

Appendix C

Stadium Road Neighbourhood Plan

Consultation Summary Report

November 2017



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1. Executive Summary

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

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

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

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

2. Engagement Summary

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

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

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

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

Campus visitors	1%
Other	5%

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

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

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

- Stadium and Neighbourhood Integration**
 We heard that Thunderbird Stadium is a unique characteristic for the new neighbourhood. A new stadium was identified as both a major concern for residents due to traffic, noise, and other related impacts, as well as an opportunity to advance athletic excellence, contribute to community well-being, and be a valuable neighbourhood amenity.
- Transportation Connections and Transit Opportunities**
 Connectivity was identified as a primary concern for area residents, both to mitigate potential future vehicular impacts as well as the need for improved connections throughout campus and beyond. The need for improvement of local transit options has been identified and the potential opportunity of future rapid transit service are variables that need to be considered through the neighbourhood planning process.
- Protection of Natural Assets**
 The natural environment at UBC is highly valued by the public and the need to enhance the functionality of natural systems was identified as a key theme through the consultation process.
- Locally Serving Commercial Uses and Amenities**
 Acknowledging that Wesbrook Place provides the central commercial node for South Campus, the feedback revealed a strong desire for uses and amenities in the new neighbourhood located within walking distance to serve local needs.
- Form of Development**
 Concern regarding the compatibility of higher density development with the site's natural and surrounding neighbourhood context was a key theme.
- Meaningful Community Engagement.**
 To build trust and ownership of plan outcomes, in support of Campus and Community Planning's Engagement Principles, there was strong feedback that the neighbourhood planning process should engage the community and stakeholders in a meaningful way at all stages of the process. This includes design of the engagement process, development of the plan, and throughout implementation.

Stakeholder and Partner Engagement

Focus groups

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

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

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

Public Notification, Advertising and Outreach

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

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

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

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

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

Public Events

Information Booths

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

Existing Events:

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

Stadium Neighbourhood Plan Information Booths:

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

Public Open Houses

Three public open houses took place during the consultation period.

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

Survey and Open House Feedback

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

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

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

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

Our Neighbourhoods: How are they?

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

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

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

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

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

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

Draft Principles for Neighbourhood Planning

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

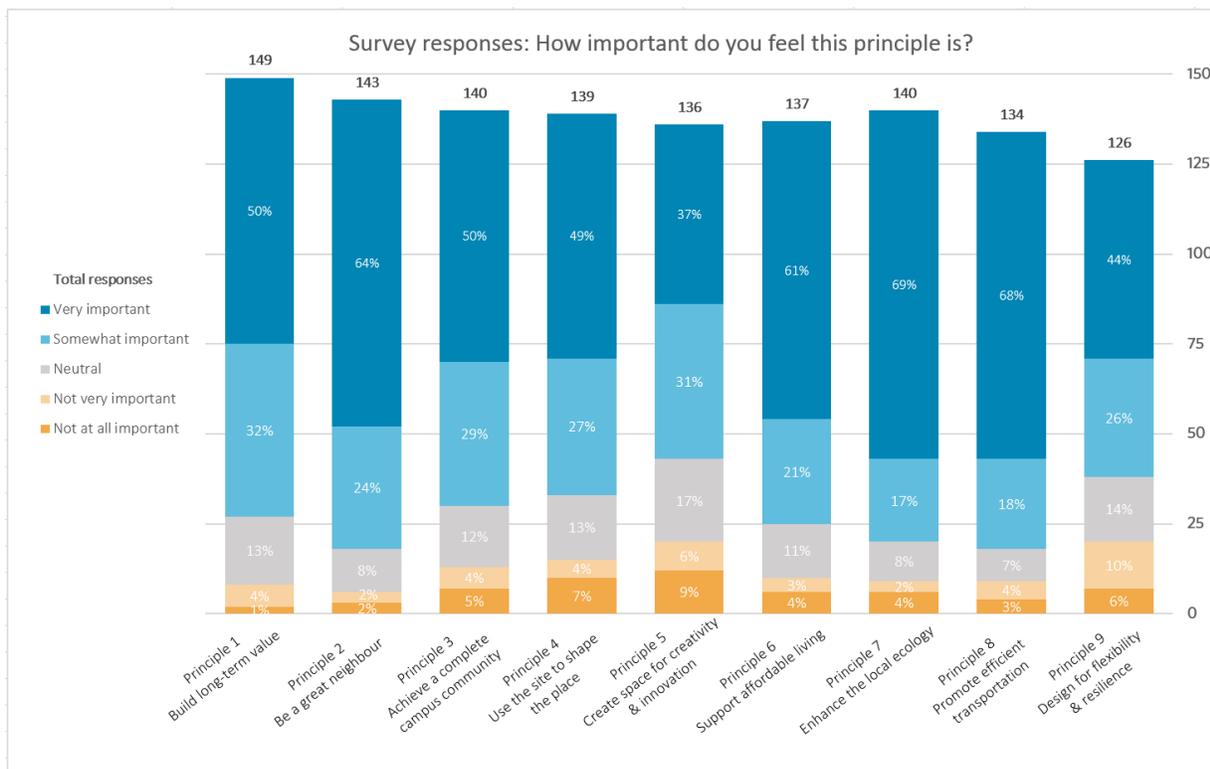
Draft Principles

The nine draft principles we invited feedback on were:

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

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

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



Draft Principle 1: Build long-term value

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

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

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

Question 2: Is anything missing from this principle?

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

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

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

To achieve principle 1, Stadium Neighbourhood should strive to:

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

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

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

Draft Principle 2: Be a great neighbour

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

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

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

Question 2: Is anything missing from this principle?

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

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

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

To achieve principle 2, Stadium Neighbourhood should strive to:

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

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

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

Draft Principle 3: Achieve a complete campus community

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

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

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

Question 2: Is anything missing from this principle?

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

Theme	Quantity
Concern about general noise and impact of Thunderbird Stadium and neighbourhood	10
Concerned and skepticism that the principle	7

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

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

To achieve principle 3, Stadium Neighbourhood should strive to:

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

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

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

Draft Principle 4: Use the site to shape the place

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

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

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

Question 2: – Is anything missing from this principle?

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

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

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

To achieve principle 4, Stadium Neighbourhood should strive to:

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

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

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

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

Draft Principle 5: Create space for creativity and innovation

Design a place that supports learning and innovation.

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

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

Question 2: Is anything missing from this principle?

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

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

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

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

To achieve principle 5, Stadium Neighbourhood should strive to:

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

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

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

Draft Principle 6: Support affordable living

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

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

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

Question 2: Is anything missing from this principle?

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

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

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

To achieve principle 6, Stadium Neighbourhood should strive to:

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

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

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

Draft Principle 7: Enhance the local ecology

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

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

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

Question 2: Is anything missing from this principle?

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

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

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

To achieve principle 7, Stadium Neighbourhood should strive to:

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

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

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

Current transit system needs improvement	3
Use sustainable energy	3

Draft Principle 8: Promote efficient transportation

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

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

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

Question 2: Is anything missing from this principle?

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

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

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

To achieve principle 8, Stadium Neighbourhood should strive to:

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

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

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

Draft Principle 9: Design for flexibility and resilience

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

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

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

Question 2: Is anything missing from this principle?

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

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

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

To achieve principle 9, Stadium Neighbourhood should strive to:

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

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

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

Additional Suggestions

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

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

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

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

Question: What's Your One Big Idea?

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

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

Wesbrook Community Centre Youth Group

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

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

Question: What's Your One Big Idea?

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

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

Demographics

1. How are you affiliated with UBC?

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

2. Where do you live?

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

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

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

3. Next Steps

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

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

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

4. Appendices

Appendix I: Phase I Survey Questions

Appendix II: Public Open House Display Boards

Appendix III: Verbatim Survey Responses

Appendix IV: Verbatim Feedback Posted at Open Houses

Appendix V: Communications toolkit

Appendix VI: List of Stakeholders Contacted

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

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

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

Appendix V: List of departments who received the communications toolkit

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

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