

APPENDIX A
STADIUM ROAD NEIGHBOURHOOD PLAN
TERMS OF REFERENCE

1. INTRODUCTION

Since its inception in 1915, The University of British Columbia has developed into one of the world's leading post-secondary research institutions. The Vancouver campus is evolving towards being a complete community with diverse options for people to study, live, work and play throughout the year. Part of this evolution has been the development of new neighbourhoods that provide housing, commercial, and recreation options for an expanding UBC community. The next phase of this evolution is the planning for the development of the Stadium Road Neighbourhood.

The Stadium Road Neighbourhood Plan will determine the future development potential for a 22 acre/9 hectare site around and including Thunderbird Stadium. Neighbourhood Plans are detailed frameworks to guide the development of a specific area and include short- and long-term direction on land use, urban design, transportation, sustainability, open space, community services and amenities, utilities and infrastructure, and the amount and type of housing. The process will determine the location of a rebuilt Thunderbird Stadium, consistent with UBC's Board of Governors' April 2017 approval of *GamePlan: UBC's Athletics and Recreation Facilities 20-Year Strategy*.

Neighbourhood Plans help to implement the UBC Land Use Plan's vision of building a vibrant, sustainable and complete community. The Neighbourhood Planning process will be shaped by best practices, technical research and analysis, indicators to measure success and the identification of opportunities, public engagement, practitioner engagement, and collaboration with UBC faculty, staff, and students.

2. PURPOSE

The Terms of Reference set out the general scope and process and will guide the creation of a Neighbourhood Plan for the Stadium Road Neighbourhood housing area. These terms describe the neighbourhood's existing context, including physical boundaries; relevant UBC policies that will influence the Neighbourhood Plan; draft guiding principles; planning parameters; who is responsible for what; public engagement's role; and a general description of the planning process and deliverables.

3. PLAN AREA AND CONTEXT

The Stadium Road Neighbourhood Plan Area comprises approximately 22 acres/9 hectares in the southern part of UBC's campus bounded by East Mall, Stadium Road and 16th Avenue (illustrated in Figure 1: Stadium Road Neighbourhood Plan Area Map). Currently, the site includes Thunderbird Stadium and an approximately 10.6 acre area identified in UBC's Land Use

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Plan as a Neighbourhood Housing Area, comprised of the current Matthews Field east of the stadium, and a parcel of land next to St. John Hospice north of Stadium Road. To the area's direct north is the Hawthorn Place neighbourhood and a large academic site with forestry research. To the east are Thunderbird Park Athletics Fields. To the south is a forested area, the UBC Farm and Wesbrook Place, UBC's largest neighbourhood. To the west is the UBC Botanical Gardens.

The current site including the Stadium and supporting structures, is largely underutilized with open fields and parcels unencumbered by existing buildings. A strand of trees, currently utilized for a ropes course, is contiguous with trees that form a part of the UBC Botanical Gardens. In addition, UBC Chemistry and Biology operates a research facility, the "Gas Gun Facility", within the boundaries of the Plan Area.

Thunderbird Stadium, currently on the western half of the Plan Area, is a unique characteristic of the Stadium Road Neighbourhood. Through *GamePlan: UBC's Athletics and Recreation Facilities 20-Year Strategy*, the University's Board of Governors approved the rebuilding of the Thunderbird Stadium to enhance the neighbourhood, as a cost of development. The Board directed that the Stadium's precise location and the resulting Stadium Road Neighbourhood boundaries would be determined through the Neighbourhood Plan process. Thunderbird Stadium is currently on land designated 'Green Academic' in UBC's Land Use Plan.

Rebuilding the Stadium in a new location or on a more efficient footprint will require a Land Use Plan Amendment to reflect revised neighbourhood area boundaries. The process to amend the Land Use Plan to reflect these changes will happen in parallel with the Stadium Road Neighbourhood Planning Process.



Figure 1: Stadium Road Neighbourhood "Plan Area"

4. PLAN OBJECTIVES

The objectives of the Stadium Road Neighbourhood planning process are: to develop and test a range of development options against the Neighbourhood Planning Principles and measurement indicators, to create a Board-approved, leading edge neighbourhood plan to guide future development; to prepare and submit a Land Use Plan amendment to the Province, as needed; and to undertake public engagement ensuring that all interested parties have an opportunity to participate in and be informed of planning decisions in accordance with UBC Campus + Community Planning’s Engagement Charter.

5. POLICY CONTEXT

The Stadium Road Neighbourhood Planning process will be informed and guided by existing regional and UBC policies. These include:

Metro Vancouver Regional Growth Strategy

- Metro Vancouver 2040: Shaping Our Future, provides the framework for regional land use to accommodate Lower Mainland growth.
- The Regional Growth Strategy focuses on building complete communities within an urban containment boundary that includes UBC.

UBC Land Use Plan

- The Land Use Plan governs all campus development. All of UBC’s decisions, including the Stadium Road Neighbourhood Plan, must be consistent with the Land Use Plan.
- The Land Use Plan sets a general vision for UBC as a complete and integrated university community for living, working and studying in harmony with the environment. It has detailed guidelines for issues like building heights, neighbourhood boundaries and community amenities.
- Similar to many municipal community plans, it contains detailed requirements for non-market housing, childcare facilities, open space, community centres, etc.
- The provincial government approves UBC’s Land Use Plan, including any amendments such as a new Stadium Road Neighbourhood Plan boundary.

UBC Vancouver Campus Plan

- The Vancouver Campus Plan is a framework for development of UBC’s academic lands.
- The Campus Plan includes policies for public realm, transportation and Green Academic lands such as the areas adjacent to the Stadium Road Neighbourhood.

Housing Action Plan

- UBC’s Housing Action Plan focuses on improving housing choice and affordability, especially for UBC students, faculty and staff.
- The Housing Action Plan includes targets for rental housing and faculty/staff housing that will influence the Stadium Road Neighbourhood Plan.

Transportation Plan

- UBC’s Transportation Plan prioritizes walking, cycling and transit in getting to, from and around campus, including the Stadium Road Neighbourhood.

UBC 20-Year Sustainability Strategy

- UBC's 20-Year Sustainability Strategy provides UBC’s sustainability vision and aspirations, and in so doing sets the long-term direction towards a more sustainable university
- It envisions UBC as a vibrant, healthful and resilient community, deeply engaged with its neighbours, surrounding region, partners around the world, and in a supportive and mutually respectful relationship with the Musqueam people.

Other University policies will also influence the Neighbourhood Plan process. These include the University’s new strategic plan, Climate Action Plan, Integrated Stormwater Management Plan, Engagement Principles and Guiding Practices, and Green Building Plan (under development).

6. GUIDING PRINCIPLES

Neighbourhood planning is evolving as the campus grows and the following nine guiding principles have been drafted to guide future neighbourhood planning at UBC. The principles are based on current policies as well as discussions with stakeholders including, area residents, students, faculty, staff, development industry professionals, and planning and sustainability experts. The principles were reviewed and featured through an October 2017 public engagement process that included three open houses, feedback through an online survey, and discussions with key stakeholders. Staff will use these principles, as well as indicators designed to translate general principles into specific metrics, to guide the development and evaluate the development of plan options.

The guiding principles are as follows, including ideas to illustrate their application to the Stadium Road Neighbourhood Plan:

Principle 1. Build long-term value

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

To achieve principle 1, Stadium Neighbourhood should strive to:

- Prioritize UBC affiliated housing
- Create a highly livable, vibrant place that attracts and retains talent (including faculty, students and staff) for the UBC community
- Support UBC’s academic mission by increasing the Endowment (which contributes to the university’s academic excellence by providing continued financial support, in perpetuity, for research and teaching. Funds are invested and managed prudently for future generations)
- Strengthen the campus ecology for generations to come through enhanced biodiversity and low impact development

Principle 2: Prioritize Affordable Living

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

To achieve principle 2, Stadium Neighbourhood should strive to:

- Explore opportunities to significantly increase the number of housing sites suitable for rental housing
- Develop forms and types of development supportive of rental housing and other forms of housing tenure, accessible to all faculty, students, staff, consistent or in excess of the baseline targets approved for all campus Neighbourhoods in the Housing Action Plan
- Look to best practice to reduce housing costs while maximizing livability (e.g., through efficient use of land, smart design and development, shared amenities, and efficient parking)
- Support “access over ownership” to increase affordability, curb consumption and reduce waste (e.g. car share, bike share, community gardens, etc.)

Principle 3: Create a community for and of UBC

Help build a thriving campus community that supports local needs first and attracts and retains university talent.

To achieve principle 3, Stadium Neighbourhood should strive to:

- Prioritize locally serving amenities and retail within close walking distance
- Design public spaces and amenities to maximize opportunities for social interaction and community building, and to improve quality of life
- Explore ways of integrating academic spaces in new ways that support learning and research as part of living on campus
- Plan and design the new stadium to foster varsity excellence and recreation, enhance the campus experience, and support student and community well-being

Principle 4: Be a great neighbour

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

To achieve principle 4, Stadium Neighbourhood should strive to:

- Make the stadium a neighbourhood asset through active uses at ground levels, permeable edges, a welcoming and human-scaled presence and design that mitigates the impacts of large sporting events
- Knit the surrounding neighbourhoods together to contribute to a safe and highly livable south campus
- Minimize impacts of increased traffic and parking demand
- Respect view corridors and prevent overlook and shadowing from new development

Principle 5. Use the site to shape the place

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

To achieve principle 5, 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 outwards (e.g., common rooftop spaces)
- Use the new stadium as a site of celebration and school spirit, creating new spaces of community gathering and use
- Reflect the Indigenous people’s history and culture

Principle 6: Enhance the ecology and reduce our carbon footprint

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

To achieve principle 6, Stadium Neighbourhood should strive to:

- Use natural systems as a guide to planning and design
- Maximize wildlife habitat, rainwater management and food production in open spaces and on roofs
- Demonstrate leadership in environmental performance in buildings and infrastructure

Principle 7: Promote a high efficiency and low impact transportation network

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

To achieve principle 7, Stadium Neighbourhood should strive to:

- Meet the needs of Thunderbird Stadium and Park through better transportation options, including transit, car share and measured approach to drop off and parking
- Minimize the need for vehicles and vehicular access through the neighbourhood
- Pair reductions in parking with the development of a highly convenient and efficient public transportation network, including anticipating the arrival of rapid transit to UBC

Principle 8: Design for flexibility and resilience

Balance the needs of today with adaptability for the future.

To achieve principle 8, Stadium Neighbourhood should strive to:

- Build in ground floor flexibility to allow for changing needs over time
- Anticipate and plan for new technologies (self-driving vehicles) and new investments (transit expansion)
- Enable future residents to make public space their own through participatory design

Principle 9: Engage the campus community and stakeholders in a meaningful way.

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

To achieve principle 9, Stadium Neighbourhood should strive to:

- Leverage knowledge and learning of on-campus experts, including academics, students, and community members
- Engage with the Musqueam community early and throughout the process to ensure the process and plan reflect current and historical Musqueam interests
- Build ownership of outcomes through collaborative processes and activities, throughout the plan development and as the neighbourhood evolves

7. KEY PLANNING PARAMETERS

The Neighbourhood Plan will be guided by policy, principles, public input, and best practices. Adopted policies and Board of Governors' direction, including development targets and limitations, will provide a framework for the planning process. At the same time, the planning process must be open to new information and be responsive to emerging issues and changing conditions. Feedback received through stakeholder consultation and the public engagement process, as well as the need to respond to the principles identified above and unique site conditions, indicate a need to explore a wide range of planning options. The following key parameters reflect specific opportunities and challenges for the Plan Area as well as emerging themes and established policy direction that will shape plan options.

1. **Stadium.** The existing Thunderbird Stadium is a major campus destination used for varsity athletics (soccer, football, and rugby), intramural recreation and Vancouver K-12 community sports. Through *GamePlan: UBC's Athletics and Recreation Facilities 20-Year Strategy*, the Board of Governors approved a rebuilt Thunderbird Stadium, funded as a cost of development, and directed that the stadium's precise location and the resulting Stadium Road Neighbourhood boundaries would be determined through the Neighbourhood Plan process.

The integration of a new Thunderbird Stadium is a unique characteristic and opportunity for the Stadium Road Neighbourhood. Initial consultation on Stadium Road identified concerns about potential noise and lighting impacts as well as vehicular and pedestrian traffic overspill and the potential for the Stadium to act as a barrier to movement. The consultation also identified the opportunity for a new Stadium to celebrate athletic excellence, recreation, and school spirit as well as to advance community well-being and to be a neighbourhood amenity.

- **Stadium Road Neighbourhood planning will look at stadium rebuilding options as part of the planning process that meets the needs of UBC Athletics and Recreation, manages impacts, and benefits the surrounding neighbourhoods.**

2. **Residential Development Capacity.** The Land Use Plan identifies neighbourhood area boundaries, general density parameters (average 2.5 floor space ratio across campus and maximum 3.5 floor space ratio per development site), maximum building heights (65 metres or approximately 22 storeys) and housing targets. In 2011, the UBC Board of Governors adopted residential floor space allocations for neighbourhoods on campus that would support a sustainable community and to transfer the floor space that would have been accommodated on the UBC Farm and other areas to new neighbourhoods (see Land Use Plan Next Steps: Neighbourhood Distribution Report, April 2011). The residential floor space target for Stadium Road Neighbourhood is 993,000 square feet. A reconfigured stadium site with a more efficient footprint will increase the development capacity within the Plan Area and therefore the total residential floor area.

Based on the insight gathered from the Phase 1 public engagement and stakeholder consultation, there is strong demand to address housing affordability and to support transportation improvements, but also concerns about the impact of higher-density development on community character, area infrastructure and services, and the natural environment.

- **Stadium Road Neighbourhood planning will explore a range of residential floor space options and configurations within the Plan Area from current practice and policy to more intensive or varied options that best address demands, and at the same time, concerns with neighbourhood fit and compatibility.**
3. **Housing Affordability and Access.** A prominent theme emerging from stakeholder consultation and public engagement is the need for affordable housing options for faculty, students and staff, and for a variety of housing types to accommodate a variety of household types and needs. Housing affordability and the supply of rental housing are serious challenges throughout the region and are key issues for faculty and staff recruitment and retention. The provincially approved Land Use Plan requires at least 20 percent of all units to be rental (half of that for faculty/staff) and the 2012 UBC Housing Action Plan is a Board approved strategic commitment to exceed that Land Use Plan standard and deliver up to 30 percent of all future units as rental (two thirds of that for faculty/staff). While the Housing Action Plan is the primary overview strategy and sets baseline delivery standards for housing affordability in terms of the scale of university investment across the Neighbourhoods, and the legal model and tenure options available, there is an opportunity at Stadium Road Neighbourhood to: explore the physicality and character of rental housing delivery; optimize affordability through planning and design; and explore opportunities to significantly increase the housing sites suitable for rental.
- **Stadium Road Neighbourhood planning will support Housing Action Plan targets and initiatives and will investigate how building and site planning and design can best contribute to housing affordability and choice and explore opportunities to significantly increase housing sites suitable for rental.**

4. **Commercial Development Capacity.** The Land Use Plan identifies Wesbrook Place as the primary village commercial area. Initial public input generally supported Wesbrook Place as the main commercial centre however there was also a desire expressed for small-scale and neighbourhood-serving commercial and complementary uses. There is recognition that commercial uses contribute to the development of a complete community and serve as valuable community gathering places. There is also an opportunity to include commercial uses related to a new Thunderbird Stadium.
 - **Stadium Road Neighbourhood planning will investigate the amount, type, scale and location of commercial uses and community amenities to serve area residents and to contribute to UBC being a complete community.**

5. **Building Types, Heights, and Densities.** The Land Use Plan calls for a variety of housing types. Current policy, including density and height limits, fit well with the common building types used in existing neighbourhoods. However, as the Stadium Road Neighbourhood planning process explores innovative housing types and seeks to find an appropriate balance between efficiency, performance and neighbourhood character/fit, there is motivation to explore density and height alternatives as well as housing types new to UBC.
 - **Stadium Road Neighbourhood planning will explore alternative building types and density/height scenarios including but not limited to the current Land Use Plan parameters to meet the principles and objectives of the planning process (e.g. less intensive forms of development adjacent to the Botanical Gardens and more intensive forms adjacent to transit routes, amenities and athletics uses).**

6. **Transportation Choices and Transit Opportunities.** The Stadium Road Neighbourhood Plan Area is strategically located between the main campus, Hawthorn Place, Wesbrook Place and other South Campus facilities and amenities. There is an opportunity to plan for improved connectivity from the South Campus area to the core campus with the development of the Stadium Road Neighbourhood. This includes improving local transit connections and service and planning for an eventual rapid transit connection to UBC. Although rapid transit service will not be in place for the short term development of the plan area, future scenarios may need to consider, in the longer-term, access to rapid transit and the transition to a more transit-oriented community (including the potential for a station somewhere in south campus).
 - **Stadium Road Neighbourhood planning will explore the transportation implications of future neighbourhood development including opportunities to improve connections between the southern and core parts of campus and future options including rapid transit expansion.**

7. **Adjacent Sites and Roads.** The Neighbourhood Plan will be a policy for the future development of lands within the Plan Area. However, in the course of planning, the surrounding context and neighbourhood linkages will be taken into account including surrounding roadways and edges including West 16th Avenue and East Mall. Sites immediately adjacent to the Plan Area, including the FP Innovations (Forintek) facilities, are not expected to be available for redevelopment in the short-term; however, their role in potential longer-term redevelopment scenarios will be considered.
- **Stadium Road Neighbourhood planning will consider future scenarios for adjacent sites, as they relate to the Neighbourhood, in the development of plan options.**

8. PRODUCTS

The primary outcome of the Neighbourhood Plan process is a document with policy direction for the Plan Area. The process will also produce a UBC Land Use Plan amendment application. Both are described in detail below.

The Neighbourhood Plan process will include secondary outputs such as research and discussion papers, lectures, technical analyses, online tools, workshops and community events. These outputs will create interest and awareness of the Plan process. They will also contribute to understanding and evaluating Plan options.

Neighbourhood Plan

The Stadium Road Neighbourhood Plan will provide detailed policy guidance on the following topics. These topics will span existing planning policy through to new thinking and ideas that emerge from analysis and consultation during the Plan process.

- *Vision:* A high-level description of the area's opportunities.
- *Principles:* Overall direction for more detailed Neighbourhood Plan policies.
- *Land Use:* The mix of development in the area. Stadium Road Neighbourhood is expected to be predominantly residential with community-oriented retail, amenities and a rebuilt Thunderbird Stadium. It may also include retail, research and institutional uses.
- *Building Height and Density:* The amount and scale of development in the area. The process will explore building height and density in the context of urban design best practice and community impacts like views and privacy. It will also explore tradeoffs for opportunities like improving housing affordability, providing amenities and improving transportation connections, including rapid transit.
- *Connections and Transportation:* The location, relative proportions and design of pedestrian and cycling connections, roadways, and transit connections. This will also include parking management strategies for the rebuilt Thunderbird Stadium and for adjacent uses like the athletics fields.

- *Housing Types*: Building locations, types and forms of development that contribute to the mix of leasehold, rental, and faculty/staff rental in the area. This will include opportunities to respond to changing demographics and housing affordability.
- *Community Amenities*: The amount and type of social and cultural facilities in the area, such as childcare. This process will also highlight opportunities to access existing facilities on campus.
- *Open Space*: The amount and type of open space in the area, including how the open space connects to existing areas on campus through the pedestrian greenway.
- *Sustainability*: Strategies and guidelines for green buildings, productive landscapes, enhancing biodiversity, and adaptability of ground floors of buildings to changing needs in the future.
- *Servicing*: Whole system strategies to provide and/or manage water, district energy, rainwater management and sanitary sewer.
- *Design Guidelines*: Detailed direction for the look and feel of buildings, open space, landscaping, streets and lighting to maximize the sense of place, community experience, well-being and social cohesion.

Land Use Plan Amendment

UBC's Land Use Plan includes a number of requirements for the Stadium Road Neighbourhood Plan. The Neighbourhood Planning process will likely result in a need to amend the Land Use Plan requirements. In particular, a rebuilt Thunderbird Stadium will result in a need to adjust the current Stadium Road Neighbourhood boundaries. Other Land Use Plan amendments may emerge from analysis and consultation during the Plan process.

The Land Use Plan amendment process would take place in parallel with the latter part of the Neighbourhood Planning process.

9. ROLES AND RESPONSIBILITIES

Who Creates the Plan?

UBC staff will manage the Neighbourhood Plan's creation through collaboration with the campus community and input from technical experts and external agencies.

The core UBC staff team will include Campus and Community Planning and UBC Properties Trust. A Steering Committee of senior representatives from across UBC will oversee the core staff team.

The campus community will help create the Plan through the robust engagement and public participation opportunities described in Section 10, below.

Who Approves the Plan?

The UBC Board of Governors approves the Neighbourhood Plan following a robust public engagement process.

The provincial government approves amendments to UBC’s Land Use Plan. If the Neighbourhood Plan process requires a Land Use Plan amendment, the Board of Governors would recommend the amendment to the province following a robust public engagement process and public hearing. A Land Use Plan amendment process would take place in parallel with the latter part of the Neighbourhood Planning process.

10. ENGAGEMENT AND PUBLIC PARTICIPATION

UBC will encourage the broadest possible community input in each phase of the Neighbourhood Planning process. The engagement will be led by Campus and Community Planning and include a number of events over each project phase.

Those to be engaged include: faculty; staff; students; existing campus residents; Musqueam First Nation; the University Neighbourhoods Association; specific user groups like UBC Athletics and Recreation and the Botanical Gardens; adjacent groups like the St. John Hospice and residents in the Promontory development; external groups like the University Endowment Lands, and Pacific Spirit Park Society; and agencies like Metro Vancouver, City of Vancouver or TransLink.

Planning Advisory Committee

A Planning Advisory Committee, made up of the campus community, supports UBC’s Neighbourhood Plans. Its role is to provide public input on the Neighbourhood Plan’s scope, options, analysis and recommendations. The Committee includes faculty, staff, students, residents, First Nations and external groups. UBC issues a call for interested participants and the Committee meets regularly over the entire Neighbourhood Planning process.

Technical Advisory Committee

A Technical Advisory Committee provides technical information required for the Neighbourhood Plan. The Committee includes UBC staff, consultants, and external groups such as the Vancouver School Board, TransLink, City of Vancouver and Metro Vancouver.

Engagement Opportunities

Broad public engagement is essential for the Stadium Road Neighbourhood Plan. UBC will encourage public engagement by sharing clear information about the Plan process and explaining how community input will be used. Public engagement opportunities will include traditional tools like open houses and online information sharing. The process will also explore more innovative engagement tools such as community education opportunities, fun and creative events, and compelling and dynamic visual presentations.

11. INDICATORS AND EVALUATION

To support evidence-based planning practice and to ensure that plan options and recommendations are calibrated for success relative to the guiding principles, a series of indicators will be identified and used for plan options evaluation and monitoring. The draft indicators are based on emerging themes and principles as well as research on innovative planning and evaluation frameworks.

12. PROCESS

The Neighbourhood Plan process is expected to begin in fall 2017 and take up to 18 months. The process will take place over four phases and may include amendments to UBC’s Land Use Plan. The table below describes the process and each phase in more detail.

PHASE	ACTIVITY	TIMING / DURATION
Phase 1: Setting the Stage	<ul style="list-style-type: none"> • Review relevant policy • Conduct initial engagement to inform scope leading up to Phase 1 • Identify best practices in neighbourhood design and engagement • Develop area profile, including: demographics, surrounding land use, built form, density, composition & mix; community services & amenities; social infrastructure; transportation connections (pedestrians, transit, bikes, vehicles, parking); noise; area character and identity; biodiversity; open space; water, sewer, rainwater infrastructure, etc. • Produce background documents (topic briefings, site survey, models, etc.) • Develop and engage community on draft principles • Finalize principles, key planning principles and planning process 	4 months Sept 2017 – Dec 2017
Phase 2: Key Directions and Scenarios	<ul style="list-style-type: none"> • Generate preliminary plan and policy scenarios, including the general location for a new Thunderbird Stadium • Develop visual studies and diagrams for: urban design, built form & open spaces; housing types and tenures; land use mix and street level animation; interface with stadium and adjacent uses; noise; parking; social / cultural amenity; views; pedestrian / bike corridors; street configuration and design; noise; energy and water systems, etc. • Conduct analysis (e.g., urban design, community impacts, economics, transportation network) • Evaluate preliminary plan and policy scenarios against principles and indicators • Identify necessary Land Use Plan amendments or changes to other UBC policies • Engage community in comprehensive input and review 	8 months Jan 2018 – Sept 2018

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<p>Phase 3: Plan Option Development and Evaluation</p>	<ul style="list-style-type: none"> • Develop final draft policy and plan options • Engage community in comprehensive input and review • Further refine preferred Neighbourhood Plan and policy details based on technical analysis and community input • Prepare the preferred Neighbourhood Plan for presentation to UBC's Board of Governors • Present the proposed Land Use Plan amendments to UBC's Board of Governors for referral to a public hearing 	<p>4 months Sept 2018 – Dec 2018</p>
<p>Phase 4: Final Plan</p>	<ul style="list-style-type: none"> • Present preferred Neighbourhood Plan for public review • Hold Public Hearing on Land Use Plan amendments • Present the public hearing results and finalized Neighbourhood Plan to UBC's Board of Governors • Submit recommended Land Use Plan amendments to the provincial government for approval. 	<p>2 months Jan 2019 – Feb 2019</p>