



Wesbrook Place Neighbourhood Plan Update

ENGAGEMENT SUMMARY REPORT
OCTOBER 2024 - APRIL 2025



THE UNIVERSITY OF BRITISH COLUMBIA
Campus + Community Planning

Land Acknowledgment

The UBC Vancouver campus is situated on the traditional, ancestral and unceded territory of xʷməθkʷəy̓əm (Musqueam). For millennia, xʷməθkʷəy̓əm have been stewards and caretakers of these lands, and have passed their history, traditions and culture on from one generation to the next. UBC strives toward building meaningful, reciprocal and mutually beneficial partnerships with xʷməθkʷəy̓əm and learning from their traditional relationship with the land. UBC is committed to deepening its relationship with xʷməθkʷəy̓əm to ensure that the future direction of the campus builds on what makes UBC a special place, enhances the livability, sustainability and character of the lands and advances the university's broader commitments to reconciliation through the Indigenous Strategic Plan.



s7i:4qəy̓ qeqən by Brent Sparrow, xʷməθkʷəy̓əm | Photo Credit: Paul H. Joseph, UBC Brand and Marketing

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Wesbrook Place Neighbourhood Plan Update website banner

Executive Summary

Introduction

UBC Campus + Community Planning engaged the community in a process to update the Wesbrook Place Neighbourhood Plan, the first major step in implementing Campus Vision 2050. The process and updates focused on a new area of the neighbourhood, Wesbrook Place South, which will encompass the parts of Wesbrook that have not been built yet, as well as a new area created by extending the neighbourhood boundary further south. Wesbrook Place South will become a new hub of community activity, housing, amenities, and services.

The UBC community's lived experiences and perspectives were essential inputs in the process. The update process included three phases of community engagement:

1. **Preliminary directions** (October 29 – November 15, 2024): Four preliminary directions were presented to the community for feedback, focused on additional housing, parks, retail or amenities, and an improved transportation network.
2. **Key elements of the update to the draft plan** (February 4 – 26, 2025): Building on the preliminary directions, key elements of the draft plan updates were presented to the community for feedback.
3. **Full draft plan** (March 24 – April 6, 2025): The full, updated draft neighbourhood plan document, including an appendix focused on Wesbrook Place South, was shared with the community for review and comment.

This Engagement Summary Report provides an overview of all phases of community engagement and includes the engagement approach and summary of feedback heard.

How We Reached People

There were 1,527 engagement touchpoints across all three phases of engagement through online surveys and an online comment form, open houses, pop-ups held throughout the neighbourhoods, community conversations, workshops, roadshow presentations, targeted meetings, and walking tours.

For more information about engagement activities and the community members that we reached during engagement, refer to the Engagement Approach and Analysis Methodology section as well as Appendix A.



Figure 1 List of engagement event types with total touchpoints listed

What We Heard Summary: All Phases of Engagement

Overall, public engagement included 1,527 touchpoints across all campus communities (students, faculty, residents, staff, emeriti, alumni) through a variety of methods.

Through three phases of public engagement, we gathered insights on the key components that make up the update to the Wesbrook Place Neighbourhood Plan, including parks, amenities, built form and streets and parking.

The top themes that emerged through three phases of public engagement on the Wesbrook Place Neighbourhood Plan Update are:

Mobility and Streets

- Support for prioritizing safety (e.g., pedestrian, cycling and driving) and the pedestrian experience (e.g., walkability, minimizing shadows from buildings, wider pathways, engaging ground floors) in the layouts of public spaces.
- Strong support for the prioritization of active transportation (e.g. cycling and walking) and support for neighbourhood cycling infrastructure (e.g., bike lanes for all ages and abilities).
- Tension between prioritizing wider sidewalks at the expense of road space, and prioritizing roadways at the expense of sidewalks and curbside space.
- Concern about parking capacity being insufficient, including street parking and delivery/loading zones.

Amenities and Essential Services

- Concern about essential services (e.g., emergency services, childcare, schools, transit) and the need to work with service providers to ensure they keep pace with growth.
- Concern about amenities (e.g., grocery, flex space, community centre space) keeping pace with the growth of the neighbourhood, including some residents feeling these new amenities are needed even without the new population being added in Wesbrook Place South.
- Desire for the new grocery store to be affordable, provide an alternative to the existing grocery option, and provide greater diversity to reflect the demographics of the neighbourhood (e.g., an Asian grocery store). Some concern that the proposed space for a grocery store will not be big enough.

- Interest in spaces that are more responsive to intergenerational needs by providing more spaces targeted to teenagers (e.g., sports courts, later operating hours) and seniors (e.g., wide, flat paths).
- Support for community-oriented amenities and “third places” (i.e., public spaces that are not home, school, or work) such as public library, repair spaces, recycling depot, tool-share, workshop, and flex spaces.

Building Placement and Heights

- A range of perspectives included a desire to preserve trees and open space; some indicated a preference for fewer but taller towers to accomplish this.
- Concern from residents about maintaining views from existing buildings and public spaces and minimizing shadows on surrounding areas.
- Support for towers along the forest edge.
- Desire to see courtyards designed for encouraging socialization and community building (e.g., communal BBQ areas).

Public Open Space and Park Space

- 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.

- Strong support for the naturalized ecological park, including support for the nature-play area, retention of high-value trees, indigenous planting, maximizing shade, and minimizing concrete.
- Support for the proposed sports court as outdoor recreation space for a variety of sports (e.g., pickup basketball) and as a place for community building for all ages.
- Support for covered outdoor space, and spaces to hold outdoor events.

Process and Engagement

- Support for continued community engagement through plan implementation (e.g., community space, active transportation, etc.)
- Some concern about the limited scope of choices due to many land use and development parameters already determined through the Campus Vision 2050 and Land Use Plan process.

Please see Appendix B for a What We Heard and How We Are Responding table that goes into more detailed information about how what we heard impacted the planning process, the final update to the Wesbrook Place Neighbourhood Plan document, and future planning work.



Figure 2 UBC Vancouver Campus illustrative diagram with Wesbrook Place South highlighted

Introduction

Wesbrook Engagement

UBC engaged 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. 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.

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.

The need for more UBC housing, amenities and essential services, green and open space and childcare emerged as prominent themes throughout Campus Vision 2050, which included over 12,200 engagement touchpoints with the wider UBC community. 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 mid-rise 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 childcare facility, in addition to one already present in the neighbourhood and a second that is under construction

This report summarizes findings from community engagement on the Draft Wesbrook Place Neighbourhood Plan Update to include Wesbrook Place South, its Preliminary Directions, Key Elements and the Draft Plan document. Engagement includes meetings with stakeholders and committees and three phases of public engagement:

1. **Phase 1 - October 29 - November 14, 2024:**
The first phase of engagement sought feedback on the Preliminary Directions for the planning of Wesbrook Place South and how it integrates with the surrounding neighbourhood.
2. **Phase 2 - February 4 - 26, 2025:**
The second phase of engagement explored 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 reflected public input and further technical analysis.
3. **Phase 2b - March 24 - April 6, 2025:**
The final phase of engagement provided the full draft update to the Wesbrook Place Neighbourhood Plan, which was then available for review and final comments.



Figure 3 Timeline of Wesbrook Place South engagement process

Engagement Approach and Analysis Methodology

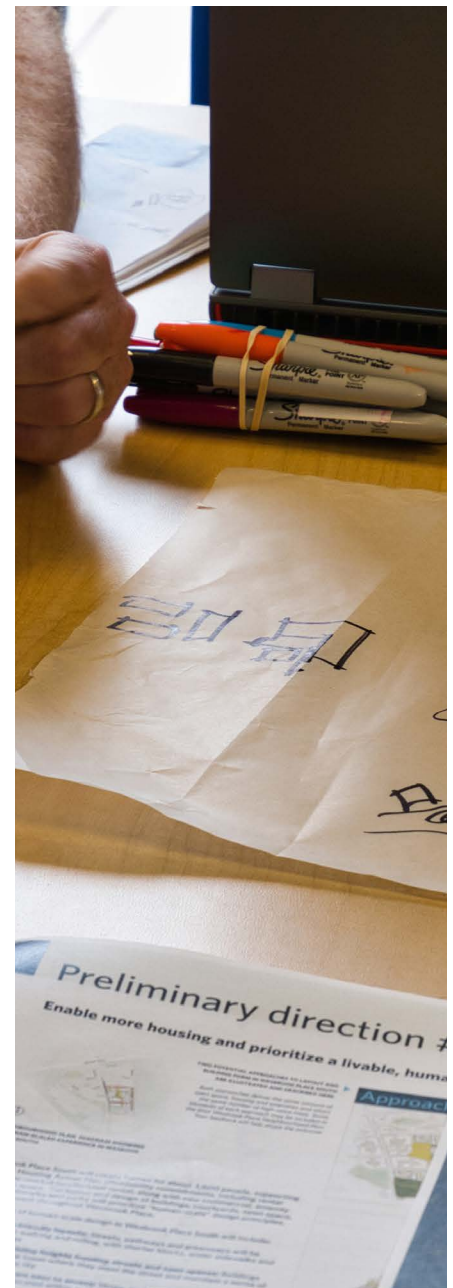
Engagement Approach

The engagement process was anchored by **C+CP's Engagement Charter** and builds upon the successes of the engagement process for UBC's Campus Vision 2050. This means providing diverse ways to engage and emphasizing targeted engagement with community groups. Transparency, inclusivity, equity, and flexibility are core principles for the engagement process.

The process was designed to support comprehensive and diverse engagement and intentionally lower barriers to participation. This included building collaborative relationships with groups in the neighbourhoods, as well as meeting the community where they are by attending scheduled meetings and joining community events. Other approaches included:

- offering childcare at evening and weekend events;
- offering both in-person and online options to participate;
- providing honoraria to support participation of students in workshops; and
- translating informational materials and having translators at certain events to reach broader ethnocultural communities in the neighbourhoods.

The Wesbrook engagement approach also included targeted engagement with a Planning Advisory Committee (PAC), an External Advisory Committee (EAC), and the Board of Directors of the University Neighbourhoods Association (UNA). Findings from engagement with these groups are reflected throughout this report and are summarized in the below section “What We Heard: Advisory Committees and Targeted Stakeholder Engagement.” March 2025 correspondence from the UNA Board of Directors is included in Appendix D, and minutes from the PAC meetings can be found on the Wesbrook webpage under **“Documents and Resources.”**



Workshop event at Wesbrook Community Centre
Photo Credit: Ben Du

Musqueam Engagement

As part of the Musqueam-UBC relationship, UBC engages Musqueam regularly on land use initiatives to better understand and incorporate Musqueam values, needs and interests into planning. This engagement has included: discussions with staff about UBC's Integrated Rainwater Management Plan and its connection to ongoing Musqueam work on stream health; coordination meetings with Metro Vancouver to discuss Pacific Spirit Regional Park management; designing a Musqueam welcome at campus gateways; and the integration of Musqueam knowledge into landscape design and plantings, including an evolving Musqueam plant list. A Musqueam staff open house session was also held in the spring. Engagement with Musqueam has shaped how the Plan will enhance Musqueam presence and welcome in the neighbourhood, while also addressing potential impacts of growth on local services, ecology, and culturally important areas such as Pacific Spirit Regional Park, including creating a Wesbrook Place ecological park that protects and enhances existing forest.



Walking Tour event for Phase 1: Preliminary Directions in Wesbrook Place
Photo Credit: Madeleine Zammar

Engagement Activity Summary

There were a total of 1,527 engagement touchpoints through several types of engagement activities. **The graphics on the next page** provides a summary, Appendix A includes a list of community groups reached and Appendices C and D provide an overview of each of the engagement activities. In an effort to include diverse perspectives from the community, community conversations were held with seniors, youth and newcomers, and staff presented at local Parent Advisory Council meetings.

Phase 1: Preliminary Directions

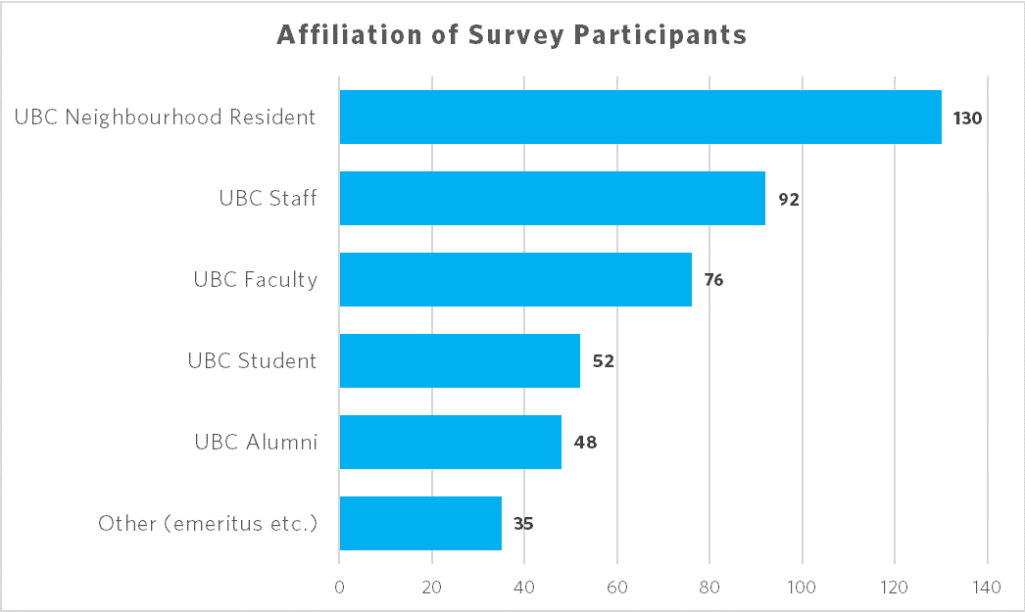


Figure 4 List of engagement events for Phase 1 with illustrative icons and engagement touchpoints
Figure 5 Graph of affiliation of survey participants

Phase 2: Key Elements

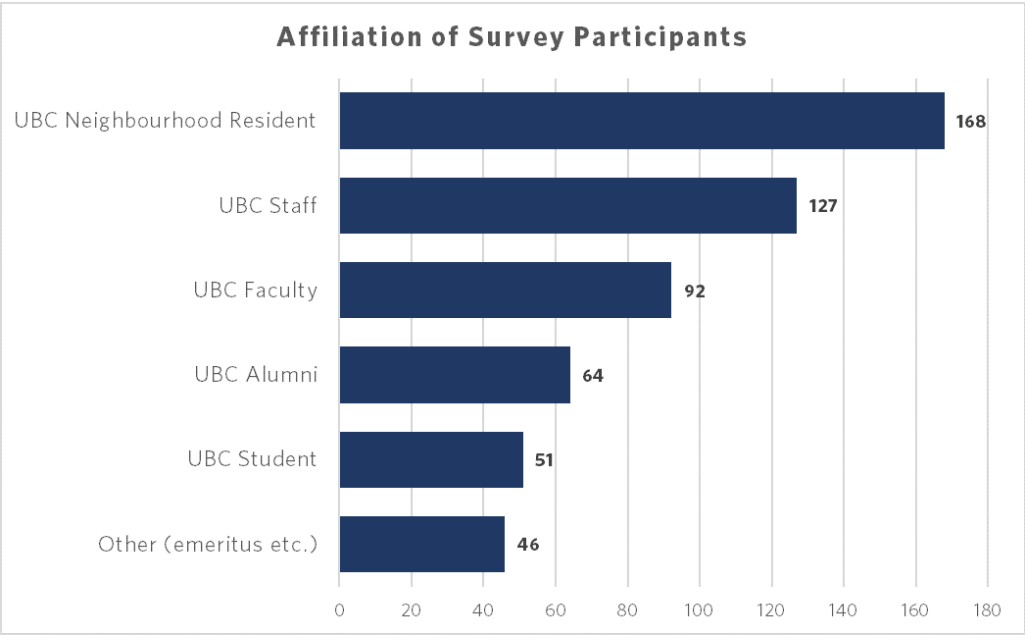


Figure 6 List of engagement events for Phase 2 with illustrative icons and engagement touchpoints

Figure 7 Graph of affiliation of survey participants

Phase 2b: Draft Plan Document

In response to the draft update to the Wesbrook Place Neighbourhood Plan posted online from March 24 – April 6, 2025 there were 10 comments from community members representing UBC neighbourhood residents and UBC staff, faculty, students, and alumni.



Online Comment Form
10 respondents

What Engagement Looked Like



Open house at the Wesbrook Community Centre
Photo Credit: Madeleine Zammar



A Community Conversation at Seasons Wesbrook Village Retirement Community
Photo Credit: Madeleine Zammar



Walking Tour outside the Wesbrook Community Centre
Photo Credit: Madeleine Zammar



Workshop at the Wesbrook Community Centre
Photo Credit: Ben Du



Workshop at the Wesbrook Community Centre
Photo Credit: Ben Du



Workshop at the Wesbrook Community Centre
Photo Credit: Madeleine Zammar



A Community Conversation for Newcomers at the Wesbrook Community Centre.
Photo Credit: Madeleine Zammar



A Community Conversation with Norma Rose Point Parent Advisory Council (PAC) members
Photo Credit: Madeleine Zammar



Pop-up event outside Save On Foods
Photo Credit: Madeleine Zammar



Walking Tour around Wesbrook Place
Photo Credit: Ben Du

Communication Outreach Strategy

The following communication tactics were used to raise awareness about the opportunities to engage and provide feedback on the updates to the Wesbrook Place Neighbourhood Plan:

- Informational postcards mailed to all Wesbrook Place Neighbourhood residents
- Lawn signage throughout Wesbrook Place Neighbourhood
- Neighbourhood building mailing lists
- C+CP Newsletter
- UNA Newsletter
- School PAC Newsletters
- Social media
- Posters around neighbourhood buildings
- Targeted outreach to neighbourhood groups and individuals
- Regular liaison meetings with Musqueam to update Musqueam on Wesbrook planning process
- Informational postcards distributed at pop-up booth events and at youth engagement events

Feedback Analysis Methodology

Following engagement, UBC staff reviewed and analyzed all comments, questions, ideas and notes generated during the engagement period. This includes the surveys, open houses, workshops, roadshows, community conversations, pop-up booths, walking tours, online comment form, and letters (see “What We Heard” sections below as well as Appendices C and D).

Staff used a qualitative theming analysis methodology, which involved grouping the collected feedback into themes and subthemes according to common topics, ideas and patterns that came up repeatedly. Frequently heard themes were then summarized for all three phases of engagement. Quantitative data from the surveys were aggregated directly through Qualtrics survey software and exported into Microsoft Excel.

What We Heard

Preliminary Directions (Phase One)

The following section summarizes the key takeaways from the first phase of community engagement, which took place October 29 – November 15, 2024.

Four preliminary directions were presented to the community for feedback, and discussion also included current neighbourhood experiences in Wesbrook Place. As part of the content presented, participants were provided with two approaches to the direction (e.g., network of parks) to better understand interests and priorities (e.g., calm atmosphere vs. lively, buzzing atmosphere in a park).

The following is a combined summary of what we heard in the survey and at events.

Current Neighbourhood Experiences

Participant responses about their favourite existing features in Wesbrook Place:

- Proximity to work and school contributes to short commutes
- Proximity to UBC Farm and UBC Farm Market
- Feeling safe
- Walkability within neighbourhood
- Access to existing parks and walking trail network

Participant responses about what is currently missing in Wesbrook Place:

- More convenient and frequent public transit, including new bus stops and improved bus frequency in the short-medium term, and support for SkyTrain in the long-term
- Sufficient parking capacity, including street parking and delivery/loading zones
- Improved biodiversity, trees and green space
- Lack of a post office and package lockers
- Lack of diverse restaurants and bars
- Lack of diverse, affordable housing units
- Lack of outdoor sports courts

Preliminary Direction 1: Complete the network of neighbourhood parks, including a new ecological park at the forest edge

Participants were provided with two approaches to the distribution and usage of park space in Wesbrook Place South.

- **Approach A:** an expanded Research Park, and an urban plaza next to the Ecological Park
- **Approach B:** maintained Research Park, and a limited zone in the Ecological Park for nature activities

What we heard:

- In the online survey, on a scale from 1-10 (with 1 being formal and 10 being natural), the average rating was 7.8, leaning significantly in favour of more natural parks.
- Strong support for naturalized parks, with a focus on retaining trees, maximizing shade and minimizing concrete.
- Desire for active recreation opportunities that are both informal and formal, and range in size (e.g., trails, sports courts, outdoor gym space).
- Sentiment that playgrounds are usually designed for small children and so there is a desire to see more spaces designed specifically for older children and teenagers (e.g., ping pong table, skate park, basketball court).
- Tension between some participants wanting to see more dog friendly spaces, and some wanting to see more spaces where dogs are not allowed.
- Desire for additional weather protection from sun and rain for play areas, sports courts and seating areas.
- Desire for open spaces that encourage gathering and play (e.g., picnics, soccer etc.).
- Concern about safety and security in neighbourhood parks (e.g., insufficient lighting, enough Emergency Blue Phones, etc.).
- Diversity of perspectives surrounding desired “feel” of parks, with some respondents wanting calm park spaces for quiet contemplation, and some wanting to see more active uses (e.g., basketball court).
- Specific feedback from youth participants included a desire for more interactive features in parks (e.g., public art) and better Wi-Fi access in public areas.

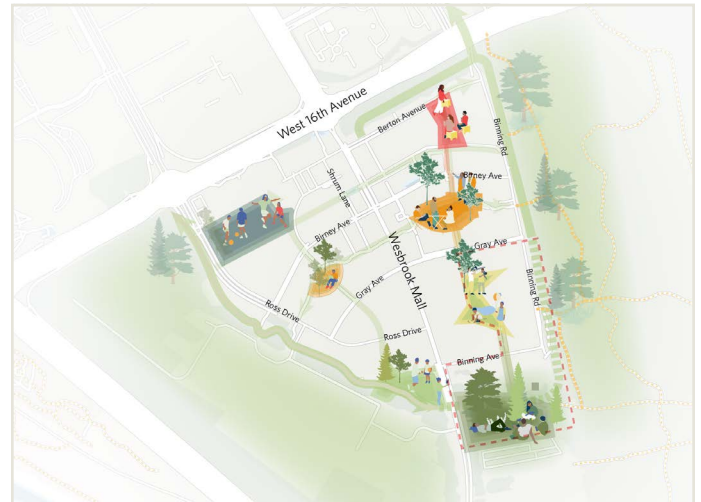


Figure 8 Illustration of planned network of neighbourhood parks

Preliminary Direction 2: Provide retail and amenities to support everyday life in Wesbrook Place South

Participants were provided with two approaches to the layout of neighbourhood retail and amenity space in Wesbrook Place South:

- **Approach A:** Linear “main street” along Binning Avenue
- **Approach B:** Commercial neighbourhood hub

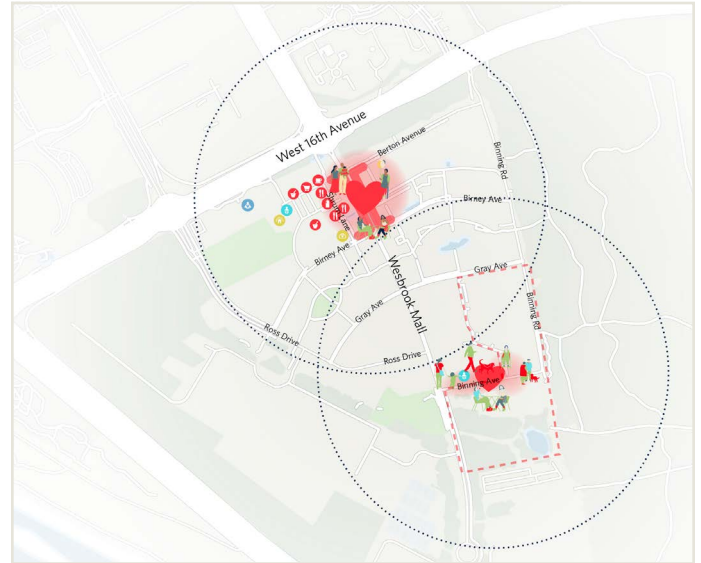


Figure 9 Illustration of planned and existing retail and amenity hubs

What we heard:

- Responses were evenly split in the online survey:
 - 52% liked Approach A because it feels livelier and “buzzing.”
 - 48% liked Approach B because it feels quieter, slow and will bring less car traffic.
- Some disliked Approach A because a main street might feel too crowded and bring too much additional vehicle traffic.
- Desire for more diverse and affordable grocery options (e.g., Asian grocery store like T&T).
- Desire for libraries, flex spaces and “third places” (i.e., public spaces that are not home, school, or work).
- Desire for Wesbrook to have amenities to support individuals at all stages of life including young children, teenagers, and seniors, and support a resident’s desire to “age-in-place”.
- Common sentiment from youth (19 and below) is a desire for commercial spaces oriented towards teens (i.e., not playgrounds, but cafes or bubble tea places that are open later in the evening).
- Desire for Wesbrook to host more public events like the 2024 Olympic Watch Party in Norman Mackenzie Square and introduce more temporary event or commercial activities in parks and public spaces.
- Desire for a public library and a post office.

Preliminary Direction 3: Enable more housing and prioritize a livable, human-scaled neighbourhood experience

Participants were provided with two approaches to layout and building form in Wesbrook Place South, as noted on the right:

1. **Approach A:** Five towers, from 28 storeys to one tower at 39 storeys
2. **Approach B:** Six towers, from 26 storeys to one tower at 39 storeys

What we heard:

- Mixed responses in the online survey when participants were given two approaches to number and heights of towers:
 - 53% leaned towards Approach A because it would increase building footprint efficiency and availability of open space.
 - 42% leaned towards Approach B because it would lower heights across Wesbrook South and increase sun access while limiting shading.
 - 5% were neutral.
- Desire to prioritize the pedestrian experience – including expanded walking paths, pedestrian only zones and traffic calming measures.
- Desire for spaces that encourage social interaction year-round, including indoor spaces and outdoor, weather protected spaces.
- Concerns around the height and placement of buildings generally, coupled with specific concerns about:
 - Access to natural light (from within buildings and at the street level).
 - Views of the forest from within buildings and at street level.
 - Possible impacts on privacy at the unit and building scale.
- Concern about the tower planned along Gray Avenue from residents of the existing adjacent building.
- Desire to see publicly accessible rooftop amenities (i.e., some rooftops should be accessible to all neighbourhood residents and visitors, not just building occupants).
- Support for courtyards in faculty and staff housing that feel more public and welcoming for small events and gatherings (e.g., birthday party, BBQ) as opposed to courtyards in leasehold buildings that feel more private and are seen to be underutilized.
- Some concern that the two approaches were inherently restrictive due to previous decisions about neighbourhood population growth and development being made as part of larger land use planning processes.

Preliminary Direction 4: Complete the Wesbrook Place mobility network with transit, neighbourhood streets and greenways

Participants were provided with four proposed transportation improvements. Overall, the level of support for each proposal in the online survey is as follows:

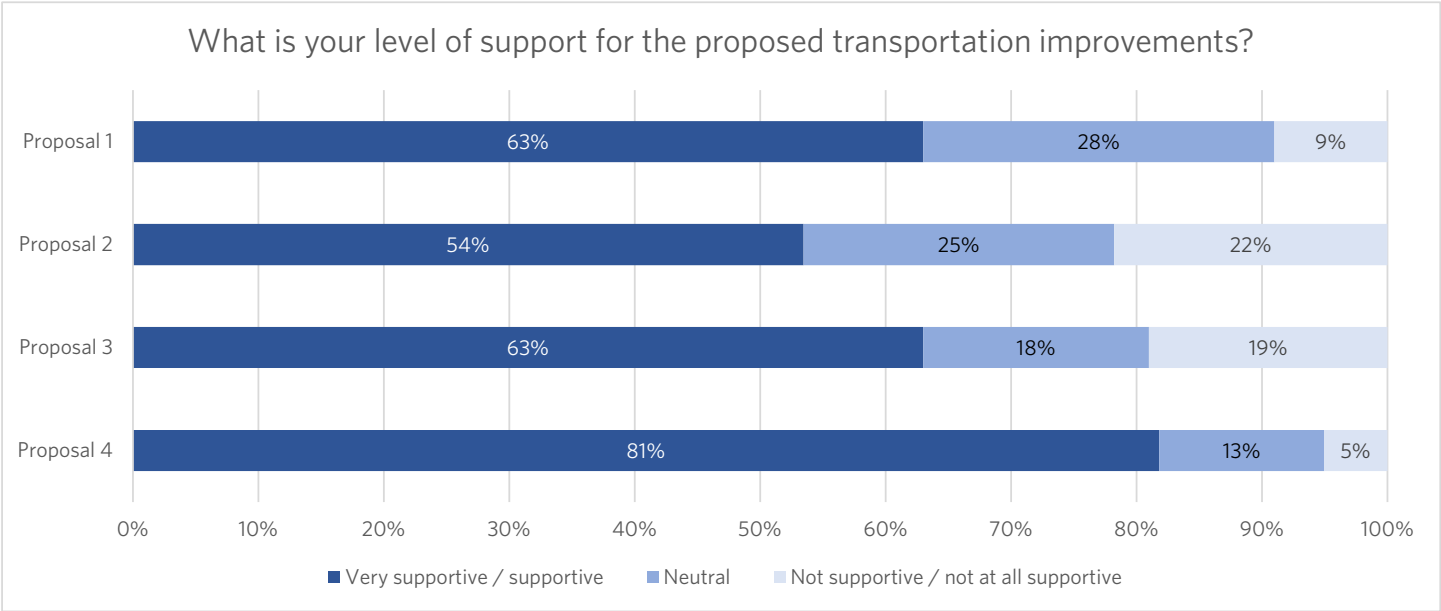


Figure 10 Graph of survey responses showing level of support for Preliminary Direction 4

For each improvement proposal provided to participants, we heard:

Proposal 1: Improved transit service connecting Wesbrook Place South with the UBC campus and beyond

- In the online survey, 81% of respondents were either very supportive or supportive of this proposal, while 13% were neutral, and 5% were either not supportive or not at all supportive.
- Sentiment that the level of transit service within Wesbrook is inadequate for the growing neighbourhood population.
- Specific concerns with peak-time overcrowding on route 49 and 68 as well as concerns about the placement and distribution of bus stops.
- Desire for transit integrated on local roads in the neighbourhood for greater servicing of residents, coupled with the sentiment that current services are unreliable.

Proposal 2: Separated, two-way bike path on Binning Road

- In the online survey, 63% of respondents were either very supportive or supportive of this proposal, while 18% were neutral, and 19% were either not supportive or not at all supportive.
- Agreement that a future bike path should support cyclists of all ages and abilities.
- Safety concerns that a mixed-use pathway would result in pedestrian-cyclist conflicts, with some respondents citing past near misses and accidents.
- Some concern with the removal of street parking along Binning Road, particularly with individuals aged 50 and above.
- Support for the expansion of bike share services in the neighbourhood.



Figure 11 Illustration of proposed pedestrian and cycling path

Proposal 3: New vehicles access to Westbrook Place at Binning Road and West 16th Avenue

- In the online survey, 54% of respondents were either very supportive or supportive of this proposal, while 25% were neutral, and 22% were either not supportive or not at all supportive.
- Some concern that opening access to Binning Road from West 16th Avenue will result in an influx of non-local traffic and drivers using the neighbourhood roads to bypass the West 16th Avenue roundabout.
- Ongoing safety concerns when walking across Westbrook Mall and West 16th Avenue, especially for young children crossing West 16th Avenue to get to Norma Rose Point Elementary School.

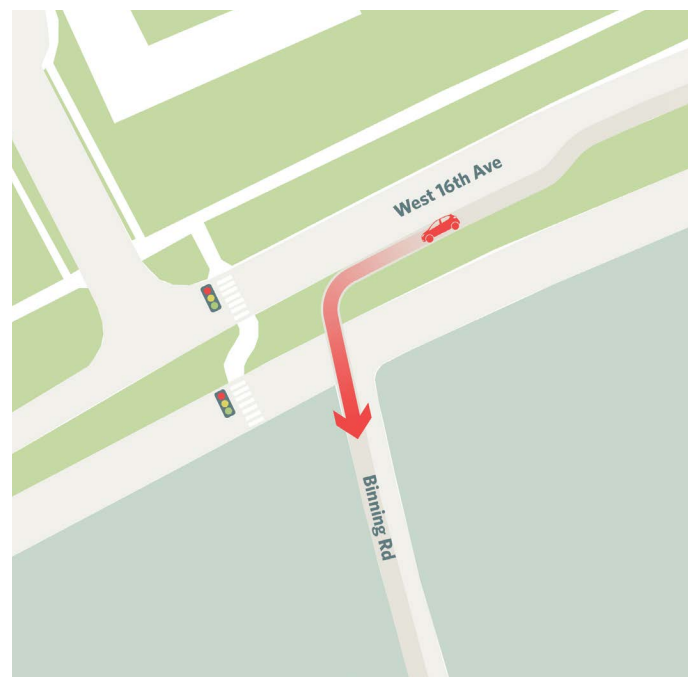


Figure 12 Illustration of proposed vehicle access to Binning Rd

Proposal 4: New northbound right-turn lane at Wesbrook Mall and 16th Avenue roundabout

- In the online survey, 63% of respondents were either very supportive or supportive of this proposal, while 28% were neutral, and 9% were either not supportive or not at all supportive.
- Roundabouts are perceived as a bottleneck for road users
 - To vehicle operators, the roundabout contributes to traffic and confusion
 - To active transportation users, the roundabout feels unsafe and difficult to cross

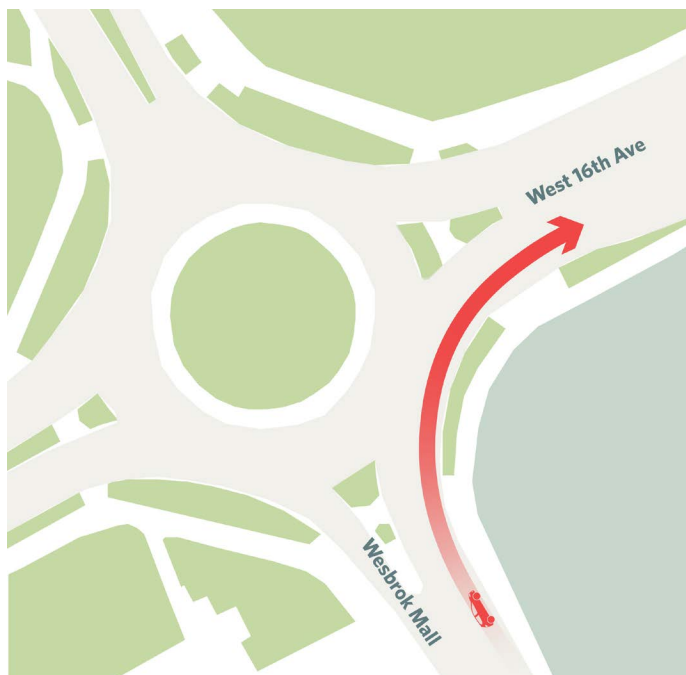


Figure 13 Illustration of proposed right-turn lane

Other key transportation themes that we heard:

- Desire for neighbourhood-wide traffic calming measures and reduction of vehicle use.
- Concern about road and parking conflicts because of lack of pullouts and parking bays (e.g., loading and delivery access currently insufficient, inadequate space for garbage collection, cars/trucks blocking the road, roads already feel too narrow, etc.)
- Support for an improved cycling network that enables active mobility to, from, and around the neighbourhood for cyclists of all ages and abilities.
- Desire to utilize surface parking and road space differently for the benefit of pedestrians and active transportation users, including ideas to:
 - Entirely remove car-access roads to create more walkable space.
 - Activate surface parking lot areas with pedestrian community events.
- Safety concerns surrounding the surface parking lot around Save-On Foods.
- Suggestion that the surface parking lot around Save-On Foods can be better utilized for community events and community uses.
- Concern that the proposed access to Binning Road from West 16th Avenue could have higher risks of car accidents and cause a bottleneck for people exiting the roundabout eastbound on West 16th Avenue.
- Concerns about traffic signals on West 16th Avenue and Binning Road being confusing and cited as safety hazards.

What We Heard

Key Elements of the Draft Plan (Phase Two)

The following section summarizes the key takeaways from the second phase of community engagement, which took place from February 4 – 26, 2025. A draft plan layout and five key elements of the updated neighbourhood plan were presented to the community for feedback.

The following is a combined summary of what we heard in the survey and at events.

Respondents of the online survey told us what they thought about each Key Element and the Plan Update overall:

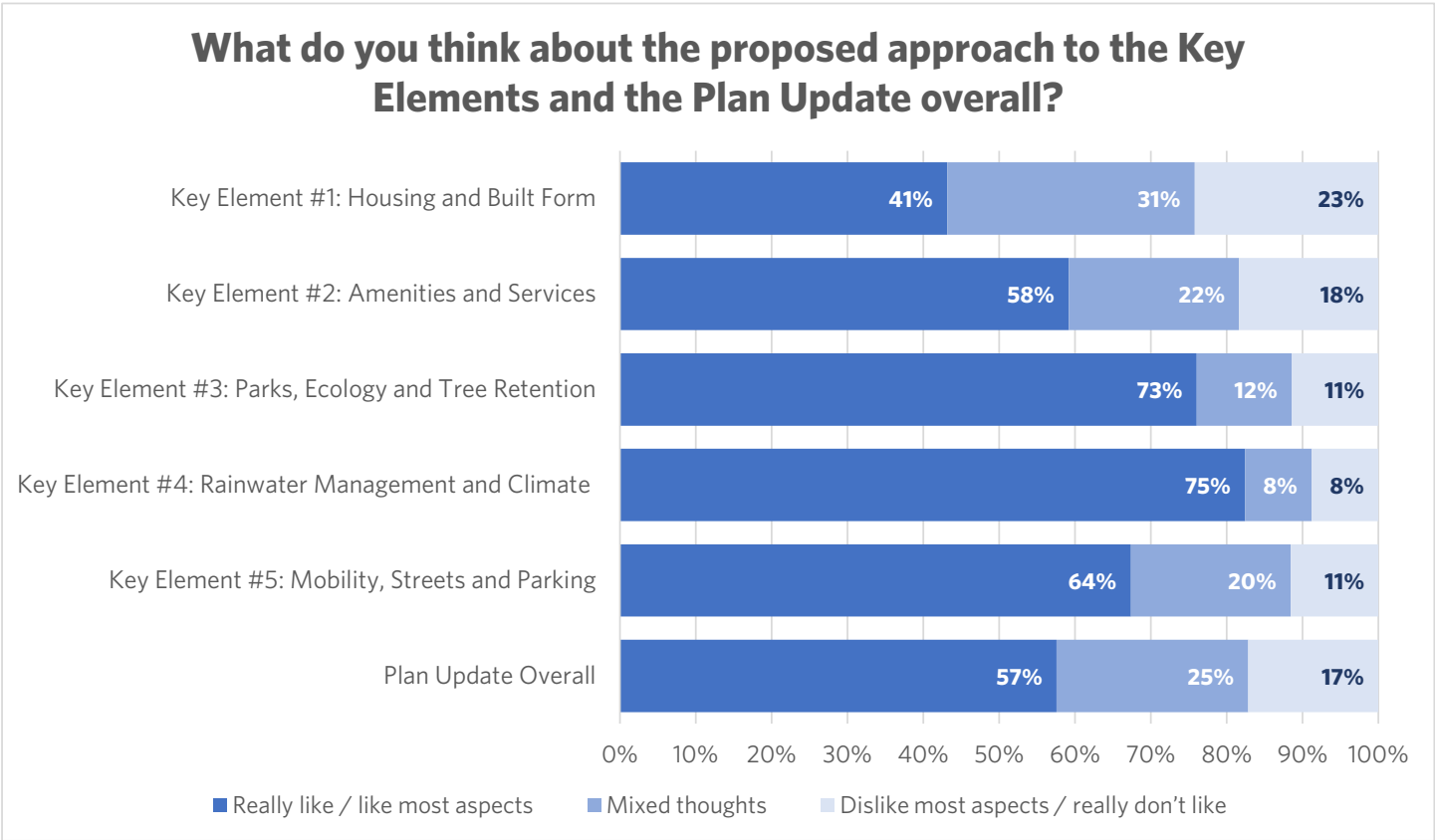


Figure 14 Survey responses for a Likert scale regarding the proposed approach to the Key Elements and the Plan Update overall

Key Element #1: Housing and Built Form

Participants were provided with a draft plan proposal of housing and built form, including the types, heights, locations and orientations of buildings in Wesbrook Place South.

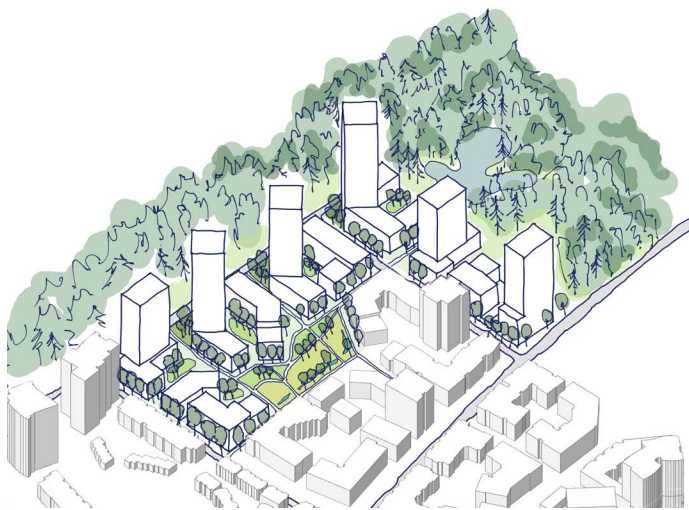


Figure 15 Illustration of the draft proposed built form

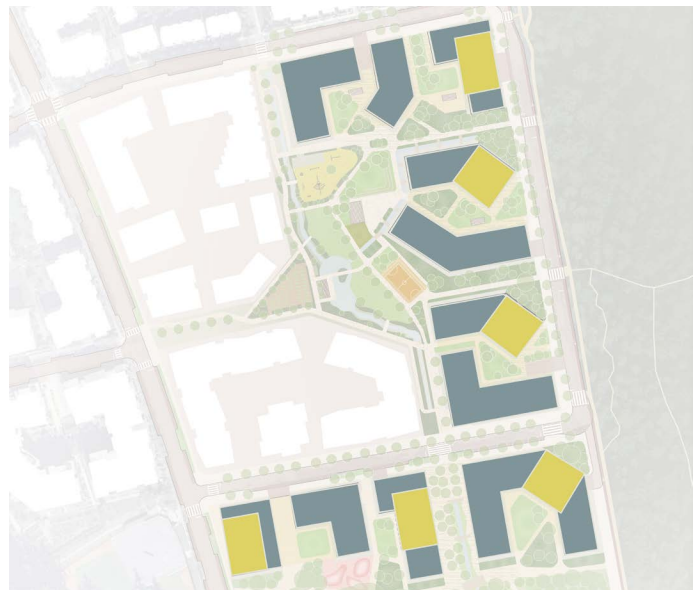


Figure 16 Illustration of the draft proposed built form, top-down

What we heard:

- In the online survey, 41% of respondents either really liked or liked most aspects of this key element, with 31% of people having mixed thoughts and 23% disliking most aspects or really disliking it.
- Concern about tower heights, mid-rise buildings being too high, and impacts of towers generally (e.g., negative environmental and social impacts).
- Concerns about impacts of tower placement on sun access, shading and views.
- Concern that added population density will negatively impact the neighbourhood (e.g., underserved by childcare, parking availability).
- Concern about impacts of development on local environment, existing forest and green space.
- Support for housing affordability generally, especially for UBC affiliates, coupled with concern that market rate condos in new towers will not be affordable.
- Support for towers along the forest edge.
- Support for housing types to support families and multi-generational living (e.g., build more 3+ bedroom units etc.)

Key Element #2: Amenities and Retail

Participants were provided with a draft plan proposal of amenities and services, including the location and arrangement of new commercial and community space in Wesbrook Place South.

What we heard:

- In the online survey, 58% of respondents either really liked or liked most aspects of this key element, with 22% of people having mixed thoughts and 18% disliking most aspects or really disliking it.
- Concern that the plan has insufficient childcare spaces to serve existing and future residents.
- Concern about essential services (e.g., emergency services, schools etc.) being able to support the neighbourhood's growing population.
- Desire for the new grocery store to be affordable, be larger than what is being proposed, and provide greater diversity of grocery options (e.g., produce store, Asian grocery store, etc.).
- Concern that the plan update does not include enough space allocated for retail, commercial and community flex space, based on future added population density.
- Desire for a greater diversity of services and amenities (e.g., post office, pet store, medical clinic etc.) in Wesbrook.
- Parking and traffic concerns related to new amenities, grocery store and added population density.



Figure 17 Illustration of the draft proposed amenity and retail locations

Key Element #3: Parks, Ecology, and Tree Retention

Participants were provided with a draft plan proposal of parks, ecology and tree retention, including the location and concept designs for new parks and open spaces, and the retention and enhancement of trees and ecology, in Wesbrook Place South.



Figure 18 Illustration of draft plan proposal for parks

What we heard:

- In the online survey, 73% of respondents either really liked or liked most aspects of this key element, with 12% of people having mixed thoughts and 11% disliking most aspects or really disliking it.
- Support for the ecological park and expanding green space and retaining trees.
- Strong support for the proposed nature-play area as an amenity for children to connect with nature.
- Concern about negative impacts of added density on natural areas, local wildlife and surrounding Pacific Spirit Regional Park and forests.
- Desire for more weather-protected areas (e.g., for sports court) and more outdoor seating.
- Support for new sports courts in general, and specifically as a space for teenagers, coupled with some concern that the court will not support specific sports (e.g., basketball, pickleball, etc.).
- Diversity of perspectives surrounding uses of park space that were frequently in tension with each other:
 - Not enough playground space vs. too many playgrounds;
 - Not enough green space vs. too much park space; and
 - Desire for a dog park vs. concern about off leash dog waste.

Key Element #4: Rainwater and Climate

Participants were provided with a draft plan proposal of rainwater management and climate, including measures to help adapt to a changing climate, including rainwater management features, building performance and climate resilient plant selection and placement, in Wesbrook Place South.

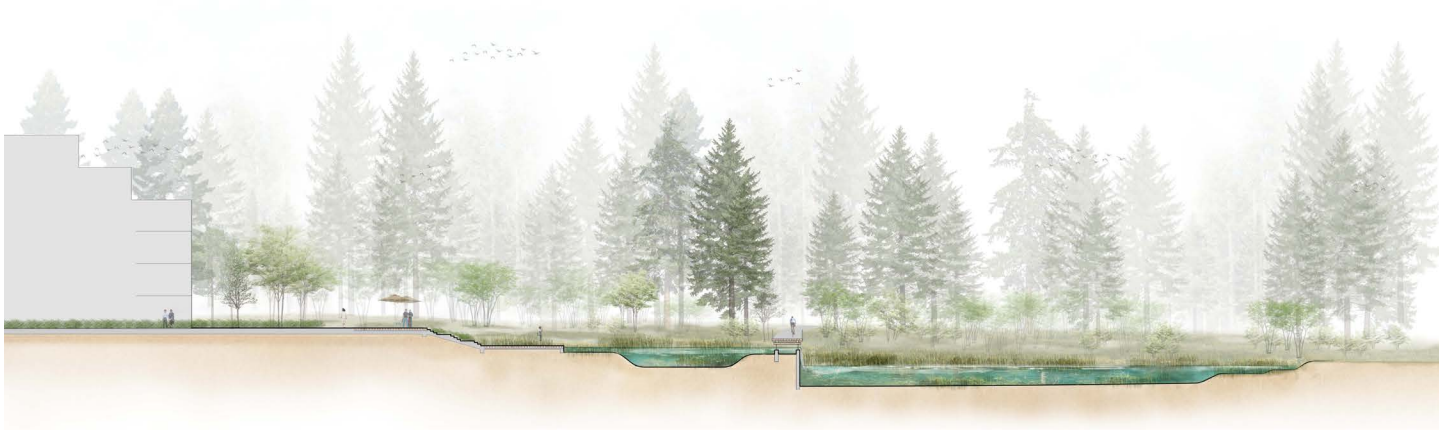


Figure 19 Illustration of the draft plan proposal for rainwater management

What we heard:

- In the online survey, 75% of respondents either really liked or liked most aspects of this key element, with 8% of people having mixed thoughts and 8% disliking most aspects or really disliking it.
- Support for prioritizing climate action and wellbeing strategies in the design (e.g., rainwater capture, natural aesthetic, bird friendly glass).
- Concern about pond attracting more mosquitos and insects.
- Skepticism about this key element not being meaningful for climate adaptation, and concern that it could feel like artificial nature.
- Concern about impacts of buildings on green space and local ecosystems, coupled with requests for more public information about environmental impacts of new development.
- Concern about the potential impacts of wildfires on the neighbourhood due to the proximity of Pacific Spirit Regional Park and climate change (e.g., extreme heat).

Key Element #5: Mobility, Streets and Parking

Participants were provided with a draft plan proposal of mobility, streets and parking, including proposed transportation improvements, street character, curbside management and parking principles, in Westbrook Place South.



Figure 20 Illustrations of the five proposed mobility, streets, and parking elements

What we heard:

- In the online survey, 64% of respondents either really liked or liked most aspects of this key element, with 20% of people having mixed thoughts and 11% disliking most aspects or really disliking it.
- Desire for a protected bike network that supports riders of all ages and abilities.
- Significant safety concerns pertaining to roads for pedestrians and cyclists (e.g., West 16th Avenue roundabout feels unsafe for families with young children, new right turn lane could result in accidents).
- Mixed opinions regarding proposed two-way traffic on Binning Avenue: Some see two-way traffic as a solution to congestion on Westbrook Mall while others see safety concerns for pedestrians and active transportation users.
- Concern regarding bus (#68, #49) frequency and the distribution of bus stops in the new neighbourhood area.
- Concerns about limited curb-side space, including insufficient space for street parking, deliveries, garbage pick-up, and carshare parking.

Plan Update Overall

Participants were asked to consider all five key elements together and provide feedback on the proposed updates to the Wesbrook Place Neighbourhood Plan, including things they were excited or concerned about.

What we heard:

- In the online survey, 57% of respondents either really liked or liked most aspects of the updates to the neighbourhood plan overall, with 25% of people having mixed thoughts and 17% disliking most aspects or really disliking it.
- Participants were excited about:
 - New parks and recreation areas.
 - Grocery store and new commercial area.
 - Improved bike lanes.
- Participants were concerned about:
 - Affordability of grocery store and housing.
 - Towers blocking sunlight.
 - Added population density.



Figure 21 3D massing mockup of Wesbrook Place with Wesbrook Place South highlighted

What We Heard

Advisory Committees and Targeted Stakeholder Engagement

The following section summarizes the key takeaways from advisory committee meetings, meetings with Musqueam Indian Band, and engagement with the University Neighbourhoods Association (UNA) Board of Directors.

Planning Advisory Committee (PAC)

The Planning Advisory Committee includes: Wesbrook residents (renters and owners), including youth, UBC staff, faculty, and students; a member of the Alma Mater Society (AMS), the Graduate Student Society (GSS), and the University Neighbourhoods Association (UNA); and a Wesbrook Village commercial tenant. The PAC was established to provide input on planning matters. Its membership was carefully selected to include members of the UBC community and key stakeholder organizations, with a preference for those with lived experience in the neighbourhood. The PAC met bi-monthly to offer advisory input on both the content and process of the Wesbrook Neighbourhood Plan update.

Feedback was generally supportive of the draft updated plan. There was strong support for the proposed ecological park, rainwater management pond and preservation of high-value trees. Members also wanted to see community-building, local-serving retail (e.g., restaurants, cafes, bars), multi-generational spaces, community flex space (e.g. UNA-managed space, library) and multi-

use park space (e.g., outdoor gathering spaces, recreation and cultural opportunities) in this area. There was also support for the proposed improvements to Wesbrook's mobility network, particularly more reliable and frequent transit options.

Critical feedback included concerns around traffic conflicts on local streets and at West 16th Avenue roundabouts, insufficient street parking in the neighbourhood/need for better management of curb-side space and the high costs of maintaining and operating highly manicured landscapes. The committee was concerned about affordability, including affordable housing, housing for students, and affordable grocery options. There were also requests for more information on Musqueam engagement and how Musqueam interests are integrated into the plan. There were also discussions about how the plan amendment could provide greater clarity on process and decision making, as well as how the community will be engaged in detailed design as Wesbrook Place South is developed.

Refer to the Wesbrook webpage under **“Documents and Resources”** for the PAC Terms of Reference and all meeting minutes.

External Advisory Committee (EAC)

The External Advisory Committee (EAC) includes staff from City of Vancouver, Metro Vancouver Regional District, BC Ministry of Transportation and Transit, University Endowment Lands, Vancouver Fire and Rescue Services, the Vancouver School Board, the Royal Canadian Mounted Police, and Translink. The role of the EAC is to provide technical coordination for the planning process between UBC and external agencies and jurisdictions, including providing analytical inputs for consideration in the planning process. It was created during the Campus Vision 2050 process starting in early 2022.

UBC coordinates with the EAC to ensure services keep pace with growth. This includes sharing population and development statistics, and preparing a Regional Context Statement, as part of the Land Use Plan. All development in Wesbrook Place South is included in these overall projections.

Feedback from the committee included requests for more detailed information on transportation improvements as it becomes available, and knowledge sharing on climate action, biodiverse and resilient open spaces. The committee made several suggestions related to language in the plan, including process commitments during detailed design, which were incorporated. The committee was also interested in hearing Musqueam and community feedback on the plan’s proposals.

Musqueam Indian Band

Since 2021, a range of environmental and cultural interests and concerns have been raised by Musqueam, including the importance of managing potential impacts of campus growth on local services, ecology and culturally important areas such as Pacific Spirit Park, as well as increasing Musqueam presence on campus. UBC continued to meet with Musqueam during the development of the update to the Wesbrook Place Neighbourhood Plan, sharing information about the Integrated Rainwater Management Plan underway and discussing approaches to minimizing potential downstream impacts

from growth on campus. UBC also participated in discussions led by Musqueam investigating Musqueam Creek contamination. Together, this sharing of information helped shape rainwater management for the update to the Wesbrook Place Neighbourhood Plan. Musqueam also expressed interest in exploring opportunities to increase Musqueam presence in the neighbourhood through signage, language, art, iconography and indigenous plantings.

University Neighbourhoods Association Board of Directors (UNA)

Through ongoing engagement, the UNA Board provided feedback on all aspects of the draft update to the Wesbrook Place Neighbourhood Plan.

The UNA is key stakeholder in this planning process and represents the interests of residents. Much of the feedback provided by the UNA throughout the phases of engagement have been integrated into the What We Heard sections above. In addition, below is a summary of their interests and concerns expressed through targeted engagement and reiterated in their letter dated March 5, 2025 to the UBC Board of Governors (see Appendix D).

The UNA is supportive of many aspects of the draft updated plan, including retention of the forested areas and wetland, the expansion of park space and the greenway network, the increased space for childcare and retail, and the reconsideration of active transportation networks given the growing population.

The UNA expressed specific concerns around how the growth proposed in the plan will be realized, with detailed comments and requests on the following aspects:

- **Retail space** – Addition of a discount grocery option, Canada Post outlet, and additional services (e.g. medical, dental, paramedical).
- **Community space** – Inclusion of sufficient community space to accommodate several rooms for programming, meetings, and events.
- **Sustainability space** – Addition of a sustainability hub with a full recycling centre, tool-share, and resource centre.

- **Safe walking and biking** – Reconsideration of pedestrian and bike crossings on 16th Ave., addition of bikeways, pedestrian-friendly re-design of the central business district parking lot, and renewal of the pedestrian crossing on Wesbrook Mall.
- **Expanded essential services** – Commitment to proactively advocate for additional schools, emergency services, transit, and policing.
- **Strategic densification** – Additional consideration given to the configuration of the proposed towers, especially with minimization of shading.

To review details of the UNA's requests, refer to their letter to the UNA Board of Governors in Appendix D.

In follow-up meetings with the UNA Board, they emphasized their desire for a commitment to community amenity and partnership space, including a sustainability hub, with specificity on amount and location, as well as a commitment to work with the Vancouver School Board on timely delivery of the elementary school to serve the growing population.

What We Heard

Draft Plan Document

The following section summarizes the key takeaways from public feedback to the full, updated draft neighbourhood plan document, including an appendix focused on Wesbrook Place South, posted online for comment from March 24 – April 6, 2025. The Draft Plan document that was presented for review, and the verbatim responses submitted, are available upon request.

There were 10 comments representing the UBC community -- neighbourhood residents and UBC staff, faculty, students, and alumni. The key takeaways from these comments are categorized and summarized below:

Housing and Built Form

- Desire for additional housing and density to be added to the neighbourhood.
- Concern about increase in building heights, perceived negative social impacts of towers, and a desire for more rental units in the towers.
- Desire for housing affordability to be prioritized.

Amenities and Essential Services

- Concern about essential services (e.g., emergency services, schools etc.) keeping pace with neighbourhood growth and population density.
- Interest in specific amenities and services to be added to Wesbrook Place South (e.g. dog park, EV charging stations) and concern about the removal of the tennis courts.
- Desire for a new grocery store to be affordable and provide an alternative to current grocery option.

Open Space, Parks, and Ecology

- Concern and interest in specific ecological stewardship activities to be implemented alongside neighbourhood development (e.g., invasive species removal, removing eagles nest cone, wildlife restoration).
- Desire for shaded outdoor spaces with public seating.

Mobility, Streets, and Parking

- Transportation safety-related concerns and specific suggestions for enhancing road safety (e.g., traffic calming, raised crosswalks, wider bike lanes).
- Support for proposed transportation improvements, including increasing the frequency and capacity of the 68-shuttle route and adding a new left turn lane onto Binning Road from 16th Ave.
- Support for the consolidation of parking into underground parkades in Wesbrook Place South.
- Concern about removal of street parking on Binning Road.

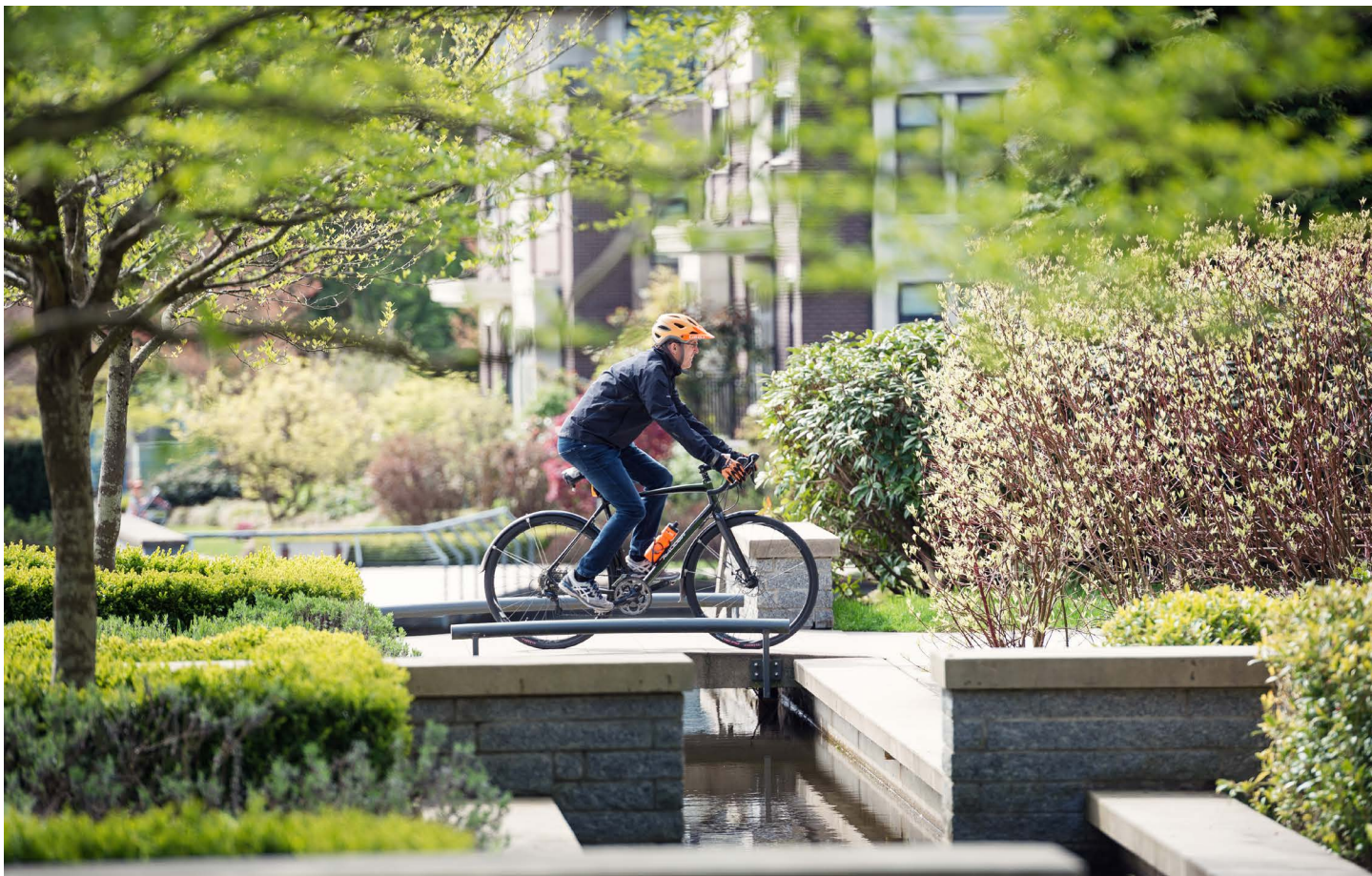
Process and Engagement

- Desire for changes made in the Plan based on engagement feedback as well as feedback that was not incorporated to be summarized and shared with community members for transparency and to enable a more efficient review of the Plan.

Next Steps

UBC Campus + Community Planning has made plan refinements based on community feedback and further technical analysis and design work. Appendix B includes a “What We Heard and How We Are Responding” table that goes into more detailed information about how what we heard impacted the planning process, the final Plan Update document, and future planning work.

The final update to the Wesbrook Place Neighbourhood Plan will be shared with the Board of Governors in June 2025 for approval. Implementation of the plan will take approximately 7 – 10 years and involve ongoing community engagement.



Wesbrook Place Neighbourhood Plan Update

**ENGAGEMENT SUMMARY REPORT
APPENDICES**

OCTOBER 2024 - APRIL 2025



THE UNIVERSITY OF BRITISH COLUMBIA
Campus + Community Planning

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Appendix A

Who We Reached

We would like to thank everyone who participated in engagement on the draft update to the Wesbrook Place Neighbourhood Plan. Your perspectives, ideas and concerns have been critical to the process, and we are committed to ensuring this feedback is included in the final plan.

Advisory Boards, Councils, and Committees

- University Neighbourhoods Association (UNA) Board
- Alma Mater Society (AMS) Advocacy Committee
- External Advisory Committee
- Norma Rose Parent Advisory Council
- Planning Advisory Committee
- UHill Secondary Parent Advisory Council

Community Groups

- Seasons Wesbrook Village (formerly Tapestry Seniors)
- UNA Newcomers Support Group
- UNA Pre-Teen Leadership Group
- UNA Youth Leadership Group

Other Groups

- Pacific Spirit Park Society
- TRIUMF
- UBC Farm

Appendix B

What We Heard and How We Are Responding

The following table provides a high-level overview of the top themes heard across three phases of engagement on the draft update to the Wesbrook Place Neighbourhood Plan from October 2024 through April 2025 and the work underway or planned to address this feedback.

What We Heard	How We Are Responding
Mobility, Connectivity and Streets	
Support for prioritizing safety (e.g., pedestrian, cycling and driving) in the layouts of public spaces; some desire to see additional safety information in the plan to ameliorate concerns.	<p>The Neighbourhood Plan proposes a series of improvements to neighbourhood transportation infrastructure to improve safety. Including:</p> <ul style="list-style-type: none">▪ A separated two-way bike path on Binning Road, and a separated multiuse path along the south side of W. 16th Ave.▪ Replacing pavers in the village centre▪ In Wesbrook Place South: an expanded car-free greenway and recreational trail network; and parking consolidated in underground parkades▪ Exploring a future pedestrian controlled signal on W. 16th Ave for the mid-block crossing between East Mall and Wesbrook Mall (at Thunderbird Park), pending collaboration with the Ministry of Transportation and Transit▪ Exploring future traffic calming and bike priority measures on Gray Avenue and Ross Drive north of Gray Avenue, including a potential pedestrian-controlled signal at Wesbrook Mall. <p>The plan also commits to:</p> <ul style="list-style-type: none">▪ Collaborate with the UNA on implementation, which may include workshops, walkshops, etc.▪ Continued collaboration with TransLink, the BC Ministry of Transportation and Transit and Metro Vancouver

<p>Support for prioritizing the pedestrian experience (e.g., walkability, natural light, wider pathways, engaging ground floors) in the layouts of public spaces.</p>	<p>Further to the pedestrian-related transportation improvements listed above:</p> <ul style="list-style-type: none"> ▪ The plan includes human-scale design principles to guide future development, which include: <ul style="list-style-type: none"> ▪ Pedestrian-friendly layouts: Streets, pathways and greenways are designed for walking and rolling, with shorter blocks, wider sidewalks and safe crossings ▪ Moderate building heights fronting streets and open spaces: Buildings will typically be lower where they meet the street and maintain a sense of openness to the sky ▪ Amenities that are easy to access: Shops, parks, public transport and services will be located within walking distance ▪ Buildings that engage with pedestrians: Buildings will be designed to feel comfortable and relatable to people at ground level ▪ Welcoming public spaces: Parks, plazas and gathering spaces encourage social interaction and are scaled to support activities like resting, eating or community events ▪ Building massing and height have been carefully arranged to limit shadow impacts on key public spaces ▪ The plan proposes to complete the greenway network, a series of car-free paths that connect the entire neighbourhood, and an expansion of the recreational trail network
<p>Strong support for the prioritization of active transportation users (e.g. cyclists and pedestrians) and support for neighbourhood cycling infrastructure (e.g., bike lanes for all ages and abilities).</p>	<p>Further to the bicycle-related transportation improvements listed above:</p> <ul style="list-style-type: none"> ▪ The plan proposes improved connectivity to the local and regional bike network, including the addition of cycling infrastructure for the Regional Greenways network.

<p>Tension between desire for prioritizing wider sidewalks at the expense of road space, and others desiring to prioritize roadways, at the expense of sidewalks, street parking and other roadway uses.</p>	<p>The plan proposes to balance prioritization of sustainable modes of transportation (i.e., pedestrians, cycling / micromobility, and transit) with a well-functioning and efficient road network, including:</p> <ul style="list-style-type: none"> ▪ A widening of Binning Road to become a collector, and new left turn lane onto Binning Road from West 16th Avenue ▪ A new northbound right turn lane at West 16th Avenue roundabout and Wesbrook Mall ▪ Consolidating parking in underground parkades to improve curb-side management
<p>Support for enhanced transit services; some desire for enhanced transit beyond what is outlined in the plan.</p>	<ul style="list-style-type: none"> ▪ Improved transit services being explored through the <u>Campus Plan Update</u> process include: <ul style="list-style-type: none"> ▪ A new north-south local transit route ▪ A revised 68 bus route ▪ Future SkyTrain station(s) ▪ To ensure future flexibility, design of Binning Road and Binning Avenue can accommodate local transit service
<p>Interest in how neighbourhood connectivity network connects into campus network (e.g., bike network, pedestrian trail network).</p>	<ul style="list-style-type: none"> ▪ Greenways, green streets and recreational trails will be expanded into Wesbrook Place South, including expanded north-south connections and new east-west connections that connect Wesbrook Place internally and with UBC campus (e.g. Main Mall Greenway) and Pacific Spirit Regional Park (e.g. Powerlines trail). ▪ Binning Road dedicated bike lanes and 16th Avenue multi-use path will complete the cycling network loop around the neighbourhood and connect to the Regional Greenways network and the rest of campus (further details to be provided as part of the Vancouver Campus Plan update).
<p>Support for the consolidation of parking into underground parkades in Wesbrook Place South and some concern about removal of street parking.</p>	<ul style="list-style-type: none"> ▪ Learning from challenges in other parts of Wesbrook Place, parking in Wesbrook Place South will be consolidated in underground parkades, with limited curbside parking reserved for short-term uses, including: <ul style="list-style-type: none"> ▪ Pick-up / drop-off ▪ Service and delivery vehicles ▪ Waste management bins ▪ Additional public parking will be provided underground for visitor parking

Amenities and Essential Services	
Concern about amenities, community partnership space (e.g., community centre space, sustainability hub space) and open space.	<ul style="list-style-type: none"> The plan allocates new space for retail and amenities (up to 30,000 square feet) and community partnership and / or amenity space, which may include non-profit or community use (up to 5,000 square feet, subject to future funding arrangements with the UNA or another provider) to serve the growing population, with ongoing collaboration between UBC, UBC Properties Trust, and the UNA to program these spaces (e.g. sustainability hub). The plan provides a total of almost 19 hectares of Usable Neighbourhood Open Space (UNOS, i.e. parks, greenways, green edges, recreational trails) across Wesbrook Place Neighbourhood, resulting in 1.2 hectares of UNOS per 1,000 people, which exceeds the UBC Land Use Plan requirement (0.7-1.1). This is in addition to the diverse open spaces Neighbourhood residents have access to surrounding Wesbrook Place, such as on the academic campus and in Pacific Spirit Regional Park. For more information on UBC's delivery of community amenities and services, see https://planning.ubc.ca/community/social-and-community-planning/amenities-and-services
Concern about insufficient childcare spaces being added as part of Wesbrook Place South.	<ul style="list-style-type: none"> UBC is unique in British Columbia, delivering child care for both its academic and neighbourhood communities. An update to the UBC Child Care Expansion Plan is underway and UBC expects to increase targets to 1,450 licensed child care spaces by 2050. For more information on child care at UBC, see: https://planning.ubc.ca/community/social-and-community-planning/ubc-vancouver-child-care-expansion-plan Wesbrook Place South includes one child care centre, in addition to one currently under construction immediately adjacent to Wesbrook Place South, and an existing one, for a total of three child care centres in Wesbrook Place.
Desire to see a post office added as part of the Neighbourhood Plan Update.	<ul style="list-style-type: none"> UBC Properties Trust will continue to coordinate with Canada Post, who have a set process for determining postal outlet locations.

Concern that essential services are not keeping pace with population growth and that the Plan does not include enough specificity on development timeline for elementary school.	<ul style="list-style-type: none"> ▪ UBC is actively engaging with regional service providers, neighbouring jurisdictions, and provincial ministries to plan and advocate for services, and includes sharing population projections, demographic information, and anticipated timelines for growth. ▪ UBC has set aside land for a future elementary school and is also exploring with the Province the expansion and redevelopment of the public safety site to increase fire, police and ambulance services. ▪ The plan commits to collaborating with the UNA as part of engagement with external infrastructure and service providers to deliver essential services to keep pace with growth.
Desire for a new affordable grocery store that fills a different niche than the existing grocery option (e.g., addition of an Asian grocery store).	<ul style="list-style-type: none"> ▪ The plan allows for up to 30,000 sq. ft. of new commercial space, including a mid-sized grocery store (~10,000 sq. ft.), and UBC Properties Trust considers local demographics, market viability, and community feedback on retail preferences.
Concern that not enough amenity space (e.g., grocery store size, retail and commercial unit square footage etc.) has been allocated in Wesbrook Place South based on future population growth.	<ul style="list-style-type: none"> ▪ The plan allows for up to 30,000 sq. ft. of space for a mid-sized grocery store and other retail, and in addition to this allows for community partnership space in mixed and commercial buildings. ▪ Amount of commercial space and composition are determined by UBC Properties Trust as the neighbourhood is developed, based on retail analysis and market viability, and considers local demographics and community feedback.
Interest in spaces that are more responsive to intergenerational needs by providing more spaces targeted to teenagers (e.g., sports courts, later operating hours) and seniors (e.g., wide, flat paths).	<ul style="list-style-type: none"> ▪ The plan includes a multi-sports court, and retail space that could accommodate later operating hours. It also includes an expansion of car-free greenways and recreational paths. ▪ UBC and the UNA will continue to work together to program community amenity spaces, allowing for the opportunity to address intergenerational needs.
Support for community-oriented amenities and “third spaces” such as public library, repair spaces, and workshop spaces.	<ul style="list-style-type: none"> ▪ The plan includes potential community partnership and / or community amenity space (e.g., sustainability hub) up to 465 square metres (approximately 5,000 square feet), subject to future funding arrangements with the UNA or another provider.

Building Placement and Towers	
Desire to thoughtfully design the tower placement to maintain views from existing buildings and public spaces.	<ul style="list-style-type: none"> During Phase 1 preliminary directions, two tower schemes were presented for feedback, including one with a tower mid-block along Grey Avenue. In response to community feedback on the mid-block tower and further technical analysis, the plan includes six towers located along the forest edge, maintaining views from existing buildings and public spaces.
Concern about tower heights causing shadows on surrounding open spaces.	<ul style="list-style-type: none"> Shadowing of open spaces was a key consideration in the layout and design guidelines for Wesbrook Place South. The lowest tower is located south of Research Park, and the tallest towers are located along the east of the neighbourhood, where they cast less shadow on parks and greenways.
Support for preserving trees and open space by minimizing building footprints.	<ul style="list-style-type: none"> The location of existing high-value trees was a driving force in plan layout, and as a result the plan retains the vast majority of high-value trees.
Support for towers along the forest edge coupled with some concern about impacts of towers on local wildlife (e.g., bird strikes, impacts on habitat).	<ul style="list-style-type: none"> The siting of buildings was informed by an Arborist Report and Ecological Assessment, to reduce the impact of development on biodiversity, ecology and wildlife. The design guidelines include ecological enhancement (e.g. removal of invasive species, use of native plants) for the ecological park (including the existing tree stand) and wetland (including the expansion of the rainwater detention pond). All buildings will achieve REAP Gold, and will apply the UBC Bird Friendly Design Guidelines.

Desire for housing affordability to be prioritized.	<ul style="list-style-type: none"> ▪ The 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 is reviewed every 5 years, and in 2023 was updated to: <ul style="list-style-type: none"> ▪ Increase UBC's target for future rental housing to up to 40% (from 30%) of new campus neighbourhood development; ▪ Increase the portion of future below market faculty/staff rental housing to up to 25% (from 20%) and market rental to up to 15% (from 10%); ▪ Expand and make permanent the Rent-Geared-to-Income (RGI) pilot programs and increase income eligibility limits. ▪ The Neighbourhood Plan implements HAP's affordable housing commitments. To ensure flexibility for future housing needs and market conditions, the Neighbourhood Plan does not designate housing tenure on a site-by-site basis, but the plan has been tested to ensure flexibility to deliver on HAP targets now and in the future.
Concern about perceived negative social impacts of towers.	<ul style="list-style-type: none"> ▪ Towers will achieve REAP Gold, which includes mandatory credits for "Design for Social Connection". ▪ The plan encourages social interaction via the wide range of activities available in public open spaces (including a covered outdoor gathering space, informal recreation space, community gardens, etc.), the network of courtyards, by providing retail space, and by enabling future community partnership (e.g., sustainability hub).
Public Open Space, Park Space, and Ecology	
A diversity of preferences for open spaces and parks (e.g., quiet vs. lively, active recreation vs. passive recreation).	<ul style="list-style-type: none"> ▪ Wesbrook Place South's public realm includes diverse open spaces like the expanded Research Park and the new ecological park, catering to various recreation and gathering opportunities.
Support for the ecological park with a nature-play area, with a focus on expanding green space, and retaining trees.	<ul style="list-style-type: none"> ▪ A key feature of the plan is the ecological park, which prioritizes retaining high-value existing trees and expanding green space.

Support for naturalized parks with indigenous plants that maximize shade and minimize concrete.	<ul style="list-style-type: none"> ▪ The plan retains the majority of high-value, native trees in the ecological park, and sets targets for native and Musqueam territory plants that are resilient to future climate conditions. ▪ Public realm implementation will be guided by the UBC's Neighbourhood Climate Action Plan and the forthcoming Biodiversity Strategy, as well as achieving UBC's target for a net gain on tree canopy cover.
Concern about and interest in specific ecological stewardship activities to be implemented alongside neighbourhood development (e.g., invasive species removal, removing eagles nest cone, wildlife restoration).	<ul style="list-style-type: none"> ▪ The plan includes ecological stewardship, including invasive species removal and wildlife restoration, as part of the development, aligning with the priorities of UBC's forthcoming Biodiversity Strategy.
Support for the new sports court as outdoor recreation space for a variety of sports (e.g., pick-up basketball and pickleball) and some concern about the removal of the tennis courts from the original plan.	<ul style="list-style-type: none"> ▪ The new multi-sports court aims to provide versatile recreation space, and reflects community input on the need for flexibility of activities.
Desire for a permanent dog park to be added to Wesbrook Place.	<ul style="list-style-type: none"> ▪ During Phase 1 Preliminary Directions engagement, community members were asked about what kinds of activities are missing in Wesbrook Place and what they would like to have accommodated in Wesbrook Place South. In response to community feedback, a dog park was not included in the plan for Wesbrook Place South. ▪ A temporary dog park is being planned in Wesbrook Place, near the Wesbrook Community Centre, by the UNA. A permanent dog park could be accommodated in the future, based on lessons learned from the temporary dog park, in Wesbrook Place or another area nearby, subject to space and community engagement.

Process and Engagement	
Some concern about the limited scope of choices due to many land use and development parameters already determined through the Campus Vision 2050 and Land Use Plan process.	<ul style="list-style-type: none">▪ The expansion of Wesbrook Place is a major step in implementing Campus Vision 2050, the Land Use Plan, the Housing Action Plan and the Neighbourhood Climate Action Plan.▪ Development of these plans included extensive engagement with UBC students, faculty, staff, residents, Musqueam, service providers, and neighbouring jurisdictions. The Land Use Plan, which includes land use and development parameters that apply to Wesbrook Place South, was approved by the province of BC in July 2024.▪ Not everyone agrees with all outcomes of these plans, but housing, transportation, biodiversity, access to open space and amenities, and climate action emerged as key areas of community interest. Along with financial support for UBC’s academic mission, the Wesbrook Place Neighbourhood Plan amendment balances community and university interests and delivers on these needs.

<p>Request for a summary of changes resulting from community engagement to reduce time burden and support participation in review of the Draft Plan.</p>	<p>Throughout this table, we summarize how the plan has responded to what we heard during community engagement. Further to what has been outlined above, here is a small sampling of specific ways community engagement has informed plan decision-making.</p> <ul style="list-style-type: none"> ▪ Many of the early ideas in the plan grew from what we heard during engagement on Campus Vision 2050, the Land Use Plan, the Housing Action Plan and the Neighbourhood Climate Action Plan, including the following, and more: <ul style="list-style-type: none"> ▪ A desire for human-scaled design (which led to locating mid-rise buildings and podiums around streetscapes and open spaces). ▪ Retaining as many existing high-value trees as possible (which led to the proposed ecological park, informed by an Arborist Report and Ecological Assessment). ▪ Increasing usable neighbourhood open space, providing more accessible paths in natural areas, and a preference for more naturalized open spaces (which led to the character of the proposed ecological park with an accessible recreational trail, and areas of limited public access). ▪ Climate action and increasing community and ecological co-benefits (which led to the idea of enhancing the rainwater detention pond into a community and ecological amenity as part of its expansion). ▪ Engagement on plan proposals during the two phases of engagement on the Wesbrook Place Neighbourhood Plan update informed many of the decisions that went into the plan, including: <ul style="list-style-type: none"> ▪ Taking forward ideas that had more community support, over other ideas that had less community support (e.g. programming of open spaces, retention of trees, transportation improvements, amount and location of retail and community partnership / amenity spaces, midrise buildings and podiums framing open spaces, locations of towers along the perimeter of the site / forest edge to avoid view impacts, etc.). ▪ New ideas, such as suggestions for specific amenities (e.g. spaces for teenagers and seniors, sustainability hub, covered outdoor space, etc.), suggestions for increasing bicycle priority, suggestions of inspiring examples (e.g. Camosun Bog, Lelem). ▪ Further process commitments (e.g. to engage with UNA, Ministry of Transportation and Transit, Metro Vancouver Regional Parks, etc.). ▪ Areas that would benefit from further clarification, such as suggestions for additional information, graphics, etc.
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Appendix C

Phase 1: Preliminary Directions

I. Detailed Engagement Takeaways

Public Events	Description
Open Houses	Drop-in events with display boards to learn more, ask questions, provide feedback and connect with staff.
Community Conversations	Small to medium group sessions comprised of a presentation and in-depth facilitated discussion.
Roadshows	A presentation and short question and answer period during a prescheduled meeting.
Pop-Ups	Pop-ups were held at various high traffic areas in Wesbrook Place Neighbourhood to learn about the draft plan, ask questions, and provide feedback.
Walking Tours	A guided tour of target locations in Wesbrook Place, including the planned site for Wesbrook Place South, to learn about the Preliminary Directions of the draft plan.
Online Survey	Survey allowed respondents to provide feedback on the Preliminary Directions of the draft plan. See Appendix C, Section II for detailed survey results.
Targeted Meetings	Meetings conducted with neighbouring stakeholders to discuss the draft plan and provide feedback.
Workshops	Long format event with large and small group discussions and interactive ways to participate and provide feedback.

Community Conversations

Community Conversations were small to medium group sessions comprised of a presentation and in-depth facilitated discussion. The following section summarizes notes taken by staff in these sessions.

Preliminary Direction #1 – Parks and Open Space

- Overwhelming support for active recreation
- Support for more natural parks
- Appreciation for current parks and the possibility of more parks
- Desire for more art opportunities (i.e., interactive public art)
- Desire for more nature play (i.e., climbing wall)
- Support for activity at parks
- Support for more open area parks
- Desire for specific calm areas with spaces for contemplation and reading
- Desire for more intentional seating areas and coverage
- Support for more enclosed playground-like areas
- Desire for a “demonstration park” to learn about plants commonly used in Indigenous culture
- Desire for a pet-friendly area in new parks

Preliminary Direction #2 – Retail and Amenities

- Strong support for hub design of commercial spaces with full of activity for safety and building community connections
- Desire for more child-friendly personal services and third spaces
- Desire for more affordable and diverse food and beverage options with longer operating hours and availability
- Strong desire for a new speciality grocery store
- Support for more amenities in general
- Desire for new essential public services: public library and post office
- Desire for pet services, especially pet stores

Preliminary Direction #3 – Housing and human scaled experience

- Concern over a possible 39-story tower
- Interest in innovative and sustainable building technologies (e.g., Tallwood style buildings, solar panels, green roofs)
- Concern over adequate parking for all new buildings
- Appreciation for current landscaping
- Desire for more naturalized landscaping with more trees for shading
- Support for guaranteed site lines to the forest

Preliminary Direction #4 – Transportation Networks

- Very strong support for two-way bike paths (safety is a large incentive for kids to bike)
- Concerns about increased traffic, noting how busy Wesbrook already is
- Concerns over pedestrian safety due to active transportation using sidewalks and a notable history of accidents
- Concern over the sidewalk at Wesbrook Mall and 16th being unsafe
- Desire to remove pavers as they are problematic for senior residents (bumpy, noisy)

Public Workshops

Workshops were long format events with large and small group discussions and interactive ways to participate and provide feedback.

Preliminary Direction #1 – Parks and Open Space

- Preferences for a calmer and relaxed feeling for ecological park (e.g., zen garden for meditation)
- Preference for more diverse naturalized landscapes over manicured landscapes (e.g., tall trees surrounding parks, wild Indigenous plants (e.g., salal berries))
- Desire for open spaces that support growing community needs for active recreation (e.g., basketball courts, fitness facilities)
- Desire for weather protection park infrastructure (i.e., covered seating)
- Support for smaller informal areas, covered, with diverse uses (Approach B)
- Desire for community activation and programming in all park and open spaces, generally (e.g., strong support for Paris 2024 Olympic Games Broadcasting event)
- Desire to retain “placemaking” of Wesbrook as a biodiverse forested area where trees shade buildings, paths, and spaces
- Concern over increased fire hazard and natural disaster vulnerability

Preliminary Direction #2 – Retail and Amenities

- Mixed support for approaches A + B
- Desire for publicly accessible top floors and rooftops for amenities in low-rise buildings (i.e., multipurpose sport courts, coffee shops)
- Strong desire for coffee shops with late night operating hours
- Desire for specialty grocery stores (i.e., Asian supermarket)
- Desire for more affordable food options
- Overall desire for lively ground-level community spaces, amenities, services and activations (e.g., awnings, libraries and post offices, performance space, communal workshop, local markets, flex spaces)
- Desire for more open and green spaces
- Desire for more amenity space dedicated to sports and recreational facilities (i.e., badminton courts, swimming pools)

Preliminary Direction #3 – Housing and human scaled experience

- Support for revised approach combining both A + B
- Support for pedestrian-friendly courtyards, lanes and paths, and public areas that can be activated for community purposes (e.g., weather protected spaces, youth spaces, integrating open spaces into lobbies of buildings for residents)
- Desire to avoid high-rise towers along Gray Avenue to preserve sunlight and ocean views
- Support for taller towers along the forest edge, universally
- Desire to preserve tree canopy and biodiversity of trees for increased shade and mitigate future climate concerns
- Strong desire for more market rental housing to accommodate students and residents affordably
- Desire for alternative building types/density solutions aside from towers that optimize space efficiency and reduce building count
- Concern over tower and courtyard impacts to shadowing, home values, and privacy

Preliminary Direction #4 – Transportation Networks

- Support for improved transit connections between Wesbrook and the rest of campus neighbourhoods (i.e., more bus stops, more frequent buses)
- Desire for a stronger focus on connecting Wesbrook to the rest of Metro Vancouver (i.e., Skytrain station in central Wesbrook; as in Idea #1).
- Concerns about future increase in traffic, pedestrians, transit and parking demand, and a desire for a diversification of traffic between vehicles stopping at and passing by Wesbrook
- Support for the expansion of bike share services in the neighbourhoods and a desire for programs that are more accessible (e.g., low upfront costs).
- Desire for more bike- and pedestrian-specific safety infrastructure in high traffic areas (e.g., grade separated crossings, fully raised sidewalks)
- Desire for exploration of parking lots and other surface open areas as a community engaging space (i.e., Sunday flea markets)
- Desire for more parking (especially underground), universally
- Desire for walking paths with more tree canopies
- Concern over safety issues presented by ideas #3 and #4, specifically

Open House and Pop-Ups

Open Houses and Pop-ups were drop-in, staffed events that were held at various high traffic areas in Wesbrook Place Neighbourhood to learn about the draft update, ask questions, and provide feedback. The following section summarizes key comments heard at these events.

Preliminary Direction #1 – Parks and Open Space

- Desire to preserve native trees and replace urban trees with native trees
- Desire for more greenways and lawns

Preliminary Direction #2 – Retail and Amenities

- Desire for public restroom facilities
- Desire for another large grocery store and affordable food options
- Strong desire for a post office
- Desire to have all daily needs met to reduce the need to commute

Preliminary Direction #3 – Housing and human scaled experience

- Desire for more affordable housing options
- Concerns over a possible 39-story tower

Preliminary Direction #4 – Transportation Networks

- Concerns about traffic conflicts on narrow streets (i.e., garbage truck pickups blocking the road)

II. Detailed Survey Results

The survey included both qualitative and quantitative questions. In this Appendix section, the survey question sequence has been edited to provide clarity on the relationship between qualitative and quantitative data. Staff used a qualitative theming analysis methodology, which involved grouping the feedback collected into themes and sub-themes according to common topics, ideas and patterns that came up repeatedly. See Appendix C, Section III for a copy of the full survey questionnaire

Favourite Existing Features

What are your favourite features of Wesbrook Place today? (Other)	Count of Theme
Close proximity to work / UBC and easy commute	19
Access to UBC Farm and farmers market	7
Safety	6
Trees, greenways and beautiful views	5
Access to daycares and schools	5
Clean and quiet	4
Proximity to surrounding amenities and facilities (e.g., beach, airport etc.)	3
Grocery store close by	2
Access to transit	2
Water features	2
Staff housing	1
Village-like feel	1
Dog friendly	1
Existing community plan	1
Grand Total	59

Missing Features

When you think about Wesbrook Place today, what's missing for you? (Other)	Count of Theme
More convenient and frequent public transit	18
More parking (e.g., street parking, delivery/loading zones etc.)	15
Biodiversity, trees and green space	13

Post office and package lockers	11
More diverse restaurants and bars	9
More diverse, affordable housing units	9
Outdoor sports courts	8
Car infrastructure safety improvements (e.g., speedbumps, slower speed limits)	7
Additional and affordable grocery options	6
Safety for pedestrians and drivers	5
Child care facilities	5
Open, third spaces for all ages	5
Elementary school	4
Public library branch	4
Community oriented, small businesses	4
Traffic mitigation measures	4
Gym and recreation facilities	4
EV car charging space	3
Sense of community and social activities (e.g., system for neighbours to plan walks together)	3
Peace and quiet	3
Skytrain to UBC	3
More space to feel less crowded	3
Other options for adding density	3
Amenities and services open late	2
Study spaces	2
Less construction noise	2
Dog park	2
Medical clinics and healthcare facilities	2
Spaces and activities for teenagers	2
Public washrooms	2
Swimming pool	2
Outdoor garden space	2
Improved infrastructure maintenance	2
Loading and delivery access	2
Bike park	1
Democratic representation	1
Veterinary services	1

Garbage and litter pick up	1
Art classes	1
Affordable retail options	1
Team sports for adults	1
All of the above	1
Covered outdoor space	1
Indoor community spaces	1
Shuttle to central UBC campus	1
Innovation	1
Drug store options	1
Law enforcement	1
Affordability in general	1
Prohibit property speculation and empty homes	1
Movie theatre	1
Climate action	1
Open spaces for sports	1
Additional community centre space	1
Grand Total	191

Preliminary Direction #1: Parks and Open Space

What else should we be considering as we complete the network of parks in Wesbrook Place?	Count of Theme
Active recreation opportunities (e.g., trails, sports courts, outdoor gym space)	13
Off leash dog park and other dog friendly spaces	11
Open spaces that encourage gathering and play (e.g., picnics, soccer etc.)	7
Focus on retaining trees, maximizing shade and minimizing concrete	7
Protect biodiversity, native species and minimize human wildlife conflict (e.g., bird friendly glass)	6
Ways to raise awareness about local plant and wildlife species (e.g., signage, public art)	6
Safety and security considerations (e.g., lighting, enough "blue phones" etc.)	6
Spaces for teenagers and older children (e.g., ping pong tables, basketball court)	6
Calm and quiet green spaces	5
Desire for park space over additional density and development	5

Playgrounds, family friendly spaces and other natural spaces for younger children to play	5
Maintain unique character and ecology in close proximity to Pacific Spirit Regional Park (e.g., park trails and entrances)	5
Weather protection for play areas, sports courts and seating areas (from sun and rain)	5
No dog zones	4
Preference for naturalized, native landscapes that require less maintenance	4
Traffic calming and mitigation measures	4
Considerations for e-bikes and scooters (e.g., specific paths, speed limits etc.)	4
Improve safety of active transportation to encourage walking and cycling	4
Access to nature for those with mobility issues (e.g., even/flat paths for wheelchairs, strollers)	4
Additional public washroom facilities	3
Walkway and road etiquette improvements (e.g., drivers stopping at crosswalks)	2
Involve residents in local ecological restoration and stewardship initiatives	2
Consider walkability of playgrounds and ensure other spaces remain quiet (e.g., courtyards)	2
Vehicle infrastructure considerations (e.g., road width, parking options etc.)	2
Maintenance of public infrastructure (e.g., lighting, garbage and recycling bins)	2
Strong general support	1
Wesbrook already has sufficient park space	1
Connect informal trail network	1
More small-scale amenities for residents (e.g., coffee shop etc.)	1
Scale of park space does not feel ecologically significant	1
Mountain bike trails	1
Transit connectivity and more frequent buses	1
Bigger grocery store	1
Consider impacts of construction on existing residents	1
Bikes should replace cars, but not negatively impact public spaces	1
Concern about emissions and noise from landscaping equipment (e.g., leaf blowers)	1
Create larger parks instead of smaller, distributed parks	1
Concern about wildfire risk due to people smoking near the forest	1
Outdoor space that can host concerts and other outdoor events	1
Inclusive and welcoming spaces for all residents	1

Design spaces to have multiple uses and functions	1
Use high quality building materials	1
Design trails to follow desire lines	1
Lack of sufficient emergency services for a larger population	1
Add more community garden spaces	1
Consider parking needs of existing and future residents	1
Rename Research Park	1
More public seating and benches	1
Rethink courtyard spaces to be more usable as connected park space	1
Grand Total	148

Preliminary Direction #2: Retail and Amenities

Why do you prefer Approach A or B?	Count of Theme
Approach A	79
Allows for more community engagement, feels more active and lively (e.g., outdoor seating etc.)	13
Line of stores is better for pedestrian flow and distribution of retail	10
Prefers A since it provides more retail options, commercial space and restaurants	10
Better connection to Wesbrook Mall and transit for easier access	8
Feels neater and less crowded	6
Preserves quiet, neighbourhood feel	4
Desire for the "buzz" of a main street in Wesbrook that is pedestrian-friendly	4
Will push traffic closer to Wesbrook Mall and reduce impacts on forest edge	4
Prefers to walk down a shopping street	3
Feels more walkable and will be closer to where people live	3
Concern about high rise buildings in the new neighbourhood area	2
Prioritize walkability and pedestrian safety over car access	2
Consider street parking needs of adding density	2
Less impact on existing conditions (e.g., natural light, views etc.)	2
Mixed feelings - prefers B layout but likes being closer to Wesbrook Mall	1
Needs more affordable grocery options	1
Rename Binning Road or Ave to distinguish between the two	1
Likes city feel that is close to nature	1
Ensure affordability so that interesting retail and restaurants can move in	1

General concern about Approach B	1
Approach B	83
Likes slow, quiet and residential feel	22
Prioritizes walkability and pedestrian access and safety	19
Will bring less car traffic	13
Enjoys plaza environment as a welcoming central square for social interaction	9
Promotes gathering and well connected to parks	4
Integrate aspects of both approaches	2
Against both approaches and adding neighbourhood density	1
Better for studying and relaxing	1
Opens up more neighbourhood space	1
Dislikes A because might feel like a strip mall	1
Better integrated into the neighbourhood	1
Easy to access	1
Needs additional daycare facilities	1
Affinity for the "hub" being a central pedestrian area	1
Preserve natural environment where possible	1
Feels like a village within a village	1
Concern about housing affordability	1
Concern about high rise buildings in the new neighbourhood area	1
Desire for plants and greenery	1
Less invasive retail and commercial space	1
Grand Total	162

Preliminary Direction #3: Human-Scale Design

What else should we be considering in ensuring a human-scale approach (e.g., pedestrian friendly, encourage social interaction, natural light, etc.) to Wesbrook Place South?	Count of Subtheme
Traffic	69
Concern with traffic on the roundabout	16
Sentiment proposal will reduce congestion	12
Concern proposal will increase non-local traffic in the neighbourhood	10
Sentiment that traffic is already heavy	10
Not convinced proposal will ease congestion	8
Desire to see reduced traffic volume	2

Sentiment that Wesbrook South will bring more traffic	2
Concerned proposal will negatively impact traffic	2
Concern two-way traffic will result in safety concerns	1
Concern it will create a shortcut through the neighbourhood	1
Concern with delivery and service vehicles blocking road	1
Concern with increased traffic near Pacific Spirit Park	1
Desire for reduced neighbourhood-wide traffic	1
Maintain traffic volume at current levels	1
Desire for additional car infrastructure	1
Active Transportation	12
Prioritize active transportation (cycling, walking)	11
Proposal will negatively impact active transportation users	1
Safety	12
Concern with safety for young children and families	7
Preference for a separated crossing for pedestrians (under/over-passes)	2
Safer options to cross 16th Avenue while walking or rolling	1
Concern with leaving neighbourhood in an emergency situation	1
Concerned proposal will negatively impact other road users	1
General	11
General Support	4
Does not support any changes	2
Not convinced proposal will ease congestion	1
No Support	1
General concern with safety	1
Sentiment that the population is too big	1
Concern with transportation model	1
Roads	8
Desire for additional ways to get in/out of Wesbrook	4
Concern road is not wide enough	3
Concern with the removal of street parking	1
Transit	1
Supportive if proposal will also improve transit service	1
Grand Total	113

Preliminary Direction #4: Transportation and Mobility

What is your level of support for improved transit service connecting Wesbrook Place South with the UBC campus and beyond? / Why do you feel this way?	Count of Subtheme
Transit Service	56
Service levels are unreliable	10
Concern of overcrowding on 68 & 49	9
Desire for improved transit service	8
Desire for better transit service	5
Sentiment that transit service must increase as population also increases	4
Concern increased transit will lead to increased congestion	3
Desire for improved transit service in South Campus	3
Sentiment it is difficult to move around campus	2
Desire for better connections to the academic campus	2
Proposed community shuttle route is confusing	1
Current 68 stops are too far apart	1
Desire for dedicated transit lanes and infrastructure	1
Sentiment it takes too long to go from the Wesbrook to the Bus Loop	1
Sentiment that transit is accessible	1
Desire to see a reduction in regional buses (49) in favour of locally serving transit (68)	1
No improvements needed	1
Transit buses contribute to noise pollution	1
Desire for sustainable and affordable transit options	1
Desire to prioritize bus travel over car travel	1
General	24
General Support	7
Sentiment that congestion levels are high	4
Sentiment that increased transit service will bring more non-residents into Wesbrook	2
UNA members should have discounted transit passes	1
Sentiment that community shuttle should be free	1
Sentiment that as population grows, so does vehicular usage	1
Improved ways to get around for non-drivers	1
No support	1
Sentiment that the roads are too small	1

No support due to safety	1
Sustainable transportation options are good for kids and families	1
Sentiment no additional transportation improvements are needed	1
General concern on traffic volume	1
Sentiment plan focuses too much on transit and active mobility	1
Traffic	20
Desire to reduce vehicle use	13
Desire to reduce vehicle traffic	5
Sentiment that roads are becoming more congested as new buildings are occupied	1
Concern with increased traffic volume on local roads (Birney, Binning, Gray)	1
Roads	10
Desire for wider roads	1
Desire for more carshare (evo, modo) parking	1
Opposition to increase traffic on East Mall	1
Concern about the loss of street parking	1
Desire for two-way turning from 16th avenue onto Binning Rd	1
Concern that the planned density could not support traffic	1
Displeasure with people stopping in the middle of the road (e.g. delivery, services, pickup)	1
Concern with the reduction of resident parking spaces in new buildings	1
Concern about limited on-street parking	1
Current road width is inadequate for large transit vehicles	1
SkyTrain	9
Support for SkyTrain	4
No support for SkyTrain	2
Concern SkyTrain will bring too many people	1
Unsure why SkyTrain is needed in Wesbrook	1
Concern that SkyTrain will bring safety concerns	1
Cycling	6
Desire for two-way separated bike infrastructure	1
Greater emphasis on cycling	1
General Support	1
Cycling paths should be well lit	1
Better bike network to academic campus	1
Desire for safer cycling options	1

Connectivity	4
Sentiment it is difficult to leave Wesbrook	4
Pedestrians	1
Sentiment that Wesbrook is walkable	1
Grand Total	130

What is your level of support for a separated, two-way bike path on Binning Road? / Why do you feel this way?	Count of Subtheme
Cycling	57
New bike infrastructure should support all ages and abilities	17
Sentiment that people will not use new infrastructure	7
Improved cycling connections to other regional bikeways	6
Cycling infrastructure is sufficient	4
Desire for better north-south cycling options	4
Infrastructure for all-weather cycling	3
Sentiment that kids love biking in the neighbourhood	2
Does not use bikes	2
Sentiment that increased bike lanes will result in more traffic	1
Uses a bike	1
Desire for improved campus-wide bike infrastructure improvements	1
Bike lane on Wesbrook Mall	1
Sentiment that increased bike lanes will result in more pedestrian-bike conflicts	1
Concern with cyclists not following traffic rules	1
Concern around people biking on sidewalks	1
Connection to Pacific Spirit Park trails	1
Unsure where proposed bike lane connects to	1
Concern about bike theft and security	1
Desire for improved cycling infrastructure	1
No bikes on Wesbrook Mall	1
Safety	25
Concern for safety of cyclists and pedestrians	18
Consider the safe travel of other modes of commuting such as e-scooters	3
Crossing the roundabouts on a bike is dangerous	2
Concern with vehicle speeds in Wesbrook	2
Roads	18
Concern with the removal of street parking	11

Sentiment that there is no space for additional cycling infrastructure	2
Sentiment that roads are already too narrow	1
Sentiment that Binning Rd is too narrow	1
Concern that new bike infrastructure will create back-ups into building parkades	1
Concern with the removal of street parking for car share	1
Desire for improved vehicle traffic flow on to 16th Avenue	1
General	15
General Support	13
Sentiment that most people use transit	1
No Support	1
Vehicles	6
Desire for reduced vehicle use	6
Active Transportation	6
Desire for prioritized active transportation	3
Concern that a mixed-use path will be too busy as the number of cyclists increases	3
Grand Total	127

What is your level of support for new vehicle access to Wesbrook Place at Binning Road and West 16th Avenue? / Why do you feel that way?	Count of Subtheme
Traffic	69
Concern with traffic on the roundabout	16
Sentiment proposal will reduce congestion	12
Concern proposal will increase non-local traffic in the neighbourhood	10
Sentiment that traffic is already heavy	10
Not convinced proposal will ease congestion	8
Desire to see reduced traffic volume	2
Sentiment that Wesbrook South will bring more traffic	2
Concerned proposal will negatively impact traffic	2
Concern two-way traffic will result in safety concerns	1
Concern it will create a shortcut through the neighbourhood	1
Concern with delivery and service vehicles blocking road	1
Concern with increased traffic near Pacific Spirit Park	1
Desire for reduced neighbourhood-wide traffic	1
Maintain traffic volume at current levels	1

Desire for additional car infrastructure	1
Active Transportation	12
Prioritize active transportation (cycling, walking)	11
Proposal will negatively impact active transportation users	1
Safety	12
Concern with safety for young children and families	7
Preference for a separated crossing for pedestrians (under/over-passes)	2
Safer options to cross 16th Avenue while walking or rolling	1
Concern with leaving neighbourhood in an emergency situation	1
Concerned proposal will negatively impact other road users	1
General	11
General Support	4
Does not support any changes	2
Not convinced proposal will ease congestion	1
No Support	1
General concern with safety	1
Sentiment that the population is too big	1
Concern with transportation model	1
Roads	8
Desire for additional ways to get in/out of Wesbrook	4
Concern road is not wide enough	3
Concern with the removal of street parking	1
Transit	1
Supportive if proposal will also improve transit service	1
Grand Total	113

What is your level of support for a new northbound right-turn lane at Wesbrook Mall and 16th Avenue roundabout? / Why do you feel that way?	Count of Subtheme
Traffic	40
Concern with traffic volume on roundabout	7
Desire for reduced vehicle usage	4
Concern about increased traffic backups	4
Drivers do not obey traffic signs and rules	4
Sentiment that roads are too narrow	2
Sentiment that south campus traffic is bad	2
Unclear proposal is safe for active transportation users	2

Concern with vehicle speeds	2
Desire for reduced vehicle usage	2
Sentiment proposal will increase traffic volume	1
Attributed traffic backups to the increased number of pedestrians	1
Concerned population growth will bring greater traffic volume	1
Concern proposal will result in higher vehicle speeds	1
Sentiment grocery store will bring too much traffic	1
Proposal is unneeded	1
Concern with increased traffic volume near Pacific Spirit Park	1
Proposal would improve driving connections to the rest of the region	1
Concern with traffic volume on Birney Avenue	1
Proposal would result in faster commute time to central campus	1
Roundabout is confusing	1
General	31
General Support	25
No changes needed	1
Does not understand the proposal	1
Proposal is unneeded	1
Undecided	1
Concerned about limited parking	1
Neutral Support	1
Transit	13
Desire for increased bus speeds	4
Desire for better regional bus connections	2
General support for improved transit	2
Concern for bus overcrowding	2
No transit improvements needed	1
Support for SkyTrain	1
Bus stops are spaced too far apart	1
Safety	10
Prioritize active transportation users	5
Concern for active transportation users on roundabout	2
Automated signalling	1
Proposal is safer for all road users	1
Concern about speeding on local roads	1
Active Transportation	1

Unclear proposal is safe for active transportation users	1
Roads	1
Supportive of additional ways to get in/out of Wesbrook	1
Grand Total	96

What other transportation improvements would you like to see explored in Wesbrook Place?	Count of Subtheme
Transit	35
Improved transit service on local roads	8
Support for SkyTrain	8
Better intra-campus connections	5
Bus stops are spaced too far apart	3
Increase bus speeds	2
Westbound R4 stop is too far from Wesbrook	2
Better regional connections	2
Traffic backup caused by bus 49	1
Bus service connecting Wesbrook and elementary school	1
Discounted transit for residents	1
Support for improved transit service	1
Improved bus capacity	1
Vehicles	25
Increase parking spots	5
Concern about traffic volume	3
More parking spots for car share vehicles	2
Expand carshare support	2
Concern with delivery and service vehicles blocking roads	2
Desire for reduced vehicle use	2
Remove street parking	2
Make Wesbrook car-friendly	1
No vehicles throughout Wesbrook	1
More commercial parking spots	1
Traffic stops too much in Wesbrook	1
Underground parking cost is too expensive	1
Additional roads to Wesbrook	1
Increase underground parking requirement for new construction	1
Safety	21

Traffic calming measures	16
Concern that drivers do not follow road rules and signage	3
Sentiment all roads are prone to accidents	1
Concern with crime rates	1
Cycling	16
Desire for improved cycling network	6
Support for all-ages-and-abilities bike infrastructure	5
No bikes on sidewalks	2
Scary cycling on Ross Drive	1
Bike route to elementary school	1
Improved north-south cycling routes	1
Walking	16
Additional safe ways to cross 16th Avenue	8
Prioritize pedestrians at crossings	5
Sidewalks are uneven	1
Desire for improved walking network to local schools	1
Pedestrianize some local streets around existing commercial area	1
Infrastructure	13
Pedestrian controlled traffic lights replacing four-way stops	6
Cobblestone roads are slippery in the winter	2
Desire for wider streets	2
Concern with potholes	1
Roundabout is unsafe	1
Removal of roundabout	1
Micromobility	6
Support for more micromobility options	6
Buildings & Urban Design	4
Too many tall buildings	2
Pedestrianize some local streets around existing commercial area	1
Shops and services around transit/SkyTrain	1
Other	3
Bigger grocery store	1
Information centre in Wesbrook	1
Comments on survey quality	1
General	3
Concern about pace of population growth	2

Sentiment Wesbrook does not manage its traffic well	1
Open Space & Parks	3
Concern with light pollution at forest edge	1
Public restroom facilities in Nobel Park	1
Preserve tree line	1
Grand Total	145

III. Survey Questionnaire

Wesbrook Place Neighbourhood Plan Update – Preliminary Directions Survey

October – November 2024

Welcome!

Thank you for your interest in the Wesbrook Place Neighbourhood Plan update process. This survey will take approximately 10-15 minutes to complete, and all responses are anonymous.

When you complete the survey, you can enter a prize draw to win 1 of 10 \$50 Save On Foods gift cards!

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. 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.

Learn More: What's 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. The Wesbrook Place Neighbourhood Plan needs to be updated to implement UBC's Campus Vision 2050, Land Use Plan, Housing Action Plan, and Neighbourhood Climate Action Plan.

Your voice matters

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 the UBC communities and Musqueam over a two-year process.

This survey explores preliminary directions for the planning of Wesbrook Place South and how it integrates with the surrounding neighbourhood.

Feedback from the community, together with further technical analysis, will evolve the preliminary directions into a draft plan, the major features of which will be shared with the community for input in the next phase of community engagement early in 2025.

When you are ready, let's begin!

Privacy Notification

This privacy notification allows us to collect and release verbatim what we receive through the online survey. The contents of this engagement process may be made available for public viewing. Any personal information you provide in this Feedback Form is collected under the authority of section 26(c) of the Freedom of Information and Protection of Privacy Act. UBC is collecting this information for the purposes of this engagement process. For more information about the collection of your personal information, contact Madeleine Zammar, Manager, Engagement, at (604) 827-3896 or by email at madeleine.zammar@ubc.ca.

Section 1: Tell Us About Yourself

How did you hear about this survey?

- Open house/ pop-up
- Workshop
- University Neighbourhoods Association newsletter/ website
- Campus + Community Planning newsletter/ website
- Social media
- Email
- Other _____

Do you live on the UBC Vancouver campus?

- ☐ Yes
 - ☐ No
-

Where do you currently live?

- ☐ UBC Student Residence
 - ☐ UBC Neighbourhood
 - ☐ University Endowment Lands
 - ☐ City of Vancouver
 - ☐ City of Burnaby
 - ☐ Elsewhere in Metro Vancouver
 - ☐ Prefer not to answer
 - ☐ Other _____
-

In which UBC neighbourhood do you live? (See map below)

- ☐ Wesbrook Place
 - ☐ Hawthon Place
 - ☐ Hampton Place
 - ☐ Chancellor Place
 - ☐ East Campus Neighbourhood
 - ☐ University Boulevard Area
-

How old are you?

- ☐ 19 or below
 - ☐ 20 - 29
 - ☐ 30 - 39
 - ☐ 40 - 49
 - ☐ 50 - 59
 - ☐ 60 - 69
 - ☐ 70 - 79
 - ☐ 80+
-

Including you, how many are there living in your household (including family members, roommates etc.)?

- ☐ 1
 - ☐ 2
 - ☐ 3
 - ☐ 4
 - ☐ 5
 - ☐ 6
 - ☐ 7
 - ☐ 8+
-

What is your connection to UBC? (Select all that apply)

- UBC Student
- UBC Faculty
- UBC Staff
- UBC Neighbourhood Resident
- UBC Alumni
- UBC Emeritus
- None of the above
- Other _____

Section 2: 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 has a population of around 8,900 people. Wesbrook Place also serves essential community-oriented functions, such as providing community services, amenities and programming for campus and neighbourhood residents as well as the wider UBC community.

We would like to hear about your current experience of Wesbrook Place. We have pre-populated some responses below based on what we have heard from community members in recent engagement processes. We have also included an option to add your other insights and ideas.

Q1: What are your favourite features of Wesbrook Place today? (Choose 3)

- Access to Pacific Spirit Regional Park
- Access to the recreational amenities and cultural facilities of the

university

Neighbourhood walkability

Retail stores

The people and community

Wesbrook Community Centre

Parks and open spaces

Playgrounds

Other 1 _____

Other 2 _____

Other 3 _____

**Q2: When you think about Wesbrook Place today, what's missing for you?
(Choose 3)**

Safe ways to get around on a bike, scooter, etc.

Safe ways to get to, from and around Wesbrook on foot

More diverse types of park spaces (e.g., off-leash dog parks, sports courts)

More diverse shops and services

More food and grocery options

Other 1 _____

Other 2 _____

Other 3 _____

Section 3: Introducing 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.

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. 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 mid-rise 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

Learn More: How will climate action policy be applied in Wesbrook Place South?

The recently completed Neighbourhood Climate Action Plan (NCAP) sets a pathway to net-zero emissions and a climate resilient community for the residential neighbourhoods. UBC neighbourhood residents already produce 45 per cent fewer carbon emissions compared to the regional average, and NCAP further defines ambitious actions to support its goals, including new regulations for new buildings such as adoption of zero carbon operational emissions requirements in 2025 and a 40 per cent reduction in embodied carbon by 2030. Furthermore, all new residential buildings at UBC must adhere to the university's Residential Environmental Assessment Program (REAP), a comprehensive, UBC-specific green building rating system. REAP is being updated to reflect NCAP, and the community will have an opportunity to engage in this update in 2025.

Additionally, an updated Integrated Rainwater Management Plan will model and identify 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.

Learn More: How will Wesbrook Place South support housing affordability?

The update 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 below-market faculty/staff rental, and up to 15 per cent as market rental for those who work or study on campus. Like all of UBC's Neighbourhood Plans, to ensure flexibility for future housing needs and market conditions, the amendment will not designate housing tenure (e.g., leasehold, rental, below-market, etc.) on a site-by-site basis.

Implementing Campus Vision 2050 and the Land Use Plan

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 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."

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

Section 4: Four Preliminary Directions

Four preliminary directions have been developed for engaging the community in this first phase of the update process. The preliminary directions build upon the Big Ideas and strategies developed through Campus Vision 2050 and are guided by the Land Use Plan, Housing Action Plan, Neighbourhood Climate Action Plan, and other supporting plans and policies.

The four preliminary directions are:

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**

You are invited to explore each preliminary direction and provide your feedback on the following pages.

Preliminary Direction #1: Complete the network of neighbourhood parks, including a new ecological park at the forest edge

Wesbrook Place South will include two new parks, Research Park and a unique 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 the overall Usable Neighbourhood Open Space (UNOS) requirement for Wesbrook Place, as defined by the Land Use Plan.

Learn More: What is Usable Neighbourhood Open Space (UNOS)?

In addition to all the open spaces available to UBC residents on the academic campus, the Land Use Plan requires 0.7 to 1.1 hectares of usable neighbourhood open space (UNOS) per 1,000 residents in each neighbourhood. Wesbrook Place currently has 15.2 hectares of usable neighbourhood open space, or about 1.3 hectares per resident. For reference, the UNA Community Field on Ross Drive in Wesbrook Place is just under one hectare in area. UNOS includes areas within a neighbourhood's borders that are outdoor and publicly accessible including, but not limited to:

- green spaces, greenways, green edges;
- courtyards, plazas;
- gathering areas (unenclosed sheltered and unsheltered), picnic areas;
- outdoor sports and recreation facilities, sport fields, sport courts;
- parks, linear parks and trails, pocket parks, playgrounds, splash pads;
- gardens, community gardens, urban agriculture; forested and natural areas;
- water features, fountains;
- areas of respite; and, green roofs with public access during regular opening hours.

UNOS does not include:

- open space on academic lands;
- school and child care facilities; and,
- private and semi-private open spaces within residential parcels, such as communal social areas.

Learn More: How will Wesbrook Place South support biodiversity?

Building on Campus Vision 2050's Restorative and Resilient Landscapes Big Idea, a Biodiversity Strategy is under development for the academic campus and neighbourhoods that will outline biodiversity goals, objectives, targets, implementation actions, and more. This Wesbrook Place neighbourhood plan update will seek to achieve the goals and objectives of the Biodiversity Strategy through the planning and design of the ecological park, rainwater management pond, and planning of buildings and streets, including maximizing retention of trees.

New Parks

The new parks respond to strong community interest in protection and enhancement of campus ecology and biodiversity as well as outdoor spaces for learning, teaching, gathering and recreation.

Research Park

Research Park will be a large open space that will support a range of activities, including informal recreation, a playground, outdoor gym and community gardens. Campus Vision 2050 identifies the park as a major feature of the Wesbrook Place South area, framed by mid-rise buildings, like other parks in the neighbourhood.

While a portion of the park recently opened to the public, there are opportunities for adjustments as the neighbourhood area around it is being defined through this process.

Ecological park

A new ecological park designed to protect and enhance local ecosystems will provide access to nature and recreational and educational opportunities on campus, separate from Pacific Spirit Regional Park.

The new park will protect high-value trees, found primarily in the western

portion of the new park area, which have been identified through an ecological assessment in early 2024. The park will extend the surrounding Pacific Spirit Regional Park forest into the campus, supporting biodiversity, species movement and habitat creation.

The park will provide residents and visitors access to nature, while providing a buffer between the urban neighbourhood and Pacific Spirit Regional Park. A pond will help manage rainwater runoff, and a forest trail will link to the Pacific Spirit Regional Park trail network.

Two approaches to the distribution and usage of park space are shown below.

**** Both approaches deliver the same amount of open space, housing and amenities and retain the same number of high-value trees. Some elements of each approach may be included in the final Wesbrook Place Neighbourhood Plan. Your feedback will help shape the outcome.***

Approach A:

- **Expands the boundary of Research Park, creating more space in this park for activities (e.g., recreation, gathering, etc.)**
- **Combines an urban plaza and green space off Binning Avenue next to the ecological park**
- **A larger area of the ecological park has managed access that prioritizes protection of environmentally sensitive areas**
- **Retains high-value trees**

Approach B

- **Maintains the current boundary of Research Park**
- **Creates a small plaza off Binning Avenue that transitions into the ecological park**
- **A zone within the ecological park is dedicated to nature activities (tree house, climbing, nature play, etc.)**
- **A smaller area of the ecological park has managed access that balances protection of environmentally sensitive areas and community use**
- **Retains high-value trees**

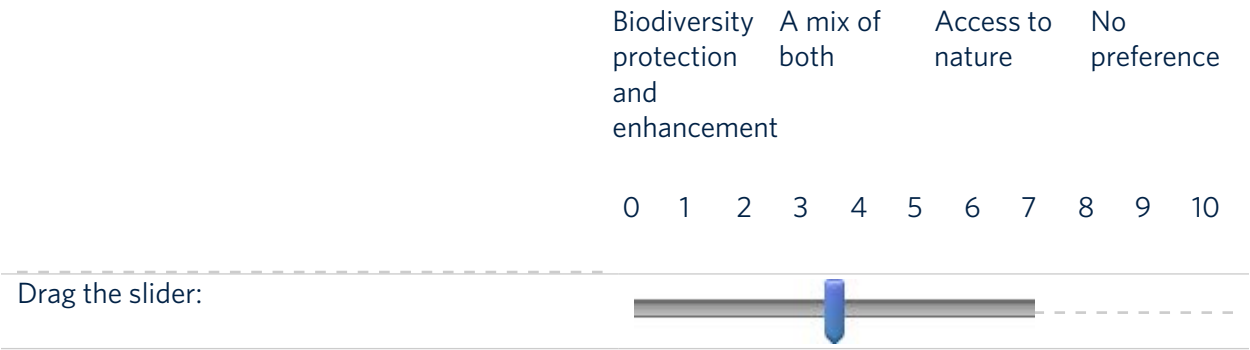
Q1: What types of outdoor activities and facilities would you like to see in Research Park and the ecological park?

Please click and drag the options below to rank the following list of activities and facilities, a combination of which could be accommodated in Wesbrook Place South.

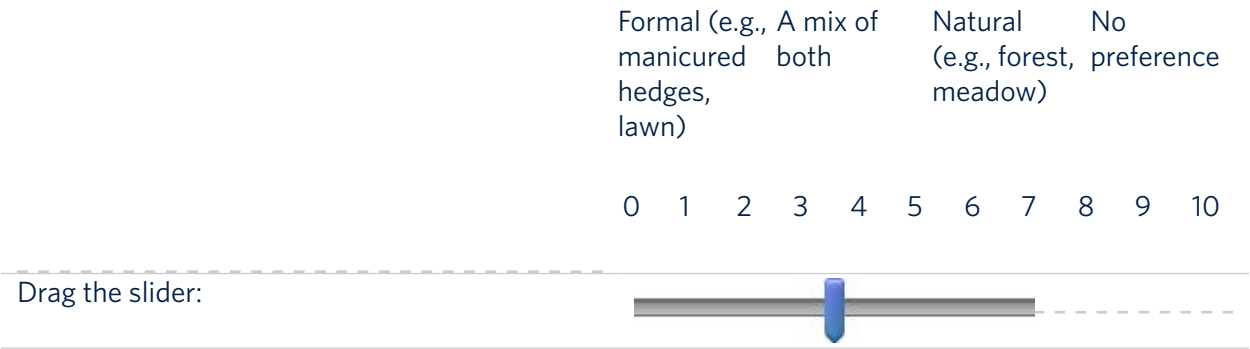
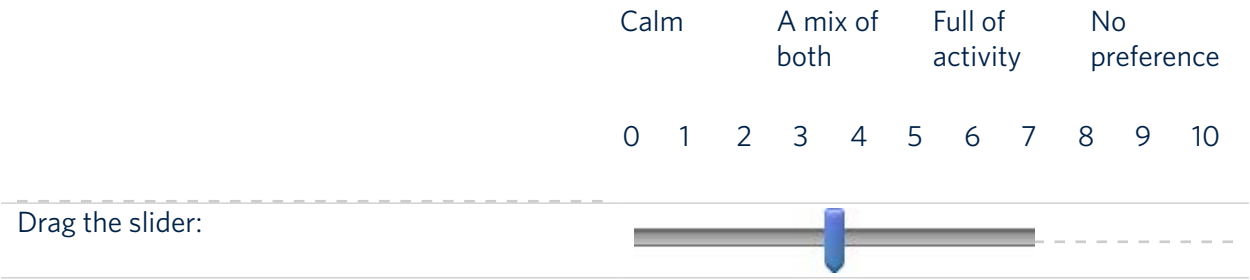
(1=Most important to you, 10= Least important to you)

- _____ Nature play (e.g., sand and water play, treehouse, climbing)
- _____ Nature education (e.g., outdoor classroom, bird watching, foraging)
- _____ Art opportunities (e.g., sculpture, interactive, Musqueam expression of place)
- _____ Spaces for quiet contemplation/reading
- _____ Open and covered gathering spaces (e.g., benches, picnic tables, etc.)
- _____ Pet-friendly outdoor spaces (e.g., off-leash dog park, dog-friendly trails)
- _____ Larger areas for active recreation (e.g., multi-sport court, fitness, outdoor gym)
- _____ Smaller areas for active recreation (e.g., ping pong tables, urban games, one-hoop basketball court)
- _____ Playground and playful features
- _____ Other

Q2: Thinking about the new ecological park, indicate with the slider below what you prioritize most:



Q3: Thinking about what the experience of visiting the ecological park could be, indicate your preferences with the sliders below:



.

Passthrough (e.g., pathways) A mix of both Linger (e.g., seating areas) No preference

0 1 2 3 4 5 6 7 8 9 10

Drag the slider:



.

Passive experiences (e.g., picnicking, reading) A mix of both Active experiences (e.g., exercise, playground) No preference

0 1 2 3 4 5 6 7 8 9 10

Drag the slider:



Q4: What else should we be considering as we complete the network of parks in Wesbrook Place? (optional)

Thank you for your feedback. Let's explore another Preliminary Direction on the next page.

Preliminary Direction #2: Provide retail and amenities to support everyday life in Wesbrook Place South

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 engagement, 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.

Wesbrook Place South will include:

- 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 currently under construction
- potential for community “flex space” (e.g., shared tool shed, co-working space, etc.)

Two potential approaches to the layout and distribution of commercial and amenity space are shown below.

**** Both approaches deliver the same amount of open space, housing and amenities and retain the same number of high-value trees. Some elements of each approach may be included in the final Wesbrook Place Neighbourhood Plan. Your feedback will help shape the outcome.***

Approach A

- **An active, linear “main street” feel on Binning Avenue, featuring storefronts, seating and patios, and on-street parking**
- **Wesbrook Mall and Binning Avenue becomes a prominent southern entrance to the neighbourhood and a clear indication of the shops and services found on Binning Avenue**
- **A row of active commercial and amenity spaces along Binning Avenue**

Approach B

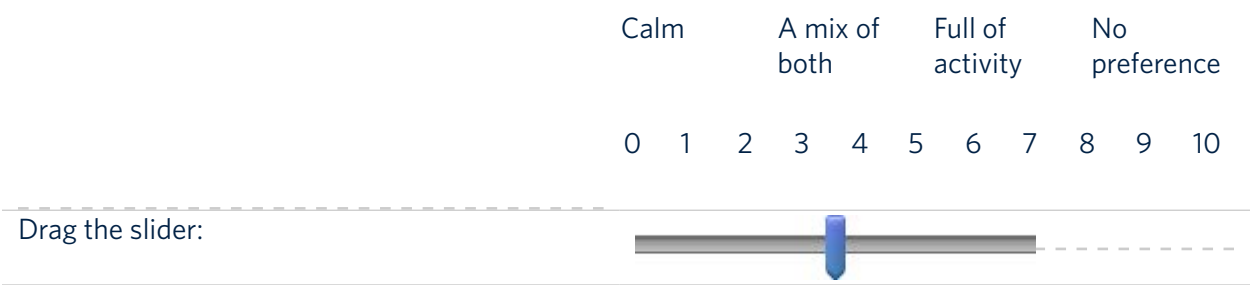
- **A commercial neighbourhood hub at the intersection of Binning Avenue and the greenway connecting Research Park and the new Ecological Park**
 - **A cluster of active ground-floor commercial and amenity spaces in the commercial hub**
 - **Outside the commercial hub, Binning Avenue features residential building fronts with porches and plants, and will feel like a slow, quiet residential street**
-

Q1: Which approach to organizing commercial and amenity space in Wesbrook Place South do you prefer?

- Approach A – Main Street: a linear strip of retail along Binning Avenue
 - Approach B – Commercial Neighbourhood Hub: a cluster of commercial and amenities
-

Q2: Tell us why you feel that way: (optional)

Q3: Thinking about what the experience of visiting this part of the neighbourhood could be, indicate your preferences with the sliders below:



Q4: What commercial and amenity spaces would you like to see in the new community hub?

Please click and drag the options below to rank the following list of amenities and services, a combination of which could be accommodated in Wesbrook Place South.

(1=Most important to you, 9=Least important to you)

- _____ Small or specialty grocery store
 - _____ Neighbourhood food and beverage (e.g., cafe or small restaurant)
 - _____ Personal services (e.g., hair salon, nail salon)
 - _____ Daily amenities (e.g., dry cleaning, hardware store)
 - _____ Wellness services (e.g., medical clinic, small fitness centre)
 - _____ Education services (e.g., after-school programs)
 - _____ Pet services (e.g., pet shop, dog daycare)
 - _____ Community amenities (e.g., bike repair space, tool sharing, co-working space, upcycling space)
 - _____ Other
-

Thank you for your feedback. Let's explore another Preliminary Direction on the next page.

Preliminary Direction #3: Enable more housing and prioritize a livable, human-scaled neighbourhood experience

Wesbrook Place South will create homes for about 4,600 people over the next decade and support the UBC Housing Action Plan affordability commitments, including rental and below-market faculty/staff rental. The layout and design of Wesbrook Place South will prioritize “human-scale” design principles, already present throughout Wesbrook Place. Wesbrook Place South will feel welcoming and walkable, where people can easily interact with each other and their surroundings.

Key features of human-scale design in Wesbrook Place South will include:

- **Pedestrian-friendly layouts:** Streets, pathways and greenways will be designed for walking and rolling, with shorter blocks, wider sidewalks and safe crossings
- **Moderate building heights fronting streets and open spaces:** Buildings will typically be lower where they meet the street and maintain a sense of openness to the sky
- **Amenities that are easy to access:** Shops, parks, public transport and services will be located within walking distance
- **Buildings that engage with pedestrians:** Buildings will be designed to feel comfortable and relatable to people at ground level, with details—such as ground-floor windows, front doors and benches—that are scaled to match how we experience spaces as we walk by, making them feel more inviting and engaging
- **Welcoming public spaces:** Parks, plazas and gathering spaces will be scaled to support activities like resting, eating or community events, encouraging social interaction

Building upon Campus Vision 2050, the form of development will continue the approach seen throughout the neighbourhood and consist of mid-rise buildings and towers set back from community open spaces. Towers (ranging from 26 to 39 storeys) will be slender, located near the forest edge, and arranged to minimize shadow cast on community open spaces. Compared to those found in Wesbrook Place today, new towers will be taller and slimmer with smaller footprints.

Two approaches to layout and building form in Wesbrook Place South are illustrated and described below.

****Both approaches deliver the same amount of open space, housing and amenities and retain the same number of high-value trees. Some elements of each approach may be included in the final Wesbrook Place Neighbourhood Plan. Your feedback will help shape the outcome.***

Approach A: Urban Character

- **Five towers, from 28 storeys to one tower at 39 storeys**
- **All towers are located along forest edges of the neighbourhood**
- **Generally consistent tower heights with the tallest tower to the southeast**
- **Courtyards that give a sense of enclosure and privacy to building residents, and frame open spaces**
- **Feels more urban: more building frontage along Binning Road and Research Park, contributing to a more urban feel and neighbourhood eyes on the street**

Approach B: Forest Character

- **Six towers, from 26 storeys to one tower at 39 storeys**
- **Towers are generally located along forest edges, with one tower (26 storeys) located on Gray Avenue, at the intersection of the greenway between Michael Smith Park and Research Park**
- **Progressively taller towers culminating in the tallest tower to the southeast**
- **Building courtyards are more open, inviting the public in and through the block, connecting to the forest and Research Park**

- **Feels more forest-like: less building frontage along Binning Road enables the forested character of Pacific Spirit Regional Park to flow into the neighbourhood in pockets of conifers**

Q1: Knowing that both approaches deliver the same amount of open space, housing and amenities, which approach to the number and heights of towers do you prefer?

Approach A: Five towers, from 28 storeys to one tower at 39 storeys

Approach B: Six towers, from 26 storeys to one tower at 39 storeys

Approach A Undecided Approach B

Drag the slider:



Q2: Which approach to the variation in tower heights do you prefer?

Approach A: More consistent tower heights, with one tall tower in the southeast corner

Approach B: Progressively taller towers as you head southeast

Approach A Undecided Approach B

Drag the slider:



Q3: Which approach to neighbourhood character do you prefer?

Approach A: Feels more urban with more building frontage along Binning Road and Research Park, contributing to a more urban feel and neighbourhood eyes on the street

Approach B: Feels more forest-like: less building frontage along Binning Road enables the forested character of Pacific Spirit Regional Park to flow into the neighbourhood in pockets of conifers

Approach A Undecided Approach B

Drag the slider:



Q4: Which approach to courtyards do you prefer?

Approach A: Courtyards that give a sense of enclosure and privacy to building residents, and frame open spaces

Approach B: Courtyards are more open, inviting the public in and through the block, connecting to the forest and Research Park

Approach A Undecided Approach B

Drag the slider:



Q5: What else should we be considering in ensuring a human-scale approach (e.g., pedestrian friendly, encourage social interaction, natural light, etc.) to Wesbrook Place South? (optional)

Thank you for your feedback. Let’s explore the final Preliminary Direction on the next page.

Preliminary Direction #4: Complete the Wesbrook Place mobility network with transit, neighbourhood streets and greenways

The updated neighbourhood plan will better prioritize walking, rolling, cycling and transit across Wesbrook Place through improvements to streets and intersections. These 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 and deliveries) and to explore innovative approaches to long-term resident parking.

A series of improvements to the neighbourhood transportation infrastructure are being explored. In addition to benefits for pedestrians and cyclists, these changes would create a street network that can manage future traffic volumes.

- 1. **Improved transit service connecting Wesbrook Place South with the UBC campus and beyond:** A new north-south transit route along Ross Drive and East Mall and a revised 68 community shuttle route would improve access to and from the rest of the UBC campus,

future SkyTrain stations and existing regional bus routes. These improvements, which would require collaboration with TransLink, would be in addition to the R4 Rapid Bus and the 49 Metrotown/UBC routes that currently serve the neighbourhood.

2. **Separated, two-way bike path on Binning Road:** A separated two-way bike path on Binning Road would provide a safe cycling route through the neighbourhood, connecting to the rest of the UBC campus and with regional cycling routes. Removing parking on the east side of Binning Road would make space for faster moving cyclists, and the existing forest-edge trail would be preserved for pedestrians and slow-moving cyclists. This improvement would be coupled with a planned expansion of bike share and other similar services (e.g., HOPR, Mobi).
3. **New vehicle access to Wesbrook Place at Binning Road and West 16th Avenue:** Further upgrading the Binning Road and West 16th Avenue intersection to allow left turns into the Wesbrook Place would create a more convenient way for vehicles to access the neighbourhood and reduce congestion at the roundabout. It would also result in safety improvements for people walking, biking and rolling along and across West 16th Avenue. This improvement would require collaboration with the Ministry of Transportation and Infrastructure.
4. **New northbound right-turn lane at Wesbrook Mall and 16th Avenue roundabout:** Adding a dedicated right-turn only lane to the Wesbrook Mall/16th Avenue roundabout for vehicles leaving Wesbrook Place would help ease vehicle congestion in the neighbourhood and reduce bus delays. This improvement would require collaboration with the Ministry of Transportation and Infrastructure.

Q1: What is your level of support for improved transit service connecting Wesbrook Place South with the UBC campus and beyond?

Very
supportive

Supportive

Neutral

Not
supportive

Not at all
supportive

Q1.B: Briefly describe why you feel this way? (optional)

Q2: What is your level of support for a separated, two-way bike path on Binning Road?

Very supportive Supportive Neutral Not supportive Not at all supportive

Q2.B: Briefly describe why you feel this way? (optional)

Q3: What is your level of support for new vehicle access to Wesbrook Place at Binning Road and West 16th Avenue?

Very supportive Supportive Neutral Not supportive Not at all supportive

Q3.B: Briefly describe why you feel this way? (optional)

Q4: What is your level of support for a new northbound right-turn lane at Wesbrook Mall and 16th Avenue roundabout?

Very supportive Supportive Neutral Not supportive Not at all supportive

Q4.B: Briefly describe why you feel this way? (optional)

Q5: What other transportation improvements would you like to see explored in Wesbrook Place? (optional)

Thank you for your feedback.

Click “Next” to learn about Next Steps and enter your email into a prize draw for 1 of 10 \$50 Save On gift cards.

Next Steps

Following this phase of engagement, staff will develop draft updates to the Wesbrook Place Neighbourhood Plan, building upon the preliminary directions and community feedback. The draft updates will be brought to the community for review and input in early 2025, before being finalized and presented to the UBC Board of Governors for review and approval in June 2025. Stay up to date on the process and other UBC Campus and Community Planning news and events by signing up for our newsletter.

Optional Prize Draw Entry Submit your email below to be entered in a prize draw for 1 of 10 \$50 Save On gift cards: *All survey responses are anonymous and will not be linked to emails*

IV. Display Boards

Welcome!

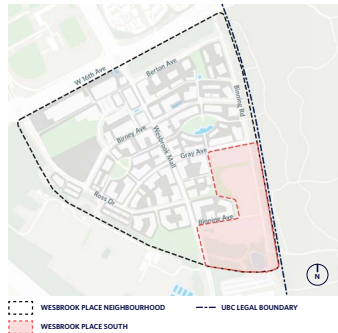
Wesbrook Place Neighbourhood Plan Update

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.

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.



Introducing 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. 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 mid-rise 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



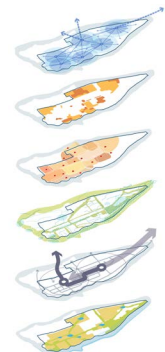
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Implementing Campus Vision 2050

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."



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.
- **Restorative and Resilient Landscapes:** An ecologically rich campus connected to its unique natural setting and reflecting a deep Musqueam presence and sense of welcome.



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.



TWO CONCEPTUAL LAYOUT APPROACHES FOR WESBROOK PLACE SOUTH FROM CAMPUS VISION 2050



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Four preliminary directions

Four preliminary directions have been developed for engaging the community in this first phase of the update process. The preliminary directions build upon the big ideas and strategies developed through Campus Vision 2050 and are guided by the Land Use Plan, Housing Action Plan, Neighbourhood Climate Action Plan, and other supporting plans and policies.



- 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

ALL ILLUSTRATIONS SHOWN ARE CONCEPTUAL FUTURE DESIGN AND LAYOUT OF BUILDINGS, STREETS AND OPEN SPACES ARE SUBJECT TO MORE DETAILED PLANNING.



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Preliminary direction #1

Complete the network of neighbourhood parks, including a new ecological park at the forest edge



TWO POTENTIAL APPROACHES TO THE DISTRIBUTION AND USAGE OF PARK SPACE ARE SHOWN HERE.

Both approaches deliver the same amount of open space, housing and amenities and retain the same number of high-value trees. Some elements of each approach may be included in the final Wesbrook Place Neighbourhood Plan. Your feedback will help shape the outcome.

Approach A

- Expands the boundary of Research Park, creating more space in this park for activities (e.g., recreation, gathering, etc.)
- Combines an urban plaza and green space off Binning Avenue next to the ecological park
- A larger area of the ecological park has managed access that prioritizes protection of environmentally sensitive areas
- Retains high-value trees

Approach B

- Maintains the current boundary of Research Park
- Creates a small plaza off Binning Avenue that transitions into the ecological park
- A zone within the ecological park is dedicated to nature activities (tree house, climbing, nature play, etc.)
- A smaller area of the ecological park has managed access that balances protection of environmentally sensitive areas and community use
- Retains high-value trees

Wesbrook Place South will include two new parks, Research Park and a unique 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 the overall Usable Neighbourhood Open Space (UNOS) requirement for Wesbrook Place, as defined by the Land Use Plan.

Research Park

Research Park will be a large open space that will support a range of activities, including informal recreation, a playground, outdoor gym and community gardens, framed by mid-rise buildings, like other parks in the neighbourhood.

While a portion of the park recently opened to the public, there are opportunities for adjustments as the neighbourhood area around it is being defined through this process.

Ecological park

Wesbrook Place South will feature a new ecological park designed to 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 high-value trees, which have been identified through an ecological assessment in early 2024, and extend the surrounding forest into the campus, supporting biodiversity, species movement and habitat creation. A rainwater management pond will help manage runoff, and a forest trail will link to the Pacific Spirit Regional Park trail network.



LOOKING ONTO THE PLAZA AND GREEN SPACE FROM THE EDGE OF THE ECOLOGICAL PARK



NATURE ACTIVITIES IN THE ECOLOGICAL PARK



NEIGHBOURHOOD PLAZA



PLAYING IN THE FOREST



NATURE BASED LEARNING



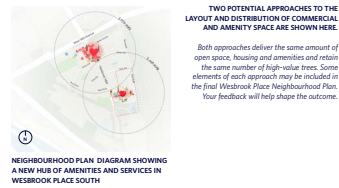
LELOM RAINWATER MANAGEMENT POND



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Preliminary direction #2

Provide retail and amenities to support everyday life in Wesbrook Place South



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 engagement, 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.

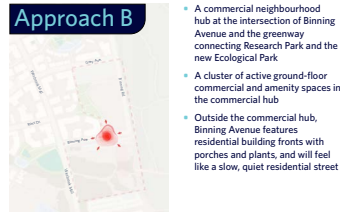
Wesbrook Place South will include:

- 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 currently under construction
- potential for community "flex space" (e.g., shared tool shed, co-working space, etc.)

Approach A



Approach B



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Preliminary direction #3

Enable more housing and prioritize a livable, human-scaled neighbourhood experience



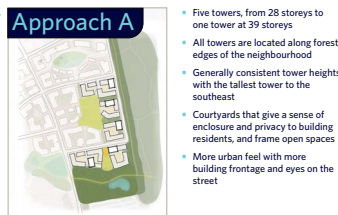
Wesbrook Place South will create homes for about 4,600 people, supporting the UBC Housing Action Plan affordability commitments, including rental and below-market faculty/staff rental, along with new commercial, amenity and green space. The layout and design of buildings, courtyards, open space, streets, sidewalks and paths will prioritize "human-scale" design principles, already present throughout Wesbrook Place.

Key features of human-scale design in Wesbrook Place South will include:

- **Pedestrian-friendly layouts:** Streets, pathways and greenways will be designed for walking and rolling, with shorter blocks, wider sidewalks and safe crossings
- **Moderate building heights fronting streets and open spaces:** Buildings will typically be lower where they meet the street and maintain a sense of openness to the sky
- **Amenities that are easy to access:** Shops, parks, public transport and services will be located within walking distance
- **Buildings that engage with pedestrians:** Buildings will be designed to feel comfortable and relatable to people at ground level
- **Welcoming public spaces:** Parks, plazas and gathering spaces encourage social interaction and are scaled to support activities like resting, eating or community events

Building upon Campus Vision 2050, the form of development will continue the approach seen throughout the neighbourhood and consist of mid-rise buildings and towers set back from community open spaces. Towers (ranging from 26 to 39 storeys) will be slender, located near the forest edge, and arranged to minimize shadow cast on open spaces. Compared to those found in Wesbrook today, new towers will be taller and slimmer with smaller footprints.

Approach A



Approach B



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Preliminary direction #4

Complete the Wesbrook Place mobility network with transit, neighbourhood streets and greenways



NEIGHBOURHOOD PLAN DIAGRAM SHOWING AN IMPROVED MOBILITY NETWORK IN WESBROOK PLACE

- 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 across Wesbrook Place through improvements to streets and intersections. These 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 and deliveries) and to explore innovative approaches to long-term transit parking.

A series of improvements to the neighbourhood transportation infrastructure are being explored. In addition to benefits for pedestrians and cyclists, these changes would create a street network that can manage future traffic volumes.



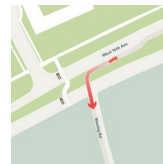
1 Improved transit service connecting Wesbrook Place South with the UBC campus and beyond

A new north-south transit route along Ross Drive and East Mall and a revised 68 community shuttle route would improve access to and from the rest of the UBC campus, future SkyTrain stations and existing regional bus routes. These improvements, which would require collaboration with TransLink, would be in addition to the R4 Rapid Bus and the 49 Metrotown/UBC routes that currently serve the neighbourhood.



2 Separated, two-way bike path on Binning Road

A dedicated, separated two-way bike path on Binning Road would provide a safe cycling route through the neighbourhood, connecting to the rest of the UBC campus and with regional cycling routes along West 16th Avenue and in Pacific Spirit Regional Park. Removing parking on the east side of Binning Road would make space for faster moving cyclists, and the existing forest edge trail would be preserved for pedestrians and slow-moving cyclists. This improvement would be coupled with a planned expansion of bike share and other similar services (e.g., HOPR, Mobi).



3 New vehicle access to Wesbrook Place at Binning Road and West 16th Avenue

Further upgrades to the recently completed pedestrian signal at Binning Road and West 16th Avenue to allow left turns into the neighbourhood creating a more convenient way for vehicles to access Wesbrook Place from the east and reduce congestion at the West 16th Avenue / Wesbrook Mall roundabout. It would also result in safety improvements for people walking, biking and rolling along and across West 16th Avenue.



4 New northbound right-turn lane at Wesbrook Mall and 16th Avenue roundabout

Adding a dedicated right-turn only lane to the Wesbrook/West 16th Ave roundabout for vehicles leaving Wesbrook Place would help ease vehicle congestion in the neighbourhood and reduce bus delays.



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Appendix D

Phase 2: Key Elements

I. Detailed Engagement Takeaways

Public Events	Description
Open Houses	Drop-in events with display boards to learn more, ask questions, provide feedback and connect with staff.
Community Conversations	Small to medium group sessions comprised of a presentation and in-depth facilitated discussion.
Roadshows	A presentation and short question and answer period during a prescheduled meeting.
Pop-Ups	Pop-ups were held at various high traffic areas in Wesbrook Place Neighbourhood to learn about the draft plan, ask questions, and provide feedback.
Walking Tours	A guided tour of target locations in Wesbrook Place, including the planned site for Wesbrook Place South, to learn about the key elements of the draft plan.
Online Survey	Survey allowed respondents to provide feedback on the key elements of the draft plan. See Appendix D, Section II for detailed survey results.
Targeted Meetings	Meetings conducted with neighbouring stakeholders to discuss the draft plan and provide feedback.

Community Conversations

Community Conversations were small to medium group sessions comprised of a presentation and in-depth facilitated discussion. The following section summarizes notes taken by staff in these sessions.

Built Form

- Support for towers along the forest edge

Amenities

- Desire for a lot of additional amenities to support overall growing population, generally
- Strong support for a grocery store that is more affordable
- Strong desire for specific community amenities (ranging from a library or post office to dollar store and learning centre, and general use activity areas)
- Strong desire for amenities for youth and kids (retail or otherwise)

Parks and Open Space

- Desire for more community garden lots
- Strong support for permanent natural play-focused recreational infrastructure within parks
- Support for relaxation areas and covered seating
- Desire to see educational opportunities included in greenways and on green rooftops
- Elevating: suggestion to rename Research Park

Rainwater and Climate

- Question on REAP vs LEED

Traffic and Mobility

- Interest in status of SkyTrain to UBC
- Major concern over safety of roads for pedestrians and micro-mobility users due to cars, and over safety of sidewalks for pedestrians due to micro-mobility users
- Concern over additional pressures from influx of new population (traffic, congestion, and safety)

- Support for additional public transportation in Wesbrook
- Suggestion for a hop on/hop off shuttle around campus
- Elevating: concern that West 16th pedestrian buttons froze in cold weather

Open Houses and Pop-Ups

Open Houses and Pop-ups were drop-in, staffed events that were held at various high traffic areas in Wesbrook Place Neighbourhood to learn about the draft plan, ask questions, and provide feedback. The following section summarizes key comments heard at these events.

- Baseline: General support for development; concerns hover around whether all parts of the plan will adequately support the total amount of new people (ranging from community spaces to amenities and transport networks)
- Strong desire for community amenities and support, ranging from childcare to public spaces
- Strong desire for an affordable multicultural grocery store
- General support for key elements 3 and 4
- Strong concern over safety of pedestrians and bikes on roads
- Concern over capacity of transportation networks; parking, congestion, and curbside space are areas of inquiry and/or contention

Targeted Meetings

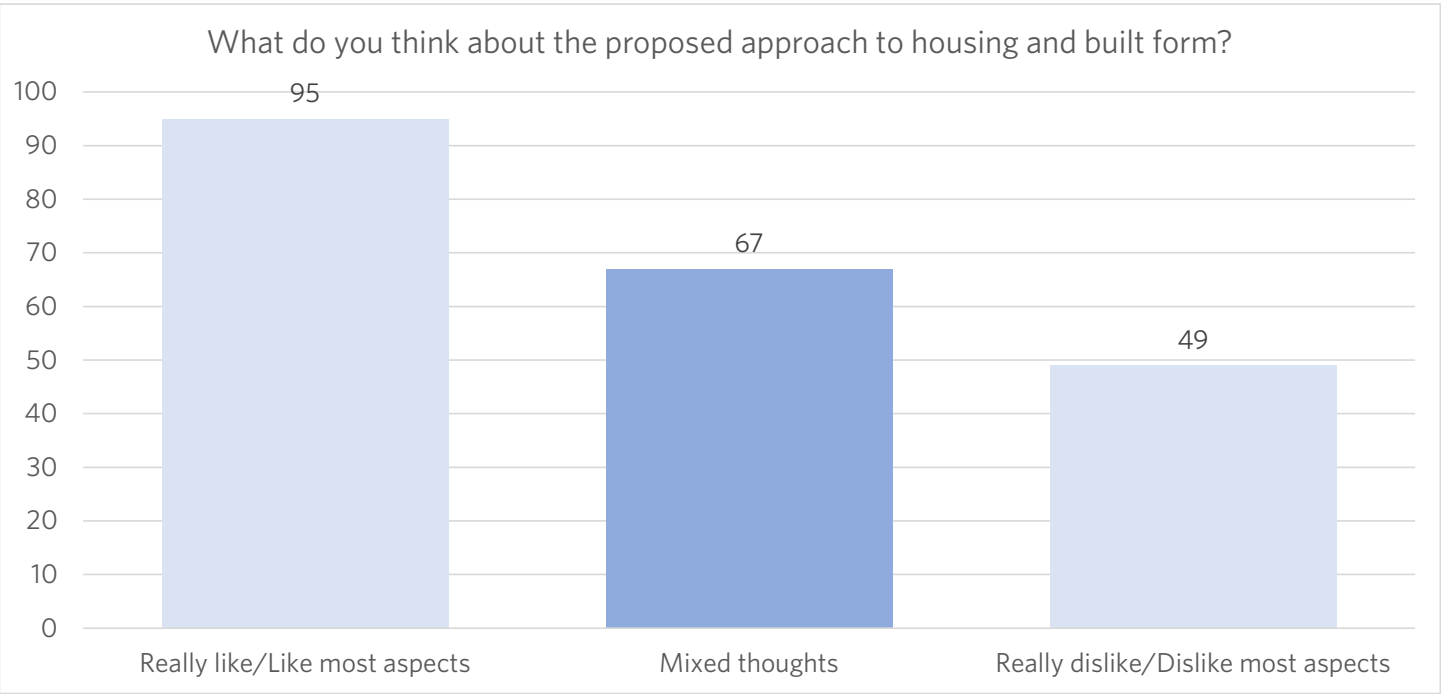
Targeted engagement meetings were conducted with neighbouring stakeholders to discuss the draft plan and provide feedback. The following section summarizes takeaways from these targeted meetings.

- General questions about the effects of development on surrounding natural areas
- Specific: Concern over necessity of bird-friendly glass interventions
- Question over if further changes are anticipated to plans
- Question on future plans for retail

Emails

- Questions, of a technical nature, requesting additional information on impact of increased population counts
- Strong concern over pedestrian safety with new additions to road network (Binning intersection and right-turn lane)
- Concern over lack of present amenities

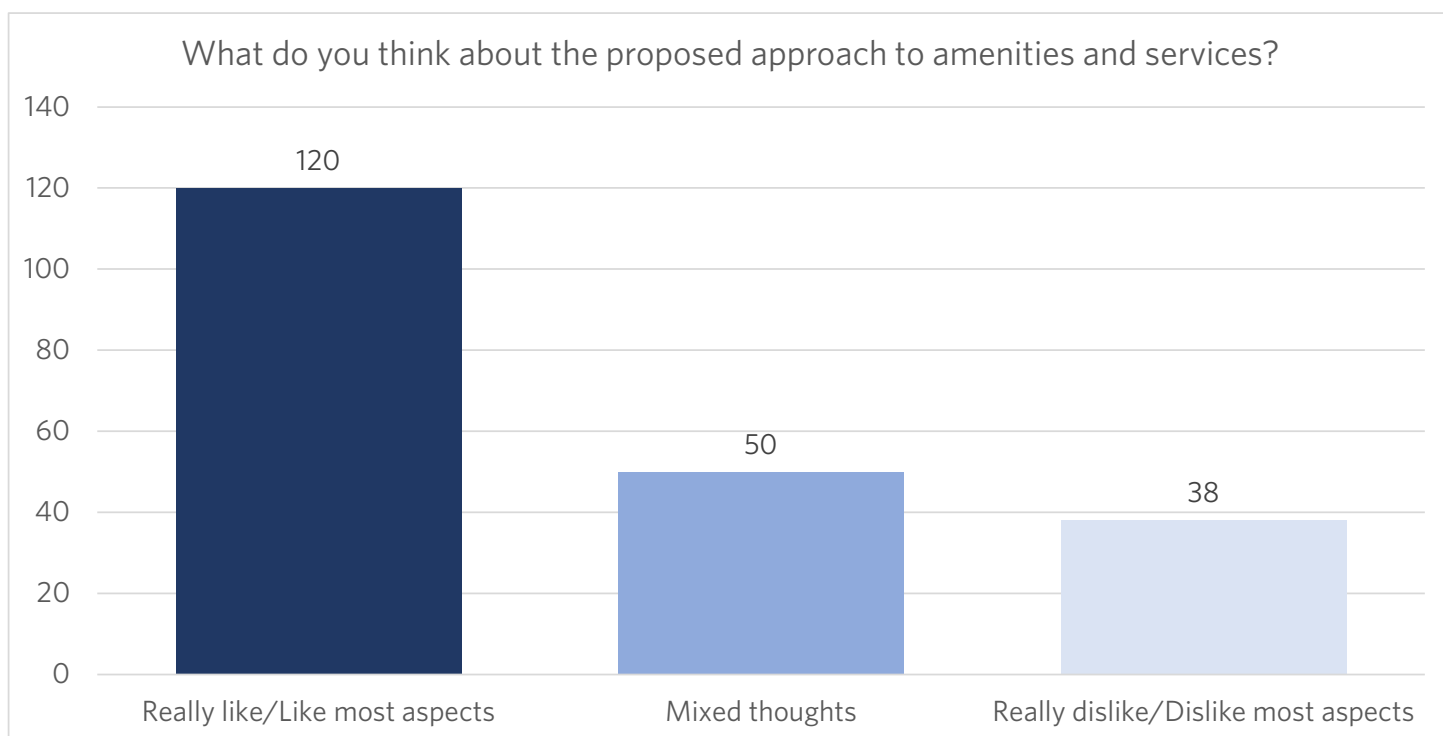
II. Detailed Survey Results



What do you think about the proposed approach to housing and built form?	Count of Sub Theme
Concern over tower height	20
Concern about sparsity of amenities and/or infrastructure, generally	17
Concern that added population density will negatively impact the neighbourhood	11
Support for preservation of green space/trees	10
Concern about impacts on views	10
Support for more housing	8
Concern that prices are out of reach for UBC students, faculty and staff	8
No support for towers	7
Concern about increases to traffic	7
Concern for loss of trees/green space	7
Concern about sun access/shadowing	7
Concern that mid-rise buildings are too high	5
Concern for tower(s) on Binning Ave	5
Support for towers along forest edge	5
Desire for more childcare and/or family support	5
Concern this new area is out of scale with rest of Wesbrook	3
Concern about environmental impacts of towers	3
Support for tower design	3

Concern about square footage of final units	2
Support for all housing to be for UBC students, faculty and staff	2
No support for UBC's financial model of selling leasehold condos to fund the endowment	2
Lack of trust in decision making	2
Concern for quality of construction	2
Support for sun access to neighbours	2
Desire for more open-access community/common areas	2
Concern about parking availability	2
Concern over light pollution from units	2
No support for towers at the southern perimeter	2
Desire for more child-friendly amenities in parks (e.g., swings or slides)	2
Concern for required maintenance of older units	1
Concern that more leasehold condo towers will not improve affordability	1
Suggestion to locate schools and daycares within new buildings	1
Concern about amount of density	1
Support for protecting views	1
Desire for more daycare	1
Suggestion to add a fence at the border of Pacific Spirit Park	1
Concern about lack of green space	1
Support for less manicured / corporate look and feel	1
Desire for more parks and recreational space than is highlighted in plan	1
Support for podium design	1
Desire for more recreational amenities	1
Concerns about environmental impacts of towers	1
Desire for senior facilities integrated with rest of housing	1
Request for more information with regards to commercial and road plan	1
Desire for tennis courts	1
Suggestion to add more high-rise accommodation in other neighbourhood plans so Wesbrook won't have tall towers	1
Desire to see windows be bird-proofed	1
Concern for existing residents about construction noise	1
Concern over enclosed nature of courtyards	1
Support for less mid-rise buildings and more towers	1
No support for density	1
Support for plan's efforts to maintain neighbourhood character	1

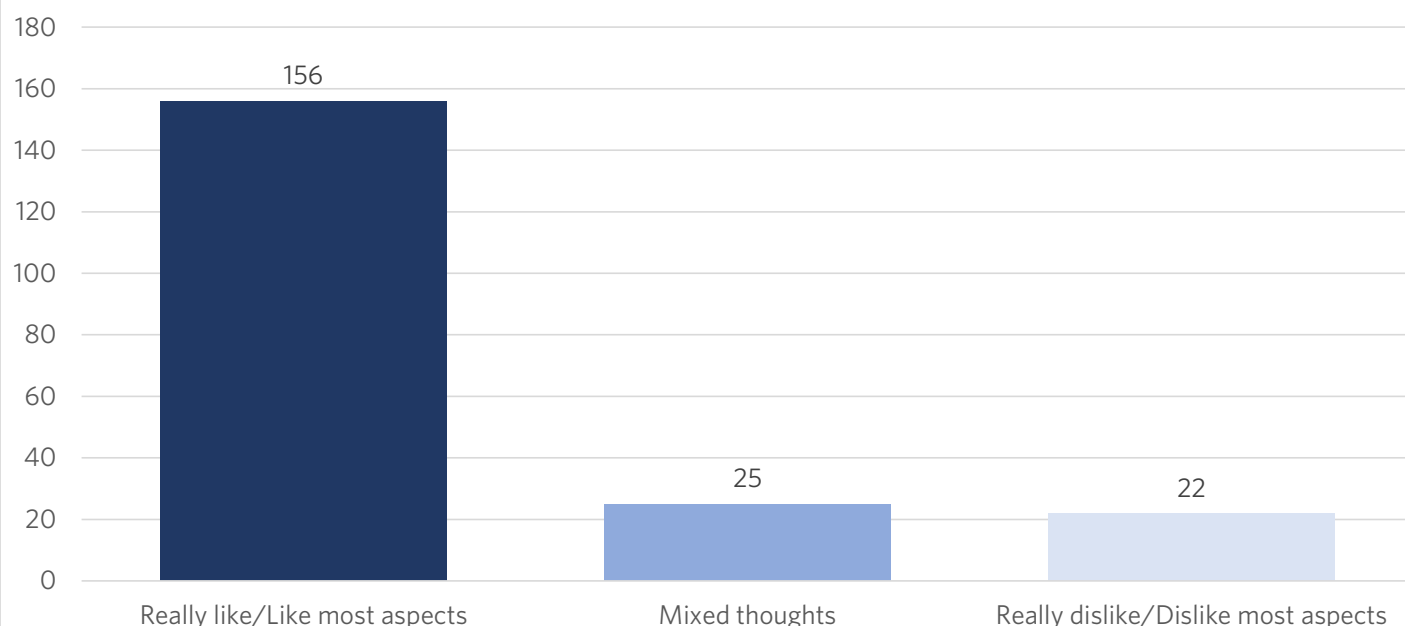
Concern about more pollution	1
Concern about noise from added density	1
Concern about negative social impacts of tower living	1
Concern about parking availability	1
No support for tree removal	1
Desire for another elementary school	1
Concern about noise for existing residents due to poor housing quality (thin walls, lack of soundproofing)	1
Note to label Ecological Park and Research Park on maps.	1
Grand Total	194



What do you think about the proposed approach to amenities and services?	Count of Theme
Plan has insufficient childcare spaces to serve existing and future residents	38
Desire for new grocery store to be affordable and give Save On competition	16
Not enough space allocated for retail, commercial and flex space based on future neighbourhood population	15
Greater diversity of services and amenities (e.g., post office, pet store, medical clinic etc.)	13
Parking and traffic concerns related to new amenities, grocery store and population	11
Preference for a larger grocery store than what is being proposed	8
Support for additional grocery store	8
Support for more commercial and retail activities	8
Need another primary and secondary school	7
Want more indoor recreation space (e.g., gym, community centre etc.)	6
Food and grocery options representative of different ethnicities (e.g., T&T, Indian restaurant etc.)	5
Desire for additional sports courts (e.g., basketball) and outdoor fitness space	3
Additional affordable cafes and restaurants	3
Desire to see a large plaza	3
Support for new childcare facility	2

Concern about remote location of amenities and their financial viability	2
Retail should have outdoor space for people to sit and enjoy	2
Support for shared community amenities (e.g., tool shed) to support residents	2
Support for the Plan update's social and commercial infrastructure	2
Flex space should be used to supplement limited WBCC space (e.g., before and after school care)	2
Concern about negative impacts of added population (e.g., litter, dog waste etc.)	2
Noise concerns (e.g., busyness of added population, childcare close to residential)	2
Traffic and pedestrian safety concerns related to car-centric design	2
Use the ground floor of other buildings to add more commercial space	1
More public washrooms needed in the neighbourhood parks	1
Concern about less privacy due to increased foot traffic	1
Needs a waste-free, fresh grocery store	1
Concern about food trucks contributing to Wesbrook traffic	1
Bring in small, locally owned businesses instead of big chains	1
Desire for edible plants and fruit bearing trees	1
Desire for a bakery instead of a grocery store	1
More opportunities for arts and culture	1
Desire for a big box retail store	1
Amenities listed are actually fundamental community infrastructure	1
Happy that amenities and services will be easier to access on campus	1
Insufficient infrastructure planning	1
Want indoor, pet-friendly social spaces	1
Location of childcare feels isolated	1
Wesbrook does not need another grocery store	1
Model growth in number of families coming to campus and support with schools and childcare	1
More event and program space	1
Grand Total	180

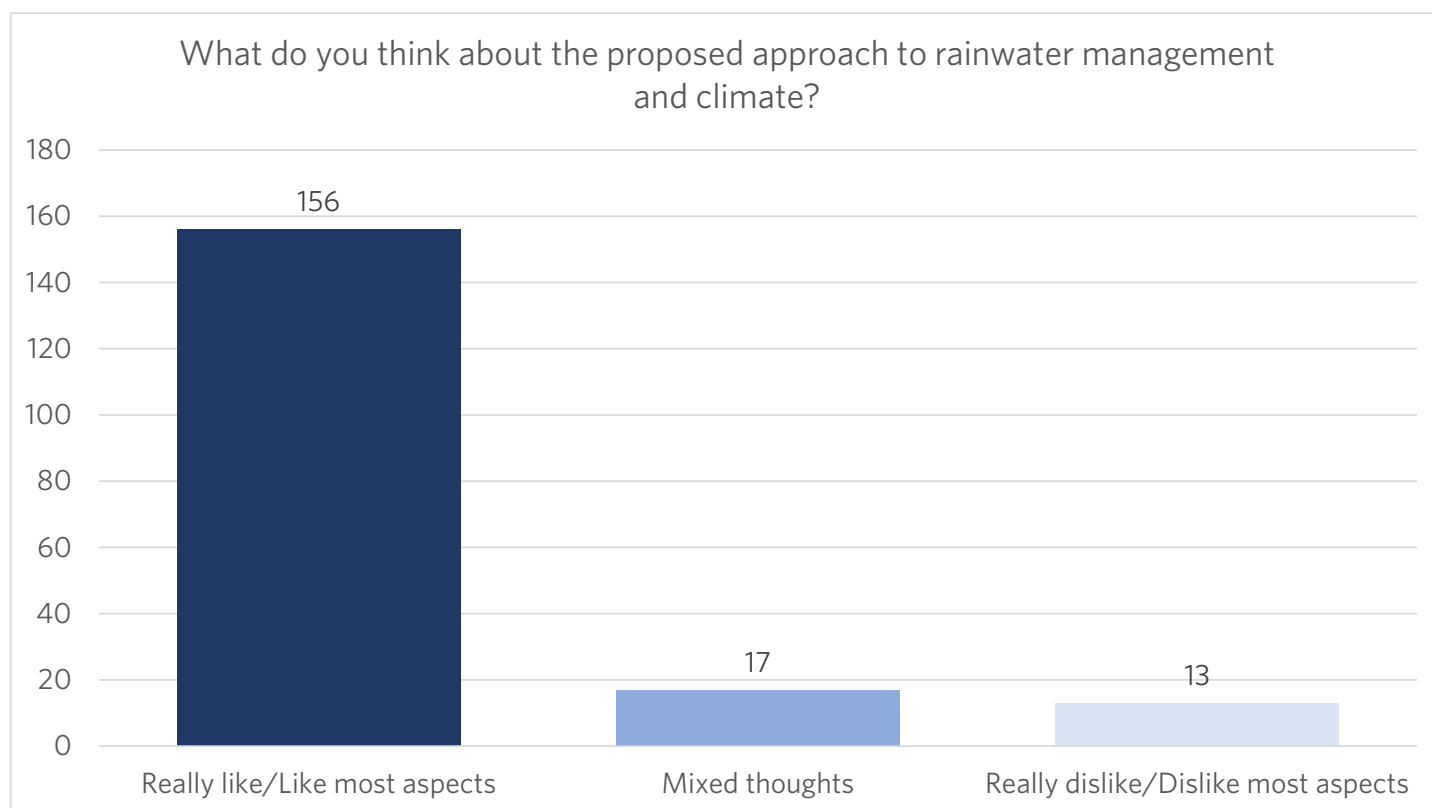
What do you think about the proposed approach to parks, ecology and tree retention?



What do you think about the proposed approach to parks, ecology and tree retention?

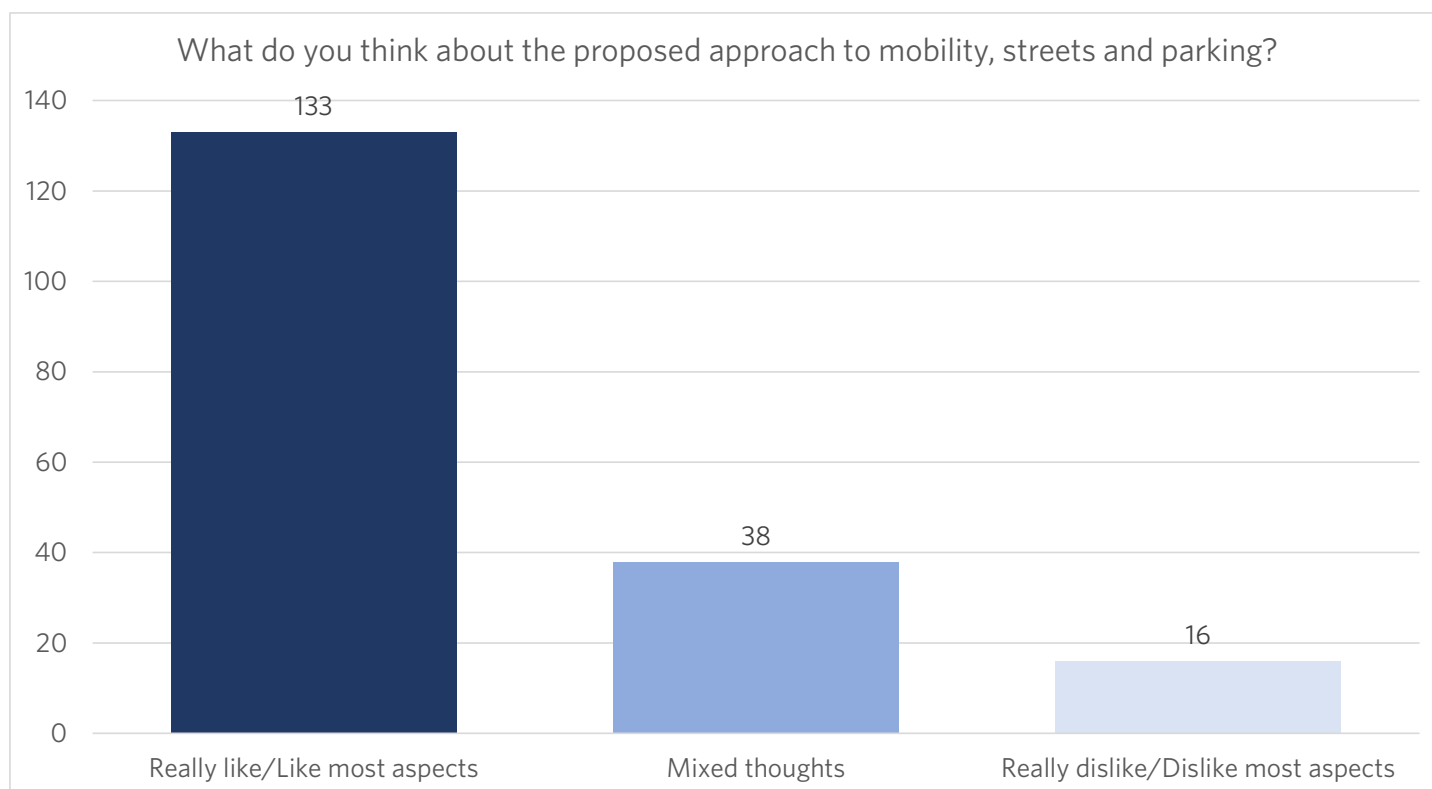
	Count of Theme
Support for ecological park and the Plan expanding green space and retaining trees	13
Concern about negative impacts of added density on forests, local wildlife and PSRP	9
Need more weather protected areas (even for the sports courts) and outdoor seating	5
Support for sports courts as space for teenagers	5
Support for a dog park	4
Questions about the Plan Update (e.g., tree and park descriptions, budget etc.)	3
Desire for big, open and relaxing green spaces	3
Support for additional community garden plots	3
Ecological park should not have off-limit areas for nature	2
Desire for more gathering and activity spaces over more park space	2
Sentiment that there are already enough playgrounds in Wesbrook	2
Support for basketball and pickleball courts and ping pong tables	2
Desire for a bigger childcare center	2
Support for park connectivity increasing sense of community	2
Confusion around the name "Research Park"	2

Concern about lack of basketball or pickleball courts	2
Concern that Plan Update will lower quality of life in Wesbrook	2
General support	2
Need a new, better managed community garden waitlist system	2
Support for south neighbourhood pathway connectivity	1
Support for dog park	1
Desire for portion of Research Park to reopen to the public	1
Need park space catered specifically to toddlers and small children	1
Support for enhancing the existing stormwater pond	1
Needs more focus on community building	1
Survey content helped to understand rationale of building layout on Binning Ave	1
Preserve quiet feel of Wesbrook Neighbourhood	1
Concern about park sizes being too small	1
Prioritize schools and parking over parks	1
Infrastructure planning is missing from the key element	1
Protect park space from off leash dogs and increased population impacts	1
More open space for seniors to gather and socialize	1
Desire to see additional indoor community space	1
Desire for additional community center and indoor recreation space (esp. for seniors)	1
Desire for an even bigger Research Park with less housing	1
Turn the ecological park into a nature based daycare	1
Ensure thriving habitats for wildlife (e.g., plant food growing plants for animals)	1
Ensure watering system for trees in the drier months	1
Grand Total	86



What do you think about the proposed approach to rainwater management and climate?	Count of Theme
Support for Plan prioritizing climate crisis and wellbeing strategies in the design (e.g., rainwater capture, natural aesthetic)	8
Concern about pond attracting more mosquitos and insects	6
Skepticism about this key element not being meaningful (e.g., too many added people, artificial nature)	4
Concern about impacts of buildings on green space and local ecosystems	4
Concern about existing water features being poorly maintained and inaccessible	3
General support	3
Unsure about the intent or need of the key element	2
Interest in organized community education events (e.g., ecological workshops, invasive species removal parties)	2
Ensure safety fencing is put around pond	1
Support for additional community garden plots	1
Create a fenced dog park to protect ecologically sensitive areas from off leash dogs	1

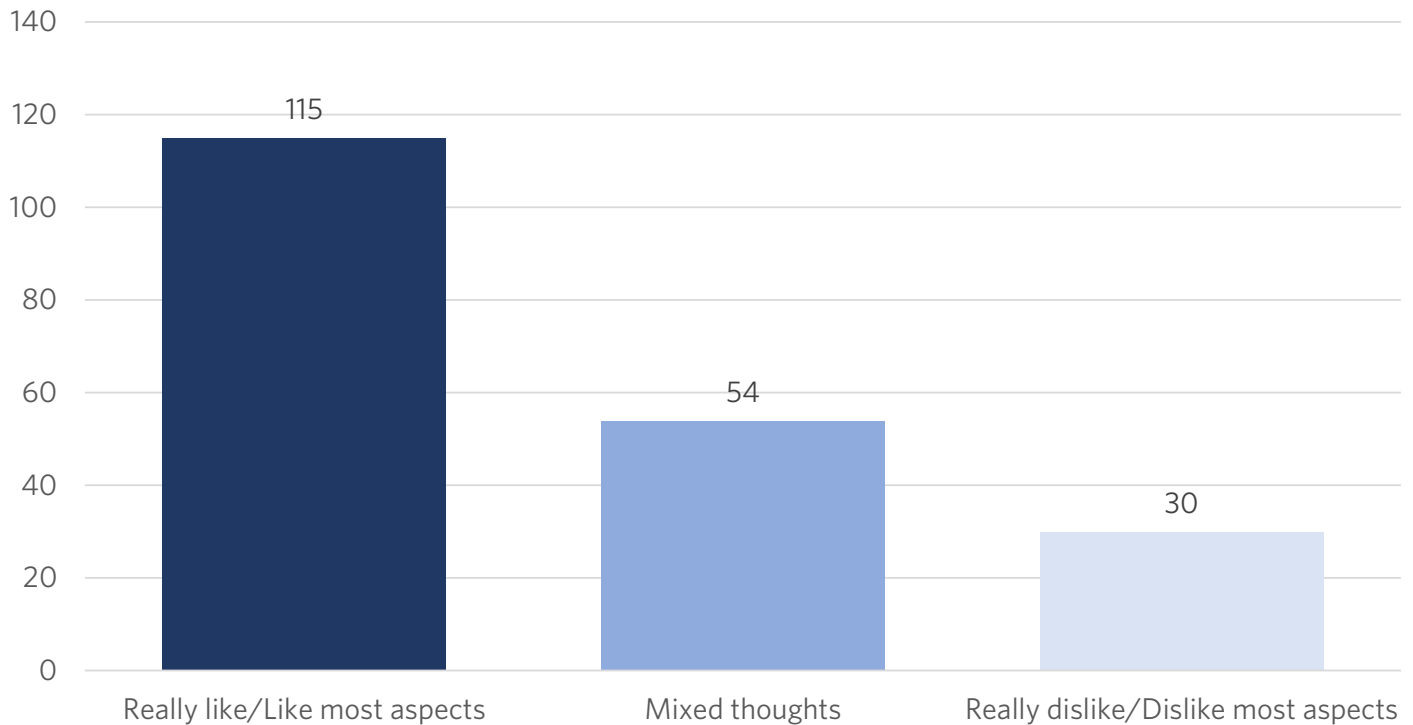
Expand rain gardens to the entire neighbourhood	1
Thinks park space should be used for something else because of proximity to PSRP	1
Consider new lawn management strategies that protect the grass	1
Remove invasive species in partnership with PSRP	1
Concern about cost and environmental impact of chemical water treatment	1
Support for a free play area or Designated Nature Space for children	1
Interest in promoting cooling in the summer	1
Desire for public seating and benches	1
Need to ensure there is enough street parking for residents	1
Desire to see stronger commitments to low carbon building materials	1
Plant native plants to outcompete invasive species	1
Protect the wetland for native wildlife habitat	1
Grand Total	47



What do you think about the proposed approach to mobility, streets and parking?	Count of Sub Theme
Perceived lack of priority for active transportation users	16
Concern about street parking capacity y	10
Desire for improved transit service in Wesbrook	10
Concern traffic is not being addressed	8
Concern with Pedestrian - cyclist collisions	7
Desire for more bike lanes	7
Support for 16th Avenue connection	6
Desire for pedestrian controlled signals	6
Does not support SkyTrain	6
Displeasure with pavers on Wesbrook Mall	3
Retain short-term drop off spots	3
Safety concern regarding Binning Avenue	2
Better cycling connections to elementary schools	2
Travel lanes too narrow	2
Desire for additional car share parking	2
Concern with street parking capacity	2
Ensure smooth parking access to existing buildings during construction	2

Retain accessible parking areas on-street	1
Existing roundabout is confusing	1
Perception should do more to address transportation challenges	1
Grand Total	97

Considering all five key elements together, what do you think about the proposed updates to the Westbrook Place Neighbourhood Plan?



What are you excited about? (optional)

Count of Sub Theme

Grocery store	20
Nothing/not excited	12
Green space	10
General retail	7
Forest preservation	6
Cycling infrastructure	6
Childcare	6
Wetland	5
More housing	5
Improved traffic flow	4
Improved public spaces	4
Support	4
Community amenities	2
Recreational areas	2
Concerns with construction	1
New employment opportunities	1

General transportation improvements	1
Improved pedestrian areas	1
Good planning and design	1
Ecological Park	1
Improved accessibility	1
Dog park	1
Improved bus service	1
Asian retailers	1
Grand Total	103

What are you concerned about? (optional)	Count of Sub Theme
Lack of child care	28
Future traffic volume in Wesbrook South	13
Building heights	10
Population growth is too much	9
Cost of new housing units	8
Lack of retail	5
Safety of active transportation users	5
Concern about construction impacts	4
Grocery store will be too expensive	4
Buildings blocking sightlines to forest	3
Desire for community centre annex	3
General lack of services	3
Removal of parking lanes	3
Transit to/from/around south campus is inadequate	3
Concerned about emergency response time	2
Lack of improved cycling connections	2
Lack of medical practices	2
No student housing	2
Reduction of green space	2
Wesbrook is too car-centric	2
Building heights will impact character	1
Character will be impacted	1
Concern with mosquitoes	1
Concern with transportation changes on Binnng	1
Concerns with existing property management	1

Current roads are inadequate for traffic volume	1
Displeasure with the plan as a whole	1
Ensure waste sorting stations are added	1
EV charging infrastructure is inadequate	1
Feels too dense	1
Green building ideas were inadequately presented	1
Inadequate infrastructure for population growth	1
Lack of adequate sports court	1
Lack of community garden plots	1
Lack of intergenerational spaces	1
Lack of new elementary school spots	1
Lack of other improvements outside of Westbrook South	1
Lack of parking for larger vehicles, trucks	1
Lack of public art	1
Lack of public library	1
Lack of public restrooms	1
Lack of resident in-building parking	1
Lack of spaces for active recreation	1
More people should have been involved in the engagement process	1
Noise from increased transit	1
Personal safety concerns with increased population	1
Sentiment phase 1 comments were not addressed	1
Sentiment that no changes are needed	1
Sentiment that recent buildings could do more to score higher in REAP	1
Sentiment that the plan is not sustainable	1
Sentiment that UBC should not pursue sustainability projects	1
SkyTrain should be built	1
Traffic speeds	1
Westbrook is not good enough	1
Westbrook is not vibrant	1
Grand Total	148

III. Public Submissions



1

March 5, 2025

Sent via email

Board of Governors Secretariat
The University of British Columbia
6328 Memorial Road, Room 121
Old Administration Building
Vancouver, BC V6T 1Z4

RE: UNA Response to Wesbrook Place Neighbourhood Plan Update

Dear Members of the UBC Board of Governors,

As UBC considers its next phase of development in the Wesbrook neighbourhood, the UNA urges the University to incorporate resident input into the amended neighbourhood plan. While the unique governance structure of our neighbourhoods vests decision-making authority in the University's Board of Governors, the locally-elected UNA Board represents resident interests and views on development. Absent revisions to this governance structure, we can only respectfully request that the University integrate resident feedback into its neighbourhood plans.

In the current phase of the Wesbrook Neighbourhood Plan amendment process, the University outlines core components of Wesbrook's expansion to the south. Following this round of public engagement and consultation with the Board of Governors Property Committee, UBC will produce a detailed plan for final consideration. Our input here is for UBC's consideration in its preparation of the full neighbourhood plan amendment.

The draft plan includes several elements that residents and the UNA have advocated over the past year and continue to support. These include:

- the retention of most of the forested area and wetland on the southern edge of the neighbourhood;
- space for childcare, retail, and programming proportionate to the population growth envisioned in the plan;
- expanded park space and greenway network;
- and a reconsideration of active transportation networks to reflect growth in usage and rectify shortcomings in previous neighbourhood plans.

The success of these proposals in meeting current and future residents' needs will depend on the details in the plan. While the UNA has in the past objected to the magnitude of growth envisioned for the Wesbrook Neighbourhood, our concerns here focus on how that growth will be realized. The UNA respectfully requests the following:

UNIVERSITY NEIGHBOURHOODS ASSOCIATION

202-5923 Berton Ave., Vancouver, British Columbia V6S 0B3 T: 604.827.5158 F: 604.827.5375 reception@myuna.ca www.myuna.ca

1. Retail Space

- Given how busy the Save-On Foods store is, residents strongly favour a discount grocery option in Wesbrook South, as well as a Canada Post outlet. The Wesbrook South commercial area should be large enough to accommodate additional services proportionate to its population. These could include medical, dental, paramedical, and other services, as needed.

2. Community Space

- The existing Wesbrook Community Centre is already operating at capacity and should be supplemented to accommodate new population growth (around 2,500 in areas currently under development, plus 4,600 envisioned for Wesbrook South). The Wesbrook Plan should include sufficient community space (at least 5,000 sq ft) to accommodate several rooms for programming, meetings, and events. The Plan should also leave open the possibility of further expansion of community space if needed.

3. Sustainability Space

- The Neighbourhood Climate Action Plan commits UBC to “support the UNA to create community hubs and programming (for) sharing, re-use and repair (e.g. clothing, bicycles, electronics, appliances).” UBC must follow through on this commitment by incorporating sufficient space (at least 2,000 sq ft) in Wesbrook South to house a sustainability hub, with a full recycling centre, tool-share, and resource center.

4. Safe Walking and Biking

- The Wesbrook Plan should commit UBC to thorough public consultations on the existing and future active transportation network in Wesbrook, including crossings and interfaces with the rest of campus. This should include a reconsideration of all pedestrian and bike crossings on 16th Avenue (including roundabouts); the addition of bikeways on Ross, Binning, and Gray; a pedestrian-friendly re-design of the central business district parking lot; and renewal of the pedestrian crossing on Wesbrook Mall in the heart of the Village.

5. Expanded Services

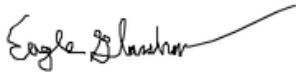
- The addition of over 7,000 new residents in Wesbrook over the next ten years will significantly escalate pressure on schools, emergency services, transit, and policing. The Wesbrook Plan should commit UBC to proactive advocacy for the construction of a new elementary school, the expansion of emergency services facilities, and expanded transit service connecting Wesbrook to UBC and Vancouver.

6. Strategic Densification

- If UBC chooses to include six towers to realize expanded densities in Wesbrook South, it should give additional consideration to the configuration of those towers. If the goal is to minimize shading (especially of the public open spaces of the neighbourhood), the plan should shift some of the tower height from the southern edge of the neighbourhood to the eastern edge. For example, the proposed 26-story building on the south side of Binning would block sunlight on the greenway. Additionally, a 30-story tower on the corner of Wesbrook and Binning seems excessive and out of proportion with existing structures in that area.

We appreciate your consideration of resident input in these consequential decisions shaping future development in our neighbourhoods.

Sincerely,



Eagle Glassheim
Chair
University Neighbourhoods Association

CC: Michael White, UBC Associate Vice-President, Campus & Community Planning
The Honorable David Eby, MLA of Vancouver-Point Grey
UNA Board of Directors
Paul Thorkelsson, UNA Chief Administrative Officer

UNIVERSITY NEIGHBOURHOODS ASSOCIATION

202-5923 Berton Ave., Vancouver, British Columbia V6S 0B3 T: 604.827.5158 F: 604.827.5375 reception@myuna.ca www.myuna.ca

IV. Survey Questionnaire

Wesbrook Place Draft Neighbourhood Plan Update Survey

February 2025

Welcome!

Thank you for your interest in the Wesbrook Place Neighbourhood Plan update process. This survey will take approximately 10-15 minutes to complete, and all responses are anonymous.

When you complete the survey, you can enter a prize draw to win one of ten \$50 gift cards!

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.

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.

Your voice matters

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 the UBC communities and Musqueam over a two-year process.

This second 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.

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.

When you are ready, let's begin!

Privacy Notification

This privacy notification allows us to collect and release verbatim what we receive through the online survey. The contents of this engagement process may be made available for public viewing. Any personal information you provide in this Feedback Form is collected under the authority of section 26(c) of the Freedom of Information and Protection of Privacy Act. UBC is collecting this information for the purposes of this engagement process. For more information about the collection of your personal information, contact Madeleine Zammar, Manager, Engagement, at (604) 827-3896 or by email at madeleine.zammar@ubc.ca.

Section 1: Tell Us About Yourself

How did you hear about this survey?

- Open house event
 - University Neighbourhoods Association newsletter/ website
 - Campus + Community Planning newsletter/ website
 - Social media
 - Email
 - Pop-up event
 - Walking tour
 - Other _____
-

Do you live on UBC campus?

- ☐ Yes
 - ☐ No
-

Where do you currently live?

- ☐ UBC Student Residence
 - ☐ UBC Neighbourhood
 - ☐ University Endowment Lands
 - ☐ Prefer not to answer
 - ☐ Other _____
-

In which UBC neighbourhood do you live?

- ☐ Wesbrook Place
 - ☐ Hawthon Place
 - ☐ Hampton Place
 - ☐ Chancellor Place
 - ☐ East Campus Neighbourhood
 - ☐ University Boulevard Area
-

How old are you?

- ☐ 19 or below
 - ☐ 20 - 29
 - ☐ 30 - 39
 - ☐ 40 - 49
 - ☐ 50 - 59
 - ☐ 60 - 69
 - ☐ 70 - 79
 - ☐ 80+
-

Including you, how many are there living in your household (including family members, roommates etc.)?

- ☐ 1
 - ☐ 2
 - ☐ 3
 - ☐ 4
 - ☐ 5
 - ☐ 6
 - ☐ 7
 - ☐ 8+
-

What is your connection to UBC? (Select all that apply)

- UBC Student
 - UBC Faculty
 - UBC Staff
 - UBC Neighbourhood Resident
 - UBC Alumni
 - UBC Emeritus
 - None of the above
 - Other _____
-

Did you participate in the first phase of Wesbrook Place Neighbourhood Plan Update engagement in October/November 2024?

- ☐ Yes
- ☐ No
- ☐ Not sure

Background

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.

Introducing 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.

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 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 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.

Learn More: 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:

1. 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.
2. 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.

3. 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.
4. Restorative and Resilient Landscapes: An ecologically rich campus connected to its unique natural setting and reflecting a deep Musqueam presence and sense of welcome.
5. Connected Campus: Drastically improved connectivity to the region through the extension of SkyTrain, and safe, convenient and efficient on-campus mobility.
6. 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.

i Learn More: 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.

Fall 2024 Engagement on the Preliminary Directions

The first phase of community engagement on the Wesbrook Place Neighbourhood Plan update took place October 29th to November 15th, 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.

① Learn More: What we heard: key takeaways

- *Open Spaces*
 - o 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*
 - o 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
 - o 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 and tower height and placement*
 - o 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
 - o 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*
 - o 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)
 - o Strong desire for another grocery store as well as more diverse food options
- *Engagement process*
 - o 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

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 provincially-approved 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.

Key Elements of the Draft Updated Wesbrook Place Neighbourhood Plan

In this phase of engagement, we are seeking your feedback on the proposed key elements of the draft plan, 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

Key Element #1: Housing and Built Form

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. Building upon Campus Vision 2050, the form of development will continue the approach seen throughout the neighbourhood and consist of mid-rise buildings and towers set back from

neighbourhood open spaces.

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.

What We Heard (Phase 1 Engagement)

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.

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 deeper and more costly underground parkades as well as 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 and streets. 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.

Key features:

- Towers located along forest edges with variation in height from 26 storeys to 39 storeys
- Wood-frame mid-rise buildings (predominantly six storeys) will be

located to frame parks and courtyards

- Retention of the vast majority of the existing forested area, including nearly all high value trees
- Buildings along the ecological park arranged so their courtyards open out onto the park, bringing the forest into the neighbourhood
- Buildings along Research Park arranged to allow for views of the forest from the park, while providing a sense of privacy in building courtyards for residents

What do you think about the proposed approach to housing and built form?

- ☐ I really like it
- ☐ I like most aspects of it
- ☐ I have mixed thoughts
- ☐ I dislike most aspects of it
- ☐ I really don't like it
- ☐ No opinion

Tell us why: (optional)

Thank you for your feedback. Let's explore another key element on the next page.

Key Element #2: Amenities and Services

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.

What We Heard (Phase 1 Engagement)

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.

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 mid-size grocery store of about 10,000 sq. ft. For comparison, Save-On Foods in Wesbrook Village is considered a large grocery store at 30,000 sq. ft.

Key features:

- Active, commercial cluster at the corner of Binning Avenue and Wesbrook Mall, featuring storefronts, seating and patios, creating a prominent southern entrance to the neighbourhood
- Space for mid-size grocery store plus an additional 20,000 sq. ft. of

commercial space (equivalent to 3-5 smaller shops)

- Small plaza at the intersection of Binning Avenue and a north-south greenway between Research Park and the new ecological park, provides a welcoming neighbourhood space potentially lined with community flex uses (e.g., fitness space, shared tool shed or co-working space)
- A new child care facility with access to sunny outdoor space next to the ecological park

What do you think about the proposed approach to amenities and services?

- ☐ I really like it
- ☐ I like most aspects of it
- ☐ I have mixed thoughts
- ☐ I dislike most aspects of it
- ☐ I really don't like it
- ☐ No opinion

Tell us why: (optional)

Thank you for your feedback. Let's explore another key element on the next page.

Key Element #3: Parks, Ecology and Tree Retention

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 the overall Usable Neighbourhood Open Space (UNOS) requirement for Wesbrook Place, as defined by the Land Use Plan.

What We Heard (Phase 1 Engagement)

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. Through this process, the park will be expanded, allowing for additional informal recreational space, a multi-sport court 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).

Key features:

- Expansion of the current boundary of Research Park allows for a new informal recreation space
 - New greenway connects the expanded Research Park to the new ecological park
 - A small plaza off Binning Avenue that connects to the ecological park
 - Enhancement and expansion of the existing rainwater management pond into a wetland
 - A zone within the ecological park dedicated to nature activities (e.g., tree house, climbing, nature play, etc.)
 - Limited access to some of the ecological park, balancing protection of environmentally sensitive areas and community use
 - Quiet, calm areas in the ecological park that provide opportunities for respite
 - Retention of the vast majority of the existing forested area, including nearly all high value trees in the ecological park
-

What do you think about the proposed approach to parks, ecology and tree retention?

- ☐ I really like it
 - ☐ I like most aspects of it
 - ☐ I have mixed thoughts
 - ☐ I dislike most aspects of it
 - ☐ I really don't like it
 - ☐ No opinion
-

Tell us why: (optional)

Thank you for your feedback. Let’s explore another key element on the next page.

Key Element #4: Rainwater Management and Climate

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.

What We Heard (Phase 1 Engagement)

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.

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 and climate adaptivity; further enabling sustainable transportation, prioritizing walking, cycling, micromobility and public transit; and updates to UBC’s Integrated Rainwater Management Plan, supporting the creation of a wetland to manage increased rainwater runoff due to climate change.

Wetland

The existing rainwater detention pond the ecological park will be expanded and enhanced into a wetland to receive and treat rainwater runoff, mitigating downstream impacts on water courses such as Booming Ground Creek and creating a community and ecological amenity. 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.

Key features:

- Enhancement and expansion of the rainwater pond into a wetland to receive and treat runoff from an increased frequency and intensity of rainfall
- Removal of invasive species and low value vegetation, and planting of new climate resilient vegetation to enhance biodiversity and ecology
- New paths, platforms and decks allow people to view and access the wetland and create a community amenity
- Trees and rain gardens that mitigate rainwater runoff and maximize climate adaptation benefits
- Low-carbon, climate resilient buildings that achieve UBC REAP 4.0 Gold Certification
- Infrastructure that prioritizes and enables sustainable transportation

What do you think about the proposed approach to rainwater management and climate?

- ☐ I really like it
- ☐ I like most aspects of it
- ☐ I have mixed thoughts
- ☐ I dislike most aspects of it
- ☐ I really don't like it
- ☐ No opinion

Tell us why: (optional)

Thank you for your feedback. Let's explore another key element on the next page.

Key Element #5: Mobility, Streets and Parking

The updated neighbourhood plan will better prioritize walking, rolling, cycling and transit within Wesbrook Place through improvements to streets and intersections. These 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.

What We Heard (Phase 1 Engagement)

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.

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.

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

Bike network upgrades:

- 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

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

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

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
-

What do you think about the proposed approach to mobility, streets and parking?

- ☐ I really like it
 - ☐ I like most aspects of it
 - ☐ I have mixed thoughts
 - ☐ I dislike most aspects of it
 - ☐ I really don't like it
 - ☐ No opinion
-

Tell us why: (optional)

Thank you for your feedback.

Wesbrook Place Neighbourhood Plan Update as a Whole

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

- ☐ I really like it
- ☐ I like most aspects of it
- ☐ I have mixed thoughts
- ☐ I dislike most aspects of it
- ☐ I really don't like it
- ☐ No opinion

What are you excited about? (optional)

What are you concerned about? (optional)

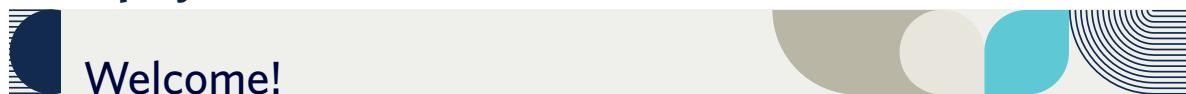
Next Steps

Community feedback on key elements of the draft plan closes on February 23. A full draft of the updated Neighbourhood Plan will be available on the C+CP website for comment in late March. Feedback on the key elements and draft updated Neighbourhood Plan, together with further technical analysis, will be incorporated into a final plan, which will be considered by the UBC Board of Governors in June.

Implementation of the updated Neighbourhood Plan is subject to Board of Governors approval and will follow UBCs typical development approval processes.

Optional Prize Draw Entry Submit your email below to be entered in a prize draw for one of ten \$50 gift cards: All survey responses are anonymous and will not be linked to emails.

V. Display Boards



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.

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



WESBROOK PLACE NEIGHBOURHOOD PLAN UPDATE TIMELINE

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.



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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.



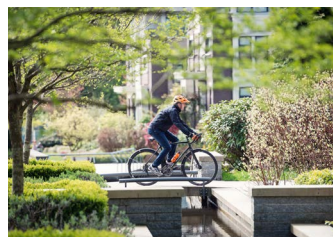
MUNDELL PARK



SHOPS AND SERVICES IN WESBROOK VILLAGE



PLAYGROUND IN MICHAEL SMITH PARK



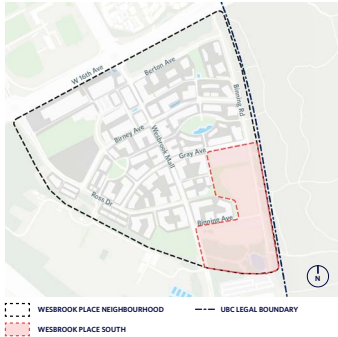
WESBROOK PLACE GREENWAY NETWORK



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Introducing Wesbrook Place South



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

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.



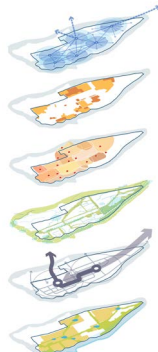
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Implementing Campus Vision 2050

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.



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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.



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

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



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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

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



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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

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



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Key element #1

Housing and built form



HOUSING AND BUILT FORM PLAN DIAGRAM

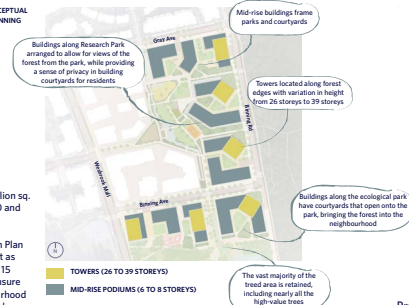
Wesbrook Place South will add homes for about 4,600 people in 2.1 million sq. ft. of new housing, which was determined through Campus Vision 2050 and the updated Land Use Plan.

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 roof-top 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.

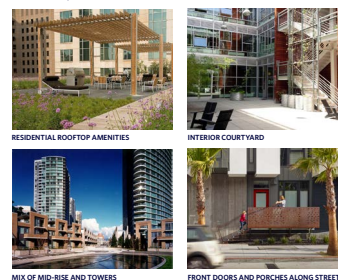


DRAFT 3D PLAN SHOWING WESBROOK PLACE SOUTH BUILDINGS

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.

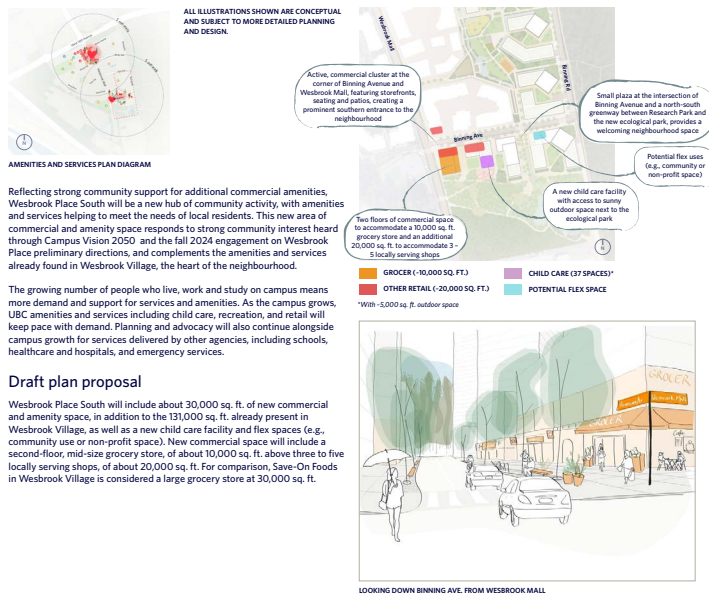
Precedent photos



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Key element #2

Amenities and services



What we heard

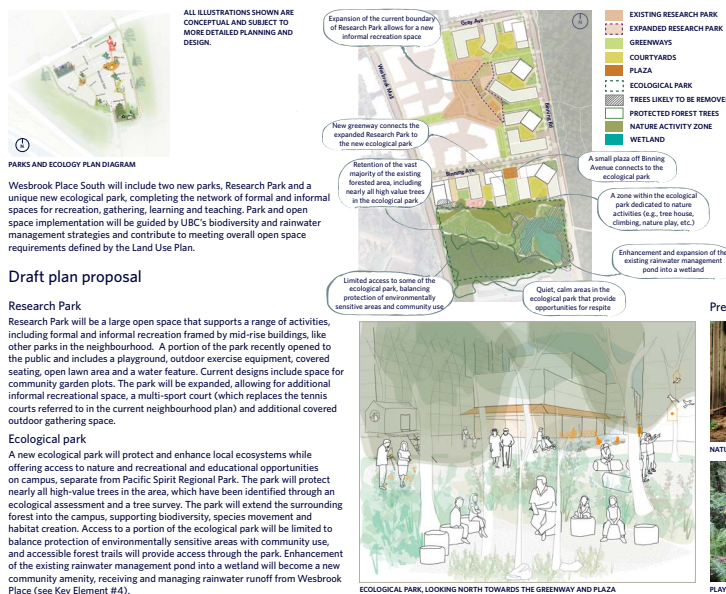
We heard a desire for diverse neighbourhood amenities that prioritize pedestrian flow and enjoyment (e.g., plazas, outdoor seating, less car traffic) and strong support for more affordable neighbourhood food options, especially a new grocery store.

Precedent photos



Key element #3

Parks, ecology and tree retention



What we heard

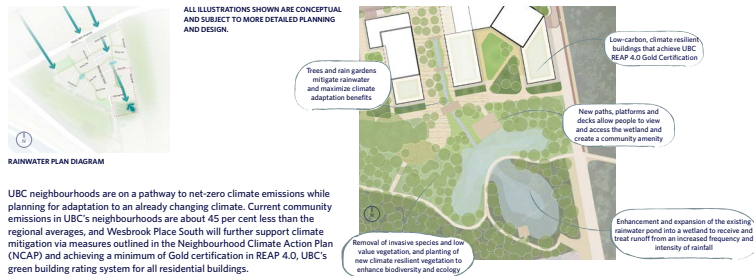
We heard a preference for more outdoor recreation spaces, especially for teenagers (e.g., sports court), natural tree park spaces that provide opportunities for respite, retention of high value trees as much as possible, and more space for informal recreation (e.g., pick-up games of ultimate or soccer). 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).

Precedent photos



Key element #4

Rainwater management and climate



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.

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.

Precedent photos



Key element #5

Mobility, streets and parking



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.

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!



**Scan to
take the
survey**



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Appendix E

I. Online Comment Form

Wesbrook Place Draft NP Update - Final Review

Start of Block: Welcome and Demographics

Q1 **Welcome!** Thank you for your interest in the Wesbrook Place Neighbourhood Plan update process. **Before proceeding, please review the draft update to the Wesbrook Place Neighbourhood Plan document.** This document includes tracked changes to the original neighbourhood plan, as well as Appendix B, which addresses Wesbrook Place South specifically. Through this survey, you can provide your feedback. All responses will remain anonymous. **Privacy Notification** This privacy notification allows us to collect and release verbatim what we receive through the online survey. The contents of this engagement process may be made available for public viewing. Any personal information you provide in this Feedback Form is collected under the authority of section 26(c) of the Freedom of Information and Protection of Privacy Act. UBC is collecting this information for the purposes of this engagement process. For more information about the collection of your personal information, contact Madeleine Zammar, Manager, Engagement, at (604) 827-3896 or by email at madeleine.zammar@ubc.ca.

Page Break

Q90 Tell Us About Yourself Do you live on UBC campus?

- ☐ Yes (1)
 - ☐ No (2)
-

Q4 Where do you currently live?

- ☐ UBC Student Residence (1)
 - ☐ UBC Neighbourhood (2)
 - ☐ Prefer not to answer (6)
 - ☐ Other (7) _____
-

Q5 In which UBC neighbourhood do you live? (See map below)

- ☐ Wesbrook Place (1)
 - ☐ Hawthon Place (2)
 - ☐ Hampton Place (6)
 - ☐ Chancellor Place (7)
 - ☐ East Campus Neighbourhood (8)
 - ☐ University Boulevard Area (9)
-

Q8 What is your connection to UBC? (Select all that apply)

- ☐ UBC Student (1)
 - ☐ UBC Faculty (2)
 - ☐ UBC Staff (6)
 - ☐ UBC Neighbourhood Resident (7)
 - ☐ UBC Alumni (8)
 - ☐ UBC Emeritus (9)
 - ☐ None of the above (14)
 - ☐ Other (15) _____
-

Page Break

Q91 Please use the space below to share your comments on the draft update to the Wesbrook Place Neighbourhood Plan document:

End of Block: Welcome and Demographics

Start of Block: Next Steps

Page Break

T23 **Next Steps** Your feedback, together with further technical analysis and design work, will inform refinements to the draft update. The final draft plan will then be shared with the Board of Governors in June 2025 for approval.

End of Block: Next Steps

II. Draft Plan Document

The Draft Plan document that was presented for review, and the verbatim responses submitted, are available upon request. See section “What We Heard: Draft Plan Document” for a summary of comments.

