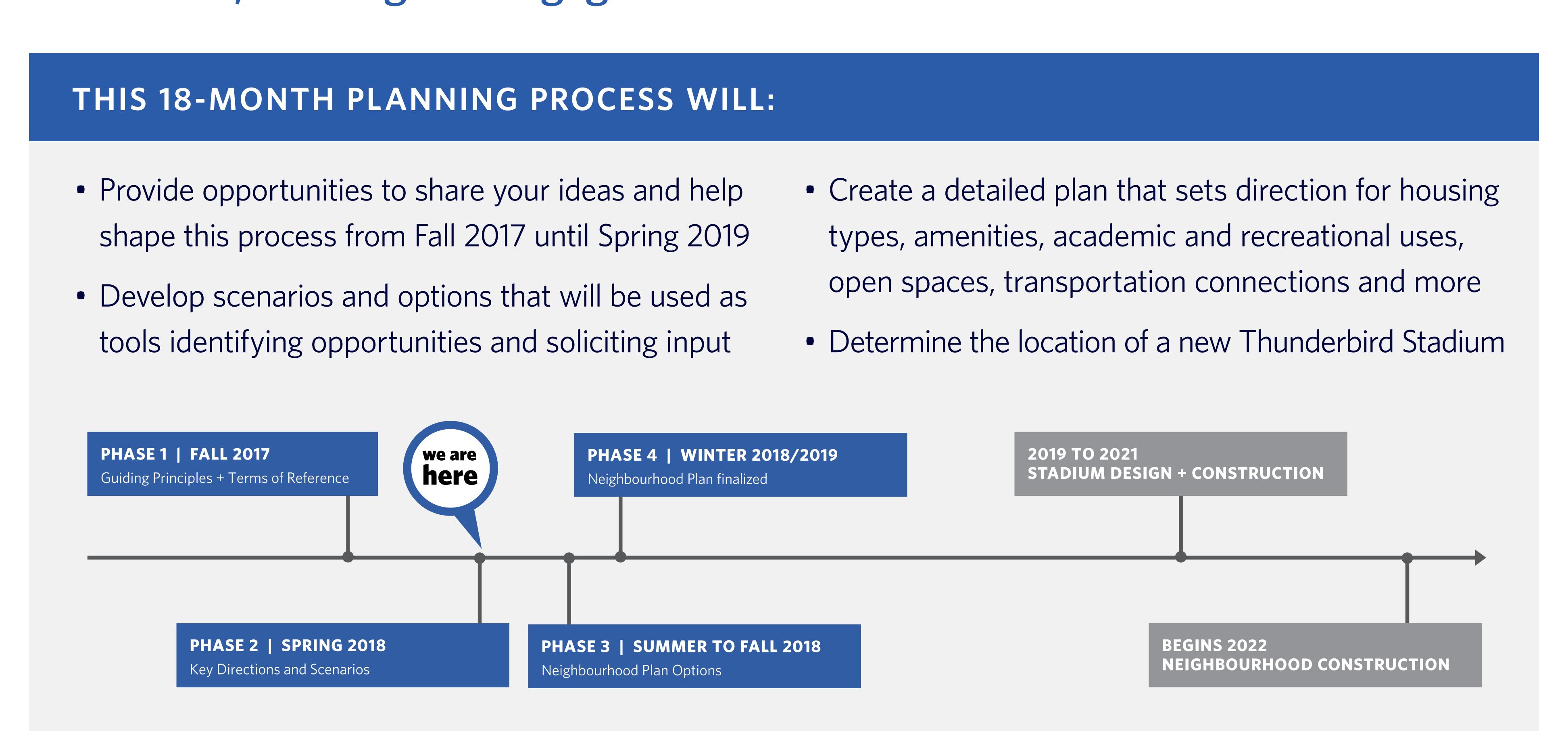
Welcome



Stadium Neighbourhood is a chance to build on the success of the past, shape an inspiring new future, and contribute to UBC's excellence in research, learning and engagement.



Share Your Ideas and Insights

In this phase, we are seeking your input on key directions and scenarios for planning the future neighbourhood. We want to know how our ideas match your vision for the future neighbourhood. Your experience and insight can help us understand what can work, what is missing, and where we should strive to do better.

Engagement Principles

All of our consultation processes are guided by our Engagement Principles. These principles define how we engage the public and campus community in an open conversation about the design, implementation and conclusion of public engagement.

How You Can Participate

Use sticky notes to share your feedback on:

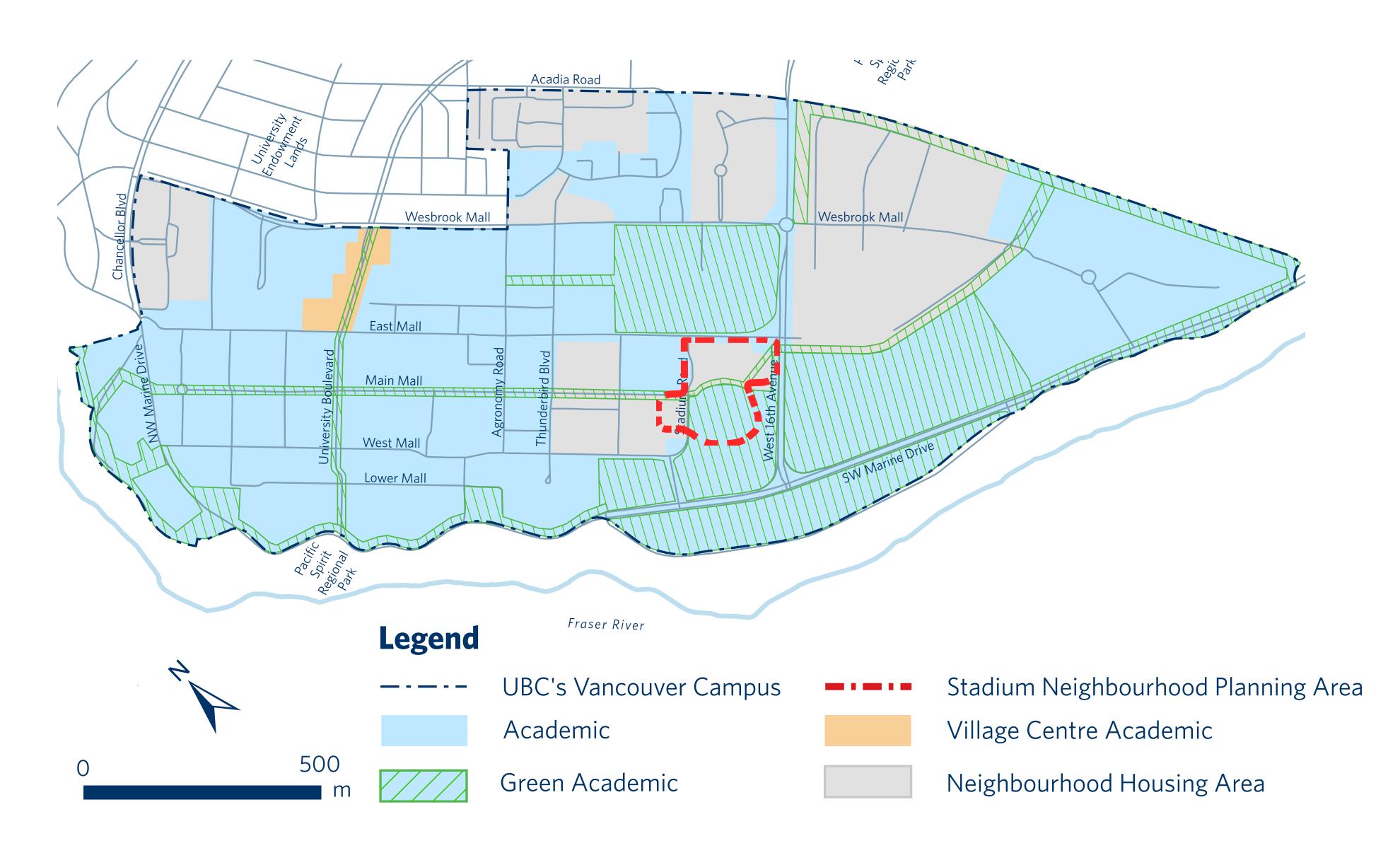
- The Plan Scenarios
 and the Big Moves
- What's Important to You?

Complete a survey here or online at April 15, 2018 planning.ubc.ca/stadium

Join us for a deeper conversation at the Ideas Workshop on April 7, 12-4 pm

AOOUT

Stadium Neighbourhood is an opportunity to complete the South Campus, connect neighbourhoods and destinations, and create a next generation sustainable community.



Stadium is one of eight neighbourhoods identified in the UBC Land Use Plan. 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.

Guiding Principles

Neighbourhood planning at UBC is guided by the following set of principles, which were adopted by the UBC Board of Governors in December 2017. These principles reflect what we heard in Phase 1 of the consultation process and are part of the Terms of Reference for the Stadium Neighbourhood.

1. Build long-term value

Be responsible stewards of the land and ensure the longterm social, economic and environmental sustainability of the university.

2. Prioritize affordable living

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

3. Create a community for & of UBC

Help build a thriving campus community that supports local needs first, enhances well-being, and attracts and retains university talent.



4. Be a great neighbour

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

5. Use the site to shape the place

Allow the surrounding natural and cultural features of the campus to shape new development.

6. Enhance the ecology & reduce our carbon footprint

Embrace whole systems thinking and move towards resource self-sufficiency.

7. Promote a high efficiency and low impact transportation network

Manage increased demands on the transportation network by prioritizing walking, cycling and transit, and reducing reliance on the car.

8. Design for flexibility and resilience

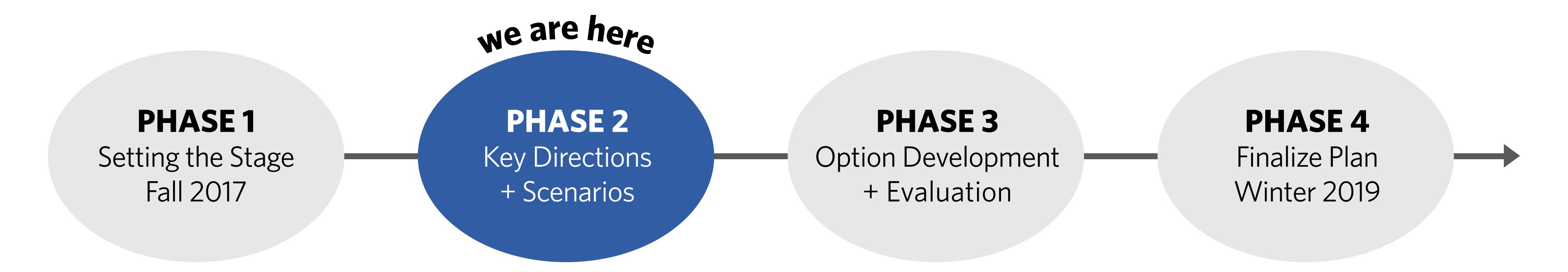
Balance the needs of today with adaptability for the future.

9. Engage the campus community & stakeholders in a meaningful way

Achieve a high level of community participation in this process, consistent with Campus and Community Planning's Engagement Principles.

Process

We are into the second phase of the Stadium Neighbourhood planning process and we need your input and insights.



Phase 1 Consultation



In the first phase, we listened to the community on the current experience of living at UBC and priorities for the future neighbourhood. What we heard was included in our Guiding Principles and informed the plan scenarios.

Who We Heard From

We have many stakeholders in neighbourhood planning at UBC. For Stadium Neighbourhood, we have a Planning Advisory Committee with neighbourhood resident, faculty, student, and staff representatives, we held open houses to engage faculty, students and neighbourhood residents, and we engaged representatives from the Botanical Garden, UNA, UBC Athletics, and the Musqueam First Nation. To learn more visit planning.ubc.ca/stadium

What We Heard

Based on what we heard, we revised the guiding principles. We also identified some big challenges to be addressed through the planning process, including the high cost of housing, the value of the natural environment, and the need for better transportation options.

Building on what we heard, we have developed planning scenarios to identify and illustrate different ideas of how Stadium Neighbourhood could be designed. These scenarios, and the big moves they contain, are presented here for your review and input. We will use your feedback to inform the development of detailed plan options.

Create a green development, which encourages community through activity and places to linger.

An ideal location for a second transit hub on campus. The main transit hub is relatively far for all neighborhoods at this end. Strongly recommended!

Has to meet the needs of the UBC community – affordable, accessible, flexible.

HOW CAN WE PLAN FOR A GREAT COMMUNITY AT STADIUM ROAD?

We are looking to understand what activities and spaces can support and foster an active community life and we want your help. We want to hear from you about:

- How we can plan for a livable and inclusive community.
- How to plan a neighbourhood that benefits from, and contributes to, its natural environment.
- How to plan for an innovative community, including leveraging UBC's research community and facilities, to create a unique place that supports intellectual and neighbourhood life.

We see a number of important opportunities on this site:

- Increasing non-market housing options (above the Housing Action Plan commitments) for faculty, staff, and students
- Moving towards carbon neutrality for new development
- Using a new stadium as a catalyst for community well-being
- Integrating the neighbourhood with the UBC Botanical
 Garden through public space, landscape, and rainwater
 management design
- Using food and the food
 cycle (including a role for
 UBC Farm) as an opportunity
 to support social gathering,
 health, and sustainability

More ideas are presented here: on how we live, move, and care for our place and each other.

i

POTENTIAL LAND USE AMENDMENT

UBC's Land Use Plan is a general guide to how the campus evolves. Through the Stadium Neighbourhood Plan, we're exploring changes to the Land Use Plan. These include updating the neighbourhood boundary and enabling different building height and parcel options. Let us know what you think!



HOWWELWE

Affordability, Community and Place

Affordability is a challenge throughout the region. How can we address it in Stadium Neighbourhood?

We heard clearly in the first phase of consultation that housing affordability is a key challenge and housing options for the UBC community of faculty, staff and students is a priority. We also heard that quality is important and that new housing must be highly livable and sustainable and supportive of a strong and inclusive community.

We know that:

- Affordability is a major barrier to faculty, staff, and student recruitment and retention
- Land is scarce and construction costs across the region are high
- Stadium Neighbourhood is a small site and there are limits to what can be done

Prioritize well-designed

and cost-effective mid-

rise buildings for faculty/

staff and rental housing

Leverage higher-value

leasehold property to

finance site development

and improve affordability

- Simple and efficient design (and woodframe construction) is cheaper and more sustainable
- There is support for access over ownership, including rental housing and shared amenities

Exceed Housing Action

Plan targets for rental

amenities at the building

and neighbourhood scale

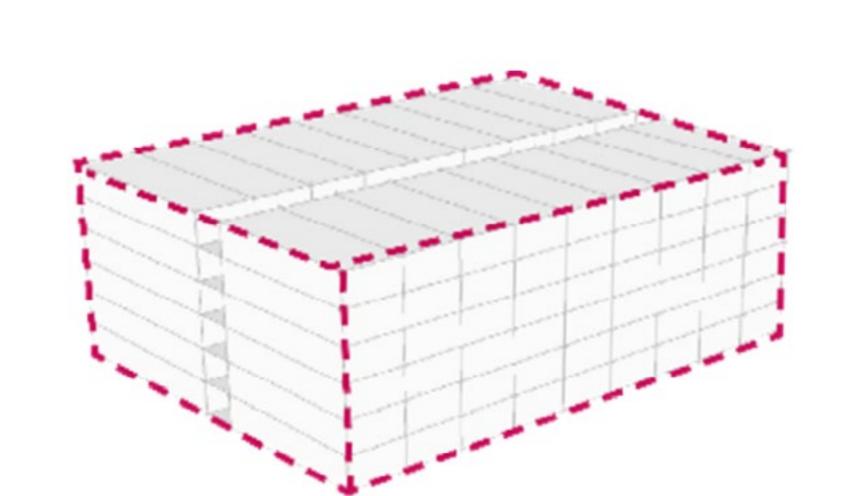
Reduce life-cycle costs

through sustainable

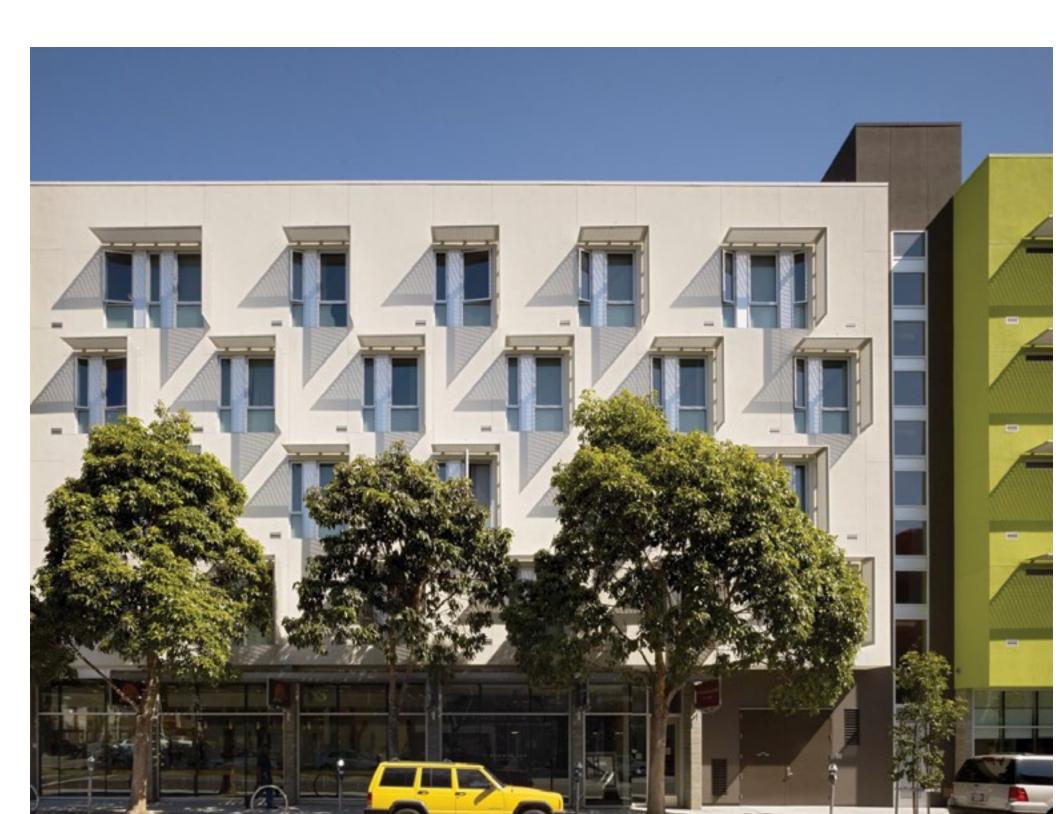
design practices

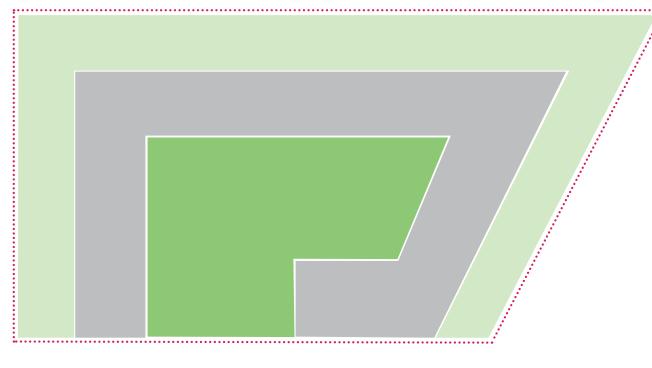
housing

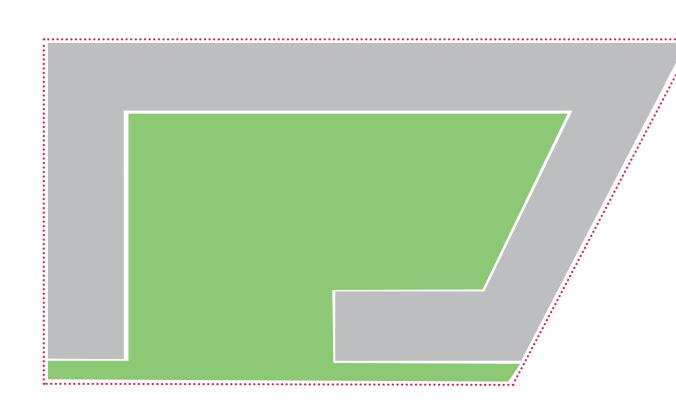
Consider shared



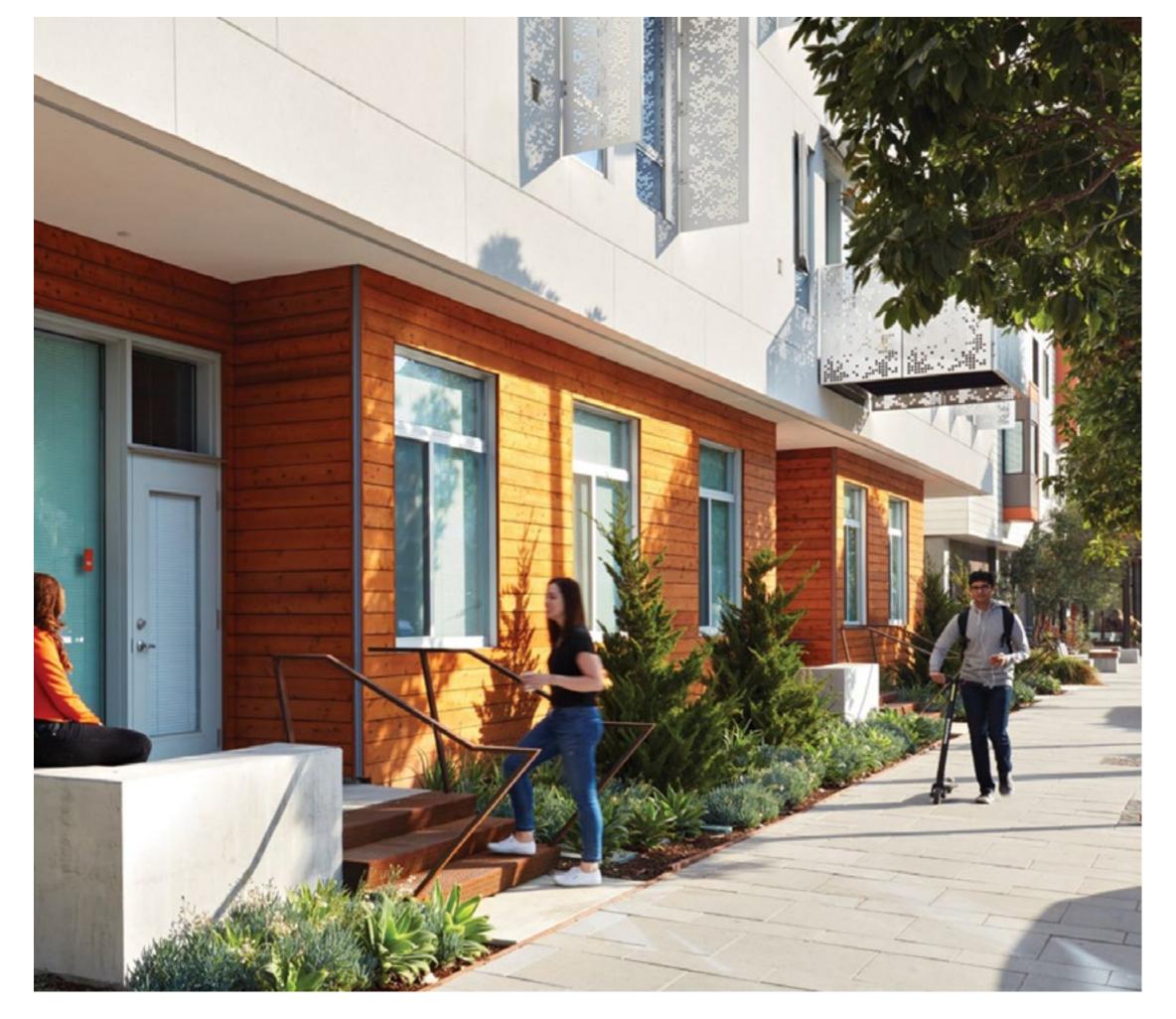
Simple, efficient building forms and wood construction (for up to 6 storey buildings)

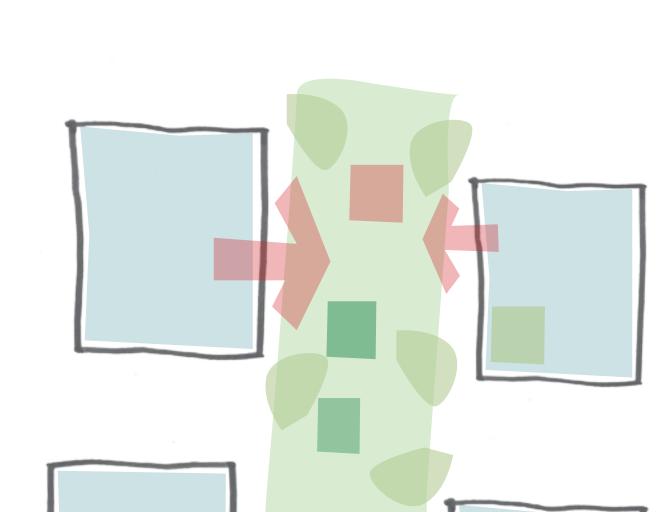




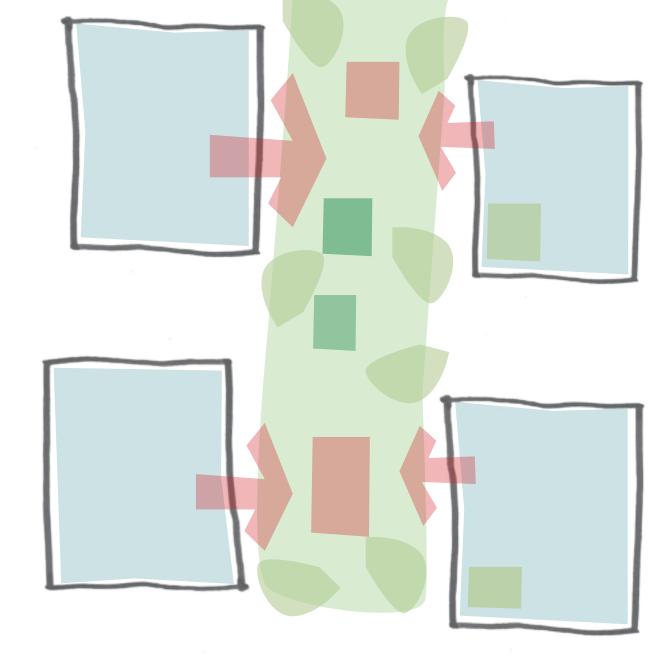


Smart use of land (i.e., smaller front setbacks in exchange for more courtyard space)

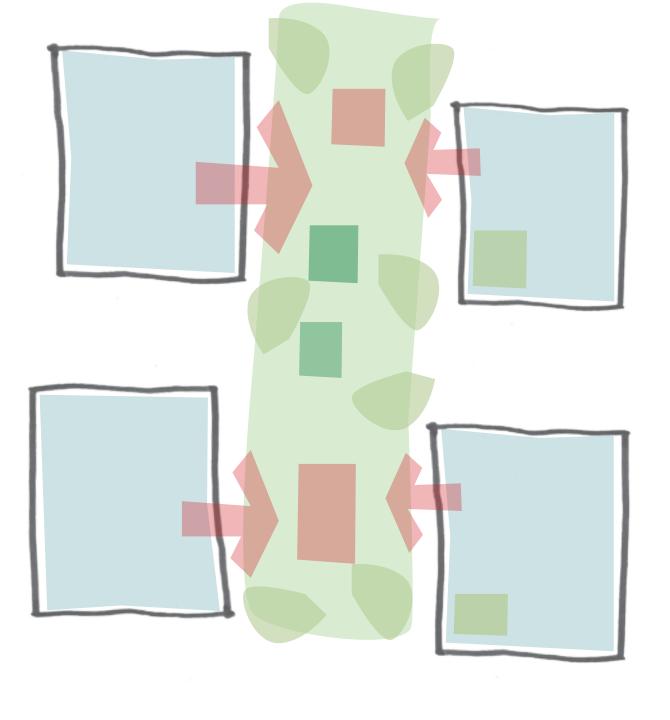


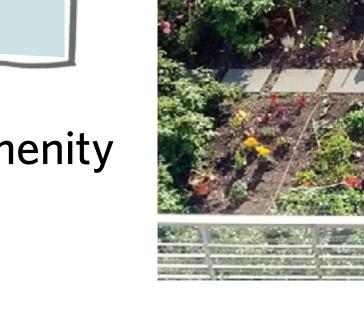


Strategic allocation of amenity space between the unit,



building and the block







HOUSING ACTION PLAN

In Stadium Neighbourhood, we will aim to:

UBC's Housing Action Plan commits that up to 30% of the Stadium Neighbourhood housing will be rental, 2/3 of which is below-market faculty/staff rental. The Neighbourhood Plan process is exploring increasing that target to 40%, delivering more units of faculty/staff rental and other rental housing for the entire UBC community, including students.

HOW WE MOVE

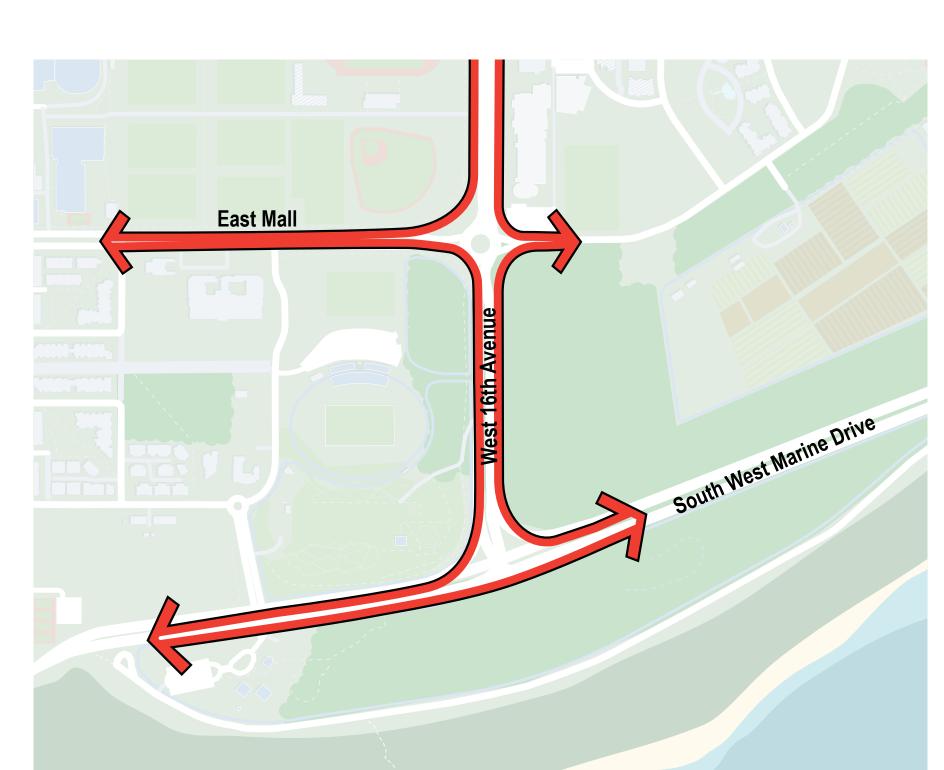
Mobility and Connectivity

Getting to and around UBC is a challenge. How can we best address mobility choice, safety, and reliability for everyone?

We heard that better transportation options are needed in the South Campus area and that we need to plan for mobility trends and investments that may reshape how we travel in the future. We also understand the need to manage traffic and parking impacts and to improve walk and bike connections between community and campus destinations.

We know that:

- Current transit service in the South Campus area is at capacity or too infrequent
- There are gaps in the campus cycling network including this area
- Major roads, including East Mall and West 16th Avenue, are a barrier to walking and cycling
- East Mall is oversized for its current use and can be redesigned to be a safe street for all modes
- The new stadium and neighbourhood will require parking and facilities for pick-up/ drop-off and servicing



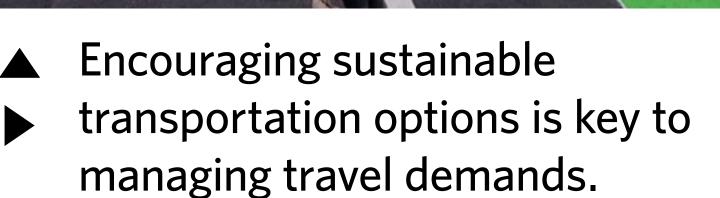






▲ Major roads are a barrier to

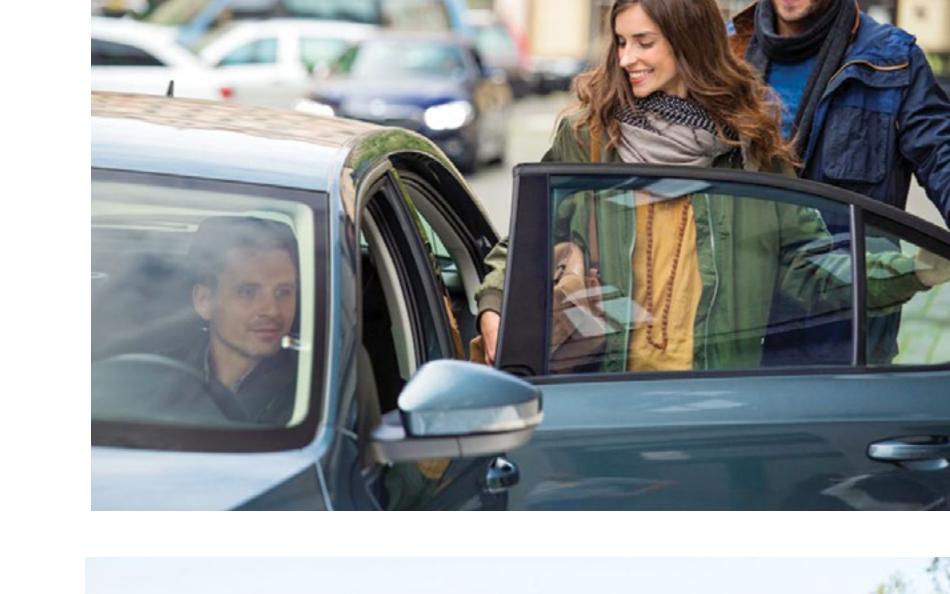
walking and cycling.







mobility trends including rideshare and autonomous vehicles?





▲ Local streets should be designed for all ages and abilities.

In Stadium Neighbourhood, we will aim to:

- Design a local street ages and abilities
- Create safe and inviting environments and connections for walking and cycling
- Explore, and build the case for, local transit improvements, including potential future rapid transit
- Manage parking through network that works for all shared resources and fair pricing
 - Consider the impacts of future mobility trends and investments

HOW WECARE

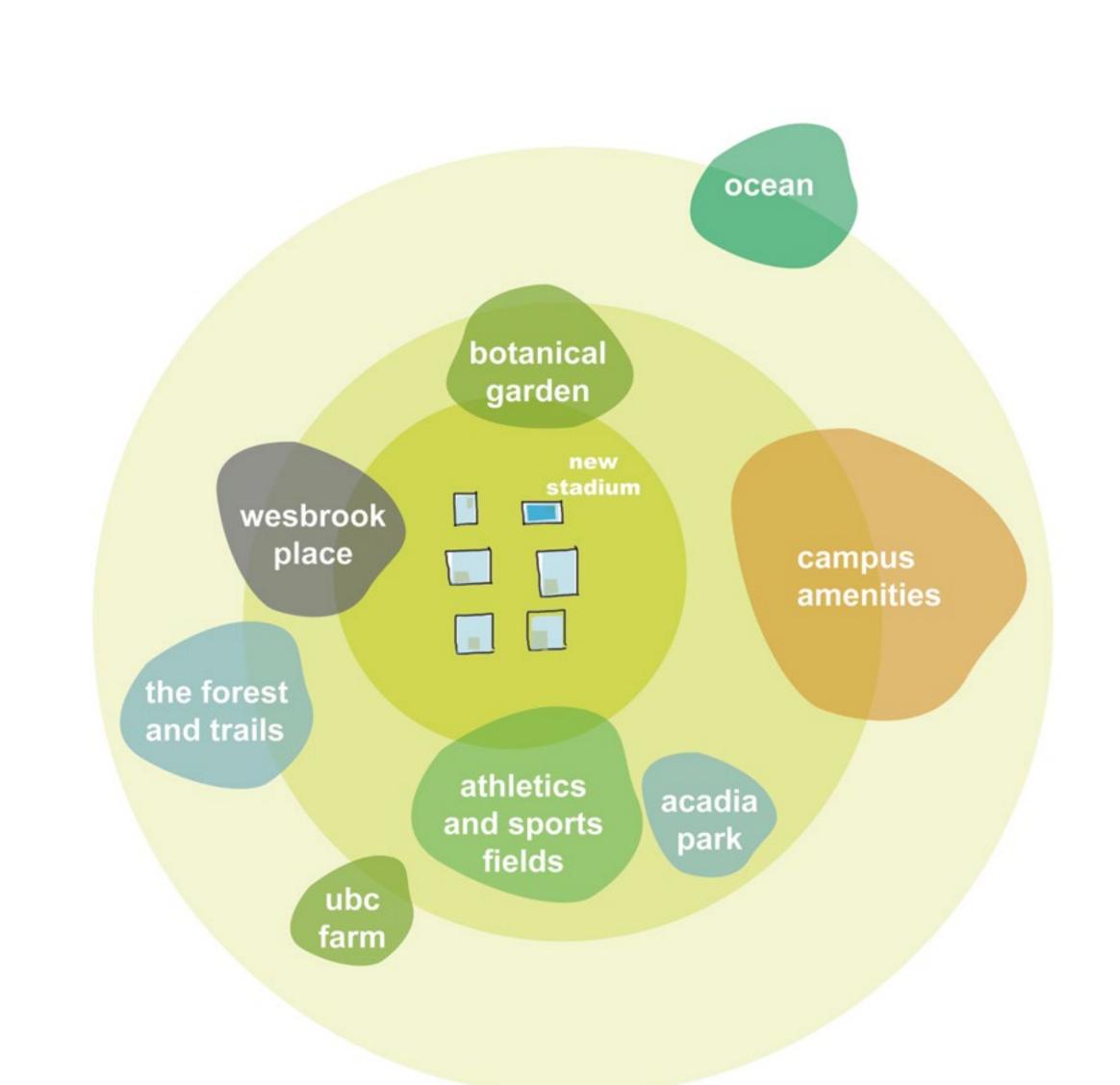
Ecology and Community

UBC is fortunate to have a diverse natural and cultural landscape - how should we care for this place and its people in Stadium Neighbourhood?

UBC is fortunate to have a diverse natural and cultural landscape – how can we best care for this place and its people in Stadium Neighbourhood?

We know that:

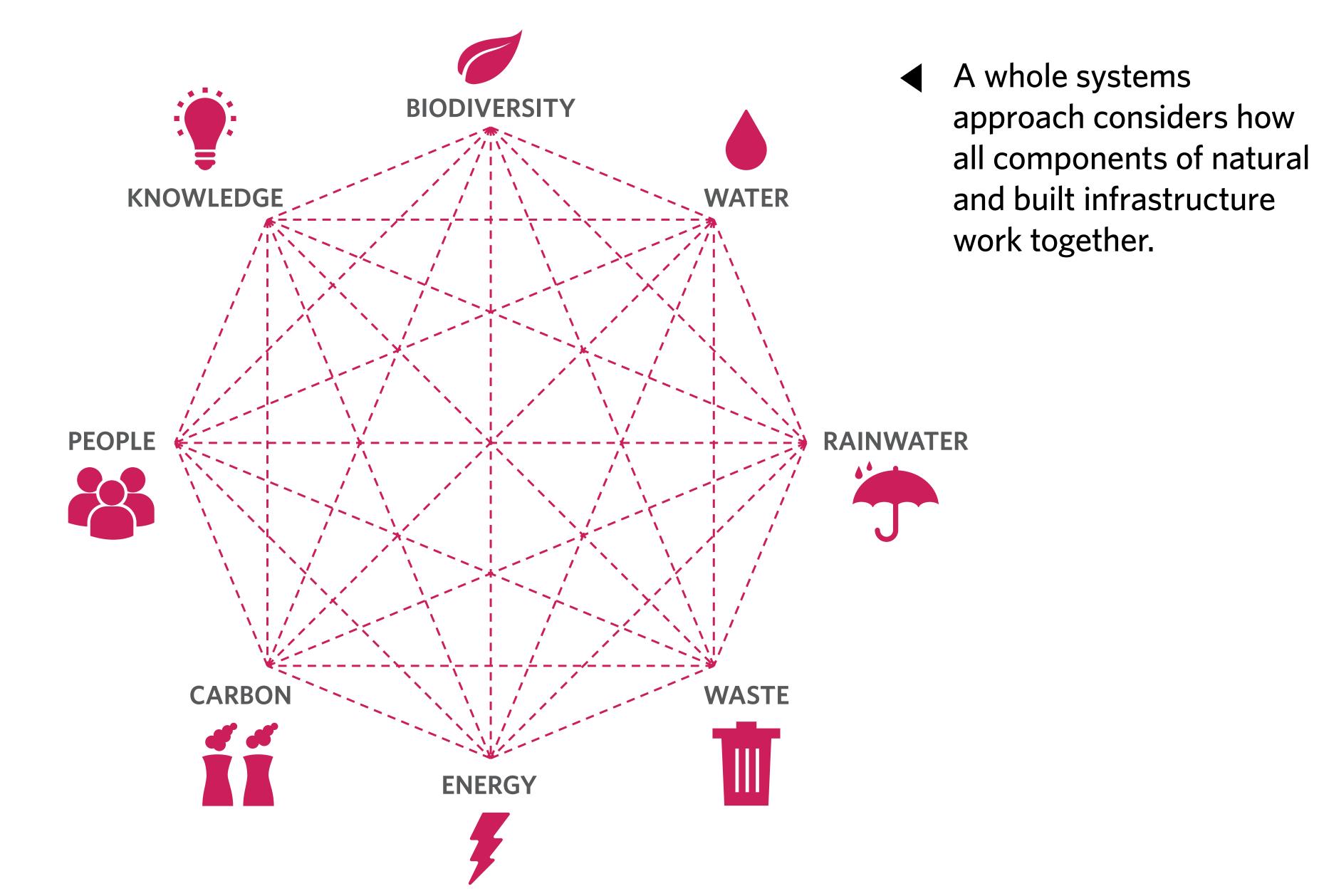
- A changing climate is expected to brings heavier rains and longer droughts
- We need to manage rainwater to reduce environmental impacts
- A well-designed public realm can engage people with each other and with the natural setting
- Planning and design
 decisions should take
 a long-term perspective
 including considering
 a full range of costs
 and benefits

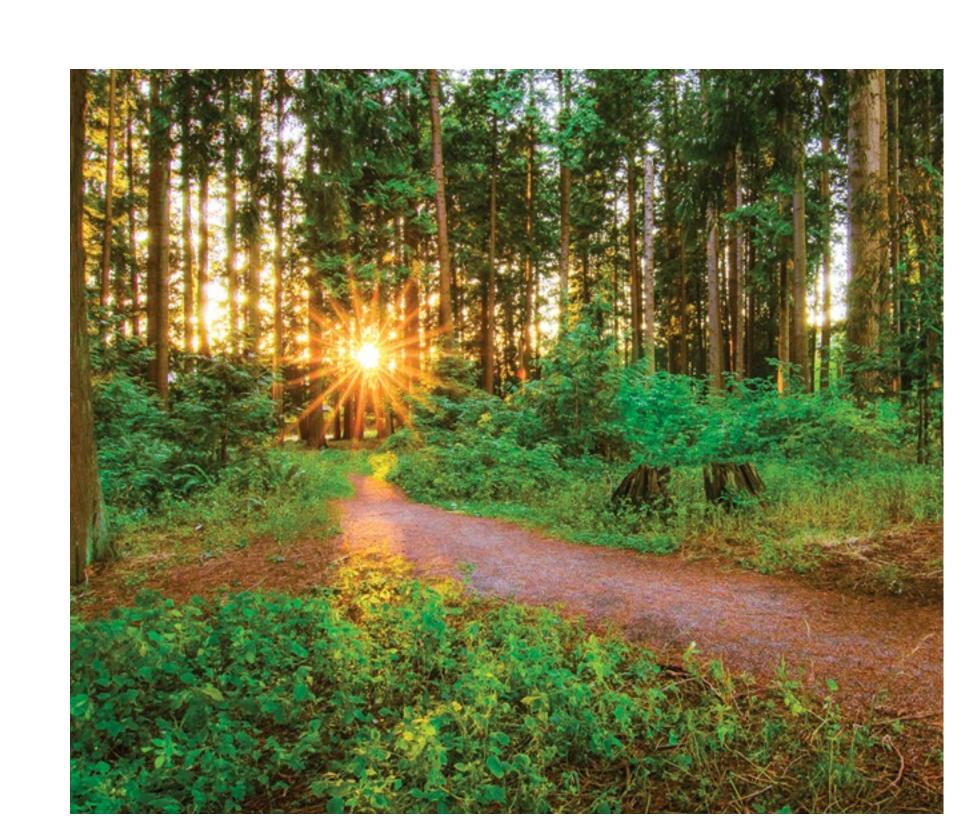


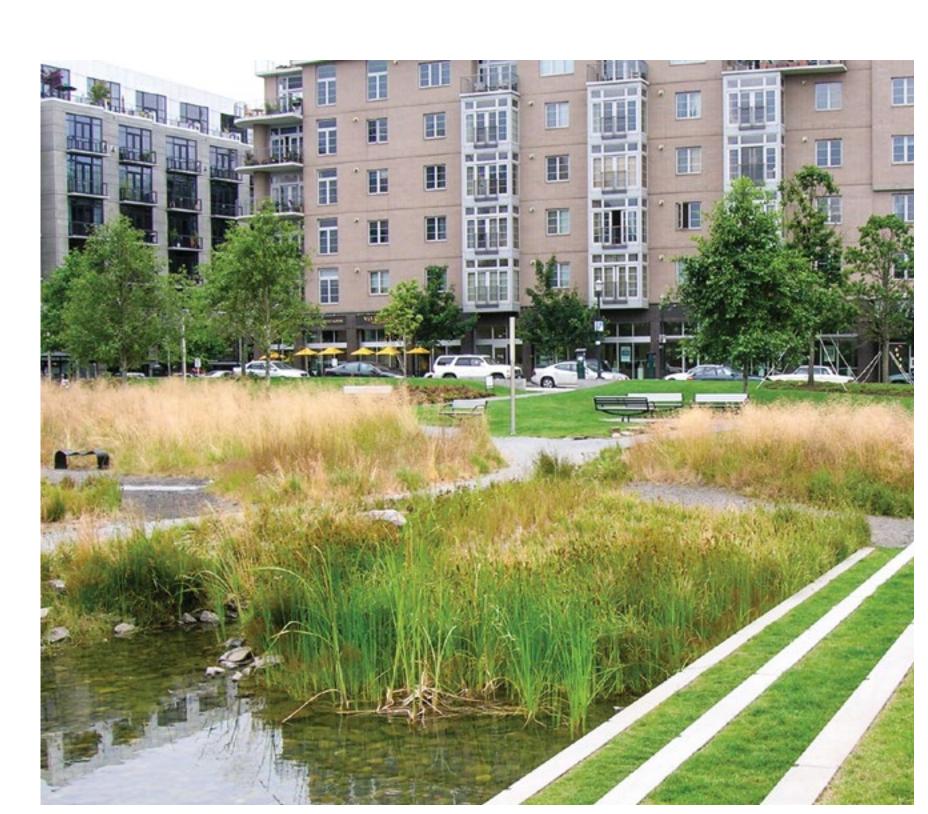
Considering Stadium Neighbourhood as part of an interconnected South Campus.

In Stadium Neighbourhood, we will aim to:

- Demonstrate leadership in environmental performance in buildings and infrastructure
- Plan and design open spaces with integrated water, energy, servicing and landscape best practices
- Incorporate rainwater
 collection and detention
 throughout the landscape
- Support a zero carbon campus
- Take a whole systems
 approach that considers
 how all components
 of natural and built
 infrastructure work
 together
- Provide usable open space for social interactions, recreation and urban agriculture
- Create new connections
 with and make space
 for existing natural and
 research assets such
 as UBC Farm and the
 Botanical Garden







▲ Caring for our natural assets and managing impacts (i.e. rainwater) is a key goal.

A PLANNING TOOL Scenarios

How might Stadium Neighbourhood accommodate new housing and a stadium?

- We developed three scenarios that identify and illustrate different planning approaches. The complete scenarios show different relationships of the key components: housing, a new stadium, commercial and community uses, and public spaces. The scenarios are intended to be flexible and different ideas can be mixed and matched.
- At this stage of the planning process, the goal is not to choose a preferred option but to get feedback on different ideas and approaches. Based on your feedback and our analysis, we will develop detailed plan options for consultation in the Fall.

Commonalities all three scenarios share:

- 1,500,000 sq ft of residential floor area enough development to support the UBC academic mission, deliver a new stadium, and increase the amount of rental and non-market housing (40% of units)
- A similar mix of housing and other land uses illustrated with 5 high rise (22 storey) towers and the remainder in 6 storey wood frame buildings
- A stadium with 5,000 permanent seats plus space for supporting facilities
- A proposed link between Main Mall and the future greenway to Pacific Spirit Park
- In addition, different approaches to the design of East Mall and West 16th Avenue and for potential futures for the FP Innovations site and Thunderbird Park are illustrated however they are not part of the Stadium Neighbourhood Plan.

Scenario 1

- **1.** Stadium building on East Mall as part of an urban street
- 2. Main Mall opens into a major community green space next to the Stadium field
- **3.** A major east-west connection links

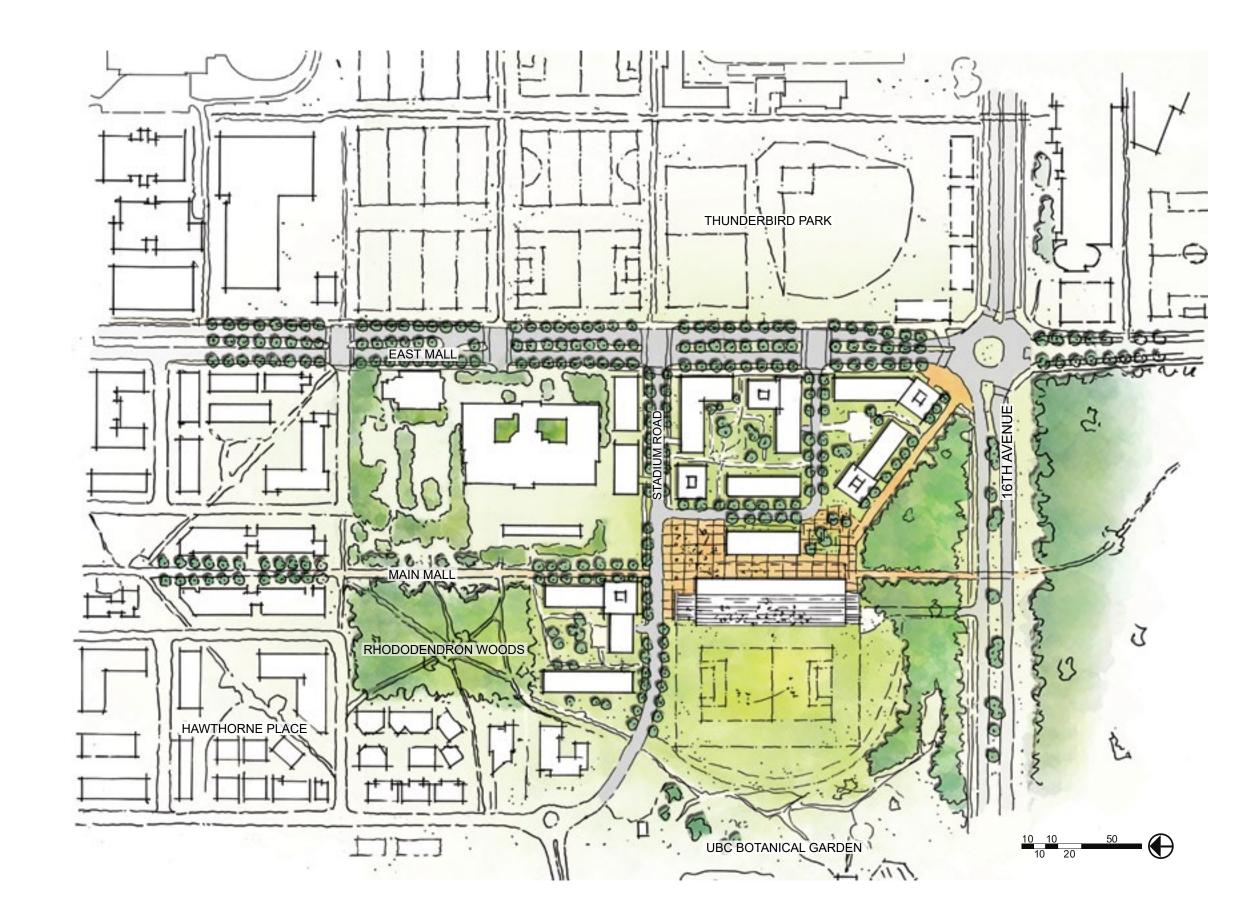
 Thunderbird Fields to the Botanical Garden
- 4. Density focused around Stadium Road

THUMBARIA PARK THUMBARIA PARK



Scenario 2

- 1. Stadium building on Main Mall as part of central plaza with the field staying generally in its current place
- 2. East Mall as an urban street where density is focused
- **3.** Stadium Road relocated to the south as the key east-west connection between Thunderbird Fields and the Stadium





Scenario 3

- **1.** Stadium field fronting East Mall as part of an athletic-oriented street
- 2. Main Mall opens into a major community plaza next to the stadium building
- 3. Stadium bordered by forest
- **4.** Density focused around Stadium Road and Main Mall





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WHERE THEY CAME FROM

The scenarios were developed during an intensive design workshop (a "charrette") held in late January that involved UBC staff and technical consultants, students, stakeholders and members of the Planning Advisory Committee.

At the charrette, participants shared their understanding of the site and its place in the overall campus as well as best practices from their areas of expertise. Tables then worked to conceptualize preliminary site plans to address the guiding principles and the directions from the consultation process to date.

BIG MOVES Housing

How, and where, will the future residents of Stadium Neighbourhood live – and how do future UBC neighbourhoods connect to and support established neighbourhoods?

Different ideas about how to locate and arrange housing can create a variety of different neighbourhood characters – and relationships to adjacent neighbourhoods, natural features, and amenities. From dense and urban, marked with tall buildings benefiting from expansive views, to low and mid-rise set amongst greenspace, we want to hear from you about your ideas of what the future of living at Stadium Neighbourhood could include. All three scenarios are illustrated with the same basic mix of building types and heights.

Different ideas for housing include...



Scenario 1

- 1. Cluster of midrise in current Stadium location
- 2. Midrise arranged around east-west plaza and pedestrian space
- 3. Taller buildings arranged around Stadium Road

Scenario 3

- 1. Mix of tall and mid-rise in current Stadium location
- 2. Higher density in centre, along Main Mall
- 3. Mixed use tower anchors new Stadium

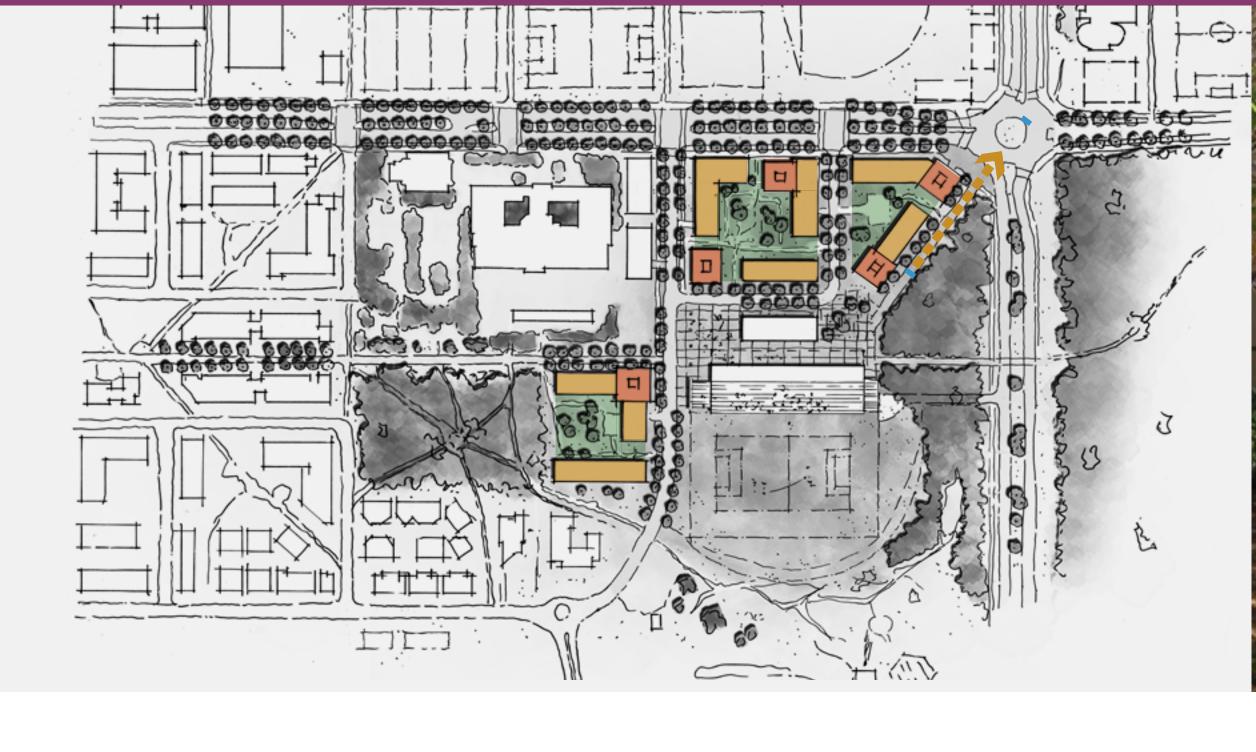




AN URBAN NEIGHBOURHOOD?

Scenario 2

- **1.** Taller buildings clustered near East Mall and Thunderbird Park
- 2. Strong connection to Wesbrook Place
- 3. Housing arranged in flexible courtyard block





2

QUESTION

What's important to you in where and how the housing in the neighbourhood is planned, and why?



Neighbourhood Centre

Where is the heart of the future neighbourhood? Where do people gather, shop, connect and participate in community life?

Beyond housing and the Stadium, there is an opportunity for a limited amount of local-serving commercial, community amenity and potentially, some academic space. These spaces are not only convenient for daily life but are also 'third places' where neighbours meet outside of home and work. We want to hear from you about your ideas of where, and what, the neighbourhood centre can be?

Different ideas for the neighbourhood centre include...

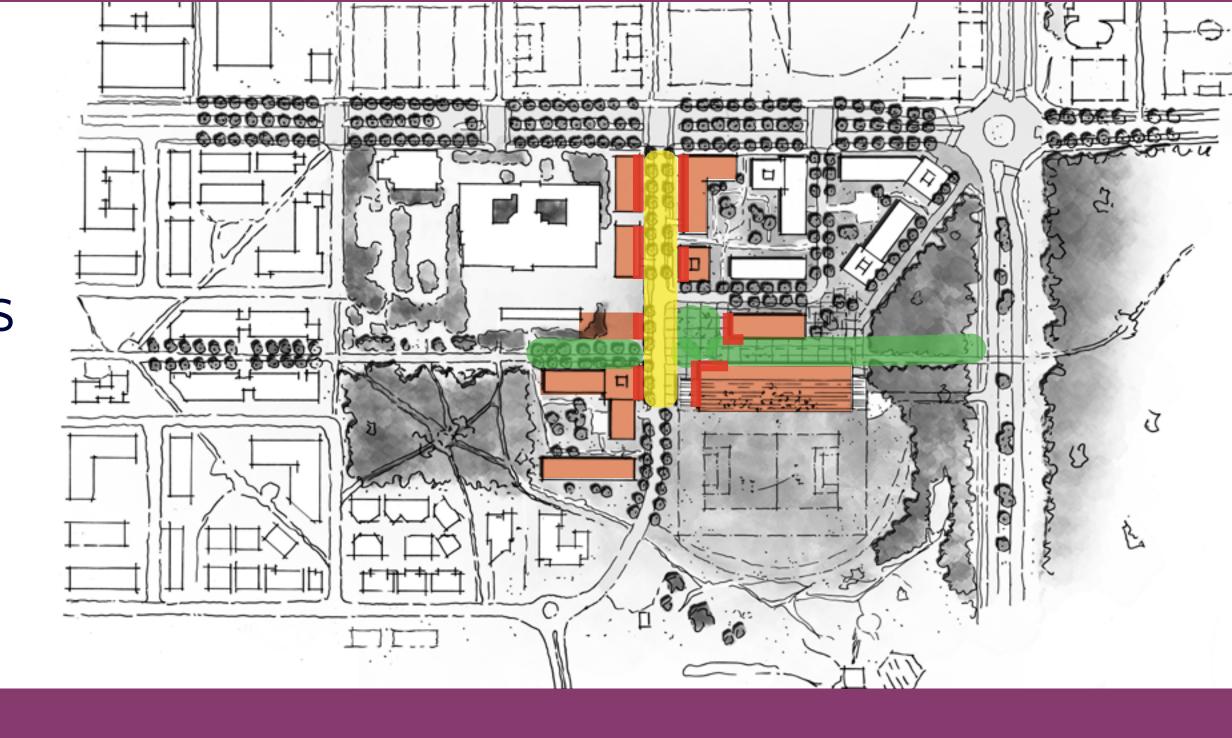
A STADIUM-CENTRED HIGH STREET?

- 1. Commercial high street anchored by Stadium
- 2. Plaza along East Mall is an active place, especially on game days
- 3. Main Mall centred on large greenspace/park



B NEIGHBOURHOOD MAIN STREET?

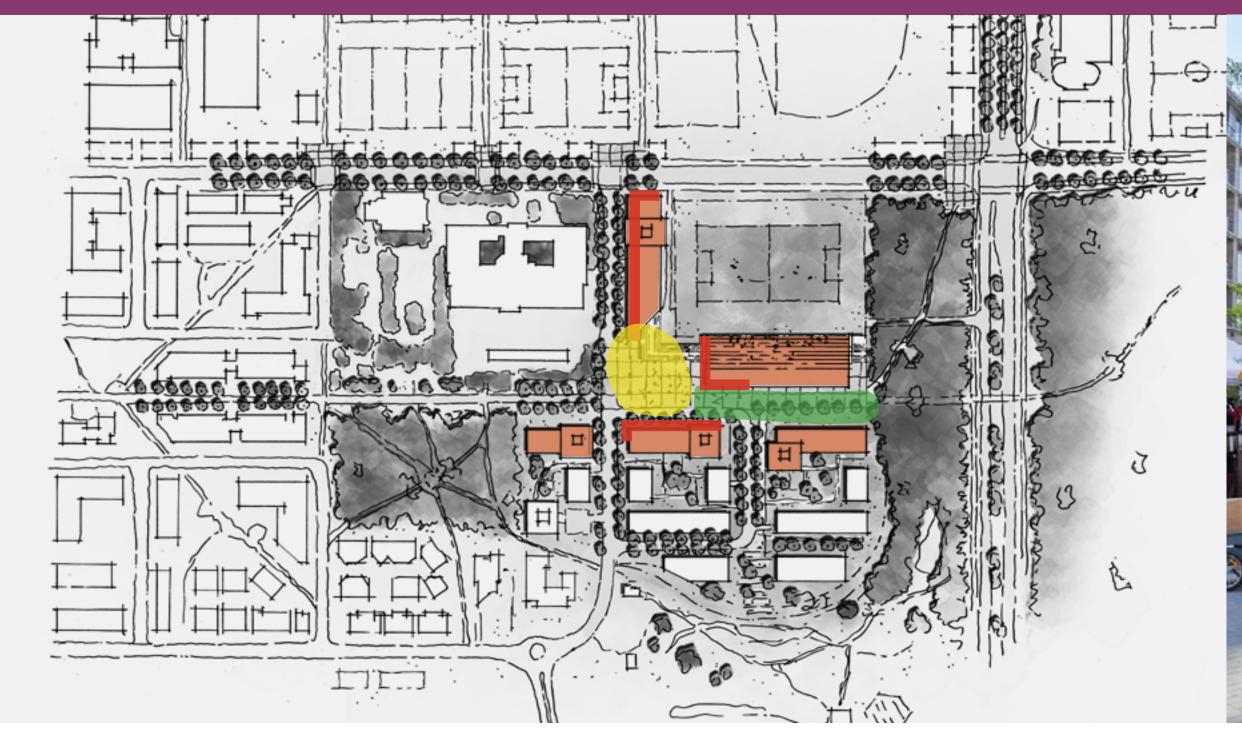
- **1.** Commercial frontages along Stadium Road and central plaza
- 2. Stadium Road shifted south to allow 2-sided frontages
- 3. Plaza on Main Mall is centre of community and athletic activity





C A LARGE URBAN ROOM?

- **1.** Plaza on Main Mall is centre of community and commercial activity
- 2. Limited amount of commercial along 1-sided Stadium Road
- 3. Stadium is at the centre of Main Mall and community plaza





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QUESTIONS

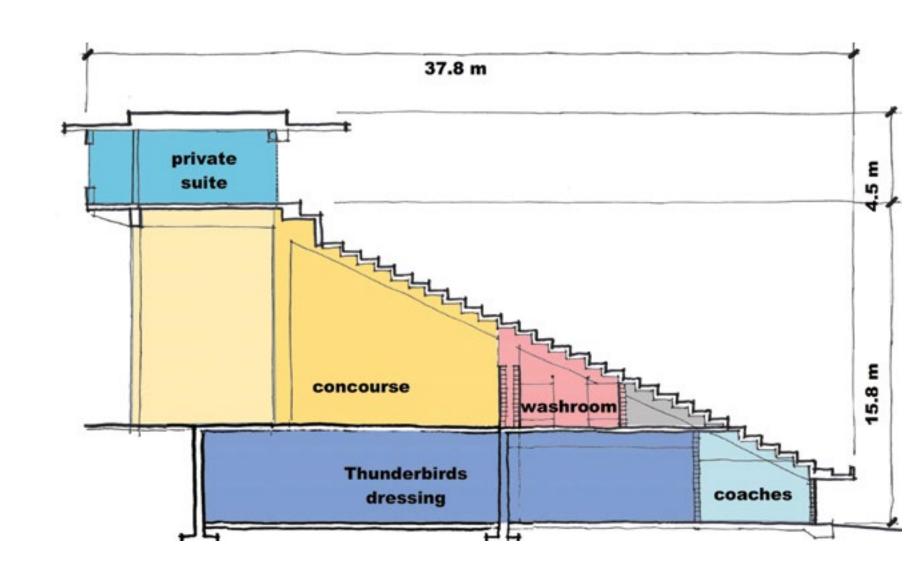
What's important to you in where and how the neighbourhood centre is designed and why?



What types of uses and activities (including retail, academic, community space) would you like to see within this neighbourhood centre?



Stadium



A New Thunderbird Stadium

- A flexible field (football, rugby, soccer and more)
- 5,000 fixed seats with weather protection
- Space for temporary additional seating
- Dedicated space for UBC Athletics and Stadium support
- Daily use by campus and community recreation activities
- Potential for ground oriented retail, community amenity and academic space

A new Thunderbird Stadium will play an important role in the future neighbourhood.

Home to UBC Thunderbirds Athletics and Recreation programs and other sporting and student-focused events, the new Stadium will be:

- A centre of athletic activity and celebration
- An opportunity to co-locate athletic, amenity, retail and other uses
- A wellbeing 'heart' for the campus and community

Different ideas for the Stadium include...

A A

AN EAST MALL ENERGIZER

- 1. Stadium building located on East Mall with commercial uses
- 2. Supports an active and pedestrian-oriented East Mall
- 3. Field opens towards Main Mall and central green



B A MAIN MALL DESTINATION

- 1. Stadium stays in same general location (same views as today)
- 2. Stadium building supports an active plaza on Main Mall
- **3.** Stadium a focus of community activity (including health and well-being uses)





OVERLOOKING THUNDERBIRD PARK

- **1.** Stadium oriented towards Thunderbird Park with views east
- 2. Stadium building supports an active plaza on Main Mall
- 3. Field opens up towards East Mall and framed by mixed-use building and trees





?

QUESTION

What's important to you in where and how the Stadium is planned and why?



Built Form

The three Plan Scenarios are all illustrated with the same basic mix of building types: 22 storey towers and 6 storey midrise buildings (similar to Wesbrook Place). As we develop detailed plan options, we will explore a range of options and need your feedback.

The amount of development proposed in all three scenarios is based on 1.5 million square feet of residential floor area. This breaks down into:

1. Market Lease (60%)

- Supports the UBC academic mission through the endowment
- Pays for site servicing and community amenities
- Pays for the new Stadium
- Primarily in tower (highest value)

2. Non-Market/Rental (40%)

- Exceeds Housing Action Plan targets for faculty/staff
- Can be dedicated to UBC community (including students)
- Primarily in midrise (most affordable)

POTENTIAL LAND USE AMENDMENT

Building Heights: Taller buildings can achieve multiple benefits (as described here). They could also allow more housing for the UBC community and a greater financial contribution to the Endowment, which could support housing affordability or expanded community amenities.

UBC's Land Use Plan sets a maximum building height for neighbourhoods at 65m — approximately 22 storeys. UBC is considering asking the Province to change the Land Use Plan to allow more height to achieve some of these benefits.

Options could include the following:



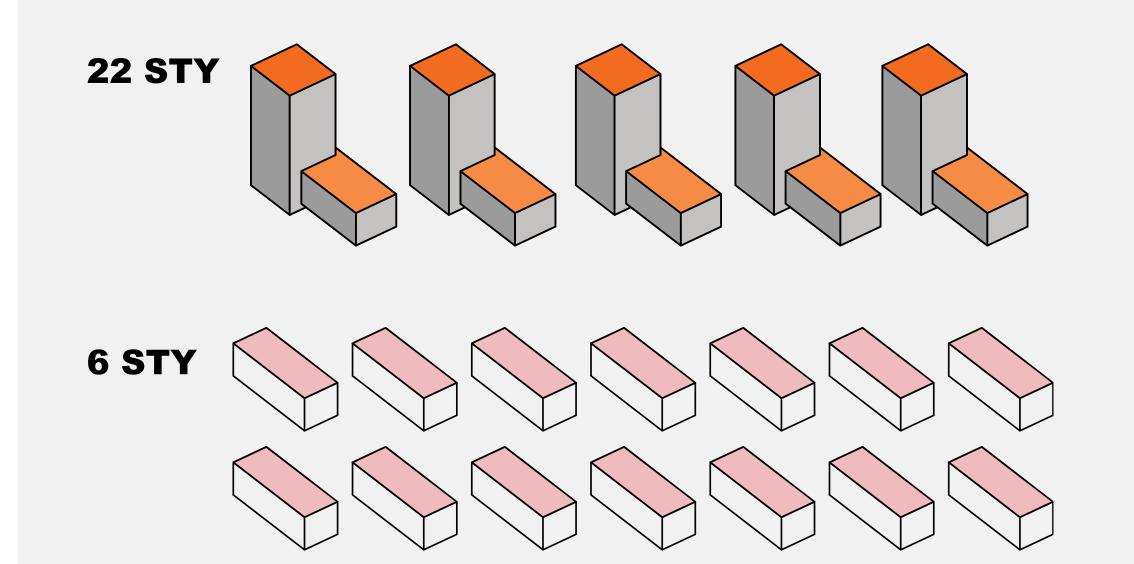
SHORTER TOWERS + MIDRISE BUILDINGS



FEWER TOWERS + MORE MIDRISE BUILDINGS



TALLER TOWERS + MIDRISE BUILDINGS

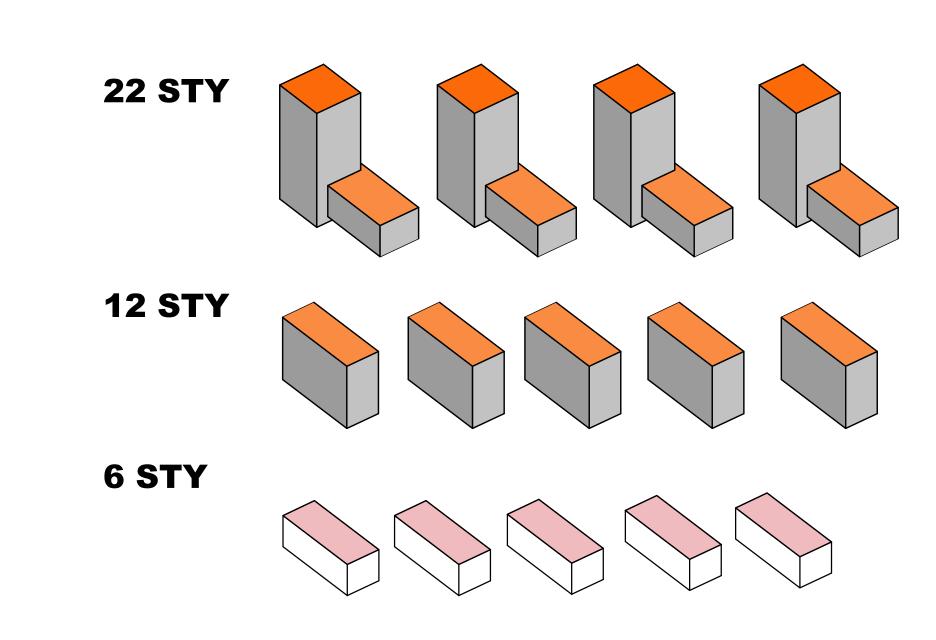


Pros:

- Conforms to current Land Use Policy (22 storey)
- Familiar building form for campus residents and developers
- Broader towers provide more opportunity for shaping

Cons:

- More towers than other options
- More view and shadow impact

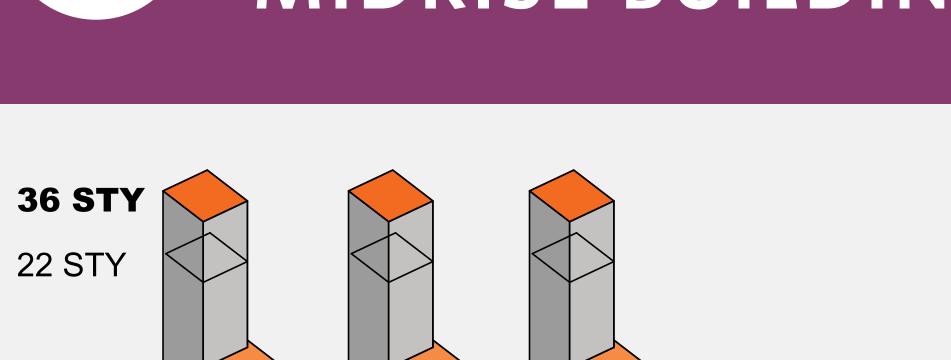


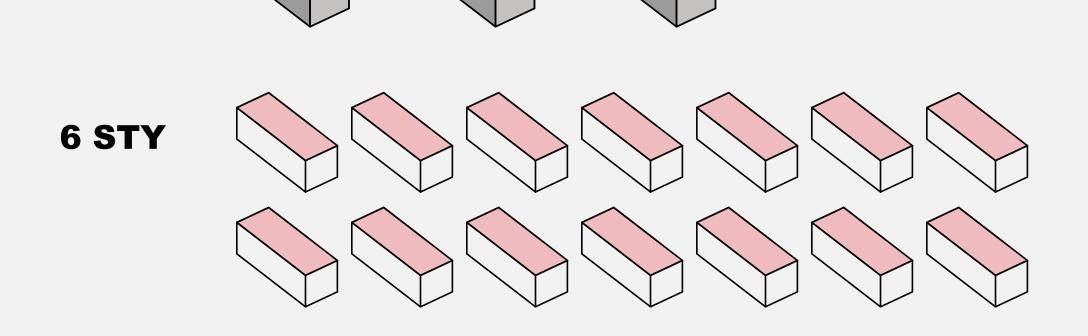
Pros:

- More variety (could take advantage of construction innovations)
- Increased roof area (opportunity for rooftop amenity)

Cons:

- Less value creation and less affordability (less woodframe)
- Broader buildings and taller streetwalls





Pros:

- Fewer towers than other options
- More flexibility with open space
- Less view and shadow impact (depending on design and location)

Cons:

 Taller buildings than currently on campus (would require policy change)







QUESTIONS

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



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?

Public Space



A diverse network of public spaces and community places are an important quality of the UBC campus and neighbourhood experience.

A variety of public spaces are possible for Stadium Neighbourhood and illustrated in the Scenarios in different ways. Types of open spaces under consideration include...

Central plaza

A central plaza is considered an important element next to the Stadium so that pre and post-game events can be held. It is intended to be part of the everyday life of the neighbourhood.



Children's play

Children's play is an important part of a family friendly community.



QUESTIONS

Active Streetscape

A streetscape with restaurants and engaging shops becomes a part of the public space and contributes to a sense of safety at all times of the day and night.



Green roofs

Opportunities for accessible and usable green space on roofs and in courtyards are also under consideration to add more open space opportunities and contribute to stormwater management.



Green Open Space

Landscaped open space with some lawn for sunning and informal play is part of the intended open space mix both for the neighbourhood and within residential courtyards.



Community Gardens

Shared gardens, both as part of public space and on building roof decks or in courtyard, will be explored.



Natural Parkland

Areas of forest and naturalized wetlands and meadows are part of the scenarios.





What is important to you about public space for Stadium Road Neighbourhood?



What other types of public space should we be thinking about?

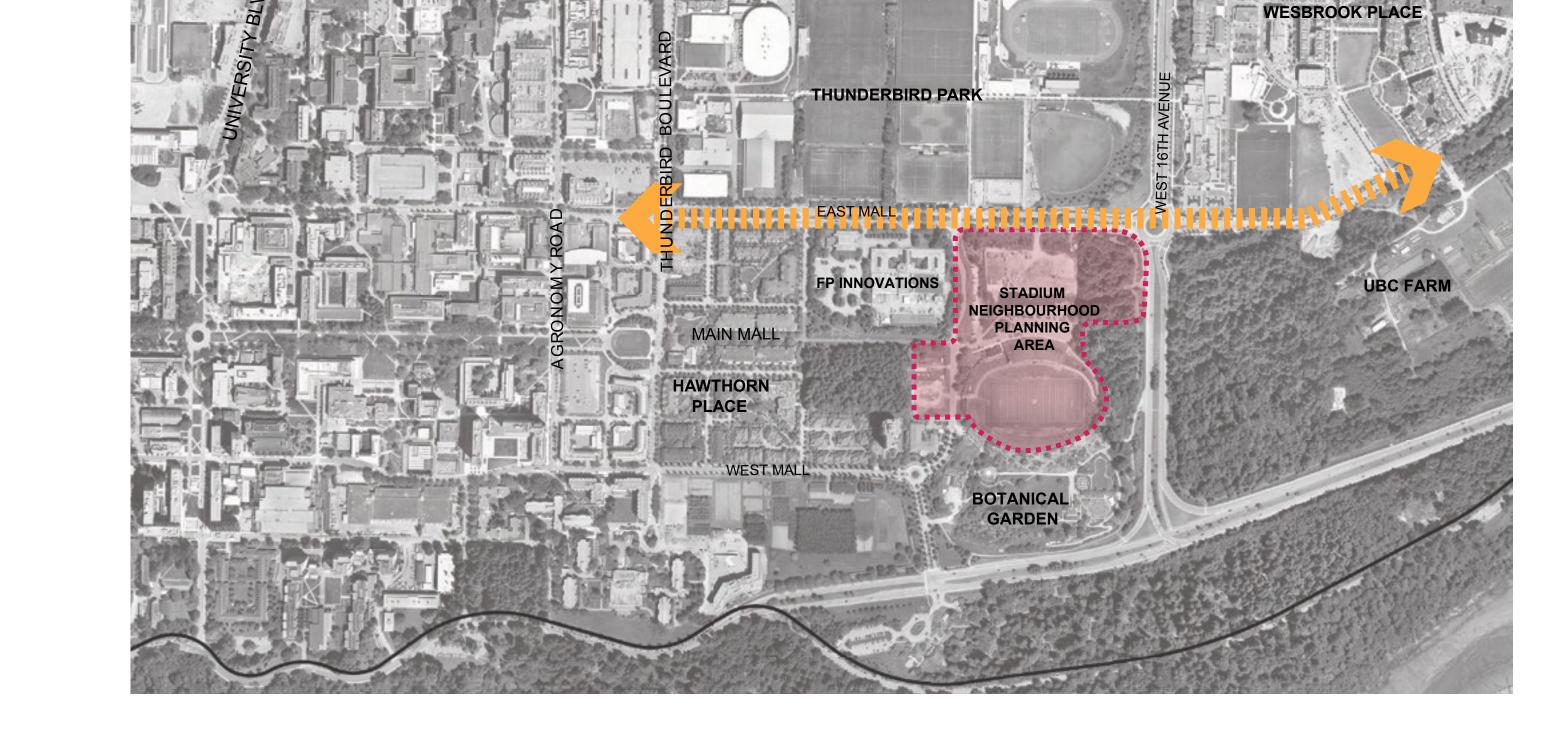
Other Opportunities

How can Stadium Neighbourhood be a catalyst for a more complete South Campus?

Nearby sites are not part of the Stadium Neighbourhood Plan, but opportunities of tomorrow can inform planning decisions of today. Thinking beyond Stadium Neighbourhood, there are several long-term opportunities to consider, and consult on, in the next Land Use Plan update (2020).

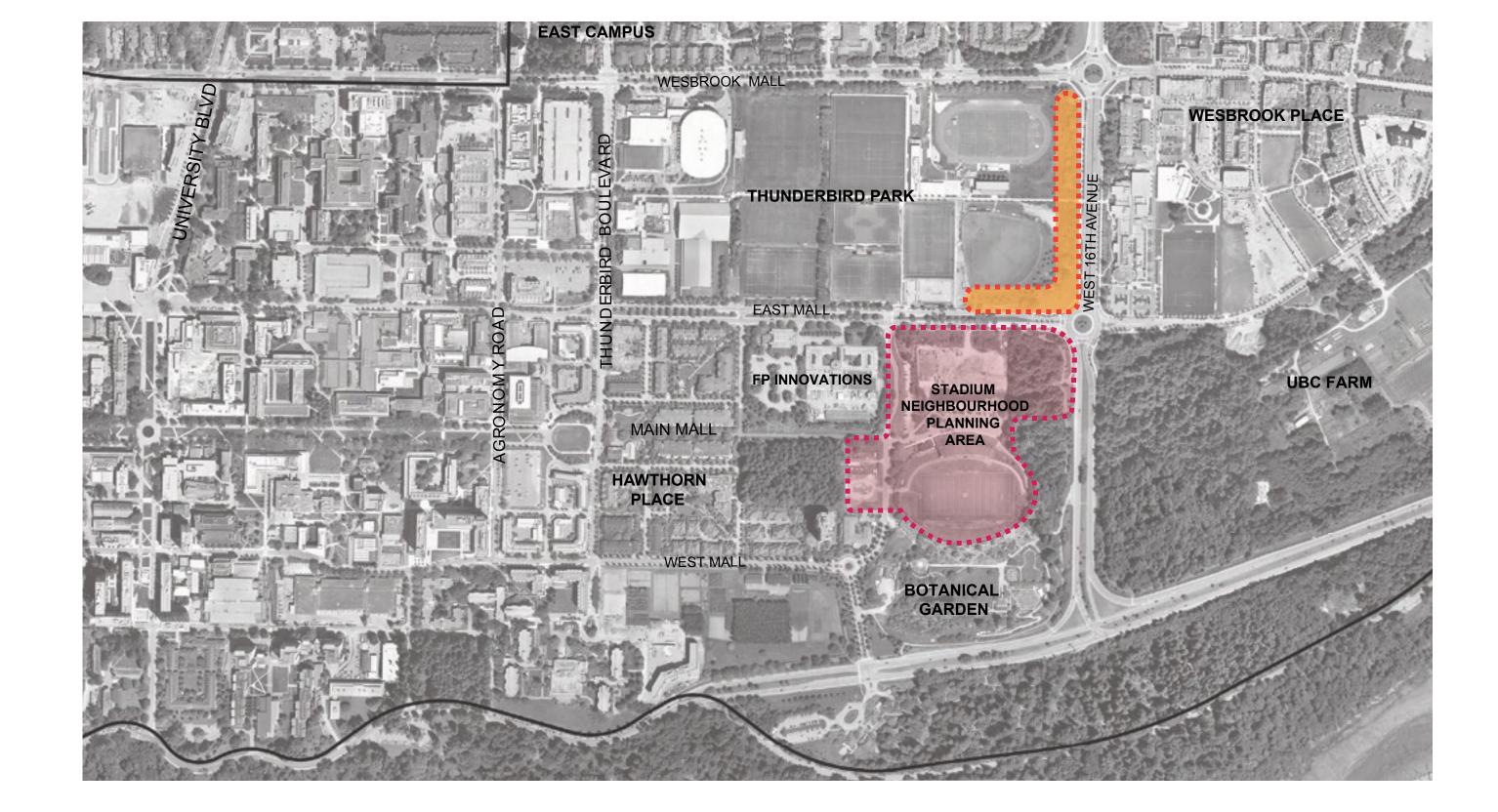
East Mall

An important north-south connection, East Mall is wide – wider than it needs to comfortably handle traffic volumes today and tomorrow. A future East Mall can be redesigned to be a better, and safer, bike and walk connection as well as a front door for new academic and mixed-use buildings.



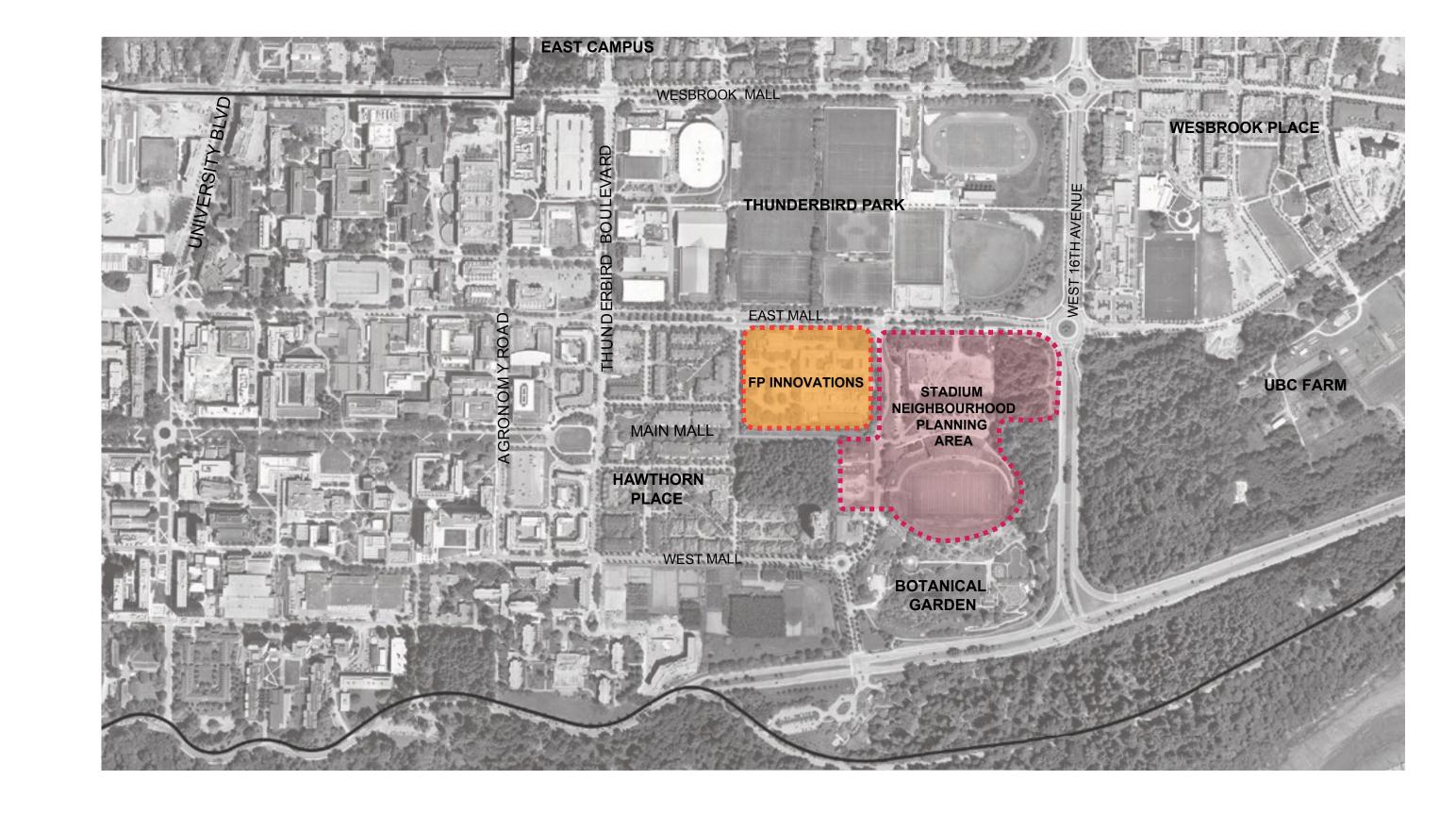
Thunderbird Park

A major centre of UBC recreation and athletic programs now and in the future, there may be an opportunity to repurpose land on its edges for student housing, public spaces, and academic uses, especially with new land from roadway redesigns.



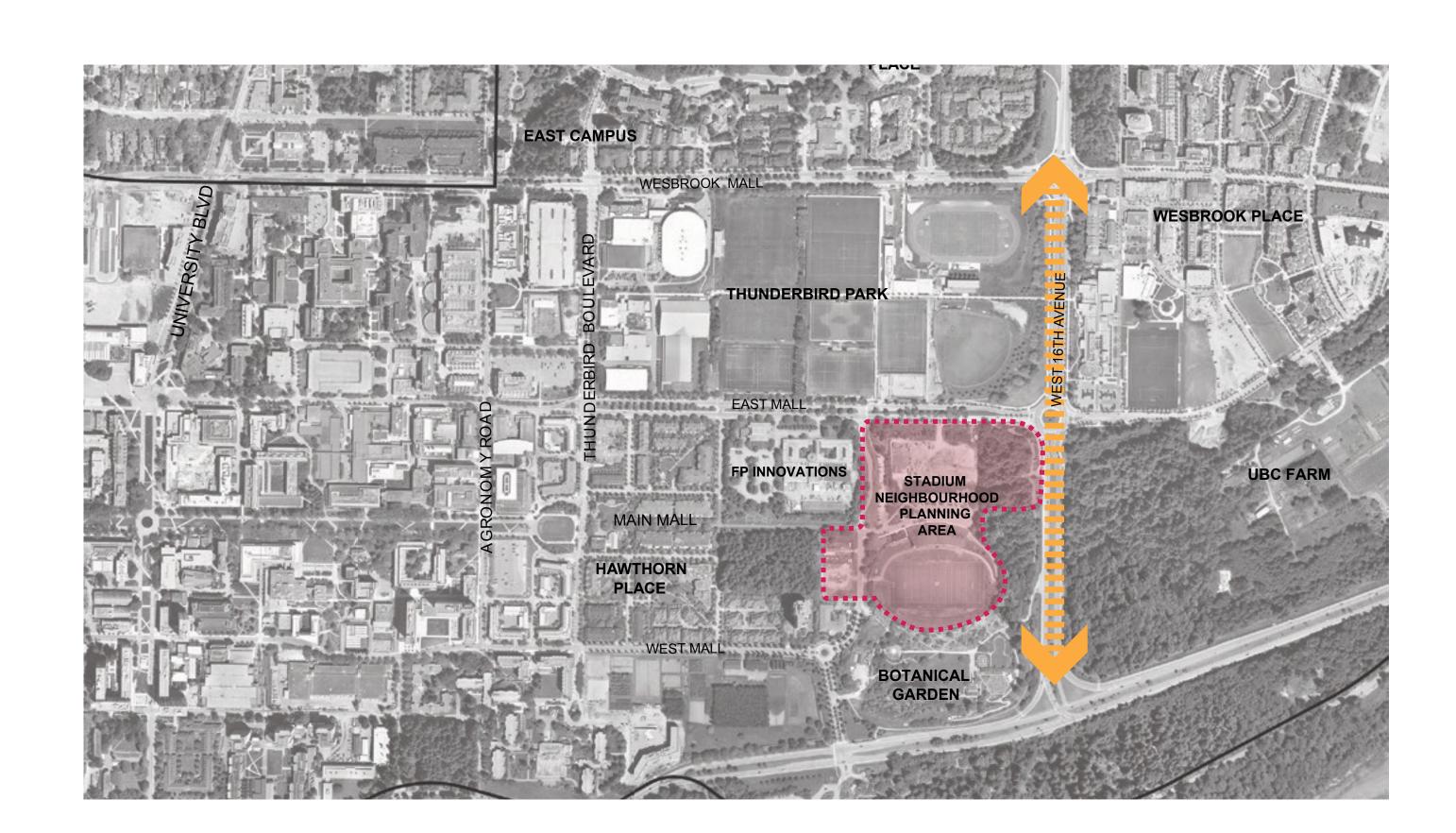
FP Innovations

This site is currently leased until 2088 for forestryrelated research and development projects. Once the lease is complete, what are the best ways to have this site bridge the Hawthorn and Stadium neighbourhoods?



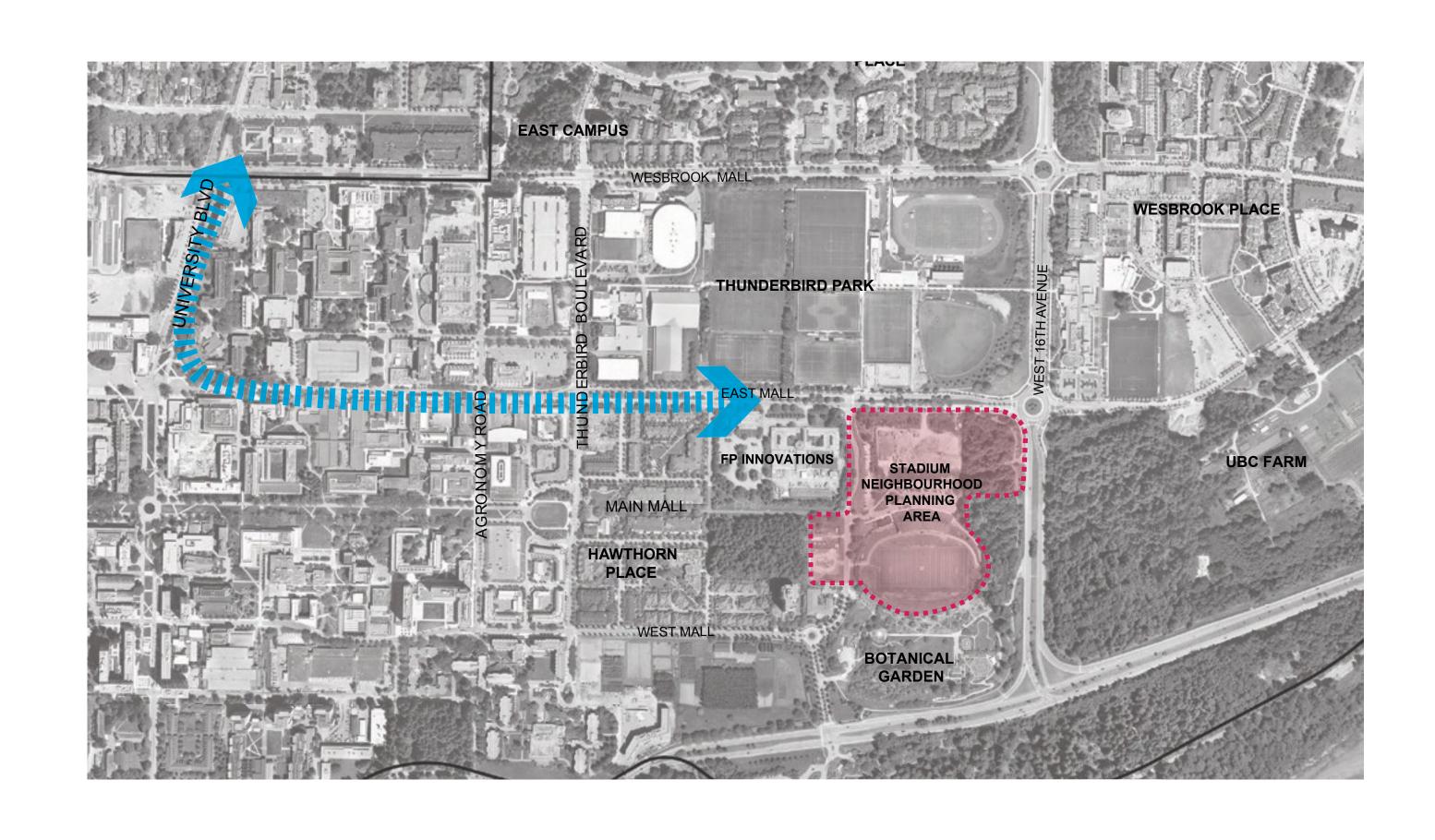
West 16th Avenue

An important east-west connection, West 16th Avenue is oversized and a barrier for walking and bicycling and could be redesigned to improve how it supports surrounding neighbourhoods – subject to coordination with the Provincial Ministry of Transportation and Infrastructure.



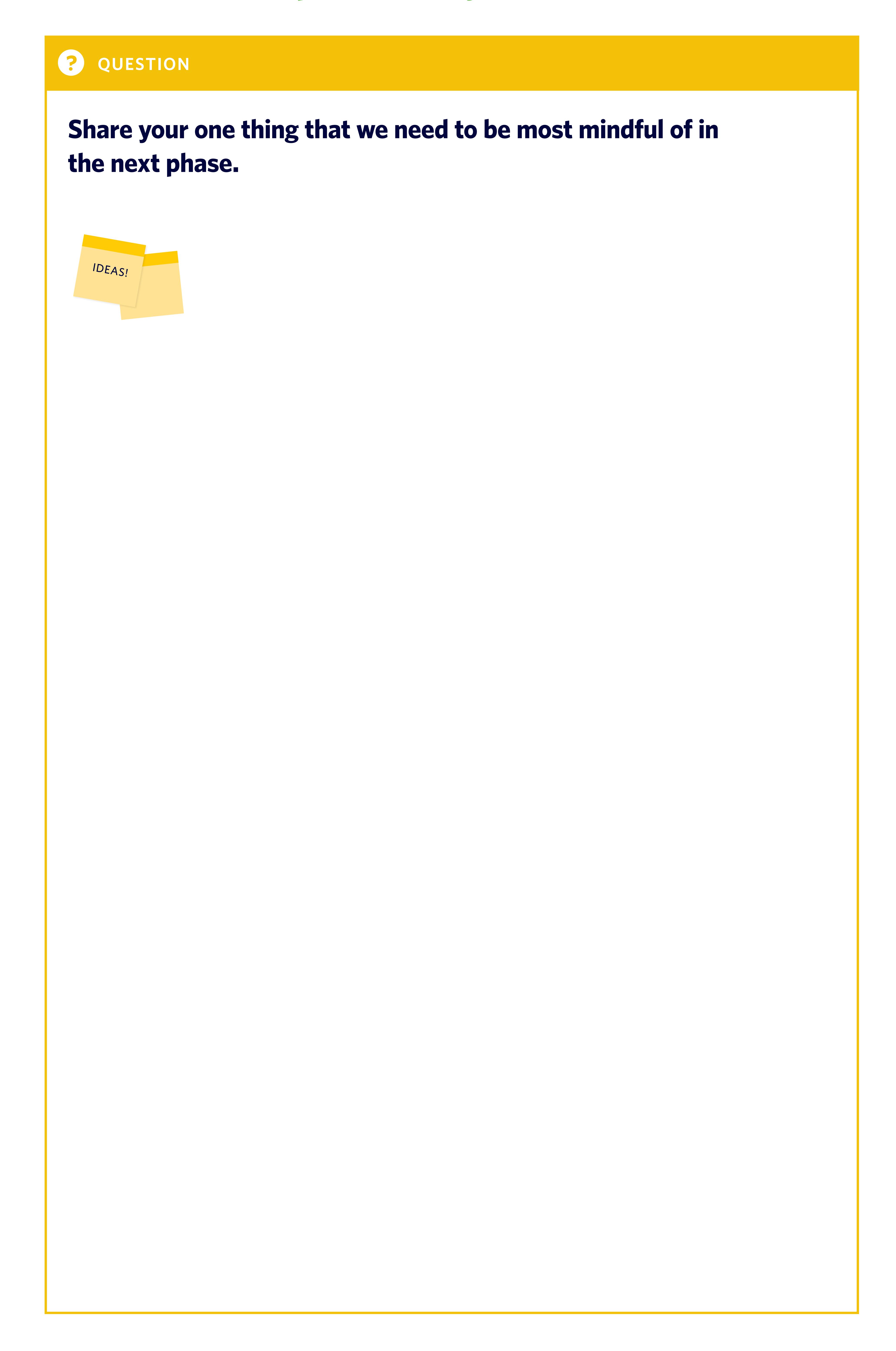
Rapid Transit

UBC, in partnership with the TransLink and the City of Vancouver, is exploring the potential for an extension of rapid transit to the campus with the possibility of one or two stations. A future rapid transit connection, and future mobility trends such as mobility as a service (including ridesharing) and self-driving vehicles, will expand travel options and impact future transportation planning.



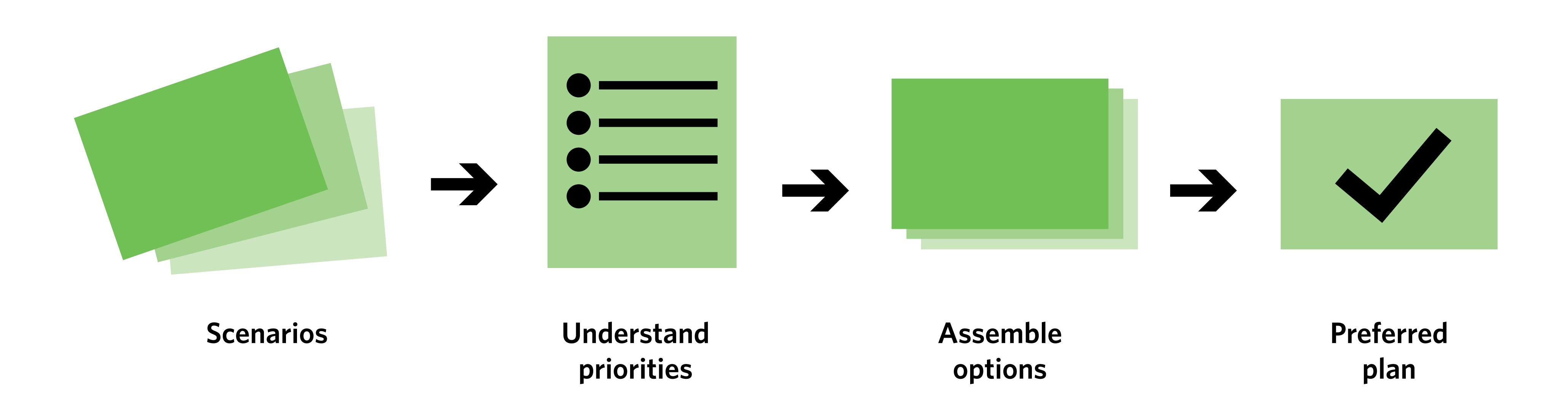
What's Important to You

You've seen a lot of ideas and options here today. Considering all of this, and your own experience and vision for neighbourhood life at UBC, tell us what is most important to you



Next Steps

Thank you for joining us. We are happy to share our work and we appreciate your input. There is more work to be done and we look forward to continuing the conversation.



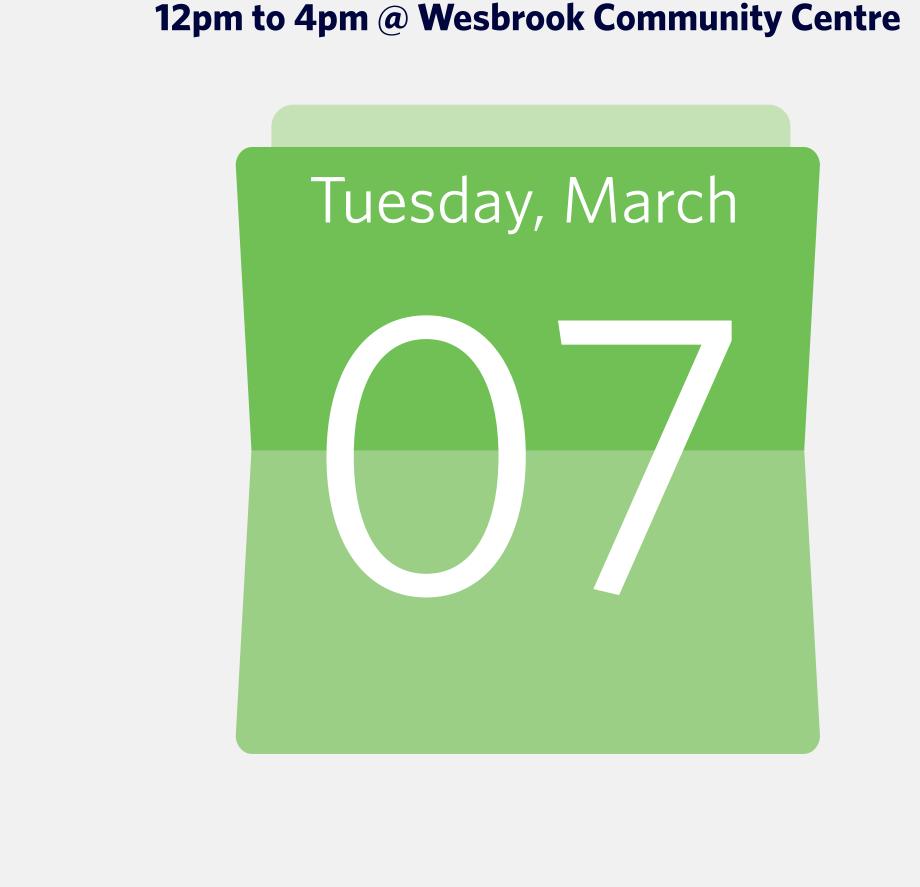
INTERESTED IN MORE?

Ideas Workshop

The Ideas Workshop is an opportunity to dig deeper into the Plan Scenarios and have a conversation on how to bring a future neighbourhood to life. The workshop will explore the missing ingredients needed to build a great community. A few questions that we may explore include:

- How can UBC take advantage of its setting, communities, and assets to create a unique new community?
- How can food play a role in social gathering, wellbeing, and sustainability?
- How can the way we move be a catalyst for placemaking?
- How can community amenities support affordability and community building?

April 7, 12pm-4pm, Wesbrook Community Centre. RVSP at planning.ubc.ca/Stadium



IDEAS WORKSHOP

What Else Are We Doing?

The final Stadium Neighbourhood plan will have detailed direction on future land uses, building forms, design strategies, and servicing requirements. To ensure the plan has considered trade-offs, impacts, and best practices, we are also working on:

- 1. Transportation and Mobility Strategy
- 4. Housing Affordability and Typology Study
- 2. Whole Systems Infrastructure Plan
- 5. Retail Assessment
- 3. Environmental Assessment (Terrestrial and Wildlife)

Next Stens

Over the summer, we will be taking the consultation feedback and results of technical studies and analysis to develop more specific Neighbourhood Plan options, which we will present for more public feedback in the fall.

To learn more and keep updated: planning.ubc.ca