

Appendix VI: Stadium Phase 3 Consultation Resident Forum Notes

October 1, 2018 6 PM-8 PM

UNA Residents Forum

Approximately 70 people attended the forum

C+CP Staff: Joanne Proft, Associate Director, PD, Allison Jones, Community Planner, PD
Aviva Savelson, Senior Engagement Specialist, PD, Angelique Crowther, Specialist, Communications and Engagement, PD, Gerry McGeough, Director, PD, Michael White, Associate Vice President, PD

The forum took place on Monday October 1st at Wesbrook Community Centre. Approximately 70 people attended the forum. Since the target population was for UBC residents, it is assumed that the majority of the people who attended the forum live and/or work at UBC. The key forum themes were: housing, heights and density, Stadium, ecology and preservation of Rhododendron Wood, parking, amenities, building form, vision, governance, Vancouver School Board, construction phasing and safety.

A few residents asked more than one question.

Main concerns: UBC is not downtown, parking is needed, avoid leasehold becoming investment property, neighbourhood needs another grocery store.

Q&A:

- 1) Q: Will the community garden south of Rhododendron Wood require replacement?

A: The garden will be replaced within the new Stadium Neighbourhood. A wide east-west pedestrian promenade will link Thunderbird Park to a Botanical Garden overlook with outdoor amenity areas along the way (such as community gardens). North-south green corridors connect to Rhododendron Wood, the Botanical Garden overlook, and forested areas to the south.

- 2) Q: For the Stadium relocation how will spectators be accommodated? Where will spectators sit?

A: The stadium will include a variety of indoor and outdoor amenity spaces to support athletics and recreation and include shared spaces for the community. The stadium building on East Mall will include covered seating with integrated landscape seating on the north and west sides. Space for temporary bleachers along Main Mall will provide overflow seating, for an overall capacity of up to 10,000 spectators.

- 3) Q: Faculty and staff should be consulted to determine housing requirements. The President's office should also be consulted.

A: UBC's Land Use Plan and Housing Action Plan guide the decision making for the number of units to be developed as affordable student, staff and faculty housing in Stadium Neighbourhood. The AMS petitioned for an increase to the total amount of square footage allocated to housing for the university community within Stadium Neighbourhood and this is being explored.

When the Final Plan goes to the Board of Governors in February, it will include proportions of:

- restricted rental housing for faculty and staff
- market rental for the university community
- leasehold housing

- 4) Q: The Wesbrook Save on Foods is crowded, there are significant line ups and the wait times are long.

A: Stadium Neighbourhood amenities (including retail, child care, academic / flex space, and community shared space in the stadium) will be accommodated with approximately 120,000 sq ft of space. A mid-sized grocery store is planned for the northeast corner of the neighbourhood and will serve Stadium residents and residents not currently served by amenities such as Hampton Place.

- 5) Q: How many families can be accommodated in 1.5M sq ft of development?

A: The plan assumes an average of 2.3 people per household (per Census Canada assumptions) which averages out to about 3500 people. Faculty and staff who expect to start families while living on campus will require childcare in the neighbourhoods.

The Vancouver School Board (VSB) and provincial government are responsible for schools. UBC will further engage the VSB to explore opportunities to take advantage of the fully-serviced Wesbrook Place site UBC has set aside for a future elementary school. For retail and service space, the current Plan options include community spaces, childcare, and space for a medium-size grocery store. We will take the time to work closely with the VSB and other partners to explore the strategy and timing for delivering these facilities, ensuring community service levels support the neighbourhood development.

- 6) Q: The development trajectory is slating high-rises equivalent to high density developments in downtown Vancouver. UBC is not downtown.

A: Building heights have been a key concern from some, including the impact on character, views and shadowing. The proposed heights include slender tall buildings that in turn enable more ground area for midrise affordable housing and open space. The Plan process has thoroughly tested the urban design, view and shadow impacts of this height. The analysis supports varied tower height to a maximum of 32-storeys in order to minimize shadows and maintain views (while tested as high as 36 storeys, staff conclude that stepped buildings and lower heights best achieve the guiding principles). As part of this analysis, and in response to community concerns about the social experience of high-rise living, the Plan process is exploring strategies such as social amenity floors integrated in buildings, coordinated amenity and facility access, and increased community services within walking distance.

- 7) Q: How and why was the land area allocation increased from 900,000 sq ft to 1.5 million sq ft to 1.8 million sq ft? Why has it not been considered to reduce the number of leasehold units in order to increase faculty and staff units rather than increasing the total amount of sq footage across the entire Stadium neighbourhood site? How much of the development will be sold?

A: The Stadium Neighbourhood Plan options provide 1.5 million square feet of residential development to support the academic mission. This reflects Board of Governors direction to: (1) site a new stadium on a more efficient footprint, resulting in more site area for residential use; and (2) deliver more housing for UBC faculty, staff and students, including rental and faculty/staff restricted

rental. In response, the current Plan options provide at least 600,000 square feet of rental and restricted rental housing – 40% of the total, a doubling from the amount previously planned for the area. The Board of Governors has also reconvened its Housing Action Plan Working Group to work in parallel with the Stadium Neighbourhood Plan process to explore expanding faculty ownership options across the campus, including within Stadium Neighbourhood.

- 8) Q: I strongly oppose the reproduction of the building form at Gage towers (student residences) and hope that you don't continue that mode of development on campus. How much will be the new development contribute to the endowment?

A: Revenue generated from the sale of leasehold units contributes to the endowment. In addition, the new stadium will be funded (approx. \$50 million) as a cost of development. There is significant demand for more faculty ownership programs, and the endowment would also support this. The Gage towers (Exchange Residence) is a student residence and will not be reproduced within Stadium Neighbourhood.

The proposed heights include slender tall buildings that in turn enable more ground area for midrise affordable housing and open space. The Plan process has thoroughly tested the urban design, view and shadow impacts of this height.

- 9) Q: What is the long-term vision for the Stadium Neighbourhood? What is the vision for when it is fully built out? Are there best practice comparisons?

A: UBC builds neighbourhoods to create vibrant 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. The vision for Stadium Neighbourhood is to create a highly livable attractive and sustainable community that attracts and retains UBC talent, and contributes to regional sustainability. Staff undertook a number of case studies of urban neighbourhoods globally to learn from best practice. As well, a research group has been evaluating the proposed Stadium Neighbourhood plan against a number of indicators for sustainable community performance. These can be found on the project website.

- 10) Q: What is the expectation from the planning process regarding schools? What can be done by UBC can educate their children on campus?

A: Three existing schools serve campus, VSB is responsible for planning, UCB provides the site, school board builds the building. Not a UBC specific problem; problem across Vancouver

The Vancouver School Board (VSB) and provincial government are responsible for schools. UBC will further engage the VSB to explore opportunities to take advantage of the fully-serviced Wesbrook Place site UBC has set aside for a future elementary school. For retail and service space, the current Plan options include community spaces, childcare, and space for a medium-size grocery store. We will take the time to work closely with the VSB and other partners to explore the strategy and timing for delivering these facilities, ensuring community service levels support the neighbourhood development.

- 11) Q: How can the planning process ensure the Rhododendron Wood survives?

A: The Stadium Neighbourhood Plan process has included detailed analysis of a number of issues of community concern and is committed to preserving Rhododendron Wood. Analysis from our ecologist

indicates minimal impact on the Woods from shadows, and the Neighbourhood Plan will identify specific policies for ensuring appropriate setbacks and other measures to protect Wood.

- 12) Q: How is UBC accountable for community participation at different phases of consultation? How will participants be assured that they are being heard?

A: There is a Consultation Summary, approved by the BOG, for Phase I-III and posted on the website. The written and verbal comments are summarized at the end of each Consultation activity and summarized.

At its December 2018 meeting, the UBC Board of Governors will receive an information update on the Stadium Neighbourhood Plan, including the emerging preferred option. From now until February 2019, staff will continue to work closely with the community and advisory groups to address the three areas of concern above. In February, the Board of Governors will receive the final Neighbourhood Plan and consider referring the consequential Land Use Plan changes to a public hearing and subsequent provincial approval.

- 13) Q: What per cent of the Board of Governors are developers themselves?

A: There are 21 members of the Board of Governors, 2 are developers.

- 14) Q: What is the present capacity for parking? There is support for building a lot of parking.

A: All parking will be underground. Stadium will have one level of underground parking for events. Thunderbird Stadium parking garage will serve for big Stadium events. UBC has conducted parking studies and does not want to spend money on parking we don't need. There will be some on street parking including pick up drop off. There will be no surface parking lots. Increased modes of transit use support a more sustainable approach to parking in Stadium Neighbourhood.

- 14) Q: Walking is not always an option and parking is needed. Parking is a contentious issue with the growth in student enrollment.

A: Comprehensive transportation studies have concluded that the neighbourhood development can be managed through strategies and policies supported by UBC's Transportation Plan, including:

- Prioritizing walking, cycling and transit, including the arrival of rapid transit to campus
- Locating the new Thunderbird Stadium at the corner of 16th Avenue and East Mall to minimize event day movements through residential areas
- Accommodating parking for all new development primarily underground, in existing parkades, and with some on street parking near Thunderbird Field
- Applying traffic calming principles to the neighbourhood

- 15) Q: How will density impact the Rhododendron Wood, trees, wildlife, and impact on the gardens?

Ecologist found that there would be limited shading impact on the Wood from towers; Towers siting and massing is slender with orientation on the north south direction. the Neighbourhood Plan will identify specific policies for ensuring appropriate setbacks and other measures to protect Wood.

UBC also has bird friendly design guidelines that will be incorporated into building design and new open spaces including reforested area will have plantings to create habitat to support native species.

16) Q: When does construction start and will the project have phased development?

A: the stadium will be the first thing to be constructed, following approval of the Land Use Plan and final approval of the Neighbourhood Plan. Best case, 2 ½ - 3 for construction to start, 2 years to construct. Neighbourhood will start construction after stadium, beginning with faculty-staff housing. Routing of truck traffic will need to be part of a construction management plan to limit impacts.

17) Q: Whom do you imagine living in the 900K sq ft of market rate housing?

Do you imagine the people paying \$2M+ for their units will be committed to living in the community?

A: We don't expect it will be much different than the people who currently live here. Can't predict the market. As mentioned, we are looking at ways of increasing housing for the UBC community, through more rental and ownership options.

18) Q: In the Wesbrook development many of the units are investment properties. The principle concern is how to avoid the Stadium units becoming investment properties?

A: Stadium seeks to address the issue of social cohesion. We want to design for to maximize social interaction and for amenities and services within walking distance can be a catalyst if set up the right proportions.

19) Q: What is the proportion of faculty and staff at Hawthorn? The point is that I like the culture of the neighbourhood as it is. I don't see how adding 4 towers is going to keep the quality of life that I have.

A: Land Use Plan has target of 50% rental and 20% for faculty-staff (HAP has 30% target). Acknowledge that there is frustration around ownership (tax issues). UBC HAP is trying to resolve. Re. quality of life impacts on Hawthorn, density can be done well with a thoughtful design to support livability of the new & existing neighbourhoods.

20) Q: Housing units are too small for growing facilities.

A: Unit sizes will be determined according to demand/need. Anticipate that there will be a range of sizes suitable for families. As well, design will be looked at and ensure spaces like community gardens and amenities to support living in multi-family buildings.

21) Q: How will traffic and parking be balanced with pedestrian flow? Where will the pedestrian connections be in the Stadium Neighbourhood?

A: East Mall as a primary pedestrian & bike route. Main Mall will always remain a parklike promenade, with bike paths and amenities that make it vibrant all the way to and from Wesbrook to academic campus. The connection will be reinforced to Thunderbird park – with East West link through the park. Fields are active and encourage a pedestrian flow.

22) Q: The Wesbrook Place grocery is crowded, there is a need for more grocery stores in the neighbourhoods.

A: Medium size grocery store will be part of Stadium Neighbourhood.

October 2, 2018 5:30 PM-7:30 PM

Stadium Neighbourhood Planning Mandarin Language Forum – Translation of Written Questions and Comments from Forum Participants from Mandarin to English

Approximately 60 people attended this forum.

The forum took place on Tuesday October 2nd at Wesbrook Community Centre. Approximately 50 people attended the forum with a Mandarin Language Facilitator to address queries that could not be conveyed in English. During the forum, attendees requested that they write questions to be translated and submitted at a later time to ensure that all concerns were acknowledged. The questions have been translated and the responses refer to a general response letter to queries that have been received at UBC Campus and Community Planning as well as specific responses to concerns that are outside the scope of the letter.

Q&A:

- 1) Q: What is the FSR and does it also include the Stadium?

A: Likely to be approximately 2.2 Gross FSR including parks and internal roads.

- 2) Q: Has the Provincial Government approved the proposed FSR?

A: No. The proposed Plan Options for the Stadium Neighbourhood Plan will trigger changes to the Land Use Plan. These include updating the neighbourhood boundary (to reflect the new location of the stadium) and changing building heights and densities. A Land Use Plan amendment requires a public hearing (in early 2019) and Provincial approval.

- 3) Q: Such housing density will have serious impact to schools and traffic for the livelihood in UBC. This crazy plan will make warm and quiet living for residents more remote.

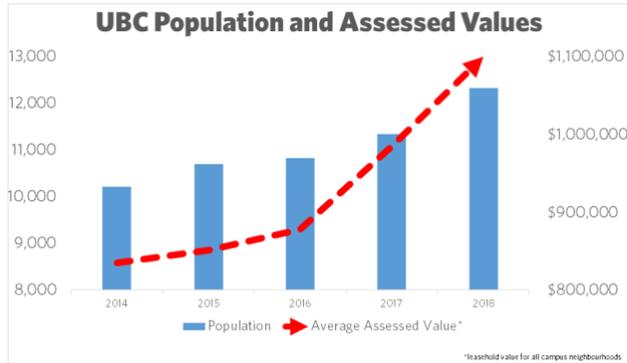
A: As with all community planning across the region, we have heard a broad range of interests and concerns for Stadium Neighbourhood: the need for affordable living options for the UBC community; the amount and height of proposed housing development; the nature of green space; how community services like schools can support growth; transportation and parking; and how to integrate a new Thunderbird Stadium with a livable community.

- 4) Q: The south area of UBC development density is already exceptional - comparable to downtown centre and now is happening to this area. I object to such proposal.

A: Building heights have also been a key concern from some, including the impact on character, views and shadowing. The proposed heights include slender tall buildings that in turn enable more ground area for midrise affordable housing and open space. The Plan process has thoroughly tested the urban design, view and shadow impacts of this height. The analysis supports varied tower height to a maximum of 32-storeys in order to minimize shadows and maintain views (while tested as high as 36 storeys, staff conclude that stepped buildings and lower heights best achieve the guiding principles). As part of this analysis, and in response to community concerns about the social experience of high-rise living, the Plan process is exploring strategies such as social amenity floors integrated in buildings, coordinated amenity and facility access, and increased community services within walking distance.

5) Q: Will there be an impact to the housing value for UBC's perpetual development scheme?

A: It is impossible to predict the future, however, property values have grown significantly as UBC's neighbourhoods have developed. From 2014 to 2018, the average property assessment value for a market leasehold strata unit at UBC increased from \$835,000 to \$1.1 million as the population grew more than 20%.



6) Q: Admission of children in schools should be considered at the same time when 3,800 people move into the area. When will the new school be built?

A: On schools, the Vancouver School Board (VSB) and provincial government are responsible. UBC will further engage the VSB to explore opportunities to take advantage of the fully-serviced Wesbrook Place site UBC has set aside for a future elementary school.

7) Q: What is housing percentage for faculty staff? How can it achieve to 50% if lease hold housing is developed so rapidly in two current developing areas?

A: The development of Stadium Neighbourhood residential buildings will likely begin following completion of Wesbrook Place. The current Plan options provide at least 600,000 square feet of rental and restricted rental housing – 40% of the total, a doubling from the amount previously planned for the area. The majority of this rental housing of which is for faculty and staff. The Board of Governors has also reconvened its Housing Action Plan Working Group to work in parallel with the Stadium Neighbourhood Plan process to explore expanding faculty ownership options across the campus, including within Stadium Neighbourhood.

8) Q: Height of towers should be limited to less than 22 stories.

A: Building heights have also been a key concern from some, including the impact on character, views and shadowing. The proposed heights include slender tall buildings that in turn enable more ground area for midrise affordable housing and open space. The Plan process has thoroughly tested the urban design, view and shadow impacts of this height. The analysis supports varied tower height to a maximum of 32-storeys in order to minimize shadows and maintain views (while tested as high as 36 storeys, staff conclude that stepped buildings and lower heights best achieve the guiding principles). As part of this analysis, and in response to community concerns about the social experience of high-rise living, the Plan process is exploring strategies such as social amenity floors

integrated in buildings, coordinated amenity and facility access, and increased community services within walking distance.

- 9) Q: Don't need to compare heights of buildings in UBC to other areas in Vancouver and think that the height is lower in UBC. The important thing is to maintain character so that it will be different.

See above.

- 10) Q: Heights and form will vary. Encourage you to participate in workshops that have urban design and form components.

See above.

- 11) Q: The planning of the Stadium will be integrated in the neighbourhood but part of the seating can be used by the residents at any time – this is too far-fetched. Need to show the positive impact of the stadium to the neighbourhood.

A: The stadium will include a variety of indoor and outdoor amenity spaces to support athletics and recreation and includes shared spaces for the community. The stadium building on East Mall will include covered seating with integrated landscape seating on the north and west sides. Space for temporary bleachers along Main Mall will provide overflow seating, for an overall capacity of up to 10,000 spectators. Emphasis will be on daylight and visual connectivity to outdoors and street level amenities focused towards activating and creating an urban street front on East Mall. There are potential integrated amenity and social spaces for the East West Promenade. A construction management plan for the Stadium re-development will reduce noise and disruption.

- 12) Q: If there is a big event in the stadium, where will people park?

A: Underground Stadium parking will provide for day to day uses and is to be shared with parking for adjacent commercial uses. Parking for large events and for special events (ie VIPs and accessibility) will be accommodated in the Thunderbird Parkade as is the case today.

- 13) Q: What is the timeline for your plan?

A: Contingent on Land Use Plan Amendment approval and final approval of the Neighbourhood Plan, it could take approximately 10-15 years to build out the neighbourhood.

- 14) Q: Does Rapid Transit have a concrete plan on new station location?

A: UBC's Board of Governors has approved a Rapid Transit Strategy, including two campus transit stations. One station would serve the academic core. The other would serve the residential community in the south of campus. UBC is exploring station location options through a technical exercise with TransLink and partners.

- 15) Q: When will the new elementary and high school be built?

A: Before presenting the Final Draft Neighbourhood Plan, the Administration will undertake further analysis to confirm school capacity, retail space such as grocery stores, and services including child

care in particular. This will include engagement with the Vancouver School Board to explore monitoring and acting on population growth as it pertains to campus school capacity, including a better understanding of the timing for opening an additional elementary school on the site that UBC has set aside in Wesbrook Place.

16) Q: Community Planning is not just about housing. The plan should include amenities such as school, traffic etc. Right now it is just like a housing plan!

A: Both options include up to 130,000 sq ft of shared amenities and facilities that would support the needs of both new and existing residents. Amenities and services are geared toward serving the needs of local community, and shared spaces to foster social connection for local-scale commercial uses, community amenities and public spaces. There is high demand for shared amenities that support affordable living and minimize the need for a car.

17) Q: Why not deal with problems such as admission of children in school and traffic before finalizing the plan? How can we trust the good relationship between UBC and VSB will maintain after implementation of the plan?

A: Comprehensive transportation studies have concluded that the neighbourhood development can be managed through strategies and policies supported by UBC's Transportation Plan, including:

- Prioritizing walking, cycling and transit, including the arrival of rapid transit to campus
- Locating the new Thunderbird Stadium at the corner of 16th Avenue and East Mall to minimize event day movements through residential areas
- Accommodating parking for all new development primarily underground, in existing parkades, and with some on street parking near Thunderbird Field
- Applying traffic calming principles to the neighbourhood
- Preserving a greenway corridor to connect the academic campus and Hawthorn Place to Wesbrook Place, and developing new pedestrian connections to Thunderbird Field and further east.

See above regarding schools' coordination.