



Stadium Neighbourhood Phase II

Consultation Summary Report

June 2018



THE UNIVERSITY OF BRITISH COLUMBIA

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1. Executive Summary

The second phase of the Stadium Neighbourhood public consultation process took place from March 26 to April 15, 2018. This was the second in a four-phase planning process which launched in Fall 2017 and will continue until Spring 2019. These public consultation phases will help us shape a new, bold plan for the Stadium Neighbourhood.

For Phase II we presented the public with three plan scenarios identifying and illustrating different planning approaches. The plan scenarios showed different relationships between the key components: housing, a new stadium, commercial and community uses, and public open spaces. The scenarios were intended to be flexible with different ideas being mixed and matched. At this stage of the planning process our goal was not to choose a preferred scenario but to get public feedback on the different elements, ideas and approaches.

In Phase II, planning staff hosted two public open houses, and a survey was posted online to gather feedback. These events and survey were widely promoted to the UBC community through the new website (stadiumneighbourhood.ubc.ca), social media, and other channels. In addition, an interactive “Ideas Workshop” was held for key stakeholders to give input on three main themes related to neighbourhood life at UBC: How We Live, How We Care and How We Move. Planning staff also made several “roadshow” presentations to targeted stakeholders including faculties and community resident groups.

Through the Phase II consultation we collected thoughts, ideas and insights from a total of 319 community members. The input we received was broad and varied with several prominent themes emerging that are highlighted throughout this summary.

1. **Housing Affordability:** The high cost and limited availability of quality housing is a challenge throughout the region and here at UBC. We heard many comments related to housing affordability in general, and for the campus community in particular. Many comments stressed a desire to increase housing dedicated to the UBC community (faculty, staff and students). There was also support for strategies to reduce the cost of living in the new neighbourhood, including sharing amenities and minimizing the need for car ownership. Other comments raised concerns about a potential conflict between the UBC Endowment and the need for affordable housing on campus.
2. **Density and Development Impacts:** We also heard many concerns about increasing density in UBC neighbourhoods and its potential impacts on neighbourhood livability, nearby infrastructure, and natural ecology. The development associated with Stadium Neighbourhood, including 1.5 million square feet of residential floor space (an increase from the original estimate of 993,000 square feet), is a key concern for some residents, as well as worry about maintaining the character of existing neighbourhoods. We also

received some comments in support of higher density development, in relation to increasing housing affordability and creating more vibrancy in the area.

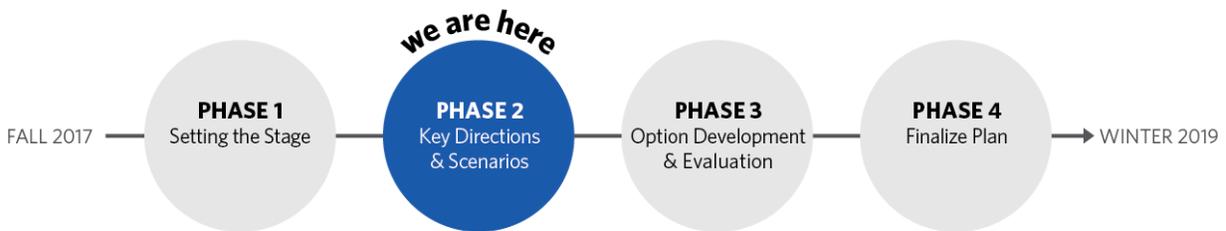
3. **A Local Community:** The principle of a locally-oriented community was broadly supported in terms of increasing access to housing for UBC faculty, staff and students. Locally serving commercial uses that support Wesbrook as the major commercial centre for South Campus and using the local area context and existing assets were also identified as key drivers of planning and design. Elements of the plan scenarios that supported community building, gathering, and social interaction were well-supported, as well as strong connections between the new neighbourhood and surrounding places (especially the Botanical Garden). We also received comments of concern about the relationship of tower height to community building.
4. **The Value of Natural Systems and Open Space:** We heard that there is a clear priority placed on protecting natural assets (such as the forest, UBC Farm and UBC Botanical Garden) and for the new neighbourhood to support biodiversity and sustainability. We received many comments that supported careful integration of the new neighbourhood with nature and the Botanical Garden, as well as comments supporting integrating research opportunities, such as Campus as a Living Lab, into the neighbourhood. Additionally, incorporating nature into development was well-supported by many commenters. Open space on campus is also highly valued and many comments supported open and green space aspects of the plan scenarios.

The Stadium Neighbourhood design team are now working with this feedback that has been collected. Areas that we are being especially mindful of are: the concerns around impacts of development, the presence of towers, the need for facilities and amenities to support livability, the desire to protect and enhance the biodiversity of the area, and meeting the affordability needs of the campus community.

These concerns are top of mind for the design team and will inform the overall neighbourhood planning process. Input from Phase II public consultation will be reflected in the content of Phase III public consultation that will take place in Fall 2018.

Consultation processes were 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.

Stadium Neighbourhood Planning History



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

When we reached out to the UBC community during Phase I of Stadium neighbourhood consultation in Fall 2017, we asked about the experience of living, working, and studying on campus today and what is needed in the future. We also asked for input on the guiding principles, issues, and opportunities for the future neighbourhood.

Based on what we heard, we revised the draft guiding principles. We also identified key challenges to be addressed through the planning process, including: housing affordability, protecting our natural environment, improving transit and mobility, providing local serving amenities, and building a community for and of UBC. The principles and themes informed the development of the plan scenarios presented to the public in Phase II.

2. Engagement Summary

The second phase of engagement ran from March 26 to April 15, 2018 with opportunities to provide input, both in-person and online. The goal of this phase was to gather input on what the UBC community would like to see in a new neighbourhood on campus, as well as introduce three different scenarios with the intention of them being flexible with aspects that could be mixed and matched.

In total **428 people were engaged** through this consultation period and **1318 pieces of verbatim feedback were collected** from the open houses, online survey, road show presentations and written submissions:

- **Over 140 people attended** two public open houses.
- **155 people** completed the online survey.
- **2 people** submitted feedback via email correspondence.

- **64 people** attended the Phase II Ideas Workshop.
- **25 University Neighbourhood Association Youth Leadership Program participants** took part in an interactive session held by Campus and Community Planning.
- **44 participants** attended “roadshows” - targeted presentations to the residents of the Promontory building and the Faculty of Land and Food Systems.
- **1318 pieces of verbatim feedback** were collected from the open houses and survey (114 from the two open houses and 1204 from the survey)
- **A petition** supported by over 450 residents, raising concerns about the scope and scale of development in the future Stadium Neighbourhood, was submitted to the UBC President and Board of Governors

Copies of the open house display boards and online survey are provided in Appendix II and III respectively.

Public Notification, Advertising and Outreach

Broad notification to the UBC campus community began on March 12, 2018 to invite the public to participate in the March 26 to April 15 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.

- Ubyyssey print ads published on March 20 and March 27
- Ubyyssey online ad banner from March 27 to April 15
- Vancouver Courier print ad published on March 22
- Campus Resident ad published on March 14
- Direct emails to:
 - On- and off-campus stakeholders
 - Stadium Neighbourhood email signup list members (205 people), and
 - Faculties list
- UBC Today newsletter to all faculty and staff on April 4
- UBC digital signage from March 16 to April 15
- C+CP newsletter on March 12 to 2,475 recipients
- C+CP website event calendar
- New stadiumneighbourhood.ubc.ca website
- Open House events listed on UBC Events web page
- Open house and ideas workshop events posted to UBC Events
- Posts to C+CP Twitter account from March 12 to April 15
- Distribution through UBC Facebook and Twitter accounts between March 20 to April 15

- UNA newsletter
- Notification email sent to UNA Strata Presidents, with poster (distributed through UNA)
- 500 posters were distributed to student residences, the AMS Nest, UBC departmental administration offices, UNA, Wesbrook Place and Chancellor Place businesses, Wesbrook Community Centre and Old Barn Community Centre

A communications toolkit including social media and newsletter content was also distributed to communications staff across campus. A list of groups that received the information is included in Appendix V.

Public Events

Public Open Houses

Two public open houses were held on March 27 and April 4, 2018:

Open House #1

March 27, 2018 from 11am to 2 pm

Irving K. Barber Learning Centre, 2nd floor lobby, 1961 East Mall

Open House #2

April 4, 2018 from 4pm to 7pm

Old Barn Community Centre, 6308 Thunderbird Boulevard

15 boards were displayed at each open house, accompanied by C+CP planning staff who were available to walk participants through the narrative of the boards. Sticky notes were provided to encourage participants to offer feedback to a number of questions on the boards, as well as commenting on the board content and diagrams.

Ideas Workshop

An Ideas Workshop was held on April 7, 2018 with a broad range of stakeholders including students, student athletes, neighbourhood residents, faculty and staff. Participants took part in a structured dialogue session organized around the key neighbourhood planning themes: How We Live, How We Care and How We Move. These themes were distributed among six tables, with each table taking detailed notes and participating in two group report backs with presentation materials.

Ideas Workshop

April 7, 2018 from 12pm to 4 pm

BC Hydro Theatre, CIRS Building, 2260 West Mall

Roadshows

In this consultation period we engaged certain stakeholder groups who requested or accepted an invitation for a roadshow, or a targeted presentation about the future Stadium Neighbourhood. Participants were able to ask questions, offer feedback and gain a better understanding of the neighbourhood planning process and timeline.

Roadshow #1: UBC Senate

March 21, 2018 from 6:00 pm to 7:30 pm

Irving K. Barber Learning Centre, Room 182, 1961 East Mall

Roadshow #2: University Neighbourhood Association Youth Group

April 6, 2018 from 3 pm to 4 pm

Wesbrook Community Centre, 3335 Webber Lane

Roadshow #3: Promontory Residents

April 12, 2018 from 5 pm to 7 pm

Promontory, 2688 West Mall

Roadshow #4: Faculty of Land and Food Systems

April 19, 2018 from 12:30 pm to 1:00 pm

Food, Nutrition and Health Building, 2357 Main Mall

Roadshow #5: President's Advisory Council to Campus Enhancement (PACCE)

Wednesday May 2, 2018 from 3:00 – 3:45 pm

Campus and Community Planning, 2210 East Mall

Roadshow #6: Legacy Residents

May 29, 2018 from 5:30 pm to 7 pm

Legacy, 6333 Larkin Drive

Future Roadshows are planned, in coordination with the UNA, to engage neighbourhood residents via strata council meetings. Meetings are scheduled for June 12, 14, 18, and 21.

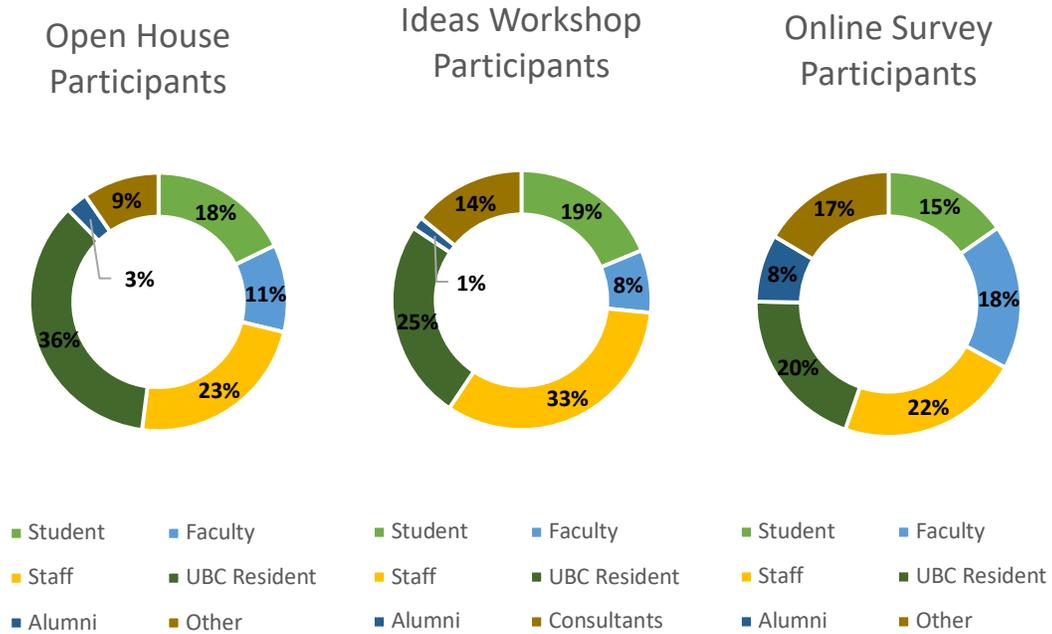
Website and Online Survey

This consultation period introduced a new, comprehensive Stadium Neighbourhood website (www.stadiumneighbourhood.ubc.ca). An online survey ran from March 26 to April 15, the entirety of which can be found in Appendix I.

Participant Demographics

Please see below for a detailed breakdown of the distribution of different stakeholder groups across the participants in the public open houses, Ideas Workshop and online survey.

Individuals who identified with multiple UBC affiliations were recorded according to the first affiliation mentioned.



3. What We Heard

This section outlines what we heard at the public open houses and from the online survey; through structured discussions at the Ideas Workshop; and from individual presentations to stakeholder groups.

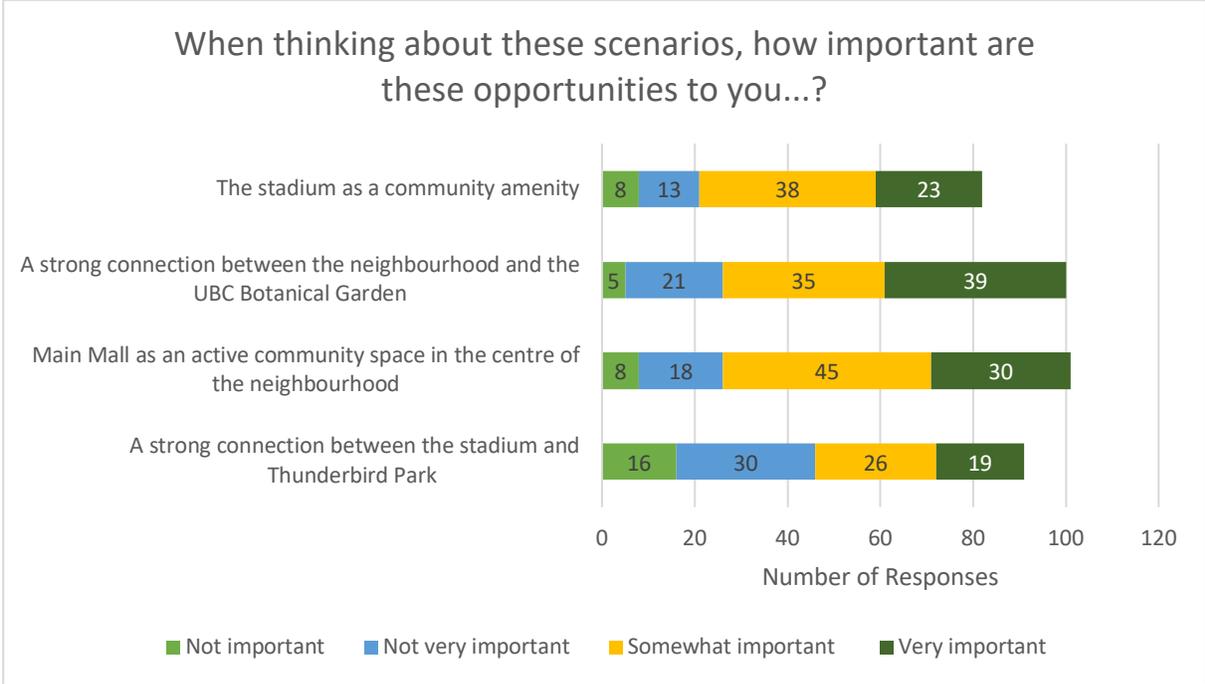
Each public event presented the three planning scenarios with the intention to discuss how each scenario contributes to building a vibrant community and meets the nine guiding principles. A copy of the online survey questions is included in Appendix I and the open house display boards are provided in Appendix II.

Verbatim responses collected from the open houses and online survey are organized in tables outlining the number of times a certain comment occurred. This report contains all comments that had an occurrence rate of 5% or more, and the entire list of verbatim responses can be found in Appendix III (online survey) and Appendix IV (open houses).

Open Houses and Online Survey

The Plan Scenarios

The three plan scenarios were presented and we asked questions regarding different elements of the scenarios and how important they were to participants. Responses showed that out of a maximum of 101 people who answered this question, 39 people feel that a strong connection between the neighbourhood and the UBC Botanical Garden is “very important,” and 45 people believe that Main Mall as an active community space in the center of the neighbourhood is “somewhat important.”



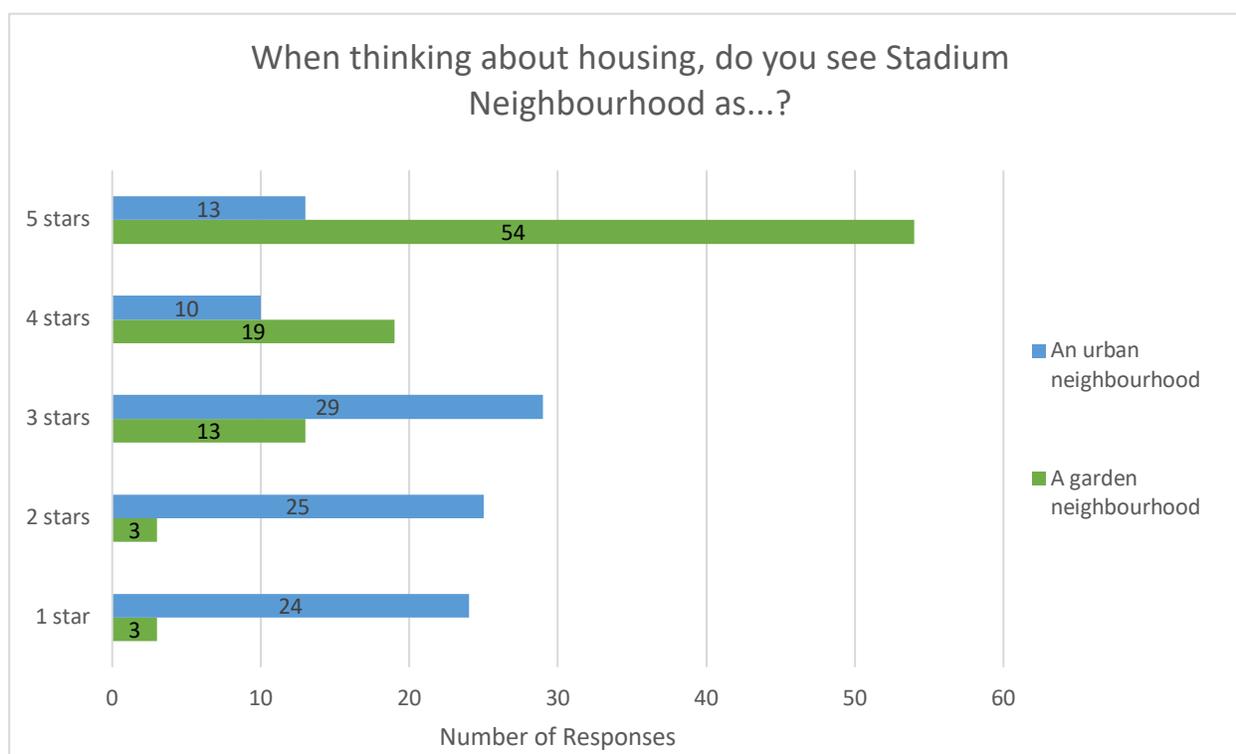
Housing

Feedback received indicated that many participants identified a preference to design Stadium Neighbourhood as a garden neighbourhood. Responses showed overall support for the neighbourhood plans to preserve natural assets in the area, specifically the UBC Botanical Garden and the nearby forest, and to consider the possible negative impacts of development, especially tall towers. In addition to this concern, suggestions were made to design the neighbourhood to draw on these features as assets to be incorporated into future design to both protect the features and encourage the wellbeing of local residents, as well as nearby neighbours.

What's important to you in where and how the housing in the neighbourhood is planned, and why?	118
Designated housing that meets the needs of students, faculty and staff	15
To preserve natural assets	15
Open spaces and green spaces	13
Less density / fewer towers	12
Minimizing traffic and noise	12

Affordability	10
Incorporate nature and aesthetic in design	9
Easy to access (driving, walking, transit, etc.)	8
East mall location preferred for stadium	7
More amenities for a vibrant community	6

Participants also identified what is important in where and how the housing is planned, and why. Responses indicated first and foremost that new housing should be designated for students, staff, and faculty, and should meet the needs of the UBC community in terms of affordability, connectivity, and accessibility. Concern was expressed over proposed density and building heights and the effect that development may have on nearby natural features.

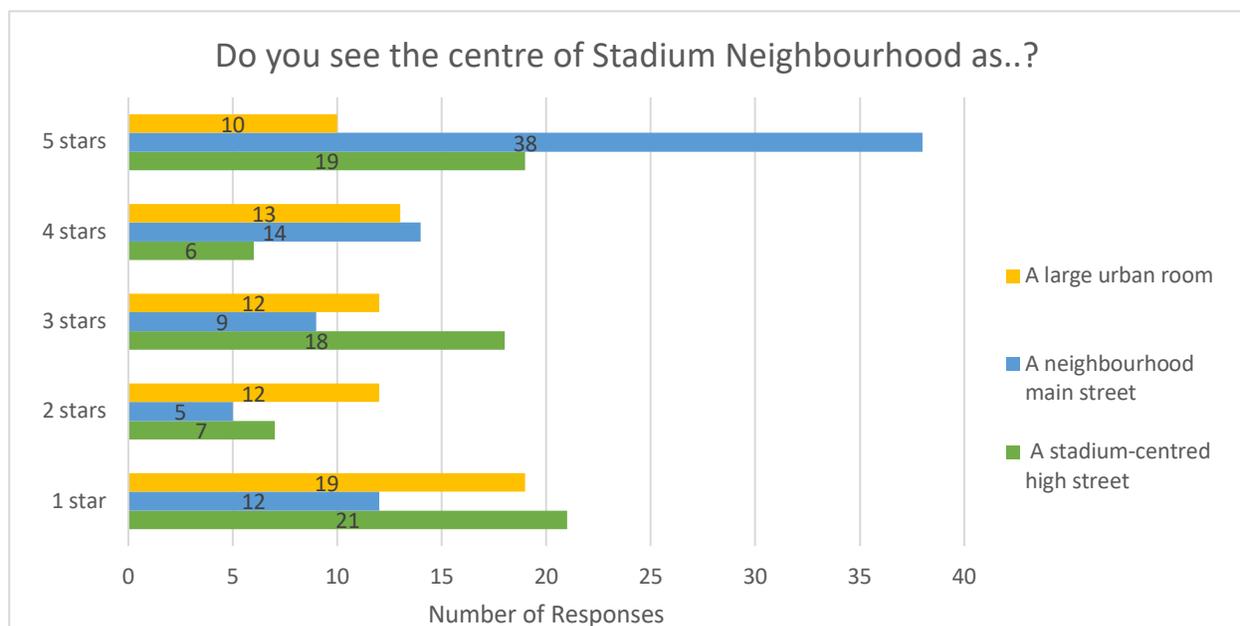


Why did you choose that type of neighbourhood?	82
To preserve natural assets	22
Concern over too much development in the area	15
Green space to promote mental health and wellbeing	12
Integrated and connected to existing community, like Wesbrook and Hawthorn	7
To support higher density	6
East mall location preferred for stadium	5
More amenities for a vibrant community	4
Keep stadium's current location / design	4
Minimize impact of stadium (noise and traffic)	4

The Neighbourhood Centre

Similar themes were found for why participants chose their preferred option and what was important in where and how the neighbourhood centre will be designed. When asked about the design of the neighbourhood centre, participant responses showed strong support for gathering and community-building spots, like plazas and parks, to facilitate community interactions and events and for the neighbourhood to be well-integrated to the area, including the nearby sports fields, Wesbrook Place and Hawthorn Place neighbourhoods, and existing green spaces. Comments indicated the importance of providing connectivity to the surrounding neighbourhood (for pedestrians, cyclists, and those with cars), while reducing the impacts of traffic, noise and crowds on residents.

What's important to you in where and how the neighbourhood centre is designed, and why?	74
Facilitates social interaction, with gathering spots	14
Easy to access (driving, walking, transit, etc.)	11
Minimize traffic and noise	10
Incorporate nature and aesthetic in design	9
Caters to the UBC community and their needs	7
To preserve natural assets	6
Stadium as asset, but not focus, of neighbourhood	6
To minimize impact on existing residents	5
Less commercial, more residential	4



Why did you choose your most preferred option?	70
Plaza as important feature for community	11
Minimize traffic and noise	9
Integrated and connected to existing communities and assets, like sports fields	9
Easy to access (driving, walking, transit, etc.)	8
More amenities for a vibrant community	7
Incorporate nature and aesthetic in design	5
Concern about the survey / nothing to add	5
Concern over too much development in the area	5
Keep stadium's current location / design	4
Less commercial development	4

Within the commercial node, a high number of respondents indicated that they would most like to see additional community and retail spaces. Among community spaces, the most frequently mentioned items were spaces for indoor and outdoor active recreation (including swimming pools, basketball courts, and spots for passive recreation and mindfulness), and flexible outdoor spaces that are family-friendly that could be used for a range of formal and informal events as well as casual socializing. Among retail spaces, the top mentions were coffee shops, grocery stores, restaurants, including smaller scale options like corner stores to meet every day needs. With fewer mentions, participants responding to academic spaces voiced the need for additional classroom and labs, creative and flexible spaces, and a mix of indoor and outdoor learning opportunities, especially building off nearby natural assets like the UBC Botanical Garden and UBC Farm.

What types of spaces would you like to see within this commercial node?			
Academic space	Community space	Retail space	Other
32	74	61	26

What types of activities would you like to see in new (insert chosen answer) spaces?	
Academic spaces	21
Spaces for outdoor learning	4
Classroom and lab spaces	4
Creative, flexible spaces	4
Quiet study spots	3
Nothing to add	3
General support	2
Student services	1
Community spaces	97
Active recreation (pool, gymnasium, courts, studios)	19
Flexible spaces for events	15
Family friendly spaces (i.e. playground)	13

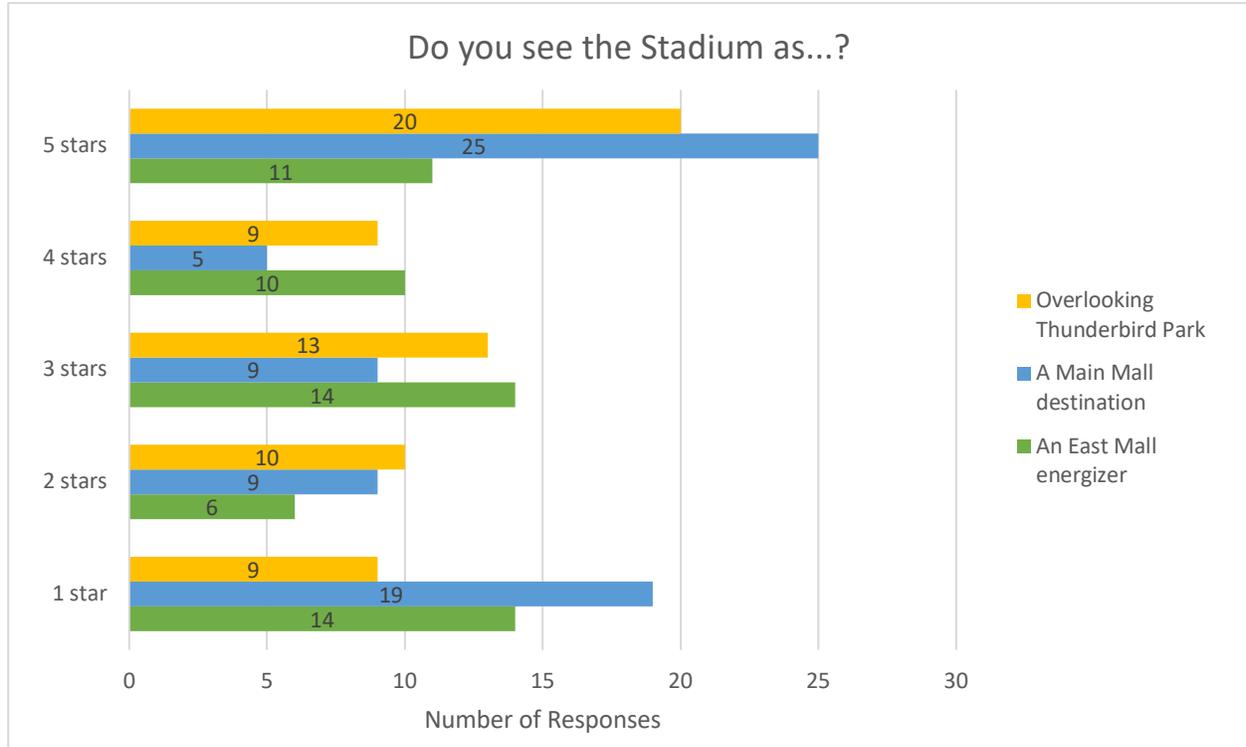
Parks and landscaping	10
Community gardens	9
Shared gathering and work spaces	9
Public seating with weather protection	7
Public library	5
Spaces that facilitate connection between residents	5
Walkways and paths	5
Retail spaces	119
Cafes / bakeries	27
Grocer options	17
Restaurants	16
Basic necessities (i.e. corner store)	11
Clothing and art retail	8
Services (i.e. post office, bank)	6
Affordable	6
Late night amenities / bars	6
New spaces	24
Nothing to add	6
Amenities for visitors	4
Community gardens	3
Green spaces	3
Family friendly spaces (i.e. playground)	3
Flexible spaces for events	3
Maker spaces	2

The Stadium

Many participants expressed concern over the impact events at the stadium may have on the neighbourhood, if not properly placed and designed. Many comments supported the placement of the new stadium near the sports fields along East Mall, to integrate into already existing amenities and to reduce the impact of noise, pedestrians, and cars, within the neighbourhood itself. Other comments suggested leaving the current stadium's location and design, in line with comments that the neighbourhood should be focused on providing housing and amenities for the UBC community and that the stadium should be secondary to those goals.

What's important to you in where and how the stadium is planned, and why?	85
Minimize impact of stadium (noise and traffic)	15
Keep current location / design	12
Integrated with nearby Thunderbird Park amenities	11
Stadium should not be primary focus of neighbourhood	11
East mall location preferred for stadium	8
Easy to access (i.e. as pedestrian)	8

Incorporate nature and aesthetic in design	7
Well-integrated into neighbourhood (through design and events)	7
Concern about the survey	6



Built Form

When discussing built form, consultation participants were asked specific questions about increasing building heights beyond what is allowed in existing policy (22-storeys), increasing building heights to allow more affordable housing in the area, and we also asked about anything else they might want to add to the conversation. Across all three questions there was concern surrounding tall towers, but there were a large number of responses that favored density over sprawl.

The specific question about increasing building heights beyond 22-storeys was met with general opposition, concern about opening up an undesirable height precedent for the future, as well as concern about shading and noise impacts. However, other respondents supported the height increase because they felt that increasing the amount of housing units on campus would be beneficial to the entire UBC community.

What do you think about increasing building heights above existing policy (22 storeys) if it means fewer towers or more slender towers?	87
Concern	54

Opposition to height increase and/or towers	26
Concern about negative impacts of towers (i.e. shading, noise, less community-building)	10
Opens up an undesirable height precedent	10
Incorporate nature and aesthetic in design	3
Support	33
Support of higher density	23
Lower building footprint to provide more open green space	8

Another question about built form focused on affordable housing and providing more contribution to UBC’s Endowment. Responses to this question centered around concern about the neighbourhood satisfying the need for affordable housing, especially for faculty and staff, as well as issues with tall buildings being too dissimilar from the current UBC building aesthetic. Other participants showed support for higher density on campus, especially when related to increasing access to affordable housing.

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?	93
Concern	55
Affordable housing (especially for faculty and staff)	16
Opposition to height increase and/or towers	11
Concern about negative impacts of towers (i.e. shading, noise, less community-building)	9
Incorporate nature and aesthetic in design	5
Increasing height restriction would not fit with surrounding buildings	5
Issues with the consultation process	5
Support	38
Support of higher density	19
Affordable housing (especially for faculty and staff)	12

When asked about anything else that they might want to add about building heights, participants cited similar opposition to height increases in general. Other responses were in support of designs that incorporate the natural environment into the urban landscape.

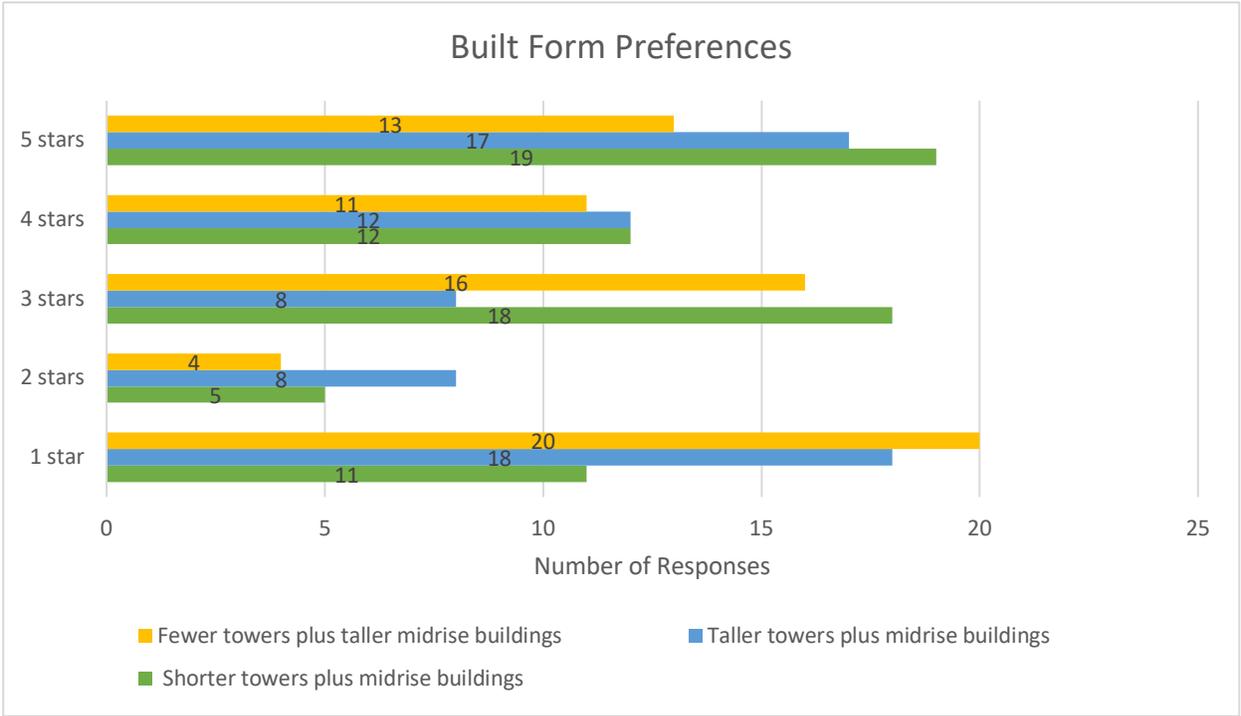
Anything else to add about building heights?	48
Concern	33
Opposition to height increase and/or towers	9
Concern about negative impacts of towers (i.e. shading, noise, less community-building)	7
Increasing height restriction would not fit with surrounding buildings	7
Incorporate nature and aesthetic in design	3
Issues with the consultation process	3

Opens up an undesirable height precedent	3
Support	13
Support of higher density	5
Affordable housing (especially for faculty and staff)	3
Incorporate nature and aesthetic in design	3

Public Space

Public space was addressed in this consultation in terms of what is important to respondents when planning a new neighbourhood, and what types of public spaces people want to see in the Stadium Neighbourhood.

There was a wide range of public space elements that respondents felt are important. Most prominent was the need for welcoming spaces that are designed with sufficient public seating, weather protection from both sun and rain, and access to natural light. Additionally, there was clear support for protecting and preserving the area’s natural assets, such as the nearby UBC Botanical Garden, building places that are safe and child-friendly, and ensuring public spaces encourage sustainable and active lifestyles.

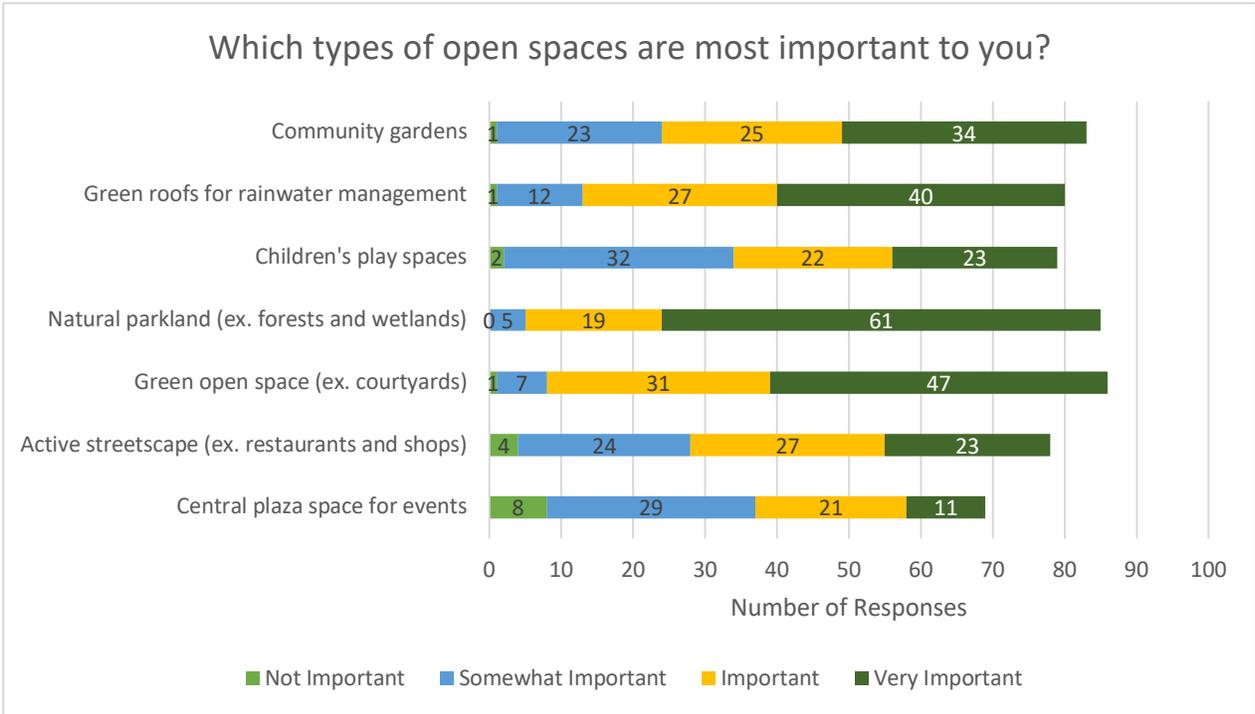


What's important to you about public space for Stadium Neighbourhood?	102
Welcoming spaces with seating, weather protection and sunlight	22
Preserve natural assets (i.e. Botanical Garden)	17
Sustainable spaces that promote healthy lifestyles	12

More amenities for a vibrant community	10
Safe and child-friendly spaces	10
Urban landscape that embraces the natural environment	10
Easy to access (driving, walking etc.)	9
Provisions for quiet spaces	7

Ideas for other types of public spaces were also included as a question, and responses showed clear preference for natural parklands, green open space, and green roofs for rainwater management. In discussing these types of spaces in detail, we found that respondents are looking for more amenities, such as restaurants, public art, and water features, to make the future neighbourhood a more vibrant community.

What other types of public spaces should we be thinking about?	52
More amenities for a vibrant community	15
Welcoming spaces with seating, weather protection and sunlight	12
Sustainable spaces that promote healthy lifestyles	7
Preserve natural assets (i.e. Botanical Garden)	6
Safe and child-friendly spaces	4
Urban landscape that embraces the natural environment	4



What's Important to You

In the open houses and online survey, the final question asked participants to share the one thing that we need to be most mindful of in the next phase of neighbourhood planning. Responses covered a variety of topics, including creating an inclusion and vibrant community through public amenities and preserving existing green spaces. There were also suggestions related to affordability of the neighbourhood and recognizing the impacts of a new neighbourhood on existing UBC residents, faculty, staff and students, such as higher density and construction.

Share one thing that we need to be most mindful of in the next phase:	132
Be mindful of impacts of new neighbourhood on existing UBC community (i.e. higher density)	19
More amenities for a vibrant and inclusive community	19
Preserve natural assets and green spaces	18
Affordability	16
Protect the Botanical Garden and local biodiversity	15
Pedestrian, transit, parking and bike infrastructure	12
Renewable resources and sustainability	8
Ensure neighbourhood infrastructure keeps pace with growth	7
Transparency in consultation process	7

Ideas Workshop

The Stadium Neighbourhood Ideas Workshop was held on April 7, 2018 from 12 pm to 4 pm at the Centre for Interactive Research on Sustainability. This workshop was designed as a structured dialogue around the three big themes that Stadium Neighbourhood is trying to emulate: How We Live, How We Care and How We Move. Each of these three themes was broken down into two sub-themes, and the workshop was organized around these six themes: How We Share; How We Play; Community, Ecology & Wellbeing (2 tables); Stadium Mobility; and Neighbourhood Mobility.

The following results are structured according to what we heard at each table throughout the day. Please note that conversations were concurrent at each table, and workshop participants were encouraged to stay at one table for the first two hours and then could move to a different table if they wished.

How We Share

Discussions around How We Share centered around three main topics related to how a community can share and live in different types of spaces:

- The potential for the stadium to be “of UBC”: Provide space for university clubs and athletic groups where they could be more visible and connected to the campus community.
- An interest in sharing amenities: The range of social opportunities that could ensue from the potential shared amenities was discussed, and how the neighbourhood plan could shape them. For example: semi-private courtyards for quiet shared amenity spaces (ex. study rooms).
- The practicality around governance and shared amenity spaces: How would these potentially expanded amenity spaces be managed? Who would do it? Do new models need to be considered?

How We Play

The How We Play discussion centred on six major points, all within the theme of how we can design useful and vibrant public spaces for the neighbourhood:

- Life: Life, activity and vitality to the south end of campus.
- Diversity: Different people mixing, not just students
- Convenience: Convenient, smaller amenities, especially grocery stores that you don't have to drive to.
- Weather protection: Covers/protection from the rain.
- Accessibility: Access for all, regardless of mobility.
- Quiet: Quiet, calmness and not crowded when needed to enjoy peaceful living.

Community, Ecology and Wellbeing

Participants at the Community, Ecology & Wellbeing table commented on five ideas around how to create a vibrant community while recognizing local ecology in the new neighbourhood:

- East Mall: This street should be given programming support as the key north-south route, with surrounding shallow building edges.
- Main Mall: Represented as a greenway, and as a counterpoint to the focus of activity on East Mall.
- The Plaza: Should be animated by regular athletics programming, as well as daily neighbourhood uses.
- East Mall and West 16th Avenue: Both routes should be narrowed and urbanized.
- Access to the stadium: Underground parking from West 16th Avenue will impact the trees and should be east of the forest stands within the botanical garden that have collection and research values.

Stadium Mobility

Responses from the Stadium Mobility table provided insight into how and where the stadium should be built in order to acknowledge traffic flows and UBC community interests:

- Stadium position: Recognize the impacts of the position of the stadium stands and plaza in terms of the residential areas with respect to noise.

- Traffic and parking: There is a need for sufficient parking supply for daily and event users of the stadium. There was also a general sense that parking should be supplied to meet a range of unique user needs.
- East Mall: Should be the main artery and connect to the campus core directly with transit.
- Density: More density towards Main Mall would be advantageous to support transit accessibility, although it should be designed to mitigate the impact of noise from the stadium on residents. Some participants pointed out that large event noise is not that frequent.
- The plaza: The public plaza and corresponding amenities should be 'of' UBC. Rather than just food trucks, opportunities for event day food to be local, contextually relevant (e.g. partnerships with UBC Farm, chef etc.).

Neighbourhood Mobility

Neighbourhood Mobility discussions were mainly about planning for different types of mobility modes, as well as planning for access and increased traffic in the new neighbourhood:

- Plan for all mobility modes: Most households will need one or more cars for off-campus trips, and those with mobility issues will need one for on-campus trips. Additionally, parking for Thunderbird Park users will continue to be needed and a clearly delineated network for cyclists should be planned.
- An improved intra-campus transit system will be critical: Walking distances will be too far for many, and cycling won't be for everyone all the time. A possible option for discouraging car trips would be a frequent shuttle service along East Mall.
- East Mall should be the primary mobility corridor: Concentrating density close to East Mall makes most sense because Main Mall cannot handle high volumes of pedestrians and cyclists given its character through Hawthorn Place.
- The barrier of West 16th Avenue needs to be addressed: Wesbrook roundabout is dangerous today, and the one at East Mall will be in the future. The concept for downsizing West 16th Avenue makes sense; a small roundabout at East Mall might also be considered to allow transit shuttles to turnaround
- Improving access to the UBC Botanical Garden is an opportunity but will also be a challenge: The Garden is a "plant museum"—it will continue to be fenced and adding additional entrances will be a financial challenge. The east-west pedestrian mall in Scenario 1 could provide an overlook but not access. A second gated entrance, if feasible, would be nice at the end of an extended Main Mall.

Roadshows

In March and April 2018, Campus and Community Planning staff met with several key stakeholder groups to give short presentations on the Stadium Neighbourhood Plan. The following themes surfaced from the discussions.

March 23: Alma Mater Society and Student Senate Representatives

Planning staff made a short presentation to AMS and Student Senate representatives on the Stadium Neighbourhood and University Boulevard planning work. Representatives expressed concern over affordability, the need for expanded housing options that work for students, and general support for higher density development on campus.

April 4: President's Advisory Council on Campus Enhancement

Concerns were voiced about general development and density at UBC, acknowledging the challenges of addressing affordability for UBC staff, faculty and students need to be part of the discussion. The Botanical Garden and trees were identified as very important assets. There was also support for local amenities and parking integrated into the stadium building. It was noted that Hawthorn Place has had problems in the past with parking impacts during stadium-related activities.

April 6: UNA Youth Leadership Program

Youth discussed how they live and move around UBC and their thoughts on what they'd like to see in a new neighbourhood. This included more social opportunities, access to additional commercial and social spaces (restaurants, movie theatre, and parks). They also expressed desire for improved transportation options and neighbourhood services such as libraries.

April 12: Promontory residents

Residents in the Promontory condominium complex met with staff to discuss the proposed scenarios for the Stadium Neighbourhood. They expressed concerns over urban growth on campus, housing mix and affordability, and traffic and parking.

April 19: Faculty of Land and Food Systems

Planning staff made a short presentation to the Land and Food Systems community meeting attended by faculty and staff. A few questions were raised about transportation and traffic issues in the area.

In addition, boards were provided to the representatives of the Legacy building in UBC's Hawthorn neighbourhood to help communicate the plan scenarios to residents.

Community Petition

Following the Phase II consultation, a group of residents concerned with the scale and density of the proposed Stadium Neighbourhood submitted a petition to the UBC President and the Board of Governors. Key concerns raised include the proposed residential floor space target of 1.5 million square feet, and the potential impacts on neighbourhood livability, traffic and parking, schools and community facilities, campus character, and resident investment in the community.

4. Next Steps

The public input gathered in this report will be presented alongside a Stadium Neighbourhood update to the UBC Board of Governors on September 27, 2018. This report will act as an addendum to a larger update to the Board of Governors on the planning and development of Stadium Neighbourhood.

Campus + Community Planning staff, in collaboration with external consultants, will be incorporating the public feedback from this phase of consultation into their ongoing work in the neighbourhood planning process. The specific theme that will meaningfully inform future work is mindfulness about the impacts of a new UBC neighbourhood on the existing community, specifically around the effects of increasing development density and the high valuation of natural assets. These concepts will also inform the next phase of consultation, which is scheduled for Fall 2018.

5. Appendices

Appendix I: Phase II Online Survey Questions
Appendix II: Public Open House Display Boards
Appendix III: Verbatim Survey Responses
Appendix IV: Verbatim Open House Feedback
Appendix V: List of Stakeholders Contacted
Appendix VI: Stakeholders Submissions