



South Campus (Wesbrook Place) Neighbourhood Plan Amendments

September 2011 Phase 2 Public Consultation Summary

October 21, 2011

campus + **community** planning



a place of mind

THE UNIVERSITY OF BRITISH COLUMBIA

- 1. Executive Summary 2**
- 2. Background 3**
- 3. Public Consultation Process..... 5**
- 4. Phase 2 Public Consultation & Open House 6**
- 5. Feedback Analysis 7**
 - 5.1. Summary7
- 6. Attendee Demographics..... 9**

1. Executive Summary

This report provides a summary of Phase 2 of the Public Consultation process for the South Campus Neighbourhood Plan Amendments.

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, staff, 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 from the UBC Farm and other areas to support sustainable community development and UBC's academic mission

Amendments to the South Campus Neighbourhood Plan are necessary to bring it into alignment with the Land Use Plan and achieve the goals above. The amendment process includes multiple opportunities for community and stakeholder input including three phases of public consultation, as well as technical and design work, an Advisory Planning Committee and a Technical Advisory Committee.

During the second phase of public consultation, the material presented online and at the Open House included information about some of the features and new developments planned for Wesbrook Place - a community centre, elementary school, district energy system, green open space network, a future roundabout at W16th Avenue and East Mall for traffic management, and bus service - along with an illustration of how the neighbourhood might eventually look.

Fifty-nine people attended the Open House, there were 94 unique pages views of website materials and 43 feedback forms and written submissions were received. The top five comments, occurring in at least a quarter or responses, were:

- Concern about the number of residential towers proposed for Wesbrook Place (35 references or 81%)
- Support for the proposed new road access to UBC Farm (18 references or 42%)
- Concern about traffic congestion in Wesbrook Place (17 references or 40%)
- Concern that Wesbrook Place does not have adequate park, green space and landscape design (13 references or 30%)
- General opposition to the proposed neighbourhood amendments (12 references or 28%)

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.

2. Background

As part of UBC's commitment to building a model university community that is vibrant, livable and sustainable, and which both supports and advances our academic mission, UBC's Land Use Plan establishes general land uses and policies for the Vancouver campus with a special focus on non-institutional development - including residential neighbourhoods. 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, staff, 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.

Notification was provided to almost 450,000 contacts through email, social media, digital signage, newspaper ads, posters, postcards, and mail notification throughout the course of the entire consultation process and approximately 1,500 people provided feedback through consultation events, online consultation, public hearing submissions and a telephone survey. Outreach was conducted with over 40 stakeholder groups, and a separate engagement process took place with the Musqueam First Nation.

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 from the UBC Farm and other areas to support sustainable community development and UBC's academic mission.

The site formerly occupied by BC Research will also be added to the neighbourhood, including provisions for housing, parks and greenways. Other issues to be addressed through the process include reconfiguring road access to UBC Farm, preserving a tree habitat associated with an eagle's nest, and identifying a school site for the Vancouver School Board.

To achieve the vision laid out in the Land Use Plan, UBC develops a neighbourhood plan for new family housing communities. The purpose of the neighbourhood plan is to provide detail on the types and locations of housing, shops, services and amenities.

The South Campus Neighbourhood Plan, adopted in 2005, guides the development of the neighbourhood more commonly known as Wesbrook Place. A number of planning principles for the development of Wesbrook Place focused on sustainable community development and helped create a unique vision for a neighbourhood that is compact and complete. Key guiding principles 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 a 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 (to support work-study housing) 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 here.
- Housing shall have a strong orientation to the fine-gained 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.

Some of the prominent features of the neighbourhood already or to be developed include:

- Sustainable strategies, including stormwater distribution, rain water retention, green roofs, sediment control, and access to public transit
- Largest complement of housing on campus, including rental, student, faculty and staff, family and senior housing
- “Green Streets” and pedestrian-friendly corridors
- A commercial village anchored by Save-On Foods and complemented by a restaurant, coffee shop and other convenient shops and services
- Amenities, such as parks, schools and a community centre

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 Board of Governors targets and meet the guiding principles of the 2005 South Campus Neighbourhood Plan -- were applied in developing a density transfer plan scenario presented as an option at the September 2011 Public Open House in South Campus:

- Transfer housing floor space originally earmarked for townhomes from the proposed Vancouver School Board elementary school site
- Transfer housing floor space from redesignated lands (UBC Land Use Plan 2011)
- Inclusion of the new subdivision, formerly the BC Research site
- Consider height of adjacent buildings, shadowing of other buildings, views and building form
- Maintain the established South Campus Neighbourhood Plan design principles (e.g. Green Streets, open space network)

- Reconfiguration of road access to UBC Farm
- Respect the tree habitat associated with an eagle's nest
- Distributes proposed building types in a way that maintains affordability due to a balance of concrete and wood frame construction
- Maintain the established neighbourhood design principles

In addition to the advantages these criteria present, the density transfer in Wesbrook Place will maintain or exceed 20% rental housing also required by the UBC Land Use Plan.

Together, these changes will help ensure sufficient population for a livable and complete community in South Campus. Maintaining sufficient population in South Campus 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.

The community will be constructed over many years and amenities such as parks, community centres, daycares and schools will be phased in as population increases require them.

3. Public Consultation Process

The South Campus (Wesbrook Place) Neighbourhood Plan amendment process includes multiple opportunities for community and stakeholder input, as well as technical and design work.

Phase I Public Consultation

The first phase of the amendment public consultation process ran from June 28th to July 8th, 2011 and included a public open house on June 28th. This initial consultation presented background information on the amendment process and gathered feedback about the scope of the process. Thirty-two people attended this session and eleven completed feedback forms. Key issues raised centred on: concern about increased building height; preserving green space and treed areas; housing options for faculty and staff; and consideration of the impact of the neighbourhood development on the UBC Farm.

Consultation Timeline

Opportunities for public input include:

- June 28th-July 8th Phase 1 Public Consultation (complete)
- September 19th-30th – Phase 2 Public Consultation (complete)
- October 21st - November 3rd – Phase 3 Public Consultation

An Advisory Planning Committee and a Technical Advisory Committee have also been struck, both of which are meeting throughout the process. Please visit the Campus & Community Planning website at http://www.planning.ubc.ca/vancouver_home/consultations/south_campus_neighbourhood_amendments_process/public_consultation.php for more information about these two committees.

4. Phase 2 Public Consultation & Open House

The second round of public consultation took place from September 19th to 30th and included online consultation and an open house on September 21st. During this phase:

- The open house was attended by 59 people
- The website received 94 unique page
- C+CP received 43 feedback forms and written submissions
- A petition on behalf of 45 residents was received.

Open House

A Public Open House was held September 21st, from 4:30PM – 7:00PM, at MBA House in South Campus. The open house was hosted by senior Campus & Community Planning staff, Properties Trust and the architect working on the project, who were there to answer questions and provide additional context.

Fifteen display boards communicated the background, nature of and process for developing the amendments, details on some of the planned new facilities and features - a community centre, elementary school, district energy system, green open space network, a roundabout for traffic management, and increased bus service – and included maps and a 3D illustration showing how the transfer of housing floor space might be incorporated and what the neighbourhood might look like once complete. A fact sheet was also developed as a take-away. Copies of the boards, fact sheet and Feedback Form are available in Appendix A, Appendix B and Appendix C respectively.

Fifty-nine people attended the Open House and 26 feedback forms were received.

Online Consultation

As part of the online consultation, the C+CP website provided the same information as was available at the open house. The information was posted on September 19th and people were invited to download the feedback form and provide input until September 30th. Seventeen people submitted feedback by email.

Public Notification

Opportunities to participate in the public consultation were promoted through the following:

- Ad in Westside Vancouver Courier (Circulation 45,000)
- Ad in Ubysey (Circulation 12,000)
- Notice in C+CP newsletter (Circulation 1,600)
- Notice in UNA e-blast (Circulation 1,500)
- Additional email notices were also provided to key stakeholders including APC and TAC committee members.

5. Feedback Analysis

5.1. Summary

A combined total of 43 feedback forms and written submissions were received during the consultation period.

The top five comments, occurring in at least a quarter of responses, were:

- Concern about the number of residential towers proposed for Wesbrook Place (35 references or 81%)
- Support for the proposed new road access to UBC Farm (18 references or 42%)
- Concern about traffic congestion in Wesbrook Place (17 references or 40%)
- Concern that Wesbrook Place does not have adequate park, green space and landscape design (13 references or 30%)
- General opposition to the proposed neighbourhood amendments (12 references or 28%)

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.

Detailed Feedback

Below is more detailed information on the feedback received. 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	Percentage
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 preservation of UBC Farm should either be eliminated or spread out	7	16%
Support for the proposed amendments	3	7%

Comments Related to Housing in Wesbrook Place

Issue	No of References	Percentage
Concern that new housing will not be affordable or accessible to students, faculty and staff	9	21%

Comments Related to Overall Population in Wesbrook Place

Issue	No of References	Percentage
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 to Infrastructure in Wesbrook Place

Issue	No of References	Percentage
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	Percentage
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	Percentage
General feedback about the consultation process	9	21%
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	Percentage
Support for the proposed new road access to UBC Farm	18	42%
Opposition to the proposed new road access to UBC Farm	4	9%

Feedback Form Question 5: If you were to include the additional density from Gage South in Wesbrook Place where would you place it?

- a) Distributed evenly across the neighbourhood
- b) All on two or three sites in the form of towers
- c) Other suggestions (please specify)

Of **26 feedback forms** received:

- 6 were in favour of distributing the density from Gage South evenly across the neighbourhood
- 4 were in favour of placing the density on two or three sites in the form of towers
- 11 offered other suggestions
- 5 did not respond
- 8 were not in favour of placing the additional density in Wesbrook Place at all.

Summary of the Petition Received:

A petition on behalf of 45 residents of Keenleyside (a residential building in Wesbrook Place) was received during the public consultation period. Here is a summary of the petition:

- Concern regarding the number of towers presented in the proposed amendments
- Concern that ongoing construction in Wesbrook Place will exacerbate noise, traffic congestion and road blockages in the neighbourhood
- Concern that neighbourhood infrastructure is insufficient to support overall future population of Wesbrook Place, notably parks and roads
- Concern that residents will not want to continue to reside in Wesbrook Place if amendments go ahead
- Concern about the consultation process, specifically the time of day during which the Public Open House was held and a request to postpone the amendment process.

6. Attendee Demographics

The following represents information gathered from the sign-in sheets and the feedback forms. Note that numbers provide a general sense of attendee demographics but do not accurately reflect either the number of Open House attendees (59) or feedback forms and e-mail responses (43) as not everyone identified their affiliation, residence and/or how they heard about the event. Further some identified themselves as both, for example, a member of faculty and a UNA resident.

Affiliation	Student	Faculty	Staff	Alumni	UNA	Other
	3	5	0	2	8	Professor Emeritus 2

Residence	UBC	City of Vancouver
	23	8