

# **Chancellor Place Neighbourhood Plan**

**at the  
University of British Columbia**

**October 2001**

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# **Chancellor Place Neighbourhood Plan at the University of British Columbia**

## **1. INTRODUCTION**

### **1.1 Overview**

In July 1997, the Greater Vancouver Regional District (GVRD) adopted an Official Community Plan (OCP) bylaw that covers the campus of the University of British Columbia (UBC).

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 (June 2010) and housekeeping changes to reflect the terminology of the Land Use Plan

### **1.2 Relationship of Neighbourhood Plan to the UBC Land Use Plan**

This neighbourhood plan has been prepared in accordance with the policies and principles of the UBC Land Use Plan. It provides further details to guide development within the Theological Neighbourhood.

The UBC Land Use Plan applies to the entire campus and is intended to guide the long-term evolution of the campus into a “complete community” that balances regional growth management objectives with the University’s academic mission. The Land Use Plan sets objectives and targets for land use, green spaces, community services and transportation, 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.

#### **1.2.1 Purpose of Neighbourhood Plan**

- (a) 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 the Neighbourhood Plans is to interpret and apply the Land Use Plan’s policies and development requirements to the eight specific plan areas identified in the Land Use Plan (see Schedule C of the Land Use Plan) as a framework for development approval. Non-

Institutional development in an area targeted for neighbourhood planning (see Schedule C of the Land Use Plan) will occur only after completion of a Neighbourhood Plan.

- (b) Each Neighbourhood Plan will contain a detailed land use plan, development controls, design guidelines, and servicing and transportation strategies, consistent with applicable portions of the Land Use Plan. When taken together, the Neighbourhood Plans fulfil the area planning requirements set out in the Land Use Plan
- (c) It is the intention that neighbourhood planning be undertaken for areas of significant Non-Institutional development and areas of special sensitivity. The Land Use Plan identifies such locations on Schedule C of the Land Use Plan document.

### **1.2.2. Planning Issues Arising from OCP and CCP**

- (a) Neighbourhoods will be developed over time. The Theological Neighbourhood will be one of the first to commence development, but full “build out” of the neighbourhood is expected to take approximately 15 years. Four theological colleges plus UBC have land interests in the neighbourhood, and not all owners will develop at the same time.
- (b) In order to deal effectively with the need for specifics, this plan contains land use plans and development targets for each parcel of land in the neighbourhood. Over time, development objectives of some colleges may change; in which case future amendments to this plan may be appropriate.
- (c) This neighbourhood plan recognizes the requirements of the Land Use Plan, and establishes directions for achieving the various targets for housing tenure, type and density. As development occurs, periodic reviews will be conducted to ensure that the development program is meeting the criteria of this Neighbourhood Plan, as well as the obligations and targets of the Land Use Plan.

## **2. 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 UBC Land Use Plan, the Land Use Plan shall prevail.

### **2.2 Approach**

#### **2.2.1 Planning Objectives**

- (a) To 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) To support the objectives of the UBC planning principles, creating places that inspire and enrich the lives of those who learn, work, live and visit here.
- (c) To establish an integrated community that will be characterized by a multi-generational, multi-cultural population and a commitment to spiritual development and its practical application.
- (d) To maintain a careful balance between
  - efforts to maximize the values of the legacy of building and property with
  - a responsible stewardship of the environment, and with
  - respect for the people who are our neighbours at the university and in the UEL.
- (e) To enhance the academic mission of UBC and theological education.
- (f) To form an inspired cultural framework in the neighbourhood and encourage community participation by creating opportunities for lifelong learning, work, education, research, entertainment and community activities.
- (g) To retain and respect the formal character of the Iona Building and grounds.
- (h) To retain and respect the building and grounds of the Chapel of the Epiphany on Chancellor Boulevard.



- (i) To create a network and sequence of public open spaces and circulation routes that will enhance, inspire and support the special needs and events of the variety of users and residents in the Theological Neighbourhood. Open spaces and circulation routes should also tie into the overall network of the UBC Campus Plan.
- (j) To locate and shape buildings and open spaces in the neighbourhood in a manner that respects the environment.
- (k) To design buildings and landscape elements that demonstrate sensitivity to the natural environment and that provide opportunities for reflection and spiritual contemplation.
- (l) To locate and shape the buildings in a manner that respects adjacent neighbours and establishes view corridors.
- (m) To design the edges of the buildings to provide privacy where needed while simultaneously ensuring that the interface between the buildings and open spaces animates the pedestrian realm and encourages social contact.
- (n) To enrich the social fabric of the community by providing a variety of housing types that will accommodate a diverse population at all stages in the life cycle and with different economic and life style requirements.
- (o) To encourage live-work accommodation in appropriate locations in the community.
- (p) To promote community interaction through the provision of a variety of meeting spaces.
- (q) To introduce a variety of common facilities and opportunities that supports a rich diversity of experiences and activities both within the Theological Neighbourhood and with the surrounding neighbourhoods.
- (r) To provide appropriate access to all facilities in the neighbourhood, with universal access to multi-storey institutional and apartment buildings whenever feasible.

### **2.2.2 Existing Physical Environment and Context**

- (a) The Theological Neighbourhood is located north of the Gage Residences, bounded by Wesbrook Mall on the east, Chancellor Boulevard to the north, and the George F. Curtis Building (Faculty of Law) to the southwest.

- (b) The Theological Neighbourhood consists of the lands occupied by the four theological colleges of St. Mark's, St. Andrew's, Carey Hall and the Vancouver School of Theology, plus a parcel presently occupied by the UBC Centre for Continuing Education. See Plan P-4.
- (c) The site slopes gently from south to north and from east to west.
- (d) Much of the current atmosphere on the site is attributable to the mature tree stands and unique individual trees. These trees will be retained wherever possible.
- (e) The UBC Comprehensive Community Plan recommends that density be allocated with lower density and height along Chancellor Boulevard and Wesbrook Mall, and higher densities towards the existing Gage Towers.
- (f) The UBC Comprehensive Community Plan suggests that the scale and form of development along Chancellor Boulevard be compatible with the scale and character of homes across the street.
- (g) Wonderful views are available from this area. Building siting and design should optimize the view potential for future building occupants, as well as respect view corridors from the Iona Building and developments set back from Chancellor Boulevard.
- (h) The existing road network is an established organizing element within the neighbourhood, and contributes to the distinctive ambience.

### **2.2.3 Planning Responses**

- (a) Retain and enhance significant open space areas, as follows:

Theology Mall - Invoke a special sense of entry to the neighbourhood via Theology Mall by retaining and enhancing the wide and formal approach to the Iona Building.

The Iona Woods - Preserve a substantial portion of the stand of trees to the south east of the Iona Building to retain the spiritual, contemplative and meditative quality of this area.

The Iona Green - Improve the lawn area directly south of the Iona Building to accommodate outdoor activities for the residents as well as for the school, e.g.: children's playground, casual sports, or outdoor events.

- (b) Provide public access to open space areas, which comprise the “useable neighbourhood open space” (UNOS) as required by the Land Use Plan.
- (c) Utilize features of ground oriented housing to emphasize the pedestrian orientation of the neighbourhood.
- (d) Use the traffic slowing devices of the “Living Street” or “Woonerf” pattern to help define a safe environment for major pedestrian and bicycle routes. See 3.3.2.
- (e) Provide clear and logical walkway and bike path connection routes between major activity generators on the site and major attractions on neighbouring sites i.e. to the UBC Library, sports facilities, etc.
- (f) Provide clear and logical automobile access, service access, emergency access, and transit services to building sites within the neighbourhood.
- (g) Walter Gage Road will be opened at Wesbrook Mall for additional access and Iona Drive will be realigned to facilitate traffic flow between the Carey Theological College site and the St. Andrew’s Hall site. The detailed design of the Walter Gage Road intersection will have the character and capacity of a private driveway and will be designed in consultation with neighbouring residents.
- (h) Encourage siting and building design guidelines that allow sufficient flexibility for the creative design of buildings.
- (i) Allow for additions and alterations to the south side of the Iona Building.
- (j) Allow for an extension to the Chapel of Epiphany building to include a multi-purpose room for receptions and community events.
- (k) Incorporate a large ground level multi-purpose room in the Iona Building extension for recreational and communal activities; design the space to be convenient to the neighbourhood for community events.

## **2.3 Land Uses and Densities**

### **2.3.1 Overview**

- (a) The uses proposed within the neighbourhood are described in the following sections, along with general information on building forms. The Theological community wishes to maintain a careful balance between responsible long-term management of its fiscal and economic needs of

theological education, and its social, ethical and environmental responsibilities. Plan P-12 illustrates the proposed land uses within the Theological Neighbourhood.

- (b) The five landholders in the Theological Neighbourhood have signed an agreement amongst themselves, referred to as the Theological Neighbourhood Agreement (TNA). This agreement will deal with servicing issues and some details relating to land use to ensure that density allocations are not exceeded by any landholder. The TNA will conform to the Land Use Plan and will be consistent with this Neighbourhood Plan. This document deals with the following:
- timing and allocation of servicing costs;
  - dispute mechanisms;
  - density transfers and transfers of obligations, i.e. rental housing
- (c) Site Specific Development Controls are outlined in detail in an Appendix to the Theological Neighbourhood Agreement; however, a description of general uses follows.

### 2.3.2 Residential Use

- (a) The Chancellor Place Neighbourhood Plan identifies approximately 62,500 m<sup>2</sup> of land area for residential use within the neighbourhood, and projects that 625 dwelling units will be provided. Institutional housing, such as student residences, is in addition to these numbers. See Table A.
- (b) At 1.2 FSR, approximately 75,000 m<sup>2</sup> of gross buildable floor area will be accommodated in the residential areas.
- (c) *Deleted June 2011*
- (d) The Theological Neighbourhood must provide 20% of new residential units as rental housing, of which half must be “non-market housing” as defined in the OCP.
- (e) Requirements (c) and (d) above may be met by each college individually, or may be exchanged between colleges such that these requirements are met for the overall neighbourhood.
- (f) The form of development will provide a stepping of density with lower density and height along Chancellor Boulevard and Wesbrook Mall to higher density and two towers adjacent to the Gage Residences and the George Curtis Building.

- (g) Duplex residences, 2 –1/2 storeys in height, are indicated along Chancellor Boulevard to reflect the character and scale of homes across the street (Sites A, C, and St. Mark’s).
- (h) Duplex residences long Chancellor Boulevard are permitted to contain secondary suites, studios, and live-work accommodation as part of the ancillary buildings along the mews.
- (i) Townhouses are indicated along the southern edge of the mews, and are permitted to include secondary suites, studios, and live-work accommodation as part of the permitted residential uses.
- (j) *Deleted June 2011*
- (k) Two residential towers, to a maximum height of 135 ft. / 41.4m (approximately 15 storeys), which is lower in height than the adjacent Gage Towers, are planned to the south and west of the Iona Building along Walter Gage Road, on the Vancouver School of Theology lands and on the St. Andrew’s Hall parcel.
- (l) A complex of townhomes, 2-1/2 storeys in height, is planned for the Carey Hall site (Parcel 1) along Wesbrook Mall. (The entrance to the underground parking below these units is planned to be from Walter Gage Road, in either its' present or future connected form.) These market housing units will reflect the character and scale of the homes across the street.
- (m) Accommodations built specifically for student housing is considered institutional use. All other residential accommodation is new residential use, in accordance with Land Use Plan regulations.
- (n) Carey Hall is also planning to build both dormitory and rental apartment suite residences in its institutional buildings. These new buildings will include dormitory accommodations and the accompanying lounge, recreational, food preparation and cafeteria spaces. These facilities will be used year round by students, staff, faculty, and other campus visitors on both short- and long-term bases.
- (o) Affordable rental housing in the form of apartment suites for staff faculty, and other campus visitors will be included within the new institutional buildings planned for Carey Hall.
- (p) St. Mark’s College intends to include staff or faculty rental suites in its institutional building.

- (q) St. Mark's College's residential development along Chancellor Boulevard will be in the form of duplex residences.
- (r) St. Andrew's Hall is considering market housing consisting of a high-rise residential tower and a townhouse component on the northwest portion of their land, combined with an enlarged new Chapel and underground parking.
- (s) Churches and related ancillary uses will be a permitted use within the residential use areas.

### **2.3.3 Commercial and Mixed Use**

- (a) Most of the neighbourhood service and retail facilities will be provided in the proposed mixed use development along University Boulevard, which is located within an eight minute walking distance and one stop by public transit along Wesbrook Mall.
- (b) The inclusion of a small neighbourhood coffee shop / corner store facility or other small scale service facilities would be permitted and will be encouraged at Theology Square which is located at the intersection of Walter Gage Road and the southeast corner of the St. Andrew's parking area. See Plan P-11, Item 6.
- (c) Where appropriate, ground-oriented residential units will be encouraged to be designed for live-work units.

### **2.3.4 Institutional Use**

The granite clad Iona Building is the dominant building in the neighbourhood. The existing Chapels of St. Andrew's, St. Mark's, and the Chapel of the Epiphany, even though smaller in scale than the Iona Building, also serve as significant architectural landmarks and spiritual anchors for the Theological Neighbourhood.

Existing student housing being retained is considered an institutional use in this neighbourhood plan. This does not preclude student housing within the residential areas, however.

Residential rental accommodation for university users will be a permitted use within the institutional use areas.

- (a) Carey Hall
  - 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 space (offices, classrooms, etc.) and possibly a library or Biblical Museum.

- In addition, these new buildings will include dormitory accommodations and the accompanying lounge, recreational, food preparation and cafeteria spaces. These facilities will be used year round by students, staff, faculty, and other campus visitors on both short- and long-term bases.
- Affordable rental housing in the form of apartment suites for students will be included within these new buildings. These facilities will be used year round by students, staff, faculty, and other campus visitors on both short- and long-term bases.
- The newer portion of the existing academic building will be retained. It will continue to serve academic uses (offices, classrooms, etc.) until the new buildings are built and may eventually be developed into a chapel, library, or Biblical Museum.

(b) St. Andrews Hall

- St. Andrews Hall is considering a new, larger Chapel with underground parking, in combination with residential uses.

(c) St. Mark's College

- St. Mark's College will retain and enlarge the existing Chapel and Library building along Iona Drive.
- St. Mark's College is considering a substantial extension around an internal courtyard to the existing St. Mark's building.
- This choice of building preservation and land use leaves residential density from the St. Mark's College land parcel available for use in other sites in the neighbourhood.

(d) *Deleted February 2014*

### **2.3.5 Public Facilities**

All religious institutions in the Theological Neighbourhood will design, where feasible, some meeting and multi-purpose spaces to be easily accessible for general public use. The intent is to enable the creation of a distinct Theological Neighbourhood culture between the residences, the Colleges and the public.

### **2.3.6 Density Transfer**

- (a) The maximum average density for residential use in the Theological Neighbourhood is 1.2 FSR.

(b), (c) *Deleted June 2011*

- (d) Agreements between landowners to transfer density (units and / or floor area) between parcels within the neighbourhood may necessitate an application for a change to the neighbourhood plan, as long as the maximums for the Neighbourhood are not exceeded or other requirements as set out in the Neighbourhood Plan.

## **2.4 Parks and Open Space**

### **2.4.1 Context**

- (a) Residents of the neighbourhood will have easy access to a multitude of both on and off-campus recreational, cultural, and shopping opportunities. These include theatres, museums, pools, play fields, gymnasiums, display gardens and the new Village at University Boulevard
- (b) The Theological Neighbourhood has the benefit of close proximity to both active and passive campus open space as well as a number of park destinations. The neighbourhood is within a 10-minute walk of the new village at University Boulevard. The play fields between War Memorial Gym and the Student Recreation Building provide opportunities for active recreation. To the west, the Rose Garden, Flag Plaza, and the Main Mall Greenway are all within a short walking distance. Also within walking or cycling distance are Spanish Banks, Jericho, and Wreck Beaches, and the Pacific Spirit Park trails (See Plan P-7a).

### **2.4.2 Overview**

- (a) Points of pedestrian arrival and departure will be designed to emphasize their importance and to encourage social interaction.
- (b) All areas of the campus will become much more easily accessed after the introduction of the proposed campus shuttle system.
- (c) All outdoor areas of the Theological Neighbourhood are to be accessible to the public, with the exception of a few private courtyards that are surrounded by residential units.
- (d) Certain designated streets are to be designated as “woonerfs” or living streets where pedestrians and cyclists are given priority over vehicles.



### 2.4.3 Integration with Campus-Wide Circulation Network

A series of diagrams in this document (Plans P-7, P-7a, P-10, P-11, and P-13) illustrate the relationship between the open spaces of the Theological Neighbourhood and its linkages to the remaining campus and destinations off-campus. These diagrams identify important neighbourhood circulation routes and arrival/departure points, indicate the distribution of the three categories of open space, define the qualities of the individual spaces, and show proximity to off-campus destinations.

### 2.4.4 Greenways

The trees, vegetation and grounds along the pedestrian and bicycle network and the adjoining open spaces will be designed to form an integrated network with the main greenways system in order to support greater biodiversity on campus.

### 2.4.5 Categories of Open Space

- (a) The parks and open space network is comprised of three types of open space that join together to form a comprehensive pattern of outdoor-use areas, destinations, and pedestrian/bicycle linkages. The purpose of this network is to encourage social interaction, and provide opportunity for active and passive enjoyment of the Theological Neighbourhood.
- (b) Three categories of open space have been identified as follows:
  - ❑ Public Open Space – Accessible to the public
  - ❑ Semi-Public Open Space (including Woonerf Streets) – Accessible to the public
  - ❑ Private Open Space
  - Public Open Space is identified as Useable Neighbourhood Open Space (UNOS) and is described in the Land Use Plan. These are areas that would, by definition, remain fully accessible to the public for a variety of active and passive recreational uses including informal play, children’s playgrounds, group gatherings, ceremonies, and contemplation. UNOS areas would be identified as legally defined land parcels. See Plan P-12.
  - Semi-Public Open Space includes the Iona Green, Carey Courtyard, Iona Woods, and the primary and secondary circulation routes. (See Plans P-10 and P-12). These are open space areas within the development parcels that will be accessible to the public and also form an integral part of the neighbourhood open space network. Landowners will commit to allowing public access by providing easements over their

properties. The Landholders will retain the right to limit access for special events. In addition to providing the vital pedestrian/cycling links through the neighbourhood, other amenities will include an amphitheatre, playground, garden plots, ponds, the woods, and access to the biblical museum at Carey Hall.

- Private Open Space includes courtyards that would be enclosed by private residential enclaves and would require restricted access to ensure the safety and security of the residents. It is possible however, through careful design, for these secured areas to make a contribution to the visual qualities of the neighbourhood through the inclusion of transparent barriers that allow for ‘borrowed views’ for those passing by.

#### **2.4.6 Usable Neighbourhood Open Space**

- (a) The public Usable Neighbourhood Open Space (UNOS) areas form an integral part of the neighbourhood open space network and the pedestrian bicycle network. (See Plans P-10 and P-12)
- (b) The Usable Neighbourhood Open Space (UNOS) areas will support a variety of community outdoor activities and pursuits (See Plan P-11). These have been planned to include, for example:
  - Children’s play ground
  - Casual outdoor activities
  - Picnic or seating areas
  - Community garden
  - Green house
  - Amphitheatre
  - Forest Walk
  - Contemplative Space
  - Pond at forest edge
  - Water feature

#### **2.4.7 A Comprehensive Landscape Strategy**

Figure P-11 illustrates the overall strategy for the development of the landscaped spaces within the Theological Neighbourhood. It defines, through written descriptions and graphic imagery, the qualities of the various components of the open space system. This system includes the site perimeter (relating to both on and off-site neighbours), circulation routes, woonerfs, and public and private open spaces.

### **2.4.8 Phasing of Open Space**

Phasing of the open space component of the plan will occur in conjunction with the development of the adjacent building parcels. This will ensure an adequate supply of open space provisions for new residents in the neighbourhood. Improvements to these open spaces, such as those listed in 2.4.6, will be tailored to suit the demographic profile of these new residents and to generally follow the descriptions shown on the Open Space Plan P-11. The circulation routes would be completed incrementally and in a logical fashion so that site access and campus linkages are provided as individual sites are developed.

## **2.5 Circulation and Transportation**

### **2.5.1 Transportation Objectives**

The following key objectives have been followed in planning the transportation system for the Theological Neighbourhood:

- (a) Support the Land Use Plan objectives of reducing single occupant vehicle commuting, increasing the use of transit, and creating a fine-grained pattern of development and circulation that will encourage pedestrian and bicycle travel.
- (b) Create a pedestrian-oriented community. This means streets on which pedestrians feel safe, where traffic movements are slow to reduce safety concerns and respect pedestrians. It also means streets that accommodate different levels of mobility, including persons with disabilities as well as frail and elderly pedestrians.
- (c) Provide for direct access. This means a street and pathway network that provides direct connections between buildings and destinations in the Theological Neighbourhood, as well as direct access between the Theological Neighbourhood and adjacent areas of UBC and the University Endowment Lands.
- (d) Discourage through traffic. The street network and street designs used in the Theological Neighbourhood should discourage motorists from driving through the Neighbourhood as a short-cut route. The only traffic in the Theological Neighbourhood should be people who live or work in the Neighbourhood, or who are visitors to the Neighbourhood.
- (e) Accommodate transit. Although the nature of transit services that might operate through the Theological Neighbourhood has not yet been

determined, the street network and designs should accommodate future community transit services, including vans and mini-buses.

- (f) Consistent with the Land Use Plan, these and other efforts will reduce dependence on automobiles and contribute to a reduction in the volume of single occupant vehicles travelling to and from the UBC campus.

### **2.5.2 Relationship to Other Plans**

Plans for the Theological Neighbourhood are consistent with and support other transportation plans at UBC, including:

- (a) The UBC Land Use Plan contains a variety of provisions relating to transportation demand management (TDM), illustrates an overall access plan for UBC, and provides details of road classifications and potential transit routings. This neighbourhood plan maintains the road classifications, supports the identified transit routing described in the Land Use Plan and contains provisions to support TDM targets in the Land Use Plan.
- (b) The Strategic Transportation Plan (STP) established a comprehensive transportation demand management policy framework to support UBC's Land Use Plan. The intent of the STP is to reduce single-occupant vehicle travel to and from UBC, and to increase the use of transit, carpooling, vanpooling, cycling and walking. Plans for the Theological Neighbourhood support the STP by emphasizing pedestrian and bicycle access, by providing for transit services within the Neighbourhood, and by avoiding and minimizing negative impacts of automobile traffic.

### **2.5.3 Description of Road Network**

- (a) The road network, consistent with Land Use Plan classifications, is illustrated in Figure P-5. The Land Use Plan designates arterial and collector roads. Chancellor Boulevard and Wesbrook Mall are designated arterial roads. East Mall is designated a collector road. All other streets within the neighbourhood are classified as local roads, consistent with the Comprehensive Community Plan.
- (b) *Deleted June 2011*
- (c) Walter Gage Road is an important link in the road network proposed in the Theological Neighbourhood, providing access to Carey Hall and to residential developments along the north side of Walter Gage Road.

Stakeholder input has resulted in the following recommended configuration for Walter Gage Road:

- Design the road as a pedestrian-priority “living street” (or “woonerf”), where cars are present but access is limited and vehicle speeds are low.
- Connect Walter Gage Road to Wesbrook Mall in order to provide suitable vehicle access and minimize the need for additional road allowances.
- Install vehicle barriers (such as bollards) where appropriate throughout. This would allow pedestrians and cyclists to pass through, while preventing potential shortcutting by vehicles. The bollards could be designed to permit emergency and service vehicle access.
- Incorporate passive traffic calming measures.

(d) *Deleted June 2011*

(e) Analysis undertaken in preparing the Comprehensive Community Plan indicated that at the Chancellor Boulevard/Wesbrook Mall and Chancellor Boulevard/NW Marine Drive/East Mall intersections, future consideration would need to be given to improving traffic operations in order to maintain an acceptable level of service at these intersections.

#### **2.5.4 Pedestrians and Cyclists**

Plan P-10 illustrates shared circulation routes for pedestrians and cyclists through the Theological Neighbourhood. Routes created by the street network are supplemented by pathways so as to create a grid of primary and secondary routes, providing direct access throughout the Theological Neighbourhood, and to and from adjacent areas of campus. Primary routes are typically public right-of-ways, while secondary routes are generally on easements over private land.

#### **2.5.5 Transit**

(a) Transit service is provided by TransLink, the regional transportation authority. Transit planning at UBC is accomplished through other planning documents.

## **2.6 Sustainable Community Strategies**

### **2.6.1 Diversity**

This neighbourhood will be an inter-generational and multi-cultural community. Various housing types and forms of tenure will be provided, to accommodate those affiliated with the university as well as other residents. Both market and non-market housing is to be provided.

### **2.6.2 Compact and Complete Community**

- (a) A fundamental aspect of a sustainable community is to use land efficiently and to create an urban form that encourages residents to walk, cycle and use transit. As a neighbourhood within the campus community, this neighbourhood will be part of a complete community, where recreation, education, culture, services, shopping, transit and even work are within easy walking distance.
- (b) The housing densities within this neighbourhood will promote efficient use of land. Many types of multi-family dwellings are proposed, with no single-family houses on individual lots. In addition to using land more efficiently, multi-family housing is also more energy-efficient, as there are fewer exterior walls. Smaller units, as proposed, also use less energy.

### **2.6.3 Transportation Choice**

- (a) The urban fabric of the neighbourhood will encourage alternate transport modes to the automobile. A well-connected pedestrian and cycling network is integral to the plan, as is easy access to transit.
- (b) Housing for those who work or attend classes on campus will significantly reduce the need for commuting. Those campus residents who commute to jobs off campus will have easy access to transit, in one of the best-served areas of the region.

### **2.6.4 Landscape**

- (a) The landscape of the public realm areas within the neighbourhood will focus on creating spaces and places that foster a sense of community and social interaction. Even the roads are designed to be social spaces. All landscape elements, including plant material and hard elements and surfaces, will be designed to balance social, ecological and economic aspects of sustainability.
- (b) The surrounding landscape offers abundant recreation opportunities, which will encourage people to walk or bike rather than using cars to access recreation. In addition to UBC's parks and open spaces, the forests and beaches of Pacific Spirit Park are within easy walking distance.
- (c) Stormwater management will be based on techniques which best support the objectives for groundwater. In areas where groundwater recharge is beneficial, pervious surfaces will be encouraged, while in other areas

reduction of groundwater may be desirable, and runoff will be handled via surface channels and pipes rather than encouraging infiltration. The results of a detailed aquifer analysis and ongoing groundwater monitoring will ensure that sustainable strategies for stormwater management are implemented.

- (d) Areas of the public realm will also be made available for garden plots for those residents who have no direct access to a garden of their own. In this way, the landscape can contribute to sustainable food production.
- (e) Integrate green spaces and green walls into the community greenways network to facilitate migration and habitat stabilization

### **2.6.5 Learning Opportunities**

- (a) The TN intends to create interdisciplinary learning and demonstration opportunities for various university departments as part of its redevelopment process.
- (b) The TN intends to foster dialogue between its residents and the academic community and will provide facilities for cultural and social interaction.
- (c) The TN will encourage demonstration projects, where feasible, to allow new systems and ideas to be evaluated and to lead to new standards in future projects. (Encourage stewardship programmes for the environment such as restoration projects and monitoring of on-site biodiversity)

### **2.6.6 Restoration**

- (a) The TN plans to retain St. Mark's Chapel and to renovate and add on to the Chapel of the Epiphany and Iona building, subject to financial feasibility.
- (b) The TN will carefully deconstruct buildings to be removed for new development and will re-use or re-cycle as much of the materials as feasible.

### **3. DESIGN GUIDELINES**

#### **3.1 Supporting UBC Planning Principles**

All new development shall support the UBC principles for physical planning contained in “A Legacy and a Promise”. Designs for all buildings and spaces will be evaluated to ensure that the objectives stated in the eight planning principles are satisfied.

#### **3.2 Design Guidelines for Streets**

##### **3.2.1 Roadway and On-Street Parking**

- (a) Theology Mall, the divided primary site access road, will be designed to maintain the prominent axial view of the Iona Building. The existing road width will be maintained. Parallel parking will be accommodated along the southbound entry lane and the northbound exit lane. A gap in the landscaped island will allow vehicular movement across The Mews.
- (b) Iona Drive will be developed to the standard currently in place north of Carey Hall (see ID#4).
- (c) Some street areas will be treated as “woonerf” (living streets), designed as landscaped corridors that are shared by vehicles, bicyclists, and pedestrians. Parking is accommodated in combination with planted areas. See Section 3.3.2 i.e., the existing parking areas between VST and Gage Towers (Walter Gage Road), and St. Andrews Hall. (See Plan P-10).

##### **3.2.2 Sidewalks and Pedestrian Crossings**

- (a) Theology Mall will be designed with sidewalks along the outer edges of both the northbound and southbound lanes. These walks will be set back from the road edge to allow for boulevard tree planting. Pedestrian crossing points will be included at the intersection of Iona Drive.
- (b) Woonerf streets will be designed with pedestrian sidewalks within the property line and pedestrian crossing points at appropriate intervals.
- (c) Iona Drive will be designed with sidewalks along the entire length of the north edge and west of the existing Iona Drive crossing as part of the major north/south walkway. When the walk is not abutting parking, the walk will be set back to allow for the planting of trees.



### **3.2.3 Trees and Landscaping Along Streets**

- (a) Theology Mall will be designed to include the retention replacement or enhancement of a number of mature trees that flank both sides of the existing street. Additional trees and landscape improvements will supplement the existing plantings. The central grassed median will be retained and enhanced (See ID#2).
- (b) Woonerf streets will be designed to provide a landscaped transition from the street edge to the unit entries. To the extent possible, the landscape should extend into the parking area by selectively removing parking spaces to create new planting zones.
- (c) Iona Drive will be landscaped primarily with deciduous boulevard trees at its edges. In certain places, existing plantings may be suitable for retention.

## **3.3 Design Guidelines for Other Pedestrian / Bike Corridors**

### **3.3.1 Greenways**

Although no officially identified campus-wide greenways pass through or past the Theological Neighbourhood, a number of important pedestrian linkages will be provided. In addition to the sidewalk system associated with the road pattern, a continuous network of secondary greenways connections will connect pedestrian arrival points with destinations within the neighbourhood. Tertiary greenways, in the form of landscaped pedestrian routes, are also provided as links between the proposed communities within the neighbourhood. Proposed additional fine-grained pedestrian and bicycle connections through courtyards and between buildings will achieve the Land Use Plan objective of pedestrian access to the greenway system from all the buildings in the Theological Neighbourhood. (See Plan P-10 and P-11)

### **3.3.2 Woonerfs**

- (a) The concept of a "woonerf" or "living yard" or "living street", which originated in the Netherlands in the early 1970's, is a model created between residents and civic authorities to claim back the street for its traditional pedestrian use of social interaction.
- (b) In the "woonerf" model, automobiles are tolerated at pedestrian speeds, through the use of traffic calming measures such as speed bumps, textured pavement patterns and direction changes. Parking is allowed in restricted pockets screened by landscaping and street furniture.

- (c) Priority in use by pedestrians of the common street space in a woonerf is emphasized through the use of design elements such as:
  - A clearly marked threshold when entering or leaving the woonerf
  - Different paving materials and pavement elevation changes (elongated speed bumps) to clearly signal that automobile traffic proceeds at a very slow pace in the woonerf.
  - Parking area's alternating with substantial planted area's and/or seating area's
  - Robust street furniture such as benches, planters with seating edges, bollards to delineate seating areas and lighting standards
- (d) These measures, complemented by canopy trees and imaginative landscaping, create a local street atmosphere that is conducive to pedestrian uses for residents and passersby.
- (e) The detailed design and layout of each woonerf will be unique for each distinct section and will reflect the preferences and activities of the local residents.
- (f) The implementation of the woonerf will be part of the Theological Neighbourhood Agreement.

### **3.4 Design Guidelines for Green Edges (Buffers)**

- (a) The Chancellor Boulevard edge will include the retention and enhancement of existing trees and plantings. New plantings will serve to provide a buffer from traffic impacts along the street.
- (b) Along the Walter Gage Road edge, existing plantings will be retained to the extent possible. Establish this street as a woonerf that could include additional plantings within the street corridor.
- (c) Along the Wesbrook Mall edge, plantings will supplement existing trees providing a suitable buffer adjacent to new dwelling units.

### **3.5 Design Guidelines for Buildings**

#### **3.5.1 General Character and Intent**

The unique character and atmosphere in the Theological Neighbourhood is created by the combination of generous open spaces with mature tree stands and well-designed buildings with substantial detailing. This combination conveys a sense of solidity, timelessness, permanence and authenticity.

### **3.5.2 Siting and Orientation**

- (a) Building design should fit with the natural topography of the land, and to the extent possible, should accommodate retention or replacement of existing significant trees.
- (b) Buildings should be designed to optimize sunlight exposure wherever possible to increase energy efficiency and to improve liveability for residents. This will involve a balance between sun exposure and shading, and relates to both comfort and energy use, for both indoor and outdoor spaces.
- (c) The relationship of the buildings to the street is a primary principle in the design of the buildings.
- (d) Buildings should be designed to contribute to an animated streetscape. As many residential units as possible should have direct street access.

### **3.5.3 Massing**

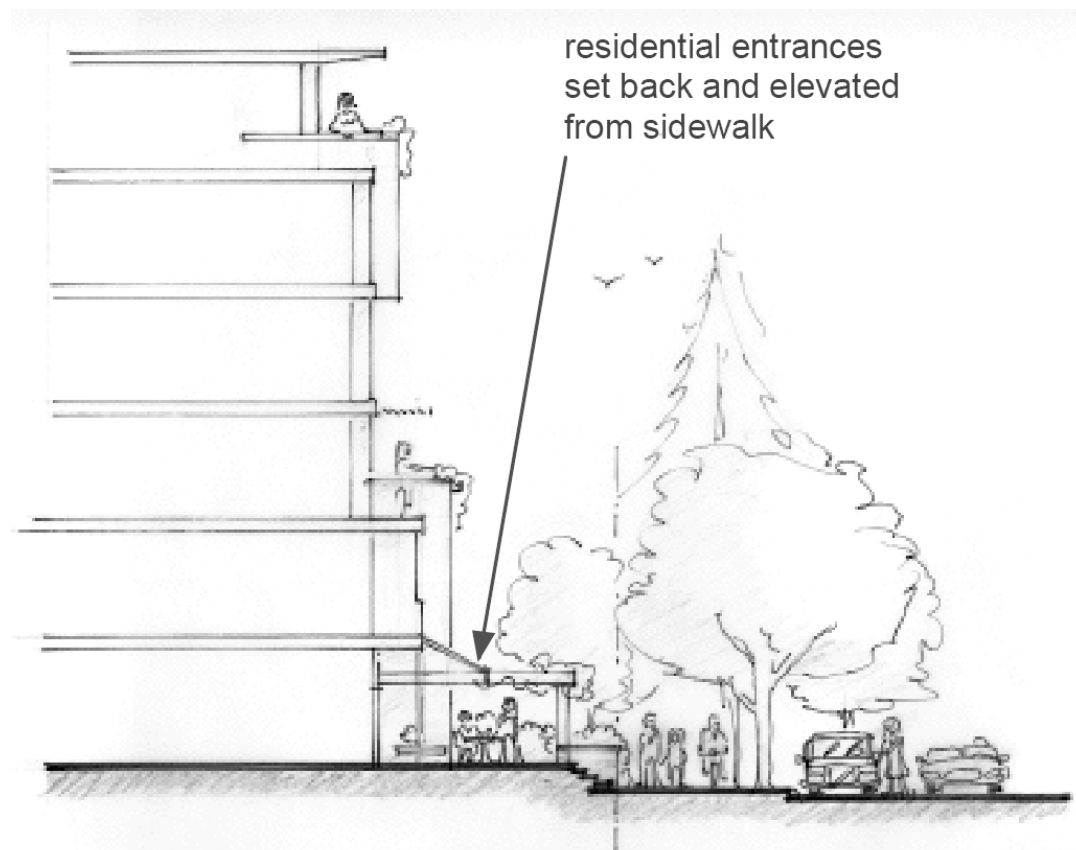
- (a) The following provisions do not diminish the right to build to the maximum FSR on a site.
- (b) Building design will consider and address neighbouring buildings with regard to height, views, privacy and overlook concerns.
- (c) Building massing will be designed to minimize overshadowing onto neighbouring sites and developments.
- (d) Buildings will be massed and articulated to incorporate a strong base.
- (e) Taller buildings should utilize setbacks as appropriate at the upper floors to reduce visual impact and shadowing. Depending on height and form of the building, setbacks may vary.
- (f) Approximate building massing shown on Plan P-9 has been determined to establish view corridors. Building envelopes have been established as part of the Theological Neighbourhood Agreement. Within these building envelopes, and permitted densities, building design may optimize view potential for occupants of that building.

### 3.5.4 Frontage

Buildings will be designed to incorporate major setbacks in the facades to limit the visual building mass to lengths no greater than 30 metres and more detailed articulation for dwelling units and street level interest.

### 3.5.5 Grade Level Entries

Where residential units are located on ground level facing streets or public pathways, the setback yard should be elevated two feet above the sidewalk level, where feasible. This facilitates a greater level of privacy for the residents. The setback space is to be developed with either an architectural treatment, such as a front porch, a landscape treatment, such as a front patio, or a combination of the two. The unit entry should be weather protected. This protection should be utilized to create unit identity within the building mass. Front porches with direct grade access are encouraged. (See diagram below)



**Figure ID-6: Example of Acceptable Building Profile for Mid-Rise Building**

### **3.5.6 Building Style and Architecture**

- (a) In reviewing the design of new buildings and landscaping, particular attention will be given to continuing the distinctive character of the Theological Neighbourhood. Specifically, this attention will be applied in relation to scale, height, alignment of building elements, rhythm, spacing, proportions, and use of building elements and materials.
- (b) The architectural design language should be consistent and authentic, and reflect a timeless quality appropriate to the objectives of the Theological neighbourhood.
- (c) Buildings will be designed to suit our west coast climatic conditions.
- (d) Building design should include appropriate flexibility and adaptability to facilitate future changes, as the needs of the occupants may change over time.

### **3.5.7 Materials**

- (a) Design or specification of exterior finishes on all buildings will be of durable quality suitable to our west coast climatic conditions.
- (b) Exterior finish materials will respect the Iona Building and immediate neighbouring buildings.
- (c) The use of granite at the ground level of buildings will be encouraged. For example, granite can be used in paving patterns, as garden walls and stairs, at the main entrances of buildings, as a base of the building façade, as a column base, or on larger portions of the building.
- (d) Wherever feasible utilize building materials with low environmental impacts. This could include recyclable materials, locally sourced products, materials with recycled content, and materials with low embodied energy e.g., wood, cementitious boards, brick.

### **3.5.8 Roofs**

Roofs in the development should project a positive sheltering image to the neighbourhood, either through the use of sloped forms or flat roofs with large overhangs. Some roofs may be landscaped or used as roof gardens.

### **3.5.9 Private Open Space**

- (a) A significant majority of residential units should have direct access to a private outdoor space such as a patio, a balcony, deck, or French balcony.
- (b) Patios, balconies or decks should have a minimum area of 5.0 square metres with a minimum dimension of 2.1 metres in any direction.

### **3.5.10 Parking Access**

- (a) All parking garage access doors and ramps should be incorporated within the profile of the building and their impact on the streetscape softened through the use of screening, landscaping, trellises, and planters.
- (b) All access to surface parking should incorporate landscaping to minimize the impact of hard surfaces and to screen parking areas from the streets.

### **3.5.11 Utility Areas**

Recycling and garbage holding areas must be provided within the building envelope of all new developments.

### **3.5.12 Building Signage**

Building signage must be integrated within the building design or landscape design. For the provision of emergency safety services, signage should be easily viewable by pedestrians and motorists. Signage illumination should be front mounted, warm lamp sources projected onto the sign face.

### **3.5.13 On-Site Landscaping**

Retain or replace existing tree specimens. Fences should be minimized and when used, should be in small sections to provide privacy and screening. Consider the use of hedges and shrubs to define pathways and edges.

### **3.5.14 Lighting – Exterior and Landscape**

For safety reasons, maintain an adequate light level on public streets and walkways. Where possible, install pedestrian level lighting along pedestrian routes. Lighting should be predominantly low-level, energy efficient type fixtures. Where appropriate, non-glare feature lighting should be installed

### **3.5.15 Acoustics**

New residential towers in proximity to the Gage Towers should be designed to mitigate potential noise conflicts between student residences and new residential developments without compromising the visual attractiveness of the building facades.

### **3.5.16 Safety and Security**

The design of each development should use Crime Prevention Through Environmental Design (CPTED) principles when designing buildings and landscapes.

- residential buildings should be designed to overlook the streets, parks, walkways and private open spaces;
- lobbies and entries should be visible as they are approached;
- indoor common areas should be placed adjacent to outside common areas or overlooking the street to improve overall surveillance;
- fences and walls adjacent to the sidewalk should be designed to ensure some view of the building from the sidewalk, without sacrificing unit privacy, to promote casual neighbourhood surveillance; and
- landscaping should be designed and located to enhance security.

### **3.5.17 Green Building Guidelines**

- (a) A goal of this Neighbourhood Plan is to encourage and promote innovation in the design and construction of buildings, in order to achieve the following objectives:
  - reduce energy consumption
  - ensure long life for buildings
  - ensure high indoor air quality
  - use resource efficient materials
  - conserve water
  - reduce waste
- (b) This neighbourhood plan does not prescribe specific measures to be used. Green building design is an evolving science, and new technologies and materials are regularly introduced. Programs to promote green buildings should also be flexible and evolve over time, in order to implement the sustainability objectives of this plan.

- (c) This neighbourhood is part of a campus community that is committed to effective and practical sustainability initiatives. The Land Use Plan calls for a community where the urban form, transportation choices and social fabric are inherently sustainable. This foundation of a sustainable community provides unique opportunities for green building initiatives:
- The university location fosters research and innovation. Academic and industry research conducted on campus has long been a source of new technology. The university will continue to encourage technological innovation and promote the use of sustainable building practices in the development industry.
  - Housing built by the university will demonstrate economically feasible new technologies and help promote market acceptance. Longer term monitoring of energy use, costs and consumer acceptance is possible in housing owned by UBC.
  - The overall marketing strategy for campus neighbourhoods will emphasize the sustainable benefits of campus living, and foster an awareness and a desire for homes which are designed and built to be “green”.
  - Consumers 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.
  - The university will establish a form of certification to promote sustainable building practices.

### **3.5.18 Green Building Rating System**

- (a) The Residential Environmental Assessment Program (REAP) has been approved as the UBC green building rating system to be applied within the neighbourhood
- (b) *Deleted June 2011*
- (c) Details of the green building rating system will be included in the tender package for each site offered for lease. At the development permit stage for each building a submission shall be made to indicate the proposed level of building performance under the rating system.



## 4. DEVELOPMENT CONTROLS

### 4.1 Overview

As described in Section 1.2.1, the Neighbourhood Plan establishes a detailed plan for the Theological Neighbourhood and contains criteria for evaluating development proposals. The development controls described in Section 4 of the neighbourhood plan provide an overall view of the general controls determined for this neighbourhood. More detailed criteria for development of each site will form part of the Appendix to the Theological Neighbourhood Agreement (TNA) and sub-lease documentation.

### 4.2 Definitions

**Building Area** means the floor area within the exterior stud face of a building intended as indicated below.

The following shall be included in the calculation of **Building Area**:

- (a) where the distance from a floor to the floor above or where there is no floor above to the bottom of the roof joists exceeds 3.7 m, an amount equal to the area of the floor below the excess height if, in the opinion of the Development Permit Board, the excess height is likely to be used to create additional living space, exceptions are spaces for institutional use, commercial use and in common areas and lobbies of multiple residential buildings

The following shall be excluded in the calculation of **Building Area**:

- (a) open residential balconies or sundecks;
- (b) patios and roof gardens;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle parking, heating and mechanical equipment which are below grade;
- (d) habitable areas which are more than 4 feet below grade;
- (e) amenity areas, including daycare facilities, recreation facilities, and meeting rooms to a maximum total of 10% of the total permitted floor area;
- (f) up to 3.7 m<sup>2</sup> (40 ft<sup>2</sup>) of in-suite storage space per residential unit;
- (g) areas of undeveloped floors which are located:
  - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; and
  - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.5m.

**Building Envelope** means the area of a lot and/or prescribed theoretical volume which is within the lines formed by all required setbacks, and within which all buildings, including all projections, must be contained.

**Building Grade** is the mathematical average of the established grades as measured from the existing grades or as indicated on an approved grading plan.

**Development Controls** means regulations and requirements related to the use, design and development of buildings on a site.

**Floor Space Ratio** means the quotient achieved by dividing the **Building Area** by the **Site Area**.

**Height** means the vertical distance that the building extends above the **Building Grade** or as indicated on a grading plan, as approved in a development permit.

**Institutional Uses** means and includes the following uses, but no other:

Child Day Care Facility, which means the use of premises to provide care, supervision, social or educational training to children.

Church, which means the use of premises for religious worship, including but not limited to a mosque, synagogue, temple, chapel, or religious meeting room.

Community Facility, which means the use of premises for non-profit services to the community and public including recreational activities, social gatherings, meeting rooms, counselling, support, volunteer assistance to people with special needs, similar services and office operation and administration related thereto.

Food Services and Dining Areas in conjunction with a School

General Office

Library

Museum or Archives

School, University or College, including Accessory Uses customarily ancillary to a School

University Rental Housing for students, faculty, and staff studying or working on UBC Vancouver's Point Grey campus.

Social Service Centre, which means the use of premises by a non-profit society:

- (a) providing information, referral, counselling, advocacy or health care services; or
- (b) dispensing aid in the nature of food or clothing; or
- (c) providing drop-in or activity space;

but does not include premises used for residential purposes or Detoxification Centre.

**Residential Use** means a use providing for the accommodation and home life of one or more persons, including activities customarily incidental to the accommodation and home life of a person. “Residential” includes a group home with a maximum of 10 persons, congregate housing, but excludes housing for students.

**Setback** means the horizontal distance required between a lot line and the exterior face of a building or structure, including all projections.

**Site Area** means the area of a building site, including easements and tree preservation areas, which fall within the boundaries of that site. (This corresponds to the Net Site Area definition in the OCP, used to determine Floor Space Ratio.)

**Site Coverage** means the area of a lot covered by all buildings or projections of buildings including minor bays, above the ground surface, measured to the outermost edge of the exterior walls.

**Two-Family Dwelling** means a building containing only two dwelling units.

### 4.3 Building Envelopes and Built Form

- (a) To ensure sunlight penetration to the public realm, to provide view arcs throughout the neighbourhood, and to limit shadows to neighbouring buildings located north of east – west streets, building envelopes have been prescribed for some lots. These Building envelopes are detailed in the Appendix to the Theological Neighbourhood Agreement.
- (b) Two-family dwelling buildings should be contained within a building envelope that allows for view corridors from adjacent buildings of developments to the south.

- (c) To maximize sunlight penetration to pedestrian realms, townhouse developments should be contained within building envelopes that limit building height adjacent to the north property line.
- (d) Low and medium density residential developments, i.e. four storey apartment buildings, should be contained within building envelopes that steps the building height at the side property line.

#### **4.4 Height**

Within the overall height framework determined for the Chancellor Place Neighbourhood in the Land Use Plan, height limits for buildings have generally been prescribed. These height limits are consistent with the Land Use Plan and are detailed in Plan P-9.

#### **4.5 Setbacks & Permitted Relaxations**

Setback requirements for the perimeter of the Theological Neighbourhood are illustrated in the Appendix to the Theological Neighbourhood Agreement.

Relaxations for elements such as eaves, porches, and bay windows may be permitted within setbacks subject to site specific development controls that will form part of the sub-lease documentation.

#### **4.6 Site Coverage**

Site coverage limits have been prescribed for each parcel to preserve and maximize open space and landscaping opportunities for the entire neighbourhood, and to facilitate stormwater management strategies. Details of site coverage limits are described in the Appendix to the Theological Neighbourhood Agreement.

#### **4.7 Vehicular Parking**

##### **4.7.1 Vehicular Parking Requirements**

- (a) Underground or covered off-street parking is generally required for new buildings within this neighbourhood. On street parking is also 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.
- (b) Vehicular parking standards will comply with the Strategic Transportation Plan, and shall not exceed the maximum standards in those documents. The

standards for market residential units are further reduced in this neighbourhood, to reflect the smaller unit sizes which are likely to be provided, and to ensure that parking ratios are related to unit size.

(c) Market Residential:

- (i) Townhouses and Duplexes [see also clauses (iii) and (iv)]:
  - Maximum of 2.0 spaces per unit
  - 0.1 for visitor
  - 0.1 for handicap, relaxed for handicap units
- (ii) Apartment Units [see also clause (iii)]:
  - Maximum of 1.0 space for each 70m<sup>2</sup> (753 ft<sup>2</sup>) of gross floor area, or 1.8 stalls per unit, whichever is less.
  - 0.1 spaces per unit for visitor
  - 0.1 spaces per unit for handicap, relaxed for handicap units
- (iii) For all buildings where resident parking is provided in a common parking garage or area:
  - one parking space per unit may be included within the base purchase or rental price for a dwelling unit; and
  - a second parking space may be made available to building residents for an additional payment or fee. A second space shall not be included in the base purchase or rental price.
- (iv) For buildings where parking is provided by means of individual at-grade garages attached to dwelling units, second parking spaces may be provided in the garage for each unit and included in the price of the dwelling. No more than 5% of dwelling units within the neighbourhood will have this building form. In the Theological Neighbourhood, this building form occurs only on duplex lots along Chancellor Boulevard.

(d) Non-market

- Faculty/staff – 1.0 stall per unit, a portion of which may be on the street
- Single student – 0.25 stalls per bed (maximum)
- Family student – 0.8 stalls per unit, plus up to 0.2 stalls shared if needed (maximum)
- Visitors – 0.1 stalls per unit (maximum)  
-minimum 1 parking stall per 50 units for a cooperative auto network/shared vehicle parking stall

- (e) Institutional:  
On-site parking requirements for institutional uses to be determined at time of Development Permit
- (f) Community Facilities  
On street parking spaces in the vicinity of a Community Centre facility will be metered for use by patrons of those facilities. Additional parking for events will be elsewhere on campus, at other pay parking locations.
- Short-term (patrons, couriers, vendors, visitors & service vehicles)
  - Loading: Heavy truck loading zone if needed
  - Drop off/pick-up: Reserved courier/service stall if needed
  - Metered hourly otherwise
- (g) Long-term – none

#### **4.7.2 Off-street Parking**

- (a) It is intended that parking ratios be as low as practical, in order to contribute to a reduced dependence on single occupancy vehicle travel.
- (b) Parking requirements will typically be met below grade. Depending on availability of nearby on-street parking within the neighbourhood, reduction in the amount of off-street parking will be considered.
- (c) Surface parking, where provided, must provide landscape breaks at regular intervals to create smaller, more pedestrian friendly parking areas and to improve permeability for storm water management
- (d) Surface parking may not be used to store campers, boats, trailers, etc.

#### **4.7.3 Parking Entrances**

Entrances to underground parking must be designed to minimize the impact to the public realm. Detailed requirements for parking entrances can be found in the development controls.

#### **4.7.4 On-Street Parking**

- (a) On-street parking can be effectively managed as “overflow” parking, for visitors, shared use, and to supplement off-street resident parking. In this way, the number of off-street parking stalls can be held to lower ratios, while still ensuring sufficient capacity within the neighbourhood.

- (b) On-street parking should incorporate landscaping in a form which will:
- reduce the apparent width of the street
  - integrate the parking areas with the street and the pedestrian realm
  - provide, where appropriate, improved permeability for storm water management

## 4.8 Bicycle Facilities

Bike facilities will be provided in accordance with policies of the UBC Strategic Transportation Plan, as follows:

- Apartments:  
1-16 stall bike rack per 20 residents
- Townhouses:  
Secure parking for 2 bikes per 3 people (may be parked in garages of individual units). In residences, bike racks must be in heated, secure spaces
- CORA type rack or equivalent, colour to suit building finish.
- In residences, bike racks must be in heated, secure parking space.
- Bike racks shall be provided at a ratio of one - 16 stall bike rack per 100 people expected to use the building on a normal day, or two - 16 stall bike racks, whichever is greater.

## 4.9 Site Specific Development Controls

- (a) Plan P-4 illustrates the pre-subdivision legal boundaries of the land leases held by four theological colleges and UBC.
- (b) A revised Subdivision Plan and Site Specific Development Controls for each site in the Chancellor Place Neighbourhood Plan have been prepared as a basis for future lease agreements. The development controls and schedules are outlined in an Appendix of the Theological Neighbourhood Agreement.

## **5. INFRASTRUCTURE AND SERVICING**

### **5.1 Overview**

- (a) The conceptual servicing plan for the Theological Neighbourhood lands at UBC is based on the most recent findings of the ongoing campus wide studies for a Servicing Strategy for Water, Sanitary and Storm by Aplin and Martin, Consulting Engineers.
- (b) Where services are provided on private property for common use, an easement must be registered for service maintenance purposes.

### **5.2 Stormwater Management**

- (a) The existing storm sewer system conveys stormwater from the Theological Neighbourhood to the GVRD spiral drain on Cecil Green Park Road. Recent drainage improvements in the area have resulted in the spiral drain being able to convey a 1 in 70-year rainfall event safely to the ocean. Further improvements are required in order to upgrade to a 1 in 100-year storm capability.
- (b) UBC is also considering the suitability of redirecting a portion of the existing stormwater flows to an alternate outfall. More detailed storm system analysis is being completed as part of an overall strategy for stormwater management for the northern portions of the campus.
- (c) Stormwater quantity can sometimes be mitigated through the use of detention ponds, retention, or infiltration. These facilities, whether above or below ground, can occupy large areas. Given the density of existing and proposed development, the value of land makes pipe upgrading the attractive option.
- (d) Infiltration will not be pursued as a significant element of the drainage strategy in this neighbourhood. Since addition of water to the upper layer of the aquifer may contribute to cliff erosion.
- (e) All onsite storm sewers have been designed to carry the peak storm events. The flows are being directed towards the northwest corner of the site to be picked up by a proposed offsite trunk sewer on NW Marine Drive.
- (f) The exact route and size of a future offsite trunk sewer and the outfall location have not yet been determined, as a detailed storm system analysis is required. Theological Neighbourhood development is not the sole factor driving the need for the new sewer and outfall. It is needed for the entire



northeast section of the campus in its current condition. This new sewer and outfall however, will be required during the early phases of development on the theological lands. A conceptual plan defines the trunk sewer size required to accommodate the Theological Neighbourhood development only. This sewer would actually be sized for a larger catchment area as determined by the previously mentioned detailed storm system analysis of the northern portion of UBC campus.

- (g) A small amount of development can occur before the new trunk sewer and outfall have been constructed, however the capacity of the existing sewers adjacent the site will only accommodate minor storm events. Major flows would have to be detained within each individual lot or directed onto a flood path that will not compromise the integrity of the cliffs or create erosion concerns.
- (h) A more detailed investigation is required to determine exactly how much development can occur before the new trunk sewer and outfall are necessary.
- (i) Stormwater quality management techniques will be implemented. Oil and grit separators at inlets and in pipes will be included. Natural systems such as ponds and biofiltration channels will be investigated, but may be inappropriate due to the sloping site. In any event, potential environmental impacts of stormwater quality on downstream outfall areas will be reviewed by an environmental consultant.
- (j) Stormwater management strategies will be developed in close consultation with the UBC Taskforce on Cliff Erosion, and consistent applicable provision of the Cliff Erosion Management Plan and process.

### **5.3 Sanitary Sewer**

- (a) The proposed development in the Theological Neighbourhood is not anticipated to trigger any upgrade requirements to the Greater Vancouver Regional District (GVRD) sewer on Northwest Marine Drive or within the City of Vancouver.
- (b) Only minimal offsite sanitary sewer upgrades are required.

### **5.4 Water**

- (a) *deleted June 2011*

- (b) The supply mains on East Mall and Iona Drive for the VST lands have been sized to achieve sufficient fire flow, as calculated by the Fire Underwriter's Society. Fire flow demand will be further refined based on details of the proposed buildings in the neighbourhood.
- (c) Internal distribution mains have been sized in order to keep velocities at an acceptable level, while allowing for good water exchange. If looping of these mains can be expanded, it may be possible to reduce pipe sizes as well as improve fire protection and water circulation.
- (d) The capture, storage and recycling of water on site will be investigated and implemented if feasible.

## **5.5 Utilities**

### **5.5.1 Electricity**

- (a) To provide the required electrical supply loads, an additional power supply for the Theological Neighbourhood can be provided by either the University Boulevard development or from a second substation on the site. While the exact location of the substation has not yet been established, it has been agreed that it will be situated somewhere just west of the existing oval on Iona Drive.
- (b) It is anticipated that electrical ducts will follow the main utility corridors of Iona Drive and Chancellor Boulevard.

### **5.5.2 Gas**

A new supply main is required to provide adequate service to this site, in the form of a new connection to the BC Gas main on Chancellor Boulevard.

### **5.5.3 Deleted June 2011**

### **5.5.4 Alternative Energy Supply**

Investigate the feasibility of using alternate renewable energy sources such as ground source heat or co-generation systems to achieve reduced reliance on non-renewable energy sources.

### **5.5.5 Telephone**

Developments should ensure that all communications service suppliers design their conduit to share the same trench/route as the electrical conduit.

**5.5.6 Cable**

Conduit should be designed in conjunction with the design of the electrical supply to ensure that they share the same trench/route as the electrical conduit.

**5.5.7 Information Technology Services**

Provision will be made to ensure that the latest developments in Information Technology Services can be accessed throughout the Theological Neighbourhood.

**5.6 Waste**

The reduction or elimination of waste will be pursued. The recycling of organic waste into organic nutrients will be encouraged where practical. For further details, refer to GVRD Waste Management and Reduction Program

## **6. COMMUNITY FACILITIES**

### **6.1 Community Facilities**

Within the Residential Facility at the northwest corner of Iona Drive and Theology Mall, a substantial portion of the ground floor of the west wing along Iona Drive and facing Chapel Square will be dedicated for a multi-purpose community facility. See P-10 and P-11.

In the colleges, schools, Chapels and annex spaces, additional facilities will be designed to have direct street access for use by the neighbourhood and the university community.

### **6.2 University Neighbourhood Association**

“University Neighbourhood Association” consisting of elected residents and university representatives has been established to provide community and neighbourhood services for all residential neighbourhoods on the campus, including the Theological Neighbourhood.

The community contribution portion of the property tax levy for residential development is intended to be managed by the Association. This concept will be refined through a process parallel to enactment of this neighbourhood plan.

### **6.3 Community Services**

#### **6.3.1 Health, Safety and Education**

The UBC campus is currently served by a variety of services relating to health, safety and security, fire protection, education, and other essential services. These are generally provided by other parties, (e.g. R.C.M.P., Vancouver School Board, etc.) UBC will work with the providers of these services, and new services as required, to ensure that additional capacity is provided at appropriate times to match increases in the campus population.

#### **6.3.2 Social Services**

Some social services such as day care are provided on campus by the University. Other services are provided by volunteer associations and other service providers. UBC will continue to work with the various parties to ensure that appropriate additional social services are provided, in order to meet residents needs as growth occurs.

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## LIST OF PLANS

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P-2	Theological Neighbourhood – Aerial Photo Campus Context
P-3	Aerial Photo of the Theological Neighbourhood
P-4	Existing Land Parcels
P-5	Roads Context for Theological Neighbourhood within UBC campus
P-6	Transit Context for Theological Neighbourhood within UBC campus
P-7	Open Space Context for Theological Neighbourhood within UBC campus
P-7a	Open Space Context for Theological Neighbourhood – Aerial Photo.
P-8	Building Height Zone Plan
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## **LIST OF ILLUSTRATIONS and DIAGRAMS**

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- ID-2        Road Profile – Theology Mall Looking South
- ID-3        Road Profile – Living Street – Woonerf  
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- ID-4        Road Profile  
              Iona Drive Looking West
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- ID-6        Example of Acceptable Building Profile for Mid-Rise Building

**TABLE A**  
**OVERALL LAND USE, DENSITY CALCULATIONS**  
**AND TYPE OF UNITS**  
**FOR THE THEOLOGICAL NEIGHBOURHOOD LOCAL AREA**

Residential Land sq.m. (net)	Floor Space Ratio <sup>1</sup> (Residential Average)	Gross Buildable Area (sq.m.) <sup>2</sup> (Residential)	# of Units (New Residential) <sup>3</sup>
<b>62,500</b>	<b>1.2</b>	<b>75,000</b>	<b>625</b>

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

Useable Neighbourhood Open Space <sup>4</sup>	# of Rental Units (New Residential)	# of Units for Purchase (New Residential)	Ground Oriented Units (New Residential)	Estimated Population <sup>5</sup> (New Res. & Student Res.)
<b>7,600</b>	<b>155 (25%)</b>	<b>470 (75%)</b>	<b>250 (40%)</b>	<b>1,500</b>

**NOTES FOR TABLE A**

<sup>1</sup> 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 OCP.

<sup>2</sup> Gross buildable area (GBA) is the net site area multiplied by the permitted FSR.

<sup>3</sup> Number of units in the Theological Area must include existing and proposed non-institutional units, as per the OCP. However, it should be noted that these areas do not contain any existing non-institutional units, and thus the number of units represents proposed units only.

<sup>4</sup> For details of Open Space, see Plans P-10, P-11, Land Use Plan P-12 and the Theological Neighbourhood Agreement.

<sup>5</sup> Estimated population in the Theological area includes proposed residents plus residents of existing buildings being retained or redeveloped including student housing.



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**The Theological Neighbourhood Plan - Contact Sheet**  
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