

## Appendix IV: Stadium Neighbourhood Phase II Verbatim Open House Feedback

<b>Question:</b> <b>What's important to you in where and how the housing in the neighbourhood is planned, and why?</b>
If I can't afford to live in your neighbourhood, how will I be able to engage in the space? What free, community spaces will exist?
Tiny units(<15m2) 1. they are good if they are affordable (<\$850) and there is access to community/green space as proposer. 2) optimal for students
Scenario 1. good idea. The stadium is facing the natural landscape and so the neighbourhood. The garden neighbourhood may bring more healthy community than the other two
I think we should do a garden neighbourhood because you get a better view and better air
Scenario 2 steps over the property line and into the Botanical Garden significantly. This is not acceptable
Scenario land 3 imply the Alpine Garden edge of the Botanical Garden will be a line of buildigns. This is a concern, as it will affect the experience of (paying) visitors, and have a potential negative impact on the plant collections
Scenario 2 has parking access to stadium cutting through the Botanical Garden Rainforest. Can this access be moved East (above Pedestrian walk)?
This is a university with a 6000 student waitlist for housing. We need more student housing.
Scenario 1A will not lead into the Botanical Garden, as implied by the arrow, as there is no possibility of creating an entrance for visitors at that location
Scenario 2 is better for stadium location
Where is the student housing?
Main Mall is quiet community space which would be destroyed if too much commuting along it.
I like 2B the best. Less problematic than 1 and 3 with crowding
Scenario 2 better for transit and development of east mall
Affordable non profit housing. Min 20% subsidized RGI-type housing. Involve BCHMC and BCNPHA, CHF
Maximize ground oriented housing e.g. townhouse at base of 6 storey lowrise
Adaptability. Consider D.U. housing flexibility. E.g large span without structure support. Demisable party values see waterfront toronto
Housing mix - needs to define affordable rental percent min 20% nonprofit
Accessibility provide 100% adaptable DU BCBC adaptable housing standards
Where is the student housing?

<b>Questions:</b>
<ul style="list-style-type: none"> <li>• What's important to you in where and how neighbourhood centre is designed, and why?</li> <li>• What types of uses and activities (including retail, academic, community space) would you like to see within this neighbourhood centre?</li> </ul>
Grocery! And coffee shops / study spaces
Probably moving a stadium is good idea to allow better connections between heighbourhoods
The neighbourhood should have the best landscape view, which is why I prefer (C) a large urban room. Besides, we do not want fans to get distracted from the game if they can have a nice landscape view as in (B) neighbourhood main street and even in (A) a stadium centered highstreet.
Collaborate with indigenous community for outreach and awareness benefits shared new area and museum
I'm against large concrete plazas. Large concrete areas like University Commons seem like incredible wastes of potential green spaces and they are useless in the rainy winter

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Traffic on Thunderbird boulevard from West to East Mall has increased significantly since the new student housing was built. Try to divert traffic from using Thunderbird as major artery.
Connect retail, restaurant with active space and plaza space so it doesn't just become a shopping street but community space.
Important amenities like groceries should be built in for convenience and to dampen car traffic.

<b>Question:</b> What's important to you in where and how the stadium is planned, and why?
Accessibility
Noise! Keep stadium in current location B
Special events parking
The direction of the field in the Stadium should go East-West, not South-North, otherwise the goalie in the north goal will be in disadvantage for receiving the sunlight directly to the eyes
Traffic jam? Parking spaces?
1. Why do we need a stadium? 2. What is the basis for a 5000 seat capacity? 3. Who is to pay for the RCMP policing for the events. The UEL residents should not be stuck with paying for that part of the bill. 4. The student culture at UBC has changed - large sporting events are not of interest to them. 5. If there is to be a stadium it should be park into ground to mitigate the noise level.
Really emphasize biking and walking to make a safe space for kids
Woodworking shop for residents
Do not let donors drive developments.
Maker space
This is a university. We need to prioritize academic space
We do not need a new stadium. We need academic spaces.
Where will the stations be? Has that been involved in the planning at all?

<b>Questions:</b>
<ul style="list-style-type: none"> <li>• What do you think about increasing building heights above existing policy (22 storeys) if it means fewer towers or more slender towers?</li> <li>• 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?</li> </ul>
Option 3! Work with authorities to allow better density, while maintaining public space / open areas.
Yes bigger buildings, but with an amount of green space.
Hampton place views
Taller buildings - more spaces for people
The lower the better
option (1) better. could townhouses be an option? It may bring familiar ambiance to the environment
Option 1 is better because the bigger towers can block the view of smaller buildings!
Prefer #1 but ensure townhouse, ground oriented unites maximise @ lowrise buildings
Where is the student housing?
Who will manage buildings? Strata council will not work
Changes the landscape and sets a precedence. 22 is high enough!
#2 is best!
Ponderosa-like buildings but with more green areas and less concrete plazas
Whatever is most carbon efficient

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I would prefer taller buildings to allow more open space - leaving more options for green and community areas
I think option 2 with a mix of towers, midrise and low-rise
Building 36 storey will destroy presine UBC skyline and will attract more and more foreign investors as local people would not afford the housing price in skyrises
UBC Properties Trust execs make \$400,000 per year. That's where the \$ will go.This is a red herrings. There is no way the money will go to the endowment
No highrise. Bad enough as it is.
Tall buildings create for too much shade /will kill trees, etc.
Do not like the tall high rises. Out of the options, perhaos #2 or #3
Parking? Make sure there is enough.
Where does the shadow fall in each scenario on Botanical Gardens and Rhodo Wood?
Where does the noise of the Stadium go in each scenario? Should go SE
Drainage? For the garden? For Rhodo Woods?
Preserve the nature strip at the end of main mall. Extension of rhodo forest.
If you get approval for 36floors, stick to three towers only, keep them away from Rhodo forest
How wide are you planning the tallest building?
Don't build towers on main mall. Access only from stadium drive

<b>Questions:</b>
<ul style="list-style-type: none"> <li>• What's important to you about public space for Stadium Neighbourhood?</li> <li>• What other types of public spaces should we be thinking about?</li> </ul>
Bad weather. Who uses an outdoor plaza when it is raining? How could they?
Bike park, skate park, basketball courts
green open spaces with built-in opportunities for activities e.g. some climbing structures or sculptures
I think © because then adults and kids can play because (E) is for kids not so many adults and © helps both play
Community gardens and natural and participatory landscapres
Great to have a variety of outdoor space and enjoy them year-rounds! Most of them if not all of them should be GREEN
Less concrete, more green spaces and seating/areas to meet up
Loop / sidewalk better than central palza. Like NYC skyline. Maybe on shore front trail also?
Private/semi private courtyards better than plaza
Need more children's areas to accommodate so many new residents.
I'm concerned about the noise in the plaza. Will there be the time limits. i.e. until what time can a post-game party take place?
The rooftop usage is a great idea. Brings community feeling. BBQ areas, gardens, sun tanning, etc.
We need corner store with milk, fruit, etc. So no need to drive / walk to save on for little things
Need more restaurants

<b>Question:</b>
<b>Share one thing that we need to be most mindful of in the next phase:</b>
I am a middle class person and highly doubt I will be able to afford to live in this neighbourhood. Is UBC acknowledging their participating in dissolving the middle class?
Area needs or should include variety of facilities to be lively
Grocery stores

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Can look at the planning of NUS Utown! Have been there for summer exchange! It looks really good!!
HOW MUCH WILL RENT BE? WHY ISNT THIS NUMBER AVAILABLE IN THIS OPEN HOUSE
With will 60-70% be non-rental? What students can afford to BUY property?
A lack of guaranteed affordable housing in the area would serve to stratify the residents of UBC economically, in a bad way that doesn't serve the university or Metro Vancouver. UBC residents should be in touch w the greater community needs and realities.
Increase tax rate?
Skytrain to UBC (When will this happen?)
What's the environmental impact?
Scale up CIRS technology - residential mix use, what did we learn, design process
Support local BC producers and services
Affordability for students
Add more detail on the pictures
Maximise student housing / affordability
UBC Botanical Gardens Alpine Garden and Rainforest Garden will experience significant impact. PLEASE work closely in developing the plans as you move forward to ensure existing boundaries are respected and clear to all involved. UBC has in some cases previously demonstrated little regards for this in some situations and it would be great to foster a more trusting working relationship. Current plans show parking access cutting through collections space, plaza mall space overtaking collections space, or reallocation realignment displacing important and limited back of house space
UBC needs more retail
The natural beauty of campus is what people talk about. Not the artificial landscapes. Do not destroy what we have.
UBC Botanical Garden is a world-renowned plant museum. The collections, property lines, and visitor experience need to be respected and protected
This is a university. Academic space must be priority, including student housing (not market housing)
UBC needs more restaurants!
There is a definite need to bring more transit to south campus
East Mall pavement and cycling and parking do not work well together. This must be improved
This hasn't happened on main campus. Why should we believe it will happen here?
There is a campus cycling network? Where?
Encourage bicycle use on campus vs hopping on a bus. Encourage fitness and lower carbon footprint
Not fair - high. (we don't want cars on campus)
East Mall: the boulevard should be maintained - open visual space is needed and should be respected
How did that work out on U Boulevard [water feature]? The whole thing was recently torn up and replaced at great expense.
UBC Botanical garden's rainforest garden demonstrates, teaches, and promotes these natural landscapes. Yet, all design options show impact, reduction, or fragmentation of this often-overlooked garden space. Let's ensure the garden that has been promoting an appreciation for our regional natural heritage for over 40 years isn't negatively impacted