



PUBLIC CONSULTATION SUMMARY

File: DP24018 Wesbrook Place, Lot BCR 7

Date: July 3, 2024

Public Open House

Date & Time: June 19, 2024

Location: Wesbrook Community Centre, Social Room 3335 Webber Lane

The details of the event were posted on-site on the Development Permit notification signs and the Campus and Community Planning website. An advertisement directing interested parties to the project webpage was posted online on the Ubyyssey website running from June 12 to June 19, 2024. Notifications were emailed to the University Neighbourhood Association (UNA), the Alma Mater Society (AMS), and Graduate Student Society (GSS). Notification letters for residents within 30 m of the site were mailed to the following buildings: Dahlia House, Echo, Evolve, Magnolia House, and Nobel House.

Campus & Community Planning Development Services staff, representatives from the project team including dys architecture, Perry and Associates, and UBC Properties Trust were present to respond to questions and accept feedback. Approximately 12 people viewed the presentation boards and spoke with staff regarding the project. Visitors were invited to sign the attendance sheet and leave comments on provided response forms or online. No written comments were received.

Online Comment Form

Comment Period: June 12 – June 26, 2024

During the comment period 22 responses were collected via the online feedback form. 5 responses were excluded because they were blank.

The primary affiliation provided by the commenters:

Faculty	11
Staff	8
Alumnus	4
Resident	13
UNA	9
Other	1

Of these respondents 92.5% reported living at UBC. 2 (9%) respondents supported the development without reservation, while the remaining respondents either opposed it, supported a reduced level of development, or expressed other concerns. Approximately 54.5% of respondents expressed concern with the location of the 14-storey tower along Wesbrook Mall. Approximately 40% of respondents expressed concern with the location of the parking garage entrance on Wesbrook Mall and the potential traffic and increased congestion along Wesbrook Mall. 32% of respondents expressed concerns about shadowing or loss of views from the 14-storey tower. Concerns about the increase in noise, construction impacts, and the lack of childcare and commercial space in the development were also mentioned. Please see Attachment 1 for the Online Survey Results.



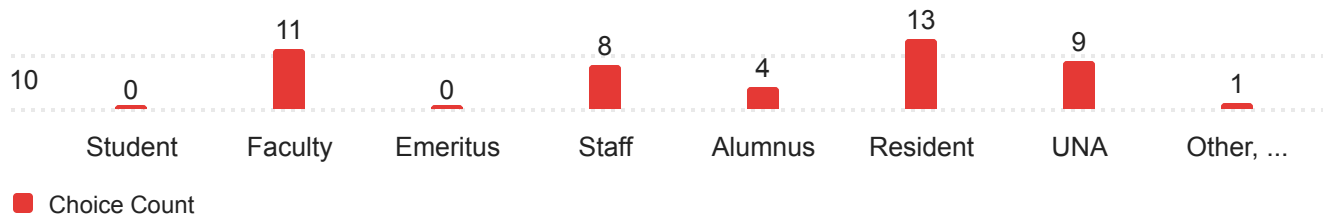
Emailed Comments

During the comment period, staff received one emails from one resident.

Comments (verbatim)	
Thursday, June 6, 2024	<p>Hi Karen,</p> <p>Thanks for this! I will try to be at the meeting. In the meantime, one quick thing that I'm not sure who to ask this to - there are so many wonderful parks for toddlers up to 10 year olds, and the exercise equipment and benches and community gardens for all of us adults. Would it be possible to come up with some outdoor, accessible shared space for teens? Specifically I think a basketball court somewhere in Wesbrook Village would be fantastic. I know there are grass volleyball courts and the baseball diamond, but you need a few people to play, whereas a basketball net is good for hours of fun on your own or in a group. The community centre carries a big load providing a shared space for teens, most of whom live in apartments with limited rec space. I don't know about you but I grew up in a suburban home with a big basement and backyard and driveways with basketball nets, and I see that missing for our teens. They get up to a lot less trouble when they have a space of their own, so I hope this might be considered!</p> <p>Thanks, (Echo resident, Mom to 3 teen boys!)</p>

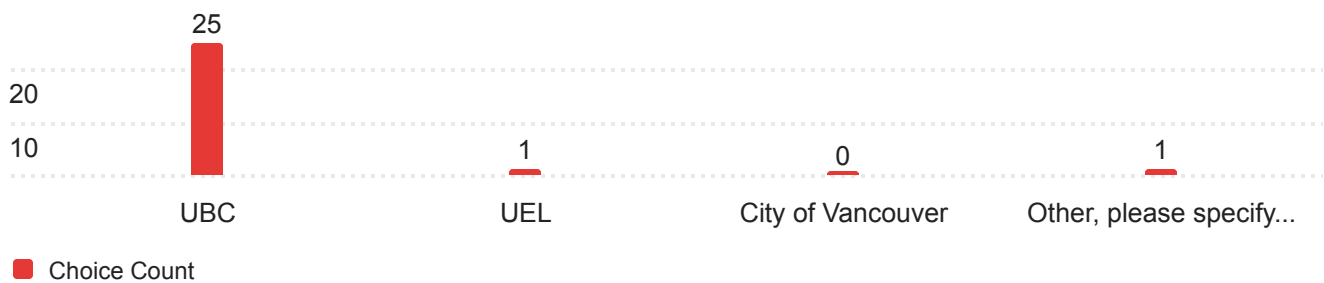
Q1 - How are you connected with UBC? (please check all relevant boxes) - Selected Choice

27 Responses



Q2 - Where do you live?

27 Responses



Q2a - Other, please specify...

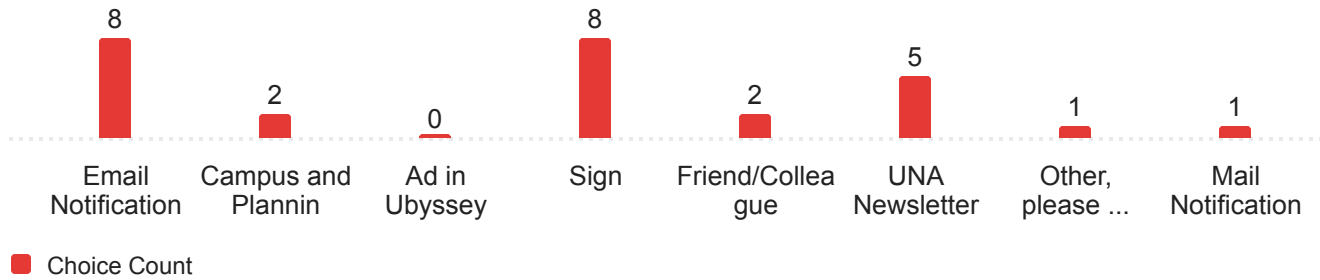
1 Responses

Other, please specify... - Text

Wesbrook Village

Q3 - How did you find out about this consultation?

27 Responses



Q3 - Other, please specify...

1 Responses

Other, please specify... - Text

Flyer

Q4 - We want to know what you think! Share your comments on DP24018 -Wesbrook Place Lot BCR 7

22 Responses

We want to know what you think! Share your comments on DP24018 -Wesbrook Place Lot BCR 7

A 14 story tower on Wesbrook Mall, when ALL other buildings are max 6 story, makes no sense. The community has a very clear and logical orientation with low rise buildings in the middle leading to taller buildings on the periphery. A key concern I have is additional noise for residents in the area, wesbrook is already a very busy and loud (buses very frequent) street. Trapping this noise with a tower will only make things louder. In addition, having a parking garage that enters onto Wesbrook also makes no sense, it will lead to additional traffic congestion, more safety concerns for cyclists, and more noise. It makes far more sense to route residential traffic onto Binning road and provide parking access from Binning. Wesbrook Neighbourhood Plan: "Where possible, garage access doors should be at the rear access point of buildings, or along the least visible elevation with the least pedestrian traffic." Wesbrook Mall has considerably more pedestrian traffic than Binning. A large tower will also restrict the view for nearly all the buildings surrounding it. If the tower is located on Binning, next to the forest, the impact will be far more limited (as the tower will impact the view of fewer buildings). Wesbrook Place Neighbourhood Plan 3.5.2.c. Shadows cast by the building will have considerable impact on Magnolia and Dahlia house. In contrast, if the building is on Binning, the net shadow increase is much less as the forest already creates shadows in that area. The Neighbourhood Plan also reads "Organize the mass of a single building in a relationship to the scale of neighbouring buildings and in relationship to the size and use of the adjacent landscape spaces." The 14 story tower, surrounded on all sides by 6 story buildings runs directly counter to this statement. This building should be located on Binning avenue. Or remove some of the townhomes and create more 6 story buildings.

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I am concerned about a 14-story tower directly on Wesbrook Mall, this will really change the character of the neighborhood since the high-rises are currently limited to the periphery of the neighborhood (which is a reasonable design in my opinion. I'm also concerned about the impact on traffic. I don't think it's a great idea to have a driveway entrance directly on Wesbrook Mall that will serve 300 units.

The tower is too big (this small neighborhood can't sustain much more than what is already underway/presold) and too close to Wesbrook mall. Why put only one high rise along Wesbrook mall? Push it back towards PS Park where the others are

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I am a resident of 3565 Wesbrook Mall (Magnolia House) that directly faces this project. I am also a faculty member and academic lead for UBC Civil Engineering's Construction Management program. It goes without saying that I am highly concerned around the impacts of this project on our community.

My first concerns relate to construction. I have witnessed the construction processes taking place at BCR 5/6/8/9 over the last 4+ years. Throughout this process, I have noticed continual violations of the bylaws around noise at construction sites. For example, I have noted construction work that has taken place outside of allowed hours just this past Saturday and Tuesday (June 22 and 25, 2024). I have reported these violations on numerous occasions to UBC C+CP, and, despite this, these violations have continued. As it relates to construction:

1. Construction should not be allowed to commence until after the summer. The residents of Magnolia leave their windows open during the summer months, as we have no central cooling. Given both the air quality and noise impacts associated with the early stages of construction, such work should, at a minimum, be delayed until after the summertime.
2. As mentioned, noise violations have persisted for 4+ years. I don't think UBC C+CP appreciates the impacts of this noise on its residents. Therefore, construction should not be allowed to commence until at least 8 AM, as UBC Properties Trust has demonstrated an inability to keep their contractors in check and ensure that they do not commence work prior to allowable hours. If work commences at 7:30, in reality noise at the site starts to pick up at 6:45 AM as trucks and workers arrive on site.
3. UBC C+CP should ensure that UBC Properties Trust cannot select a General Contractor that has continually disregarded bylaws in delivering this project. Out of all of the projects taking place in this area, Peak Construction Group has been, by far, the worst offender of local bylaws. To ensure high quality work for future sites, UBC C+CP should ensure that a GC cannot be selected that has been issued several fines (as I know was the case for Peak based on my continual conversations with Ajay Prasad).
4. If a 14-story structure will be built, then UBC C+CP should ensure that there are restrictions on the type of equipment that can be used in a residential area. For example, it should be required that all pneumatic drills use a muffler for construction. This has not always been the case. I would encourage UBC C+CP to seek guidance from its own academic units on campus that can provide them feedback on different construction methods and equipment.
5. UBC Properties Trust should bear responsibility for the externalities that their work causes on their tenants. There is considerable dust that enters our units due to construction activities. UBC Properties Trust should provide their tenants with window screens and/or air purifiers, for example, to limit those impacts. Similarly, based on my past construction experiences in the U.S., it is quite common to provide some form of remuneration for impacted residents. That has not been a topic of conversation, but I think it is quite pertinent given the significance of the work taking place.
6. There should be a minimum number of days that tenants are warned about any noise variances. Over the last few months, our complex has received notice around any activities either within 24 hours of the noise variance approval and, in some cases, after the work has taken place. Residents cannot plan accordingly without adequate notification around variances.
7. I would also suggest that UBC C+CP increase the number of employees who deal with reported violations moving forward. Given the number of incidents at other UBC Properties Trust sites, it could be required that Properties Trust provide the funds for this type of role prior to approving their permit. I highlight this point because there were a few incidents where (1) I documented a violation; and (2) the violating party did not admit it. I learned from Ajay that, technically, unless a party admits fault, a fine cannot be issued, even if it is documented with a video, time stamp, etc. Again, this would not be such an important topic if UBC Properties Trust and their GCs did not continually violate bylaws around construction start times, etc.

In addition to what I've noted above, I have significant concerns around the construction of a 14-story structure immediately adjacent to Wesbrook Mall. As many have likely noticed, the shadowing analysis does not consider the impacts on Magnolia House. This impact analysis should be conducted prior to placing the 14-story structure immediately adjacent to this complex. In addition, there does not seem to be a sound explanation as to the decision to place this complex directly along Wesbrook Mall. The closer the site is to Wesbrook Mall, the greater the impacts on the community during construction. Therefore, I would strongly discourage the placement of a 14-story structure along Wesbrook Mall, and suggest that UBC re-evaluate its placement.

In summary, I've been disappointed with UBC C+CP's consideration of its existing residents over the last 4+ years. I hope that future initiatives better consider the community.

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Hello, I am not in favor of building a 14 story tower on Wesbrook Mall; it'll only cause more noise, more traffic and more shade on the neighborhood. Please move back the tower away from Magnolia House, and consider better planning. Regards

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I think the building should be moved so the access is not on Wesbrook. Like the other towers in the area, the proximity to low-rises and the Wesbrook corridor is not a good fit - it should be closer the park instead.

I'm supportive of this project as UBC and Vancouver need much more housing. The increased density is a welcome change in UBC's planning and we should do more of these. Please don't let the vocal minority slow this project down

This is great, especially the 3-bedroom traverse apartments for Village Gate homes. I strongly support this to get built as quickly as possible. Some comments: - As a resident of Nobel House (very close to the proposed construction), I am unconcerned by the fact that the tower is directly on Wesbrook Mall. Particularly since that means the Village Gate apartments will be in the quieter courtyard. - Wesbrook Village needs more childcare. I think the ground floor amenity spaces should be dedicated to that. - Mixed use stores/offices in the tower should be considered. - Perhaps consider painting the tower red.

I live by Nobel park and the construction has caused health issues for with the dust and smell of tar not to mention the environmental implications of constant and ongoing construction.

This tower must be moved back further from the road. Having the parking ramp open onto Wesbrook Mall will cause so much congestion, and will bring more noise to the neighborhood. It will also shade the softball field and community garden, impacting the very small amount of actual park space that we have. All the other tall towers are on the edge of the neighborhood, why is this right on Wesbrook Mall?

There is already too many building around this place causing way too more traffic. Construction noise become very normal, making regular morning irregular. This situation can not go on forever.

I'm concerned about the disproportionate height of this building. Apparently it will be the only tower (building taller than 6 floors) on Wesbrook Mall at this end of the street — blocking sunlight and changing the feel of the lowrise neighborhood area. I understand we need more housing but setting taller towers back toward the forest side where many already exist makes more sense. PLEASE reconsider!!!

Please move the tower off Wesbrook Mall or build it facing the opposite direction to the one planned

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In its proposed location, the 14-story building will loom over Wesbrook Ave and the 4-story buildings directly across the street from it (both Magnolia and Dahlia are 4-story buildings, but are listed as 6-story buildings in parts of the application). This building needs to move back from Wesbrook Ave to another location on the site.

I think the development should be moved back away from Wesbrook mall to avoid shading the existing buildings across the street even more.

Maybe reconsider the high rise as it would bring lots of traffic and noise. The population density is already high in the neighborhood.

With the population density ever increasing in Wesbrook Village, we need more retail/services! The whole idea of living here is to be in a walkable neighbourhood. I shouldn't need a car to live here but I do. With this level of density, more cars is not a good idea! There should be more mixed use building with retail at the base and rental units above. It seems like the planners have decided that one of everything is fine: one coffee shop, one restaurant, one hair salon, one drug store etc. We need more shops and services but we also need more than one of everything with the population of the neighbourhood growing. Let's aim to make this a car-free zone or at least a "car-not-necessary" zone.

We are concerned about the rising population density. Currently, there is only one nearby grocery store catering to an expanding community. We oppose this project and request a development with lower density.

Yet another project being built to move more people into Wesbrook Village without adding commercial space. The grocery store in particular is overmatched by current population, and nothing is done about it. More restaurants and other shops are needed, too. Especially since it's along Wesbrook, which is better for traffic, why not mandate commercial space on the first floor or two, with additional underground parking?

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This is the first time I have reviewed a proposal from UBC Properties. I am generally in favour of development and would be happy to see a building placed next to my current home (Evolve building). That said, I was surprised by several aspects of this proposal on review: 1. It's good that an arboricultural study was completed, but have no other environmental/ecological factors been considered? That construction site is covered in wildlife, including many frogs. This new building will now effectively render that land inert/colonized. What considerations are UBC Properties giving to offset the permanent harm to wildlife and ecosystems caused by consuming that space with a building? Is land being freed up elsewhere? Are trees being planted? Wetlands being restored? The act of constructing this building and colonizing that space is a violent one that will involve killing/displacing many individuals from many forms of life. How is that factored into the planning process? Is it at least acknowledged in a publicly available document? What is the ecological opportunity cost? 2. The REAP ratings for the proposed building are really quite awful. It looks like no real effort has gone into making this a sustainability-minded building - I expect more from UBC. The Energy & Emissions score is 8/30, Water is 5/15, Biodiversity is 3/8 (it seems that UBC Properties will be destroying more potential biodiversity than it provides), and Materials and Resources is 3/11. It seems that the majority of the building's points come from the existing environment (e.g. health and wellbeing due to proximity to the very biodiversity/ecology this building participates in destroying) and its connection to research (which may not actually extend to applied/real sustainability). 3. What is the lifecycle management strategy for the building and its components? What happens when parts wear out and must be replaced? What is the expected lifetime of the building? How will building components (including furnishings and appliances) be properly reused/recycled? Are there product lifecycle agreements with all suppliers to minimize waste? Is a bond being put up as part of construction to allow for the return of that land back to a natural state at the building's end-of-life? What is the expected carbon footprint and operating budget of the building, and how is it offset? Perhaps these details simply haven't been publicized, but there seems to be a large gap between opportunities for sustainable design and the proposed design in this project. Overall, I am happy to have a building there, but UBC Properties must commit to higher standards of sustainability and show proper consideration for the cost in lives/ecology/ecosystems if you would like my support. This proposal is far better than the status quo, but in my judgement it's also far from the priorities we are trying to present as an institution (e.g. decolonized, ethical, sustainable design). Again, I expect more UBC. Thanks, Christoph.

I am a parent of a three year old and every day, I get anxious hearing stories of families going through long waitlists for schools and even not being able to find a nearby school for their children. I am aware of the housing crisis, but I am uneasy with the fact that we build houses faster than we build schools. Are there even plans to build a school in Wesbrook? If so, when would that be available and for how many children?