



## South Campus Neighbourhood (Wesbrook Place) Plan Amendments

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

### The Existing Plan

The purpose of the neighbourhood plan is to provide details on the types and locations of housing, shops, services and amenities. The neighbourhood plan guides development to help achieve this vision.

The South Campus Neighbourhood Plan was adopted in 2005, after an almost two year process. This process helped create a unique vision for Wesbrook Place which is compact and complete. Here are some of the prominent features of the neighbourhood:

- Sustainable strategies, including for stormwater distribution, rain water retention, green roofs, sediment control and access to public transit
- Largest complement of housing on campus, including rental, student, faculty, 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 with the Land Use Plan

In March 2011, amendments to the Land Use Plan were adopted which address key issues the university community identified during the Vancouver Campus Plan process as obstacles to realizing that vision.

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

*Continued on reverse*



Some of the housing density from the UBC Farm will be transferred to Wesbrook Place, mainly by increasing building heights from 3 storeys to 6 storeys. Some taller buildings will also be required in some places.

**“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.”**

The site formerly occupied by BC Research will also be added to the neighbourhood, including provisions for housing, parks and greenways.

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. Additional housing density transfers from the Gage South area to South Campus will be considered, to allow for additional rental housing for faculty, staff and students on campus.



Maintaining sufficient population in South Campus is key to ensuring year-round support and viability for the critical range of shops, services, transit options, amenities and social infrastructure needed for a complete community.

The other matters to be addressed include:

- reconfiguring road access to UBC Farm
- preserving tree habitat associated with an eagle’s nest
- identifying a school site for the Vancouver School Board

## Next Steps

The amendment process will include multiple opportunities for community and stakeholder input as well as technical and design work.

Opportunities for public input include:

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



### TIMELINE:

