



<b>SUBJECT</b>	Proposed Amendment to the Chancellor Place Neighbourhood Plan
<b>SUBMITTED TO</b>	Property Committee
<b>MEETING DATE</b>	November 18, 2022
<b>SESSION CLASSIFICATION</b>	Recommended session criteria from Board Meetings Policy: OPEN
<b>REQUEST</b>	APPROVAL REQUESTED IT IS HEREBY RESOLVED that the Property Committee, in accordance with authority delegated by the Board of Governors, approves amendments to the Chancellor Place Neighbourhood Plan as set out in Appendix 1 to the briefing.
<b>LEAD EXECUTIVE</b>	Robin Ciceri, Vice-President External Relations
<b>SUPPORTED BY</b>	Michael White, Associate Vice-President Campus and Community Planning

**PRIOR SUBMISSIONS**

Some minor amendments to the Chancellor Place Neighbourhood Plan were approved in [April 2014](#) to ensure the intended use of the Iona Building, following its transfer from Vancouver School of Theology to UBC, would conform to the Plan.

**EXECUTIVE SUMMARY**

The timely delivery of faculty staff and student rental housing is a top priority for the University. While Chancellor Place Neighbourhood is largely built out, development potential remains on the Carey Theological College site (Appendix 2), for institutional expansion. The proposed amendments to the Chancellor Place Neighbourhood Plan allow for additional building floors on the Carey College site within the existing maximum height envelope to support efficient provision of staff, faculty and student housing

The [proposed amendments to the Chancellor Place Neighbourhood Plan are on the November 16, 2022 Agenda for the Land Use & Operational Sustainability Committee](#). Under the Land Use Policy (UP12), the Associate Vice-President Campus + Community Planning and the Associate Vice-President Facilities are authorized to develop and create recommendations for Plans in consultation with the Land Use & Operational Sustainability Committee or other UBC senior administrators where appropriate, and to recommend to the Property Committee the adoption, amendment or repeal of Plans.

Carey College has made a Development Permit application to consider the development of Lot 42 and the redevelopment of the existing administrative building on the east side of Lot 40. The proposal would expand their teaching and administrative floor area on Lot 40 and add 57 residential units. The new 6-storey building on Lot 42 would provide 75 new residential units. Staff confirmed that the application was consistent with Neighbourhood Plan with the exception of the proposed additional floors and institutional residential unit count.

Two amendments to the Plan are required to enable the development. To achieve the necessary student housing floor area within the current 4-storey limit, the resulting building mass would be bulky and inefficient with excessively large floor plates. Recognizing that with the slope of the site, a slimmer and more efficient 6-storey building was viable within the maximum height envelope of 60ft, Carey proposed that the Plan be amended to allow additional storeys within the existing height limits (Appendix 3).

The second amendment relates to the number of units. Table A in the Neighbourhood Plan anticipates 350 institutional residential units in the Plan area, on all institutional sites combined. Approval of the Carey College proposal would bring the total to 436. This elevated unit yield is a result of smaller unit sizes suitable for students which have been provided through the development of the neighbourhood. As student housing is a priority for the university, staff recommended the limit for institutional residential units be amended from 350 to 500 to provide future flexibility when considering renovation of existing institutional buildings. This change is not inconsistent with the provisions of UBC's Land Use Plan.

### Public Consultation

The Chancellor Place Neighbourhood Plan amendment process was combined with the Development Permit process and included two stages. The initial submission was made on January 10, 2022 for which a daytime and evening virtual open houses were held on February 12, 2022. The open house sessions were well attended (56 daytime, 39 evening) and 122 comment forms were received through an online survey link on the Campus and Community Planning website. A full summary of the public consultation process is included in supplemental materials to this report. The main themes from the feedback were:

- Concerns regarding the loss of mature trees and resulting loss of ecological health
- Concern regarding the height and density of the proposed buildings (particularly on the current parking lot on Lot 42) in relation to neighbouring residences, focusing on overshadowing and the loss of privacy for adjacent buildings
- Concerns regarding impacts of noise and traffic from building construction
- Concerns regarding the potential for short term rentals/hoteling uses at Carey Hall, resulting in additional noise and traffic increases for the area
- Support for additional student housing at Carey Theological College and/or on campus generally

While Lot 42 is clearly identified in the Neighbourhood Plan as a development site, a new building in this location raised concern regarding the loss of trees, the height of the building and the proximity to the townhouses immediately to the east. As the proposed development does not exceed the permitted 60ft height, the concerns are more pertinent to design details rather than the proposed Plan amendment.

Carey College carefully considered the public comments and worked with UBC staff to respond. These efforts resulted in a revised application which moved the Lot 42 building 8ft to the west and refined the footprint of the Lot 40 building resulting in the retention of an additional 12 mature trees and a greater setback from the neighbouring townhouses.

A second public consultation for the Plan amendment and revised Development Permit was held virtually on October 6, 2022, at which 19 people attended in the afternoon and 28 attended in the evening. While fewer responses were received, and some attendees acknowledged the improvements made since the first submission, many of the themes from the previous comment period were reiterated for the second comment period:

- Concerns regarding loss of trees and reduction in neighbourhood greenspace.
- Concerns with noise and disturbances from road closures associated with recent construction projects in the area and future construction on the site.
- Concerns over the potential increase in short-term rentals/hoteling uses on the site and the contribution of such activity to noise and increased traffic to the site.

- Concerns regarding noise and traffic in relation to the servicing of the site, e.g., deliveries, garbage collections, and pick-ups and drop-offs.
- Concern regarding potential for disturbance associated with the proposed ground level café space in the Lot 42 building and the associated use of the surrounding outdoor patio area.
- Concerns with the proposed Plan amendment and that the project was not conforming to the requirements of the Chancellor Place Neighbourhood Plan regarding siting, orientation and massing.

Staff recognize a substantial reduction in the level of concern with the revised submission. While visual impact and increased residential population remain a concern for some community members, there was acknowledgement that Carey College has been responsive to key issues by moving the 6-storey building away from neighbouring townhouses and saving many more mature trees. The bulk of the comments focused on design and operational details that will be further considered by the Development Permit Board if the proposed Chancellor Place Neighbourhood Plan amendments are approved.

---

## APPENDICES

1. Proposed amendments to Chancellor Place Neighbourhood Plan
2. Carey Theological College location map
3. Site Section Height Envelope (ID-1)

## SUPPLEMENTAL MATERIALS

1. Carey Theological College Expansion Project: Consultation Summary Report

**Appendix 1: PROPOSED AMENDMENTS TO CHANCELLOR PLACE NEIGHBOURHOOD PLAN**

To allow for 4-6 storey development on the Carey Theological College site, amendments to section 2.3.4(a), Table A, the P-8 Building Height Zone Plan and P-9 Approx. Building Mass and Open Space Distribution Plan are proposed as detailed below:

Update the text of section 2.3.4(a) changing the number of prospective storeys for Carey Theological College's future buildings from 5 to 4-6.

Current section 2.3.4(a)	Proposed section 2.3.4(a)
<ul style="list-style-type: none"> <li>▪ Carey Theological College is planning to remove the existing dorm facilities and replace them with one or two new five storey institutional buildings with underground parking (Parcel 2). These buildings will include academic (offices, classrooms, etc.) and possibly a library or Biblical Museum.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Carey Theological College is planning to remove the existing dorm facilities and replace them with one or two new <b>four to six</b> storey institutional buildings with underground parking (Parcel 2). These buildings will include academic (offices, classrooms, etc.) and possibly a library or Biblical Museum.</li> </ul>

Update the number of institutional residential units in Table A Overall Land use, Density Calculations and Type of Units from 350 to 500

**Current Table A (excerpt):**

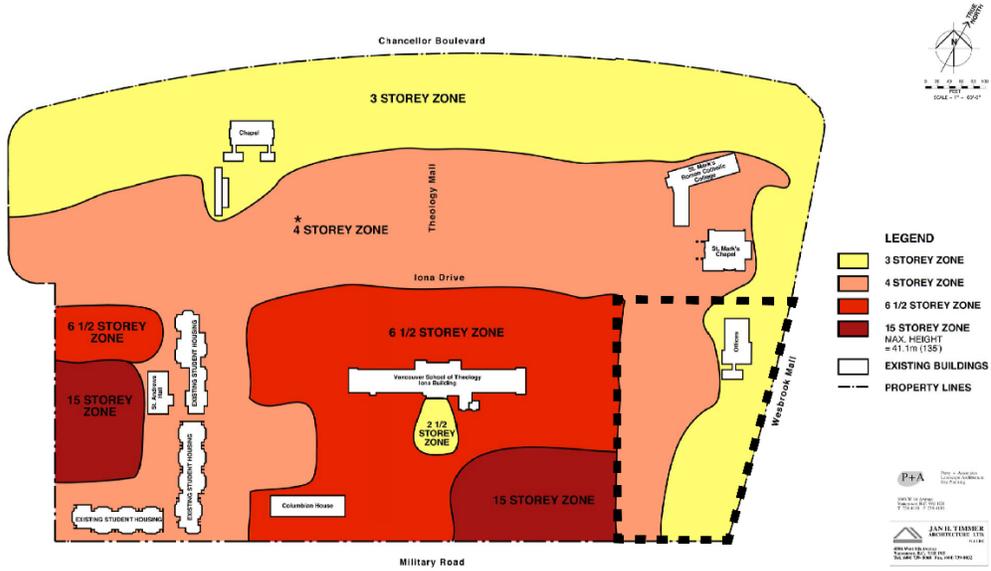
Institutional sq. m (net)	Floor Space Ratio (Institutional Average)	Gross Buildable Area (sq. m) (Institutional)	# of Units (Student, Faculty and Staff Residences)
16,100	2.75	44,000	350

**Proposed Table A (excerpt):**

Institutional sq. m (net)	Floor Space Ratio (Institutional Average)	Gross Buildable Area (sq. m) (Institutional)	# of Units (Student, Faculty and Staff Residences)
16,100	2.75	44,000	<b>500</b>

The proposed P-8 change extends the 4 storey and 6 1/2-storey zones east towards Wesbrook Mall. This will enable an increase from the current 3 storeys to 4 storeys on Lot 40. To the south of the Carey Centre, Lot 42 would increase from 4 storeys to 6 storeys.

Current P-8 Building Height Zone Plan:

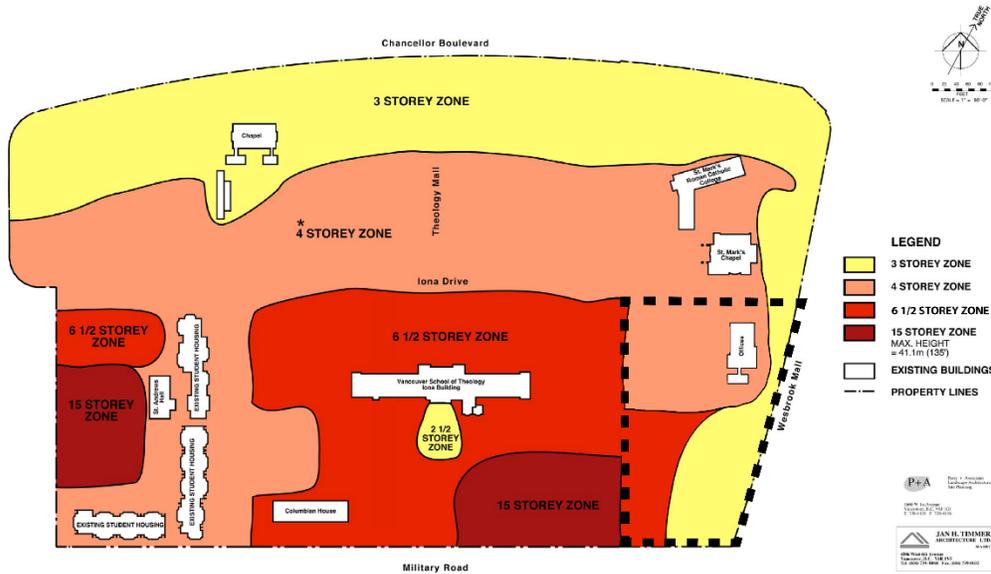


\* NOTE:  
MOST BUILDINGS WILL BE 4 STOREYS OR LESS,  
HOWEVER SOME BUILDINGS MAY HAVE A 5 STOREY COMPONENT

**BUILDING HEIGHT  
ZONE PLAN**  
THEOLOGICAL NEIGHBOURHOOD  
MARCH 2006

P-8

Proposed P-8 Building Height Zone Plan:



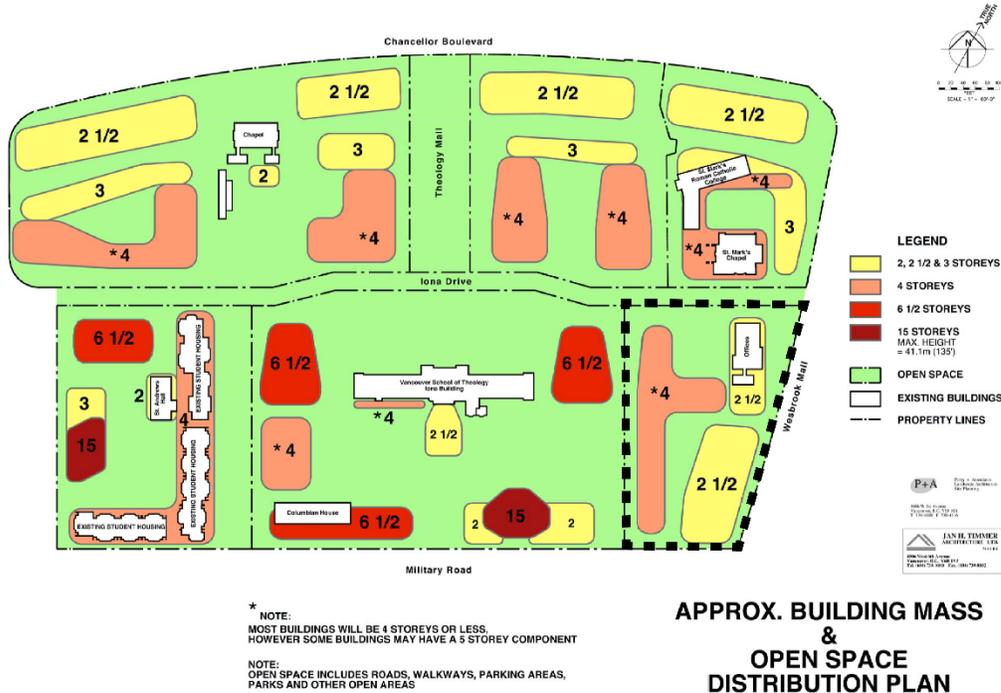
\* NOTE:  
MOST BUILDINGS WILL BE 4 STOREYS OR LESS,  
HOWEVER SOME BUILDINGS MAY HAVE A 5 STOREY COMPONENT

**BUILDING HEIGHT  
ZONE PLAN**  
THEOLOGICAL NEIGHBOURHOOD  
MARCH 2006

P-8

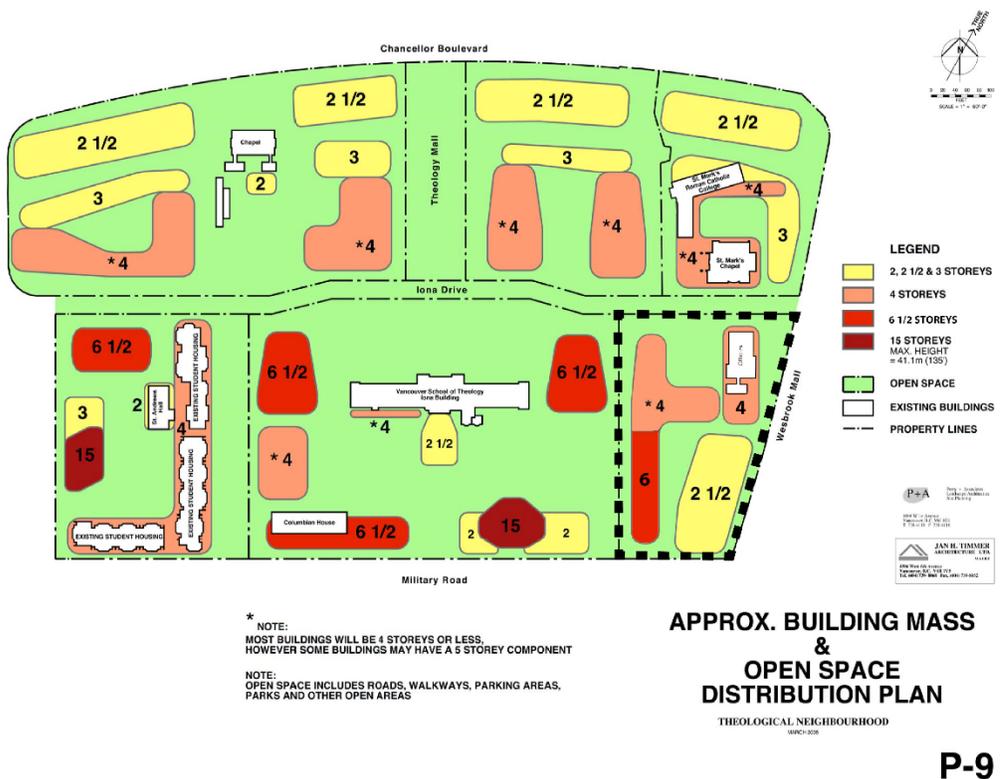
The proposed P-9 similarly changes from allowing 2 1/2 storeys to 4 storeys on the portion Lot 40 east of the existing Carey Centre. Lot 42 to the south of the Carey Centre would see an increase from 4 to 6 storeys.

Current P-9 Approx. Building Mass and Open Space Distribution Plan:

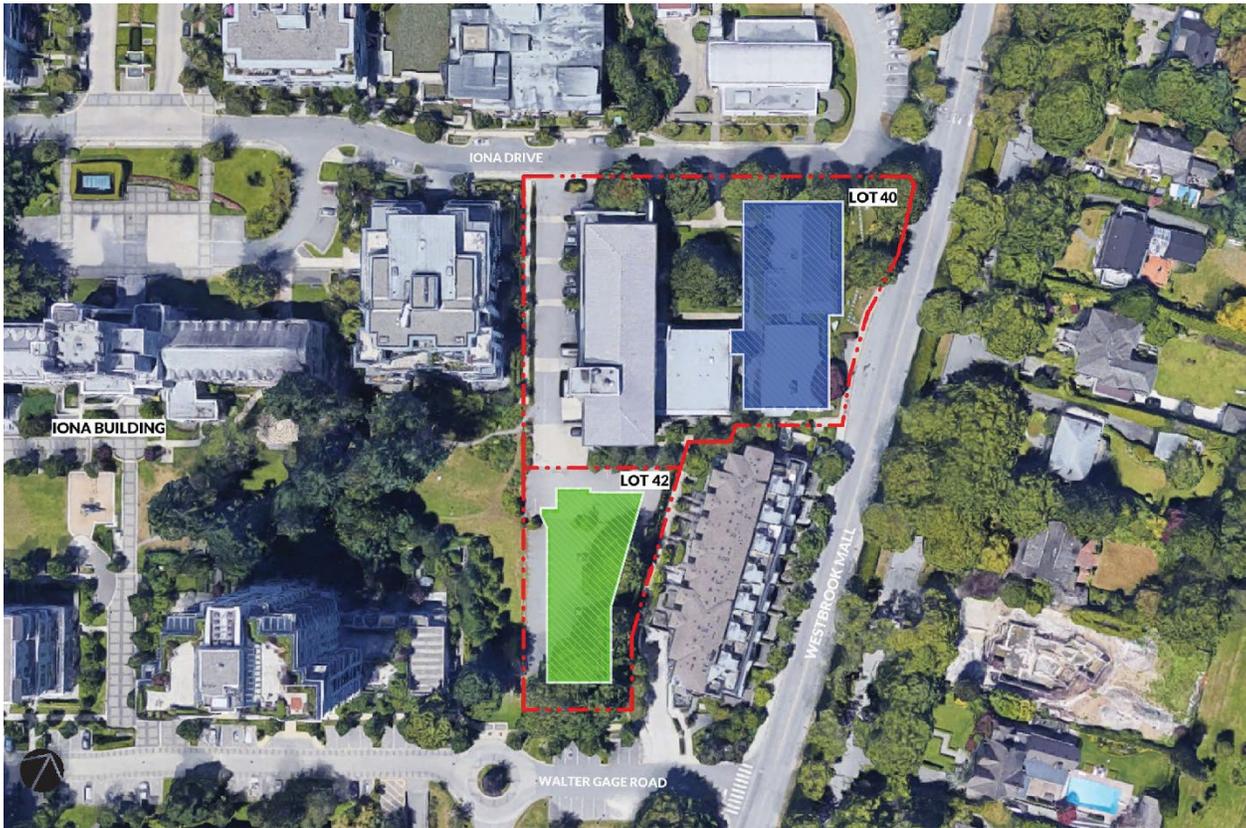


Proposed

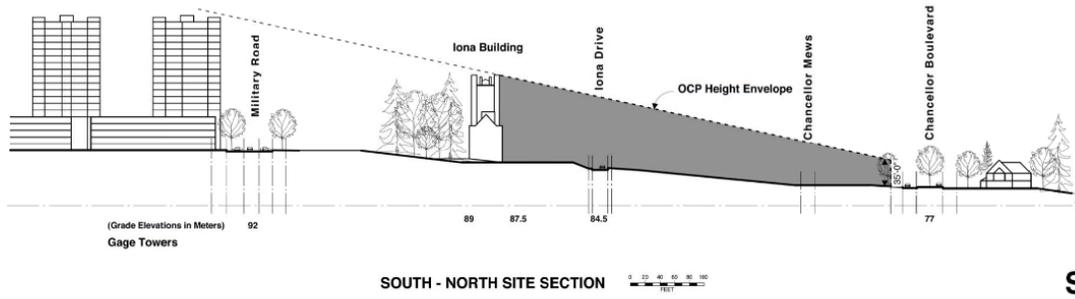
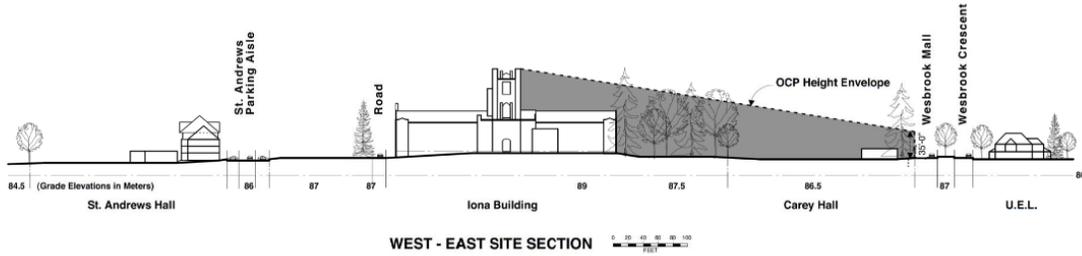
P-9 Approx. Building Mass and Open Space Distribution Plan:



Appendix 2: Carey Theological College location map



Appendix 3: Site Section Height Envelope (ID-1)



**SITE SECTIONS  
HEIGHT ENVELOPE**

THEOLOGICAL NEIGHBOURHOOD

**ID-1**

**PUBLIC CONSULTATION SUMMARY****File:** DP22001 and associated Plan Amendment - Carey Theological College Expansion Project**Date:** October 18, 2022

---

**Public Open Houses****Submission 1 – January 10, 2022****Session 1**

Date &amp; Time: February 16, 2022, 11:30 AM – 1:00 PM

Registrants: 56

**Session 2**

Date &amp; Time: February 16, 2022, 7:00 – 8:30 PM

Registrants: 39

---

**Revised Submission – June 24, 2022****Session 1**

Dates &amp; Times: October 6, 2022, 11:30 AM – 1:00 PM

Registrants: 19

**Session 2**

Dates &amp; Time: October 6, 2022, 7:00 – 8:30 PM

Registrants: 28

Virtual public open house sessions were hosted for the original development permit application on February 16, 2022 and for the revised application on October 6, 2022.

The details of the event were posted on-site on the Development Permit notification sign and on the Campus and Community Planning website. Advertisements were posted online in the Ubyssy running for the first two sessions from February 2 to 16, 2022 and for the second two sessions from September 26 to October 6, 2022.

Notifications were emailed to the University Neighbourhood Association (UNA), the Alma Mater Society (AMS), and Graduate Student Society (GSS), as well posted to the UBC Today internal communications page. Notification letters for residences within 30 m of the site were mailed to Esse townhomes, 1863 Wesbrook Mall; Argyll House East, 5958 Iona Drive; Folio, 5955 Iona Drive; Chancellor Hall, 5989 Iona Drive; and Corus, 5989 Walter Gage Road.

The meetings were accessible via a Zoom link emailed to registrants on the day of the event. Campus & Community Planning staff introduced the project and representatives from Carey Theological College, the project architecture consultant, and landscape architecture consultant presented the project plans. Staff and the applicant team responded to questions about the project. Interpretation services from English to Mandarin and Mandarin to English were provided by MOSAIC Interpretation and Translation Services as concern had been expressed to staff that many residents of the surrounding buildings were Mandarin-speaking.

**Online Comment Forms****Comment Period 1:** February 2 - February 23

During the first comment period, 122 comment forms, of which 5 were incomplete, were collected via an online survey link on the Campus and Community Planning project page.



The affiliations provided by respondents were:

<b>Alumnus</b>	17
<b>Alumnus, Other</b>	2
<b>Alumnus, Resident</b>	4
<b>Alumnus, Resident, UNA</b>	3
<b>Emeritus, Resident, UNA</b>	1
<b>Faculty</b>	4
<b>Faculty, Alumnus</b>	1
<b>Faculty, Alumnus, Resident</b>	1
<b>Faculty, Alumnus, Resident, UNA</b>	1
<b>Faculty, Resident</b>	2
<b>Faculty, Resident, UNA</b>	1
<b>Other</b>	26
<b>Resident</b>	22
<b>Resident, Other</b>	1
<b>Resident, UNA</b>	4
<b>Resident, UNA, Other</b>	1
<b>Staff</b>	4
<b>Student</b>	11
<b>Student, Alumnus</b>	1
<b>Student, Alumnus, UNA</b>	1
<b>Student, Resident</b>	6
<b>Student, Staff, Alumnus, Resident</b>	1
<b>UNA</b>	2
<b>No response</b>	5
<b>TOTAL:</b>	<b>122</b>

The main themes from the feedback were:

- Concerns regarding the loss of mature trees and resulting loss of ecological health
- Concern regarding the height and density of the proposed buildings (particularly on the current parking lot on Lot 42) in relation to neighbouring residences, focusing on overshadowing and the loss of privacy for adjacent buildings
- Concerns regarding impacts of noise and traffic from building construction
- Concerns regarding the potential for short term rentals/hoteling uses at Carey Hall, resulting in additional noise and traffic increases for the area
- Support for additional student housing at Carey Theological College and/or on campus generally

Letters were received from the Strata Councils of Esse, 1863 Wesbrook Mall and the Argyll House East, 5958 Iona Drive, and Corus, 5989 Walter Gage Road. A letter was also received individually from a resident of the Corus building. The letters express concern regarding the impacts of the proposed development and associated plan amendment.

**Comment Period 2:** September 26 - October 13, 2022

For the comment period held for the revised submission, 18 comment forms were collection.



The affiliations provided by respondents were:

<b>Alumnus, Resident</b>	1
<b>Alumnus, Resident, UNA</b>	3
<b>Alumnus, UNA</b>	1
<b>Emeritus, Resident, UNA</b>	1
<b>Faculty, Alumnus, UNA</b>	1
<b>Resident</b>	5
<b>Resident, UNA</b>	4
<b>Staff, UNA</b>	1
<b>Student</b>	1
<b>TOTAL:</b>	18

While fewer responses were received, and some acknowledged the improvements made since the last submission, many of the themes from the first comment period were reiterated for the second comment period:

- The impacts of the building siting and massing are still a major concern, with 50% of respondents mentioning reservations concerning overshadowing and loss of privacy.
- The loss of trees was also still a concern, with 33% respondents mentioning reservations over the proposed removals and reduction in neighbourhood greenspace.
- 16% also expressed dissatisfaction with noise and disturbances from road closures associated with recent construction projects in the area and future construction on the site.
- 27% of respondents expressed concern over the potential increase in short-term rentals/hoteling uses on the site and the contribution of such activity to noise and increased traffic to the site and.
- Noise and traffic concerns were also mentioned by 38% of respondents in relation to the servicing of the site, e.g., deliveries, garbage collections, and pick-ups and drop-offs.
- 11% of respondents raised the potential for disturbance associated with the proposed ground level café space in the Lot 42 building and the associated use of the surrounding outdoor patio area.
- 33% of respondents raised concerns with the proposed plan amendment and/or expressed dissatisfaction that, in their view, the project was not conforming to the requirements of the Chancellor Place Neighbourhood Plan. Of particular focus appear to be the sections on siting and orientation (3.5.2) and massing (3.5.3).

A letter was received from the Strata Council of Argyll House East, 5958 Iona Drive. The letter expresses concerns regarding the project that the Council feels have not been adequately addressed and states the strata's lack of support for the proposed project.

Staff recognize a substantial reduction in the level of concern communicated from the initial proposal to the revised submission. While some neighbours would rather the project be scaled down to reduce visual impact and residential population there was acknowledgement that Carey College has been responsive to some key concerns by moving the 6-storey building away from neighbouring townhouses and saving many more mature trees. The bulk of the comments focused on design and operational details that will be further considered by the Development Permit Board if the proposed Chancellor Place Neighbourhood Plan amendment is approved.