

Imagining our Future

A number of planning principles focused around sustainable community development were created to guide the original *South Campus Neighbourhood Plan*.

The *South Campus Neighbourhood Plan* for the Wesbrook Place neighbourhood is founded on these key guiding principles:

- 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-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.



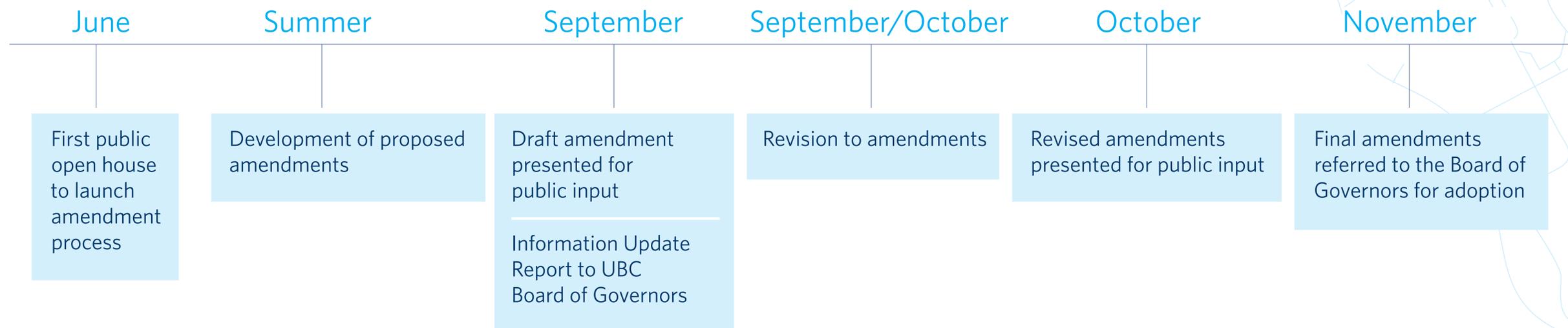
South Campus Neighbourhood Plan Amendment Process

The amendment process will include several opportunities for community and stakeholder input as well as technical review of changes to the neighbourhood plan.

Opportunities for public and stakeholder input include:

- An Advisory Planning Committee made up of community stakeholders will advise on the development of the amendments. This Committee will meet regularly throughout the process.
- A Technical Advisory Committee of agency stakeholders will provide advice on technical issues, such as infrastructure and transportation. This Committee will meet regularly throughout the process.
- Three public consultation events will be held during the process of developing the neighbourhood plan amendments.

Timeline:



1

South Campus Neighbourhood Plan Amendments: Background

UBC is committed to building a model university community which is vibrant, livable and sustainable – a community which both supports and advances our academic mission.

UBC's *Land Use Plan* is the "bylaw" establishing general land uses and policies for the entire 1,000-acre campus, with a special focus on non-institutional development.

In March 2011, amendments to the *Land Use Plan* were adopted which remove obstacles to the vision identified by the university community during the three-year *Vancouver Campus Plan* 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

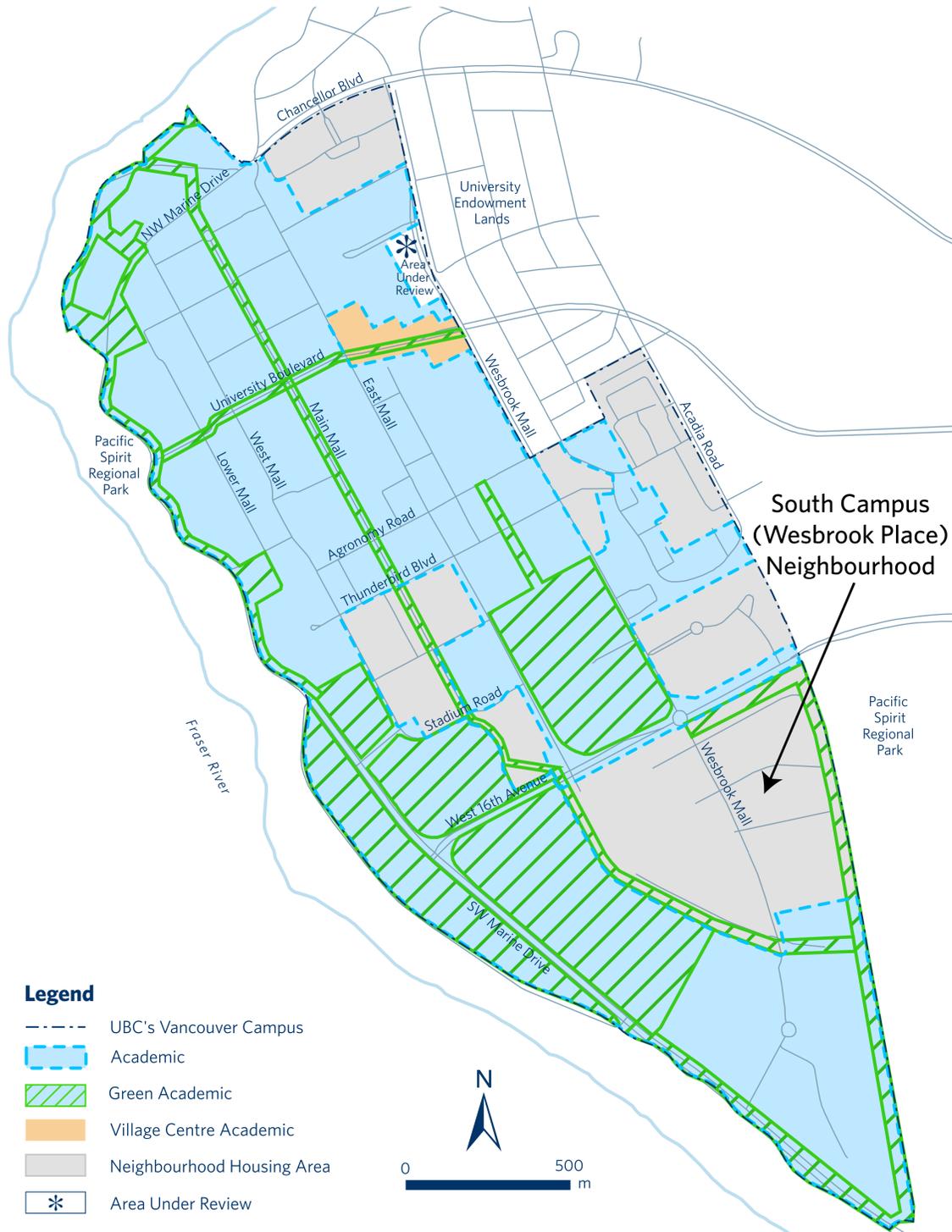
In order to achieve the vision of the *Land Use Plan*, UBC develops a neighbourhood plan for new family housing communities. The purpose of the neighbourhood plan is to provide detail on

the types and locations of housing, shops, services and amenities.

The *South Campus Neighbourhood Plan* guides the development of the neighbourhood more commonly known as *Wesbrook Place*. The plan was adopted in 2005, after an almost two year process which included:

- Plan development under the guidance of a multi-stakeholder working group
- An Advisory Planning Committee, comprising members of the campus community, broad campus interests and adjacent communities, provided public input to the plan
- A Technical Advisory Committee of agency stakeholder provided advice on technical requirements of the plan
- Consultation with the broader community ran concurrently with plan-making and draft review. Open houses, media updates and website information, including online feedback mechanisms, occurred at key stages as the plan developed

Changes to the *South Campus Neighbourhood Plan* are needed to bring it into alignment with the *Land Use Plan*.



2 A Sustainable Community With Great Amenities



UBC is building a residential community as part of our dedication to achieving our overall sustainability goals, reducing the environmental and social impacts of being a commuter campus, and building a unique university community with great amenities.

The current neighbourhood plan creates a unique vision for Wesbrook Place which is compact and complete. Here are some of the prominent features of the neighbourhood:

- 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

The year-round residential population at UBC is expected to reach 25,000 to 35,000 people.

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 housing that was planned for UBC Farm must be transferred to ensure we have the population needed for a sustainable, complete community.

When complete, Wesbrook Place will be the largest neighbourhood on UBC’s Vancouver campus including a mix of students, faculty, staff, parents, alumni and members of the general public.

The purpose of today’s open house is to tell you about some of the exciting features and new developments in Wesbrook Place and to present a possible density transfer plan, which includes an illustration of how the neighbourhood might eventually look.



3 A New Community Centre for Wesbrook Place

A new 30,000 square foot Wesbrook Place Community Centre is being planned for South Campus. This exciting new centre will be home to a number of recreational facilities as well as childcare.

The new plan for Wesbrook Place means that we can build an optimum-sized community centre within the next two years. **Expected to open in September 2013, it will be the largest of the three planned community centres on campus.**

Here are some key elements of the new community centre:

- Gymnasium and fitness centre
- Bookable rooms, meeting rooms and multi-purpose rooms for classes, programs and events
- A teen centre and games room
- A coffee shop
- Multiple places for informal drop-in and casual use (e.g. open lounge areas)
- Daycare centre

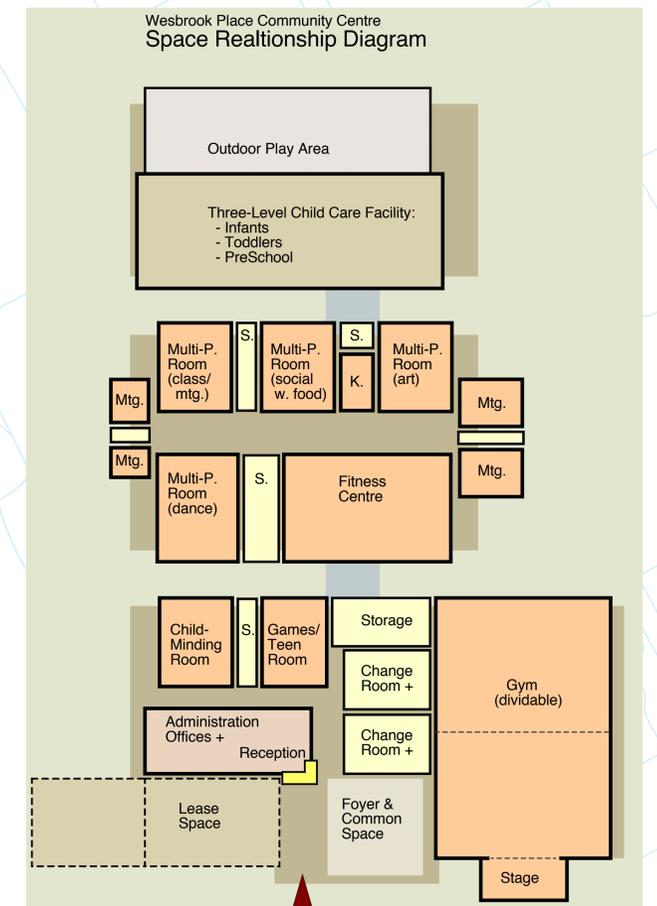
Interconnectedness between indoor and outdoor spaces is also being considered in the design of the adjacent park space. As part of that outdoor space, we are currently exploring the addition of a children's water park.

The program and design of the new community centre are in the early stages of development and further public consultation on this project will take place.

This information and accompanying images have been provided courtesy of the UNA.

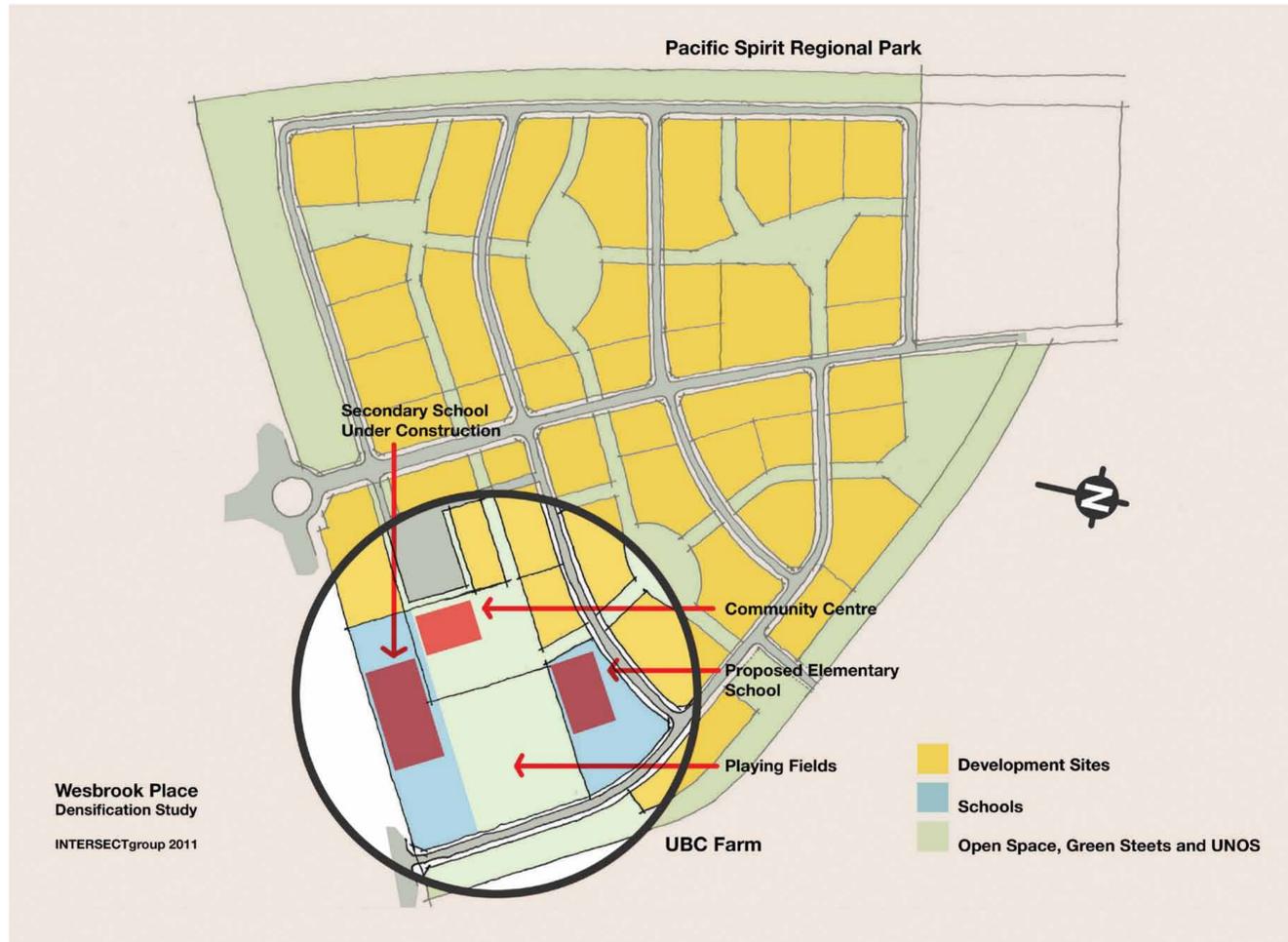


**The area outlined in blue shows the location of the new Wesbrook Place Community Centre. Please note that this map does not show the future site of the new elementary school.*



4

A New Elementary School for Wesbrook Place



As part of the amendment process, there is a proposal to add a site for an elementary school within Wesbrook Place.

It is anticipated that the Vancouver School Board will construct a primary school (Kindergarten-Grade 5) on the recommended site in Wesbrook Place as the neighbourhood grows.

The site has been chosen to provide Wesbrook Place families with an elementary school that is in close walking distance of all homes in the neighbourhood. It will be located near the village centre and co-located with the community centre, secondary school and playgrounds.

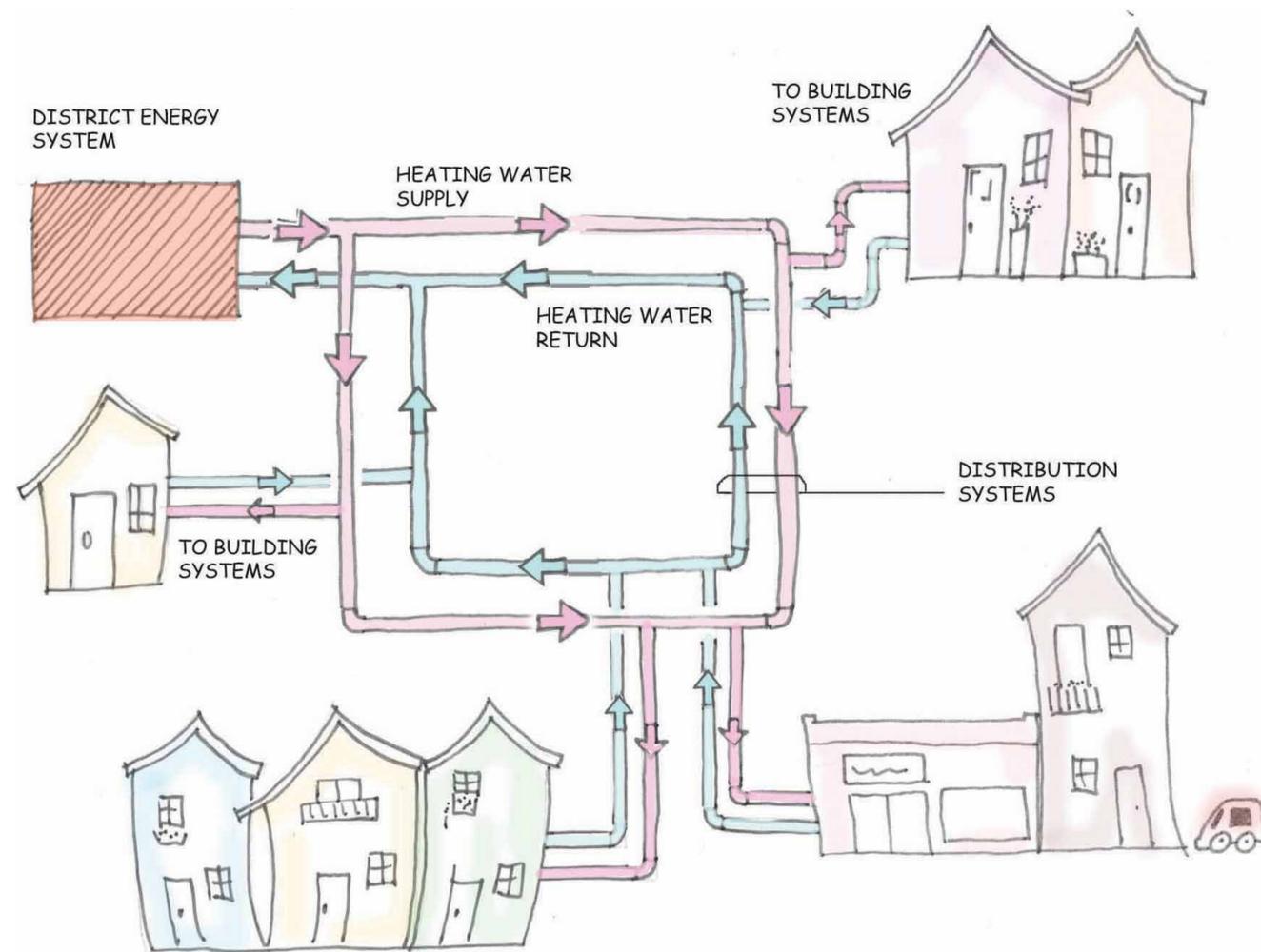
This proposed elementary school will supplement the existing University Hill Elementary School and the proposed Acadia Road elementary school. These elementary schools will feed into the planned middle school on Acadia Road as well as the secondary school under construction in Wesbrook Place (in the former National Research Council building).

There will be public consultation on the future elementary school as plans progress.



5 Introducing District Energy to Wesbrook Place

District energy is an efficient and environmentally sustainable means of space heating and generating domestic hot water that is centrally produced and distributed throughout a neighbourhood.



A recent feasibility study showed that the concentration of density makes this cutting edge approach to energy feasible in Wesbrook Place, an approach that is not possible in lower density neighbourhoods.

A district energy system works to produce thermal energy for distribution to buildings and households and can generate energy or recover it from commercial and industrial buildings for redistribution. In this system, a central energy plant heats water that is then moved through a series of pipes to buildings and residences. These pipes then provide space heating and hot water to a neighbourhood or district.

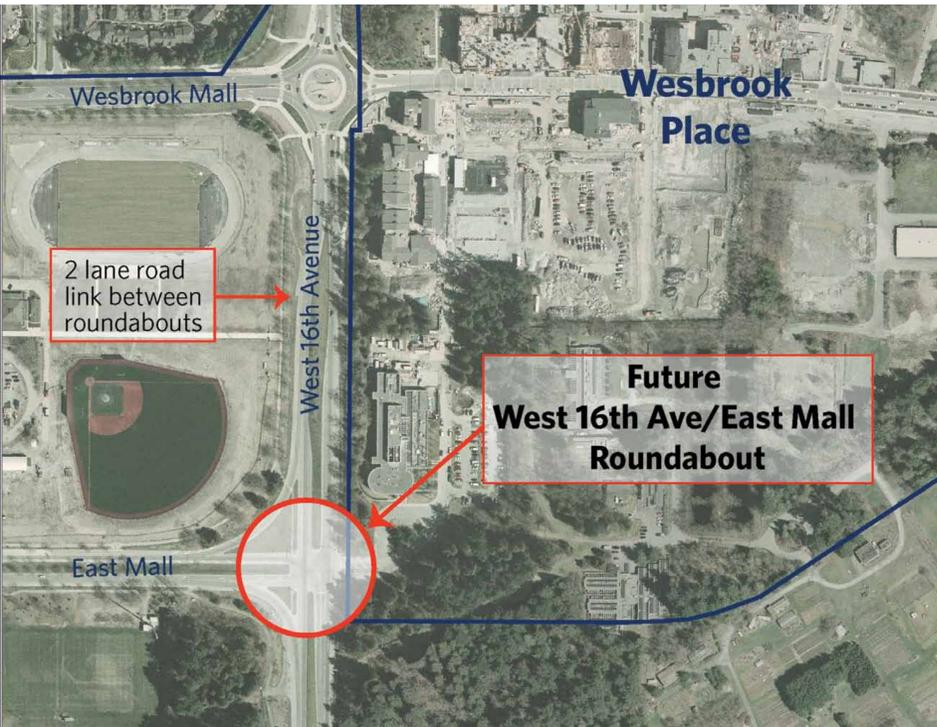
The illustration demonstrates how this process works.

It is important to note that the introduction of district energy to Wesbrook Place would only be for newly constructed buildings. Existing buildings in Wesbrook Place will not be retrofitted and will continue to be heated with their current heating source.

Image courtesy of Stantec Consulting



6 Transportation Planning for Wesbrook Place



UBC is working towards introducing two important new transportation changes in and around South Campus to improve traffic flow in and out of the neighbourhood and provide residents with easier public transit options.

A New Roundabout:

The adoption of the *South Campus Neighbourhood Plan* in 2005 included traffic calming changes to West 16th Avenue. Two roundabouts (at Wesbrook Mall and East Mall) allow the narrowing of West 16th Avenue between these intersections to two lanes. Mid-block crossings allow for better pedestrian linkages to the campus pedestrian network.

Roundabouts encourage singular direction, lower speed vehicular traffic with crosswalks separated from the intersection. It is well known that introducing a roundabout reduces vehicle speeds, the number of traffic accidents as well as their severity, and are overall safer for pedestrians and cyclists.

The roundabout at West 16th and Wesbrook Mall has been completed and in use for several years.

Rerouting of the #41 Bus:

UBC, TransLink and Coast Mountain Bus Company have been working together on options to reroute the #41 bus through South Campus. **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.**

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. Once this has been completed, Coast Mountain Bus Company is expected to provide an update on when the rerouting will take place.

Currently, the #41 provides a morning and afternoon run through the neighbourhood along Wesbrook Mall.

Do you have any comments or suggestions regarding the proposed roundabout for West 16th Avenue and East Mall?

Space has been provided in the feedback form for your comments.



7 A Green Open Space Network in Wesbrook Place

The principles of Wesbrook Place are creating a vibrant, complete, ecologically sensitive neighbourhood with a network which encourages walking, promotes street activity and enhances neighbourhood safety.

When the original neighbourhood plan for Wesbrook Place was prepared, a guiding principle for street layout was the “fine-grained” pattern required under the *Land Use Plan*. A “fine-grained” pattern is defined by small blocks and a high degree of interconnectedness.

An innovation of the original *South Campus Neighbourhood Plan* is to build every second road as a green street. The green streets link the parks distributed throughout the neighbourhood. This has established an alternative network for travel through

the neighbourhood on foot. UBC is one of the only areas in the region to have developed green streets.

Rainwater at Wesbrook Place has been embraced as a resource to be celebrated, not as waste to be drained through underground storm sewers. This innovation was a key product of the consultation process for the neighbourhood. Rainwater channels are visible within many of the green streets.

Ponds and water features are interspersed with playgrounds, gathering spaces and gardens.

The extension of the neighbourhood through the BC Research subdivision continues with the concept and principles of the original plan, producing linkages to a new park and an extended green street network. The 30-metre green buffer with Pacific Spirit Regional Park is also continued.

The illustration below demonstrates how the green streets are interconnected with parks.



8 Subdivision of Former BC Research Site

The future housing reserve on the former BC Research site has now been added to Wesbrook Place. This requires a new subdivision to incorporate new lots into the neighbourhood, contributing to the overall density increase in South Campus.

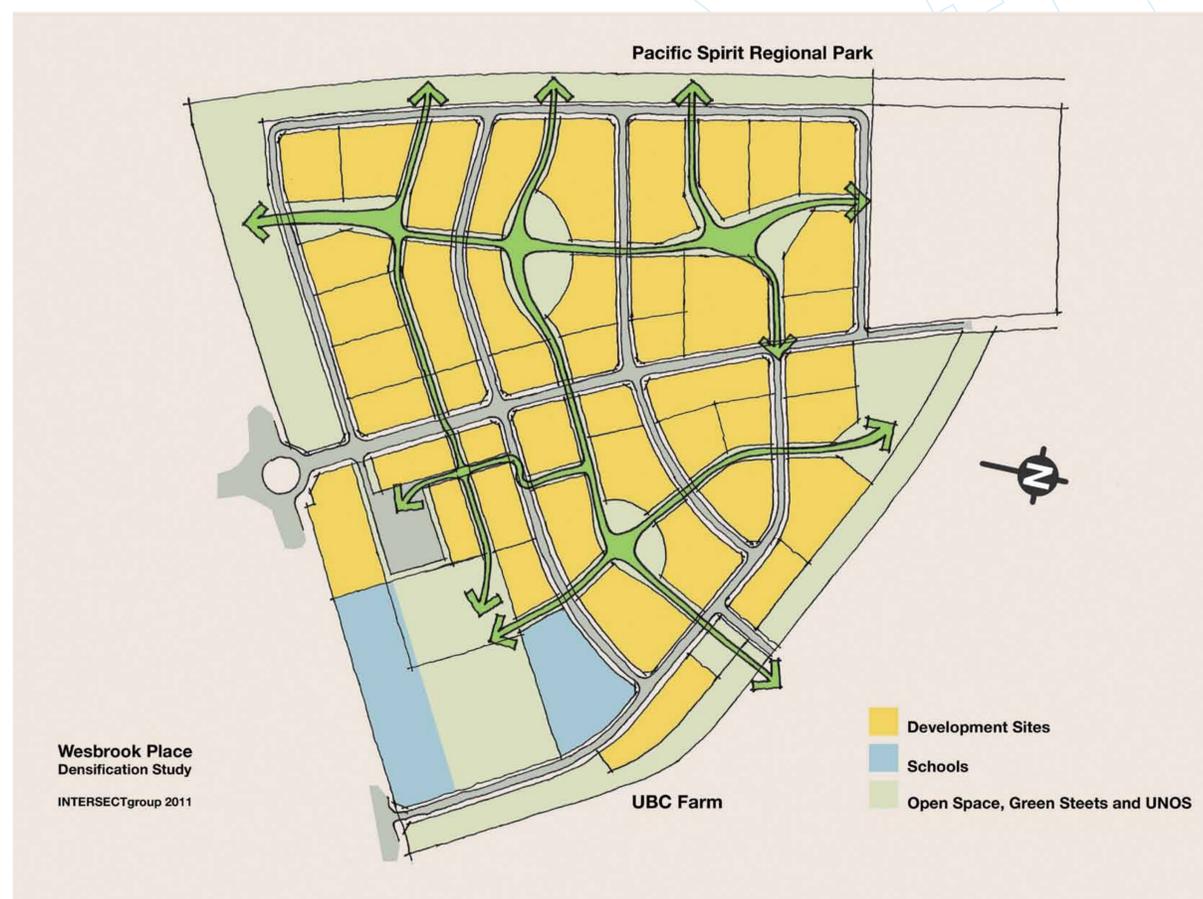
Planning for the new subdivision has taken into account the overall neighbourhood design principles that were established in the *South Campus Neighbourhood Plan* in 2005. Location of the new subdivision, outlined in black, is shown below.

Here are the neighbourhood design principles:

- Maintaining a street network that directs vehicle traffic to the perimeter of the neighbourhood
- Creating a park-centered network of Green Streets
- Incorporating Useable Neighbourhood Open Space (UNOS) and Green Streets that provide an off-street, neighbourhood walking network
- Applying consistent lot size delineation



New subdivision in context with the existing Wesbrook Place neighbourhood.



How the subdivision is going to be a seamless extension of the existing neighbourhood. Note the continuation of the Green Streets and road access around the perimeter of the subdivision.

9a Wesbrook Place Neighbourhood Plan Changes

Amendments to the *South Campus Neighbourhood Plan (Wesbrook Place)* will help achieve a more sustainable community and transfer density from UBC Farm, which has been retained for sustainability teaching, research and innovation.

The UBC Board of Governors set a density target of 6.28 million square feet for South Campus as part of the UBC *Land Use Plan* amendment process in 2011.

Map A on Board #9b is what is in the unamended *South Campus Neighbourhood Plan*. Map B on Board #9b shows the proposed new density allocations by lot number. This proposal is an example of how the target of 6.28 million square feet of density could be distributed within Wesbrook Place.

Before asking you to provide input, let us take you through how we arrived at this distribution.

The criteria below, which meet the guiding principles of the *South Campus Neighbourhood Plan*, were applied to this scenario:

- Transfer of density originally earmarked for townhomes from the proposed Vancouver School Board elementary school site
- Transfer of density from UBC Farm, formerly designated as 'Future Housing Reserve'
- Inclusion of the new subdivision, formerly the BC Research site
- Respect for height of adjacent buildings, shadowing of other buildings, views and building form
- Adherence with 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
- Maintains the neighbourhood design principles

In addition to these advantages, it is important to note that the density transfer in **Wesbrook Place will maintain or exceed 20% rental housing as required by the UBC *Land Use Plan*.**

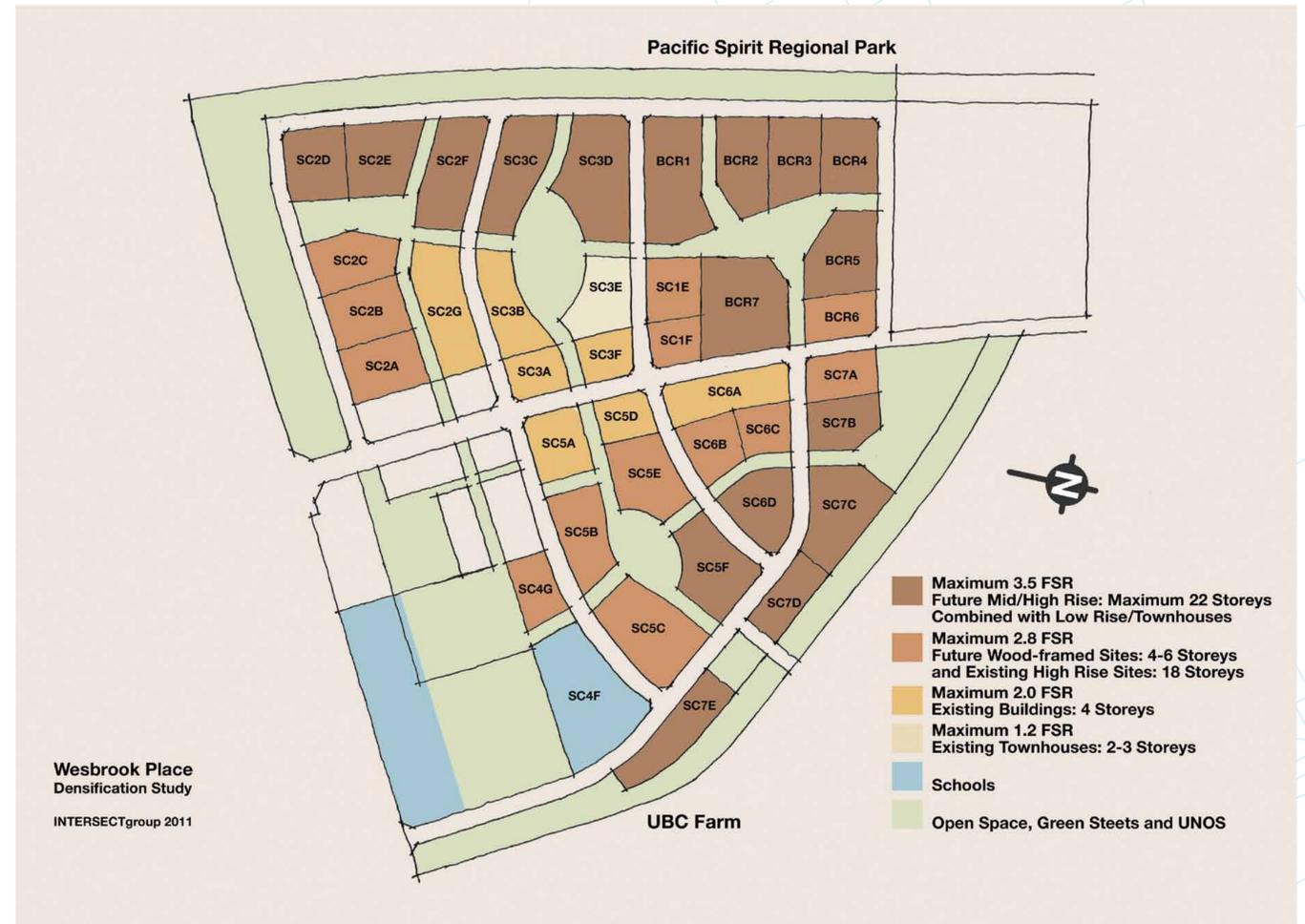
Minor text "housekeeping" amendments are also being proposed.



9b Wesbrook Place Neighbourhood Plan Changes



Map A: Here is the existing South Campus Neighbourhood Plan housing allocation.



Map B: Here is the proposed amendment to increase density in Wesbrook Place.

10a 3D Illustration of Wesbrook Place

Board #10b shows you an illustration, including a combination of building types, of what Wesbrook Place could possibly look like once it is completed.

Included are images of similar buildings in Vancouver to give you an idea of how they might look. Here are some things for you to think about when considering the illustration:

Affordability

- 6-storey buildings or less can be built in wood frame construction at a lower cost than the concrete construction required for buildings above 6-stor­eys. Lower cost of construction improves affordability.

Building experience

- Taller buildings provide residents with better views and more soundproofing between units.

Street level experience

- 6-storey buildings are configured with less open space on the building lot than is available with taller buildings. A concentration of lower buildings tend to create a solid wall of buildings along the street.

Neighbourhood experience

- The relationship between existing 3 and 4 storey buildings and the building height on neighbouring undeveloped lots, or lots across a street/green street, has been considered in this illustration. This depiction increases new building heights in steps, incorporating gradually taller buildings as you move further away from existing buildings.
- The shadows cast by lower buildings tend to shade streets and courtyards while taller buildings have narrower but longer shadows. By placing the tall buildings at the northern and eastern edges of the neighbourhood in the illustration, the shadows would be cast on the tree buffer areas and not on other buildings.



10b 3D Illustration of Wesbrook Place



Arbutus Village Example



East Campus Example



Chancellor Place Example



South Campus Example



Mount Pleasant Example



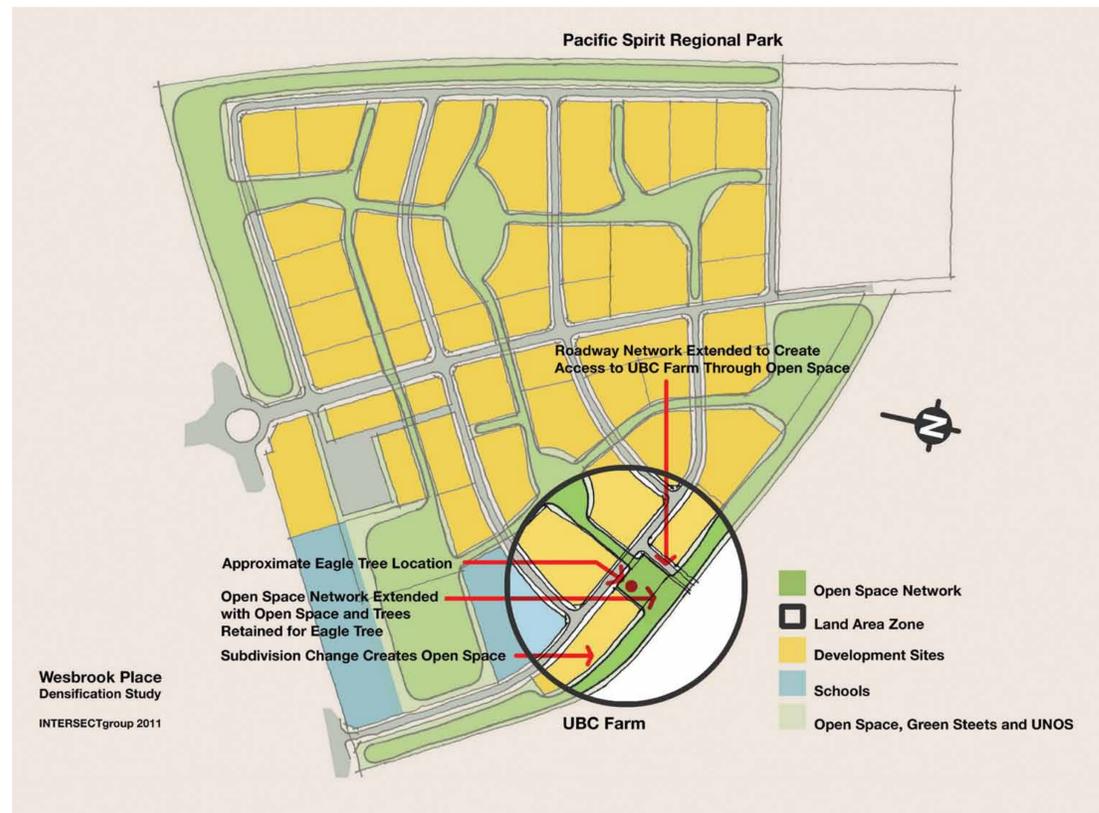
Arbutus Walk Example



Yaletown Example

UBC Farm and Preserving an Eagle's Nest

At the request of the Board of Governors, UBC faculty, staff, students and community members re-envisioned the academic potential of the UBC Farm as a place for sustainability research, teaching and community engagement.



The density transfer allows for the retention of this unique academic resource, which combines teaching, learning and research in sustainability with community engagement. An innovative approach to the UBC Farm was outlined in *Cultivating Place: An Academic Plan for Applied Sustainability on South Campus and Beyond*.

As part of the plan, a range of public engagement and education initiatives, from hosting public events, workshops, lectures, field dinners, concerts, celebrations, farmers' markets, and festivals, will be pursued to maintain and enhance the farm's role in the wider community. Specific programs for a variety of groups, including University residents, aim to build a strong connection between the University and these groups, leveraging the intersection of food, health and global sustainability.

To connect the farm, the driveway will remain in its current location. As a result, this will create a new open space to accommodate the eagle habitat noted below. Plans for the farm also includes exploring the development of facilities specifically designed for community engagement near the farm entrance.

Eagle's Nest

In early 2011, it was brought to our attention that there was an eagle's nest located on one of the sites originally designated for housing. The eagle's nest was then established as a consideration for the *South Campus Neighbourhood Plan* amendment process to ensure that its habitat is accommodated.

This map illustrates the location of the eagle's nest. The area and trees surrounding the eagle's nest are to be retained as green space with no housing allocated to that lot. This new green space is integrated with the existing Green Street network and with the reconfigured driveway access to UBC Farm.

Do you have any comments on the road access to UBC Farm?

Please see Question 3 in your feedback form. Space has been provided for your comments.

12 What's your Point of View?

Feedback Exercise

Now it's your turn! Based on what we have presented, please take a few moments to share your thoughts and ideas on the 3D illustration.

Different people have different reactions to built environments and everyone has their own views on how their neighbourhood should look, feel and be used.

The 3D illustration on **Board #10b** indicates a mix of building types that would achieve the density targets, affordability objectives and urban design considerations as laid out in **Board #10a**.

Please refer to your feedback form; it has room for your comments.

In designing a framework for the new building forms in the neighbourhood we used criteria based upon the earlier commitments to green streets and parks, as well as introducing the idea that new building heights should bear some relationship to the 4-storey buildings already occupied in the neighbourhood. **What are the strengths and weaknesses of the approach depicted in the 3D illustration?**

Are there other approaches to achieving the floor space targets we should consider? If yes, what would they be and why?

E.g. reducing the tall buildings around the perimeter would require increasing the height of lower buildings proportionately (i.e. greater number of mid-rise buildings). However, this option would reduce affordability due to concrete construction and increase shadowing at street level.



13 What's your Point of View?

Gage South & Environs

During the *Land Use Plan* amendment process, members of the student community asked UBC to consider re-designating the Gage South area (where the diesel bus loop is currently located) and removing the non-student housing from this area.

In addition to the proposed 6.28 million square feet of housing to be built in Wesbrook Place, the Board of Governors has requested that we consider adding 310,000 square feet of faculty, staff and student rental housing (approximately 2 x 22-storey towers worth of housing to be distributed throughout the neighbourhood) from the Gage South & Environs area, which has been designated as an "Area Under Review".

A separate planning process is currently under way for the Gage South & Environs area. This process includes a multi-stakeholders collaborative working group which will recommend options for public consultation later this fall.

If you were to include the additional density from Gage South in Wesbrook Place where would you place it?

Please see Question 5 in your feedback form. Space has been provided for your comments.

