

THE UNIVERSITY OF BRITISH COLUMBIA

FOR INFORMATION ONLY


FORWARDED TO: BOARD OF GOVERNORS ON RECOMMENDATION
OF PRESIDENT STEPHEN J. TOOPE

APPROVED FOR SUBMISSION:



Stephen J. Toope, President & Vice-Chancellor

DATE 18/11/11.

PRESENTED BY: Pierre Ouillet, Vice President – Finance, Resources and
Operations 
Stephen Owen, Vice President – External Legal and
Community Relations
Nancy Knight, Associate Vice President, Campus and
Community Planning
Joe Stott, Director, Campus and Community Planning

DATE OF MEETING: December 1, 2011

SUBJECT: Wesbrook Place Neighbourhood Plan Amendments

DECISION REQUESTED: That the Board adopt the amended Wesbrook Place
Neighbourhood Plan as presented in Attachment 4 and
authorize the Administration to seek subdivision and
related approvals from the provincial government.

EXECUTIVE SUMMARY:

The Board of Governors adopted the South Campus Neighbourhood Plan in 2005. Since its adoption, the Board has approved the Vancouver Campus Plan (2010) and the amended Land Use Plan (2011) both of which have implications for the Neighbourhood Plan, particularly the remaining portions of the neighbourhood development program.

In June, Campus and Community Planning initiated the consultation process to amend the South Campus Neighbourhood Plan to align its policies with the amended Land Use Plan.

The amendments to the neighbourhood plan have followed a rigorous planning process that is equivalent to the one used to approve the original neighbourhood plan. The number of opportunities for formal engagement equals that of the process to amend the Land Use Plan, which exceeded the requirements of the Minister of Community, Sport and Cultural Development.

Through a three phase consultation process, the planning team has responded to community concerns about the number of high-rise buildings, traffic congestion, parks and open space, amenities, overall density and the timing and transparency of the consultation process.

The main adjustments to the neighbourhood plan amendments to respond to input include:

- Reduction of the number of high-rise buildings and restriction of these buildings to the eastern edge of the neighbourhood where the shadowing impact on community livability is minimized;
- Maximization of the number of six-storey wood frame building sites for delivery of more affordable wood frame housing;
- Introduction of a policy that requires a minimum separation of 30 metres between high-rise buildings for privacy and views of the forested edge, which exceeds the City of Vancouver's standard of 24 metres. It is expected that the average separation will be 45 metres with a range from 30 to 70 metres.
- Introduction of three new transportation measures to address congestion concerns – a new road exit to West 16th Avenue at the northeast corner of the neighbourhood, a new road connecting the grocery store parking lot to Birney Avenue to the south by the community centre to divert congestion from Wesbrook Mall, and treatment of the Berton Avenue entry to the grocery store parking lot as a one way road leading into the parking area.
- Documentation of the parks and green space in the neighbourhood and demonstration that this area exceeds the Land Use Plan requirement of 1.1 ha per thousand population.
- Review of the capacity of the expanded community centre to document that it has been planned for a population of 18,500 which exceeds the projected neighbourhood population of 12,500. Another community centre is planned for Acadia under the Land Use Plan.
- Provision of a site for a new elementary school.
- All feedback submissions are on file with the UBC Board Secretary. They have been summarized with considerable detail in the consideration memo, which exceeds typical municipal practices. Additional information meetings were added during Phase 3 of the consultation process in response to community requests.

The proposed amendments strike a balance between improving housing choice and affordability through development of six-storey wood frame buildings, and distributing the transferred floorspace in the neighbourhood in a way that supports livability. The transportation adjustments are more than adequate to address the small number of congestion issues that result from the floorspace distribution.

The amendments bring the neighbourhood plan in alignment and consistency with the Land Use Plan and Board of Governors' policies for land use and development on the Vancouver campus.

REPORT:

Background

The Board of Governors adopted the South Campus Neighbourhood Plan in 2005. (see previous Board History provided in Attachment 1). With the approval of the UBC Vancouver Campus Plan in June 2010, the Board of Governors agreed to retain the UBC Farm for academic purposes, provided that the neighbourhood housing potential from these lands would be allocated to other parts of campus, including the undeveloped lots on Wesbrook Place neighbourhood. Following a six-month consultation process and a formal public hearing, the Land Use Plan (2011) re-designated the UBC Farm as 'Green Academic' and transferred the housing floorspace associated with this area and several others on campus to Wesbrook Place, the old BC Research site, Acadia East and Stadium Road areas.

According to Section 45 of Part 10 -2010 of the *Municipalities Enabling and Validating Act No. 3*, neighbourhood plans must not be inconsistent with the Land Use Plan. The Land Use Plan contains the following provisions that apply to the amendment of the neighbourhood plan:

- ❑ Schedule A designates the boundaries for the Wesbrook Place neighbourhood, attaching the former BC Research Lands to the "Neighbourhood Housing Area" land use designation.
- ❑ Section 4.1.6.1 c) stipulates that an overall average 2.5 FSR (floor space ratio) for residential development may be achieved through variable allocation across all neighbourhood housing areas, and allows a maximum 3.5 FSR of individual building sites.
- ❑ Section 4.1.6.1 d) stipulates that housing will generally be at least six storeys and that the maximum height of 53m may be increased to 65m subject to confirmation of site location through a neighbourhood planning process.
- ❑ Section 4.1.6.5 b) stipulates that an elementary school site will be reserved close to the secondary school.

When the Board of Governors approved the Land Use Plan amendments in January 2011, the Board directed staff to report back with a neighbourhood density allocation scenarios

that reflected two options – one with affordable university rental housing located in the Gage South Area Under Review and one with that housing located in Wesbrook Place. Both scenarios achieve a sustainable community of 25,000 population. Through Smart Growth principles, this is the threshold population to support the services and amenities in a transit oriented community. The development density for this population threshold is provided in the Land Use Plan.

In April 2011, the Board of Governors received a report outlining the planning process to amend the neighbourhood plan. The Board also approved the two neighbourhood housing distribution scenarios, one with housing on the Gage Area Under Review and one with the 310,000 ft² GBA (gross buildable area) from Gage added to the 6.278 million ft² allocated to the Wesbrook Place neighbourhood.

Discussion

An Overview of the Planning Process

The planning process included technical analysis and public consultation. The public consultation process is summarized in Attachment 2. Briefly, it included the following elements:

- In June 2011, the Advisory Planning Committee (APC) and the Technical Advisory Committee (TAC) for Neighbourhood Plans were established to provide input to the amendment process.
- three rounds of public consultation were held, each phase with an open house and two phases with on-line consultation periods.
- two public information meetings were added to Phase 3 of public consultation. These meetings were organized in response to community feedback received in Phase 2 of the consultation process.
- A number of outreach meetings were also held with the University Neighbourhood Association Board, the Advisory Urban Design Panel, and the Development Permit Board.

Extensive notification of each phase of public consultation was undertaken with advertisements in the Vancouver Courier, Ubysey and via newsletters distributed by the University Neighbourhoods Association and Campus and Community Planning.

In June, Campus and Community Planning also established the technical planning team for the amendment process, including independent consultants, to review architectural built form, massing, building heights, and transportation. Building height analysis included the ability to attain 65 metres (22-storey) building heights on some high rise sites, as well as respecting the height of existing four-storey buildings. A photo balloon study provided input to the analysis of building heights at locations throughout the neighbourhood. Specialized consulting work allocated transferred residential floorspace to the undeveloped sites in the neighbourhood and to the new area being added to the neighbourhood (the floorspace was transferred to Wesbrook Place and the BC Research site in the Land Use Plan amendments but not allocated to specific parcels).

Consideration was also given to how the residential floorspace associated with Gage South (now designated an Area Under Review in the Land Use Plan) could best be accommodated.

The technical planning work also included consideration of new information related to the recent establishment of an eagle's nest in the western part of the neighbourhood, a review of the existing neighbourhood plan policies for consistency with the Land Use Plan, specialized consulting work to assess the transportation implications of the floorspace change and to identify solutions, and identification of an elementary school site. Pertinent information from parallel processes to plan the new community centre in Wesbrook Place and to finalize design of traffic calming on West 16th Avenue adjacent to the neighbourhood was also provided to the community.

The development of the Wesbrook Place neighbourhood is in progress. In addition to the now largely completed mixed use village projects, there are 13 of the residential sites either developed and occupied or committed and under construction. There are 22 residential sites not yet committed to development programs and these sites were evaluated to align development controls with the increased density provisions of the Land Use Plan and to accommodate the share of residential housing distribution transferred to Wesbrook Place. In addition, the land area of the neighbourhood increases by approximately 13% with the addition of the former BC Research Lands, which will be subdivided to provide a net increase of 6 residential sites.

Summary of Feedback Received and Plan Adjustments Responding to the Feedback

This section provides a summary of how the community input received in the planning process was addressed in the neighbourhood plan amendment process. A consolidated memorandum of the input received and the response to that input through the three rounds of consultation is appended. (Attachment 3). The unabridged collection of feedback forms, letters and petitions is consolidated in a binder that is available to Board members through the Board Secretary's office.

Round One Feedback and Response (June 28 – July 8)

The planning team presented information about the nature and scope of the required amendments to the neighbourhood plan to bring the plan into consistency with the UBC Land Use Plan. A six-month process was outlined and the consequential amendments to the neighbourhood plan were identified, including a new elementary school site and the addition of the former BC Research lands. Respondents were asked to rate the importance of several neighbourhood characteristics.

Feedback received:

- Very important characteristics are parks and green space; access to public transit; community centre; storm water and green building design standards.
- Concerns about building heights over 6-storeys
- Concerns about sufficient green space and tree retention

- ❑ Affordability of housing for faculty and staff
- ❑ Consideration of impact of development on UBC Farm

A total of 31 people attended the open house and 11 feedback forms were received.

Responses to feedback:

The addition of the BC Research lands to the neighbourhood uses the principles of the original plan in extending the pattern of subdivision including:

- ❑ 30m green buffer separation from Pacific Spirit Regional Park which also forms a linear park
- ❑ Perimeter road to provide fire smart separation from park buffer
- ❑ Locating building sites for over 6-storey buildings (non-combustible construction) along eastern perimeter road
- ❑ Park space at centre of development sites tied in with the green street linear park system
- ❑ Opportunity for higher number of units to widen the choice of smaller affordable units in the development program. (note a separate Housing Action Plan initiative is underway to address affordable housing for faculty, staff and students).

Round Two Feedback and Response (September 19 - 30)

The planning team proposed a plan of land uses that would accommodate the gross buildable area (GBA) allocation for Wesbrook Place of 6.278 million ft² and also illustrated how the additional housing floorspace associated with the Gage South Area Under Review could be accommodated. The land use plan proposal also accommodated an elementary school site, protected the eagle's nest and added new parks and green space to the neighbourhood.

Feedback on the proposed amendments included:

- ❑ Concerns about the number of high rise buildings (15 sites with buildings over 6-storeys) and location of high-rise buildings in a ring around the existing development
- ❑ Support for the new access road to UBC Farm
- ❑ Concern about traffic congestion within Wesbrook Place
- ❑ Concern that there is not enough parks and green space
- ❑ Opposition to amendments generally
- ❑ Opposition to accommodating the Gage South floorspace
- ❑ Petition from Keenleyside residents against high rise towers and the noise, traffic congestion and road blockage from ongoing construction.
- ❑ Both support and opposition for the roundabout at East Mall and West 16th.

A total of 59 people attended the open house and 43 submissions were received. In addition a petition with 45 signatures from residents of the Keenleyside building, a co-development project in Wesbrook Place was received.

Responses to feedback:

Given the concerns, the planning team concluded that the 310,000 ft² from the Gage area cannot be accommodated in Wesbrook Place. An additional 300,000 ft² was also removed from the floorspace total to reduce the number of high-rise buildings. This represents a reduction of more than 15% of the incremental floorspace in the Phase 2 materials including the Gage South transfer.

Other adjustments included:

- ❑ An increase in sites with 6-storey buildings to increase the amount of more affordable wood-frame housing in the neighbourhood.
- ❑ Development of proposed adjustments to the transportation network to address congestion concerns at the intersection of Wesbrook Mall and Berton Avenue.
- ❑ Confirmation that total open space ratio is 1.2ha/1,000pop, which is above the City of Vancouver standard 1.1ha/1,000pop and also exceeds the Land Use Plan requirement.
- ❑ Development of a new policy establishing a minimum distance separating high-rise buildings. The proposal was to set this at 30 metres, which exceeds the City of Vancouver's standard of 24 metres. It was also noted that on average the high-rise buildings are expected to be in the range of 45 metres apart, thus providing significant separation for privacy and views of the forested edge of the neighbourhood.

Round Three Feedback and Response (October 21 – November 3)

The revised land use plan and traffic management recommendations were presented for further public input in the third round of public consultation. Information was also provided about the amount of park and open space that will be achieved through the amended neighbourhood plan and how that compares to the Land Use Plan requirements and City of Vancouver standard.

Feedback received:

- ❑ Opposition to any traffic management on Wesbrook Mall that would introduce a traffic signal at Berton Ave.
- ❑ Slightly more support (22 versus 18 responses) for the new exit on the North East edge of the neighbourhood
- ❑ General opposition to density and development
- ❑ Concerns about the impact of population increases on services and amenities
- ❑ Concerns about congestion and that the transportation plan is inadequate
- ❑ Concerns that the consultation process is rushed and lacks transparency in how community input is reported to the Board.
- ❑ Both support and non-support for the policy of introducing a minimum separating distance of 30 metres between high-rise buildings. Much of the non-support was associated with opposition to density and development.

A total of 55 people attended the open house and 77 submissions were received.

Responses to feedback:

The planning team also added two additional public information meetings. One responded to a community request for additional information on how services such as public safety are provided and the implications of the plan amendments for these services. The second responded to community requests for a question and answer forum on the neighbourhood plan amendments.

With the specialized transportation engineering consultant, the planning team further explored other alternatives to the traffic management solutions proposed for Wesbrook Mall and Berton Avenue. As a result, the final set of plan amendments have been adjusted as follows:

- ❑ Modified traffic management measures are proposed in the plan as an alternative to traffic signals on Wesbrook Mall. These include the advancement of the exit from Berton Avenue and Binning Road to West 16th discussed in Phase 2, a new road from the grocery store/community centre parking lot south to Birney Avenue, and conversion of the Berton Avenue entry to the grocery store parking lot to a one-way in-only function. The transportation engineering consultant confirms that these measures more than adequately address the congestion concerns associated with the neighbourhood plan amendments.
- ❑ The Wesbrook Place community centre has been sized for a population of nearly 20,000 people, far exceeding the projected population of this neighbourhood at build-out (approximately 12,500). An additional community centre is planned for the Acadia area. The village centre in Wesbrook Place was planned to serve the entire neighbourhood residential community on campus. Moving some of the floorspace closer to these shops and services should improve their viability and encourage more rapid uptake of retail opportunities.
- ❑ The residential floorspace that will be accommodated in this neighbourhood is now 6.0M ft² and the number of 6-storey sites has been maximized. This is a reduction of more than 15% in the incremental floorspace allocated to this neighbourhood, in response to community concerns about the number of high-rise buildings and density.
- ❑ The concerns of residents and the wider community have been well documented through the six-month planning process for the amendments. The number of opportunities for formal engagement equals that of the process to amend the Land Use Plan, which exceeded the requirements of the Minister of Community, Sport and Cultural Development. Extending the timeline for the amendment process would delay other important projects including student housing projects on campus and the community centre in Wesbrook Place. It would also negatively affect the viability of businesses who have moved into Wesbrook Place in good faith in advance of full demand for their services.
- ❑ The community consultation process and the documentation of the feedback and response to the process meets or exceeds municipal practice and industry standards.
- ❑ At the suggestion of the APC, a new section 7 was added to the neighbourhood plan to outline the implementation procedures for development permit review and

to clarify the pace of construction over the 10-15 years it will take to build out the neighbourhood.

These responses have been incorporated into the amendments to the Neighbourhood Plan. The revised plan is provided in Attachment 4.

Conclusion

The amendments to the neighbourhood plan have followed a rigorous planning process that is equivalent to the one used to approve the original neighbourhood plan. The number of opportunities for formal engagement equals that of the process to amend the Land Use Plan, which exceeded the requirements of the Minister of Community, Sport and Cultural Development.

The proposed amendments strike a balance between improving housing choice and affordability through development of six-storey wood frame buildings, and distributing the transferred floorspace in the neighbourhood in a way that supports livability. The transportation adjustments are more than adequate to address the small number of congestion issues that result from the floorspace distribution.

The proposed amendments do not alter the fundamental vision of developing a sustainable residential community south of West 16th Avenue organized around a mixed use village to furnish the shops, services and amenities for the neighbourhood communities on UBC's Vancouver campus.

The amendments bring the neighbourhood plan in alignment and consistency with the Land Use Plan and Board of Governors' policies for land use and development on the Vancouver campus.

Next Steps

The area being added to the neighbourhood will require provincial approval of subdivisions and related statutory rights-of-way and easements, including a Ministerial Order and Ministry of Transportation and Highways authorization as the subdivision approval officer.

The approved neighbourhood plan requires consequential changes to the *Development Handbook*, which will be amended through the provisions of Board of Governors' Policy #92. Similarly, there is a scheduled review of the Residential Environmental Assessment Program (REAP) for early 2012.

The Board of the University Neighbourhoods Association has requested that the parking ratios used in the development review process be reviewed and that the urban design/architectural style of neighbourhood projects be revisited. The parking ratio review can be accomplished through the amendments to the Development Handbook. The design review should be undertaken in collaboration with the neighbourhood

planning team, the University Architect, the Advisory Urban Design Panel, and the Development Permit Board through a series of workshops.

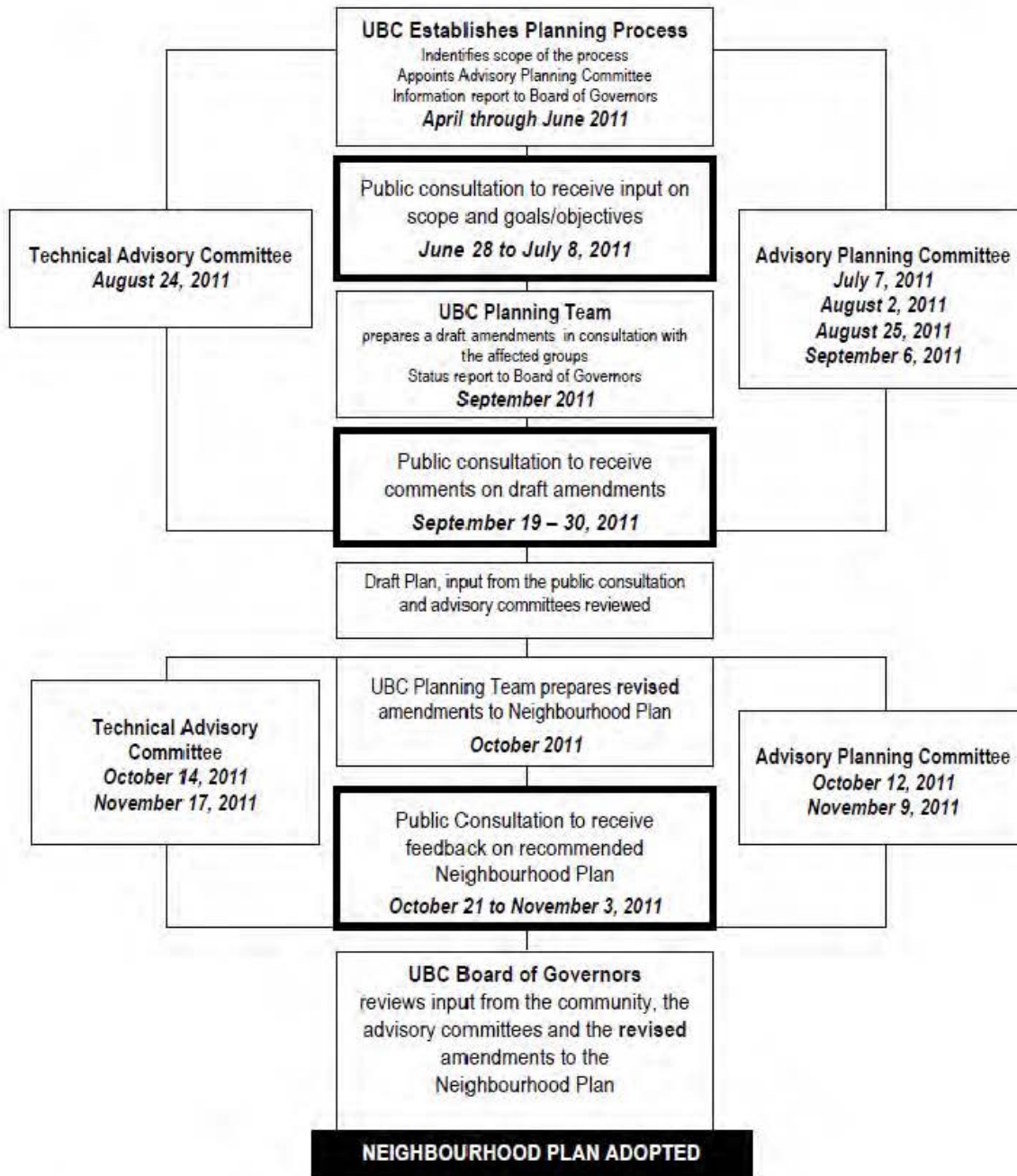
Attachments:

1. Previous Board History
2. Neighbourhood Planning Process Summary Chart
3. Consideration Memorandum of Consultation Input
4. Draft Wesbrook Place Neighbourhood Plan (December 2011)

PREVIOUS BOARD HISTORY

- Date of Meeting:** September 27, 2011
Board Decision: Information update on the South Campus (Wesbrook Place) Neighbourhood Plan including neighbourhood housing distribution scenarios, including the 6.28 million ft² presented to the public for the September consultations.
Comments: The challenge to incorporate the 310,000ft² from the Gage Area Under review is not feasible and the planning team is working on a target for 6.0 million ft².
- Date of Meeting:** April 5, 2011
Board Decision: Minor amendments to the South Campus (Wesbrook Village) Neighbourhood Plan approved, and Neighbourhood Plan distribution Scenarios approved.
Comments: The neighbourhood plan distribution scenarios approved for the Wesbrook Place neighbourhood are in gross buildable ft² and range from 6.278 million ft² to 6.589 million ft². There will be a complete planning and consultation process to amend the residential areas of the plan.
- Date of Meeting:** January 13, 2011
Board Decision: UBC Land Use Plan amendments approved.
Comments: Final adoption of the amendments to the Land Use Plan following an eight month process, including two rounds of community consultation and the formal public hearing held November 30, 2010. The amendments were conveyed to the Minister of Community, Sport and Cultural Development for adoption by Ministerial Order in accordance with the *Municipalities Enabling and Validating Act (Part 10 - 2010)*. The Land Use Plan adds the BC Research Lands to the Wesbrook neighbourhood housing area, provide for higher density housing, height building heights, and a reserved site for an elementary school near the secondary school.
- Date of Meeting:** June 9, 2010
Board Decision: Final adoption of the UBC Vancouver Campus Plan
Comments: The plan was the result of a 3-year comprehensive technical planning process and consultation program. The final Plan contains policies, protocols and design guidelines to implement a plan for the academic lands on campus.
- Date of Meeting:** December 8, 2005
Board Decision: Final adoption of the South Campus Neighbourhood Plan (Wesbrook Place).
Comments: The neighbourhood plan followed a year-long process of design development and neighbourhood/community consultation. It established the subdivision pattern for the development parcels, circulation system, and UNOS areas.

The UBC Neighbourhood Planning Process for the Amendments to the Neighbourhood Plan for Westbrook Place



November 2011

University of British Columbia

South Campus (Wesbrook Place) Neighbourhood Plan

CONSIDERATION MEMORANDUM OF CONSULTATION INPUT

Campus and Community Planning
11/17/2011

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1.0 MEMO PURPOSE AND STRUCTURE

UBC committed to producing a *Consideration Memorandum of Consultation Input*, demonstrating how the consultation input from three separate phases of consultation were considered in developing proposed amendments to the *South Campus (Wesbrook Place) Neighbourhood Plan*. The production of a *Consideration Memorandum of Consultation* exceeds best practice in land use planning consultation processes.

This memo has the following structure:

- The first section, **Background**, provides an overview of the process of amending *the South Campus Neighbourhood Plan*;
- The **Summary of Consultation and Outreach Engagement Process** provides a description of the public consultation process throughout Phases 1, 2 and 3;
- The following section, **Outreach**, provides a summary of feedback from various advisory and stakeholder committees, and public information sessions;
- Section four, **Responses to Concerns from the Campus Community**, provides a detailed analysis and response to the concerns expressed by community stakeholders during Phases 1, 2, and 3;
- The **Appendix A** section provides detailed analysis from feedback received during public meetings and online and written submissions related to the proposed amendments to the *South Campus Neighbourhood Plan*;
- The display boards from the Phase 1, 2, and 3 public consultations are provided for reference at the end of this document in **Appendix B**.

2.0 BACKGROUND

UBC is committed to building a model university community that is vibrant, livable and sustainable, and which supports and advances our academic mission. UBC's *Land Use Plan* sets out the vision and direction for the development of UBC campus based on the principles of sustainable community development and smart growth. An excerpt from the *Land Use Plan* states:

Through future planning initiatives associated with this Land Use Plan, a special university community will evolve through innovation, renewal, and quest for excellence based on experimentation and demonstration. It will be a diverse and stimulating place for living, working and learning in harmony with the environment (page 6).

In March 2011, the Minister of Community, Sport and Cultural Development adopted the *Land Use Plan* amendments for the Vancouver Campus. These amendments addressed issues raised during the three-year consultation process with students, faculty, alumni, campus residents and other stakeholders to develop the Vancouver Campus Plan and were discussed in public consultations during the eight month amendment development process.

Two important accomplishments of the *Land Use Plan* amendments are to:

- Make it possible to increase housing choices and improve housing affordability for our faculty, staff and students, thereby contributing to the creation of a more sustainable community
- Transfer housing density that would have been located on the UBC Farm and other areas to new areas to support sustainable community development and UBC's academic mission

To achieve the vision laid out in the *Land Use Plan* and to provide greater detail on how the new housing density is distributed across sites in neighbourhoods, UBC developed a neighbourhood plan for new family housing communities. The purpose of neighbourhood plans is to provide detail on the types, locations and physical characteristics (height, density) of housing, shops, services and amenities.

The *South Campus Neighbourhood Plan* was adopted in 2005 and guides the development of Wesbrook Place. The planning principles that guide this development focus on sustainable community development and creating a community that is compact and unique. The key principles that guide this development include:

- Develop a vibrant, complete, ecologically sensitive neighbourhood that contributes to the larger UBC community with a strong emphasis on pedestrian and bicycle travel, good access to transit and reduced need for commuting.
- Create a mixed-use neighbourhood with a distinct “urban village in the woods” character that integrates a variety of residential accommodations with a commercial centre, community centre and school facilities
- Use placemaking techniques to design spaces that encourage community gathering and interaction to enrich the lives of those who learn, work, live and visit the area
- Housing should have a strong orientation to the fine-grained street and greenway network to encourage walking, to promote street activity and enhance neighbourhood safety
- Ensure that stormwater systems incorporate Best Management Practices to manage stormwater flows to prevent flooding, to provide a community amenity where possible, and to manage discharges to the Fraser River and nearby slopes.
- The neighbourhood, as a building block for global sustainability, will achieve a high level of performance on factors such as energy use, water consumption, waste management, community health, social engagement and economic viability.

Aligning the South Campus Neighbourhood Plan with UBC's *Land Use Plan*

Amendments to the *South Campus Neighbourhood Plan* are necessary to bring it into alignment with the *Land Use Plan* and achieve the goals set out in the *Land Use Plan* amendments. The criteria below – which satisfy the UBC Board of Governors targets and meet the guiding principles of the 2005 *South Campus Neighbourhood Plan* – were applied in developing the proposed amendments.

- Provide more details regarding the specific locations of transferred housing floor space from redesignated lands (as per the UBC *Land Use Plan* 2011)
- Transfer housing floor space originally earmarked for the proposed Vancouver School Board elementary school site
- Include the new land area, formally the BC Research site

- Consider height of adjacent buildings, shadowing of other buildings, views and built form
- Maintain the established *South Campus Neighbourhood Plan* design principles (e.g. Green Streets, open space network)
- Reconfigure the road access to UBC Farm
- Respect the tree habitat associated with an eagle's nest
- Distribute the proposed building types in a way that maintains affordability due to a balance of concrete and wood frame construction.

3.0 SUMMARY OF CONSULTATION AND OUTREACH ENGAGEMENT PROCESS

The *South Campus Neighbourhood Plan* amendment process included many opportunities for community and stakeholder input. The community consultation process included six months of community outreach and engagement over three separate phases from June 2011 to November 2011. This section provides a detailed account of each phase of the consultation process including engagement strategies, public notification and attendee demographics. A detailed analysis of the feedback received during each phase is found in the Sections 6.0 and 7.0 of this report.

It is important to note that translation of public consultation materials was taken into account in each Phase of the amendment process. Translation and/or translators were provided in Korean and Simplified Chinese (written) or Mandarin (translators for public events).

3.1 Phase 1

Purpose: Phase 1 took place from June 28th to July 8th to inform the UBC community and other interested stakeholders about the *South Campus Neighbourhood Plan* amendment process. Specific issues discussed during Phase 1 included: housing, neighbourhood density, the transfer of density from UBC Farm that was completed during the *Land Use Plan* amendment process, transportation and the integration of environmental initiatives in the community.

UBC staff provided notification of Phase 1 with the following print advertisements and online distribution channels:

- Vancouver Courier - Westside Edition (ran June 17th) (Circulation 45,000)
- Ubysey (ran June 21) (Circulation 12,000)
- Notice in the weekly UNA e-newsletter (ran June 16th) (Circulation 1,500)
- UBC Campus and Community Planning newsletter (ran June 16th) (Circulation 1,600)

Process: The following approaches were used to solicit feedback:

- The first Public Open House took place on June 28th, 2011 from 4:30 p.m. to 7:00 p.m. at the MBA House Wesbrook Place.
- Nine display boards were available for public viewing, communicating the background, the amendment process and opportunities for public input and consultation. One of the

- boards included space for visitors to write their own ideas, issues and concerns about amendments to the neighbourhood plan. The display boards and all public communications and consultation materials throughout this process clearly explained the history of planning on campus, including the Vancouver Campus Plan and the *Land Use Plan* amendment process, the decisions to retain the UBC Farm for sustainability research and teaching, and the resulting transfer of housing density from that area and others to other areas on campus.
- A two-page fact sheet summarizing the amendment process was produced as a take-away for all participants who attended the meeting. Materials were available on the website and feedback forms were available online until July 8th, 2011
 - During the online consultation period between June 28th and July 8th, there were 65 unique page views of website material on the Campus and Community Planning website.
 - A total of 31 people attended the first Public Open House meeting, with representatives from a wide range of groups, including:
 - UBC Students
 - UBC Faculty Members
 - UBC Staff Members
 - UBC Alumni
 - Residents/University Neighbourhood Association (UNA)
 - Friends of UBC Farm
 - Farm Stewardship Committee
 - Wreck Beach Preservation Society/Pacific Spirit Park Society/Graduate Student Society/Tapestry
 - A total of 11 feedback forms were received. Ten were completed on site at the open house and one was received online.

An interim public consultation report on the feedback received in Phase 1 was compiled and posted to the Campus and Community Planning website.

3.2 Phase 2

Purpose: Phase 2 of the public consultation process took place from September 19th to 30th. This phase of consultation introduced the new features and amenities proposed for Wesbrook Place, such as a community centre, schools, traffic management strategies and sustainability initiatives.

UBC staff provided notification of Phase 2 with the following print advertisements and online distribution channels:

- Ad in the Vancouver Courier - Westside edition (ran September 9th) (Circulation 45,000)
- Ad in Ubyssy (ran September 8th, 2011) (Circulation 12,000)
- Notice in UBC Campus and Community Planning newsletter (September 7th) (Circulation 1,600)
- Notice in the weekly UNA e-newsletter (ran September 8th and 15th) (Circulation 1,500)

- Additional email notices were also provided to key stakeholders including APC and TAC committee members for distribution in their networks (email sent September 13th)
- Campus Resident Newspaper (ran September 19th)
- C+CP Facebook and Twitter pages

Processes: The following approaches were used to solicit feedback:

- A Public Open House was held on September 21st from 4:30 p.m. to 7:00 p.m. at the MBA House in Wesbrook Place.
- Fifteen display boards were available for public viewing, communicating the background, nature of and process for developing the amendments, details on new facilities and features such as an expanded community centre, an elementary school, a district energy system, additions to the green open space network, a roundabout for traffic management, and increased bus service.
- The display boards included a 3D illustration showing how the transfer of housing floor space could be distributed among the remaining undeveloped sites in the neighbourhood and in the new BC Research site being added to the neighbourhood, and what the neighbourhood might look like once complete.
- A fact sheet was also developed by staff as a take-away for participants who attended the meeting.
- During the online consultation period between September 19th and 30th, there were 94 unique page views of website material on the UBC Campus and Community Planning website.
- A total of 59 people attended the Public Open House, representing a wide range of groups, including:
 - UBC Students
 - UBC Faculty Members
 - UBC Staff
 - UBC Alumni
 - Residents/University Neighbourhood Association Members
 - Professors Emeritus
 - City of Vancouver staff
 - Pacific Spirit Park Society
- A total of 43 submission were received, including 26 feedback forms and 17 letter submissions (email and mail)
- One petition with 45 signatures was also received

An interim public consultation report on the feedback received in Phase 2 was compiled and posted to the Campus and Community Planning website.

3.3 Phase 3

Purpose: Phase 3 of the public consultation process took place from October 21st to November 3rd. The purpose of Phase 3 was to respond to concerns from Phase 2 of the consultation process and present revised proposals for public input. Issues regarding built form, transportation and public realm characteristics were further discussed with the public during this phase.

UBC staff provided public notification of Phase 3 with the following print and online advertisements distributions:

- Ad in the Vancouver Courier (ran October 19th) (Circulation 45,000)
- Ad in the Ubysey (ran October 20th) (Circulation 12,000)
- Ad in the Campus Resident (placed but did not run due to Campus Resident editor's error)
- Advisory Planning Committee (Email to Committee on October 14th)
- Technical Advisory Committee (Email set to Committee on October 14th)
- Postcards (200) distributed by APC members (joint notification postcard that included Neighbourhood Community Information Session notification as well)
- C+CP e-newsletter October 19th.
- C+CP website (calendar, landing page and *South Campus Neighbourhood Plan* amendments pages)
- UNA Newsletter on three consecutive Thursdays - October 13th, 20th and 27th
- C+CP Twitter and Facebook pages

Processes: The following approaches were used to solicit feedback:

- A Neighbourhood Community Information Session was held on October 27th and a Public Open House and formal Question and Answer Session was held on November 1st. Both events were held at the MBA House in South Campus.
- Twenty-three display boards were available for public viewing, communicating the vision of the *South Campus Neighbourhood Plan*, the consultation process, as well as several boards identifying resident concerns and the strategies for addressing those concerns. The display boards also included maps and a 3D illustration of the proposed amendments.
- During the online consultation process between October 21st and November 3rd, there were 139 unique pages views of website material on the UBC Campus and Community Planning website.
- A total of 37 people attended the Neighbourhood Information Session and 55 people attended the Public Open House representing a wide range of groups, including:
 - Campus Residents/University Neighbourhoods Association members
 - UBC Students
 - UBC Staff
 - UBC Faculty
 - Metro Vancouver Electoral Area A Director
 - Professors Emeritus
 - Alma Mater Society representatives
 - Point Grey and Dunbar community residents
- A total of 77 submissions were received, including 27 feedback forms, 41 online feedback forms, and 9 letters.

4.0 Advisory Committees

This section provides information regarding the feedback and recommendations received from the Advisory Planning Committee and the Technical Advisory Committee.

4.1 Advisory Planning Committee

The purpose of the Advisory Planning Committee (APC) is to provide input into the *South Campus Neighbourhood Plan* process. The Committee is made up of representatives from UNA neighbourhoods (3), Pacific Spirit Regional Park, Musqueam, the Alma Mater Society (AMS), UBC Research (TRIUMF and UBC Farm) and UBC at-large. The Committee met on the following dates to discuss the proposed *South Campus Neighbourhood Plan* amendments:

- July 7th, 2011
- August 2nd, 2011
- August 25th, 2011
- September 6th, 2011
- October 12th, 2011
- November 9th, 2011

As documented in the meeting notes, the APC reviewed and provided feedback to UBC staff throughout the *South Campus Neighbourhood Plan* amendment planning process. The committee provided specific feedback regarding the proposed amendments to the neighbourhood plan, including density allocations and building form, UBC Farm road configuration, impact of development on bird habitat and Pacific Spirit Park, storm water management, provision of green space, transit planning and traffic management, parking, green building practices, tree replacement policy, and form of consultation (i.e. request for open forum for discussion of proposed amendments).

At the suggestion of the APC, a new section 7 was added to the neighbourhood plan to outline the implementation procedures for development permit review and to clarify the pace of construction over the 10-15 years it will take to build out the neighbourhood.

4.2 Technical Advisory Committee

The Technical Advisory Committee (TAC) for Neighbourhood Plans is composed of stakeholders who provide advice on technical issues, such as infrastructure and transportation. The TAC includes internal UBC representatives responsible for land use planning, transportation planning, sustainability, infrastructure planning, building operations, Properties Trust and research (UBC Farm), as well as external representatives from the UNA, UEL, Vancouver Fire and Rescue, Ministry of Transportation and Infrastructure, Metro Vancouver Regional Parks, Vancouver School Board, City of Vancouver and TransLink. The TAC met on two occasions to discuss the proposed amendments to the *South Campus Neighbourhood Plan*:

- August 24th, 2011
- October 14th, 2011

The TAC discussions are documented in the committee's meeting notes. The TAC feedback, which included comments from TransLink and Metro Vancouver Regional Parks, included:

1. Clarification of green edge buffers, and stormwater policies from Metro Vancouver Regional Parks
2. Discussion of the size of the Elementary School site from the Vancouver School Board
3. Discussion about traffic congestion impacts on bus operations from TransLink

5.0 OUTREACH

This section provides detailed summaries of the feedback and comments received from several UBC advisory agencies and committees as well as the feedback received from public information meetings on October 27th and November 1st. The feedback and comments expressed were collected from meeting notes and minutes.

Agency	Comment Format	Feedback	Response
University Neighbourhoods Association (UNA)	<p>On October 11th, 2011, UBC Campus and Community Planning Staff presented an overview of the planning at the UNA Board Meeting to discuss the proposed amendments to the <i>South Campus Neighbourhood Plan</i>.</p> <p>C+CP planning staff explained the proposed amendments, strategies for consultation and reported on the feedback that was received from the community including: housing options for faculty and staff, building height, preserving green space, transit integration, impact to UBC farm, connection between the Wesbrook Place and UBC Farm, and the housing transfer from Gage South.</p>	<p>UNA Board members raised questions about:</p> <ul style="list-style-type: none"> • Amount of floorspace transfer • Neighbourhood design • Processes for public input • Provision of green space 	<p>In response to questions from the UNA Board about the consultation process, a Neighbourhood Community Information Session was held on October 27th. Further, a Q&A session was added to the November 1st public open house in response to requests for an open forum for discussion of the proposed amendments.</p> <p>The transfer of residential floor space is necessary to retain the UBC Farm and other academic areas. The locations that will receive density were discussed during the 6-month <i>Land Use Plan</i> amendment process in 2010.</p> <p>All together, the neighbourhood plan delivers 1.21 ha of open space per 1000 people, which exceeds the 1.1 ha/1,000 people standard employed by the City of Vancouver and UBC's <i>Land Use Plan</i>.</p>

	<p>On November 14th, 2011, UBC Campus and Community Planning Staff met with the UNA Board to brief them on the revised proposed amendments the <i>South Campus Neighbourhood Plan</i></p>	<p>The UNA Board asked for clarification of the following points:</p> <ul style="list-style-type: none"> • Rate of build out • Sustainability initiatives • Ground-orientation for units • Neighbourhood design • Parking ratios <p>The UNA Board will also be submitting a formal letter to UBC commenting on the proposed amendments.</p>	
<p>UBC Development Permit (DP) Board</p>	<p>The UBC Development Permit Board held a meeting on Tuesday, September 20th, 2011, at Tapestry in Wesbrook Place to discuss the <i>South Campus Neighbourhood Plan</i> amendments.</p> <p>Joe Stott made a presentation discussing the proposed amendments to the <i>South</i></p>	<p>DP Board members asked questions to clarify the content and planning process.</p>	<p>Comments were received as interim input.</p>

	<i>Campus Neighbourhood Plan</i> including built form, allocations of the density transfer approved in the <i>Land Use Plan</i> to specific lots, transportation plan and environmental initiatives.		
Agency	Comment Format	Feedback	Response
Neighbourhood Community Information Session on community and municipal service delivery in UNA neighbourhoods	<p>On October 27th, 2011, UBC Campus and Community Planning Staff and the UNA jointly hosted a Neighbourhood Community Information Session at MBA House in Wesbrook Place.</p> <p>This session was organized in response to a request from neighbourhood residents for a session that explained how services are delivered, brought together and the range of services provided. Service providers were on hand to answer questions related to their area of expertise (e.g. RCMP, Vancouver School Board). Eleven experts were in attendance</p>	<p>Comments and feedback included:</p> <ul style="list-style-type: none"> • Preserve of Pacific Spirit Park and minimize shadowing effects on the park • Housing should be affordable to UBC faculty, staff and students • Preserve green space in Wesbrook Place and create more park space • Decrease the density proposed for Wesbrook Place • Questions about transportation planning for Wesbrook Place and campus • Questions related to implications for fire and police services due to increases in density • Request verbatim comments be forwarded to the Board of Governors • Demand for UNA to be more effective in planning and development matters 	<p>Vancouver Fire Protection Services and RCMP representatives reported they had no operational concerns due to the density proposed in the amendments.</p> <p>The Director of Transportation Planning explained how traffic planning is done at UBC, including the campus transportation plan and the relationship with TransLink related to transit service.</p> <p>See section Section 7.0 – Response to Concerns from South Campus Community (Phase 3) for more information on how UBC Campus and Community Planning addressed the concerns raised at this session.</p>

Public Open House and Q+A Session	UBC Campus and Community Planning Staff organized a Public Open House and a Formal Question and Answer Session on November 1 st , 2011.	<p>Comments and feedback included</p> <ul style="list-style-type: none"> • Concerns about increase of population increases in Wesbrook Place • Concerns about the Board of Governors verbatim feedback from opponents to the amendment process • Need to create more affordable housing options such as 1-bedroom and studio apartments for UBC faculty, students and staff • Concerns regarding the protection of green space and Pacific Spirit Regional Park from the affects of the development in Wesbrook Place. • Concern that traffic calming measures will increase congestion in the area. • Request to slow down the planning process • Request for a development moratorium • Recommendation to bypass C+CP and neighbourhood plan consultations and lobby Board of Governors, and Provincial MLA and Cabinet Ministers directly. 	See section Section 7.0 – Response to Concerns from South Campus Community (Phase 3) for more information on how UBC Campus and Community Planning addressed concerns.
Advisory Urban	On October 13 th , 2011, the	Panel feedback and comments from the	<i>The South Campus Neighbourhood Plan</i>

<p>Design Panel (AUDP)</p>	<p>UBC Advisory Urban Design Panel met in the 2nd floor Boardroom TEF III to discuss the proposed amendments to the <i>South Campus Neighbourhood Plan</i>.</p>	<p>meeting included support for density in Wesbrook Place and the recommendation that the design vision be refreshed to shape the new density in the area.</p> <p>The Panel also provided input in the materials that will be used in the construction of a 6-storey building, its roof and its life cycle.</p> <p>The Panel provided positive feedback on taking this neighbourhood area and providing some parameters to really develop the character of the area. The Panel also recommended that building heights should be varied to the degree possible to increase diversity in the massing</p>	<p>will address design guidelines for buildings including building style and architecture, massing and materials.</p> <p>The Neighbourhood Plan states that exterior finishes and detailing on all buildings will be of durable quality suitable to the west coast climatic conditions and building materials with low environmental impact will be encouraged where economically feasible.</p> <p>Through the office of the University Architect, the AUDP will meet in a workshop to review the neighbourhood plan guidelines.</p>
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6.0 RESPONSE TO CONCERNS FROM THE CAMPUS COMMUNITY (PHASE 1 AND 2)

This section provides a detailed analysis of various concerns and issues identified during Phase 1 and Phase 2 the *South Campus Neighbourhood Plan Amendments* consultation process. Phase 3 is addressed in the table following this one. The concerns expressed are based on online feedback, and written feedback forms submitted via email and feedback received from public open house meetings. The table below summarizes ideas and concerns raised in Phase 1, how those were incorporated into the proposal presented in Phase 2 and how those comments were addressed in Phase 3, or if they were not, why they were not addressed.

Table 1: SUMMARY OF CONSULTATION INPUT AND CONSIDERATION: Phase 1 and Phase 2

Issue	Phase 1: What we Heard	Proposal	Phase 2: What we Heard	Response
<p>Built Form Characteristics (massing, towers, aesthetics, shadowing, grouping of buildings)</p>	<p>Concerns about increased building height.</p> <ul style="list-style-type: none"> • 4 mentions 	<p>Most of the change was achieved by increasing building heights from 4 storeys to 6 storeys.</p> <p>18-22 storey buildings planned on Binning Road as well as some high-rise buildings on the west side of the neighbourhood by UBC Farm.</p>	<p>Concerns about the number of the proposed residential towers.</p> <ul style="list-style-type: none"> • 35 mentions 	<p>The revised plan presented in Phase 3 reduced the height of towers near UBC Farm to 6 storeys to decrease the shadowing on adjacent buildings residential buildings and open space.</p> <p>The revised plan presented in Phase 3 retained the emphasis on 6 storey built form throughout the majority of the neighbourhood and restricted taller buildings to the western edge of the neighbourhood where shadowing impacts are minimized.</p> <p>The revised plan presented in Phase 3 increases space between the high-rise buildings (to an average of 46 meters) and they will be positioned on the green edges of the neighbourhood to protect and frame views of the forested edge.</p> <p>The height of the majority of the towers is under 22 storeys (65 meters) which is allowed in the <i>Land Use Plan</i> and was supported by the community in the <i>Land Use Plan</i> amendment process.</p> <p>The proposed amendments to the neighbourhood plan integrate smart growth principles in development of a mixed-use neighbourhood, in keeping with the principles applied to the development of the original neighbourhood plan. As Wesbrook Place develops, it will take on more characteristics of a mixed-use neighbourhood that incorporates the scale of a sustainable neighbourhood.</p>

<p>UBC Farm: Road Access + Neighbourhood Impacts</p>	<p>Concern that access should be retained to UBC Farm</p> <ul style="list-style-type: none"> • 1 mention <p>Concern that the impact of neighbourhood development on the Farm needs to be answered, and programming links developed</p> <ul style="list-style-type: none"> • 4 mentions 	<p>The driveway to UBC Farm will remain in its current location.</p>	<p>There were:</p> <ul style="list-style-type: none"> • 18 mentions of support for the driveway • 4 mentions of opposition to the driveway 	<p>The built form near the UBC Farm was reduced in height.</p>
<p>Transportation: Traffic Congestion</p>	<p>There were no concerns regarding traffic congestion expressed during Phase 1.</p>	<p>The adoption of the <i>South Campus Neighbourhood Plan</i> in 2005 included traffic calming changes to W 16th Avenue. Two roundabouts (at Wesbrook Mall and East Mall) allow the narrowing of W 16th Avenue between these intersections to two lanes. Mid-block crossings allow for</p>	<p>Concerns about traffic congestion in Wesbrook Place.</p> <ul style="list-style-type: none"> • 17 mentions 	<p>A consulting engineer completed a traffic analysis report that concluded that due to the floor space transfer, compared with the original 2005 neighbourhood plan there is an anticipated traffic increase of 12% in the morning peak hour and 13% in the afternoon peak hour. The main area of concern was congestion on Wesbrook Mall in the vicinity of Berton Avenue and the village centre area.</p> <p>The consultant recommended several ways that the anticipated congestion could be addressed. These were presented in the display boards for feedback and further consideration.</p>

		enhanced pedestrian linkages to the campus pedestrian network.		
Parks and Green Space	<p>Concerns that green spaces and treed areas should be preserved.</p> <ul style="list-style-type: none"> • 4 mentions 	<p>The new area added to the neighbourhood (the former BC Research site) incorporates Useable Neighbourhood Open Space (UNOS) and Green Streets that provide an off-street, neighbourhood walking network and a system of linear parks. The proposal also included a linear park along the western edge of the neighbourhood and a new playing field as new UNOS spaces.</p>	<p>Concern that Wesbrook Place does not have adequate park, green space and landscape design.</p> <ul style="list-style-type: none"> • 13 mentions 	<p>Once completed, Wesbrook Place will have 15.26 hectares of parks and green space. This includes keeping the parks and green street backbone the same, extending the linear park along the eastern edge and adding more open space. In addition, the new elementary school will have a field location.</p> <p>With an approximate estimated future population of 12,600 people in Wesbrook Place, this results in a park and green space ratio of 1.21 hectares per 1000 people. This exceeds the City of Vancouver standard as well as the <i>Land Use Plan</i> target (both of which are 1.10 hectares per 1000 people).</p> <p>There are also 6 parks in Wesbrook Place – Khorana Park, Smith Park, Mundell Park, Nobel Park, Brockhouse Park (new park located by the new community centre and elementary school), and an unnamed park located in the new area being added to the neighbourhood.</p> <p>Each of these parks has its own children’s playground and some of the parks include other features, such as soccer fields, baseball diamonds, a water play area or tennis courts.</p>
Transportation: Roundabout at W16th Ave and East Mall	<p>There were no concerns regarding the roundabout during Phase 1.</p>	<p>The addition of another roundabout at W 16th Ave and East Mall is continued to provide traffic calming on 16th Ave.</p>	<p>Concerns raised include pedestrian safety and traffic congestion. Support noted improved safety overall.</p> <p>There were 12 mentions</p>	<p>Roundabouts encourage singular direction, lower speed vehicular traffic with crosswalks separated from the intersection. Introducing a roundabout reduces vehicle speeds, the number of traffic accidents as well as their severity, and is overall safer for pedestrians and cyclists compared to existing conditions which is a highway standard intersection with high speed off ramps.</p>

			<p>of opposition to the future roundabout.</p> <ul style="list-style-type: none"> • 6 mentions were on pedestrian safety • 6 mentions were on traffic congestion <p>There were 9 mentions of support for the future roundabout.</p>	<p>Combined with the existing roundabout, the narrowing of the roadway and the completion of mid-block pedestrian crossings, vehicle traffic along W 16th Avenue will be slowed significantly, resulting in improved pedestrian safety compared to the existing situation or to a signalized intersection.</p>
General	<p>The pace and scale of development is unsustainable</p> <ul style="list-style-type: none"> • 1 mention 	<p>6.28 million ft² of residential housing floor space distributed across undeveloped parts of the neighbourhood and a new area, the former BC Research site</p>	<p>Opposition to the proposed amendments.</p> <ul style="list-style-type: none"> • 12 mentions <p>There was also some support for the proposed amendments.</p> <ul style="list-style-type: none"> • 3 mentions 	<p>The revised plan presented in Phase 3 reduced density to 6 million ft² and removed the possibility of transferring 310,000 ft² of housing from Gage South.</p>
Housing Affordability	<p>Concerns regarding housing options for faculty and staff.</p> <ul style="list-style-type: none"> • 3 mentions 	<p>Create a mixed-use neighbourhood that integrates a variety of residential types to support work-study housing.</p> <p>Maintain requirements of <i>Land Use Plan</i>: 50% of</p>	<p>Concerns that new housing will not be affordable or accessible to students, faculty and staff.</p> <ul style="list-style-type: none"> • 9 mentions 	<p>The <i>South Campus Neighbourhood Plan</i> maximizes the number of wood frame buildings in order to maintain affordability in general.</p> <p>The Community Planning Task Group of the UBC Board of Governors is currently leading the process of developing a comprehensive Housing Action Plan to increase housing choice and affordability for faculty, staff and students on the Vancouver campus. The Housing Action Plan will impact the tenure of housing in Wesbrook Place.</p>

		households are inhabited by someone who works or studies on campus; 20% of housing will be rental; a minimum of half of the rental housing will be non-market housing for faculty, staff and students.		<p>The Housing Action Plan is a parallel process which started in Spring 2011 and will be completed by Spring 2012. All members of UBC's campus community are invited to participate.</p> <p>Housing policy plans are distinct and separate from land use plans. For example, the City of Vancouver recently released its housing affordability policy plan which is a parallel instrument to the City's land use plans.</p>
Gage South: Transfer of Density	<p>Concerns regarding the transfer of student housing from Gage South</p> <ul style="list-style-type: none"> • 2 mentions 	An additional 310,000 ft ² of housing floorspace (approximately 2 x 22-storey high rise buildings) from the Gage South & Environs area of campus could be accommodated in Wesbrook Place.	<p>Not in favour of placing additional density in Wesbrook Place at all.</p> <ul style="list-style-type: none"> • 8 mentions 	As a result of the feedback on overall proposed density in Wesbrook Place received in the September public consultation, the additional floor space from the Gage South area will not be transferred to Wesbrook Place. The Phase 3 proposal thus reduced floorspace in the neighbourhood by over 600,000 ft ² from the original proposal including the Gage South transfer (more than a 15% reduction of the incremental floorspace).
Consultation Process	<p>Use more on-line consultation.</p> <ul style="list-style-type: none"> • 1 mention 	The <i>South Campus Neighbourhood Plan</i> amendment process included a six-month consultation process that included multiple opportunities (both online and in-person) for community and stakeholder input as well as technical review of changes to	<p>Requests for a public forum to be held on the proposed amendments to Wesbrook Place.</p> <ul style="list-style-type: none"> • 8 mentions <p>Other comments received on the consultation process, including concerns with time of day events are</p>	In response to community requests, a Neighbourhood Community Information Session was organized on October 27 th and a formal Question and Answer Session was added to the Public Open House on November 1 st .

		the neighbourhood plan.	held and the transparency of the process. <ul style="list-style-type: none"> • 9 mentions 	
Transfer of Density from UBC Farm	Concern about the transfer of housing development from UBC Farm. <ul style="list-style-type: none"> • 1 mention 	6.28 million ft ² of residential floorspace proposed for Wesbrook Place which includes a new area formerly BC Research.	Concerns that the transfer of housing floor space due to preservation of UBC Farm should be eliminated or spread out. <ul style="list-style-type: none"> • 7 mentions 	Through the <i>Vancouver Campus Plan</i> and <i>Land Use Plan</i> processes, the campus and wider communities showed overwhelming support for retaining the UBC Farm for sustainability teaching and research. The Board of Governors agreed to retain UBC Farm, provided the density was transferred elsewhere on campus. The <i>Land Use Plan</i> amendment process included 6 months of public consultation on the location for the density transfer and the transfer to Wesbrook Place was discussed throughout that process. The transfers to Wesbrook Place, BC Research, Acadia and Stadium were approved in the <i>Land Use Plan</i> amendment process. The neighbourhood plans address the specific distribution of the transferred density to parcels within the neighbourhood.
Population and Availability of Amenities and Services	Concerns that the community will not have more shops and services without more density. <ul style="list-style-type: none"> • 2 mentions 	The proposal included new amenities such as adding a new elementary school site to Wesbrook Place, building a larger community centre in the next two years, and the ability to	Opposition to increase in population <ul style="list-style-type: none"> • 7 mentions Concern that an increase in population will result in overcrowding of amenities and services	Shops and services in Wesbrook Place were planned to take into account population living in all the family neighbourhoods on campus. Maintaining sufficient population in close proximity to these shops and services is key to ensuring year-round support and viability for the critical range of shops and services, transit options, amenities and social infrastructure needed for a complete community.

		incorporate district energy in the future as appropriate	<ul style="list-style-type: none"> • 3 mentions <p>Suggestion to add amenities such as a pool, library and tennis</p> <ul style="list-style-type: none"> • 4 mentions 	<p>The higher density in Wesbrook Place is supporting improved services, such as the larger community centre, frequent transit service and district energy.</p> <p>The UNA provides municipal services for the residential community working cooperatively with UBC. This includes access to the aquatic centre, winter sports centre, tennis centre, fields and other amenities. This access has been planned based on the full build-out of the residential neighbourhoods.</p>
Issue	Phase 1: What we Heard	Proposal	Phase 2: What we Heard	Response
Preservation of Eagle's Nest	<p>Concerns about the preservation of green space and the eagle's nest.</p> <ul style="list-style-type: none"> • 1 mention 	<p>A new open space to accommodate the eagle habitat was incorporated into the proposal. The area and trees surrounding the eagle's nest is being retained as green space with no housing allocated to that lot.</p>	<p>There were no concerns expressed about the eagle's nest in Phase 2.</p>	<p>No further response.</p>
Sustainability Initiatives	<p>Recommendations that sustainability and environmental initiatives should be incorporated in the design of</p>	<p>A pre-feasibility study concluded that the increased density in the neighbourhood is fundamental to developing a low</p>	<p>There were no comments regarding incorporating sustainability initiatives</p>	<p>In addition to the initiatives discussed in Phase 2, the neighbourhood plan will allow electric car charging stations and encouraging 'rough in' of these facilities so that they can be installed as plug-in hybrid and all-electric vehicles penetrate the marketplace more fully.</p>

	<p>Wesbrook Place</p> <ul style="list-style-type: none"> • 1 mention 	<p>carbon district energy system for new buildings in Wesbrook Place.</p> <p>UBC's Residential Environmental Assessment Program (REAP) also requires sustainable building practices for family housing, and has been mandatory in Wesbrook Place since 2006.</p> <p>Rainwater at Wesbrook Place has also been embraced as a resource to be celebrated rather than a waste to be treated.</p>		
<p>Transportation: Transit Integration</p>	<p>Concerns that the transit service integration needs improvement.</p> <ul style="list-style-type: none"> • 2 mentions 	<p>Develop a vibrant, complete, ecologically sensitive neighborhood that contributes to the larger UBC community with a strong emphasis on pedestrian and bicycle travel, good physical</p>	<p>There were no concerns regarding transit integration expressed during Phase 2.</p>	<p>To improve the availability and integration of public transit in Wesbrook Place, UBC, TransLink and Coast Mountain Bus Company have been working together on options to reroute the #41 bus through South Campus.</p> <p>Once implemented, this change will provide residents of Wesbrook Place with more accessible public transit to the central bus loop on UBC campus and to other parts of Vancouver, reducing the amount of vehicle traffic in and out of the neighbourhood.</p>

		access to transit and reduced need for commuting.		<p>Coast Mountain Bus Company has advised UBC that presently there are some scheduling challenges that will result in a delay to the rerouting of the #41 bus through Wesbrook Place. Rerouting options will be revisited in 2012 alongside other regional priorities for implementation.</p> <p>UBC is also investigating, with the UNA, the development of a public bike share system on campus that will provide another sustainable transportation alternative for the neighbourhood.</p> <p>The neighbourhood plan retains the commitment to providing a car share program to increase affordability and reduce people's needs to own a vehicle.</p>
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7.0 RESPONSE TO CONCERNS FROM THE CAMPUS COMMUNITY (PHASE 3)

This section provides a detailed analysis of the concerns and feedback received during Phase 3 of the consultation process (October 21st- November 3rd). The chart below provides corresponding responses from UBC Campus and Community Planning and strategies for addressing the issues identified by the community. The concerns expressed in this section were collected from online feedback, written feedback submitted via email and feedback forms received from Public Open House meetings along with points raised at the Question and Answer session on November 1st, 2011.

Table 1: SUMMARY OF CONSULTATION INPUT AND CONSIDERATION: Phase 3			
Issue	Proposal	What we Heard: Phase 3	Response
Transportation: Four-Way light at the intersection of Wesbrook Mall and Berton Avenue : Create Traffic Congestion	To address concerns about traffic congestion, the Phase 3 proposals included the introduction of a traffic light at the Wesbrook Mall	Concerns that the four-way light will add to further traffic congestion as well as general opposition to the proposal.	Based on the feedback received in Phase 3, traffic management alternatives have been developed to address traffic issues at build-out.

	<p>and Berton Avenue intersection, which is currently controlled by a four-way stop.</p> <p>This was proposed to better manage congestion as shoppers leave the grocery store parking lot and join vehicles flowing into the neighbourhood along Wesbrook Mall.</p>	<ul style="list-style-type: none"> • 44 mentions <p>There was also concern that this was too close to the roundabout.</p> <ul style="list-style-type: none"> • 6 mentions <p>A small number of respondents approved for the four-way light at the intersection of Wesbrook Mall and Berton Avenue.</p> <ul style="list-style-type: none"> • 6 mentions 	<p>These alternatives include:</p> <ul style="list-style-type: none"> • An exit to West 16th Ave. from Berton/Binning intersection in the NE corner of the neighbourhood; and • A new street right-of-way from the Community Centre/grocery store parking lot to Birney Ave. • Conversion of Berton Avenue entry to grocery store parking lot to 1-way in only.
<p>Transportation: Road Exit at the Northern Eastern Edge of Neighbourhood – Traffic Congestion and Environmental Concerns</p>	<p>Due to concerns regarding potential traffic congestion over the long term, the Phase 3 proposals suggested advancing the timing of construction of a one-way single lane northbound exit road from Binning Road to West 16th Avenue (see Section 2.5.2 of the <i>2005 South Campus Neighbourhood Plan</i>).</p> <p>Due to concerns regarding potential traffic congestion over the long term, the Phase 3 proposals suggested advancing the construction of a one-way single lane northbound exit road from Binning Road to W 16th Avenue (see</p>	<p>There were 22 mentions of support for the new exit point.</p> <p>Some people expressed that it would relieve congestion.</p> <ul style="list-style-type: none"> • 11 mentions <p>There were 18 mentions of opposition to the new exit point overall.</p> <p>Some were concerned it would add to overall congestion.</p> <ul style="list-style-type: none"> • 9 mentions <p>There were 18 mentions of general concerns about the road exit, including its affect on tree</p>	<p>Changes to the road network will be addressed if traffic safety or operational issues are identified in the future. This evaluation would include community consultation.</p> <p>Tree management practices for Wesbrook Place development include the 1:1 tree replacement policy as per the Land Use Plan.</p>

	Section 2.5.2 of the <i>2005 South Campus Neighbourhood Plan</i>).	removal in Pacific Spirit Regional Park.	
Issue	Proposal	What we Heard: Phase 3	Response
Density Increase	<p>The Phase 3 proposals reduce floor space by more than 600,000 ft² from the September proposal (which met the Board of Governors target and considered additional density transfers from Gage South). This is more than a 15% reduction on the incremental density.</p> <p>The transfer of the density, approved in the <i>Land Use Plan</i>, supports improved services, such as adding a new elementary school in Wesbrook Place, building a larger community centre in the next two years, and allowing for the introduction of a carbon neutral district energy system as appropriate. It also is linked to retaining the UBC Farm for sustainability teaching and research.</p>	<p>General opposition to development.</p> <ul style="list-style-type: none"> • 20 mentions <p>Concern that density is too high and that the increased population will affect the accessibility of services and amenities in the community and affect the character of the neighbourhood.</p> <ul style="list-style-type: none"> • 16 mentions <p>A small number of respondents approved of the proposed density.</p> <ul style="list-style-type: none"> • 6 mentions 	<p>The additional floorspace being added to this neighbourhood is divided between a completely new area (the old BC Research site) which is accommodating about half of the incremental floor space, and the remaining undeveloped sites in Wesbrook Place.</p> <p>Within the old neighbourhood plan boundary, the majority of the change is increasing four storey buildings to six storey buildings. Only five sites in the old neighbourhood plan area are accommodating new high-rise buildings. No further changes are recommended.</p>
Built-Form Considerations: Separation between Towers	The Phase 3 proposals included a requirement that high-rise buildings be a minimum of 30 meters apart, above the sixth	There were 30 mentions of non-support for a minimum standard of 30 meters between towers. Reasons for disagreeing	The plan requirement for a minimum 30 meter separation exceeds the City of Vancouver’s guidelines for a 24 meter separation.

	<p>storey.</p> <p>Analysis completed by professional architectural design consultant suggests that the average distance between high-rise buildings along the western edge of the neighbourhood will be 46 metres, with a range between 31 and 73 meters.</p>	<p>included:</p> <ul style="list-style-type: none"> • Generally did not approve of development and density <ul style="list-style-type: none"> ○ 19 mentions • More distance is required in general <ul style="list-style-type: none"> ○ 11 mentions • More distance is required to ensure privacy. <ul style="list-style-type: none"> ○ 4 mentions • Must ensure the views of the forest remain. <ul style="list-style-type: none"> ○ 4 mentions <p>There were 22 mentions of support for the measure.</p> <p>There were 4 mentions of towers needing to be closer together to increase density.</p>	<p>Final set of proposals includes a requirement that high-rise buildings (above 6-storeys) be a minimum of 30 meters apart. This separation requirement is applied to floors above the sixth floor to enable the lower podiums of high-rise buildings to properly address the street and create animated, friendly streets as per the design guidelines in the neighbourhood plan.</p> <p>The design guidelines in the plan also emphasize the need for new building design to consider neighbouring existing buildings with regard to privacy and overlook concerns. The community has an opportunity to comment on each new building proposal as they come forward through the Development Permit process.</p> <p>No further changes are recommended.</p>
<p>Transportation Plan (general)</p>	<p>A consulting engineer completed a traffic analysis report that concluded that due to the floor space transfer, compared with the original 2005 neighbourhood plan there is an anticipated traffic increase of 12% in the morning</p>	<p>Concerns that the transportation plan is not adequate for the development proposed in Wesbrook Place.</p> <ul style="list-style-type: none"> • 15 mentions 	<p>Based on the feedback received in Phase 3, traffic management alternatives have been developed to address traffic issues at build-out.</p> <p>These alternatives include:</p> <ul style="list-style-type: none"> • An exit to West 16th Ave. from

	<p>peak hour and 13% in the afternoon peak hour. The main area of concern was congestion on Wesbrook Mall in the vicinity of Berton Avenue and the village centre area.</p> <p>The Phase 3 proposals contained several measures to address this increased traffic and the specific area of congestion.</p>		<p>Berton/Binning intersection in the NE corner of the neighbourhood; and</p> <ul style="list-style-type: none"> • A new street right-of-way from the Community Centre/grocery store parking lot to Birney Road. • Conversion of Berton Avenue entry to grocery store parking lot to 1-way in only.
Public Consultation Process	<p>The <i>South Campus Neighbourhood Plan</i> amendment process was a 6-month long process that included many opportunities for public, community and stakeholder input as well as technical review of changes to the neighbourhood plan.</p>	<p>Concern with timeline for the consultation process and reporting practices particularly the provision of verbatim input to the Board of Governors.</p> <ul style="list-style-type: none"> • 10 mentions 	<p>The neighbourhood plan amendment process lasted 6 months and included three phases of public consultation.</p> <p>The <i>South Campus Neighbourhood Plan</i> amendments are the result of five years of planning work at UBC, all of which included extensive consultation with the community. The <i>Land Use Plan</i> consultation in 2010 was a 6-month process and the Vancouver Campus Plan included three-years of consultation.</p> <p>Reporting practices meet or exceed best practices for land use planning. All verbatim comments are made available to the Board of Governors to review.</p>
South Campus Neighbourhood Plan Amendment Process	<p>The process follows the neighbourhood planning process</p>	<p>Concerns that the amendment process should be slowed down</p>	<p>The housing in Wesbrook Place is necessary to both support the services and amenities</p>

	<p>approved by the UBC Board of Governors.</p>	<ul style="list-style-type: none"> • 7 mentions <p>Concern that there should be a moratorium on development in Wesbrook Place</p> <ul style="list-style-type: none"> • 4 mentions 	<p>required for a complete, sustainable community and to finance student housing development. Any delay in the process will mean important academic priorities, such as the Ponderosa Commons and the community centre, would also be delayed. A delay would also negatively affect the businesses in the area that have moved in in good faith in anticipation of an orderly neighbourhood development process.</p> <p>The public consultation process for the amendment process has been rigorous and extensive. The number of opportunities for formal engagement equals that of the process to amend the <i>Land Use Plan</i>, which exceeded the requirements of the Minister of Community, Sport and Cultural Development.</p>
Green Space	<p>The design of parks is centered in a series of parks distributed through the neighbourhood (e.g. Khorana, Smith, Nobel parks) linked by a network of green streets and framed by green buffers.</p> <p>In addition to their function as a safe, pedestrian system, the buffers and green streets act as linear parks. This pattern has been carried over into the additional</p>	<p>Concerns about protection of Green Space and Pacific Spirit Regional Park.</p> <ul style="list-style-type: none"> • 6 mentions 	<p>The open space network in the neighbourhood has been substantially increased through addition of a playing field, new parks and green streets in the new area to be added to the neighbourhood and a significant linear park along the eastern edge of the neighbourhood. No further changes are recommended.</p>

	<p>sites to be subdivided on the former BC Research site.</p> <p>All together, the neighbourhood plan delivers 1.21 ha of open space per 1000 people, which exceeds the 1.1 ha/1,000 people standard employed by the City of Vancouver and in the <i>UBC Land Use Plan</i>.</p> <p>There will be a 60 metre buffer to preserve 80-90 year old coniferous trees and emphasize the sense of “an urban village in the woods”.</p>		
Issue	Proposal	What we Heard: Phase 3	Response
Transportation Plan: safety	<p>The <i>South Campus Neighbourhood Plan</i> incorporates traffic calming features such as the roundabout at W16th Avenue and East Mall to maximize safety for all road users and enhance the livability of the neighbourhood by discouraging speeding and short-cutting traffic.</p>	<p>Concerns for pedestrians and cyclists safety with the transportation plan.</p> <ul style="list-style-type: none"> • 6 mentions 	<p>The roundabout was developed in consultation and on the advice of the Ministry of Transportation and Infrastructure who are responsible for West 16th Avenue. Roundabouts encourage singular direction, lower speed vehicular traffic with crosswalks separated from the intersection.</p> <p>Introducing a roundabout reduces vehicle speeds, the number of traffic accidents as well as their severity, and is overall safer for pedestrians and cyclists compared to the existing designs which are for higher speed highways.</p>
Transportation: Road Exit at the	Due to concerns regarding	Concerns about pedestrian	Combined with the existing roundabout

<p>Northern Eastern Edge of neighbourhood - Pedestrian and Cyclist Safety</p>	<p>potential traffic congestion over the long term, the Phase 3 proposals suggested advancing the construction of a one-way single lane northbound exit road from Binning Road to West 16th Avenue (see Section 2.5.2 of the <i>2005 South Campus Neighbourhood Plan</i>).</p>	<p>safety.</p> <ul style="list-style-type: none"> • 5 mentions 	<p>and the narrowing of the roadway, vehicle traffic along W 16th Avenue will be slowed significantly, resulting in improved pedestrian safety compared to the existing situation or to a signalized intersection. Also the location of this exit would be to the east of pedestrian crossings, and as it is a one way flow of traffic to the east, conflict would be minimal.</p>
<p>Protection of UBC Farm from Development Encroachment</p>	<p>No specific proposals.</p>	<p>Recommendation that UBC Farm should be protected from any future development in the area.</p> <ul style="list-style-type: none"> • 4 mentions 	<p>The transfer from UBC Farm allows for the retention of this unique academic resource, which combines teaching, learning and research in sustainability with community engagement.</p> <p>In order to ensure the character of the Farm is maintained, building heights near the UBC Farm were lowered as part of the final amendments. This also minimizes shading on the residential buildings and open spaces in the neighbourhood thus improving livability.</p>
<p>Housing Affordability</p>	<p>The <i>South Campus Neighbourhood Plan</i> maximizes the number of wood frame buildings in order to maintain affordability in general.</p> <p>The Community Planning Task Group of the UBC Board of Governors is currently leading the</p>	<p>Concerns that more affordable housing options should be available in Wesbrook Place.</p> <ul style="list-style-type: none"> • 4 mentions 	<p>The proposed amendments strike a balance between improving choice and affordability, accommodating more floorspace in the neighbourhood and achieving a built form that supports livability. The proposed amendments continue to place a very high priority on six storey wood frame buildings as the</p>

	<p>process of developing a comprehensive Housing Action Plan to increase housing choice and affordability for faculty, staff and students on the Vancouver campus. The Housing Action Plan will impact the tenure of housing in Wesbrook Place.</p> <p>The Housing Action Plan is a parallel process which started in Spring 2011 and will be completed by spring, 2012. All members of UBC's campus community are invited to participate</p>		<p>predominant built form in the neighbourhood.</p> <p>There will be further affordability measures implemented over time, consistent with the Board's Housing Action Plan. No further changes to the neighbourhood plan are recommended.</p>
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8.0 Appendix A

This section provides detailed information gathered from feedback forms: on-line, display boards and open house meetings during Phase 1, Phase 2 and Phase 3 of the public consultation process. Please note that all submissions are kept on file and made available to the Board of Governors.

5.1 Phase 1:

A total of 11 feedback forms were received. Ten were completed on site at the open house and one was received online.

Feedback from Display Boards – “Share your ideas about what would make Wesbrook a vibrant community”. The responses from the community included:

- Wesbrook Place needs more green space which are very close to each other – will help screen out noise too
- Height restriction of buildings – not more than 6 storeys/limit building height
- Reduce currently proposed housing densities
- Improve affordability and include provisions for young faculty with families
- Preserve the remainder of natural forests existing within the South Campus neighbourhood
- Increase tree retention areas
- Use the greenbelt as a visual, thermal and sound buffer for UBC Farm. Keep the understory instead of putting in grass
- Design for a main UBC Farm boundary greenway – retain a natural forest structure
- Give consideration to the UBC Farm’s ability to assimilate and reuse materials and energy from the neighbourhood

Feedback Form Question 1: “How Important are the following characteristics to you?”

	Not Very Important			Very Important		
	1	2	3	4	5	%
Characteristic	Respondent Rankings					
Parks and Green Space				2	9	100%
Access to Public Transit		1	1	3	6	81%
Community Centre		1	2	2	6	72%
Storm water System		1	3	2	5	63%
Green Buildings		1	3	3	4	63%
Schools		1	5	1	4	45%
More Commercial & Retail	2	2	2	4	1	45%

District Energy System		2	4	2	2	36%
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Feedback Form Question 2: What thoughts do you have about the issues that will be addressed through the amendments?

Comments Related to Proposed South Campus Neighbourhood Plan Amendments

Issue	No of References	Percentage	Sample Comments
Concern about the increased building height	4	36%	6 stories is high enough/too height
Preserving green space and treed areas	4	36%	Planned green space insufficient for increased density Focus should be on expanding tree retention areas and the forest buffer on Pacific Spirit and UBC Farm
Housing options for faculty & staff	3	27%	Need incentive – co-development and rental discounts – for faculty and staff who want to live on campus Offer variety of housing types and sizes
Consideration of impacts of neighbourhood development on UBC Farm	3	27%	Sizable green space should be maintained around UBC Farm Design with consideration of farm views, access and impact
Opposition to transfer of student housing from Gage South	2	18%	No additional student housing should be transferred from Gage – not part of the original plan
Transit service integration/improvement	2	18%	Looks like transit will be well integrated
More shops and services	2	18%	If we don't have sufficient population we won't see more shops or services
Retaining access to UBC Farm	1	18%	Facilitate efficient access to egress to farm – cycling, walking Ensure convenient transit

			to/from farm and adequate parking South Campus Road should continue to provide access to UBC Farm
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Feedback Form Question 2: What thoughts do you have about the issues that will be addressed through the amendments?

Comments Related to Proposed Neighbourhood Plan Amendments:

Issue	No of References	Percentages	Sample of Comments
Concern about transfer of density from UBC Farm and BC Research	1	9%	No basis for transferring density from the UBC Farm. Site was notionally a “future housing site”
Concern about further development on Campus	1	9%	The scale and pace of UBC development, including South Campus is unsustainable
Support connections between Wesbrook and UBC Farm	1	9%	Support community programming connections between Wesbrook and farm. Incorporate development of Wesbrook into UBC-based academic studies of design, construction & functioning of sustainable urban development
Protect Eagle’s Nest	1	9%	Protect eagle’s nest habitat
Support for Sustainability	1	9%	Hope that sustainability – community and environmental – will be core features of the amendments

5.2 Phase 2

Information provided during the open house was available on the UBC Campus and Community Planning website. The online feedback was posted on September 19th and people were invited to download the feedback form and provide input until September 30th. There were 94 unique page views of website material and 43 feedback forms and written submissions were received.

A petition on behalf of 45 residents of Keenleyside (a residential building in Wesbrook Place) expressed concern about the number of towers presented in the proposed amendments, and that ongoing construction in Wesbrook Place will exacerbate noise, traffic congestion and road blockages in the neighbourhood.

Below is more detailed feedback from the community during public open house meetings and on-line feedback submission. Note that only comments with three or more occurrences (over 5%) are represented in the tables below.

Comments Related to the Proposed Neighbourhood Plan Amendments

Issue	No of References	Percentages
Concern about the number of residential towers proposed	35	81%
Opposition to the proposed neighbourhood amendments	12	28%
Transfer of housing floor space due to the preservation of UBC Farm should either be eliminated or spread out	7	16%
Support for the proposed amendments	3	7%

Comments Related to Overall Population in Wesbrook Place

Issue	No of References	Percentages
Opposition to increase in population	7	16%
Concern that an increase in population will result in overcrowding of amenities and services	3	7%

Comments Related Housing in Wesbrook Place

Issue	No of References	Percentages
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Concern that new housing will not be affordable or accessible to students, faculty and staff	9	21%
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Comments Related to Infrastructure in Wesbrook Place

Issue	No of References	Percentages
Concern about traffic congestion in Wesbrook Place	17	40%
Concern that Wesbrook Place does not have adequate park, green space and landscape design	13	30%
Suggestions to add amenities such as a pool, library, tennis courts	4	9%

Comments Related to the Future Roundabout at W16th Ave & East Mall

Issue	No of References	Percentages
General opposition to the future W16th Ave and East Mall roundabout	12	28%
Support for the future W16th Ave and East Mall roundabout	9	21%
Concern about pedestrian safety	6	14%
Concern about traffic congestion	6	14%

Comments Related to the Consultation Process

Issue	No of References	Percentages
Requests for a public forum to be held on the proposed amendments to Wesbrook Place	8	19%

Comments Related to the Road Access to UBC Farm

Issue	No of References	Percentages
Support for the proposed new road access to UBC Farm	18	42%

Opposition to the proposed new road access to UBC Farm	4	9%
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5.3 Phase 3

3.3.3 Feedback

In total, 77 feedback submissions were received. This includes 27 feedback forms from the Public Open House, 41 online surveys and 9 letters.

Below is more a detailed feedback analysis from the Public Open House meeting, on-line feedback submission and submitted letters. Note that only comments with three or more occurrences (over 5%) are represented in the tables below.

Question 1: What do you think of the proposal to add a new road exit point at the North Eastern Edge of the neighbourhood, as shown on Board 6a?

Issue	No of References	Percentages
Approve of the new exit point	22	29%
Opposed to the exit point: 1) Removal of trees and vegetation, 2) Proximity to Pacific Spirit Park 3) General Opposition	18	23%
Exit point will relieve congestion	11	14%
Exit point will add to overall congestion	9	12%
Concerned about pedestrian safety	5	7%

Question 2: What do you think of the proposal to add a four-way traffic light at the intersection of Wesbrook Mall and Berton Avenue, as shown in Board 6a?

Issue	No of References	Percentages
Proposal will add further traffic congestion	44	56%
Opposed to the Proposal (General)	16	21%
Opposed to the traffic light (close to the roundabout)	6	8%
Approve of the Proposal	6	8%

Question 3: Would you support introducing a proposed minimum standard of 30 metres between towers to be built along Binning Road in Wesbrook Place?

Yes	No	No Response
(36%) 22 Responses	(49%) 30 Responses	(18%) 11 Responses

Some of the participants who answered NO to the question above included the following comments:

- Preservation of the Pacific Spirit Park sightlines is important
- The separation between the towers should be increased due to privacy issues
- Concerns about the number of proposed towers along Binning Road
- Concerns that the City of Vancouver standard for separation of towers be being applied to Wesbrook Place

Comments related to the proposed minimum standard of a 30 meter separation between towers to be built along Binning Road in Wesbrook Place.

Issue	No of Reference	Percentages
Do not approve of the development and density	19	24%
More distance is required (general)	11	14%
Must ensure that view of forest remains	4	5%
Towers should be closer to increase density	4	5%
More distance between towers is needed to ensure privacy	4	5%

Question 4: Based on the revised proposal for the neighbourhood plan, do you have any additional comments?

Issue	No of Reference	Percentages
Opposed to Development (General)	20	26%
Proposed Density is too High (increased population will affect the accessibility of services and amenities and it will affect the character of the neighbourhood)	16	21%
Transportation Plan is Inadequate for the Development Proposed	15	19%

Concern with timeline for the consultation process and reporting practices.	10	13%
The Redevelopment Process Should Slow Down	7	9%
Environmental Concerns (Protection of Green Space and Pacific Spirit Park)	6	8%
Approve of the Proposed Development	6	8%
More Affordable Housing options are needed in Wesbrook Place	4	5%
Concern for Pedestrian and Cyclist safety with Proposed Transportation Plan	6	8%
Development moratorium on Wesbrook Place	4	5%
Protection of UBC Farm from development encroachment	4	5%

9.0 Appendix B

9.1 Phase 1 Public Consultation Display Boards

The Phase 1 public consultation display boards are provided in a separate document.

9.2 Phase 2 Public Consultation Display Boards

The Phase 2 public consultation display boards are provided in a separate document.

9.3 Phase 3 Public Consultation Display Boards

The Phase 3 public consultation display boards are provided in a separate document.

1 Land Use Plan Amendments

UBC's Land Use Plan is the "bylaw" establishing general land uses and policies for the entire 1,000-acre campus, with a special focus on non-institutional development.



UBC is committed to building a model university community which is vibrant, livable and sustainable – a community which both supports and advances our academic mission.

In March 2011, amendments to the Land Use Plan were adopted which remove obstacles to the vision identified by the university community during the three-year Vancouver Campus Plan process.

Two important accomplishments of the Land Use Plan amendments are to:

- Make it possible to increase housing choices and improve housing affordability for our faculty, staff and students, thereby contributing to the creation of a more sustainable community
- Transfer housing density from the UBC Farm and other areas to support sustainable community development and UBC's academic mission

When UBC builds a new family housing community, a neighbourhood plan is done. These plans provide more detail on the types of housing, amenities and retail services the neighbourhood will have.

Changes to the *South Campus Neighbourhood Plan* are needed to bring it into alignment with the Land Use Plan.



2 A Sustainable Community with Great Amenities

UBC is building a residential community as part of our dedication to achieving our overall sustainability goals, reducing the environmental and social impacts of being a commuter campus and building a unique university community with great amenities.



No sustainable, Smart Growth community is complete or successful without a robust and integrated system of parks, community centres, schools and childcare.

Maintaining sufficient population in South Campus is key to ensuring year-round support and viability for the critical range of shops and services, transit options, amenities and social infrastructure needed for a complete community. The housing that was planned for UBC Farm must be transferred to ensure we have the population needed for a sustainable, complete community.

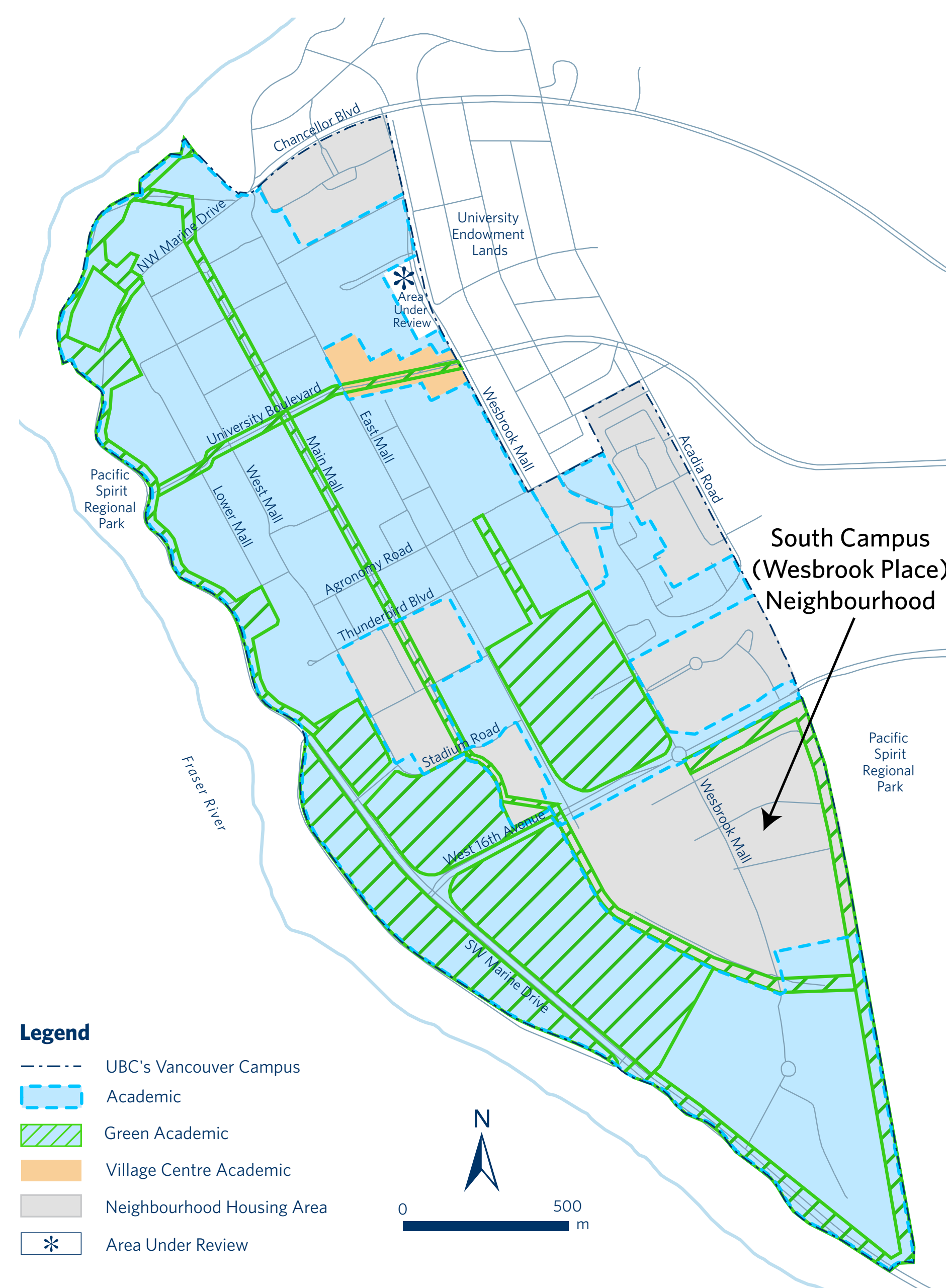
The year-round population at UBC is expected to reach 25,000 to 35,000 people. The community will be constructed over many years and amenities such as parks, community centres, daycares and schools will be phased in as population increases require them.

Without enough people living on campus year-round, UBC will not be able to meet its housing and sustainability goals.



3 South Campus Neighbourhood Plan (Wesbrook Place)

The purpose of the neighbourhood plan is to provide detail on the types and locations of housing, shops, services and amenities. The neighbourhood plan guides development to help achieve this vision.



The South Campus Neighbourhood Plan guides the development of the neighbourhood more commonly known as Wesbrook Place. The plan was adopted in 2005, after an almost two year process which included:

- Plan development under the guidance of a multistakeholder working group
- An Advisory Planning Committee, comprising members of the neighbourhood, broad campus interests and adjacent communities in the UEL, provided public input to the plan
- A Technical Advisory Committee of agency stakeholders provided advice on technical requirements of the plan
- Consultation with the broader community ran concurrently with plan making and draft review. Open houses, media updates and website information, including online feedback mechanisms, occurred at key stages as the plan developed



This process helped create a unique vision for Wesbrook Place which is compact and complete. Here are some of the prominent features of the neighbourhood:

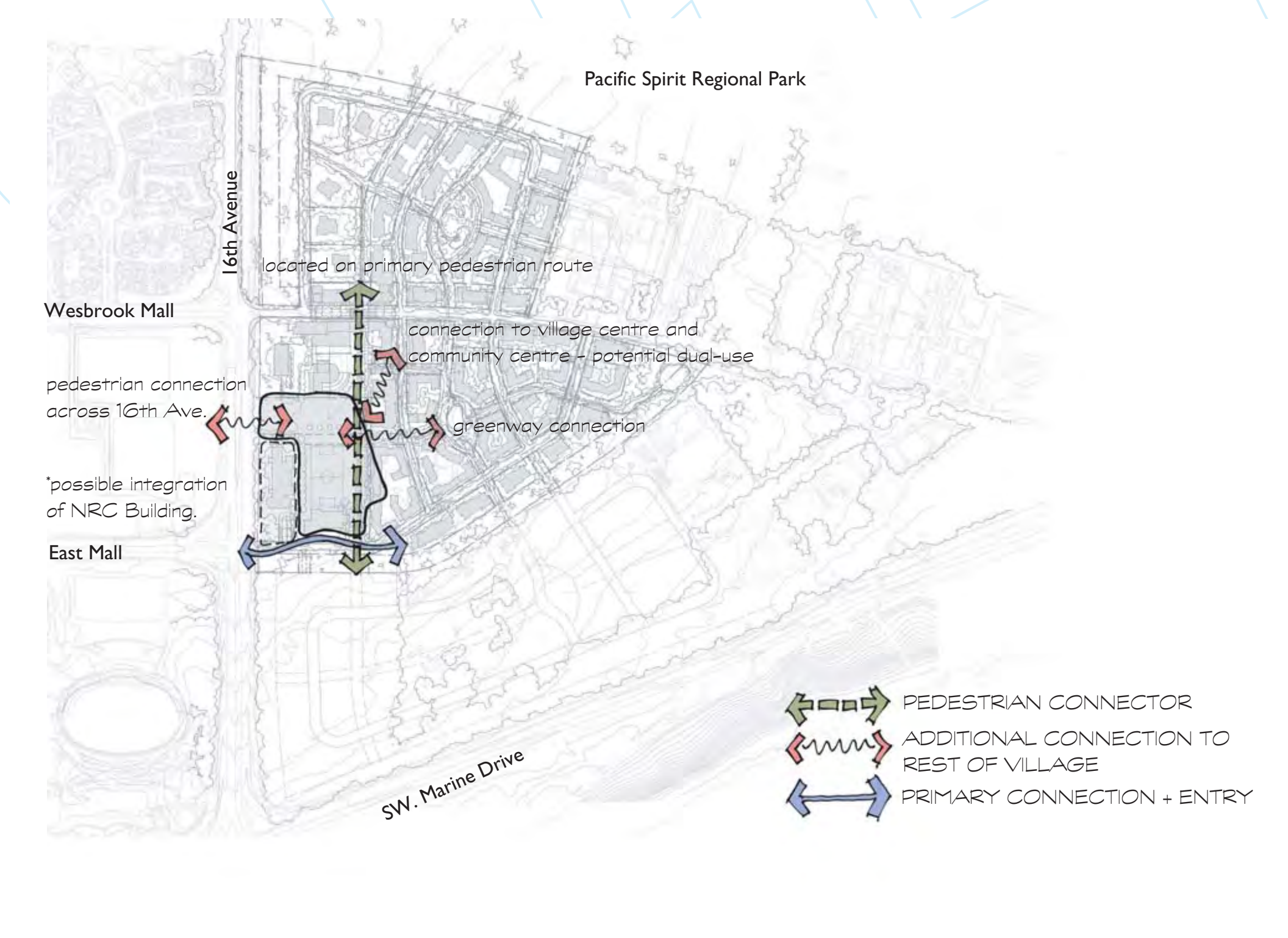
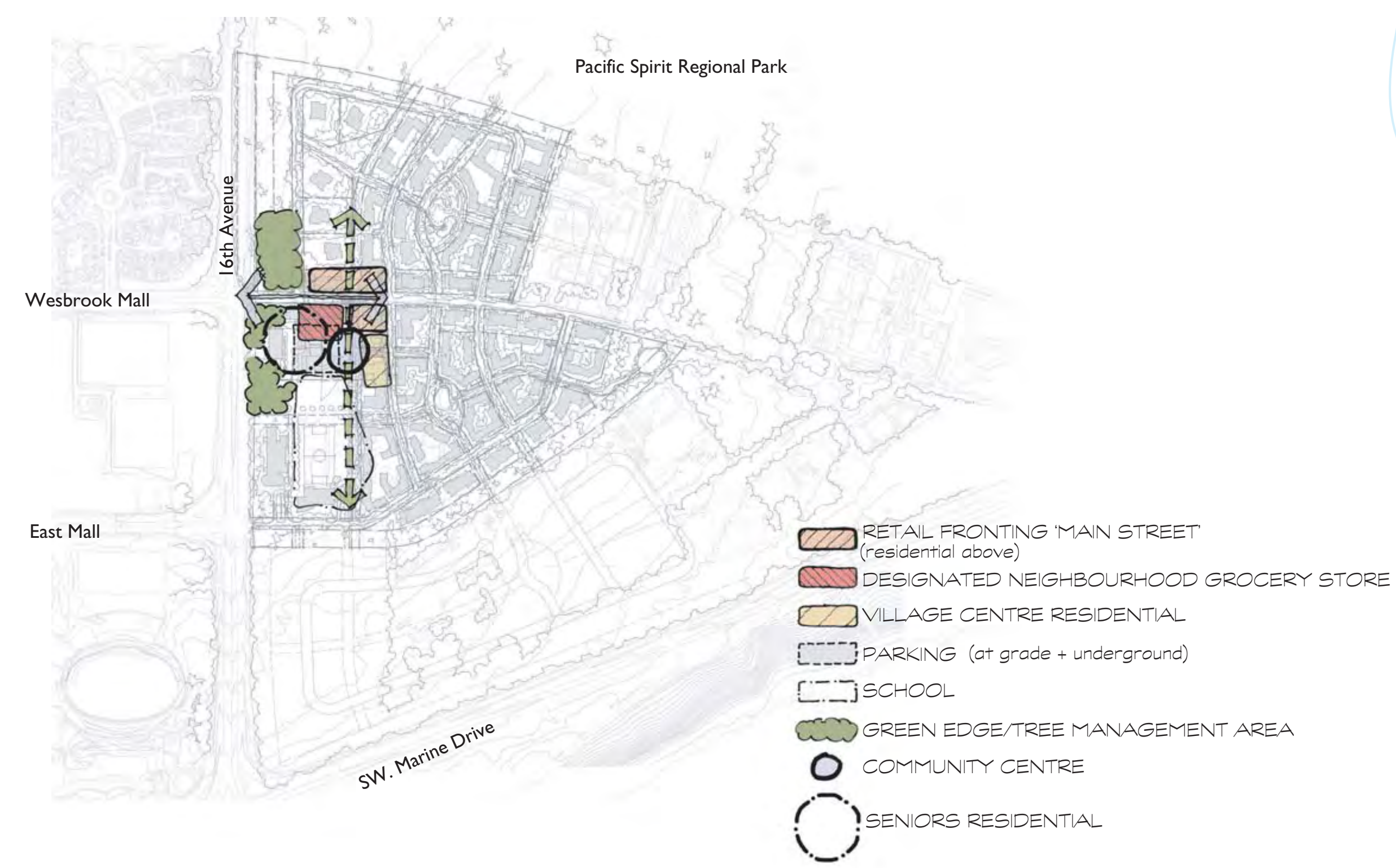
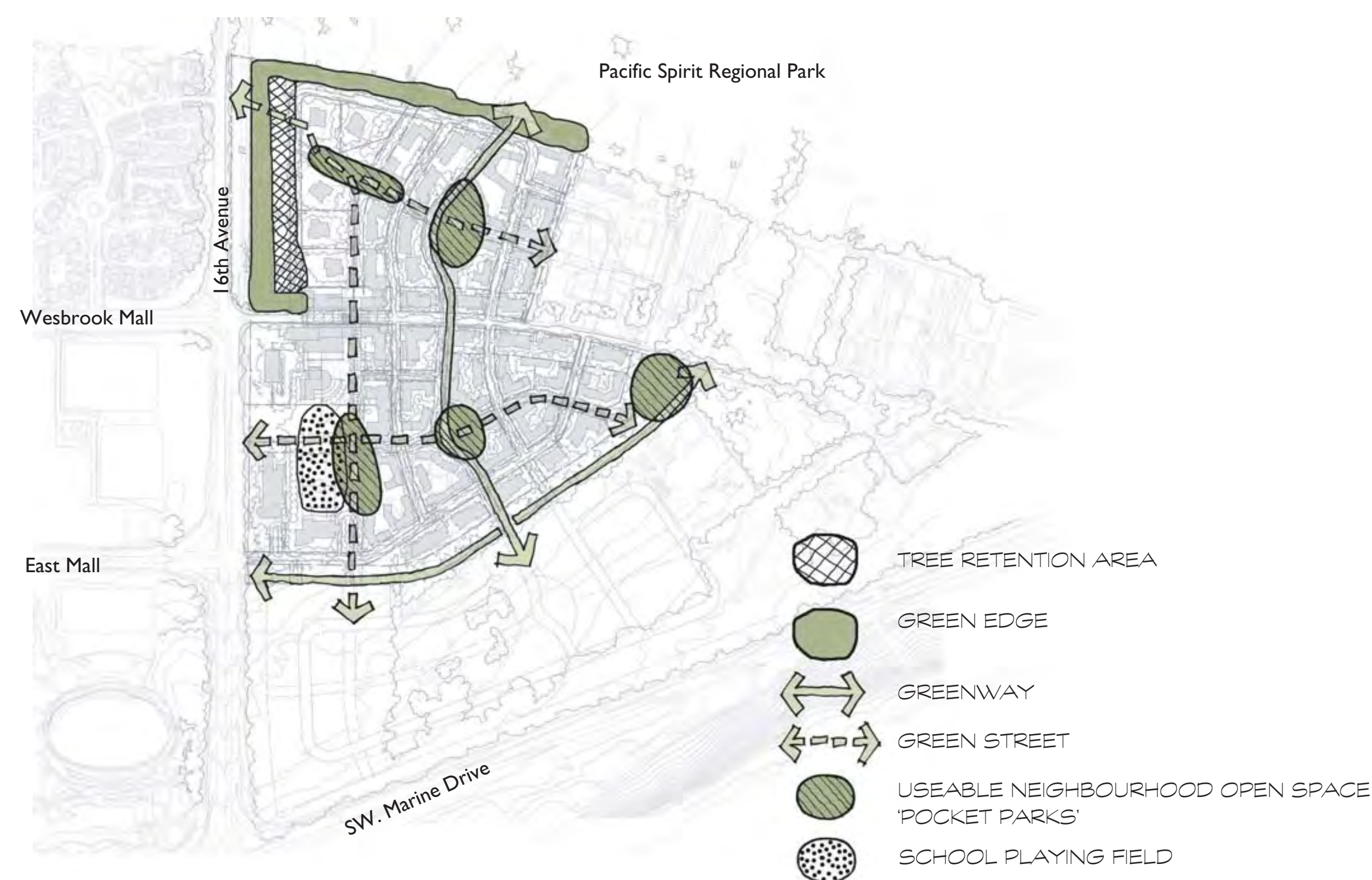
- Sustainable strategies, including stormwater distribution, rain water retention, green roofs, sediment control and access to public transit
- Largest complement of housing on campus, including rental, student, faculty and staff, family and senior housing
- "Green Streets" and pedestrian-friendly corridors
- A commercial village anchored by Save-On Foods and complemented by a restaurant, coffee shop and other convenient shops and services
- Amenities such as parks, schools and a community centre

Amendments to the South Campus Neighbourhood Plan (Wesbrook Place) will help achieve a more sustainable community and transfer some of the density from UBC Farm, which has been retained for sustainability teaching, research and innovation.



4 South Campus Neighbourhood Plan (Wesbrook Place)

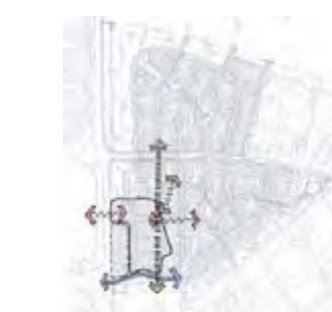
The following illustrations are from the original neighbourhood plan.



A founding element of the land use arrangement is the pedestrian 'green network' and the park system. Green Streets connect the neighbourhood for pedestrians both within the South Campus neighbourhood and to adjoining areas. In this way, pedestrian and non-motorized movement is encouraged and facilitated. Connections to the surrounding areas - Pacific Spirit Regional Park, Hampton Place, the athletic fields, the Main Mall Greenway and the Future Housing Reserve are established as extensions of the network. Integral to the green network at nodal points are sub-neighbourhood 'pocket' parks creating open space gathering and activity amenities for localised community use.



The sense that the village mixed-use centre is the heart of a 'village in the woods' is established by locating the community core beyond a 'green portal' of retained and redeveloped trees. Walking distance from 16th Avenue to the retail 'main street' is set at 200m. The community core draws together the elements that centre the focus of the neighbourhood - shops (including an 'anchor' grocery store), community centre, village residential (including seniors residential) and school. The village centre itself is located along the primary vehicular access point to the neighbourhood - enlivening the 'main street' which is bisected by the primary pedestrian Green Street. The proximity of the school to the village centre offers possibility for dual-use of community centre facilities.



The location of the school is seen as a critical element to the vitality and liveability of the the village neighbourhood. The school has been located immediately south of the village core, which satisfies the following criteria:

- Facilitates opportunities for dual-use of community centre facilities oriented on the primary pedestrian Green Street;
- Centrally located to offer immediate connection to the village centre;
- Fronts the secondary neighbourhood access point on a collector roadway;
- Considers future integration of the NRC building;
- Provides accessibility from other University Town neighbourhoods; and
- Is flanked by open space, community uses and housing - rather than roadways.



5 Wesbrook Place: a unique community

When completed, Wesbrook Place will be the largest neighbourhood on UBC's Vancouver campus including a mix of students, faculty, staff, parents, alumni and members of the general public.

Here are some of the exciting new developments underway in the South Campus neighbourhood.

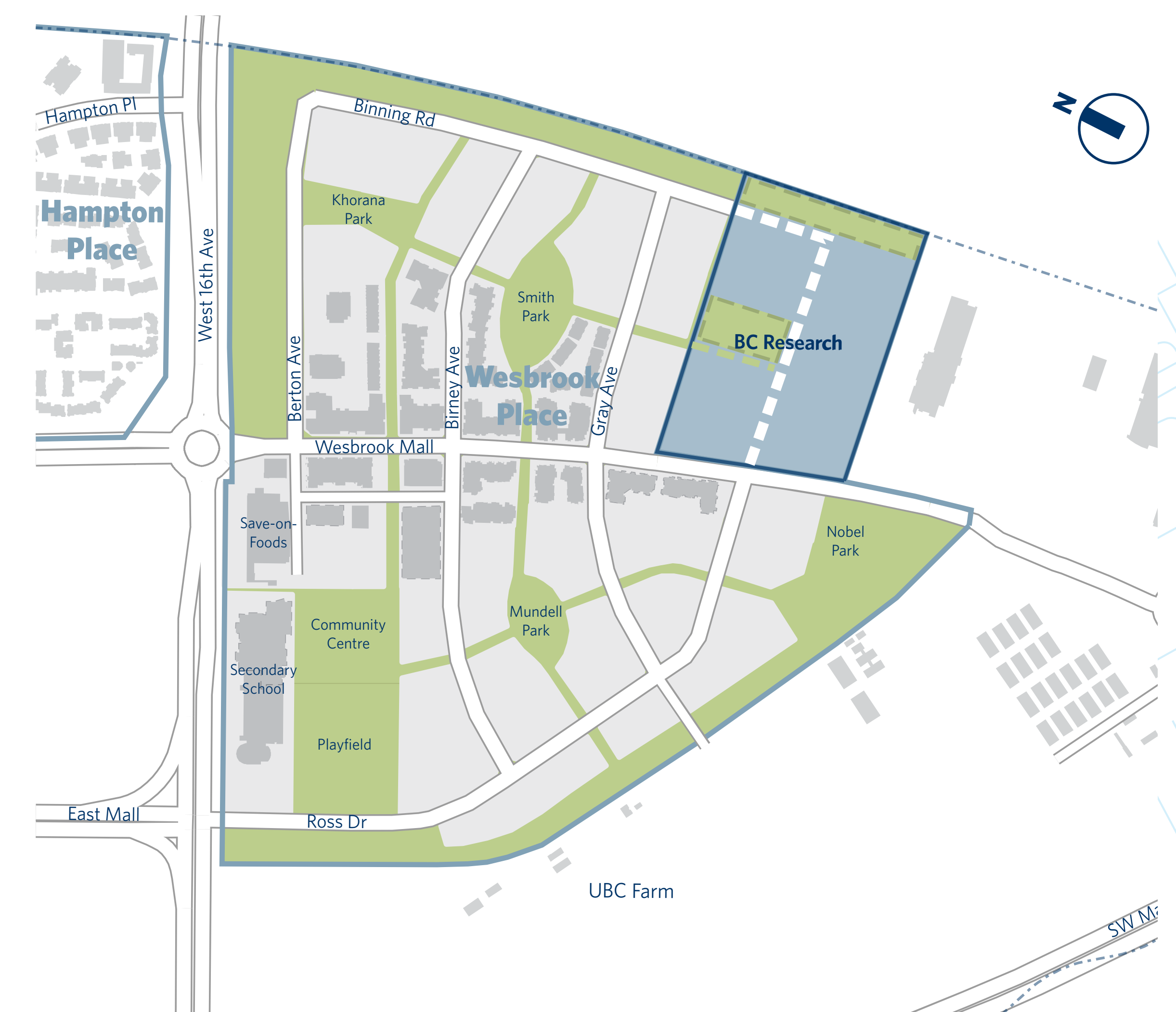
District energy and community energy planning: A study is underway to determine the feasibility of a district energy system for new parts of South Campus. A new community energy plan is also being developed for all UBC's residential neighbourhoods.

Stormwater management: UBC is currently developing a comprehensive stormwater management plan for this area as part of a larger plan for the entire campus.

New Community Centre: Because of the increased future population in Wesbrook Place, a larger (30,000 sft) community centre is being planned for the area. This will include a number of recreational facilities as well as daycare.

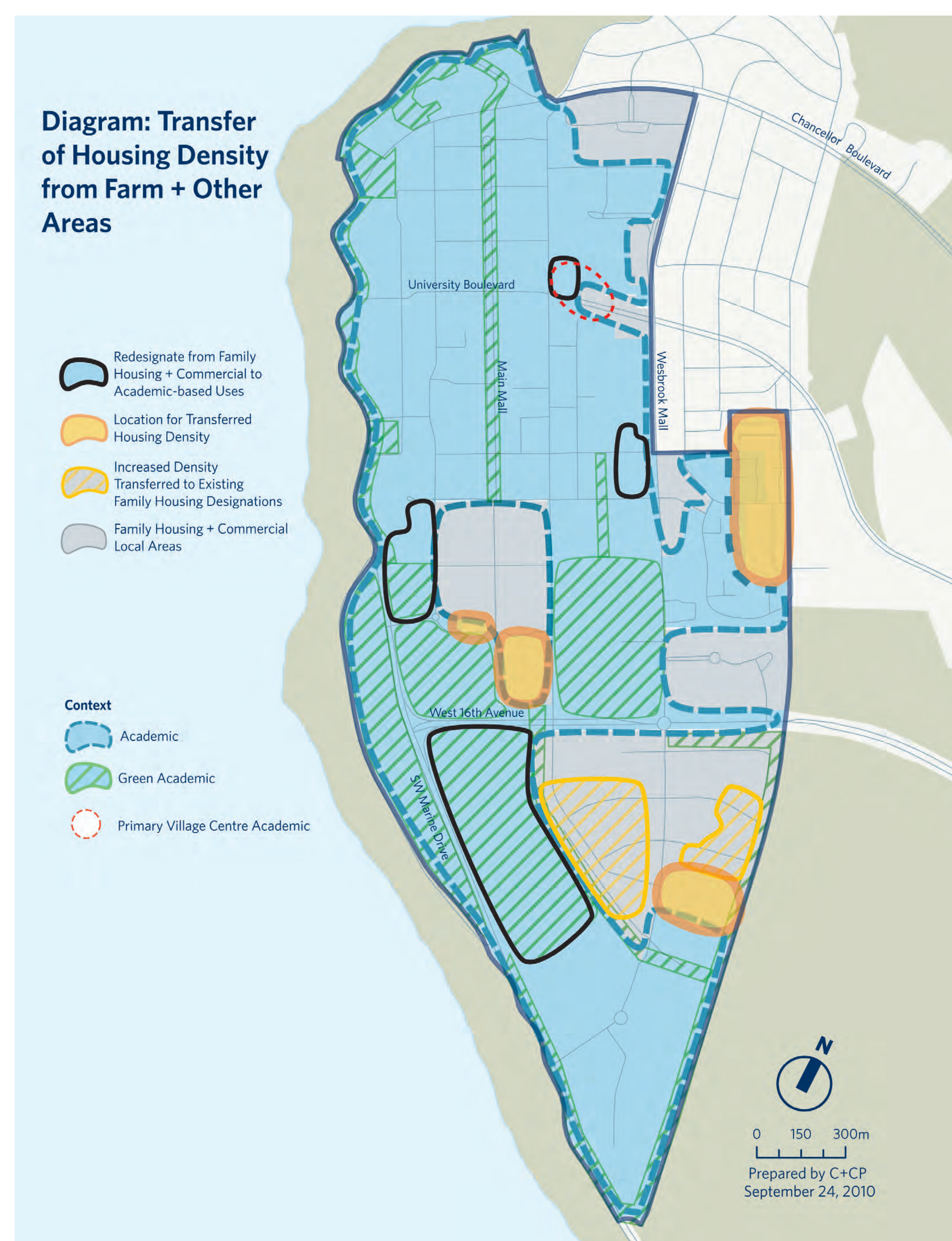
Daycare: The amended Land Use Plan creates a requirement for adding daycare as population grows. These new spaces will be developed following a formula based on the City of Vancouver's practices.

New high school: A former research building is being converted into a new high school at East Mall and West 16th Avenue. The new high school is scheduled to open in Fall of 2012.



6 Objectives of Amendments: Housing Density Transfer

Amendments to the South Campus Neighbourhood Plan (Wesbrook Place) will help achieve a more sustainable community and transfer some of the housing density from UBC Farm, which has been retained for sustainability teaching, research and innovation.



In 1996, when UBC's Land Use Plan was originally developed, the current site of the UBC Farm was designated "Future Housing Reserve"; this was prior to the Farm's re-invention in the last decade. During the Vancouver Campus Plan process, the on- and off-campus communities asked the UBC Board of Governors to re-envision the academic potential of this area as a place for sustainability research and teaching.

In November 2008, the University's Board of Governors committed that no family housing would be built on the UBC Farm, provided the allotted residential density could be transferred elsewhere. The Board also required that an academic plan be prepared for the UBC Farm that was rigorous and globally significant.

As a result of the Land Use Plan Amendments, some of the density will be transferred to Wesbrook Place, mainly by increasing building heights in undeveloped areas from 3 stories to 6 stories. Some taller buildings will also be required in some places.

The site formerly occupied by BC Research will also be added to the neighbourhood, including provisions for housing, parks and greenways. These two changes will help ensure sufficient population for a livable and complete community in South Campus.

During the Land Use Plan amendment process, members of the student community asked UBC to consider re-designating the Gage South area (where the diesel bus loop is currently located) and removing the non-student housing from this area. Additional housing density transfers from the Gage South area to South Campus will be considered, to allow for additional rental housing for faculty, staff and students on campus.



7 Objectives of Amendments: Other Items

Other matters to be addressed through the amendment process will support the development of a vibrant neighbourhood in South Campus.

The other issues to be addressed include:

- reconfiguring road access to UBC Farm
- preserving tree habitat associated with an eagle's nest
- identifying a potential school site for the Vancouver School Board



8 Imagining our Future

A number of planning principles focused around sustainable community development were also created to guide the original plan.

The South Campus Neighbourhood Plan for the Wesbrook Place neighbourhood is founded on these key guiding principles:

- Develop a vibrant, complete, ecologically sensitive neighbourhood that contributes to the larger UBC community with a strong emphasis on pedestrian and bicycle travel, good access to transit and a reduced need for commuting.
- Create a mixed-use neighbourhood with a distinct “urban village in the woods” character that integrates a variety of residential accommodations (to support work-study housing) with a commercial centre, community centre and school facilities.
- Use placemaking techniques to design spaces that encourage community gathering and interaction to enrich the lives of those who learn, work, live and visit here.
- Housing shall have a strong orientation to the fine-gained street and greenway network to encourage walking, to promote street activity and enhance neighbourhood safety.
- Ensure that stormwater systems incorporate Best Management Practices to manage stormwater flows to prevent flooding, to provide a community amenity where possible, and to manage discharges to the Fraser River and nearby slopes
- The neighbourhood, as a building block for global sustainability, will achieve a high level of performance on factors such as energy use, water consumption, waste management, community health, social engagement and economic viability

*Based on these principles, what do you think will make a vibrant community in Wesbrook Place?
(Draw or write your ideas!)*



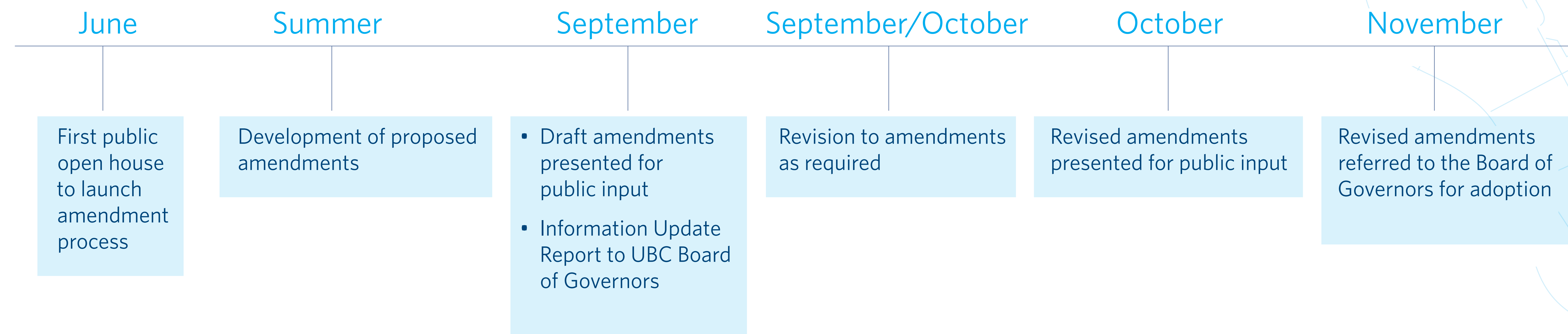
9 Neighbourhood Plan Amendment Process

The amendment process will include multiple opportunities for community and stakeholder input as well as technical and design work.

Opportunities for public input include:

- An Advisory Planning Committee made up of community stakeholders will advise on the development of the amendments. This Committee will meet regularly throughout the process.
- A Technical Advisory Committee of agency stakeholders will provide advice on technical issues, such as infrastructure and transportation. This Committee will meet regularly throughout the process.
- Three public consultation events will be held during the process of developing the neighbourhood plan amendments.

TIMELINE:



Imagining our Future

A number of planning principles focused around sustainable community development were created to guide the original *South Campus Neighbourhood Plan*.

The *South Campus Neighbourhood Plan* for the Wesbrook Place neighbourhood is founded on these key guiding principles:

- Develop a vibrant, complete, ecologically sensitive neighbourhood that contributes to the larger UBC community with a strong emphasis on pedestrian and bicycle travel, good access to transit and a reduced need for commuting.
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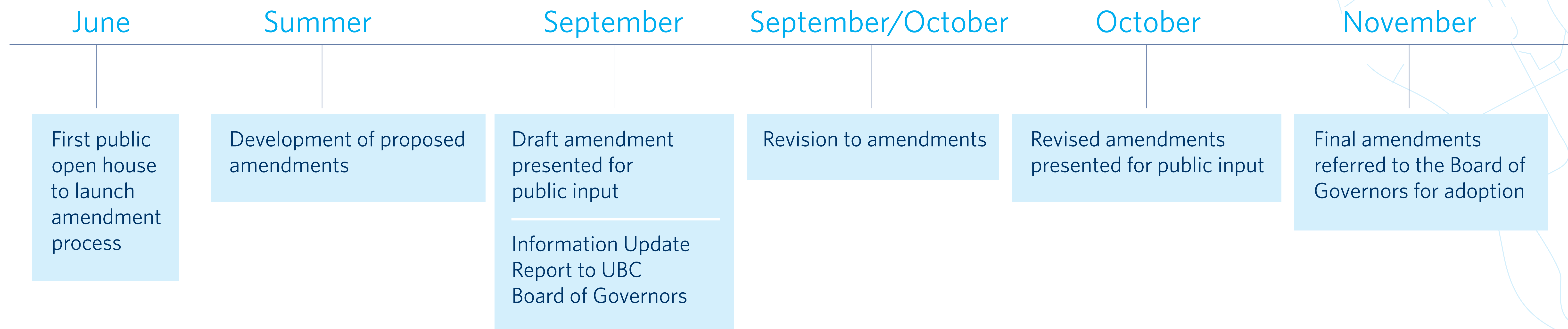
South Campus Neighbourhood Plan Amendment Process

The amendment process will include several opportunities for community and stakeholder input as well as technical review of changes to the neighbourhood plan.

Opportunities for public and stakeholder input include:

- An Advisory Planning Committee made up of community stakeholders will advise on the development of the amendments. This Committee will meet regularly throughout the process.
- A Technical Advisory Committee of agency stakeholders will provide advice on technical issues, such as infrastructure and transportation. This Committee will meet regularly throughout the process.
- Three public consultation events will be held during the process of developing the neighbourhood plan amendments.

Timeline:



1

South Campus Neighbourhood Plan Amendments: Background

UBC is committed to building a model university community which is vibrant, livable and sustainable – a community which both supports and advances our academic mission.

UBC's *Land Use Plan* is the "bylaw" establishing general land uses and policies for the entire 1,000-acre campus, with a special focus on non-institutional development.

In March 2011, amendments to the *Land Use Plan* were adopted which remove obstacles to the vision identified by the university community during the three-year *Vancouver Campus Plan* process.

Two important accomplishments of the *Land Use Plan* amendments are to:

- Make it possible to increase housing choices and improve housing affordability for our faculty, staff and students, thereby contributing to the creation of a more sustainable community
- Transfer housing density from the UBC Farm and other areas to support sustainable community development and UBC's academic mission

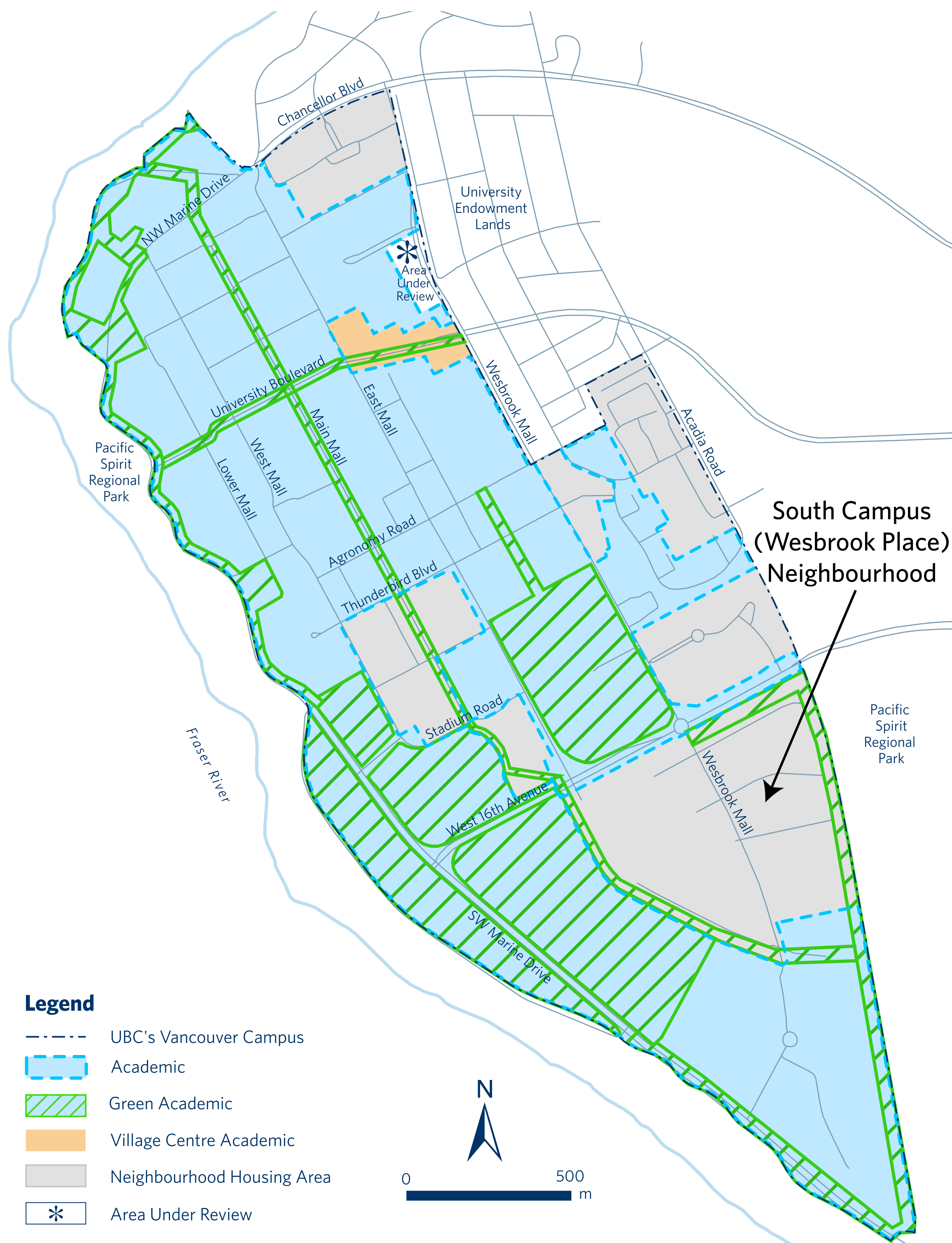
In order to achieve the vision of the *Land Use Plan*, UBC develops a neighbourhood plan for new family housing communities. The purpose of the neighbourhood plan is to provide detail on

the types and locations of housing, shops, services and amenities.

The *South Campus Neighbourhood Plan* guides the development of the neighbourhood more commonly known as *Wesbrook Place*. The plan was adopted in 2005, after an almost two year process which included:

- Plan development under the guidance of a multi-stakeholder working group
- An Advisory Planning Committee, comprising members of the campus community, broad campus interests and adjacent communities, provided public input to the plan
- A Technical Advisory Committee of agency stakeholder provided advice on technical requirements of the plan
- Consultation with the broader community ran concurrently with plan-making and draft review. Open houses, media updates and website information, including online feedback mechanisms, occurred at key stages as the plan developed

Changes to the *South Campus Neighbourhood Plan* are needed to bring it into alignment with the *Land Use Plan*.



2 A Sustainable Community With Great Amenities

Current + Proposed Amenity Locations in Neighbourhoods



UBC is building a residential community as part of our dedication to achieving our overall sustainability goals, reducing the environmental and social impacts of being a commuter campus, and building a unique university community with great amenities.

The current neighbourhood plan creates a unique vision for Wesbrook Place which is compact and complete. Here are some of the prominent features of the neighbourhood:

- Sustainable strategies, including stormwater distribution, rain water retention, green roofs, sediment control, and access to public transit
- Largest complement of housing on campus, including rental, student, faculty and staff, family and senior housing
- “Green Streets” and pedestrian-friendly corridors
- A commercial village anchored by Save-On Foods and complemented by a restaurant, coffee shop and other convenient shops and services
- Amenities, such as parks, schools and a community centre

The year-round residential population at UBC is expected to reach 25,000 to 35,000 people.

Maintaining sufficient population in South

Campus is key to ensuring year-round support and viability for the critical range of shops and services, transit options, amenities and social infrastructure needed for a complete community.

The housing that was planned for UBC Farm must be transferred to ensure we have the population needed for a sustainable, complete community.

When complete, Wesbrook Place will be the largest neighbourhood on UBC’s Vancouver campus including a mix of students, faculty, staff, parents, alumni and members of the general public.

The purpose of today’s open house is to tell you about some of the exciting features and new developments in Wesbrook Place and to present a possible density transfer plan, which includes an illustration of how the neighbourhood might eventually look.



3 A New Community Centre for Wesbrook Place

A new 30,000 square foot Wesbrook Place Community Centre is being planned for South Campus. This exciting new centre will be home to a number of recreational facilities as well as childcare.

The new plan for Wesbrook Place means that we can build an optimum-sized community centre within the next two years. **Expected to open in September 2013, it will be the largest of the three planned community centres on campus.**

Here are some key elements of the new community centre:

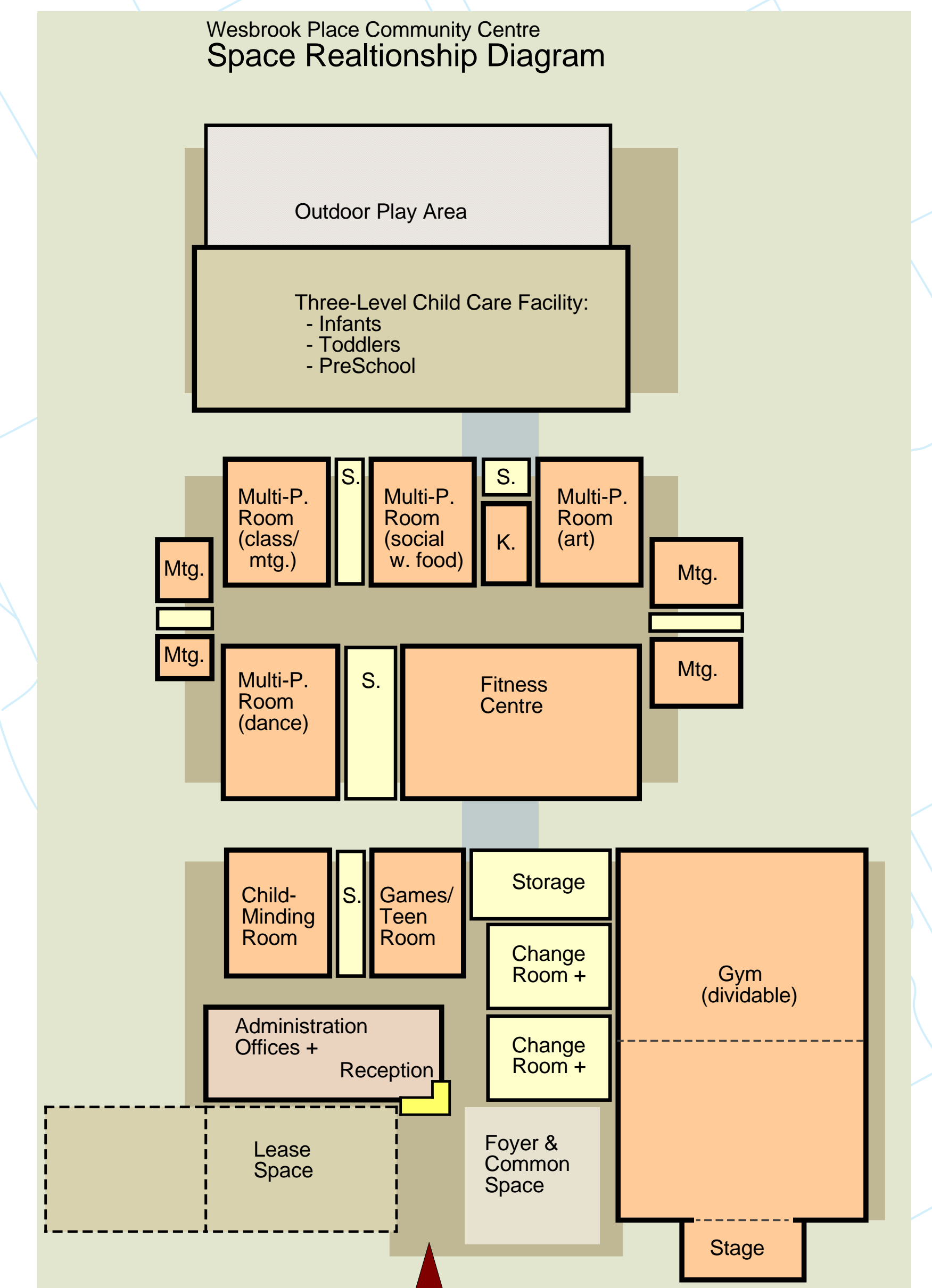
- Gymnasium and fitness centre
- Bookable rooms, meeting rooms and multi-purpose rooms for classes, programs and events
- A teen centre and games room
- A coffee shop
- Multiple places for informal drop-in and casual use (e.g. open lounge areas)
- Daycare centre

Interconnectedness between indoor and outdoor spaces is also being considered in the design of the adjacent park space. As part of that outdoor space, we are currently exploring the addition of a children's water park.

The program and design of the new community centre are in the early stages of development and further public consultation on this project will take place.



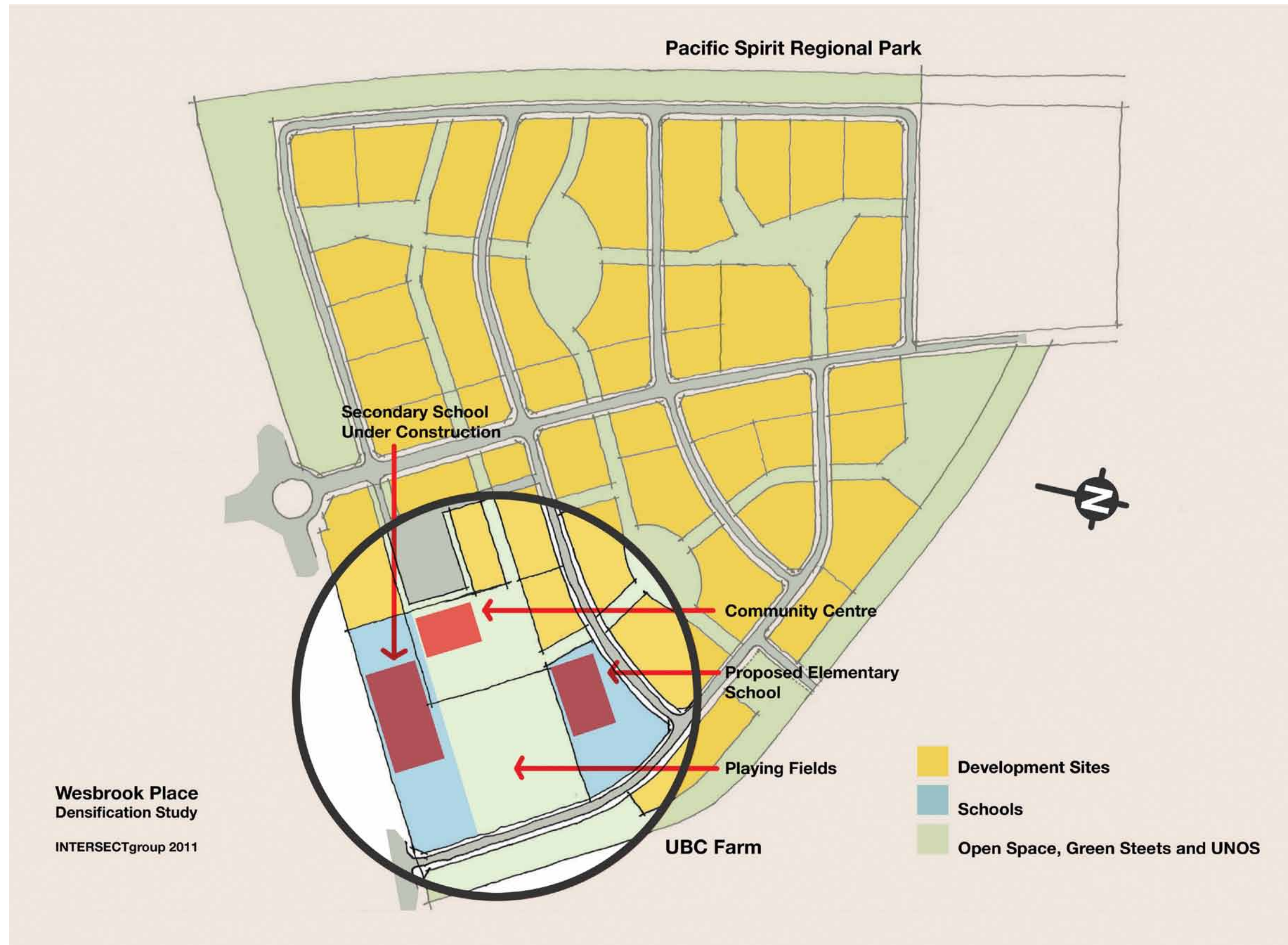
*The area outlined in blue shows the location of the new Wesbrook Place Community Centre. Please note that this map does not show the future site of the new elementary school.



This information and accompanying images have been provided courtesy of the UNA.

4

A New Elementary School for Wesbrook Place



As part of the amendment process, there is a proposal to add a site for an elementary school within Wesbrook Place.

It is anticipated that the Vancouver School Board will construct a primary school (Kindergarten-Grade 5) on the recommended site in Wesbrook Place as the neighbourhood grows.

The site has been chosen to provide Wesbrook Place families with an elementary school that is in close walking distance of all homes in the neighbourhood. It will be located near the village centre and co-located with the community centre, secondary school and playgrounds.

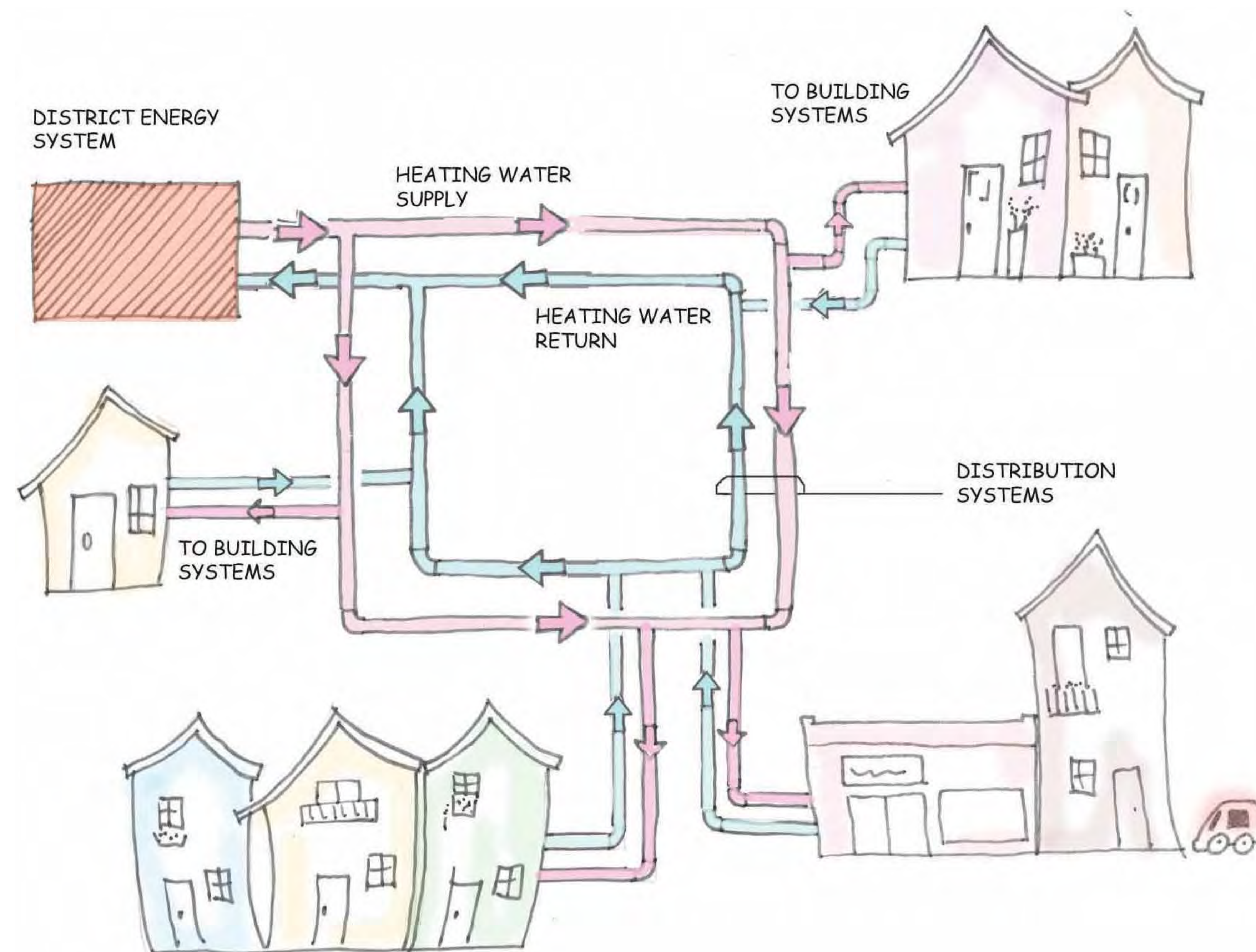
This proposed elementary school will supplement the existing University Hill Elementary School and the proposed Acadia Road elementary school. These elementary schools will feed into the planned middle school on Acadia Road as well as the secondary school under construction in Wesbrook Place (in the former National Research Council building).

There will be public consultation on the future elementary school as plans progress.



5 Introducing District Energy to Wesbrook Place

District energy is an efficient and environmentally sustainable means of space heating and generating domestic hot water that is centrally produced and distributed throughout a neighbourhood.



A recent feasibility study showed that the concentration of density makes this cutting edge approach to energy feasible in Wesbrook Place, an approach that is not possible in lower density neighbourhoods.

A district energy system works to produce thermal energy for distribution to buildings and households and can generate energy or recover it from commercial and industrial buildings for redistribution. In this system, a central energy plant heats water that is then moved through a series of pipes to buildings and residences. These pipes then provide space heating and hot water to a neighbourhood or district.

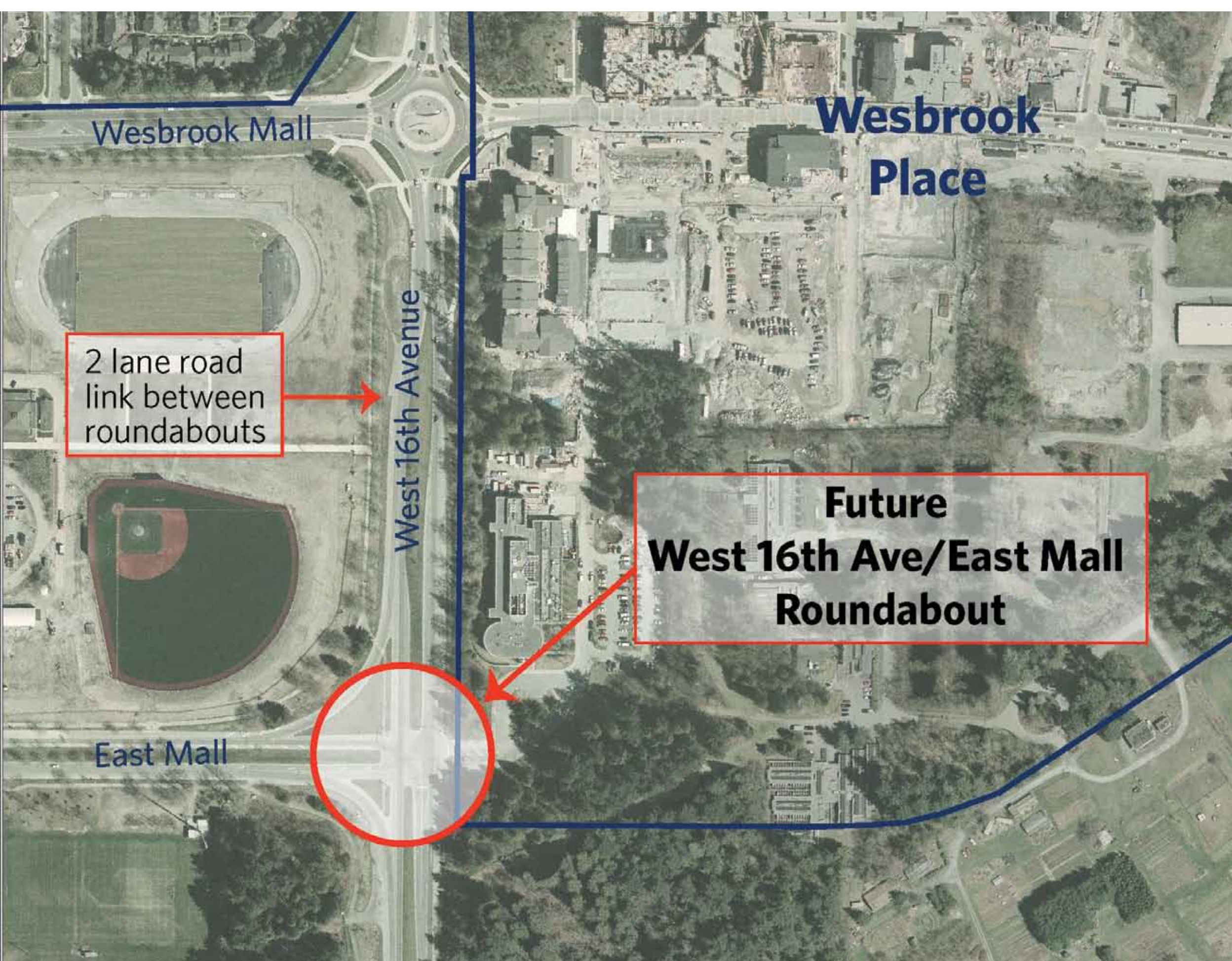
The illustration demonstrates how this process works.

It is important to note that the introduction of district energy to Wesbrook Place would only be for newly constructed buildings. Existing buildings in Wesbrook Place will not be retrofitted and will continue to be heated with their current heating source.

Image courtesy of Stantec Consulting



6 Transportation Planning for Wesbrook Place



UBC is working towards introducing two important new transportation changes in and around South Campus to improve traffic flow in and out of the neighbourhood and provide residents with easier public transit options.

A New Roundabout:

The adoption of the *South Campus Neighbourhood Plan* in 2005 included traffic calming changes to West 16th Avenue. Two roundabouts (at Wesbrook Mall and East Mall) allow the narrowing of West 16th Avenue between these intersections to two lanes. Mid-block crossings allow for better pedestrian linkages to the campus pedestrian network.

Roundabouts encourage singular direction, lower speed vehicular traffic with crosswalks separated from the intersection. It is well known that introducing a roundabout reduces vehicle speeds, the number of traffic accidents as well as their severity, and are overall safer for pedestrians and cyclists.

The roundabout at West 16th and Wesbrook Mall has been completed and in use for several years.

Rerouting of the #41 Bus:

UBC, TransLink and Coast Mountain Bus Company have been working together on options to reroute the #41 bus through South Campus. **Once implemented, this change will provide residents of Wesbrook Place with more accessible public transit to the central bus loop on UBC campus and to other parts of Vancouver.**

Coast Mountain Bus Company has advised UBC that presently there are some scheduling challenges that will result in a delay to the rerouting of the #41 bus through Wesbrook Place.

Rerouting options will be revisited in 2012 alongside other regional priorities for implementation. Once this has been completed, Coast Mountain Bus Company is expected to provide an update on when the rerouting will take place.

Currently, the #41 provides a morning and afternoon run through the neighbourhood along Wesbrook Mall.

Do you have any comments or suggestions regarding the proposed roundabout for West 16th Avenue and East Mall?

Space has been provided in the feedback form for your comments.



7 A Green Open Space Network in Wesbrook Place

The principles of Wesbrook Place are creating a vibrant, complete, ecologically sensitive neighbourhood with a network which encourages walking, promotes street activity and enhances neighbourhood safety.

When the original neighbourhood plan for Wesbrook Place was prepared, a guiding principle for street layout was the “fine-grained” pattern required under the *Land Use Plan*. A “fine-grained” pattern is defined by small blocks and a high degree of interconnectedness.

An innovation of the original *South Campus Neighbourhood Plan* is to build every second road as a green street. The green streets link the parks distributed throughout the neighbourhood. This has established an alternative network for travel through

the neighbourhood on foot. UBC is one of the only areas in the region to have developed green streets.

Rainwater at Wesbrook Place has been embraced as a resource to be celebrated, not as waste to be drained through underground storm sewers. This innovation was a key product of the consultation process for the neighbourhood. Rainwater channels are visible within many of the green streets.

Ponds and water features are interspersed with playgrounds, gathering spaces and gardens.

The extension of the neighbourhood through the BC Research subdivision continues with the concept and principles of the original plan, producing linkages to a new park and an extended green street network. The 30-metre green buffer with Pacific Spirit Regional Park is also continued.

The illustration below demonstrates how the green streets are interconnected with parks.



8 Subdivision of Former BC Research Site

The future housing reserve on the former BC Research site has now been added to Wesbrook Place. This requires a new subdivision to incorporate new lots into the neighbourhood, contributing to the overall density increase in South Campus.

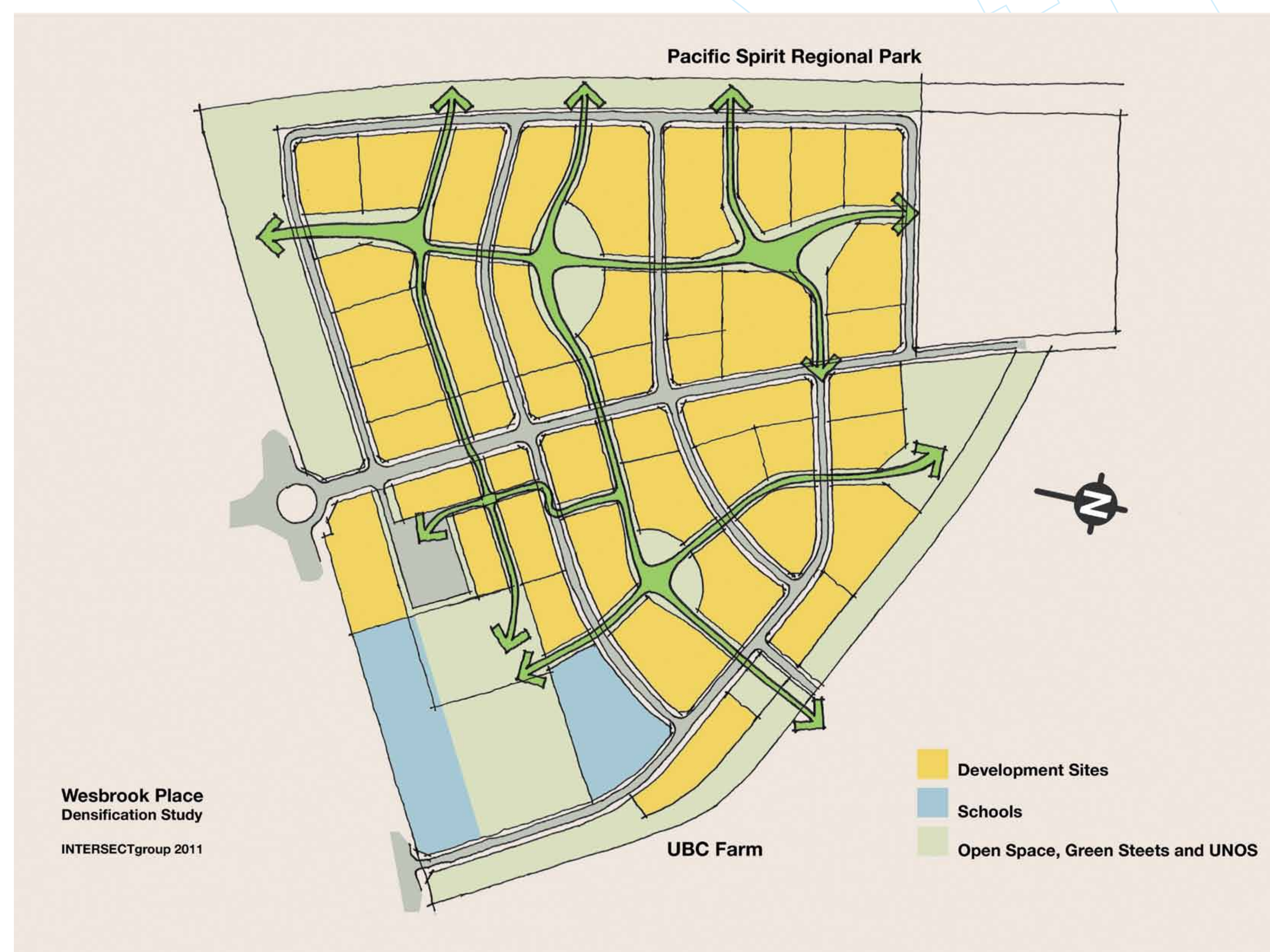
Planning for the new subdivision has taken into account the overall neighbourhood design principles that were established in the *South Campus Neighbourhood Plan* in 2005. Location of the new subdivision, outlined in black, is shown below.

Here are the neighbourhood design principles:

- Maintaining a street network that directs vehicle traffic to the perimeter of the neighbourhood
- Creating a park-centered network of Green Streets
- Incorporating Useable Neighbourhood Open Space (UNOS) and Green Streets that provide an off-street, neighbourhood walking network
- Applying consistent lot size delineation



New subdivision in context with the existing Wesbrook Place neighbourhood.



How the subdivision is going to be a seamless extension of the existing neighbourhood. Note the continuation of the Green Streets and road access around the perimeter of the subdivision.

9a Wesbrook Place Neighbourhood Plan Changes

Amendments to the *South Campus Neighbourhood Plan (Wesbrook Place)* will help achieve a more sustainable community and transfer density from UBC Farm, which has been retained for sustainability teaching, research and innovation.

The UBC Board of Governors set a density target of 6.28 million square feet for South Campus as part of the UBC *Land Use Plan* amendment process in 2011.

Map A on Board #9b is what is in the unamended *South Campus Neighbourhood Plan*. Map B on Board #9b shows the proposed new density allocations by lot number. This proposal is an example of how the target of 6.28 million square feet of density could be distributed within Wesbrook Place.

Before asking you to provide input, let us take you through how we arrived at this distribution.

The criteria below, which meet the guiding principles of the *South Campus Neighbourhood Plan*, were applied to this scenario:

- Transfer of density originally earmarked for townhomes from the proposed Vancouver School Board elementary school site
- Transfer of density from UBC Farm, formerly designated as 'Future Housing Reserve'
- Inclusion of the new subdivision, formerly the BC Research site
- Respect for height of adjacent buildings, shadowing of other buildings, views and building form
- Adherence with the established *South Campus Neighbourhood Plan* design principles (e.g. Green Streets, open space network)

- Reconfiguration of road access to UBC Farm
- Respect the tree habitat associated with an eagle's nest
- Distributes proposed building types in a way that maintains affordability due to a balance of concrete and wood frame construction
- Maintains the neighbourhood design principles

In addition to these advantages, it is important to note that the density transfer in **Wesbrook Place will maintain or exceed 20% rental housing as required by the UBC *Land Use Plan*.**

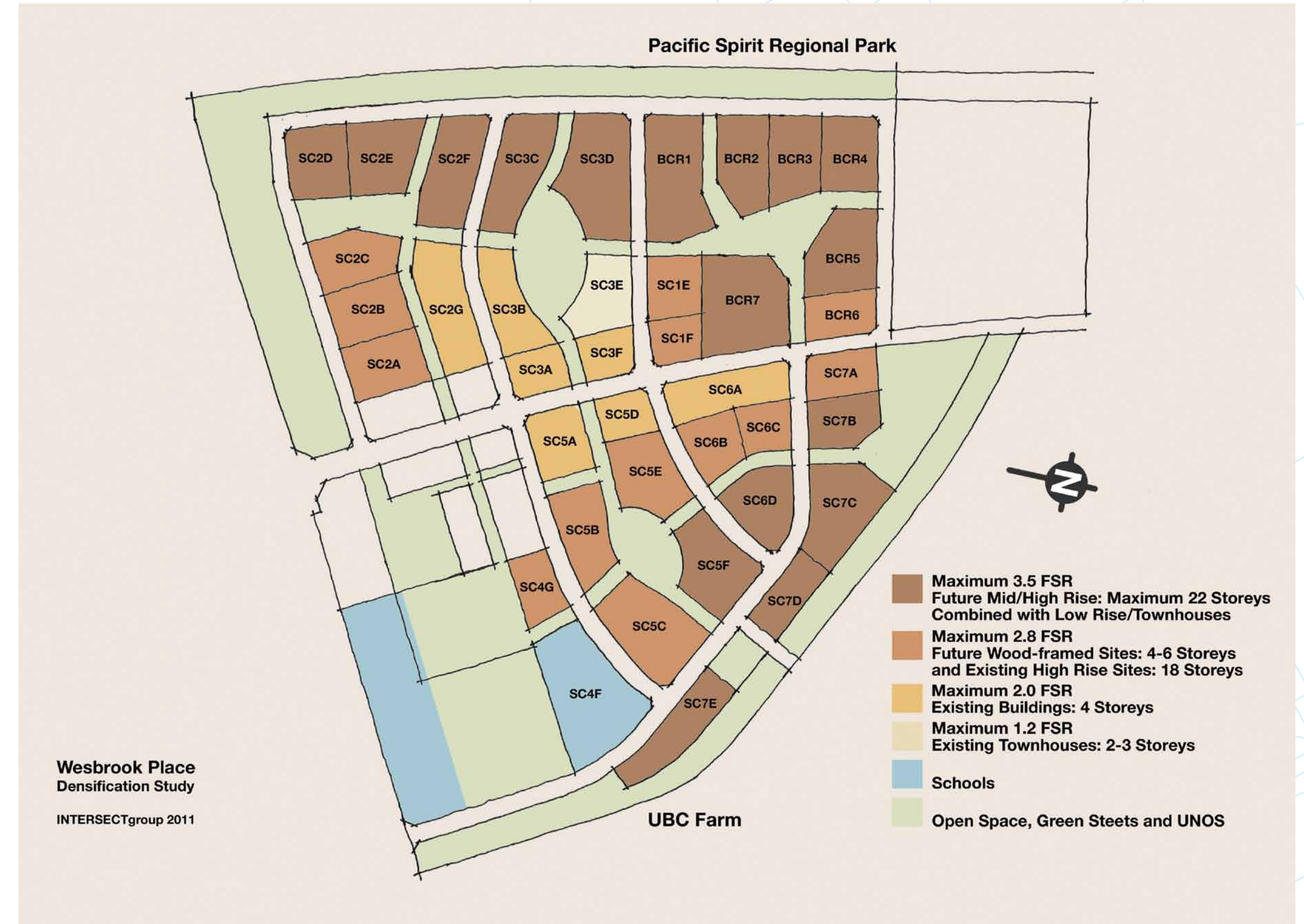
Minor text "housekeeping" amendments are also being proposed.



9b Wesbrook Place Neighbourhood Plan Changes



Map A: Here is the existing South Campus Neighbourhood Plan housing allocation.



Map B: Here is the proposed amendment to increase density in Wesbrook Place.

10a 3D Illustration of Wesbrook Place

Board #10b shows you an illustration, including a combination of building types, of what Wesbrook Place could possibly look like once it is completed.

Included are images of similar buildings in Vancouver to give you an idea of how they might look. Here are some things for you to think about when considering the illustration:

Affordability

- 6-storey buildings or less can be built in wood frame construction at a lower cost than the concrete construction required for buildings above 6-stor­eys. Lower cost of construction improves affordability.

Building experience

- Taller buildings provide residents with better views and more soundproofing between units.

Street level experience

- 6-storey buildings are configured with less open space on the building lot than is available with taller buildings. A concentration of lower buildings tend to create a solid wall of buildings along the street.

Neighbourhood experience

- The relationship between existing 3 and 4 storey buildings and the building height on neighbouring undeveloped lots, or lots across a street/green street, has been considered in this illustration. This depiction increases new building heights in steps, incorporating gradually taller buildings as you move further away from existing buildings.
- The shadows cast by lower buildings tend to shade streets and courtyards while taller buildings have narrower but longer shadows. By placing the tall buildings at the northern and eastern edges of the neighbourhood in the illustration, the shadows would be cast on the tree buffer areas and not on other buildings.

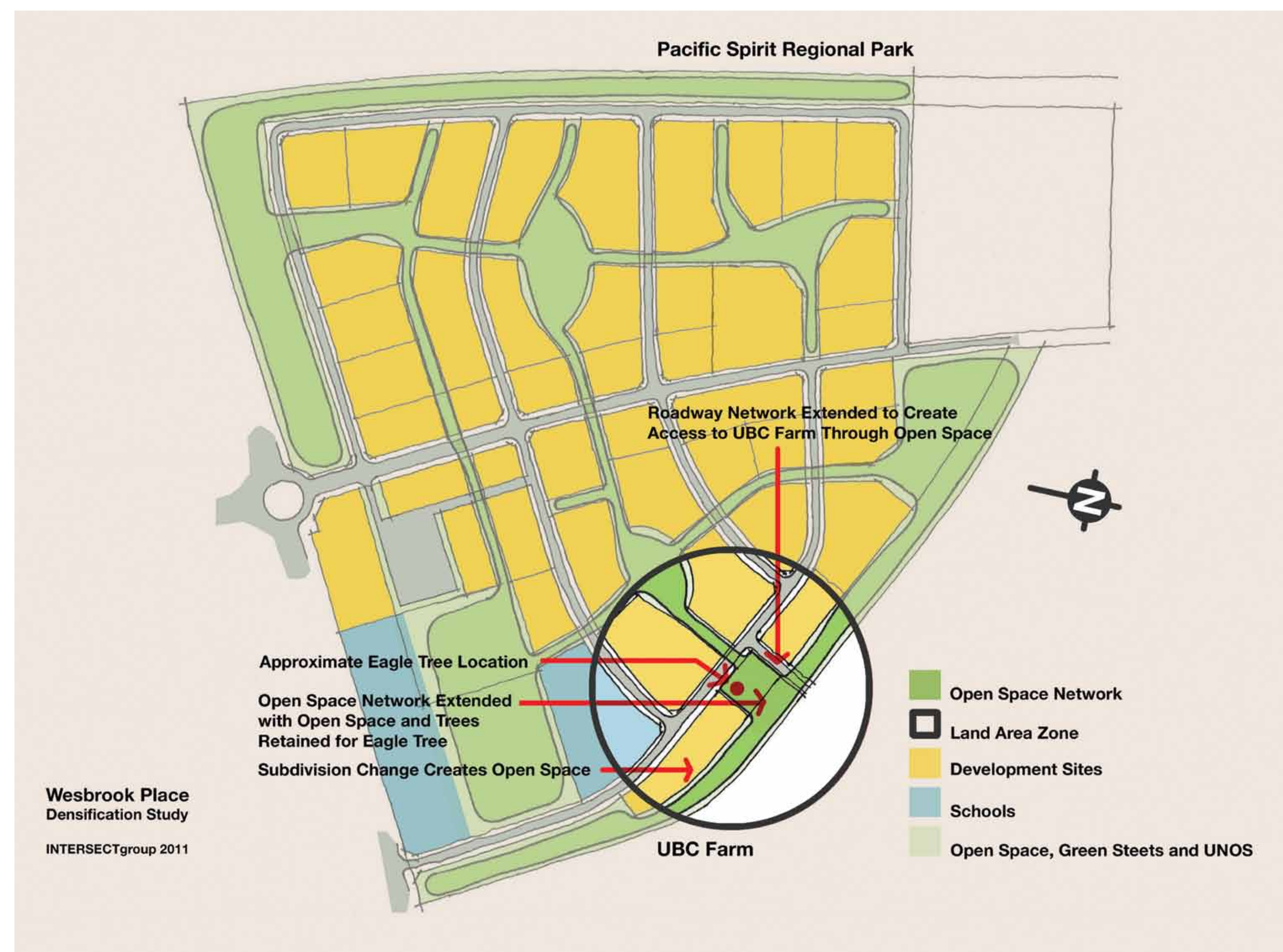


10b 3D Illustration of Wesbrook Place



UBC Farm and Preserving an Eagle's Nest

At the request of the Board of Governors, UBC faculty, staff, students and community members re-envisioned the academic potential of the UBC Farm as a place for sustainability research, teaching and community engagement.



The density transfer allows for the retention of this unique academic resource, which combines teaching, learning and research in sustainability with community engagement. An innovative approach to the UBC Farm was outlined in *Cultivating Place: An Academic Plan for Applied Sustainability on South Campus and Beyond*.

As part of the plan, a range of public engagement and education initiatives, from hosting public events, workshops, lectures, field dinners, concerts, celebrations, farmers' markets, and festivals, will be pursued to maintain and enhance the farm's role in the wider community. Specific programs for a variety of groups, including University residents, aim to build a strong connection between the University and these groups, leveraging the intersection of food, health and global sustainability.

To connect the farm, the driveway will remain in its current location. As a result, this will create a new open space to accommodate the eagle habitat noted below. Plans for the farm also includes exploring the development of facilities specifically designed for community engagement near the farm entrance.

Eagle's Nest

In early 2011, it was brought to our attention that there was an eagle's nest located on one of the sites originally designated for housing. The eagle's nest was then established as a consideration for the *South Campus Neighbourhood Plan* amendment process to ensure that its habitat is accommodated.

This map illustrates the location of the eagle's nest. The area and trees surrounding the eagle's nest are to be retained as green space with no housing allocated to that lot. This new green space is integrated with the existing Green Street network and with the reconfigured driveway access to UBC Farm.

Do you have any comments on the road access to UBC Farm?

Please see Question 3 in your feedback form. Space has been provided for your comments.

12 What's your Point of View?

Feedback Exercise

Now it's your turn! Based on what we have presented, please take a few moments to share your thoughts and ideas on the 3D illustration.

Different people have different reactions to built environments and everyone has their own views on how their neighbourhood should look, feel and be used.

The 3D illustration on **Board #10b** indicates a mix of building types that would achieve the density targets, affordability objectives and urban design considerations as laid out in **Board #10a**.

Please refer to your feedback form; it has room for your comments.

In designing a framework for the new building forms in the neighbourhood we used criteria based upon the earlier commitments to green streets and parks, as well as introducing the idea that new building heights should bear some relationship to the 4-storey buildings already occupied in the neighbourhood. **What are the strengths and weaknesses of the approach depicted in the 3D illustration?**

Are there other approaches to achieving the floor space targets we should consider? If yes, what would they be and why?

E.g. reducing the tall buildings around the perimeter would require increasing the height of lower buildings proportionately (i.e. greater number of mid-rise buildings). However, this option would reduce affordability due to concrete construction and increase shadowing at street level.



13 What's your Point of View?

Gage South & Environs

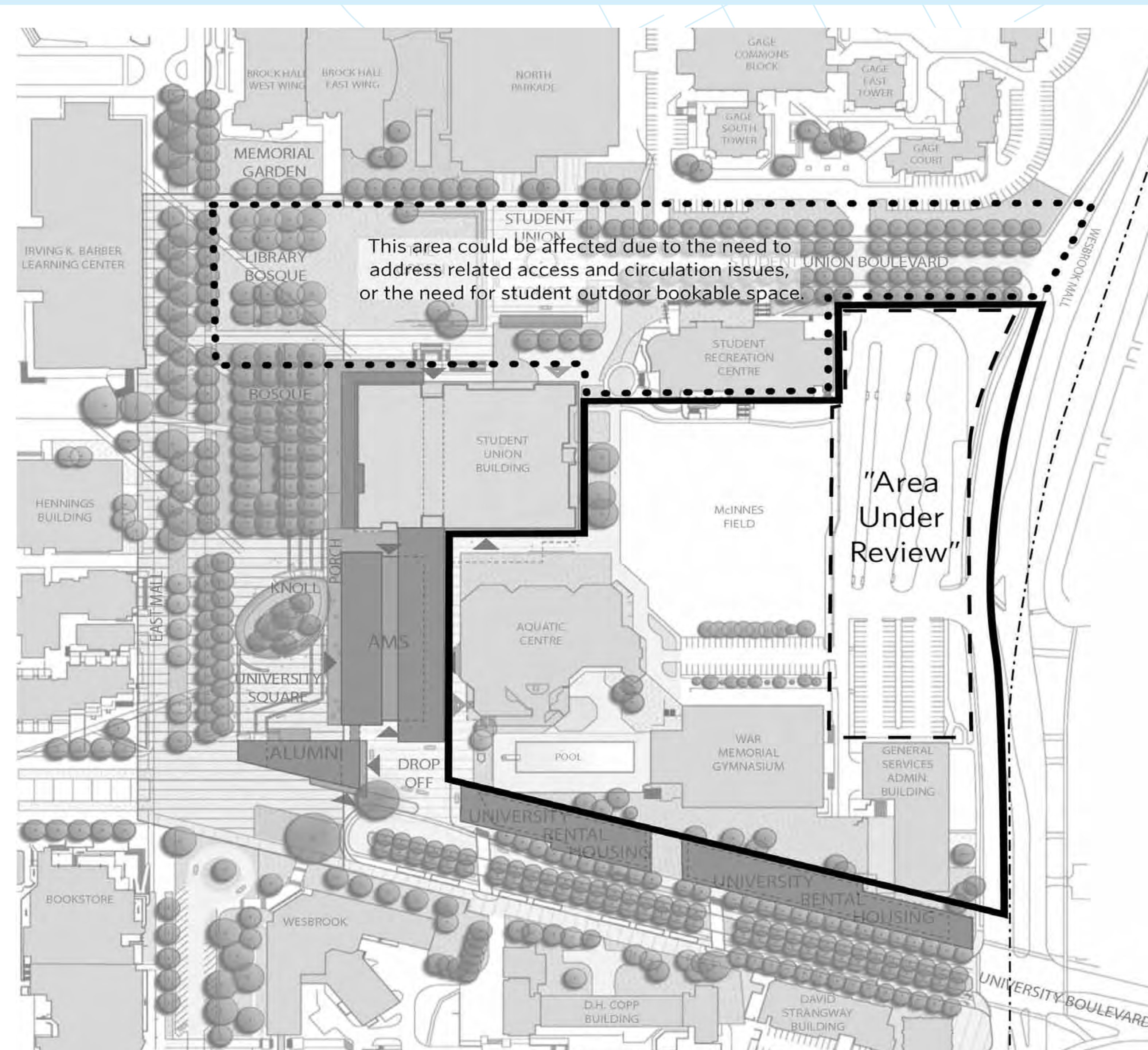
During the *Land Use Plan* amendment process, members of the student community asked UBC to consider re-designating the Gage South area (where the diesel bus loop is currently located) and removing the non-student housing from this area.

In addition to the proposed 6.28 million square feet of housing to be built in Wesbrook Place, the Board of Governors has requested that we consider adding 310,000 square feet of faculty, staff and student rental housing (approximately 2 x 22-storey towers worth of housing to be distributed throughout the neighbourhood) from the Gage South & Environs area, which has been designated as an "Area Under Review".

A separate planning process is currently under way for the Gage South & Environs area. This process includes a multi-stakeholders collaborative working group which will recommend options for public consultation later this fall.

If you were to include the additional density from Gage South in Wesbrook Place where would you place it?

Please see Question 5 in your feedback form. Space has been provided for your comments.



Wesbrook Place Neighbourhood Plan



University of British Columbia

January 24, 2005
Adopted December 2005

Draft amendments:
November 22, 2011

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1.0 INTRODUCTION

1.1 Overview

In July 1997, the Greater Vancouver Regional District adopted an Official Community Plan (OCP) for Part of Electoral Area 'A', Bylaw No. 840-1996 that covers the University of British Columbia Point Grey campus.

In June 2010, ministerial orders pursuant to the Municipalities Enabling and Validating Act (Part 10-2010) transferred the Official Community Plan from the GVRD to the responsibility of the University with oversight from the Minister of Community, Sport and Cultural Development and re-named the document the UBC Land Use Plan. The Land Use Plan was subsequently amended in January 2011 to incorporate consequential changes from the Vancouver Campus Plan and housekeeping changes to reflect the terminology of the Land Use Plan.

1.2 The Relationship of the Neighbourhood Plan to the UBC Land Use Plan.

This neighbourhood plan is in accordance with the policies and principles of the UBC Land Use Plan. It is the most detailed land use document to guide overall development of the Wesbrook Place neighbourhood.

The UBC Land Use Plan applies to the entire Point Grey campus and is intended to guide the long-term evolution of the campus into a complete community – a place for people to live, work, study and recreate - that balances regional growth management objectives with the University's academic mission.

The Land Use Plan sets objectives and targets for land use, housing, transportation, green space, and community services, with a particular focus on “non-institutional development.” Most non-institutional development is expected to occur within seven plan areas identified in the Land Use Plan, surrounding the academic core.

Pursuant to the Land Use Plan, The UBC Board of Governors on March 14, 2011 approved a resolution allocating residential floorspace distributions among the neighbourhood areas of the Land Use Plan. The allocation specifies 6,278,000 square feet of gross buildable area for Wesbrook Place, with a proviso that floorspace may be reduced to not less than 5,634,000 square feet if the required yield cannot be achieved due to design considerations (e.g. shadowing), UNOS or other amenity requirements, subject to Board approval. The Board resolution also contemplates possible transfer of 310,000 square feet of gross buildable area to Wesbrook Place from “Gage Area Under Review”, pending a planning process being undertaken for that area.

1.2.1 Purpose of the Neighbourhood Plan

The Land Use Plan for UBC provides a vision and goals for future campus development, broad land use designations, and the objectives for more detailed planning. The purpose of a Neighbourhood Plan is to interpret and apply the Land Use Plan's policies and development requirements to the plan area it identifies.

Each neighbourhood plan contains a detailed plan of land uses (See Plan P-10), design guidelines (Section 3), development controls (Section 4), transportation strategies (Section 2.5), and servicing strategies (Section 5) consistent with the Land Use Plan. When taken together, the neighbourhood plans fulfill the area planning requirements in the Land Use Plan.

The neighbourhood plan also documents the goals and objectives of the community for the neighbourhood. It conveys the shared vision for the place. The neighbourhood plan guides development to help achieve this vision.

1.2.2 (section deleted) and 1.3 (section deleted)

1.4 The Approach to Plan Making

This section identifies the context and objectives at the start of planning the Wesbrook Place neighbourhood. The planning objectives are a blend of broad and specific goals derived from the University's vision statement, from guiding land use planning documents for the campus and from public consultation. The objectives are not organized hierarchically and should be viewed as equal and interdependent.

1.4.1 Planning Objectives that Support the University Vision

UBC's University Town is a network of unique neighbourhoods surrounding the academic core, each of which contributes to and benefits from the University's academic mission. University Town will enhance the quality of life at UBC by providing places for the University community to live, work, study and play. The neighbourhoods will add vitality to campus and strengthen the University's identity.

The following objectives for Wesbrook Place align with and support the core values in *Land Use Plan* and the University's strategic plan *A Place and Promise: The UBC Plan*:

- a) Provide a range of housing types, unit sizes, and densities with a variety of prices and tenures suited to university faculty and staff.
- b) Create a 'learning community' in Wesbrook Place that provides opportunities for residents to connect with the academic and research community.
- c) In creating a more complete community on campus, seek and create opportunities

to integrate academic functions and pursuits into the evolving urban fabric. While each part of the campus may have distinct characteristics, each should include and reflect aspects of being within a community of higher learning.

- d) Encourage public awareness of research initiatives by providing a public gathering space for events in the commercial core, and signage for academic use for bulletins in the commercial core and in the community centre.
- e) Improve communication between the academic and research community and Campus & Community Planning to identify opportunities for demonstration and research projects at the Development Permit stage.
- f) Provide strong physical links to the main campus and include features that are visual icons of UBC life and traditions.
- g) Governance of the neighbourhoods by the University Neighbourhoods Association should provide a link to University administration for communication about continued planning as opportunities and needs change.

1.4.2 Planning Objectives from Guiding Land Use Planning Documents

As outlined in section 1.2, this plan has been prepared in compliance with the UBC *Land Use Plan*. The following objectives reinforce the framework of the Land Use Plan:

- a) Support and further the objectives of the Land Use Plan, in creating a more complete community on UBC campus, with a strong emphasis on pedestrian and bicycle travel, good access to transit, and a reduced need for commuting.
- b) Support the principle of creating places that inspire and enrich the lives of those who learn, work, live and visit here.
- c) Create a mixed-use neighbourhood with a distinct “urban village in the woods” character that combines various types and tenures of residential use, a village commercial centre, a community centre and school facilities.
- d) Emphasize pedestrian and bicycle travel and access to transit services.
- e) Provide places with amenities that encourage community gathering and interaction.
- f) Design parks and open spaces to provide a variety of public and private recreation experiences including programmable spaces for active recreation.
- g) Ensure strong links between Wesbrook Place and adjacent campus areas.
- h) Extend the Main Mall greenway, which is a defining feature of the campus, through Wesbrook Place to Pacific Spirit Regional Park and integrate it with neighbourhood circulation systems and open spaces.
- i) Housing units shall have a strong orientation to the street or greenway system to encourage walking, to promote street activity and enhance neighbourhood safety.

- j) Design a fine-grained system of circulation that includes a pedestrian greenway network as one of the primary organizing features.
- k) Restrict vehicle speed and enhance the pedestrian realm.
- l) Incorporate Best Management Practices such as biofiltration into on-site drainage strategies in order to reduce or slow storm water flow and remove contaminants, especially with regard to runoff from roadways and parking areas.
- m) Ensure that all storm water discharge into the Fraser River will incorporate Best Management Practices to improve water quality to the river and minimize cliff erosion.
- n) Existing storm water flows into existing drainage districts shall be maintained or reduced to appropriate levels to sustain the existing ecology.

1.4.3 Planning Objectives from Public Consultation

The Wesbrook Place Neighbourhood Plan is informed by the community through public advisory bodies, consultation events, and tools for gathering feedback. The following objectives include community values for the plan:

- a) Let the land inform the development.
- b) Retain stands of mature conifers where feasible in addition to green edges.
- c) Wesbrook Place will contribute to the Land Use Plan goal that not less than 50% of new housing serve households where one or more members work or attend University on campus.
- d) School construction is a top priority.
- e) Promote greener buildings, a network of green streets and community gardens.
- f) Ensure a “village” feel in the commercial centre with small-size shops and a variety of tenures, along with a community grocery store.
- g) Provide a fine-grained circulation network where routes are provided for pedestrian and bicycle traffic only, in addition to roadways where automobiles are also accommodated, in order to emphasize alternative transportation modes.
- h) Include links to the existing UBC Farm to the west.
- i) Utilize Fire Smart principles to inform land use and development.

1.5 Existing Physical Environment and Context

South Campus includes the campus lands south of 16th Avenue which include the Wesbrook Place neighbourhood (See Plans P-1 and P-2).

The ecological and cultural landscape of South Campus reflects a history of low-density

agricultural and research use over the last 40 years. Native trees have been retained around the perimeter of each of the activity areas in South Campus, and this history of activities within the forest is reflected in the new “urban village in the woods.”

South Campus is in the Coastal Western Hemlock, dry maritime biogeoclimatic sub-zone. Forested portions are currently dominated by stands of mature coniferous forest (western red cedar, western hemlock and Douglas fir) interspersed with younger deciduous stands of big leaf maple and red alder. Within this forest are numerous habitat types based on the variety of species and ages of the vegetation, supporting a variety of wildlife species.

South Campus is located on a gentle southwest-facing slope and contains no aquatic habitat, as no watercourses are present on the site. Currently, this area provides terrestrial habitat for a variety of bird and wildlife species. It was previously confirmed that no eagle or heron nests are present, however in 2011 it was noted that one nest has been established by eagles in one tree at the south edge of Wesbrook Place neighbourhood.. Aside from this recent addition, there are no known rare or endangered plant or animal species in this local area.

Areas of environmental conservation value were identified by an environmental assessment and public consultation. Data on tree retention capability gathered by an arborist was combined with community values to identify areas to retain trees. The opportunity for tree retention was a key principle that guided the identification of development parcels (See P-3).

The loss of terrestrial habitat will be mitigated by:

- Protection of tree retention areas through management techniques such as thinning and spiral pruning to ensure wind firmness.
- Planting of replacement trees using native species, with biodiversity being a key criterion for selection of replacement species.
- Use of native trees and shrubs in landscaping, with an emphasis on providing good bird habitat.
- Inclusion of wildlife trees in cleared areas, and provision of nest boxes for specific target species.
- Management of tree retention areas to provide passive recreation opportunities and, where sensitive areas are identified, to preserve habitat values by retaining undergrowth, controlling access, and using barrier planting.
- Provision of corridors for movement and connectivity between the larger habitat areas in adjacent Pacific Spirit Regional Park.

2.0 DESCRIPTION OF THE PLAN

2.1 Interpretation

In this neighbourhood plan, terms shall have the same meaning as in the UBC *Land Use Plan*. If any provisions of this neighbourhood plan are found to be at variance with the *Land Use Plan*, the *Land Use Plan* shall prevail.

2.2 Sustainable Community Strategies

2.2.1 Approach to Sustainability

Sustainability objectives are based on a global concept of providing a good quality of life for all people today while ensuring future generations can also have an equally good quality of life. The inherent challenge with sustainability is recognition that there are limits to the ability of earth to provide resources and to absorb wastes. Sustainability involves a balanced approach to development and economic activity to account for these limits.

Neighbourhoods are a building block for global sustainability. Wesbrook Place will achieve a high level of performance in both the physical environment and consumption behaviour, within market constraints, with respect to factors such as energy and water use, waste, environment, community health and economic vitality.

2.2.2 A Compact and Complete Community in South Campus

Wesbrook Place aims to be a vibrant, complete, ecologically sensitive neighbourhood that contributes to the larger UBC community. The circulation system for Wesbrook Place aims to reduce environmental impact, be safe, accessible, convenient and enhance transportation choice. The landscape and open space system will structure the community, accommodate a wide range of recreation needs and enhance biological functions in the neighbourhood ecosystem. Strategies to achieve this include:

- a) Site analysis that informs the neighbourhood plan layout to preserve and emphasize unique and desirable site qualities.
- b) Provision of diverse housing that supports a range of needs with an emphasis on work-study housing.
- c) Building viable commercial space that varies in size, configuration and tenure.
- d) Provision of a secondary school and site for an elementary school for families in the neighbourhood, adjacent areas of campus and the UEL.
- e) Provision of well-programmed passive and active recreation space, and community gathering space.

- f) Provision of safe, effective and innovative infrastructure systems within economically reasonable cost parameters, including alternative energy and waste management systems.
- g) Provision of a multi-modal circulation system that is convenient, accessible, highly interesting, desirable and safe.
- h) Design of ‘green streets’ intended for pedestrians, bicycles and other non-motorized vehicles, where storm water retention and infiltration, habitat space, wildlife corridors, and social interaction are accommodated. .
- i) Neighbourhood design that encourages and supports alternative (lower emission/resource use) vehicles and auto co-operatives.
- j) Links to other areas of the campus and the surrounding community by a convenient transit system, based on homes being within a typical 5-minute walk of a transit stop and services.
- k) Community garden areas, where appropriate and if desired by residents.
- l) Requiring native species replanting augmented by other appropriate drought tolerant species on development sites to preserve the integrity of the historical ecosystem and provide habitat.
- m) Consideration of the existing landform and vegetation on development of parcels for built form and landscape design.
- n) Green building design using the UBC Residential Environmental Assessment Program (REAP).
- o) Re-using materials from the site where possible (soil, stone, fill, wood, plants and elements of existing structures).
- p) Consideration of alternative vehicle recharging stations in mixed-use and residential areas.
- q) (deleted)

2.2.3 Preserving Booming Ground Creek

South Campus does not naturally drain to Booming Ground Creek, which is in Pacific Spirit Regional Park. The creek’s watershed is located east and south of South Campus. However, existing storm sewers in South Campus divert water to Booming Ground Creek via a ditch along the east side of Southwest Marine Drive. This ditch joins the Booming Ground Creek channel at the east end of the culvert under Southwest Marine Drive.

East of Marine Drive, the Booming Ground Creek channel in Pacific Spirit Regional Park has seasonal flows, and is dry for four to six months of the year. The ditch conveying water from the existing South Campus storm sewer system provides virtually the only flows into Booming Ground Creek during these dry months.

Booming Ground Creek west of Southwest Marine Drive flows down a ravine that includes two waterfalls. Below the upper section of falls, the creek channel supports fish habitat. An ecologically sensitive management approach to Booming Ground Creek must consider the following:

- (a) The lower reaches of Booming Ground Creek are a sensitive habitat and increased flows in the creek might cause damage. Similarly, if UBC were to redirect its existing storm drains away from the creek the resultant reduction in flow may also reduce habitat values in the lower reaches of the creek.
- (b) UBC will work with the GVRD Parks, drainage authorities, applicable environmental agencies and other groups to ensure an appropriate strategy to maintaining beneficial flows in Booming Ground Creek. This may involve low flow splitters or other means in order to continue to divert some storm water into the Booming Ground Creek channel to support fish habitat in the lower reaches of the creek.
- (c) If continued diversion of storm water to Booming Ground Creek is deemed desirable to maintain habitat, the water quality should be improved from current levels through biofiltration or other means.

2.2.4 Tree Replacement Requirement

In compliance with Land Use Plan 4.1.2.3 b) any viable mature trees (over 15cm calliper dbh) that must be removed during the course of residential development in the Wesbrook Place neighbourhood will be replaced on the Vancouver campus at a ratio of 1:1, using species appropriate to the setting. Preference for campus locations include the Green Academic Lands in the campus areas south of West 16th Avenue, in order to enhance the buffer of the Greenway and the separation nursery and research lands to the southwest.

To implement this policy, at the time of a Development Permit application, the proponent will supply a tree-survey of the site indicating the trees to be removed that meet the viable mature category cited above. The replacement trees will be specified by the University Landscape Architect. Prior to the issuance of a Building Permit or a Streets and Landscape Permit, the proponent may either furnish tree specimens for planting on the campus or provide a cash payment, as the case may be.

2.3 Land Uses and Densities

2.3.1 Overview

Wesbrook Place is the largest neighbourhood in University Town. New full-time residents will join the existing University community in a vibrant village that includes many different users and uses.

Residents who do not attend school or work on campus will have opportunity to mix with students, academics and researchers. The forums for this will be in homes, stores, offices, parks, the school, community centre and other spaces that will evolve over time.

The table below (Table A) provides a summary of land uses, densities and unit types for the Wesbrook Place neighbourhood. The plan of land uses (P-10) at the end of this document shows the configuration of parcels and spaces.

TABLE A: Overall Land Use, Density and Unit Types for Wesbrook Place**Residential Use**

Net Site Area (m ²) ¹	Average Floor Space Ratio ²	Gross Buildable Area (m ²) ³	Estimated Number of Units	Total Neighbourhood Open Space (m ²) ⁴	“UNOS” portion of total open space (m ²)	Minimum Number of Rental Units	Estimated Population
207,100	2.68	556,000	6,250	150,470 (1.2 ha / 1000 pop)	104,100 (0.83 ha / 1000 pop)	1200 (20%)	12,500

Commercial Use in Village Centre

Commercial Ground Floor Space maximum: 10,000 m²

NOTES FOR TABLE A:

1. Net site area does not include public roadways and municipal service areas or public service uses such as day care centres, schools, community facilities, greenways and parks. Sites for mixed use development are included in this residential net site area.
2. Floor space ratio (FSR) is the ratio of building floor area to the area of the building site. All FSR calculations are based on net site area as defined in the Land Use Plan.
3. Gross buildable area (GBA) is within the range specified in the Land Use Plan. The residential GBA component of mixed-use buildings in the village centre is included.
4. For illustration of Neighbourhood Open Spaces see Plan P-10. Hectares per 1000 persons are based on estimated population at build-out.
5. Estimated population is based on 2 persons per unit.

2.3.2 Residential Use

The Land Use Plan specifies a maximum average floor space ratio (FSR) of 2.5 net area for neighbourhood housing; and further that no individual site will have a floor space ratio greater than 3.5 net area. It further specifies that the average density may be achieved through variable allocation across neighbourhood housing areas. The GBA of 556,000 m² (5,985,000 ft²) produces an average density for the neighbourhood of 2.68 FSR.

Plan P-10 indicates the range of permitted densities and building heights for each site in Wesbrook Place, in order for the neighbourhood plan to comply with the Land Use Plan and the subsequent resolution of the Board of Governors with respect to density allocation. Housing will be generally at least 6 storeys, with a maximum height of 53 metres, except for certain sites identified in this neighbourhood plan where height may be increased to 65 metres.

Rental housing will comprise at least 20% of total residential dwellings in Wesbrook Place, of which not less than half will be non-market housing that may include staff, faculty, co-operative, social or other special housing needs. This housing will be locationally integrated into the neighbourhood.

2.3.3 Commercial and Mixed Use

The area of the village commercial centre will include ground floor retail space up to a maximum of 10,000 m². Other than a neighbourhood grocery, which may be up to 3,000 m², individual retail uses will be small, in the range of 100 m² to 350 m². Commercial use is limited to the first two storeys. Buildings in the village commercial area will be a maximum of six storeys.

The village commercial centre will be a significant social component for the community (in conjunction with the adjacent open space, school and community centre uses). It will include a market square, or community plaza with favourable sun orientation to provide a hub for community interaction. The residential component will diversify the range of housing choices, and provide the ability for “aging-in-place” within the community.

2.3.4 Community Centre and School Use

Consistent with the Land Use Plan, a secondary school site, including land for playing fields, will be located in Wesbrook Place. Playing fields will be managed under a joint use agreement between the Vancouver School Board and the University Neighbourhoods Association.

An elementary school site will be reserved close to the secondary school. While new elementary school facilities are planned elsewhere near the UBC campus, the reserved site in Wesbrook Place will allow for any needed elementary expansion in future, in a

way which integrates with the fabric of the Wesbrook Place neighbourhood. The Land Use Plan specifies three community centres, including one in Wesbrook Place. The size of the facility will be approximately 2,800 square metres, based on the future projected population of Wesbrook Place and other nearby neighbourhoods. (The Land Use Plan specifies a ratio of 0.15 m² per new resident, including Hampton Place and future Neighbourhood Housing areas.).

The community centre will be located contiguous with the village commercial centre adjacent to the school and playing field. The intention is that community centre activity will help animate the village core and contribute to the safety and security of the area throughout the day and evening. Proximity to the school provides opportunities to share resources.

A plaza or square in association with the community centre and commercial centre will provide a venue for public events. There will not be roadway access to the community centre from 16th Avenue; access will be from within the neighbourhood.

2.3.5 Research and Institutional Use

The intention for University Town is to integrate academic and research activities with the residential community. Live/work housing, institutional-related offices, and opportunities for learning in conjunction with the school and other public realm spaces are permitted and encouraged.

2.3.6 Ancillary Uses

The following ancillary uses are allowed within all land use designations:

- Day care- to be provided according to the formula specified in the Childcare Expansion Plan for UBC 2009.
- Live/work (home occupations consistent with a residential area); and
- Community buildings.

2.4 Parks & Open Space

2.4.1 Provision of Parks and Leisure Facilities

UBC will provide the following facilities to serve the eventual population of Wesbrook Place:

- Play space for children, typically within 400m of most residences, that incorporates features for adults to socialize and monitor the area;
- A playing field equipped with artificial turf and lighting;
- A ball diamond;
- Four tennis courts;

- Landscaped garden areas;
- Trails and green corridors within the neighbourhood and connecting to appropriate adjacent uses;
- Additional outdoor recreation area, as well as some additional landscaped areas; and
- “Aesthetic” areas (where visual enjoyment is the predominant benefit) at neighbourhood entrance ways and selected locations.

Residents will have a high standard of recreation amenities. Open space within the Wesbrook Place neighbourhood will total 15.05 hectares, and assuming a future population of 12,500 residents this translates to 1.2 hectares per 1000 residents, a number which slightly exceeds the City of Vancouver’s average for active and passive neighbourhood parks (1.1 ha/1000 pop). The categories of open space represented in this total are further described in Sections 2.4.2 to 2.4.4 below.

By virtue of the UBC Neighbours Agreement, other UBC facilities also have access provisions for residents. The list of such facilities is regularly reviewed to ensure the needs of residents are being met.

2.4.2 Neighbourhood Parks & Open Space

The Land Use Plan contains a requirement for Useable Neighbourhood Open Space (UNOS) based on anticipated population. While the total open space provision for the neighbourhood is 15.05 hectares, approximately 10.41 hectares of this is indicated as UNOS. This translates to 0.83 hectares per 1000 residents, which complies with the Land Use Plan with the shared facilities agreement in place.

Wesbrook Place UNOS includes developed park nodes and linkages within a few metres of most residences (See Plan P-10). The ‘pocket parks’ are sized to accommodate both active and passive recreational experiences (See ID-5). Parks and open spaces will provide active and passive, formal and natural recreational experiences. Space for community gardens in proximity to residences may be appropriate based on residents’ preferences.

Green Streets are an important component of UNOS. They provide links for pedestrians and cyclists, as well as nodes for activities and relaxation. They provide access to front doors for residential dwellings along their length. They channel rainwater as part of an overall drainage strategy. The design typically includes lighting, benches, waste and recycling receptacles, drinking fountains, and both hard and soft landscape features and function as linear parks.

Another component of UNOS is provided adjacent to the “green edge” spaces along 16th Avenue and adjacent to Pacific Spirit Regional Park. The UNOS combines with the green edge to essentially create wider green edges (see Section 2.4.4). Within the UNOS

portion, alongside Berton Avenue and Binning Road, trails, benches, lighting, waste containers, and other landscape elements are provided.

2.4.3 Greenway

A greenway is specified in the UBC Land Use Plan, to provide a non-vehicular circulation system serving the whole campus. The primary Main Mall greenway is intended to connect the campus from its northern to southern extent. It diverges from a north-south axis at Stadium Road and passes through the western edge of Wesbrook Place to Pacific Spirit Regional Park. This greenway comprises 2.45 hectares of open space as it passes through Wesbrook Place.

2.4.4 Green Edges and Interface with Pacific Spirit Regional Park

Green edges in South Campus are natural vegetation areas that provide the sense of a community in a forest setting, a natural edge to roadways, wildlife habitat, and contribute to protecting the integrity of Pacific Spirit Regional Park. The Land Use Plan designates a green edge in this neighbourhood adjacent Pacific Spirit Regional Park and along 16th Avenue east of Wesbrook Mall. Green edges provide 2.19 hectares of additional open space along the northern and eastern edges of Wesbrook Place.

The green edge on University land that interfaces with Pacific Spirit Regional Park will be comprised of 15m of native forest combined with 15m of adjacent UNOS, for a total width of 30m. Both areas will be managed to ensure trees are wind firm. Blow down is mitigated by a technique called spiral pruning, where trees on the outer edge of the green edge undergo selective removal of branches. Spiral pruning reduces the wind resistance of edge trees to make them more porous to prevailing winds. This is being accomplished on UBC land, without requiring impact or modification to trees in Pacific Spirit Regional Park. The green edge interface between UBC lands and Pacific Spirit Regional Park will be managed in an environmentally sensitive manner that protects the park values.

The green edge next to 16th Avenue has been established comprising 30m of green edge combined with 30m of UNOS for a total depth of 60m, to preserve 80-90 year-old coniferous trees and emphasize the sense of “an urban village in the woods.” In keeping with this theme, the entry is through a “green portal” of mature trees at 16th Avenue and Wesbrook Mall. A treed edge will be maintained along 16th Avenue west of Wesbrook Mall that retains selected clusters of existing trees, while providing lines of sight into the village mixed-use centre. A continuous green edge is not appropriate adjacent 16th Avenue between Wesbrook and East Mall to prevent too much separation of South Campus from the main campus.

2.4.5 Interface with Academic and Green Academic lands

Wesbrook Place neighbourhood is adjacent to UBC lands which fall into two designations in the UBC Land Use Plan:

Southeast of Wesbrook Place is land designated “Academic”. Wesbrook Mall provides a road connection to this area, and a Greenway links to Pacific Spirit Regional Park in the northern portion of this area. No other direct connections are proposed between this area and Wesbrook Place neighbourhood.

The land to the west of Wesbrook Place is designated “Green Academic”. This area includes the lands and facilities of the UBC Farm. This plan provides a green aperture between the Farm and Wesbrook Place, to incorporate a greenway, a community garden, a driveway access to the Farm, and a protection area for a tree with an eagles nest.**2.5**

2.5 Circulation and Transportation

2.5.1 Transportation Objectives

In addition to documents previously referenced, this neighbourhood plan is compliant with and supports overall UBC circulation and transportation principles. The following transportation and circulation objectives for Wesbrook Place respond to these overall principles and to the site-specific context:

- (a) Support objectives of reducing automobile travel and increasing the use of other modes, including transit, walking, and cycling.
- (b) Create a multi-modal transportation system by designing roads to accommodate all modes of transportation — pedestrians, cyclists, transit, goods movement, automobiles, service vehicles and emergency services.
- (c) Establish a hierarchical road network that integrates with the road network on campus, so that roads are designed consistent with their intended functions of providing mobility and/or access.
- (d) Create a redundant circulation network — incorporating a fine-grained pattern of streets and pedestrian ways — to disperse traffic, minimize travel distances and maximize pedestrian and cycling opportunities.
- (e) Encourage walking by providing a continuous network of pedestrian facilities, and incorporate appropriate crossing treatments on collector and arterial roads. Provide direct connections to pedestrian facilities elsewhere on campus, and connections to trails within Pacific Spirit Regional Park in consultation with Metro Vancouver Parks.
- (f) Encourage cycling by providing on-street bicycle facilities on collector and arterial roads, complemented by a network of off-street pathways and greenways. Provide direct connections to bicycle facilities elsewhere on campus and to trails within Pacific Spirit Regional Park in consultation with Metro Vancouver Parks.

- (g) Accommodate full-size transit buses along Wesbrook Mall south of 16th Avenue, and mini-buses on other roads within the neighbourhood, in a manner that provides convenient access for users, efficient transit operation and safety for all road users.
- (h) Incorporate traffic calming features as appropriate to maximize safety for all road users (pedestrians, cyclists and motorists), and enhance the liveability of the neighbourhood by discouraging speeding and short-cutting traffic.
- (i) Support UBC transportation programs, including a community transportation pass, car sharing, community bicycles and campus shuttle services.
- (j) Ensure that road design considers the following performance criteria — safety, ecology, community building, aesthetics and long term investment in high quality materials.

2.5.2 Road Network Hierarchy

The road network on campus includes three road classifications:

- Arterial - The primary function of an arterial road is to provide mobility on campus, and to accommodate travel to and from campus. Generally, direct access to adjacent land uses is not provided from arterial roads.
- Collector - A collector road serves two functions: collecting and distributing traffic travelling to and from a neighbourhood, as well as providing access to adjacent land uses, typically major generators of travel such as commercial, institutional and higher-density residential development.
- Local - The primary function of a local street is to provide access to adjacent land uses, and they are not intended to accommodate through traffic.

The road network through and within Wesbrook Place is based on these classifications. Illustrations on Plans ID-3 and ID-4 provide cross sections for the various road types, and they are further described in Section 3.3.2 of this plan.

Plans P-5 and P-10 indicate future provisions to relieve vehicular traffic volumes including:

- a single lane (4m wide), one-way northbound access road with open shoulders connecting to West 16th Avenue across from Hampton Place.
- A new road from Birney Avenue to provide an alternative entry/exit to the Community Centre/Village surface parking and service vehicle road system

It is intended that through traffic along Wesbrook Mall between 16th Avenue and Southwest Marine Drive be minimized. Section 3.3.5 of this plan provides details.

2.5.3 Facilities for Pedestrians and Cyclists

Pedestrians will be accommodated with sidewalks along all roads within the neighbourhood and with a network of green streets (See Section 3.4.2) and greenways providing access to parks, open spaces and buildings. The Main Mall greenway is the “spine” of the pedestrian system across campus, and pedestrian connections will be provided to the greenway.

Pedestrian safety will be maximized by providing appropriate crossing treatments where major pedestrian pathways cross roads, as well as at all intersections. Of particular importance is the pedestrian crossing on West 16th Avenue mid-way between East Mall and Wesbrook Mall. A pedestrian/bicycle shared-use trail in Wesbrook Place will connect to West 16th Avenue. These features provide connectivity of exclusive pedestrian and cycling routes within the neighbourhood and the rest of the campus north of West 16th Ave.

Cyclists will be accommodated on roads within Wesbrook Place by providing travel lanes sufficiently wide to provide additional road space for cyclists. Cyclists will also be accommodated on green streets and greenways. The location and design of bike racks is important to make alternative transportation safe, accessible, convenient, and desirable.

2.5.4 Transit Services

The neighbourhood plan designates Wesbrook Mall as a regional transit route. The intent is that a local regional service (proposed to be Route 41) be routed through Wesbrook Place and South Campus rather than along SW Marine Drive. This will provide regional transit connections directly to Wesbrook Place neighbourhood, as well as improve on-campus mobility. Wesbrook Mall will incorporate the ‘Neighbourhood Collector with Transit’ cross-section illustrated in ID-3.

Community shuttle services — using minibuses — will provide service to Wesbrook Place neighbourhood. Community shuttle services will operate along collector roads — Wesbrook Mall and Ross Drive — as well as local streets. Because Ross Drive will not be used by regional transit services, it will incorporate the ‘Neighbourhood Collector’ cross-section illustrated in ID-3.

2.5.5 Traffic Calming

Traffic calming features will be incorporated on roadways within Wesbrook Place to enhance safety for all road users. Traffic calming is also being implemented along West 16th Avenue adjacent to the neighbourhood. Traffic calming features within the neighbourhood are described in Section 3.3.4.

3.0 DESIGN GUIDELINES

3.1 Supporting the UBC strategic plan, Place and Promise

The character of neighbourhood development should express the vision and principles established for the university in the strategic plan, Place and Promise: The UBC Plan.

3.2 Design Guidelines for a Sustainable Community

This neighbourhood is part of a University community with a sustainable development policy. UBC is committed to effective and practical sustainability initiatives. The Land Use Plan calls for a community where the urban form, transportation options and the social fabric are inherently sustainable based on the following principles:

- Walkable neighbourhoods;
- A range of housing opportunities and choices;
- Facilities and services located within the community, such as shopping, schools, parks and community facilities;
- Work/study housing opportunities within the community; and
- Easy access to local and regional transit service.

More specific strategies to ensure Wesbrook Place is resource-efficient are being pursued in relation to the design and servicing of the neighbourhood within the categories below.

3.2.1 Energy Infrastructure

Wesbrook Place will have an energy system that meets the residents' needs in a highly energy-efficient manner, and provides opportunity for research and innovation such as harvesting renewable energy sources within the neighbourhood and sharing energy between land uses. The following strategies will be undertaken by the University and/or private developers as set out in the REAP guidelines:

- a) The buildings, landscape, infrastructure and operations will be designed to be as energy efficient as possible through a wide range of market-friendly design and operational measures;
- b) Systems will be explored to harvest renewable energy sources such as solar, geothermal, waste heat and others at various scales and possible for sale (net-metering or others);
- c) A neighbourhood scale energy distribution system will be explored to offer opportunities for linking, generating and sharing energy to optimize overall performance;
- d) Innovative systems at an appropriate scale will be encouraged to pilot-test incoming technology in recognition of energy supply and technology shifts

- coming in this century, including hydrogen as an energy source;
- e) A cost sharing agreement will be explored with BC Hydro, Terasen Gas and UBC to hire an energy manager for the neighbourhood to work with businesses, strata councils and developers for a few years during and after development to optimize energy opportunities and performance; and
 - f) Opportunities will be explored for developing or using existing capacity associated with an energy utility at UBC (sole or joint venture) to invest in alternative energy systems and retain the revenues in the future.

3.2.2 Water and Liquid Waste Management

Wesbrook Place will have a water supply and liquid waste management system that manages water flows, minimizes use of potable water, recycles runoff and wastewater where appropriate and if permitted, and minimizes the amount of liquid waste produced. Strategies to achieve this goal include:

- a) Use of water meters for individual units will be pursued to reduce water consumption;
- b) Buildings and landscapes will incorporate measures to minimize potable water use, such as selection of efficient appliances / equipment, appropriate plant selection, and rain shut-offs;
- c) The network of green spaces and roads through the neighbourhood shall incorporate measures to filter, retain and detain runoff where appropriate to manage water flows and quality, and design will consider amenity value to the residents and community;
- d) Water efficient fixtures will be required; and
- e) Innovative water management projects will be considered where appropriate.

3.2.3 Solid Waste Management

Wesbrook Place will have a waste management system that manages neighbourhood wastes as resources, recycles as much as possible, pursues by-product synergies, and encourages composting for re-use in gardens and the landscape. Strategies to achieve this goal include:

- a) The neighbourhood will be designed with a recycling system;
- b) Composting facilities will be an option for households and businesses should they choose to have access to a community facility for composting organic waste, with linkages to re-use in community gardens where possible;
- c) REAP provisions have been instituted for all construction in Wesbrook Place to divert as much construction waste as possible from the landfill;

- d) Consideration will be given in design and construction of buildings and landscape for future deconstruction, reuse and recycling;
- e) As noted earlier, as much soil, fill, wood, stone and existing structures as possible are to be re-used; and
- f) Businesses and institutions will be encouraged to have recycling and product stewardship programs in place to reduce the waste coming from business and organizational activity.

3.3 Design Guidelines for Streets

3.3.1 General Character and Intent

16th Avenue and Southwest Marine Drive are designated as Provincial Highways under the jurisdiction of the Ministry of Transportation and Infrastructure. Wesbrook Mall and Ross Drive are collector roads. All other roads within the neighbourhood will be local streets to service Wesbrook Place residents.

- a) Streets will be designed to Canadian Institute of Transportation Engineers (CITE) and Transportation Association of Canada (TAC) standards.
- b) Intersection controls and road cross sections will follow the design criteria used by the Ministry of Transportation and Infrastructure.

3.3.2 Cross-Sections, Bicycle Facilities and On-Street Parking

Wesbrook Mall is a neighbourhood collector road and will provide for regional transit services (See ID-3). Travel lanes are 4.3 m wide in each direction, as compared with a “standard” lane width of 3.5 m. This additional width provides sufficient space for transit buses and automobiles to overtake cyclists without crossing the centreline of the road or forcing cyclists to the side of the road. The portion of the travel lanes used by cyclists will be marked with bicycle symbols, as illustrated in Figure 3.1.

Figure 3.1. Wide Travel Lane with Bicycle Symbol

Wesbrook Mall will have on-street parking on both sides along its length, delineated at intersections and mid-block locations by curb extensions. On-street parking will be 2.4 m wide to minimize potential conflicts between car doors and cyclists, and will be controlled by meters within the commercial centre.

Within the village commercial centre, Wesbrook Mall on-street parking will be provided on both sides of the road, and wider sidewalks will accommodate higher levels of pedestrian activity.

Ross Drive is also a neighbourhood collector road, but because it will only accommodate community shuttle minibuses and not larger regional transit buses, travel lanes will be a “standard” 3.5 m width, as shown in cross-section ID-3. The 2.0 m wide parking areas on both sides of these roads will be delineated at intersections and mid-block locations by curb extensions.

The remaining vehicular streets within Wesbrook Place neighbourhood are local streets (ID-4). A travel surface of 6.0 m will accommodate two-way traffic, with cyclists and motorists sharing the road. There will not be centrelines painted on local streets. On-street parking will be accommodated on one or both sides of the street, and will be delineated at intersections and mid-block locations by curb extensions.

On all streets where on-street parking is provided, there will need to be measures to provide time limitations through signs, meters or parking passes to restrict use of parking. Proper invigilation will be an important component of parking management.

To minimize the apparent width of local roadways, driving aisle surfaces will be asphalt and parking surfaces an alternate material, such as pavers. Curb extensions will be landscaped with trees and shrubs.

3.3.3 Sidewalks and Pedestrian Crossings

- a) A 1.8 m wide landscaped boulevard will be provided between the curb and sidewalks on all roads within the neighbourhood.
- b) Sidewalks will be a minimum of 1.8 m wide on collector roads, and will be wider in the commercial core and other areas of high pedestrian activity.
- c) Sidewalks will be a minimum of 1.65 m wide on local streets.
- d) Pedestrian crossings at intersections and at mid-block locations will be enhanced with crossing treatments including curb extensions, raised crosswalks and median islands, as well as appropriate illumination.
- e) Pedestrian crossings will incorporate appropriate provisions for use by persons with disabilities.

3.3.4 Traffic Calming Features

Traffic calming features will be incorporated into many of the streets within the neighbourhood in order to reduce traffic speeds and ensure safety for all road users. Wesbrook Place will incorporate the following current design practice techniques for traffic calming:

- (a) Curb extensions (Figure A) to reduce the width of a roadway, which enhances safety for pedestrians, to identify parking areas, and to provide additional landscaping opportunities.
- (b) Traffic circles (Figure B) in the centre of intersections on local streets and neighbourhood collector roads to enhance safety by slowing vehicles approaching and through the intersection.
- (c) Speed humps (Figure C) to discourage speeding on local streets and neighbourhood collector roads adjacent the school and playing fields.
- (d) Speed cushions (Figure D) may be used as alternatives to speed humps on collector roads if necessary to accommodate transit and emergency responders.
- (e) Raised crosswalks (Figure E) to enhance pedestrian safety by increasing the visibility of the crosswalk and slowing vehicles. Raised crosswalks would be used at all pathway crossings on local streets.

Figure A. Curb Extensions

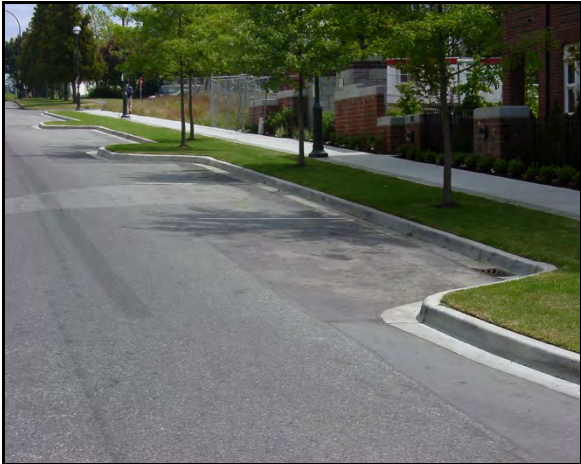
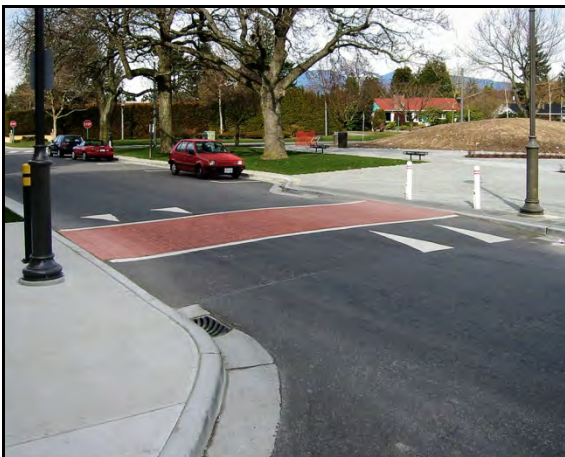


Figure B. Traffic Circle



Figure C. Speed Hump



Figure D. Speed Cushion**Figure E. Raised Crosswalk**

3.3.5 Vehicle Access Restriction

It is intended that through traffic along Wesbrook Mall between 16th Avenue and Southwest Marine Drive be minimized. This is an important transit and cycling connection, and provides access for residents and academic purposes. Traffic calming measures will be utilized to discourage through vehicular traffic. If traffic speeds are sufficiently restricted, the route will not be attractive as a short-cut.

3.3.6 Street Landscape

Street trees planted in the 1.8m boulevard will be provided along both sides of all streets. Tree selection will allow sun in winter and provide shade in summer, to be consistent with goals for passive heating and cooling. Where feasible, preference will be given to

native species.

Streets and lanes should be considered and landscaped as an extension of the park system and the linear greenway connection. Landscape treatment, lighting and street furniture should be provided to reinforce the strong pedestrian orientation of streets and evoke a natural or park-like setting.

3.3.7 Street Lighting

Street lighting will be provided along all roads within the neighbourhood. Lighting will also be provided along the Main Mall greenway, green streets (Section 3.4.2) and pathways. The *UBC Vancouver Campus Plan Part 3: Design Guidelines* establish design criteria to achieve a list of lighting goals including safety and security, creating a sense of place and character, and preserving night views. These lighting guidelines with an emphasis on reducing light pollution will be followed.

3.4 Design Guidelines for Other Pedestrian / Bicycle Facilities

3.4.1 Greenways

Access to the greenway and open space system should be provided within 250m of all buildings in Wesbrook Place. The path surface of the Main Mall greenway will have a typical width of 4m, with 1m horizontal clearances from adjacent objects. Sight distances will be provided along the greenways consistent with a design speed of 35 km/h. Grades will not exceed 5%.

3.4.2 Green Streets

Wesbrook Place will achieve a fine-grained circulation network that encourages walking, cycling and alternative modes of transportation, that reduces impermeable surfaces for storm water, and provides habitat and green space using a system of green streets. Green streets are designed similar to conventional streets with primary use intended for pedestrians, bicycles and other non-motorized vehicles. Access for cars is restricted, yet permitting full access for emergency vehicles and moving trucks/vans when needed. Green streets alternate with typical car streets in the neighbourhood and have buildings fronting onto them and function as linear park space.

Green street parcels will have a typical width of 17 m and will use primarily permeable surface treatments (ID-1). Bicycles will be accommodated in the central area of the green street, with a treed boulevard on either side, which may also accommodate linear storm water features. Sidewalks with a different surface treatment than the main bike travel path will make up the outermost part of the street, which fronts residential use. The general design described here will be modified for a pedestrian environment with higher traffic as it approaches and passes through the village commercial centre.

3.4.3 Plazas and Open Spaces

Plazas, courts and squares will be designed to accommodate pedestrian movements as well as gathering and resting places. Each space will be designed to have a strong sense of place in its own right, with an appropriate proportion and scale. There should be clear visual and physical succession from one space to the next, to help with orientation and wayfinding, and to create interesting and varied places.

3.5 Design Guidelines for Buildings

3.5.1 General Character and Intent

Wesbrook Place is a unique opportunity to make University Town at UBC a complete community by providing a diversity of housing as a ‘critical mass’ that supports a vibrant mixed-use neighbourhood strongly linked to the residential, academic and recreational fabric of the rest of campus.

- a) Elaborate the design vision for Wesbrook Place, focusing on the General Character and Intent, in collaboration with UBC Properties Trust, the Advisory Urban Design Panel and with an opportunity for input from the residential community and the development community, and publish the result in a companion document to the Neighbourhood Plan.
- b) Though strongly connected to the main campus, Wesbrook Place will have a distinctive ‘village’ character, which emphasizes its uniqueness in context, scale and diversity within the region.
- c) The neighbourhood is primarily residential with elements to support an active and vibrant community, including shops and services, schools and community centre.
- d) The character of the community will respond to the distinctive natural and built environment at the University.
- e) Building form should facilitate social interaction and a sense of community among the residents of the neighbourhood, with surrounding areas and with the campus as a whole.
- f) Where it can be accommodated with the built form, it is desirable that buildings be visitable by persons with disabilities. Apartment buildings will be required to accommodate visitability. Townhouses and city homes are encouraged, but not required, to be visitable.

3.5.2 Siting and Orientation

- a) Building design should accommodate and integrate with the natural topography and, to the extent possible, retain existing individual significant trees and forested

- areas in landscape.
- b) Buildings should be designed with application of setbacks and appropriate orientation to optimize sunlight and natural ventilation exposure wherever possible.
 - c) Building siting should address and optimize view and outlook opportunities wherever possible.
 - d) The relationship of the buildings to streets, Green streets, open space, pedestrian and cyclist paths, and to adjoining buildings is a primary consideration in the design of buildings. The design should ensure that as many ground-oriented residential units as possible have direct access from the street and linear open space system in order to animate the streetscape and the pedestrian network.
 - e) The neighbourhood will accommodate mixed-use and live/work models in the more urban areas along collector roads and in the village commercial centre.

3.5.3 Massing

General building massing and heights have been determined to establish appropriate density distribution, to take advantage of view and outlook potential, to minimize overshadowing, and to relate building form to existing natural conditions (Plan P-10).

- a) Building design will consider neighbouring existing buildings with regard to height, privacy and overlook concerns. For buildings greater than 6-stories the distance between the building envelope of an adjacent high rise building shall be at least 30 metres.
- b) Within the overall building envelope, consideration should be given to setbacks, orientation and other techniques to minimize overshadowing onto neighbouring sites and developments.
- c) Higher buildings should be massed and articulated to incorporate an expressed base that assists in defining the streetscape.
- d) Buildings may utilize setbacks at the upper floors to reduce visual impact overshadowing.
- e) Lower density / lower height buildings should incorporate plan forms and massing treatments that articulate building form at street level, and use of dormers and stepped/varied rooflines is encouraged to reduce apparent building mass at the upper storeys.

3.5.4 Building Style and Architecture

- a) No specific design theme is envisaged, however building style and architecture must respect the traditions and heritage of the University.
- b) Buildings will be designed to address the potential technical and physical issues

particular to west coast climatic conditions in order to ensure long-lasting structures.

- c) Consideration will be given to a range of measures that keep birds from striking tall structures.
- d) Consideration should be given to incorporating appropriate flexibility and adaptability to future changes in activities and technology – accommodating the possibility of retrofitting and reconfiguration as the neighbourhood evolves over time.

3.5.5 Materials

- a) Exterior finishes and detailing on all buildings will be of a durable quality suitable to the west coast climatic conditions.
- b) Building materials with low environmental impacts will be encouraged where economically feasible. This could include use of recycled and recyclable materials, locally sourced products, and materials with recycled content and materials with low embodied energy (See Sections 3.5.14 and 3.5.15).
- c) Building materials should be selected from a palette of materials deemed appropriate for a predominantly residential neighbourhood to provide some cohesiveness and recall the University character and traditions.

3.5.6 Building Signage

Additional requirements for signage in the village commercial centre are specified in section 3.5.7.

- a) Building signage must be appropriately integrated with the building design and/or landscape design.
- b) Design, materials, lighting and finishes should be durable and damage resistant.
- c) Ground-based signage placement should not hinder vehicular or pedestrian movement. For the provision of emergency safety services, signage should be sized and located so as to be easily viewable by pedestrians and motorists.
- d) Signage illumination should be front-mounted (not back-lit) with warm-lamp sources projected downward onto the sign face to avoid light spill into the night sky.
- e) Building signage or ground-based signage to identify special features of green buildings is permitted and will be encouraged through REAP administration.

3.5.6 Character of the Village Commercial Centre

Overall Character: The Community Living Room The village commercial centre should provide a strong sense of place that becomes the heart and soul for the Wesbrook Place community (the community living room), and for the adjacent University and residential neighbourhoods.

- a) The village commercial centre will have a vibrant, distinctive, small-town village character that reflects the vitality of the University community and the well-established natural setting.
- b) The village commercial centre is a key element to achieving a complete community on campus by providing shops, services and community facilities in walkable distances from places of work and study.
- c) Economic vitality necessitates that the village centre is perceived as the heart of Wesbrook Place, with all ‘roads’ (pedestrian, bicycle and vehicular circulation systems) leading to this social centre.
- d) There will be careful selection of types of commercial retailers.
- e) Village centre design will provide opportunities for social interaction, and special community events and activities.
- f) Design of the surface parking lot and plazas will accommodate alternate special events such as market days and community events.
- g) Residential use and locating the community centre within the village are important to animate the village core throughout the day and evening.

Built Form, Siting and Orientation The form of the village is the product of an assembly of building forms that are organized by repeated rhythm of storefronts and building heights that are varied with occasional vertical accents.

- h) Buildings fronting Wesbrook Mall - the “high street”- must be two storeys or greater, up to five storeys, except for the seniors’ facility which may be up to six storeys..
- i) Vary roof slopes with changes in height, with some flat sections and taller accents, towers or special architectural features.
- j) Celebrate the gaps as viewed between buildings by composing smaller building forms that minimize the larger buildings.
- k) Buildings on primary vehicular and Green street frontages will be located immediately adjacent to the sidewalks, except for areas that may be set back to accommodate outdoor dining, and other uses that are publicly accessible. Where buildings are recessed, the existing street wall should be reinforced by paving materials or railings that differentiate the setback area from the sidewalk.

- l) The first occupiable floor of a non-residential development should be located at the sidewalk's general elevation.

Scale and Massing By appropriate scale of many aspects of the building details, develop buildings that are consistent with facades and respect the scale of the regional setting. By composition of details at the ground level of buildings, create a scale suited to the width, proportions and character of the pedestrian corridors.

Organize the mass of a single building in a relationship to the scale of neighbouring buildings and in relationship to the size and use of the adjacent landscape spaces. Vary the mass of buildings to create variety in the character of the pedestrian places.

- m) Upper level building setbacks and setbacks along the base should be used to step buildings so that sunlight into commercial corridors and important public spaces is not blocked.
- n) In large and linear buildings, ease the effect of a large single mass by an occasional abrupt horizontal stepping of the entire wall. This can create the effect of a sequence of smaller attached buildings.
- o) Buildings should generally be comprised as a number of shops of limited frontage. Individuality within a standardized or unified appearance is encouraged for single buildings with multiple storefronts.
- p) The ground floor of buildings must be scaled to the pedestrian space by the addition of roof forms, store fronts, cornices at the top of the first floor level, porches, awnings and other elements to create a human scale at the base of the building.
- q) The use of freestanding kiosks is encouraged to provide the personal small scale and changing appearance of the commercial venues.

Architecture, Materials and Colour The façade of the building, that is, mid wall levels, contribute to the appearance and scale of the building but are secondary in visual importance to the richness of the first floor pedestrian level and to built form. The compositions of openings should reflect the order of interior spaces. The facades should introduce variety and alignment, materials, and colours to create scale and variety in the pedestrian corridors.

Emphasize the importance of the pedestrian related level of the buildings by use of arcades, porches and passageways through buildings. Provide weather-sheltered pedestrian routes through buildings. By the quality and drama of entrances, create exciting ways to enter the village and to enter buildings.

Doors and windows are to create a residential scale to the buildings. The organization of windows should generally be orderly rather than abstract. Doors and entry ways are

opportunities for special and attractive details that can provide friendly and tactile features in the village.

Interesting building facades and pedestrian places can be developed by the use of a diverse mix of materials. Materials should be selected and arranged to develop the scale and feeling of the small town that has grown over time. Consider use of colour throughout the village to create an overall unity while introducing other colours to express individuality and diversity.

- r) Buildings will exhibit respect for the University's traditions and heritage, creativity and sustainability.
- s) High quality materials should be used to convey substance and integrity.
- t) Facades should present a visually-balanced composition, relate to their surroundings, and provide a sense of cohesiveness within the village centre without strict uniformity.
- u) Modify the visual alignment of a façade by steps in the building walls, by angles in alignment, or by colour and material changes to create the appearance of smaller-sized building modules that would be typical of a village.
- v) Use extended and recessed balconies to add rhythm and texture to the façade.
- w) Buildings should be individual in appearance, richly textured, with bay windows, recessed doors, window flower boxes, and special detailing. Doors recessed within walls provide scale, weather protection and a sense of entrance.
- x) Ground floor facades should be composed primarily of clear glass windows and doorway entrances to shops.
- y) Windows are typically large, rectangular, vertically oriented, simple planes of glass, and 75% of the storefront width should be glass. Bay windows are appropriate.
- z) Transoms may be repeated above windows as well as doors to add richness and scale to buildings.
- aa) Arcades should allow a minimum of 2.8 m clear space between arcade columns and the building wall. Arcade columns should be adequately sized to be in scale with the overall building, but must not be large and/or spaced closely to obscure visibility of ground level shop fronts from adjacent pedestrian areas.
- bb) Design quality and complexity at a height of ten or twelve feet above the pedestrian level is important. The addition of hanging lights, bracket hung signs, seasonal flower pots, banners, awnings are all appropriate and desirable elements to further the effect of the "upper level enclosure."
- cc) Give priority to the detail of door and window trims. Door knobs, hinges, door knockers, building names, and wall hung lights are all detail opportunities.

- dd) Colours of exterior materials, signs, window frames, cornices, storefronts and other building features should be coordinated. Choice of colours should be determined by the nature of the building.
- ee) Principal pedestrian corridors will include outdoor amenities for activities such as eating, sitting or resting, landscaping, attractive/decorative paving and public art where appropriate.

Signage

- ff) Signs should be designed at a scale appropriate to the desired character of the village centre.
- gg) The size and location of signs should be appropriate to the specific business.
- hh) Pre-packaged signs and logos should be modified to a scale and location appropriate to the desired character of the village centre.
- ii) Signs should not block or obliterate design details of the building upon which they are placed.
- jj) Pedestrian-oriented signage is encouraged. Such signage may be located on entry awnings, directly above business entrances, and hanging signs located adjacent entrances.

3.5.8 Access to Parking and Bicycle Storage

- a) Parking garage access doors and ramps should be typically incorporated within the profile of the building. The visual impact of parking access on the streetscape should be mitigated through the use of screening, trellises, planters and other buildings and landscape elements.
- b) Where possible, garage access doors should be at the rear access point of buildings, or along the least visible elevation with the least pedestrian traffic. Regardless of location, the garage access openings and doors should be integrated into facades with the same level of design consideration as other facades.
- c) Access to any off-street surface parking should incorporate landscaping to minimize the visual impact of hard surface and to screen parking areas.
- d) Building access should feature bicycle-friendly. Where secure bicycle parking is provided in parking garages, safe and accessible bike access from the street to the parking garage should be provided.

3.5.9 Recycling and Garbage Facilities

- a) Recycling and garbage holding must be provided within the building envelope of new residential buildings, except for townhouse buildings where a screened

exterior location may be permitted.

3.5.10 On-Site Landscape

- a) The neighbourhood is adjacent to Pacific Spirit Regional Park and contains significant existing tree stands. Site planning and building development should respect, and be responsive to, existing onsite and adjacent landscape.
- b) Landscape design should consider view management. Low level planting adjacent to public pedestrian areas in conjunction with appropriate lighting will enhance a comfortable and safe public environment.
- c) Landscape features should mark entry points, nodal spaces and community open space and buildings.
- d) The introduced landscape should be specified as suitable to west coast climatic conditions and designed for low requirement for watering, maintenance and use of herbicides and pesticides.
- e) Existing healthy tree specimens and tree stands should be retained wherever possible.
- f) Use of fences should be minimized, and when used, should be located in small sections to provide localized privacy and screening only. The use of hedges and shrubs to define pathways and edges should be considered.

3.5.11 Fire Smart Principles

The forest / urban interface is any area where combustible forest fuels are found adjacent to human structures. Interface fires typically do tremendous damage, result in large economic losses and have severe social impacts. Hazard assessment, fire awareness and preparedness are responsibilities shared by all members of the community.

- a) The University will work with future residents, adjacent landowners and emergency response agencies to develop appropriate infrastructure and planning for fire protection in Wesbrook Place.
- b) Buildings at the forest/urban interface will be required to demonstrate Fire Smart principles at the Development Permit stage (site design, proposed building materials, etc.).
- c) Adjacent to Pacific Spirit Regional Park, a local road will be located between the green edge and residential land to provide a fireguard at the interface.
- d) The University will ensure water servicing has enough available water for fire suppression, and assess on-site water supply for fire response.
- e) Safe access for fire and other emergency equipment and for residential evacuation will be provided.

- f) Vegetation and fuels will managed in the tree preservation areas.

3.5.12 Building Lighting

- a) To enhance safety and amenity, and encourage all-hours use, adequate lighting levels on public streets and walkways should be maintained. Where possible, pedestrian level lighting along pedestrian routes should be installed and lighting type should be low-level, energy efficient fixtures.
- b) All external building and site lighting generally should employ a principle of directing light downward to assist wayfinding, minimize impact on habitat, reduce glare, and to limit light spill pollution upward into the night sky.

3.5.13 Safety and Security

The design of each development should use Crime Prevention Through Environmental Design (CPTED) principles in the design of buildings and landscapes, as follows:

- a) Residential buildings should be designed to overlook the streets, parks, walkways and private open spaces;
- b) Building lobbies and entries should be clearly visible as they are approached;
- c) Entry areas should limit both night and day concealment opportunities;
- d) Indoor common areas should be placed adjacent to outside common areas or overlooking the street to improve overall surveillance;
- e) Fences and walls adjacent to the sidewalk should be designed to ensure some view of the building from the sidewalk, without compromising unit privacy, to promote casual neighbourhood surveillance; and
- f) Introduced landscaping should be designed and located to enhance security.

3.5.14 Green Buildings

As green building design evolves, new technologies and materials are continuously introduced. The foundation of a sustainable community provides unique opportunities for green building initiatives:

- a) The University location fosters research and innovation. Academic and industry research conducted on campus has long been a source of new technology. Technological innovation will continue to promote the use of sustainable building practices in the development industry.
- b) Housing built by the University will demonstrate economically feasible new technologies and help promote market acceptance through pilot projects. Longer term monitoring of energy use, costs and consumer acceptance is possible in housing owned by UBC.

- c) The overall marketing strategy for campus neighbourhoods will emphasize the sustainable benefits of campus living, and foster awareness and a desire for homes that are designed and built to be “green.”
- d) Residents moving to campus neighbourhoods will likely have a greater propensity to demand buildings with enhanced sustainability. Builders and developers will be encouraged to meet this demand, since buildings that accommodate consumer preferences have a natural market advantage.
- e) Buildings will be subject to the UBC Residential Environmental Assessment Program (REAP) rating system (See Section 3.5.15).

3.5.15 Green Building Rating System

The *UBC Residential Environmental Assessment Program (REAP)* will be applied to all new buildings in Wesbrook Place. REAP provides a framework to encourage and measure sustainable building practices for residential developments at UBC. The objective is to increase the use and acceptance of sustainable design features over and above the “standard practices” used within the BC Lower Mainland.

Residential buildings must be designed to achieve a rating of REAP Gold or better.

Building designs should incorporate heating systems that can be converted to a district energy heating system to be installed in the future.

4.0 DEVELOPMENT CONTROLS

4.1 Overview

The development controls described in this section provide an overall view of the general controls for development in this neighbourhood. Site-level analysis and recommendations occur at the Development Permit stage.

4.2 UBC Development Handbook

The *UBC Development Handbook* contains general regulations that apply to buildings within this neighbourhood. The provisions in the sections 4.3 through 4.8 are based on definitions as contained in the *UBC Development Handbook*.

4.3 Building Envelopes

Site boundaries and the maximum extent of building envelope are indicated on Plan P-10. Buildings can be situated within these sites based on the provisions of this neighbourhood plan. Actual building siting will be determined at the Development Permit stage.

4.4 Height

Within the overall height framework determined for the Wesbrook Place neighbourhood, height limits for each parcel have been outlined. The height maximums for each lot are indicated on Plan P-10.

4.5 Setbacks

Setbacks are indicated in general form in section 3.5 of the plan. Specific setbacks for each site will be established in tender documents, and enforced through the Development Permit process.

4.6 Site Coverage

Site coverage will be specified for each site by Development Permit. No residential site shall exceed 55% coverage, in order to provide appropriate open space and landscaping within the neighbourhood.

4.7 Vehicular Parking

Underground or covered off-street parking is generally required for new residential buildings within this neighbourhood. On street parking will also be available for resident and visitor use by means of a permit. The extent to which on-street parking may be used as part of the parking allocation for each site will be determined by the Development

Permit, and will depend on the extent of adjacent street frontage and other factors.

A primary element of this neighbourhood will be its reduced reliance on automobile use. Vehicular parking standards will comply with the *UBC Development Handbook*, and shall not exceed the maximum standards in that document. Maximum parking ratios are given for general purpose parking. Minimum parking requirements are used when allocating space for accessible, visitor, electric, CNG and shared/coop vehicle parking.

Spaces for auto co-operative cars will typically be provided on the street rather than within individual buildings, in order to facilitate broader use of shared vehicles.

As the technology for automobile vehicles changes, the infrastructure for on street parking in the neighbourhood should support electric vehicles with re-charging facilities.

4.8 Bicycle Facilities

Parking requirements for bicycles are contained in Section 7.6 of the *UBC Development Handbook*.

5.0 INFRASTRUCTURE AND SERVICING

5.1 Overview

Services for Wesbrook Place will be designed in accordance with the campus-wide UBC Master Servicing Plan that covers storm water, sanitary sewer and water distribution prepared in conjunction with UBC Utilities. The goal of the servicing plan is not only to service newly developing areas, but to rectify deficiencies and limitations of the current systems.

5.2 Sustainable Drainage Strategy

Wesbrook Place lies within the South Catchment Area identified in the UBC Master Servicing Plan. The neighbourhood generally slopes to the southwest with overland drainage currently diverted via an open channel (ditch) along Southwest Marine Drive that outfalls through Pacific Spirit Regional Park to the Fraser River via Booming Ground Creek.

Booming Ground Creek east of the culvert at Southwest Marine Drive is an ephemeral Creek that is dry 4-6 months of the year. Runoff from the SW Marine channel provides flows in the creek west of the roadway year-round. In section 2.2.3 of this neighbourhood plan, UBC has committed to maintain habitat in the lower reaches of the Booming Ground Creek system.

The Sustainable Drainage Strategy for the South Campus Neighbourhood was prepared to guide low-impact development (LID) site design using best management practices in Wesbrook Place. The general strategy for South Campus drainage is to retain rainfall from small, frequent events, detain rainfall from larger events, and convey runoff from extreme events. Not all of the recommendations are included in the provisions of this neighbourhood plan.

UBC is consolidating its storm water management policies and practices in an Integrated Storm Water Management Plan (ISWMP) (forthcoming). The ISWMP will provide a framework for all storm water management strategies on campus, including the Wesbrook Place neighbourhood.

Any changes to UBC's storm water management that would result in increased flows to outfalls are to be reviewed through the GVRD-UBC cliff erosion management process.

Any proposed works on land within Pacific Spirit Regional Park will need review by the GVRD Park Committee and GVRD Board. Any proposed works affecting the Fraser River shoreline will be reviewed by the Vancouver Port Authority and the multi-agency review coordinated by the Fraser River Estuary Management Program (FREMP).

5.3 Sanitary Sewer

The South Sanitary Sewer System is essentially comprised of two gravity trunk sewers that drain towards a single gravity trunk sewer discharging wastewater into the GVS&DD SW Marine Drive Interceptor leading to the regional sewage facility on Iona Island. A flow meter station on the single gravity trunk sewer allows the GVRD to monitor flows and charge UBC for the disposal of wastewater.

The South East Trunk Sewer runs along the Wesbrook Mall, Fisheries Road, travels along private roads and cuts across untraveled corridors until it ultimately reached the discharge point on SW Marine Drive. A comprehensive strategy for upgrading of sanitary sewer mains has been prepared by consultants in conjunction with UBC Utilities, and is included in the MSP. A new trunk sewer on Wesbrook Mall south of West 16th Avenue is identified in the *UBC Master Servicing Plan*.

5.4 Water

The water distribution system is being designed within the context of a campus-wide strategy for water distribution included in the *UBC Master Servicing Plan*. A comprehensive program of water distribution network improvements is being implemented.

No major upgrading to the existing supply mains will be triggered by Wesbrook Place Neighbourhood; however, due to the new alignment of some roads and service corridors in Wesbrook Place some water mains may require relocation. As well secondary distribution mains will be required as construction proceeds. The water mains will be sized to meet fire flow requirements and distribute flows for future buildings in the neighbourhood.

6.0 COMMUNITY FACILITIES

The provision of adequate community services is important to the development of a community. The university is responsible for providing sufficient community services to campus residents. Residents will be extremely well served by recreational and cultural amenities.

6.1 Health and Safety Services

The University campus is currently served by a variety of emergency health, safety and security, and fire protection services provided by other agencies:

- Ambulance Service is provided through BC Ambulance Service, a subsidiary of the Province of British Columbia, from a station on Wesbrook Mall;
- Policing is provided through the Richmond based RCMP detachment from a station on Wesbrook Mall; and
- Fire services have been contracted by the City of Vancouver, and serve the UBC and UEL communities from a station on Wesbrook Mall.

The University will work with the providers of these services, and new services as required, to ensure that capacity meets the needs of the residential population on campus.

6.2 Community Centre

A Community Centre in proximity to the village commercial centre and school will be provided as outlined in section 2.3.4. The community centre will provide an important community gathering place and create opportunities for interaction with academic units on campus.

The University Neighbourhoods Association will determine programming for the community centre.

6.3 Schools

School sites will be located in Wesbrook Place as outlined in section 2.3.4.

- a) The secondary school will be undertaken in the first phase of construction of Wesbrook Place.
- b) The elementary school, if required, will be built at a later stage. A 1.5 ha site near the secondary school and playing field is being reserved for this purpose.
- c) The schools will be encouraged to create mutual learning opportunities with the University.
- d) The schools will be provided with excellent pedestrian and cyclist access.

6.4 Recreational Facilities

Residents of Wesbrook Place will be well-served by recreational, social and cultural facilities (See Section 2.4). The University will provide parks and open space facilities within the neighbourhood and residents will have access to other UBC-owned facilities through user agreements. Recreational facilities will be built concurrently with development.

6.5 Arts and Cultural Facilities

The Community Services Card program administered by the UNA provides access and benefits for residents to social and cultural facilities across campus including the UBC Library system, the Chan Centre for the Performing Arts, the Belkin Art Gallery, Frederic Wood Theatre, and the Museum of Anthropology. Cultural learning opportunities through integration of academic unit programming and the community centre and school are encouraged throughout University Town.

6.6 Other Social Services

- a) Childcare facilities are currently provided on campus by the University in several locations. Expansion of capacity will be required to serve new residents. Some of this expanded capacity will be accommodated in Wesbrook Place (See Section 2.3.6).
- b) Services for senior citizens will be accommodated in Wesbrook Place based upon residents' needs and preferences.
- c) There will be emphasis on learning in Wesbrook Place to maximize opportunities, partnerships and resource sharing among residents, the school, community organizations and academic research on campus.
- d) Community meeting and gathering spaces will be provided throughout the neighbourhood, including a village market square for community events.

6.7 Access

- a) Community facilities in Wesbrook Place will provide access for elderly people and people with movement or sensory difficulties, while improving awareness of access issues.
- b) Community facilities will be well served by local transit.

6.8 Governance of Community Facilities

The University Neighbourhoods Association (UNA) has now been established for new residential neighbourhoods on the campus, including Wesbrook Place.

The UNA approximates a municipal council for the neighbourhood areas on campus, promoting the creation of a vibrant, sociable, safe and diverse university town at UBC. The UNA is responsible for local regulation (such as animal and parking control, as well as community programs and recreation, elections, landscaping, noise control, recycling, refuse collection, trails) and liaison for the use of UBC facilities. Residents' concerns, opinions and views are heard through the UNA, which helps shape future development and the allocation of community facilities.

7.0 IMPLEMENTING THE NEIGHBOURHOOD PLAN

The University maintains a development review process under the provisions of Board of Governors' Policy #92, Land Use and Permitting, which is established by the authority of the *University Act*. The development review process applies to each of the development parcels subdivided within this neighbourhood plan area. The *Development Handbook* outlines the process and provides development controls for each of the 8 classes of building site.

Following the allocation of a building site to a developer, the proponent meets with Campus and Community Planning in a pre-application meeting to confirm the steps in the development review. These steps include:

- a) formal notice of the project through on site signs and by mail and through the University Neighbourhoods Association
- b) submission(s) to the Advisory Urban Design Panel
- c) public open house
- d) presentation to the Development Permit Board, where the public can also make comments on the proposed development and the recommendations under consideration by the Development Permit Board
- e) following a resolution of the Development Permit Board, the Director of Planning issues a development permit that may include conditions that must be satisfied prior to the issuance of a Building Permit by the University's Chief Building Official.

The build-out completion of the Wesbrook neighbourhood plan will take up to fifteen to years, depending upon the demand for housing and the business cycles of the economy.

The average annual rate of development is not expected to exceed 400 units per year, excluding rental housing which responds to different market conditions and provides affordability benefits. This rate will be monitored on a rolling seven year average basis beginning in 2012 and will be reported to the Board of Governors in the annual report of the Development Permit Board. The unit count will be determined at time of Development Permit issuance accounting for phasing of projects.

LIST OF PLANS, PHOTOS AND ILLUSTRATIONS

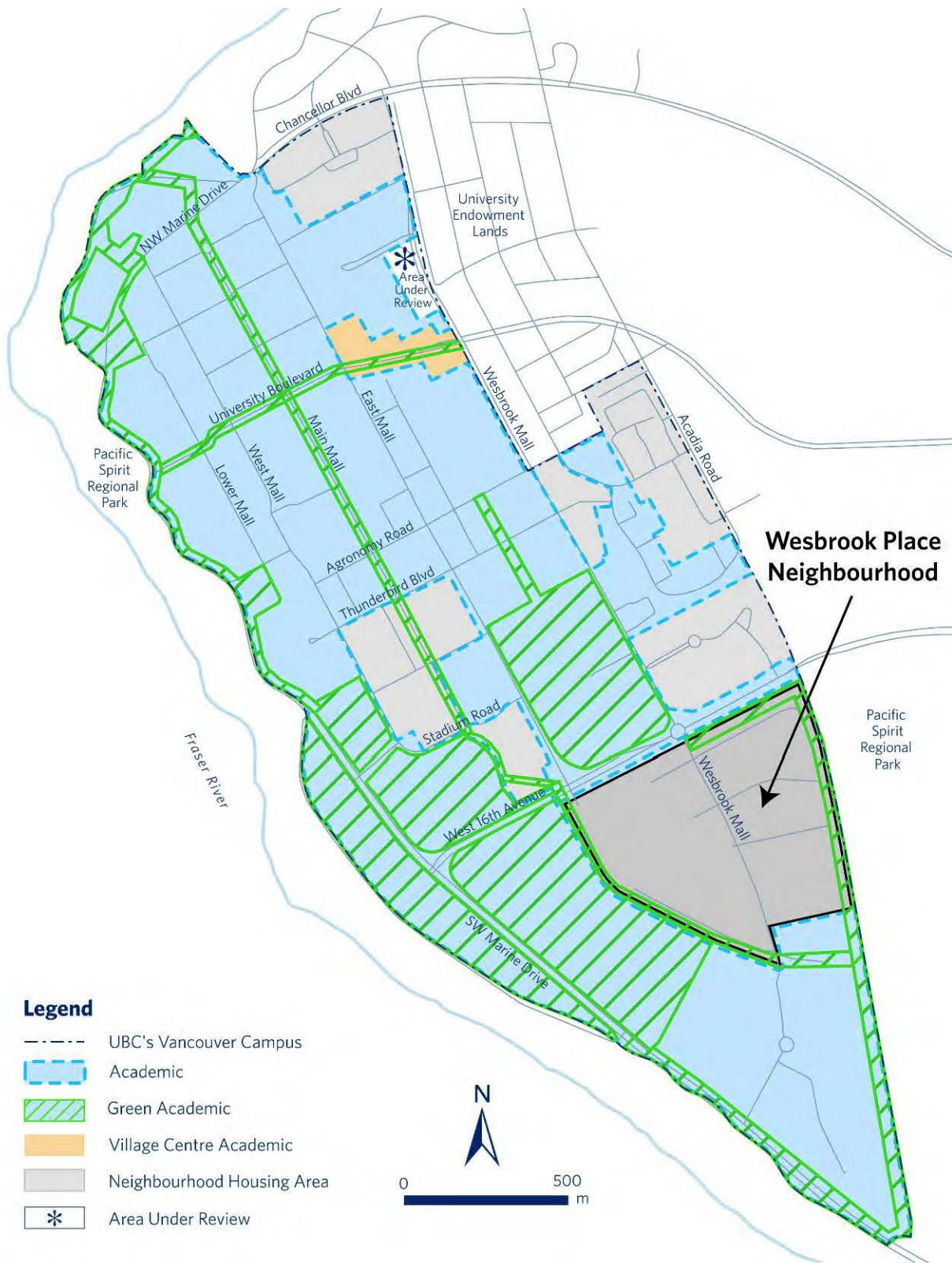
Cover	Oblique Aerial Photo of UBC Campus Indicating Wesbrook Place Neighbourhood Location
P-1	Wesbrook Place Neighbourhood Plan
P-2	Aerial Photo of Wesbrook Place Neighbourhood
P-3	Natural Environment Context
P-4	Pedestrian Context
P-5	Roads Context
P-6	Transit Context
P-7	Green and Open Space Context
P-8	Village Centre Context
P-9	School and Community Centre Context
P-10	Plan of Land Uses
P-11	Illustrative Plan
ID-1	Rendering of the General Character of Green Streets
ID-2	Rendering of the Character of the Village Centre
ID-3	Neighbourhood Collector Road Cross-Sections
ID-4	Local Street Cross-Sections
ID-5	Rendering of Potential Programs for UNOS ‘Pocket Parks’
ID-6	Sustainable Drainage Strategy Techniques for South Campus

APPENDIX A

REFERENCES to documents referred to in the Wesbrook Place Neighbourhood Plan *(review for current relevance and substitute updated references where necessary)*

The following documents are available for viewing / download on the Internet:

- Land Use Plan- The University of British Columbia Point Grey Campus (2011)
- Place and Promise: The UBC Plan <http://strategicplan.ubc.ca/>
- Integrated Storm Water Management Plan (forthcoming)
- Sustainable Drainage Strategy for the South Campus Neighbourhood (2004)
http://www.planning.ubc.ca/corebus/pdfs/pdf-landuse/SCNP_Oct22_Draft.pdf
- UBC Development Handbook (2009)
<http://www.planning.ubc.ca/smallbox4/file.php?sb4ad89be575bb2>
- UBC Residential Environmental Assessment Program Version 2.1 July 2009
http://www.planning.ubc.ca/vancouver_home/licensing_and_permits/policies_and_procedures/reap_guidelines.php
- Urban Design and Character Guidelines for Wesbrook Place: (forthcoming)

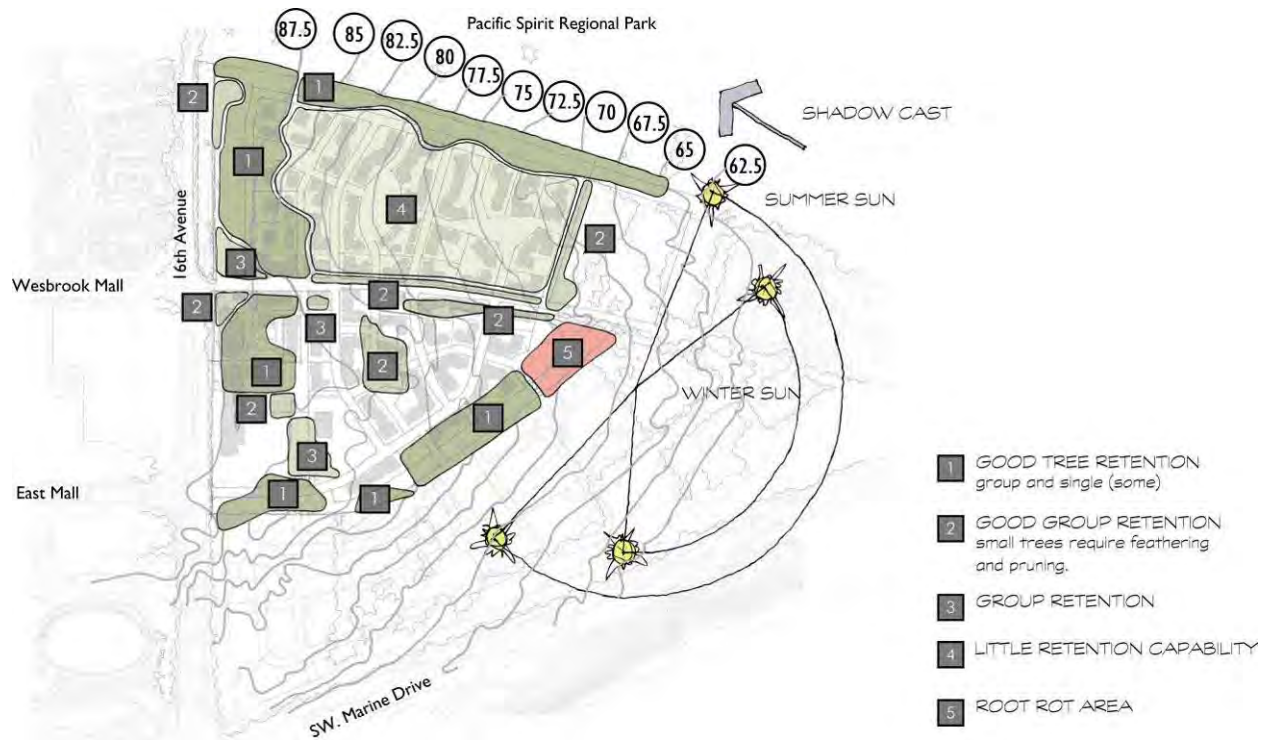


Legend

- UBC's Vancouver Campus
- Academic
- Green Academic
- Village Centre Academic
- Neighbourhood Housing Area
- * Area Under Review







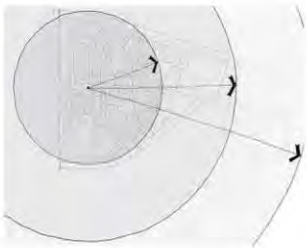
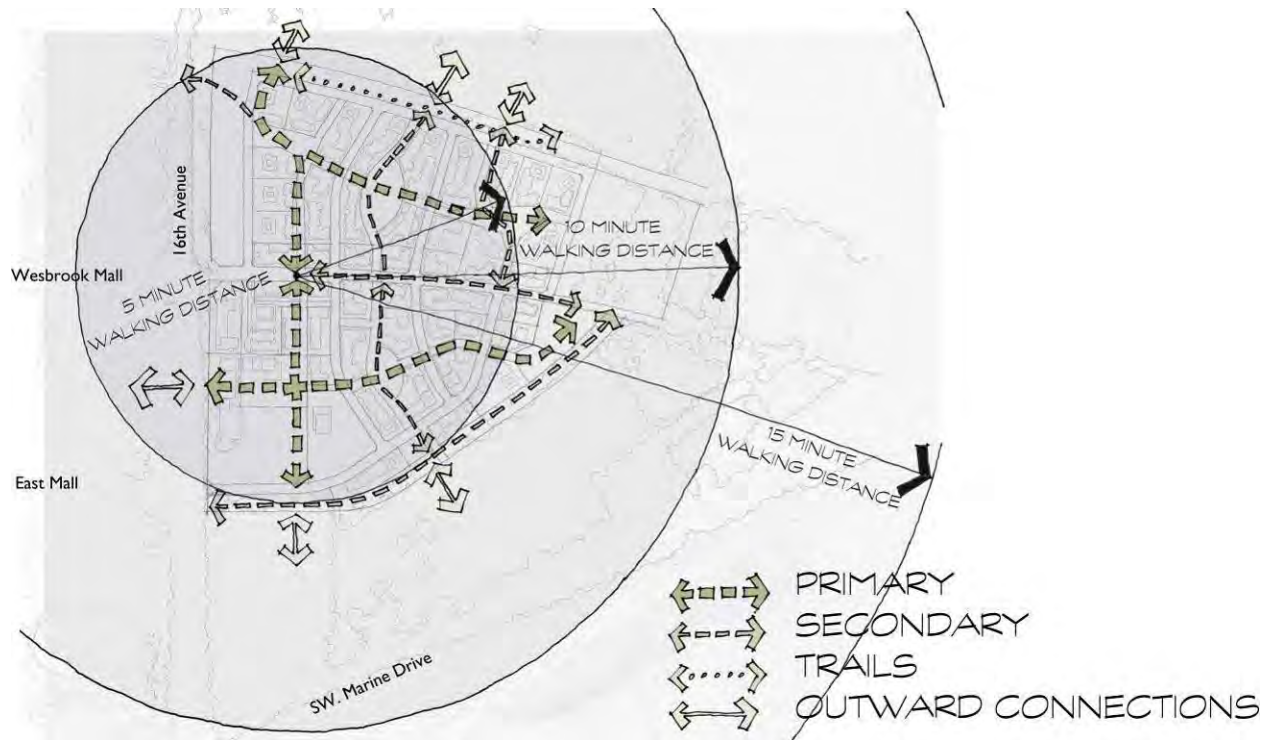
Mature, healthy tree retention is an objective for this neighbourhood. The Green Edge adjoining 16th Avenue has increased. An assessment of the existing tree stock informed this decision. Tree retention is a major factor in creating the neighbourhood aesthetic of a 'village in the woods'. Retention and improvement of tree stands will shape and define the neighbourhood as a built community informed by the natural landform and landscape.



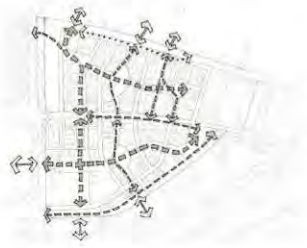
The natural topography has informed the development with respect to residential development, open space, programming, and stormwater management features.



The location of taller buildings in relation to lower structures considers overshadowing. To optimize natural amenity to the maximum number of residents, taller buildings are located along the eastern edge of the neighbourhood. Building siting will also consider solar orientation for amenity and energy performance.

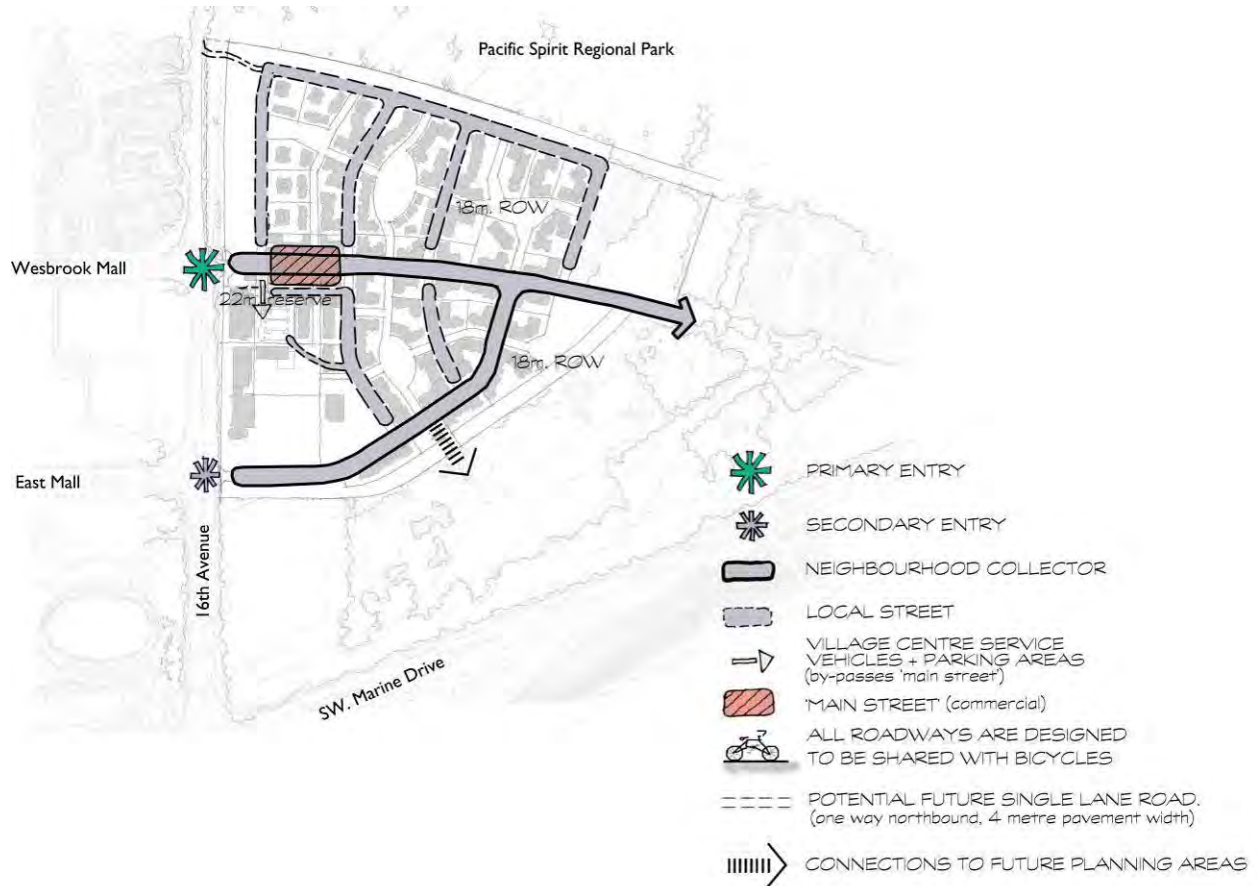


Within the neighbourhood, the village centre (with shops, 'main street,' pedestrian areas, community centre and school) is within manageable walking distance from the various residential sub-areas. The neighbourhood is a varied and vibrant residential village in the forest. It is focused on a central community core and has strong connections to adjacent natural and built surrounds.



Pedestrian movement within the neighbourhood and to surrounding areas is based on identified natural and proposed movement paths that actively enhance the interaction between residents and their neighbourhood. The layout of the roadway and green street network provides a series of interconnecting pathways based on movement needs.

Bicycle use is intended on all Greenways and Green Streets.

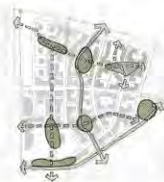
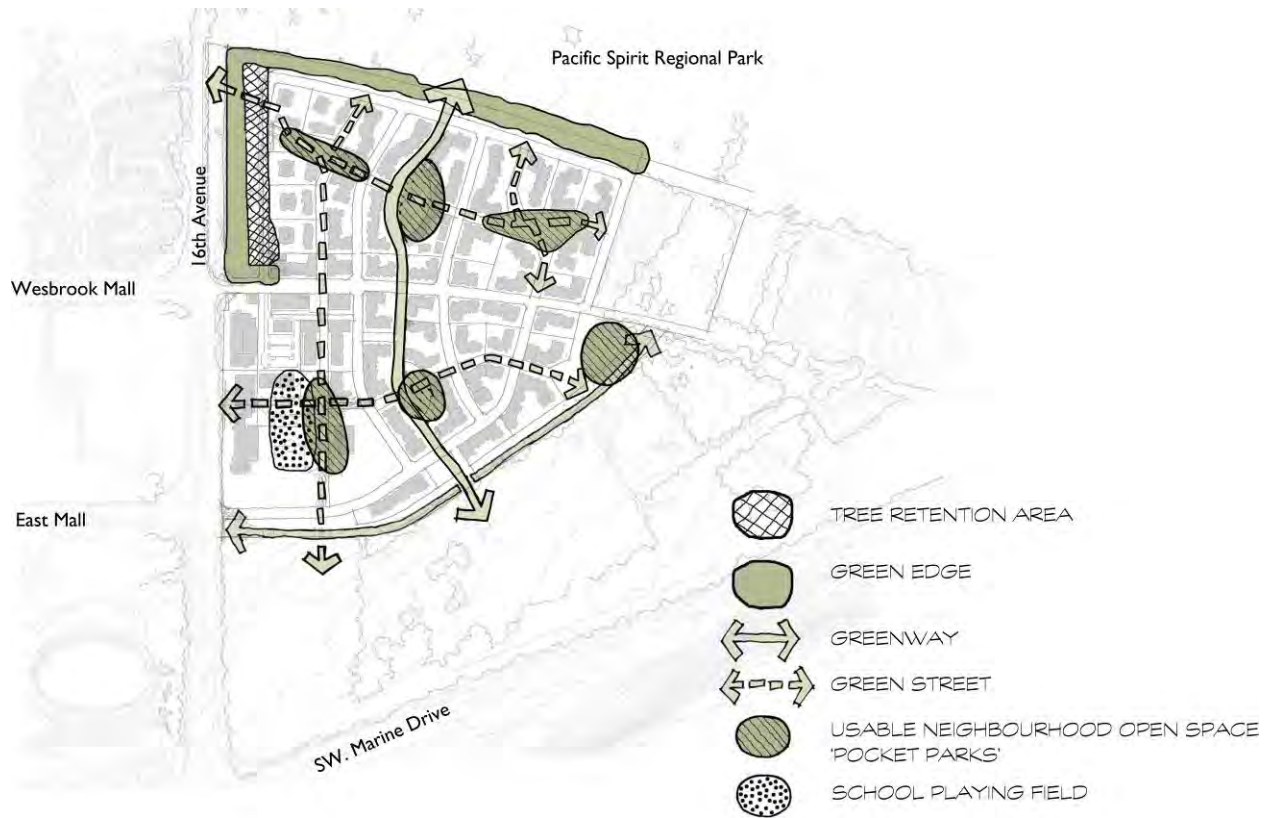


The first premise of the roadway system is to rationalize and minimize the space occupied by asphalt and increase green open space. Second, the road system is intended to limit the extent of site perimeters that are flanked by roadway, thereby increasing 'green' site perimeters while maintaining vehicular access. Finally, the hierarchy of 'arterial', 'collector', and 'local' roads regulates traffic type and volume to appropriate locations - limiting heavier traffic volumes and vehicle types from circulating in residential areas, and defining accessible transit routes. All roadways are designed to be shared with bicycles.

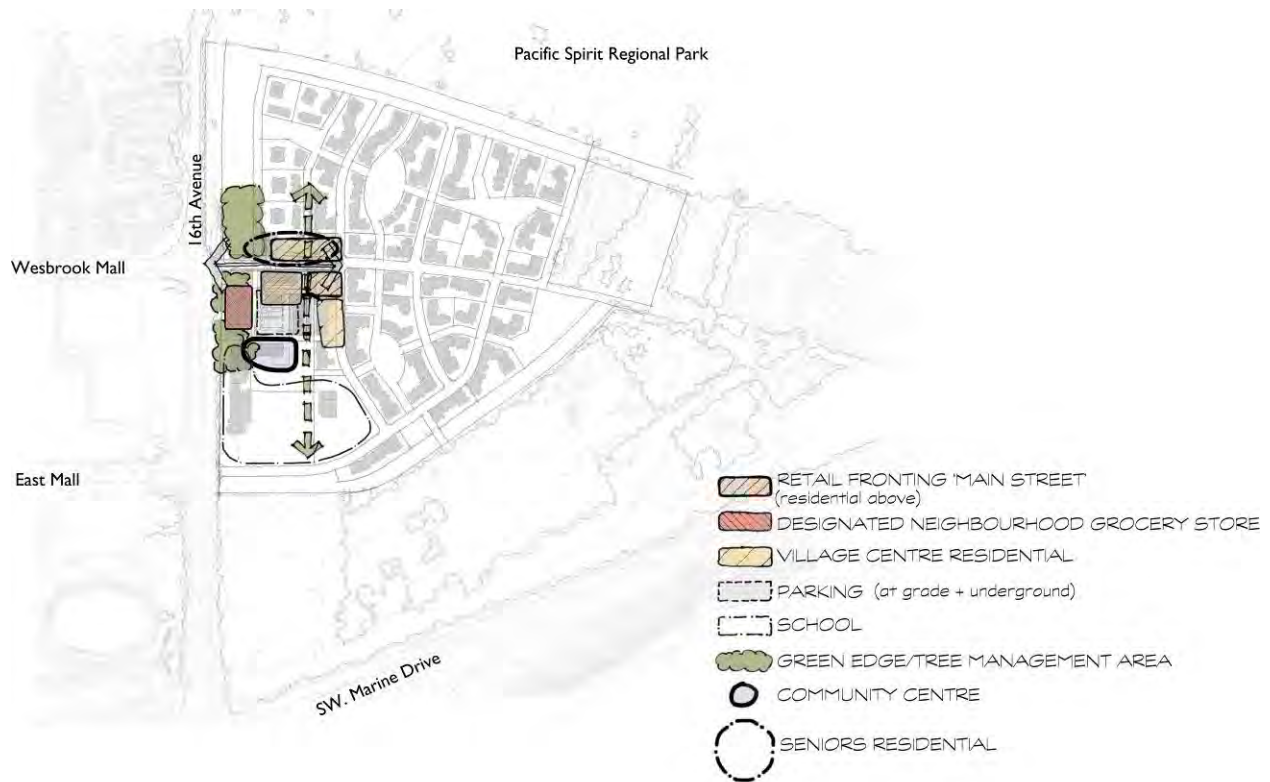


LEGEND

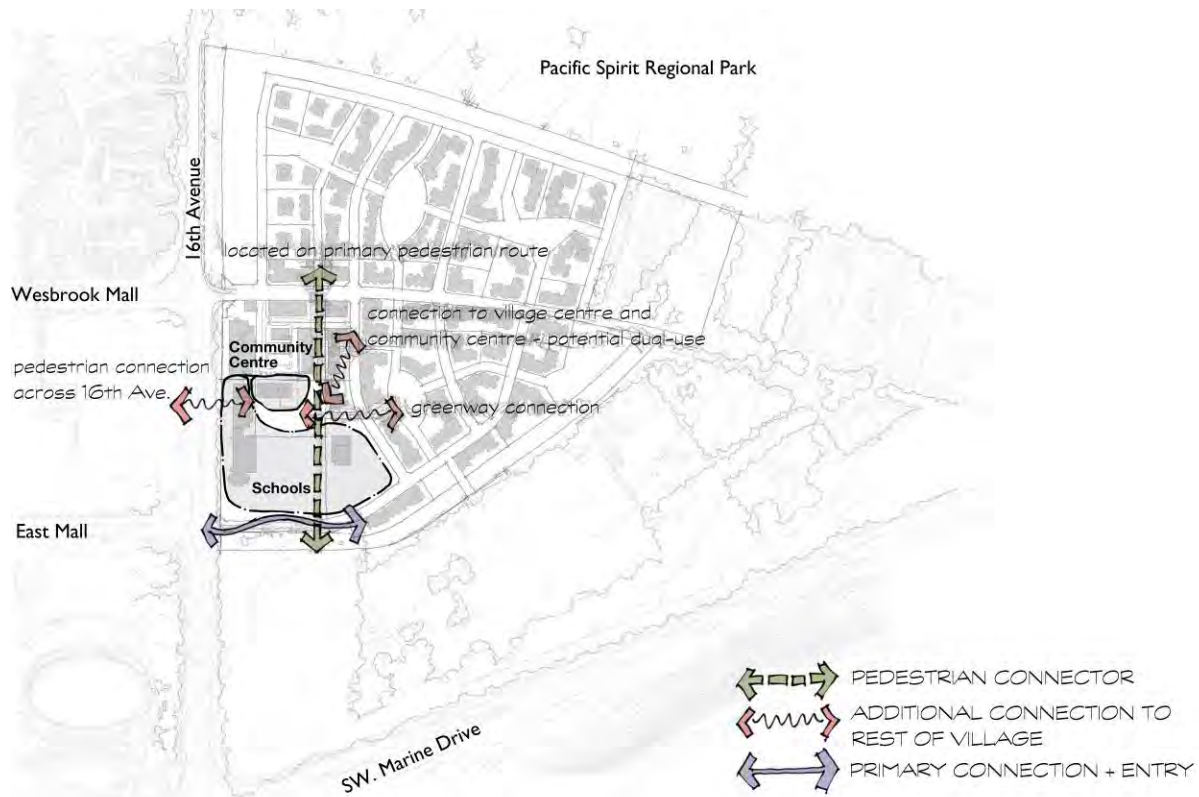
- Transit Routes
- Future Regional Transit Routes planned by Translink and UBC
- Proposed Community Shuttle Routes



A founding element of the land use arrangement is the pedestrian 'green network' and the park system. Green Streets connect the neighbourhood for pedestrians both within the South Campus neighbourhood and to adjoining areas. In this way, pedestrian and non-motorized movement is encouraged and facilitated. Connections to the surrounding areas - Pacific Spirit Regional Park, Hampton Place, the athletic fields, the Main Mall Greenway and the UBC Farm are established as extensions of the network. Integral to the green network at nodel points are sub-neighbourhood 'pocket' parks creating open space gathering and activity amenities for localized community use.



The sense that the village mixed-use centre is the heart of a 'village in the woods' is established by locating the community core beyond a 'green portal' of retained and redeveloped trees. Walking distance from 16th Avenue to the retail 'main street' is set at 200m. The community core draws together the elements that centre the focus of the neighbourhood - shops (including an 'anchor' grocery store), community centre, village residential (including seniors residential) and school. The village centre itself is located along the primary vehicular access point to the neighbourhood - enlivening the 'main street' which is bisected by the primary pedestrian Green Street. The proximity of the school to the village centre offers possibility for dual-use of community centre facilities.



The location of the school is seen as a critical element to the vitality and livability of the village neighbourhood. The school has been located immediately south of the village core, which satisfies the following criteria:

- Facilitates opportunities for dual-use of community centre facilities oriented on the primary pedestrian Green Street;
- Centrally located to offer immediate connection to the village centre;
- Fronts the secondary neighbourhood access point on a collector roadway;
- Provides accessibility from other University Town neighbourhoods; and
- Is flanked by open space, community uses and housing - rather than roadways.



Plan of Land Uses **P-10**



Wesbrook Place Illustrative Overview From North West



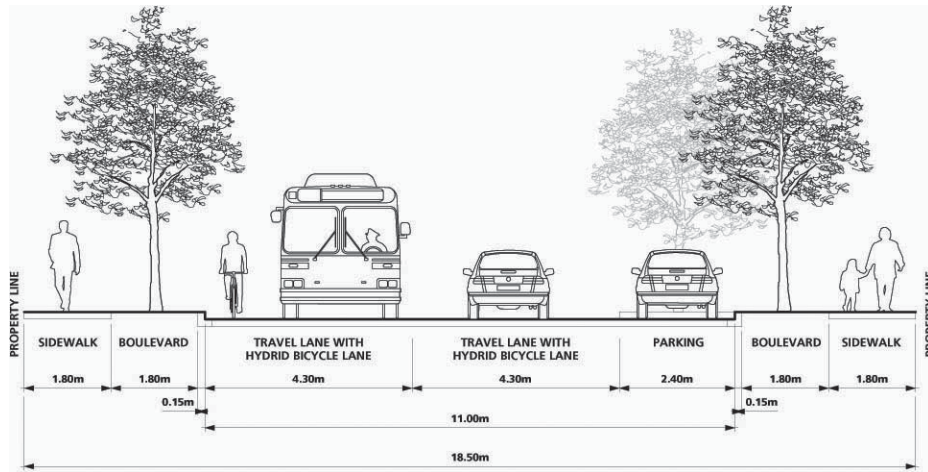
**Rendering of the General Character
of the Green Streets**

ID-1

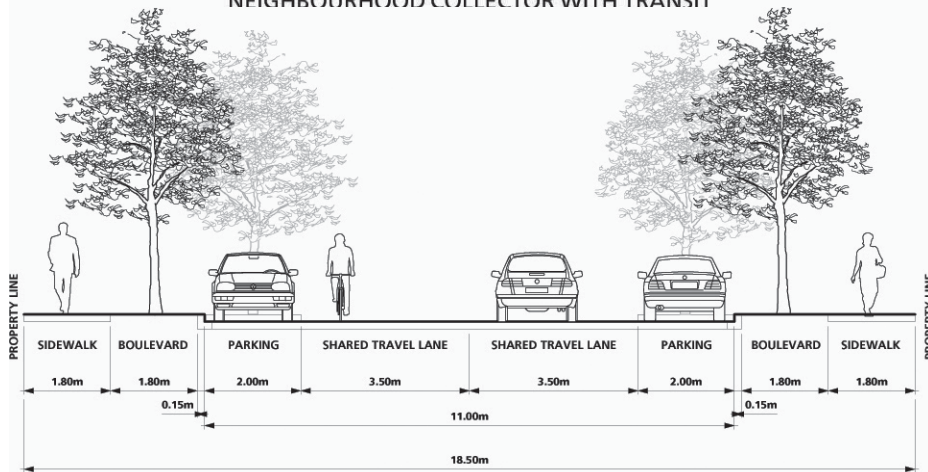


**Rendering of the General Character
of the Village Centre**

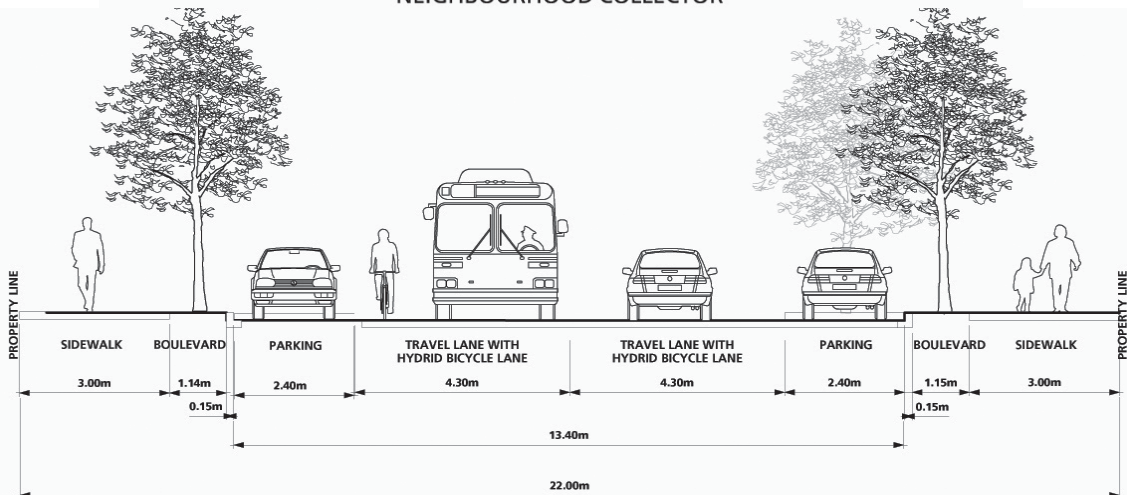
ID-2



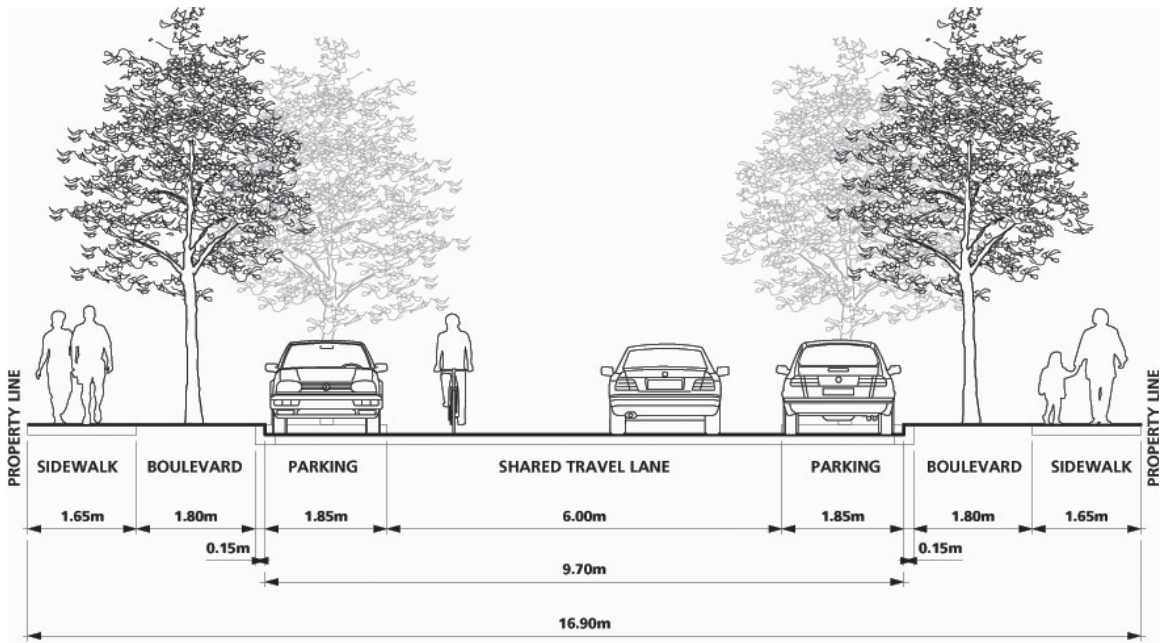
NEIGHBOURHOOD COLLECTOR WITH TRANSIT



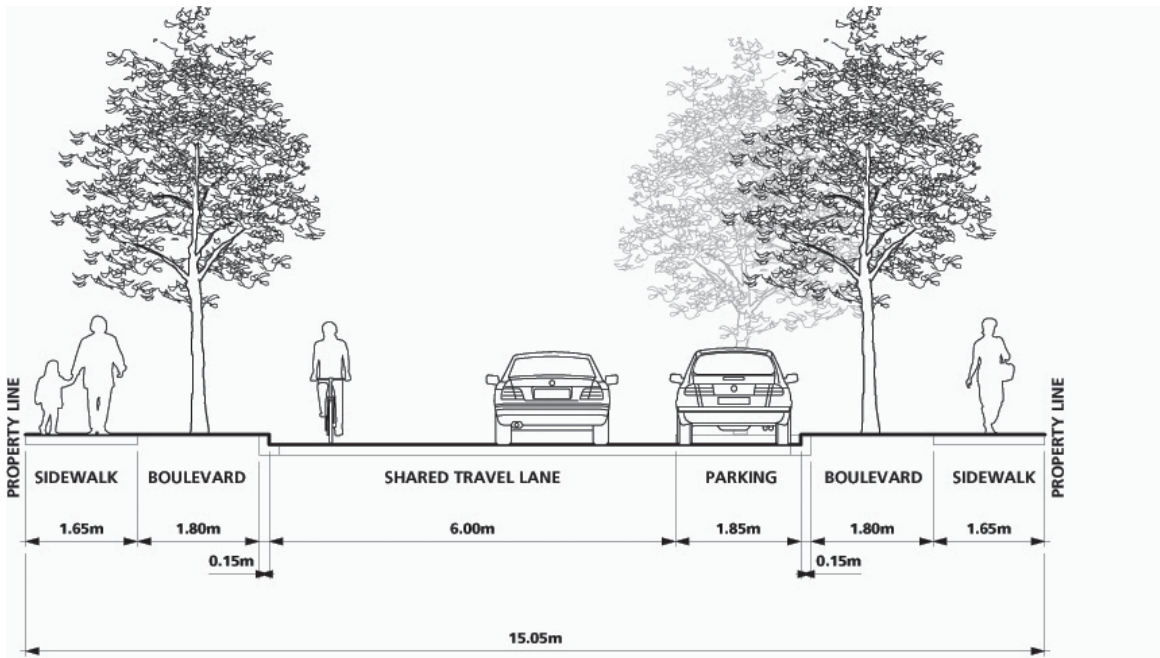
NEIGHBOURHOOD COLLECTOR



VILLAGE CENTRE COLLECTOR WITH TRANSIT

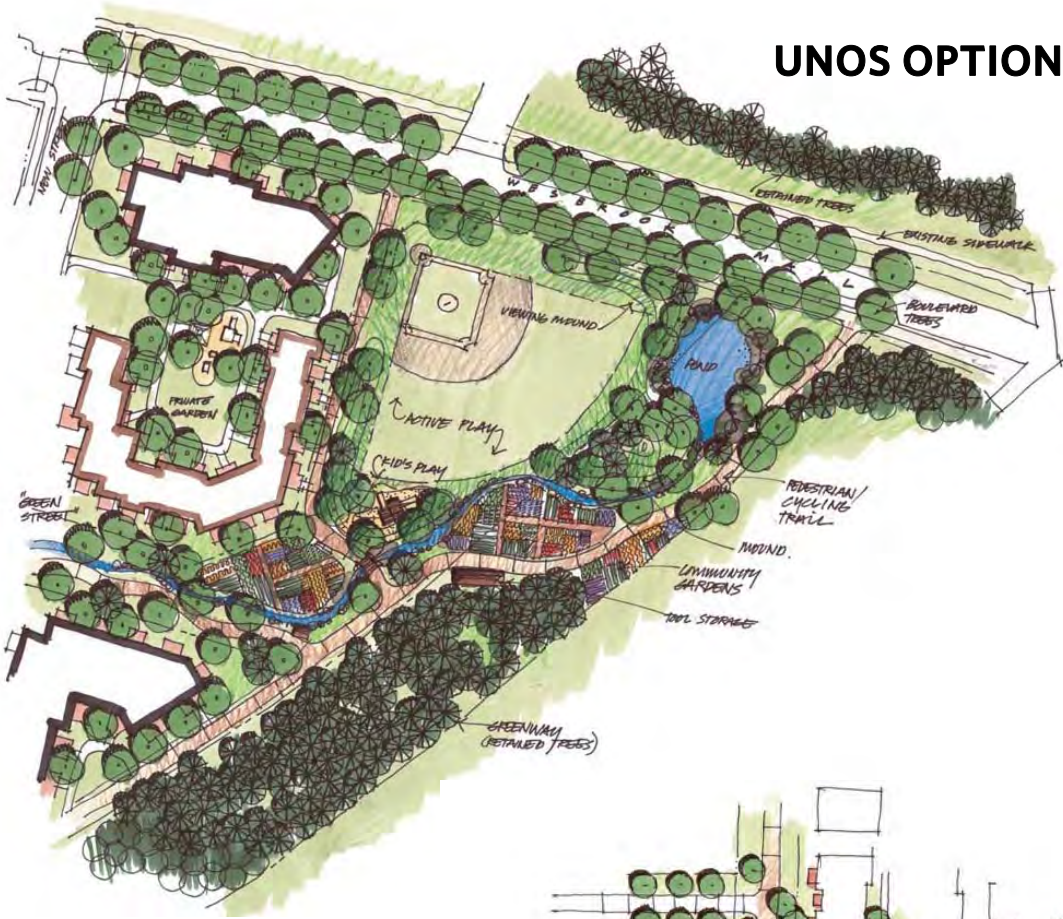


LOCAL STREET TWO SIDE PARKING



LOCAL STREET ONE SIDE PARKING

UNOS OPTION B



UNOS OPTION A





LEGEND

- 1 Play fields can be used as temporary stormwater storage during a large storm event
- 2 Grass swales can clean and absorb stormwater as they convey to ponds

ON-SITE STORMWATER STRATEGIES



Grass Swales + Open Channels

- stormwater is collected and infiltrates as it is slowly conveyed
- planting aids in the filtration of pollutants



Pervious Hard Surfaces

- pervious paving allows rainwater to infiltrate



On-lot Infiltration Systems

- detention of small drainage areas to provide some reduction of overland flow
- system can include rock pits, rain gardens, catch basin sumps or inspection wells



Surface Ponding + Rooftop Storage

- parking lots can store water during storm events
- flat rooftops may provide temporary storage of rainwater prior to discharged through controlled drainage hoppers.



Oil / Grit Separators + Superpipe Storage + Absorbent Landscaping

- separators pre-treat stormwater to increase water quality
- oversized pipes can detain stormwater to reduce peak flows
- absorbent landscaping surfaces can reduce the volume of stormwater runoff