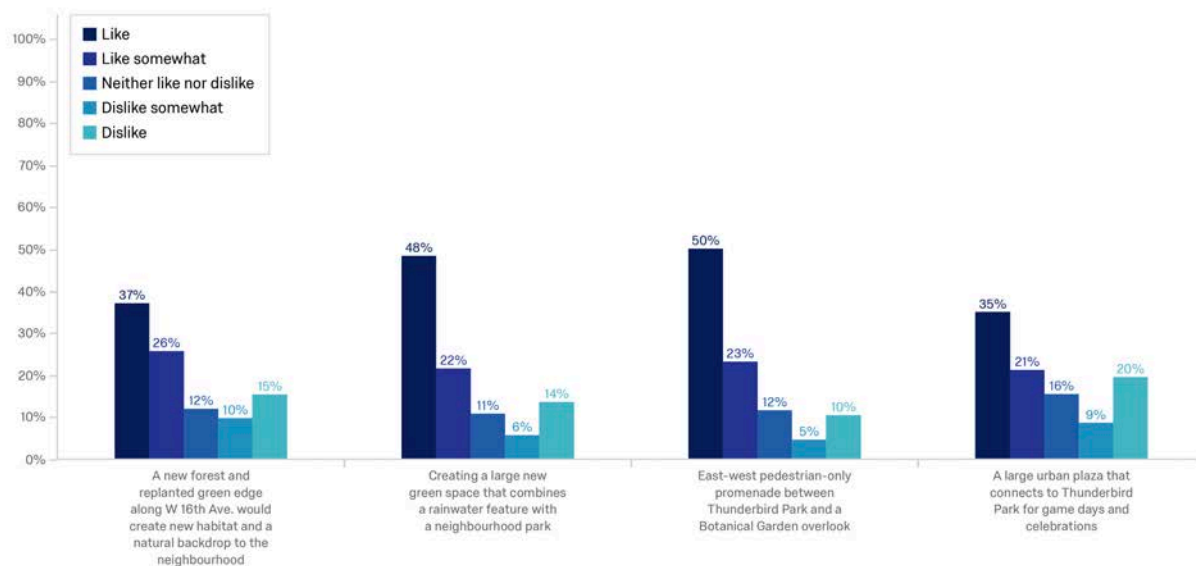
The most prominent suggestion about the public realm was the need for play spaces and open spaces, such as playgrounds and a public plaza. Some participants also expressed a need for safer connections between key neighbourhood locations, notably focusing on issues with the 16th Avenue roundabout near Wesbrook Village.

Question: Any comments about the public realm and ecology?	# of comments received
Concern about ecological impacts and green space	20
Sustainable management of existing natural assets and systems	12
Play spaces and community oriented open space (e.g. plaza)	12
Tower height and density concerns	8
Impacts of buildings on natural assets	4
Traffic and parking concerns	4
Safe connections between key neighbourhood locations	4
Total verbatim comments received for this question	80

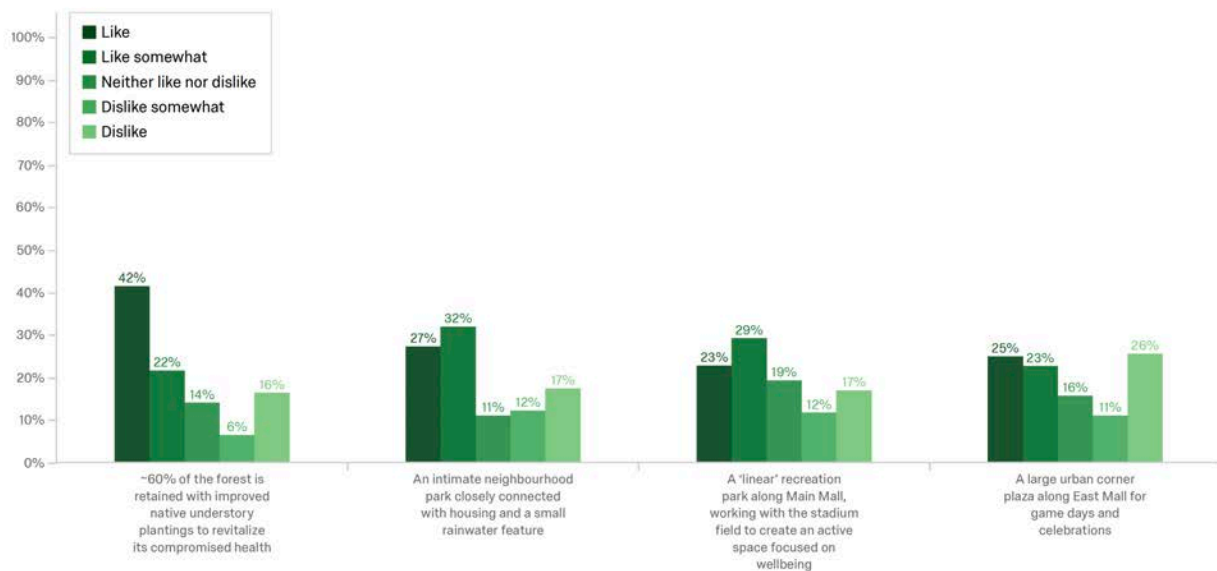
Results from these quantitative questions indicated general support for the public realm and ecology features in both options, with a slightly stronger preference for some of the features in Option 1, namely the large park and east-west pedestrian promenade:

- *The majority of respondents liked or somewhat liked the public realm and ecology features in Option 1, with 63% of respondents liking/somewhat liking a new forest and replanted green edge; 70% of respondents liking a large new green space that combines rainwater management and a neighbourhood park; 73% of respondents liking/somewhat liking an east-west pedestrian only promenade and 56% of respondents liked/somewhat liked a large urban plaza.*
- *The majority of respondents also liked or somewhat liked retaining approximately 60% of the existing tree stand. In Option 2, 64% of respondents liked/somewhat liked retaining the trees; 59% liked/somewhat liked an intimate park; 52% liked/somewhat liked the linear park; while 48% liked/somewhat liked the feature of an urban plaza.*

What do you think about Option 1 public realm and ecology?



What do you think about Option 2 public realm and ecology?



When presented with the option to add and rate their own feature, respondents had a number of additions. Collectively, 76 features were provided by respondents: under this topic

- Features added by respondents for Option 1 indicated that they liked the idea of community and public space being a priority in the new Stadium Neighbourhood. Additionally, many participants identified a preference to design Stadium Neighbourhood as a garden neighbourhood, as their responses support increasing green spaces.
- Features added by respondents for Option 2 centered around equally liking and disliking the plan for green space. Overall, people liked incorporating nature into development by preserving natural assets and the creation of green corridors. There were also comments that raised concern about accommodating sufficient community and public space for the future neighbourhood, and requests for more amenities and social spaces.

Street Connectivity and Access

When asked about street connectivity and access, the main concern expressed by participants was the impacts of increased density on campus traffic, specifically in regard to congestion and access to parking. Of note were concerns about rush hour traffic in the morning when residents are dropping off their kids at daycare or school. Access to public transit was also top of mind for some respondents as well as pedestrian and transit connectivity of the new neighbourhood to the UBC academic core and surrounding area.

There were also suggestions related to transit access, such as expanding community shuttle routes in South Campus and support for a Skytrain station in South Campus. Some responses also suggested keeping road access and parking stalls to a minimum around the stadium and building bike lanes to improve traffic. These suggestions were in part to keep the new

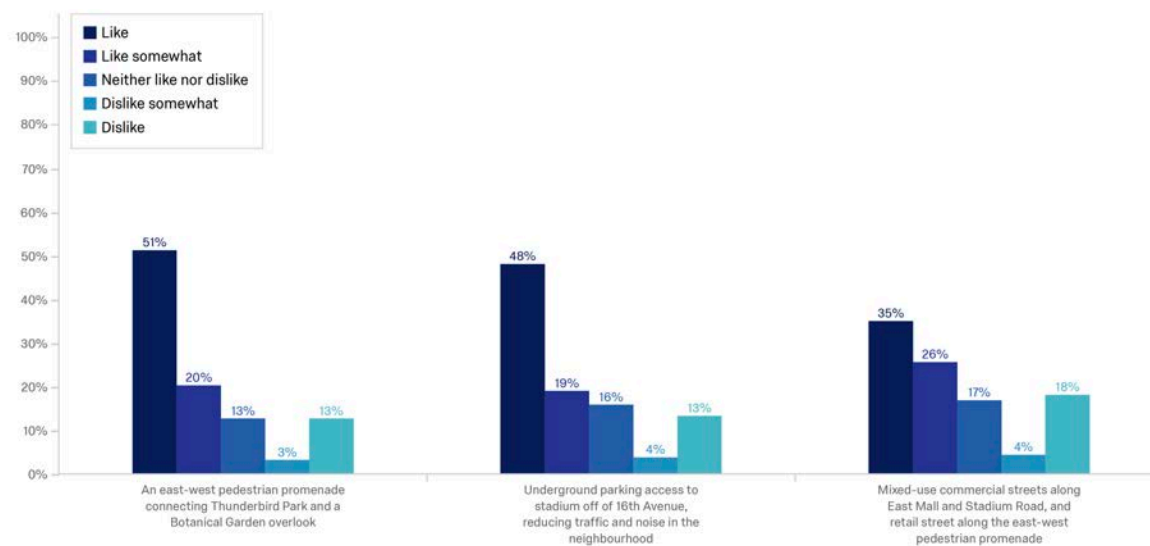
neighbourhood safe, but also to ensure an effective connection between UBC campus and Wesbrook Village.

Question: Any comments about street connectivity and access?	# of comments received
Mindful of high increases in traffic due to density	9
Traffic, parking and accessibility concerns	9
Improve on existing connectivity in South Campus	7
Pedestrian and public transit connectivity	7
Public transit	4
Improve on existing connectivity in South Campus	4
Community infrastructure and amenities	3
Keep road access and parking stalls to a minimum	3
Total verbatim comments received for this question	49

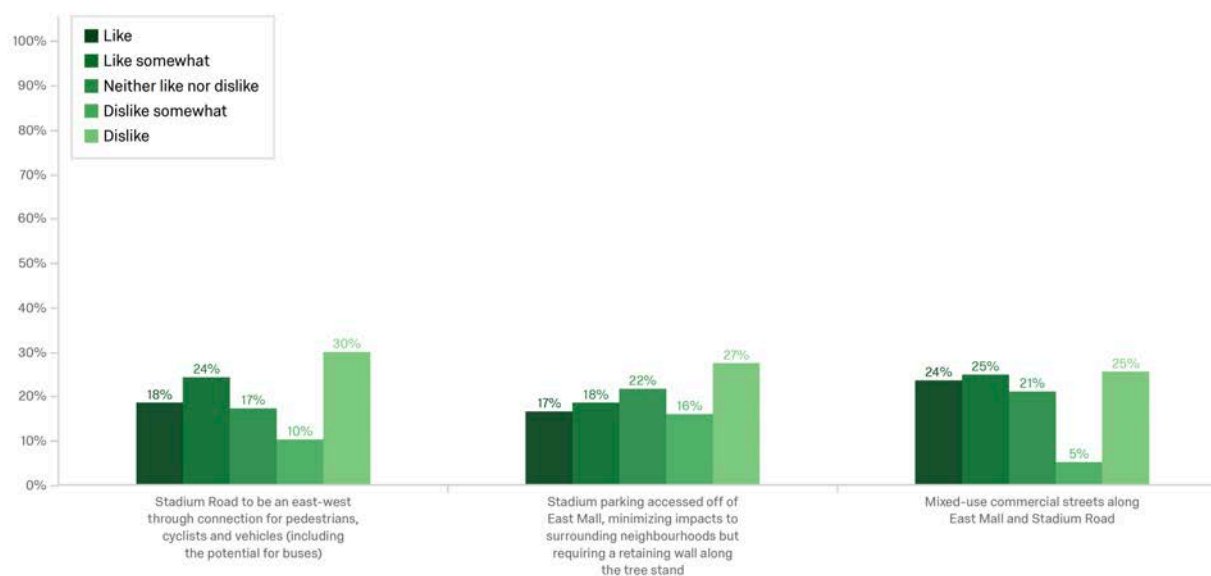
The quantitative results indicated more support for the street connectivity and access features in Option 1 in comparison to Option 2:

- *The majority of respondents liked or somewhat liked the connectivity and access features in Option 1*, with 71% of respondents liking/somewhat liking a an east-west pedestrian only promenade; 67% of respondents liking/somewhat liking underground parking for the stadium being accessed off of 16th Avenue; 61% of respondents liked/somewhat liked mixed-use commercial streets on East Mall, Stadium Road and the pedestrian promenade.
- *There was an even mix of like and dislike for the features in Option 2*, with 42% of respondents liking/somewhat liking Stadium Road as a through connection but 40% of respondents disliking/somewhat disliking the same feature. Additionally 43% disliked/somewhat disliked underground stadium parking off of East Mall and 49% of respondents liked/somewhat liked mixed-use commercial streets along East Mall and Stadium Road.

What do you think about Option 1 street connectivity and access?



What do you think about Option 2 street connectivity and access?



When presented with the option to add and rate their own feature, respondents had a number of additions. 43 features were provided by respondents under this topic:

- For both Plan Options, respondents mentioned disliking some of the access aspects in both Plan options, mainly pedestrian and cycling access. People also indicated that they liked a Plan that would have multiple access points for commercial and residential parking.
- A feature that respondents seemed to like across both Plan Options was adequate space between roadways and building fronts. In this same vein the idea of more traffic along East Mall and 16th Avenue was disliked across both Options, most commonly connected to concerns about increased density.

Community Amenities

There were three questions asked about community amenities. One question asked what aspects of community amenities would serve the neighbourhood well, a second question asked what aspects might need rethinking and a third asked about anything else the respondent would like to share. The analysis indicated that respondents answered each of these questions with similar responses regardless of the specific question asked. Consequently, the comments for each of the questions were combined and analyzed together as one question.

Respondents indicated a need for more commercial and retail amenities, such as shops and restaurants for the future neighbourhood. There was also frequent mention of the need for an additional community center and multi-purpose or flex spaces to be used by the existing and future residents. Notable suggestions were outdoor recreation areas, workshop spaces such as woodworking, and community gardens.

There was also evident concern about the capacity for community amenities to serve the future neighbourhood due to the increased density. Daycares, schools and grocery stores were some of the top services and amenities that were identified as a concern. Additionally, participants cited a desire for more green space that is natural, open and supports the ecological health and integrity of the area. Participants were also interested in the proper care and maintenance of green spaces including the existing forest and UBC Botanical Garden.

Questions: What aspects of the community amenities described will serve the neighbourhood well? What aspects of the community amenities described needs rethinking? Anything else to add about amenities?	# of comments received
Shops and restaurants	29
More community-oriented spaces (ex. multipurpose, community center)	25
Community services (ex. schools, daycares)	24
Fun recreational and fitness spaces	21
Support ecological health of natural systems	21
Natural and open spaces	20
General concern	17
Community amenities (ex. grocery store)	16
Too much density or development	15
Total verbatim comments received for these questions	297

More Housing for the UBC Community

Respondents indicated a strong concern to increase the neighbourhood density beyond the proposed 1.5 million square feet. In general, there was opposition to this exploration, and specifically around the impacts increased density would have on the existing residents and UBC neighbourhoods, such as traffic, parking and community services such as daycares and schools.

Some respondents also mentioned the downsides to housing within the stadium building, such as noise and light, and how the purpose of a stadium may be contradictory to the purpose of housing. One important factor enthused by participants both supportive and concerned about additional housing was ensuring affordable housing options.

There was also support for additional housing in Stadium Neighbourhood, mainly around prioritizing faculty and staff housing and providing a diversity of unit types for the UBC community to maximize recruitment and retention. There was also discussion of the possibility for more student housing. Many participants stated that perhaps students would be the best group to be housed near the stadium because of proximity to events like game days and concerts.

Question: Any comments or considerations about accommodating more housing for the UBC community as part of the stadium building or along East Mall?	# of comments received
Concern	
Too much density	31
General opposition	29
Mindful about capacity for accommodating more residents	15
Siting of additional housing (ex. noise and light issues)	10
Support	
Diversity of residents and unit types	20
General support	12
Build up to protect green space and maximize housing	11
Total verbatim comments received for this question	195

General Feedback

The most prominent comment that arose when asked if there is anything else to share was a concern about the pace and transparency of the Stadium Neighbourhood planning and consultation process. Respondents were concerned about voices and opinions being heard, most notably from UBC residents. There were also concerns about amending the 2011 Land Use Plan to allow for buildings above 22 storeys. A number of respondents stated they strongly preferred to keep height allowances at 22 storeys.

Participants identified several additional ideas about creating the most successful neighbourhood possible, emphasizing the importance of natural assets and liveability. Respondents expressed many concerns about increasing density in UBC neighbourhoods and the potential impacts on the natural ecology around the area, with the request to be mindful of the impacts of development and construction on existing natural assets, such as the Rhododendron Wood and UBC Botanical Garden. Long term liveability was another suggestion, with ideas ranging from innovative and affordable approaches to housing, to community building activities, to aging in place.

Question: Anything else you would like to share?	# of comments received
Concern about consultation process	24
No buildings over 20-22 storeys	14
Too much density	11
Mindful of existing natural assets (ex. Rhododendron Wood, Botanical Garden)	11
Revise or reconsider the plan	10
Prioritize long term livability	9
Affordable housing options (ex. ownership for UBC faculty and staff)	9
Need additional community infrastructure (ex. schools)	8
Sufficient community amenities (ex. shops and restaurants)	8
Traffic and parking concerns	8
Total verbatim comments received for this question	141

Public Talk and Workshop: Building Happier, Healthier Communities

Public Talk

The Stadium Neighbourhood Happy City Talk was held on Thursday October 4, 2018 from 5:30pm to 8:30pm at the UBC Alumni Centre in Jack Poole Hall. Charles Montgomery, a well-known author and public speaker based in Vancouver, addressed specific topics related to social well-being and how happiness can be achieved in city planning and design.

Themes around livability, growth, development and creating public spaces at UBC were bookended in a more global discussion of how happiness is being achieved in other parts of the world. The talk focused on international and local examples of how neighbourhoods and public spaces reflect the benefits derived from urban density and community amenities.

Workshop

The Stadium Neighbourhood Happy City Workshop was held on Saturday October 13, 2018 from 12pm to 4pm at the Centre for Interactive Research on Sustainability. The workshop was conducted to create awareness about wellbeing and inspire attendees to come up with actions to support livable and socially-connected neighbourhoods. Participants were equipped with wellbeing evidence and examples of actions that can help design and activate a livable neighbourhood.

Workshop facilitators included members of the Campus and Community Planning team at UBC and local consultants involved in the Stadium Neighbourhood project. Participants included members of the UBC community such as faculty, students, alumni, and people living on campus as well as those living in adjacent neighbourhoods.

Key Learnings: The following four key learnings outline participants' insightful suggestions and capture important high-level concepts that can help inform the Plan and guide the design of future amenity and public space to meet future residents' needs.

1. Create a walkable and bike-friendly environment: Participants would like to have local retail shops that use streets as both connectors and places to gather, perhaps maintaining them as local ventures where people living in the community have the opportunity to establish a business. To support biking, participants suggested spaces such as a workshop that doubles as bike storage where they can address a need and simultaneously socialize with neighbours with similar interests.
2. Maximize encounters with nature at different levels of the development: Although groups addressed different strategies and there was only one table addressing natural spaces, they all emphasized nature as a core value. Participants would like to have socializing opportunities that are connected with nature. For instance, having community gardens, developing processes that enable residents to create nature awareness educational programs, having resting spots close to nature, and designing buildings in such a way that they include natural vegetation.
3. Create opportunities to share and create: Participants expressed a need for community members to get involved in shaping their public spaces by leaving unfinished spaces and inviting residents to finalize them. Participants also noted concerns on the social effect of buildings. People believed that living in higher floors might disconnect them from public life. To address this, participants suggested hallways that have spaces to meet casually. Furthermore, they were interested in engaging people to help program and organize activities. This idea can be taken one step further by creating programs that connect residents with experts based on their specific needs, thereby emphasizing the importance of knowledge sharing in the community. They would also like to see buildings activated on the ground floor including woodworking spaces, craft workshops and spaces that host different hobbies.
4. Design spaces for informal gatherings and improvised recreation: While the design of public space is important to organize the use of the space, participants also found value in flexibility and improvised activities. They would like to have spaces where they can informally gather with neighbours, where children can freely play and run, where young adults can play music or dance, and spaces that have flexible structures. Participants noted that they appreciate the inclusion of large green areas, but also smaller clusters of green areas that connect buildings and can be used in different ways. Having movable chairs, tables and spaces for hammocks for instance, enables people to have fun and meet in small or large groups.

Roadshows

Throughout October 2018, Campus and Community Planning staff met with faculty and students to give short presentations on the Stadium Neighbourhood plan options. The following summarizes the discussion at these presentations:

October 5: UBC PLAN 211 City-Making: A Global Perspective

This roadshow was attended by the students enrolled in PLAN 211 City-Making: A Global Perspective. The presentation and subsequent questions from students were mainly about the two plan options, the Campus and Community Planning neighbourhood planning process, and housing options including staff and faculty rental and leasehold.

October 18: School of Architecture and Landscape Architecture (SALA)

At the SALA roadshow faculty asked questions about revenue from development and whether it was going towards future rapid transit. Discussion also touched on how the stadium would be designed to activate East Mall and research done through a SEEDS project on the ecological opportunities for rainwater management on the site.

October 19: Faculty of Land and Food Systems

This roadshow was attended by students enrolled in the Food, Health and Nutrition program. The presentation and subsequent questions were about capacity and access to child care, traffic concerns, density, potential disruption of the UBC farm and a suggestion for a pedestrian bridge on 16th Ave for pedestrian safety.

Resident Forums

Campus and Community Planning facilitated two well-attended resident forums with University Neighbourhood Association members and residents. Each session was two hours long and held in the Wesbrook Community Centre where there was a presentation by Campus and Community Planning and a Q&A between attendees and staff. The second forum was held with a Mandarin speaking facilitator present to assist in engaging the Mandarin speaking community on campus.

Some of the themes raised at these forums were about the need for more affordable housing, concerns about proposed building heights and the proposed increase in density, how the new Stadium location will affect spectators, ecological protection and preservation of Rhododendron Wood, concerns about how the increase in residents will impact parking and traffic, concerns about the capacity of existing and planned amenities, in particular schools capacities, provision of child care and the need for more grocers, concerns about the impacts of noise and pollution from construction, and how the consultation process will be included in the Board of Governors report.

See Appendix VI – Resident Forum Notes for more detail.

Community Petitions

UBC neighbourhood residents have created two petitions. One submitted in May 2018 and signed by over 400 residents about their concerns on the proposed increase in density and building heights for the neighbourhood as well as requesting for the planning process to be paused to ensure that the plan responds to the needs of the campus community. A second resident petition, although not yet submitted, is currently underway, signed by over 900 people, requesting for the neighbourhood plan not to exceed the 2010 Land Use Plan prescribed density and height limits and for the province not to approve density changes to the Land Use Plan that are in excess of funded plans for schooling and transit, and that does not give substantial priority to affordable housing over market housing.

The Wreck Beach Preservation Society submitted a petition expressing concern about the proposed plans for Stadium Neighbourhood. The petition, with just under 900 signatures, was submitted on October 22, 2018. Key concerns raised included the proposed residential floor space target of 1.5 million square feet and the potential impacts on the character of the area if towers would be visible from the beach. The petition strongly supported keeping the maximum building heights of Stadium Neighbourhood to 22 storeys.

Committee Meetings

Throughout the Stadium Neighbourhood planning process Campus and Community Planning staff have met with a number of committees to provide updates on the planning process and discuss the neighbourhood plan options. The following summarizes these meetings:

We held nine meetings with the Planning Advisory Committee (PAC) over the course of the planning process. Key issues discussed included: affordability and the need for more faculty, staff and student; concerns over proposed building heights; how the revenue from the neighbourhood is used; adequate community services, e.g. schools; impacts of development on Botanical Garden; the need to protect of Rhododendron Woods and Musqueam consultation.

At the Alma Mater Society Senate meeting questions focused on building heights, the amount of rental housing the project will provide, and the integration of “town and gown” and accessibility of daycares for students. There were also questions about whether child care operations will be private or university affiliated, and how UBC has engaged Musqueam in the planning process.

At the Property and Planning Advisory Committee (PPAC) we heard questions about revenue to be generated as a result of the Stadium Neighbourhood housing development and how the development would augment the University’s endowment. Other topics explored were location of educational facilities for Stadium Neighbourhood residents’ children. The preferred plan’s ecological and amenity components were also discussed in terms of accessibility to faculty, staff and students.

At the President's Advisory Committee on Campus Enhancement (PACCE) there were comments about affordable student housing and including a diversity of innovative approaches to housing in order to reduce building heights.

In addition, there have been meetings with representatives from government, stakeholders and organizations including David Eby, MLA; Musqueam Indian Band; University Neighbourhoods Association; University Faculty and Staff Tenants Association; Parents Advisory Councils from U Hill Elementary and Norma Rose Point; Pacific Spirit Park Society; Wreck Beach Preservation Society.

5. Next Steps

Thank you to all of the participants of Phase 3 of the Stadium Neighbourhood public consultation. We sincerely appreciate your feedback, input, questions and ideas.

Given the concerns that were raised during the Phase 3 consultation, the preferred plan layout is being presented for information only to the Board in December so additional analysis can take place in response to community concerns: the amount and proportion of housing for the UBC community; community service levels; and further engagement with Musqueam.

In January 2019, Campus and Community Planning will conclude the neighbourhood planning process and share with the public the Final Draft Plan and proposed Land Use Plan changes along with how feedback received throughout the planning process was considered. In February 2019, the Board of Governors will receive the Final Draft Stadium Neighbourhood Plan and recommendations to refer consequential Land Use Plan amendments to a public hearing.

6. Appendices

Appendix I: Phase III Online Survey Questions

Appendix II: Verbatim Survey Responses

Appendix III: Verbatim Open House Feedback

Appendix IV: Notification and Event Summary

Appendix V: Written Submissions

Appendix VI: Resident Forum Notes

Appendix VII: Building Happier, Healthier Communities Workshop Summary

Appendix I: Phase III Online Survey Questions

Stadium Neighbourhood Phase 3 Survey

Default Question Block

Welcome!

Join us in shaping UBC's next neighbourhood.

We are in the third phase of the Stadium Neighbourhood planning process and we need your feedback on the Plan Options for the Neighbourhood.

Your Feedback Makes a Difference

We are asking for your feedback on the following key considerations to inform the development of the preferred Neighbourhood Plan:

- Building types and heights
- Layout of the public realm and ecology
- Layout of street connectivity and access
- Community amenities
- Recent Board of Governors discussion to explore additional affordable housing capacity for faculty, staff and students.



Engagement Principles

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

Privacy Notification

This privacy notification allows us to collect and release verbatim what we receive through the online survey. The contents of this public consultation may be made available for public viewing. Any personal information you provide in this Feedback Form is collected under the authority of section 26(c) of the Freedom of Information and Protection of Privacy Act. UBC Campus and Community Planning is collecting this information for the purposes of this consultation process. For more information about the collection of your personal information, contact Angelique Crowther, Specialist, Communications and Engagement, at (604) 827-3896 or by email at angelique.crowther@ubc.ca.

Plan Options

Two Plan Options were developed based on what we've heard to date from the public, stakeholders and planning committees in combination with further analysis.

In Option 1 the stadium is located to the south, resulting in a large neighbourhood park and reforested area, with development to the north:



In Option 2, the stadium is located further north along East Mall, allowing for a portion of existing trees to be maintained:



There are tradeoffs for each option, however both options reflect planning parameters and Neighbourhood Guiding Principles approved by the Board of Governors in December 2017. The following table summarizes the key difference between the two options:

Option 1	Option 2
<ul style="list-style-type: none">• 5 shorter towers (from 20 to 32 storeys) with the ability to accommodate 4 taller towers (22 to 36 storeys)	<ul style="list-style-type: none">• 4 taller towers (22 to 36 storeys)
<ul style="list-style-type: none">• A new forest and replanted green edge that would create new habitat and a natural backdrop to the neighbourhood• Large new green space that combines a rainwater feature with a neighbourhood park. The park works with the stadium field to create a significant open-space feature along Main Mall	<ul style="list-style-type: none">• Approximately 60% of the forest is retained and its compromised ecological health is revitalized through native understory plantings and sensitive pathway design• An intimate neighbourhood park closely connected with housing and a small rainwater feature• A 'linear' recreation park along Main Mall
<ul style="list-style-type: none">• All development located to the north of the stadium, reducing impacts from stadium events (such as noise and light)	<ul style="list-style-type: none">• 6 to 8 storey midrise buildings (for faculty and staff) are located between the stadium and the Botanical Garden with more impacts from stadium events (such as noise and light)

Option 1	Option 2
<ul style="list-style-type: none">• East-west pedestrian promenade between Thunderbird Park and a Botanical Garden overlook• Main Mall Greenway as a north-south pedestrian link	<ul style="list-style-type: none">• Main Mall Greenway as a north-south pedestrian link
<ul style="list-style-type: none">• Commercial street-fronts on East Mall, Stadium Road and on pedestrian promenade	<ul style="list-style-type: none">• Stadium Road is shifted to the south (causing minor impacts to the Boatnical Garden) and will function as a neighbourhood commercial street
<ul style="list-style-type: none">• Underground stadium parking accessed off West 16th Ave	<ul style="list-style-type: none">• Stadium parking accessed off East Mall

Building Types and Heights

Two basic building types are proposed: podiums combined with slender towers and 6-8 storey midrise buildings.

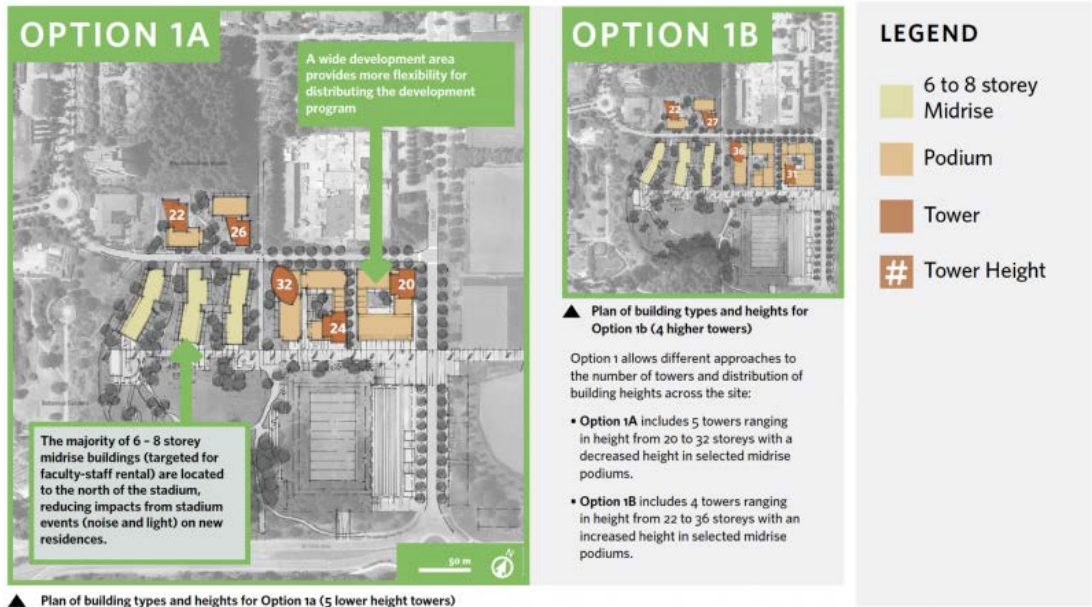
Why tall buildings?

Tall buildings locate density on strategic sites, freeing up more area for midrise, affordable housing and open space. They also optimize value for the leasehold sites to support the Endowment.

Why 6 to 8 storey woodframe?

Woodframe construction is affordable and sustainable. Current building code allows a maximum of 6 storeys in woodframe construction, however looking to Building Code updates, we can see a future where 8 storeys is safely and efficiently achievable. The goal of the Plan is to be flexible, allowing for possible height variation while maintaining affordability and increasing open space.

What do you think about Option 1a and 1b building types and heights?



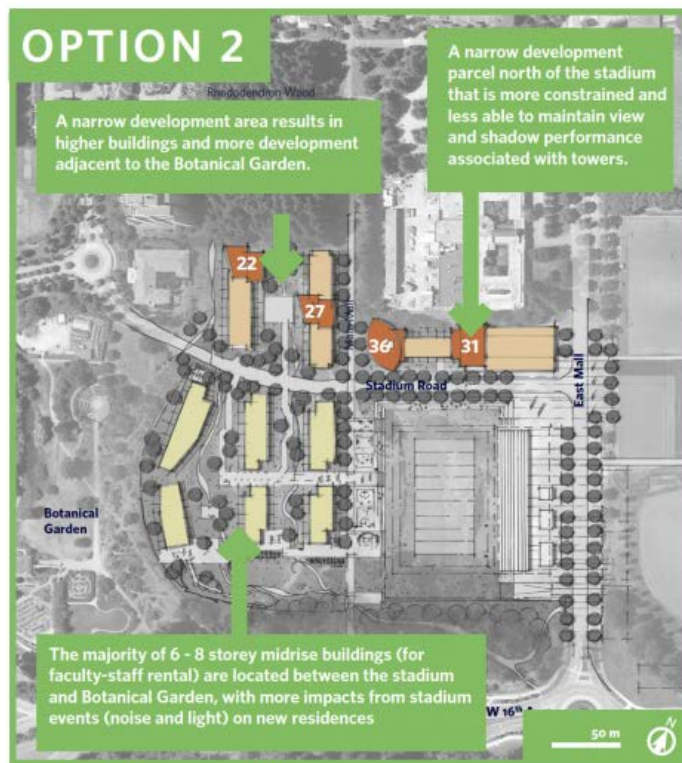
Like Like somewhat Neither like nor dislike Dislike somewhat Dislike

5 towers with a maximum height of 32 storeys, stepping down to 20 storeys (Option 1a)

☐ ☐ ☐ ☐ ☐

	Like	Like somewhat	Neither like nor dislike	Dislike somewhat	Dislike
4 towers with a maximum height of 36 storeys, stepping down to 22 storeys (Option 1b)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
All development is located north of the stadium to create space for a large neighbourhood park, reforested area and rainwater feature (both options)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
6-8 storey midrise buildings for faculty and staff located to the north of the Stadium, reducing impacts from stadium events such as noise and light (both options)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Taller towers located closer to Main Mall (both options)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Add your own:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Add your own:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

What do you think about Option 2 building types and heights?



▲ Plan of building types and heights for Option 2

	Like	Like somewhat	Neither like nor dislike	Dislike somewhat	Dislike
4 towers with a maximum height of 36 storeys, stepping down to 22 storeys	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
All development located to the north and west of the stadium	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Like	Like somewhat	Neither like nor dislike	Dislike somewhat	Dislike
6-8 storey midrise buildings for faculty and staff located between the stadium and UBC Botanical Garden, with more impacts from stadium events such as noise and light	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Taller towers located closer to Main Mall	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Add your own <input type="text"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Add your own: <input type="text"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Anything else to add about building types and heights?

Public Realm and Ecology

Public spaces provide places where people gather, celebrate, relax and enjoy neighbourhood life. They must also work to support natural systems and enhance ecology.

Both options:

- Continue Main Mall as an important greenway and public space
- Plan the Stadium field and its edges as part of the neighbourhood public space
- Prioritize opportunities to support biodiversity and ecological functions
- Plan a variety of spaces, from small and intimate to large and social

What do you think about Option 1 public realm and ecology?



Like	Like somewhat	Neither like nor dislike	Dislike somewhat	Dislike
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	Like	Like somewhat	Neither like nor dislike	Dislike somewhat	Dislike
A new forest and replanted green edge along W 16th Ave. would create new habitat and a natural backdrop to the neighbourhood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Creating a large new green space that combines a rainwater feature with a neighbourhood park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
East-west pedestrian-only promenade between Thunderbird Park and a Botanical Garden overlook	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A large urban plaza that connects to Thunderbird Park for game days and celebrations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Add your own: <input type="text"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Add your own: <input type="text"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

What do you think about Option 2 public realm and ecology?

OPTION 2

Labels on map: Rhododendron Wood, Botanical Garden, Stadium Road, East Mall, W 16th Avenue.

Scale: 50 m

- 1 ~60% of forest is retained with improved understory and natural pathways and spaces for public access.
- 2 An intimate neighbourhood park more closely connected with midrise housing that combines an informal meadow with a small rainwater feature.
- 3 A linear recreation park along Main Mall, working in tandem with the stadium field to create an active space focused on well-being.
- 4 A rainwater management system would connect to areas outside the neighbourhood (such as open areas near Marine Drive) for additional rainwater storage and retention.
- 5 East-west pedestrian walkways with amenity areas (such as community gardens) within midrise housing area.
- 6 Large urban corner plaza along East Mall for game day and other celebrations and events.

	Like	Like somewhat	Neither like nor dislike	Dislike somewhat	Dislike
-60% of the forest is retained with improved native understory plantings to revitalize its compromised health	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
An intimate neighbourhood park closely connected with housing and a small rainwater feature	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Like	Like somewhat	Neither like nor dislike	Dislike somewhat	Dislike
A 'linear' recreation park along Main Mall, working with the stadium field to create an active space focused on wellbeing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A large urban corner plaza along East Mall for game days and celebrations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Add your own <input type="text"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Add your own: <input type="text"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Anything else to add about the public realm and ecology?

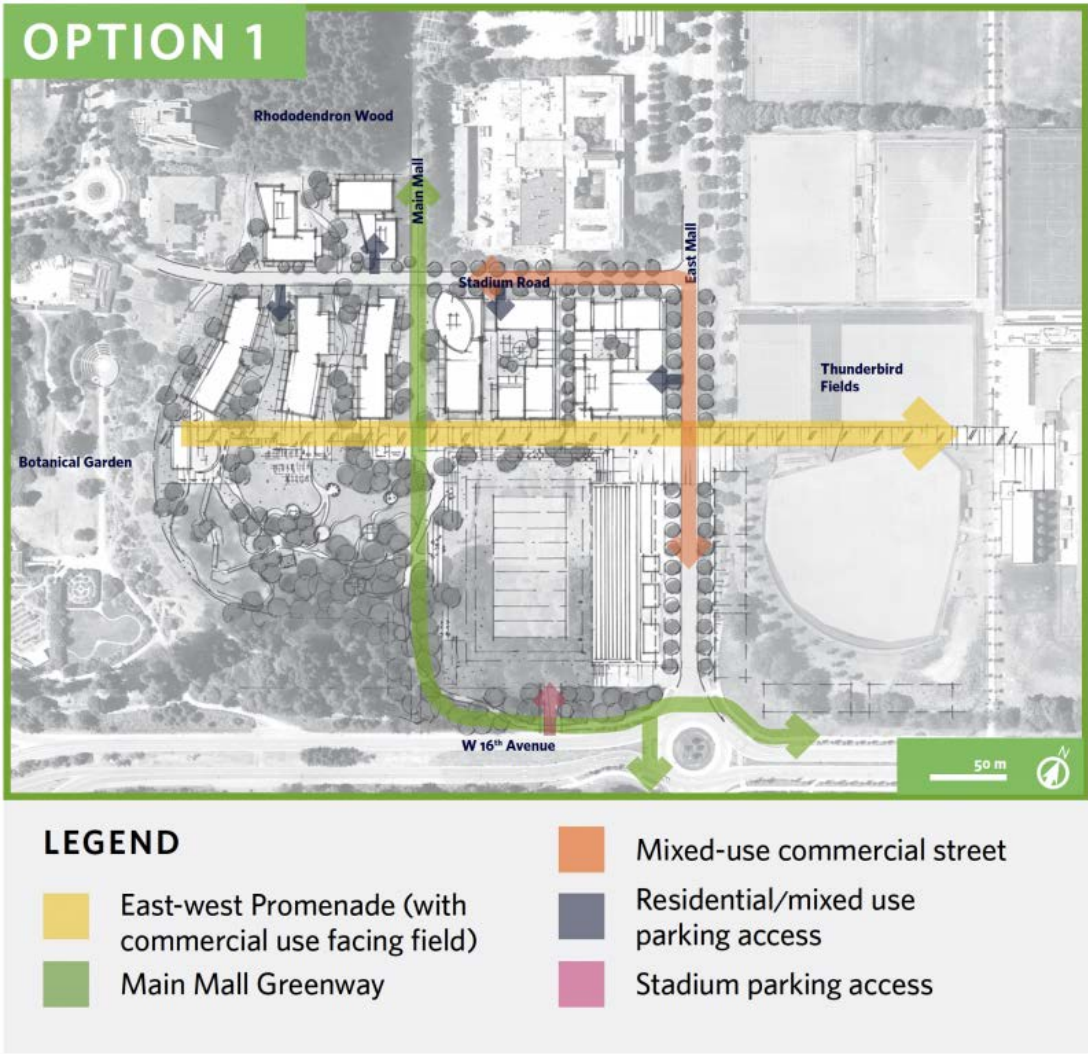
Street Connectivity and Access

In Stadium Neighbourhood there is an opportunity to improve connections for walking, cycling and transit in South Campus.

Both options include:

- More housing options for UBC faculty and staff within walking distance to the core academic campus
- Parking strategies for rental buildings that support lower car ownership and parking access prioritized for for households with mobility challenges and young families
- Traffic calming along East Mall, including potential removal of the centre median to narrow the street
- Leverage the potential for a future rapid transit station along East Mall to serve South Campus

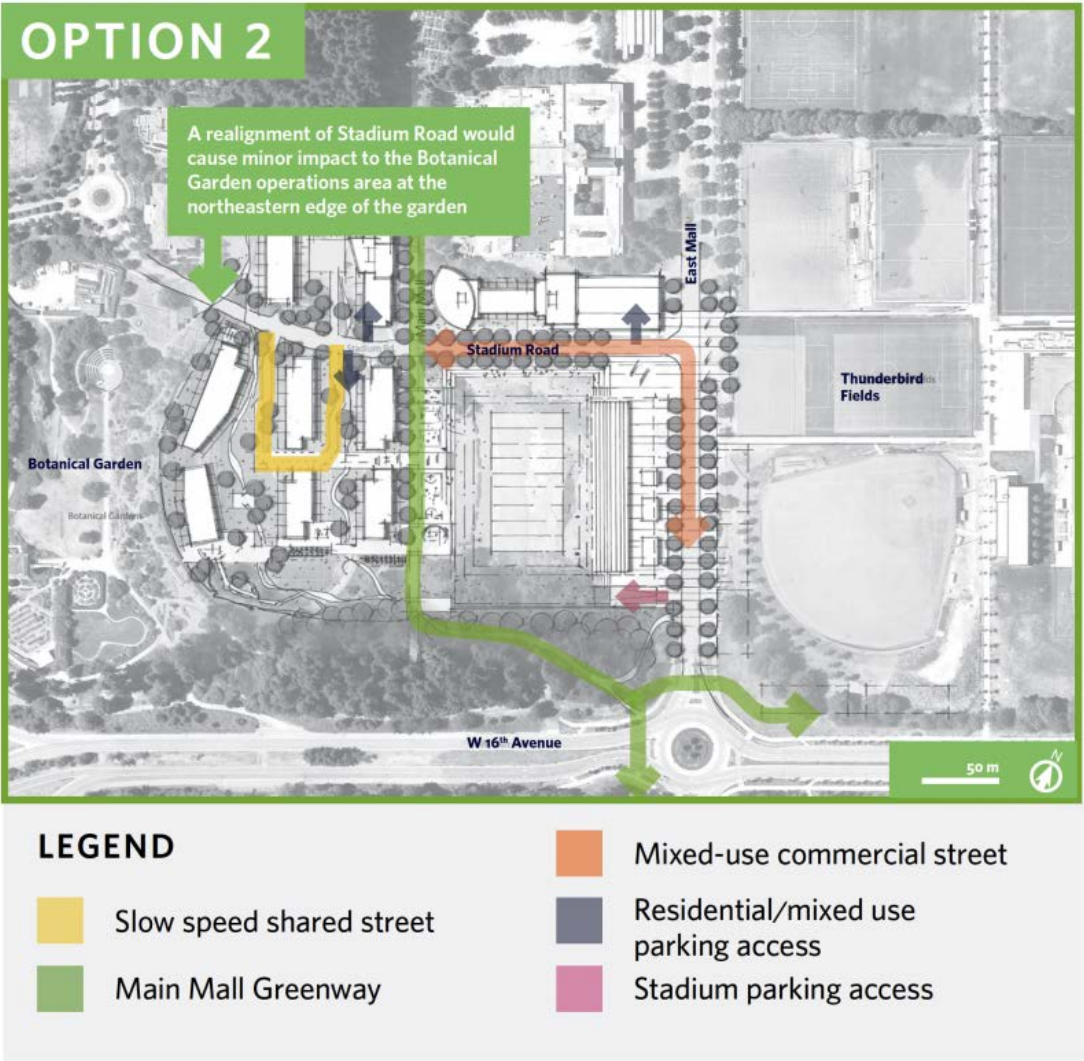
What do you think about Option 1 street connectivity and access?



▲ Above: Option 1 primary circulation network

	Like	Like somewhat	Neither like nor dislike	Dislike somewhat	Dislike
An east-west pedestrian promenade connecting Thunderbird Park and a Botanical Garden overlook	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Underground parking access to stadium off of 16th Avenue, reducing traffic and noise in the neighbourhood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed-use commercial streets along East Mall and Stadium Road, and retail street along the east-west pedestrian promenade	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Add your own: <input type="text"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Add your own: <input type="text"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

What do you think about Option 2 street connectivity?



▲ Above: Option 2 primary circulation network

	Like	Like somewhat	Neither like nor dislike	Dislike somewhat	Dislike
Stadium Road to be an east-west through connection for pedestrians, cyclists and vehicles (including the potential for buses)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stadium parking accessed off of East Mall, minimizing impacts to surrounding neighbourhoods but requiring a retaining wall along the tree stand	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed-use commercial streets along East Mall and Stadium Road	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Add your own	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Add your own:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Anything else to add about street connectivity and access?

Community Amenities

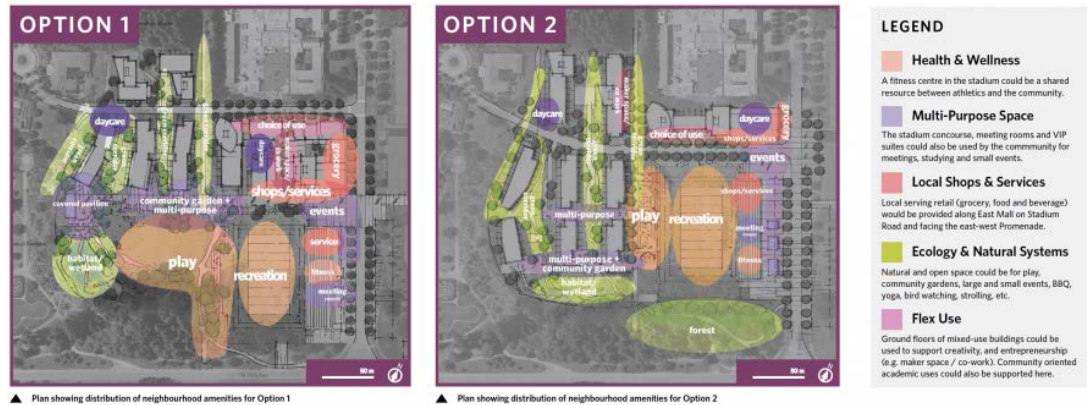
Space for commercial and community amenities foster a more complete community, where basic

services are within walking distance.

Both options include:

- Up to 120,000 sq ft of shared amenities and facilities that would support the needs of both new and existing residents.
- Amenities and services are geared toward serving the needs of local community, and shared spaces to foster social connection.
- Natural and open spaces are organized to augment and support indoor amenity spaces, contribute to the ecological health of the neighbourhood, and provide a diversity of outdoor programming opportunities.

Key Commonalities



What aspects of the community amenities described will serve the neighbourhood well?

What aspects of the community amenities described needs rethinking?

Any other comments related to community amenities?

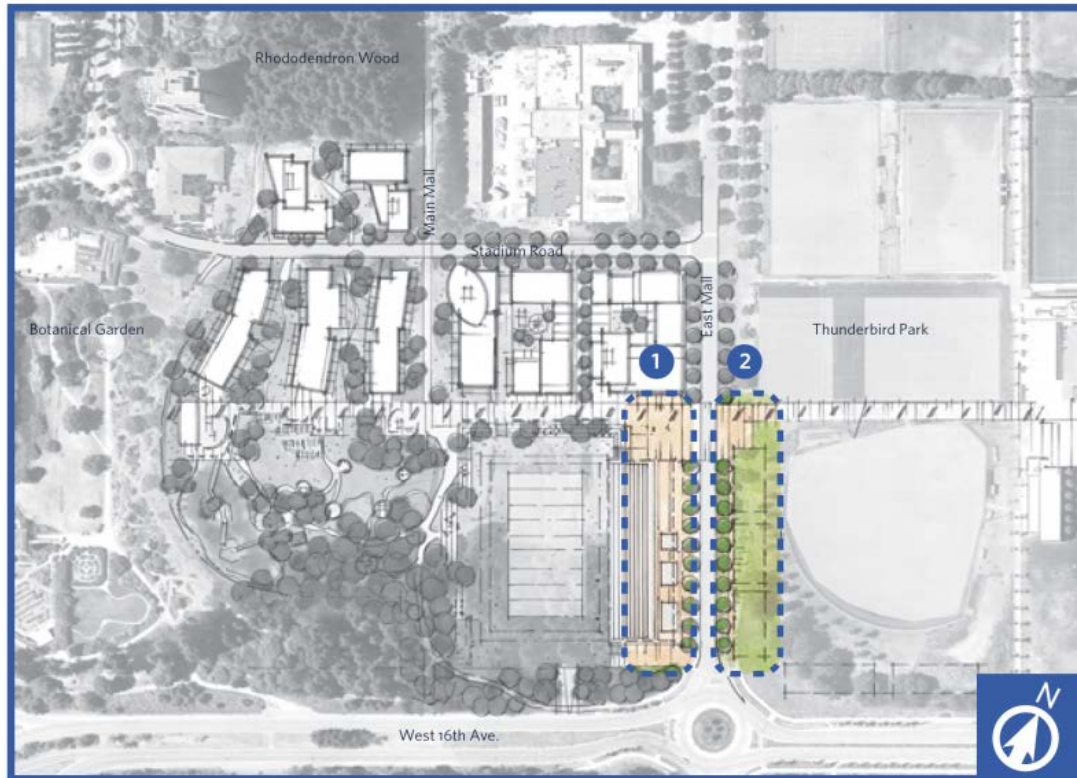
More Housing for the UBC Community

Based on recent discussion at the September 2018 Board of Governors meeting, staff are exploring additional affordable housing capacity for faculty, staff and students along both sides of East Mall.

Through its Housing Action Plan (HAP), UBC commits to providing housing on campus for faculty, staff and students. The current Stadium Neighbourhood Plan Options provide 40% of the residential area as rental housing, exceeding the HAP target of 30%. The majority of this rental would be for faculty and staff.

The exploration of up to 300,000 sq ft of additional rental housing is focused on the East Mall edge of the neighbourhood (see map below). Subject to feasibility, urban design and livability considerations, this would increase the total housing program to 1.8 million sq ft (from 1.5 million sq ft as currently shown in the Plan Options), increasing rental housing to 50% of the total residential area, and expanding the Neighbourhood Plan boundary across East Mall. Options for faculty home ownership will also be explored within various building types proposed across the neighbourhood.

The diagram below shows potential sites for additional rental housing:



Any comments or considerations about accommodating more housing for the UBC community as part of the stadium stands building?

Any comments or considerations about accommodating more housing for the UBC community along the east side of East Mall?

Next Steps

Phase 3 is the final phase of consultation for the Stadium Neighbourhood Plan.



Following a review of public input and technical analysis of the Plan Options, the project team will identify a preferred Plan for presentation to the Board of Governors in December 2018.

The final Draft Plan with the proposed Land Use Plan amendments will be presented to the public in early 2019, in advance of a public hearing. Pending the outcome of the public hearing process, the Board of Governors will submit the proposed Land Use Plan amendments to the Province for approval.

Anything else you want to share?

What is your affiliation with UBC?

- ☐ Student
- ☐ Faculty
- ☐ Staff
- ☐ Neighbourhood Resident
- ☐ Alumni
- ☐ Multiple Affiliations (please specify)
- ☐ Other

Where do you live?

- ☐ UBC Student Resident
- ☐ UBC Neighbourhood
- ☐ University Endowment Lands
- ☐ City of Vancouver
- ☐ Other

What type of promotion convinced you to visit the website and fill out the survey today? (Select the best answer)

- ☐ Campus + Community Planning Website
- ☐ Advertising (newspapers used)
- ☐ Facebook
- ☐ Twitter
- ☐ E-Newsletter (please tell us which one)
- ☐ Email
- ☐ Information Booth
- ☐ Digital Signage/posters
- ☐ A friend or colleague told me about it
- ☐ Other (please specify)

Thank You!

Thank you for taking the time to take this survey! We appreciate your insight and feedback. There is more work to be done and we look forward to continuing the conversation.

**Upcoming Engagement Events**

Please visit stadiumneighbourhood.ubc.ca to learn about our upcoming engagement events related to Stadium Neighbourhood.

Appendix II: Stadium Neighbourhood Phase III: Verbatim Survey Feedback

Questions:

Any comments or considerations about accommodating more housing for the UBC community as part of the stadium building?

Any comments or considerations about accommodating more housing for the UBC community along the east side of East Mall?

1. I am totally opposed to the increase to 1,800,000 sq ft of housing from the 900,000 sq ft in the original plan and in the 2010 Land Use Plan. Why has this amount so dramatically increased by double. This will destroy this area of UBC with such high density. What about other neighbourhoods being revised to accommodate more density rather than jamming these towers exceeding 22 stories, doubling the square footage to 1.8 million and crowding housing on the east side of East Mall. Bad ideas if UBC wishes to maintain the green space, community feeling and lack of traffic issues, school access and sufficient transportation for a new community of this proposed density.
2. Staff, Faculty, Key Worker housing should be increased rather than building luxury condos
3. My first reaction is that you can't be serious. The neighbour is already by far the densest thing you've tried and there seem to be huge risks that you may not get it right. Adding this urban-style housing serves no one well. Who would want to live there?
4. Faculty and staff only
5. Frankly, a much higher proportion of the new development should be allocated to staff and faculty. This is a university in one of the world's most expensive cities - show some leadership and do the right thing. Erecting buildings so that even more wealthy Asian can launder their money in Canada is an insult to everyone who is trying to make an honest living here.
6. The 2010 plan indicated 2000-2500, which is more appropriate for this area. Also the 2010 plan restricted the building height to less than 20 stories would be much better.
7. Yes. Staff buildings for rental is ok.
8. 1) leasehold ownership should comprise the majority of faculty housing in this neighbourhood, as only ownership recruits and retains; 2) the volume of faculty leasehold housing should be sufficient to recruit and retain for the next 100 years; 3) there should be no market housing in this neighbourhood--the only non-UBC housing should be for local schoolteachers, volunteers, and low-income people who contribute to the UBC community.
9. I think this is a great idea and would fully support it. Especially if it replicated or built on the village style housing that exists in Hawthorn community.
10. TOO MUCH DENSITY, NO SPACE FOR THE PUBLIC
11. instead of more housing for ubc community, all housing planned should be restricted to ubc community.

12. don't like.
13. You need to stop Stadium Neighbourhood planning
14. All of this seems quite vague "The majority of this rental will be for faculty and staff". Does that mean 51% of the 40% rental area, or more? What faculty home ownership options are being explored? Instead of square footage, which isn't very tangible, can the approximate number of units that will be built be provided?
15. There should be ownership options for faculty and staff. Have you considered the PR optics of building towering luxury high rises over low-rise rental faculty and staff barracks?
16. Too many people. Stadium will have twice the number of residents as Hawthorn which is a real neighborhood. Stadium will be another Yaletown.
17. Students, staff and their family's deserve a diverse range of quality, affordable housing on campus. Co-Op Housing seems to make sense and should be considered in some of these buildings.
18. Community centre and gym are better
19. terrible plan. UBC has the much much more aggressive housing development than the amenities and service it can provide to the residents
20. UBC, as a famous university, shall focus on academic, shall not act as a real estate developer. It is shamed to do so.
21. What????? MORE development?? Yes, UBC needs more Faculty and Staff housing, but take it from the proposed market housing, don't add more development and density.
22. If you can incorporate housing into stadium design then that would be potentially quite innovative. It could be a unique marketing opportunity. Occupants could have a view of watching events at new stadium and baseball across the street.
23. Yes. This crams yet more housing into too small a space. UBC is being far too optimistic about how the level of community assets can accommodate this many people.
24. Already, UBC is losing faculty to other universities or cannot recruit faculty who have other options due to the dire housing situation. South Campus has not adequately addressed this, because it focused on private market housing, and because family-sized units are too few, and density/ongoing construction is causing people to move away.
25. Increase student housing proportion (or build taller buildings)
26. too much population in one area, traffic congestion in the surrounding area
27. I can't see the appeal
28. This is a more general comment as there hasn't been any opportunity to do so yet in your survey: Please emphasise the concerns of UBC staff and faculty (not just faculty). Please do not charge prohibitively expensive rents. Please be wary of people outside the UBC community buying properties as an investment.
29. Somewhat disagree

30. I would consider proposals for housing in the stadium stands building, but don't think it is very compatible based on current uses. It might create some security issues. I would only consider housing as maybe a part of a taller tower on the site, which could stand out as specifically for housing and not have as many light and noise impacts on residents.
31. This should be a key priority. The new development should aim for more than the current 40%. If student, staff and faculty need housing, why not have minimal to no rental housing?
32. Where will the students be able to live
33. How can you increase housing and stay within the UNOS requirements?
34. If the option for housing is further south, the Stadium should be placed further north to allow for a better connection to the park and the rest of campus
35. no more density!
36. Absolutely not!
37. This *might* make more sense that your living in the stadium idea. But, what about lights from Thunderbird park etc? Both of these seem like bad ideas to me.
38. Suggesting that additional housing for staff and faculty be oriented along the fringes of East Mall simply demonstrates the low regard that UBC has for its staff and faculty.
39. It is unacceptable to build a high density neighborhood (will be the highest density area if either option would apply) in UBC area. UBC is not a business / commercial center. The density should never be close to Downtown / Metrotown. For your reference, the average SFR for Metrotown is 3.4. Both options here will have SFR between 3.5-4.0, which is totally unacceptable!
40. No. Commercial buildings for sale do not welcome
41. the east mall proposal is a terrible idea, for two reasons: 1) it would further increase density, which no one wants; 2) it would literally marginalize ubc faculty and staff, who are the core of the ubc community. 300,000 sq ft of market housing in the existing plan should be converted into affordable faculty leasehold and staff rental.
42. It is a good idea, as long as it keeps the style similar to the housing options on the West side of East mall in Hawthorn.
43. DISAGREE
44. don't like
45. You need to stop Stadium Neighbourhood planning
46. SRN should prioritize faculty/staff and not look to maximize market revenue. Do not develop east of East Mall. Seriously, is there no land UBC won't consider developing?
47. Don't do it.
48. Already too busy, no more along the east mall
49. It's important to have a diverse community in these homes in terms of gender, nationality, socio-economic status, etc.
50. Bad idea
51. We, as residents in Hawthorn Place, reject the housing near around us. No more!

52. Terrible idea!
53. As above
54. This area is already crowded. To all those involved in this planning process, please spend time on East Mall on a busy summer day. Quickly you will learn how much of a fantasy these renderings are, in terms of how such a space could accommodate so many people without losing a sense of community.
55. A good role model for faculty and staff housing is the Hawthorn Place Neighbourhood. The South Campus experiment does not look successful from a 'community perspective, but must have given billions to real estate developers. UBC seems to favour the real estate developers option, sadly.
56. Increase student housing proportion (or build taller buildings)
57. same as above, and pedestrian access the service across the road causing more traffic
58. Disagree with the buildings along both sides of east mall with tight edge space
59. I would be concerned about light, noise, and privacy impacts. It would be great to revitalize East Mall with shops, etc along both sides, but maybe just one tower for housing and lower podiums.
60. How can you increase housing and stay within the UNOS requirements?
61. forget it
62. Support the addtion of housing to animate this area when stadium not being used.
63. I am opposed to any additional housing development along East Mall. I also think there is an irreconcilable contradiction between the purposes of the stadium and housing.
64. I AM NOT FOR THE DEVELOPMENT.
65. Your maps and graphics are too vague to allow real comment.
66. UBC DOES NOT NEED MORE HOUSING - IT IS ALREADY OVER CROWDED PUTTING CONSIDERABLE STRAIN ON SERVICES
67. Why not put more faculty/staff housing instead of market housing on the northside of Stadium Rd, and put the market housing on top of the stadium?
68. Build units designed for 4 students with shared kitchen and bathrooms, not standard family units.
69. My thoughts depend on how much more housing UBC is considering. And it does pain me that UBC values faculty and staff so much more than other residents who may come to live here. Inclusive communities make diverse and interesting neighbours. The same cannot be said of a monoculture of academics.
70. The community needs to grow into the new developments slowly. If this is considered in the future it should only be done if the amenities and transit can support it.
71. Not a good plan detracts from the original plan with little upside
72. why is staff/faculty housing located in sub-prime areas
73. 1.8 million sq' is too much
74. Toos many people in too small an area and no guaranteed family sized affordable units that faculty could purchase

75. Good idea - more housing needed
76. Size of towers needs to be seriously reworked to meet major liveability goals of neighbourhood.
77. Interesting idea, but how to protect residents from lights and noise?
78. Focus ALL the housing on UBC needs. Find a way to make it possible for the university to co-fund housing purchase options. Prohibit absentee ownership.
79. More student housing
80. Possibly. Don't know.
81. More faculty/staff housing ... it it's needed, go for it. But either side of East Mall seems like a particularly bad idea. There's no room. Who wants to live squished between a busy road and an athletic field or stadium. Go find another place. I've already suggested the waste lands that used to be student family residences in Acadia. Or send someone with a \$1,000,000.00 cheque and a promise to build a new facility in the lands south of Wesbrook Village to president of the FP research building in exchange for giving up its lease. There's a big chunk of land and a great location for 4 to 6 storey row housing. Gets rid of a misfit building in a residential neighbourhood and replaces it with the exactly what is needed for faculty and staff: good location, near the academic campus and part of what we hope is UBC's first vibrant community that is, one designed for the residents and not to bulk up the planners and architects resumes.
82. Suggest keep to 1M in earlier community plan. See below
83. Staff and Faculty should be the primary focus for all housing options. Some student housing may be appropriate. All housing should require affiliation with UBC.
84. I'm not sure it makes much sense for faculty and staff to be living on top of a stadium.
85. NO. At the open houses, these building were described as housing for students not faculty and staff. Which is it? The community has said all along that we are worried about the ever increasing size of this project and yet once again UBC comes out and increases the size in the 3rd phase! We are not being heard.
86. Raising the percentage of staff/faculty/student rental is commendable, but it should be more like 75%, not 50%. I understand the argument that market housing pays the bills, but as Wesbrook Village already shows us, most market housing units don't contribute to the community (they often sit empty or are frequented rarely by ultra-wealthy investor-owners). If the purpose of these neighbourhoods is to support UBC's most important assets (students, faculty, and staff), then the university should invest in them, not in opportunities for domestic and foreign speculators.
87. affordable housing options
88. Do it
89. Positive.
90. Towers would be appropriate for students alon East Mall. 22 Story's.
91. Yes to providing more affordable housing - the question is what type. Preferably mixed format and up to about 8 stories or so

92. Good idea, but this will only increase density, vehicle use and abets more housing
93. All singel storey apartmetn units should meet BC Building Code s. 3.8.5, Adaptable Housing Standards to maximize accessible units & accommodate aging in place.Avoid developing northern parcel at east side of E. Mall to provide open plaza & buffer to ball field.
94. I am opposed to any additional housing development along East Mall, which would destroy its character as a green street. I also think there would be an irreconcilable conflict between the sports facilities on the east side of East Mall and the quiet use of housing.
95. I AM NOT FOR FURTHER DEVELOPMENT. UBC HAS BEEN TURNED INTO A CITY AND WILL LOSE ITS COMMUNITY
96. Stop.
97. Good idea. More parkland there than is really neccessary and it could provide nice oppourtunities for out the door and onto the playing field.
98. Narrowing East Mall to accommodate this idea sounds terrible. UBC cannot guarantee that vehicle traffic currently using East Mall to get to parkades on East Mall and Thunderbird Blvd will significantly lessen. UBC also hasn't said anything about traffic related to regular sports events/practices at Thunderbird Park. Without addressing those, more housing on East Mall and a narrowing of the road would mean more bottlenecks and congestion.
99. I think this is a terrible idea. UBC has exceeded their target and this is already a ridiculously dense population in a small area. Compared to downtown, perhaps not, but we're not aiming to make UBC into downtown, are we? This seems like a money grab to me. I don't think you are considering livability.
100. With the added tower and low rise more rentals are not required also remembering there is inceficent transit and road for the added people
101. baseballs
102. Don't like it
103. Why not site the stadium on the east side of East Mall close to all theother athletic fields
104. 1. Not a desirable location for living. 2. The fields are well used and enjoyed as part of living at UBC. Encroachig
105. Keep building heights as minimal as possible.
106. Reduction of the existing playing fields which as UBC grows qill be much needed
107. Build more on East Mall and on the north side of 16th - as in your diagram above. Build more on Wesbrook - get rid of the Fraternity houses. They are very underbuilt for the land.
108. Don't know.
109. See above.

110.	As above. I understand the student position but you are asking market housing to pay for the expanded model. More luxury condos sold to a wealthy itinerant community is not the way to go. Think of the long term and the support of people who have committed to living out here. Re-think the density.
111.	I'm not sure it makes much sense for faculty and staff to be living this close to the stadium and baseball field but it seems better than right on top.
112.	The area can not support this many people. I understand that building is going to happen but not with these numbers and without maintaining the sense of community that exists in the area already.
113.	Beyond just faculty home ownership programs, UBC should certainly consider staff home ownership programs/support. Staff already feel like 2nd (or 3rd) class citizens within the realm of UBC housing, given the structure of the waitlist (staff are 3rd priority behind tenure track and tenured faculty).
114.	height isn't a concern. build up, save the green space
115.	Also do it
116.	Do we need more rentals for staff and faculty on campus? Cannot imagine how narrow East Mall will be with these proposed rental housing on both sides.
117.	There would be too large a population in this area to begin with, I do not support this.
118.	Would be ideal for Student Housing.
119.	The main consideration that it not become a ghetto
120.	Good idea but see above
121.	More faculty and staff AFFORDABLE housing. Less market condos. How are day care facilities and schools going to accomodate these new residents?
122.	Housing for who? Not faculty. Rental for faculty, is renting faculty. How can one afford this on a combined income of 230k?
123.	Makes sense if this can be fit in along East Mall and will not reduce amount of green space retained.
124.	More housing for faculty and staff is a key feature in the proposal
125.	Do we know if this type of housing is attractive to faculty and staff?
126.	I find it perplexing that you did not choose to accommodate this type of housing in the buildings that are already part of Option 1 and 2. It makes it seem like this can be easily scrapped and forgotten about. I am pro this housing - almost always pro more housing, especially at market or below market rental rates - but I question why you are not also including these types of housing in the rest of the community. In addition, there separation almost seems like segregation.
127.	No more housing

128.	Why are no additional student residence spaces being added? When C+CP was asked why Central and the building under construction beside Central were not student housing, the answer was that C+CP wanted to have a mixed-used neighbourhood. Why does this same logic not apply in the stadium neighbourhood? The stories C+CP tells seem to change with whatever best suits their current needs. What is even more baffling, is that of anyone from the campus community who might mind least to live so close to a stadium, it would be students. If C+CP had been doing their job and looking forward, they would have delayed the other recent sports-related additions (baseball, tennis, etc.) and put this in the same area as the stadium. Then, residential could have gone where those other things are now, further from the stadium, less impacted by noise. But we all know that the decisions are not guided by best practice, but by alumni donations and by whatever backroom deals are being made between UBC Properties Trust and developers.
129.	Increase storey height to maximize beds
130.	This plan is not feasible. Having housing besides baseball field with bright lights shining until 11pm. will not create a happy community. The transport will also be a major issue. The parking on East Mall is already at the limit by people using the fields. Having housing on East Mall will create traffic and parking mayhem.
131.	More housing for students is really necessary
132.	2010 land use plan already too crowded, no more development should be allow in this area.
133.	There needs to be compromise of the preferences of students and faculty for more density and who are a more transient population -- with a shorter term planning perspective and long term residents who expected that UBC would honour its commitment to buyers of UBC properties who reasonably expected that the remaining quality of life they enjoy here would be respected and protected.I do NOT support increasing the residential floor beyond the original plan of 993,000 square ft.!!
134.	options for faculty and staff to create co-housing (known as co-ops in the US) would be much appreciated.
135.	It makes it seem as though the stadium is out of place, instead of highlighting it. It could be quite noisy and bothersome to live above a football/soccer field.
136.	Rather than increasing the square footage, we need to reduce the amount of condo development for sale. Let's get to 50% by reducing luxury housing and increasing rentals/market housing for staff and faculty. It would be great to show true creativity also - what about coop housing? Personally I wouldn't want to live along East Mall, so don't support additional housing there. Perhaps students might not mind, especially given that they are not living here long term.
137.	If UBC is going to be building housing on land it paid nothing for, it should build housing sufficient for all students, staff, and faculty who want to live on campus, and only then consider market housing.
138.	Make it affordable please

139. MAXIMIZE THE AMOUNT OF HOUSING
140. Very necessary.
141. Build it somewhere else. We must honour the coming generations and protect the tree canopies.
142. I do support narrowing of Easy Mall to accomodate more housing. Having said housing in such close proximity to the stadium may not be ideal for either residents (due to noise and lighting) or for those trying to access the stadium for games and events.
143. A good option, especially for those that don't mind the noise and want to live in a more lively area.
144. It is needed.
145. Perhaps short term rentals? Not a great long term living location (East Mall traffic + stadium)
146. We need more housing on campus.
147. Yes. As much as some other has claimed, more housing can be developed in the area to accommodate more housing.
148. More housing is good as long as it keeps prices down
149. Small, student-focused, affordable, sustainable
150. Multi-purpose buildings are great and encourage connection with the surrounding services and events. unsure how this would work? Would students living in suites have ability to see the game, would the housing be built over the stands or just on the edges.
151. Focus on density
152. Yes please to high buildings - more density in housing for students would be great, paired with more shops to support this
153. It is totally unacceptable to build more house along East Mall.
154. co-housing
155. If kept at STUDENT affordable prices (<\$1000 per month per person) it would be great!
156. It's okay if it's outside the view of the Botanical Garden - not close enough to ruin its integrity.
157. I support this and suggest continuing around to the south and onto West 16th Avenue, east of East Mall. This is underutilized piece of land at the moment.
158. More housing is better.
159. More student only housing.
160. Good idea. Perhaps better located further north?
161. More housing can be put into this area which is close to various amenity, public transit and green and recreational infrastructure.
162. Keep it SMALL. No towers
163. Put housing everywhere

Questions:

What aspects of the community amenities described will serve the neighbourhood well?

What aspects of the community amenities described needs rethinking?

1. Open green spaces for community interaction, new grocery store to serve the number of new community members
2. SHOPS AND RESTAURANTS
3. supporting ecological health
4. Without specifics, it's hard to comment on this. Simply look at how poorly retail and service space has been developed in South Campus and it's difficult to be inspired for the new Stadium neighbourhood.
5. more natural and open spaces for the neighborhood
6. Current community service are good, if only lower wood frame buildings allowed to build, we have enough service to enjoy. Service quality is the most important thing than service quantity.
7. green space, play areas, mid-sized supermarket, short-term visitor housing, multi-purposes spaces, making stadium open and available to the community for recreation purposes
8. I'm happy that most shops and services are located on the south side of 16th Ave. I enjoy walking to these places and feel this area should be further developed. Stadium neighbourhood should be more about multi purpose space, natural systems, and health and wellness.
9. PARKS, SCHOOLS AND SHOPS
10. Health & wellness, ecology and natural systems
11. less population
12. Stop the plan; Stop the construction
13. Daycare, groceries, shops/services, good amount of green space
14. Preservation of ecology and natural systems
15. I don't see any plans for another community center. There needs to be another Old Barn-style space.
16. Bullet point two.
17. An Olympic Combat Sport and Martial Arts Centre
18. enough schools for our kids
19. A community center, a gym, community garden plots
20. Need a grocery story; Save-on-Foods is too crowded.
21. If no new community centre-type facilities, that will put pressure on exisiting facilities. Can they handle extra capacity if you add 3,500 more full-time people to UBC neighbourhood footprint.

22. Ecology and natural systems space of Option 1 are much better designed. While it's typically important to retain forest, Option 2 creates a much more compressed layout that will not serve the community as well.
23. The amenities do not mention daycare spaces and school spaces -- this is clearly one of the greatest needs at UBC. This indicates the developers of these plans have not planned this from a community perspective, but from a financial real estate perspective.
24. Multipurpose space, parkland
25. Green space, local services
26. Ecology and Natural Systems
27. The play area
28. Grocery, school, restaurant
29. I love the idea of shared fitness space and would like to see it connected to the outdoor space too (like a path for jogging or walking around the entire stadium or the ability to use the stadium for fitness when not in use for events). Shops and services are also key - grocery, pharmacy, and coffee/cafe would be really important. It would also be great to see daycare and perhaps a medical space. I'm a big fan of integrating the awesome outdoor spaces already in existence (rhododendron wood and botanical garden in particular). The pavilion in option 1 sounds cool because it could be used on rainy days too.
30. Learning space for public
31. It is not clear how this compares to other areas
32. All of them
33. shops and services, play areas
34. Scrap this entirely until a proper consultation has taken place
35. Shops and services, forest
36. diagrams way too small!!!
37. Do not move Stadium Road further south and make it more of a traffic thoroughfare. Ensure parking access to towers does not increase traffic substantially on Stadium Road
38. SUPERMARKET
39. Its all pretty vague. The public realm should be large enough for population to support: (1) playgrounds, (2) public/shared vegetable gardens, (3) informal gathering pots (e.g., picnics), and (4) other outdoor activities: walking, dogs etc.
40. supporting local wildlife (doing what we can)
41. A full service community centre would be nice. The community centre in South Campus is not good.
42. New 120000 soft amenities and services Need rethinking.
43. there should be no car traffic through this neighbourhood. pedestrian and bicycle only. put cars in a lot underground with access to 16th and/or east mall. kids' safety comes first.

44. TO me, Hawthorn community has the feel of an english village close to Oxford or Cambridge. I am deeply concerned that this small village next to a world class university ethos may be compromised.
45. BUILDINGS AND TOWERS
46. Local shops and services
47. The amount of residents, population is too big now
48. All of them
49. Any building that goes beyond 22 storeys as set out in the 2010 Land Use Plan approved by the Provincial Govt.
50. There will be several hundred new children in the neighborhood. VSB need to be engaged and schools planned for before the development plans are finalized. Traffic along 16th, especially east of Blanca, is already very heavy. Assuming traffic will always be counterflow and there won't be added congestion is completely misguided.
51. Bullet point one
52. An Olympic Combat Sport and Martial Arts Centre. These sports are the most popular in the world by participation, appeal to all cultures, ages, sizes, weights, and abilities. These sports do not require much equipment, fields, and expensive facility maintenance.
53. smooth transit
54. Schools. Where are the schools?
55. The absolute size of population is too high. UBC must rethink this and be transparent about its position on absolute volume. It appears UBC has decided on a population and the consultation is about making it fit. UBC should rethink this. Option 1, with towers no taller than Promontory, could be a beautiful layout. A key aspect requiring re-thinking is the grossly inadequate residential access along Stadium Road. Note that this should not be used as a justification to increase the capacity of Stadium Road.
56. The elementary schools close to UBC (UHall and Norma Rose) are already at/close to capacity, so are the UBC daycare spots -- new residents with children will have no options to send their children to school, let alone daycare.
57. destruction of forest
58. transit, especially future possibilities for light rail
59. forest and green space
60. Vague description of 'serving' the needs does not give us enough specifics
61. All of it
62. drawing the diagrams large enough so that we can see what is involved!!!
63. please please don't build. Do YOU, urban planners, live here?? you destroy the little nature we have left
64. A community of this size requires a grocery store, liquor store, fruit and vegetable store and health clinics as well as access to a new elementary school
65. BETTER AND LONGER GYM OPENING AT OLD BARN, OSBOURNE CENTRE

66. Option 2 simply does not have enough usable open space. IT DOES NOT WORK. What is the UNOS to population ration for this option. It can be no where near the LUP minimum of 0.5 h / 1000 people. BUT, I like option 1.
67. i am not in favor of any buildings/structures being built that will affect the view/site of wreck beach, if this was at any other beach location you would be not be having this survey as the public would not stand for it.
68. housing--especially ownership and affordability for UBC people--and living considerations are much more important than the stadium itself. these homes will be lived in every day. the stadium will be used occasionally. make sure that you are creating enough affordable leasehold and rental housing for the ubc community FIRST, and only then worry about amenities.
69. I'm wondering if a gathering place for larger community activities might be needed: a church or an indoor concert hall....
70. school, traffic, medical treatment,
71. You need to stop Stadium Neighbourhood planning
72. It is disingenuous to say stadium VIP suites will be available to the community for studying and meetings. In what reality would this ever occur? Do not brand the stadium as a community recreation space when it is being built to serve the football team.
73. An Olympic Combat Sport and Martial Arts Centre would really fill a void in Recreation and Athletics on campus, in Vancouver and BC as a whole.
74. Community amenities are beautiful and well-designed in Option 1, for a community 60% of the proposed size. UBC needs to realize that being too greedy will kill its golden goose. Please reduce the maximum height of the towers to no more than 20 storeys.
75. 'Successful' cities around the world focus on people -- daycares, schools, sense of neighbourhood, transportation. The current plan has one element in place -- green spaces & pedestrian connectors (which is great) -- but no other core elements seems adequately addressed.
76. most the residences in the area will be families with young children, they need schools, day cares and shopping close by. the wesbrook mall area is already crowed and hard to find parking, with 5 more buildings completion in the next 3 years, there will be another 1000 families moving in, those families needs daycare and school too.
77. need more consult with neighborhood and communities
78. Leave the area as is.
79. Fix the public sphere first
80. THE COMMUNITY IS DOING JUST FINE AS IT IS CURRENTLY. TURNING THIS LAND INTO RESIDENTIAL ZONING IS ONLY GOING TO ADD TO THE EXPANSION AND CONGESTION UBC IS BECOMING
81. Your focus is not community it is making money and satisfying developers. Please stop.

82. With option 2, the retained forest should be both an area to experience nature and for kids to play. That is actually a key synergy. The compacted area around the existing ropes course could easily accommodate a natural play ground and some exercise equipment. The way the polygons are drawn suggests they are mutually exclusive. That narrow spatial representation masks the opportunities.
83. YOU NEED MORE RETAIL AND FOOD / RESTAURANTS
84. UBC needs a firm commitment and timeline on construction of a new elementary school before it starts residential construction. Also, facilities appropriate for pre-teens and young teenagers are needed.
85. I haven't met a single resident who cares that there will be a stadium there. Has UBC considered possible alternate placement?
86. We need a velodrome
87. what about schools?
88. We need: A public library. Community gardens. Woodworking Shop. Family friendly restaurants. Neighbourhood pub. Movie theatre.
89. Is this the place for a comment on parking? JUST in case it doesn't come up later in the survey, I must urge the BOG to not get tricked by the planners into thinking that in another few years no one will be driving cars and they will eagerly walk or cycle wherever they go. The stadium must have sufficient parking to handle the stadium events but, more importantly, the hundreds of persons who use the fields almost every day of the year. This problem will be greatly exacerbated if row housing is built along East Mall. And don't be lulled by the existence of the Thunderbird Parking Lot. A ten to fifteen minute walk is not realistic for the athletes. As for the non-athletes And need i comment on the rapacious parking charges. For example, the rates nearly doubles the cost of playing hockey. But that's another issue for another day.
90. Large grocery outlet. Consider some of the independents
91. Ensure that access to the Old barn community centre via a pedestrian friendly walkway such as what exists currently is maintained. Also, ensure there is provision for community gardens sufficient to support the % of population which is being added.
92. These plans are not going to meet the needs of 3000+ people. UBC needs to rethink these plans and make community an important part of the plan instead of density and thus more money for UBC
93. neutral work space (like a coffeeshop without privately owned)
94. Outdoor gym?
95. There is no discussion of schools in any of the materials I have seen. The schools will likely not be able to accommodate the increased population but new school plans are not solidified and any new schools are a long way off.
96. Ambulance, Fire service, Health & Dental Clinics, Parking availability. No community centre.
97. mostly that the amenities ought to be flexible enough to accommodate indoor/outdoor activities as in having adjustable walls for use in all types of weather

98. Not to disrupt the Botanical Gardens, views from Promontory, less traffic
99. The size and connectedness of the ecological area appears much better in option 2. The daycare also seems to be more widely accessible in option 2.
100. PERHAPS THE PARKIING AREA TO THE STADIUM AND UPGRADES TO THE STADIUM
101. All
102. Option 1 proposes to retain no forest and natural systems. I think a careful second look would identify a cluster of large red-cedar and an exceptional dominant Douglas fir that could be retained under option 1. Just needs a careful second look by the arborists and for them to collaborate with the planners. Thats a real missed opportunity.
103. Multi-purpose and Flex use spaces need to be available without high rental fees, otherwise they will remain mostly empty like the meeting rooms at Wesbrook Community Centre and the Old Barn.
104. Save-On-Foods is over-run at times of the year. We could probably use more than a mid-sized grocery store. It would also be wonderful to have a purely vegetable stand (akin to Kins Farm Market or other). We desperately need a new school. Norma Rose Point is over-full, parents are dropping and picking up children in the same family at different schools. It is far for a kindergarten child to bike to U-Hill, and there is terrible morning traffic at both current local schools.
105. Option 2 the whole thing
106. 22% of the Canadian population will be over the age of 65. The project does not address this issue.
107. Density and tower heights. Road Infrastructure is going to be inadequate.
108. Amenities that duplicate what we already have enough of - no more fitness centres. No more empty meeting rooms.
109. Medical/dental facilities
110. There are underused gym/fitness facilities in Osborne, Old Barn and Wesbrook CC. Don't duplicate what's already done and done w.ell.
111. Depends on heights
112. Option 1 has too much density and not enough nature.
113. daycares (2 new ones will NOT be enough to meet the needs of the 3000+ people added to the area, schools, communtiy gardens, impact on the Rhodo woods just to name a few.
114. I think that more than simply a shared fitness centre in the stadium and some parks, if you are going to put this many people (many of whom will be families) in such a small area, a full-fledged community centre (like that in Wesbrook) is an absolute must. The Old Barn is already insufficient in size for the Hawthorn Neighbourhood, and the Stadium Neighbourhood is far enough away from it and Wesbrook to need its own centre.
115. VIP suits of not available for the general community to use, anything that is specific access to varsity athletics

116. Multi-Purpose Space
117. Ecology and Natural Systems - you can't get it back once it's gone.
118. Fitness centre
119. There is no additional community centre, what will be the impact on the Old Barn and Wesbrook centres?
120. The over-use of jargon in these presentations. Anyone who's been on campus knows what it'll look like.
121. Local Shops. Must be local owned and managed
122. Multi-purpose Space and Flex Use
123. Adding another medium-sized grocery will not address the needs of everyone living on campus. I believe this research to be flawed.
124. Need to include daycare & after school space for children.
125. Fitness centre, multi-purpose space in stadium, parks and green space.
126. LEAVING THE STADIUM WHERE IT IS AND KEEPING THE LAND AS IS WILL DO THE COMMUNITY WELL
127. None
128. experience natural forests among the 120 year old Douglas-firs, at your door step.
129. Ecology & Natural Systems, Play areas, Daycare, Grocery, Family-friendly eateries
130. Grocery (Whole Foods), medical, coffee shop,
131. Shops and services. We need more sit-down restaurants, wine bars, etc. When my guests come from out of town we always drive to Kits for dinner and patio drinks. And we like BierKraft but are really tired of it being the only place to go.
132. Option 1 added commercial and the promenade allows for farmers markets on Sunday.
133. Shops and grocery
134. There are wonderful amenities already in place. The towers are for profit.
135. Day cares. A public plaza. Community Gardens. Stores that we don't have
136. All

137. Multi-storey buildings create gilded cages that are inimical to neighbourliness. Indeed, they foster loneliness and promote mental unwellness, such as depression. To ameliorate such a serious unintended consequence, amenities must be outside provided outside the buildings where people are free to meet and develop shared activities. A community centre has as role to play in this but because they provide programmed activities they do little to deal with the underlying structural problem. The amenities that are effective are those which empower groups of residents to fashion and control their own activities. I have already discussed this above. If I could suggest only three thing they would be a plaza like meeting area, a community garden (not the little square boxes that cry out "this is mine, keep out" but an acre of tilled, fertile soil (not necessarily within SNR but perhaps an acre of the fallow land in the so-called UBC farm), and a multi-purpose building housing, among other activities a woodworking, metal working, welding, etc. workshop.
138. Both Prefer option 1
139. Option 2 has good forest and natural habitat maintained, part of what makes living at UBC desirable.
140. Daycare is fundamentally important - maximizing the # of daycare spaces should be a top priority, given the demand. Grocery is also a good idea - providing another alternative to Save On Foods would not only be necessary but also possibly beneficial (competition may encourage lower prices).
141. student fitness centre, study space, local shops, green space
142. Ecology and Natural Systems
143. a well-balanced indoor (shops and flex spaces) and outdoor (green and sidewalk/open) spaces
144. Fitness space and local shops
145. Flex use
146. The area does not need more retail amenities. It needs to maintain green space.
147. Health and wellness. Local shops and services. Ecology and natural systems
148. Health & Wellness
149. Ecology and Natural Systems
150. Reduce the high rises and have less amenities...
151. The legend is so small I can't read it, so I have no idea.
152. Where will childcare be to accomodate this many new residents?
153. For safer pedestrian and cyclist connection between Hawthorne Place and Westbrook Place design an overhead bridge for pedestrians and cyclists, westward from existing roundabout, that uses the high banks on both sides of 16th Avenue.
154. We didn't move to this neighborhood for the amenities.
155. All aspects of the community amenities seem well thought and useful! I like the focus on shops and services to ensure the community has well, a community!
156. Natural and open spaces
157. A fitness centre as well as retaining as much of the ecology is important

158. No more commercial and residential construction
159. Local shops and services (second grocery store/like save on foods), health and wellness facilities (gym), green space
160. Indoor amenity spaces
161. Having more fitness facilities and daycares. Space for a grocer and deli would be appropriate.
162. Forest, Undeveloped green space, Flex Use, Fitness Centre, Multi-Purpose Sapce
163. Ecology and natural systems
164. More retail and health and wellness spaces.
165. shared space for projects such as wood-working, community gardens.
166. I like the outline of the local shops and services in option 2. I also like the large "play" area in option 1.
167. I like the green corridors in Option 2 but wish they could be wider and bigger. If they are well designed, these could be great places for kids to play and neighbours to connect. Maker space is great too, but better situated in Option 2.
168. Retaining forest in option 2.
169. Study space!!
170. more green space
171. PARKS ARE COOL BUT MINIMIZE CUTTING DOWN FORESTS
172. Fitness centre, grocery store, cafe, restaurant, study space
173. Flex space
174. Local shops - especially grocery store.
175. Is it really necessary to add more shops and services? The shopping area is very close.
176. The ecology and natural systems will serve the neighbourhood well if well managed and suitable retention of existing amenities take place.
177. Local shops & services
178. Strongly support flex use that includes "maker space", great to have retail in mid-campus (good for Hawthorn neighbourhood as well)
179. health and wellness, ecology and natural systems
180. Local shops, health and wellness
181. Ecology and natural systems
182. plenty of daycare spaces, large parks for a variety activities with differing space needs, proximity of commercial space to common plaza/activation areas
183. plenty of daycare spaces, large parks for a variety activities with differing space needs, proximity of commercial space to common plaza/activation areas
184. The housing amenities, STUDENTS desperately need somewhere to live
185. Shops and services can be accessed south of 16th and do not need to be located in the new neighbourhood
186. More supermarket, more public service

187. not all amenities need to be built. Leave the trees alone and you have an instant amenity that requires next to no maintenance. It is disappointing that C+CP seems to think that natural forest is in the way of what people need. There are researchers -- at UBC -- that could show them evidence to the contrary.
188. There are a lot of kids already in Hawthorn and there should be playgrounds and indoor amenities for them that go well beyond the family room at the old barn. Something especially could be done related to the athletics facilities where small children could also use the spaces.
189. Reduce shops and services. Many already nearby.
190. Local shops and services
191. Multi-purpose space. The campus has meeting rooms and study spaces like libraries. Invest in them and create more amenities designed for the people that live in the area.
192. As a student I don't see the multi purpose space being used as often as it is slightly out of the way. Additionally I wouldn't utilize the vertical play area in option 2.
193. The stadium is called 'Recreation' but realistically, community members won't be able to access it unless they pay to see a game. There are too many 'recreation' spaces on campus already that cannot be easily accessed by residents. So labeling is disingenuous. The 'play' space in Option 2 is too urban to be of much use to kids. It'll be busy and hard to let kids run around, especially if it's paved.
194. KEEP THE FOREST!!
195. Ecology and natural systems
196. We really could use a nice restaurant. There is nothing good anywhere on campus and this seems like a good spot.
197. All of it. Can't the Garden exist as an oasis within the never-ending encroachment of buildings?
198. Ensure no duplication of shops and services currently and/or potentially in place in Westbrook Village.
199. More student housing
200. Ecology, insure proper forest management
201. Health and wellness - Stadium size. Shops and services - Other options exist on campus
202. pick up/drop off for daycare (vehicles/no vehicles/loading zones?), parking access/bottlenecks at peak usage (designated merge lane after games?), bus drop off/access,
203. Need more mixed use development, central should be the goal for every building
204. I think there's a lot of potential with the community garden, so it's critical it has lots of space - and room to expand!
205. Hawthorn Place is a great neighbourhood. I hope that the Stadium Neighbourhood will become similar to Hawthorn rather than the busy Westbrook village.

206. Will there be more shady deals like the ones between UBC Properties Trust and Mahoney and Sons/BC Liquor?
207. Wesbrook Village is starting to feel like walking around a Disneyland for adults. Every inch is manicured or developed. Leave some forest and green space as natural as possible-- even a little messy!
208. Will grocery stores be expanded? Traffic will be a nightmare.
209. Need more daycares and after school care spots for a community this size.
210. Unclear what "flex use" space is actually for. Is this something the university will have priority use of or will community members have equal access?
211. Why is this colossal and complicated development needed? UBC needs to rethink its mandate. Preserve green space. The tree canopy in the Lower Mainland has been severely decimated with so much development.
212. I wonder where a future subway station might fit in this location?
213. Need careful planning to ensure amenities and retail are sufficient to serve population

Question:

What do you think about Option 1a and 1b building types and heights? Add your own:

1. tours less than 22 stories
2. Start an honest consultation by asking if one favor's development at all
3. Scratch development completely
4. No towers
5. I'm ok with high rises but I think they should be capped at 24
6. Midsize buildings maximum 4 stories
7. Taller towers located closer to East Mall
8. stadium noise and huge traffice
9. reduce the height of tower
10. no shopping, no enough public parking, no elementary school nearby
11. Max height: 65 meters/22 storeys as approved by Land Use Plan 2010 and BC government
12. Consult Musqueam Nation -- this is unheeded territory
13. Towers with a maximum heighs of storeys
14. 4 towers with a maximum height of 22 stories (no higher) (Option 1b reduced)
15. Maintain approved 993,000 sq ft of development
16. projected density
17. no profiteering
18. Keep stadium as is - save 50 million

19. Keep the neighborhood with low density
20. no more high buildings until schools for that amount of people is ready
21. Option 1b Overall
22. No towers at all at this site
23. No change to density
24. Nothing taller than current Land Use Plan
25. All towers are to south of stadium road
26. Closer to East Mall
27. Loss of urban forest next to 16th Avenue
28. no clear cutting
29. 6-8 story midrise in place of towers
30. Commercial strip along East Mall
31. Low buildings on the North side
32. lack of townhomes for faculty
33. Option 1a Overall
34. Only lower wood frame apartment is welcome. High rise buildings give residence then feeling of depression and anxious. UBC is a university, we won't be downtown, and busy city.
35. No towers higher than 20 stories
36. more consideration to overlook and buffers between the Botanical Garden (as you call it: Boatnical Garden)
37. 5 towers with a maximum height of 22 storeys
38. Less than 8 with limited space and infrastructure over 8 stories is not meeting goals of sustainability
39. Keeping to max 22 stories
40. 4 towers with a maximum height of 22 stories in keeping with the 2010 UBC Land Plan
41. Closer to East Mall
42. Taller towers to be set against East mall with descending heights toward Main Mall
43. Tall Towers on the east side by East Mall
44. Total sq ft 1.5 or 8
45. generous amenities
46. stop pretending you can build a forest
47. Shorter buildings located AWAY from south westerly cliffs
48. Change options to exclude any towers taller than 10-15 stories
49. No towers over 22 stories set out in the 2010 Land Use Plan approved by the Provincial Govt.
50. No new buildings over 8 storeys

51. total sq ft <1 M
52. no towers higher than 26
53. Tower heights are outsized proportional to infrastructure
54. nothing taller than 22 stories
55. actual affordable housing
56. Limit faculty staff midrises to 6 stories, add faculty staff housing on north side of Stadium Rd in lieu of market towers
57. discounting the value of 120 year old Douglas fir
58. 5-7 towers with maximum height what is currently allowable without applying for a special permit
59. land should remain as is with stadium in place
60. Have the same existing maximum height of 22 stores and small units to accomodate
61. Limit towers to 20 stories, locate closer to East Mall
62. Buildings adjacent to Botanical Garden
63. DO NOT BUILD TALL TOWERS
64. Retain existing mature Douglas-fir to enhance resident interaction with native flora and to experience a maturing soon-to-be old-growth forest right in campus
65. Tree retention south of the stadium - min. 30m
66. Loses existing large conifer grove adjacent to 16th Ave (Ropes Course)
67. the package of land should not be developed
68. Faculty housing?
69. Towers exceeding 22 storeys
70. Please don't soil the view from Wreck beach
71. Any towers limited to 22 storeys
72. Maximum tower height 22 stories
73. Reduce amount of 6-8 storey buildings overlooking Botanical Garden
74. stress long term ecological sustainability versus long term \$ investments
75. Lack of community amenities
76. Do we need this?
77. No high rises (10+ stories)
78. Clearing of forest along 16th
79. Density density density
80. More towers
81. allow only shorter towers
82. The Botanical Garden needs a buffer of trees shielding the Alpine Garden from development. This is crucial!!
83. limit all construction to 6 stories

84. REDUCE density; choose lifestyle over finances
85. More housing!!
86. reduce \$ to endowment thereby reducing need for luxury condos in tall towers
87. Land is returned to the Musqueam, to whom it belongs. UBC pays reparations for a century of squatting on other people's land. Reconciliation means giving back what you stole, settlers.
88. Super high density
89. 4-6 storey buildings
90. limit to 2000 residents
91. destruction of native habitat
92. 8 story buildings block sunlight and should be labelled high rise
93. leave stadium at current location
94. REDUCE tower height; don't go higher than existing buildings
95. Building heights, density similar to Hampton Place
96. No towers higher than 22 storeys
97. C+CP combining known undesirable "features" with the option that saves trees -- this is plain and simple manipulation of the community and C+CP should be ashamed
98. Mostly lower buildings
99. Affordable housing spots for students
100. maximum housing possible
101. Prioritising UBC faculty and staff over investors!!!! UBC
102. Limit towers to existing codes aka 22 storeys
103. Removal of trees and C+CP attempt to disguise removal of trees with phrase such as "new forest"
104. No development in this area at all until appropriate infrastructure is implemented, i.e child care, expanding roads
105. Affordable condos and townhouses for UBC faculty and staff to buy
106. build the most possible density!
107. Keep original trees

Question:

What do you think about Option 2 building types and heights? Add your own:

1. East mall plaza area allows for better flow between park and Stadium neighborhood
2. Stadium further north, with better connection to the rest of the park
3. Do an honest consultation asking residents if they favor ANY development
4. No development
5. Towers should be capped at 24
6. no space for daycare, school ages kids

7. taller towers located closer to East Mall
8. Keeping Forested Areas
9. reduce the height of the tower
10. traffic jam
11. Respect government approved land use plan -- current plan serves real estate industry interests only
12. Scrap this development plan completely until an honest consultation has been completed
13. Build schools and transit to accommodate population growth
14. Keep all towers away from Roudorendron Wood
15. Do not imperil Rhodo Woods by developing too close
16. projected density
17. Keep all towers less than 22 stories
18. Keep the neighborhood in low density
19. No change to density
20. No towers at all at this site
21. STADIUM ROAD is not moved to accommodate towers north of it
22. Closer to East Mall
23. Focus of density should be at East Mall and 16th
24. Should be no tall towers
25. Shorter buildings or taller buildings further east
26. 1.5 or 1.8
27. Water supply is privately owned
28. stadium to west next to botanical garden and place the 6-8 story midrise buildings next to east mall.
29. lack of townhomes for faculty
30. Option 2 Overall
31. No towers higher than 20 stories
32. 5 towers with a maximum height of 22 storeys
33. Max 22 storeys
34. All towers are a maximum of 22 stories in keeping with the UBC 2010 LAND USE PLAN
35. Closer to East Mall
36. Should be closer to East Mall
37. Change options to exclude any towers taller than 10-15 stories
38. No towers over 22 stories as set out in the 2010 Land Use Plan approved by the Provincial Govt.

39. 1M sq ft
40. trash Option 2
41. There is a concern that this density is unsustainable.
42. Keep Stadium Road where it is
43. no luxury towers
44. Locate additional Faculty Staff midrises between St John's Hospice and Main Mall instead of towers
45. Locate towers on East Mall
46. package of land should not be developed
47. Remain as is - stadium only
48. Towers exceeding 22 storeys
49. Buildings adjacent to Botanical Garden
50. Stronger buffer between stadium and mid rise.
51. Chopping down the trees
52. Retain large conifer grove (Ropes Course)
53. emphasize care for ground water and long term ecological viability of environment
54. More space between mid rise buildings to encourage community, space for kids to play
55. Affordable for faculty?
56. No high rises (10+ stories)
57. Retention of forest along 16th
58. We need density for STUDENTS AND STAFF
59. towers no taller than 22 storeys
60. Super high density
61. 4-6 storey buildings
62. get rid of the stadium
63. I appreciate the attempt to preserve and enhance habitat and ecological connectivity
64. Walking areas around Botanical Garden left alone to maintain quality of life
65. keep the scope as 2010 Land Use Plan
66. Forested area next to community garden left untouched
67. no high density development at UBC campus
68. Smaller towers AND keep the trees to the south
69. Keep original trees

Question:

Anything else to add about building types and heights?

1. I am totally opposed to any towers over 22 stories in height in any of the two options for the Stadium Neighbourhood. The Stadium Neighbourhood development should not have towers over 22 stories as in Option A with 5 towers and 3 of those towers exceeding 22 stories (24, 26 and 32 stories) or in Option 2 with 3 of the 4 towers exceeding 22 stories (27, 31 and 36). The towers heights should be kept at a maximum of 22 stories in keeping with the 2010 UBC Land Plan and should not be changed to higher heights or densities of population. All other UBC neighbourhoods do not have towers exceeding 22 stories. We did not move to UBC last year to live next to a congested area with towers of 26, 31 32 or 36 stories in height which is reflective of what is in downtown Vancouver not in a green space at UBC. It seems to be me that the density of population proposed for the Stadium neighbourhood with multiple towers exceeding 22 stories and doubling the UBC Land Plan maximum of 900,000 square feet reflects a cash grab by the UBC Board of Governors not simply to pay for the replacement of the old stadium and to fund the endowment for the university by destroying one of UBC's neighbourhoods in sharp contrast to any of the other UBC neighbourhoods. Why is the Stadium Neighbourhood having to bear the brunt of over building, density of housing and population by increasing the square footage to 1,800,000 square feet and with multiple towers higher the 22 stories. We certainly would not have bought a condo in the Hawthorn Place neighbourhood last year if we knew that UBC would be effectively destroying the green space, community feeling and current density beyond the presence of low rises of 6 to 8 stories here.
2. No luxury condos, more affordable (leasehold) for staff, faculty and key workers (teachers, nurses)
3. Building heights should not be more than 22 storeys.
4. The proposed tower heights are absolutely ridiculous. They will block light, be eye sores, and contribute to incredible congestion in an area that is not designed to handle high volumes of traffic.
5. Prefer no high-rise buildings in this area. Both options here will result in highest density in great Vancouver. We don't like UBC neighborhood to be like Downtown Vancouver or Metrotown.
6. 6-8 wood frame apartment is best for that area. We want quiet and nice livings environment.
7. Towers over 20 storeys high are not what campus should be distinguishing itself for and are much more suited to municipal centres, such as downtown Vancouver.
8. 36 storeys is way too tall
9. hight limited to 22
10. the towers are too tall and too many. there should be fewer of them and no higher than treeline. faculty need townhomes--midrise rentals do not recruit or retain. market towers looking down on faculty/staff rentals is a terrible idea. why not put ubc people first?

11. Higher Towers will significantly impact the morning sunlight on main mall walkway to the north. The existing community garden east of Rhodo forest will have zero morning light.
12. No more taller buildings
13. Please don't make UBC from an academic university to a real estate developer.
14. Living in tall buildings is correlated negatively with social cohesion and development of children. Stick to the approved building heights in the Land Use Plan.
15. To even consider building 32 to 36 story building is unconscionable. The Promontory is 18 stories and you intend to double the height? You should give your collective heads a shake!
16. no high rise building
17. no more high buildings untill schools for that amount people is ready.please make a plan respect the 2010 rule of provincial government
18. Low density; All towers with a maximum height of 22 storeys
19. This is ridiculous! Totally inappropriate for UBC, and not conducive to community building! You have nowhere the needed amenities to service such density. And you are building this on an earthquake zone! What about parking for projected number of residents? Are you going to have the wealthy look down on the poor faculty and staff? Have you consulted the Musqueam about this insult to their land?
20. Keep them as low as possible regardless of final option chosen. If you are at Botanical Gardens in particular, the last thing you want to see in your view are condo towers.
21. I don't think tall towers are the best option for this site. In contrast to the surrounding green area, I fear that the tall towers would stick out. Instead, I think midrise is a better option
22. The proposed new development disrespects a government approved land use plan. All resident consultation indicates that there is strong opposition to the aggressive proposed height of 32-36 storeys. Faculty/staff on South Campus are already moving/leaving due to the sense of overcrowding. The long-term liveability and attractiveness of UBC is at stake, so results from consultation should be respected (instead of increasing proposed density and tower heights).
23. Make the buildings mixed use (with the possibility of adding some office space)
24. It will turn the Stadium neighborhood into a 2nd downtown, and residence, event visitors, will nowhere to park their cars. it is a really long walk from Thunderbird parkade to here
25. It would be interesting to see if the difference between 32 and 36 storeys is really noticeable from the ground. I imagine that above 20 storeys or so, there are some shadow impacts, but the "feel" from the ground is the same and the benefits of more housing are greater.
26. Should minimize visibility from surrounding areas, such as parks and beaches.
27. Any student residences? Student numbers are on the rise
28. I think anything over 22 or 24 stories is too high for the neighbourhood.

29. No buildings would be my preference.
30. max height 22 stories
31. do NOT build at all!!
32. Mid rise should have ground oriented townhouse at grade, narrow width to maximize the number of units.
33. I am opposed to any towers in the Stadium Road neighbourhood, which in my opinion should resemble Hawthorne Place. At a minimum, no towers should exceed 22 storeys.
34. Overdevelopment of land at UBC has become UBC Properties Trust mandate to make ever square inch revenue generating. Some land should not be sold and this property should remain as is - stadium only
35. I absolutely without reservation DISLIKE any building more than 15 stories.
36. position tall buidlings near existing large Douglas-for to enhance canopy ecosystem services and effect of living with nature.
37. DO NOT BUILD TALL TOWER - IT IS VERY CLEAR THE RESIDENTS HERE DO NOT WANT THIS
38. Why would UBC want to diminish the view and placement of the Reconciliation Pole (looking south from UBC) with highrise apartment buildings alongside it in the background? Also, the green corridors won't thrive as community space if they are in the shadow of tall buildings most of the year--they'll be dark, damp walkways..
39. Do not exceed 22 storeys. They are ugly when they are taller than the trees. Do not destroy the natural look of green environment by allowing these concrete blocks peer out from the trees as they can be seen from far away.
40. 36 storeys are way too tall for the UBC and Pacific Sprit Park environment. 23 storeys should be the maximum height.
41. The towers in this scenario are simply too large. I moved to UBC for a peaceful environment, not to live surrounded by towers like downtown. I have no problem with stadium neighbourhood as a concept. I take great exception to UBC's attempt to cram as many people into one small area as possible. We want neighbourhoods, not highrises.
42. Require more commercial for the quantity of people
43. stick to the oiginal OCP Maximum height of 22 stories
44. Research confirms that tall buildings are bad for children and socially isolating
45. Both options have significant impact on neighbours already in place, on infrastructure such as schools, traffic, policing, fire, ambulance services. Neighbours might be more positive if infrastructure issues were addressed in the plan.
46. Extreme density has a negative effect. Especially as a long-time Botanical garden volunteer, the aesthetic of UBC is being destroyed. It is my Alma Mater, and it is not going to maintain a comfortable and sustainable size. I believe large towers will be inadequately served by cramped transport and road access.
47. Please avoid towers and if not possible limit them to no more than 20 storeys

48. There should be no buildings higher than, say, 26 storeys. To achieve more faculty/staff space, look elsewhere ... e.g. the former student family housing lands in Acadia
49. Option 1 better if height issue can reach compromise
50. Wesbrook Village is considered an international success and does not feature these large high towers. Part of what makes it work is the human-scale buildings
51. Towers higher than 10-15 stories completely detract from (or preclude entirely) "liveable" communities. I just don't see the need to put such density anywhere on campus, especially in such a small area that is not at all well served by either road infrastructure or transit. It will be a nightmare for both those living there and those living/working in adjacent neighbourhoods on campus (Wesbrook village is already proving this true, with only a portion of the slated towers complete). The motivation to generate profit should be secondary to the creation of a liveable community, which is the university's stated goal, at least rhetorically. Why not build only 6-8 story buildings?
52. Please do not make tall buildings which are visible from well used beaches nearby. For many people of ALL financial & professional backgrounds this is the only place to escape the imposition of our growing city. Please respect these areas for the vast community they serve & support.
53. What are the consequences/ trade-offs of 22 vs. 36 story building? They are just numbers to me. Why are these numbers selected and not a middle of the line for both?
54. I strongly disagree with the idea of putting that many people into such a small space and having towers of that size in that area. There will be massive impacts on the Rhododendron Woods, the community gardens, the level of traffic in the area, etc.
55. Kindly acknowledge the visual and contextual impacts of these buildings on the Botanical Garden and other prominent landscapes (existing forested areas). This idea you can take down trees and re-build a 'forest' is BS.
56. Nothing over eighteen stories
57. Heights should not exceed 22 story's. Current land use plan should not change.
58. Build the buildings (all of them) to the highest standards possible to mitigate noise and intrusion and keep the stadium to a maximum of 5000 spectators and limit concerts....
59. I live in Promontory and don't like any suggestion of tall towers any where near my building to destroy my view

60. The tall towers proposal will dominate the area skyline and detract from the community feel of the campus. Human-scale (lower) buildings are more consistent with the campus character, and create a better social atmosphere. UBC is a campus, not a subdivision, so different considerations apply. The tall towers also break previous agreements regarding sightlines to Wreck Beach and the breakwater. The Beach is internationally recognized as an urban jewel BECAUSE of it's privacy and visual isolation. Any building that intruders on these sightlines will DESTROY its unique serenity. It will also damage UBC's reputation for being ecologically aware. Publications around the world will note the failure to protect the unique heritage area right on its doorstep. Please do not let development value (money) and expediency take precedence over environment. Protecting these sightlines benefits all future UBC students and generations of Vancouverites. It's the right thing to do.
61. I urge you to stick to the already agreed upon Land Use Plan which limits tower heights to 22 stories.
62. Feel 32-36 stories not appropriate for campus
63. Plan for just 4 towers of 22 to 26 storeys
64. 36 stories is waaay too tall. Should be maximum of about 22 such as over at Wesbrooke village
65. Development should fit in the existing community, no high rises.
66. Worried about "Metrotown" feel with tall buildings, shadows and wind tunnels
67. Recruiting excellent faculty also depends on housing affordability; instead UBC Board of Governors privileges investors
68. When people think of UBC, they think of a beautiful green campus. Not concrete towers. Both plans are absurd. One destroys a large group of trees; the other calls for towers that will be out of place and for which the infrastructure is not there to support.
69. I would like to keep the building max height 22 storeys like in south campus
70. All building heights should _stay within the maximum height limit allowed by the current Land Use plan.
71. No more high-rise buildings in stadiume area.
72. To frame the creation of taller towers as a way to create affordable housing is perplexing. A 36 story high-rise facing the ocean will be a full of luxury suites that neither faculty/staff nor typical students can afford. High-rises are inappropriate for families and this push to create them on campus is short-sighted.
73. 8 story buildings are as oppressive as 22 story buildings, often with an even larger footprint. 6 story buildings in Westbrook Village are surprisingly dominant. 22 story are "preferable"
74. build as big as possible. we cannot afford to use a given footprint for anything less than maximum height!
75. PLEASE, PLEASE, PLEASE reduce density; reduce height of towers. Think congestion, traffic, noise, parking. These preposals are destroying UBC's charm.

76. Will need to take careful consideration of shading to the Botanical Garden and UBC Farm with very tall buildings.
77. too much shading on Hawthorn by 32 and 36 story buildings. please limit to 6 stories.
78. High rises are a huge disruption to infrasture, school capacity, grocery stores, traffic, neighborhood vibe. It's basically downtown. We chose UBC for a reason and stayed away from downtown for a reason.
79. I dislike the super high density/high towers and the intension to build considerably more square footage than allowed by the current land use plan.
80. Put green walls on the buildings. Make the buildings a habitat for other species as well as apes.
81. The taller you build, the deeper you need to dig. Tall towers require deep pits which will play havoc to ground water and greatly increase risk of losing plants in Botanical Garden and trees in rhododendron woods.
82. MAKE STUDENT HOUSING ACCESSIBLE AND AFFORDABLE TO ALL INCOME LEVELS
83. I'm concerned about the shadowing effect on the Botanical Garden of proposed buildings
84. I like the reduced park-size on Option 2 -- I know greenspace is often at a premium but I feel we are wel-served for greenspace on south campus and I'd prefer to see natural forest retained, with buildings a little more spread out on the the site is order to increase variety of buildings as well as space between them.
85. I definitely think that taller is better, as they will provide more units per land area used. With adequate soundproofing and curtains, noise and light shouldn't be too much of an issue.
86. I'd prefer to see shorter towers overall. To avoid disturbing the overall landscape
87. The current proposed at option 1 is good. The area can accommodate more residents with some infrastructure improvements.
88. We need density and rooms for STAFF AND STUDENTS. The most important thing is housing. Parks and etc can wait but having a place to live cannot.

Question:

What do you think about Option 1 public realm and ecology? Add your own:

1. How about painting a clearly visible line in the middle of Stadium Road
2. Straighten and widen Stadium Road
3. north-south green corridors
4. LOW green buildings
5. likely damage to Rhododendron Wood
6. Do not shade with tall towers, or dig deep underground pits next to, Rhodo Woods
7. Retain as much of existing tree stand as possible
8. no clear cutting
9. a similar linear recreation park along main mall in tandem with the stadium field
10. too many buildings

11. Main Mall pedestrian only
12. Children's playground
13. Any green space is good
14. Commercial strip along east mall to provide both amenities and services
15. Keep green throughout campus, parks are nice but green along pathways while walking to and from is how must people interact with green space (possibly less good for biodiversity?)
16. plaza-like space, large enough for multiple activities, adjacent to coffee shop, wine/beer vendor, not part of walkway and absolutely no vehicles
17. Cramming spaces
18. Blocking natural views
19. UBC will replant trees by the stadium and anywhere currently existing trees are removed or damaged
20. Leave stadium where it is and not develop area further
21. Land should remain as is and not be developed into a fake utopia
22. Campus as a Living Lab
23. Clearcut of most trees near W 16 Avenue
24. loose large conifer grove (ropes course)
25. Plastic ecology
26. Beauty strip
27. Cutting of forest along 16th
28. Focus on housing
29. East - west connection to fields (and daycare, elementary school, future acadia neighbourhood)
30. Remove the stadium entirely, and replant that area as forest.
31. Loss of forest on south of stadium. You are creating 'new habitat' but how does this compare to the old habitat that you are cutting?
32. Lack of green space and areas for kids to play right around the mid-rise buildings. Green space is nice but not at the expense of cramming all the building together.
33. Deforestation of current trees
34. Don't tear down the trees
35. Keep as much forest as possible
36. large urban plaza without the stadium
37. Maintain the distinct UBC residential quality of life rather than the Yaletown facsimile proposed.
38. One lives at UBC to be close to natural, wild, untouched forest and green space
39. This plan is unacceptable

Question:

What do you think about Option 2 public realm and ecology? Add your own:

1. Leave the area as is.
2. Space for walking in the woods
3. rainwater connections to outside neighborhood
4. north-south green corridors
5. Add daycares, school, and trust to plan
6. There is no such thing as eco-density. Cap density at 2000 residents.
7. We want the nature park and quiet area, we don't need so many human made plaza. That's called nature UBC, not downtown city.
8. Main mall pedestrian only
9. Use East Mall for tall buildings
10. Use east mall for tall buildings
11. Green is key.
12. More plantings of native species
13. eliminate Option 2
14. Noise and crowds
15. Leave the land undeveloped as is
16. Keep the stadium and leave the land alone
17. 40% reduction of forest along W 16th Avenue
18. Access to stadium underground parking from East Mall.
19. Two 6 -8 storey frame buildings overlooking Botanical Garden
20. Grass is green
21. Retention of forest along 16th
22. Focusing on student housing instead of game day celebrations which are unimportant to UBC
23. I like that the buildings are better interspersed with green spaces. People can see trees from their houses instead of looking into each other's windows
24. Forest #1 should be able to landscape that space better so that it is more inviting, like the rainwater garden in the other scenario.
25. Keep the forest in tact
26. Don't tear down trees
27. remove the stadium
28. Rainwater management system
29. Maintain 100% of the forest.
30. this plan is absolutely unacceptable

Question:

Anything else to add about the public realm and ecology?

1. Need a children's playground
2. Sadly, believing that UBC can harmoniously blend residential living with a large athletic facility shows a complete disregard for reality. At present, the current recreational facilities (namely, the fields along East Mall) already put undue pressure on local neighbourhoods regarding parking and noise. The lights at the new fields along East Mall are incredibly bright and will be a nightmare for anybody living in their vicinity. The additional traffic and noise is bound to create conflict.
3. Both options will change the current ecological environment.
4. UBC is a university, make money is not the purpose, students learning is the first priority. So many high rise buildings give students stress and depression, how can they calm down to focus in academic study?
5. both plans are fundamentally flawed because they try to cram too many people into too little space. these plans will harm the local ecology and make for cramped living. cut out all of the market luxury leasehold and save more space for the ubc community.
6. My child want to tell you don't cut any aged forest tree.
7. Both options mention new forests and retained forests, but why not provide the actual amount of "forest" in each option to compare? Also, I am disappointed that there is not mention of potential impacts of towers on Rhododendron Woods (shading, increased traffic) and Hawthorn Community Gardens.
8. Very tall buildings will undermine efforts to retain the local ecology. Limit building heights to <22 stories.
9. 30 and up building stories is ludicrous. You people want to build a neighborhood? You have gone the opposite direction.
10. More community amenities
11. How noisy is this going to be on game days? Why are you building a Stadium in the middle of a residential area? Stupidest idea I've seen in a long time.
12. In option 2 with saving existing forest, it has evolved into a "fake" type forest anyway, better to repurpose and just acknowledge that you can't have a "real" forest in an urban setting.
13. Both options violate previous land use plans, and disrespect residents concerns about tower height, and the lack of consideration for infrastructure implications (day cares, school for ca. 400 additional school-aged children, transit for non-UBC staff moving into market housing).

14. I like the well-being focused areas from option 2 (basketball courts, fitness areas/circuits) and would love to also see a space dedicated to dogs/pets. Also, the connections to the other spaces are really cool. I like the north-south green corridors a lot, as well as the connections between the area south of the stadium, the botanical garden, and the rhododendron wood. I would like to see the ropes course preserved or re-constituted in some form if the green space along 16th is not maintained in full. Also, I feel that the smaller park bordering the southern green space in option 2 might not be as comfortable for some people at night. They could feel that a smaller space puts them closer to danger when they can't see what/who is coming from or hiding in the woods.
15. Don't dislike the green space in Option 1, but preservation of the forest is MUCH preferred in option 2. Minimizing disturbance of intact ecosystems is a key way where UBC can show it's committed to it's role as a sustainability leader. Large celebration plaza areas aren't the best use of space because events, such as the game day celebrations example provided, use them such a little proportion of the time.
16. I think it's better to have a larger open park space away from buildings (helps with noise issues, gives more options for the space)
17. Leave the area as is.
18. parking not clear
19. you are taking away nature but represent it as retaining!
20. I am opposed to clearcutting the natural forest along W 16th Avenue, even if some of it is replaced with much younger, often non-native trees. Any impacts on the Botanical Garden should also be entirely avoided.
21. A fake utopia and calling it sustainability is not right. This parcel of land is special and should remain as is. Keep the unique stadium in place and leave the land alone.
22. Public realm at UBC is not to be confused with public sphere, which the BOard of Governors clearly opposes.
23. UBC will need to show much more care for the maintenance of the new habitats--the South Campus spaces started out nicely but with the ongoing construction the waterways have been neglected and there is less wildlife, fewer birds.
24. I am in favour of green space between buildings and a neighbourhood park. Looking to the existing Main Mall walkway, it's a very active hub for walkers/exercisers/badminton players/kids to play. But so is the park by the old barn. There we find more space for a pick-up game of soccer, read under a tree, or engage in a function put on by the community centre. It's a dream to call the treed area adjacent to the stadium in option 1 a 'forest or habitat'. There is no way any type of forested area will survive the extensive digging that will happen to create the stadium.
25. Nothing should be built to focus 'only' on game days. This creates urban wastelands. Both option 1 and 2 need Community Gardens - they are wonderful community conectors. The Botanical Gardens should be saved/incorporated into these plans.

26. The public realm must include so-called amenities which are spaces/buildings where residents can plan and pursue their own activities and which should be stand alone and not associated with any particular residential complex; examples are a multipurpose building suitable for table tennis, quilting, stamp collecting, lounging, discussions, reading, woodworking, movies, etc.
27. It's important to leave the natural habitat as much as possible and when replanting gardens and so forth, it's best to choose native species. Retaining existing forest makes the most sense for a sustainable neighbourhood and retains the look and feel of UBC that makes it so well loved.
28. I am worried about the impact of all these towers on Rhodo wood and the botanical garden. I feel that the ecological impact on the woods in particular have NOT been addressed.
29. All of these proposed public realm plans will be insufficient if the population density is too high (i.e. if large towers are allowed).
30. Green along walk ways that students can experience without try (like going to a park requires).
31. The forest should be protected, and that includes the impact of shading from the large buildings and the anticipated impact of more people going into the area
32. It seems to me that there could be a large number of people in the smallish area - ?
33. I much prefer the more intimate green spaces around smaller residences. This is more suitable for socializing and creating community than fewer, larger spaces.
34. I am not satisfied that the impact on Rhododendron Woods has been properly addressed.
35. Seems to minimize public spaces, less interesting features than earlier option. Urban plaza would be a gulag most of the time
36. Is there any indication whatsoever that the people who will live here will care about "game day" and that anything is integrating with the sports field? The idea of "new forest" is bizarre. It is shocking and disappointing that C+CP wants to remove an existing forest that is home to so many species and then try to trick the community that by building a "new forest" everything will be OK. Also, please stop with the rain water features. How did that work out on U Blvd? How many millions lost on maintenance? All those plants that had to be replaced? The biannual power washing? Are you really going to repeat that again?
37. Keep the public realm and ecology as it is now.
38. Protect the current ecology. There are already enough public realm opportunities nearby. Hampton Place does not have public realm opportunities, but this is fine and the opportunities for forest access and shopping in the area is totally adsequate -- and preferable.
39. the plaza for game days must be the focal point and should be large
40. it is extremely important to maximize our retention of ecological habitat to enable our commitment to our biodiversity, climate, and ecological well-being principles at UBC

41. save the trees, rainwater park and new trees sounds good,
42. I don't like this massive development , uts turning UBC into downtown. Purely revenue driven and not neighborhood focused. High end high rises don't solve affordability crises, but exacerbates it. Vacancies and investment properties are all you gain. At the expense of the natural habitat. Very sad.
43. I like interspersing buildings within the green space, because it makes it seem less like a concrete jungle both for people outside the buildings and those living inside looking out. The real problem here though is the high density. Ideally we would reduce the density, which would leave more space for both green space between the buildings and a dedicated green park to get away from the buildings. I would even be in support of one tall building to achieve this.
44. Leave existing forest alone. You've cleared enough of it already. You can't keep clearing forest & call it 'sustainable development'.
45. Can the interests of the green spaces in this new plan and those of the Botanical Garden be more effectively integrated?
46. Like to see 60% forest retention and small "intimate" park. Not sure if the linear park along Main Mall will get much use...? And I like the urban plaza on a corner along east Mall for higher visibility during games/events while also not encroaching as much on the residents.
47. Much prefer the green space layout in option 1, along with strong east-west connection. Dislike Stadium Road bisecting the neighbourhood in option 2.
48. Focus on sustainability and green space. Game days do not matter.

Question:
What do you think about Option 1 street connectivity and access? Add your own:
1. Leave the area as is.
2. Prefer you not narrow the mall nor block 16th flow
3. multiple access for residential/mixed use parking
4. removal of central median on East Mall
5. Add UBC-standard/quality daycares to plan.
6. close stadium road at main mall maintain traffic access from east and west mall
7. loss of tree stand
8. Parking access to residential buildings on Stadium Road
9. Connectivity is good
10. Reduce capacity on W 16th Ave, to eliminate speeding drivers and dangerous traffic
11. pedestrian/bicycle/skateboard overpass or underpass across W 16th to Wesbrook Village
12. I don't think the east-west pedestrian promenade will be well used. This should be reconsidered/amended.

13. They type of commercial along East Mall is really important, otherwise it won't draw users. A library would be ideal - these are the most widely used amenities in all of Vancouver.
14. Deal with the people slowing down / partially pulling over in the bike lane on East Mall to drop kids off for team sports
15. Non-residential parking access restricted to 16th Ave stadium and East Mall
16. Retail located primarily off vehicle-accessible roads, not on Stadium Road
17. Leave the land alone - NO DEVELOPMENT
18. STADIUM CAN STAY - LEAVE THE LAND ALONE
19. No planned bike lanes? Accessing UBC Farm/Save-On etc is already difficult on bike from Hawthorn given heavy traffic on East Mall and 16th. This needs to be better thought out, especially if you are going to narrow East Mall. Better option would be to put in separate bike lanes on East Mall?
20. No route to access local schools - crossing East Mall and 16th is already very dangerous for kids walking or biking
21. Do not develop this area
22. Leave trees in tact
23. Favor open space over commercial development.
24. No new traffic circles constructed. Pedestrians hate them.

Question:
What do you think about Option 2 street connectivity and access? Add your own:
1. stad rd main road
2. Leave the area as is.
3. slow speed shared street
4. Add UBC-standard/quality daycares to plan.
5. What are transit plans?
6. Impact to Botanical Garden operation space
7. Stadium road should be moved to the south and enlarged
8. So long as the retail is at the East Mall end
9. Don't like heavy traffic on Stadium Road
10. eliminate Option 2
11. DO NOT DEVELOP LEAVE AS IS
12. LEAVE STADIUM IN PLACE AND KEEP LAND UNDEVELOPED
13. Community amenity building integrate into stadium.

14. Lack of bicycle routes - ideally need separate bike paths away from pedestrians and traffic
15. Increased traffic along East Mall especially with parking accessed there will make it hard for bikes to access South campus
16. Smaller buildings are ok
17. High rises are disruptive to the neighborhood feel
18. Ensure adequate blvd. space between road traffic lanes and pedestrians for safety and enjoyment.

Question:

Anything else to add about street connectivity and access?

1. Stadium is a steep and putting lots of traffic would cause vehicle emissions close to residents and pedestrian traffic
2. Buses going down Stadium Road - seriously? It's hard to trust that UBC will provide adequate streets and connectivity considering how bad they designed the South Campus neighbourhood. They took an opportunity to design something truly world-class and cutting edge, and delivered a poorly designed neighbourhood with terrible streets and absolutely no accommodation for cyclists. What a shame.
3. do not destroy the tree stand. open it up to pedestrian access.
4. keeping east west vehicle traffic through stadium road minimized is important to maintaining main mall as a pedestrian through way.
5. pedestrian crossing light on Eagles Drive at East Mall,
6. Need to anticipate and plan for a dramatic uptick of traffic along 16th and East Mall. The planning (or lack thereof) seems like wishful thinking. There's no way the existing roundabout will suffice at the bottom of Stadium Road.
7. What about disabled people who can't walk or cycle? Where is the parking? What happens when all the mothers want to drive their kids to three different schools all at the same time? Car shares won't work then!
8. Keep parking stalls for retail and market housing to bare minimum. The campus is already experiencing grid lock. If you build several hundred new parking stalls that will add several hundred cars to footprint.
9. Stadium Road and East Mall are grossly inadequate to handle the level of traffic required for this size of development. The solution is NOT to increase the capacity of these access points, it is to reduce the target maximum population down to a reasonable level by reducing the maximum tower height to no more than 20 stories, which is already quite high.
10. Neither plan discusses transit options; neither plan addresses increased need for daycare and school spaces assuming the new development will host several hundred children (10-15% of 3,500 new residents). If residents cannot find schools/daycares for their children, this will be a major drawback for UBC staff and other prospective families, and may disproportionately attract single households, investors, and residents without children.

11. Include option for some office space in the buildings
12. I think sometimes it is harder for bikes, cars, buses, and people to all share the same space. It would be great to have a community shuttle route that runs through the neighborhood, and to ensure that the major bus routes have stops that are easily accessible from the neighborhood. I would like to see some dedicated bike lanes, and traffic calming to prioritize pedestrian safety.
13. The east-west promenade may not be the most useful, as people on campus tend to spend more time going north-south, as majority of campus buildings are to the north. It dedicates a large amount of space to this promenade that could likely be better used.
14. Leave the area as is.
15. I am opposed to buses (other than community shuttles) operating in the neighbourhood. I also oppose the narrowing of West 16th Avenue and/or East Mall, which would cause increased congestion and pollution (as now seen on Wesbrook Mall).
16. DO NOT DEVELOP THIS LAND PACKAGE - IT IS UNIQUE AND SHOULD BE LEFT AS IS
17. These options do not take into consideration the impact of the market housing towers on parking and traffic--why restrict only faculty/staff parking? Also, locating retail on Stadium Rd would cause congestion--look at the poor traffic circulation in the Wesbrook Village shopping area. Even locating retail on East Mall would require heavily restricting on-street parking/stopping to manage congestion.
18. I'd like to see a minimum of road access in the new community. Stadium road provides possible access to most underground parking areas.
19. Need more access to the residences, can't have ALL the traffic coming in and out of one entrance/exit
20. There is already a ton of traffic trying to get through the circle at 16th and Wesbrook, yet it sounds like you may be planning to make 16th smaller than it currently is. I'm very concerned about this new neighbourhood adding many, many more cars and vehicles to what are already crowded, heavily used streets and making access to the entire south campus area a lot more problematic.
21. Scrap option 2 altogether.
22. Option 2 steals much needed open space for the sake of some sketchy trees in a pretend forest.
23. Part of the scope of the project should include changes to W 16th to reduce the throughput and increase access for Pedestrians and Bikes. For example, separated bike lanes would be a good change
24. I feel like there is enough commercial space on campus. It's an academic environment. There's not need for shops and restaurants everywhere.
25. This plan appears grossly insufficient for both road infrastructure, parking, and transit, given the proposed population density. Once again, the terrible experience of Wesbrook Village (far too narrow streets, far to little parking, considering vehicle traffic, density, and lack of transit) should serve as a warning.

26. Major concern with traffic, buses and pedestrian mix on Stadium. Many cyclists use Stadium
27. Not sure where parking fits into this and how realistic it is to restrict car parking in an area of campus that is not well served by transit
28. I think parking should be limited as much as possible. Restricting the amount of parking available will reduce the amount of people who drive.
29. It's interesting that here C+CP is providing access to underground parking from an already busy street. But in the case of the unjustified parkade off of U Blvd, the entrance and exit is through one of the busiest parts of campus for pedestrians and cyclists. Besides, even if the access to parking is from a busy road, it doesn't change the fact that the road is already very busy and often backed up. As far as I can see, there is no plan in place to deal with the extra volume of traffic that will result on 16th/East Mall. Let's also not forget that the transportation consultants being used here are the same consultants that fabricated data as a way to justify the MacInnes Field Parkade.
30. Improved cross campus public transit service
31. I'm disappointed that there hasn't been greater thought given to overall campus connectivity. I like the pedestrian mall, but how will kids get to school? It's already hard for kids to cross East Mall, and traffic here will increase significantly. Crossing 16th at the traffic circle is a complete nightmare and very dangerous for everyone, but especially kids. What about bus service? It's too far to walk to the bus loops from here, but no thought has been given (in your diagrams anyway) as to where the local buses will stop and how to encourage people to use public transit and bikes instead of cars. It's great to not build so many parking spots, but unless it is easy to use alternative transportation, you are just penalizing people for trying to find the most efficient way to get around (spoken by someone who doesn't own a car).
32. The exact location of the East-West Promenade should be better thought out particularly its Western end
33. There is already plenty of parking on UBC campus, but if we can avoid using land for this -- putting the parking underground -- that would be best.
34. Like strong east-west connection in option 1, dislike Stadium Road bisecting neighbourhood in option 1.

Question:

Anything else you would like to share?

1. The Board of Governors decisions and the Plan Options do not at all reflect the input of the UBC neighbourhoods. Despite high concern about the number of height of towers exceeding 22 stories, the doubling of the density of square footage and the lack of adequate planning for transportation and schools, the two options presented are no options as they have completely ignored the input from the community. We as taxpayers should have adequate input and there should be accountability by the planners and the Board of Governors through a public voting process!

2. NO to 22+ storey buildings, NO to increased density. STICK TO THE ORIGINAL PLAN!
3. GO WITH OPTION 1! Ensure the community has: (1) a coffee shop/pub to act as a third place, (2) sufficient usable open space including playgrounds, (3) shared community vegetable gardens. Focus on connections THROUGH the neighbourhood to N-S on main mall (i.e., Hawthorn to Wesbrook) for safe walking and cycling which means NOT crossing 16th at the roundabout ... BUILD A PEDESTRIAN BRIDGE ACROSS 16TH JUST TO THE WEST OF WEST END OF WHERE STADIUM WILL BE.
4. Focus on what makes this university function - its staff and faculty, not wealthy absentee owners who contribute to ever-escalating housing costs. The lack of true respect for the opinions and concerns of those who actually live on campus is noticable (yes, even with the "consultations" and surveys). It is remarkable how those who put forth these proposals seem to "know better" than those who actually live here. I'm sad to see the direction my university is taking with the development of remaining lands. I no longer recommend UBC as a place to work and live to my colleagues from across Canada and abroad. What should, and could, be an amazing community composed of students, staff, and faculty all working and living together is, in fact, a cold and soul-less institution and greedy housing development.
5. Neither options proposed here is acceptable to me. Please reconsider the plan. The housing affordability issue is not just within UBC area, all great Vancouver has the same problem. By building more house at UBC won't increase the affordability for faculty/staff/student, but destroy the nature beauty of UBC, which is a in-reversible damage.
6. i am completely and total opposed to this plan.
7. The Stadium Neighbourhood Plan should not include towers higher than 20 storeys.
8. this planning process is moving much too quickly, and the two plans being presented are both poor. UBC is clearly not even close to ready for implementation, as the design team needs to go back to the drawing board and 1) reduce density; 2) create ownership options for UBC faculty families; 3) at least double the volume of faculty/staff affordable housing; and 4) drastically reduce the proportion of market housing. do not move on to finalizing or implementing a plan. re-design two new options that include lower density, more UBC faculty/staff housing, and ownership options
9. I am deeply concerned that "build-out" or long range planning is not effectively being communicated. Living on UBC campus is a privilege, the beauty of it's learning environment is very important, so sacrificing the small village feel and community aspects that presently exist for higher short term funding should not be done without deep consideration for the next 100 years of life on this university campus.
10. REQUEST TO TEMPORARY HOLD THE PROJECT BEFORE PUBLIC AGREEMENT
11. Please let a university to be a university, not to be a real estate developer.
12. You need to stop Stadium Neighbourhood planning!!!!

13. I feel pretty strongly that not enough information has been provided for me to accurately evaluate the options and plan. Especially around rental options and proportion, faculty housing options, potential noise and traffic impacts, etc. While site plans and building heights are nice, they don't accurately the complete impacts/differences that exist between the options. I'm quite disappointed with the information provided and the fact that only two open houses were scheduled, both at times difficult to attend with work and family constraints.
14. We are against the buildings that are above 22 storeys as set out in the 2010 Land Use Plan approved by the Provincial Govt.
15. Stop the process until more serious consultation and planning has been considered. This "consultation" process has been a farce. Build a real community. Schools, roads, congestion need to be properly considered. This is nothing more than an attempt to maximize development revenue at all costs.
16. My comments have already been mentioned. Seems to be true what everyone says in that UBC just goes ahead and does what they damn well please.
17. Please consider the Olympic Combat Sport and Martial Arts Centre idea.
18. as a residence in UBC, I do not want see the future that our kids are hard to enroll in school
19. it's a terrible to plan to bring in so many people. UBC residences are facing a lot of suffering now, none of them is solved. such as school, transit ect. UBC has never realize its promise to us, everything is worse and worse. the whole housing plan is commercial driving on the sacrifice of the benefit of the residents.
20. I agree if you build some amenities for acadamic purpose, like laboratory, classroom, library etc. But no real estate.
21. You are moving too fast. SLOW DOWN! Don't build before the amenities -- schools and public transit -- are there. Have you consulted the Musqueam? There is no indication that they support ANY of this! The current Land Use plans give you permission to build to 65 metres AT A MAXIMUM. That is high enough on the UBC campus, so don't go to the province asking them to increase building heights. Yes, the government wants to see more AFFORDABLE housing, not more UNAFFORDABLE housing such as the market housing you are proposing.
22. Keep in mind that this will impact the UBC community for generations to come. So don't rush. Better to get it right! No pressure!
23. UBC should respect the key elements of the current Land Use Plan with regard to density and building heights, and not ask the provincial government to increase these limits.
24. Who benefits from this? UBC financially short-term? Real estate developers short-term? Long-term liveability, based on experience with South Campus, is questionable at best. I hope UBC will respect the consultation process and come up with a liveable alternative.
25. Prebuild a station area underneath the building for future Skytrain integration
26. the plan needs more UNA residents involving

27. Any consideration what's the level of earthquake withstand the buildings will be build?
28. Local Hawthorne residents are extremely concerned about traffic caused by so much new development. This year, my daughter had to enter a lottery to go to her local catchment area elementary school - are there plans for another school? To me, this is a huge signal that local resources are being already overstretched. The walk-in clinics and hospital also seem overstretched with the current community here. There wasn't any information in the survey regarding the number of new residents expected but I hope planners are considering that number carefully. Bear in mind, there are ongoing developments still at Lenem and Wesbrook. I'm also concerned by the fact that there will be these shiny high rise towers for wealthy investors and their renters, while staff and faculty are put in wooden low rises adjacent. Visually, it doesn't seem to show much respect to the people who are helping run UBC. In addition, I'd like to see a higher proportion of 3 bedroom units that can comfortably accommodate a family of four at an affordable price. While I understand UBC needs to provide more housing, please ensure the housing is within reach of families who earn more than to eligible for subsidies but not enough to afford a \$1million+ home. Social and environmental sustainability and affordability is key.
29. The decision team should have hear more voice from the community and neighborhood.
30. Do not locate high rise towers adjacent to the alpine garden, where these would overshadow that garden area. Leave intact the large second growth conifers adjacent to the BC RainForest Garden section of the UBC Botanical Garden. These conifers are presently the location of the Ropes Course. This forest could form a critical part of the greenway being planned from Pacific Spirit Regional Park through to UBC Campus, to connect through the Stadium area with Main Mall Greenway.
31. I appreciate the opportunity to comment, but it seems there are few avenues for adjustment of the Options 1 or 2
32. Leave the area as is.
33. This is a bogus endeavor that should have begun by asking residents if they favor additional development. You would have found support for faculty-staff housing and stadium seismic upgrade but NOTHING else. You know this which is why you've avoided asking the obvious questions
34. i implore you not to build. You replaced natural grass with artificial in the sporting fields, you already built your high-rises, why can't you leave the City for the City? This is 'endowment lands', nature..., the little we have left...
35. This project should be net zero energy and regenerative regarding GHG, storm water management & energy use. All buildings to meet Passive House and LEED Gold minimum. Develop as a demonstration project following Eco Districts approach to integrate social and environmental objectives.
36. I am opposed to any changes to the Land Use Plan that would allow more intensive development than is currently possible.

37. The plan continues to need better integration with the botanical garden -- it is the only opportunity for significant planning where the garden can be integrated with the rest of campus for the foreseeable future.
38. OVERDEVELOPMENT SHOULD NOT BE A CONSIDERATION FOR UBC. URBAN PLANNING AT UBC NO LONGER EXISTS - IT COMES DOWN TO MONEY AND HOW MUCH PROPERTIES TRUST CAN MAKE ON EVERY SQUARE INCH OF UBC PROPERTY. IT IS NOT SUSTAINABLE NO MATTER HOW YOU LOOK AT IT.
39. You will do what you want regardless. Thanks.
40. Far too much mature forest has been lost at UBC, including mature Douglas-fir up to 55m tall. The forest around the existing ropes course has old-growth attributes, and this provides an unparalleled neighbourhood opportunity - an old forest right at your door step, to connect with, to observe wildlife. Retain as many of those older trees as possible, even if it requires some additional inspection and collaboration with the arborists and planners.
41. UBC DOES NOT NEED MORE HOUSING - IT IS ALREADY OVER CROWDED PUTTING CONSIDERABLE STRAIN ON SERVICES
42. Michael Korenberg's letter is a clear "drop dead" to campus residents concerned about using their limited voice to protect the quality of life they've bought into. More than ever it is imperative that the public sphere-related issues be resolved before ANY development goes forward. Resolution of these issues requires that UNA residents first acquire and thereafter enjoy civic rights equivalent to other citizens of Canada.
43. 1. Even UBC's paid consultants on sustainability marked the current plans as pretty much MEDIOCRE on provision of affordable housing. UBC may be proposing to double the rental housing for faculty/staff in the Stadium Neighborhood, but it is also significantly increasing the allotment for market housing, presumably with luxury prices, as is the case in South Campus. This does not encourage long-term investment by residents and faculty/staff, or a sense of community. 2. I have lived in student and faculty/staff low-rises and mid-rises at UBC and I can say for certain that even the mid-rises have significantly less "community" than the low-rises because residents see significantly fewer fellow residents when elevators are involved. I have also lived in high-rises elsewhere in the world and there is absolutely zero sense of community facilitated by those types of buildings. 3. UBC is trying to deflect responsibility for construction of a new elementary school--even if the provincial govt and VSB have to approve, UBC needs to find a way to work with them to expedite the timeline with firm commitments. Otherwise, it is irresponsible of UBC to market its new neighborhood to families. 4. Traffic at UBC is terrible on weekdays during the school year not only because of the commuters, but also because of parents driving their children from one part of campus to another or to activities off-campus and back. Restricting parking does nothing to reduce the traffic. UBC and Translink need to provide resident families, as well as commuting students, faculty, and staff, with viable alternatives to driving in order to reduce the traffic.

44. I would like the project team and UBC to actually consider what current residents at UBC have to say. It feels that people are pretending to have their ears open, but are not actually considering or changing things based on what we say.
45. We need Skytrain up to the university. Stopping at Arbutus is very shortsighted and will create a bus traffic jam of epic proportions.
46. Community sporting facilities are missing. https://www.thisischile.cl/chile-to-build-world-class-velodrome-in-santiagos-penalolen/?lang=en
47. no more luxury condos...
48. respect the origina OCP re height and density with more empasis on living ,less on making money. The planning of the 'university city' so far is well done.The last thing the area needs massive high rise buildings dominating the sky line in an over densified area
49. Abide by the existing land use guifelines for height and density
50. Develop with care. You only get to do this once and it will affect the university for centuries. Do it right and not for the money.
51. We don't believe that a private water company should operate in this area. There will be noise and congestion that will ultimately destroy that special quality of UBC.
52. The seating orientaion of the stadium should be revisited as the current arrangement has the sun in the eyes of the spectators
53. I do not support such a large expansion to the land use by selling so many units to future owners that are not required to have a UBC connection, when the housing situation is so dire for those connected to UBC. I think creative financial minds should be tasked with finding a better solution. I do not want more sales to people who are parking their money and do not want to participate in making this a better community.
54. Would love to hear the pricing on the staff housing
55. Please give up the idea of tall towers.
56. listening and hearing are not the same thing. I am guardedly optimistic that recently C+CP and the BOG have started hearing some of what the residents - who I know are wrong at least as often as the other side - are saying. Just remember that we residents are not the enemy. We want UBC to achieve its legitimate goals - affordable housing for faculty and staff and growth of the endowment fund - but it must not be done at the cost of livability. If you botch up the SRN you will have snatched defeat from the jaws of victory. That would be a shame. But you will also have created spaces filled with glass prisons masquerading as homes. That will be a disaster. Let me finish (assuming this is the last page of this survey) on what I think is a positive note: much of what I have tried to convey (and it's not easy to do when I have to do so by typing in little rectangles with little idea of what I said a sentence ago) is set out in the article I wrote which was published in the August edition of The Campus Resident under the title "We Shape Our Buildings and Thereafter They Shape Us". It's readable and less disjointed than my comments in this survey

57. At the UNA forum there were statements that the height maximum could and perhaps should be revisited. Consider alternate funding models so that the project is not dependent on market sales to a fluid demographic. I can not accept the creep from 1M sq ft to potentially 1.8M. I will say the planning process has been well organized and transparent. The time frame is now tight.
58. Please develop an option which does not include highrises and cutting down the forest
59. More consideration needs to be given to mid-career staff with families. Our salaries are too high to qualify for subsidized housing, but too low to afford the regular staff housing that would fit a family (eg. 2 BR+). Maybe raise the ceiling for the 30% RGI program and there might be more uptake.
60. This consultation with the public has been poorly handled. We have expressed our issues with density, tower heights, lack of community, etc. and yet we are not heard. It is clear that the driving factor here is money and not the community.
61. Will residents, especially those on the edge of the Botanical Garden, be warned that they live beside a facility that begins operating machinery at 6:40 am?
62. I personally like doing decision-making in the form of trade-offs based on clear objectives and how options compare. This may make student engagement easier
63. I attended one of the open houses and was very impressed by the knowledge, patience and dedication of the staff--who were answering some difficult questions. With increasing number of residents living on campus, how will the waste management and traffic control being addressed? Since this new neighbourhood development will move forward, I hope it is done right and done well.
64. Budget and plan for how to manage such a fluid community. Both from a social stand point and from a maintenance stand point. Too many complaints of bed bugs, mold, poor upkeep, etc. If you want UBC to be a desirable place to live, it can't look like residence don't care... which is the case when people are constantly moving in and out.
65. The justification for the level of development planned by UBC needs to be both restated and debated. It is not clear what or who this really serves. Furthermore, the university is continuing to build out and increase the residential population without dealing with the underlying governance issues. The current governance structure is fundamentally flawed. There needs to be resolution of the standing of these communities, UBC cannot continue to act as de facto overseer.
66. It appalls me that you even call this the Stadium Neighbourhood Plan when it's impacting the Botanical Garden so much! The UBCBG is vital regional institution and you are marginalizing it.
67. Must consult with the Musqueam Band. Should delay project until this is well in hand.
68. I realize that UBC is interesting in monetizing its main asset; land! It would help enormously if there was rapid transit onto campus, especially through to a specific central spot west of Wesbrook Mall, possibly through to the stadium.

69. I am dismayed that the original density, proposed heights of buildings, and concentration of building has increased to a stage where the whole development is not acceptable to people who have invested in Promontory for example.
70. Please consider the increased load on already overloaded schools and day care, especially for UBC faculty, staff, and students!
71. How much does UBC pay for the land? ZERO. While UBC puts up condos, we lack basic equipment to teach in the classrooms. Where does the money go?
72. Ridiculous process and options. No value is being placed on the existing communities input. You are not consulting, you are doing exactly what the board wants with no consideration to the existing community. This is an once in a lifetime opportunity to develop this land, I believe that you can do better.
73. Please hold the plan and rethink the future.
74. The letter from the chair of the BoG suggests that even after phase 3 of "consultation" there are many significant concerns about the process used. It seems highly inappropriate that this will nonetheless be the last phase of consultation. Reminder: unless C+CP is willing to take "No!" as an answer, this is not consultation. If that's the case, this has just been a formality. A deeply troubling and disappointing formality.
75. The Rhododendron Woods will most likely not survive having 2 high towers beside it (especially if they go up to 36 storeys). I would like to know what are the plans to safeguard the forest?
76. Respect neighbouring viewsapes from the foreshore to the treeline. Keep the view natural as it has always been. This is what the current Land Use Plan is meant to preserve.
77. This survey is misleading! Neither option is what the residents would like to have. Basically, no high-rise buildings higher than 65 meters should be allowed, no more than 2500 people in the area. This is a university campus area, not a downtown business area. It would be a permanent damage to the environment if either option would apply.
78. To say that it doesn't feel like this is a transparent, truly respectful consultation process is an understatement. As a member of the UBC community, I'm ashamed that UBC is moving forward in this manner. Recent articles in the Tyee and the Vancouver Sun poke holes into the logic of building enormous high-rises to fund a skytrain line, and let's not even pretend that those towers will contribute to community building for those who care about UBC, especially those of us who have families.
79. Please stop and reconsider the long term implications of the proposed huge increase in density of this neighbourhood to a level that will produce such traffic and congestion that the quality of life here will be sorely compromised. It should be a University first and a commercial venture second.
80. co-housing / cooperatives would be nice.
81. Very opposed to high rises. Ubc will be downtown part 2.

82. Please help to ensure if construction is occurring in the fall of next year, it doesn't impact large sporting events to greatly (Homecoming and pre party)
83. Overall I'm really disappointed both by these plans and by the process. We are a world class university, and I thought this would be an opportunity to come up with a world class design, creative living that emphasizes green space, sustainable transportation, etc. Instead, both of these options will apparently result in higher density than westbrook. How will kids get to school? How will people get to Save On? How will people get to the bus loop? And why does UBC always seem to prioritize making money over creating thriving sustainable neighbourhoods? I think mid-rise buildings are fine, but we already have too much luxury housing on campus, and it is creating problems with lack of spaces in schools, and segregated communities. We need to re-balance the demographics, and build neighbourhoods where people can meet each other, travel by foot, contribute to thriving communities.
84. In some sections of this survey the visuals were small which made them difficult to interpret.
85. I wish there was more evidence of wanting to make this an interesting, innovative and exciting neighbourhood rather than another high-rise concrete jungle.
86. I live just north of stadium road and am in support of this plan (unlike some who seem to think density is inherently bad). I just hope these housing options are truly affordable, not just slightly less insane than other Vancouver housing options.
87. There must be land UBC can develop that will not destroy the visual purity of the Boatanical Garden. Seeing towers juxtaposed with the tiny alpine flowers will be an abomination to its very identity.
88. Thank you for this opportunity to contribute. I trust that in addition to this consultation, you are engaging in meaningful consultation with the Musqueam community; that this development will not encroach or encourage encroachment onto the UBC Farm lands south of West 16th; and that the Botanical Garden is fully financially compensated for any loss or alteration of their site as a result of this development.
89. More work on parking design that supports creative transportation alternatives, including significantly expanded car share. Ensure sufficient electric vehicle charging infrastructure is established. Be prepared to support electric car share. If done right could significantly reduce need for car ownership, ev support will ensure GHG objectives can be met.
90. Keeping as much of the nature as possible. Maximize park space in the neighborhood.
91. Save the land. The existing ecology is what makes campus beautiful.
92. Let's focus on housing and the sky train

Appendix III: Stadium Neighbourhood Phase III Verbatim Open House Feedback

Questions:

1. Any comments or considerations about accommodating more housing for the UBC community as part of the stadium building or along the east side of East Mall?

1. From 900,000 sq ft to 1,8 million?? What? Too dense
2. UBC will be a Public Market soon! No place to put a table to study!
3. Not just more, but more diverse housing (ie. Size, type, etc)
4. Provide on the PLAN for 3 future rapid transit stations to serve Totem, Stadium/Botanical Garden and Wesbrook village. Also need proper rapid transti to Museum of Anthropology and Chan Center
5. Too crowded!!
6. PLEASE not until you deal with schools for existing population
7. No, traffic will be a disaster
8. Schools are at or very near capacity NOW
9. It's so sad that you are not listening to long term resident's voices!!
10. Density is too high

Questions:

1. What aspects of the community amenities described will serve the neighbourhood well?

2. What aspects of the community amenities described needs rethinking?

1. Where are the schools??
2. 36 stories is too high! Parking is too limited. No student housing on East mall
3. Need for a larger grocery store, after school/before school care, in addition to daycare, library w/kids books, covered playground
4. What about programming for more population
5. Needed: A library - could be a satellite of VPL
6. Disagree: the volume rate is too high. Too crowded. This is a campus
7. What is the ratio being used for recreational use beside the stadium?
8. You have added density but I cannot see from the maps for community amenities that you have added space
9. Street-level retail with 2nd level community and workout centers and offices

Question:

Any comments about building types and heights?

1. Too dense!! Too many people in one place
2. Too tall!! Stick to 22 storeys maximum!
3. More affordable housing!
4. Stick to 2011 land use plan. Too dense and too high

5. Roadside parking is a concern. More and more (2hr) visitors parkings are taken away especially when towers are built!
6. Please take care of the trees near buildings. Many of them die after construction
7. generally reduce the cutting of trees
8. Use a staircase configuration for the high rises so the higher towers are farther from beach views
9. Character and quality of (illegible) must be protected from highrises
10. What's the connection to the botanical garden for both options?
11. I agree building rental housing for UBC faculty and students
12. Increase of population will increase traffic
13. This university does not need more expensive housing. Use the land for academic buildings and research facilities!
14. Should tackle about traffic issue now and give us an idea
15. Feel the higher towers not appropriate (32-36 storeys)
16. If 22 storey tower is permitted, it is important to have community amenity that offers something special that community can enjoy. Suggest an outdoor pool as UBC community lost this in other development
17. What about 4-6 instead of 6-8 storey woodframe? Or a mix of 4-8? Westbrook looks like a cookie cutter approach = so many 6 storey. A stepped back design for 6-8 storey buildings may allow more variety
18. good to see more ground-oriented units!
19. New school and supermarket are necessary to this new development
20. I don't understand this. (Don't judge me I'm 10)
21. Please repeat 22 storey normal building height limit/ Build sight lines and density all argue against going higher

Question:

Any comments about the public realm and ecology?

1. Way too much pavement!!
2. Main Mall Greenway extend south across 16th Ave with Overhead pedestrian/cyclist pathway
3. Create more space for community gardens, raised beds. Current wait period to get assigned one is over 2 years
4. Please never forget the spirituality and wilderness - like ambience of Wreck Beach! We do NOT want UBC buildings to mar the views from the beach
5. Plus we have eagle nests in the forested cliffs above Wreck Beach. NO VISIBILITY of UBC buildings from the beach

6. Where are the community gardens? There is a high demand for these and yet I don't see them incorporated in the plan
7. protect the botanical gardens, the forest and forestal area parallel to 16th ave
8. You have heard that we place a high value on natural systems and open space yet both plans propose tall towers right beside Rhodo Woods. This will kill the trees
9. Outdoor play areas for basketball and other ball games as community centre is mostly busy with scheduled programs
10. Towers over 22 stories are not essential and will destroy the unity of landscape. Also will be visible from Wreck beach
11. Create lots of commercial spaces where to eat, have coffee, ice cream, drinks. Currently feeling a bit isolated from the real city life
12. Protect as many trees as possible, they are a community asset and ecologically important!
13. Maximize outdoor open space by careful planning and underground parking
14. Ensure storm water does not go over cliff waterways and build window configurations to minimize migration of birds
15. Lower the density so you don't have to go so high on towers
16. One thing missing in university neighbourhoods is a large playing field where kids can play ball
17. Problem is that Option 2 disadvantages forest retention by shifting roadway into neighbourhood. Suggest revision to modified of planning option 3 that maintain roadway/flips stadium and retains forest in full

Question:

Any comments about street connectivity and access?

1. Not enough transit
2. The promenade looks like a good idea! Leaning towards Option 1
3. I like option 1 for the reason of more space for pedestrian and retail

Appendix IV: Stadium Neighbourhood Phase 3 Detailed Public Notification, Advertising and Event Summary

Public Notification, Advertising and Outreach

Broad notification to the UBC campus community began on September 17, 2018 to invite the public to participate in the October 1 to 23, 2018 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. A communications toolkit including social media and newsletter content was also distributed to communications staff across campus. See Appendix V for more information.

- Ubyyssey print ads published on September 25 and October 2
- Ubyyssey online ad banner from October 2 to 21
- Vancouver Courier print ad published on September 20 and 27
- Campus Resident ad published on September 17
- Direct emails to:
 - On- and off-campus stakeholders
 - Stadium Neighbourhood email signup list members (205 people), and
 - Faculties list
- UBC Today newsletter to all faculty and staff on October 2
- UBC digital signage from September 21 to October 13
- C+CP newsletter on September 19 to 3,039 recipients
- C+CP website event calendar
- stadiumneighbourhood.ubc.ca website
- Open house, public talk and workshop events posted to UBC Events
- Posts to C+CP Twitter account from September 21 to October 23
- Distribution through UBC Facebook and Twitter accounts between September 21 and October 23
- UNA newsletter
- Notification email sent to UNA Strata Presidents, with poster (distributed through UNA)
- 500 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

A communications toolkit including social media and newsletter content was also distributed to communications staff across campus.

Public Events

Public Open Houses

Two public open houses were held on October 3 and 10, 2018:

Open House #1:

October 3, 2018 from 10am to 12pm

Robert H. Lee Alumni Centre, 6163 University Blvd

Open House #2

October 10, 2018 from 4pm to 7pm

Wesbrook Community Centre, 3335 Webber Lane

Two public open houses were held on October 3 and 10, 2018. At the open houses, 16 information boards were displayed. Campus + Community Planning staff were on hand to guide participants through the information on the boards. Participants were encouraged to write their feedback to a number of questions on the boards using sticky notes, as well as general comments about the board content and diagrams.

Public Talk and Workshop: Building Happier, Healthier Communities

A public talk by Charles Montgomery was held on October 4 and was attended by approximately 300 people. Montgomery, author of *Happy City* presented stories and examples of the transformation of public space from cities around the world. Expanding on the ideas from the talk, a workshop was held on Building Happier, Healthier Communities, which was co-facilitated by Campus and Community Planning and Happy City, a consultant team that provides an evidence-based approach on how to incorporate wellbeing into community plans.

Public Talk

October 4, 2018 from 5:30pm to 8pm

Robert H. Lee Alumni Centre, 6163 University Blvd

Building Happier, Healthier Communities Workshop

October 13, 2018 from 12pm to 4pm

BC Hydro Theatre, CIRS Building, 2260 West Mall

Roadshows

Planning staff engaged various faculty and student groups who requested or accepted an invitation for a presentation about the Stadium Neighbourhood planning process. These roadshows provided a better understanding of the neighbourhood planning process and an opportunity to give feedback. Approximately 55 people attended three roadshow presentations in total.

UBC PLAN 211 City-Making: A Global Perspective

October 5, 2018 from 1:10 pm to 1:30 pm

Frederic Lasserre Building, Lecture Hall 102, 6333 Memorial Road

School of Architecture and Landscape Architecture
Thursday October 18, 2018 from 12:35 pm to 12:45 pm
Frederic Lasserre Building, Room 202, 6333 Memorial Road

Faculty of Land and Food Systems
Friday October 19, 2018 from 1:20 to 1:30 pm
FHN 40, Food Nutrition and Health Building, 2205 East Mall

Resident Forums

Two forums were held specifically for UBC neighbourhood residents, including a Mandarin language session, with a Mandarin speaking facilitator present. The resident forums included a presentation by Campus and Community Planning staff about the two Stadium Neighbourhood Plan Options, and a Q&A. The first forum had approximately 70 attendees while the second forum had approximately 60 attendees.

Forum #1: UNA Resident Forum/Q&A
Monday October 1, 6:00pm-8:00pm
Wesbrook Community Centre, 3335 Webber Lane

Forum #2: Mandarin Language Resident Forum/Q&A
Tuesday Oct 2, 2018
5:30pm-7:30pm
Wesbrook Community Centre, 3335 Webber Lane

Committee Meetings

Campus and Community Planning staff met with a number of committees throughout Phase 3 of the planning process. These groups include the Planning Advisory Committee (PAC), the Alma Mater Society Senate, the Policy and Planning Advisory Committee (PPAC) and the President's Advisory Committee on Campus Enhancement (PACCE).

Website and Online Survey

Phase 3 public consultation materials and content were available on the Stadium Neighbourhood project website (stadiumneighbourhood.ubc.ca) starting on October 1. The website also included a link to an online survey which was available from October 1 to 23, 2018 (see Appendix I for copies of the display boards and Appendix II for the online survey questions).

Appendix V: Written Submissions

24 May, 2018

Dr. Santa Ono, President, UBC
Mr. Michael Korenberg, Chair, Board of Governors, UBC
7th Floor, Walter C. Koerner Library
1958 Main Mall
Vancouver, B.C. V6T 1Z2

Dear President Ono and Board Chair Korenberg,

I am writing to you on behalf of 400+ UBC residents to register our collective concern with the scope and scale of development of the Stadium Road Neighborhood and to respectfully request a meeting with you to articulate our concern in the following context.

The Board of Governors recently approved a new Strategic Plan, Shaping UBC's Next Century. We are pleased to note that the Strategy "extends to deepening [your] engagement with campus neighbourhoods to support the unique and vibrant experience of living at UBC". As part of the UBC community, we would like to congratulate you and to work with you to implement this Strategic Plan. As residents on campus – including alumni, donors, faculty and staff, volunteers and students – we have a visceral feel for life on campus and value the opportunity to live here.

We were therefore concerned to learn that Campus and Community Planning is now considering plans for the Stadium Road Neighbourhood that far exceed what we understand to have been approved by the Board in the 2011 Land Use plan amended as recently as 2015. Few residents had even heard of the original plans – despite claims of public consultation – until we came to learn of it through discussions of the Game Plan in December 2016. We have, however, generally embraced the parameters of those plans (to wit, a gross building area of 993,000 sq. ft., housing between 2000 – 2500 people) as we appreciate the need both to monetize the University's land endowment over time, and, more importantly, to provide affordable housing for faculty and staff. We fully support the current Land Use Plan that states: "The desired physical qualities [for new residential areas] are human-scaled, medium density and compact...[with] an emphasis on public spaces and green areas both natural and human-made, as well as heritage landscapes and buildings *as part of a livable community that reflects the university character.*"

Since early 2017, residents have been working together with staff in Campus and Community Planning – both individually and as members of the Planning Advisory Committee – to achieve that objective, and appreciate the collaborative spirit they have extended to us. In addition, some of us have spoken with members of the Board (including Vice-Chair Sandra Cawley) and the Vice-President, External Relations, Philip Steenkamp, as well as the MLA for our area, David Eby.

In April, 2018 we learned that architects mooted plans for the Stadium Road Neighbourhood were working on assumptions including a gross building area of approximately 1.5 million sq. ft. and a potential population of 3700 people, and that this might include towers up to 36 storeys. This last – such high towers – is in complete contravention of the approved Land Use Plan which calls for a "maximum height [of] 53 metres [that] may be increased to 65 metres for certain sites subject to confirmation of these locations during the Neighbourhood Plan process."

We were relieved to learn that no official approval has been given beyond the 993,000 sq. ft. of gross building area, as we believe that some of the plans being mooted will lead to results that will not meet the objectives, and may well lead to results that will serve none of the stakeholders, including established and future residents, faculty and staff.

Our concerns include the following:

- Transportation to and from the campus is already strained; increasing density beyond a reasonable level before infrastructure has been improved will only make matters worse. Traffic in and around this already busy corner of the campus – especially days when the stadium is in use – will become intolerable. Parking (which will be required until transportation infrastructure is built) will be impossible.
- Despite the construction of new schools and space reserved for eventual further construction, some current residents fear the potential of waiting lists for their neighbourhood schools and day-care centres if community infrastructure does not keep pace, and are particularly concerned on behalf of potential future neighbours.
- Buildings higher than the limits called for in the Land Use Plan would not only hurt the character of the University, but would also shade current green spaces and other planned buildings. We do not believe that “a modern Yaletown on the perimeter of UBC” is what you or potential residents are looking for. The special environment and natural assets of this neighbourhood next to the Botanical Gardens and the Rhododendron Woods must be preserved.
- Potential long-term residents are already questioning the value of buying in Wesbrook Village because of concerns that apparent lack of interest by current residents in building long-term community, and their related push to keep maintenance fees low, will lead to rapid deterioration of buildings. This can only harm the reputation of UBC communities in the long run. You do not want to recreate the same problems in the Stadium Road Neighbourhood, but rather build a place that is attractive enough and affordable enough for families with children – including faculty and staff – to live in for the long term.
- All of these issues are part and parcel of the larger issue of excessive density that is at the heart of concerns of the undersigned.

In sum, we are advocating for a **livable community** that we recognize will have a higher density than those around it, but that will still be an attractive and **human** place to live. We also appreciate that you are trying to maximize the financial gain that you can make through market housing, but sincerely believe that you may be sacrificing the primary and urgent objective of building affordable housing for faculty and staff by concentrating on financial returns. This may be the right time to contribute less to the Endowment Fund in order to maximize future monetary and non-monetary returns by building the right kind of community.

As noted above, we have been working constructively with Campus and Community Planning on the design for this new neighbourhood. But the concerns of residents – including faculty and staff – have escalated to such a degree that a petition expressing these concerns circulated for 10 days in mid-May in the Hawthorn neighbourhood has attracted more than 400 signatures. We believe this is a fraction of the number of people alarmed by the proposed escalation of scope for the Stadium Road Neighbourhood, and had it been circulated more widely or for longer, the number would have been higher.

We are asking that you seriously consider pressing the “pause” button on planning for the Stadium Road Neighbourhood with the parameters that we understand are currently on the table. This does not imply a full stop, but a pause to ensure that planning for the UBC Community “respond[s] to the needs of the campus community and contribute[s] to enhancing social well-being...”^{*} As the guiding principles you have approved state: “Create a community for and of UBC. Help build a thriving campus community that supports local needs first and attracts and retains university talent. Respect and contribute to the livability and desirability of established and new neighbourhoods.”^{*}

The undersigned represent a spectrum of long-term residents on campus, and have experience building friendly, caring communities, such as those we live in. A walk through Jim Taylor Park would give you a sense of the aspirations you could have for any new neighbourhood you build on campus, and we would be pleased to work with you to ensure there is a more integrated, wholesome experience for all the UBC constituents you represent.

We would appreciate an opportunity for a small number of our representatives to meet with both of you, President Ono and Board Chair Korenberg, at your earliest convenience, to express our concerns and to answer any questions you may have.

Yours sincerely,



Murray McCutcheon, Ph.D. on behalf of the Undersigned

^{*} Report to the Board of Governors, December 5, 2017, Stadium Road Neighbourhood Planning Process.

c.c. Lindsay Gordon, Chancellor and Member, BoG

Sandra Cawley, Vice-Chair, BoG
Chaslynn Gillanders, Member, BoG
Raghwa Gopal, Member, BoG
Celeste Haldane, Member, BoG
Fiona Macfarlane, Member, BoG
Nancy McKenzie, Member, BoG
Beverlee Park, Member, BoG
Kevin Smith, Member, BoG
Joel Solomon, Member, BoG
Ayesha S. Chaudhry, Member, BoG
Shola Fashanu, Member, BoG
Darran Fernandez, Member, BoG
Jakob Gattinger, Member, BoG

John Klironomos, Member, BoG

Jeanie Malone, Member, BoG

Charles R. Menzies, Member, BoG

Curtis Morcom, Member, BoG

Michael White, Associate Vice-President, Campus and Community Planning

Johanne Blenkin, Executive Director, University Neighbourhood Association



Submission to the UBC Board of Governors regarding the Stadium Road Neighbourhood Plan September 1st, 2018

Dear Board of Governors,

This submission is being made on behalf of the Alma Mater Society in regards to the Stadium Road Neighbourhood Plan. The AMS would like to express our support for the neighbourhood and our desire for the neighbourhood to have both increased housing, in particular for University affiliated community members.

The AMS is proposing that the current plan of 1.5 million square feet of residential development is expanded to 1.8 million square feet. This increase would expand the current 600,000 square feet of market rental to 900,000 square feet. The faculty and staff restricted rental would expand from 450,000 square feet to 600,000 square feet, and the additional market rental would expand from 150,000 square feet to 300,000 square feet. The AMS also proposes that all additional market rental is entirely restricted to university-affiliated housing (students, faculty, and staff only). See the appendix for more information.

We stand in solidarity with faculty who feel that the commitment made to build ownership options for faculty has not been addressed in recent developments, including the current Stadium Road Neighbourhood Plan. If a financially sustainable and affordable ownership model is possible for faculty we are requesting that at least 200,000 square feet of the 900,000 square feet of the land lease housing will be restricted for faculty ownership. We understand that there is currently an issue that arises with the taxable benefit under the proposed model of faculty ownership in the UBC Housing Action Plan. This, however, does not exclude the university from researching a financially sustainable and affordable ownership model for faculty.

The AMS is also supportive of an increase of building height from 22 stories to 36 stories for the neighbourhoods. It is a conscious choice to build less housing when we limit our building height in the neighborhoods to 22 stories. Most arguments against the tower height increase come down to three arguments: the perception of tall public land lease towers next to smaller wood frame faculty and staff rental units is poor symbolism, tall towers will be an eyesore on campus, and there would be too many people living in one space. The first two arguments come from a point of privilege that students, 14 percent of whom report experiencing housing insecurity while at UBC¹, have little sympathy for. The latter argument is avoided through a proper planning process that takes into account the limitations of the current space and is also disproven by many neighbourhoods that have far more density than is being proposed here. With the current Vancouver housing crisis, students have been forced to reexamine our housing options while attending UBC. Weak arguments against increasing tower height should not prevent more housing development on campus.

We understand that our proposal, and even the current university proposal, may worry community members from an ecological perspective. This is why the AMS has been clear through our representation on the Planning Advisory Committee (PAC) that we must enhance the ecology of the current space. We must also maximize the amount of park space in the neighbourhood and that is why we are satisfied that the latest proposals shared with the PAC have at least 12,000 square metres of park space. Ensuring that any neighbourhood can help UBC

¹ AMS Academic Experience Survey Report 2018. Retrieved from <http://www.ams.ubc.ca/wp-content/uploads/2018/08/051-19-2018-AMS-AES-Report.pdf>



Student Society
of UBC Vancouver

reduce its carbon footprint must be a priority. Also, any neighbourhood must respect the Botanical Gardens and other ecological neighbours.

We also continue to hope that UBC will follow a process of meaningful consultation, especially when so many stakeholders are impacted. We were disappointed that the first round of consultation was held during second term exams. We look forward to seeing the results of the second round of consultation for the neighbourhood starting this fall and the opportunity for students to engage during a less busy time period.

We also understand that the land this neighbourhood will occupy is on the traditional, ancestral, and unceded territories of the hə́nqəmínə́m speaking x̣ʷməθkʷəy̓əm (Musqueam) people. We hope the university is engaging in meaningful and in-depth conversations with the Musqueam.

We recognize that students are just one stakeholder in this process and we respect that our opinions on increased housing development are not shared by all. Our hope is not to divide the university community on such an important issue, but rather we hope that with thorough consultation and engagement we will be able to realize a plan that is for the betterment of the entire university community, including for our future generations of university communities.

We respect the opinions held by all stakeholders but the AMS believes it would be short-sighted to adopt any plan that lowers the proposed 1.5 million square feet of residential development. We also believe that any plan that doesn't seek an increase of the tower height from 22 stories to 36 stories would be to the detriment of the local ecological system by increasing the development footprint. We will continue to work in good faith with our partners that represent other stakeholders with the hope we can agree on a plan moving forward.

We hope the Board of Governors will take this opportunity to address the need for more faculty and staff housing, the lack of affordable housing, and the current Vancouver housing crisis. UBC has a unique opportunity with this development and it should not be squandered. The AMS will continue to stay engaged in the planning process and we look forward to these conversations continuing. We thank the Board of Governors for their continuous work on university issues and for your consideration of this submission.

Sincerely,

Max Holmes

Vice President Academic & University Affairs
AMS Student Society of UBC Vancouver
vpacademic@ams.ubc.ca

Cristina Initchi

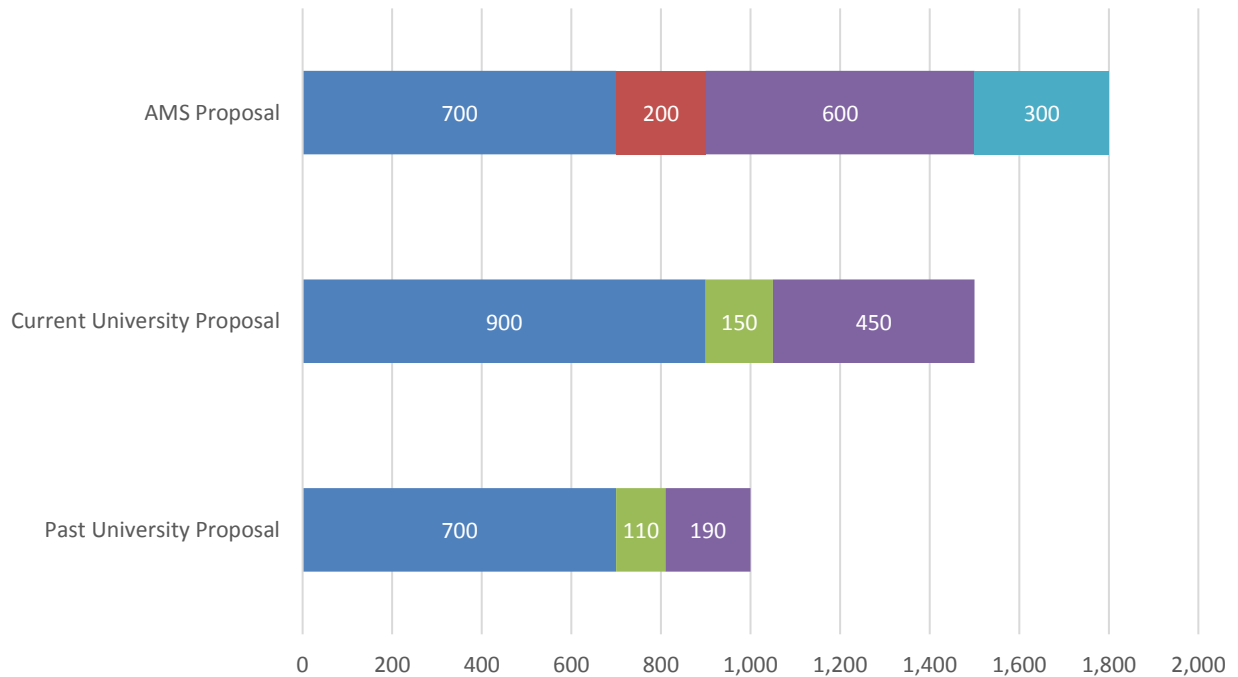
Vice President External Affairs
AMS Student Society of UBC Vancouver
vpexternal@ams.ubc.ca



Appendix: Comparison of Housing for the Stadium Road Neighbourhood

Stadium Road Neighbourhood Development Proposal Comparison

Public Landlease Faculty Ownership Public Market Rental
Faculty/Staff Discounted Rental University-Affiliated Rental



	Past University Proposal	Current University Proposal	AMS Proposal
Public Landlease	700	900	700
Faculty Ownership			200
Public Market Rental	110	150	
Faculty/Staff Discounted Rental	190	450	600
University-Affiliated Rental			300

Housing Types (Square Feet in Thousands)

From: [REDACTED]
Date: Monday, October 8, 2018 at 7:32 PM
To: UBC Board Secretariat <board.secretariat@ubc.ca>
Cc: "White, Michael" <michael.white@ubc.ca>
Subject: Concern about Stadium Road Neighbourhood

Dear Sir/Madam:

UBC is going to develop a new high density residential called "Stadium Road Neighbourhood". At the beginning the population density was assumed 1800, then it raised to 2500, then 3500, now is 3800. We don't know how much will be expected in next announcement.

We, as residents of UBC, appeal the following things:

1. Stop developing this project before all the existing issues get solved. These issues are Shortage of schools (include teacher shortage), Traffic congestion during rush hours and relative Amenities insufficient etc. These topics have been discussed in the past 6 years but nothing changed so far. Obviously the new project will make the situation worse.
2. UBC says this project is for academic purpose, if so, we do agree UBC build new laboratories, classroom, libraries, or gym etc, but no commercial real estate development.
3. In the consultation progress, please give us a solid answer for each question instead of "We are considering about it"

Thank you for your consideration!

Residents in Hawthorne Place

**28616 Haverman Road
Bradner, B.C. V4X 2P3**

October 22, 2018

**UBC Board of Governors, Vancouver Campus;
Campus and Community Development and
The Honourable David Eby, Point Grey MLA**

Re: Petition to not amend the UBC Land Use Plan to permit either 32- or 36-storey towers on Campus, and specifically on the Stadium Neighbourhood site. Begun on October 12, 2018 and concluded on October 21, 2018 after 27 hours of signature-gathering at Trail 6, only one of seven major trails to internationally-acclaimed Wreck Beach.

Dear Board of Governors, Campus and Community Planning, and the Honourable David Eby, Point Grey MLA:

We submit 966 signatures collected just on Trail 6 of Wreck Beach in 27 hours between October 12-21, 2018 to not build either 32- or 36-storey towers on the Stadium Neighbourhood site. Later, we will calculate the tourist-generated monies based on our petition as per Tourism BC stats, on the average stay and monies spent by 224 tourists from 43 different countries. In 2005, using Tourism B.C. stats we conservatively estimated that Wreck Beach visitors generated a minimum of \$60-million to not only the Vancouver area, but to the Province and to Canada when one factors in such stats as accommodation, transportation, and others.

The UBC Land Use Plan stipulates that UBC "respect its neighbours," and the viewscape from Wreck Beach, within Pacific Spirit Regional Park, is precious to your Wreck Beach neighbours!

While we appreciate Campus and Community Planning inviting us late in the planning process to comment on the visibility of towers from Wreck Beach above the forested canopy from the breakwater at low tide, we find any buildings showing above the forested bluffs (tree canopy designated as 53 metres in the Land Use Plan), to be unacceptable. Had we known of these heights this past summer, we could have had thousands of signatures. But as it is, to get the number of signatures as we did in October, is phenomenal! Wreck Beach is only 15 minutes away from the thriving metropolis of Vancouver and yet it instills a sense of wonder, spirituality and wilderness-like beauty. One must ask why these two tower heights, the shadowing of the Botanical Gardens, and destruction of the conifers beside 16th were not flagged with us this past summer!

**Page 2- Cover Letter for the Wreck Beach Preservation Society Petition of
October 2018 to UBC Board of Governors, Campus and Community
Planning and the Honourable David Eby, MLA for Point Grey**

When I was working on the South Campus-Wesbrook Place Advisory Committee, we asked that highrises nearer to Pacific Spirit Regional Park and specifically, to Wreck Beach, not exceed 15 storeys. We cannot understand how that agreement has morphed into 32 to 36 storeys!!! The 32 and 36-storey heights do not fit the character of the UBC Endowment.

We urge the Board of Governors to not allow their buildings to exceed the Land Use Plan of 53 metres (including the elevator shafts), and to not ask the Provincial Government to amend the LUP to allow for obscenely tall towers of 32 and 36 storeys that would impact the viewscape FROM Wreck Beach.

Most sincerely yours,

A handwritten signature in cursive script that reads "Judy Emily Williams - Corbett". The signature is written in dark ink and is positioned below the typed name.

**Judy Emily Williams-Corbett,
Chair,
Wreck Beach Preservation Society**

**Home Phone: (604)-856-9598
Cell Phone: (604)-308-6336**

16 November, 2018

Dear Mr. Korenberg,

We are writing to thank you for delaying the decision by the Board of Governors regarding the Stadium Road Neighbourhood in order to fully address the interests and concerns heard from residents and others during the planning process. We are pleased to see that you are considering more affordable housing options on the site for Faculty and Staff, and that you have reconvened the Housing Action Plan Working Group.

At the same time, residents and others connected to UBC feel that the two issues we are most concerned about – density and the height of buildings – have not been addressed. Given our experience with the consultation process to date, we are not confident that these issues will be dealt with by any level at the University lower than the Board of Governors. Despite two years of “consultations” and increasing opposition from residents, Campus and Community Planning has not shifted from its preferred option of last spring, namely 1.5 million sq ft of residential space and five towers taller than permitted under the currently approved Land Use Plan, with at least one as high as 32 storeys.

Although we were grateful to have had the chance to speak with Board Vice-Chair Sandra Cawley, unfortunately we have not been given the opportunity to speak with any other member of the Board – in particular, with members of the Finance Committee or Executive Committee (other than Ms. Cawley). Although we understand our previous letter was copied to all Board Members, we do not believe that our concerns have been properly presented or debated. As representatives of one of your major constituencies, we would like to request the opportunity to address the Board of Governors at the forthcoming meeting on December 4, in addition to meeting with members of the Executive next week.

Among the questions we would still like to have answered are:

- 1) Why does the Board need to get \$360 million out of this one small plot of land (recognizing that \$50 million will be used for rebuilding the stadium)? We fully understand the principle behind the University Endowment Fund and appreciate all the worthy projects to which income from the Fund is allocated. But we do not understand why such a massive windfall is sought from the SRN alone, given the amount that UBC deemed appropriate from all other neighbourhoods in the past. We sincerely believe that this is short-term gain for long-term pain, and that the cost-benefit analysis has not been properly presented to the Board. Reducing the height of towers by reducing market housing to, say, 500,000 sq ft would still provide a healthy contribution to the University Endowment Fund; providing an equal amount, 500,000 sq ft, for Faculty and Staff rental housing would contribute to your goal of affordable housing while reducing the density of the neighbourhood to that which was approved in 2011.
- 2) Why the insistence on tall towers for the SRN? By comparison, the Musqueam Block F development on University Boulevard will have towers no taller than 18 storeys, which is in line with the Land Use Plan. We also note that the new University Boulevard Neighbourhood Plan is carefully consistent with the current Land Use Plan, with a height limit of 6 storeys along

University Boulevard with the *possibility* of exceeding that limit to go to a maximum of only 8 storeys. The guidelines for the new Walter Gage towers stress that Building heights along Wesbrook Mall will be 6-8 storeys “to minimize view and shadow impacts on adjacent residential areas”. The tallest building we see on the planning horizon is one for additional Walter Gage housing where approval is being sought to increase the height from 53 to 65 metres (22 storeys). We do not understand why you are not applying the current Land Use Plan to the SRN. We know of no study that claims that tall buildings are good for building community; in fact, quite the reverse.

- 3) We are happy that you plan to engage the Vancouver School Board with regard to building a future elementary school, but challenges in finding a local school already exist for residents on campus. What is the projected population of school-aged children that you expect to see in Electoral District A in the next five and ten years, and what guarantees do you have from Vancouver and the Provincial government that funds will be there to accommodate them and their teachers? This issue is a top priority for residents on campus, as expressed at the UNA Resident Forums convened in early October.
- 4) Your letter speaks about transportation studies that have concluded that the proposed development can be managed within UBC’s Transportation Plan. We respectfully question this conclusion and believe that some of the assumptions made are faulty. May we see those studies? If an extension of the proposed subway line beyond Arbutus is considered part of the solution, we would like to point out that your own urban planners at UBC have explained why this is unlikely within a time frame that would be required by all the development that is being proposed.
- 5) There is widespread concern about the negative impact of tall towers on the local environment, including the adjacent Botanical Garden and Rhododendron Woods. It would be useful to see results of environmental and engineering studies on existing underground water patterns, the increased underground depth for the foundations of taller buildings, and the impact above ground on trees, flora and fauna. These studies are important to understand the impact above and below ground of the proposed buildings for the whole neighbourhood.

As you are no doubt aware, a second petition asking the Board of Governors not to approve any plan for the Stadium Road Neighbourhood that exceeds limits to density and building heights approved in the 2010 Land Use Plan is in circulation. At latest count, there are more than 1200 signatures representing a wide cross-section of concerned residents, donors, faculty and staff and individuals with connections to UBC.

In advance of the December 4th Board meeting, we understand that the Board of Governors’ Executive Committee will be meeting in Open Session on Tuesday, November 20. Would it be possible for a representative from our group to address that meeting at that time, or, at the very least, to ask you to instruct your office to arrange a meeting with several members of the Executive Committee on the margins of that meeting? Alternatively, would such a meeting be possible on the date of the Committee meetings on Monday, November 26? In the spirit of consultation, we would also be grateful for the

opportunity to address the Board of Governors at the December 4th Board meeting to ensure they are able to consider all dimensions of the development.

We thank you for your continued consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Murray McCutcheon". The signature is fluid and cursive, with the first name "Murray" and last name "McCutcheon" clearly distinguishable.

Murray McCutcheon, Ph.D. on behalf of the Undersigned

murmcc@gmail.com

604-704-8601

Akira Furuzawa, Alex Volkoff, Fangfang Zhang, Jade Zhang, Joyce Ternes, Kevin Liu, Simon Zhang,
Susan Eadie

February 6, 2019
Dr. Santa Ono, President, UBC
Mr. Michael Korenberg, Chair, Board of Governors, UBC
7th Floor, Walter C. Koerner Library
1958 Main Mall
Vancouver, B.C. V6T 1Z2

Dear President Ono and Board Chair Korenberg,

Thank you for the opportunity last week to address the Housing Action Plan Working Group Meeting. We applaud the university for advancing the higher rental fraction option to give substantial priority to faculty and staff. However, we do not feel the concerns of residents – a growing constituency on campus – are being addressed.

We were very interested in the new information presented at the meeting. In addition to the 1.55M sq ft option around which C+CP has been focusing its efforts, two additional options were put forth before the committee: 1.28M sq ft and 1.8M sq ft. It is important to note this was the first time we had heard these alternatives presented. Needless to say, we consider a 1.8M sq ft development with 3 towers between 38 and 40 storeys a non-starter; C+CP itself admitted that such a development would be excessively dense and was not recommended. It would seem, therefore, to have been manufactured as a negotiating ploy to increase the attractiveness of C+CP's preferred proposal. As such, we trust that this extreme option is not being considered seriously.

With three options, C+CP is now able to argue that 1.55M sq ft is a suitable "middle ground" that balances density and height with openness, livability, infrastructure, and the like. No convincing evidence has been presented to this effect. This "happy medium" strategy does not obscure the fact that 1.55M sq ft represents an intensive development (far denser and higher than elsewhere on campus) that will inalterably and adversely impact the livability of Stadium Road and, because of the requisite Land Use Plan amendment, future developments at UBC. Overdeveloping a small parcel of land beyond the guidelines of what even UBC has said is appropriate will have long-term reputational impacts for UBC.

We note that just in this past week, in the Vancouver Sun, UBC has been called "a development corporation rather than an educational institution"¹ and "the behemoth at the end of the line."² An alternate argument could be made that if three options were to be put forth and evaluated in an objective fashion based on well-defined criteria and real input from community consultation, those options would, in fact, be 0.99M sq ft (the original plan), 1.28M sq ft (reduced stadium footprint), and 1.55M sq ft (C+CP's preferred option). Through this lens, 1.28M sq ft would represent the "middle ground" option.

Regardless of which lens we use, the 1.28M sq ft option warrants a closer look. It is, by virtue of the reduced stadium footprint, apparently consistent with the approved Land Use Plan, which is a prerequisite for our signatories (although we would not necessarily default to developing the new land opened up from the shrunken stadium without a careful evaluation). From the numbers we jotted down during C+CP's presentation, we understand that such a proposal would enable the financing of 841 rental units, provide for the construction of a new stadium, and provide a surplus of \$48M for the Endowment Fund. The 1.55M sq ft option, by contrast, would bring fewer than 200 additional rental units and \$18M for the endowment, but at a tremendous cost in

¹ <https://vancouversun.com/opinion/op-ed/elizabeth-murphy-region-needs-to-reconsider-broadway-subway-to-ubc>

² <https://vancouversun.com/news/local-news/dan-fumano-connecting-the-region-to-the-behemoth-that-is-ubc>

terms of livability, environmental impact, and infrastructure strain. As we have previously written to you and as we consistently hear from our signatories, this single small plot of land cannot be used to maximize each of these criteria without compromising the long-term sustainability of the community.

These considerations should not diminish the vigour with which we believe the Housing Action Plan Working Group, and by extension the Board, should investigate a shared equity model to provide ownership options to faculty and staff. Pursuing a model similar to the one successfully implemented by UC Irvine³ would bring additional capital to bear, reducing the impetus to build market (i.e., luxury) housing, and provide improved leverage for recruitment and retention of faculty and staff.

In closing, I would like to reiterate our appreciation for the willingness of both the Board and C+CP to work with residents on campus. I strongly urge you to consider in greater depth the single option on the table that is consistent with the Land Use Plan. It has the potential to align the university with its growing constituency of residents and diaspora of concerned alumni around a plan for the benefit of all.

Yours sincerely,

Murray McCutcheon, Ph.D.

murrmcc@gmail.com

604-704-8601

³ <http://hap.ubc.ca/2011/12/19/uc-irvine-a-singularly-successful-faculty-housing-model/>

Appendix VI: Stadium Phase 3 Consultation Resident Forum Notes

October 1, 2018 6 PM-8 PM

UNA Residents Forum

Approximately 70 people attended the forum

C+CP Staff: Joanne Proft, Associate Director, PD, Allison Jones, Community Planner, PD
Aviva Savelson, Senior Engagement Specialist, PD, Angelique Crowther, Specialist, Communications and Engagement, PD, Gerry McGeough, Director, PD, Michael White, Associate Vice President, PD

The forum took place on Monday October 1st at Wesbrook Community Centre. Approximately 70 people attended the forum. Since the target population was for UBC residents, it is assumed that the majority of the people who attended the forum live and/or work at UBC. The key forum themes were: housing, heights and density, Stadium, ecology and preservation of Rhododendron Wood, parking, amenities, building form, vision, governance, Vancouver School Board, construction phasing and safety.

A few residents asked more than one question.

Main concerns: UBC is not downtown, parking is needed, avoid leasehold becoming investment property, neighbourhood needs another grocery store.

Q&A:

- 1) Q: Will the community garden south of Rhododendron Wood require replacement?

A: The garden will be replaced within the new Stadium Neighbourhood. A wide east-west pedestrian promenade will link Thunderbird Park to a Botanical Garden overlook with outdoor amenity areas along the way (such as community gardens). North-south green corridors connect to Rhododendron Wood, the Botanical Garden overlook, and forested areas to the south.

- 2) Q: For the Stadium relocation how will spectators be accommodated? Where will spectators sit?

A: The stadium will include a variety of indoor and outdoor amenity spaces to support athletics and recreation and include shared spaces for the community. The stadium building on East Mall will include covered seating with integrated landscape seating on the north and west sides. Space for temporary bleachers along Main Mall will provide overflow seating, for an overall capacity of up to 10,000 spectators.

- 3) Q: Faculty and staff should be consulted to determine housing requirements. The President's office should also be consulted.

A: UBC's Land Use Plan and Housing Action Plan guide the decision making for the number of units to be developed as affordable student, staff and faculty housing in Stadium Neighbourhood. The AMS petitioned for an increase to the total amount of square footage allocated to housing for the university community within Stadium Neighbourhood and this is being explored.

When the Final Plan goes to the Board of Governors in February, it will include proportions of:

- restricted rental housing for faculty and staff
- market rental for the university community
- leasehold housing

- 4) Q: The Wesbrook Save on Foods is crowded, there are significant line ups and the wait times are long.

A: Stadium Neighbourhood amenities (including retail, child care, academic / flex space, and community shared space in the stadium) will be accommodated with approximately 120,000 sq ft of space. A mid-sized grocery store is planned for the northeast corner of the neighbourhood and will serve Stadium residents and residents not currently served by amenities such as Hampton Place.

- 5) Q: How many families can be accommodated in 1.5M sq ft of development?

A: The plan assumes an average of 2.3 people per household (per Census Canada assumptions) which averages out to about 3500 people. Faculty and staff who expect to start families while living on campus will require childcare in the neighbourhoods.

The Vancouver School Board (VSB) and provincial government are responsible for schools. UBC will further engage the VSB to explore opportunities to take advantage of the fully-serviced Wesbrook Place site UBC has set aside for a future elementary school. For retail and service space, the current Plan options include community spaces, childcare, and space for a medium-size grocery store. We will take the time to work closely with the VSB and other partners to explore the strategy and timing for delivering these facilities, ensuring community service levels support the neighbourhood development.

- 6) Q: The development trajectory is slating high-rises equivalent to high density developments in downtown Vancouver. UBC is not downtown.

A: Building heights have been a key concern from some, including the impact on character, views and shadowing. The proposed heights include slender tall buildings that in turn enable more ground area for midrise affordable housing and open space. The Plan process has thoroughly tested the urban design, view and shadow impacts of this height. The analysis supports varied tower height to a maximum of 32-storeys in order to minimize shadows and maintain views (while tested as high as 36 storeys, staff conclude that stepped buildings and lower heights best achieve the guiding principles). As part of this analysis, and in response to community concerns about the social experience of high-rise living, the Plan process is exploring strategies such as social amenity floors integrated in buildings, coordinated amenity and facility access, and increased community services within walking distance.

- 7) Q: How and why was the land area allocation increased from 900,000 sq ft to 1.5 million sq ft to 1.8 million sq ft? Why has it not been considered to reduce the number of leasehold units in order to increase faculty and staff units rather than increasing the total amount of sq footage across the entire Stadium neighbourhood site? How much of the development will be sold?

A: The Stadium Neighbourhood Plan options provide 1.5 million square feet of residential development to support the academic mission. This reflects Board of Governors direction to: (1) site a new stadium on a more efficient footprint, resulting in more site area for residential use; and (2) deliver more housing for UBC faculty, staff and students, including rental and faculty/staff restricted

rental. In response, the current Plan options provide at least 600,000 square feet of rental and restricted rental housing – 40% of the total, a doubling from the amount previously planned for the area. The Board of Governors has also reconvened its Housing Action Plan Working Group to work in parallel with the Stadium Neighbourhood Plan process to explore expanding faculty ownership options across the campus, including within Stadium Neighbourhood.

- 8) Q: I strongly oppose the reproduction of the building form at Gage towers (student residences) and hope that you don't continue that mode of development on campus.
How much will the new development contribute to the endowment?

A: Revenue generated from the sale of leasehold units contributes to the endowment. In addition, the new stadium will be funded (approx. \$50 million) as a cost of development. There is significant demand for more faculty ownership programs, and the endowment would also support this. The Gage towers (Exchange Residence) is a student residence and will not be reproduced within Stadium Neighbourhood.

The proposed heights include slender tall buildings that in turn enable more ground area for midrise affordable housing and open space. The Plan process has thoroughly tested the urban design, view and shadow impacts of this height.

- 9) Q: What is the long-term vision for the Stadium Neighbourhood? What is the vision for when it is fully built out? Are there best practice comparisons?

A: UBC builds neighbourhoods to create vibrant communities; to provide a place for the UBC community to live, work, learn and play; and, to build a financial endowment to support UBC's academic mission. The vision for Stadium Neighbourhood is to create a highly livable attractive and sustainable community that attracts and retains UBC talent, and contributes to regional sustainability. Staff undertook a number of case studies of urban neighbourhoods globally to learn from best practice. As well, a research group has been evaluating the proposed Stadium Neighbourhood plan against a number of indicators for sustainable community performance. These can be found on the project website.

- 10) Q: What is the expectation from the planning process regarding schools? What can be done by UBC can educate their children on campus?

A: Three existing schools serve campus, VSB is responsible for planning, UCB provides the site, school board builds the building. Not a UBC specific problem; problem across Vancouver

The Vancouver School Board (VSB) and provincial government are responsible for schools. UBC will further engage the VSB to explore opportunities to take advantage of the fully-serviced Wesbrook Place site UBC has set aside for a future elementary school. For retail and service space, the current Plan options include community spaces, childcare, and space for a medium-size grocery store. We will take the time to work closely with the VSB and other partners to explore the strategy and timing for delivering these facilities, ensuring community service levels support the neighbourhood development.

- 11) Q: How can the planning process ensure the Rhododendron Wood survives?

A: The Stadium Neighbourhood Plan process has included detailed analysis of a number of issues of community concern and is committed to preserving Rhododendron Wood. Analysis from our ecologist

indicates minimal impact on the Woods from shadows, and the Neighbourhood Plan will identify specific policies for ensuring appropriate setbacks and other measures to protect Wood.

- 12) Q: How is UBC accountable for community participation at different phases of consultation? How will participants be assured that they are being heard?

A: There is a Consultation Summary, approved by the BOG, for Phase I-III and posted on the website. The written and verbal comments are summarized at the end of each Consultation activity and summarized.

At its December 2018 meeting, the UBC Board of Governors will receive an information update on the Stadium Neighbourhood Plan, including the emerging preferred option. From now until February 2019, staff will continue to work closely with the community and advisory groups to address the three areas of concern above. In February, the Board of Governors will receive the final Neighbourhood Plan and consider referring the consequential Land Use Plan changes to a public hearing and subsequent provincial approval.

- 13) Q: What per cent of the Board of Governors are developers themselves?

A: There are 21 members of the Board of Governors, 2 are developers.

- 14) Q: What is the present capacity for parking? There is support for building a lot of parking.

A: All parking will be underground. Stadium will have one level of underground parking for events. Thunderbird Stadium parking garage will serve for big Stadium events. UBC has conducted parking studies and does not want to spend money on parking we don't need. There will be some on street parking including pick up drop off. There will be no surface parking lots. Increased modes of transit use support a more sustainable approach to parking in Stadium Neighbourhood.

- 14) Q: Walking is not always an option and parking is needed. Parking is a contentious issue with the growth in student enrollment.

A: Comprehensive transportation studies have concluded that the neighbourhood development can be managed through strategies and policies supported by UBC's Transportation Plan, including:

- Prioritizing walking, cycling and transit, including the arrival of rapid transit to campus
- Locating the new Thunderbird Stadium at the corner of 16th Avenue and East Mall to minimize event day movements through residential areas
- Accommodating parking for all new development primarily underground, in existing parkades, and with some on street parking near Thunderbird Field
- Applying traffic calming principles to the neighbourhood

- 15) Q: How will density impact the Rhododendron Wood, trees, wildlife, and impact on the gardens?

Ecologist found that there would be limited shading impact on the Wood from towers; Towers siting and massing is slender with orientation on the north south direction. the Neighbourhood Plan will identify specific policies for ensuring appropriate setbacks and other measures to protect Wood.

UBC also has bird friendly design guidelines that will be incorporated into building design and new open spaces including reforested area will have plantings to create habitat to support native species.

16) Q: When does construction start and will the project have phased development?

A: the stadium will be the first thing to be constructed, following approval of the Land Use Plan and final approval of the Neighbourhood Plan. Best case, 2 ½ - 3 for construction to start, 2 years to construct. Neighbourhood will start construction after stadium, beginning with faculty-staff housing. Routing of truck traffic will need to be part of a construction management plan to limit impacts.

17) Q: Whom do you imagine living in the 900K sq ft of market rate housing?

Do you imagine the people paying \$2M+ for their units will be committed to living in the community?

A: We don't expect it will be much different than the people who currently live here. Can't predict the market. As mentioned, we are looking at ways of increasing housing for the UBC community, through more rental and ownership options.

18) Q: In the Wesbrook development many of the units are investment properties. The principle concern is how to avoid the Stadium units becoming investment properties?

A: Stadium seeks to address the issue of social cohesion. We want to design for to maximize social interaction and for amenities and services within walking distance can be a catalyst if set up the right proportions.

19) Q: What is the proportion of faculty and staff at Hawthorn? The point is that I like the culture of the neighbourhood as it is. I don't see how adding 4 towers is going to keep the quality of life that I have.

A: Land Use Plan has target of 50% rental and 20% for faculty-staff (HAP has 30% target). Acknowledge that there is frustration around ownership (tax issues). UBC HAP is trying to resolve. Re. quality of life impacts on Hawthorn, density can be done well with a thoughtful design to support livability of the new & existing neighbourhoods.

20) Q: Housing units are too small for growing facilities.

A: Unit sizes will be determined according to demand/need. Anticipate that there will be a range of sizes suitable for families. As well, design will be looked at and ensure spaces like community gardens and amenities to support living in multi-family buildings.

21) Q: How will traffic and parking be balanced with pedestrian flow? Where will the pedestrian connections be in the Stadium Neighbourhood?

A: East Mall as a primary pedestrian & bike route. Main Mall will always remain a parklike promenade, with bike paths and amenities that make it vibrant all the way to and from Wesbrook to academic campus. The connection will be reinforced to Thunderbird park – with East West link through the park. Fields are active and encourage a pedestrian flow.

22) Q: The Wesbrook Place grocery is crowded, there is a need for more grocery stores in the neighbourhoods.

A: Medium size grocery store will be part of Stadium Neighbourhood.

October 2, 2018 5:30 PM-7:30 PM

Stadium Neighbourhood Planning Mandarin Language Forum – Translation of Written Questions and Comments from Forum Participants from Mandarin to English

Approximately 60 people attended this forum.

The forum took place on Tuesday October 2nd at Wesbrook Community Centre. Approximately 50 people attended the forum with a Mandarin Language Facilitator to address queries that could not be conveyed in English. During the forum, attendees requested that they write questions to be translated and submitted at a later time to ensure that all concerns were acknowledged. The questions have been translated and the responses refer to a general response letter to queries that have been received at UBC Campus and Community Planning as well as specific responses to concerns that are outside the scope of the letter.

Q&A:

- 1) Q: What is the FSR and does it also include the Stadium?

A: Likely to be approximately 2.2 Gross FSR including parks and internal roads.

- 2) Q: Has the Provincial Government approved the proposed FSR?

A: No. The proposed Plan Options for the Stadium Neighbourhood Plan will trigger changes to the Land Use Plan. These include updating the neighbourhood boundary (to reflect the new location of the stadium) and changing building heights and densities. A Land Use Plan amendment requires a public hearing (in early 2019) and Provincial approval.

- 3) Q: Such housing density will have serious impact to schools and traffic for the livelihood in UBC. This crazy plan will make warm and quiet living for residents more remote.

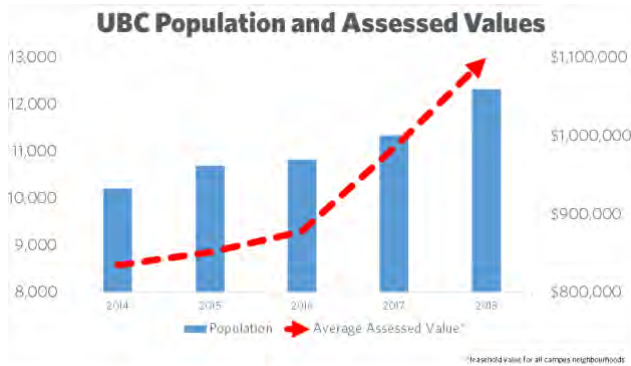
A: As with all community planning across the region, we have heard a broad range of interests and concerns for Stadium Neighbourhood: the need for affordable living options for the UBC community; the amount and height of proposed housing development; the nature of green space; how community services like schools can support growth; transportation and parking; and how to integrate a new Thunderbird Stadium with a livable community.

- 4) Q: The south area of UBC development density is already exceptional - comparable to downtown centre and now is happening to this area. I object to such proposal.

A: Building heights have also been a key concern from some, including the impact on character, views and shadowing. The proposed heights include slender tall buildings that in turn enable more ground area for midrise affordable housing and open space. The Plan process has thoroughly tested the urban design, view and shadow impacts of this height. The analysis supports varied tower height to a maximum of 32-storeys in order to minimize shadows and maintain views (while tested as high as 36 storeys, staff conclude that stepped buildings and lower heights best achieve the guiding principles). As part of this analysis, and in response to community concerns about the social experience of high-rise living, the Plan process is exploring strategies such as social amenity floors integrated in buildings, coordinated amenity and facility access, and increased community services within walking distance.

5) Q: Will there be an impact to the housing value for UBC's perpetual development scheme?

A: It is impossible to predict the future, however, property values have grown significantly as UBC's neighbourhoods have developed. From 2014 to 2018, the average property assessment value for a market leasehold strata unit at UBC increased from \$835,000 to \$1.1 million as the population grew more than 20%.



6) Q: Admission of children in schools should be considered at the same time when 3,800 people move into the area. When will the new school be built?

A: On schools, the Vancouver School Board (VSB) and provincial government are responsible. UBC will further engage the VSB to explore opportunities to take advantage of the fully-serviced Wesbrook Place site UBC has set aside for a future elementary school.

7) Q: What is housing percentage for faculty staff? How can it achieve to 50% if lease hold housing is developed so rapidly in two current developing areas?

A: The development of Stadium Neighbourhood residential buildings will likely begin following completion of Wesbrook Place. The current Plan options provide at least 600,000 square feet of rental and restricted rental housing – 40% of the total, a doubling from the amount previously planned for the area. The majority of this rental housing of which is for faculty and staff. The Board of Governors has also reconvened its Housing Action Plan Working Group to work in parallel with the Stadium Neighbourhood Plan process to explore expanding faculty ownership options across the campus, including within Stadium Neighbourhood.

8) Q: Height of towers should be limited to less than 22 stories.

A: Building heights have also been a key concern from some, including the impact on character, views and shadowing. The proposed heights include slender tall buildings that in turn enable more ground area for midrise affordable housing and open space. The Plan process has thoroughly tested the urban design, view and shadow impacts of this height. The analysis supports varied tower height to a maximum of 32-storeys in order to minimize shadows and maintain views (while tested as high as 36 storeys, staff conclude that stepped buildings and lower heights best achieve the guiding principles). As part of this analysis, and in response to community concerns about the social experience of high-rise living, the Plan process is exploring strategies such as social amenity floors

integrated in buildings, coordinated amenity and facility access, and increased community services within walking distance.

- 9) Q: Don't need to compare heights of buildings in UBC to other areas in Vancouver and think that the height is lower in UBC. The important thing is to maintain character so that it will be different.

See above.

- 10) Q: Heights and form will vary. Encourage you to participate in workshops that have urban design and form components.

See above.

- 11) Q: The planning of the Stadium will be integrated in the neighbourhood but part of the seating can be used by the residents at any time – this is too far-fetched. Need to show the positive impact of the stadium to the neighbourhood.

A: The stadium will include a variety of indoor and outdoor amenity spaces to support athletics and recreation and includes shared spaces for the community. The stadium building on East Mall will include covered seating with integrated landscape seating on the north and west sides. Space for temporary bleachers along Main Mall will provide overflow seating, for an overall capacity of up to 10,000 spectators. Emphasis will be on daylight and visual connectivity to outdoors and street level amenities focused towards activating and creating an urban street front on East Mall. There are potential integrated amenity and social spaces for the East West Promenade. A construction management plan for the Stadium re-development will reduce noise and disruption.

- 12) Q: If there is a big event in the stadium, where will people park?

A: Underground Stadium parking will provide for day to day uses and is to be shared with parking for adjacent commercial uses. Parking for large events and for special events (ie VIPs and accessibility) will be accommodated in the Thunderbird Parkade as is the case today.

- 13) Q: What is the timeline for your plan?

A: Contingent on Land Use Plan Amendment approval and final approval of the Neighbourhood Plan, it could take approximately 10-15 years to build out the neighbourhood.

- 14) Q: Does Rapid Transit have a concrete plan on new station location?

A: UBC's Board of Governors has approved a Rapid Transit Strategy, including two campus transit stations. One station would serve the academic core. The other would serve the residential community in the south of campus. UBC is exploring station location options through a technical exercise with TransLink and partners.

- 15) Q: When will the new elementary and high school be built?

A: Before presenting the Final Draft Neighbourhood Plan, the Administration will undertake further analysis to confirm school capacity, retail space such as grocery stores, and services including child

care in particular. This will include engagement with the Vancouver School Board to explore monitoring and acting on population growth as it pertains to campus school capacity, including a better understanding of the timing for opening an additional elementary school on the site that UBC has set aside in Wesbrook Place.

16) Q: Community Planning is not just about housing. The plan should include amenities such as school, traffic etc. Right now it is just like a housing plan!

A: Both options include up to 130,000 sq ft of shared amenities and facilities that would support the needs of both new and existing residents. Amenities and services are geared toward serving the needs of local community, and shared spaces to foster social connection for local-scale commercial uses, community amenities and public spaces. There is high demand for shared amenities that support affordable living and minimize the need for a car.

17) Q: Why not deal with problems such as admission of children in school and traffic before finalizing the plan? How can we trust the good relationship between UBC and VSB will maintain after implementation of the plan?

A: Comprehensive transportation studies have concluded that the neighbourhood development can be managed through strategies and policies supported by UBC's Transportation Plan, including:

- Prioritizing walking, cycling and transit, including the arrival of rapid transit to campus
- Locating the new Thunderbird Stadium at the corner of 16th Avenue and East Mall to minimize event day movements through residential areas
- Accommodating parking for all new development primarily underground, in existing parkades, and with some on street parking near Thunderbird Field
- Applying traffic calming principles to the neighbourhood
- Preserving a greenway corridor to connect the academic campus and Hawthorn Place to Wesbrook Place, and developing new pedestrian connections to Thunderbird Field and further east.

See above regarding schools' coordination.

Appendix VII: Building Happier, Healthier Communities Workshop Summary

October 2018

Building happier, healthier neighbourhoods

Stadium Neighbourhood Workshop



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SN Guiding Principles and design strategies

The Stadium Neighbourhood Plan seeks to be a livable, welcoming and enjoyable place for all. This vision has been supported by Guiding Principles and design strategies that consider the community's wellbeing and happiness.

Based on the design strategies that the Community and Planning team created, the Happy City team suggested focusing on five strategies - ensuring they considered the wellbeing and happiness approach. These strategies were used to guide the Building happier, healthier neighbourhoods workshop on October 13th, 2018.

Following the SN Guiding Principles, the five design strategies selected were:

Strategy 1*: Design creative and flexible spaces on the ground floors.

Strategy 2: Ensure that development and stadium edges include locally-serving retail stores and node opportunities.

Strategy 3: Ensure public spaces and amenities maximize socializing opportunities.

Strategy 4: Maximize residents' opportunities to engage with nature at all levels of the neighbourhood.

Strategy 5*: Create shared amenities at the building, block and neighbourhood scale increasing the quality of social relationships.

*Due to the number of workshop attendees, we decided to consolidate Strategies 1 and 5. Both were addressed by Table 1.

Workshop context

The workshop was conducted to create awareness about wellbeing and inspire attendees to come up with actions that will ensure a livable and socially-connected neighbourhood. Participants were equipped with wellbeing evidence and examples of actions that can help design and activate a livable neighbourhood. The subsequent pages offer rough notes documenting the workshop.

Workshop facilitators included members of the Campus and Community Planning team at UBC as well as consultants for the SN who have accompanied the planning and engagement process. Participants included members of the UBC community such as faculty, students, alumni, people living on campus as well as those living in adjacent neighbourhoods.

To begin the 4-hour workshop, participants were presented wellbeing evidence and examples supporting the SN Guiding Principles. The presentation included design strategies that are already being considered for the SN following the guiding principles.

Each table was handed a strategy. During the first activity, participants became the ‘experts’. Participants worked in mixed groups, analysing the different principles and identifying the best fit for their strategy. They also discussed and identified the wellbeing impact of pursuing each strategy (**Activity 1**).

After presenting their strategies, guiding principles and wellbeing evidence, the groups brainstormed design, policy and programming ideas that would help activate the strategies. Facilitator encouraged the conversation with previously designed prompts (**Activity 2**).

Finally, workshop participants identified the most powerful actions that would support each strategy. The teams created a poster with text, drawings and diagrams that would represent these actions. Each team pitched their ideas and received feedback from the Happy City team (**Activity 3**).



Activity 1 - Becoming the ‘experts’

Groups analyzed each Guiding Principle to identify the best fit for their strategy. Strategies were also supported with wellbeing evidence and presented to the room.

Strategies 1+5

Design creative and flexible spaces on the ground floors.

+

Create shared amenities at the building, block and neighbourhood scale increasing the quality of social relationships.

Guiding principle

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

Balance the needs of today with adaptability for the future.

Wellbeing importance

-It is important to leave spaces unfinished or not “pre-planned” because this allows to:

- Fit the needs over time addressing future generations’ needs and expectations.
- Plan for future use.
- People to have space to create, therefore they feel like part of the community.

-Flexible spaces help the community build their own identity.

-People can age in place.

- Different housing forms allow for singles, couples, families and seniors to live in the same neighbourhood.

-Supports community building in case of emergency.

- People are well prepared to address an emergency; this lowers our stress levels.

Strategy 2

Ensure that development and stadium edges include locally-serving retail stores and node opportunities.

Guiding principle

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

Help build a thriving campus community that supports local needs first, enhances well-being, and attracts and retains university talent.

Wellbeing importance

- When people stay in the community for a long amount of time they are more likely to create strong social bonds. Over time, people feel like essential members of the community.
- It is important to provide a diversity of services that caters to the needs of different people in the community.
- Cater to people with lower incomes such as students so that they can access an affordable lifestyle with places to live and shop.
- Think beyond retail; create “third places” (gathering spaces) where people can socialize and stay.
- Ensure that the basic services are within walking distance and are affordable for community members such as students.

Strategy 3

Ensure public spaces and amenities maximize socializing opportunities.

Guiding principle

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

Help build a thriving campus community that supports local needs first, enhances well-being, and attracts and retains university talent.

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

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

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.

Wellbeing importance

- It is important to connect people and build social trust.
 - This will be achieved if amenities cater to people’s needs.
 - Connection and social trust are key to envisioning UBC as a great place to live.
- Create a walkable community that enhances social interactions between residents, students, faculty and staff.
 - We should have amenities and public spaces that attract us.
- Engage the community, especially the Musqueam nation, through the design process to ensure spaces are designed to meet their needs.
- Design outdoor amenities that allow people to meet and interact outside of their homes and buildings.
 - The more people interact casually, the more opportunities for building meaningful social connections.

Strategy 4

Maximize residents' opportunities to engage with nature at all levels of the neighbourhood.

Guiding principle

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

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

Wellbeing importance

-Spaces where people can connect with nature help build an important core value among community members. It is important to build a strong sense of community through shared community assets such as:

- Gardening spaces
- Benches

-Design that maximizes access to nature provides health benefits such as:

- Opportunities for exercise
- Stress reduction through immersion in nature or views of nature from home (consider wild nature design sit has the most positive effects in wellbeing).

-Utilize ecological design features to improve air quality and reduce noise in the community.

-Natural spaces provide opportunities for education for all age groups.

- We can create awareness and teach all members of the community the importance of coexisting with nature.

-It is important to recognize the intrinsic value of natural areas such as parks and protected areas which provide:

- Wildlife habitat
- Rainwater management
- Heat island effect reduction
- Increased resilience to natural disasters

Activity 2 - Brainstorming on design, programming and policy actions

Groups brainstormed design, programming and policy actions that would support each strategy. Facilitators encouraged the discussion with previously designed prompts.

Strategies 1+5

Design creative and flexible spaces on the ground floors.

+

Create shared amenities at the building, block and neighbourhood scale increasing the quality of social relationships.

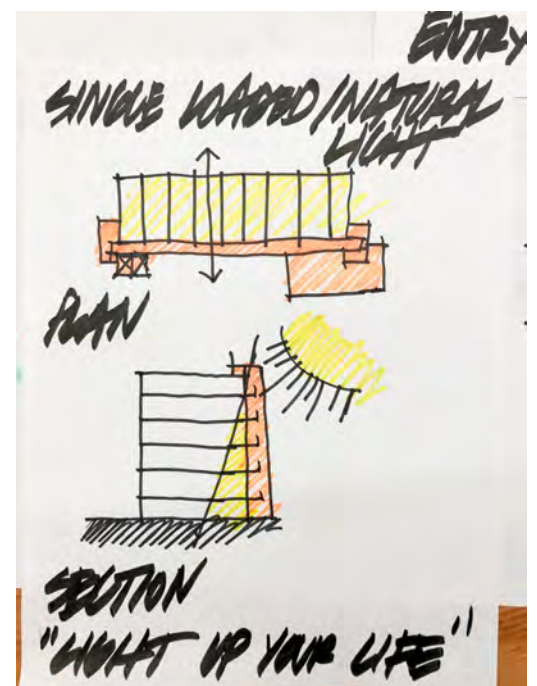
Participants emphasized that having **bicycle amenities** is an important action. They would like to see beautiful (rather than a “cage”), secure, and accessible bike storage at a grade level (rather than in the basement). This space would also include **a workshop and a tool library** that could be shared between buildings.

The group recommended **shallow units** to optimize daylight and including **porches** that help encourage social interaction. The idea of having porches can be also taken to the building level - either in interior or exterior hallways. This would mean having an area wide enough for a chair, table and/or shelf allowing residents to interact in a semi-private space. Residents could store shared games and toys for children in this area as well.

The group recommended additional shared amenities such as **community gardens**, **shared kitchens**, and **areas for outdoor exercise**.

Participants also recommended a shared concierge service (one+ per building). This person (or persons) could respond to building emergencies, handle deliveries, program social activities, and take care of the common space. Concierges would need an **office space** and they could be students. This way they provide a service that can help them pay for rent.

This team was also interested in exploring the concept of a “human library”. This would need an online platform where people are connected to each other in the building or at the community level to connect with local experts.



Strategy 2

Ensure that development and stadium edges include locally-serving retail stores and node opportunities.

Participants highlighted the need for **local stores and services** (e.g. hardware, grocery, medical) in place of franchises and “big box” stores like Home Depot. Small scale retail creates an active public realm while providing a variety of services to satisfy the needs of a diverse community. This can be achieved by designing small commercial spaces at the ground level to attract small and independent retailers. Incentives in rent pricing could also be used to attract local stores.

In addition to regular shops and services, participants proposed a “**free store**” where items could be brought for an exchange. A “free store” addresses sustainability through waste reduction.

The group also prioritized walkability as a design action so that “all needs are met on foot”. **Generously-sized sidewalks** in busy areas, accessibility for all users, as well as **car-free zones** were regarded as necessary components for walkability and comfort.

Participants also mentioned **parking** as a useful amenity. However, they agreed UBC has already made significant progress in transforming large parking spaces into housing and recreational spaces. Therefore parking strategies should consider values and priorities of the new community: shared spaces, car co-ownership and shared car systems, among others.

To increase sense of joy in the neighbourhood, participants suggested including **places for rest**, native trees and plants, **weather-proofed public spaces**, and reduced light pollution at night.



Strategy 3

Ensure public spaces and amenities maximize socializing opportunities.

Participants emphasized the need for **a plaza or an open gathering area** surrounded by active street edges including shops and services (e.g. third places/retail). This area could be flexible/unstructured and informal, allowing for the community to define its use over time.

Participants highlighted the need for a variety of local third places (e.g. Hawthorn coffee shop) such as **coffee shops** and a **beer garden**.

Participants also noted the importance of having designated amenities for play as part of the neighbourhood.

The introduction of a “unstructured space” that is more natural and wild was also noted as an important type of amenity for the participants. An example of this type of space are the rock streams in the Hawthorn neighbourhood.

Participants noted the importance of spaces for “making/doing things” such as a **woodworking shop, shared/hobby spaces** (e.g. quilting, drinking wine), and **community gardens**. The group also suggested giving the residents the ability to work on landscaping/planting in the common green areas besides community gardens.

Other amenities highlighted by the group include: **a compost space, children’s garden** for creative play, **dog park**, and an area for swapping goods (“**the exchange**”).

Participants recommended including a **screen** to show important announcements, films, and event information. This would allow for residents to be informed of events and gatherings happening in the neighbourhood.



Strategy 4

Maximize residents' opportunities to engage with nature at all levels of the neighbourhood.

Participants highlighted the need for programming that engages the community with nature such as: outdoor education for adults as well as children, ecological restoration, and bird habitat improvement. They also recommended leaving some parts of the green spaces natural and undisturbed by humans.

The group also recommended the following natural or biophilic design strategies such as: rainwater management through ecosystem services, green walls, the use of appropriate (natural) materials, and carbon neutral initiatives for buildings.

The group proposed creating a variety of green spaces and amenities: wetland parks, retention of **protected areas** and **parks areas for human use**, **green roofs**, as well as **playgrounds**. Participants were interested in having playgrounds that are flexible and can serve multiple purposes. In addition to conventional assets such as swings and play structures, participants wanted to have other elements such as hammocks. Usually recreation spaces only address children's needs, but participants noted that they would like to have fun spaces where they can gather with friends and family in creative ways.

As a general guideline, active streetscape/edges were also an important design action for the participants.



Activity 3 - Becoming the 'ambassadors'

Teams were asked to select their top three actions and pitch them to the room. The Happy City team provided feedback.

Strategies 1+5

Design creative and flexible spaces on the ground floors.

+

Create shared amenities at the building, block and neighbourhood scale increasing the quality of social relationships.

1. "Con-si-sharge"

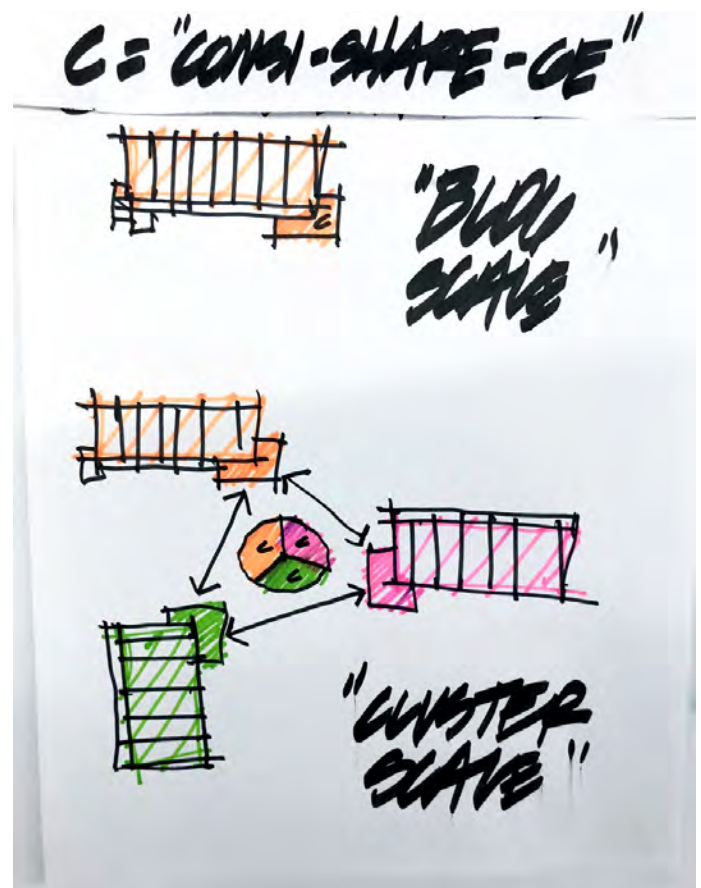
Provide a "con-si-sharge" to help organize the space and support social activities. Con-si-sharges can be very helpful in shared spaces in buildings and in open public spaces.

2. Spokes for folks

Create cycle storage/repair/workshop spaces on ground floors that can be used by the whole community.

3. Light up your life

Create exterior walkways that can be used as socializing and gathering spaces in multi-family buildings.



Strategy 2

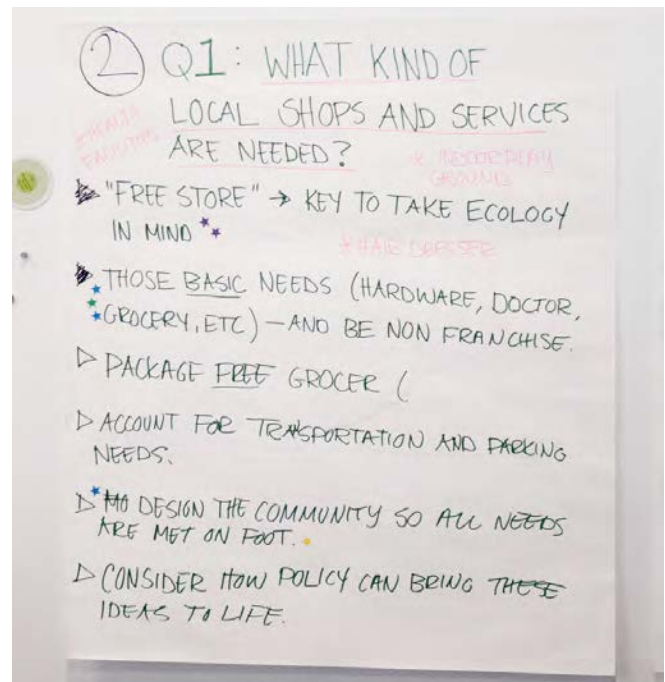
Ensure that development and stadium edges include locally-serving retail stores and node opportunities.

1. Streets as social connectors & gathering places

Streets can cater to residents' needs in different ways. A street can be a lovely space to walk through, a place to gather, a space to exercise.

2. Local shops and services that are accessible by foot

Besides having a main mall with retail stores, we can also have small stores that are distributed along the neighbourhood and are at a walking distance from homes.



Strategy 3

Ensure public spaces and amenities maximize socializing opportunities.

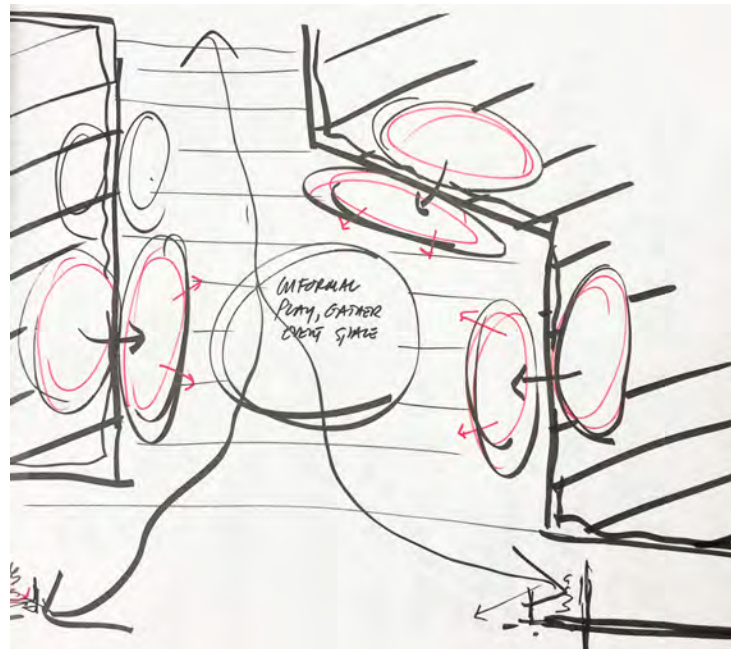
1. A community with agency

Having agency over time will help the community develop a deep sense of belonging. Space activation also needs responsible members that will ensure activities welcome new members and are organized over time. This is the case for community gardens, spaces for hobbies and flexible gathering spaces.

Having agency will help the community adapt spaces for changing needs.

2. Large spaces with unstructured areas

This will enable people to come together with neighbours and colleagues. Unstructured areas are where people are more likely to feel welcome because there is space for all.



3. Big electronic screen

The electronic screen serves as a tool to provide community information, support engagement, publicize events, show films, etc.

Strategy 4

Maximize residents' opportunities to engage with nature at all levels of the neighbourhood.

1. Pristine natural spaces

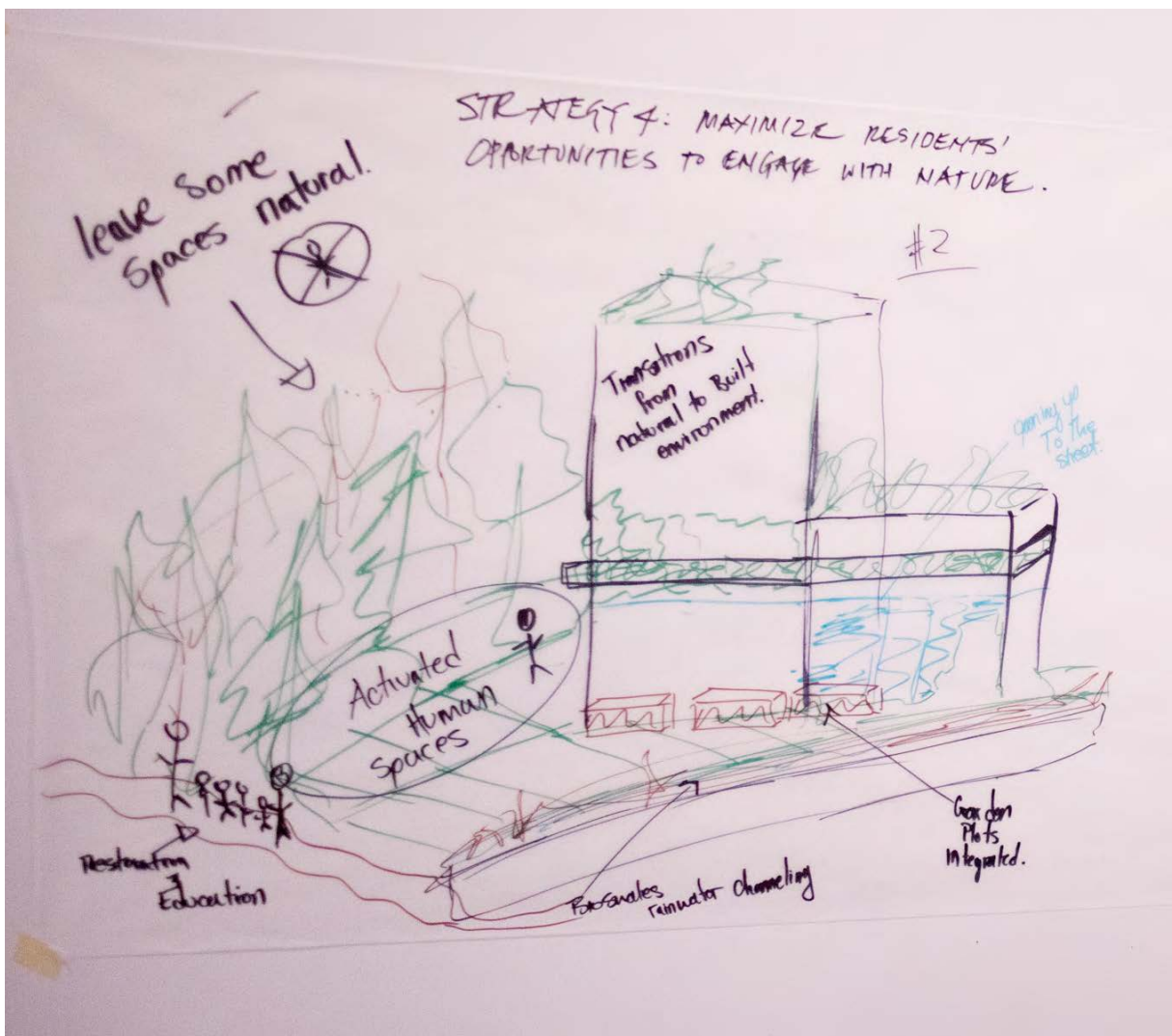
Preserving some areas as natural spaces with minimal to zero human intervention or use will help maintain the wildlife habitat in the peninsula.

2. Green in buildings

Bring ecological function into the built form. For example, include green roofs and walls, bioswales and rainwater channels to ensure we decrease our carbon footprint.

3. Nature awareness

Engage the community in nature programming activities such as habitat restoration and education for adults and children.



Key learnings

Participants' insightful suggestions allowed us to capture important high-level concepts that can help guide next steps. Addressing these concepts in future amenity and public space design stages will help create neighbourhoods that cater for future residents needs while following the Guiding Principles.

1. Create a walkable and bike friendly environment.

Participants would like to have local retail shops that create streets as both connectors and places to gather. One group mentioned the need for wide and comfortable sidewalks that allow all users to move freely.

Another group mentioned the need to maintain retail shops as local ventures where people living in the community have the opportunity to establish a business (also creating incentives). This would allow residents to live closer to their places of work.

To support biking, participants suggested spaces such as the bike storage/workshop would help the community have places where they can address a need and simultaneously socialize with neighbours with similar interests.

Participants were also keen to have a car-free day, therefore the design should be prepared for these kinds of special occasions.

2. Maximize encounters with nature at different levels of the development.

Although groups addressed different strategies and there was only one table addressing nature engagement, they all emphasized nature as a core value. Participants would like to have socializing opportunities that are connected with nature. For instance, having community gardens, developing processes that enable residents to create nature awareness educational programs, having resting spots close to nature and designing buildings in such a way that they include natural vegetation.

It is important to consider design strategies that create a transition between public spaces and natural areas and housing, specially high rises. There is an opportunity to soften edges and weave nature into the built environment.

3. Create opportunities to share and create.

Participants want to get involved. This can be addressed by leaving unfinished spaces and inviting residents to finalize them. This has proven to have a deep impact on building a sense of meaning and belonging in a community.

Participants also noted concerns on the social effect of buildings. People believe that living in higher floors might disconnect them from public life. Therefore, participants suggested hallways that have spaces to meet casually. Furthermore, they were interested in engaging people to help program and organize activities. This idea can be taken one step forward by connecting residents with experts based on their specific needs, thereby emphasizing the importance of knowledge sharing in the community.

They would also like to see buildings activated on the ground floor including woodworking spaces, craft workshops and spaces that host different hobbies.

4. Design spaces for informal gatherings and improvised recreation.

While the design of public space is important to organize the use of the space, participants also find value in flexibility and improvised activities. They would like to have spaces where they can informally gather with neighbours, where children can freely play and run, where young adults can play music or dance, and spaces that have flexible structures.

Participants noted that they appreciate the inclusion of large green areas, but also smaller clusters of green areas that connect buildings and can be used in different ways.

Having movable chairs, tables and spaces for hammocks for instance, enables people to have fun and meet in small or large groups.

We look forward to seeing participants' actionable ideas and high-level concepts included in the design and policy guidelines of the Stadium Neighbourhood Development.

Attachment 2: Plan Concept Rationale and Description**Plan Concept Rationale****Development Program**

- The plan concept accommodates approximately 1.55 million square feet of residential development with 5 towers ranging in height from 20 – 32 storeys, suitable to leasehold and market rental, and 6-8 storey midrise wood frame buildings suited to discounted housing for faculty and staff. Approximately 130,000 square feet of non-residential floor area (including shared space in the new Thunderbird Stadium) to support the goal of complete community, including mid-sized grocer and smaller scale shops and services, up to 3 child care facilities and community amenities (see table below for summary of the neighbourhood program). The highest intensity development is located closest to East Mall, where future rapid transit could potentially serve South Campus.

Table 1. Stadium Neighbourhood Program Summary

Net Area of Neighbourhood	Gross Buildable Area Residential	Minimum buildable area of rental units	Estimated population (# of people)	Total Open Space	Commercial Space	Academic / Flex Space	Child Care Facility	Shared Space (Stadium)
775,000 ft ²	1.55 million ft ²	600,000 ft ²	3450*	405,000 ft ²	30,000-37,000 ft ²	60,000 ft ²	Up to 3	~20,000 ft ²

*based on 2.3 persons / unit per Census Canada assumptions

Note: numbers are rounded for simplicity

Built form

- Development intensity transitions from higher buildings near East Mall (minimizes neighbourhood impacts and best supports future transit connections) to lower buildings near the Botanical Garden to minimize impacts to the Garden and improve view and shadow performance.
- Five slender towers ranging in height from 20-32 storeys, staggered in location to minimize shadow and visual impacts and reinforce East Mall as an urban street. The lowest towers (22 and 20 storeys) are located next to the existing 18 storey Promontory tower, to avoid overshadowing existing views to the south and west from Promontory, and adjacent to East Mall to minimize overshadowing onto playing fields at Thunderbird Park and to concentrate the height around the Main Mall axis.

Table 2. Building Height Summary

	# of storeys	Height in metres
5 towers	20-32	59-98
Podiums at the base of towers	6-10	19-32
Midrise Buildings	6-8	18-24

Attachment 2: Plan Concept Rationale and Description

- Analysis of urban design, view and shadow impacts supports varied tower heights from 20 to a maximum of 32 storeys in order to minimize shadows and maintain views. At the request of the Wreck Beach Preservation Society, staff flew a blimp to test the visibility of a 32-storey tower from the lowest tide location identified by the Society. Society members and UBC staff documented and confirmed the 32-storey tower would not be visible above the tree line. While towers as high as 36 storeys were explored in Option 2, input from the community and technical analysis conclude that stepped buildings and lower heights best achieve urban design goals and the guiding principles. As part of this analysis, and in response to community concerns about the social experience of high-rise living, the final plan will provide policies and design guidelines for social amenity spaces integrated in buildings, coordinated amenity and facility access, and increased community services within walking distance.
- The current maximum height limit for Neighbourhood Housing Areas in UBC's Land Use Plan is 65 metres (22 storeys). The plan concept includes building heights up to 98 metres (32 storeys). This would require provincial approval of proposed Land Use Plan amendments.

Transportation and Mobility

- The plan concept prioritizes walking and cycling, and improving multimodal connectivity between south and north campus. Community concern regarding parking and traffic impacts on both the transit and street network were raised during Phase 3 consultation. Results of the technical analysis of network performance indicate that the future neighbourhood will not significantly impact the road network. A large proportion of residents would be working on campus, and there is limited impact expected from anticipated peak volumes and directions of travel of off-campus trips. However, as Wesbrook Place and the campus as a whole continues to grow, there will be added pressure on West 16th Avenue roundabouts. UBC will work with the Ministry of Transportation and Infrastructure, who owns the roadway, to alleviate these issues.
- As the Stadium Neighbourhood develops, UBC will also work with TransLink on improving transit options, including but not limited to community shuttles, regional bus connections and the eventual extension of SkyTrain to campus.
- Underground parking will be provided for each development parcel at a suitable supply rate at the time of construction and in support of UBC's Transportation Plan policies. The objective is to provide a reasonable amount of parking based on parking trends at the time, and to supplement parking supply with incentives for low vehicle ownership such as resident transit pass programs, car share and secure bike storage. A single level of parking under the new stadium will provide sufficient supply for some day-to-day athletics use, combined with parking for the adjacent retail uses. All underground parkades will also provide secure bike storage, EV charging and be designed for future flexibility.

Sustainability and Resilience

- The neighbourhood design has been supported by a whole systems approach. This considers how natural and built infrastructure work together for a sustainable and resilient community, moving the campus towards resource self-sufficiency.

Attachment 2: Plan Concept Rationale and Description

- The plan concept supports the site's ecological health through development of a large-scale naturalized park located at the low point of the site adjacent to the Botanical Garden. The new park will provide significant area for a rainwater management / dry pond feature, a reforested area with native habitat, and a large usable open space that can support a range of neighbourhood programming and activities. The concept also includes removal of the existing tree stand to accommodate the new Stadium; many of the trees in this area are already compromised.
- To manage rainwater onsite and avoid negative runoff impacts to the neighbouring Botanical Garden and surrounding areas, the neighbourhood will be designed to manage 100% of all rainwater on-site. This will be accomplished through a range of measures including infiltration and storage areas within the open space network and maximizing pervious surfaces within streets and rooftops.
- To support UBC's campus climate action goals, the neighbourhood will be designed with enhanced building performance and energy supply in line with the most long-term cost-effective way to deliver a low-carbon neighbourhood. Future work on a campus neighbourhood low carbon energy strategy will explore how to achieve these goals.

Stadium Integration

- The new Thunderbird Stadium's location, programming and design will ensure it is seamlessly integrated into the surrounding neighbourhood, being both a community destination and amenity. The building will be a multi-purpose space that contributes to East Mall as a vibrant, campus urban street.
- The new stadium location best meets the functional requirements of UBC Athletics, benefits from the co-location of the Stadium with Thunderbird Park, and reduces game day conflicts with Hawthorn Place and future neighbourhood residents. The stadium building on East Mall will include covered seating and integrated landscape seating on the north and west sides of the field, for a total of 5,000 permanent seats. A community recreation green space along Main Mall provides flexibility to accommodate temporary large event seating (e.g. Homecoming) up to an additional 5,000 spectators.
- The stadium design will emphasize connectivity to outdoors and street level amenities focused on activating and creating an urban street front on East Mall. The stadium's internal program will include a range of spaces to serve athletics and varsity needs as well as shared community spaces, such as fitness areas and meeting spaces. The detailed programming and design of the stadium will be undertaken as an academic project on Green Academic land, but will be informed by the Plan's principles, policies and guidelines.
- The plan concept also includes a 6-8-storey University Rental housing building integrated into the Stadium site. This will provide additional housing for the UBC community, reinforce the urban character of East Mall, and create stronger pedestrian and bicycle connections between Wesbrook and North Campus.

Attachment 2: Plan Concept Rationale and Description

Public Realm and Open Space

- The plan concept offers a network of ecologically rich neighbourhood park spaces, green corridors, street designs and green roofs and an integrated approach to water, energy, servicing and landscape best practices. It also connects Wesbrook Place to the rest of campus through an open space network that prioritizes walking, biking and transit connectivity for people of all levels of mobility.
- The open space network includes:
 - Large naturalized neighbourhood park with rainwater management and reforested areas
 - East-West pedestrian Promenade
 - Pedestrian mews, between the podiums of buildings to connect Stadium Road and the East-West pedestrian Promenade
 - Large urban plaza connecting Thunderbird Stadium across to Thunderbird Park
 - Main Mall Greenway and Green Edge along West 16 Avenue
 - Internal public courtyards and connections through 6-8 storey midrise buildings and podiums
 - Flexible event landscape, between the stadium field and Main Mall
 - Green streets and green roofs
 - Compatible relationship with UBC Botanical Garden

Community Amenities

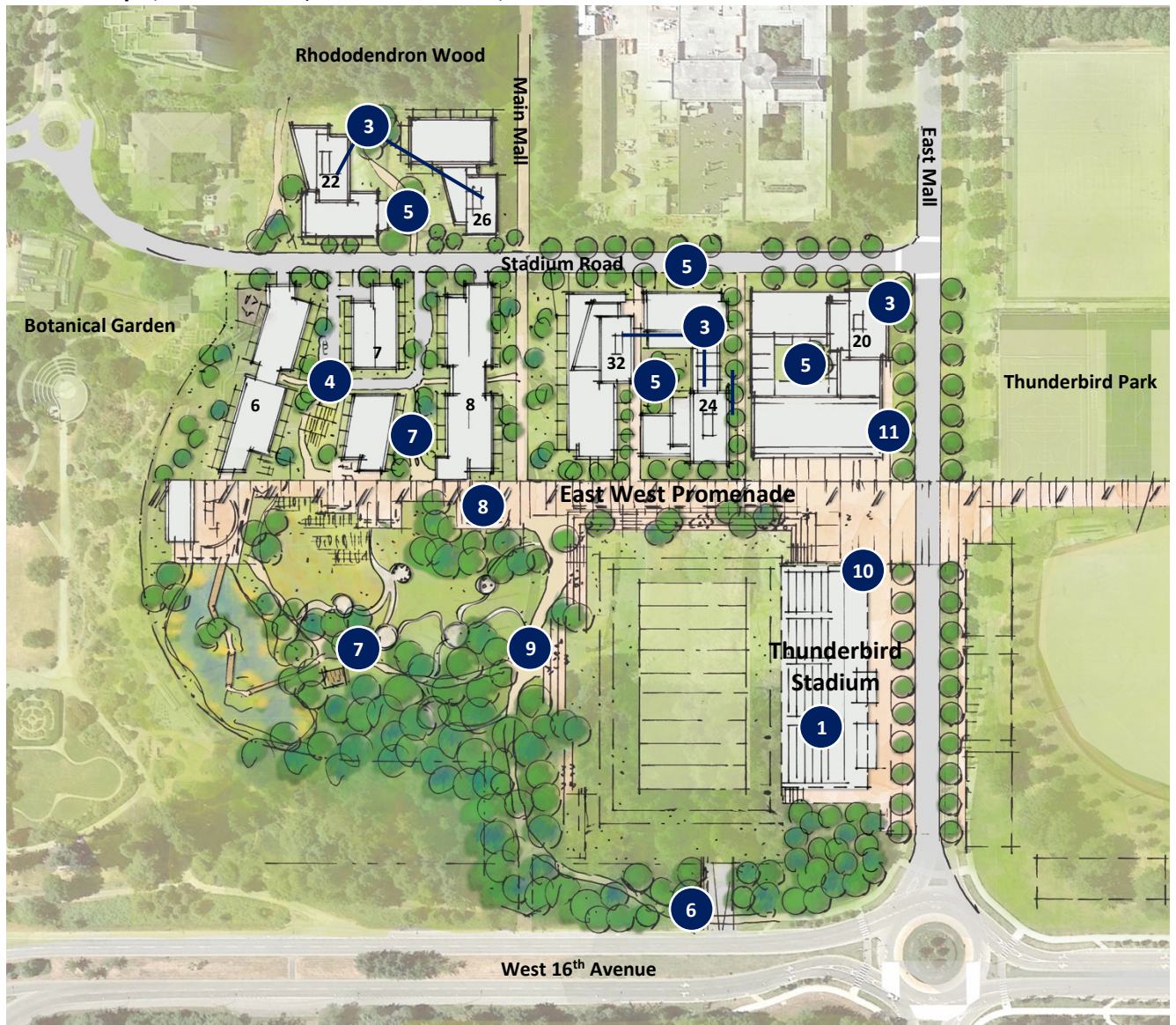
- Community amenity space fosters a more complete community, where services are within walking distance. Stadium Neighbourhood residents will have access to community amenities at the building, block, neighbourhood, and campus scales.
- Neighbourhood scale amenities will include up to three child care facilities and shared facilities with Thunderbird Stadium, such as fitness space and meeting rooms. A mid-sized grocer along East Mall will serve daily needs of new residents, those in surrounding neighbourhoods and students living in residences. Ground and second floors of mixed-use buildings will provide “Academic / Flex” spaces to support the academic mission, foster collaboration, creativity and innovation and allow for changing needs over time. Campus scale amenities include access and benefits for residents to social and cultural facilities across campus as available via the Community Services Card program.

Table 3. Community Services and Amenities Summary

Type	Approx. Square Metres	Approx. Square Feet
Commercial	2,800-3,400	30,000-37,000
Academic / Flex	5,600	60,000
Day Care (up to 3)	1,250	13,500
Stadium shared amenity space (e.g. fitness and meeting space)	1,900	20,000

Stadium Neighbourhood Plan Information Update
Attachment 2: Plan Concept Rationale and Description

Plan Concept (numbers correspond to notes below)



Plan Concept Description

1. In the plan concept, the stadium is located at the southern end of the neighbourhood near West 16th Avenue resulting in a large-scale natural open space and reforested area directly west of the stadium.
2. All development is located to the north of the new stadium, reducing impacts from noise, light and stadium activity on future residents;
3. Five slender towers ranging in height from 20-32 storeys, staggered in location to minimize shadow and visual impacts and reinforce East Mall as an urban street. The lowest towers (22 and 20 storeys) are located next to the existing 18 storey Promontory tower, to avoid overshadowing existing views to the south and west from Promontory, and adjacent to East

Attachment 2: Plan Concept Rationale and Description

- Mall to minimize overshadowing onto playing fields at Thunderbird Park and to concentrate the height around the Main Mall axis.
4. The majority of midrise wood frame housing (targeted for faculty-staff) is located to the north and west of the stadium, reducing impacts from stadium events (noise and light) on new residences. These buildings are broken up in scale to create more east-west connectivity and enhance their relationship to the landscape;
 5. Most of the access to underground parking for residential buildings is from Stadium Road and all parcels have outdoor courtyard spaces connected to the larger open spaces;
 6. Proposed access the stadium parking from West 16th Avenue, reducing vehicular traffic and noise impacts on Hawthorn and future Stadium Neighbourhood residents;
 7. With the removal of the majority of the existing tree stand (in which many trees are already compromised), the plan concept includes a new large-scale natural park with substantial ecological features including natural habitat, native plantings and rainwater management capabilities, as well as boardwalks and natural play areas. North-south open space corridors will also connect this area to Rhododendron Wood, Botanical Garden and forested areas to the south. This area will work in tandem with the stadium field to create a significant open-space terminus to Main Mall;
 8. A significant east-west pedestrian promenade linking Thunderbird Park to the western edge of the site adjacent to the Botanical Garden and marking the southern end of Main Mall. This space can accommodate event day functions and celebrations and creates an opportunity for urban retail frontages with views over the stadium field. A prominent public plaza marks the transition into the neighbourhood from the east and a west terminus can feature a pavilion that supports the residential neighbourhood needs as a gathering and event space and is an opportunity to showcase the Botanical Garden in potentially a range of different ways.
 9. Main Mall will connect from Hawthorn Place to the north to become a major pedestrian corridor through the neighbourhood and social node / hub where it intersects with the east-west promenade. Along the north and west edges of the stadium field will be terraced seating engage the action on the field or to sit and enjoy the sun;
 10. The new Thunderbird Stadium's location, programming and design will ensure it is seamlessly integrated into the surrounding neighbourhood, being both a community destination and amenity. Along the north edge will be an urban plaza that is the hub of social activity and events both for the neighbourhood and the stadium, with a combination of retail and community facilities, concession which open onto the plaza. The plaza connects west towards the Botanical Garden terminus, and to the east, connecting to Thunderbird Park;
 11. A neighbourhood high street along East Mall with a local mid-sized grocer and smaller scale retail and shops along the south frontage of the development parcels (facing the large park and stadium field).

Stadium Neighbourhood Plan Information Update
Attachment 2: Plan Concept Rationale and Description

Plan Concept - Bird's Eye Perspective View (looking north)



Attachment 3: Planning Process Summary with Key Technical Analysis & Design Outputs

PHASE	ACTIVITY	KEY TECHNICAL ANALYSIS & DESIGN OUTPUTS
Phase 1: Setting the stage Sept – Dec 2017	<ul style="list-style-type: none"> Initial targeted engagement to inform scope leading up to Phase 1 Identify best practices in neighbourhood design and engagement Develop area profile, including: demographics, surrounding land use, built form, density, composition & mix; community services & amenities; social infrastructure; transportation connections (peds, transit, bikes, vehicles, parking); noise; area character and identity; biodiversity; open space; water, sewer, rainwater infrastructure, etc. Produce background documents (topic briefings, site survey, models, etc.) Develop draft vision, principles, themes, indicators Engage community on draft vision, principles, themes, indicators 	<ul style="list-style-type: none"> Stadium Neighbourhood Terms of Reference (C+CP)* Neighbourhood Planning + Design: Learning from Best Practice, Case Studies (C+CP)* UBC Community Profile (C+CP)* Cultural Statement of Significance (Birmingham & Wood Architects and Planners)* Stadium Neighbourhood Guiding Principles (C+CP)* Phase 1 Public Engagement Display Boards (C+CP)*
Phase 2: Key directions and scenarios Jan – Jun 2018	<ul style="list-style-type: none"> Finalize vision, principles, themes, indicators Generate 3 preliminary plan and policy scenarios, including location of rebuilt Thunderbird Stadium Develop visual studies and diagrams for 3 planning scenarios Determine residential / rental, commercial / retail markets Engage community in comprehensive input and review of scenarios 	<ul style="list-style-type: none"> Commercial Floor Space Strategy (Urban Systems)* Rental Housing Market Study (Colliers)* Terrestrial and Wildlife Environmental Report (Diamond Head)* Phase 2 Public Engagement Display Boards (C+CP)*
Phase 3: Options development and evaluation Jul 2018 – current WE ARE HERE	<ul style="list-style-type: none"> Develop visual studies and diagrams for 2 options: urban design, built form & 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; ped / bike corridors; street configuration and design; noise; energy and water systems, etc. Conduct technical and design analysis (urban design, community impacts, whole systems and ecology, transportation) Evaluate options against indicators Identify any necessary Land Use Plan amendments or changes to other UBC policies Engage community in comprehensive input and review of options Identify a draft plan concept that reflects technical and design analysis, and consultation feedback Further analysis and engagement on: <ul style="list-style-type: none"> Housing for the UBC Community Community service levels including schools Further Engagement to Strengthen the Relationship Between UBC and Musqueam Further refine plan concept and policy details based on technical analysis and additional targeted stakeholder input Develop draft plan with supporting policies and guidelines 	<ul style="list-style-type: none"> Urban Ecology Comparative Analysis of Two Options (BCNecologia)* Review of Impacts on Trees in Three Areas (Diamond Head)* Net zero stormwater runoff: i-Tree Hydro Assessment (Diamond Head)* Transportation Planning Future Scenario Development Traffic Analysis (Bunt & Associate)* Shadow impact study (Urban Strategies) View impact study (Urban Strategies and Ramsay Warden Architects) Stadium building integration study (Carscadden Stokes MacDonald Architects / Ramsay Warden Architects and PFS Studio) Draft Rainwater Management approach (C+CP) Wreck Beach View Study (C+CP) Phase 3 Public Engagement Display Boards (C+CP)* Analysis of housing tenure and proportions for the UBC community (HAP Working Group) Vancouver School Board engagement confirming adequate capacity at UBC for next 10 years (C+CP) Botanical Garden building interface study (Urban Strategies, Ramsay Warden Architects, PFS Studio)

Attachment 3: Planning Process Summary with Key Technical Analysis & Design Outputs

Phase 4: Finalize Plan and approvals 2019 - TBD	<ul style="list-style-type: none">• Finalize draft Neighbourhood Plan document including policies, plans, guidelines and strategies• Draft proposed Land Use Plan amendments• Present the Final Draft Neighbourhood Plan and consequential Land Use Plan amendments to the public for information• Present the Final Draft Neighbourhood Plan and consequential Land Use Plan amendments to UBC's Board of Governors; and request the Board refer the Land Use Plan amendments to a public hearing• 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	
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*Available at stadiumneighbourhood.ubc.ca