



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).

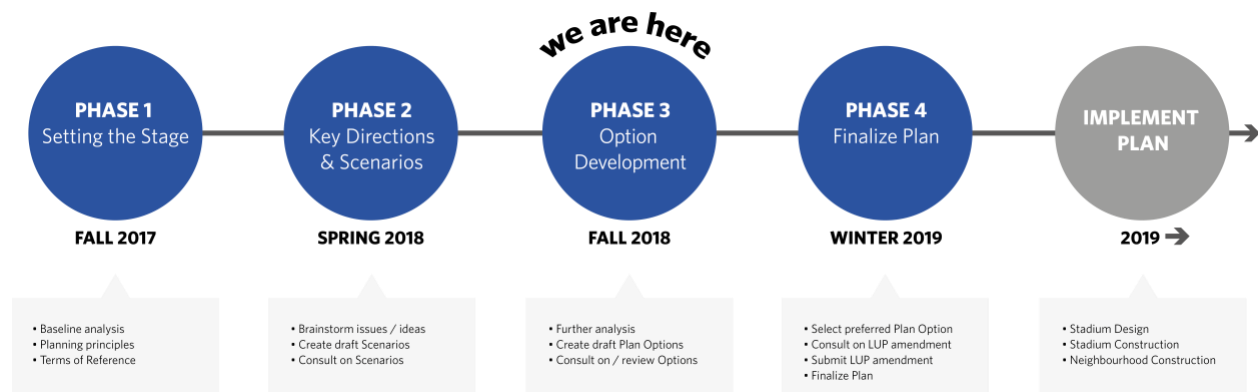
Other notable feedback was a preference for the development of the future neighbourhood to be built north of the new stadium so that residents were less exposed to noise and light from the stadium. Moreover, that construction impacts are minimized. There was also concern about the pace of the Stadium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

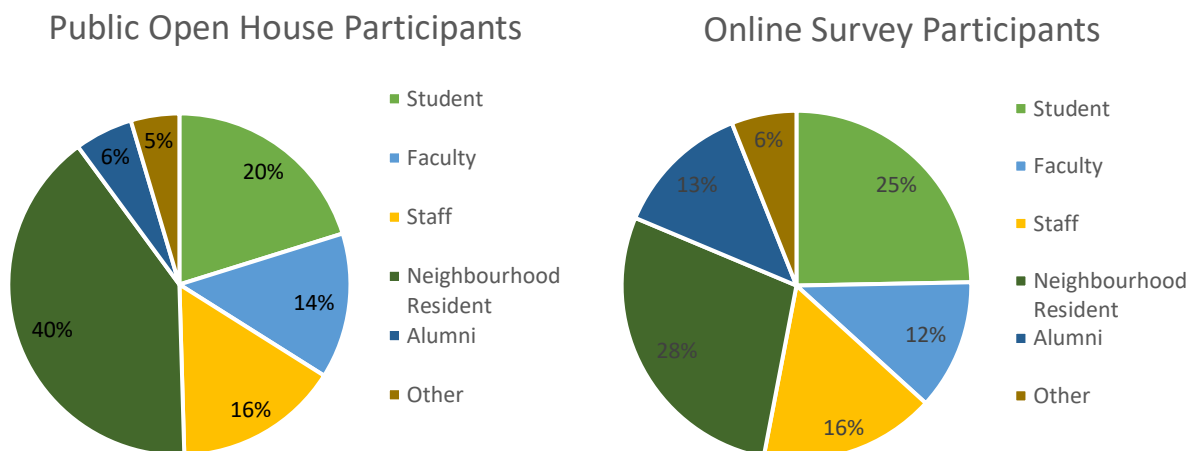
- Over **109 people** attended two public open houses*.
- **166 people** completed the online survey.
- **32 people** attended the Building Happier, Healthier Communities workshop.
- **130 people** attended two UBC neighbourhood resident forums, with one forum focusing on Mandarin language speakers.
- 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.

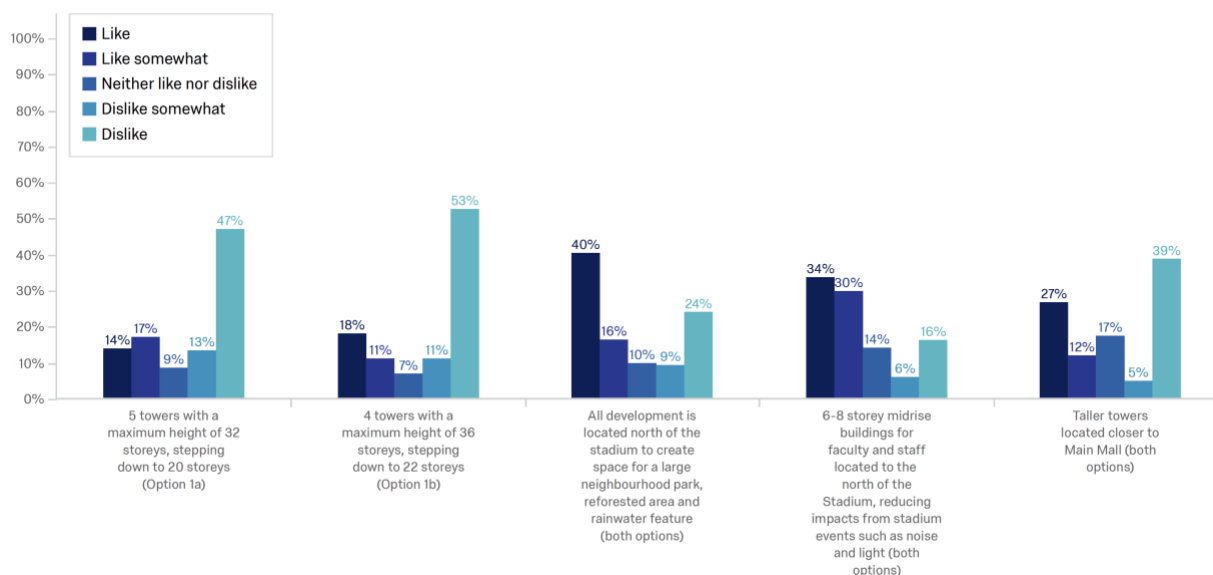
| Question: Any comments about building types and heights? | # of comments received |
|--|------------------------|
| No buildings above 20-22 storeys | 22 |
| Prefer shorter, less or no high-rises | 21 |
| Shading, views and aesthetic concerns will tall buildings | 16 |
| Too much density | 11 |
| Traffic 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 |

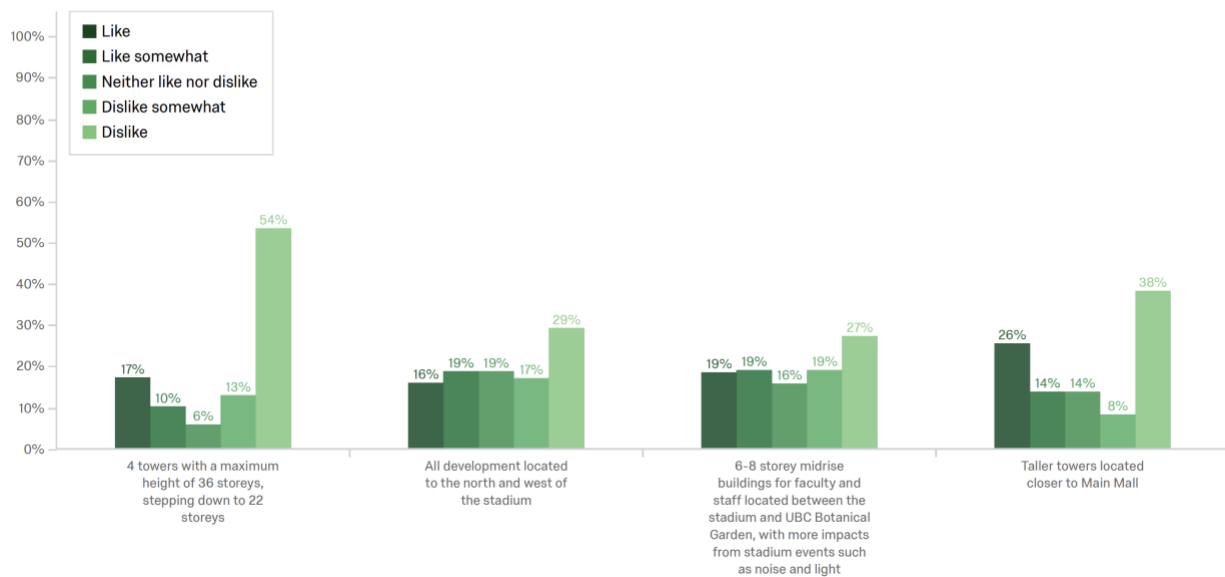
Results from these quantitative questions are consistent with the qualitative analysis above and provide some additional feedback on what respondents like and dislike about the different features in the Options:

- *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.

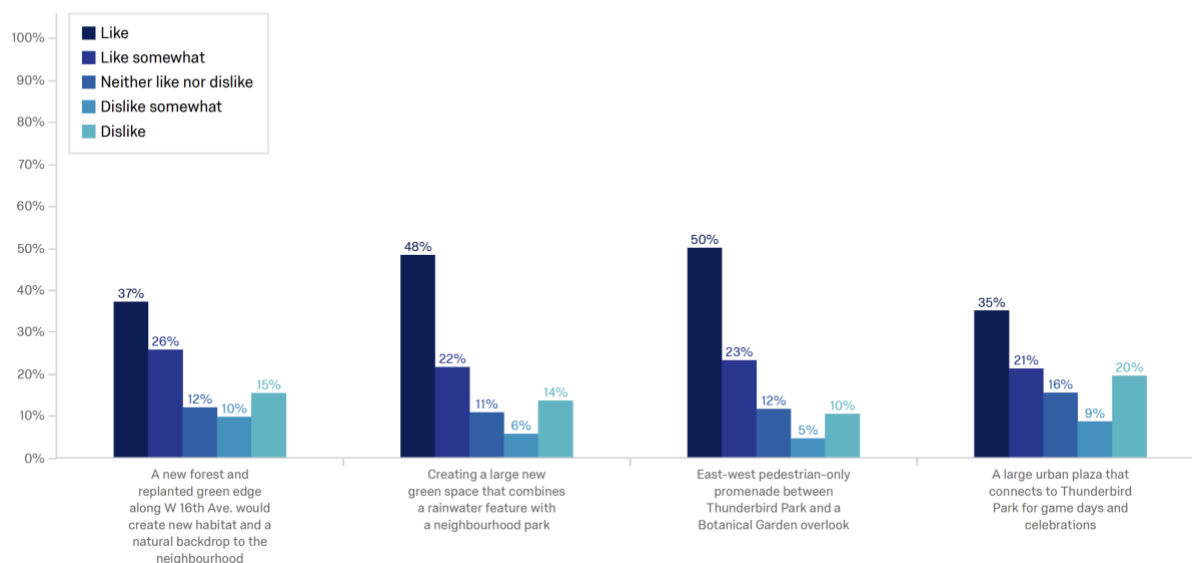
The most prominent suggestion about the public realm was the need for play spaces and open spaces, such as playgrounds and a public plaza. Some participants also expressed a need for safer connections between key neighbourhood locations, notably focusing on issues with the 16th Avenue roundabout near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

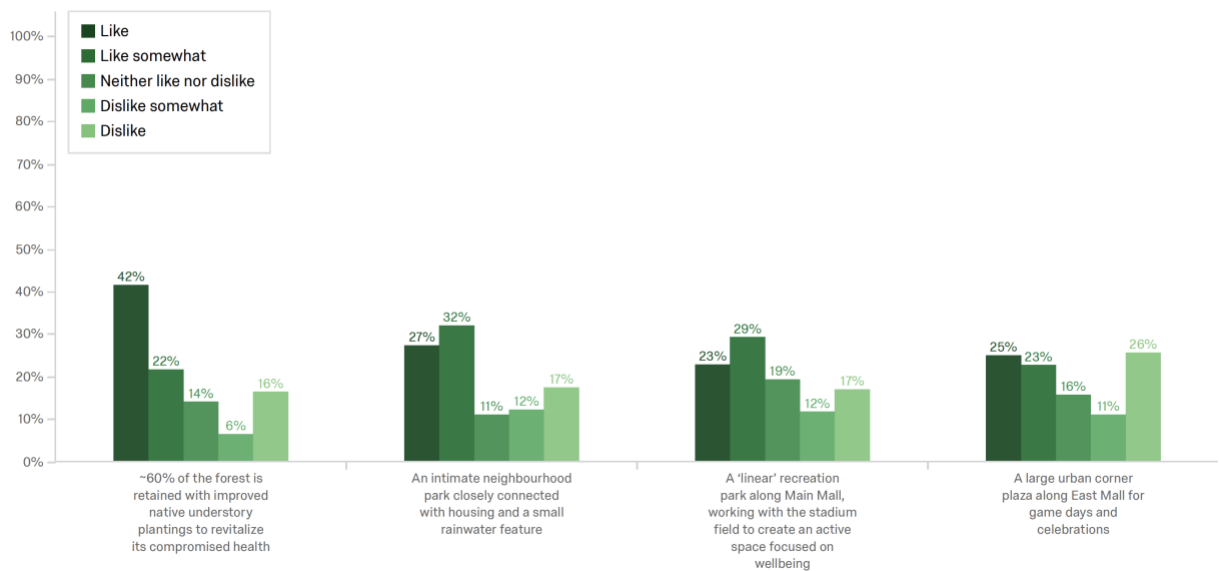
Results from these quantitative questions indicated general support for the public realm and ecology features in both options, with a slightly stronger preference for some of the features in Option 1, namely the large park and east-west pedestrian promenade:

- *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

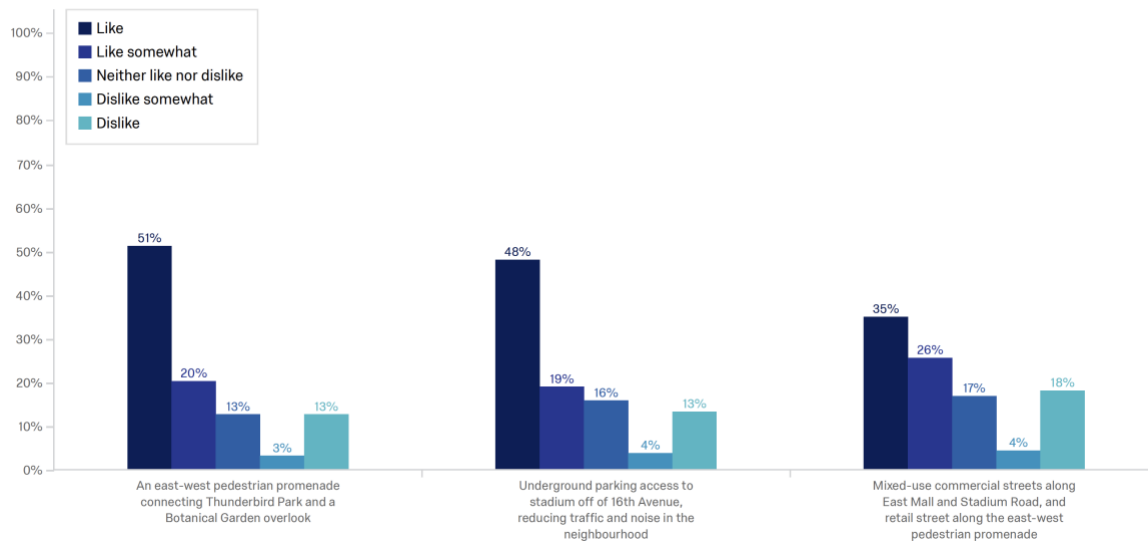
neighbourhood safe, but also to ensure an effective connection between UBC campus and Wesbrook Village.

| 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 |

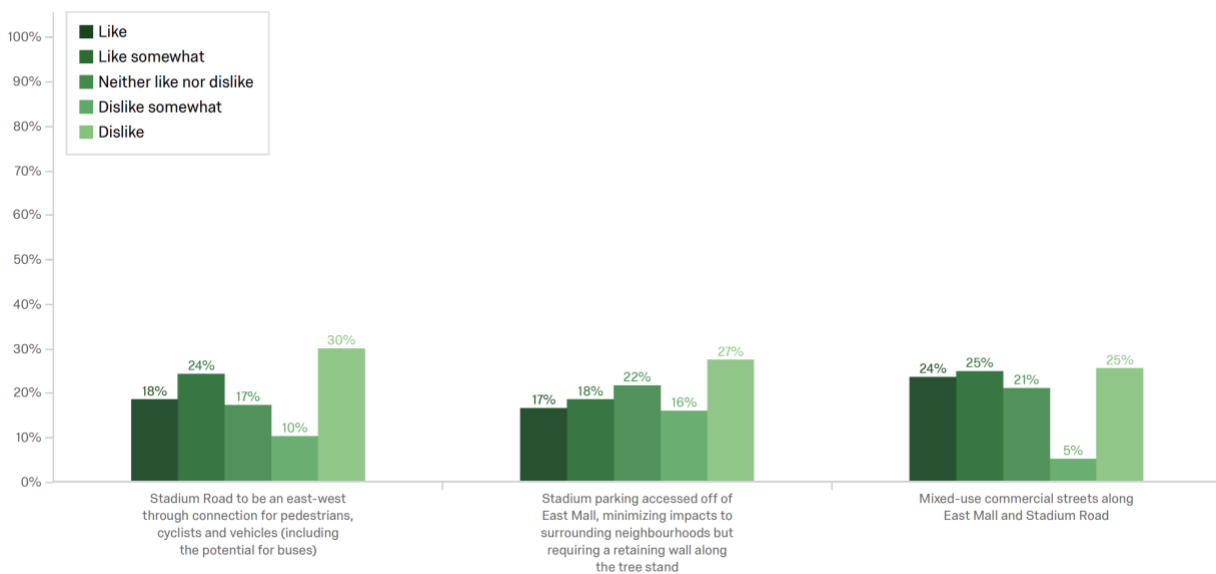
The quantitative results indicated more support for the street connectivity and access features in Option 1 in comparison to Option 2:

- *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