

Wesbrook Phase 2 FAQ

How long will it take to complete the development of Wesbrook Place South?

The pace of development in Wesbrook Place South will depend on market conditions, but this part of the neighbourhood will be built out over the next 10 years, generally proceeding from north to south.

When will the new retail, amenities and services become available?

New retail will be activated as the local population increases, making local businesses viable. New amenities, such as the wetland and associated paths and platforms, and the plaza connecting the ecological park, will be constructed in conjunction with neighbouring building parcels over the course of the next 10 years.

How will retail in Wesbrook Place South be decided upon?

[UBC Properties Trust](#) manages retail spaces in the neighbourhoods, and they work with a retail consultant to determine an ideal retail selection based on what would best serve the local population as well as long-term business viability. Community feedback on retail preferences is taken into account at that time. The role of the neighbourhood plan is to ensure that there is enough space available in the right locations for retail to serve the community.

Why are six towers being proposed for Wesbrook Place South?

Five- and six-tower layouts were considered for Wesbrook Place South. Analysis has revealed a six-tower approach allows for the open space desired by the community and supports the preservation of trees and enhanced biodiversity, while enabling midrise podiums to be 6-8 storeys. A five-tower approach 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.

What is the density of the Wesbrook Place South? How does it compare to the rest of the neighbourhood and other UBC neighbourhoods?

The estimated density of Wesbrook Place South, measured in gross floor space ratio (FSR), is 2.2. Gross FSR is the total estimated gross buildable area (including housing, commercial, and community space) divided by the total land area. Once fully developed, the estimated gross FSR for Wesbrook Place, including Wesbrook Place South, is 1.4. The [Land Use Plan](#) sets the maximum housing gross buildable area by neighbourhood, and provides an estimate for the density, measured in gross FSR.

For comparison, the gross estimated FSR for Hampton Place is 1.0, University Boulevard is 1.0, Chancellor Place is 1.0, future Stadium Neighbourhood is 2.2 and future Acadia Neighbourhood is 2.3.

How will the updated Wesbrook Place Neighbourhood Plan address demand for parking?

The draft update proposes to provide all public visitor parking in underground parking, reserving curb space for short term uses including pick-up / drop-off, service and delivery vehicles, and waste management bins, and consolidating parking for residents where possible to increase efficiency and reduce the number of driveways.

How will the updated neighbourhood plan contribute to neighbourhood open space?

UBC's [Land Use Plan](#) includes several policies on open space, including that everyone on campus is within 400 metres of open space, that neighbourhood residents have access to diverse open spaces across campus, and that "Usable Neighbourhood Open Space" (UNOS) in particular is provided at 0.7-1.1 hectares per 1000 residents. To give a sense of scale, the UNA Community Field on Ross Drive in Wesbrook Place is just under one hectare in area.

The current Wesbrook Place neighbourhood area (i.e., not including Wesbrook Place South) provides approximately 1.2 hectares per 1000 residents. The amount of UNOS delivered through the updated neighbourhood plan is still subject to analysis and will be provided in the full draft plan later this spring.

What is the Neighbourhood District Energy System? Who is Corix?

Since 2015, heating and hot water in Wesbrook Place is supplied by a Neighbourhood District Energy System (NDES), owned and operated by Corix UBCDE Limited Partnership. For information about Corix and its recent application to the BC Utilities Commission to increase rates please see the [Corix notice of application](#) and an associated [FAQ page](#).

What decisions were made about Wesbrook Place South before the planning process started?

The update process addresses the detailed planning needed for Wesbrook Place South and any related updates to the [rest of the neighbourhood plan](#), building upon what has already been established through previous planning and engagement work, such as [Campus Vision 2050](#).

Campus Vision 2050 established that Wesbrook Place South will be a new hub of community activity, housing, amenities and services located in the southern portion of the neighbourhood, south of Gray Avenue, alongside Pacific Spirit Regional Park.

The need for more UBC housing, amenities and services, green and open space and childcare emerged as prominent themes throughout Campus Vision 2050. To help address these needs and university priorities, the Land Use Plan and final vision for the campus established that Wesbrook Place 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 (up to 39 storeys) and midrise buildings (up to six storeys)
- about 30,000 sq. ft. of new ground-floor 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

Read the [Terms of Reference](#) for a complete description of the scope and process for planning Wesbrook Place South and updating the neighbourhood plan. for a complete description of the scope and process for planning Wesbrook Place South and updating the neighbourhood plan.

What is a Neighbourhood Plan?

UBC builds neighbourhoods to make vibrant communities, to provide a place for the UBC community to live, work, learn and play, and to build a financial endowment to support UBC's academic mission. The entire campus is guided by a [Land Use Plan](#), and individual neighbourhoods are guided by [Neighbourhood Plans](#), which provide more detailed policies and guidelines specific to each area.

What is UBC Properties Trust and what is their role in Wesbrook Place?

[UBC Properties Trust \(UBCPT\)](#) is the real estate development arm of UBC. Campus and Community Planning creates the plans, and UBCPT plays a central role in implementing them. UBCPT builds residential campus neighbourhoods, manages academic construction projects, builds and runs campus neighbourhood rental housing, including homes for faculty and staff, and manages retail spaces in the neighbourhoods.

What is Campus Vision 2050 and why is it relevant?

UBC's [Campus Vision 2050](#) is an ambitious, long-range plan for how UBC's Vancouver campus will change and grow to support the needs of the university, its students, residents, staff, and Musqueam. The Vision supports the academic mission, values and priorities of the university by providing a long-term, aspirational framework for physical growth and change on the campus. Implementing the Vision will involve many UBC policies and plans aligned with its priorities, including the updated Wesbrook Place Neighbourhood Plan.

What is the Land Use Plan?

UBC's [Land Use Plan](#) (LUP) establishes generalized land uses and development policies for the Vancouver campus. It is the guide for all UBC's academic and residential development, providing the policy direction and regulations for building a complete, sustainable university community.

UBC's Land Use Plan commits to a review every five years to respond to evolving community needs, conditions and opportunities. UBC engages the community in a Land Use Plan amendment process when changes are required. A major amendment to the LUP was adopted by the Province in July 2024.

The amendments to the LUP were determined through the Campus Vision 2050 public engagement and planning process.

What is the Housing Action Plan?

UBC's [Housing Action Plan](#) (HAP) details how UBC uses its land and financial resources to support housing choice and affordability for the UBC Vancouver campus. It supports the recruitment and retention of the faculty, staff, students and other employees that make the campus a great place to learn, work and live. Up to 40 per cent of new neighbourhood development will be rental, including 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.

What is the land endowment?

In 1920, the Province of BC set aside 1,214 hectares of Point Grey as a land endowment to the university, with the plan to develop housing to fund UBC. Over the following decades, the province granted 402 hectares of that as campus lands to UBC. In the late 1980s a decision was made to turn nearly two-thirds of the remaining UBC land endowment into Pacific Spirit Regional Park, thereby preserving a large natural area.

The campus lands have helped UBC achieve a level of excellence in support of the university's academic mission by providing land for: teaching, learning and research facilities; residential communities, industry and community partnerships, and businesses and amenities that support the people who work, study, live and play on campus; and development, from which UBC generates Endowment Fund revenue to provide bursaries, scholarships, new academic buildings and programs, and housing.

What is the Neighbourhood Climate Action Plan and how will it affect Wesbrook?

UBC's [Neighbourhood Climate Action Plan](#) (NCAP) sets a pathway to a net-zero and climate resilient community for the residential neighbourhoods on UBC's Vancouver campus. With the increased frequency of intense climate events, there is a renewed and urgent focus on climate action, as outlined in UBC's Climate Emergency Response. In 2021, UBC launched Climate Action Plan 2030, which charts a course to reach net zero emissions for the academic campus. NCAP will do the same for residential neighbourhoods as well as plan for adaptation to our already changing climate. NCAP defines rapid and ambitious regulations to support its goals, such as net zero operational emissions in all neighbourhood buildings by 2050.

What is REAP and how does it apply to Wesbrook?

UBC's [Residential Environmental Assessment Program](#) (REAP) is a comprehensive, UBC-specific green building rating system for mandatory application to all multi-unit residential construction in the neighbourhoods, which supports the movement towards a new positive position. UBC created REAP to guide the development of all residential buildings planned for the UBC Vancouver campus. All new multi-unit residential buildings at UBC must achieve a minimum REAP Gold certification.