



Wesbrook Place Neighbourhood Plan – Minor Amendments

Consultation Summary Report

Consultation Period: January-April, 2020

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Executive Summary

Enabling the timely delivery of below market rate faculty-staff rental housing is essential as demand for affordable faculty and staff housing on campus continues to grow. This consultation collected feedback about a minor amendment to the Wesbrook Place Neighbourhood Plan to enable up to 500 faculty-staff rental housing units on undeveloped sites and allow UBC to meet its target of 20% of new housing for faculty and staff rental in the next 10 years.

This amendment does not impact the amount of buildable floor space nor public open space. Rather it enables 6-storey buildings on specific sites in the Wesbrook Place Neighbourhood Plan to accommodate faculty-staff rental housing where some taller towers and townhouses are currently planned.

Consultation has undergone a similar process as previous Neighbourhood Plan amendments and included:

- Advisory bodies:
 - Wesbrook Place Neighbourhood Steering Committee
 - Wesbrook Place Neighbourhood Plan Planning Advisory Committee (PAC)
 - UNA Board
 - Advisory Urban Design Panel (AUDP)
 - Property & Planning Advisory Committee (PPAC)
 - Land Use and Operational Sustainability Committee (LUSC)
- Public Consultation period

The public consultation was held between February 10 – 24, 2020. It offered the opportunity for the UBC community to submit input on the proposed Neighbourhood Plan amendment. Community participants submitted their input online through a survey and in person at a public open house.

This report presents a summary of feedback received on the proposed amendment for the Wesbrook Place Neighbourhood Plan. A total of 56 community members participated in the formal public consultation.

Overall, the comments received suggested a positive response to the proposed amendment, with strong support for the proposed 6-storey buildings in Wesbrook Place and the need for additional faculty and staff housing. We also heard feedback not related to the proposed amendment, which were general concerns about development in Wesbrook Place and a desire to protect green space.

As a result of consultation, no changes to the proposed amendment were made, while one change was made to the Illustrative 3D Model: a 4 metre stepback from the podium of one of the two towers, after an analysis of shadowing impacts on the public and private realm.

1. Planning Context of Wesbrook Place

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.



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

2. Engagement Summary

Public engagement on the proposed amendment included six formal meetings with several planning and advisory committees in addition to a formal public consultation period between February 10 – 24, 2020, which included a public open house and online survey.

Formal Neighbourhood Plan Amendment Project Meetings

Campus + Community Planning staff met with stakeholder groups and committees in Winter 2020, in addition to the in person and online engagement activities that took place during the consultation period, as outlined below.

Group	Meeting Date
Advisory Urban Design Panel (AUDP)	January 9, 2020
Wesbrook Place Neighbourhood Steering Committee	February 4, 2020
Wesbrook Place Neighbourhood Plan Planning Advisory Committee (PAC)	February 5 and 26, 2020
University Neighbourhood Association (UNA) Board	February 18, 2020
Property and Planning Advisory Committee (PPAC)	February 18, 2020
(Future) Land Use and Operational Sustainability Committee (LUSC)	April 9, 2020

Public Consultation

The Wesbrook Place Neighbourhood Plan – Minor Amendments public consultation ran from February 10 – 24, 2020. Feedback was gathered through an online survey and a public open house. All of the information provided at the open houses was also posted on the Campus + Community Planning website. Copies of the open house display boards and online survey are provided in Appendix I and II respectively.

In total:

- Approximately **22** people attended the open house, with varying levels of participation
- **34** people submitted feedback via the online survey
- **37** verbatim comments were received (**32** online and **5** in person)

The other formal engagement activities included a number of project meetings with several campus planning and advisory committees.

Public Open House

One public open houses was held in Wesbrook Place and was attended by a total of 22 participants:

Public Open House

February 11, 2020 from 4:30pm to 6:30pm

Wesbrook Village Community Centre, 3335 Webber Lane

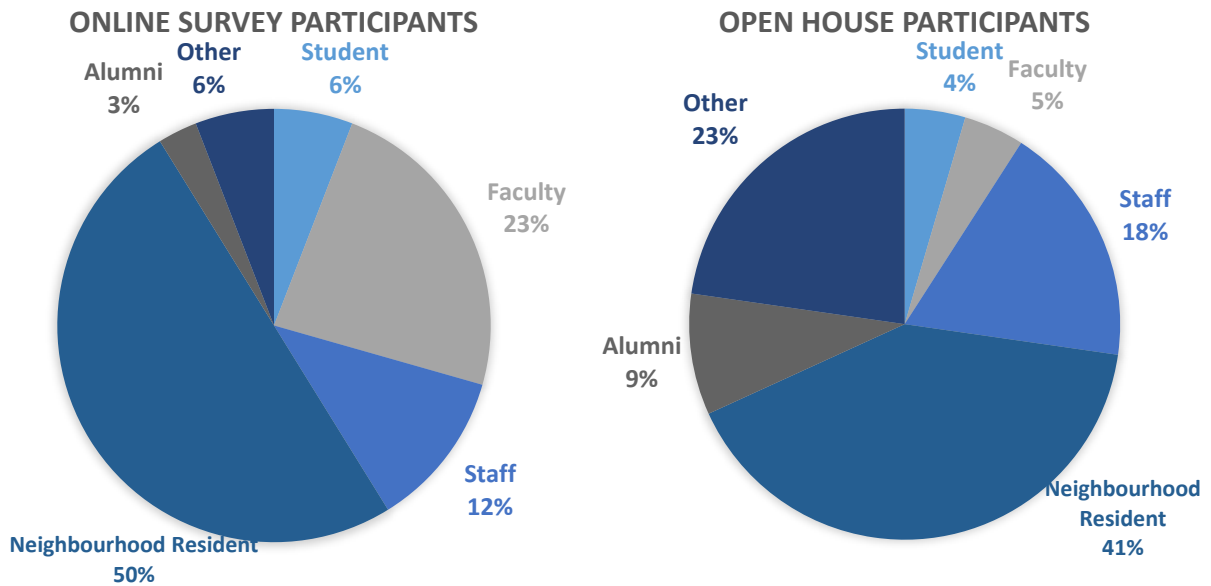
Campus and Community Planning staff were available at the open houses to answer questions. Seven display boards were set up at the open house to provide an overview of the amendments to the Wesbrook Place Neighbourhood Plan. Participants were encouraged to provide feedback by writing comments on sticky notes and placing them on boards. Sticky notes were collected at the end of the open house and transcribed. In addition, printed copies of the online survey were available for the public to fill out, and the online survey link was available on advertising and event posters.

Website and Online Survey

Public consultation materials were available on the Campus and Community Planning website and included the the same information (i.e. display boards and survey) available at the public open house. The online survey was available from February 10 – 24, 2020, and was accessible for both mobile phones and computers.

Participant Demographics

A total of 56 students, faculty, staff, alumni, and UBC residents participated in the consultation process either online or in person.



The pie charts above show who participated¹ in the process and the demographic breakdown of participants who took part in the open houses and online survey. The demographics² of total participation are broken down by percentage.

3. What We Heard

Feedback was collected on the proposed amendments to the Wesbrook Place Neighbourhood Plan to enable more faculty and staff housing. Feedback from both the in-person events and online survey were analysed using a qualitative theming process. This process involved reviewing individual verbatim comments from each of the questions asked and assigning theme(s) according to the sentiment expressed by each comment.

Overall, the comments received suggested there was support for the amendment, most notably because it enables lower rise buildings as opposed to towers on the undeveloped sites. We also heard some concern unrelated to the amendment, but focused on development elsewhere in the neighbourhood.

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

When asked about what they thought about the Wesbrook Place Neighbourhood Plan minor amendment, participants largely supported the addition of faculty and staff housing units. Comments received were mainly general support statements, or specifically related to the desire for lower rise buildings in Wesbrook Place and the need for additional faculty and staff housing.

We heard just two comments of concern related to the amendment. Other comments of concern were not related to the proposed amendment and focused on other development elsewhere in the neighbourhood and general concern about insufficient neighbourhood amenities, parking and cyclist infrastructure.

See table below for more detailed information on the comment themes and frequency counts.

¹Open house participation can be difficult to measure when events are held in large, open spaces with multiple points of entry and exit. Individuals counted spent varying amount of time at the open house, with engagement levels ranging from reading the boards, writing feedback on sticky notes, and asking staff members a number of detailed questions.

² To avoid double counting, respondents with multiple affiliations with UBC were counted as the first listed, for example if a person indicated they were a UBC resident and alumni, they were counted as a resident.

Comment	Frequency Count of Comment
Concern related to the amendment	2
Housing should be for all	1
Noise insulation in woodframe buildings	1
Support related to the amendment	20
Faculty/staff and family housing	5
General	11
Prefers low rise buildings	4
Other - not related to the amendment	15
High density and insufficient amenities	4
Loss of green space	2
Tower heights and placement	6
Insufficient transportation infrastructure	3
Grand Total	37

In addition to what was heard through formal public consultation, there was a positive response from committees, the AUDP, UNA Board and the Wesbrook Place Neighbourhood Steering Committee on the proposed amendments.

4. Next Steps

The ideas and feedback collected 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, the UBC Development Handbook will also need to be amended to be consistent with the updated Neighbourhood Plan. All subsequent housing projects will proceed through a standard development approval process, with applications reviewed for approval by the Development Permit Board.

Design and delivery of the faculty-staff housing units would begin in 2020, first on sites BCR7 and BCR9, with a second phase of development on site BCR5 following, subject to demand.