



Draft Minutes | Planning Advisory Committee

Wesbrook Place Neighbourhood Plan Update

Date and Time: Thursday, January 23, 2025 from 4:30 – 6:30pm

Location: Wesbrook Community Centre, Room 206 Board Room

Committee Attendees

Name	Role
Ayesha Irfan	Student, AMS
Akuzike Limbanga	Student
Paul Thorkelsson	UNA
Lawrence Burr	Resident, Emeritus
Angel Wang	Resident, Youth

Committee Regrets

Name	Role
Emily Tang	Student, GSS
Katharina Piechocki	Faculty
Rochelle Mazar	Resident, Faculty
Nazia Ahmed	Resident, Staff
Soma Abe	Wesbrook Commercial Tenant

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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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 #2 minutes	Review meeting #2 minutes <ul style="list-style-type: none"> The Minutes were adopted unanimously. 	
3. Update on membership	Update by Chair and discussion <ul style="list-style-type: none"> Chair introduces new AMS representative and shares that due to scheduling challenges, the Wesbrook commercial tenant will no longer be joining PAC meetings. Unanimous agreement for new AMS rep to be Co-Chair. Unanimous agreement to continue sharing materials with Wesbrook commercial tenant for comment, if they agree to stay involved in this capacity. 	Chair awaiting response from Wesbrook commercial tenant on their availability to comment on future PAC materials.
4. Discussion: Key elements of the draft plan – public engagement draft display boards	Review and discussion: key elements of the draft plan <i>C+CP staff delivered a presentation:</i> <ul style="list-style-type: none"> Summary of what we heard in the first round of public engagement and introduction to the draft plan layout (both in plan and 3D). Testing was done to accommodate 5 towers, but the conclusion was that adding a 6th tower enables mid-rise podiums to be more human scaled (lower height) and allows for more variation in tower height. <i>Committee members discussion:</i> <p>Key element #1: housing and built form:</p> <ul style="list-style-type: none"> PAC question: What does the neighbourhood plan update do for student housing and rental, and how does it address housing affordability? <ul style="list-style-type: none"> C+CP response: The UBC Housing Action Plan (HAP) was updated in 2023 in conjuncture with Campus Vision 2050 and the Land Use Plan, and sets housing targets. Student housing is built on academic land. For neighbourhood lands there is a target of 40% of all new neighbourhood development as rental, with over half of that being faculty/staff non-market rental (set at 25% below market rates). PAC question: Which sites are designated for rental vs. leasehold? <ul style="list-style-type: none"> C+CP response: Designating sites for leasehold vs. rental is not part of Neighbourhood Plans. This allows for 	



flexibility during build-out. UBC Properties Trust designates tenure and are held to Housing Action Plan (HAP) targets.

Key element #2: amenities and services:

- PAC question: What would be required to ensure this area gets the potential flex space that's being proposed in the draft plan? The UNA has interest in such a space.
 - o C+CP response: A flex space would need a group that manages it. The UNA would be a good fit for something like this.
- PAC comment: It's important that a grocer on the second floor feels accessible, for example with an escalator and elevator in clear view upon entry.

Key element #3: parks ecology and tree retention

- PAC question: Does the cross-hatched area on the map indicate that trees around the wetland will likely be removed?
 - o C+CP response: Yes, trees around the wetland are likely to be removed to accommodate the expansion of the wetland's rainwater management pond capacity. The arborist report has indicated that most of these trees are dead, dying, or in poor health.
- PAC comment from a few members: There's strong interest and support for the creation of the ecological park and preserving high-value trees.

Key element #4: rainwater and climate adaptation

- PAC comment: Support for raised walkways that preserve understory and soil, as well as interpretive signage – a good local example is Camosun Bog.
- PAC question: Will the wetland pond hold water year-round, or be dry sometimes?
 - o C+CP response: Options are being explored for how the pond will function. There are questions as to whether it will be wet all year, which could be expensive to maintain. Augmentation with potable water or the aquifer doesn't support sustainability goals.
- PAC question: How is the rainwater capacity of the pond determined?
 - o C+CP response: The rainwater modeling goes out to 2050 with future climate assumptions around increased rainfall intensity and frequency included. A major goal of UBC's rainwater management strategy is to mitigate cliff erosion.

Key element #5: mobility, streets and parking

- PAC question: What is the scope for the proposed improvements to the cycling network? Support for improvements in the neighbourhood.
 - o C+CP response: Improvements to the cycling network proposed in the draft plan are limited in scope to



Wesbrook Place Neighbourhood, however they will connect to the regional network and have the goal of supporting regional connectivity, and local connectivity to/from UBC campus.

- PAC comments from a few members: Concerns raised around traffic conflicts on the local streets in Wesbrook, specifically issues around the presence of larger delivery and garbage trucks.
 - o C+CP response: Curb-side space is scarce and in high-demand. Strategies for managing it wisely are necessary and under consideration.
- PAC comment: Concerns raised around plans to have no street parking in the Wesbrook Place South area, and to ensure the design accounts for most families having two cars.
 - o C+CP response: All buildings will have underground parking. The major challenge is planning for a changing reality where there will be less need for private car ownership with the arrival of SkyTrain and technological innovations like autonomous vehicles. Building underground parking is very expensive, driving up housing costs, and may become an obsolete need in the future. This area will take 10 years to build and rapid transit is likely to take several years, so the hope is that parking needs can be recalibrated over time.
All transportation decisions are in partnership with TransLink, the Ministry of Transportation and Transit, Metro Vancouver, etc.
- PAC question: How will transit to Wesbrook be improved?
 - o C+CP response: As part of Campus Vision 2050, and the update to UBC's Vancouver Campus Plan that is underway, a new north-south bus route along East Mall is being proposed by UBC to connect people quickly from end to end of campus, plus a revised 68 route. We are continually working with TransLink on these proposals.
- PAC comment: Concern that people are using Wesbrook Mall to commute, where it should be for local traffic only.
 - o C+CP response: The transit model showed that the bottleneck at the 16th Ave roundabout is causing most of the congestion on Wesbrook Mall.
- PAC question: Will the proposed bike priority on Binning Road and Grey Ave impact street parking?
 - o C+CP response: Yes, bike priority on Binning Road will result in the removal of parking on the east side of the road. Bike priority on Grey Ave will be a future consideration, and designed in close consultation with the UNA - there are different traffic calming options to achieve this.
- PAC and C+CP discussion: Some ideas shared around how we could deal with parking. Like innovations in different parts of the world where you see car-elevators, or parkades that could be retro-fit.



PAC suggestions on how the engagement materials can be improved:

- The key elements with the call-outs are successful as they make it easier to understand what the drawings are trying to communicate.
- It's difficult to understand how this plan is related to housing affordability, as this is something students especially will be looking for.
- There could be more explicit clarity on what decision have already been made, to be transparent about where the community has influence and where they don't.

5. Engagement approach

Review: engagement approach

C+CP staff delivered a presentation.

- Several different tools will be used to engage the community – an online survey, open houses, roadshows and community conversations, targeted meetings with specific groups and walking tours.

5. Next steps

- Engagement is taking place from Tuesday, Feb 4 – Friday, February 21 – survey will close on Sunday, February 23.
<https://planning.ubc.ca/wesbrook-update>
- Full draft plan for public review will be available online in late March.
- Next meeting to be scheduled at the end of February for mid-March.

UBC will share a link to the survey when it becomes available on Feb 4

PAC members to circulate survey to their networks

Attachments

- Phase 2 Engagement Display Boards (updated)