

Lot 26 Public Consultation (DP23020)

Development Permit Application

Overview

Development projects in UBC's neighbourhoods are part of implementing UBC's Land Use Plan and Neighbourhood Plan and are guided by the Development Handbook. Together, they provide direction on land uses, densities and development controls.

Polygon Development 233 Ltd. has applied to UBC for permission to develop a 16 storey residential tower with 3 storey townhouses, over 3 levels of underground parking on Lot 26, at Ross Dr. and Gray Ave., in Wesbrook Place neighbourhood. The proposal is for:

- A total of 218 market residential units, including 11 townhouses
- A proposed Floor Space Ratio of 3.5 for the site (Approximately 16,763 sq. m.)

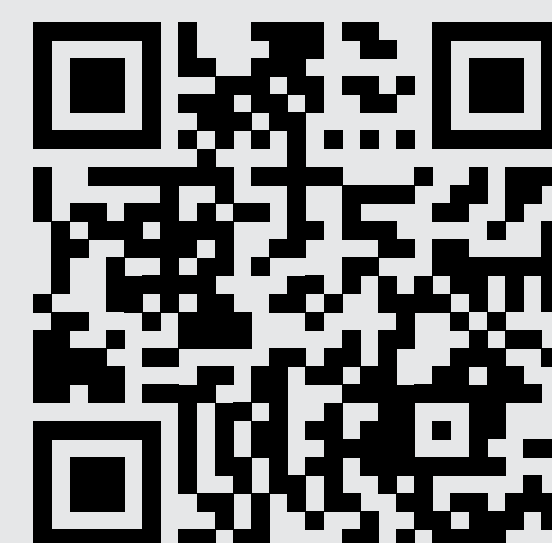
The Wesbrook Place Neighborhood Plan designates this site for a 16 storey residential apartment building on the south end and 3 storey townhouses to the north (see Plan P10 map).

WE WANT TO HEAR FROM YOU

The public is invited to review and provide feedback on the architectural, landscape, and context plans. Feedback received is provided to the applicants and project reviewers, giving them the chance to adjust plans in response to new concerns or ideas. Feedback outside the scope of this project is always welcome and will be used to inform future plans and projects.

Learn about the project plans [here](#) or scan the QRCode.

Submit your feedback on the plans by June 21, 2023.



Wesbrook Neighbourhood Plan - Plan of Land Uses (P-10)

Planning Context

The Lot 26 proposal is part of UBC's ongoing effort to create thriving, sustainable residential communities on campus. More housing in Wesbrook Place supports UBC commitments to provide a variety of housing options, including rental housing for faculty and staff, and market rental and leasehold housing, supported by a range of amenities and services.

The Vancouver campus consists of 994 acres (402 hectares) of academic and neighbourhood lands that support the academic mission of the university.

Currently there are six unique neighbourhoods each with a UBC Board of Governors approved neighbourhood plan that describes the vision for the neighbourhood and include guidelines for things like housing, open space and sustainability. Development within each neighbourhood is subject to development controls including REAP (Residential Environmental Assessment Program), a regulatory green building rating system which ensures all new residential buildings meet or exceed UBC's climate action commitments and BC's Energy Step Code.

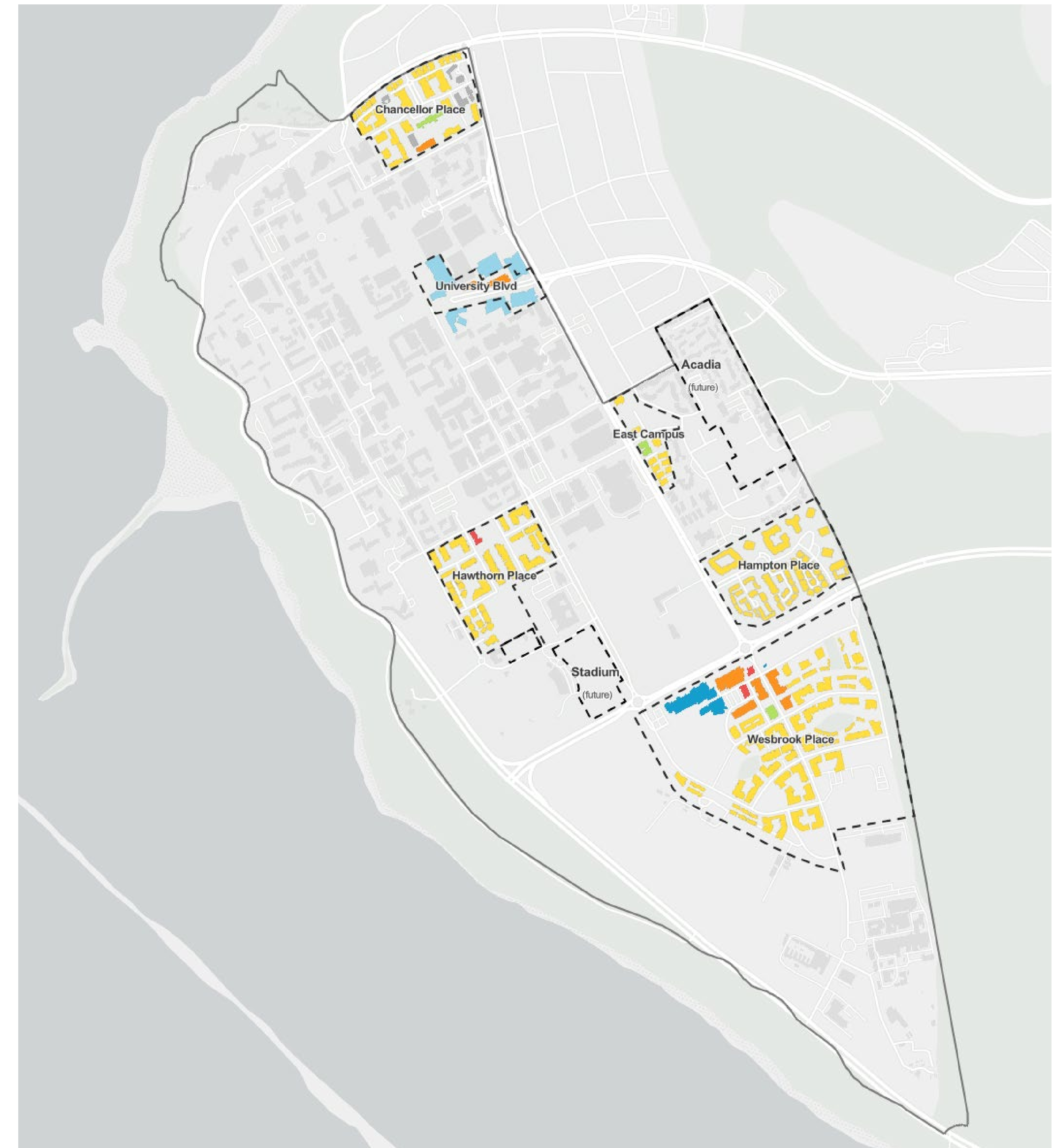
UBC's neighbourhood plans and broader campus planning align with university priorities and needs, and are shaped by input from the community.

The Development Permit process helps implement the Neighbourhood Plan, and ensures that all new projects are consistent with the vision and goals of UBC land use and sustainability plans, and other regulatory requirements including building and fire codes.

Please review the project application that provides more information on the proposal at <https://planning.ubc.ca/Lot26>.

i NEXT STEPS

A Public Open House will be held on June 14 from 5:30-7:00pm at the Wesbrook Community Centre. Submit your feedback online by June 21, 2023. Lot 26 will be presented to the Development Permit Board for consideration on July 12 2023. Subject to approval, construction is targeted to begin in Spring/Summer 2024.



UBC's Existing and Future Neighbourhoods