



October 18, 2018

**RE: STADIUM ROAD NEIGHBOURHOOD PLAN**

I am writing in an attempt to answer your questions about how The University of British Columbia will ensure that appropriate time and effort is taken to fully address the interests and concerns heard through the Stadium Neighbourhood planning process.

UBC builds neighbourhoods to support its academic mission. This includes providing affordable housing for faculty, staff and students. It also includes doing our part to support sustainable regional development by developing livable campus neighbourhoods for the community to thrive. And it includes generating revenue for the University's Endowment in support of scholarships, research, bursaries, housing, and academic facilities.

Over the last 18 months, UBC has undertaken the Stadium Neighbourhood planning process, an opportunity to shape the University's next neighbourhood. The level of community engagement and consultation in the process has been extensive. Students, faculty, staff, residents and partners have given their time and ideas to ensure we shape a truly great place.

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

Stadium Neighbourhood Plan options provide 1.5 million square feet of residential development to support the academic mission. This reflects our Board of Governors' direction: (1) to site a new stadium on a more efficient footprint, resulting in more site area for residential use; and, (2) to deliver more housing for UBC faculty, staff and students, including rental and faculty/staff restricted rental. In response, current Plan options provide at least 600,000 square feet of rental and restricted rental housing – 40% of the total, a doubling from the amount previously included in the development plan for the area.

The Board of Governors has also reconvened its Housing Action Plan Working Group to work in parallel with the Stadium Neighbourhood Plan process to explore expanding rental as well as faculty ownership options across the campus, including within Stadium Neighbourhood.

The Stadium Neighbourhood Plan process has included detailed analysis of a number of issues of community concern. Comprehensive transportation studies have concluded that the neighbourhood development can be managed through strategies and policies supported by UBC's Transportation Plan, including:



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

Building heights have also been a key concern for some, including the impact on character, views and shadowing. The proposed heights include slender buildings that in turn enable more ground area for midrise affordable housing and open space. The Plan process has thoroughly tested the urban design, view and shadow impacts of this height. The analysis supports varied tower height from 20 to a maximum of 32 storeys in order to minimize shadows and maintain views. While tested as high as 36 storeys, input from the consultation process and members of the Board of Governors encouraged staff to conclude that stepped buildings and lower heights best achieve the guiding principles. As part of this analysis, and in response to community concerns about the social experience of high-rise living, the Plan process is exploring strategies such as social amenity floors integrated in buildings, coordinated amenity and facility access, and increased community services within walking distance.

This phase of engagement has also made it clear that more work is required to address some key areas of concern and interest before the Plan is finalized. First, there is tremendous pressure for even more affordable housing opportunities for the UBC community, beyond the current Plan options that already include 40% rental housing. Some have raised concerns that market leasehold housing negatively affects the sense of community on campus. Others have pushed for more rental housing for faculty, staff and students, and for more faculty home ownership opportunities. We intend to take the time to further explore, through the reconvened BoG Housing Action Plan Working Group, additional opportunities to increase UBC community housing that can be reflected in the Stadium Neighbourhood Plan.

Second, we have heard concerns about how growth impacts community services, a fundamental issue for a community planning process. In particular, community engagement has highlighted concerns over school capacity, retail space such as grocery stores, and services including childcare. Regarding schools, the Vancouver School Board (VSB) and provincial government are the responsible parties. UBC will further engage the VSB to explore opportunities to take advantage of the fully-serviced Wesbrook Place site UBC has set aside for a future elementary school.



For retail and service space, the current Plan options include community spaces, childcare, and space for a medium-size grocery store. We will take the time to work closely with the VSB and other partners to explore the strategy and timing for delivering these facilities, ensuring community service levels support neighbourhood development.

Finally, we have heard comments about the pace of the Stadium Neighbourhood Plan process, including UBC's ability to engage in meaningful consultation with the Musqueam Indian Band. The University places tremendous value on its relationship with Musqueam, on whose traditional, ancestral and unceded territory UBC is located. We have been committed to early engagement with Musqueam as part of the Stadium Neighbourhood Plan consultation process. As always, we are highly focused on further improvements to the long-term relationship between UBC and Musqueam, including but also beyond the Stadium Neighbourhood Plan. We will take the time to further define and deepen our crucial relationship with Musqueam, in parallel with the Stadium Neighbourhood Plan process.

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

It is also important to note that further work and community engagement will take place following the Stadium Neighbourhood Plan's adoption. This includes detailed implementation strategies, the design and approvals of individual neighbourhood buildings, ongoing Housing Action Plan program development, and coordinating service delivery with partners such as the Vancouver School Board and TransLink.

On behalf of my colleagues on the Board of Governors, we are greatly appreciative of the UBC community's tremendous level of engagement in the Stadium Neighbourhood Plan process. We sincerely hope you will continue to engage through this next phase of work.

Yours sincerely,

Michael J. Korenberg  
Chair, Board of Governors