

## Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

Question: Why did you choose [a garden or an urban] neighbourhood?	
1.	Note: labeling of Scenarios 2 and 3 are reversed. Better quality of life by preserving and connecting with UBC's natural setting. Scenario 3 (labeled Scenario 2 above) best accomplishes this by retaining natural forest, situating housing near the Botanical Garden, away from major roadways, and accentuating Main Mall as a greenway, connecting UBC and Stadium Neighbourhood with UBC Farm and Pacific Spirit Park.
2.	I think it fits in better with the style of buildings along Main Mall at the moment. It also allows for a quieter neighborhood, even with the Stadium nearby.
3.	Scenario #1 is the best layout to give the garden feeling
4.	In the diagrams above the Scenarios are incorrectly labelled. The second Scenario is 2, not 3. It is important to maintain East Mall as the main entrance and access for the new neighbourhood.
5.	I like the option of the stadium staying roughly in the same location with density focused on East Mall. This page is exceptionally confusing, and it looks like the scenarios / images don't match the descriptions. I've chosen urban neighbourhood based on the description of "Taller buildings clustered near East Mall" but the illustration is clearly inaccurate and is swapped with probably scenario 3. It would be much easier if you didn't make names for these things and just asked for 1, 2 or 3 in a clear way.
6.	There is currently a lot of green space around Stadium Road and a neighbourhood that fits into this garden theme would be appropriate
7.	All three examples incorporate good greenspace. However, I am unable to evaluate their connections to the rest of the campus and community because I can't place these maps in the larger campus context.
8.	I moved to Hawthorn in order to live in a QUIET neighbourhood close to trees. At the moment there is a sense of peace when one passes the gates. Making it into a "downtown" is misconceived. It does not reflect the nature of an elegant, praise-worthy university, one where people WANT to go.
9.	Need a lot of accommodation types for faculty and staff who work at UBC. May I suggest that the new stadium be located at the NE corner of Stadium Road and East Mall. Then put all high rise towers on south side of Stadium Road where views of trees and water more prominent and real estate values are greater.
10.	Urban neighbourhoods should be the priority, because the designs provide sample adjacent greenspace. Provided appropriate connectivity and layout, these can act as gardens for the neighbourhood residence, while maximizing housing density. Denser housing helps address the current limited on-campus housing for students and staff, as well as generates income.
11.	Closeness to botanical gardens. Softens the higher density. Encourages meeting of residents outside their strata's. Environmentally "correct".
12.	quieter
13.	We chose this neighborhood as I had a friend in this building. But now, I was never asked if I wanted 3,2000 more people moving into where my husband and I chose to retire.
14.	Need for practical stores on campus but still maintaining open green spaces
15.	The space borders the UBC Botanical Gardens which will give the new neighbourhood its unique garden character.
16.	One of the things I like about the Hawthorne Place neighbourhood is all the garden/park space, and I'd like to see that continued
17.	Honestly, your pictures have no labels or directions and I'm quite confused as to what I'm looking at in terms of design. I just prefer urban high rises over garden neighbourhoods because it allows for more people to live in one location, and I like tall balconies.
18.	I chose urban neighborhood, because that is what I think is most realistic, giving the amount of housing you're putting in.
19.	Builds on existing strengths of UBC location
20.	We need to keep a balance of both.

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21. I prefer the garden neighbourhood, but only if it can support the same density as the urban option.
22. Green space is very important in all aspects of our lives
23. Good connection to Wesbrook Village is important for overall land use of university
24. I like the connection between the stadium and the other fields. I feel that if East Mall is fairly busy with car traffic, having higher towers would fit well within the context. I'd also like to see as much forest kept as possible.
25. We want the new stadium in the same location with housing density on East Mall. It's important to have at least a ten meter buffer along the eastern edge of Rhododendron wood.
26. keep as many trees as possible. Do not cut down trees. Green space is very important.
27. I would like to see a calming effect in the neighbourhood especially with a noisy Stadium in it's midst.
28. Please no more high rise buildings. We need green space and buildings that are smaller. Too much congestion on this campus.
29. To keep the UBC Botanical Garden more natural surroundings, so that high rises and low rises will not be looking out over the garden. Best to keep the density along East Mall, away from the Botanical Garden.
30. UBC has a unique opportunity to use its location near the UBC Botanical Garden. Protecting the botanical garden and creating a lowrise, garden neighbourhood will add greatly to the feeling already provided by the UBCBG. Keeping tall buildings nearer the main streets will help.
31. Strong personal value for UBC's green spaces. Believe that access to green space has many benefits for wellbeing. Proximity of Botannical gardens shapes character of the area (is a great opportunity, and also should be protected).
32. We don't need an urban neighbourhood here. We need green space.
33. preserve nature
34. If it becomes too urbanized, we'll lose the focus on environment and sustainability. A garden neighbourhood could also encourage residents to contribute to and gather in the space.
35. I like the idea of a garden neighbourhood - lots of trees, open green spaces, a connection to the Botanical Gardens.
36. Need more Retail and Restaurants at UBC to service the community / Need to create green spaces.
37. safer, more sustainable, facilitate more community engagement, less dense, greater interaction between people, more child friendly
38. I prefer segregation between tall and short buildings. I like the connection to Wesbrook place.
39. Would hate for this new (imposed) "neighbourhood" to become another soulless, university, high-rise, high-density money grab
40. The new neighbourhood would integrate more easily with existing building in the Hawthorne Park development and the Stadium is better situated closer to existing athletic fields and facilities.
41. Being connected to nature is so important!
42. Given the size and location, I cannot see that the space can sustain business and residential on par with Wesbrook or other off campus neighborhoods. Also, since it is so close to Wesbrook, it may not be economically advantageous to try to "replicate" the design.
43. With the proximity of Rhodo wood and the Botanical garden, it suits the space.
44. It's better to use the university land to create a different area, there are plenty of urban neighborhoods around main street if that's what people want.
45. garden = lower buildings; less dense; less people, less people; prefer lower density than Wesbrook Place, which in my opinion is very congested with so many people, and cars;
46. This page in the survey is mislabeled.
47. I moved to UBC for a lower density, semi-suburban feel. I do not want highrises and high density in campus neighbourhoods.
48. Whichever gives higher density of rental units.

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49. UBC already has plenty of towers/townhomes/apartments in garden style neighbourhoods. This is an opportunity to build another node of urban level density in the otherwise park-like atmosphere campus. Plazas and promenades with seating and surrounded by buildings with a mix of active uses would be a good addition to an area of campus that is currently sleepy.
50. I'm confused about what these terms mean and I also don't understand what roads are being depicted in these maps so I can't make a judgement. I would prefer to see mid-rise buildings rather than towers as I think they are a more livable design for family housing.
51. Concern over biodiversity
52. Prefer stadium facing East Mall. Better separation between plaza and residents
53. The botanical garden is a prominent, important, and well-established amenity that can be played off to create a neighborhood unlike the generic "urban" landscape that dominates not only UBC campus, but the city at large.
54. I prefer a garden neighborhood because UBC neighborhoods are already too urban, with very high density, cement, a small apartments and housing units. I prefer a neighborhood with less density, more comfortable and roomy housing units and apartments, and surrounded by more vegetation, green areas and nature.
55. Because an urban neighbourhood won't give me mental and physical health as the garden neighbourhood. Because hopefully the garden neighbourhood brings diversity to UBC housing.
56. Because more local amenities like restaurants, cafes and small grocery stores are needed on campus in order to be able to walk to get to these places. Also, the campus could do with a good vibe and some good energy to not feel so sterile.
57. As a student coming to ubc, you come for in my case the nature. having a garden environment is incredibly important.
58. Green space is important with all the building going on now.
59. Demo ugh development but need to REtAIN green space and the Garden
60. As a resident of Hawthorn (garden) I would like to see this neighbourhood as a bridge between Hawthorn and Wesbrook village (more urban) where it has attributes of both neighbourhoods.
61. I am committed to keeping the Botanical Garden and its Service yard intact. Housing should not be competing for its necessary space.
62. The tie in to the forest across 16th and the presence of the botanical gardens make a garden focus seem to fit well. There is lots of urbanism on campus already, so a place of refuge would be lovely.
63. This appears to be a very rushed survey. Scenario 3 shows one thing and the wording under it says something completely different. Also, for some reason you go from Scenario 1 to Scenario 3. I also can't reverse my "star" selection so now both say 5. There is now way to undo. I don't want a garden neighbourhood as it is not a "garden" but a manicured, pesticide filled, carbon wasting (have you seen the cuttings and their two stroke engines?) something or other that no child can play on. Stadium should stay "exactly" where it is and have very little done to it. Put your investment housing around it, but leave it alone.
64. keep the old stadium as it is. We love it. We prefer Scenario 3
65. NEITHER. You CHOP down the trees regardless
66. scenario # 3-stadium retained in present position, midrise buildings. UBC must eliminate the stadium as a concert venue. PERIOD! Try living there during a concert. I invite any planner to live close by and I guaranty you'll see just what a nightmare sounds like, and you'll be looking for a quick exit. Locating the frat houses so close to Hampton Place has been nothing less than a disaster for us. What a joke your planning words have become. Do any of you folks care?
67. Garden neighbourhood makes more sense because it is surrounded by green areas plus the stadium.

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68. Since I don't know what either actually means, I just guessed. this is a very poorly done survey -- what is "Thunderbird Park" as used on the previous page; UBC ought to do much better in its public consultation -- you actually have survey design experts among the faculty!
69. UBC is not part of the "urban" in Vancouver. An urban style neighbourhood doesn't make sense here. People are at UBC because of the green space. Keep it green so the Eagles stick around.
70. keep the neighbourhood as low rise as possible.
71. The less stadium in the neighbourhood the better. Just build housing. We don't need a stadium.
72. We need to preserve as much green space as possible.
73. a garden neighborhood is far better for our health than an urban one; if we are to work and live at UBC, this is what makes living at UBC attractive
74. I am current resident of Hawthorn and would not like our lovely family-oriented neighbourhood turned into an urban area. The balance of livable spaces and green areas is key for our everyday living.
75. Green space is soothing and quieter
76. Because I hate to see over development. And I don't want to see the neighbourhood, especially the Botanical Garden ruined by the stadium, high rises and increased traffic flow.
77. Because the location and orientation of the stadium is least likely to contribute to increased levels of noise in Hawthorn and Hampton Place and also stadium traffic can affect less East Mall.
78. Because an urban neighbourhood won't give me mental and physical health as the garden neighbourhood. Because hopefully the garden neighbourhood brings diversity to UBC housing.
79. High-rise development is ruining the UBC campus. It is starting to look like a new downtown Business District. Keep new development low rise and a human scale.
80. keep them away from the existing residence.
81. nature. Little housing. Should stay that way.

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Question: What's important to you in where and how the housing in the neighbourhood is planned, and why?
1. As per above. And to further advance those aims, high rise housing should be relocated away from Main Mall.
2. It is important to fit well with the current UBC neighborhoods and to connect Thunderbird Park and Westbrook Village in a thoughtful way.
3. It is important to have the unsightly towers on one side of the development. it would be even better to have them along the trees bordering 16th Ave. But the Towers should not be on East mall as that would isolate the Stadium from the playing fields.
4. Keeping the feel of Main Mall Greenway as a community space and not to become the main pedestrian and cycle way for the Stadium Neighbourhood. Also by keeping the buildings East, Scenario 2, this makes East Mall the main gateway to the neighbourhood. Other scenarios drive too much traffic towards SW Marine Drive which would make a congestion and accident zone.
5. There are a lot of families in Hawthorn, and more faculty/staff housing will mean a lot more families. It's important that the area stay welcoming to young kids, and with an infrastructure that allows families to thrive, including plans for adequate school and daycare spaces as well as programs for kids. Additionally, saying you want a plaza might sound appealing, but UBC needs to up its game when it comes to things like noise bylaws that make the area livable.
6. Taller buildings should be kept away from the Botanical Garden and from other green spaces. I think that more low-rise but high density housing is preferable to high towers.
7. There should be more affordable housing of a size that would attract university faculty and staff, not tenements or very fancy places attracting foreign investment and resulting in empty units. This is supposed to be a NEIGHBOURHOOD where people LIVE, NOT a temporary cash cow that will sadly disintegrate in 10 years and give the university a bad name.
8. Transparency is important, and address well corollary issues such as parking, truck access routes to construction site, how current residents be be given a tangible appreciation for the several years of inconvenience this initiative will inflict on neighbourhood.
9. Student housing is a key aspect to consider. Much of the neighbourhood development around UBC (e.g., Westbrook Village) is not economically accessible to the vast majority of students. On-campus student housing is currently stretched to its limits and should be the priority. Given these high volume needs, housing density should be prioritized (within reasonable aesthetic bounds).
10. I'm a FOG and its important to keep the neighbourhood at low density to protect the green space and ambience.
11. Noise from sports activities. Pressure on botanical Gardens. Pressure on Main Mall that runs through Hawthorne Place Connections within the site
12. that it is quiet that it is affordable and not marketed to investors who will let it lie empty that it does not dominate the skyline of campus
13. Why on earth are 3,200 more residents necessary in this neighborhood. I think of crime rate, traffic problems...the stadium is not used very much...move it. Most people here won't walk to class or to teach in the rain...how many rainy, cold days are in Vancouver? The consultants that were mentioned today have never lived on this campus...how can they even know the nuances of living here. At our meeting at 2688 West Mall, Neil didn't give any more information about what is being done to protect the dying patients at the clinic close to 2688. Yes, most will be dead before things start but there will be others in this facility. I feel that decisions have been made and Neil and Jerry are patiently spinning their wheels to "get things going." Not my cup of tea.
14. High density and taller buildings not interfere with existing neighbourhood. Minimize noise to surrounding neighbourhood. Higher density closer to public transportation. High rises not shade Botanical garden nor detract from the garden setting

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15. The housing should be planned to start with lowest rise along the Botanical Gardens border and the highest buildings the greatest distance from the Gardens. This will avoid shading the Gardens, minimizing the construction damage and load to the plants and and maximize the view potential for each level of housing.
16. That it be a quiet neighbourhood, without too much traffic, and with abundant greenspace.
17. Location: access to amenities/food, 24 hour access (i.e. no dark paths), quiet/clean location, convenient to main campus buildings and bus routes. Design: Buildings should value comfort over sustainability (sorry). Allowing a lot of students to live in one space is really good, but also logical design for sensible living (read: max 2 bedrooms per toilet!). As much as garden space is visually appealing, useful common space like lounges, eatery space, etc. would be great. Vancouver rains a lot, so I'd like to look at it from the inside.
18. That the Botanical Garden is respected and considered in all decisions. The Garden holds many important and sensitive plant collections, that must not be negatively affected. This includes environmental changes (water movement, shading, reflection, etc), but also visitor experience (our source of income).
19. The main mall greenway shouldn't become a main pedestrian/cycling commuter route. It currently has a neighbourhood feel with children playing and neighbours meeting and chatting. Noisy commuter traffic will significantly effect the existing housing.
20. Affordable housing suitable for families (i.e. 2-4 bedrooms)
21. Make it "liveable" - able to walk to shops, banks, coffee shops, as well as keeping green space. The development at Wesbrook Village is a great example.
22. There's a huge need for 3 and 4 bedroom rental units for UBC-affiliated families. It depresses me that only 30% is being set aside for rental. Market rental rates are fine with me, I can afford them - there's just so little stock available in the neighbourhood. I am amazed that the 2 new faculty/staff buildings in Wesbrook, Cypress and Pine, have only a handful of 4 bedroom units but do contain studios and 1 bedrooms. I think we have plenty of studio and 1 bedroom stock in the UBC area already.
23. N/A
24. Good connection to Wesbrook Village is important for overall land use of university
25. I like the connections along Main Mall as a continued pedestrian route. It's important to keep as much green space as possible, while still gaining as much housing as possible. A couple of higher towers and then some four story buildings is one way to achieve this. I would rather see lots of public green space as opposed to lots of private space for apartment dwellers. Also, green roof technology would be great!
26. We want minimum density right next to Rhododendron Wood with Main Mall kept as green as possible-retain current green fringe along East Mall at the east entrance. Stadium noise will be less if the stadium stays in the location with housing density (4 towers) close to East Mall.
27. keep as many trees as possible. Do not cut down trees. Green space is very important.
28. I would like to see a green space all along Main Mall ...a greenheart that connects to the forest into Wesbrook.
29. UBC is overbuilding. Where are the green spaces, playgrounds and gardens?
30. Retain the green space surrounding of the UBC Botanical Garden and the tall trees of the ropes course. These will be real assets to the new community to enjoy -- living surrounded by nature and the tall trees of the Ropes Course area.
31. Higher density buildings should be located nearer to the main streets (Main and East Malls), with a gradual decrease in height as you near the forested area of the Ropes Course and the UBCBG. It is important not to shade the green spaces so they can remain viable.
32. Prefer housing between stadium and garden - provides more direct access to gardens for residents and also a buffer from potential noise of stadium.

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33. East Mall is already a very busy road so I like the idea of the main hub of the housing being along Stadium Road. I also think it's important that there is student housing within this complex. There's such a shortage on campus and students are likely contributing the most \$\$ to UBC.
34. Scenario 3 appears to offer more green space in relation to housing via courtyard-type arrangements. I like how this plan scatters tall and midrise buildings, as this may reduce the sudden urban impact of this neighbourhood. Higher density along Main Mall makes sense, as this is already the pedestrian thoroughfare through the university and will encourage sustainable modes of transportation for those living/working/studying at UBC.
35. No high rise building like south campus/ Need more Retail and Restaurants at UBC to service the community
36. UBC neighbourhood has been highly attractive for us not only because of the short commute but also because of its green fields, the forest, the open space, the gardens, the closeness to nature, with latter being especially important as we are on the Territory of the Musqueam. This is currently respected. Building a new "downtown" to UBC peninsula does seem disturbing the nature, the communities, and the relation to nature.
37. It should be practical. Amenities of higher occupancy should concentrate near heavy traffic. Amenities should rely on renewable energies.
38. Retaining the connection with nature (that is, leave the Rhododendron forest alone)
39. Pedestrian/Cycling access to shopping, trails and community services are a priority as this is how the majority of people will utilize the space. By clustering the athletic facilities along East Mall it may help to keep overflow parking during special events away from the a pedestrian centered housing community.
40. I would love it to be in a peaceful place that is connected to nature but also not detached from UBC! I love the garden and trees and greenery and I also like tall buildings with big windows so we can appreciate the beauty when we're inside and outside!
41. Community spaces with amenities that encourage people gathering. Parks with BBQs, coffee shop. Gardens and community garden plots are individual spaces--at least that was my experience with the Hawthorne community gardens.
42. What is more important is pedestrian flow and public space
43. Quietness, affordability (not just for the housing but for groceries and other services), access to libraries and community events.
44. prefer less urban feel; please do not place buildings so close to the roads as is what is happening on wesbrook mall, near the bus loop; need to consider effect on current neighborhoods, so that they do not feel 'crammed into' or sandwiched ; ensure adequate green space and buffer zones; also with a new stadium will come with new social events involving larger crowds; and more often; very concerned about increase noise and traffic; parking; safety issues related to increase people traffic from elsewhere; increase trash; vandalism
45. Balance of building heights and architectural uniqueness to maintain visual interest. Increased height to limit loss of green space.
46. Minimizing noise and traffic for residents, with lots of wide open spaces, is very important.
47. Need community out door space
48. As many affordable units as possible.
49. It's important that this neighbourhood not resemble the boring english garden vibe given off by Hawthorn Place and other similar UBC neighbourhoods. While existing residential areas on campus are quite nice, UBC has a chance to increase the variety of neighbourhood typologies. It should build upon the successes of Westbrook Village in creating an interesting urban centre, while also acknowledging the opportunities this new neighbourhood presents. With a high percentage of rentals and other housing targeted to students/staff/faculty, the planning and design of these new units does not have to be dictated by the exigencies of condo marketing campaigns. There does not have to be the same emphasis on decks, set-

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backs, and hedges found in other residential neighbourhoods. Mostly four to six story buildings with townhomes fronting pedestrianized streets would be ideal, with towers located closer to the north and east sides of the site to prevent too much shadowing during long grey winters.
50. The most important thing is to provide affordable housing that is designed with families in mind, i.e. more 3 bedroom units, bigger living spaces, much more bike storage, etc. The next is to make sure that amenities and infrastructure in the UNA area keep up with the number of residents. This includes parks, commercial space, community gardens, public restrooms, trash pickup, postal services, schools, transit, and so on. Do some proactive urban planning please!
51. Need to maximize non-built/public space.
52. Stadium close to public parking, but away from resident parking to avoid conflicts. 3 or 4 bedroom town homes should be part of the planning
53. It's extremely important to me that the integrity of the Botanical Garden be maintained, and that as much of the adjacent "Ropes Course" forest be maintained as well (the adjacent "Ropes Course" forest should become a public native trees park maintained by the Botanical Garden)
54. Sensitivity to the visitor experience at the botanical garden is extremely important. Currently bordered by increasingly busy roads, the sense of place and intended experience is already somewhat compromised. It would be a shame to have the proposed developments further detract from a calming, seemingly private garden experience. Respect of the garden's need for buffer and boundary is important.
55. The appropriate mix of nature and urban living, with comfortable and roomy housing units.
56. natural landscape that can be part of the urban landscape. Sun direction and natural light. Access to amenities and privacy!
57. Why is there no consideration of the impact upon and connection with Hawthorn Place?
58. Mobility and access to "high street" type services so I can walk there, others can walk there, and so there are generally just more people out and about. It's good energy and safer!
59. Accessibility is the biggest priority, as life as a student is centered around classes which is optimally the most important part. Location is thus key. However, beyond this i think that a garden neighborhood is much more appealing to students.
60. Keep green spaces & limit housing to the area south of 16th
61. Housing taking over the use of a UNIVERSITY endowed land is wrong
62. I like the idea of leaving the stadium in its current spot (generally) with density to the east. That will retain the feel of opening up toward the ocean as you come down stadium and will retain more of the existing rhythm of the area.
63. Housing should not encroach on the forest around and in the UBC Botanical Garden.
64. The housing should blend into the environment rather than sticking out. Taller buildings don't exceed the tallest trees and other building sizes that vary in order to create an organic flow would really compliment the garden focus of the Stadium neighbourhood.
65. Nature Nature Nature. Allow us to live in a place where nature can be allowed to "grow" a bit. The stadium represents the last wild space for flowers, bees and nature. Make it the centre of all the manicured buildings.
66. NOTHING.
67. For the reasons above. Your planning language is simply not to be trusted. Can you guess by my words just how frustrated I am? Again, do you give a damn?
68. Noise, noise, noise.
69. For me, the most important thing is affordability and moving away from a development model focused solely on revenue and luxury amenities for the international elite.
70. do not turn ubc into a city. keep it a small and intimate community.
71. The less stadium in the neighbourhood the better. Just build housing. We don't need a stadium.

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72. Ease of access by public transportation, bicycle, walking. Open spaces between buildings. Nothing too high.
73. safety, sustainability, aesthetics, traffic control, noise control, healthy
74. Parking issues, increased traffic, loss of green areas, loss of the small piece of forest we are lucky to still enjoy, increased noise. All the things that could potentially negatively impact our quality of life and the value of our property.
75. Please put in low rise housing. The tall buildings are obnoxious.
76. Minimize noise in the neighbourhood; minimize traffic congestion; ensuring lots of remaining green space; realistic assumptions about people's use of cars vs bikes vs walking - including considering needs of seniors and people with mobility challenges and visitors; ensuring adequate underground parking for residents and visitors of new buildings - and parking for the use of sport venues. Also, consider affordability - more longer term rental housing for faculty and staff ( including larger units suitable for families) critically important for UBC talent recruitment and retention.
77. natural landscape that can be part of the urban landscape. Sun direction and natural light. Access to amenities and privacy!
78. What is important is that there is no tall buildings. Tall buildings obstruct views and contribute to the impersonality of the campus. Keep buildings low rise and more intimate.
79. set them as far as possible to the existing residential building
80. stop building

### Question: Why did you choose [a stadium-centered high street, a neighbourhood main street or a large urban room as] your most preferred option [for the neighbourhood centre]?

1. Again, confused by changing shape of Scenarios. Main Mall greenway should be neighbourhood centre, but should not include major commercial development. Notably, there is already considerable commercial capacity, including a major grocery store, steps away at Wesbrook Place. Aim should be to focus on a mix of local serving cafes/eateries and community centre services/facilities, more along the lines of Old Barn CC vs Wesbrook Village.
2. I like the idea of bringing more people down Stadium Road and having a plaza on Main Mall, however I think that the Stadium is better suited to facing East Mall. A combo of Scenario 2 and 3 would be best. I don't think there will be enough pedestrian traffic or parking to allow for commercial opportunities to thrive on East Mall.
3. The commercial area is convenient to all the sport fields as well as those living there.
4. A neighbourhood centre along East Mall is not pleasant, why place it along a busy road?
5. Currently the stadium is not used that often and I can't see a stadium being the centre of a neighbourhood (the stadium should be located close to other athletic facilities).
6. I feel it directly addresses the needs of the community. The stadium becomes important, but is not the only focus. Members of the community are able to indulge in other aspects without constantly being reminded of the stadium.
7. The Stadium is a "disrupter". It should have been moved to Thunderbird Park or where you are building student dorms near other sport facilities. This was a failure of planning.
8. Best approach to integrate Stadium with sports complex.
9. - Varsity sports are a small component of the university culture and "game days" are few and far between. This space should focus on serving day-to-day aspects of the campus community that currently exist, at risk of creating a rarely used space. - Large plazas are not smart urban design features with respect to storm water runoff and urban heat island effect. They also rarely promote dense use of space, which is desirable on a busy campus.
10. More added value to residents outside of sports events. Leave Stadium in general space.

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11. I look at the third option...the delivery/cars need to enter off of 16th...If 3200 people are entering this small area...please think about this same horrible entrance to where you live, as obviously most of the planners and people who are giving advice don't live on campus. And if the housing will be cheaper for them, professors/students from where ever, what about the potential increase in crime rate? Does the UBC police have enough to deal with this?
12. Like the idea of commercial development on East Mall. More accessible to all communities and keeps the centre of the Stadium neighbourhood green.
13. A central plaza allows for flexible space that can be used for commercial facilities, small events and gatherings or just sitting without vehicle traffic. Neighbourhoods should have a place where neighbours can gather, meet and chat away from traffic. It should have a unique focal point and character that counters the anonymity of modern buildings and developments.
14. I guess I prefer keeping traffic along East Mall, which is already busy and noisy, rather than along Stadium Road. The large urban room option seems like it might also have less traffic.
15. It's just a personal preference.
16. The main mall greenway is already an established neighbourhood main street and is effective as such. East Mall has a road and would not be effective as a high street. Neighbourhood Main Street has a similar area as the "Urban Room" but with green space which would make for a nicer area to relax.
17. Limit traffic and noise on Stadium Road
18. same comments as before
19. I'm not wild about more commercial space. Seems like it has been difficult to fill the existing space in Wesbrook Village. Although it would be awesome to have more practical, budget options - a place to get cheap pizza, places to buy cheap children's clothes, another dollar store, a produce stand that's cheaper than Save-On. More of a University Village-style commercial area rather than Wesbrook Village-style. I like all the restaurants and stores in Wesbrook - but they definitely cater to the wealthy rather than to students and families who are already struggling to pay rent.
20. A community stadium is important to all Vancouverites
21. Continuation of sport fields
22. There is already a lot of traffic along east mall, so it makes sense to me to have that as an additional focus of noise and activity. I'm not particularly captivated by a large plaza or neighborhood street because I'm concerned about negative car traffic impacts and the lack of visibility for the storefronts. A focus of more commercial along east mall gives those a bit farther away a sense of peace and better noise impacts while still remaining close to amenities.
23. The Stadium would be more removed from housing and closer to a roadway.
24. We need to acknowledge families, children and seniors in our community. UBC is becoming too sterile.
25. Retain viewscape of nature from Botanical Garden.
26. I personally prefer a neighbourhood main street feel, but the presence of the stadium would likely naturally influence the area - might as well "lean into" that?
27. This is a university campus, not a city centre. We work here. I don't want lots of stores right next to where I'm trying to work.
28. easier transit
29. I like the idea of a main street as it would limit cars and encourage people to lounge/interact. I also think a large urban room is important given the rainy Vancouver weather.
30. The stadium feels very quiet most of the time, except on game days,(where the activity lasts a few hours). I think that a stadium-centred high street will feel quiet most of the time, especially if there are no commercial opportunities in the stadium itself. A central plaza like in the large urban room option feels more like a place where people traverse, as it does in the plaza in front of the Nest. It is more a people watching place than a dedicated commercial area. I think that a neighbourhood main street along Stadium Road is the best option, as it will become a more traditional 'main street'. Most Vancouver

## Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

neighbourhoods seem to be planned this way: commercial buildings line a main street, and then residential spills away on secondary streets. This main street option also appeals to me because it will give Main Mall a sense of a final destination with commercial buildings at its intersection with Stadium Road.
31. I would prefer not seeing any of the commercial development.
32. A main street offers lots of different types of opportunities for those with different tastes.
33. I prefer a dedicated plaza to a street because I can have a perspective of what is offered from anywhere inside the plaza. I don't have to walk the street to see what's there.
34. Hate all of these options
35. A stadium centred high street is easily accessible by residents on a day to day basis and also to visitors to the area during special events.
36. I believe it is the reality of the space. It is the most economically viable and has the best chance to bring neighbors together with the plaza.
37. It is reminiscent of European town squares and provides a gathering place for the neighbourhood. The space outside the Barn is a good example of what works.
38. a stadium in itself is commercial space; to make it viable, it needs supporting commercial infrastructure; as well, any associated commercial space requires easy access, visibility, etc for it to be financially sustainable
39. Allows for community amenities but without having them closed off from traffic
40. I want less commercial activity in the neighbourhood.
41. Helps draw people into the centre of the neighbourhood and by shifting stadium the two sided frontages would create a pleasant pedestrian stroll.
42. Again, I'm confused by these terms but I would like to see significantly more commercial space added to support the number of new residents this will bring in. We need more restaurants - not just chain lunch places but affordable, non-chain "neighborhood diner" type place and cafe's with more space. I would rather see more community garden space and well-designed park space (ie wiht public restrooms) than another community center, considering that we already have Wesbrook and the Old Barn. What i would like to see is the existing community centers providing FREE meeting space rather than highly expensive room rental.
43. Keeps the noise further away form the residents and closer to the existing fields.
44. Has the least impact on the borders of the Botanical Garden, though I would really rather have the stadium sited as it is in the large urban room.
45. East mall is already a busy, highly traveled space that would support commercial options. Keeping the commercial out-facing makes it more available to the whole campus community.
46. Because the Stadium has to be part of the neighborhood, it does not have to be 'the center' of the neighborhood.
47. I like the idea of both sides of the street having shops, etc.
48. This option is different. Something new and appealing to prospective and current students.
49. More housing will increase density which is best south of 16th
50. Fix what is already there. There is shopping within WALKING distance already
51. I don't think that the Stadium will ever be the real centre of this area and I would locate the community and commercial activity so that it is closer to Hawthorn. This will make the businesses more viable, especially as construction is in progress.
52. It appears to leave the Botanical Garden and Service yard intact.
53. the idea of the plaza focuses the neighbourhood more than being stretched out along a street.
54. Because it leaves the Stadium undisturbed. For as much as possible.
55. as long as you keep the old stadium, we agree with either neighbourhood main street or a stadium-centred high street.

### Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

56. Having a stadium-centred high street will keep stadium users and students outside of the core of the neighbourhood, which could be a concern for the actual neighbourhood residents
57. Keep all the sports fields adjacent.
58. I don't know what a "high" street is. Is this where we put the cannabis shops?
59. the focus should be on the residential neighbourhood, not on the stadium. make the stadium as inconspicuous as possible.
60. The less stadium in the neighbourhood the better. Just build housing. We don't need a stadium.
61. We want it to have some sense of life and activity, with shops and maybe a small park; but not too much traffic, and certainly not crowded and noisy, like some parts of Wesbrook Village.
62. the stadium will obviously be busy on game nights, also noisy, lots of activity; if it was the centre, those not involved in that activity will be impacted negatively for most
63. Same reasons as before. Having accentuated activity on Stadium Road will be a nightmare for us.
64. I don't really know what any of this language means.
65. Because is the closer to current urban design theories. Although the explanations and images provided are poor. These images may affect my decision.
66. West sloping grade on Stadium Road makes for more interesting commercial/Retail frontages. Views to the west from Stadium Road allows views from this commercial strip.
67. bigger space for more population
68. as little development as possible

## Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

Question: What's important to you in where and how neighbourhood centre is designed, and why?
1. As per above. Less urban, more residential community. Structure, finish. feel more like Old Barn/Botanical Garden - natural wood/stone/brick - i.e. West Coast natural. "Whislerism" vs, "Vancouverism". Truly, "village in the woods".
2. It is important to have the Stadium on East Mall as it will reduce noise to the residences and connect to the Park better. It is also important to have a community centre in the building (plaza or green space) to encourage walking and bringing people together. Commercial space is less important, but can certainly add to the community.
3. I think that is important to have some separation of commercial area from garden living.
4. I would like to ensure the Main Mall Greenway is kept as a community feel, with children playing, neighbours meeting, people walking dogs, and not destroy that and turn it into a commuter path. This is an opportunity to create a better bike zone and pedestrian walkway along East Mall.
5. An eye to what families and those working at UBC or living at UBC in the long term will need.
6. I think the Stadium neighbourhood should have a centre that is separate from the athletic facilities.
7. Lots of community space, chances for socializing, but also for natural/organic growth of the urban area.
8. The best "centre" within neighbourhoods on the UBC campus is Jim Taylor Park. It is a place where many families congregate, and is a safe place for children. Any new "centre" should have some, but limited commercial establishments, and have more places for people to sit and read, some out of inclement weather. Families use the big lounge in the Old Barn for kids to do homework and for little meetings. This WORKS.
9. To accommodate people once they can get conveniently out of their cars, off of transit. Need garden feel, and some commercial conveniences for participants and attendees.
10. - Commercial spaces should only be inhabited by stores that are financially accessible and desirable to students. This helps prevent a transition to formation of on-campus communities that aren't associated with the university (such as Westbrook Village), because they are affordable for students and staff.
11. Integration into the residential plans; not just a sports focus.
12. that it is a low key, relaxed space if there are to be restaurants/bars, would be better situated up along east mall, with separation from the community
13. When my husband and I retired, we sold our house, our cars and moved into a condo at 2688 West Mall. To have 3200 more people moving into this area disgusts us. The stadium isn't used that much, move it. But all the high rises, 6 stories or not...isn't there some where else these can go?
14. Neighbourhood centre should be for the community. Restaurants and shops easily accessible but also not interfere with housing.
15. The design should facilitate interaction with neighbours. I envision a space such as a restaurant/gallery/gazebo overlooking the botanical gardens along one side of the plaza.
16. I'd like part of the neighbourhood to be quiet and away from busy roads. Keep traffic around the perimeters, not cutting through the middle.
17. It's not very important to me.
18. Limited traffic
19. It shouldn't be completely dominated by the stadium
20. I would love to see some outdoor basketball courts, and more public tennis courts. I live in Westbrook Village and it's a long walk to play basketball outside, and the community centre gym is often not available for basketball or overrun with teenage boys (not great for younger kids to participate)
21. Open spaces where possible
22. Balanced spread of traffic
23. integration with existing infrastructure is key. I would like to know what is already happening, and how we can enhance or build upon the existing traffic flows and create new, safe, and interesting spaces that draw pedestrians and cyclists to them.

## Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

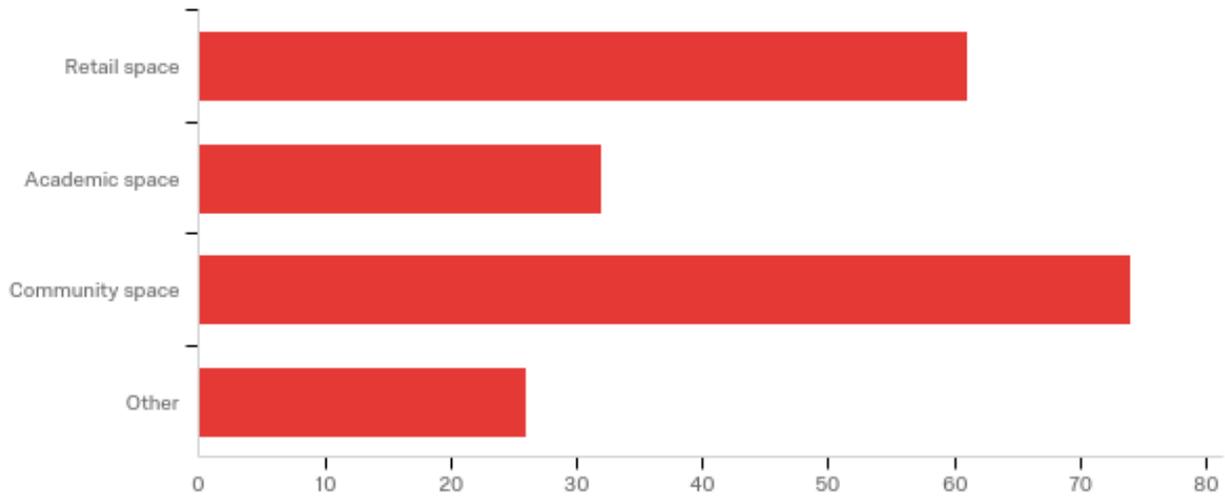
24. UBC is blessed with natural beauty...would love to preserve as much as possible for our residents and future generations. Once the forest is gone it's Gone.
25. Not very invested in this aspect of planning.
26. Please remember that this is a university campus. Already only 30%, or possibly if we're lucky 40%, of the housing will be rental, and only 2/3 of that is for university people. Why are you building a city - mostly populated by people who have nothing to do with UBC - right on our campus, where we are trying to work and study?
27. I would focus on the need for community in this space. Perhaps you could adopt practices from community housing where there is consistent, resident led events for the community. While some retail space is needed (like a grocery store), I do not think private retailers should be the focus.
28. I think that I may have addressed this in my answer above. I think that a linear commercial main street is most appealing to me because it reminds me of other Vancouver neighbourhoods (4th Ave in Kits, Granville St. in South Granville, etc.)
29. safety, accessibility, livability in that area but also nearby locations. Save-on-foods already doesn't seem to be able to handle all residents of Wesbrook Village. But having a large supermarket in the stadium neighbourhood would increase traffic and noise, reduce safety, reduce space for community, and bring more people to areas where we currently gather in nature-centered spaces.
30. It should be practical and able to dissolve the boundary between the natural environment and the amenity.
31. The high street concept along East Mall would allow commercial deliveries to be kept away from the more populated residential areas and also be more accessible to those using/visiting other existing athletic facilities.
32. Main Mall is great because its so lively but I also feel that there are already a lot of people who go through main mall, so it may be wiser to have the community space elsewhere!
33. It's integral to providing an outside "third place"
34. but need to consider impact on people who live there - noise, traffic and safety
35. Ability for centre to connect with and create community
36. Keep the campus neighbourhoods residential, not commercial, in character.
37. The pedestrian experience should be privileged first and foremost and the neighbourhood designed to draw you in. The site is also sloped down to the west creating potential for the centre of the neighbourhood to have some quite spectacular views from its commercial street or central plaza.
38. I would like it to be a place that feels organic and urban, like an actual city neighborhood rather than a highly designed and landscaped feel like Wesbrook, which has a pretty but over-designed feeling. I would like to see more community involvement like murals and art projects, community gardens that are actually managed by the community rather than UNA, and FREE or affordable meeting spaces like picnic shelters, etc.
39. gathering and common amenit space
40. Interface with Botanical Garden; there are opportunities for any retail space to help the botanical garden (which lacks a cafe or restaurant--why not a shared restaurant at the interface?) and there are opportunities to leverage the botanical garden's expertise in creating beautiful community spaces.
41. Neighborhood main street option shows a road cutting through the far end of the botanical garden's existing rain forest garden. That is concerning to me.
42. It is important for Stadium to be part of the neighborhood, it has to be in harmony with the surroundings in the neighborhood, it does not have to be a disruptive element of the environment.
43. UBC needs to remember that, if it builds residential areas, the needs of residents must be considered. Institutional uses should not impact residents in residential areas. (For instance, the frequent road closures due to road races, etc, and the excessive noise from events such as what was held in the parking lot at Thunderbird and East Mall on March 24.)

### Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

44. Same as previous answer; the ability for people to walk to where they need to go and generally be out and about, not in their cars.
45. Having the center design close in proximity to accommodations is important.
46. Housing fringing the Botanical Garden will only cast shadows & make it more crowded.
47. Important is the preservation of the stadium and green spaces not more housing for foreign investment
48. It should be central to the community and high profile. It should be designed and have amenities that will make it just a pleasant to be which will encourage useage and community. It needs to be designed to create a real demand. I would like to see it bigger than the Barn with more amenities,like full fitness/yoga facilities. Given the population of the Hawthorn and the Stadium Neighbourhood it will be justified.
49. East Mall is already quite busy, trying to focus the activity there might move the focus of the nieghbourhood to the perimeter rather than the heart.
50. With curves (like the stadium has right now). Flow, nature, a bit unkept. Lots of grass.
51. Noise, people flow, athletic connections
52. Keep it low. Keep it green. Put in an affordable (No Frills) grocery store. Keep it accessible by transit, walking and cycling.
53. what is most important is that this be a community of and for ubc people, not people external to the university. the ubc community is currently woefully underserved, and the current plan is wrong in devoting 60% of units to market, and only 40% restricted to the ubc community. the proportion should be closer to 80% ubc and 20% external. according to the data you provided, over 70% of campus residents have no ubc affiliation. the proportions should be reversed.
54. The less stadium in the neighbourhood the better. Just build housing. We don't need a stadium.
55. The word "liveable" comes to mind.
56. safety, noise control, traffic control, sustainability, health, aesthetics, calmness
57. Keeping the least disturbance for current residents in the neighbouring area.
58. Because this organizes the neighbourhood, show how the design fits or not your desire of mix used buildings or privacy. Because Transportation and other services depends on it. Because a well serviced neighbourhood is not about one plaza... is about the entire neighbourhood!
59. Make it a desirable place for people to have service needs met, hang out and mingle.
60. keep nature

## Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

Question - What types of spaces would you like to see within this commercial node?



#	Answer	%	Count
1	Retail space	31.61%	61
2	Academic space	16.58%	32
3	Community space	38.34%	74
4	Other	13.47%	26
	Total	100%	193

Other - Text
cafes/eateries -
library
children's play area
for Children
nothing
UBC farm shop
Arts space?
Entertainment Space
recreation space
green space
Community picnic space
RESTARUNT
Leave it alone, do not develop
vegan space/ maybe communtiy kitchen!

**Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback**

outdoor spaces that are friendly to families and individuals--not just tot lot playgrounds--volleyball net, fields for soccer, etc.
eateries that cater to other than students;
Restaurants, small grocery stores
Less is best
None
Natural quiet green space
Free open space and community gardens. The kind that actually are gardens and not some pretty picture.
basic amenities space
green space
Green space.
Everything needed and not in one point
none of the above

## Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

Question: What types of activities would you like to see in new retail spaces?
1. Coffee shops, different enough to entice people to come to South Campus and with enough space for students to stay and study.
2. food store, restaurant, bank
3. A small retail shop to buy essential groceries, bakery (dough girls is not a proper bakery!), butcher, outlet for UBC farms or other local producers, possibly weekend market stalls for local producers.
4. Having basic things like a small grocery / corner store (that sells milk, eggs, vegetables), a bakery, butcher, etc. would be very helpful for all these residents, especially so you don't have to go to save on foods for everything, typically with a car if you need to get something moderately heavy.
5. coffee shop, restaurant, corner grocery store, bakery
6. Gyms, coffee shops, gathering spaces, co-working spaces, small shops, boutiques, cafes and smaller restaurants
7. Grocery stores
8. Relaxing diversions such as coffee shops, convenience outlets, art and craft retail. However services should be provided indoor and not on walkways.
9. coffee shop (Bean Around the World is busy all the time) pub (none nearby - mostly at the north end of campus)
10. More than coffee shops and pubs! Upscale dining Grocery store Mail/parcel facility. Library
11. low key - just a convenience store, a cafe perhaps - similar to old barn coffee shop
12. Restaurants and coffee shops, grocery store, specialty food stores, community centre.
13. One thing we feel has been lacking up here generally is good restaurants.
14. Board Game Cafe, Convenience store, Tent/Outdoor Cultural Festivals, Arcades/LazerTag/Mazes, Bowling/Movies, new food places!
15. A nice restaurant/pub patio would be nice.
16. Restaurants, family-focused retail
17. banks, food, coffee shops
18. Food
19. mostly smaller, intimate spaces, with longer opening hours so that those living or working near the space can be constantly involved. Small grocer, coffee shop, pharmacy, small food places, maybe a dog day care or child day care space, maybe an office space for a small business.
20. Small grocery store. Coffee shop - like the Barn.
21. Stalls selling local Farm produce, Local Arts and Crafts. REAL restaurants for Residents to enjoy
22. Current Save-on-Foods in South Campus is already crowded, so likely new grocery store will be needed.
23. Basic amenities (eg corner store), cafe
24. Clothing retailers (we have to go to Kits to buy clothes!), restaurants, take-out places, and small businesses like a shoe repair stand, butcher shop, produce market, pharmacies, etc. The most important thing, in my opinion, are opportunities for independent business owners to rent small commercial spaces at affordable prices. This will add vigour to the neighbourhood.
25. Restaurants
26. Groceries.
27. Opportunities for local entrepreneurs (over larger chain retailers) to secure space to build and expand their small businesses similar to a Granville Island style shopping experience.
28. Bakery, coffee shop, pub
29. studio space for dance/yoga/stretching classes; eateries; coffee/bake shop; nice restaurant with a view! so sad what happened to 'the Perch', had such high hopes. with so much potential on campus, why does UBC not have a restaurant on top of a building to take advantage of the view potential??
30. Groceries, doctors, barbershop, dentist, eye doctor. Everything needed to be self sustaining.
31. Cafes, cheap places to eat, etc.

### Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

32. Farm-to-table dining, affordable non-chain dining, a non-chain bar or pub, A POST OFFICE, a book store or independent art/craft store, businesses that give back to the local community.
33. restaurants light retail
34. cafe, small grocer
35. As noted previously, perhaps a cafe/restaurant that is physically shared between the community and visitors to the botanical garden--could be a win-win!
36. food/beverage
37. Coffee and food
38. Small grocery stores where you can pick up affordable things on the way home so you don't have to drive to Save on or wait in long line-ups for just a couple things. Generally speaking, whatever gets more people out walking and just on the streets so that there's energy and safety.
39. Food court like venue.
40. Smaller urban grocer (ie Meinharts), coffee, bakery, neighbourhood restaurants - not a real shopping area but more day to day services.
41.
42. supermarkets
43. Wellbeing and sports related retail
44. restaurants, grocery
45. shops and restaurants/cafes for people to actually live with
46. A small grocery store, so that residents wouldn't have to cross 16th Avenue to get a bottle of milk. A coffee shop. A small pharmacy.
47. affordable proper italian and/or french restaurant
48. Restaurants, bakery, florist, produce
49. I would like to see what I need... the problem is not what comes first, is about the needs of the neighbours once settled. If I want a special food retail but I can't afford it, nothing happens. If the special place makes me happy but only me, it will fail. Law of supply and demand, residents behaviour and affordability may considered.
50. Restaurant, Café, bar, food store, medical dental, dry cleaning and other late night services.
51. super market

## Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

### Question: What types of activities would you like to see in new academic spaces?

1. Many student services are centered around the Nest. Campus, however, is very large and duplication of some services closer to the south end of campus could be of benefit.
2. Continuing education. Video tie-ins (class room) Athletics!
3. Not sure.
4. I don't feel qualified to weigh in on this.
5. opportunities for classroom space if possible, but also lab space. state of the art so that people are drawn to the space and want to make the effort to go to the stadium neighborhood
6. Anything academic! This is a university, NOT a retail opportunity!
7. reading room
8. Educational opportunities for the community. Perhaps students could lead tutoring or activities for children, youth, and the elderly (i.e., related to academics, the environment, technology, gardening).
9. Continuous learning, arts & musics, concerts, study areas, meeting rooms, seminars
10. Not sure
11. Research into the interface of urban and natural / semi-natural spaces (urban ecology)
12. biological sciences
13. Study sessions mainly. Quiet study hours.
14. Classrooms for students in horticulture, forestry, and eith a related outdoor focus.
- 15.
16. Classrooms - large and small. In addition to innovative studio space. The Campus is too segmented between Arts/Science and Applied Science Forestry etc. I would be good to have student research space (preferably undergrad) where all elements of the campus could participate. An undergraduate COPP space if you will.
17. More spaces which allow some talking and discussion. Less of those large letters next to scary looking football boys lurking on couches.
18. spaces for students / faculty / staff to live and work in
19. I would like to see what I need... the problem is not what comes first, is about the needs of the neighbours once settled. If I want a special academic place but I can't afford it, nothing happens. If the special place makes me happy but only me, it will fail. Law of supply and demand, residents behaviour and affordability may considered.

## Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

Question: What types of activities would you like to see in new community spaces?
1. Typical community centre facilities.. fitness, sauna, whirlpool, yoga, gym/racquet courts as scale permits, community gathering/meeting rooms.. perhaps a small cinema programmed by UBC film school?
2. Open plazas to allow for events. Westbrook Mall runs great seasonal events, could allow for events to be larger. Could also encourage more large sporting events (marathons, bike races etc.) as a start/finish line and festival area. Perhaps farmers markets, connection to UBC Farm?
3. play ground, lawns
4. Small music concerts, public fitness classes or outside fitness equipment - pull-up bar, parallel bars, jump box, and other body weight equipment.
5. Additionally, the I think we would have to have enhanced fitness facilities as the hours at the Old Barn Community Centre are inadequate. Since so many athletes will be there, why not have a branch of the rec centre that UNA residents can access? Also, Westbrook was supposed to have some sort of library space from Vancouver Public Library, but doesn't. It would be great to have a storefront for the public library or a little portal of popular materials from UBC Library.
6. eating/ coffee venues, casual gathering spots, children's play areas, EV charging stations, outdoor seating areas, green spaces
7. Parties, celebrations, community events, small concerts, UBC Planning Events
8. Places to sit and read, to have coffee, plug in a computer, buy a litre of milk.
9. Walking, biking, food/beverage
10. - Outdoor space for recreational activities e.g., space to play informal sports, areas appropriate for picnics/relaxing - Indoor facilities for recreation e.g., gym
11. Meeting places Activity parks Landscaping
12. garden plots, playground, a pond. if there are buildings that go above treeline, then a public accessible rooftop area, so everyone can enjoy the view, not just those able to afford a condo
13. family community centre type programmes for all ages
14. A multi-purpose large space where there could be small-scale concerts (choirs, kids, chamber music), amateur theatre, or community pot-lucks would be nice.
15. Theatres, playgrounds
16. exercise space, children's park
17. outdoor spaces that older kids/teens can enjoy - especially outdoor basketball, tennis and volleyball facilities. More community garden plots.
18. All sports groups in Vancouver having access to the stadium
19. Outdoor exercise stations for adults and seniors
20. i would love to see community outdoor spaces - gardens, seating options, play options for children, opportunities for permanent outdoor fitness equipment (chin up bars, outdoor elliptical, benches for crunches, rings, etc, maybe even a permanent course with stations and a path around the stadium? these stations could also be art pieces!) It would also be great to see bookable community space for meetings or study. It might also be great to see potential library space.
21. Community centre with fitness facilities (weight room)
22. Community picnics Talent shows
23. community gardens, family space (eg playgrounds)
24. play room for kids
25. Opportunities for socialization among the residents and UBC. I rarely go to the Westbrook Village as it seems entirely separate from UBC. It would nice to see more partnerships.
26. Community gardens, a park with green space, a rec centre that offers 'fun' less academic classes (like pottery, cooking, painting, etc.), a public library, general meeting spaces for community members to interact with one another, etc.
27. arts & musics, concerts, gathering rooms, community engagement events, sports

## Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

28. Amenities that protect from the environment.
29. Spaces for young families and seniors to interact and connect with the student population at UBC. A performance space, art gallery, children's library etc.
30. I'd like it to be a space of activism and performance and live music and frisbee and sunbathing!!'d also like to see a community kitchen and a community garden so we can all cook vegan meals together! Veganism is the future because it's good for our animals, health, and environment, so it's very important that we have plenty of ways for veganism to expand!
31. Coffee shop, indoor recreation space for rainy winters, volleyball, basketball options
32. Farmer's market, community gardens, neighbourhood events (block parties, meet ups, etc), comfortable places to hang out, covered areas with tables
33. gyms, physical activities for older residents.
34. informal social space open to everyone; a place for coffee, to meet friends; safe place for retirees, elders to hang out during the day; recycling depot (open reliably]
35. Daycare, sports fields, ice rink, fitness gym, squash courts
36. More community gardens or shared garden spaces in the model of the childrens' garden around the old barn. Fully covered picnic shelters. If there are playgrounds or a splash area, please provide public restrooms and shade shelters. Most of all, I would like there to be FREE MEETING SPACES rather than the high room rental costs of the Wesbrook Community Center.
37. community amenity space. bookable space for private events
38. I imagine the new community spaces to act as a visual / sound / nature buffer between the sports fields / urban density and the natural / semi-natural environments of the Botanical Garden and nearby Pacific Spirit Park.
39. Libraries, indoor gym and pool, a theater
40. Better playgrounds than what exists in Hawthorn Place, akin to those in Wesbrook.
41. Pedestrian only walkways, with benches, etc where people can just be outside with one another.
42. Couches and lots of comfort/lounge areas. Music rooms as well.
43. Fitness/children's programming.
44. Opportunities for families and individuals to walk and cycle through a largely unmanicured space.
45.
46. Sports and recreation activities
47. children's playground, sculptured open spaces, walking paths with water features, community gardens, flower beds / shrubbery
48. More spaces for quiet, a secular labyrinth for meditation. Places for kids Places for people with little to no money.
49. playgrounds, indoor and outdoor ball courts
50. not stadiums.
51. A children's playground; some grass spaces for people to sit on in the summertime.
52. Community gardens, green areas, parks, forest.
53. I would like to see what I need... the problem is not what comes first, is about the needs of the neighbours once settled. If I want a special place but I can't afford it, nothing happens. If the special place makes me happy but only me, it will fail. Law of supply and demand, residents behaviour and affordability may be considered.
54. Small gymnasium.

## Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

Question: What types of activities would you like to see in new spaces?
1. As per above.
2. A new daycare, more playgrounds, etc. for the increased number of children in the area.
3. community garden
4. As much green space as possible for unorganized activities
5. Nothing...we bought our condo because it has a great view, we enjoy our neighbors, we have activities on campus...why would we want 3,200 more people moving into this area...and why wasn't this option approached first!
6. See above
7. keep as many trees as possible. Do not cut down trees. Green space is very important.
8. Garden plots with education from the Botanical gardens
9. Definitely not retail
10. Coffee shop, small convenience store
11. outdoor space for Tai Chi; farmers market (UBC farms etc.), 'garage sales; playground for kids; space for teenagers; water features; places for bike storage; adequate [free] parking for visitors; adequate # of handicap parking for visitors [in locations that made sense].
12. I'm not sure what you mean by this question...
13. Sports activities
14. Sports and tourism for the garden
15. Places where you can sit (without sitting on fertilizer) and just enjoy being outside with kids. Would be great to have two or three daycares. Never underestimate how the presence of children can make an area feel like a community. Kids are wonderful entertainment to watch, especially when they learn about the world. Also good opportunity for First Nations Long House perhaps.
16. Sharing, gardening, art making.
17. Maybe a small market once a week.
18. I would like to see what I need... the problem is not what comes first, is about the needs of the neighbourhoods once settled. If I want a special place but I can't afford it, nothing happens. If the special place makes me happy but only me, it will fail. Law of supply and demand, residents behaviour and affordability may be considered.
19. nature. Real nature and not your plastic soccer fields. Stop cutting down hedges and trees. stop the light pollution from strong lights on the fields. Stop asking for input you don't really listen to. Stop developing.

## Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

Question: What's important to you in where and how the stadium is planned, and why?
1. No major retail, sports bars, etc.
2. I think it would be great to have the building on East Mall as an "advertisement" for the university and the athletic programs. It would be in a very visible area and would seem more like a destination. It is also important for it to connect to the rest of the Park.
3. It seems to be the best setup
4. I don't see why the new stadium has to be next to other fields. Is it not good to integrate with the community?
5. A balance between those coming to enjoy the games and the quiet enjoyment of the neighbourhood by residents.
6. I think the stadium should be on the periphery of the neighbourhood
7. The stadium is an integral part of the community but not the only aspect and draw.
8. Get it as far away as possible for ANY living areas. The area around Canada Place is ugly and unsafe.
9. Quite important, allows for sports centre integration and event staging from Sports Centre to Stadium...
10. Overlooking Thunderbird Park would connect the stadium with the other campus recreation areas. It would help segregate these facilities and associated noise from the other areas. It also allows protection of an important vegetated greenway along West 16th Blvd.
11. The location will determine the rest of the plan. In its current location the sound is directed away from residential areas. The current activities in the stadium are heard in Hampton Place! Becomes more important if concerts are planned. Every option will increase traffic through Hawthorne. Where's the parking or is there going to be great emphasis on public transport and shuttles?
12. that it doesn't dominate the skyline
13. I don't want our view blocked, I worry about the dying patients at the palliative care unit coping with the noise or construction and for heaven's sake, have any entrance to what ever has all ready been decided, have entrance off of 16th, including construction, to help the dying patients and the residents in 2688.
14. Favour active use of East Mall and more accessible to all, hopefully with ample parking
15. Mostly thinking about where the noise is directed. I would worry that neighbourhoods adjacent to it could be very noisy.
16. Make sure when big events happen, there aren't copious amounts of traffic jams and construction signs. Designated parking and crowd control/waiting areas are needed. Honestly, I still can't really tell what is happening in those pictures.
17. I think the Stadium is a good neighbour to the Botanic Garden, so I'd prefer to see it stay in the same location.
18. So that it doesn't overwhelm people living in the area when there are games.
19. any of these seem fine but I slightly prefer the Main Mall location
20. East mall already active with users from thunderbird field.
21. Traffic flows and noise disturbance, especially on game days. It's also important to use the resources we currently have and improve them
22. Keep housing density close to east mall.
23. do we need a new stadium? Over the old one would be best. The green space we already have is important - don't build over it.
24. Provides a boost for East Mall and the will allow for a green space at Main Mall for residents to enjoy
25. Continue as a high quality facility for sports.
26. East Mall energizer appears to direct activity between the stadium and Thunderbird park in an advantageous way? Not really clear on this aspect of planning.
27. Please keep it as far away as possible from where I am trying to work and study! I am not excited about an increase in stadium-related activities, period.
28. I fear that anything too close to East Mall will make traffic dangerous or bottlenecked.

### Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

29. I like where the stadium is currently located and have always viewed it as a destination at the end of Main Mall. I think that it would be difficult to 'energize' East Mall with the stadium (unless it provided significant commercial and recreational amenities) - just look at how quiet the neighbourhood around BC Place is when there aren't any events going on. Orienting the stadium toward Thunderbird Park makes some sense, as it will provide a connection with the other sports fields. I think that the community should be centred on the intersection of Main Mall and Stadium Road, so the stadium building fronting these roads is most appealing to me.
30. your labels are really ridiculous - energizer, destination. etc. Drop the saccharine adjectives and use plain speech.
31. I would prefer no stadium. We need affordable housing for graduate students and postdoctoral fellows in Vancouver. Tri-council agencies do not provide higher grant funding because rental fees go up in some parts of the country. It is a huge challenges to bringing in the best people to UBC. Also, I have lived on UBC campus for 8 years and I have not seen the stadium to be very busy, if busy at all. I do not understand why the stadium should be rebuilt for a lot of money, while the neighbouring communities cannot offer affordable, sustainable, and quality housing to UBC faculty, as well as staff and students. For example, walking through Acadia residence, which looks like old sheds put together, does not reflect how the university and our neighbourhoods want to be attractive to who is living in these units: awarded national and international graduate students, postdoctoral researchers and visiting scientists are residing in rather dark and old apartments, which gives me shame. Being faculty member myself and recruiting international researchers all the time, it is a struggle on selling that the university respects them with all their needs and appreciates their contributions if the housing we offer looks like Acadia or the houses on Osoyoos Crescent.
32. The space arrangement must be practical and easily accessible to pedestrians.
33. East Mall is ideally situated to act as a hub for the new stadium.
34. There is no problem with the original footprint of the stadium.
35. I like the idea of having retail in a pedestrian zone.
36. The stadium will generate a lot of noise and crowds on game days.
37. Connects well with nature and with other sporting facilities at Thunderbird park. Easier access on east mall
38. Keep it as far as possible from all residential neighbourhoods, esp. Hawthorne Place and Hampton Place
39. It's nicer if it faces the forest in the west
40. The view from the current stadium is spectacular. Designing the new stadium to preserve the view by keeping the seating on the eastern side would preserve this amenity and allow for the a new stadium building to provide the public with greater access to this natural asset.
41. The Stadium should face Thunderbird Park, concentrating athletics
42. Closer connection to the existing fields. Better street exposure. A destination for UBC games, and concerts
43. The forested pieces of land maintain their ecological integrity.
44. Sensitivity to the botanical garden experience.
45. The most important element for me is that the stadium has to be an harmonious element of the neighborhood, it must not be a disruptive element (a la Calatrava or Zaha Hadid)
46. Which will have the least impact on existing Hawthorn Place homeowners and residents?
47. Feeling like it's connected to the other sports facilities in Thunderbird Park, but still ensuring the neighbourhood itself where people live, shop, mingle, has a community feel and enables people to walk around and easily access the high street.
48. The stadium needs to be as close to where everything is happening as possible. The closer to the nest and classes the more people that will come out to the events.
49. Keep it where it is
50. Retain or EXPAND garden space

### Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

51. Should be a welcoming facility that will encourage attendance and activity.
52. All development should move as much as possible to the east of its current location.
53. I like the idea of connecting into the Thunderbird grounds, also keeping the bustle of the stadium focused toward the other playing fields will help create a break to the rest of the neighbourhood and the botanical gardens allowing buildings to slope towards the forest and garden areas.
54. First, it is one of the few buildings where the name of the stadium has First Nations approval. Don't underestimate that it has some deeper connections. Second, it is the last remaining heart of Athletics Division. The pool is gone (nice new one sure... but a lot of history there). And finally, it is iconic in its design. Leave it as much undisturbed as possible.
55. Leave it where it is. And eliminate concerts.
56. Closeness to the rest of the sports fields
57. The differences between East mall energizer and Overlooking TP are vague. The colouring on the diagrams is totally unhelpful -- what do the different colours actually mean. Sloppiness is ongoing!
58. Don't waste money moving the stadium. Spend it on affordable housing and more scholarships for at risk youth.
59. the most important function of the stadium neighbourhood is to recruit and retain UBC faculty and staff by supplying them with the affordable housing they need. improving the stadium is a distant second priority, as its contribution to the academic mission of the university will be far less than providing affordable housing. therefore, UBC should devote less of its land to market units (to generate revenue to build the stadium) and more land to faculty and staff housing--metrics on which UBC has far underperformed in the past decade.
60. Which ever is cheapest so UBC \$ can be spent on core UBC priorities. Stadiums are not core to UBC.
61. It should be accessible; it should be inviting; it should be a place for student activities other than Varsity football and the occasional rock concert (could the concerts be moved somewhere else, like off campus altogether?).
62. Keep the rec facilities bounded.
63. It is impossible to give feedback. Your maps have no labels or roads listed. I cannot understand the orientation.
64. .??? What does the students and community need?
65. What's important is ensuring a genuine voice for those affected by this construction and who almost universally oppose it. This entire consultation is a fraud and should be placed on hold until the governance issues are resolved appropriately.
66. The current stadium location is good. Being Down a slight grade means it offers some views and keeps the stadium noise away from the rest of campus & UEL residents. The current stadium rarely gets used and I don't see big team sports events being popular at UBC. I can't foresee this new stadium ever being a "wellbeing 'heart' for the campus and community". I think the stadium is secondary to the new opportunities for housing, commercial and community spaces.
67. Don't touch this old stadium as it was built with the money supplied by tax payers, secondly, it is one of the symbol of UBC.
68. don't care

## Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

Question: Anything else to add about building heights?	
1.	In general, 1.5M SF seems too much, but as necessary mix as depicted in Scenarios (particularly 3) seem optimum, though would mix 4/6/8 storeys in place of uniform 6.
2.	Keep the highrises to the side edges of the development, not in the center.
3.	Too many buildings will make it feel like a ghetto. It's a lot of housing in a small area and green space will be important.
4.	Yes yes yes! Density is needed to provide affordability to students, staff and faculty.
5.	UBC is cheating re density. The 2011 plan -- reasonable -- was for 998,000 sq ft. The move to 1.5 million was underhanded. Yes, there is a balance between affordability and density, but there is an impression of rapaciousness. Show us your figures and your assumptions!
6.	Don't go higher than existing towers.
7.	This is going to be high density regardless with the same total floor area. The final choice should be determined by "fit" with other options for the site and costs. I realize that "revenue" for the development is important. Wants the input from the Musqueam people?
8.	I don't want to answer this
9.	I think buildings could block or exacerbate noise issues, and care should be take to think about this aspect of heir impact
10.	If the Stadium site moves, that there is an adequate buffer between the Botanical Garden and the first buildings, and that those buildings be the shortest. It would be detriment to the Garden if the east view was just a wall of buildings.
11.	Shadow impact detracts from natural surroundings -- what's the point of living at UBC if it feels like downtown?
12.	12 storeys is not a great option for UBC - too bulky and creates lots of shadows, not great for community building. Imposing structures - not human scale.
13.	depending on placement and setbacks, towers can feel taller or shorter.
14.	less buildings (taller) holding more people and keeps green space
15.	Building heights should not exceed the 22 stories.
16.	more affordable housing
17.	I am concerned that too many towers will isolate residents.
18.	6 storey mid-rise buildings still feel quite tall in comparison to other Vancouver/UBC neighbourhoods. Increasing housing affordability via wood frame construction is the most positive factor with this method of housing. That being said, I think that if the land use policy changes and 36 storey buildings are permitted, adding more non-market/rental housing (more than 40%) should be prioritized.
19.	How about NO TOWERS.
20.	Dislike tall towers on the UBC landscape
21.	Shorter and fewer buildings to protect the view, prevent shadow, and reduce numbers on campus, for safety reasons and because the infrastructure around UBC is not allowing thousands of people to live here. Being a peninsula, it is a bottle neck. Imagine the traffic on 16th or 41st Ave.
22.	Maximize building heights.
23.	Do not build higher buildings. Shame on UBC for considering this. If we wanted to live in downtown, Yaletown or Burnaby high rises, we would have moved there
24.	If there are going to be mid and high rises, I do not think the number matters. The matter is are there or aren't there. People are particular about high rises. I do not have an opinion. However, one plus is that a high rise in that location will not take away existing resident views as there are no residents around.
25.	As long as the buildings are made with concrete they are fine, woodframe is cheap garbage.
26.	I strongly oppose more tall buildings on campus. The UBC neighbourhood should feel like Point Grey not Yaletown.
27.	22 storeys seems short. Vancouver has far taller towers

### Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

28. Nothing
29. The larger the building. The more appealing. Views are everything and a tall tower offers this huge pro.
30. The lower the better
31. a mix of all three size buildings would allow the ability to play with the layout to create an organic flow through the neighbourhood to accentuate the connection to the gardens and the UBC forest.
32. No need for skyscrapers
33. Beware of UBC wind tunnels.
34. the more towers ubc builds, and the higher the towers are, the more ubc will ruin the distinct natural character of the neighbourhood.
35. Not too tall, please; towers would dominate the campus from all angles, and certainly not create an interesting skyline.
36. 4-6 stories limit
37. I really wonder if you'll listen to people's concerns or build as many units as possible with the sole end of increasing profit.
38. Cut the big towers
39. These extra tall buildings would stick like sore thumbs in the UBC landscape. Keep the livable character of the neighbourhood.
40. Are they going to be a copy of all the current housing and building places? They are all the same! And is not good.
41. I couldn't disagree more with the imposition of more towers. Keeping everything low rise.
42. NO towers please. Somebody listen?

## Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

**Question: What do you think about increasing building heights above existing policy (22 storeys) if it means fewer towers or more slender towers?**

1. Strongly opposed.
2. 36 stories seems really large and I think it would stick out in comparison to the other neighborhoods nearby.
3. Please no more high rises!
4. It would mean a dramatic change to the landscape at UBC, creating a downtown feel rather than a quiet, green campus.
5. I get the need for high-density, but to be fair, it's not like you're replacing single family homes for apartment blocks. I don't get why you need so many high-rises, or why you need to pack so many folks into this space. Additionally, it's been shown that high-rise living adversely impacts residents' ability to forge ties with neighbours. A Vancouver Foundation study found that 43% of high-rise dwellers didn't know the names of a least 2 neighbours (<https://www.vancouverfoundation.ca/sites/default/files/documents/VanFdn-SurveyResults-Report.pdf>). So, I'm not supportive or killing all the green space to make a zillion low-rises, but living in a low-rise does produce some sense of a community that I think is lost for taller buildings, and I'm disappointed that UBC wants to adjust its zoning to create that type of atmosphere within its developments. As a resident, I want as much green space as possible, but you're only getting rid of 2 high-rises as a perk for going taller. Not impressed.
6. I'm okay with this as a solution, as long as the taller buildings are situated appropriately so that shadows do not affect nearby homes or the Botanical Garden
7. I am in favour of taller buildings, with or without the reduction in the number of towers.
8. I am against it. And what are the ceiling heights you are planning? Every high tower I know in the downtown is now having problems with refurbishing window frames -- in less than 20 years! You are just building in trouble down the road. What do you want, a slum on campus? Westbrook Village already has a very bad reputation. Anyone with one eye half open wouldn't buy a condo there. Is that what you want for the Stadium Neighbourhood?
9. It's a good idea.
10. Not good policy....must retain consistency and reflect that this is a campus not a city.
11. Good for density but only if it doesn't impact the view from surrounding parks and recreational areas (e.g., Botanical Garden, Wreck Beach).
12. Oppose the height extension despite the added green areas. Sight lines could be a problem. Makes the site look like any other high rise core of concrete and glass and steel. If I had a choice I would go for 6-8 storeys if the site allowed it.
13. I think the current limit is appropriate. taller towers would become the norm and dominant the skyline of the entire campus. I would be against building taller just so that another few floors could remain empty.
14. No
15. Like the idea of fewer, more slender towers. Once you are at 22 storeys, another 5 storeys doesn't seem that significant as long as they aren't too close together.
16. Fewer and more slender towers would be preferable, unless the trade-off are mid-rise buildings which hem in the streets and cut off the light.
17. I wouldn't want to live in one, but don't object to them in principle.
18. I think it will be an eye sore, as they don't fit in.
19. Sounds like a good idea
20. Do it!
21. Fine.
22. I'd have to be more convinced that taller towers is the right option. I'd be slightly concerned that this would set a precedent and would cause too many taller towers on UBC land.

## Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

23. less buildings (taller) holding more people and keeps green space
24. No .. try and keep sky open.
25. Cannot visualize towers higher than what now exists.
26. Benefits seem well worth the costs - more flexibility, less shadow, conserve value - seeing the towers from a distance isn't necessarily a downside if they are well designed.
27. It's awful. I hate it. I hate what our campus is turning into. I hate all the options, but the taller towers are the worst.
28. it is okay if provides more units
29. I am not keen on this idea.
30. While 36 storey buildings seem excessively tall for UBC, I like the idea of increasing view corridors and creating more green space than in other plans. I'm not sure that the towers being visible from a distance is a con - in fact, it probably increases UBC's architectural profile.
31. No, why are you focussed on maxing out density. There are more important things than to create an urban concrete jungle, no matter how prettified with post-modern bric-a-brac.
32. NO
33. do not support because of view and amount of people the towers would bring in. the current schools in the neighbourhoods are already at full capacity. In none of the planning do we see schools to be added...
34. ok
35. It will lower the campus' ecological footprint.
36. Tower heights should not exceed 22 storeys regardless if it meant there would be a reduction in the overall width and number of towers.
37. Yes, I love tall buildings because my entire wall is a window so the view is magical!
38. There is no warranty there will be fewer tall buildings in the future.
39. as long as it doesn't block the views of existing residents in other neighborhoods; and as long as UBC doesn't end up increasing the density of the neighborhood even more; it is nice to have more open space; need to ensure that the buildings are pleasing to the eye, and if building costs sky rockets; don't skimp on design; or else default back to lower towers as in Wesbrook village
40. It's a good plan - decrease the footprint, and the buildings at ubc on south campus don't block many views
41. Strongly opposed. I also do not trust that a decision to build just a few taller buildings will stay limited to "just a few" in the long term. I would preopose lowering the limit to 12 story.
42. Better as there would be less impact at ground level
43. Great idea
44. As much as I dislike the visual impact of tall buildings on the visitor experience to the Botanical Garden, I think this is the option that best supports the maintenance of ecological integrity (and even permits the possibility of ecological enhancement). Land space is critical to biodiversity -- covering it with buildings (green roofs are at best a poor replacement) displaces the flora and fauna of the area significantly. The least impact by land area should be the goal--meaning taller towers. Why not go really bold? Replicate Singapore's Green Forest: <a href="https://www.businessinsider.com.au/singapores-cloud-forest-revolutionizes-green-spaces-2015-11">https://www.businessinsider.com.au/singapores-cloud-forest-revolutionizes-green-spaces-2015-11</a>
45. While there certainly are benefits, I'd worry that these will be too imposing visually. Also, it opens up a new precedent for tower height on campus. Do we really want campus to be filled with 30+ story towers as our visitor experience? Is UBC a housing corp.?
46. Against.
47. I'm not sure. Again, whatever makes it easiest for people to walk to where they need to go, will ensure people are out and about and not inside.
48. I think this is a positive and something I would back heavily.
49. No

### Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

50. No
51. I am ok with this if need be but would probably prefer keeping the height the level the same. The better place for taller towers would have been Wesbrook. That being said, taller towers are probably less of a problem in this area as they would not create view problems for anyone else.
52. Not happy with tall towers.
53. not a fan.
54. I think its a better option
55. No. Try not to create another " west end " ok?
56. It should be considered but also analyzed in terms of disadvantages (like energy and aesthetics)
57. No
58. no.
59. I think that it is ignoring the fundamental issue that non-ubc residents should not be a part of any density calculation until all ubc-affiliated people who want to live on campus are accommodated.
60. Don't do it!
61. not good
62. Doesn't matter
63. Not a good idea.
64. No more towers! Are we going to forget about the sun and forest forever?
65. Twenty two stories is bad, anything higher is worse.
66. more highrise building means less occupation of land
67. no towers.

## Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

**Question: What do you think about increasing building heights to provide more area for affordable housing options for the UBC community, and to provide more of a contribution to UBC's Endowment?**

1. Strongly opposed.
2. 36 stories seems really large and I think it would stick out in comparison to the other neighborhoods nearby.
3. There is a limit to what the area can sustain while also maintaining green space credentials. We are reaching that limit without increasing building height. It would be better to discourage non-UBC buyers / renters and avoid UBC becoming a commuter zone for downtown.
4. Not supportive. See above.
5. see above
6. Hell yes!
7. Forget providing ANY contribution to UBC's endowment. Use the current endowment to build better quality and lower buildings that are affordable.
8. Yes
9. Not good, try to maintain consistent approach.
10. Good for density but only if it doesn't impact the view from surrounding parks and recreational areas (e.g., Botanical Garden, Wreck Beach).
11. Commendable but not supportive. This has to be more than revenue generation. Vertical communities are a poor fit.
12. I think there are options for affordable housing other than building huge towers for wealthy investors to park their cash. UBC has become a real estate corporation - it must be quite frustrating for some members of the board that there is a university here - all those academic buildings taking up condo tower space! Friends of ours who have recently moved into a market leasehold apartment in Wesbrook Village are one of only 4 occupied apartments from 11 on their floor - with none of the others having any connection to university and one couple spending most of their time in their house in Richmond.
13. DUMB
14. I am in favour of increasing building heights especially if it means fewer buildings. Am concerned about the ability to fight fires in higher buildings. How would an emergency be addressed?
15. No. So far I am not aware where increased building heights have provided more affordable housing in Vancouver. Even decreasing the floor space has not made housing more affordable, therefore I do not believe heights will achieve this goal.
16. Affordable housing is good, and if that's the best way to do it then I don't mind.
17. May be an acceptable option, in certain locations.
18. I'm not concerned with how this housing contributes to UBC's endowment. My concern are the families who are working to live here.
19. I think you are biased towards this option!
20. Also sounds like a good idea for affordability - I hope that the focus remains on affordability, and providing housing for people who actually work and study at UBC rather than simply contributing to the Endowment. Housing should be for people to live in and form a community, not for the University to turn a profit
21. Good idea
22. Providing more housing is a city-wide and provincial issue, and, while UBC should do its part to increase rapidly the number of housing options on campus, we should also carefully consider that even if UBC does provide lots more housing, the greater Vancouver area needs to do so as well.
23. I think building should stop cutting into forest and endowment lands. A crying shame.
24. NO this is UBC not the WESTEND! Greed on UBC properties part. Please remember the existing residents that moved here specifically for the beauty and quiet as promised by the Developers,
25. Only increase building height if it means fewer mid-rise or low-rise.

## Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

26. Affordable housing should be a priority, particularly if it can be achieved without damaging the aesthetics of the area (as seems to be the case here).
27. This is basically a lie, because the proportion of affordable rental units for the UBC community is very small. If it was 90%, then I would be excited about it. But as it is, you are building enormous towers, increasing congestion, disturbing people who actually work and study at UBC, all for people who have nothing to do with the university. I think it really stinks.
28. great idea
29. You mention affordable housing earlier as 'houses that can be rented'. What do you actually mean by affordable housing? Is there a break for people of a particular income? Will spaces for students actual be affordable? I know higher towers can hold more people, but I'm still not sure this makes living at UBC more affordable.
30. I think that providing more affordable housing to the UBC community would be the best use of UBC's Endowment funds. Building housing for the people who work and study at UBC will build a more vibrant community. The people who purchase/rent apartments in the stadium neighbourhood should be encouraged to live in it and participate in the community as much as possible.
31. That is a misleading idea - affordability is about creating sardine cans its about readjusting the profit expectations.
32. NO
33. Affordable housing should be priority, independent of the building heights. The taller the building, the fancier the views and more expensive the upper units. Point Grey has an impressive view on the ocean. How can this be affordable, if the apartments in downtown with view already cost 5 million dollars.
34. It will serve the community.
35. It's not designed to provide affordable housing, it's just a UBC cash grab.
36. I think maintaining the current height considerations would allow for a more gentle integration of this neighbourhood into the surrounding area.
37. Yes!
38. I do not think high rises will stabilize affordability. Nothing from the Wesbrook development speaks to that assertion.
39. An increase in affordable housing is essential. Creating more open space is also a benefit.
40. There is already enough land, the height restrictions in the neighborhood are fine.
41. it all depends on what affordable housing means.....; and the who you are targeting.
42. Yes
43. Strongly opposed.
44. If it means that studying at UBC would be more affordable, then it would be a good idea.
45. I think this is a false choice. Build fewer unites, build them at a lower density, but build them so they are actually livable for families and sell them at an affordable price. What i see now is a lot of "high density" construction that's being sold at speculator prices to people who don't even live here, so it's not tackling the housing or affordability problem. I don't think UBC should do all this development just to enrich its endowment if it's not helping keep faculty and staff here.
46. Good
47. Great idea. Hope it happens
48. Why is a commitment to affordable housing contingent upon increased building height? I understand that there is economy of scale at play, but I do not necessarily feel one has to come with the other.
49. Great if you are not the one getting the shadow from these new taller buildings. Against.
50. I believe that UBC's priority should be housing for its faculty and staff. The endowment has been plumped with developments already completed and underway, while faculty and staff continue to struggle to find affordable housing without outrageous (and unsustainable) commutes.

## Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

51. I don't care too much about the endowment but I do like the idea of affordable housing for faculty and staff.
52. I believe that increasing tower height is a great idea.
53. Against it
54. No
55. OK with the additional of affordable housing options. As for the endowment, the UBC Properties Trust is presumably making significant money right now as the price of development parcels has skyrocketed - I wouldn't use this as a justification for what would otherwise be bad policy.
56. the most important aspect is to tie into the environment in which the neighbourhood is planned.
57. I think this is a good idea
58. So, I ask you. Is your planning focused on increasing the UBC endowment fund or is it to create a livable community? Of any of the neighborhoods that now exist on campus, Hampton Place most exemplifies your original vision with the exception of the proximity of the frat mess. As more neighborhoods have been created, I see expediency has become a priority. I simply can't trust the language used in your presentations.
59. It should be considered
60. We need to have a livable community -- that is the tradeoff
61. still no. increase the percentage of affordable housing while keeping heights the same.
62. this leading question is misleading because it does not mention a better solution: built lower buildings, make them exclusively for the ubc community (funded through co-development or other community funding arrangements if necessary), and the net result will be greater recruitment and retention of faculty/staff since more will be accommodated with affordable housing--and fewer will be displaced by unaffordable market units. ubc's market-oriented land use planning in the past decade has been a disaster for faculty and staff, and the current plan's 60/40 ratio makes it clear that they are still merely a grudging afterthought to the ubc administration. after all of the consultations of the past decade, c+cp is not only not following best practices, it is showing contempt for ubc employees.
63. 22 storeys as a maximum would do all that. Higher, and the campus would look like the concrete jungle at the foot of Cambie Street.
64. is it aesthetic livable environments or money that UBC is after? for an individual the former is more important.
65. What do you think about not doing that, and still figuring out how to provide affordable housing options for students, faculty and staff?
66. I think this justification is nonsense.
67. This will not increase affordability - market is market and to say that prices will be lower just because a building will be higher does not make any sense! It will of course make more money for UBC - but would hugely change the character of the community, not in good ways.
68. That one may not be the only solution. Just bring the prices down! They don't need to be high, both the rent and the buildings. You may want to make some research on affordable and beautiful housing.
69. What's important is ensuring a genuine voice for those affected by this construction and who almost universally oppose it. This entire consultation is a fraud and should be placed on hold until the governance issues are resolved appropriately.
70. Increasing building heights is a bad idea. Towers are a blight to the beautiful UBC campus, obstruct views, ruin the skyline and create a very impersonal feel to the campus. If you want to provide more of a contribution to UBC's endowment try hiring a competent fund manager that doesn't lose half of the endowment's value in events like the 2008 market dip.
71. no towers

## Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

Question: What's important to you about public space for Stadium Neighbourhood?
1. Respect and connection to nature/parkland.
2. It would be great to keep as much as possible as it naturally is.
3. Areas where residents can be out and active
4. Relevant and respectful for noise.
5. Facilities and areas for kids that are safe and fun.
6. places where children and families can gather outdoors,
7. Ensuring plaza space, green space, and active streetspaces flow naturally within and from one another, and there is ample opportunity for activities in one space to expand into the others (i.e. community festival can use the active streetspace as well as the plaza space).
8. It should not be a place that encourages student or post-game parties, booze, drugs and rowdiness, but rather study areas and places for contemplation in good weather and bad.
9. Relaxing, inviting, restful, open to Sky, with some open shelter.
10. - Maintenance of the forest along West 16th is crucial. Not putting built pathways or reducing tree cover through this area is important, as it acts as a greenway between Pacific Spirit Regional Park and the botanical gardens. - Big plazas often cause lots of storm water runoff and urban heat island effects without providing much benefit for dense use.
11. Space for unorganized activities. A place to contemplate and discuss issues with friends, colleagues and students. An oasis!
12. Move it east
13. Places where people can enjoy nature and appreciate natural beauty. Also bee and bird habitat as well as the natural habitat of the area needs to be considered.
14. Must be functional. No useless pretty spaces
15. The most important thing is that the design of the spaces deters damage to the Botanical Garden. People breaking into and vandalizing the Nitobe Garden is an ongoing problem. I hope the design of this neighborhood takes that into consideration.
16. Covered outdoor spaces are nice in this rainy city. Covered outdoor bike parking would be amazing. Fairview student housing (south of Agronomy Road) has some great 2-level bike parking under awnings. I park my bike outside because the bike room in my building is chaos and also has been broken into multiple times. I hear the same from neighbours in other buildings - despite regular bike audits in the building, there is just not enough bike parking in most of the rentals (and people park their enormous bike trailers in the bike rooms too). It's so much easier to park my bike outside, but I'd love it if I could park under an awning to keep some of the rain off. Next best thing would be to have some of those rental bike cages like are on the main part of campus available.
17. Safe for kids to run around in - no or slow cars. Sunshine!
18. Adult exercise stations
19. I'd really like to see active streetscapes, green roofs, and preservation of as much natural parkland as possible.
20. A friendly open meeting place that promotes resident Well Being. More focus on the resident as opposed the the "one time" user.
21. natural parkland, plus community gardens
22. Definitely needs one or more type of green space (whether courtyards, parkland, or community gardens).
23. Make it as least-urban as possible. This is a university campus!!!
24. more public space for community and play area for children
25. As above, having multiple opportunities for people to enjoy and contribute to green space is critical. It allows for more interaction among the community and is important for sustainability.
26. I think don't think that paved courtyards and plazas count as green open space. I think that the neighbourhood should be surrounded by natural parkland, bringing the forests of the Endowment Lands

## Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

into the neighbourhood. I really like the idea of green roofs for rainwater management, especially if they are open to the public (or at least building residents) as a park space.
27. WE have enough community gardens, don't need any more / We need more restaurants and retail at UBC.
28. nature-centered in the spirit of the Musqueam nation. child-oriented
29. They should rely on renewable resources
30. Green space based community spaces are essential for those who chose to live in a neighbourhood with limited personal outdoor space.
31. I really would like to see gardens and open green area and trees! Also a place for live performances and sitting! Maybe some meditation areas?
32. It needs to be flexible and functional.
33. That transportation is quick and simple, that there is a lot of parking available.
34. Variety of spaces to satisfy potential residents
35. Lots of green space and the feeling that I'm not in a dense urban environment.
36. Seating and destination anchors (retail, academic, health, etc.) to ensure continued movement through the public spaces.
37. That it feels organic and lively, has affordable places to meet both in the form of public spaces and cafes/restaurants, be kid-friendly, and serve retail needs like groceries, postal services, public markets, etc. That it not be over-regulated and over-designed.
38. Connection to the other sports fields. Ample public parking. Inviting plaza to help grow the excitement on game day
39. Integration and use of the garden's expertise in horticulture / plant selection / plant maintenance instead of the low-quality plantings so often used in other urban plantings on campus.
40. That is reflects the unique location (coastal temperate rain forest)
41. A natural landscape that embraces the urban environment.
42. Please do not bring even more noisy and disruptive events to this area! I'm vehemently opposed to there being dedicated "event space" when Hawthorn Place residents are already subjected to frequent events impacting our neighbourhood. M
43. That it is somewhere people have to naturally pass through while they are walking somewhere so that it is naturally public.
44. Public space is where everyone goes when not in their rooms and it is important to have a good environment that promotes this.
45. Less building
46. I want to see amenities that are in short supply at UBC and on this side of campus (ie decent restaurants, urban grocery) and central meeting areas that are well designed for public events. It would good for the area if residents of Hawthorn would have a walkable alternative for some basic amenities, as well as a nice neighbourhood bistro to have a casual meal and a glass of wine/beer.
47. so much of life should be lived outdoors and when public spaces are inviting and well planned they can bring the neighbourhood together and provide a focal point for the community.
48. That it is a good mixture of natural landscape and functional landscape
49. It should be fairly obvious by now. If you are serious about creating a desirable neighborhood, then make it a place where folks who bought into your vision are not assaulted by uncontrollable and totally unwanted events and activities that disregard the folks that live there.
50. Public spaces that are useful for the neighbourhood residents and that can also serve the rest of the campus community (but prioritize needs of residents)
51. vibrancy
52. It is important that it is safe for everyone. Shady spots. Easy access to plugs for loud speaker systems. Paving stones are nice too. Wheelchair accessibility. Accessibility to transit riders.

### Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

53. sunlight. green spaces. spaces for children.
54. That it doesnt contain a stadium. Spend the money on UBC's core mission - not vanity projects for rare events. UBC should spend its \$ on its core activities - ie education + research.
55. That there is some, space where people can walk outside, meet one another, take their dogs or their children for a stroll and get some fresh air.
56. That it exists and does not vanish in thin air to make room for more developments.
57. Respect the residents; make the space convenient; protect privacy and the right not to be constantly "a part of the community"; make provision for quiet lives...
58. Because this brings health and life to the community.
59. What's important is ensuring a genuine voice for those affected by this construction and who almost universally oppose it. This entire consultation is a fraud and should be placed on hold until the governance issues are resolved appropriately.
60. Lots of commercial and personal services so that people can stay and live on campus.
61. the more you talk about and develop those public spaces, the less nature there is. Stop building those. Leave the grass, the trees, the shrubs, the nature as is.

## Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

Question: What other types of public spaces should we be thinking about?
1. Weekend markets
2. Library spaces.
3. day care, art/dance spaces
4. Open music space, picnic space
5. Roof gardens for residents.
6. Majestic fountain display and gathering/meeting spot.
7. - Green spaces not too broken up by trees (appropriate for playing catch, soccer, etc.) - Building useful structures such as picnic tables into green spaces
8. Space for seniors. Market housing will attract an older generation.
9. public rooftop space
10. continue community garden space
11. People friendly parking needed for people to come into the neighbourhood to gain a stake in maintaining the area. Public transport accessibility also important.
12. Bus terminals? Indoor entertainment spaces.
13. Again I refer to Wesbrook Village - lovely public spaces
14. Need to think about an aging population in addition to children's play area. Large Asian community who don't do gym but prefer to do tai chi outdoors
15. I'd like to see some fitness spaces too.
16. keep forested areas - do not harm
17. Educational centre for the Educational opportunities for the Garden and Farm.
18. Natural parkland is really appealing to me: I imagine towers set above a forest of firs, hemlocks and ferns, much like the forests that surround UBC. It would be wonderful to build a neighbourhood within a natural setting, giving residents to connect to nature in their own back yards. The stadium neighbourhood feels somewhat segregated from the trails in the Endowment Lands, so bringing the forest to the neighbourhood is very appealing to me. I think that the focus should be on less concrete, more grass and dirt.
19. we urgently need more schools already at this point in time; if the community grows this much, more than the planned schools are needed. Also more daycares would be required
20. meeting rooms, libraries, gyms
21. Harvesting renewable energies.
22. Smaller open air performance spaces may be something to consider in addition to spaces that integrate water and the flow of water into them.
23. community kitchens for vegan meals!! The kitchen can be right next to the community garden so it can be a farm to table! The goal is to inspire veganism through community-building!!
24. Play spaces for older kids (10-16 yrs)
25. How about an outdoor fitness park?
26. Primary schools
27. I'm more concerned about long-term cost of maintenance and how governance and decisions happen around "public" spaces than about the actual design. The reality is that we have not public spaces in the UNA - they are privately owned by UBC. The more they can feel like actual urban public spaces the more livable the neighborhood will feel.
28. Underground parking for events? Beach Volleyball courts? Modern, inviting and very attractive stadium
29. Enhancement of the existing Botanical Garden, and integration with the plan as opposed to "yes, this is on the edge of what we are constructing". In addition to the previously mentioned "Green Forest" from Singapore, and the potential of sharing restaurant/cafe space, why not (approach the garden to) consider having the garden move its entrance to be the at the centre of the Main Mall courtyard? Innovate and create something special, please, instead of more of the same old, same old.

### Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

30. The botanical garden
31. One specifically for music, with instruments that will be available for the neighbors.
32. Don't know.
33. Public spaces that promote active living are important.
34. Green spaces
35.
36. A community library, movie theatre
37. match what is south of 16th -- it is very well done
38. We should think about public space that has gender neutral and affirmative signage.
39. rainy-day activity spaces.
40. How about building class rooms - so that we don't have to learn / teach in run down decaying buildings that are too small with leaky bathrooms.
41. A branch of the library, perhaps?
42. Gardens; water features
43. Restorative spaces.
44. Retail services and entertainment.

## Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

### Question: Share one thing that we need to be most mindful of in the next phase:

1. My main concern is for the botanical garden. This is an important institution for the University, and it looks like your building plans may seriously impact at least the alpine garden part of it. Also, I don't think the botanical garden should be a public green space. It is a research facility, and it is great if schools come and teach pupils about biodiversity (and where better than a botanical garden?), but it is not a place for pick-up soccer games and hiding among the bushes. So the plan where you aim to have a major pedestrian link ending at the garden has me seriously worried!
2. Appreciation and respect for remaining natural forest and associated ecology.
3. Stadium would be best located on East Mall.
4. Keep high rises to the edges of these smaller developments
5. The impact of traffic - pedestrian, bike, bus and cars. There are a lot of non-UBC residents and this traffic also has an impact.
6. Make sure that the residents of the surrounding areas can continue to enjoy good quality of life during construction and afterwards. For example, don't be a bully with regards to construction noise timing - I've heard lots of complaints from wesbrook residents about incessant noise from 7:30am to 7pm, even on Saturdays. Also, be mindful of how this will impact kids walking around in a safe and friendly environment.
7. For me, it is critical that the Botanical Garden's land not be diminished in any way, so that the garden can continue its critical role as an academic and public space.
8. Ensuring the neighbourhood has the necessary connections in terms of transportation to the rest of campus and Vancouver.
9. You want to be very careful that this does not deteriorate into a set of tenements and hurt the reputation of the university. Dr. Ono is correct to ask: can the University get TOO big? In my view, the answer is yes, and it is in danger of doing so. Think about how architecture and structure affect governance if you want these buildings not to deteriorate too quickly. Mixing rental and owned accommodation in one building creates problems (who is responsible for what?) Keep rental and owned buildings and their different forms of governance separate.
10. How to put high rises as south as possible.
11. The Botanical Garden is a very valuable space, internationally recognized, and should not be impinged on in any way.
12. Maintenance of habitat connectivity in the forest along west 16th and a focus on STUDENT needs for the area.
13. You have to make the decision on the location of the Stadium soon and the rest will follow even though there are two options for development around the new site. Costs are a factor in moving the stadium.
14. that there is an overwhelming focus on affordability and exclusion of luxury investor associated development. the university will lose more and more of its staff otherwise.
15. No one to my knowledge was asked if this huge development was necessary in the Hawthorne area. Would we have bought here 2 years ago if we knew this was coming? What will this huge development do to our sales when we can no longer live here? Not a happy camper.
16. greens! more GREENS!
17. Maintaining nature.
18. Be mindful of the needs of the UBC Botanical Gardens and its collections.
19. Noise management.
20. Air. Conditioning.
21. The impact on the Botanical Garden.
22. Affordable living spaces that are large enough to accommodate families.
23. The need for affordable housing, and keeping green space.

## Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

24. Affordable rental housing for UBC-affiliated people. Not just the top-tier faculty who are being focused on in the new housing guidelines (<http://www.hr.ubc.ca/housing-relocation/files/Full-Detail-Eligibility-and-Allocation-Guidelines-July-27-2017.pdf>) - but staff and students too, especially those with families and pets who are hit harder by renovation and lack of adequately sized rentals. I think the current Housing Action Plan over-focuses on recruitment and really overlooks retention - it costs a lot to lose existing faculty and staff. It also overfocuses on ownership - I am eligible for downpayment assistance, but it's just not practical for me to take advantage of it. I'm likely to be renting on campus for the next 10 years.
25. The needs of young families living in an urban setting
26. Preserve the forest rectangle
27. keep an open mind about what uses for space can be integrated into flexible spaces that grow and change!
28. Maximize density along east mall -the main street
29. stop cutting down the trees
30. A GREENHEART as undisturbed as possible with upgraded retail would be lovely. I would like to add with the addition of 3000 more residents I think a new system of Governance is in order..noise bylaws in particular. We are now a small town and an electoral system ie: a Mayor would be beneficial.
31. Retain the tall conifer trees of the Ropes Course. Retain the 'natural' visual surroundings of the UBC Botanical Garden, meaning do not circle the perimeter of the Botanical Garden with high rises or mid-rises where the buildings will be overlooking the Garden. The best neighbour to the Botanical Garden would be the revitalized stadium, because it does not 'look over' into the Garden.
32. Integrating the community with the natural environment.
33. This is a university. People are trying to work and study here. You are decreasing the liveability for us, and you're allowing mostly non-UBC-affiliated people to live in this new mini-city you're creating. PLEASE MAKE THE PROPORTION OF FACULTY/STAFF/STUDENT HOUSING MUCH HIGHER THAN IT CURRENTLY IS.
34. schools for children + Daycare
35. Affordability and consultation with Musqueam. How are you ensuring and evaluating affordability? How does such a community involve the Musqueam peoples?
36. In the next phase, I think that you should think about community amenities that will bring people together. Things like parks, libraries, classrooms (not just for academic purposes, for recreational purposes too), coffee shops and restaurants. Places for neighbours to gather and socialize with one another about what they have in common.
37. MORE RESTAURANTS AND RETAIL
38. Affordability, low-height buildings, nature, and smarter interior architecture; open-space playgrounds
39. What happens to the Department of Linguistics???
40. Use renewable resources to supply infrastructure
41. That you don't keep just pretending to listen to feedback
42. A pedestrian/cycling focused design with an abundance of green community spaces.
43. To me, it is super important to have lots of windows! Living in Orchard Commons on the 16th floors is a dream come true because I wake up and see the ocean, mountains and trees! Then I get to go to the beautiful lounge with comfy chairs and all of the walls are windows- it is breathtaking! Also, it's very important to have lots of greenery and to have lots of vegan options and avenues for spiritual growth, like a meditation/yoga area!
44. Making sure there is enough family housing--at least 3 bdrms and they are affordable. It's the important way to attract new faculty with families to a very expensive city. It is a huge shock to move from a house with a yard to an apartment, while earning more money. Almost anywhere in North America a house and yard is not out of the question for professors. In Vancouver it is, so creating desirable space and neighborhoods and being creative with residential units is important for faculty retention.
45. Connectivity and improving pedestrian and bicycle routes is vital.

## Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

46. How this new higher density will crowd existing water and transportation infrastructure.
47. avoid feeling of high density housing and what comes with it (high traffic; noise; pollution from cars and buses); design should incorporate amenities/retail space that suits and caters to residents/demographics so that residents can easily walk to shop/eat/health and well being activities, incl. medical (Dr, Dentist)
48. Existing residents moved to the UBC area because they liked the open, non-urban, non-stressful feel of the neighbourhood. Avoid ruining this with densification. The less that UBC reminds me of downtown, the better.
49. That it be urban, animated, and walkable
50. Accountability to the community in showing how our ideas are incorporated. Making sure that infrastructure including public services like transit, postal services, trash and litter removal, and schools, keep up with the pace of growth.
51. The importance of biodiversity, storm water management
52. Public parking for events and games
53. I really wish this wasn't the "Stadium Neighbourhood", and instead was the "Garden Neighbourhood"-- and the construction / design was built around integrating with the botanical garden and maintain/enhancing the existing biodiversity. This is the only opportunity to build something special like this we'll ever have on campus--and I think it is possible to achieve all of the density / residential goals AND help construct a garden-focused neighbourhood for the benefit of everyone and UBC.
54. The impact on the botanical garden, their visitor experience, and living plant collections.
55. My suggestion for you is to present better sketches with the names of the streets and places of interest. I would also like to suggest to avoid using terminology that may be unfamiliar for the lay person; for instance, what is a garden neighborhood and an urban neighborhood? I tried to make an educated guess about this. I understand that the UBC campus and neighborhood development have their own identity, however I believe that UBC is the place for innovation, even for planning. I would like to see neighborhood planning and design more in line with the challenges that today's society faces, such as climate change, climate resiliency, sustainability and biodiversity, human health and wellbeing in the built environment, animal and plant wellbeing and the built environment, a more creative connection between nature, people and the neighborhood.
56. I've been living in Hawthorn since it's earl days, and am increasingly frustrated with the frequent noisy and/or disruptive events. (Never mind the traffic and parking congestion from campus visitors during the day and sports fields visitors in the evening.) We endure the light pollution and noise from the redeveloped sports fields and events at the ice rink, plus running races and cycling races and so on. I'm deeply concerned that this newest development will result in my established neighbourhood being impacted by even more such activity.
57. Designing a neighbourhood that makes it easy and most convenient over everything else to be able to walk to where people need to go. Also, whatever helps take people outside, eg. gardens. Having people just out and about on a regular basis and not inside their apartment or in their car is the best way to make it feel like an actual neighbourhood that people want to live in for a long time.
58. Appeal and practicality are the two most important aspects of stadium neighborhood and its vital we're aware of this "practicality factor" when moving to the next stage.
59. Keeping housing to a minimum
60. Preserving the BOTANICAL Garden for future generations to enjoy. High rises are everywhere, start to retain the beauty of the university before development of housing went crazy
61. Ensure that the mix of retail/community and athletic uses creates a vibrant area on an ongoing basis. This should be a relatively self sustaining area, nut just a grouping of quiets residential towers.
62. Please protect the UBC Botanical Garden and the space needed for upkeep equipment and propagation of plants. The many volunteers there (200) use the greenhouse and service yard space for their work which generates many dollars for the garden.

## Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

63. This is a great opportunity to build a neighbourhood that builds on the garden theme. Ties in to the botanical gardens accentuating that infrastructure and place as a jewel in the UBC lands will be a fun challenge, but will provide a focus for what will be a vibrant and fun place to live.
64. Lots of trees and green space
65. Try not to manicure the naturalness away. Open spaces such as fields are important.
66. Leaving the trees alone. But you already decided to chop them down. When all the tree and grass space is gone where will UBC turn? This is not a survey but an affirmation to live of decision made in a boardroom. Planners, ask yourself if you would want live in anyone of these plans. Ask yourself what makes this place different then any other concrete mess of a neighbourhood found in any other major city. Finally, would you want to raise a family in this sterile environment bereft of trees? I would not.
67. Please pay attention to what I have expressed. I have seen a marked slide in the quality of life out here. The decibel level for both concerts, frat activity and sports events using loudspeakers and turning on overhead lighting has totally changed my feeling about living out here. Its been a total assault against any sort of quality of life. How can you feel any pride about this sort of planning?
68. Keep affordability and sustainability in mind
69. Get someone who can help you design a more meaningful survey
70. I find that UBC seems to be turning into "America" more so with this focus on football and homecoming...this is very strange to me (born and raised in Vancouver). More American tailgate football culture means more machismo and thus more heterosexism. We need to think about who we are welcoming and why? And also who is being overlooked, and why?
71. build stadium neighbourhood housing for ubc community members only. include no market housing--relegate it all to wesbrook. realize ubc has done a poor job of serving the affordable housing needs of faculty and staff during the past decade, consistently prioritizing unaffordable market units over affordable family homes for ubc employees. this policy--for all the revenue it generates for the endowment--is acutely shortsighted, and the current proposal for the stadium neighbourhood is to pursue more of the same. every market unit built displaces a ubc person--for 100 years. small rentals discounted from "market" (and not indexed to UBC salaries) recruit and retain no one. ubc needs to build larger family-sized units in adequate quantity to accommodate every employee who wants to live here. it need borrow no money to do so--co-development is a proven funding model, and all that need be changed is resale restrictions. what ubc needs to acknowledge in its land use, in its housing design, and its construction quality is that its employee housing should be as excellent as its employees. why should the good housing on campus be for non-ubc people? why should ubc people be in a minority on campus? neighborhood "mix" should not be the goal in stadium--making up for the absurd imbalance created by all of the wesbrook towers should: market towers are almost exclusively non-ubc people; stadium, which is closer to the academic core, should be reserved for faculty, staff, and students in that order or priority. but frankly my colleagues and I are pessimistic about this process, since ubc has stated clearly in the stadium neighbourhood documents that money comes first and ubc people come last.
72. That UBC actually puts \$ into it core activities of teaching and research. Build student housing so my students don't have to spend 3 hours commuting. How does building a new stadium help this? How does it help research? How does it help teaching? This survey is quite disingenuous since it does not have a "leave the stadium where it is" option.
73. Maintain a sense of community: build a mixed population of renters and owners, young and elderly, families and singles.
74. keeping the integrity of the original land so that both nature and the organisms that used the land before us may also thrive alongside us.
75. Build surveys that are actually easy to understand and respond to? There's so much information here that it is difficult to manage and respond to.

### Appendix III: Stadium Neighbourhood Phase II: Verbatim Survey Feedback

76. Please provide more clear directions and explanations around the options. Your maps and renderings are extremely unclear and confusing. It is impossible to give relevant feedback.
77. Noise - please, whatever you do, respect people's right to be able to get some rest in the privacy of their homes. Think realistically about parking (do not base your design on how you think people ought to live but how they may need to live, because of their age, disability, family circumstance etc. Not everyone can bike or carpool - and until we have a skytrain station on campus visitors will continue to drive and will need places to park. Keep the neighbourhood green; and consider the impact of your decisions on residents who bought their property on campus in good faith based on the promises made by UBC about the quality of life in this community.
78. Make better images. They are not clear so even if the idea is good, the description and sketches are not helping understand clearly what is being proposed.
79. What's important is ensuring a genuine voice for those affected by this construction and who almost universally oppose it. This entire consultation is a fraud and should be placed on hold until the governance issues are resolved appropriately.
80. I am saddened to see that you're considering building another extremely dense and impersonal housing project that would resemble a cluster of concrete towers like Vancouver's West End. Keep any new development low rise, personal and human scale.
81. don't cut trees!
82. stop developing please. you are making this a new Yaletown, gastown, downtown, coal harbour... why?