



Minutes | Planning Advisory Committee

Wesbrook Place Neighbourhood Plan Update

Date and Time: Thursday, November 7th, 2024 from 5:15pm – 7:15pm

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

Committee Attendees

Name	Role
Angel Wang	Resident, Youth
Emily Tang	Student, GSS
Paul Thorkelsson	UNA
Rochelle Mazar	Resident, Faculty
Akuzike Limbanga	Student
Katharina Piechocki	Faculty
Lawrence Burr	Resident, Emeritus (via zoom-attended first 20 min of meeting)
Guest:	
Firth MacKenzie McEachern	Student

Committee Regrets

Name	Role
Soma Abe	Wesbrook Commercial Tenant
Drédyn Fontana	Student, AMS
Nazia Ahmed	Resident, Staff

Campus + Community Planning Staff Support

Name	Role
Joanne Proft	Co-Director, Planning + Design
Lia Gudaitis	Senior Planner, Planning + Design
Simone Levy	Planner, Planning + Design



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Wesbrook Place Neighbourhood Plan Update: Wesbrook Place South

Agenda Item	Issues/Conclusions	Action
1. Adoption of agenda	Review the agenda <ul style="list-style-type: none">- The Agenda was adopted unanimously.	
2. Adoption of meeting #1 minutes	Review meeting #1 minutes <ul style="list-style-type: none">- The Minutes were adopted unanimously.	
3. Presentation: preliminary directions	Review: preliminary directions <p><i>C+CP staff delivered a presentation.</i></p> <ul style="list-style-type: none">- Preliminary direction 1 highlights two park opportunities in Wesbrook Place South (Research Park and Ecological Park).- The two approaches are presented as extremes in order to test the differences in the designs.- Preliminary direction 2 focuses on retail and amenity space.- Preliminary direction 3 is about enabling more housing.- Description of approaches and how they address towers, street edges, courtyards, and an urban vs. forest character.- Preliminary direction 4 is about transportation.- A transportation report based on Campus Vision 2050 assumptions has been prepared. Added population contributes to challenges in the level of service of the transportation network.- Some improvements have been identified that will have positive impacts on the transportation network in Wesbrook. Four improvements are being engaged upon. With these improvements, the analysis indicates that level of service is acceptable in the future with the Campus Vision 2050 population increase. A second analysis is expected to be performed as part of Draft Plan development.	C+CP to provide link to transportation report for reference (included here)
4. Discussion on the four preliminary directions	Discussion <ul style="list-style-type: none">- Preliminary Direction #1 discussion:- Clarification about the approaches and that people can choose and discuss different pieces that they like about each.- Many members expressed their interest in being able to access nature, as described in Approach B:<ul style="list-style-type: none">o Discussed benefits for young children having an opportunity to play in the forest and a desire for including more adventurous areas and spaces left to nature.o General support expressed for having activities in a forested environment / a new type of park along with a protected limited access area.	



- Many members discussed their interest in having a park space different from what already exists in Wesbrook:
 - o Some members felt that Approach A is similar to what is already in Wesbrook today with Approach B providing a new type of park space.
 - o Research Park is seen as more manicured and its current size works well with the nearby density. There is support for more park space as part of the ecological park (Approach B).
- There was some discussion around maintenance:
 - o Manicured park areas are considered very expensive for UNA to maintain and can also have operational issues.
 - o Naturalized/less manicured landscapes may be higher maintenance to establish, but generally become lower maintenance over time.
 - o A challenge with naturalized landscapes is that they can take time to look good and an advantage of the existing forest is that the ecological park won't be starting from scratch, in terms of establishing forest vegetation.
 - o Signage can be very effective to raise awareness of new landscapes and show what is happening during times of transition (e.g. Main Mall wildflower meadow).
- Additional park design considerations discussed:
 - o Consider how some community members may benefit from paved plaza areas where they can gather and do activities together.
 - o Desire for more shade in the neighbourhood.
 - o Discussion about how the ecological park could provide an opportunity for introducing local berries for harvesting.
- **Preliminary Direction #2 discussion:**
- Discussion around the procedure for getting new businesses to come to the neighbourhood:
 - o UBC Properties Trust (UBC PT) owns all the commercial space in buildings and they have a commercial team that looks for diverse tenants and leases out the space.
- Discussion around affordability:
 - o Students like the convenience of the Save-On Foods location, but are looking for a more affordable option.
 - o Issue of affordability is a huge need that has been identified and UBC PT is aware of that. Outside of Wesbrook there is a new grocery store planned on campus near the Bus Exchange, where they are looking for a more affordable grocer as a tenant.
- Many members expressed their interest in having a quiet place to go in the evenings for a casual, relaxing drink:
 - o Somewhere without screens that is intimate and quirky.
- Youth don't have a lot of places where they can hang out and do homework after school and there was support for having more amenities with tables to allow people to gather and use these.

C+CP to arrange UBC PT to talk about their process with commercial market retailer consultants with PAC, if requested by PAC members.



- Some members expressed a preference for the 'Main Street'/ Approach A.
- Some members felt that the 'Main Street' Approach feels too similar to what exists in Wesbrook Village, but that the node/cluster may require too much paving if it is centered around a plaza.
- Many members expressed interest in having this area be less car-oriented and more unique as a pedestrian-focused shopping area.
- Members shared different perspectives on noise in the neighbourhood:
 - o Some concern about the noise and illumination present in the existing plaza in the Village.
 - o Desire to be able to build back a community feel after the pandemic and make the neighbourhood a welcoming and inclusive place for students.
 - o Thoughts about how spaces can be designed to encourage or discourage noisy activities, while still remaining inclusive.
- **Preliminary Direction #3 discussion:**
- Clarification on the concept of 'eyes on the street' – feeling of security where people can see you from neighbouring buildings; reduces anti-social behaviour on the street.
- Members expressed some preference for Approach B, feeling that it supports the idea of trying something new in this part of Wesbrook.
- Members liked the idea of the building heights being more varied to provide more visual variety.
- Some members felt that enclosed courtyard spaces might not be well used by residents and that having more collective space (in Approach B) opens up the opportunity for more outdoor amenities (e.g. BBQs) to be shared among neighbouring buildings.
- Some members like the rotation of the towers and having more towers to reduce the monolithic feel of the tallest building.
- Discussion around locations for tall buildings and shadowing concerns:
 - o Importance of looking at shadow patterns during the design process.
- **Preliminary Direction #4 discussion:**
- A lot of calls for improved transit to Wesbrook, specifically the #68 shuttle.
- Members described concerns about drivers not knowing how to use roundabouts on 16th Ave.

5. Next steps

- Engagement is taking place from October 29th - November 15th – survey will close after November 15th
https://ubc.ca1.qualtrics.com/jfe/form/SV_9mYQCDTJoMuZcMK
- Next meeting in late January so the committee can provide feedback before the next round of engagement in February..

Members to encourage their networks to take the survey.



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- Meeting date + location: Thursday January 23rd - 4:30-6:30pm at Wesbrook Community Centre.

Staff to send meeting invite for Thursday, Jan. 23rd

Attachments

- Meeting presentation (*as presented*)