



Wesbrook Place Neighbourhood Plan Amendment

Terms of Reference

October 23, 2024

Introduction

The Wesbrook Place Neighbourhood Plan amendment is a major step in implementing Campus Vision 2050, the long-range plan for how UBC's Vancouver campus will change and grow to support the needs of the university, its faculty, students, residents, staff, and Musqueam.

Vision: In 2050, UBC Vancouver is a unique combination of world class teaching, learning and research and thriving, complete campus neighbourhoods—a resilient, climate-neutral, urban campus that embraces accessibility, inclusivity and meaningful reconciliation with Indigenous peoples, while celebrating and honouring its unique history and the land and ecosystem that support it.

A key priority to realize this vision is the expansion of Wesbrook Place – the largest neighbourhood on campus. The expansion includes two areas of Wesbrook Place: the remaining unbuilt portion of the current Wesbrook Place Neighbourhood Plan and an additional area directly to the south (together, referred to as “Wesbrook Place South”). Planning for Wesbrook Place South, which will result in an amendment to the current Wesbrook Place Neighbourhood Plan, is needed to guide this work.

See the current Wesbrook Place Neighbourhood Plan here: <https://planning.ubc.ca/planning-development/policies-and-plans/ubc-neighbourhood-planning/wesbrook-place>

Purpose

This Terms of Reference document sets out the general scope and process for planning Wesbrook Place South, resulting in an amendment to the Wesbrook Place Neighbourhood Plan. These terms describe:

- the existing context, including physical boundaries, relevant UBC policies, guiding principles and big ideas;
- the planning program, roles and responsibilities; and,
- the planning and engagement process.

The purpose of the amendment is to guide the development of Wesbrook Place South, implementing UBC's Campus Vision 2050, Land Use Plan, Housing Action Plan, Neighbourhood Climate Action Plan and other key policies. The updated plan will set the uses, amount of development and layout of building parcels, open spaces, and servicing networks (including transportation, rainwater, etc.) for Wesbrook Place South. Each parcel's permitted uses (e.g., residential, retail, child care) and maximum height will also be set, along with design guidelines (e.g., character of streets, buildings, open spaces, lighting, etc.).

UBC's Board of Governors is responsible for approving the Neighbourhood Plan amendment, which must be consistent with UBC's Land Use Plan. If the Board of Governors approves the amendment, neighbourhood development will follow UBC's development review process. Detailed designs for individual parcels are created by developers (including UBC Properties Trust) according to the parameters set in the Neighbourhood Plan and other relevant policies (see Appendix 1: Policy Context for more information). These proposals are then refined through UBC's development review process, which includes public consultation, before a design is finalized, development permit issued, and construction begins. See development projects currently in application here: <https://planning.ubc.ca/planning-development/development-projects>



Neighbourhood Plan amendment objectives

This amendment to the Wesbrook Place Neighbourhood Plan seeks to:

- Apply the guiding principles and big ideas of Campus Vision 2050, and the policies of the Land Use Plan, Housing Action Plan, Neighbourhood Climate Action Plan, and other relevant UBC policy documents to an amendment to the Wesbrook Place Neighbourhood Plan, with a specific focus on Wesbrook Place South;
- Help address current and future residents' needs, including housing, open spaces, childcare, and local retail within Wesbrook Place South, and transportation improvements across the neighbourhood network;
- Engage community members and First Nations in meaningful ways to shape plans and their implementation; and,
- Build trust with UBC and Musqueam communities and demonstrate action on implementation of Campus Vision 2050, Housing Action Plan, Land Use Plan, Neighbourhood Climate Action Plan, and other relevant plans and policies.

Plan area and planning program



Figure 1 Wesbrook Place Neighbourhood, including Wesbrook Place South.

Wesbrook Place is UBC's largest neighbourhood, located in the south part of campus around 1.5 km from the campus core, and bordered by Pacific Spirit Regional Park. This mixed-use neighbourhood has been under development since 2005, and in 2024 has a population of around 8,900 people. Wesbrook Place also serves



important functions as a community hub, providing community services and recreational programming, retail, office and open space amenities for residents and the wider UBC community.

Campus Vision 2050 and the Land Use Plan enable the expansion of Wesbrook Place, an increase in housing for a population of around 16,200 people (up from 12,500 previously projected at build-out of the existing Neighbourhood Plan), and the addition of local commercial and amenities.

The amendment to the Wesbrook Place Neighbourhood Plan will consider the following areas:

- **Wesbrook Place South** – comprises the remaining southeast unbuilt area of the Wesbrook Place Neighbourhood Plan and the expanded area identified in Campus Vision 2050 and the Land Use Plan. Detailed planning guidance for this area will be outlined in an appendix to the existing Wesbrook Place Neighbourhood Plan, and include direction on land use, urban design, transportation, sustainability, open space, commercial uses and amenities, child care, utilities and infrastructure, and the amount and type of housing. For Wesbrook Place South, the Neighbourhood Plan amendment will:
 - Implement relevant UBC policies, including: supporting the guiding principles, big ideas and campus character and design strategies illustrated in Campus Vision 2050; implementing maximum neighbourhood housing Gross Buildable Area (GBA) and building heights, providing Usable Neighbourhood Open Space, and contributing to campus-wide biodiversity, as set out in the Land Use Plan; delivering parcel layouts, development programs and building heights that enable housing types and tenures to meet Housing Action Plan targets and delivering more affordable housing; enabling high performance buildings and other requirements of the Neighbourhood Climate Action Plan, Green Building Action Plan and Residential Environmental Assessment Program; enabling child care sites according to the Child Care Expansion Plan; planning for increased services and utilities, including low-carbon district energy and rainwater management facilities; and more (see [Appendix 1: Policy Context](#)); and,
 - Explore and consider how to: create active, vibrant, sociable buildings and public realm, that reinforce the human scale and provide flexibility for different needs, including types and configurations of buildings; create a local node, including types and locations of retail and child care; create more naturalized open spaces that address community needs, including the design and planning of public open spaces; maximize biodiversity and enhance Musqueam presence, and demonstrate how high density housing and enriched biodiversity can co-exist; manage rainwater, avoid impacts on Booming Ground Creek, and leverage green Rainwater infrastructure to create biodiversity and community co-benefits; prioritize walking, rolling, bicycling and public transit, and reduce car use in new developments; and more.
- **Wesbrook Place overall** – comprises the total area of Wesbrook Place, based on the new neighbourhood boundary set in Campus Vision 2050 and the Land Use Plan. For Wesbrook Place, the Neighbourhood Plan amendment will:
 - Include consequential updates to the Wesbrook Place Neighbourhood Plan to align with UBC policies including Campus Vision 2050 and the Land Use Plan; and,
 - Explore and consider how to better prioritize walking rolling, cycling and transit through network, intersection and street improvements.



Planning Program

Campus Vision 2050 and the Land Use Plan set targets for housing, maximum building height limits, open space provision and new boundaries, and the Housing Action Plan sets targets for affordable housing. Together, these include:

Table 1: Planning Program

| | Land Area | Max. Neighbourhood Housing GBA* | Max. Building Height | Tenure mix | Estimated population | Open Space and Amenities |
|---|---|---|---------------------------------|--|----------------------|---|
| Wesbrook Place South | 89,900 square metres (approx. 958,000 square feet) | 194,500 square metres (approx. 2,093,000 square feet) | 117 metres (approx. 39 storeys) | Support campus-wide Housing Action Plan targets, including up to 40% of new neighbourhood development as rental <ul style="list-style-type: none"> Up to 25% as below-market faculty/staff rental Up to 15% as market rental for those who work or study on campus | 4,600 people | <ul style="list-style-type: none"> Usable Neighbourhood Open Space (calculated as part of overall neighbourhood provision) Commercial: approx. 3000 m2 (ground floor) Child care facility: 1 (according to UBC Childcare Expansion Plan) |
| Wesbrook Place – overall (includes existing, under construction and proposed in Wesbrook Place South) | 504,700 square metres (approx. 5,433,000 square feet) | 676,800 square metres (approx. 7,285,000 square feet) | | | 16,200 people | <ul style="list-style-type: none"> Usable Neighbourhood Open Space: 11.3-17.8 ha (requirement: 0.7-1.1 ha per 1,000 people) Commercial: 15,000 m2 (Ground floor commercial: 10,300 m2) School sites: 2 Community centre: approx. 2,800 m2 (requirement: 0.15 m2 per resident) Child care facilities: 3-4 |

*Non-residential GBA includes child care and commercial, and is determined by the Neighbourhood Plan, with initial estimates for Wesbrook Place South provided under “Amenities”.

The Neighbourhood Plan amendment will implement UBC’s affordable housing commitments in the updated Housing Action Plan. To ensure flexibility for future housing needs and market conditions, the Neighbourhood Plan amendment will not designate housing tenure on a site-by-site basis. The amendment will support UBC’s campus-wide Housing Action Plan targets, including up to 40% of new neighbourhood development as rental:

- Up to 25% of as below-market faculty/staff rental; and
- Up to 15% as market rental for those who work or study on campus.

Neighbourhood Plans do not define tenure, but tenure can impact building form and height, which are defined in the Neighbourhood Plan.

Guiding principles, big ideas and strategies

The Neighbourhood Plan amendment will reflect the principles, big ideas and strategies contained in Campus Vision 2050, and be consistent with specific policies set out in the Land Use Plan.

Guiding principles

The following guiding principles were developed as part of Campus Vision 2050 with extensive community input, and will guide planning (for further details, see [Campus Vision 2050](#)):

- Support UBC’s academic mission;
- Strengthen UBC’s relationship with Musqueam and campus Indigenous communities;
- Confront the affordability crisis;
- Make campus more inclusive, accessible and welcoming;
- Take bold action to address climate change and enhance campus ecology;
- Strengthen connectivity; and,
- Ensure the campus lands benefit the UBC community today and for generations to come.



Big ideas and strategies

Six big ideas – cross-cutting physical approaches to the campus – were created for Campus Vision 2050, which provide cues as to the intention, general arrangement, amount and location of buildings, uses and spaces to guide planning for Wesbrook Place (for further details, see [Campus Vision 2050 Guiding Principles](#)):

- A Place of Learning;
- More Housing and Expanded Affordability for UBC;
- A Community of Communities;
- Restorative and Resilient Landscapes;
- Connected Campus; and,
- Climate Mitigation and Adaptation.

Technical studies

Technical studies and engagement will be important inputs into the planning process, and may include:

- Tree condition, tree canopy, ecology;
- Outdoor amenities and recreation;
- Community, child care and retail;
- Transportation network and parking; and,
- Climate, including rainwater management.

Process and Engagement

Campus Vision 2050 set high standards for community engagement on campus. The Neighbourhood Plan amendment will continue to aspire to comprehensive and diverse engagement that intentionally lowers barriers to participation.

All engagement will be managed by UBC at key phases of the planning process. Engagement will follow UBC Campus and Community Planning's Engagement Charter. First Nations engagement will be led by Campus and Community Planning. UNA engagement will reflect the UBC-UNA Neighbours Agreement.

Engagement will include broad public engagement primarily with UBC's neighbourhood residents through a survey and events including open houses, workshops, pop-up booths, and walking tours, as well as targeted engagement through roadshow presentations and community conversations with neighbourhood groups (parent advisory councils, youth, seniors, and newcomers)..

Engagement will also involve targeted discussions through meetings or workshops with specific groups, including advisory groups (e.g. a Planning Advisory Committee, Advisory Urban Design Panel, etc.), student leadership groups (e.g. Alma Mater Society, Graduate Students Society, etc.), neighbouring stakeholders (e.g. UBC Farm, TRIUMF, Pacific Spirit Park Society, etc.), and service providers (e.g. Metro Vancouver, Vancouver School Board, RCMP, Corix, etc.).



Planning and Engagement Activities by Phase

The following table outlines the expected planning and engagement process.

Table 2: Planning and Engagement Activities

| Phase | Planning Activities | Engagement and Governance Activities | Duration |
|------------------------------------|--|--|--|
| 0-Pre-Planning (undertaken by UBC) | <ul style="list-style-type: none"> • Develop Terms of Reference • Hire consultants • Develop base information, technical work and other inputs (i.e. tree survey). • Coordinate with other plans on inputs (i.e., Neighbourhood Climate Action Plan, Integrated Rainwater Management Plan, preliminary campus-wide frameworks on ecology & biodiversity, transportation etc.). | <ul style="list-style-type: none"> • Develop Engagement Plan | 4 months (May - Aug 2024) |
| 1-Preliminary Directions | <ul style="list-style-type: none"> • Assess existing conditions, issues and opportunities. • Hold community engagement including a community workshop and technical working sessions to generate, test and refine preliminary directions. | <ul style="list-style-type: none"> • Form advisory committees • Public engagement on Preliminary directions • Community workshop (as part of public engagement) • UBC Board of Governors check-in - November 2024 | 3 months (Sep-Nov 2024) Public engagement: Late Oct- Nov 2024 |
| 2-Draft Amendment Development | <ul style="list-style-type: none"> • Hold technical workshops and targeted engagement to synthesize inputs from Prelim. Directions, and to develop draft plans for further public and targeted engagement. • Prepare a Draft Neighbourhood Plan amendment. | <ul style="list-style-type: none"> • Public engagement: Draft Plan - key elements • UBC Board of Governors check-in - Mar 2025 | 3 months (Dec 2024 - February 2025) Public engagement: Feb 2025 |
| 3-Final Plan Amendment | <ul style="list-style-type: none"> • Synthesize inputs, including from engagement, and further refine plans into Final Plan amendment. | <ul style="list-style-type: none"> • Targeted engagement: draft plan refinements • UBC Board of Governors: approval of Final plan - Jun 2025 • Publish Engagement Summary Report - Jun 2025 | 4 months (March - June 2025) Report-out on public engagement: June 2025 |



Roles, governance and decision-making

UBC staff will manage the Neighbourhood Plan amendment and process, including engaging with Musqueam, UNA and campus communities, managing consultants and input from technical experts, knowledge-holders and external agencies.

Board of Governors

The UBC Board of Governors has decision making authority for the planning process, including approval of the amended Wesbrook Place Neighbourhood Plan.

Musqueam and Indigenous

UBC will lead Musqueam engagement. Indigenous engagement will occur with both Indigenous UBC students, faculty, staff and with First Nations directly.

UNA

UBC will engage UNA staff and the Board of Directors on the Neighbourhood Plan amendment, consistent with the UNA-UBC Neighbours Agreement.

Properties Trust

UBC Properties Trust will be engaged throughout the process in the role as master developer of UBC's neighbourhoods and developer and manager of UBC-affiliated housing in the neighbourhoods. This includes providing UBC with advice on the financial and development considerations of different options for future residential development. UBC Properties Trust staff will lead engagement with UBC Properties Trust Board.

Advisory Bodies

Two advisory committees will provide process and technical input to the project team:

- a **Planning Advisory Committee** will provide ongoing community input into the development of the plan; and,
- an **External Advisory Committee** will aid in technical coordination between UBC and external agencies and jurisdictions and may provide analytical inputs for consideration in the planning process.

Academic and Development Review Bodies

Academic engagement will include input and advice from the Planning and Property Advisory Committee (PPAC) as needed. Development review bodies, including the Advisory Urban Design Panel will also review and advise throughout the planning process.

Steering Committee and Working Groups

A steering committee will provide strategic direction, while technical, engagement, and coordination working groups will provide subject-matter expertise, participate in working sessions, and review project deliverables.

Consultant Teams

Teams of consultants, including planning, design, landscape architecture, architecture, transportation, ecology and biodiversity, and rainwater management, will conduct technical analyses, prepare inputs for project deliverables and engagement, and provide subject-matter expertise.



Figure 2 - Project Governance Chart



Appendix 1: Policy Context

Wesbrook Place Neighbourhood Plan

https://planning.ubc.ca/sites/default/files/2020-04/PLANS_UBC_WesbrookPlaceNP.pdf

Created in 2005 and amended in 2011, 2016 and 2020 (see [Appendix 4: Wesbrook Place Neighbourhood Plan \(2005, last amended in 2020\) Plan of Uses and Illustrative Plan](#)) and will be updated via this planning process.

- Outlines the development program, plan of uses and open space for Wesbrook Place, and provides guidance on transportation, rainwater and infrastructure.

Campus Vision 2050

https://planning.ubc.ca/sites/default/files/2024-03/CV2050_FINAL_Dec2023.pdf

Created in 2023.

- Includes guiding principles and six big ideas that address a range of university and community needs (see [Guiding Principles](#), [Big Ideas](#) and [Campus Character and Design](#)).
- Describes the general design intention of the Wesbrook Place South neighbourhood expansion, including conceptual building heights, massing and layouts that meet the maximum housing gross buildable area specified in the Land Use Plan (see [Error! Not a valid bookmark self-reference.](#)).
- Includes high level guidelines and design intention including courtyards, active street frontages, variety of open spaces, access to natural areas, etc. (see [Error! Not a valid bookmark self-reference.](#)).

Land Use Plan

https://planning.ubc.ca/sites/default/files/2024-07/LandUsePlan-FINAL_Dec2023.pdf

Updated in 2023.

- Provincially-adopted document that governs UBC's land use decisions.
- Sets maximum building heights, neighbourhood boundaries and maximum housing gross buildable area, and contains policies on non-market housing, childcare facilities, open space, biodiversity and ecology, transportation, community spaces, etc.
- Includes the expansion of Wesbrook Place Neighbourhood's boundaries, new maximum building heights, and new targets for Maximum Neighbourhood Housing Gross Buildable Area (GBA) for neighbourhoods. (See [Appendix 3: Land Use Plan key inputs](#)).

Housing Action Plan

https://planning.ubc.ca/sites/default/files/2024-06/HAP_Final_Dec2023.pdf

Updated in 2023.

- Includes targets for rental housing and below-market faculty-staff rental housing. Neighbourhood Plans do not address tenure, but tenure does influence parcel configurations, building types and materials. Wood frame buildings are more affordable to build and can currently go up to 6-storeys. Taller concrete buildings can be combined with wood frame buildings as podiums, or be standalone:
 - Below-market faculty staff rental housing (% of new neighbourhood development): typically in the form of wood frame buildings to improve affordability;
 - Market rental housing (% of new neighbourhood development): typically accommodated in wood frame or taller concrete buildings; and,
 - Market leasehold units: typically in the form of taller concrete buildings and townhomes.

Campus Plan

<https://planning.ubc.ca/planning-development/policies-and-plans/campus-land-use-planning/vancouver-campus-plan>

Created in 2010, with a major update expected in 2024-2025 to align with Campus Vision 2050.



- The update will include policies and frameworks for ecology and open space, urban design, transportation, amenities, and infrastructure that apply to academic and neighbourhood lands. Draft policies and frameworks (currently under development) will inform Wesbrook Place South.

Transportation Plan

https://planning.ubc.ca/sites/default/files/2019-11/PLANS_UBC_TransportationPlan.pdf

Created in 2014, update expected in 2025 to align policies with Campus Vision 2050.

- Prioritizes sustainable modes of transportation: walking, cycling and transit in getting to, from and around campus, including Wesbrook Place Neighbourhood.

Neighbourhood Climate Action Plan (NCAP)

<https://planning.ubc.ca/NCAP>

Created in 2013 (“Community Energy and Emissions Plan”), major update completed in June 2024.

- Sets targets and actions to help address climate mitigation and adaptation in UBC’s neighbourhoods. Guides amended and future Neighbourhood Plans, including this amendment to the Wesbrook Place Neighbourhood Plan.

Residential Environmental Assessment Program (REAP)

<https://planning.ubc.ca/sustainability/sustainability-action-plans/green-building-action-plan/residential-building-requirements/residential-environmental-assessment-program-reap-33>

First launched in 2006, latest version REAP 3.3 was launched in 2023 to support Campus Vision 2050 goals, and an update (REAP 4.0) is expected to be completed in mid-2025 to align with the Neighbourhood Climate Action Plan and the Wesbrook Place Neighbourhood Plan Amendment.

- Environmental building standards to ensure low-carbon, energy efficient, climate adaptable buildings. All new multi-unit residential buildings at UBC must achieve a minimum REAP Gold certification.

Integrated Rainwater Management Plan

<https://planning.ubc.ca/sustainability/sustainability-action-plans/integrated-stormwater-management-plan>

Created in 2017, update underway and expected to be completed in 2025 to align with Campus Vision 2050.

- Models and identifies strategies for future development to support the natural hydrological cycle, support climate resilience, slow cliff erosion, and identify opportunities to achieve multi-benefit amenities for the campus community.

Childcare Expansion Plan

<https://planning.ubc.ca/community/social-and-community-planning/ubc-vancouver-child-care-expansion-plan>

Created in 2009, updated in 2018 and update underway and expected to be completed in 2025 to align with Campus Vision 2050.

- Guides the planning and development of child care on campus.
- Targets include addition of 37-space child care centre integrated with new housing and development as part of Wesbrook Place South.



Appendix 2: Campus Vision 2050 key inputs

Campus Vision 2050 includes conceptual development layouts and massing for Wesbrook Place South, shown below. The Wesbrook Place Neighbourhood Plan amendment process will refine these layouts into a final plan through more detailed technical and design analysis and community engagement, as described in these Terms of Reference.

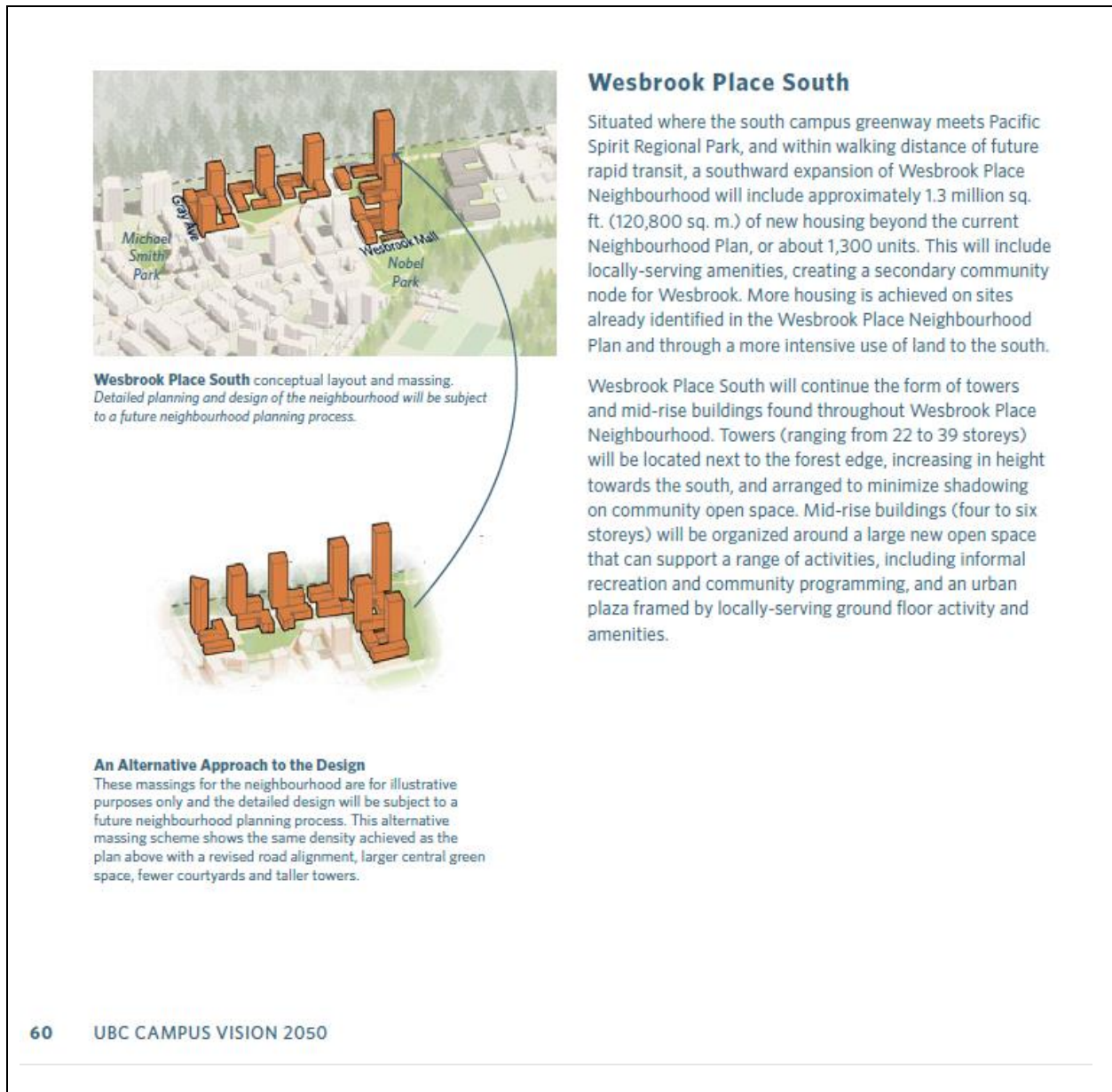


Figure 3 Campus Vision 2050 description, conceptual layouts and massing for Wesbrook Place South.



Appendix 3: Land Use Plan key inputs

The Land Use Plan includes maximum neighbourhood housing gross buildable areas and building heights per neighbourhood. The Wesbrook Place Neighbourhood Plan will target these maximums.

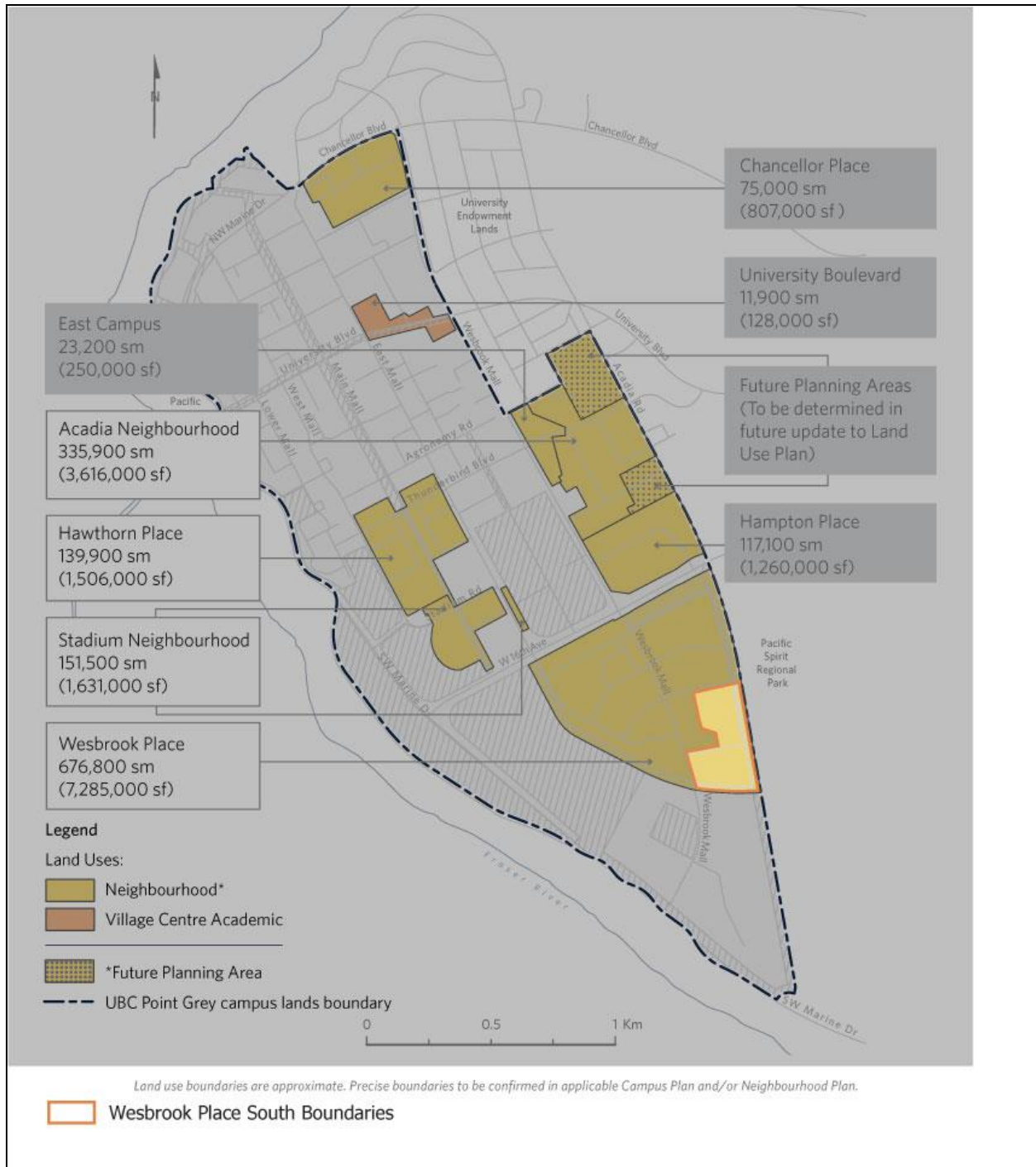


Figure 4 Land Use Plan Schedule B: Maximum Neighbourhood Housing Gross Buildable Area, annotated to identify Wesbrook Place South boundaries.



TABLE 2: NEIGHBOURHOOD HOUSING DEVELOPMENT

| Neighbourhood | Maximum Neighbourhood Housing GBA square metres (approximate square feet) | Maximum Building Height metres (approximate # of storeys) | Estimated Neighbourhood Gross FSR* | Status |
|---|---|---|------------------------------------|--|
| Hampton Place | 117,100 sm (1,260,000 sf) | 54 metres (18 storeys) | 1.0 | Completed 1997. |
| Hawthorn Place | 139,900 sm (1,506,000 sf) | 54 metres (18 storeys) | 1.1 | Completed first Neighbourhood Plan (approx. 85,100 sm / 916,000 sf) in 2007. Additional GBA of 54,800 sm / 590,000 sf to be part of future Neighbourhood Plan amendment. |
| Chancellor Place | 75,000 sm (807,000 sf) | 54 metres (18 storeys) | 1.2 | Completed 2013. |
| East Campus | 23,200 sm (250,000 sf) | 42 metres (14 storeys) | 0.8 | Completed 2013. |
| University Boulevard (Village Centre Academic) | 11,900 sm (128,000 sf) | 24 metres (8 storeys) | 1.0 | Completed 2020. |
| Wesbrook Place | 676,800 sm (7,285,000 sf) | 117 metres (39 storeys) | 1.4 | First Neighbourhood Plan (approx. 556,000 sm / 5,985,000 sf) under construction. Additional GBA of 120,800 sm / 1,300,000 sf to be part of a future Neighbourhood Plan amendment, to be completed in approx. 2030. |
| Stadium Neighbourhood | 151,500 sm (1,631,000 sf) | 84 metres (28 storeys) | 2.2 | Future. |
| Acadia Neighbourhood | 335,900 sm (3,616,000 sf) | 105 metres (35 storeys) | 2.3 | Future. |
| Acadia Neighbourhood Future Planning Areas | To be determined in a future update to this Land Use Plan. | | | |
| Total planned to 2050: | 1,531,300 sm (16,483,000 sf) | | | |

*Estimated Neighbourhood Gross Floor Space Ratio (FSR) is the total Gross Buildable Area (GBA) divided by the total land area of a Neighbourhood. It includes the maximum Neighbourhood Housing GBA plus an estimated non-residential GBA. This measure is estimated for illustrative purposes only and is not to be used as a measure to regulate development. Site-specific densities and non-residential GBA are determined as part of the Neighbourhood Plan process.

Figure 5 Draft Land Use Plan Table 2: Neighbourhood Housing Development, including Wesbrook Place and Acadia neighbourhoods.



Appendix 4: Wesbrook Place Neighbourhood Plan (2005, last amended in 2020) Plan of Uses and Illustrative Plan



Figure 6 Wesbrook Place Neighbourhood Plan (2005) P-10: Plan of Land Uses, amended in 2020, annotated to identify location of Wesbrook Place South.

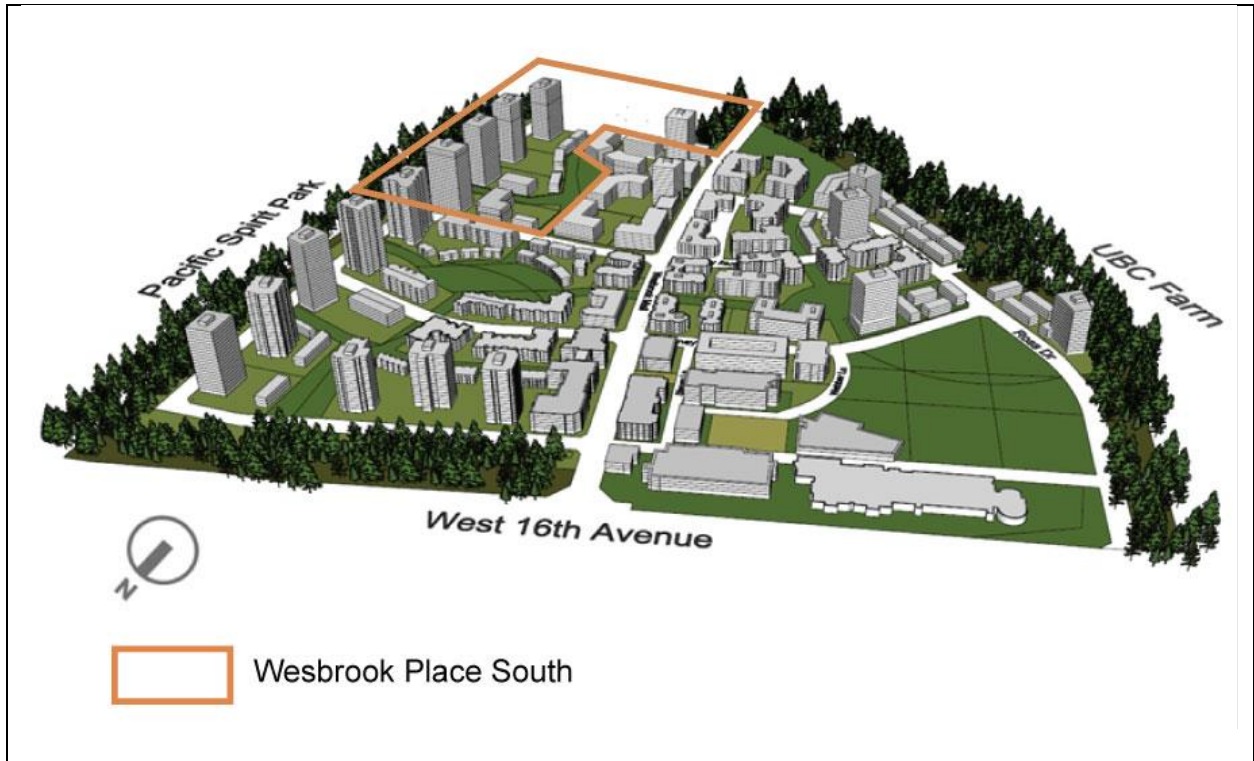


Figure 7 Wesbrook Place Neighbourhood Plan (2005) P-11: Illustrative Plan, amended in 2020, annotated to identify location of Wesbrook Place South.