



Draft Minutes | Planning Advisory Committee

Wesbrook Place Neighbourhood Plan Update: Wesbrook Place South

Date and Time: Thursday, October 17th, 2024 from 4:30pm – 6:30pm

Location: Wesbrook Community Centre, Multi-Purpose Room, 2nd Floor

Committee Attendees

Name	Role
Drédyn Fontana	Student, AMS
Akuzike Limbanga	Student
Katharina Piechocki	Faculty
Paul Thorkelsson	UNA
Nazia Ahmed	Resident, Staff
Lawrence Burr	Resident, Emeritus
Angel Wang	Resident, Youth
Soma Abe	Wesbrook Commercial Tenant

Committee Regrets

Name	Role
Rochelle Mazar	Resident, Faculty
Emily Tang	Student, GSS

Campus + Community Planning Staff Support

Name	Role
Joanne Proft	Co-Director, Planning + Design
Lia Gudaitis	Senior Planner, Planning + Design
Meghan Murray	Planner, Planning + Design



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Agenda Item	Issues/Conclusions	Action
1. Introductions	<p>Lia to act as interim Chair until one is selected</p> <ul style="list-style-type: none">- Agreed unanimously. <p>Review the Agenda</p> <ul style="list-style-type: none">- Adopted unanimously. <p>Committee member introductions</p> <ul style="list-style-type: none">- Many members like the vibrancy and walkability of Wesbrook, it's park network, connection to nature, convenience to the campus and uniqueness as a special place.- Many members expressed their interest in helping to shape the future of Wesbrook, sharing their voice, and supporting an inclusive planning process.- Some members expressed interest in sustainability, public and active transportation and ensuring those principles show up in the Wesbrook Place South plan area.- Some members shared their hopes that the plan update fits the needs of the people in Wesbrook.- Some members expressed concern about the speed of development in Wesbrook and its impacts on quality of life and green space.	
2. Planning Advisory Committee Terms of Reference	<p>Review: Planning Advisory Committee Terms of Reference</p> <p><i>C+CP Staff delivered a presentation and walked through key sections of the document, which was made available to meeting participants.</i></p> <ul style="list-style-type: none">- The PAC is one part of a larger planning process.- The purpose of the PAC is to provide input into the planning process. The PAC may see materials before they are available to the public, and may have the opportunity to provide feedback before things are finalized.- Consensus is not the goal of the PAC - one purpose of having diverse membership is to surface different views and perspectives.- Roles and responsibilities: Members representing organizations (i.e. AMS, GSS, UNA) are to share the views and perspective of that organization, at large members are to share their personal views and perspectives.- Code of conduct: this group will not disseminate materials that are shared before they are publicly available. Minutes, which will be publicly available, will protect committee members privacy by excluding names/initials and any personal stories that may be shared during a meeting.	
3. Campus Vision 2050 and	<p>Review: Campus Vision 2050 and other key policy inputs</p> <p><i>C+CP staff delivered a presentation.</i></p>	



other key policy inputs

- Wesbrook Place South update will be guided by Campus Vision 2050's Six Big Ideas, conceptual layouts for the area, and what was heard through engagement. [Campus Vision 2050](#) was approved by the UBC Board of Governors in 2023.
- [The UBC Land Use Plan \(LUP\)](#) is the regulatory document that sets targets for amounts of housing, open spaces, building heights, etc. in neighbourhood areas. An updated LUP was approved by the Province in 2024.
- This plan update will also align with UBC's new [Housing Action Plan \(HAP\)](#) (approved by the UBC Board of Governors in 2023), UBC's academic mission, UBC's [Neighbourhood Climate Action Plan \(NCAP\)](#) (Approved by the UBC Board of Governors in 2024), and the emergent Integrated Rainwater Management Plan.

4. Project Terms of Reference

Review: Project Terms of Reference

C+CP staff delivered a presentation. Discussion throughout.

- Wesbrook Place South plan area will provide
 - o homes for approximately 4,600 people which equates to about 2.1 million sq. ft. of new housing, delivered across a mixture of towers (up to 39 storeys) and midrise buildings (up to six storeys).
 - o about 30,000 sq. ft. of new ground-floor commercial and amenity space, including a local grocer
 - o 1 new childcare facility
 - o A new ecological park that preserves most of the site's existing large and healthy trees
 - o An expanded rainwater management pond that is expanded and redesigned to be a public amenity
- This plan will conform to the LUP and will be approved by the UBC Board of Governors.
- The process is currently in the first phase. In this phase, preliminary directions are being explored. After engagement and technical work, staff will propose a draft plan. Once the draft is engaged upon, the final plan will seek Board of Governors approval.
- A rapid transit connection to UBC is part of TransLink's 10-year capital priorities.

Discussion / questions:

- Interest in plans for SkyTrain to UBC
- Interest in preserving existing trees in Wesbrook Place South
- Interest in the steps of the planning and engagement process, including how the committee's and public's input will be used
- Interest in UBC governance and who approves the plan

5. Upcoming engagement

Review: Upcoming engagement

C+CP staff delivered a presentation.

- The goal of engagement is to reach a diverse audience, with many options for how to engage. There will be opportunities for both broadly accessible engagement and input (i.e. survey, pop-ups)

Staff to circulate public engagement registration, once available. Committee members to



and deeper engagement and input (i.e. workshops, community conversations).

- This first round of public engagement will share some preliminary directions for Wesbrook South, with questions about what kinds of experiences people want to have in this new area.
- Key dates:
 - o Oct 29-Nov 15 – public engagement, including survey
 - o Nov 2 – open house (9:30-11:30am) and community workshop (12:00-2:30pm)

encourage their networks to participate in the Nov. 2 community workshop

6. PAC meeting and schedule

Meeting schedule and location

- Agreement to meet on Thursdays from 4:30 to 6:30
- Agreement to meet in person, with the option to include a Zoom link if a member could otherwise not attend.

Staff to send meeting invite for Thursday, Nov. 7

7. Chair and Co-Chair selection

Proposal for Lia to be Chair

- Agreed unanimously.

Proposal for Drédyn to Co-Chair

- Agreed unanimously.

Recommendation for how to proceed with selection

- Staff will check-in throughout the process to ensure these appointments remain appropriate, with the option to revise

8. Next steps

- Next PAC meeting will be held on Thursday, Nov. 7 from 4:30 to 6:30 pm, exact time and location to be confirmed. Staff will circulate an agenda and materials beforehand.

Attachments

- Meeting presentation (*as presented*)
- Wesbrook Place Neighbourhood Plan Amendment Planning Advisory Committee Terms of Reference