



SUBJECT WESBROOK PLACE NEIGHBOURHOOD PLAN AMENDMENT

MEETING DATE APRIL 14, 2016

Forwarded to the Board of Governors on the Recommendation of the President

**APPROVED FOR
SUBMISSION**

Martha C. Piper, Interim President and Vice-Chancellor

DECISION REQUESTED IT IS HEREBY REQUESTED that *the UBC Board of Governors:*
Approve the amendment to the Wesbrook Place Neighbourhood Plan by replacing the 'Plan of Land Uses – P10' with the revised version attached to this report; and,
Endorse the Wesbrook Place Neighbourhood Design Vision Supplement attached to this report.

Report Date March 5, 2016

Presented By Philip Steenkamp, Vice-President External Relations
Michael White, Associate Vice-President Campus + Community Planning

EXECUTIVE SUMMARY

In June 2015, the UBC Board of Governors directed Campus and Community Planning (C+CP) to undertake a modified neighbourhood planning process to complete the design review for Wesbrook Place and report back on any consequential amendments to the Wesbrook Place Neighbourhood Plan. UBC Properties Trust supported the process as an opportunity to enable a greater diversity of housing types and improved design on future sites in Wesbrook Place.

The process is now concluded, and an amendment to the Wesbrook Place Neighbourhood Plan is submitted for the Board’s consideration and formal approval. The Wesbrook Place Design Vision Supplement is also submitted for the Board’s endorsement.

This report includes a consultation summary report of input received and considered on the Design Vision Supplement and the Neighbourhood Plan amendment. Consultation took place over several phases and included public and stakeholder engagement in the form of working committees, community workshops, walking tours, open houses, and online feedback, all with the support of the University Neighbourhoods Association (UNA).

INSTITUTIONAL STRATEGIC PRIORITIES SUPPORTED

- Learning Research Innovation Engagement International
(Internal / External)

or Operational

**DESCRIPTION &
RATIONALE**

Planning and development in the Wesbrook Place Neighbourhood follows the Wesbrook Place Neighbourhood Plan, which includes a set of design guidelines to interpret and further articulate the design vision for the neighbourhood. Both the Plan and any guidelines need to be consistent with the overall Land Use Plan for UBC.

In 2011, when the Wesbrook Place Neighbourhood Plan was last amended, the University Neighbourhoods Association (UNA) requested that the design vision for the neighbourhood be reviewed as a condition of the UNA Board of Directors endorsement of the amendments to the Neighbourhood Plan.

Section 3.5.1 (a) of the Neighbourhood Plan states:

“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.”

Elaborating the Design Vision:

The process to develop the more detailed design vision for Wesbrook Place follows up on UBC’s commitment to the UNA in 2011. With just over half of Wesbrook Place complete, now was a good time to review development to date, check in with the community and identify what could be improved with regards to design (building shape and character, open space, landscape design and streetscapes) as the remainder of the neighbourhood is completed. The process to develop the more detailed design vision took place in three phases:

- Phase 1 took place in 2013, led by C+CP, along with consultants Ramsay Worden Architects. A series of workshops with UBC Properties Trust, the Advisory Urban Design Panel, and developers and architectural teams who had designed buildings on campus were held. The proceedings were documented as the stage one inputs to the process of preparing the design vision supplement.
- Phases 2 and 3 took place in October 2015 and February 2016, led by C+CP, again with Ramsay Worden Architects. Community walking tours/workshops were held in October 2015 and in February 2016, the draft Design Vision Supplement was presented for community input.

The draft “Design Vision Supplement” ([Attachment A](#)) was shared with the campus community for input online between February 4 and 26 and at a public open house on February 11. The input received is summarized in the attached consultation summary report, along with how issues raised were acknowledged and addressed by C+CP. The Design Vision Supplement document will be published as a guideline supplement to the Wesbrook Place Neighbourhood Plan and will inform future development projects in the neighbourhood as they move through the established Development Permit approval process.

The Design Vision Supplement itself is organized into three sections that describe the nature and character of Wesbrook Place.

1. Building form and character - focused on neighbourhood character, building form, materials and colour palette, entrances and setbacks for residential buildings, and social and amenity space in buildings. Bird safety guidelines are also included in this section.
2. Open space and landscape design – focused on maximizing opportunity for social spaces and interaction between residents, outdoor spaces designed for all ages, enhanced variety of plants and elimination of poisonous plants, consideration of the relationship between the neighbourhood and forest edge, and safe and sustainable approaches to water features and stormwater use throughout the neighbourhood.
3. Design strategies to support sustainability – including optimizing energy performance in buildings and passive solar technology.

Each section includes sub sections, illustrations and photographs to elaborate the design guidelines included in the Neighbourhood Plan.

Consequential Amendments to the Neighbourhood Plan:

The 2011, amendments to the Neighbourhood Plan introduced six-storey building sites, a number of which have been completed since adoption of the amendments. The result has been architectural designs with greater site coverage and changes to the streetscape that present challenges to the context of neighbouring buildings. This challenge, along with the input received during consultation on the design vision in 2013 and October 2015, enabled looking at opportunities to improve the diversity of building forms and housing unit types throughout the neighbourhood to better support the needs of the community.

The process to amend the Neighbourhood Plan was based upon the following commitments:

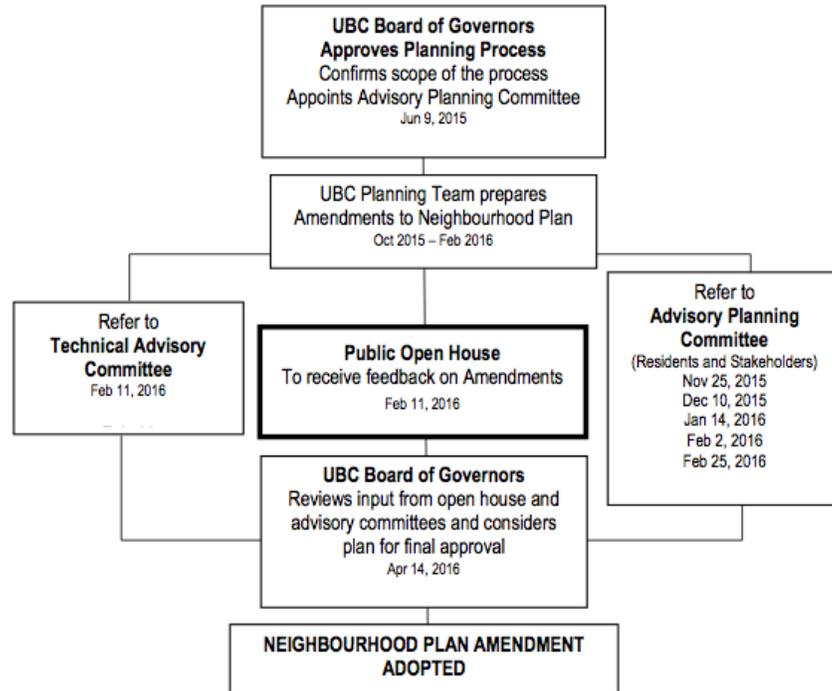
- No change to the overall gross buildable residential floor space of 556,000 m² across the neighbourhood, and
- The Neighbourhood Plan amendments will not be inconsistent with the UBC Land Use Plan, and as such will not require an amendment to the Land Use Plan.

In 2015, the Board of Governors approved the process to amend the Neighbourhood Plan following the established process for adopting neighbourhood plans at UBC.

There are 18 residential development sites remaining in the Wesbrook Place neighbourhood. In response to the emerging challenge of six-storey wood frame residential buildings and the lack of opportunity to continue providing townhouse units in the residential mix, both the campus community and development industry welcomed the opportunity to examine alternative strategies for the remaining development sites.

**Modified UBC Neighbourhood Planning Process
Wesbrook Place Neighbourhood Plan**

Elaborating the Design Vision



In collaboration with UBC Properties Trust and consultants Ramsay Worden Architect, C+CP worked with the Advisory Planning Committee (APC) on optional strategies to improve the distribution of building forms and housing unit types through the remaining development sites in the neighbourhood.

Three-dimensional modeling of the neighbourhood was used to evaluate a range of development strategies and the result was the illustrative plan below that presents how the neighbourhood might look once complete with the amended map P-10 implemented.

This new configuration of the remaining residential development sites will see a reduction in six-storey building form, particularly in the southwest side of the neighbourhood by UBC Farm, and a concomitant increase of 200 townhouses on the remaining sites.

There is no net difference in gross buildable area as a result of the proposed changes. The amendment to the Neighbourhood Plan is limited to a revision to the “Plan of Land Uses Map P10” shown in Figure B.

The new ‘Plan of Land Uses P-10’ includes a revision to six-storey residential sites on the west half of the neighbourhood to allocate townhouses along with 14 and 16-storey residential towers. The former six-storey sites on the eastern half of the neighbourhood allocate townhouse forms around the UNOS parks (Usable Neighbourhood Open Space) and green streets with a compensating increase in

the heights of tower apartments up to 18, 20, and 22-storeys in height. A street wall of five storeys or less along Wesbrook Mall and Gray Avenue is also included.

Wesbrook Place Illustrative Overview from the West, shown in Figure A.

Figure A



Figure B



Plan of Land Uses P-10

Summary and Conclusion:

Based on the public and stakeholder engagement process and the technical planning work completed, the modified neighbourhood plan amendment process approved by the Board of Governors in June 2015 has now been completed. The replacement and substitution of the Plan of Land Uses P-10, is ready for Board approval, along with endorsement of the Wesbrook Place Design Vision Supplement, which fulfills UBC's commitment to the UNA.

<p>BENEFITS Learning, Research, Financial, Sustainability & Reputational</p>	<p>The review of the residential sites allocated to six-storey wood frame apartment buildings in the Neighbourhood Plan has resulted in the opportunity for a greater variety in building forms, vibrant streetscapes, and more family-friendly townhouse units in the neighbourhood housing inventory.</p>
<p>RISKS Financial, Operational & Reputational</p>	<p>Clarity on the scope of the planning exercise (particularly no net change in the overall buildable floorspace and no changes to UBC's Land Use Plan), the engagement plan and process, developed with the UNA, mitigated the risk of confusing issues outside of the program scope with the nature of the amendments proposed for Board approval.</p>
<p>COSTS Capital & Lifecycle Operating</p>	<p>The costs of the project, including consultant support were borne by UBC Properties Trust.</p>
<p>SCHEDULE Implementation Timeline</p>	<p>Design Vision workshops for stakeholders, residents and the public were held Oct 21 and 24, 2015. The workshops were planned with the input of the University Neighbourhoods Association.</p> <p>Meetings of the Advisory Planning Committee were held Nov 25 and Dec 10, 2015, and on Jan 14, Feb 2, and Feb 25, 2016. The APC recommended that the Board of Governors approve the Neighbourhood Plan amendment on Feb 25.</p> <p>The Technical Advisory Committee met on Feb 11.</p> <p>The Public Open House was held on Feb 11. The online opportunity for feedback began on Feb 4 and closed Feb 26. See consultation section for a summary of feedback and C+CP response.</p> <p>The Development Permit Board received a presentation of the design guidelines supplement and the proposed amendment at their meeting held on Feb 24.</p> <p>The Advisory Urban Design Panel provided feedback on the proposed amendment at their meeting held Mar 3.</p> <p>The University Neighbourhoods Association (UNA), including the UNA Board, received briefings from September 2015 through March 8, 2016.</p>
<p>CONSULTATION Relevant Units, Internal & External Constituencies</p>	<p>The consultation process for the Design Vision and subsequent Neighbourhood Plan amendment took place in three phases (2013, October 2015 and February 2016), with the neighbourhood amendment planning exercise including review and input from an Advisory Planning Committee and a Technical Advisory Committee (Committee meeting minutes are on file with the Board Secretary). The public and stakeholder engagement process, notification and outreach efforts, input received and consideration of feedback are documented in the attached consultation consideration report (Attachment B).</p> <p>The design vision process and neighbourhood planning process were designed with input from the UNA and uphold C+CP's Engagement Charter.</p>

Design Vision and Neighbourhood Amendment Planning Process:

- Phase 1 took place in 2013 with workshops with UBC Properties Trust, the Advisory Urban Design Panel, and developers and architectural teams who had designed buildings on campus. The proceedings were documented as the stage one inputs to the process of preparing the design vision supplement.
- Phases 2 took place in October 2015 with two community walking tour/workshops (one for stakeholders and one open to the public) and online public consultation. Consultation was focused on hearing what was working well and what opportunities there were to improve neighbourhood design in the areas of building shape and character, open space and landscape design, and streetscapes.
- The third and final phase took place in February 2016 with online consultation between February 4 and 26 with a public open house on February 11. The draft Design Vision Supplement was presented for community input as well as the proposed consequential Neighbourhood Plan amendment.

Here is a high level summary of the input received in February 2016 based on the 49 questionnaires received, three letter submissions and one stakeholder submission:

Support was expressed for the draft Design Vision Supplement, particularly in how it addresses public gathering spaces and common areas. We also received comments of support for the proposed amendment, including specific support for the inclusion of more townhouse units throughout the neighbourhood.

We heard concern from respondents, as well as from the Prodigy Strata Council, regarding the proposal to place a 16-storey tower adjacent to Prodigy (in place of the planned 9-storey development) due to concerns regarding shadowing, impact to views and noise. This input was considered in depth by the Advisory Planning Committee who looked at a number of different height options at similar densities, including the currently designated 9-storey building for this site. After reviewing the options, the proposed 16-storey building with townhouses was seen as the best option to pursue because of its reduced impact on shadowing and views.

Other concerns raised included that Wesbrook Place needs more green and open space, play areas, amenities, commercial space, parking, improved road safety, and less density and lower height buildings. Concerns regarding access to townhouse units for UBC faculty and staff were also expressed. A number of comments received were out of scope for this process, such as reducing overall density of Wesbrook Place, however with the increase in townhouse units throughout the neighbourhood overall building heights will be lower. Additional private green space is possible through the increase in townhouse units and the reduction of future 6-storey buildings to be developed in the neighbourhood. UBC and the UNA will continue to work together on improved road safety in Wesbrook

Place. Amenity space will be increased over time as the neighbourhood is built out with the addition of the elementary school and additional commercial space is currently under construction in Wesbrook Village.

UBCPT COMMENTS
Complete for all reports that include a property component

Date of Review: **March 7, 2016** Signed off by: **Al Poettcker, CEO**

UBCPT supports the adoption of the Amendments to the Wesbrook Place Neighbourhood Plan. The amendments will enhance the range of building forms on future sites, and will help to meet the housing needs of both University users such as faculty and staff, as well as a broader market.

The UBC Properties Investments Board of Directors received a presentation at their March 31, 2016 meeting.

Previous Report Date	June 9, 2015
Decision	Direct Campus + Community Planning, jointly with UBC Properties Trust, to undertake a neighbourhood planning process to complete the design review for Wesbrook Place and report back on any consequential amendments to the Wesbrook Place Neighbourhood Plan.
Action / Follow Up	Undertake the planning process approved by the Board of Governors, including campus community consultations on the design vision document and amendments to the neighbourhood plan.

Previous Report Date	December 1, 2011
Decision	Adopted the amended Wesbrook Place Neighbourhood Plan and authorized the administration to seek subdivision and related approvals from the provincial government.
Action / Follow Up	Consequential amendments to the Development Handbook, workshops held to elaborate the design vision for Wesbrook Place, with the publication of a document to be a companion to the neighbourhood plan.

Previous Report Date	December 8, 2005
Decision	Final Board of Governors' adoption of the South Campus (Wesbrook Place) Neighbourhood Plan
Action / Follow Up	Undertake subdivision and servicing of the building lots in the neighbourhood housing area.