

# Welcome to the Open House!

## Faculty-Staff Housing

## Wesbrook Place Neighbourhood Plan Amendments

### Overview

Demand for affordable faculty and staff housing on campus continues to grow. To enable the timely delivery of below market rate faculty-staff rental housing on readily available sites, UBC is proposing to change design regulations for some of the undeveloped sites in Wesbrook Place Neighbourhood. This will enable up to 500 faculty-staff rental housing units and will allow UBC to meet its target of 20% of new housing for faculty and staff rental in the next 10 years.

The amount of buildable floor space will remain the same but amendments to some specific sites in the Wesbrook Place Neighbourhood Plan will enable 6-storey buildings that would accommodate faculty-staff rental housing, where some taller towers and townhouses are currently planned.



▲ Wesbrook Place Neighbourhood outlining location of proposed amendments.



### ABOUT THIS OPEN HOUSE

This consultation is an opportunity to provide input on minor amendments to the Wesbrook Place Neighbourhood Plan that will enable timely delivery of faculty and staff housing on available sites to help meet UBC Housing Action Plan targets. You can participate in two different ways:

- Use sticky notes to share your thoughts on the proposed amendments
- Complete a paper or online survey at [planning.ubc.ca/wesbrookplace](https://planning.ubc.ca/wesbrookplace) by February 24, 2020



### ENGAGEMENT PRINCIPLES

Campus + Community Planning's consultation processes are guided by Engagement Principles, which ensure clarity and transparency in how we define, design, implement, and conclude public engagement in our community planning processes. The principles were created through consultation with a wide range of partners including campus stakeholders, student government, and Musqueam. To learn more about these principles go to: [planning.ubc.ca](https://planning.ubc.ca)





# Wesbrook Place Neighbourhood Plan

UBC builds neighbourhoods to create vibrant communities; to provide a place for the UBC community to live, work, learn and play; and, to build a financial endowment to support UBC's academic mission.

## Overview

Wesbrook Place is UBC's largest neighbourhood. It includes UBC's largest community centre, a secondary school, a commercial centre with a grocery store, a number of parks and other amenities. The Wesbrook Place Neighbourhood Plan was approved in 2005 and amended in 2011 and 2016 and follows the policies and principles in the UBC Land Use Plan.

The Plan guides the development of the neighbourhood by providing details on the type and location of residential housing and the amount and location of commercial space, parks, and other open space.

## Housing

There are 44 sites in the Neighbourhood Plan, with a mix of housing types and heights: 3-storey townhouses, 4-6 storey mid-rise buildings, and 14-22 storey towers/high-rise. The majority of sites have already been developed. Of the remaining sites, there are currently a number of housing projects under construction and nine undeveloped sites. The amendments are focused on four of these nine available sites.

Wesbrook Neighbourhood Plan highlighting 4 sites for proposed amendments to enable 6-storey buildings for faculty-staff housing. ►





# Enabling Faculty-Staff Housing

Through the UBC Board of Governor's Housing Action Plan (HAP) Working Group, the university has heard the urgent need for more rental housing, particularly for faculty and staff. More specifically, there is an immediate need to seek ways to achieve the HAP target of at least 20% of new housing being for faculty and staff rental.

In late 2019, the UBC Administration presented a range of options to the UBC Board of Governor's HAP Working Group to enable the timely delivery of below market rate faculty-staff rental housing to meet the 20% HAP minimum target and go beyond it over the next 10 years.

One of the simplest and quickest options to do this is to modify regulations for readily available sites in Wesbrook Place Neighbourhood to allow for delivery of up to 500 faculty-staff rental housing units. This can be accomplished without increasing the amount of floor area permitted or changing the character of the streets, parks and public spaces, by allowing for 6-storey buildings including stacked townhouses where some taller towers with stand-alone townhouses are currently planned. This would require amendments to regulations for some specific sites in the Wesbrook Place Neighbourhood Plan.

6-storey wood-frame buildings are being proposed because they are the primary model for UBC faculty-staff rental housing owing to the efficient building type.



▲ Existing below market rate faculty-staff rental housing in Wesbrook Place neighbourhood.



## HOUSING ACTION PLAN

A top priority for UBC is the timely delivery of faculty-staff housing through the coordinated implementation of the 2012 Housing Action Plan (HAP) policies. A key target of the HAP is that at least 20% of future housing on campus be restricted rental for faculty and staff.





# Proposed Neighbourhood Plan Amendments

Four available undeveloped sites in Wesbrook Place are proposed to be amended to accommodate 6-storey buildings, to meet Housing Action Plan (HAP) targets and to enable the timely delivery of below market faculty and staff rental housing.

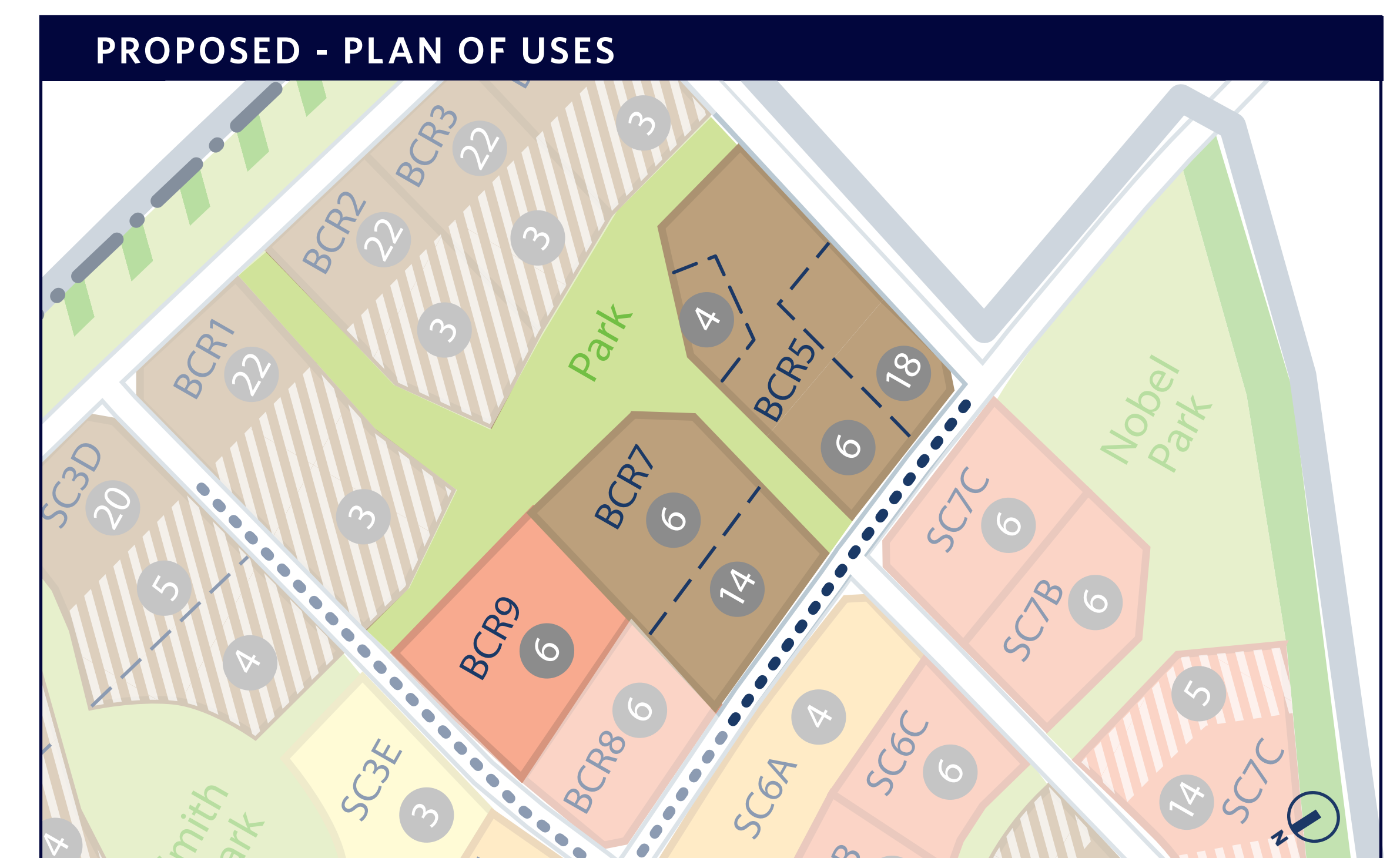
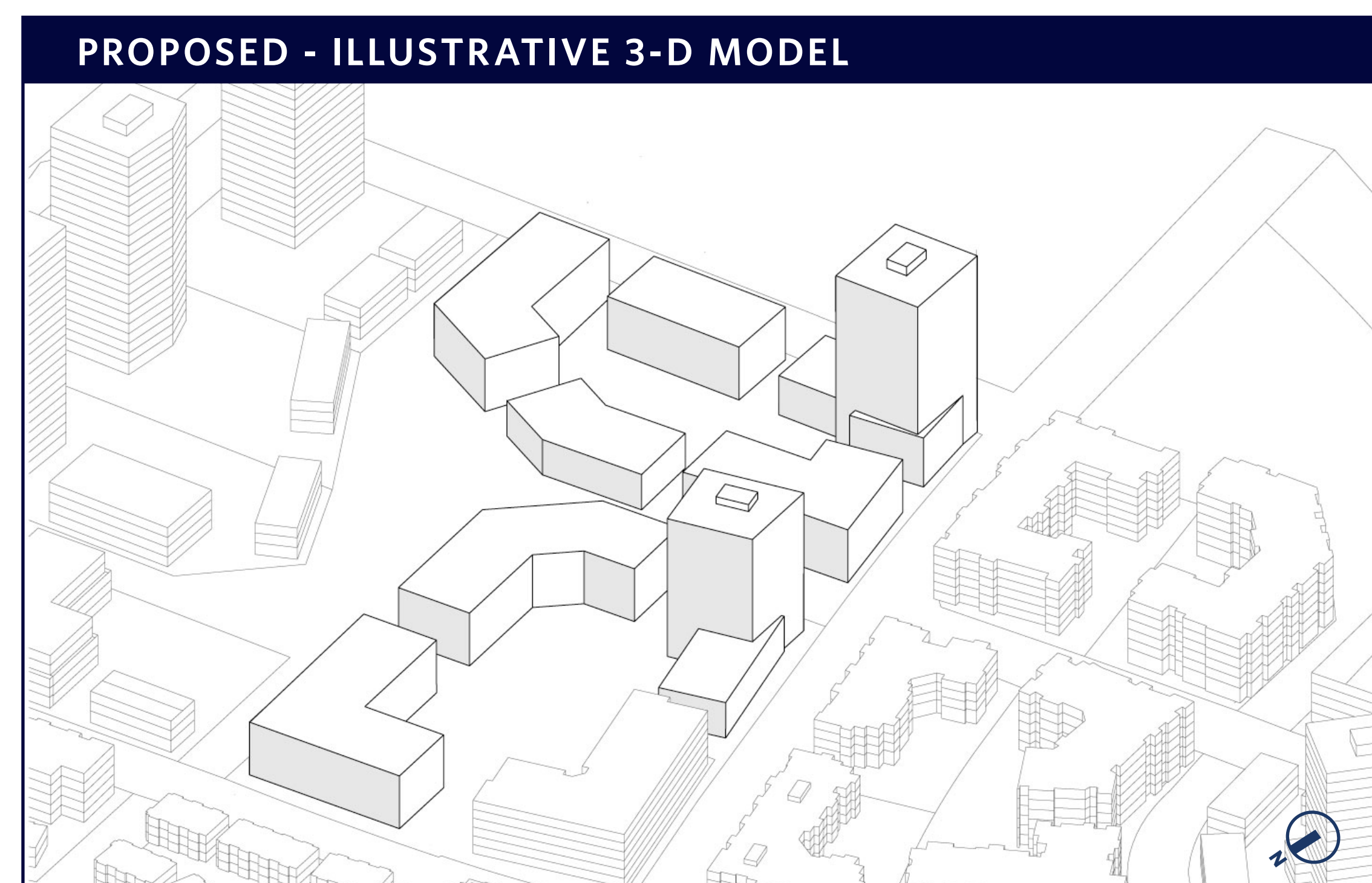
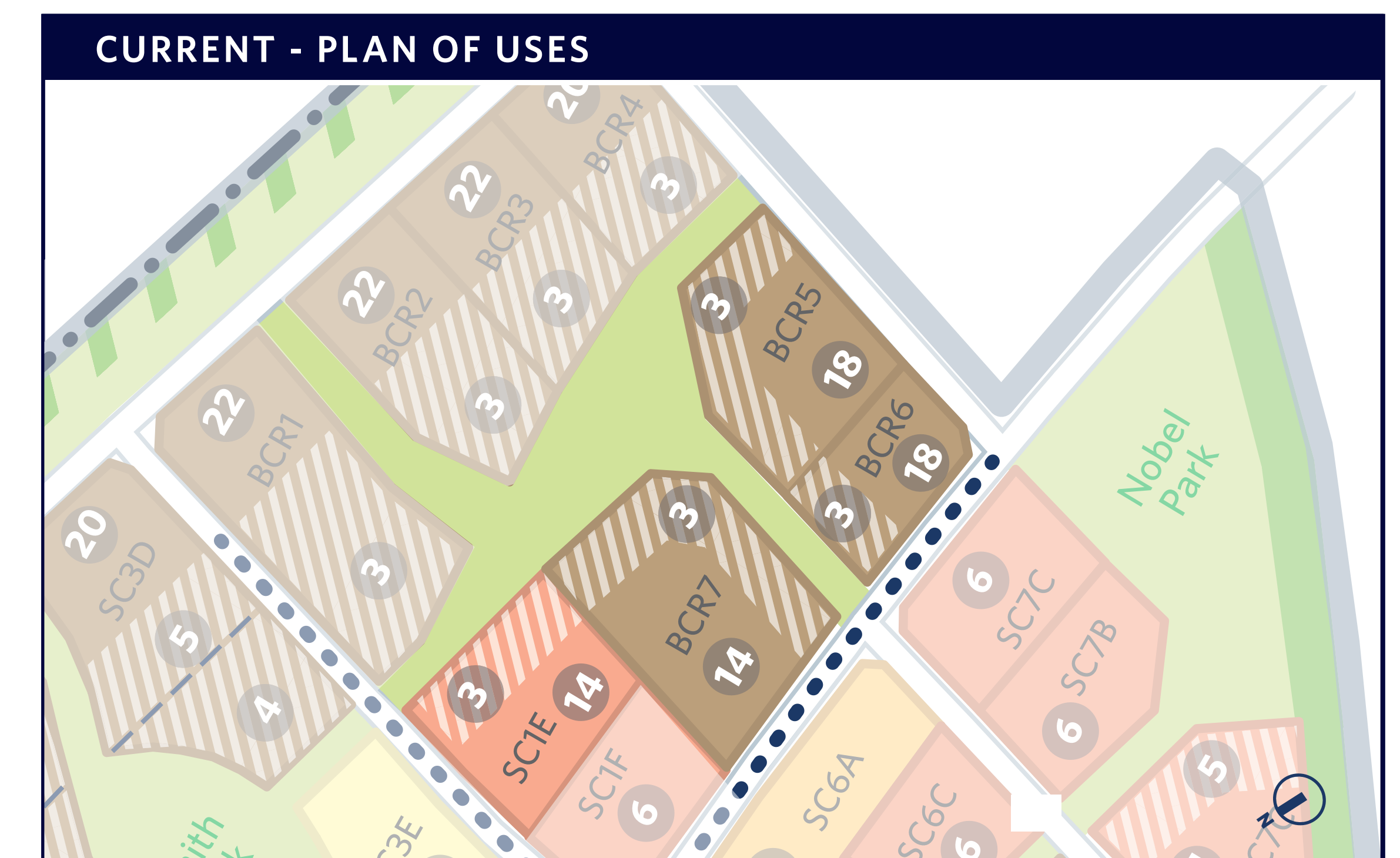
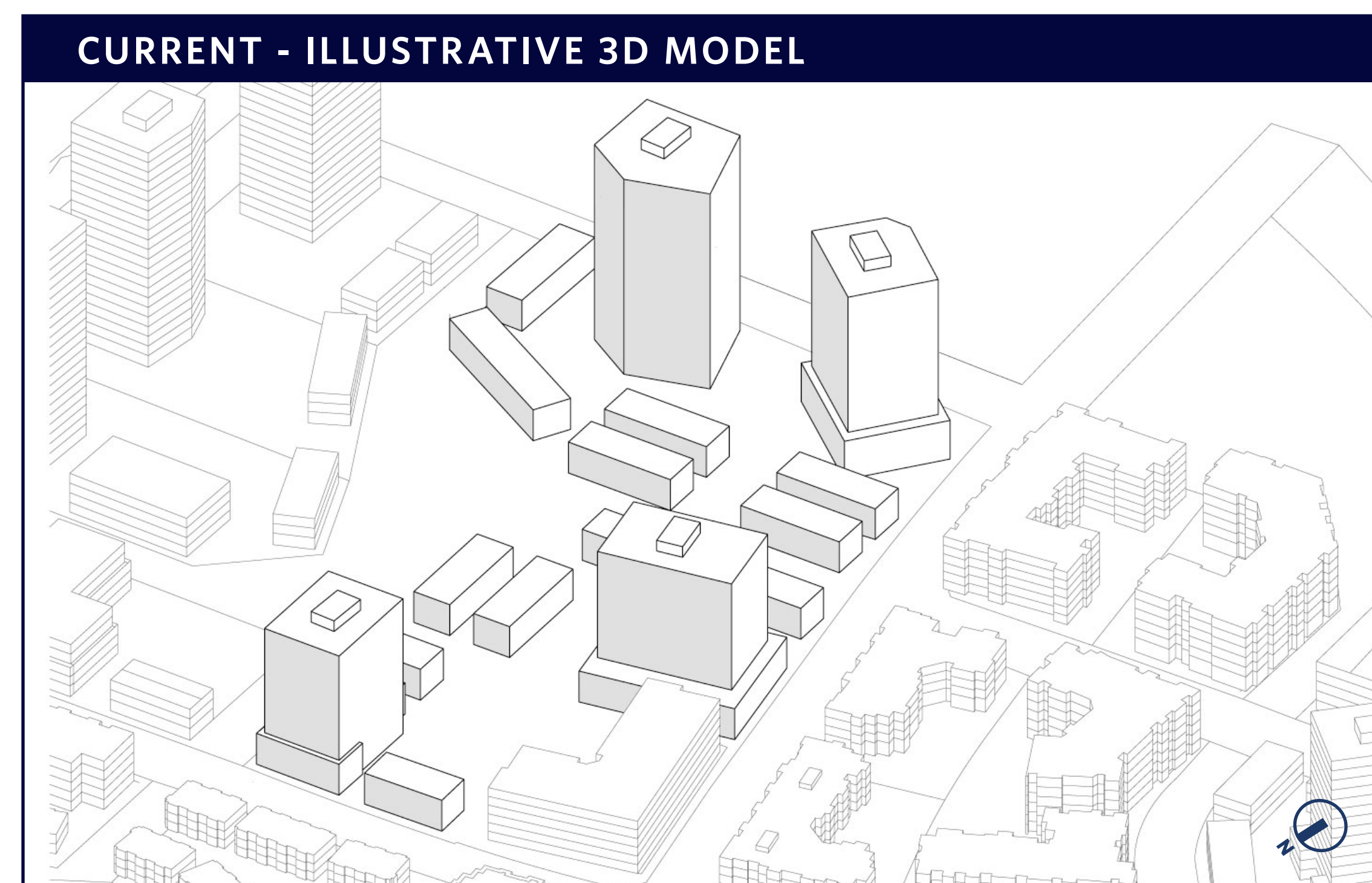
## Wesbrook Neighbourhood Plan Amendments

The proposal is to change the current form of development on sites BCR9, BCR7, BCR6 and BCR5 to allow for 6-storey wood-frame buildings. These changes would result in:

- **No change** to overall buildable area or open space
- Replacing 3-storey stand-alone townhouses and 2 towers with stacked townhouses integrated into **4- and 6-storey buildings**
- Supporting **up to 500 faculty-staff rental units** (including stacked townhouses)
- An increase to **street massing from 5- to 6-storeys** to support more efficient building design

## Development Handbook Amendment

Pending the approval of the Neighbourhood Plan amendments, the Development Handbook will also need to be amended to be consistent with these changes. The Development Handbook establishes regulations in accordance with Policy #UP12 (Land Use, Permitting and Sustainability), the UBC Land Use Plan and the approved neighbourhood plans. It is a regulatory tool that describes the development approval process and requirements for implementing the neighbourhood plans.



▲ Massing diagrams for illustrative purposes only.

- Maximum 3.5 FSR High Rise with Low Rise/Townhouses
- Maximum 2.8 FSR High Rise with Townhouses
- Maximum 3.5 FSR
- Maximum 2.8 FSR
- Maximum Number of Storeys
- Internal Site Height Transitions
- Street Wall Massing 5 storeys or less
- Street Wall Massing 6 storeys or less

▲ The Plan of Uses in the Wesbrook Place Neighbourhood Plan regulates uses, heights and density for each site.





# Design Principles

The proposed amendments would continue to uphold the design principles of the Wesbrook Place Neighborhood Plan.

## DESIGN PRINCIPLES OF THE NEIGHBOURHOOD PLAN

### Building Shape + Character

*The shape, height, materials, “style”, placement, location and types of residential buildings*

- Accommodate a variety of residential buildings and units: 6-storey and 4-storey buildings to take advantage of cost effective wood construction, and incorporate stacked townhouses. Tower sites to define streets and park edges.
- Orient buildings to reduce shade and shadowing on neighbours and optimize daylight and privacy.

### Streetscape

*The character of the street defined by parking, sidewalks, planting/trees/open space, street “furniture” and the adjoining buildings*

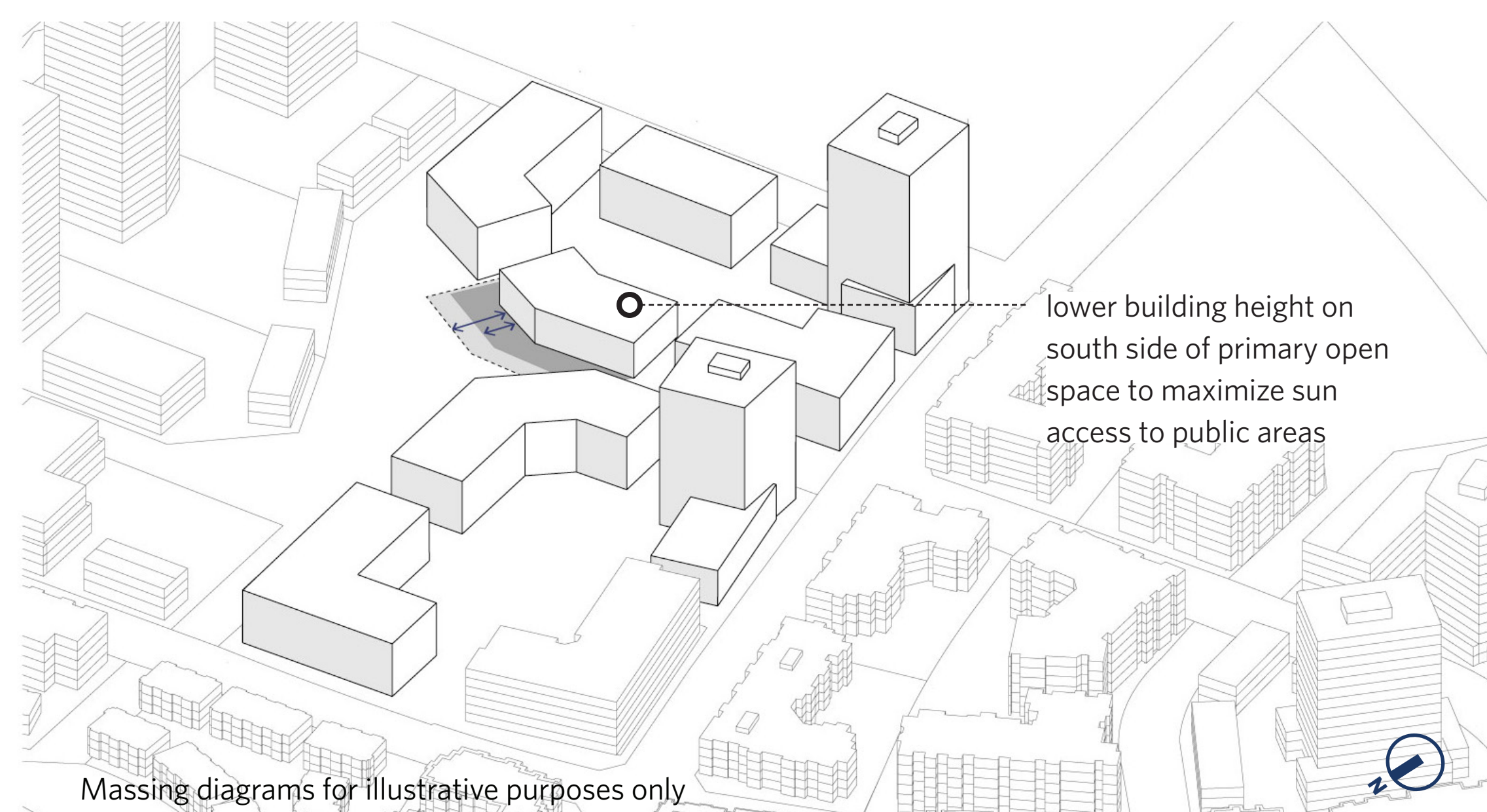
- Orient housing entrances and porches towards streets and greenways to promote walking and provide ‘eyes on the street’.
- Ensure streets and paths support a rich pedestrian experience.

### Open Space + Landscape Design

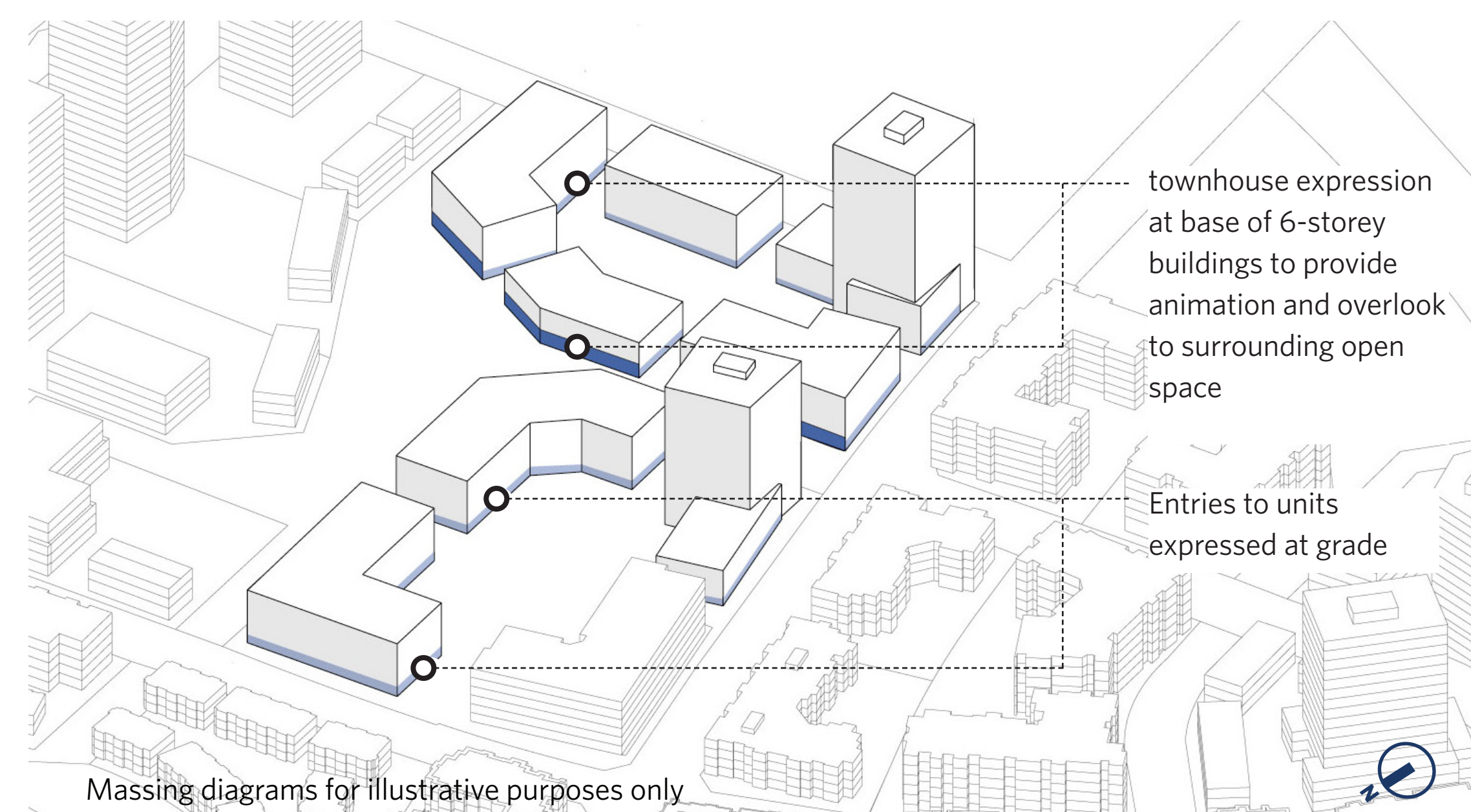
*The design of all public and private open spaces including parks, pathways and spaces around and between buildings*

- Incorporate spaces that encourage community gathering and interaction.
- Establish a series of parks connected by a network of green streets. This network of green streets and parks touches each residential site providing walking and cycling routes throughout the neighbourhood.

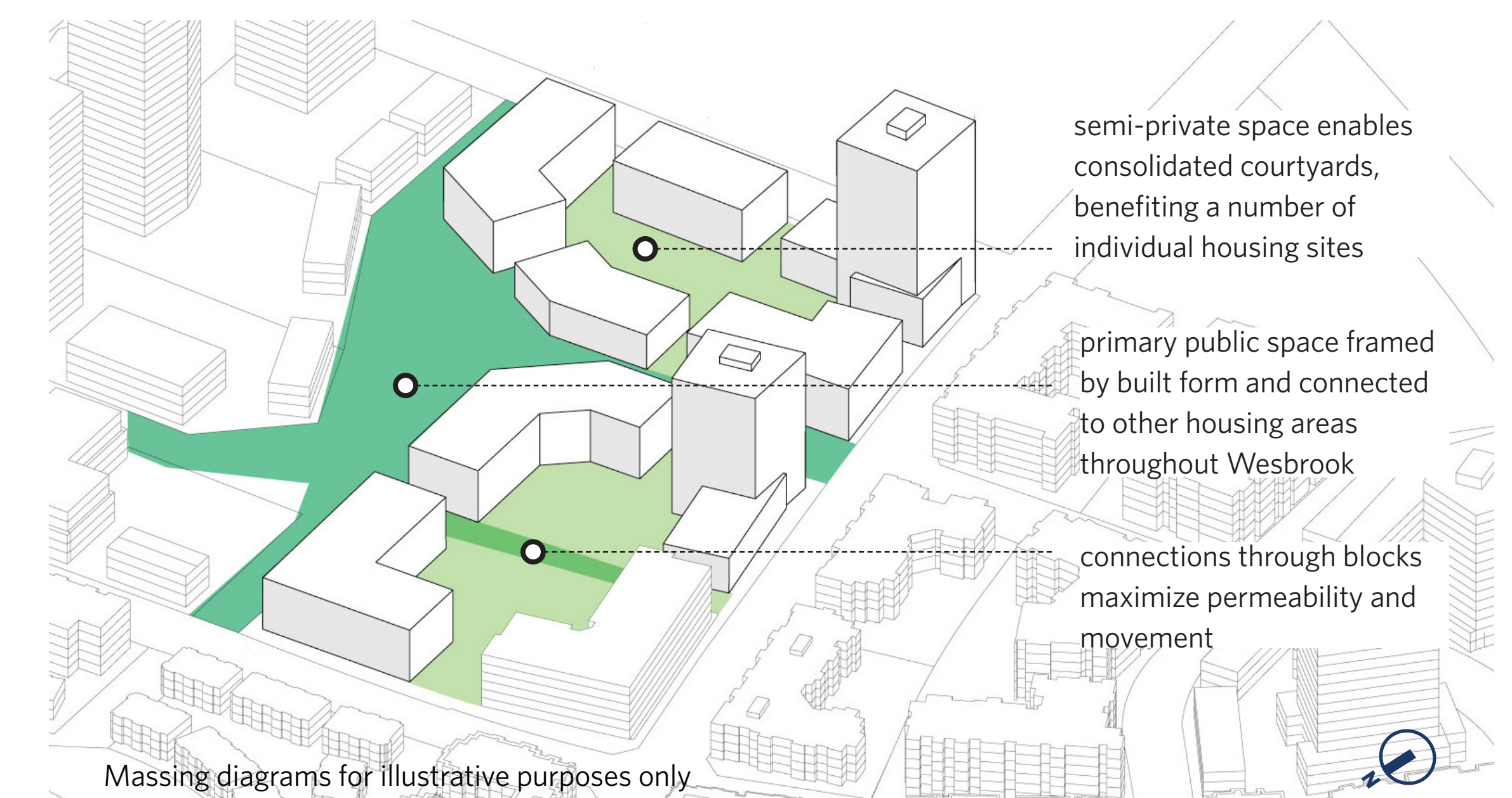
## HOW THE DESIGN PRINCIPLES ARE UPHELD IN THE AMENDMENTS



- ▲ The proposed amendment maintains the range of building forms and types in the area. 4-storey buildings on the south side of the park will address shadow impacts on the park.



- ▲ Stacked townhouses can be incorporated into the lower levels of 6-storey buildings. Ground floor units with individual entries oriented towards adjacent streets and green spaces.

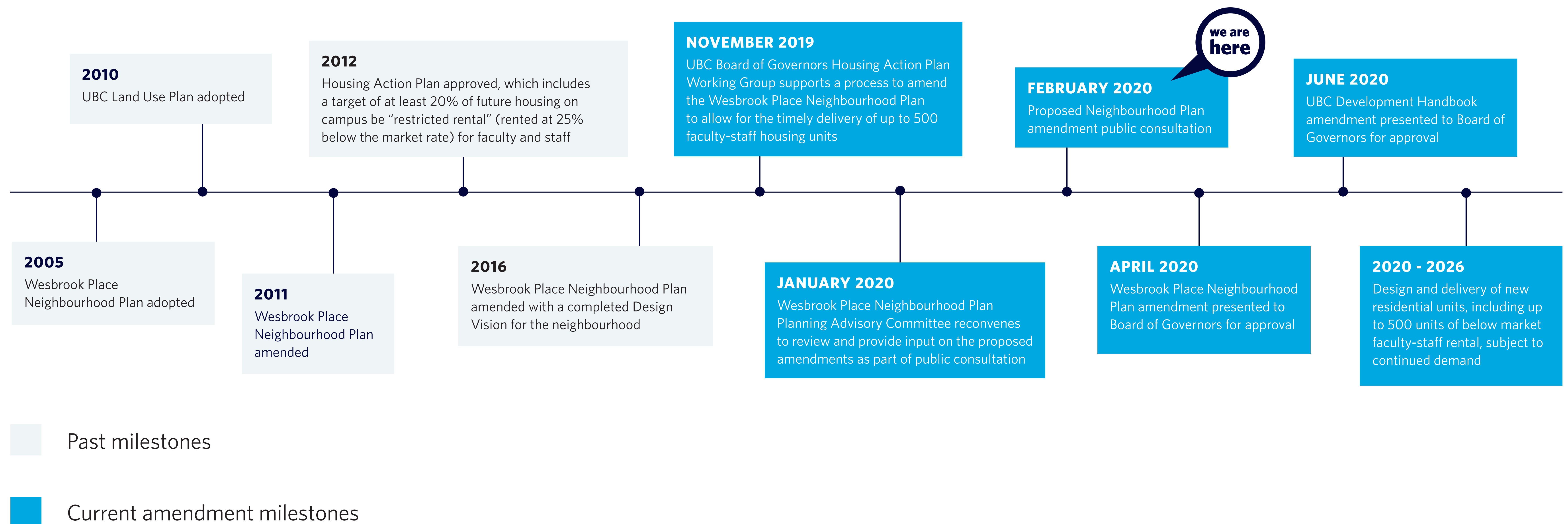


- ▲ Open space is maintained and supports additional pedestrian connections between buildings.



# Planning Process and Timeline

The Wesbrook Place Neighbourhood Plan amendment process began in January 2020. Subject to community consultation and technical analysis, the amendments would be presented to the UBC Board of Governors for approval in April 2020. Pending approval of the Neighbourhood Plan amendments, an amendment process for the UBC Development Handbook would be initiated, with approval targeted for June 2020.





# Tell Us What You Think

We are seeking feedback about the proposed neighbourhood plan amendments that will enable more faculty-staff housing in Wesbrook Place Neighbourhood and help meet Housing Action Plan commitments.

## ? TELL US WHAT YOU THINK

**What do you think about the proposed amendments to the Wesbrook Place Neighbourhood Plan?**



## i NEXT STEPS

Your ideas and feedback on the proposed Neighbourhood Plan amendment for Wesbrook Place, in combination with further technical work, will be used to inform the planned amendments that will be presented to the UBC Board of Governors in April 2020.

Pending approval of the Neighbourhood Plan and the UBC Development Handbook, all subsequent housing projects will proceed through a standard development approval process, with applications reviewed for approval by the Development Permit Board.

Delivery of the faculty-staff housing units would begin first on sites BCR7 and BCR9, with a second phase of development on site BCR5 following, subject to demand.

