

University of British Columbia

South Campus (Wesbrook Place) Neighbourhood Plan

CONSIDERATION MEMORANDUM OF CONSULTATION INPUT

Campus and Community Planning
11/17/2011

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1.0 MEMO PURPOSE AND STRUCTURE

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

This memo has the following structure:

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

2.0 BACKGROUND

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

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

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

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

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

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

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

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

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

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

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

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

3.0 SUMMARY OF CONSULTATION AND OUTREACH ENGAGEMENT PROCESS

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

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

3.1 Phase 1

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

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

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

Process: The following approaches were used to solicit feedback:

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

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

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

3.2 Phase 2

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

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

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

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

Processes: The following approaches were used to solicit feedback:

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

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

3.3 Phase 3

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

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

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

Processes: The following approaches were used to solicit feedback:

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

4.0 Advisory Committees

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

4.1 Advisory Planning Committee

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

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

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

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

4.2 Technical Advisory Committee

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

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

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

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

5.0 OUTREACH

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5.1 Phase 1:

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

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

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

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

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

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

Comments Related to Proposed South Campus Neighbourhood Plan Amendments

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

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

Comments Related to Proposed Neighbourhood Plan Amendments:

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

5.2 Phase 2

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

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

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

Comments Related to the Proposed Neighbourhood Plan Amendments

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

Comments Related to Overall Population in Wesbrook Place

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

Comments Related Housing in Wesbrook Place

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

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

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

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

Comments Related to the Consultation Process

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

Comments Related to the Road Access to UBC Farm

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

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

3.3.3 Feedback

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9.0 Appendix B

9.1 Phase 1 Public Consultation Display Boards

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

9.2 Phase 2 Public Consultation Display Boards

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

9.3 Phase 3 Public Consultation Display Boards

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