

TO: University Neighbourhoods Association

FROM: UBC Campus and Community Planning

DATE: February 02, 2022

PROJECT: Proposed Basketball Court for Wesbrook Neighbourhood-Siting Analysis

Project Summary:

A temporary outdoor basketball court for Wesbrook Neighbourhood is being explored by the UNA as a potential project made possible through Metro Vancouver's Community Works Funding, offered to local governments across the region and used to support initiatives that benefit the local community. The UNA Board will determine whether to include this project for Metro Vancouver consideration as one of a suite of UNA initiatives being put forward under the Community Works Fund. Before this project can be considered for advancement, a development permit from the governing land use jurisdiction, which is UBC's Campus and Community Planning, is required.

The proposal has been discussed at the UNA Board, with numerous community members providing feedback (both formally as a delegation, or through written comments to the Board), highlighting a number of interests and concerns with regard to the proposal in terms of community benefits and risks.

To assist the UNA Board in its decision and in advance of re-submitting any development permit application, Campus and Community Planning has been working with the UNA to evaluate and help identify potential sites for the proposed basketball court that consider consistency with the existing neighbourhood plan's land use designations, co-location benefits with similar recreational uses, and impacts to neighbouring residential units. The UNA has also engaged the services of Richard Findlay, Landscape Architect to prepare a sport court design and layout plan that aligns with industry best practice for this type of recreational facility. A separate noise impact study has also been completed by the UNA, and attached for information (Attachment 4).

Should the UNA Board decide to proceed with a new development permit application, Campus and Community Planning would undertake the required community engagement and a final technical analysis as part of the development review process before a decision is made by the Development Permit Board.

Project Governance and Decision Making:

The UNA is leading the proposal and will determine whether or not it should advance to Metro Vancouver for funding (pending issuance of a development permit). Similar to any development initiative on UBC land, a development permit is required from UBC. The development permit process is managed by Campus and Community Planning with a decision made by the Development Permit Board, as part of UBC's land use governance per the UBC Development and Building Regulations. The UNA is the project proponent for this initiative and has engaged UBC Properties Trust, as developer and project manager, to act as the development permit applicant on their behalf.

As in a municipal context, advanced engagement by the project proponent is often suggested for redevelopment projects prior to the development permit application to ensure community needs and

interests are understood and considered by the project sponsor as well as the local land use jurisdiction. Although a formal engagement process has not been completed to date, the initial development permit application drew significant community attention, and the UNA Board has heard from community members on a range of benefits and risks with the initial project proposal, described in more detail later in this brief.

Upon receipt of the development application by Campus and Community Planning, the development review process begins and typically includes the following steps:

- Site signage erected at the proposed site with project details
- Two week online public engagement period, including:
 - Online engagement feedback form
 - Virtual public open house with project proponents present to answer questions
- CCP and UNA review of feedback from online engagement and open house
- Revisions to application, if necessary, in response to community feedback
- Development Permit Board meeting and deliberation
- Issuance of Development Permit
- [note: This project also requires a UNA decision to proceed to Metro Vancouver for funding of the project]

Project History:

A development application was submitted to Campus and Community Planning by UBC Properties Trust on behalf of the UNA in November 2021, for the proposed basketball court and was subsequently withdrawn by the UNA in response to community feedback highlighting concerns with the proposed court location. A high-level summary of resident concerns and interests that emerged based on community feedback to the UNA Board and early engagement from the development permit process (engagement was not fully completed) include:

- Noise impacts for residents who live across from the proposed basketball court
- Appropriateness of co-locating a basketball court next to a community splash pad
- Appropriateness of this type of facility for this neighbourhood
- General support for more recreation opportunities in the neighbourhood, although no strong consensus over what type of recreational facility
- Support for a basketball court in the Wesbrook neighbourhood

Based on this feedback, the UNA Board subsequently directed a sub-committee of the Board to work with Campus and Community Planning and the UNA's retained landscape architect to undertake a siting analysis and to review opportunities to mitigate noise and siting concerns for the previously identified Wesbrook Basketball Court location.

This analysis has been done in response to the request, and identifies a revised location, taking into consideration the interests and concerns raised through the process to date.

Siting Analysis:

This siting analysis is based on the proposed sport court design and layout provided by the landscape architect, and considers all available potential sites within Wesbrook Neighbourhood.

Location & Land Use

The basketball court has been proposed for Wesbrook Neighbourhood, zoned as a “Neighbourhood Housing Area” in the UBC Land Use Plan (Attachment 1). This neighbourhood includes several vacant sites that are slated for future development, which have been included in this siting analysis in addition to available open green space.

Siting Summary

Attachment 2 provides a summary of all sites that were considered for the proposed temporary basketball court facility, including all future development sites (8 total); plus 1 programmed open green space site. In consideration of these sites, the following criteria were applied to test viability, before proceeding with further technical analysis:

- Conformity with land use (all sites meet this criteria)
- Adequate space to accommodate the proposed design and layout
- Timeline of future anticipated development to maximize community benefit

SITE	EVALUATION SUMMARY
Site 1-Vancouver School Board Site	This site provides the longest potential lifespan for this temporary facility and would allow for 10 plus years of sport court use.
Site 2-SC5C	Future development site, planned for 2023. Not a viable option.
Site 3-Nobel Park	Site analysis focused on areas adjacent to softball field. Limited in size, currently used for community gardens and a playground. Not a viable option that can accommodate a basketball court.
Site 6-BCR7	Future development site, anticipated for 2025. Not a preferred option given its limited vacancy time. Would allow for approximately three years of sport court use.
Site 7-BCR5&6	Future development site, currently in Development Review stage. Not a viable option.
Site 8-BCR1	Future development site, anticipated for 2026. Not a preferred option given its limited vacancy time. Would allow for approximately four years of sport court use.
Site 9-BCR2	Future development site, anticipated for 2025. Not a preferred option given its limited vacancy time. Would allow for approximately three years of sport court use.
Site 10-BCR3	Future development site, anticipated for 2028. Not a preferred option given its limited vacancy time. Would allow for approximately six years of sport court use.
Site 11-BCR4	Future development site, anticipated for 2027. Not a preferred option given its limited vacancy time. Would allow for approximately five years of sport court use.

Based on this analysis, only one site has a >10-year development timeline, compared to all other sites that are planned for development within the next six years. Given the above development constraints, Site 1 (future Vancouver School Board site) was the only site advanced to further technical analysis, taking into consideration the noise impact concerns raised through early community feedback, and described in further detail below:

Distance between proposed sport court and nearest residential building:

Based on industry best practice recommendations from the UNA's retained landscape architect, a minimum 45m green space buffer should be provided between a sport court and adjacent residential buildings to minimize noise impacts. The proposed site is 64.05m away from the nearest residential building. Distance between the proposed sport court and the nearest future residential building was also measured, yielding a 57.1m green space buffer.

Noise Impact Assessment:

A noise impact study was conducted separately by the UNA to ensure conformity with UNA noise bylaw restrictions, and concludes that anticipated daytime noise impacts generated from the proposed sport court fall within the UNA noise bylaw restrictions (Attachment 4).

Sport Court Design Features:

The UNA's retained landscape architect has provided a revised sport court design that will be included in the development permit application. The revised design features include vegetation and gentle berming to help absorb sound.

Attachment 3 provides the proposed site layout, comparing the original proposed location with the proposed revised location. Based on this analysis, the revised location will be 64.05m away from the nearest residential building, increasing the originally proposed buffer by an additional 30 metres. The revised location will support primary pedestrian access to the facility via the community splash pad accessed from Webber Lane, and remains appropriately clustered with other outdoor recreational facilities including the sand volleyball courts and community splash pad. Clustering these types of facilities enables shared use of supporting amenities (garbage receptacles, pedestrian desire lines to access the site) and creates synergies between uses.

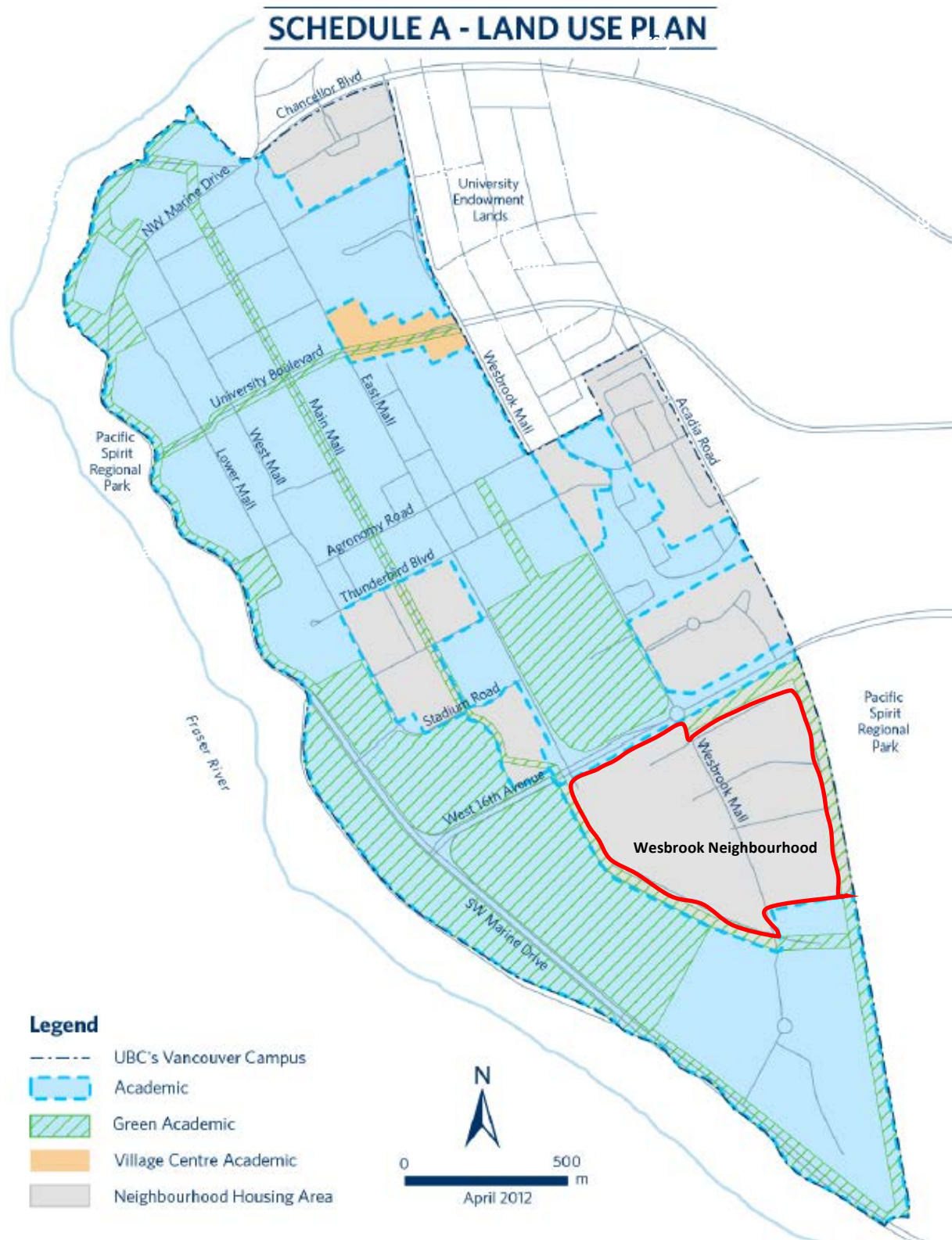
Attachment 5 provides precedent images and distances of outdoor basketball courts from residential areas across Vancouver as a comparison to what is being proposed. It should be noted that surrounding ambient noises will differ across locations, and adjacency impacts to single family homes may differ from impacts to multi-unit buildings.

Additional Considerations:

In addition to considering the revised site, design, and layout, the UNA Board may also wish to consider specifying the facility for daytime hours of use only, and including this requirement as part of the development permit to minimize noise impacts at nighttime. In addition, the UNA may also wish to explore accommodating specific user groups (such as programmed UNA camps) for designated use times throughout the day.

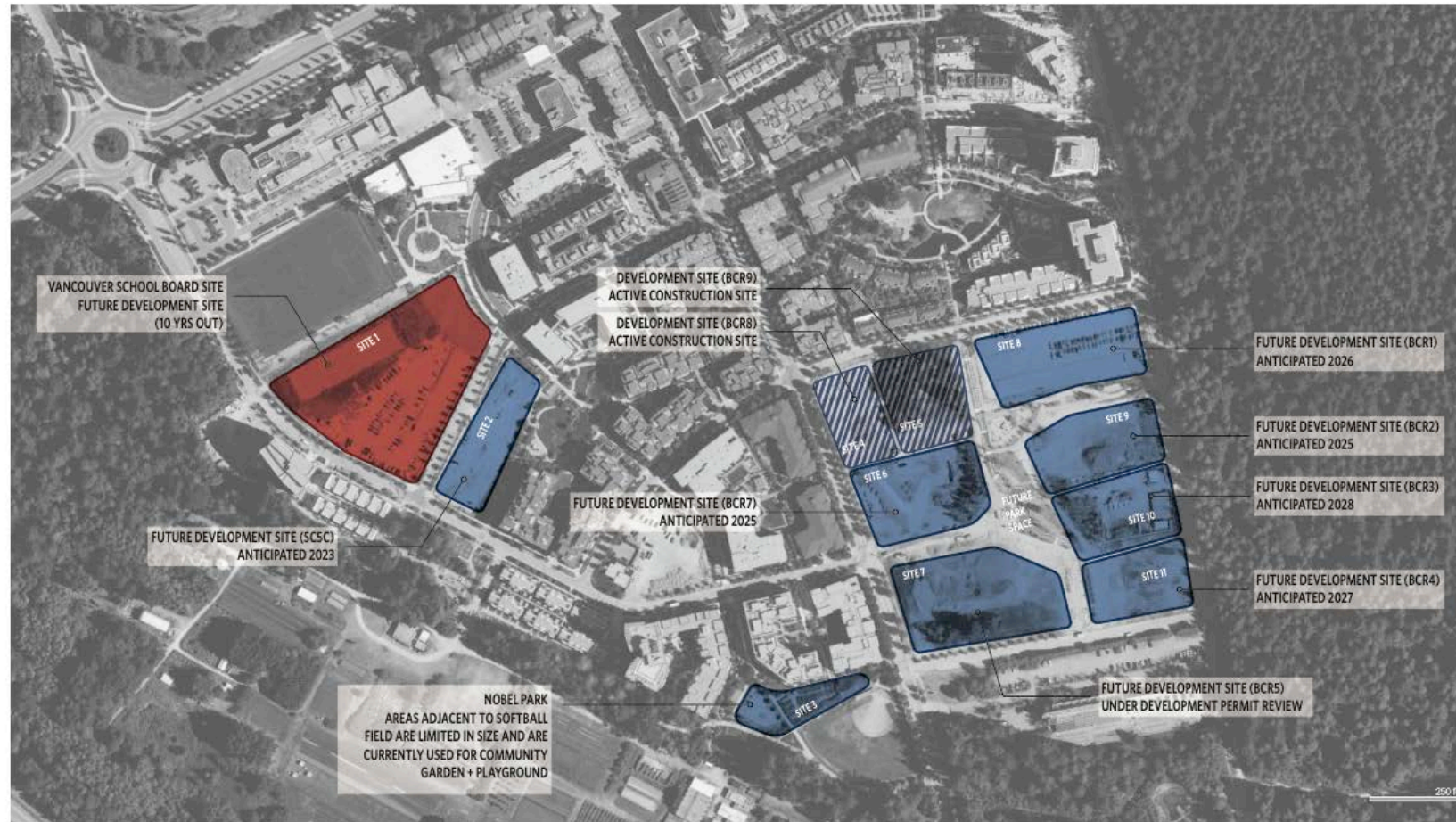
Attachments:

- 1. UBC 2015 Land Use Plan**
- 2. Proposed Basketball Court-Wesbrook Neighbourhood Siting Summary**
- 3. Site Specific Analysis-distances from neighbouring residential buildings**
- 4. UNA Noise Impact Study**
- 5. Basketball Court Precedent Images**



Attachment 2 – Proposed Basketball Court-Wesbrook Neighbourhood Siting Summary

BASKETBALL COURT SITING | SUMMARY



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Attachment 3 – Site Specific Analysis-distance from neighbouring residential building

BASKETBALL COURT LOCATION | DISTANCES FROM NEIGHBOURING RESIDENTIAL BUILDINGS



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Noise Measurement at Webber House

Date of measurement: January 27, 2022

Last Calibration: January 27, 2022 2:29 pm

Time of measurement: January 27, 2022 2:31 pm to 2:56 pm

Ambient Temperature: 5c

Humidity: 81%

Weather: Sunny

Wind: 7km/h W

The screenshot shows the Vancouver, BC Weather app interface. At the top, it says 'Vancouver, BC Weather' with a green checkmark and 'SAVED TO MY LOCATIONS'. Below this, it says 'Updated on Thu., Jan. 27, 3:05 p.m.'. The main display shows a large '5°C' with 'FEELS LIKE 3' and a sun icon with a cloud. Below this, it says 'A few clouds'. To the right, there is a 'TOP STORY' box with the text: 'Consider the start to February as a GIFT to ski resorts in B.C. First look at how much snow is coming, HERE'. At the bottom, there are several weather metrics: Wind (7^W km/h), Humidity (81%), Visibility (48^{km}), Sunrise (7:50^{AM}), Air Quality (2 Low Risk), UV (1 Low), Wind gust (11^{km/h}), Pressure (↓102.8 kPa), Ceiling (9100^m), and Sunset (5:00^{PM}).

Source: Weather Network 2022 ([Link](#))

UNA Noise Bylaw

Definitions

“Continuous Sound” means any Noise occurring for a duration of more than three minutes, or occurring continually, sporadically or erratically but totaling more than three minutes in any 15-minute period of time;

“Daytime” means from 0700 hours to 2200 hours on any weekday, and from 1000 hours to 2200 hours on any Saturday, Sunday or Holiday;

“Nighttime” means any time not included within the definition of Daytime;

“Point of Reception” means: (a) a point in a lane or a street, adjacent to but outside of the property occupied by the recipient of the Noise, that represents the shortest distance between that property and the source of the Noise; or (b) where no lane, street, or other public property exists between the recipient and the source, any point outside the property line of the real property from which the Noise emanates; and (c) in either case at least 1.2 metres (4 feet) above the surface of the ground;

Noise bylaw Section 10

No person shall Cause Continuous Sound the Sound Level of which:

(a) during the **Daytime exceeds a rating of 55** on an Approved Sound Meter when received at a Point of Reception; or

(b) during the **Nighttime exceeds a rating of 45** on an Approved Sound Meter when received at a Point of Reception.

Noise Level Decibel Scale

DECIBEL SCALE



Source: UNA Noise Bylaw Brochure 2014

Ambient Noise Level

Ambient noise level was recorded before and after the sound measurement.

There are external factors like vehicle drive by, pedestrians, background noise from playing field that can affecting the ambient noise level.

Ambient Noise			
	Start	Duration	LAeq (TH) [dB]
Info	-	-	P1 (A, Lin)
Sample 1	2022-01-27 14:32	02:42.0	48.9
Sample 2	2022-01-27 14:52	02:51.0	47.4

Ambient noise level during the period of measurement is between **47.4 db to 48.9 db**. Ambient noise level excludes period with vehicles and trucks drove by.

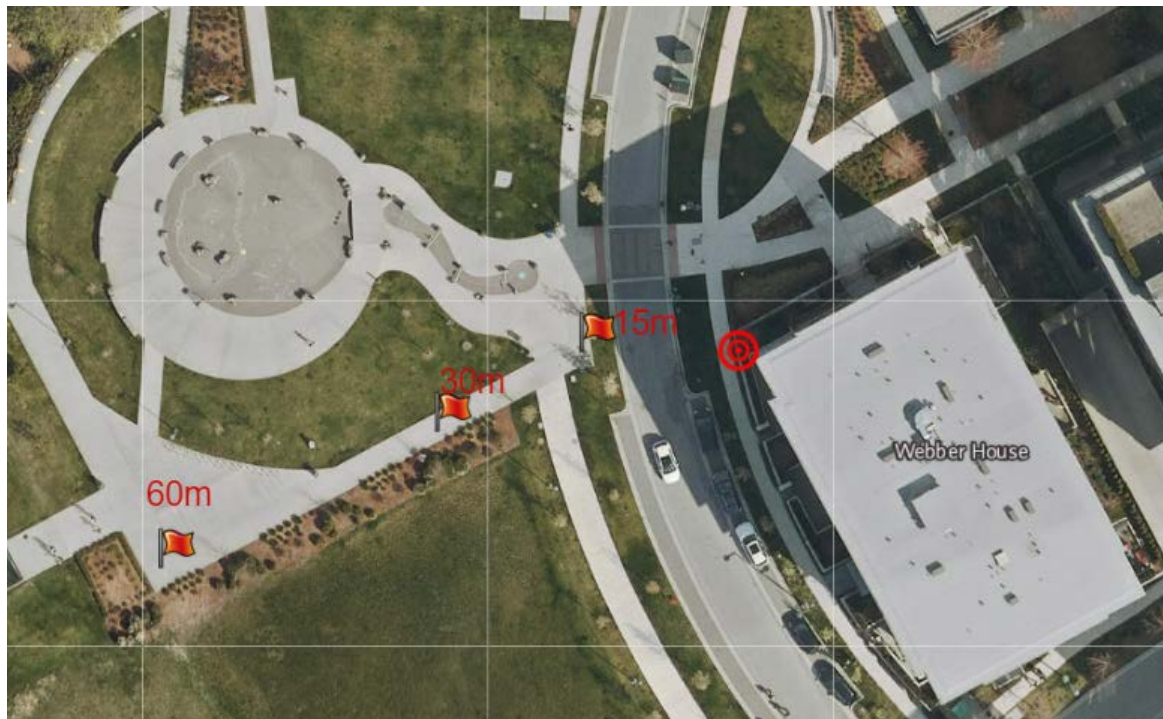
Bouncing Locations:

Locations are predetermined at 15m, 30m and 60m away from the nearest point of reception.

60m is approximate the same distance between the proposed basketball court to the nearby Webber House.

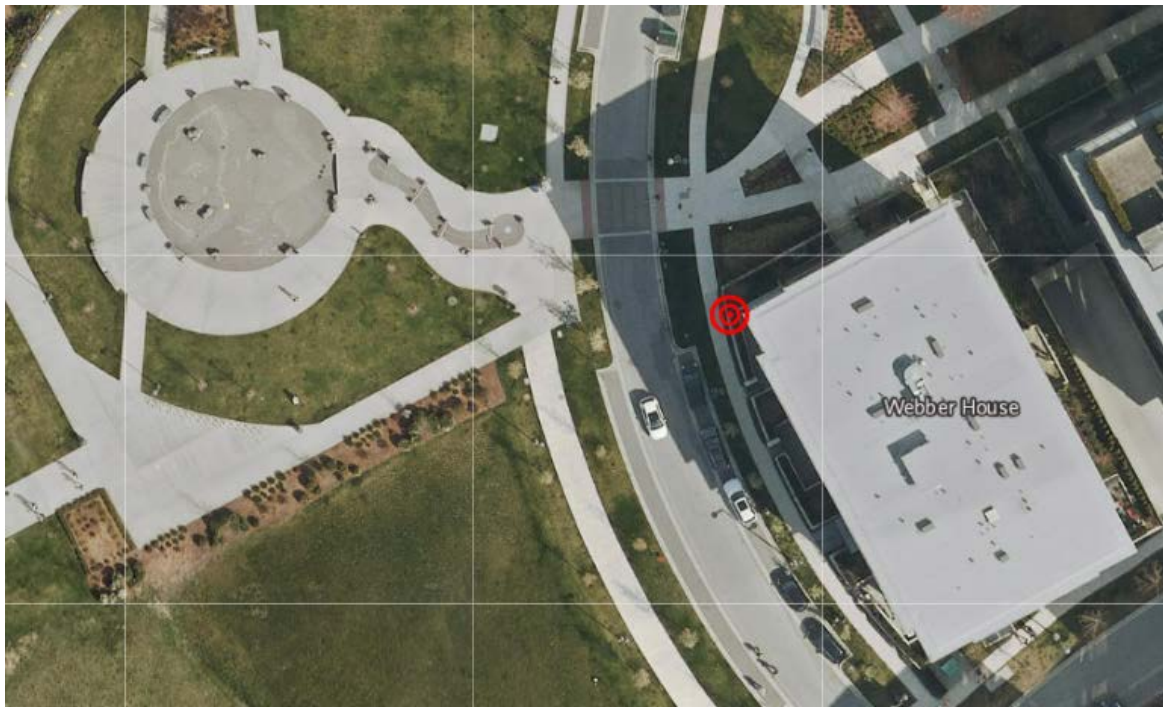
Distance is measured from the edge of the North West corner of Webber House to the following marker locations: 15m Marker, 30m Marker and 60m Marker.

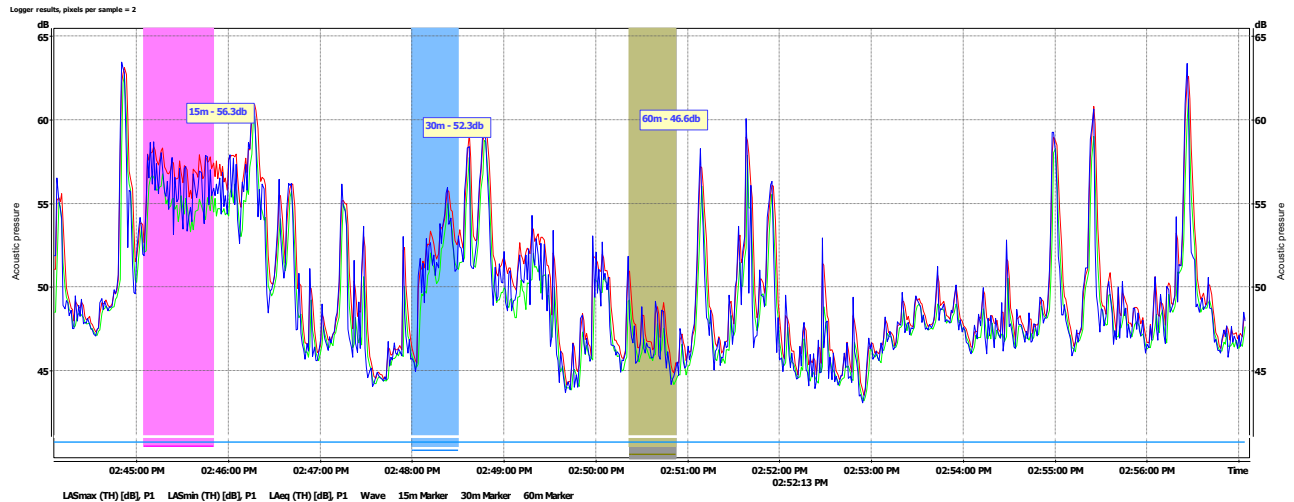
During the noise measuring period, 2 UNA team members bouncing 2 basketballs continuously for up to 1 minute and 30 seconds at each location.



Results

Point of Reception 1 – Northwest Corner of Webber House





	Start	Duration	LA _{eq} (TH) [dB]
Info	-	-	P1 (A, Lin)
15m Marker	2022-01-27 14:45	00:45.0	56.3
30m Marker	2022-01-27 14:48	00:30.0	52.3
60m Marker	2022-01-27 14:50	00:30.0	46.6

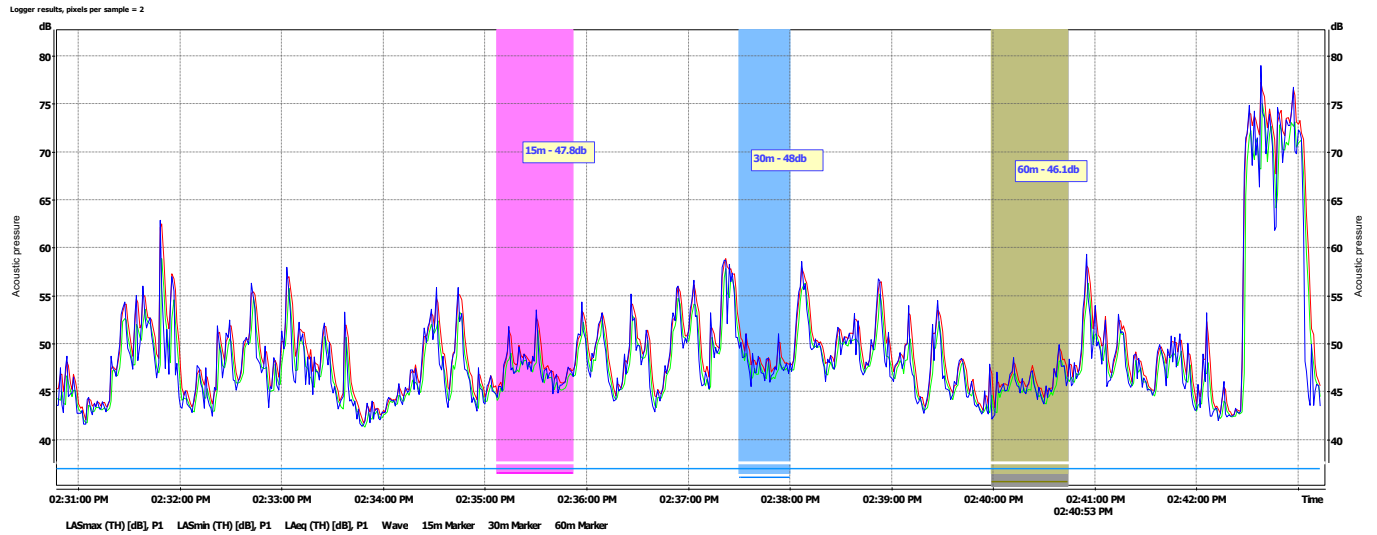
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Point of Reception 2 – Southwest Corner of Webber House (Unit 106 Patio Entrance)





	Start	Duration	LA _{eq} (TH) [dB]
Info	-	-	P1 (A, Lin)
15m Marker (39m)	2022-01-27 14:35	00:45.0	47.8
30m Marker (44m)	2022-01-27 14:37	00:30.0	48
60m Marker (70m)	2022-01-27 14:39	00:45.0	46.1

Noise bylaw Section 10

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- (a) during the **Daytime exceeds a rating of 55** on an Approved Sound Meter when received at a Point of Reception; or
- (b) during the **Nighttime exceeds a rating of 45** on an Approved Sound Meter when received at a Point of Reception.

Attachment 5 — Basketball Court Precedent Images

BASKETBALL COURT PRECEDENTS | DISTANCES FROM NEIGHBOURING RESIDENTIAL BUILDINGS



DAVID LAM PARK



QUEEN ELIZABETH PARK



KITSILANO BEACH



GRAYS PARK



MT. PLEASANT PARK



GRANVILLE ISLAND



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