

Welcome!

Wesbrook Place Neighbourhood Plan Update

UBC is engaging the community in a process to update the Wesbrook Place Neighbourhood Plan, with a focus on a new area of the neighbourhood, Wesbrook Place South, which will become a hub of housing, amenities, open space and community activity.



WESBROOK PLACE NEIGHBOURHOOD PLAN UPDATE TIMELINE

Your voice matters

Please provide your input on the elements of the draft plan through the online survey (see QR below).

The survey will be open from Feb. 4, 2025 until Feb. 23, 2025. When you complete the survey, you can enter a prize draw to win one of ten \$50 gift cards!



Scan to take the survey

This is the first 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 students, faculty, residents, staff, and Musqueam.

The lived experiences and perspectives of community members like you are essential inputs in the process to update the neighbourhood plan. This engagement builds upon the outcomes of Campus Vision 2050, shaped by the invaluable input provided by UBC's communities and Musqueam over a two-year process.

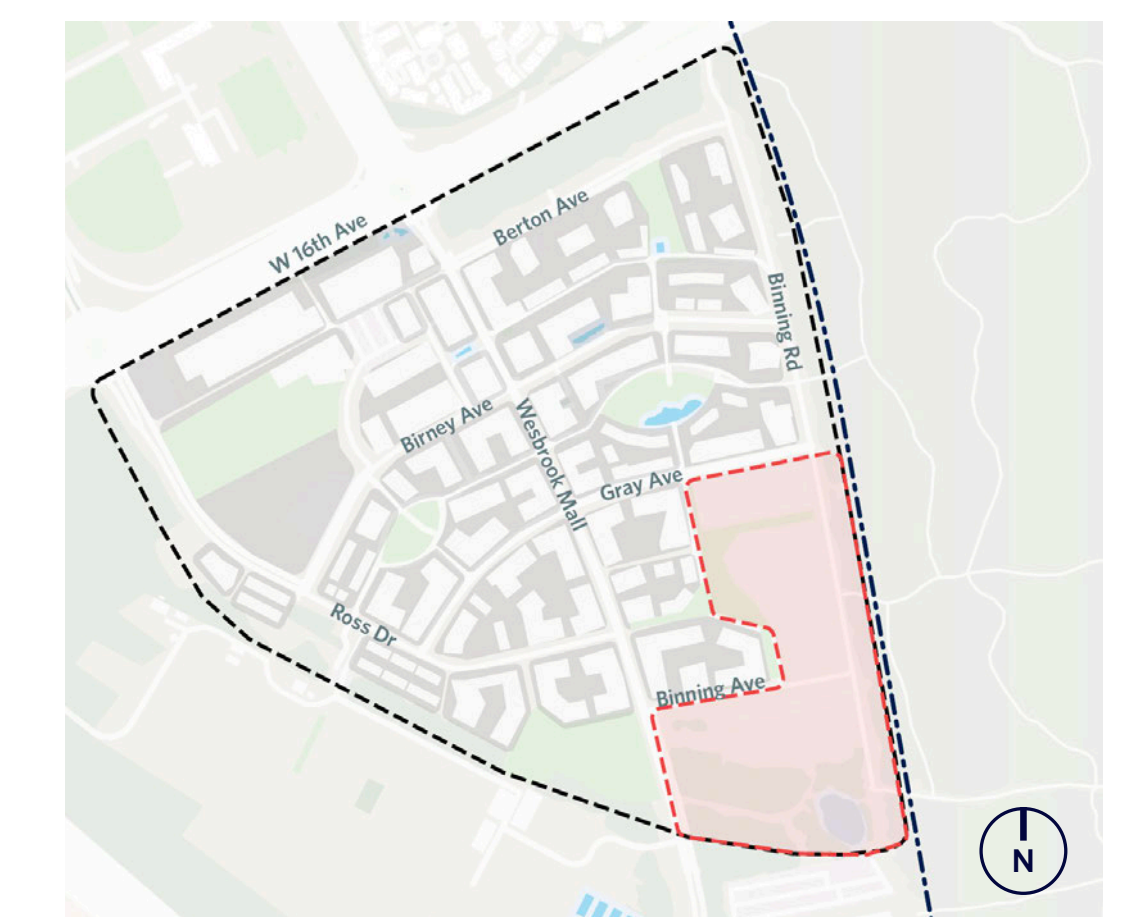
This phase of engagement explores key elements of the draft updated neighbourhood plan, which build upon the four preliminary directions explored with the community in the first phase of community engagement and reflect public input and further technical analysis.

Community feedback on key elements of the draft plan is happening via engagement events and a survey from February 4 to February 23.

In parallel, UBC and Musqueam continue to meet regularly to share information and are working together to manage existing and potential impacts of growth on local services and ecology on the peninsula.

Next steps

Feedback on the key elements and draft updated Neighbourhood Plan, together with further technical analysis, will be incorporated into a final plan. A full draft of the plan will be made available for public comment in the spring, before being considered by the UBC Board of Governors for approval in June. Implementation of the updated Neighbourhood Plan is subject to Board of Governors approval and will follow UBC's typical development approval processes.



--- WESBROOK PLACE NEIGHBOURHOOD
--- WESBROOK PLACE SOUTH
--- UBC LEGAL BOUNDARY



Wesbrook Place Neighbourhood today

Wesbrook Place is UBC's largest neighbourhood, located in the south part of campus and bordered by Pacific Spirit Regional Park.

This mixed-use neighbourhood has been under development since 2005, and in 2024 had a population of around 8,900 people. Wesbrook Place also provides important community services, amenities and programming for campus and neighbourhood residents as well as the wider UBC community.



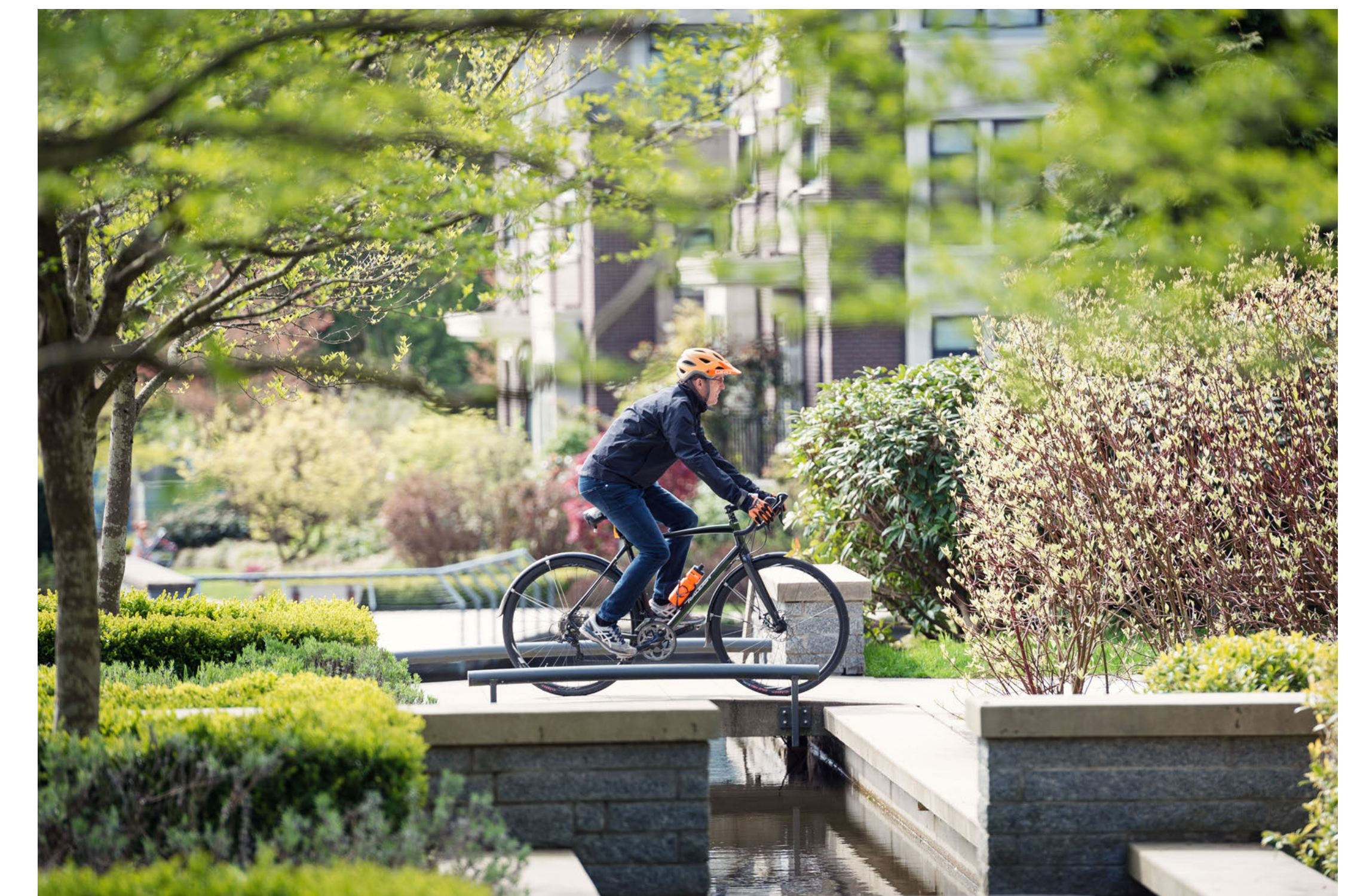
MUNDELL PARK



SHOPS AND SERVICES IN WESBROOK VILLAGE

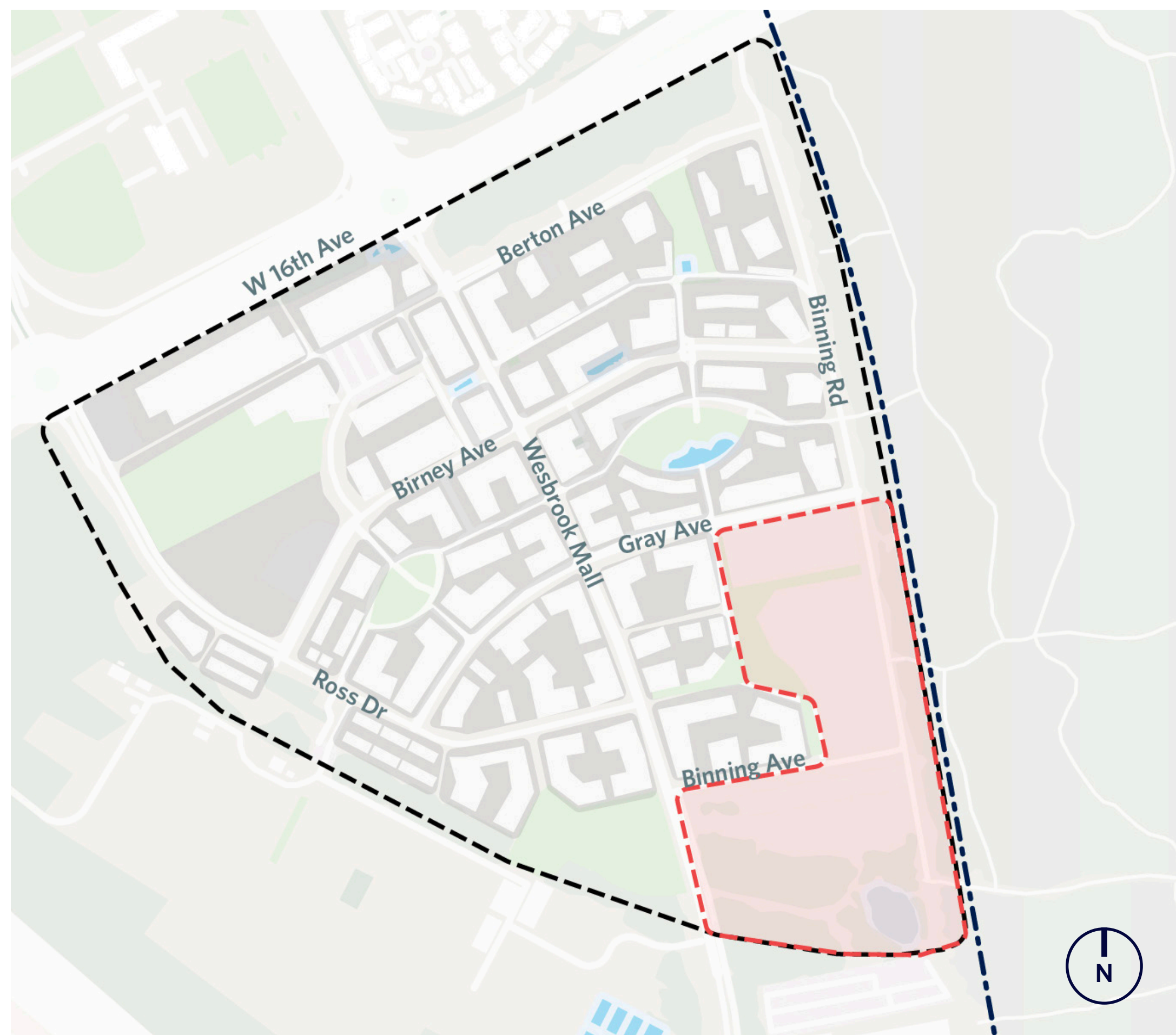


PLAYGROUND IN MICHAEL SMITH PARK



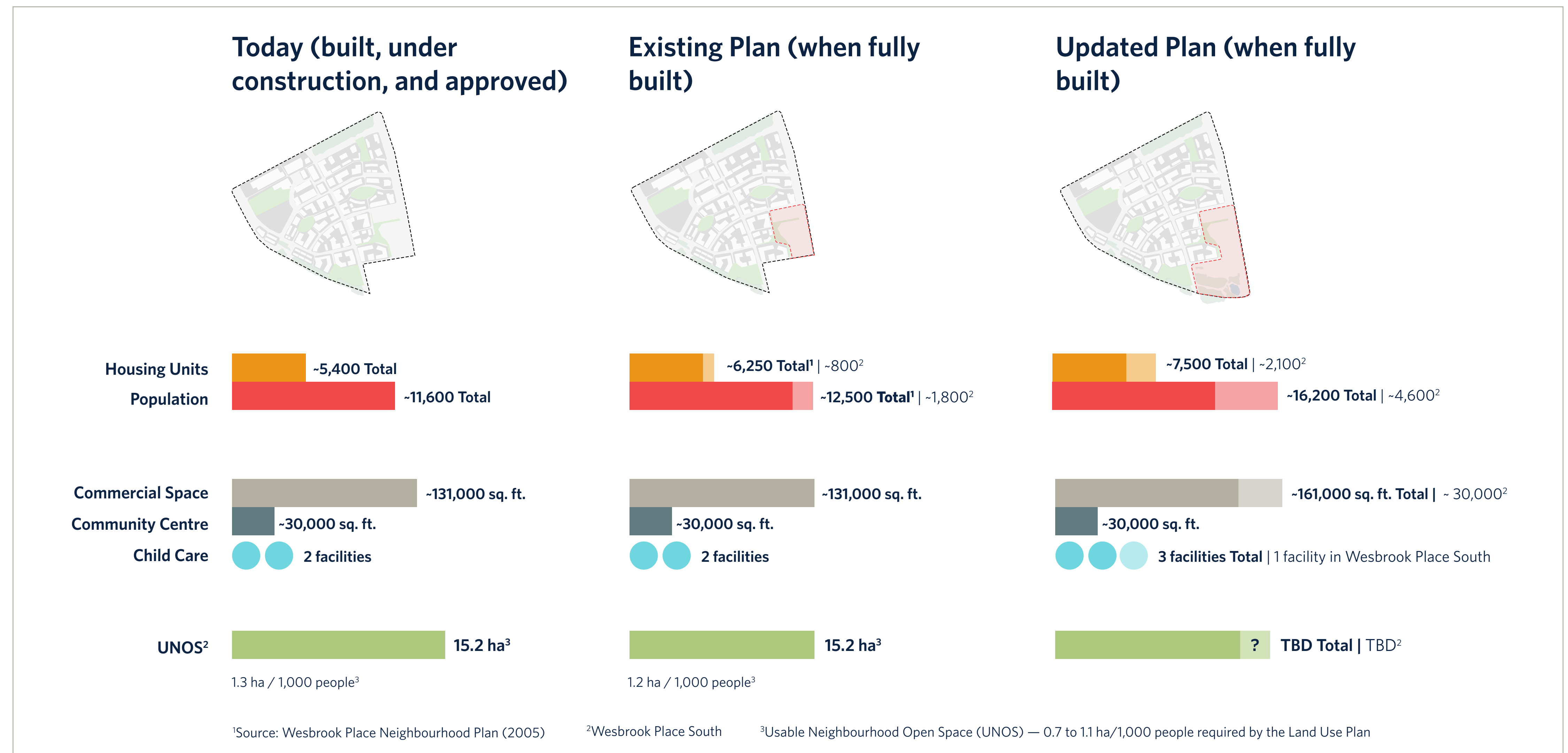
WESBROOK PLACE GREENWAY NETWORK

Introducing Wesbrook Place South



 WESBROOK PLACE NEIGHBOURHOOD UBC LEGAL BOUNDARY
 WESBROOK PLACE SOUTH

Wesbrook Place South will be a new hub of community activity, housing, amenities and services located in the southeastern portion of the neighbourhood. This new part of the Wesbrook Place neighbourhood is the focus of the neighbourhood plan update.



SUMMARY PLANNING PROGRAM

Wesbrook Place South will be about nine hectares, or about one-fifth of the total Wesbrook Place neighbourhood area. It includes undeveloped lots along Binning Road, as well as a new area, created through Campus Vision 2050, that extends the neighbourhood boundary further south, including the existing treed area.

New housing, amenities and green space

The need for more UBC housing, amenities and services, green and open space and child care emerged as prominent themes throughout Campus Vision 2050. The final vision and provincially-approved Land Use Plan established that Wesbrook South will include:

- homes for approximately 4,600 people, increasing the population of Wesbrook Place, when fully built out, from 12,500 in the existing neighbourhood plan to around 16,200
- about 2.1 million sq. ft. of new housing (calculated as Gross Buildable Area), delivered across a mixture of towers and mid-rise buildings
- about 30,000 sq. ft. of new commercial and amenity space, building upon the 131,000 sq. ft. already present in Wesbrook Village
- one new child care facility, in addition to one already present in the neighbourhood, and a second that is under construction

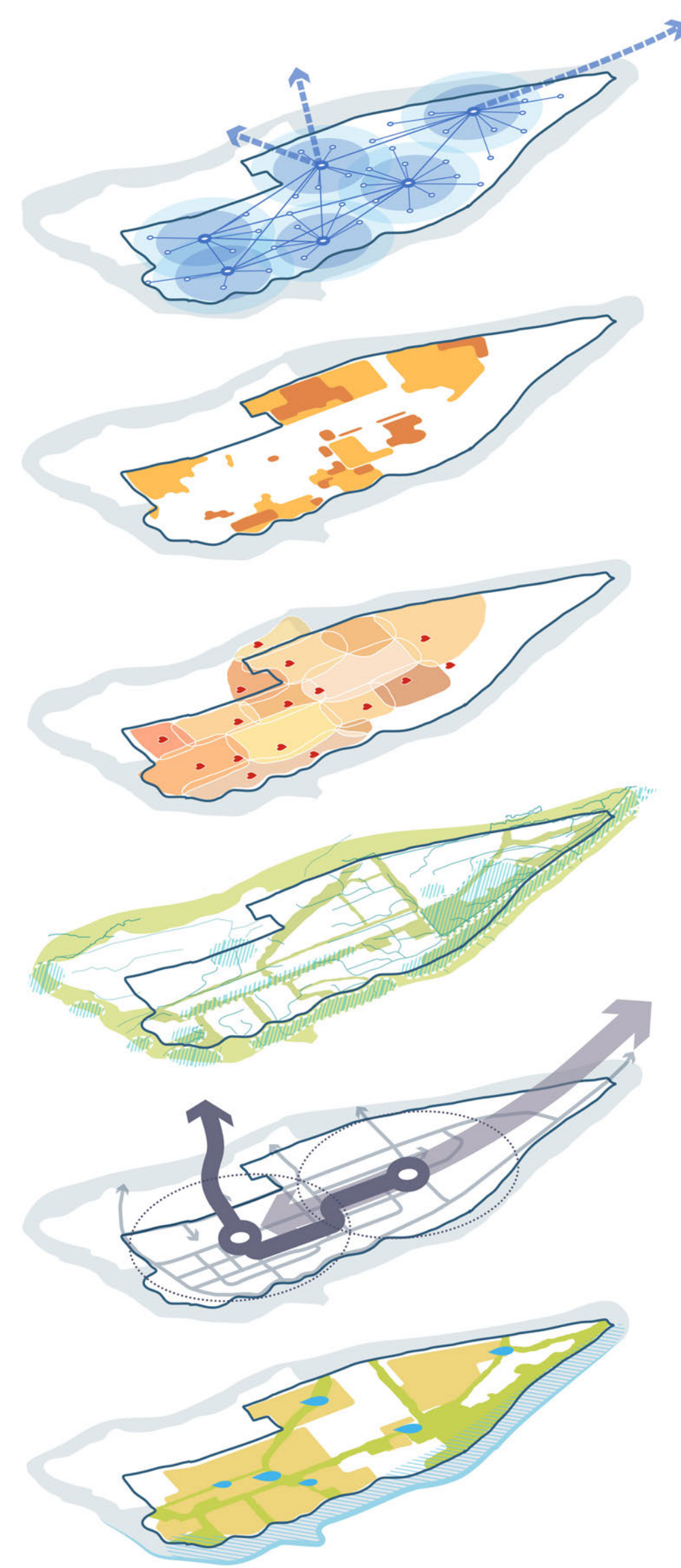


Implementing Campus Vision 2050

The neighbourhood plan update will reflect the vision, principles, big ideas and strategies, and design intentions developed through Campus Vision 2050, and will be consistent with specific policies set out in the Land Use Plan.

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."



CAMPUS VISION 2050'S SIX BIG IDEAS

Big ideas and strategies

Six big ideas – cross-cutting physical approaches to the campus – were created for Campus Vision 2050. They provide cues as to the intention, general arrangement, amount and location of buildings, uses and spaces to guide planning for Wesbrook Place South:

- A Place of Learning:** Flexible teaching, learning, research and partnership spaces that enhance and encourage creativity, collaboration and knowledge exchange, prioritizing Musqueam and Indigenous knowledge, and expanding Campus as a Living Lab.

- More Housing and Expanded Affordability for UBC:** Significantly more on-campus and affordable housing options for the UBC community, prioritizing sustainability, livability, walkability, green space and affordable services and amenities.
- A Community of Communities:** A socially-connected, inclusive, accessible and sustainable campus comprised of distinct but connected communities that offer convenient access to daily needs and amenities.



THIS DIAGRAM FROM CAMPUS VISION 2050 IS FOR ILLUSTRATIVE PURPOSES ONLY. FUTURE DESIGN AND LAYOUT OF BUILDINGS, STREETS AND OPEN SPACES ARE SUBJECT TO MORE DETAILED PLANNING

Campus design intentions

The design of the physical campus responds to and embraces the Vision's big ideas as well as UBC's unique natural context and historic structure. Open and green spaces, streets and buildings interact at different scales with diverse uses, activities and programming, informing the character and experience of the campus.

Building on the values, needs and interests Musqueam has shared with the university, the Vision imagines an ecologically rich campus connected to its unique natural setting and reflecting a strengthened Musqueam presence in the landscape and a sense of Musqueam welcome.

- Restorative and Resilient Landscapes:** An ecologically rich campus connected to its unique natural setting and reflecting a deep Musqueam presence and sense of welcome.
- Connected Campus:** Drastically improved connectivity to the region through the extension of SkyTrain, and safe, convenient and efficient on-campus mobility
- Climate Mitigation and Adaptation:** A climate-resilient campus and a model for excellence and innovation in addressing the climate emergency, built on extensive student, faculty, staff and Musqueam expertise.



Fall 2024 Engagement

Preliminary Directions

The first phase of community engagement on the Wesbrook Place Neighbourhood Plan update took place October 29 to November 15, 2024. The engagement focused on four preliminary directions, which built upon the big ideas and strategies developed through Campus Vision 2050 and were guided by the Land Use Plan, Housing Action Plan, Neighbourhood Climate Action Plan, and other supporting plans and policies.

Four preliminary directions

1. Complete the network of neighbourhood parks, including a new ecological park at the forest edge
2. Provide retail and amenities to support everyday life in Wesbrook Place South
3. Enable more housing and prioritize a livable, human- scaled neighbourhood experience
4. Complete the Wesbrook Place mobility network with transit, neighbourhood streets and greenways

Community members, the majority of whom were families, staff, faculty, and students that currently live in Wesbrook Place Neighbourhood, participated in a workshop or community conversation, attended an open house or a walking tour, and/or provided their feedback through an online survey. Staff also engaged with the University Neighbourhoods Association, Planning Advisory Committee, External Advisory Committee and had targeted conversations with adjacent users such as Pacific Spirit Park Society, TRIUMF, and UBC Farm.

What we heard: key takeaways

Open spaces

- A diversity of preferences for open spaces and parks, ranging from a desire for more quiet and calm spaces that prioritize passive uses, to those that are lively and dynamic, prioritizing active uses and recreation

Movement and connectivity

- Support for prioritizing the pedestrian experience (e.g., walkability, natural light, wider pathways, engaging ground floors), and safety (e.g., pedestrian, cycling and driving) was a major driver of preference for the types and layouts of public spaces
- Some tension between modes of transportation in the community, with some prioritizing wider sidewalks at the expense of road space, and others prioritizing roadways, at the expense of sidewalks and curbside space

Building orientation, tower height and placement

- A range of perspectives, including a desire to maintain views from existing buildings and public spaces, minimize shadows on surrounding areas, and preservation of trees; some prefer an approach of fewer but taller towers to accomplish this
- How people can safely and efficiently move in, out and through Wesbrook influenced people's preferences around the layout of buildings and the arrangement of amenities

Public spaces and amenities

- Interest in more spaces targeted to different age groups (e.g., sports courts and later opening hours for teenagers and wide, flat paths for seniors)
- Strong desire for another grocery store as well as more diverse food options

Engagement process

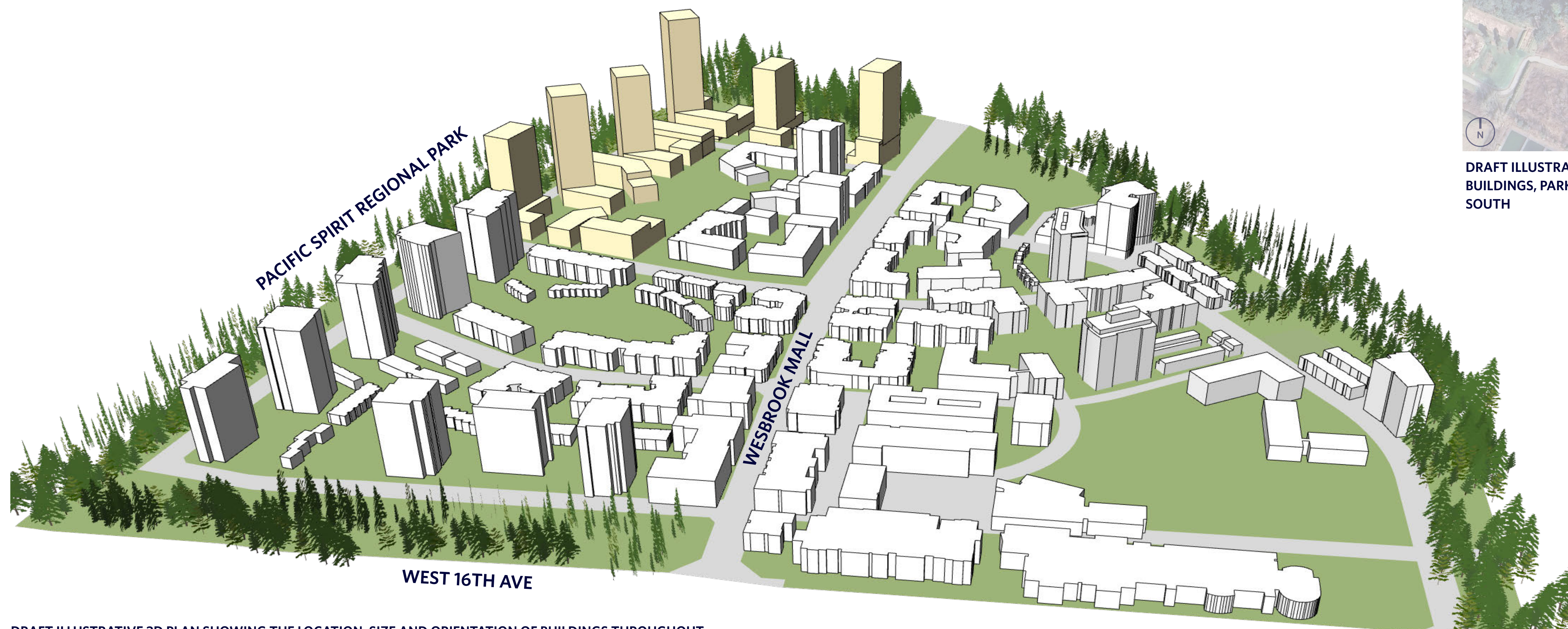
- Some concern about the limited scope of choices due to many of the land use and development parameters having already been determined through the Campus Vision 2050 and Land Use Plan process



(LEFT) PRELIMINARY DIRECTIONS WORKSHOP.
(RIGHT) PRELIMINARY DIRECTIONS WALKING
TOUR OF WESBROOK NEIGHBOURHOOD.

Wesbrook South draft plan layout

The updated plan will establish the layout of **Wesbrook Place South**, including building parcels and green and open space (e.g., greenways and parks), as well as roads, paths and rainwater management infrastructure. It will determine how 2.1 million sq. ft. of new housing will be achieved as determined in the Land Use Plan, along with new commercial and community space. The updated plan will not result in changes to existing, under construction or approved buildings within the neighbourhood.



DRAFT ILLUSTRATIVE 3D PLAN SHOWING THE LOCATION, SIZE AND ORIENTATION OF BUILDINGS THROUGHOUT WESBROOK PLACE NEIGHBOURHOOD. WESBROOK PLACE SOUTH BUILDINGS ARE HIGHLIGHTED IN YELLOW



DRAFT ILLUSTRATIVE 2D PLAN SHOWING THE LOCATION OF PROPOSED BUILDINGS, PARKS, ROADS, PATHS AND GREENWAYS IN WESBROOK PLACE SOUTH

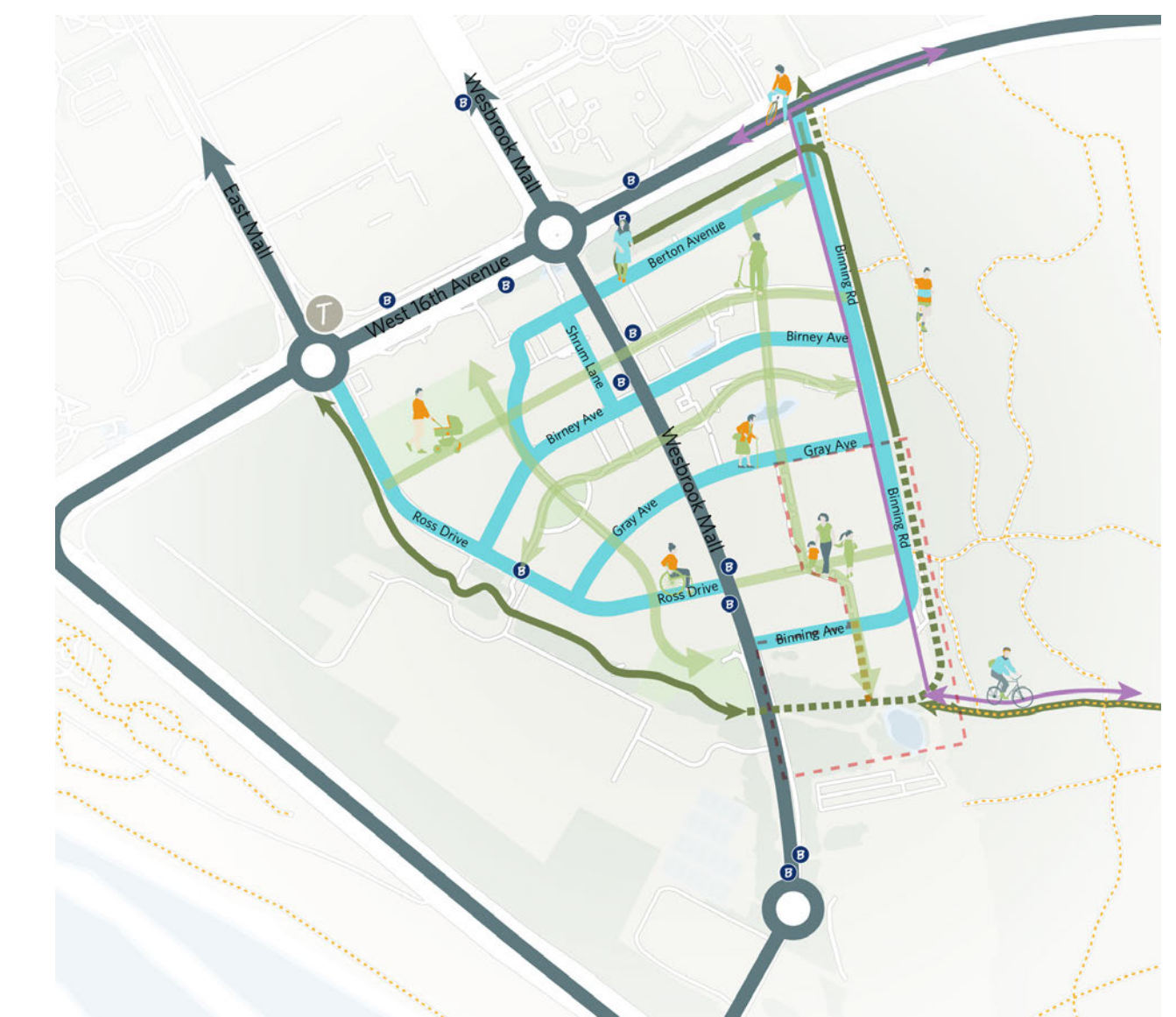
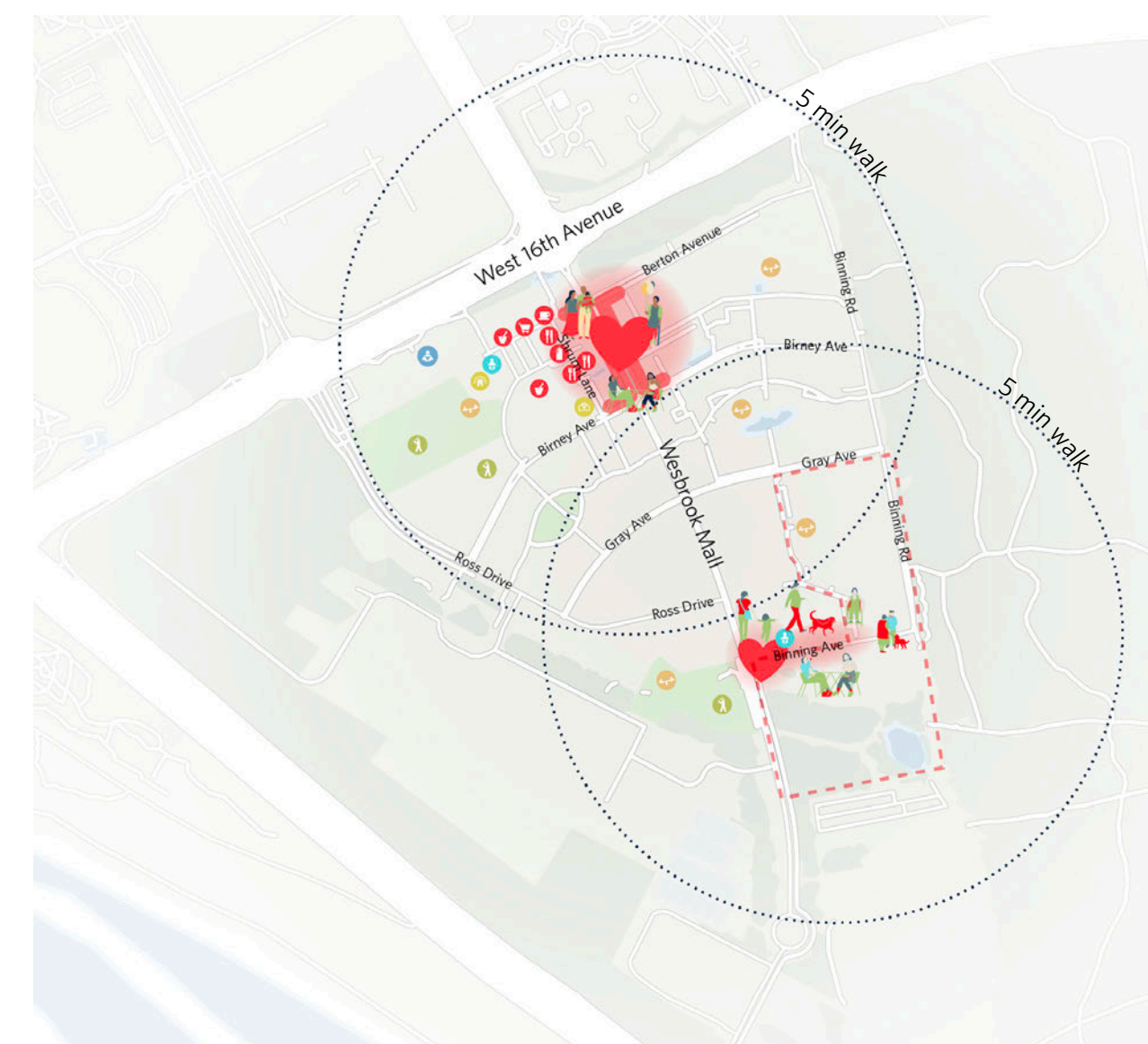
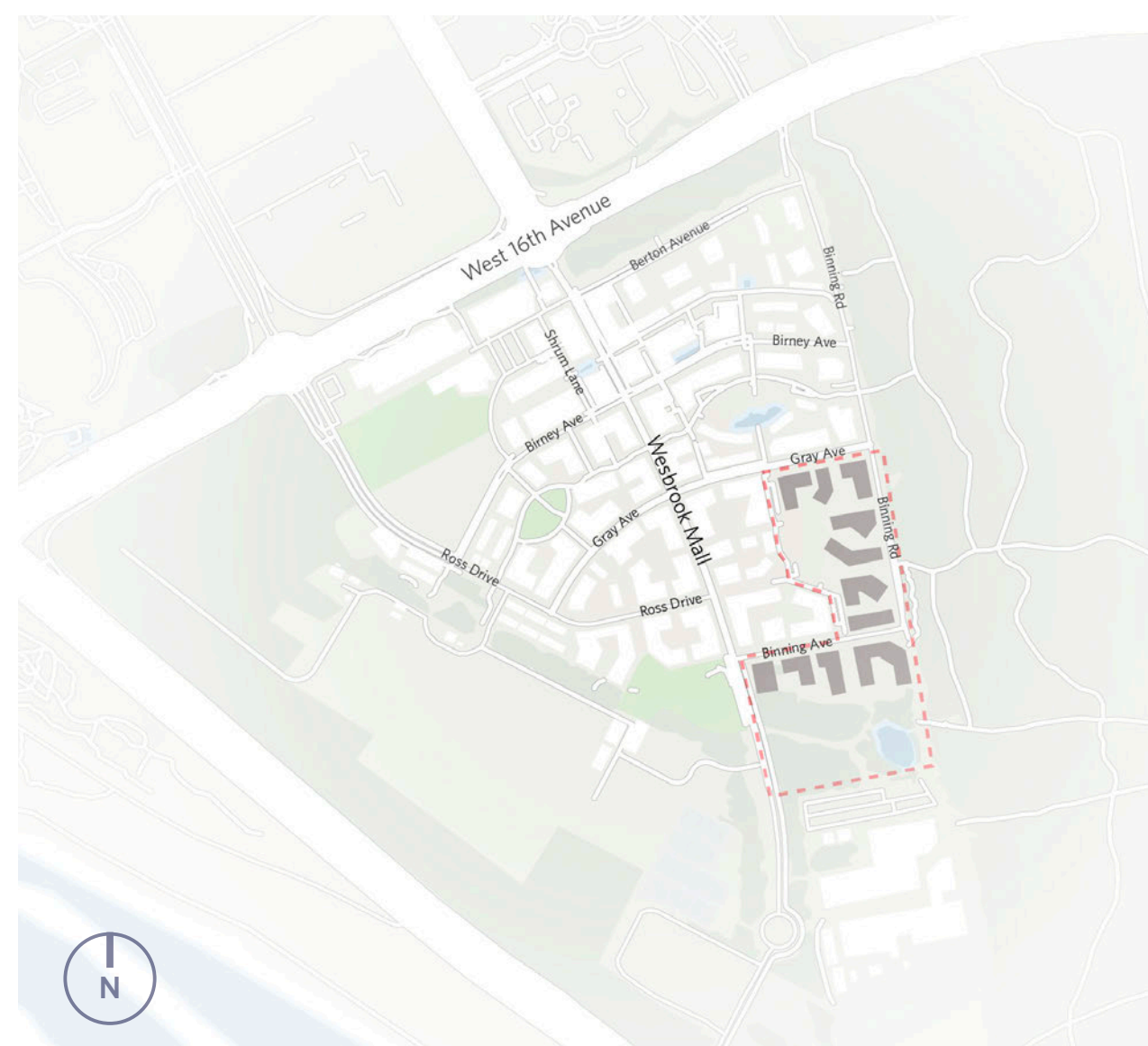
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Key elements

Draft updated Wesbrook Place Neighbourhood Plan

In this phase of engagement, key elements of the draft plan proposal are being presented to the community for feedback, including:



1 Housing and built form: the types, heights, locations and orientations of buildings in Wesbrook Place South

2 Amenities and services: the location and arrangement of new commercial and community space

3 Parks, ecology and tree retention: the location and concept designs for new parks and open spaces, and the retention and enhancement of trees and ecology

4 Rainwater management and climate: measures to help adapt to a changing climate, including rainwater management features, building performance and climate resilient plant selection and placement

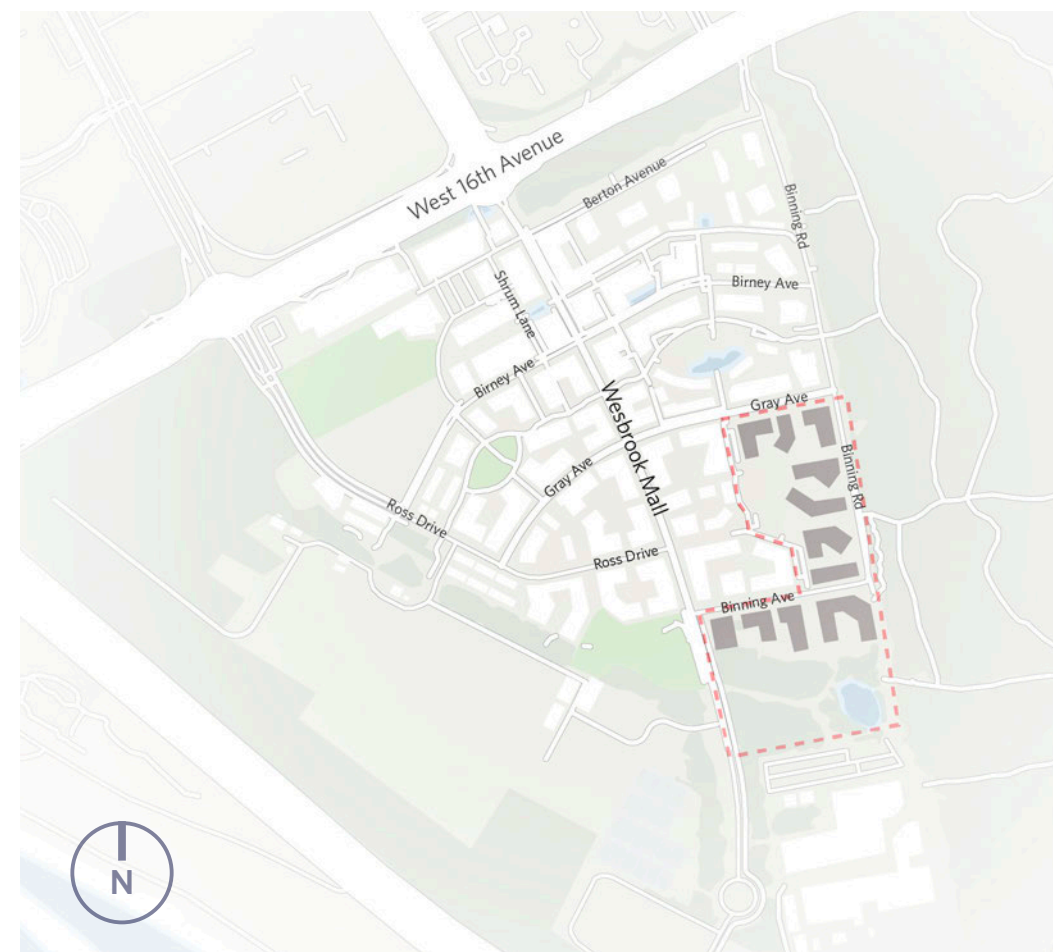
5 Mobility, streets and parking: proposed transportation improvements, street character, curbside management and parking principles

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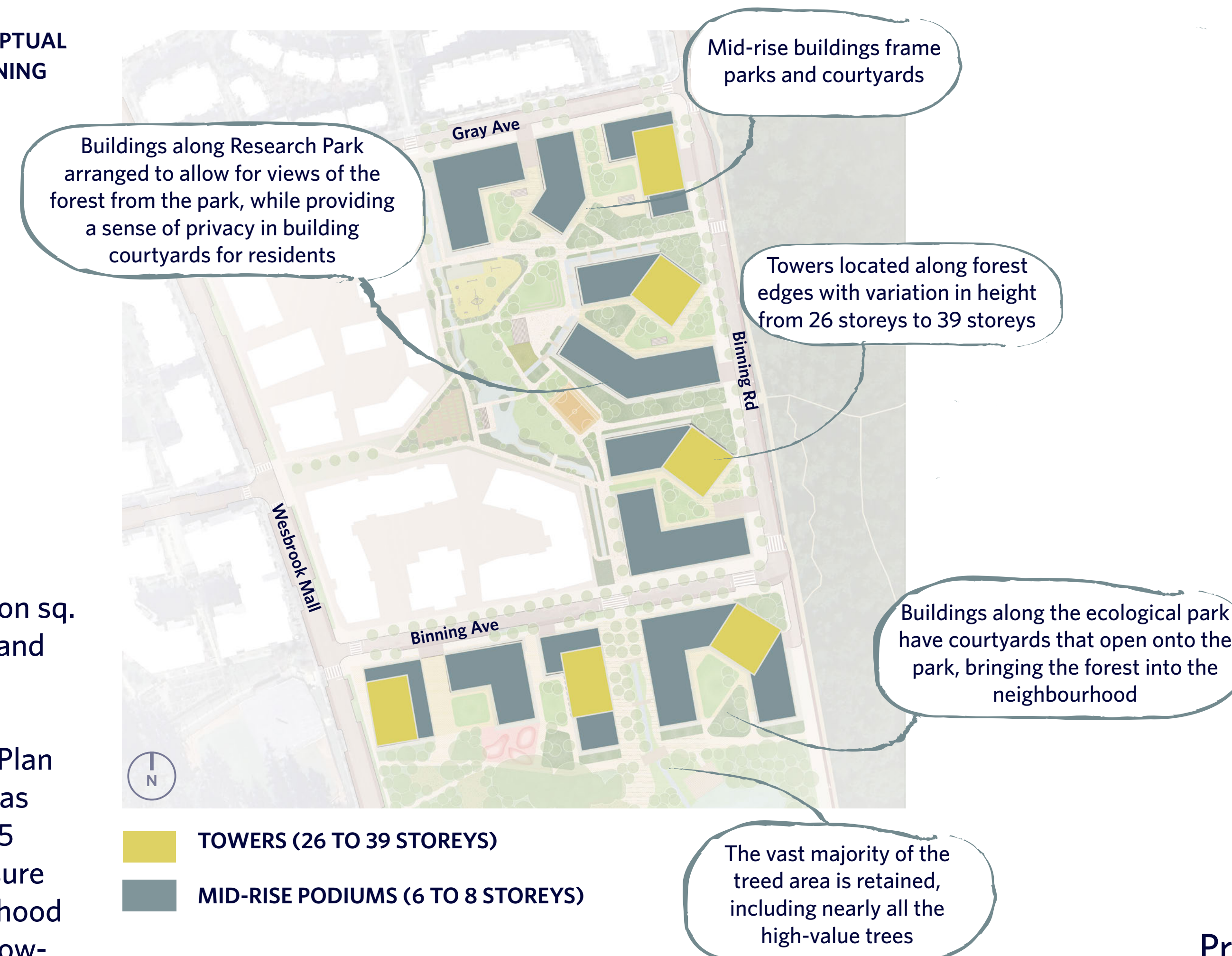
Key element #1

Housing and built form



HOUSING AND BUILT FORM PLAN DIAGRAM

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Wesbrook Place South will add homes for about 4,600 people in 2.1 million sq. ft. of new housing, which was determined through Campus Vision 2050 and the updated Land Use Plan.

Wesbrook Place South will support UBC's campus-wide Housing Action Plan targets, including up to 40 per cent of new neighbourhood development as rental, up to 25 per cent as below-market faculty/staff rental, and up to 15 per cent as market rental for those who work or study on campus. To ensure flexibility for future housing needs and market conditions, the neighbourhood plan update will not designate housing tenure (e.g., leasehold, rental, below-market, etc.) on a site-by-site basis.

Draft plan proposal

Six towers of varying heights (26 to 39 storeys) will be located along the forest edge, spaced and oriented to maximize public views of the forest, limit shadowing of public open space and streets, and maintain privacy of adjacent buildings. Towers will sit on six- to eight-storey podiums, creating a human-scaled public realm experience and providing variability and space for rooftop gardens and private amenities. Compared to those found in Wesbrook today, new towers will be taller and slimmer, with smaller footprints and more variation in heights.

While some community members voiced preference for fewer towers, further testing revealed this would require taller towers and podiums, which would result in more shadows on parks and public spaces and a less human-scaled experience at the street-level. The six-tower approach allows for the open space desired by the community and supports the preservation of trees and enhanced biodiversity, while enabling ocean and forest views. Building placement and heights will maximize sunlight into courtyards and offer shared outdoor amenity space for residents.

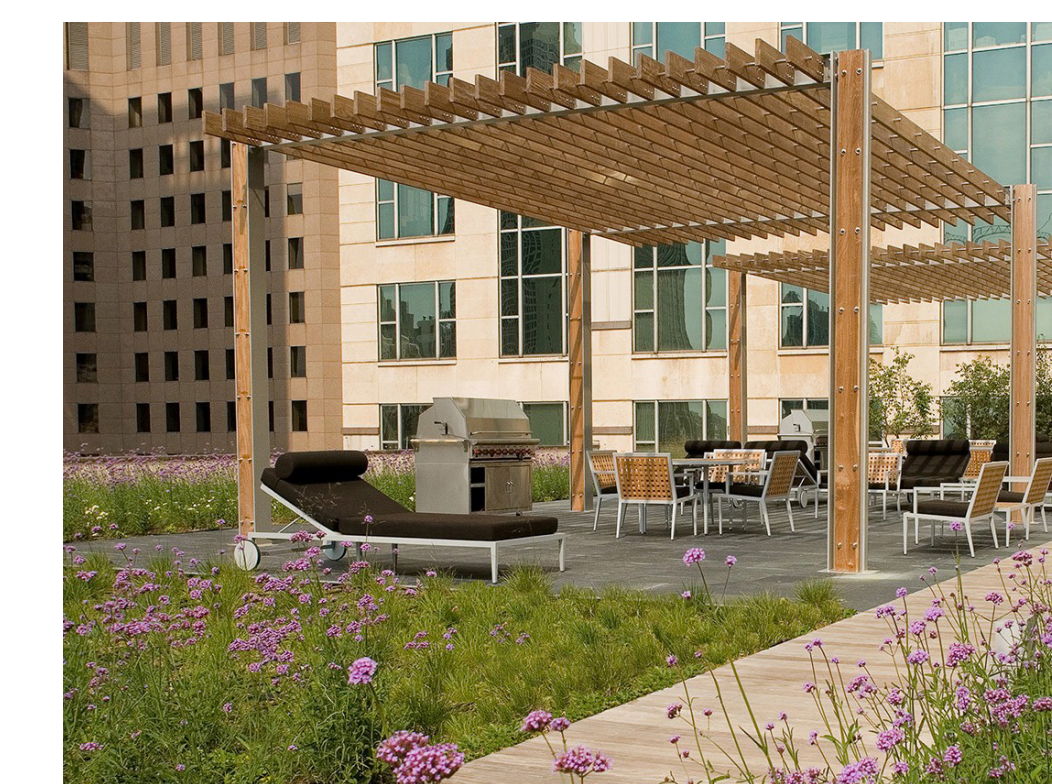


DRAFT 3D PLAN SHOWING WESBROOK PLACE SOUTH BUILDINGS

What we heard

We heard a range of views regarding tower arrangement, number and height, with a preference for maintaining the approach of positioning towers along the forest edge, increasing neighbourhood open space, using courtyards to increase social connection and access to outdoor amenities for residents, and maximizing access to sunlight and ocean views.

Precedent photos



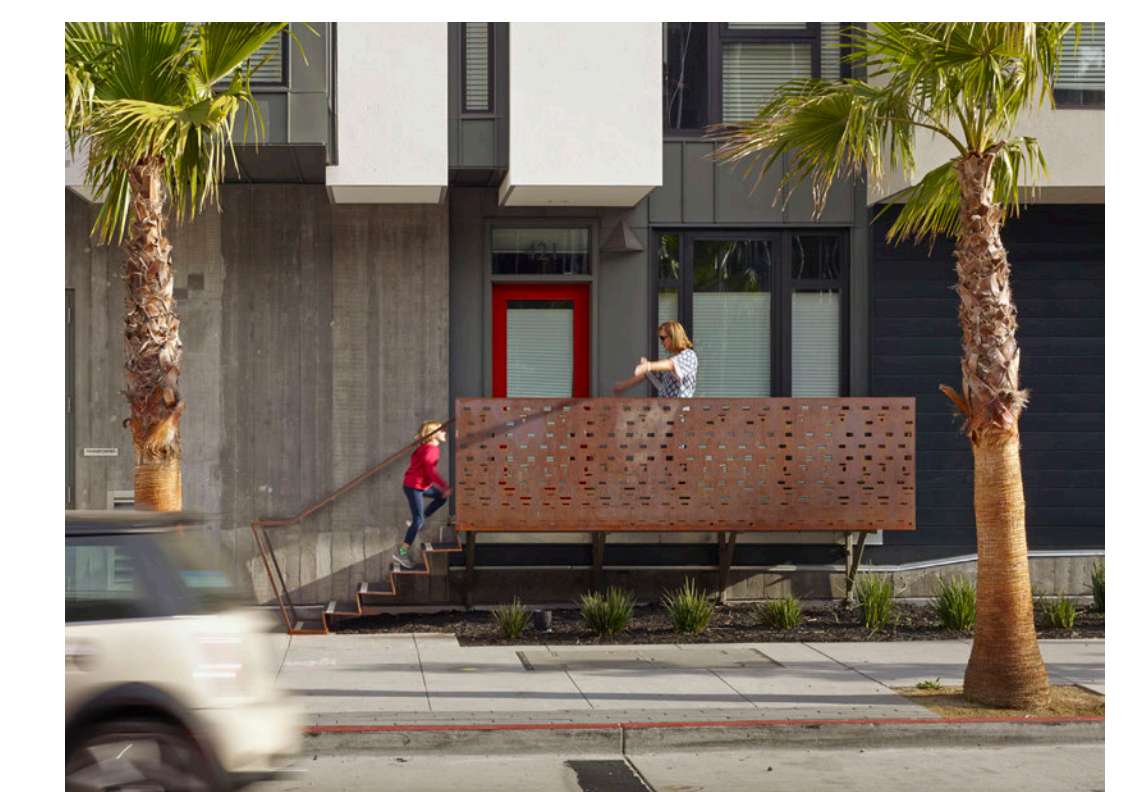
RESIDENTIAL ROOFTOP AMENITIES



INTERIOR COURTYARD



MIX OF MID-RISE AND TOWERS



FRONT DOORS AND PORCHES ALONG STREETS



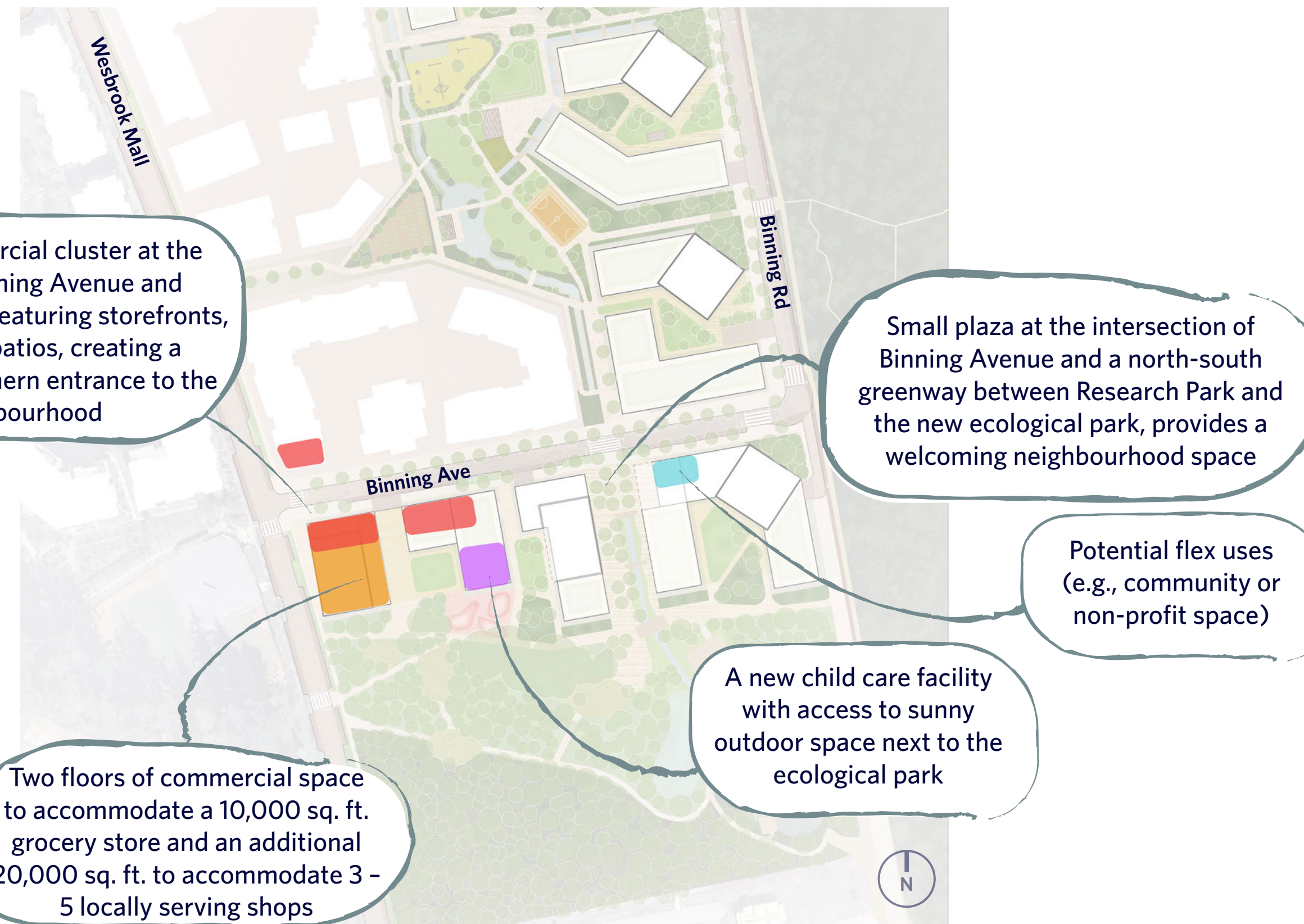
Key element #2

Amenities and services



AMENITIES AND SERVICES PLAN DIAGRAM

ALL ILLUSTRATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO MORE DETAILED PLANNING AND DESIGN.



- GROCER (~10,000 SQ. FT.)
- CHILD CARE (37 SPACES)*
- OTHER RETAIL (~20,000 SQ. FT.)
- POTENTIAL FLEX SPACE

*With ~5,000 sq. ft. outdoor space

Reflecting strong community support for additional commercial amenities, Wesbrook Place South will be a new hub of community activity, with amenities and services helping to meet the needs of local residents. This new area of commercial and amenity space responds to strong community interest heard through Campus Vision 2050 and the fall 2024 engagement on Wesbrook Place preliminary directions, and complements the amenities and services already found in Wesbrook Village, the heart of the neighbourhood.

The growing number of people who live, work and study on campus means more demand and support for services and amenities. As the campus grows, UBC amenities and services including child care, recreation, and retail will keep pace with demand. Planning and advocacy will also continue alongside campus growth for services delivered by other agencies, including schools, healthcare and hospitals, and emergency services.

Draft plan proposal

Wesbrook Place South will include about 30,000 sq. ft. of new commercial and amenity space, in addition to the 131,000 sq. ft. already present in Wesbrook Village, as well as a new child care facility and flex spaces (e.g., community use or non-profit space). New commercial space will include a second-floor, mid-size grocery store, of about 10,000 sq. ft. above three to five locally serving shops, of about 20,000 sq. ft. For comparison, Save-On Foods in Wesbrook Village is considered a large grocery store at 30,000 sq. ft.



LOOKING DOWN BINNING AVE. FROM WESBROOK MALL

What we heard

We heard a desire for diverse neighbourhood amenities that prioritize pedestrian flow and enjoyment (e.g., plazas, outdoor seating, less car traffic) and strong support for more affordable neighbourhood food options, especially a new grocery store.

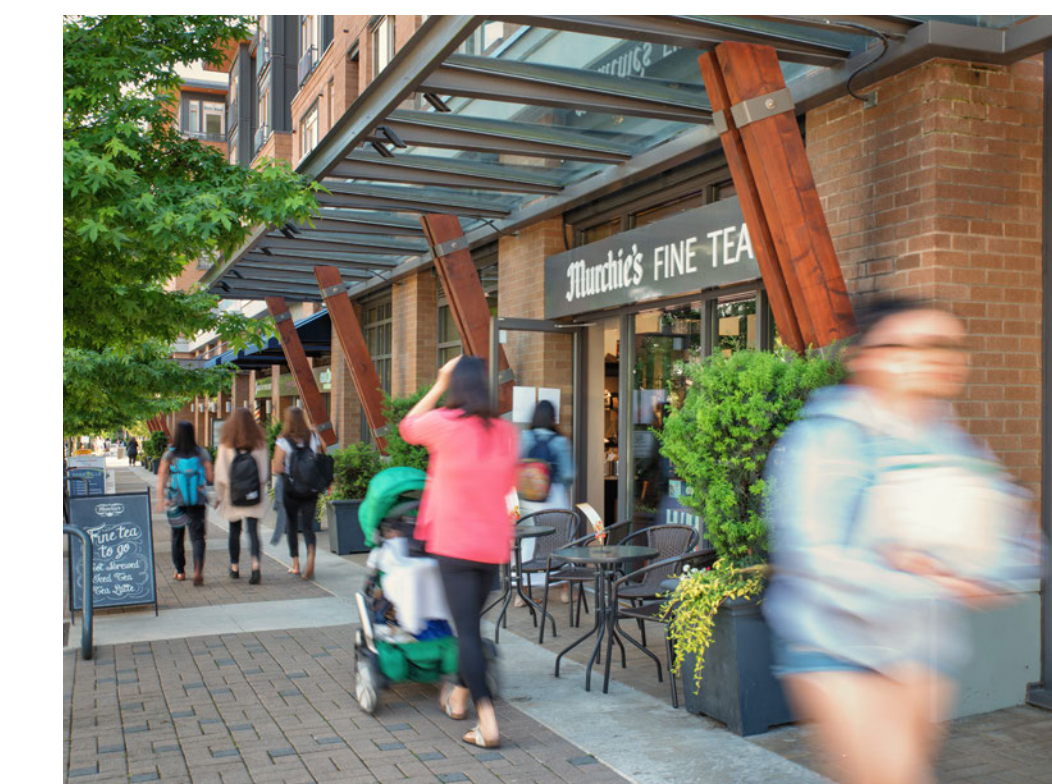
Precedent photos



RESIDENTIAL AND COMMERCIAL ACTIVITY



MID-SIZE GROCER ON SECOND LEVEL



GROUND FLOOR RETAIL



CHILD CARE OUTDOOR SPACE



Key element #3

Parks, ecology and tree retention



PARKS AND ECOLOGY PLAN DIAGRAM

Wesbrook Place South will include two new parks, Research Park and a unique new ecological park, completing the network of formal and informal spaces for recreation, gathering, learning and teaching. Park and open space implementation will be guided by UBC's biodiversity and rainwater management strategies and contribute to meeting overall open space requirements defined by the Land Use Plan.

ALL ILLUSTRATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO MORE DETAILED PLANNING AND DESIGN.



What we heard

We heard a preference for more outdoor recreation spaces, especially for teenagers (e.g., sports court), natural treed park spaces that provide opportunities for respite, retention of high value trees as much as possible, and more space for informal recreation (e.g., pick-up games of ultimate or soccer). We also heard a desire to explore the potential for community programming and activation in areas outside Wesbrook Place South (e.g., the surface parking lot within Wesbrook Village, next to Save-On Foods).

Draft plan proposal

Research Park

Research Park will be a large open space that supports a range of activities, including formal and informal recreation framed by mid-rise buildings, like other parks in the neighbourhood. A portion of the park recently opened to the public and includes a playground, outdoor exercise equipment, covered seating, open lawn area and a water feature. Current designs include space for community garden plots. The park will be expanded, allowing for additional informal recreational space, a multi-sport court (which replaces the tennis courts referred to in the current neighbourhood plan) and additional covered outdoor gathering space.

Ecological park

A new ecological park will protect and enhance local ecosystems while offering access to nature and recreational and educational opportunities on campus, separate from Pacific Spirit Regional Park. The park will protect nearly all high-value trees in the area, which have been identified through an ecological assessment and a tree survey. The park will extend the surrounding forest into the campus, supporting biodiversity, species movement and habitat creation. Access to a portion of the ecological park will be limited to balance protection of environmentally sensitive areas with community use, and accessible forest trails will provide access through the park. Enhancement of the existing rainwater management pond into a wetland will become a new community amenity, receiving and managing rainwater runoff from Wesbrook Place (see Key Element #4).

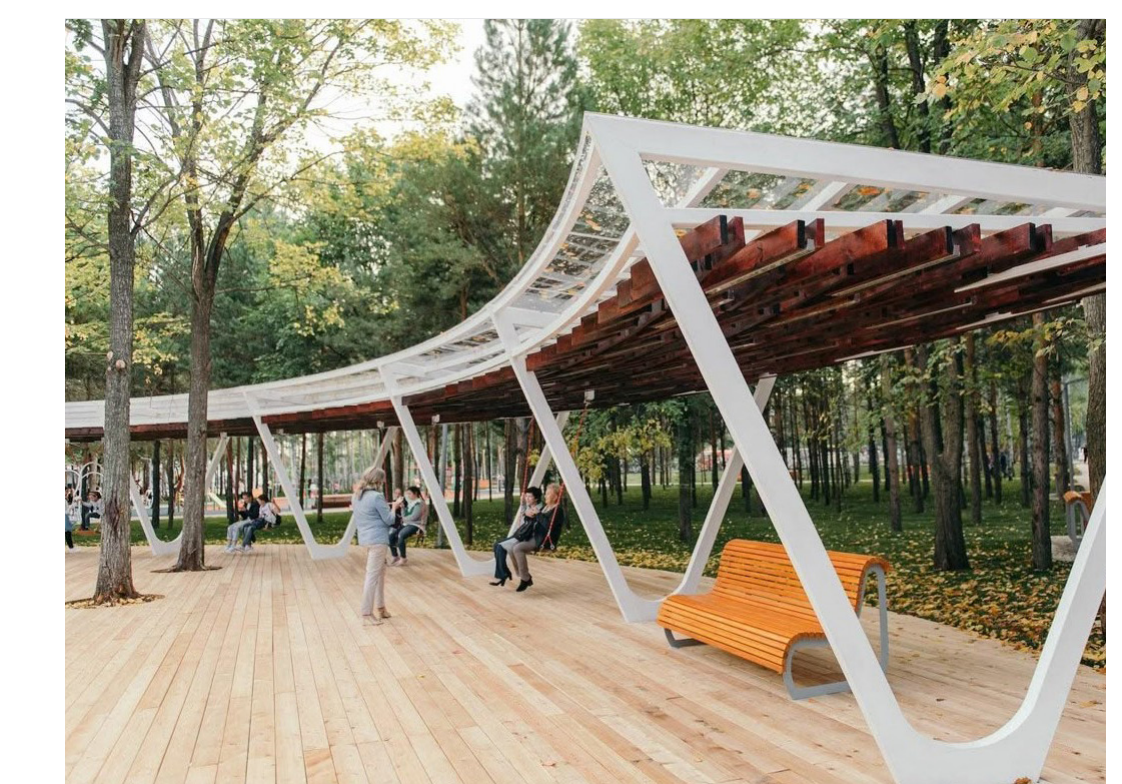


ECOLOGICAL PARK, LOOKING NORTH TOWARDS THE GREENWAY AND PLAZA

Precedent photos



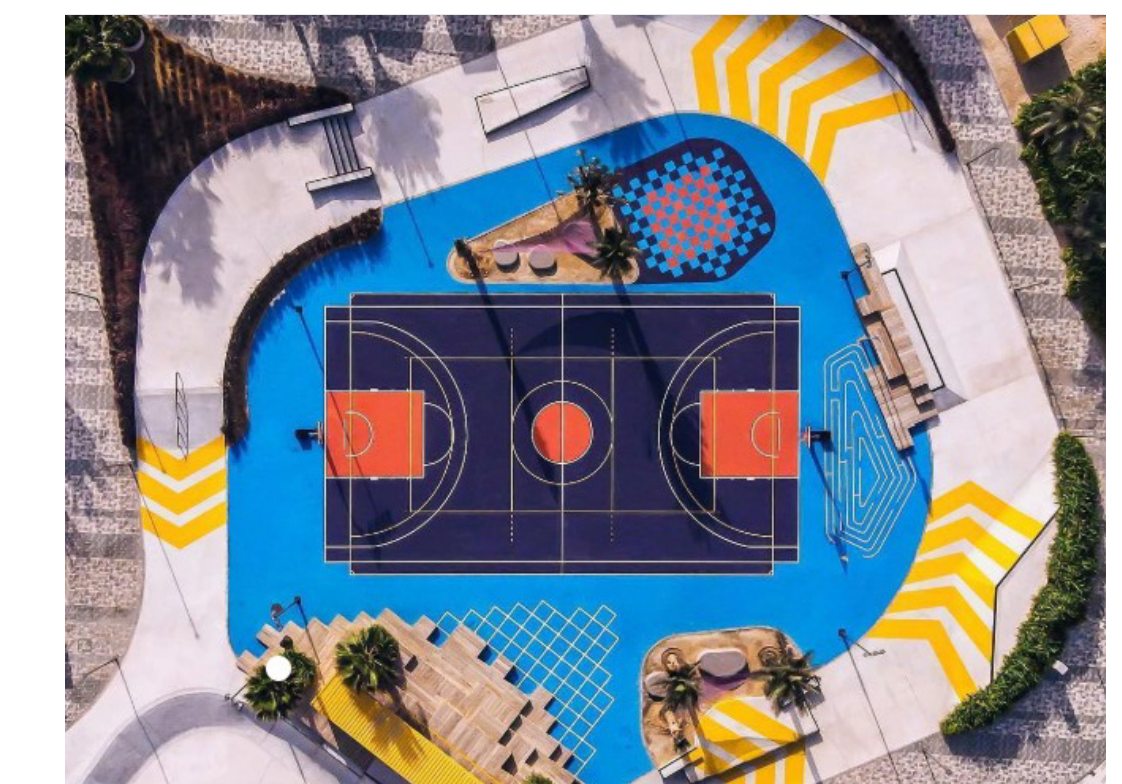
NATURE BASED LEARNING



COVERED SEATING



PLAYING IN THE FOREST

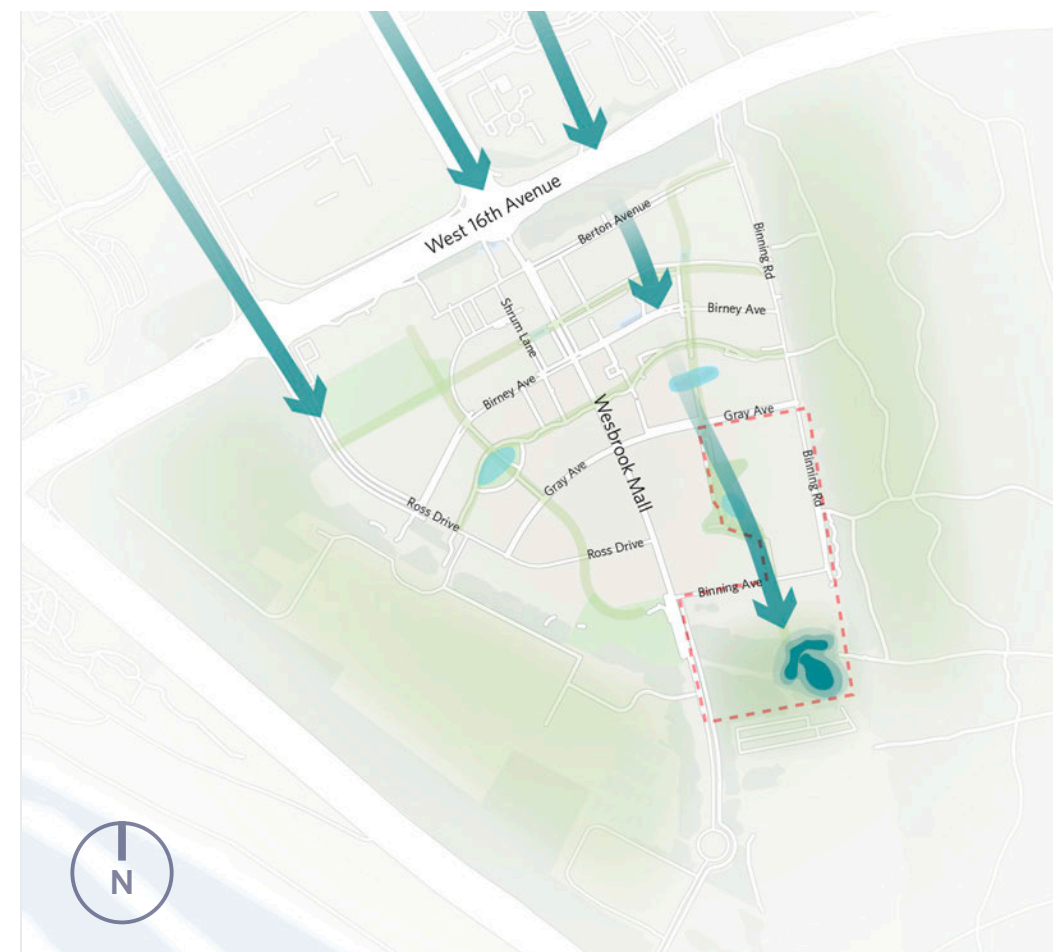


MULTI-USE COURT



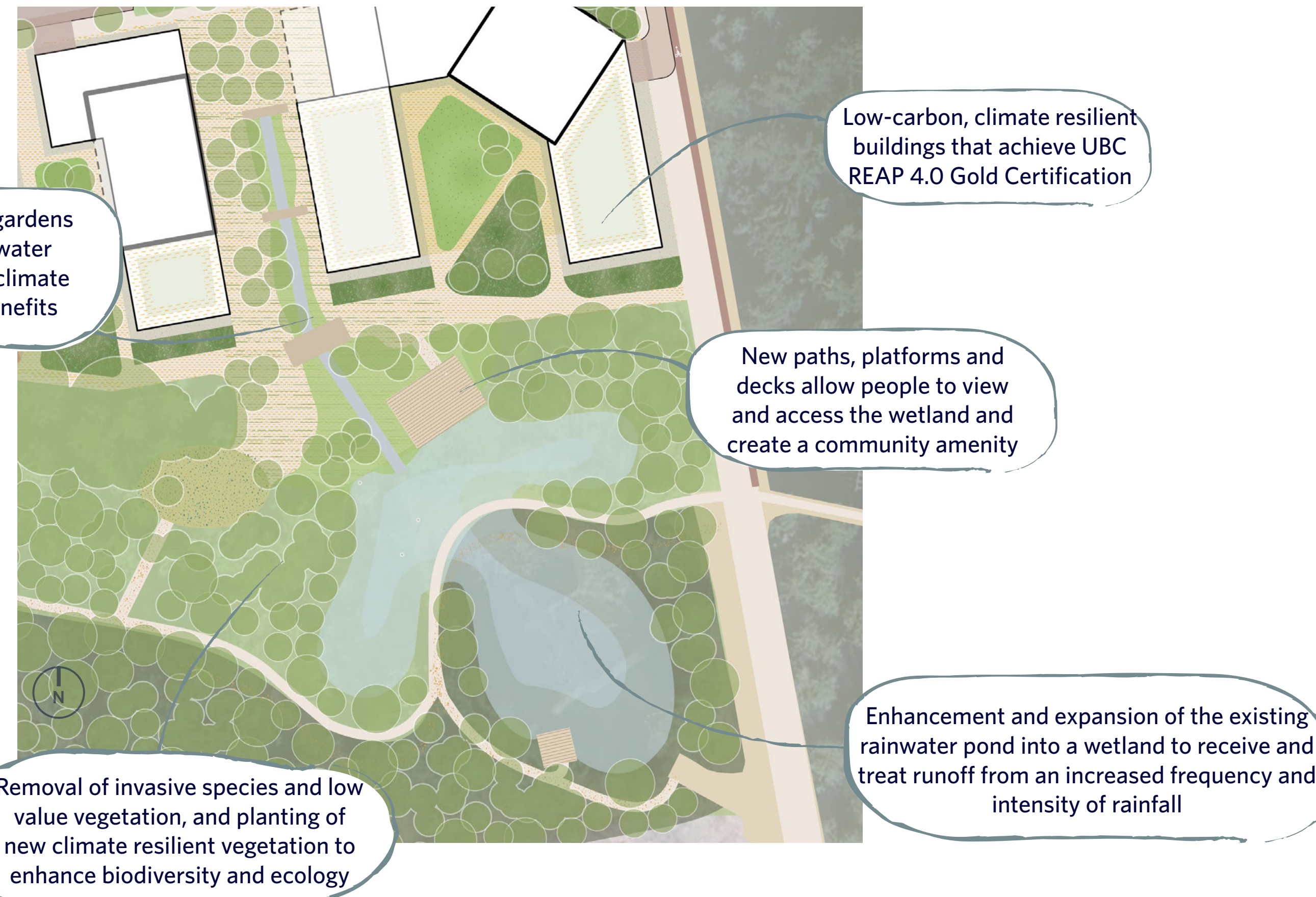
Key element #4

Rainwater management and climate



RAINWATER PLAN DIAGRAM

ALL ILLUSTRATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO MORE DETAILED PLANNING AND DESIGN.



What we heard

We heard support for retaining trees, maximizing biodiversity and more indigenous and climate resilient planting. People expressed a desire for more naturalized green spaces, and for these spaces to be accessible to a wide range of abilities, maximize shade and minimize paved surfaces to help mitigate the impacts of extreme heat.

UBC neighbourhoods are on a pathway to net-zero climate emissions while planning for adaptation to an already changing climate. Current community emissions in UBC's neighbourhoods are about 45 per cent less than the regional averages, and Wesbrook Place South will further support climate mitigation via measures outlined in the Neighbourhood Climate Action Plan (NCAP) and achieving a minimum of Gold certification in REAP 4.0, UBC's green building rating system for all residential buildings.

Draft plan proposal

Climate adaptation measures in Wesbrook Place South include the retention of existing trees and new tree planting for shade, reducing heat island impacts; further enabling sustainable transportation, prioritizing walking, cycling, micromobility and public transit; and the creation of a wetland to manage increased rainwater runoff due to climate change.

Wetland

The existing rainwater detention pond will be expanded and enhanced into a wetland, mitigating downstream impacts on water courses such as Booming Ground Creek. A deck on the northern edge of the new upper pond and a path between the two ponds allows people to access and overlook the whole wetland. Indigenous and climate adaptive plants support terrestrial and aquatic habitats. During drier months, the wetland is expected to continue to provide ecological and community amenity, similar to the Lelem wetland and Camosun bog and will be designed to function without connection to potable water sources.

Additional rainwater features in an adjacent plaza will capture and channel runoff from surrounding buildings and streets into the new wetland, which together could mimic the character and location of a historic stream.



CONCEPTUAL CROSS-SECTION THROUGH WETLAND LOOKING EAST

Precedent photos



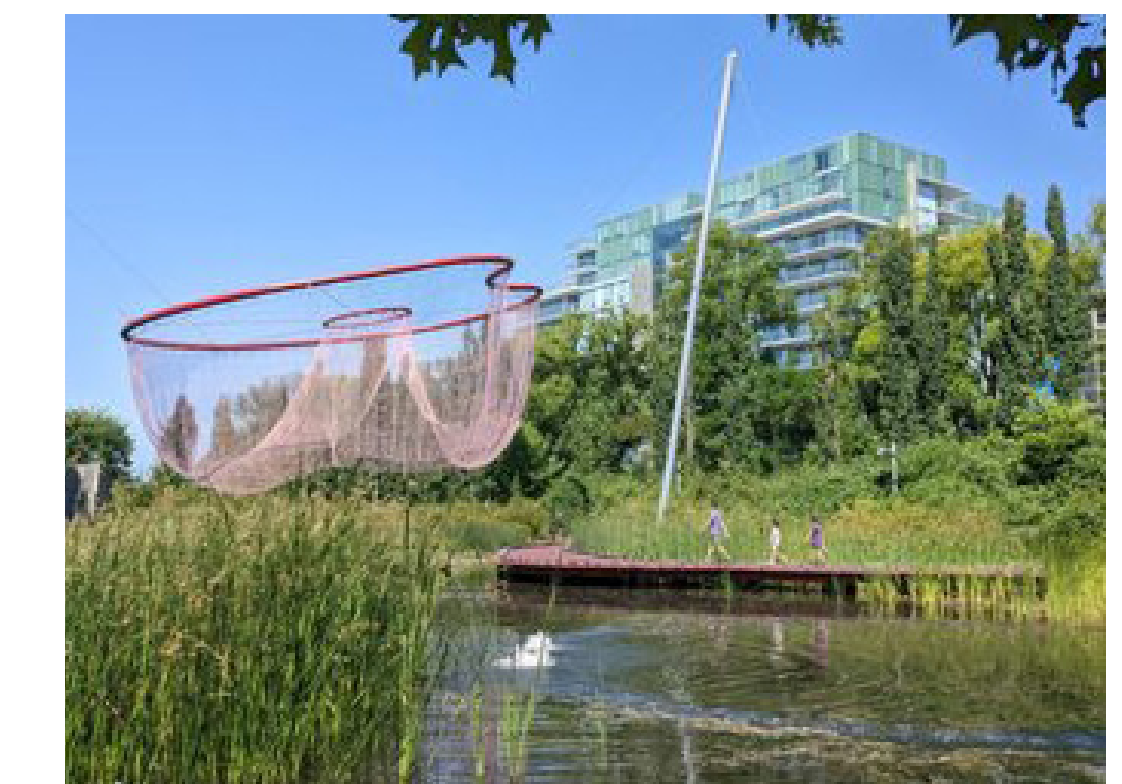
WETLAND



RAINWATER CHANNEL



AQUATIC PLANTS

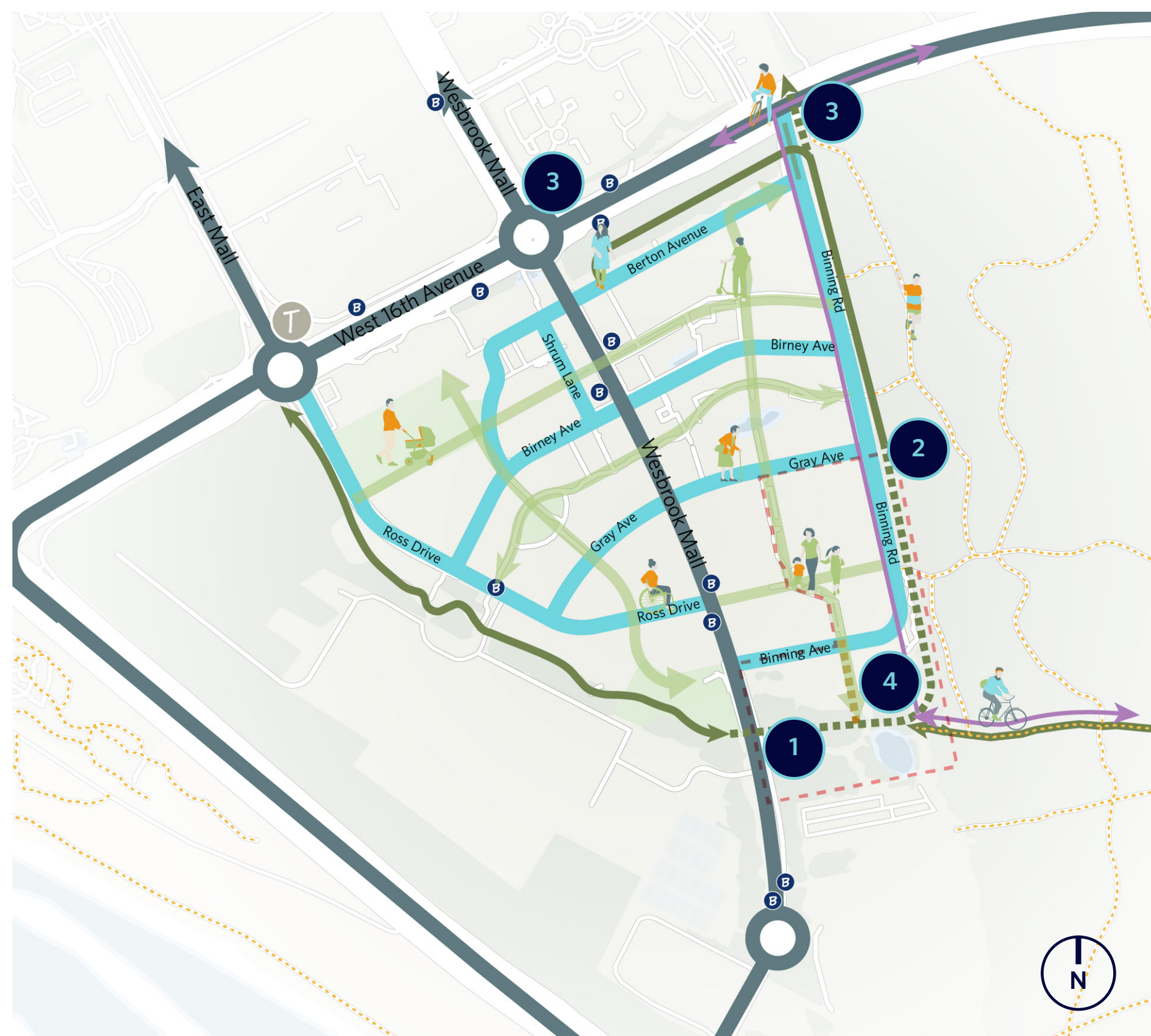


INTERACTIVE DECK



Key element #5

Mobility, streets and parking



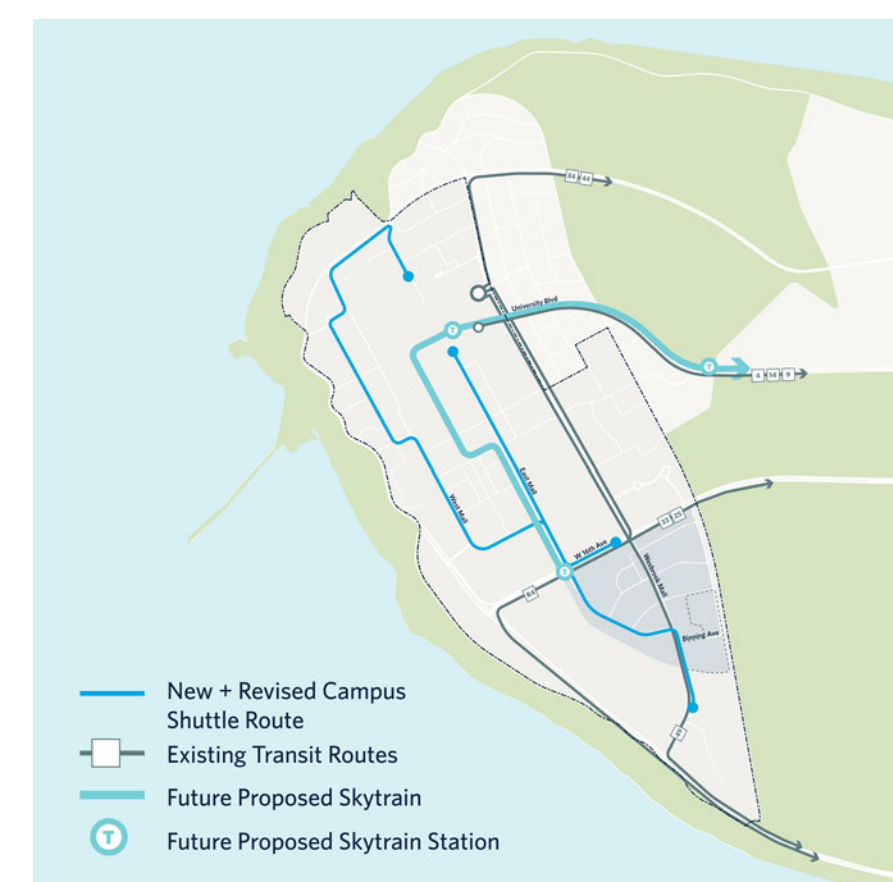
MOBILITY NETWORK IN WESBROOK PLACE NEIGHBOURHOOD

- FOREST EDGE PATHWAY
- NEIGHBOURHOOD PATHWAY
- LOCAL STREET
- REGIONAL CYCLING ROUTE
- PACIFIC SPIRIT REGIONAL PARK TRAILS
- BUS STOP
- FUTURE RAPID TRANSIT STATION

The updated neighbourhood plan will better prioritize walking, rolling, cycling and transit. Improvements will help address concerns about traffic, congestion and pedestrian and cyclist safety as the population grows. Additionally, the update process provides the opportunity to rethink the use of curbside parking to prioritize short-term parking needs (e.g., pick-up, drop-off, waste management and deliveries) and consolidate parking for commercial, child care and long-term resident parking underground.

Draft plan proposal

A series of transportation improvements are being explored, in collaboration with TransLink, the BC Ministry of Transportation and Transit, Metro Vancouver and the University Neighbourhoods Association. In addition to benefits for pedestrians and cyclists, these changes create a street network that can manage future traffic volumes.



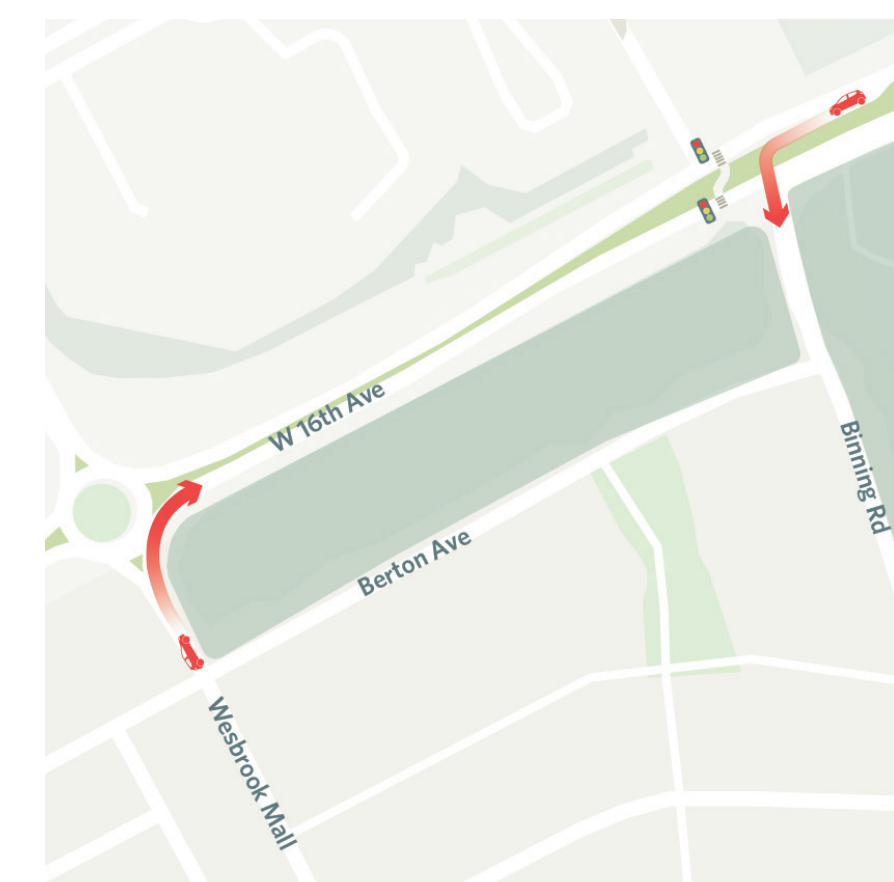
1 Improved transit service

- new north-south local transit route to better connect Wesbrook Place to the central campus and future SkyTrain station(s), and a revised 68 bus route to enable higher frequency service



2 Bike network updates

- new separated, two-way bike path on Binning Road and a new multi-use path along West 16th Avenue between Binning Road and East Mall will improve connectivity to the regional and local bike network
- bike priority route to be explored along Gray Avenue and Ross Drive, including a bike/pedestrian-controlled signal at the intersection of Gray Avenue and Wesbrook Mall, to improve cycling within the neighbourhood
- shared micromobility programs (e.g. Mobi E-Bike Share) expanded throughout the neighbourhood



3 Street improvements

- new westbound left turn lane on West 16th Avenue at Binning Road to provide alternative access to the neighbourhood and relieve congestion at the Wesbrook Mall roundabout
- new northbound right turn lane on the Wesbrook Mall roundabout at West 16th Avenue to improve traffic flow through Wesbrook Village
- Binning Road widened to accommodate two-way traffic
- pavers on Wesbrook Mall replaced with asphalt to address maintenance and safety issues



4 Enhanced greenways

- north-south forest trail along Binning Avenue to be extended, creating new greenway connections between the two parks and between Research park and Binning Road



5 Parking and curbside management

- underground parking for residents consolidated to increase efficiency and minimize the number of driveways, resulting in improved safety of pedestrians and cyclists and more space for trees and landscaping
- all public visitor parking provided in underground parking, reserving curb space for short term uses including pick-up / drop-off, service and delivery vehicles, and waste management bins

ALL ILLUSTRATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO MORE DETAILED PLANNING AND DESIGN.

What we heard

We heard that safer and more direct routes to connect to the academic campus and to get around the neighbourhood are needed to support people who want to walk and bike. We also heard concerns with delivery and service vehicles and garbage trucks blocking roads as well as other safety concerns related to driving in the neighbourhood.

Feedback

Considering all five key elements together, what do you think about the proposed updates to the Wesbrook Place Neighbourhood Plan? What are you excited about? What are you concerned about?



If you have feedback on a specific key element, please write your thoughts on a sticky note and place it on that key element board and/or complete the survey.

The survey will be open from February 4 until February 23. When you complete the survey, you can enter a prize draw to win one of ten \$50 gift cards!



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