

Appendix I: Stadium Neighbourhood Phase II Survey Questions

Welcome

Join us in shaping UBC's next neighbourhood.

About the Neighbourhood

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.

We are into the second phase of the Stadium Neighbourhood planning process and we need your input and insights. In the first phase, we listened to the community about their current experiences of living at UBC and priorities for the future neighbourhood. What we heard was included in our [Guiding Principles](#) and informed the plan scenarios (included later in this survey).

This 18-month planning process for Stadium Neighbourhood will:

Provide opportunities to share your ideas and help shape this process from fall 2017 until spring 2019
Develop scenarios and options that will be used as tools identifying opportunities and soliciting input
Create a detailed plan that sets direction for housing types, amenities, academic and recreational uses, open spaces, transportation connections and more
Determine the location of a new Thunderbird Stadium

To see what we heard from Phase 1 of Stadium Neighbourhood public consultation, please see our project pages [here](#) and review our [Phase 1 Consultation Summary Report](#).



Where We Are Now

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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.

We want to hear from you about:

How we can plan for a livable and inclusive community. 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. How to plan a neighbourhood that benefits from, and contributes to, its natural environment.

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.



Privacy Notification

This privacy notification allows us to collect and release verbatim what we receive through the online survey. The contents of this public consultation may be made available for public viewing. Any personal information you provide in this Feedback Form is collected under the authority of section 26(c) of the Freedom of Information and Protection of Privacy Act. UBC Campus and Community Planning is collecting this information for the purposes of this consultation process. For more information about the collection of your personal information, contact Angelique Crowther, Specialist, Communications and Engagement, at (604) 827-3896 or by email at angelique.crowther@ubc.ca.

Neighbourhood Background

How We Live

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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 that 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, sustainable, and supportive of a strong and inclusive community.

Housing Action Plan: 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

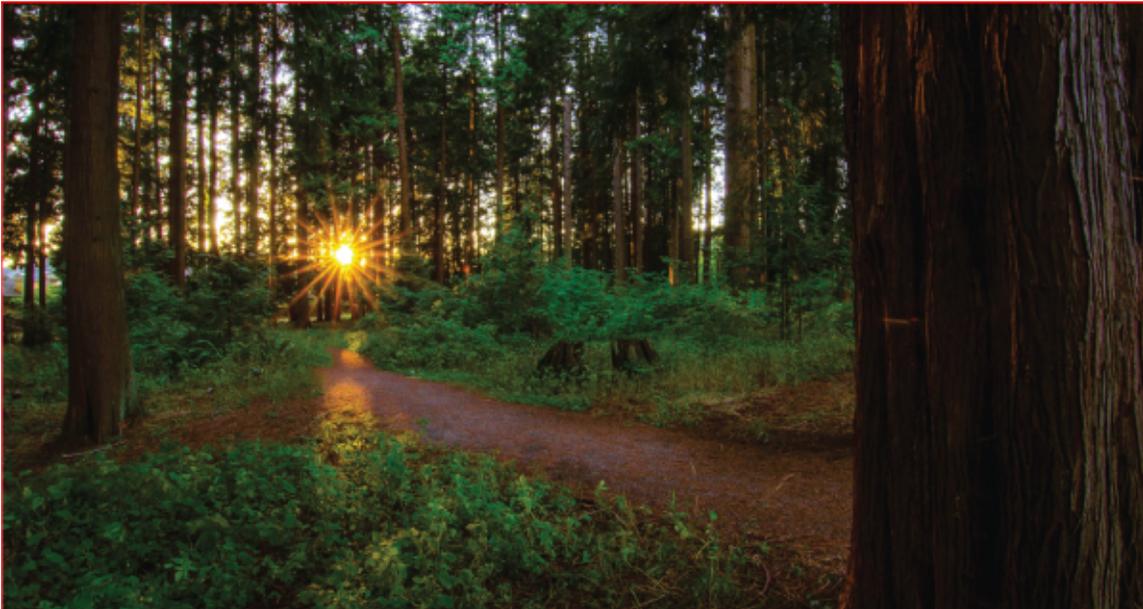
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Getting to and around UBC is a challenge. How can we best address mobility choice, safety, and reliability for everyone?

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.

How We Care



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?

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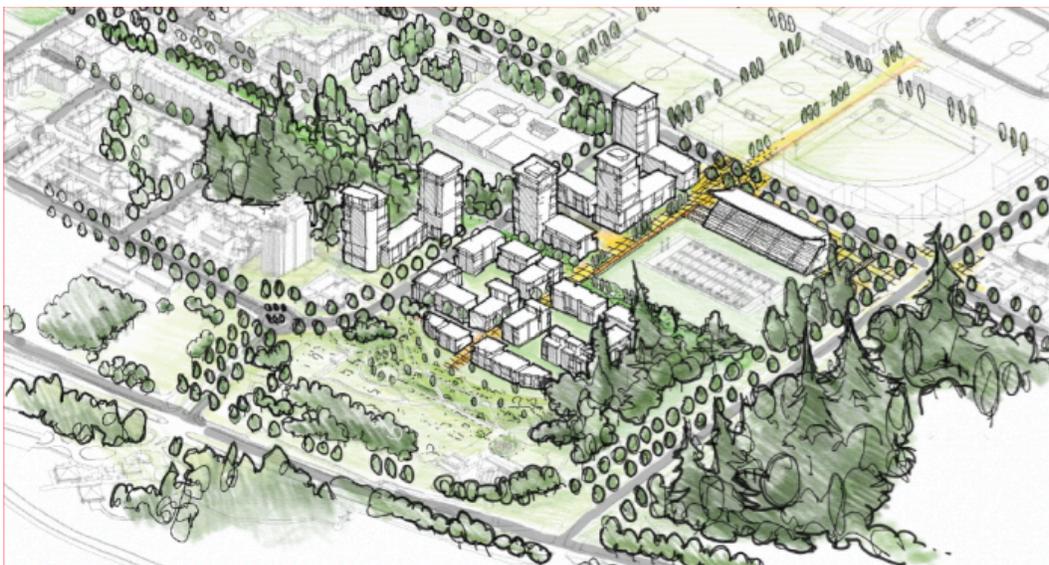
When planning for change, it's also important to value what exists. We heard clearly that Stadium Neighbourhood should be shaped by the culture of the UBC community and our responsibility to protect and enhance the natural ecology that surrounds us. We also see an opportunity to plan public and open spaces that supports active community life and sustains our environment and our mutual health and wellbeing.

Plan 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 scenario but to get feedback on the different ideas and approaches. Based on your feedback and our analysis, we will develop detailed plan options for consultation in the Fall.

Scenario 1



Stadium building on East Mall as part of an urban street Main Mall opens into a major community green space next to the stadium field A major east-west connection links Thunderbird Fields to the UBC Botanical Garden Density focused around Stadium Road

Scenario 2

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

Scenario 3



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

When thinking about these scenarios, how important are these opportunities to you? Please number your responses according to this scale:

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Not Important(0) Not Very Important(1) Somewhat Important(2) Very Important(3)

A strong connection between
the stadium and Thunderbird Park

Main Mall as an active community space
in the centre of the neighbourhood

A strong connection between the neighbourhood
and the UBC Botanical Garden

The stadium as a community amenity

Big Moves

Housing

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

Stadium Neighbourhood is planned as a mix of building types and arrangements to 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 midrise set amongst greenspace, we want to hear from you about your ideas of what the future of living at Stadium Neighbourhood could include.

Different ideas for housing include...

A Garden Neighbourhood

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Scenario 1



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

Scenario 3



- Mix of tall and midrise in current Stadium location
- Higher density in centre, along Main Mall
- Mixed use tower anchors new Stadium

An Urban Neighbourhood

Scenario 2

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

When thinking about housing, do you see Stadium Neighbourhood as...

A garden neighbourhood?

An urban neighbourhood?

Why did you choose that type of neighbourhood?

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

Big Moves

Neighbourhood Centre

Where is the heart of the future neighbourhood? Where do people gather, shop, connect and

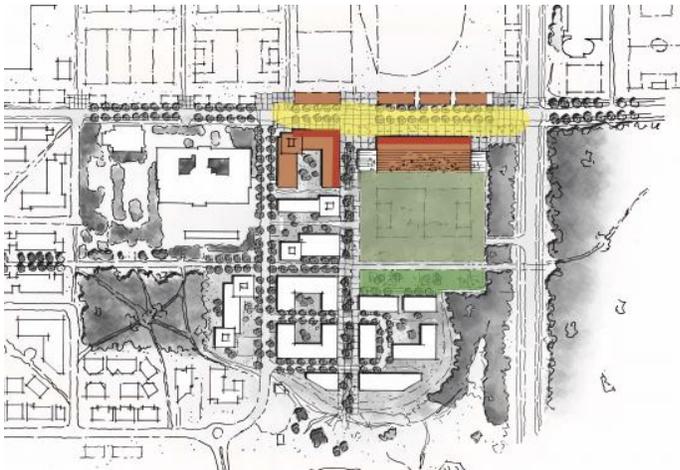
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participate in community life?

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.

Different ideas for the neighbourhood centre include...

A stadium-centered high street



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

A neighbourhood main street

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

A large urban room



- Plaza on Main Mall is centre of community and commercial activity
- Limited amount of commercial along one-sided Stadium Road
- Stadium is at the centre of Main Mall and community plaza

Do you see the centre of Stadium Neighbourhood as...

A stadium-centred high street ☐

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A neighbourhood main street

A large urban room

Why did you choose your most preferred option?

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

What types of spaces would you like to see within this commercial node?

Retail space

Academic space

Community space

Other: _____

What types of activities would you like to see in these new spaces?

Big Moves

Stadium

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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 the 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...

An East Mall energizer



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

A Main Mall destination

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- Stadium stays in same general location (same views as today)
- Stadium building supports an active plaza on Main Mall
- Stadium a focus of community activity (including health and wellbeing uses)

Overlooking Thunderbird Park



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

Do you see the Stadium as...

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An East Mall energizer [?](#)

A Main Mall destination [?](#)

Overlooking Thunderbird Park [?](#)

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

Big Moves

Built Form

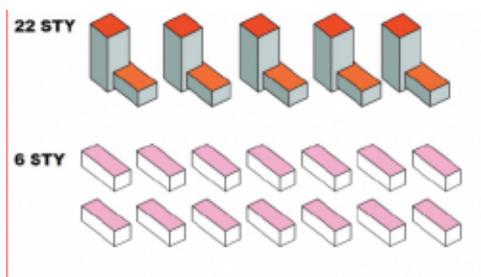
What is Being Delivered

The three Plan Scenarios are all illustrated with the same basic mix of building types: 22 storey towers and six 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 60% market lease, and 40% non-market/rental housing.

Options could include:

1. Shorter towers plus midrise buildings

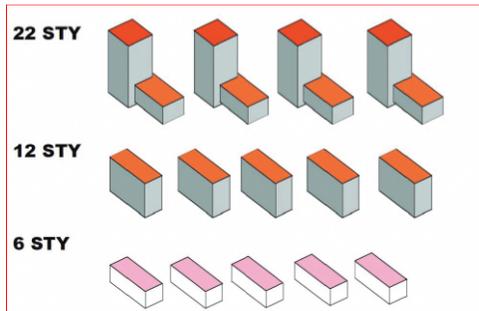


- Pros
 - Conforms to current Land Use Policy (22 storey)
 - Familiar building form for campus residents and developers
 - Broader towers provide more opportunity for shaping

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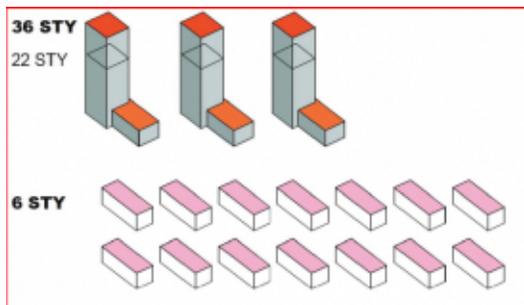
- Cons
 - More towers than other options
 - More view and shadow impact

2. Fewer towers plus more midrise buildings



- 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

3. Taller towers plus midrise buildings



- 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)
 - Towers visible from further distance

Building Heights: Taller buildings can achieve multiple benefits (as described above). 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

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asking the Province to change the Land Use Plan to allow more height to achieve some of these benefits.

In terms of building heights, do you see Stadium Neighbourhood with...

Shorter towers plus midrise buildings

Taller towers plus midrise buildings

Fewer towers plus taller midrise buildings

Anything else to add about building heights?

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?

Big Moves

Public Space

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

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A variety of public spaces are possible for Stadium Neighbourhood and they are illustrated in the Scenarios in different ways.

Which of the following types of open spaces are most important to you? Please number according to the following scale:

Not Important(0) Somewhat Important(1) Important(2) Very Important(3)

Central plaza space for events:

Active streetscape (ex. restaurants and shops):

Green open space (ex. courtyards):

Natural parkland (ex. forests and wetlands):

Children's play spaces:

Green roofs for rainwater management:

Community gardens:

What's important to you about public space for Stadium Neighbourhood?

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

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What's Important to You

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

Share one thing that we need to be most mindful of in the next phase:

What is your affiliation with UBC?

Student

Faculty

Staff

Neighbourhood Resident

Alumni

Multiple Affiliations (please specify)

Other: _____

Where do you live?

UBC Student Resident

UBC Neighbourhood

University Endowment Lands

City of Vancouver

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Other: _____ ?

What type of promotion convinced you to visit the website and fill out the survey today? (Select the best answer)

Campus + Community Planning Website ?

Advertising (newspapers used) ?

Facebook ?

Twitter ?

E-Newsletter (please tell us which one) ?

Email ?

Information Booth ?

Digital Signage/posters ?

A friend or colleague told me about it ?

Other (please specify): _____ ?

Thank You!

Thank you for taking the time to take this survey! We appreciate your insight and feedback. There is more work to be done and we look forward to continuing the conversation.

Ideas Workshop

Please consider attending our Ideas Workshop on April 7th from 12-4pm at the Wesbrook Community Centre. RSVP by Thursday, April 5th.

To RSVP to our Ideas Workshop, learn more and stay updated, visit stadiumneighbourhood.ubc.ca

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