Wesbrook Place Neighbourhood Plan

AMENDED JUNE 2025
AMENDED APRIL 2020
AMENDED APRIL 2016
AMENDED DECEMBER 2011
ADOPTED DECEMBER 2005

THE UNIVERSITY OF BRITISH COLUMBIA
Campus + Community Planning

Land Acknowledgement

The UBC Vancouver campus is situated on the ancestral and unceded territory of the xʷməθkʷəy̓əm (Musqueam) people. For millennia, xʷməθkʷəy̓əm have been stewards and caretakers of the lands upon which UBC is now located.

UBC strives toward building meaningful, reciprocal and mutually beneficial partnerships with xʷməθkʷəy̓əm.

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1.0 INTRODUCTION

1.1 Overview

In July 1997, the Greater Vancouver Regional District, now Metro Vancouver Regional District (Metro Vancouver), adopted an Official Community Plan (OCP) for Part of Electoral Area 'A', Bylaw No. 840-1996 that covers the University of British Columbia Point Grey campus.

In June 2010, ministerial orders pursuant to the Municipalities Enabling and Validating Act (Part 10-2010) transferred the Official Community Plan from Metro Vancouver to the responsibility of the University with oversight from the Minister of Community, Sport and Cultural Development and re-named the document the UBC Land Use Plan. The Land Use Plan was amended in January 2011 and more recently in July 2024 and included an expansion of Wesbrook Place neighbourhood, creating a new area referred to as "Wesbrook Place South".

This Neighbourhood Plan was amended in 2025, focusing on targeted updates to align with key policies in the updated Land Use Plan (see Section 1.2). The amendment also adds an Appendix B that describes more detailed planning and design guidance for Wesbrook Place South, as well as neighbourhood-wide circulation and mobility proposals.

While this amendment aligns key components of the Wesbrook Neighbourhood Plan with the updated Land Use Plan, not all elements of the original plan have been revised. Where existing policies and guidelines do not conflict with the Land Use Plan, they have been retained in their current form.

1.2 The Relationship of the Neighbourhood Plan to the UBC Land Use Plan

This neighbourhood plan is in accordance with the policies and principles of the UBC Land Use Plan. The neighbourhood plan is the most detailed land use document to guide overall development of the Wesbrook Place neighbourhood.

The UBC Land Use Plan applies to the entire Point Grey campus and is intended to guide the long-term evolution of the campus into a complete community – a place for people to live, work, study and recreate - that balances regional growth management objectives with the University's academic mission.

The Land Use Plan sets objectives and targets for land use, housing, transportation, green space, biodiversity, climate action, and community services, with a particular focus on "non-institutional development." Most non-institutional development is expected to occur within neighbourhood areas identified in the Land Use Plan, surrounding the academic core.

The 2024 Land Use Plan amendment expanded the Wesbrook Place area, increased the maximum building height limit from 53 metres (22 storeys) to 117 metres (39 storeys), and increased the maximum neighbourhood housing gross buildable area from 556,000 square metres (5,985,000 square feet) to 676,800 square metres (7,285,000 square feet). Other Land Use Plan amendments included changes to the tree replacement, Usable Neighbourhood Open Space (UNOS), and community centre requirements, as well as new commitments to ecology and biodiversity, climate and resilience, and enhancing Musqueam welcome and presence.

1.2.1 Purpose of the Neighbourhood Plan

The Land Use Plan for UBC provides a vision and goals for future campus development, broad land use designations, and the objectives for more detailed planning. The purpose of a Neighbourhood Plan is to interpret and apply the Land Use Plan's policies and development requirements to the plan area it identifies.

Each neighbourhood plan contains a detailed plan of land uses (See Plan P-10), design guidelines (Section 3), development controls (Section 4), transportation strategies (Section 2.5), and servicing strategies (Section 5) consistent with the Land Use Plan. When taken together, the neighbourhood plans fulfill the area planning requirements in the Land Use Plan.

The neighbourhood plan also documents the goals and objectives of the community for the neighbourhood. It conveys the shared vision for the place. The neighbourhood plan guides development to help achieve this vision.

1.2.2 (section deleted) and 1.3 (section deleted)

1.4 The Approach to Plan Making

This section identifies the context and objectives at the start of planning the Wesbrook Place neighbourhood. The planning objectives are a blend of broad and specific goals derived from the University's vision statement, from guiding land use planning documents for the campus and from public consultation. The objectives are not organized hierarchically and should be viewed as equal and interdependent.

1.4.1 Planning Objectives that Support the University Vision

UBC has a network of unique neighbourhoods surrounding the academic core, each of which contributes to and benefits from the University's academic mission. UBC neighbourhoods enhance the quality of life at UBC by providing places for the University community to live, work, study and play. The neighbourhoods will add vitality to campus and strengthen the University's identity.

The following objectives for Wesbrook Place align with and support the core values in the *Land Use Plan* and the University's strategic plan*:*

a) Provide a range of housing types, unit sizes, and densities with a variety of prices and tenures suited to university faculty and staff.

b) Create a 'learning community' in Wesbrook Place that provides opportunities for residents to connect with the academic and research community.

c) In creating a more complete community on campus, seek and create opportunities to integrate academic functions and pursuits into the evolving urban fabric. While each part of the campus may have distinct characteristics, each should include and reflect aspects of being within a community of higher learning.

d) Encourage public awareness of research initiatives by providing a public gathering space for events in the commercial core, and signage for academic use for bulletins in the commercial core and in the community centre.

e) Improve communication between the academic and research community and Campus & Community Planning to identify opportunities for demonstration and research projects at the Development Permit stage.

f) Provide strong physical links to the main campus and include features that are visual icons of UBC life and traditions.

g) Increase Musqueam presence in the landscape by expressing Musqueam values in open spaces.

h) Reduce greenhouse gas emissions and adapt to future climate conditions in alignment with the Neighbourhood Climate Action Plan.

i) Enhance biodiversity and ecology to increase resilience to climate change, improve health and well-being and support habitat and species movement.

j) Governance of the neighbourhoods by the University Neighbourhoods Association should provide a link to University administration for communication about continued planning as opportunities and needs change.

1.4.2 Planning Objectives from Guiding Land Use Planning Documents

As outlined in Section 1.2, this plan has been prepared in compliance with the UBC *Land Use Plan*. The following objectives reinforce the framework of the Land Use Plan:

a) Support and further the objectives of the Land Use Plan, in creating a more complete community on UBC campus, with a strong emphasis on pedestrian and bicycle travel, good access to transit, and a reduced need for commuting.

b) Support the principle of creating places that inspire and enrich the lives of those

who learn, work, live and visit here.

c) Create a mixed-use neighbourhood with a distinct "urban village in the woods" character that combines various types and tenures of residential use, a village commercial centre, a community centre and school facilities.

d) Emphasize pedestrian and bicycle travel and access to transit services.

e) Provide places with amenities that encourage community gathering and interaction.

f) Design parks and open spaces to provide a variety of public and private recreation experiences including programmable spaces for active recreation.

g) Ensure strong links between Wesbrook Place and adjacent campus areas.

h) Extend the South Campus Greenway, which is a defining feature of the campus, through Wesbrook Place to Pacific Spirit Regional Park and integrate it with neighbourhood circulation systems and open spaces.

i) Housing units shall have a strong orientation to the street or greenway system to encourage walking, to promote street activity and enhance neighbourhood safety.

j) Design a fine-grained system of circulation that includes a pedestrian greenway network as one of the primary organizing features.

k) Restrict vehicle speed and enhance the pedestrian realm.

l) Incorporate Best Management Practices such as biofiltration into on-site drainage strategies in order to reduce or slow storm water flow and remove contaminants, especially with regard to runoff from roadways and parking areas.

m) Ensure that all storm water discharge into the Fraser River will incorporate Best Management Practices to improve water quality to the river and minimize cliff erosion.

n) Existing storm water flows into existing drainage districts shall be maintained or reduced to appropriate levels to sustain the existing ecology and minimize downstream impacts.

1.4.3 Planning Objectives from Public Consultation

The Wesbrook Place Neighbourhood Plan is informed by the community through public advisory bodies, consultation events, and tools for gathering feedback. The following objectives include community values for the plan:

a) Let the land inform the development.

b) Retain stands of mature conifers where feasible in addition to green edges.

c) Wesbrook Place will contribute to the Land Use Plan goal that not less than 50% of new housing serve households where one or more members work or attend

University on campus.

d) School construction is a top priority.

e) Promote greener buildings, a network of green streets and community gardens.

f) Ensure a "village" feel in the commercial centre with small-size shops and a variety of tenures, along with a community grocery store.

g) Provide a fine-grained circulation network where routes are provided for pedestrian and bicycle traffic only, in addition to roadways where automobiles are also accommodated, in order to emphasize alternative transportation modes.

h) Include links to the existing UBC Farm to the west.

i) Utilize Fire Smart principles to inform land use and development.

1.5 Existing Physical Environment and Context

South Campus includes the campus lands south of 16th Avenue which include the Wesbrook Place neighbourhood (See Plans P-1 and P-2).

The ecological and cultural landscape of South Campus reflects a history of low-density agricultural and research use over the last 40 years. Native trees have been retained around the perimeter of each of the activity areas in South Campus, and this history of activities within the forest is reflected in the new "urban village in the woods."

South Campus is in the Coastal Western Hemlock, dry maritime biogeoclimatic sub-zone. Forested portions are currently dominated by stands of mature coniferous forest (western red cedar, western hemlock and Douglas fir) interspersed with younger deciduous stands of big leaf maple and red alder. Within this forest are numerous habitat types based on the variety of species and ages of the vegetation, supporting a variety of wildlife species.

South Campus is located on a gentle southwest-facing slope and contains no aquatic habitat, as no watercourses are present on the site. Currently, this area provides terrestrial habitat for a variety of bird and wildlife species. It was previously confirmed that no eagle or heron nests are present, however in 2011 it was noted that one nest has been established by eagles in one tree at the south edge of Wesbrook Place neighbourhood. Aside from this recent addition, there are no known rare or endangered plant or animal species in this local area.

Areas of environmental conservation value were identified by an environmental assessment and public consultation. Data on tree retention capability gathered by an arborist was combined with community values to identify areas to retain trees. The opportunity for tree retention was a key principle that guided the identification of development parcels (See P-3).

The loss of terrestrial habitat will be mitigated by:

- Ensuring the neighbourhood contributes to meeting a campus-wide tree canopy target of 36% by 2050.
- Protection of tree retention areas through management techniques such as thinning and spiral pruning to ensure wind firmness.
- Planting of replacement trees using native species, with biodiversity being a key criterion for selection of replacement species.
- Use of native trees and shrubs in landscaping, with an emphasis on providing good bird habitat.
- Inclusion of wildlife trees in cleared areas, and provision of nest boxes for specific target species.
- Management of tree retention areas to provide passive recreation opportunities and, where sensitive areas are identified, to preserve habitat values by retaining undergrowth, controlling access, and using barrier planting.
- Provision of corridors for movement and connectivity between the larger habitat areas in adjacent Pacific Spirit Regional Park.

2.0 DESCRIPTION OF THE PLAN

2.1 Interpretation

In this neighbourhood plan, terms shall have the same meaning as in the UBC *Land Use Plan*. If any provisions of this neighbourhood plan are found to be at variance with the Land Use Plan, the Land Use Plan shall prevail.

2.2 Sustainable Community Strategies

2.2.1 Approach to Sustainability

Sustainability objectives are based on a global concept of providing a good quality of life for all people today while ensuring future generations can also have an equally good quality of life. The inherent challenge with sustainability is recognition that there are limits to the ability of earth to provide resources and to absorb wastes. Sustainability involves a balanced approach to development and economic activity to account for these limits.

Neighbourhoods are a building block for global sustainability. Wesbrook Place will achieve a high level of performance in both the physical environment and consumption behaviour, within market constraints, with respect to factors such as energy and water use, waste, ecology and biodiversity, community health and economic vitality, and in alignment with the UBC Residential Environmental Assessment Program, Neighbourhood Climate Action Plan, and Integrated Rainwater Management Plan.

2.2.2 A Compact and Complete Community in South Campus

Wesbrook Place aims to be a vibrant, complete, ecologically sensitive neighbourhood that contributes to the larger UBC community. The circulation system for Wesbrook Place aims to reduce environmental impact, be safe, accessible, convenient and enhance transportation choice. The landscape and open space system will structure the community, accommodate a wide range of recreation needs and enhance biological functions in the neighbourhood ecosystem. Strategies to achieve this include:

a) Site analysis that informs the neighbourhood plan layout to preserve and emphasize unique and desirable site qualities.

b) Provision of diverse housing that supports a range of needs with an emphasis on work-study housing.

c) Building viable commercial space that varies in size, configuration and tenure.

d) Provision of a secondary school and site for an elementary school for families in the neighbourhood, adjacent areas of campus and the UEL.

e) Provision of well-programmed passive and active recreation space, and community gathering space.

f) Provision of safe, effective and innovative infrastructure systems within economically reasonable cost parameters, including alternative energy and waste management systems.

g) Provision of a multi-modal circulation system that is convenient, accessible, highly interesting, desirable and safe.

h) Design of 'green streets' intended for pedestrians, bicycles and other non-motorized vehicles, where storm water retention and infiltration, habitat space, wildlife corridors, and social interaction are accommodated.

i) Neighbourhood design that encourages and supports alternative (lower emission/resource use) vehicles and auto co-operatives.

j) Links to other areas of the campus and the surrounding community by a convenient transit system, based on homes being within a typical 5-minute walk of a transit stop and services.

k) Community garden areas, where appropriate and if desired by residents.

l) Requiring native species replanting augmented by other appropriate drought tolerant species on development sites to preserve the integrity of the historical ecosystem and provide habitat.

m) Consideration of the existing landform and vegetation on development of parcels for built form and landscape design.

n) Green building design using the UBC Residential Environmental Assessment

Program.

o) Re-using materials from the site where possible (soil, stone, fill, wood, plants and elements of existing structures).

p) Consideration of alternative vehicle recharging stations in mixed-use and residential areas.

q) (deleted)

2.2.3 Preserving Booming Ground Creek

Booming Ground Creek is a part of a larger watershed which includes UBC, Pacific Spirit Regional Park and Musqueam Reserve lands. It is part of a network of streams and creeks that are of cultural and traditional importance to Musqueam, who have been stewards of these streams for generations, working to protect and restore them. UBC is taking proactive steps through the UBC Integrated Rainwater Management Plan to address the impacts associated with development and climate change by managing both water volumes and water quality that are leaving UBC's jurisdiction.

South Campus does not naturally drain to Booming Ground Creek, which is in Pacific Spirit Regional Park. The creek's watershed is located east and south of South Campus. However, existing storm sewers in South Campus divert water to Booming Ground Creek via a ditch along the east side of Southwest Marine Drive. This ditch joins the Booming Ground Creek channel at the east end of the culvert under Southwest Marine Drive.

East of Marine Drive, the Booming Ground Creek channel in Pacific Spirit Regional Park has seasonal flows, and is dry for four to six months of the year. The ditch conveying water from the existing South Campus storm sewer system provides virtually the only flows into Booming Ground Creek during these dry months.

Booming Ground Creek west of Southwest Marine Drive flows down a ravine that includes two waterfalls. Below the upper section of falls, the creek channel supports fish habitat. An ecologically sensitive management approach to Booming Ground Creek must consider the following:

(a) The lower reaches of Booming Ground Creek are a sensitive habitat and increased flows in the creek might cause damage. Similarly, if UBC were to redirect its existing storm drains away from the creek the resultant reduction in flow may also reduce habitat values in the lower reaches of the creek.

(b) UBC will work with Metro Vancouver Regional Parks, drainage authorities, applicable environmental agencies and other groups to ensure an appropriate strategy to maintaining beneficial flows in Booming Ground Creek. This may involve low flow splitters or other means in order to continue to divert some storm water into the Booming Ground Creek channel to support fish habitat in the

lower reaches of the creek.

(c) If continued diversion of storm water to Booming Ground Creek is deemed desirable to maintain habitat, the water quality should be improved from current levels through biofiltration or other means.

2.2.4 Tree Replacement Requirement

In compliance with Land Use Plan 4.5.1.3, Wesbrook Place will contribute to meeting a campus-wide tree canopy target of 36% by 2050.

2.3 Land Uses and Densities

2.3.1 Overview

Wesbrook Place is UBC's largest neighbourhood. New full-time residents will join the existing University community in a vibrant village that includes many different users and uses.

Residents who do not attend school or work on campus will have opportunity to mix with students, academics and researchers. The forums for this will be in homes, stores, offices, parks, the school, community centre and other spaces that will evolve over time.

The table below (Table A) provides a summary of land uses, densities and units for the Wesbrook Place neighbourhood. Table B provides a summary of Usable Neighbourhood Open Space. The plan of land uses (P-10) at the end of this document shows the configuration of parcels and spaces.

TABLE A: Overall Land Use, Density and Units for Wesbrook Place

Residential Use

Gross Site Area (m^2) [1]	Gross Floor Space Ratio [2]	Housing Gross Buildable Area (m^2) [3]	Estimated Number of Units[4]	Minimum Number of Rental Units [5]	Estimated Population [6]
510,000	**1.4**	**676,800**	**7,500**	(Based on UBC's Housing Action Plan)	**16,200**

Commercial Use

Maximum commercial floor space in Wesbrook Place: 16,000 m^2.
Maximum community partnership and / or community amenity space: 650 m^2.

NOTES FOR TABLE A:

1. Gross site area includes all land within the neighbourhood boundary.
2. Gross Floor Space Ratio (FSR) is the total Gross Buildable Area (GBA) divided by the total land area (gross site area) of the neighbourhood. It includes the maximum Neighbourhood Housing GBA plus non-residential GBA (e.g. commercial, community). Site-specific densities for Wesbrook Place South are included in Appendix B. Site-specific density for all other buildings was based on net site area as defined in the 2011 Land Use Plan.
3. Housing Gross Buildable Area (GBA) is within the range specified in the Land Use Plan. The residential GBA component of mixed-use buildings is included.
4. Estimated number of units is based on existing number of units and an average of 1,000 square feet per unit for future units.
5. Targets for number of rental units are set in UBC's Housing Action Plan, which is reviewed every 5 years.
6. Estimated population is based on existing population and 2.2 persons per unit for future population (based on Canada Census 2021).

2.3.2 Residential Use

Table A indicates overall land use, density and units for Wesbrook Place and Plan P-10 indicates the uses and building heights for each site in Wesbrook Place, in order for the neighbourhood plan to comply with the Land Use Plan. Housing will be generally at least 6 storeys, with a maximum height of 117 metres.

Rental housing will comprise market and non-market faculty/staff housing based on requirements in UBC's Housing Action Plan. This housing will be locationally integrated into the neighbourhood.

2.3.3 Commercial and Mixed Use

The area of the village commercial centre will include retail space up to a maximum of 13,200 m^2. Other than a neighbourhood grocery, which may be up to 3,000 m^2, individual retail uses will be small, in the range of 100 m^2 to 350 m^2. Commercial use is limited to the first two storeys. Buildings in the village commercial area will be a maximum of six storeys.

The village commercial centre will be a significant social component for the community (in conjunction with the adjacent open space, school and community centre uses). It will include a market square, or community plaza with favourable sun orientation to provide a hub for community interaction. The residential component will diversify the range of housing choices, and provide the ability for "aging-in-place" within the community.

An additional commercial area in Wesbrook Place South is permitted with a maximum commercial floor space area of 2,800 m^2, which will include a mid-sized grocery. Community partnership and / or community amenity space, which may include non-profit and / or community use, is permitted in mixed use and commercial areas. In addition to commercial floor space, up to 465 m^2 (approximately 5,000 square feet) of community space and up to 185 m^2 (approximately 2,000 square feet) of sustainability space (e.g. sustainability hub) is permitted in Wesbrook Place South, subject to future siting and funding arrangements with the UNA or another provider.

2.3.4 Community Centre and School Use

Consistent with the Land Use Plan, a secondary school site, including land for playing fields, will be located in Wesbrook Place. Playing fields will be managed under a joint use agreement between the Vancouver School Board and the University Neighbourhoods Association.

An elementary school site will be reserved close to the secondary school. While new elementary school facilities are planned elsewhere near the UBC campus, the reserved site in Wesbrook Place will allow for any needed elementary expansion in future, in a

way which integrates with the fabric of the Wesbrook Place neighbourhood.

A community centre is provided in Wesbrook Place which, together with a community centre in Hawthorn Place, meets the Land Use Plan requirement for 0.15 m^2 per neighbourhood resident. The size of the facility will be approximately 2,800 square metres, based on the future projected population of Wesbrook Place and other nearby neighbourhoods.

The community centre will be located contiguous with the village commercial centre adjacent to the school and playing field. The intention is that community centre activity will help animate the village core and contribute to the safety and security of the area throughout the day and evening. Proximity to the school provides opportunities to share resources.

A plaza or square in association with the community centre and commercial centre will provide a venue for public events. There will not be roadway access to the community centre from 16th Avenue; access will be from within the neighbourhood.

2.3.5 Research and Institutional Use

The intention for UBC neighbourhoods is to integrate academic and research activities with the residential community. Live/work housing, institutional-related offices, and opportunities for learning in conjunction with the school and other public realm spaces are permitted and encouraged.

2.3.6 Ancillary Uses

The following ancillary uses are allowed within all land use designations:

- Day care to be provided according to the Child Care Expansion Plan for UBC.
- Live/work (home occupations consistent with a residential area); and
- Community buildings.

2.4 Parks & Open Space

2.4.1 Provision of Parks and Leisure Facilities

UBC will provide the following facilities to serve the eventual population of Wesbrook Place:

- Play space for children, typically within 400m of most residences, that incorporates features for adults to socialize and monitor the area;
- A playing field equipped with artificial turf and lighting;
- A ball diamond;
- A multi-sports court;

- Landscaped garden areas;
- Trails and green corridors within the neighbourhood and connecting to appropriate adjacent uses;
- Additional outdoor recreation area, as well as some additional landscaped areas;
- Forested areas; and
- "Aesthetic" areas (where visual enjoyment is the predominant benefit) at neighbourhood entrance ways and selected locations.

Residents will have a high standard of recreation amenities. Open space within the Wesbrook Place neighbourhood is specified in Table B. The categories of open space represented in this total are further described in Sections 2.4.2 to 2.4.4 below, and in Appendix B.

Table B: Overall Usable Neighbourhood Open Space for Wesbrook Place

Type of Usable Neighbourhood Open Space	**Area (ha)**
Parks	9.0
Greenways	4.8
Green edges	5.0
Total UNOS Wesbrook Place	**18.8**
Estimated population	16,200
Hectares UNOS / 1,000 residents	1.2

By virtue of the UBC Neighbours Agreement, other UBC facilities also have access provisions for residents. The list of such facilities is regularly reviewed to ensure the needs of residents are being met.

2.4.2 Neighbourhood Parks & Open Space

The Land Use Plan contains a requirement for Useable Neighbourhood Open Space (UNOS) based on anticipated population. The Wesbrook Place Neighbourhood Plan includes approximately 18.8 hectares of UNOS. This translates to 1.2 hectares per 1000 residents, which complies with the Land Use Plan.

Wesbrook Place UNOS includes developed park nodes and linkages within a few metres of most residences (See Plan P-10). The 'pocket parks' are sized to accommodate both active and passive recreational experiences (See ID-5). Parks and open spaces will provide active and passive, formal and natural recreational experiences. Space for community gardens in proximity to residences may be appropriate based on residents' preferences.

Green Streets are an important component of UNOS. They provide links for pedestrians and cyclists, as well as nodes for activities and relaxation. They provide access to front

doors for residential dwellings along their length. They channel rainwater as part of an overall drainage strategy. The design typically includes lighting, benches, waste and recycling receptacles, drinking fountains, and both hard and soft landscape features and function as linear parks.

Another component of UNOS is provided in the "green edge" spaces along 16th Avenue and adjacent to Pacific Spirit Regional Park. These include trails, benches, lighting, waste containers, and other landscape elements.

2.4.3 Greenway

A greenway is specified in the UBC Land Use Plan, to provide a non-vehicular circulation system serving the whole campus. The primary South Campus Greenway is intended to connect the campus from its northern to southern extent. It diverges from a north-south axis at Stadium Road and passes through the western edge of Wesbrook Place to Pacific Spirit Regional Park.

2.4.4 Green Edges and Interface with Pacific Spirit Regional Park

Green edges in South Campus are natural vegetation areas that provide the sense of a community in a forest setting, a natural edge to roadways, wildlife habitat, and contribute to protecting the integrity of Pacific Spirit Regional Park. The Land Use Plan designates a green edge in this neighbourhood adjacent Pacific Spirit Regional Park and along 16th Avenue east of Wesbrook Mall.

The green edge on University land that interfaces with Pacific Spirit Regional Park will be comprised of native forest and adjacent open space for a total width of 30m, and will be managed to ensure trees are wind firm. Blow down is mitigated by a technique called spiral pruning, where trees on the outer edge of the green edge undergo selective removal of branches. Spiral pruning reduces the wind resistance of edge trees to make them more porous to prevailing winds. This is being accomplished on UBC land, without requiring impact or modification to trees in Pacific Spirit Regional Park. The green edge interface between UBC lands and Pacific Spirit Regional Park will be managed in an environmentally sensitive manner that protects the park values.

The green edge next to 16th Avenue has been established with a total depth of 60m, to preserve 80-90 year-old coniferous trees and emphasize the sense of "an urban village in the woods." In keeping with this theme, the entry is through a "green portal" of mature trees at 16th Avenue and Wesbrook Mall. A treed edge will be maintained along 16th Avenue west of Wesbrook Mall that retains selected clusters of existing trees, while providing lines of site into the village mixed-use centre. A continuous green edge is not appropriate adjacent 16th Avenue between Wesbrook and East Mall to prevent too much separation of South Campus from the main campus.

2.4.5 Interface with Academic and Green Academic Lands

Wesbrook Place neighbourhood is adjacent to UBC lands which fall into two designations in the UBC Land Use Plan:

Southeast of Wesbrook Place is land designated "Academic". Wesbrook Mall provides a road connection to this area, and a Greenway links to Pacific Spirit Regional Park in the northern portion of this area. No other direct connections are proposed between this area and Wesbrook Place neighbourhood.

The land to the west of Wesbrook Place is designated "Green Academic". This area includes the lands and facilities of the UBC Farm. This plan provides a green aperture between the Farm and Wesbrook Place, to incorporate a greenway, a community garden, a driveway access to the Farm, and a protection area for a tree with an eagle's nest.

2.5 Circulation and Transportation

2.5.1 Transportation Objectives

In addition to documents previously referenced, this neighbourhood plan is compliant with and supports overall UBC circulation and transportation principles. The following transportation and circulation objectives for Wesbrook Place respond to these overall principles and to the site-specific context:

(a) Support objectives of reducing automobile travel and increasing the use of other modes, including transit, walking, and cycling.

(b) Create a multi-modal transportation system by designing roads to accommodate all modes of transportation — pedestrians, cyclists, transit, goods movement, automobiles, service vehicles and emergency services.

(c) Establish a hierarchical road network that integrates with the road network on campus, so that roads are designed consistent with their intended functions of providing mobility and/or access.

(d) Create a redundant circulation network — incorporating a fine-grained pattern of streets and pedestrian ways — to disperse traffic, minimize travel distances and maximize pedestrian and cycling opportunities.

(e) Encourage walking by providing a continuous network of pedestrian facilities, and incorporate appropriate crossing treatments on collector and arterial roads. Provide direct connections to pedestrian facilities elsewhere on campus, and connections to trails within Pacific Spirit Regional Park in consultation with Metro Vancouver Regional Parks.

(f) Encourage cycling by providing on-street bicycle facilities on collector and arterial roads, complemented by a network of off-street pathways and greenways.

Provide direct connections to bicycle facilities elsewhere on campus and to trails within Pacific Spirit Regional Park in consultation with Metro Vancouver Regional Parks.

(g) Accommodate full-size transit buses along Wesbrook Mall south of 16th Avenue, and mini-buses on other roads within the neighbourhood, in a manner that provides convenient access for users, efficient transit operation and safety for all road users.

(h) Incorporate traffic calming features as appropriate to maximize safety for all road users (pedestrians, cyclists and motorists), and enhance the liveability of the neighbourhood by discouraging speeding and short-cutting traffic.

(i) Support UBC transportation programs, including a community transportation pass, car sharing, community bicycles and campus shuttle services.

(j) Ensure that road design considers the following performance criteria — safety, ecology, community building, aesthetics and long term investment in high quality materials.

2.5.2 Road Network Hierarchy

The road network on campus includes three road classifications:

- Arterial - The primary function of an arterial road is to provide mobility on campus, and to accommodate travel to and from campus. Generally, direct access to adjacent land uses is not provided from arterial roads.
- Collector - A collector road serves two functions: collecting and distributing traffic travelling to and from a neighbourhood, as well as providing access to adjacent land uses, typically major generators of travel such as commercial, institutional and higher-density residential development.
- Local - The primary function of a local street is to provide access to adjacent land uses, and they are not intended to accommodate through traffic.

The road network through and within Wesbrook Place is based on these classifications. Illustrations on Plans ID-3, ID-4, and Appendix B Section 3.2.3 Streetscapes provide cross sections for the various road types, and they are further described in Section 3.3.2 of this plan and in Appendix B Section 3.2.3 Streetscapes.

Plans P-5 and P-10 indicate future provisions to relieve vehicular traffic volumes including:

- A single lane (4m wide), one-way northbound access road with open shoulders connecting to West 16th Avenue across from Hampton Place. See Appendix B Section 3.2.3.1 Binning Road for more recent information.
- A new road from Birney Avenue to provide an alternative entry/exit to the Community Centre/Village surface parking and service vehicle road system

It is intended that through traffic along Wesbrook Mall between 16th Avenue and Southwest Marine Drive be minimized. Section 3.3.5 of this plan provides details.

2.5.3 Facilities for Pedestrians and Cyclists

Pedestrians will be accommodated with sidewalks along all roads within the neighbourhood and with a network of green streets (See Section 3.4.2) and greenways providing access to parks, open spaces and buildings. The South Campus Greenway is the "spine" of the pedestrian system across campus, and pedestrian connections will be provided to the greenway.

Pedestrian safety will be maximized by providing appropriate crossing treatments where major pedestrian pathways cross roads, as well as at all intersections. Of particular importance is the pedestrian crossing on West 16th Avenue mid-way between East Mall and Wesbrook Mall. A pedestrian/bicycle shared-use trail in Wesbrook Place will connect to West 16th Avenue. These features provide connectivity of exclusive pedestrian and cycling routes within the neighbourhood and the rest of the campus north of West 16th Ave.

Cyclists will be accommodated on roads within Wesbrook Place by providing travel lanes sufficiently wide to provide additional road space for cyclists. Cyclists will also be accommodated on green streets and greenways. The location and design of bike racks is important to make alternative transportation safe, accessible, convenient, and desirable.

2.5.4 Transit Services

The neighbourhood plan designates Wesbrook Mall as a regional transit route. The intent is that a local regional service (currently Route 49) be routed through Wesbrook Place and South Campus rather than along SW Marine Drive. This will provide regional transit connections directly to Wesbrook Place neighbourhood, as well as improve on-campus mobility. Wesbrook Mall will incorporate the 'Neighbourhood Collector with Transit' cross-section illustrated in ID-3.

Community shuttle services — using minibuses — will provide service to Wesbrook Place neighbourhood. Community shuttle services will operate along collector roads — Wesbrook Mall and Ross Drive — as well as local streets. Because `Ross Drive will not be used by regional transit services, it will incorporate the 'Neighbourhood Collector' cross-section illustrated in ID-3.

2.5.5 Traffic Calming

Traffic calming features will be incorporated on roadways within Wesbrook Place to enhance safety for all road users. Traffic calming is also being implemented along West

16th Avenue adjacent to the neighbourhood. Traffic calming features within the neighbourhood are described in Section 3.3.4.

3.0 DESIGN GUIDELINES

3.1 Supporting the UBC strategic plan

The character of neighbourhood development should express the vision and principles established for the university in the strategic plan.

3.2 Design Guidelines for a Sustainable Community

This neighbourhood is part of a University community with a sustainable development policy. UBC is committed to effective and practical sustainability initiatives. The Land Use Plan calls for a community where the urban form, transportation options and the social fabric are inherently sustainable based on the following principles:

- Walkable neighbourhoods;
- A range of housing opportunities and choices;
- Facilities and services located within the community, such as shopping, schools, parks and community facilities;
- Work/study housing opportunities within the community; and
- Easy access to local and regional transit service.

More specific strategies to ensure Wesbrook Place is resource-efficient are being pursued in relation to the design and servicing of the neighbourhood within the categories below.

3.2.1 Energy Infrastructure

Wesbrook Place will have an energy system that meets the residents' needs in a highly energy-efficient manner, and provides opportunity for research and innovation such as harvesting renewable energy sources within the neighbourhood and sharing energy between land uses. The following strategies will be undertaken by the University and/or private developers as set out in the Neighbourhood Climate Action Plan and UBC Residential Environmental Assessment Program guidelines:

a) The buildings, landscape, infrastructure and operations will be designed to be as energy efficient as possible through a wide range of market-friendly design and operational measures;

b) Systems will be explored to harvest renewable energy sources such as solar, geothermal, waste heat and others at various scales and possible for sale (net-metering or others);

c) A neighbourhood scale energy distribution system will be explored to offer opportunities for linking, generating and sharing energy to optimize overall performance;

d) Innovative systems at an appropriate scale will be encouraged to pilot-test incoming technology in recognition of energy supply and technology shifts coming in this century, including hydrogen as an energy source;

e) A cost sharing agreement will be explored with BC Hydro, Terasen Gas and UBC to hire an energy manager for the neighbourhood to work with businesses, strata councils and developers for a few years during and after development to optimize energy opportunities and performance; and

f) Opportunities will be explored for developing or using existing capacity associated with an energy utility at UBC (sole or joint venture) to invest in alternative energy systems and retain the revenues in the future.

3.2.2 Water and Liquid Waste Management

Wesbrook Place will have a water supply and liquid waste management system that manages water flows, minimizes use of potable water, recycles runoff and wastewater where appropriate and if permitted, and minimizes the amount of liquid waste produced. Strategies to achieve this goal include:

a) Use of water meters for individual units will be pursued to reduce water consumption;

b) Buildings and landscapes will incorporate measures to minimize potable water use, such as selection of efficient appliances / equipment, appropriate plant selection, and rain shut-offs;

c) The network of green spaces and roads through the neighbourhood shall incorporate measures to filter, retain and detain runoff where appropriate to manage water flows and quality, and design will consider amenity value to the residents and community;

d) Water efficient fixtures will be required; and

e) Innovative water management projects will be considered where appropriate.

3.2.3 Solid Waste Management

Wesbrook Place will have a waste management system that manages neighbourhood wastes as resources, recycles as much as possible, pursues by-product synergies, and encourages composting for re-use in gardens and the landscape. Strategies to achieve this goal include:

a) The neighbourhood will be designed with a recycling system;

b) Composting facilities will be an option for households and businesses should they choose to have access to a community facility for composting organic waste, with linkages to re-use in community gardens where possible;

c) The UBC Residential Environmental Assessment Program provisions have been

instituted for all construction in Wesbrook Place to divert as much construction waste as possible from the landfill;

d) Consideration will be given in design and construction of buildings and landscape for future deconstruction, reuse and recycling;

e) As noted earlier, as much soil, fill, wood, stone and existing structures as possible are to be re-used; and

f) Businesses and institutions will be encouraged to have recycling and product stewardship programs in place to reduce the waste coming from business and organizational activity.

3.3 Design Guidelines for Streets

3.3.1 General Character and Intent

16th Avenue and Southwest Marine Drive are designated as Provincial Highways under the jurisdiction of the Ministry of Transportation and Transit. Wesbrook Mall, Ross Drive, Binning Road, and Binning Avenue are collector roads. All other roads within the neighbourhood will be local streets to service Wesbrook Place residents.

a) Streets will be designed to Canadian Institute of Transportation Engineers (CITE) and Transportation Association of Canada (TAC) standards.

b) Intersection controls and road cross sections will follow the design criteria used by the Ministry of Transportation and Transit.

3.3.2 Cross-Sections, Bicycle Facilities and On-Street Parking

Wesbrook Mall is a neighbourhood collector road and will provide for regional transit services (See ID-3). Travel lanes are 4.3 m wide in each direction, as compared with a "standard" lane width of 3.5 m. This additional width provides sufficient space for transit buses and automobiles to overtake cyclists without crossing the centreline of the road or forcing cyclists to the side of the road. The portion of the travel lanes used by cyclists will be marked with bicycle symbols, as illustrated in Figure 3.1.

Figure 3.1. Wide Travel Lane with Bicycle Symbol

Wesbrook Mall will have on-street parking on both sides along its length, delineated at intersections and mid-block locations by curb extensions. On-street parking will be 2.4 m wide to minimize potential conflicts between car doors and cyclists, and will be controlled by meters within the commercial centre.

Within the village commercial centre, Wesbrook Mall on-street parking will be provided on both sides of the road, and wider sidewalks will accommodate higher levels of pedestrian activity.

Ross Drive, Binning Road, and Binning Avenue are also neighbourhood collector roads, but because they will only accommodate community shuttle minibuses and not larger regional transit buses, travel lanes will be a "standard" 3.5 m width, as shown in cross-section ID-3. The 2.0 m wide parking areas on both sides of these roads will be delineated at intersections and mid-block locations by curb extensions.

The remaining vehicular streets within Wesbrook Place neighbourhood are local streets (ID-4). A travel surface of 6.0 m will accommodate two-way traffic, with cyclists and motorists sharing the road. There will not be centrelines painted on local streets. On-street parking will be accommodated on one or both sides of the street, and will be delineated at intersections and mid-block locations by curb extensions.

On all streets where on-street parking is provided, there will need to be measures to provide time limitations through signs, meters or parking passes to restrict use of parking. Proper invigilation will be an important component of parking management.

To minimize the apparent width of local roadways, driving aisle surfaces will be asphalt and parking surfaces an alternate material, such as pavers. Curb extensions will be landscaped with trees and shrubs.

3.3.3 Sidewalks and Pedestrian Crossings

a) A 1.8 m wide landscaped boulevard will be provided between the curb and sidewalks on all roads within the neighbourhood.

b) Sidewalks will be a minimum of 1.8 m wide on collector roads, and will be wider in the commercial core and other areas of high pedestrian activity.

c) Sidewalks will be a minimum of 1.65 m wide on local streets.

d) Pedestrian crossings at intersections and at mid-block locations will be enhanced with crossing treatments including curb extensions, raised crosswalks and median islands, as well as appropriate illumination.

e) Pedestrian crossings will incorporate appropriate provisions for use by persons with disabilities.

3.3.4 Traffic Calming Features

Traffic calming features will be incorporated into many of the streets within the neighbourhood in order to reduce traffic speeds and ensure safety for all road users. Wesbrook Place will incorporate the following current design practice techniques for traffic calming:

(a) Curb extensions (Figure A) to reduce the width of a roadway, which enhances safety for pedestrians, to identify parking areas, and to provide additional landscaping opportunities.

(b) Traffic circles (Figure B) in the centre of intersections on local streets and neighbourhood collector roads to enhance safety by slowing vehicles approaching and through the intersection.

(c) Speed humps (Figure C) to discourage speeding on local streets and neighbourhood collector roads adjacent the school and playing fields.

(d) Speed cushions (Figure D) may be used as alternatives to speed humps on collector roads if necessary to accommodate transit and emergency responders.

(e) Raised crosswalks (Figure E) to enhance pedestrian safety by increasing the visibility of the crosswalk and slowing vehicles. Raised crosswalks would be used at all pathway crossings on local streets.

Figure A. Curb Extensions

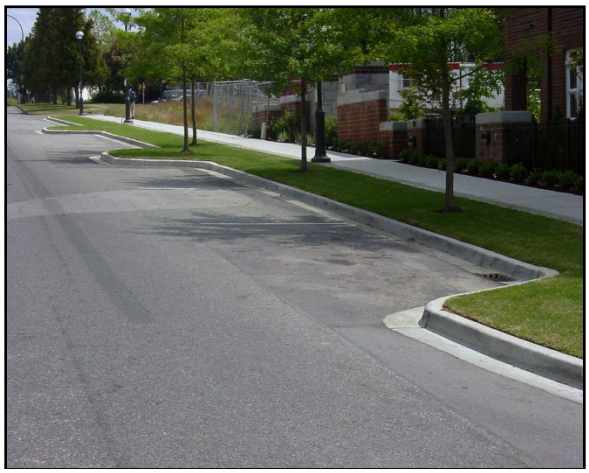


Figure B. Traffic Circle

Figure C. Speed Hump

Figure D. Speed Cushion

Figure E. Raised Crosswalk

3.3.5 Vehicle Access Restriction

It is intended that through traffic along Wesbrook Mall between 16th Avenue and Southwest Marine Drive be minimized. This is an important transit and cycling connection, and provides access for residents and academic purposes. Traffic calming measures will be utilized to discourage through vehicular traffic. If traffic speeds are sufficiently restricted, the route will not be attractive as a short-cut.

3.3.6 Street Landscape

Street trees planted in the 1.8m boulevard will be provided along both sides of all streets. Tree selection will allow sun in winter and provide shade in summer, to be consistent with goals for passive heating and cooling. Where feasible, preference will be given to

native species. Invasive plants (recognized by the Invasive Species Council of Metro Vancouver) will not be used.

Streets and lanes should be considered and landscaped as an extension of the park system and the linear greenway connection. Landscape treatment, lighting and street furniture should be provided to reinforce the strong pedestrian orientation of streets and evoke a natural or park-like setting.

3.3.7 Street Lighting

Street lighting will be provided along all roads within the neighbourhood. Lighting will also be provided along the South Campus Greenway, green streets (Section 3.4.2) and pathways. The UBC Vancouver Campus Plan establishes design criteria to achieve a list of lighting goals including safety and security, creating a sense of place and character, and preserving night views. These lighting guidelines with an emphasis on reducing light pollution will be followed.

3.4 Design Guidelines for Other Pedestrian / Bicycle Facilities

3.4.1 Greenways

Access to the greenway and open space system should be provided within 250m of all buildings in Wesbrook Place. The path surface of the South Campus Greenway will have a typical width of 4m, with 1m horizontal clearances from adjacent objects. Sight distances will be provided along the greenways consistent with a design speed of 35 km/h. Grades will not exceed 5%.

3.4.2 Green Streets

Wesbrook Place will achieve a fine-grained circulation network that encourages walking, cycling and alternative modes of transportation, that reduces impermeable surfaces for storm water, and provides habitat and green space using a system of green streets. Green streets are designed similar to conventional streets with primary use intended for pedestrians, bicycles and other non-motorized vehicles. Access for cars is restricted, yet permitting full access for emergency vehicles and moving trucks/vans when needed. Green streets alternate with typical car streets in the neighbourhood and have buildings fronting onto them and function as linear park space.

Green street parcels will have a typical width of 17 m and will use primarily permeable surface treatments (ID-1). Bicycles will be accommodated in the central area of the green street, with a treed boulevard on either side, which may also accommodate linear storm water features. Sidewalks with a different surface treatment than the main bike travel path will make up the outermost part of the street, which fronts residential use. The general

design described here will be modified for a pedestrian environment with higher traffic as it approaches and passes through the village commercial centre.

3.4.3 Plazas and Open Spaces

Plazas, courts and squares will be designed to accommodate pedestrian movements as well as gathering and resting places. Each space will be designed to have a strong sense of place in its own right, with an appropriate proportion and scale. There should be clear visual and physical succession from one space to the next, to help with orientation and wayfinding, and to create interesting and varied places.

3.5 Design Guidelines for Buildings

3.5.1 General Character and Intent

Wesbrook Place is a unique opportunity to make UBC a complete community by providing a diversity of housing as a 'critical mass' that supports a vibrant mixed-use neighbourhood strongly linked to the residential, academic and recreational fabric of the rest of campus.

a) Elaborate the design vision for Wesbrook Place, focusing on the General Character and Intent, in collaboration with UBC Properties Trust, the Advisory Urban Design Panel and with an opportunity for input from the residential community and the development community, and publish the result in a companion document to the Neighbourhood Plan.

b) Though strongly connected to the main campus, Wesbrook Place will have a distinctive 'village' character, which emphasizes its uniqueness in context, scale and diversity within the region.

c) The neighbourhood is primarily residential with elements to support an active and vibrant community, including shops and services, schools and community centre.

d) The character of the community will respond to the distinctive natural and built environment at the University.

e) Building form should facilitate social interaction and a sense of community among the residents of the neighbourhood, with surrounding areas and with the campus as a whole.

f) Where it can be accommodated with the built form, it is desirable that buildings be visitable by persons with disabilities. Apartment buildings will be required to accommodate visitability. Townhouses and city homes are encouraged, but not required, to be visitable.

3.5.2 Siting and Orientation

a) Building design should accommodate and integrate with the natural topography and, to the extent possible, retain existing individual significant trees and forested areas in landscape.

b) Buildings should be designed with application of setbacks and appropriate orientation to optimize sunlight and natural ventilation exposure wherever possible.

c) Building siting should address and optimize view and outlook opportunities wherever possible.

d) The relationship of the buildings to streets, Green streets, open space, pedestrian and cyclist paths, and to adjoining buildings is a primary consideration in the design of buildings. The design should ensure that as many ground-oriented residential units as possible have direct access from the street and linear open space system in order to animate the streetscape and the pedestrian network.

e) The neighbourhood will accommodate mixed-use and live/work models in the more urban areas along collector roads and in the village commercial centre.

3.5.3 Massing

General building massing and heights have been determined to establish appropriate density distribution, to take advantage of view and outlook potential, to minimize overshadowing, and to relate building form to existing natural conditions (Plan P-10).

a) Building design will consider neighbouring existing buildings with regard to height, privacy and overlook concerns. For buildings greater than 8 storeys the distance between the building envelope of an adjacent high rise building shall be at least 30 metres.

b) Within the overall building envelope, consideration should be given to setbacks, orientation and other techniques to minimize overshadowing onto neighbouring sites and developments.

c) Towers should be massed and articulated to respond appropriately to the street and contribute to a human scale at grade.

d) Buildings may utilize setbacks at the upper floors to reduce visual impact over-shadowing.

e) Lower density / lower height buildings should incorporate plan forms and massing treatments that articulate building form at street level, and use of dormers and stepped/varied rooflines is encouraged to reduce apparent building mass at the upper storeys.

3.5.4 Building Style and Architecture

a) No specific design theme is envisaged, however building style and architecture must respect the traditions and heritage of the University.

b) Buildings will be designed to address the potential technical and physical issues particular to west coast climatic conditions in order to ensure long-lasting structures.

c) Consideration will be given to a range of measures that keep birds from striking tall structures.

d) Consideration should be given to incorporating appropriate flexibility and adaptability to future changes in activities and technology – accommodating the possibility of retrofitting and reconfiguration as the neighbourhood evolves over time.

3.5.5 Materials

a) Exterior finishes and detailing on all buildings will be of a durable quality suitable to the west coast climatic conditions.

b) Building materials with low environmental impacts will be encouraged where economically feasible. This could include use of recycled and recyclable materials, locally sourced products, and materials with recycled content and materials with low embodied energy (See Sections 3.5.14 and 3.5.15).

c) Building materials should be selected from a palette of materials deemed appropriate for a predominantly residential neighbourhood to provide some cohesiveness and recall the University character and traditions.

3.5.6 Building Signage

Additional requirements for signage in the village commercial centre are specified in Section 3.5.7.

a) Building signage must be appropriately integrated with the building design and/or landscape design.

b) Design, materials, lighting and finishes should be durable and damage resistant.

c) Ground-based signage placement should not hinder vehicular or pedestrian movement. For the provision of emergency safety services, signage should be sized and located so as to be easily viewable by pedestrians and motorists.

d) Signage illumination should be front-mounted (not back-lit) with warm-lamp sources projected downward onto the sign face to avoid light spill into the night sky.

e) Building signage or ground-based signage to identify special features of green

buildings is permitted and will be encouraged through the UBC Residential Environmental Assessment Program administration.

3.5.7 Character of the Village Commercial Centre

Overall Character: The Community Living Room The village commercial centre should provide a strong sense of place that becomes the heart and soul for the Wesbrook Place community (the community living room), and for the adjacent University and residential neighbourhoods.

a) The village commercial centre will have a vibrant, distinctive, small-town village character that reflects the vitality of the University community and the well-established natural setting.

b) The village commercial centre is a key element to achieving a complete community on campus by providing shops, services and community facilities in walkable distances from places of work and study.

c) Economic vitality necessitates that the village centre is perceived as the heart of Wesbrook Place, with all 'roads' (pedestrian, bicycle and vehicular circulation systems) leading to this social centre.

d) There will be careful selection of types of commercial retailers.

e) Village centre design will provide opportunities for social interaction, and special community events and activities.

f) Design of the surface parking lot and plazas will accommodate alternate special events such as market days and community events.

g) Residential use and locating the community centre within the village are important to animate the village core throughout the day and evening.

Built Form, Siting and Orientation The form of the village is the product of an assembly of building forms that are organized by repeated rhythm of storefronts and building heights that are varied with occasional vertical accents.

h) Buildings fronting Wesbrook Mall - the "high street"- must be two storeys or greater, up to five storeys, except for the seniors' facility which may be up to six storeys.

i) Vary roof slopes with changes in height, with some flat sections and taller accents, towers or special architectural features.

j) Celebrate the gaps as viewed between buildings by composing smaller building forms that minimize the larger buildings.

k) Buildings on primary vehicular and Green street frontages will be located immediately adjacent to the sidewalks, except for areas that may be set back to accommodate outdoor dining, and other uses that are publicly accessible. Where

buildings are recessed, the existing street wall should be reinforced by paving materials or railings that differentiate the setback area from the sidewalk.

l) The first occupiable floor of a non-residential development should be located at the sidewalk's general elevation.

Scale and Massing By appropriate scale of many aspects of the building details, develop buildings that are consistent with facades and respect the scale of the regional setting. By composition of details at the ground level of buildings, create a scale suited to the width, proportions and character of the pedestrian corridors.

Organize the mass of a single building in a relationship to the scale of neighbouring buildings and in relationship to the size and use of the adjacent landscape spaces. Vary the mass of buildings to create variety in the character of the pedestrian places.

m) Upper level building setbacks and setbacks along the base should be used to step buildings so that sunlight into commercial corridors and important public spaces is not blocked.

n) In large and linear buildings, ease the effect of a large single mass by an occasional abrupt horizontal stepping of the entire wall. This can create the effect of a sequence of smaller attached buildings.

o) Buildings should generally be comprised as a number of shops of limited frontage. Individuality within a standardized or unified appearance is encouraged for single buildings with multiple storefronts.

p) The ground floor of buildings must be scaled to the pedestrian space by the addition of roof forms, store fronts, cornices at the top of the first floor level, porches, awnings and other elements to create a human scale at the base of the building.

q) The use of freestanding kiosks is encouraged to provide the personal small scale and changing appearance of the commercial venues.

Architecture, Materials and Colour The façade of the building, that is, mid wall levels, contribute to the appearance and scale of the building but are secondary in visual importance to the richness of the first floor pedestrian level and to built form. The compositions of openings should reflect the order of interior spaces. The facades should introduce variety and alignment, materials, and colours to create scale and variety in the pedestrian corridors.

Emphasize the importance of the pedestrian related level of the buildings by use of arcades, porches and passageways through buildings. Provide weather-sheltered pedestrian routes through buildings. By the quality and drama of entrances, create exciting ways to enter the village and to enter buildings.

Doors and windows are to create a residential scale to the buildings. The organization of windows should generally be orderly rather than abstract. Doors and entry ways are opportunities for special and attractive details that can provide friendly and tactile features in the village.

Interesting building facades and pedestrian places can be developed by the use of a diverse mix of materials. Materials should be selected and arranged to develop the scale and feeling of the small town that has grown over time. Consider use of colour throughout the village to create an overall unity while introducing other colours to express individuality and diversity.

r) Buildings will exhibit respect for the University's traditions and heritage, creativity and sustainability.

s) High quality materials should be used to convey substance and integrity.

t) Facades should present a visually-balanced composition, relate to their surroundings, and provide a sense of cohesiveness within the village centre without strict uniformity.

u) Modify the visual alignment of a façade by steps in the building walls, by angles in alignment, or by colour and material changes to create the appearance of smaller-sized building modules that would be typical of a village.

v) Use extended and recessed balconies to add rhythm and texture to the façade.

w) Buildings should be individual in appearance, richly textured, with bay windows, recessed doors, window flower boxes, and special detailing. Doors recessed within walls provide scale, weather protection and a sense of entrance.

x) Ground floor facades should be composed primarily of clear glass windows and doorway entrances to shops.

y) Windows are typically large, rectangular, vertically oriented, simple planes of glass, and 75% of the storefront width should be glass. Bay windows are appropriate.

z) Transoms may be repeated above windows as well as doors to add richness and scale to buildings.

aa) Arcades should allow a minimum of 2.8 m clear space between arcade columns and the building wall. Arcade columns should be adequately sized to be in scale with the overall building, but must not be large and/or spaced closely to obscure visibility of ground level shop fronts from adjacent pedestrian areas.

bb) Design quality and complexity at a height of ten or twelve feet above the pedestrian level is important. The addition of hanging lights, bracket hung signs, seasonal flower pots, banners, awnings are all appropriate and desirable elements to further the effect of the "upper level enclosure."

cc) Give priority to the detail of door and window trims. Door knobs, hinges, door knockers, building names, and wall hung lights are all detail opportunities.

dd) Colours of exterior materials, signs, window frames, cornices, storefronts and other building features should be coordinated. Choice of colours should be determined by the nature of the building.

ee) Principal pedestrian corridors will include outdoor amenities for activities such as eating, sitting or resting, landscaping, attractive/decorative paving and public art where appropriate.

Signage

ff) Signs should be designed at a scale appropriate to the desired character of the village centre.

gg) The size and location of signs should be appropriate to the specific business.

hh) Pre-packaged signs and logos should be modified to a scale and location appropriate to the desired character of the village centre.

ii) Signs should not block or obliterate design details of the building upon which they are placed.

jj) Pedestrian-oriented signage is encouraged. Such signage may be located on entry awnings, directly above business entrances, and hanging signs located adjacent entrances.

3.5.8 Access to Parking and Bicycle Storage

a) Parking garage access doors and ramps should be typically incorporated within the profile of the building. The visual impact of parking access on the streetscape should be mitigated through the use of screening, trellises, planters and other buildings and landscape elements.

b) Where possible, garage access doors should be at the rear access point of buildings, or along the least visible elevation with the least pedestrian traffic. Regardless of location, the garage access openings and doors should be integrated into facades with the same level of design consideration as other facades.

c) Access to any off-street surface parking should incorporate landscaping to minimize the visual impact of hard surface and to screen parking areas.

d) Building access should feature bicycle-friendly. Where secure bicycle parking is provided in parking garages, safe and accessible bike access from the street to the parking garage should be provided.

3.5.9 Recycling and Garbage Facilities

a) Recycling and garbage holding must be provided within the building envelope of new residential buildings, except for townhouse buildings where a screened exterior location may be permitted.

3.5.10 On-Site Landscape

a) The neighbourhood is adjacent to Pacific Spirit Regional Park and contains significant existing tree stands. Site planning and building development should respect, and be responsive to, existing onsite and adjacent landscape.

b) Landscape design should consider view management. Low level planting adjacent to public pedestrian areas in conjunction with appropriate lighting will enhance a comfortable and safe public environment.

c) Landscape features should mark entry points, nodal spaces and community open space and buildings.

d) The introduced landscape should be specified as suitable to west coast climatic conditions and designed for low requirement for watering, maintenance and use of herbicides and pesticides.

e) Existing healthy tree specimens and tree stands should be retained wherever possible.

f) Use of fences should be minimized, and when used, should be located in small sections to provide localized privacy and screening only. The use of hedges and shrubs to define pathways and edges should be considered.

g) Where feasible, preference will be given to native species. Invasive plants (recognized by the Invasive Species Council of Metro Vancouver) will not be used.

3.5.11 Fire Smart Principles

The forest / urban interface is any area where combustible forest fuels are found adjacent to human structures. Interface fires typically do tremendous damage, result in large economic losses and have severe social impacts. Hazard assessment, fire awareness and preparedness are responsibilities shared by all members of the community.

a) The University will work with future residents, adjacent landowners and emergency response agencies to develop appropriate infrastructure and planning for fire protection in Wesbrook Place.

b) Buildings will be required to demonstrate Fire Smart principles at the Development Permit stage (site design, proposed building materials, etc.).

c) Adjacent to Pacific Spirit Regional Park, a local road will be located between the

green edge and residential land to provide a fireguard at the interface.

d) The University will ensure water servicing has enough available water for fire suppression, and assess on-site water supply for fire response.

e) Safe access for fire and other emergency equipment and for residential evacuation will be provided.

f) Vegetation and fuels will be managed in the tree preservation areas.

3.5.12 Building Lighting

a) To enhance safety and amenity, and encourage all-hours use, adequate lighting levels on public streets and walkways should be maintained. Where possible, pedestrian level lighting along pedestrian routes should be installed and lighting type should be low-level, energy efficient fixtures.

b) All external building and site lighting generally should employ a principle of directing light downward to assist wayfinding, minimize impact on habitat, reduce glare, and to limit light spill pollution upward into the night sky.

3.5.13 Safety and Security

The design of each development should use Crime Prevention Through Environmental Design (CPTED) principles in the design of buildings and landscapes, as follows:

a) Residential buildings should be designed to overlook the streets, parks, walkways and private open spaces;

b) Building lobbies and entries should be clearly visible as they are approached;

c) Entry areas should limit both night and day concealment opportunities;

d) Indoor common areas should be placed adjacent to outside common areas or overlooking the street to improve overall surveillance;

e) Fences and walls adjacent to the sidewalk should be designed to ensure some view of the building from the sidewalk, without compromising unit privacy, to promote casual neighbourhood surveillance; and

f) Introduced landscaping should be designed and located to enhance security.

3.5.14 Green Buildings

As green building design evolves, new technologies and materials are continuously introduced. The foundation of a sustainable community provides unique opportunities for green building initiatives:

a) The University location fosters research and innovation. Academic and industry research conducted on campus has long been a source of new technology.

Technological innovation will continue to promote the use of sustainable building practices in the development industry.

b) Housing built by the University will demonstrate economically feasible new technologies and help promote market acceptance through pilot projects. Longer term monitoring of energy use, costs and consumer acceptance is possible in housing owned by UBC.

c) The overall marketing strategy for campus neighbourhoods will emphasize the sustainable benefits of campus living, and foster awareness and a desire for homes that are designed and built to be "green."

d) Residents moving to campus neighbourhoods will likely have a greater propensity to demand buildings with enhanced sustainability. Builders and developers will be encouraged to meet this demand, since buildings that accommodate consumer preferences have a natural market advantage.

e) Buildings will be subject to the UBC Residential Environmental Assessment Program rating system (See Section 3.5.15).

3.5.15 Green Building Rating System

The UBC Residential Environmental Assessment Program will be applied to all new buildings in Wesbrook Place. REAP provides a framework to encourage and measure sustainable building practices for residential developments at UBC. The objective is to increase the use and acceptance of sustainable design features over and above the "standard practices" used within the BC Lower Mainland.

Residential buildings must be designed to achieve a rating of the UBC Residential Environmental Assessment Program Gold or better.

Building designs should incorporate district energy.

3.5.16 Neighbourhood Climate Action Plan

The Neighbourhood Climate Action Plan (NCAP) was approved in June 2024 and sets a pathway to a net-zero and climate resilient community for the residential neighbourhoods on UBC's Vancouver campus. Developments in Wesbrook Place will work towards the goals, targets and actions of the Neighbourhood Climate Action Plan.

Figure F. Neighbourhood Climate Action Plan – Scope Areas

4.0 DEVELOPMENT CONTROLS

4.1 Overview

The development controls described in this section provide an overall view of the general controls for development in this neighbourhood. Site-level analysis and recommendations occur at the Development Permit stage.

4.2 UBC Development Handbook

The UBC Development Handbook contains general regulations that apply to buildings within this neighbourhood. The provisions in the Sections 4.3 through 4.8 are based on definitions as contained in the UBC Development Handbook.

4.3 Building Envelopes

Site boundaries and the maximum extent of building envelope are indicated on Plan P-10. Buildings can be situated within these sites based on the provisions of this neighbourhood plan. Actual building siting will be determined at the Development Permit stage.

4.4 Height

Within the overall height framework determined for the Wesbrook Place neighbourhood, height limits for each parcel have been outlined. The height maximums for each lot are indicated on Plan P-10.

4.5 Setbacks

Setbacks are indicated in general form in Section 3.5 of the plan. Specific setbacks for each site will be established in tender documents, and enforced through the Development Permit process.

4.6 Site Coverage

Site coverage will be specified for each site by Development Permit. No residential site shall exceed 80% coverage, in order to provide appropriate open space and landscaping within the neighbourhood.

4.7 Vehicular Parking

Underground or covered off-street parking is generally required for new residential buildings within this neighbourhood. On street parking will also be available for resident and visitor use by means of a permit. The extent to which on-street parking may be used as part of the parking allocation for each site will be determined by the Development Permit, and will depend on the extent of adjacent street frontage and other factors.

A primary element of this neighbourhood will be its reduced reliance on automobile use. Vehicular parking standards will comply with the UBC Development Handbook, and shall not exceed the maximum standards in that document. Maximum parking ratios are given for general purpose parking. Minimum parking requirements are used when allocating space for accessible, visitor, electric, CNG and shared/coop vehicle parking.

Spaces for auto co-operative cars will typically be provided on the street rather than within individual buildings, in order to facilitate broader use of shared vehicles.

As the technology for automobile vehicles changes, the infrastructure for on street parking in the neighbourhood should support electric vehicles with re-charging facilities.

4.8 Bicycle Facilities

Parking requirements for bicycles are contained in the UBC Residential Environmental Assessment Program and the UBC Development Handbook.

5.0 INFRASTRUCTURE AND SERVICING

5.1 Overview

Services for Wesbrook Place will be designed in accordance with the campus-wide UBC Master Servicing Plan and Integrated Rainwater Management Plan that covers storm water, sanitary sewer and water distribution prepared in conjunction with UBC Energy and Water Services. The goal of the servicing plan is not only to service newly developing areas, but to rectify deficiencies and limitations of the current systems.

5.2 Sustainable Drainage Strategy

Wesbrook Place lies within the South Catchment Area identified in the Integrated Rainwater Management Plan. The neighbourhood generally slopes to the southwest with overland drainage currently diverted via an open channel (ditch) along Southwest Marine Drive that outfalls through Pacific Spirit Regional Park to the Fraser River via Booming Ground Creek.

Booming Ground Creek east of the culvert at Southwest Marine Drive is an ephemeral Creek that is dry 4-6 months of the year. Runoff from the SW Marine channel provides flows in the creek west of the roadway year-round. In Section 2.2.3 of this neighbourhood plan, UBC has committed to maintain habitat in the lower reaches of the Booming Ground Creek system.

The Sustainable Drainage Strategy for the South Campus Neighbourhood was prepared to guide low-impact development (LID) site design using best management practices in Wesbrook Place. The general strategy for South Campus drainage is to retain rainfall from small, frequent events, detain rainfall from larger events, and convey runoff from extreme events. Not all of the recommendations are included in the provisions of this neighbourhood plan.

UBC consolidates its storm water management policies and practices in an Integrated Rainwater Management Plan . The Integrated Rainwater Management Plan provides a framework for all storm water management strategies on campus, including the Wesbrook Place neighbourhood.

Any changes to UBC's storm water management that would result in increased flows to outfalls are to be reviewed through the Metro Vancouver -UBC cliff erosion management process.

Any proposed works on land within Pacific Spirit Regional Park will need review by the Metro Vancouver. Any proposed works affecting the Fraser River shoreline will be reviewed by the Vancouver Port Authority and the multi-agency review coordinated by the Fraser River Estuary Management Program (FREMP).

5.3 Sanitary Sewer

The South Campus Sanitary Sewer System is essentially comprised of two gravity trunk sewers that drain towards a single gravity trunk sewer discharging wastewater into the GVS&DD SW Marine Drive Interceptor leading to the regional sewage facility on Iona Island. A flow meter station on the single gravity trunk sewer allows Metro Vancouver to monitor flows and charge UBC for the disposal of wastewater.

The South Campus Trunk Sewer runs along the Wesbrook Mall, Nurseries Road, travels along private roads and cuts across untraveled corridors until it ultimately reached the discharge point for the SW Marine Drive Inceptor. A comprehensive strategy for upgrading of sanitary sewer mains has been prepared by consultants in conjunction with UBC Energy and Water Services, and is included in the UBC Master Servicing Plan. A new trunk sewer on Wesbrook Mall south of West 16th Avenue is identified in the UBC Master Servicing Plan.

5.4 Water

The water distribution system is being designed within the context of a campus-wide strategy for water distribution included in the UBC Master Servicing Plan. A comprehensive program of water distribution network improvements is being implemented.

No major upgrading to the existing supply mains will be triggered by Wesbrook Place Neighbourhood; however, due to the new alignment of some roads and service corridors in Wesbrook Place some water mains may require relocation. As well secondary distribution mains will be required as construction proceeds. The water mains will be sized to meet fire flow requirements and distribute flows for future buildings in the neighbourhood.

6.0 COMMUNITY FACILITIES

The provision of adequate community services is important to the development of a community. The university is responsible for providing sufficient community services to campus residents. Residents will be extremely well served by recreational and cultural amenities.

6.1 Health and Safety Services

The University campus is currently served by a variety of emergency health, safety and security, and fire protection services provided by other agencies:

- Ambulance Service is provided through BC Ambulance Service, a subsidiary of the Province of British Columbia, from a station on Wesbrook Mall;
- Policing is provided through the Richmond based RCMP detachment from a station on Wesbrook Mall; and
- Fire services have been contracted by the City of Vancouver, and serve the UBC and UEL communities from a station on Wesbrook Mall.

The University will work with the providers of these services, and new services as required, to ensure that capacity meets the needs of the residential population on campus.

6.2 Community Centre

A Community Centre in proximity to the village commercial centre and school will be provided as outlined in Section 2.3.4. The community centre will provide an important community gathering place and create opportunities for interaction with academic units on campus.

The University Neighbourhoods Association will determine programming for the community centre.

6.3 Schools

School sites will be located in Wesbrook Place as outlined in Section 2.3.4.

a) The secondary school will be undertaken in the first phase of construction of Wesbrook Place.

b) The elementary school, if required, will be built at a later stage. A 1.5 ha site near the secondary school and playing field is being reserved for this purpose.

c) The schools will be encouraged to create mutual learning opportunities with the University.

d) The schools will be provided with excellent pedestrian and cyclist access.

6.4 Recreational Facilities

Residents of Wesbrook Place will be well-served by recreational, social and cultural facilities (See Section 2.4). The University will provide parks and open space facilities within the neighbourhood and residents will have access to other UBC-owned facilities through user agreements. Recreational facilities will be built concurrently with development.

6.5 Arts and Cultural Facilities

The Community Services Card program administered by the UNA provides access and benefits for residents to social and cultural facilities across campus including the UBC Library system, the Chan Centre for the Performing Arts, the Belkin Art Gallery, Frederic Wood Theatre, and the Museum of Anthropology. Cultural learning opportunities through integration of academic unit programming and the community centre and school are encouraged throughout UBC's neighbourhoods.

6.6 Other Social Services

a) Child care facilities are currently provided on campus by the University in several locations. Expansion of capacity will be required to serve new residents. Some of this expanded capacity will be accommodated in Wesbrook Place (See Section 2.3.6 and Appendix B Section 2.2 Uses).

b) Services for senior citizens will be accommodated in Wesbrook Place based upon residents' needs and preferences.

c) There will be emphasis on learning in Wesbrook Place to maximize opportunities, partnerships and resource sharing among residents, the school, community organizations and academic research on campus.

d) Community meeting and gathering spaces will be provided throughout the neighbourhood, including a village market square for community events.

6.7 Access

a) Community facilities in Wesbrook Place will provide access for elderly people and people with movement or sensory difficulties, while improving awareness of access issues.

b) Community facilities will be well served by local transit.

6.8 Governance of Community Facilities

The University Neighbourhoods Association (UNA) has now been established for new residential neighbourhoods on the campus, including Wesbrook Place.

The UNA approximates a municipal council for the neighbourhood areas on campus, promoting the creation of vibrant, sociable, safe and diverse neighbourhoods at UBC. The UNA is responsible for local regulation (such as animal and parking control, as well as community programs and recreation, elections, landscaping, noise control, recycling, refuse collection, trails) and liaison for the use of UBC facilities. Residents' concerns, opinions and views are heard through the UNA, which helps shape future development and the allocation of community facilities.

7.0 IMPLEMENTING THE NEIGHBOURHOOD PLAN

The University maintains a development review process under the provisions of Board of Governors' Land Use Policy UP12, which is established by the authority of the University Act. The development review process applies to each of the development parcels subdivided within this neighbourhood plan area. The UBC Development Handbook outlines the process and provides development controls for each of the 8 classes of building site.

Following the allocation of a building site to a developer, the proponent meets with Campus and Community Planning in a pre-application meeting to confirm the steps in the development review. These steps include:

a) formal notice of the project through on site signs and by mail and through the University Neighbourhoods Association

b) submission(s) to the Advisory Urban Design Panel

c) public open house

d) presentation to the Development Permit Board, where the public can also make comments on the proposed development and the recommendations under consideration by the Development Permit Board

e) following a resolution of the Development Permit Board, the Director of Planning issues a development permit that may include conditions that must be satisfied prior to the issuance of a Building Permit by the University's Chief Building Official.

UBC will continue to work with Musqueam representatives to increase Musqueam presence and welcome on campus as well as managing potential impacts of growth on local services, ecology and culturally important areas such as Pacific Spirit Regional Park.

The Neighbours Agreement commits UBC to engage the UNA on development proposals in the neighbourhoods. UBC further commits to collaborate with the UNA on the implementation of this plan (e.g., public open space programming, transportation improvements, community partnership / amenity spaces, etc.) through ongoing engagement, which may include walkshops, workshops, and activities developed in conjunction with the UNA.

UBC also commits to working with the UNA on: advocating for the timely delivery of a new Wesbrook Place elementary school; and, continued coordination with external infrastructure and service providers on the delivery of essential services to keep pace with growth.

The build-out completion of the Wesbrook neighbourhood plan will take up to fifteen to years, depending upon the demand for housing and the business cycles of the economy.

The average annual rate of development is not expected to exceed 400 units per year, excluding rental housing which responds to different market conditions and provides affordability benefits. This rate will be monitored on a rolling seven year average basis beginning in 2012 and will be reported to the Board of Governors in the annual report of the Development Permit Board. The unit count will be determined at time of Development Permit issuance accounting for phasing of projects.

LIST OF PLANS, PHOTOS AND ILLUSTRATIONS

APPENDIX A

REFERENCES to documents referred to in the Wesbrook Place Neighbourhood Plan
(review for current relevance and substitute updated references where necessary)

The following documents are available for viewing / download on the Internet:

- Campus Vision 2050 (2023)
- Land Use Plan - The University of British Columbia Point Grey Campus (2024)
- UBC Strategic Plan (2018) http://strategicplan.ubc.ca
- Vancouver Campus Pan (2010)
- Housing Action Plan (2023)
- Integrated Rainwater Management Plan (2025)
- Sustainable Drainage Strategy for the South Campus Neighbourhood (2004)
- UBC Development Handbook (2025) https://planning.ubc.ca/development-permit-materials
- UBC Residential Environmental Assessment Program https://planning.ubc.ca/sustainability/sustainability-action-plans/green-building-action-plan/residential-building-requirements
- Neighbourhood Climate Action Plan (2024)
- Urban Design and Character Guidelines for Wesbrook Place: (2016)

Wesbrook Place Neighbourhood Plan **P-1**

Wesbrook Place Neighbourhood: Ortho Photo, 2023

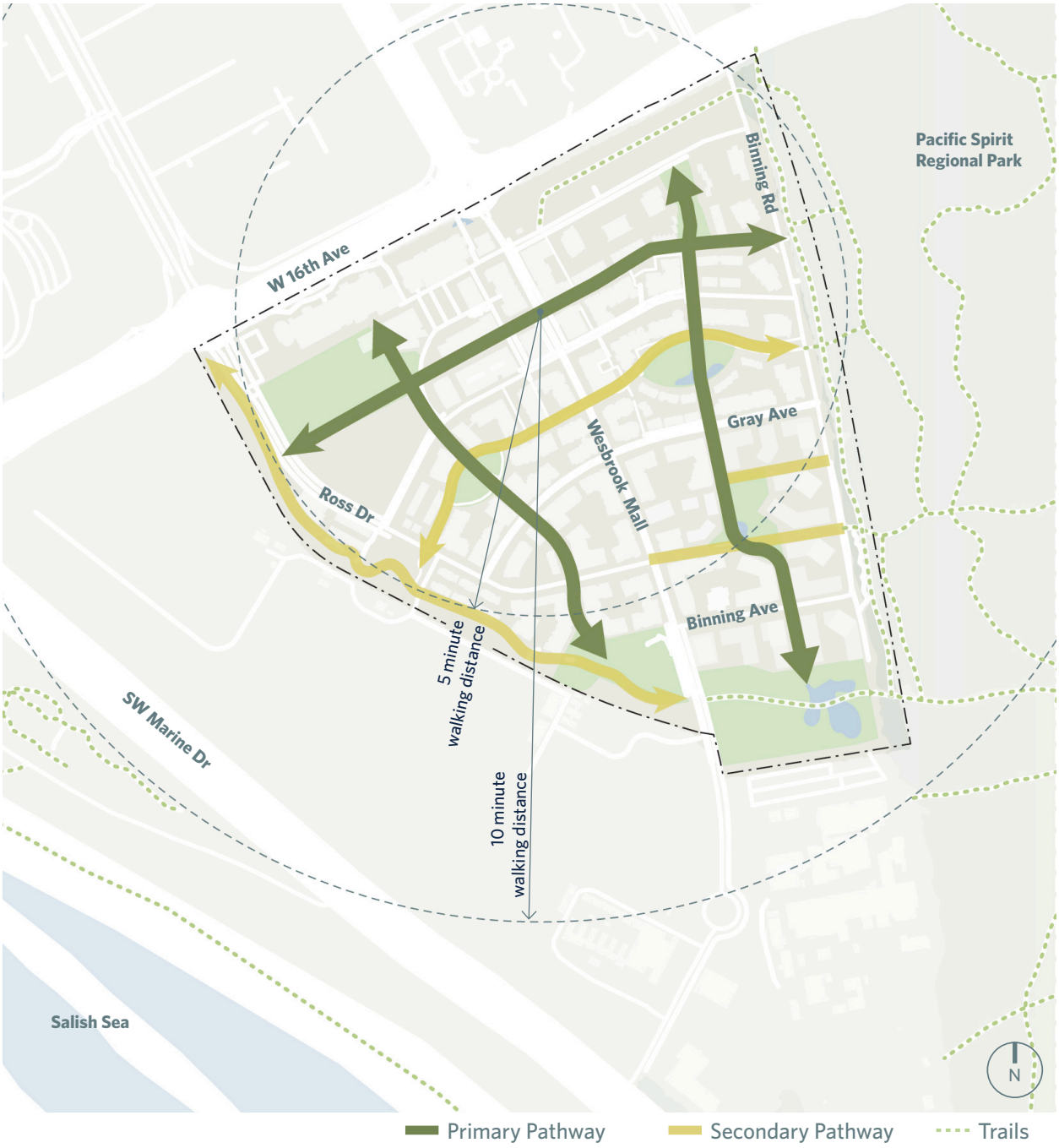
Aerial Photograph of Wesbrook Place Neighbourhood P-2

Mature, healthy tree retention is an objective for this neighbourhood. An assessment of the existing tree stock informed this decision. Tree retention is a major factor in creating the neighbourhood aesthetic of a 'village in the woods'. Retention and improvement of tree stands will shape and define the neighbourhood as a built community informed by the natural landform and landscape.

The natural topography has informed the development with respect to residential development, open spacem programming, and stormwater management features.

The location of taller buildings in relation to lower structures considers overshadowing. To optimize natural amenity to the maximum number of residents, taller buildings are located along the eastern edge of the neighbourhood. Building siting will also consider solar orientation for amenity and energy performance.

Natural Environment Context P-3



Within the neighbourhood, the village centre (with shops, 'main street,' pedestrian areas, community centre and school) is within manageable walking distance from the various residential sub-areas. The neighbourhood is a varied and vibrant residential village in the forest. It is focused on a central community core and has strong connections to adjacent natural and built surrounds.

Pedestrian movement within the neighbourhood and to surrounding areas is based on identified natural and proposed movement paths that actively enhance the interaction between residents and their neighbourhood. The layout of the roadway and green street network provides a series of interconnecting pathways based on movement needs.

Bicycle use is intended on all Greenways and Green Streets.

Pedestrian Context P-4

The first premise of the roadway system is to rationalize and minimize the space occupied by asphalt and increase green open space. Second, the road system is intended to limit the extent of site perimeters that are flanked by roadway, thereby increasing 'green' site perimeters while maintaining vehicular access. Finally, the hierarchy of 'arterial', 'collector', and 'local' roads regulates traffic type and volume to appropriate locations – limiting heavier traffic volumes and vehicle types from circulating in residential areas, and defining accessible transit routes. All roadways are designed to be shared with bicycles.

Roads Context **P-5**

Transit Context P-6

A founding element of the land use arrangement is the pedestrian 'green network' and the park system. Green Streets connect the neighbourhood for pedestrians both within the Wesbrook Place neighbourhood and to adjoining areas. In this way, pedestrian and non-motorized movement is encouraged and facilitated. Connections to the surrounding areas – Pacific Spirit Regional Park, Hampton Place, the athletic fields, the South Campus Greenway and the UBC Farm are established as extensions of the network. Integral to the green network at nodel points are sub-neighbourhood 'pocket' parks creating open space gathering and activity amentities for localized community use.

Usable Neighbourhood Open Space P-7

The sense that the village mixed-use centre is the heart of a 'village in the woods' is established by locating the community core beyond a 'green portal' of retained and redeveloped trees. Walking distance from 16th Avenue to the retail 'main street' is set at 200m. The community core draws together the elements that centre the focus of the neighbourhood shops (including an 'anchor' grocery store), community centre, village residential (including seniors residential) and school. The village centre itself is located along the primary vehicular access point to the neighbourhood – enlivening the 'main street' which is bisected by the primary pedestrian Green Street. The proximity of the school to the village centre offers possibility for dual-use of community centre facilities.

- Retail Fronting 'Main Street' (residential above)
- Designated Neighbourhood Grocery Store
- Village Centre Residential
- Parking (at-grade + underground)
- School
- Green Edge/ Tree Management Area
- Community Centre
- Seniors Residential

Village Centre Context P-8

The location of the school is seen as a critical element to the vitality and livability of the village neighbourhood. The school has been located immediately south of the village core, which satisfies the following criteria:

- Facilitates opportunities for dual-use of community centre facilities oriented on the primary pedestrian Green Street;
- Centrally located to offer immediate connection to the village centre;
- Fronts the secondary neighbourhood access point on a collector roadway;
- Provides accessibility from other UBC neighbourhoods; and
- Is flanked by open space, community uses and housing – rather than roadways.

School
Community Centre
Pedestrian Connector
Additional Connection to Rest of Village
Primary Connection + Entry

School & Community Centre Context P-9

- Wesbrook Place South Residential (see Appendix B)
- Maximum 3.5 FSR High Rise with Low Rise/Townhouses
- Maximum 2.8 FSR High Rise with Townhouses
- Maximum 3.5 FSR
- Maximum 2.8 FSR
- Maximum 2.0 FSR
- Maximum 1.2 FSR
- # Maximum Number of Storeys
- Internal Site Height Transitions
- Street Wall Massing 6 Storeys or less
- Mixed-Use Commercial Centre
- Mixed-Use
- Schools
- Green Edge
- Usable Neighbourhood Open Space (UNOS)
- Greenway

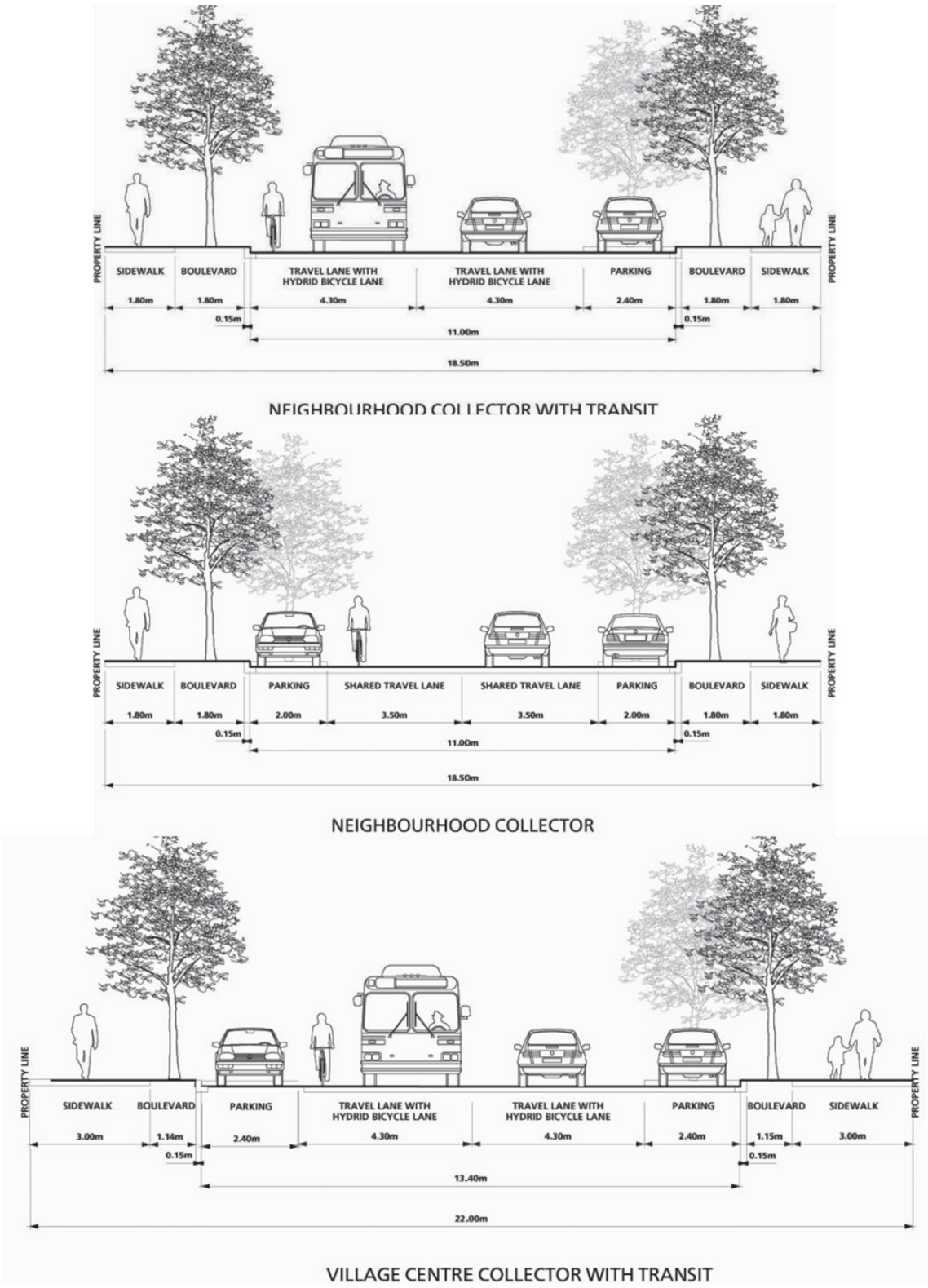
Plan of Land Uses P-10

*All illustrations and renderings shown are conceptual and subject to more detailed planning and design.

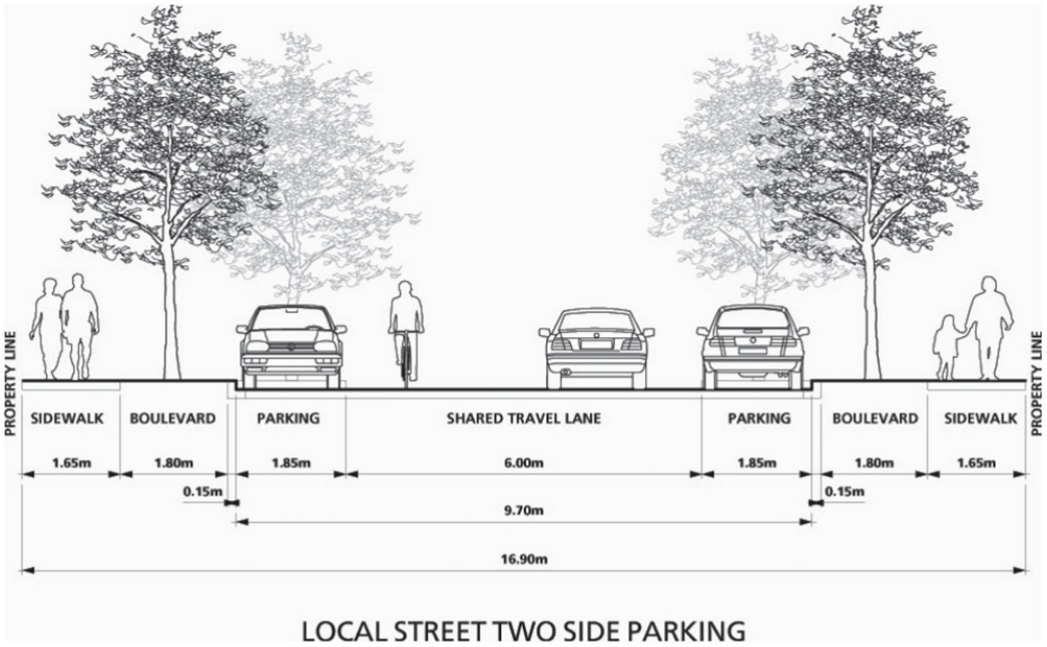
Illustrative Plan **P-11**

Rendering of the General Character of the Green Streets **ID-1**

Rendering of the General Character of the Village Centre **ID-2**



Neighbourhood Collector Roads ID-3



LOCAL STREET TWO SIDE PARKING

LOCAL STREET ONE SIDE PARKING

Local Streets **ID-4**

Character of U.N.O.S. **ID-5**

LEGEND

1 Play fields can be used as temporary stormwater storage during a large storm event

2 Grass swales can clean and absorb stormwater as they convey to ponds

ON-SITE STORMWATER STRATEGIES


Grass Swales + Open Channels

- stormwater is collected and infiltrates as it is slowly conveyed
- planting aids in the filtration of pollutants


Pervious Hard Surfaces

- pervious paving allows rainwater to infiltrate


On-lot Infiltration Systems

- detention of small drainage areas to provide some reduction of overland flow
- system can include rock pits, rain gardens, catch basin sumps or inspection wells


Surface Ponding + Rooftop Storage

- parking lots can store water during storm events
- flat rooftops may provide temporary storage of rainwater prior to discharged through controlled drainage hoppers.


Oil / Grit Separators + Superpipe Storage + Absorbent Landscaping

- separators pre-treat stormwater to increase water quality
- oversized pipes can detain stormwater to reduce peak flows
- absorbent landscaping surfaces can reduce the volume of stormwater runoff

Sustainable Stormwater Strategy Methods ID-6

Appendix B: Wesbrook Place South

JUNE 2025

Contents

Figures and Tables

Figure 1. Wesbrook Place South area, highlighted within Wesbrook Place Neighbourhood context

1. Background

1.1 Introduction

Campus Vision 2050 is the long-range plan for how UBC's Vancouver campus will change and grow to support the needs of the university, its faculty, students, residents, staff, and Musqueam. Approved in 2023, Campus Vision 2050 outlines guiding principles, six big ideas and strategies, and design intentions to plan for the long-term development of the campus. This includes the expansion of Wesbrook Place—creating a new area referred to as "Wesbrook Place South"—and updates to specific policies set out in the amended 2024 Land Use Plan.

This 2025 amendment includes updating key policies related to the development program for the overall Wesbrook Place Neighbourhood Plan and preparing this Appendix B to further detail changes as a result of the expansion of the neighbourhood and creation of 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. It offers a unique opportunity to achieve high density housing development that is human-scaled and brings the forest into the neighbourhood, enhancing biodiversity and access to nature, while contributing to climate action targets. This new area will connect to the neighbourhood's existing network of open spaces and courtyards, pathways and streets, and blend a forest and urban character.

1.2 Plan Area

The Wesbrook Place South area (Figure 1) is bordered by Gray Avenue, Pacific Spirit Regional Park, Wesbrook Mall, Binning Avenue, an already built portion of Research Park, and academic land to the south. The area includes an existing tree stand with trail connections and a rainwater detention pond.

Figure 2. Planning process timeline

1.3 Physical Context

Wesbrook Place South is situated in the Coastal Douglas Fir Moist Maritime (CDFmm) Subzone, as defined by the Biogeoclimatic Ecosystem Classification (BEC) System of BC. This zone experiences warm, dry summers and wet, mild winters, which are expected to become even more pronounced due to the effects of climate change. Growing seasons are very long, and feature water deficits on zonal and drier sites. The plant communities on site are generally young with some areas highly impacted by large patches of invasive plant species. A variety of ecosystem types and plant communities are found on this site due to the influence of urban development, recreational use, introduced species, and the rainwater pond.

An environmental overview assessment and arborist survey of the southern tree stand were conducted and informed the planning of Wesbrook Place South, including tree retention, building locations, and expansion of the rainwater detention pond.

The topography of the site generally slopes from a high point at the northwest corner, to a low point at the southeast corner. Views to the north include mountains, views to the east include the adjacent forest of Pacific Spirit Regional Park, and views to the south and west include the adjacent forest areas and ocean.

1.4 Planning Process

The need for more UBC housing, amenities, services, green and open space, and child care emerged as prominent themes throughout engagement on Campus Vision 2050. To help address these needs and university priorities, the Land Use Plan and Campus Vision 2050 established growth parameters related to Wesbrook Place South, including: housing Gross Buildable Area (GBA); maximum building height; Usable Neighbourhood Open Space (UNOS) requirements; a tree canopy target; and, community space requirements (refer to Appendix B Section 2.2 Uses). Additional growth in Wesbrook Place South will complement the wider Wesbrook Place Neighbourhood mix of uses and open space network.

The planning process for Wesbrook Place South took place between October 2024 and June 2025. It included broad public engagement, primarily with UBC's neighbourhood residents, through surveys and events (including open houses, workshops, pop-up booths and walking tours), as well as through presentations and community conversations with neighbourhood groups, including parent advisory councils, youth, seniors and newcomers. Engagement also involved targeted discussions through meetings or workshops with specific groups, including the University Neighbourhoods Association (UNA), Musqueam, Planning Advisory Committee, Advisory Urban Design Panel, Alma Mater Society, neighbouring stakeholders (UBC Farm, TRIUMF, Pacific Spirit Park Society), and service providers (Metro Vancouver, BC Ministry of Transportation and Transit, TransLink, Vancouver School Board, RCMP, Vancouver Fire and Rescue Services, Vancouver Coastal Health, Corix).

As part of the Neighbours Agreement, UBC engages with the UNA on planning for UBC's neighbourhoods. For this planning process, UNA staff were represented on the Planning Advisory Committee and Extended Working Group. In addition, UBC planning staff engaged with the UNA Board, including through presentations, workshops, and correspondence.

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 included: discussions with Musqueam representatives 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.

Prominent engagement themes include:

Mobility and Streets

- Support for prioritizing safety (e.g., pedestrian, cycling and driving) and the pedestrian experience (e.g., walkability, 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, 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 South.
- Desire for the new grocery store to be affordable, provide an alternative to 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.

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 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.

1.5 Interpretation

This appendix is organized into sections, which contain a wide range of policies and guidelines that provide direction for development related to Wesbrook Place South. Terms shall be interpreted as follows:

- "Must," "shall," "will," "required" and "not permitted" are used to describe requirements.
- "May," "should,", "can," "could," "would," "encouraged," "discouraged," "consider" and "permitted" are used to describe options and suggestions.

Names of areas and features are descriptive only. Actual names will be determined as part of implementation.

2. Wesbrook Place South Plan

2.1 Principles

The principles for Wesbrook Place South reflect the seven guiding principles from Campus Vision 2050.

1. **Support UBC's academic mission** — Support the university's pursuit of excellence in research, teaching, learning, and community engagement.
2. **Strengthen UBC's relationship with Musqueam and campus Indigenous Communities** — Support UBC and Musqueam's relationship and the goals and actions of UBC's Indigenous Strategic Plan, while honouring and celebrating UBC's host nation on whose traditional territory the campus is situated.
3. **Confront the affordability crisis** — Make daily life more affordable, convenient and supportive and enable new ways to provide affordable housing and food options as part of a complete community concept.
4. **Make campus more inclusive, accessible, and welcoming** — Consider all ages, abilities, and backgrounds and plan equitable, diverse, and inclusive spaces that help achieve the best learning, working, and living environments for all.
5. **Take bold action to address climate change and enhance campus ecology** — Support UBC's systemic, collective action to combat climate change, including reinforcing and aligning with UBC's Neighbourhood Climate Action Plan and protecting and enriching campus ecology and biodiversity.
6. **Strengthen connectivity** — Improve social, economic, and ecological connections within campus and to the broader region.
7. **Ensure the campus lands benefit the UBC community today and for generations to come** — Ensure the campus lands continue to fund academic excellence, infrastructure and amenities, and affordable housing for faculty, staff and students through residential development while also providing livable and sustainable communities.

In addition, Wesbrook Place South emphasizes "human-scale" design principles, including:

- **Pedestrian-friendly layouts** — Streets, pathways and greenways designed for walking and rolling, with shorter blocks, wider sidewalks and safe crossings, with parking consolidated underground.
- **Moderate building heights fronting streets and open spaces** — Buildings typically are 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 are located within walking distance.
- **Buildings that engage with pedestrians** — Guidelines ensure 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.

2.2 Uses

Wesbrook Place South will include a mix of residential, commercial, child care, and potential community partnership and / or amenity uses, accommodated in towers and mid-rise buildings and podiums; public open spaces that will provide space for a range of outdoor activities; and supporting infrastructure. Uses in Wesbrook Place South are outlined in Section 2.3 Land Uses and Densities in the Neighbourhood Plan and in Appendix A Schedule P-10 Plan of Uses, and include:

- About 195,000 square metres (about 2.1 million square feet) of new housing (calculated as Gross Buildable Area[1]), delivered across a mixture of towers and mid-rise buildings.
- Up to 2,800 square metres (approximately 30,000 square feet) of new commercial space, including a mid-sized grocer.
- Potential community partnership and / or community amenity space, up to 465 square metres (approx. 5,000 square feet) of community space and up to 185 square metres (approx. 2,000 square feet) of sustainability program space (e.g., sustainability hub), subject to future siting and funding arrangements with the UNA or another provider.
- One new child care facility[2].
- About 5 hectares of open space.

2.3 Built Form

The location and mix of mid-rise buildings and towers has been strategically organized to: enhance the sense of openness from existing buildings and public spaces; minimize shadows on public areas; maximize retention of existing high-value trees; and meet the development program. Six towers ranging from 26 to 39 storeys will be located along the forest edge. Additionally, predominantly six-storey buildings will create a human-scaled public realm experience and provide space for roof-top gardens and private amenities. Compared to the current towers in Wesbrook Place, the new towers will be taller and slimmer, with smaller floorplates and greater variation in height. Buildings in Wesbrook Place will follow requirements set in P-10 Plan of Land Uses and Table 2, including Maximum Gross Buildable Area and building height maximums and minimums.

[1]"Gross Buildable Area": Consistent with the Land Use Plan, refer to the definition of "building area" in the UBC Development Handbook.
[2]Child care to be provided according to the UBC Child Care Expansion Plan.
[3]Refer to Appendix B Section 3.3.3.2

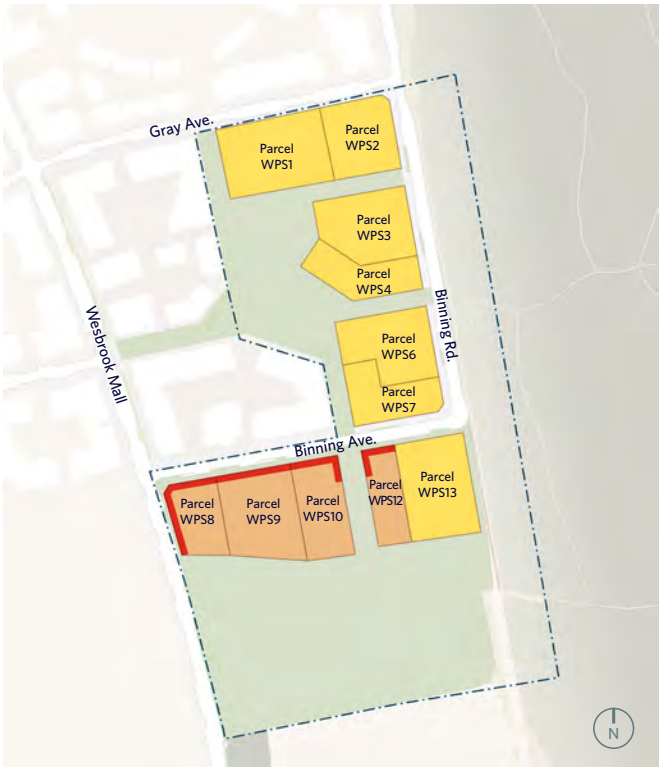


Figure 3. Uses and parcel IDs

Mixed-use | Residential | Active edges

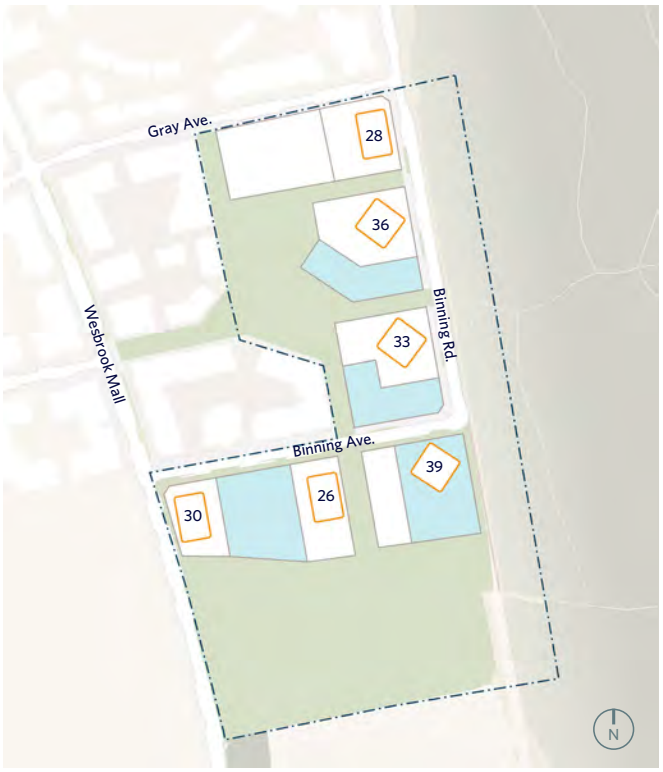


Figure 4. Built form and height

Tower zone | Up to 6 storeys | Up to 8 storeys[3]

2.4 Public Realm

Wesbrook Place South's public realm includes two new parks (an expanded Research Park and a unique new ecological park), greenways, a green edge, recreational trails, and streetscapes, completing the network of formal and informal spaces for recreation, gathering, learning and teaching in Wesbrook Place. The location of a historical stream is also expressed throughout public open spaces, including an existing rainwater feature in Research Park, an expanded rainwater detention pond in the new ecological park, and potential rainwater channels along the greenway connecting the two parks (refer to Appendix B Section 3.2 Public Realm Guidelines).

Public realm implementation will be guided by UBC's Biodiversity Strategy and Integrated Rainwater Management Plan, explore opportunities to increase Musqueam presence and welcome, and contribute to meeting the overall Usable Neighbourhood Open Space (UNOS) requirements for Wesbrook Place (refer to Section 2.4 Parks and Open Spaces in the Neighbourhood Plan and Appendix A Schedule P-7 Usable Neighbourhood Open Space).

Figure 5. Public open space

- Existing Research Park
- Expanded Research Park
- Greenways
- Ecological park — public access
- Ecological park — limited public access
- Courtyard (not UNOS)
- Recreational trails

2.5 Climate Mitigation and Adaptation

UBC neighbourhoods are on a pathway to net-zero climate emissions while planning for adaptation to an already changing climate. Planning for Wesbrook Place South has been informed by the Neighbourhood Climate Action Plan, the Integrated Rainwater Management Plan, the Biodiversity Strategy and the Vancouver Campus Plan, and included an ecological assessment and arborist report at the early stages of planning. Climate mitigation and adaptation strategies in Wesbrook Place South include:

- Enhancing and expanding the rainwater management pond to manage increased frequency, volume, and intensity of rainfall.
- Retaining as much of the existing tree stand as possible, prioritizing the protection of high-value trees, and prioritizing rainwater management and aquatic habitat where there are lower-value trees.
- Stewarding UBC's urban forest, including removal of invasive species and low-value vegetation, and planting of new climate resilient and native vegetation to enhance biodiversity.
- Managing rainwater runoff and maximizing climate and community co-benefits with trees and rain gardens.
- Enabling low-carbon, climate resilient, bird-friendly, socially-connected buildings and landscapes that achieve a minimum UBC Residential Environmental Assessment Program Gold Certification.
- Reducing the risk of wildland-urban interface fires by establishing a fireguard between building faces and adjacent forests.
- Infrastructure that prioritizes and enables sustainable transportation, including transit, walking and cycling.

2.6 Circulation and Mobility

UBC is continuously developing and implementing strategies, policies and programs that prioritize active and sustainable modes of transportation, including walking, rolling, cycling, and public transit. As part of the process to amend the neighbourhood plan, several transportation improvements were explored to help address concerns about traffic congestion and pedestrian and cyclist safety as the population grows. Additionally, the update process provided the opportunity to rethink the use of curbside space.

The following transportation improvements are being pursued, and to be delivered, will require collaboration with TransLink, the BC Ministry of Transportation and Transit, Metro Vancouver and the UNA. In addition to benefits for pedestrians and cyclists, microsimulation modeling predicts these changes will create a street network that can manage future traffic volumes anticipated with campus and neighbourhood growth.

2.6.1 Transit

Improved transit services are being explored as part of the Vancouver Campus Plan update, including a new north-south local transit route to better connect Wesbrook Place to the central campus and future SkyTrain station(s), as well as a revised 68 bus route and new bus stop locations to enable higher frequency service between the campus and Wesbrook Place. For additional flexibility, streets within Wesbrook Place South (Binning Road and Binning Avenue) will be designed to accommodate local transit service.

Figure 6. Campus-wide transit, future transit routes and station locations are subject to more detailed planning and decision-making by UBC and/or government partners

- Potential new and revised campus shuttle route
- Existing transit route
- Potential future rapid transit station
- UBC legal boundary
- Wesbrook Place Neighbourhood
- Wesbrook Place South

2.6.2 Street Improvements

The following street improvements (Figure 7) are being pursued as part of the update to the neighbourhood plan. Refer to Appendix B Section 3.2.3 Streetscapes for further information:

1. Binning Road — converted to a collector road and addition of a two-way separated bike path
2. Binning Road at West 16th Avenue — new left turn lane onto Binning Road and widen Binning Road to accommodate two-way traffic
3. Binning Avenue — new collector road
4. Wesbrook Mall — new northbound right turn lane at West 16th Avenue roundabout
5. Wesbrook Mall — replacement of pavers in village centre
6. Wesbrook Mall — new bus priority left turn lane at Southwest Marine Drive

Binning Road will be converted from a local road to a collector road to improve access to the neighbourhood. Along its east side, curbside parking pockets will be removed to make room for a new two-way bike path from Powerline Trail to West 16th Avenue. In addition, the section of Binning Road from Berton Avenue to West 16th Avenue will be widened to accommodate two-way vehicular traffic.

Binning Avenue will be a new collector road that connects Binning Road to Wesbrook Mall, accommodating pedestrians, cyclists, and motorists, while incorporating increased biodiversity.

Wesbrook Mall's unit pavers in the travel lanes at Wesbrook Village will be replaced to address noise, safety, and maintenance issues. A new northbound right turn lane will be provided at West 16th Avenue, in collaboration with the BC Ministry of Transportation and Transit, to address congestion in the roundabout. A southbound left turn, bus priority lane will be provided at Southwest Marine Drive to reduce delays for buses. Trees should be planted where possible to provide shade, especially at bus stops.

West 16th Avenue will have a westbound left turn lane onto Binning Road, in collaboration with the BC Ministry of Transportation and Transit.

Figure 7. Wesbrook Place mobility network, identifying street improvements

- Recreational trails
- Greenways
- Local streets
- Collectors
- Arterials
- Regional cycling route
- Pacific Spirit Regional Park trails
- Potential future rapid transit station

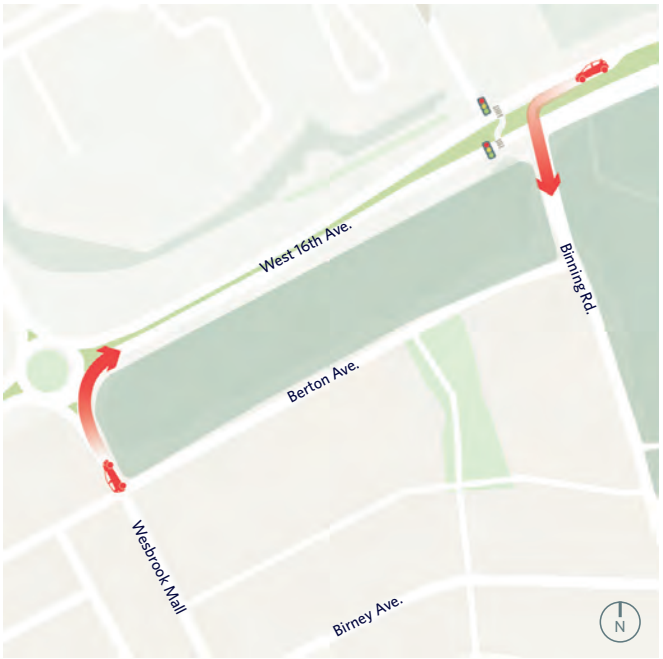


Figure 8. Street improvements along West 16th Avenue, identifying new left turn lane and new right turn lane

2.6.3 Cycling and Pedestrian Network

A new separated, two-way bike path on the east side of Binning Road will improve connectivity to the regional and local bike network. Further, as part of the Vancouver Campus Plan update, a multi-use path along the south side of West 16th Avenue between Binning Road and East Mall is being explored. In the future, a bike priority route, including traffic calming along Gray Avenue and Ross Drive north of Gray Avenue to West 16th Avenue, and a pedestrian controlled signal at Gray Avenue and Wesbrook Mall, will be explored to improve the cycling experience within the neighbourhood and in particular create a strong connection between the central campus and Wesbrook Place.

The neighbourhood's greenways, green streets, and recreational trails network will be expanded into Wesbrook Place South, including expanded north-south connections, and new east-west connections.

A pedestrian-controlled signal at West 16th Avenue at Binning Road was implemented in late 2024. In the future, a similar signal will be explored with the BC Ministry of Transportation and Transit for the mid-block crossing between East Mall and Wesbrook Mall (at Thunderbird Park) to address safety concerns crossing West 16th Avenue.

Figure 9. Cycling, greenways and recreation trails

- Separated two-way bike path
- Multi-use path
- Bike priority route
- Greenways / recreation trails in Wesbrook Place South

2.6.4 Parking and Curbside Management

To maximize available curbside space and enhance safety for pedestrians using sidewalks, driveways to underground parking will be consolidated as much as possible. Preferred entry locations are shown on Figure 10 Underground parking and preferred entry locations.

The limited curbside parking in Wesbrook Place South will be reserved for short-term uses, including pick-up / drop-off, service and delivery vehicles, car share vehicles, and waste management bins.

All other parking, including commercial, child care, car share, and visitor parking, including EV chargers for public use, will be located in an underground public parkade.

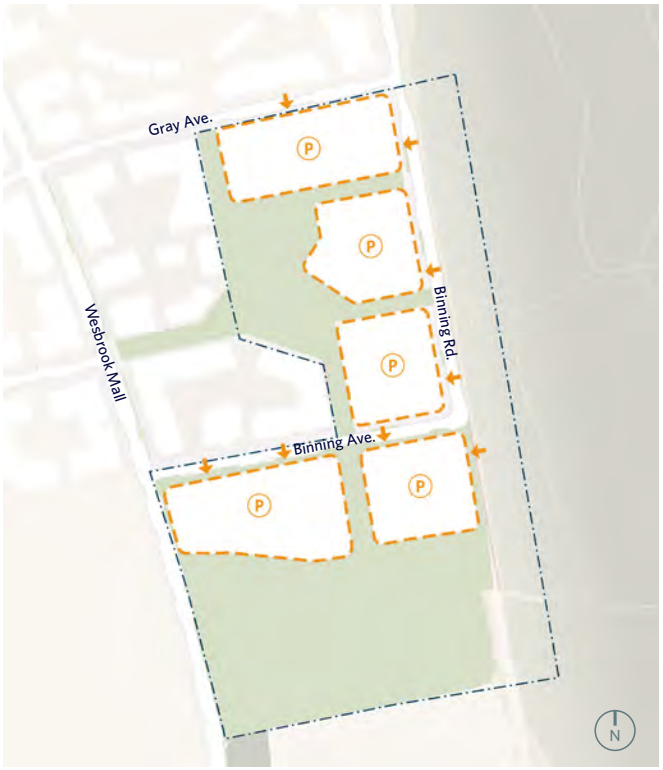


Figure 10. Underground parking and preferred entry locations

3. Wesbrook Place South Design Guidelines

3.1 Wesbrook Place South Character Areas

Wesbrook Place South will blend seamlessly into Wesbrook Place's established "village in the woods" character, while still exhibiting its own unique character. Wesbrook Place South generally transitions from a more urban character in the north and west to a more naturalized character to its east and south, where it meets the forest edges.

To provide design guidance on this transition from urban to forest, Wesbrook Place South is divided into four character areas (Figure 11). Building, landscape and public realm designs should reflect the distinctive character of each area, as described below, and also contribute to an overall sense of place for the neighbourhood.

1. **Commercial area** — a new commercial hub of community activity focused at the corner of Binning Avenue and Wesbrook Mall will create a prominent southern gateway to Wesbrook Place, and be an activity centre for residents and visitors. This area will be characterized by a concentration of locally-serving mixed-uses featuring active storefronts, outdoor seating, and patios at the ground level.
2. **Research Park area** — this area will feature mid-rise buildings designed to frame and provide a human-scaled experience around the expanded Research Park, which will support a diversity of active and passive uses. Residential unit entrances and building amenities will front onto the adjacent park and greenways to support an active public realm.
3. **Forest edge area** — located adjacent to the mature conifer forest of Pacific Spirit Regional Park, this area will feature the tallest towers and the tallest trees in Wesbrook Place South, with greenways and buildings oriented to bring the forest character across the street and into the neighbourhood.
4. **Ecological park area** — including the existing tree stand, this area will include forest, wetland, and meadow landscapes that have a focus on biodiversity and the protection of habitat. Buildings will be oriented to open to the forest, creating public and private spaces where people can interact with nature.

Figure 11. Character areas

FIgure 12. Illustrative plan *(all illustrations shown are conceptual and subject to more detailed planning and design)*

Figure 13. 3D aerial illustration, Wesbrook Place South.

Figure 14. Illustration of Binning Avenue commercial area

Figure 15. Illustration of ecological park

3.2 Public Realm Guidelines

3.2.1 General Public Realm

Planning and design of public open spaces in Wesbrook Place South will follow the Public Realm Guidelines below and the established process of close collaboration with Campus and Community Planning to arrive at detailed designs that are coordinated with various university plans and policies, holistic in their thinking around connected natural systems, and integrated with the existing Wesbrook Place neighbourhood. The public realm in Wesbrook Place South aims to connect people, place, and nature, elevate the role ecology plays in planning and stewardship, and support the protection and healthy growth of UBC's urban forest.

- A diversity of activities for all ages will be supported.
- Open spaces and streets will be designed to be barrier-free, accessible, and provide dignified, welcoming and effective access for people of all ages, abilities and backgrounds.
- Opportunities to elevate Musqueam presence in the public realm will be explored, including opportunities for art, language, revealing rainwater systems, and planting with cultural significance.
- The treatment of the public realm will reflect the character areas, with more formalized planting in the urban areas, and more clustered and natural planting in the natural areas.
- The percentage of native and climate resilient species will be increased, as part of the plant palette that can grow and be sustained in future climate conditions, especially in naturalized areas.
- Invasive plants (recognized by the Invasive Species Council of Metro Vancouver) will not be used. Invasive species will be managed, specifically in the Ecological Park.
- Habitat for urban wildlife and pollinators (i.e., birds, bats, and bees) will be provided and enhanced, where possible.
- Trees will be planted in-ground in unobstructed open spaces wherever possible, and plans for succession over time will be developed, to support urban forest stewardship.
- The lifecycle of materials should be considered for all materials in the public realm, to reduce potential environmental and maintenance impacts.

3.2.1.1 Soil Management

Healthy and adequate volume soils are essential for biodiversity, tree health, rainwater management, and climate resiliency. Trees in the public realm require adequate soil volumes to reach maturity and remain healthy over their lifespan. Adequate soil volumes also reduce sidewalk buckling from tree roots thus lowering tripping hazard risks and operational costs for maintenance.

- Soil management will follow all provincial protocols and guidelines.
- Developers of residential sites are required to remove excavated soil from the site and must obtain the necessary permits for offsite disposal, along with environmental certifications, in accordance with provincial and federal laws and policies.
- Where existing trees are being retained, existing soils must be retained except as may be recommended by an International Society of Arboriculture (ISA) certified arborist to enhance tree health.
    - Existing soil within the new ecological park will remain on site or in a location as approved by Campus and Community Planning. All construction projects within the ecological park will stockpile topsoil and manage the stockpile effectively until such a time that the topsoil can be replaced within the project area. Testing may be required as a condition of soil replacement to identify any amendments required for continued plant health and growth in the ecological park.
- Topsoil required for landscapes will meet specifications provided by the BC society of Landscape Architects (BCSLA) Registered Landscape Architect for each project and will be imported. In this way the landscape areas will be provided with optimum nutrients and drainage capacity.
- Adequate soil volumes will be provided for all plantings to ensure plant health.
- Soil cells may be required to achieve soil volumes in hardscape.
- Soil volume quantities for all trees in Wesbrook Place South will be applied as described in Table 1.

Tree size	Spacing	Per-tree min. soil volume
Large (>10 m canopy spread)	9 — 11 m	45 m^3/30 m^3 shared
Medium (~10 m canopy spread)	8 — 10 m	25 m^3/20 m^3 shared
Small (~6 m canopy spread)	6 — 10 m	10 m^3/5 m^3 shared
Very small (~3 m canopy spread)	3 — 6 m	5 m^3

Table 1. Tree spacing and soil volume

3.2.1.2 Planting

Native and Musqueam territory plant species will be prioritized in public realm landscapes and coordinated with anticipated future climate conditions for a resilient palette creating habitat for wildlife and pollinators.

- New planting for landscapes in the public realm should target the following percentages of native and Musqueam territory plants that are resilient to future climate conditions:
  - Streetscapes and greenways: 30%
  - Research Park (expansion area): 70%
  - Ecological Park: 100%
- Microclimate conditions will be considered when selecting specific plants.
- Irrigation is required for plant establishment for up to 5 years. Subsurface drip irrigation is preferred. The amount of lawn should be limited significantly in unprogrammed areas by choosing plant material that addresses warm season watering constraints (e.g., meadow planting, rough grasses).
- A balance between ecology and wildfire risk will be achieved in the following ways:
  - Irrigation systems should be left in place and in good working order beyond the plant establishment period.
  - All combustible debris must be removed from planting beds as part of regular landscape maintenance.
  - Species selection and location of all large coniferous trees will be in coordination with Campus and Community Planning.

3.2.1.3 Tree Management

The Land Use Plan commits to a net gain on 36% for campus-wide tree canopy cover by 2050. To help achieve this target, as much as possible of the existing tree stand will be retained and protected in the ecological park, with the retention and protection of high-value trees as the top priority. New large trees will be planted in areas that can support deep roots, and small trees will be planted in courtyards over underground parking structures wherever possible to maximize tree canopy. Efforts will be made to continue to protect and retain healthy landscapes and mature trees.

- All existing and proposed trees will be identified in an arborist report, including a tree inventory, a tree management plan, and tree protection details to adhere to Campus and Community Planning permitting requirements. An ISA Certified Arborist must complete the arborist report.
- Trees requiring removal over time will be replaced to support UBC's tree canopy target. All tree removals require a permit unless the tree presents an immediate danger.
- Large trees planted in-ground and not over underground parking structures must be planted 3 metres away from underground parking structure edges to retain them in place through future underground parking structure maintenance and renewal work.
- All trees must be planted a minimum of 2 metres away from a building face to accommodate exterior building maintenance.

- In addition to the above requirements, to ensure the continued growth and health of the existing tree stand in the ecological park:
    - A critical root zone (often estimated at 6 x DBH or to the dripline, whichever is greater) must be identified for trees within the ecological park.
    - A tree protection buffer of 5 to 10 metres must be maintained from the outer edge of the critical root zone.
    - All development, including walls, foundations, underground parking, and utility infrastructure shall not encroach into the tree protection buffer.
    - Tree protection buffers less than 10 metres must demonstrate stringent measures to maintain tree health.
    - Exceptions to encroach within 5 metres from the outer edge of the critical root zone may be considered in certain situations where building feasibility can be demonstrated to be at risk, and subject to approval by the Director of Planning, Development Services, Campus and Community Planning.
- Trees must be protected during demolition, excavation, site grading and construction activities.
    - Tree protection fencing to the dripline will be erected to protect trees from mechanical injury above ground or to their critical root zones.
    - Arborist supervision may be required during construction.

3.2.1.4 Rainwater Management

Managing rainwater quality and volume is essential to support climate action and biodiversity, mitigating downstream impacts to Booming Ground Creek, infrastructure, and natural assets. An existing rainwater detention pond in Wesbrook Place South will be expanded, as identified in the updated Integrated Rainwater Management Plan. Its primary function will be to support the management of the quantity and quality of rainwater entering the municipal system as well as flowing to downstream outfalls, and it will be enhanced to be a community and ecological amenity. Site-level green rainwater infrastructure strategies will also be explored throughout Wesbrook Place South.

- The existing rainwater detention pond in the ecological park will be expanded according to the requirements of the updated Integrated Rainwater Management Plan, and will be enhanced into a community and ecological amenity.
- Additional green rainwater infrastructure features will be explored to capture and channel runoff from surrounding buildings and streets, including bioswales, urban retention strips, and rain gardens. Wherever possible, these should include connected trenches and soils with infiltration capacity.
- In Research Park, sunken, multipurpose landscape features for green rainwater infrastructure (e.g., amphitheatre, multi-sport courts) should be considered.

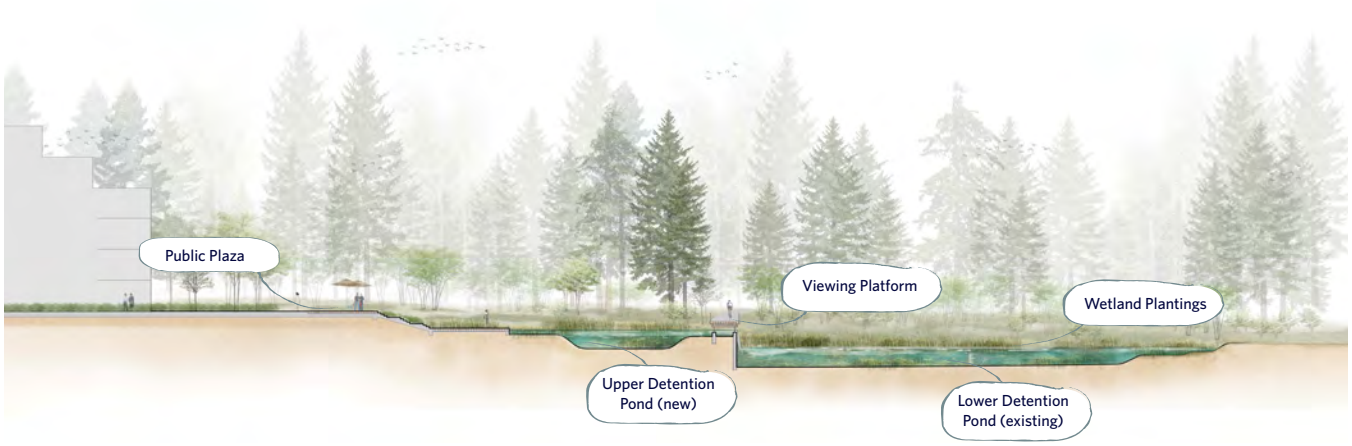


Figure 16. Rainwater management illustrative cross section, looking east

Figure 17. Example of wetland plantings

Figure 18. Example of a viewing platform

- The biodiversity co-benefits of green rainwater infrastructure should be amplified wherever possible (e.g., habitat provision).
- Rainwater features should be independent of a potable water source.
- Innovation in the application of green rainwater infrastructure features is encouraged.

3.2.1.5 Paving

Consistent and legible paving in Wesbrook Place South will match the rest of the neighbourhood. Refer to Appendix B Section 2.6 Circulation and Mobility for more detail on the pedestrian circulation network.

- Paving hierarchy will match the rest of the neighbourhood in surface material and width.
- Unit paving should be used selectively and with purpose.
- Surface materials will support the character of the area or landscape feature.

3.2.1.6 Lighting

Lighting at the pedestrian scale provides safe circulation in the darker hours of the day for all seasons.

- Lighting in the public realm for Wesbrook Place South should match lighting for the rest of the neighbourhood.
- In certain places of gathering or events, unique lighting options may be used to enhance the ambiance, legibility, and comfort of the space.
- Energy efficiency, the on-going maintenance required, and the ease of replacement for all lighting fixtures and poles should be considered in the lighting plan.
- Lighting for the ecological park should balance safety and preservation of habitat, minimizing light pollution and disturbance to wildlife.
- Lighting designs should align with Dark Sky Park standards.
- Warm-coloured lighting (amber or red spectrum) should be applied to reduce impact on nocturnal species.
- Direct lighting on the wetland and other potential nesting areas, including tree canopies should be avoided.
- Reflective surfaces and glow-in-the-dark markers should be considered where additional visibility may be required.
- Lighting performance should be regularly assessed and adaptive controls made, as required.
- Existing light level and standard spacing should be matched to the other greenways in the neighbourhood, and should be designed to be human-scaled.

3.2.1.7 Site Furnishings

Site furnishings enhance the public realm experience by making it more functional and enjoyable. They should have a consistent style in model, material, and colour to provide a unifying element to the public realm. Distinct or custom site furniture in specific areas can create a unique moment in the landscape and should be coordinated with Campus and Community Planning.

- Site furnishings in the expanded Research Park should match those in other neighbourhood parks.
- Site furnishings for the ecological park will be identified in the design for the park and should reflect the unique character of the area.
- Shared micromobility hubs or docking stations should be considered and located where feasible.
- Locally and sustainably sourced materials should be used, as much as possible.
- The maintenance requirements and end-of-service disposal for all furnishings should be considered.

3.2.1.8 Signage

- Signage in the public realm should match the existing signage design in the broader Wesbrook Place neighbourhood.
- The ecological park will have distinct signage to match the unique character of the park and will be coordinated with Campus and Community Planning.
- Interpretive signage should be provided in a clear and engaging format to inform, educate, and connect people to the story of Wesbrook Place South.

3.2.1.9 Designing with Stewardship in Mind

All new landscapes should prioritize building upon what exists rather than starting from scratch. Design of the public realm requires alignment with the stewardship practices for the neighbourhood. The UNA's Landscape Management Plan outlines a contemporary approach to stewardship that can help inform planning and design decisions in the public realm.

- Planning and design decisions in the public realm will consider the long-term cost of operations and maintenance.
- Durable materials that are easily maintained, repaired, and replaced will be prioritized in future designs.

Succession planning for UBC's urban forest can provide a roadmap for future-proofing the landscape. Loss of trees due to changing climate conditions, disease, and development contribute to the decline of tree canopy cover. Planning and implementing targeted strategies for these scenarios is a way to mitigate adverse long-term effects on the whole system. UBC is working toward an Urban Forest Management Plan that will address succession planning for all campus trees and their ecosystems.

- Best practices for future-proofing UBC's urban forest will be observed when planning for future trees and their ecosystems in Wesbrook Place South's public realm.

3.2.2 Key Outdoor Public Spaces

3.2.2.1 Parks

Wesbrook Place South includes an expansion of Research Park and a new ecological park.

3.2.2.1.1 Research Park Expansion

The majority of Research Park is already constructed; it takes the form and character of other neighbourhood parks in Wesbrook Place.

The expanded area of the park will fit in seamlessly with the character of the existing neighbourhood parks. New features include: (1) multi-sports court(s); (2) a covered outdoor gathering space; (3) informal recreational space; (4) community gardens; and, (5) park pathways. Refer to Figure 19 Research Park for an indicative layout, which is subject to more detailed design.

1. Multi-sport court

Multi-sport courts provide more opportunities for residents of all ages to be socially connected through play in Wesbrook Place.

- The multi-sport court(s) do not need to be regulation-sized, but should be the appropriate size for the park and allow for multiple sport and play options.
- Play surface should be non-slip asphalt or concrete and level with positive drainage to its landscaped edges.
- Noise mitigation strategies in the landscape should be applied at residential edges.
- Modest seating and / or places to rest for all user groups should be provided.
- The surface should be designed in such a way as to allow for rainwater detention in significant storm events.

2. Covered outdoor gathering space

Covered outdoor gathering spaces provide areas of respite that have shelter from sun and rain, and enhance the use and enjoyment of open spaces.

Figure 19. Research Park indicative layout

(1) Multi-sport court

(2) Covered outdoor gathering space

(3) Informal recreation space

(4) Community gardens

(5) Pedestrian pathways

Figure 20. Example of a multi-sport court

Figure 21. Example of a covered outdoor gathering space

- A covered outdoor gathering structure will be provided in the expanded area of Research Park.
- The scale of the structure should be the appropriate size for the park, respect sightlines from adjacent residential units, and should be flexible to accommodate a variety of gathering types including small events or performances.
- Clear sightlines should be maintained into and from the structure, and crime prevention through environmental design (CPTED) strategies should be applied as needed.
- Materiality of the structure and paving should suit the surrounding context, and respond to anticipated use and program.
- Modest seating and / or places to rest for all user groups should be provided.

3. Informal recreational space

Informal recreational spaces provide a greater choice of outdoor activities for all ages.

- A consolidated, level lawn area should be provided that is the appropriate size for the park.
- Topography may be used to define and enhance the experience of the informal recreational space.
- Modest seating options should be provided adjacent to the space, if possible.

4. Community gardens

Community garden space will be provided in Research Park and follow the planning process established for other community gardens in the neighbourhood.

5. Pedestrian pathways

Park pathways are part of a continuous and connected pedestrian circulation network, keeping access to outdoor spaces safe and accessible for people.

- Pedestrian pathways will seamlessly connect the park to the greater pedestrian circulation network for the neighbourhood, campus and beyond.
- A looped and connected system for varied walking options should be provided, where appropriate.

Figure 22. Example of an informal recreation space

Figure 23. Example of community gardens

3.2.2.1.2 Ecological Park

The ecological park in Wesbrook Place South will have a new form and character not seen in other neighbourhood parks in Wesbrook Place. The ecological park will have a strong focus on biodiversity and the protection of habitat. The character of the ecological park should match that of the adjacent forest typology of Pacific Spirit Regional Park, extending the forest into the neighbourhood. The park will look and feel like a Coastal Western Hemlock or Coastal Douglas Fir community. It will support a high-value ecological area and the expanded presence of the local forest ecology typical of a second growth forest. It is a culturally significant landscape typology for Musqueam that over time will be protected and restored while also increasing resilient plant communities for a changing climate, and will support foraging and outdoor learning. While welcoming the public into the park for nature-based play and passive recreational activities, some areas of the park will have limited public access (see Figure 5 Public open space). Marked trails will provide clear access through the ecologically sensitive areas.

- The park's planning and design will uphold the principles of biodiversity for development:
  - Avoid developing on sites with high biodiversity or ecological value.
  - Minimize impacts on biodiversity if development is unavoidable.
  - Strive for a net gain approach in considering biodiversity impacts (i.e., rectify impacts to biodiversity).
  - Achieve no net loss to campus biodiversity value through development (i.e., compensate for biodiversity loss).
- The design of the ecological park will outline the areas for public access, areas for ecosystem and habitat protection, wildfire mitigation priority zones within 10 metres of building faces, and areas that support foraging and outdoor learning. The design will be accompanied by a stewardship / management plan that will guide on-going operations and maintenance activities that will secure the continued

Figure 24. Ecological park indicative layout

(1) Nature-Based Play Area

(2) Recreation Trails

(3) Wetland

Figure 25. Example of a nature-based play area

Figure 26. Example of a wetland

growth, health, and succession of the ecological park, and manage invasive species.

- Public access to some areas of the park should be limited, to protect ecological functions and restoration (see Figure 5).
- As little of the park area as possible should be disturbed. Refer to Appendix B Section 3.2.1.1 Soil Management for soil management guidelines.
- Pathways through the ecological park should be limited to only essential connection points and destinations.
- Seating should be provided at key locations along pathways (e.g., where paths intersect), to provide places of respite.
- Alignment between site conditions and analysis and the proposed park design should be demonstrated.

The park design will include: (1) a nature-based play area; (2) recreational trails and (3) a seasonal wetland. A future detailed design will explore a meadow and a forested area with paths for access. A designated area for tree preservation with limited public access will be identified in a park management plan. Refer to Figure 24 ecological park for an indicative layout, which is subject to more detailed design.

1. Nature-based play area

The nature-based play area is intended to provide new play options for the Wesbrook Place community. It will be located within the tree stand in a safe and accessible location that impacts as little as possible the existing trees and their roots and ecosystems. Nestled within the forest edge under tree canopy, the play area will be visible from the plaza, connecting the park to Binning Avenue. Trails in specific locations through the park will provide pedestrian connections to key neighbourhood destinations.

- Impact to surrounding ecology should be minimized.
- Integrate existing trees into the play space as design features to enhance the natural play experience.
- Landscapes within 3 metres of the play area should be protected and restored.
- Predominantly natural material for play elements and surfacing should be used, as well as for any protective treatments for play equipment.
- Play equipment and surfacing will meet Canadian Standards Association (CSA) safety standards as required.
- The play equipment selection should be sourced locally as much as possible.
- All wood features should be Forest Stewardship Council (FSC) certified.
- Play area signage should match other play area signage in Wesbrook Place. Signposts should be in FSC certified wood.

2. Recreational trails

A recreational trail will connect the ecological park to the rest of Wesbrook Place Neighbourhood and Pacific Spirit Regional Park. Refer to Appendix B Section 3.2.2.3 Recreational Trails.

3. Wetland

The existing rainwater detention pond will be expanded, potentially with an upper and lower pond to receive and manage rainwater for future climate conditions, with the aspiration that it is enhanced into a seasonal wetland. Refer to Appendix B Section 3.2.1.4 Rainwater Management for further guidance on rainwater management requirements for the detention pond.

- The existing design and function of the detention pond should be maintained and expanded upon to create a larger wetland.
- The wetland should support ecological functions and be designed in such a way as to promote a higher level of biodiversity in the ecological park.
- The design of the wetland should be organic in character and blend seamlessly into its natural environment. Measures to prevent stagnant water should be provided via simple hydraulic and gravity measures that do not unduly increase the operation and maintenance requirements of the wetland.
- The wetland should become a community amenity with features, such as viewing platforms and a potential crossing, that enhance park use and enjoyment by reconnecting people to nature.

3.2.2.2 Greenways

The greenways (Figure 27) in Wesbrook Place are green spines providing a fine-grained pedestrian network for the whole neighbourhood in a park-like setting. In Wesbrook Place South, they will continue to perform this function while traveling through new character areas.

- Greenways are part of the public realm. Residential buildings with ground level units adjacent to or fronting greenways should maintain this sense of publicness while balancing privacy for residents.
- The design of the greenways should generally follow Figure 28 Typical greenway cross section and:
  - Consider circulation hierarchy.
  - Have one primary path.
  - Have a minimal quantity of access paths extending perpendicularly from the primary path to residential units.
  - Promote ecological connectivity above and below ground.
  - Manage rainwater with green rainwater infrastructure.
  - Be social spaces for community members.
  - Consider the transition between residential parcels and the public realm (i.e., edge zones).
  - Consider how they connect to Binning Road and Binning Avenue, providing visual cues of their presence in the streetscape.

1. North-south greenway

This greenway connects Michael Smith Park to the parks in Wesbrook Place South and was mostly constructed as part of the existing plan, prior to the Wesbrook Place South update. New sections are located at Binning Avenue.

- The new southern section of the north-south greenway should match the character of the existing northern section, integrating seamlessly into the character of the neighbourhood.
- A new plaza will be located on the south side of Binning Avenue and should achieve the following:
  - The plaza should be a human-scaled place that is welcoming, inclusive, flexible, and adaptable, that promotes a comfortable outdoor public space at different times of day and across different seasons.

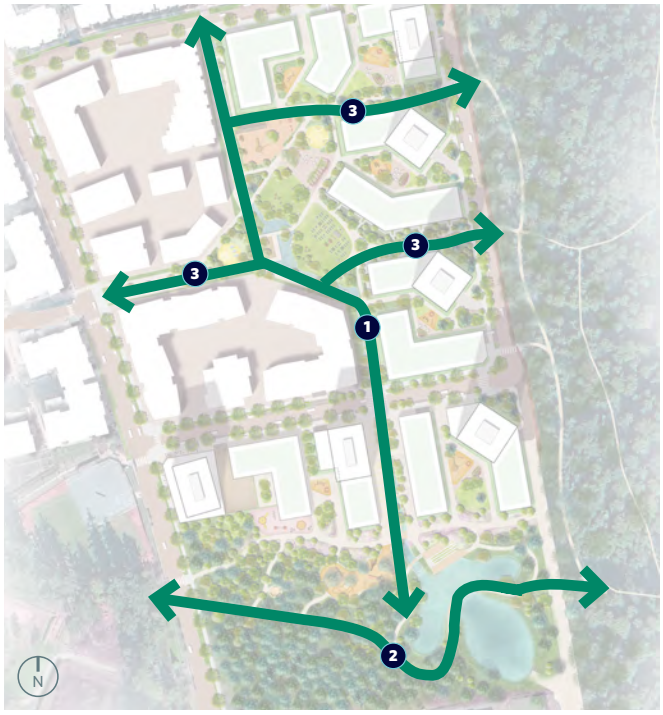


Figure 27. Greenways

(1) North-south greenway (3) Other greenways

(2) East-west greenway

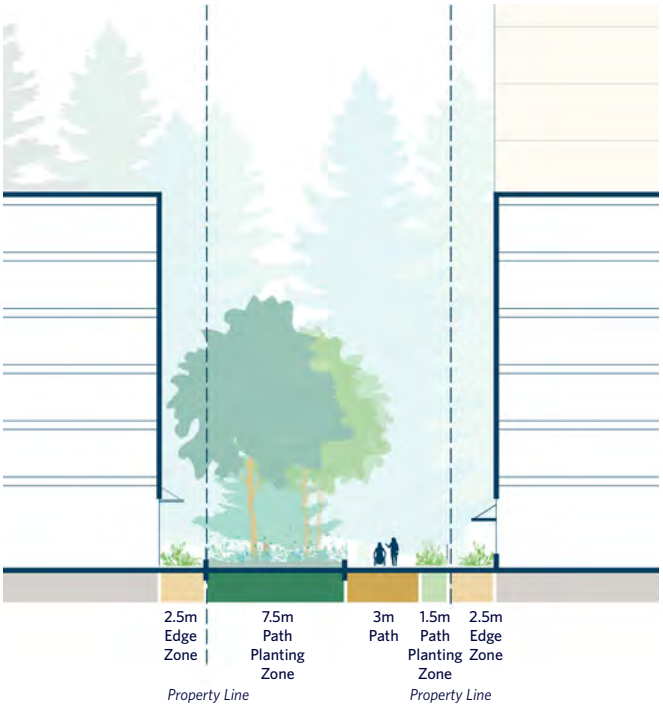


Figure 28. Typical greenway cross section

- Lighting should balance ambiance and pedestrian safety.
- A rainwater feature should be included to express a historic north-south stream that once flowed through the area.
- Digital connectivity should be accommodated if feasible by including charging stations and other technologies.

2. East-west greenway

The east-west greenway passes through the ecological park and connects Nobel Park (west) to Powerline Trail in Pacific Spirit Regional Park (east). The character of this greenway is different than the other greenways in Wesbrook Place and includes a recreational trail traveling through the existing tree stand. Refer to Appendix B Section 3.2.2.3 Recreational Trails.

3.2.2.3 Recreational trails

Trails are the ideal way to connect forested areas to the rest of the Wesbrook Place neighbourhood. Recreational trails will provide clear access for the public while maintaining ecological health for the greater forested area. Directional signs allow for good wayfinding in the area and clear sightlines provide safe use of these community amenities.

- All recreational trails will provide maximum accessibility with firm and stable surfaces and with accessible grades and cross slopes.
- Recreational trails will be 1.8—2.5 metres wide.
- Signage for trails should use the same design as other directional signage in Wesbrook Place. Signposts should be in FSC certified wood.
- The recreational trail through the green edge along Binning Road should meander through the forest and will extend south to connect with the Powerline Trail and the east-west greenway recreational trail in the ecological park. This trail connection is part of the Regional Greenways network, and will be planned in coordination with Metro Vancouver Regional Parks.
- The recreational trail through the east-west greenway in the ecological park will be surfaced with permeable materials such as compacted crushed aggregate consistent with the trails in Pacific Spirit Regional Park. A potential wetland crossing, if implemented, must have an FSC certified wood surface.

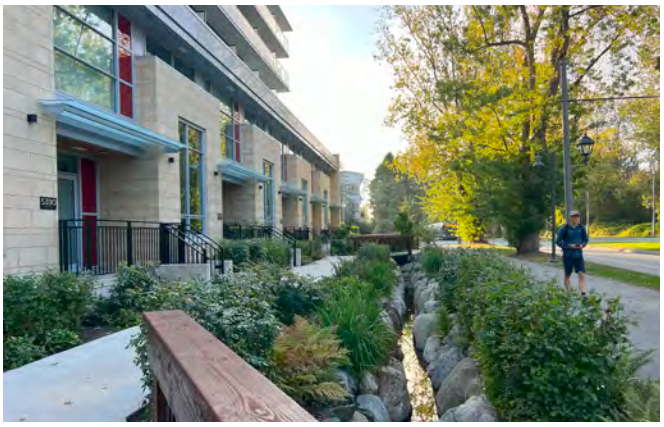


Figure 29. Example of a greenway interfacing with residential buildings

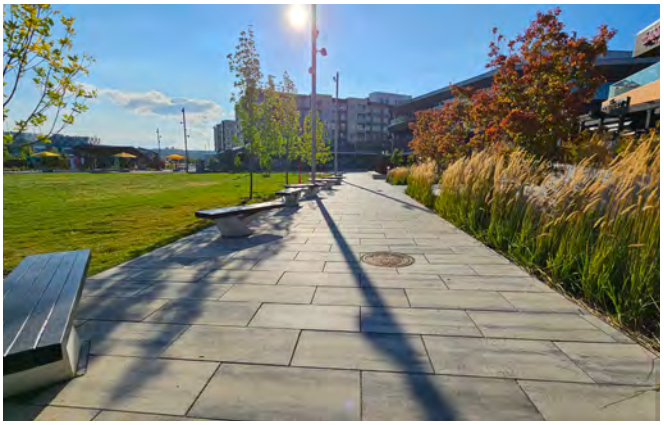


Figure 30. Example of a greenway interfacing with a park

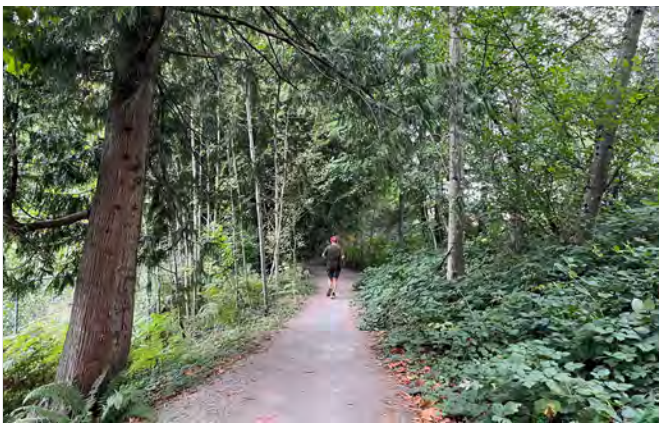


Figure 31. Example of a recreational trail

3.2.3 Streetscapes

The following streetscape improvements are being proposed as part of the expansion of Wesbrook Place South, and require collaboration with TransLink, the BC Ministry of Transportation and Transit, Metro Vancouver and the UNA.

3.2.3.1 Binning Road

In Wesbrook Place South, the character of the street is envisioned to transition to be more naturalized, borrowing from the planting palette of the adjacent forest. Further characteristics of Binning Road can be found in Figure 32 Binning Road cross section, and include:

- One vehicle travel lane in each direction, with curbside parking pockets on the west side of the street, and a separated two-way bike path on the east side of the street.
- Travel lanes will be 3.5 metres wide, to accommodate trucks and transit buses.
- Curbside parking pockets along the west side of the street will be at least 2 metres wide.
- The two-way bike path will be at least 3 metres wide, and is part of the Regional Greenways network.
- Sidewalks will be a minimum of 1.8 metres wide, separated from the roadway by planted boulevards of at least 1.8 metres in width. Pedestrian access through the planted boulevard in specific locations should be considered to mitigate damage to vegetation and tree roots.
- Where Binning Road meets the greenways, street trees should be more clustered and tree species should be selected to express a naturalized character and promote biodiversity, climate adaptation and rainwater management.
- Curbside parking pockets will be reserved for short-term uses such as pick-up / drop-off, deliveries and service vehicles, car share, and waste management bins.
- Pedestrian crossings will be provided at intersections with Berton Avenue, Gray Avenue and Binning Avenue and where the proposed greenways meet Binning Road. Crossings will be enhanced with treatments including curb extensions and raised crosswalks at mid-block crossings.
- South of Binning Avenue, Binning Road will transition into a local road between the green edge and the ecological park to provide a fireguard at the interface with Pacific Spirit Regional Park.

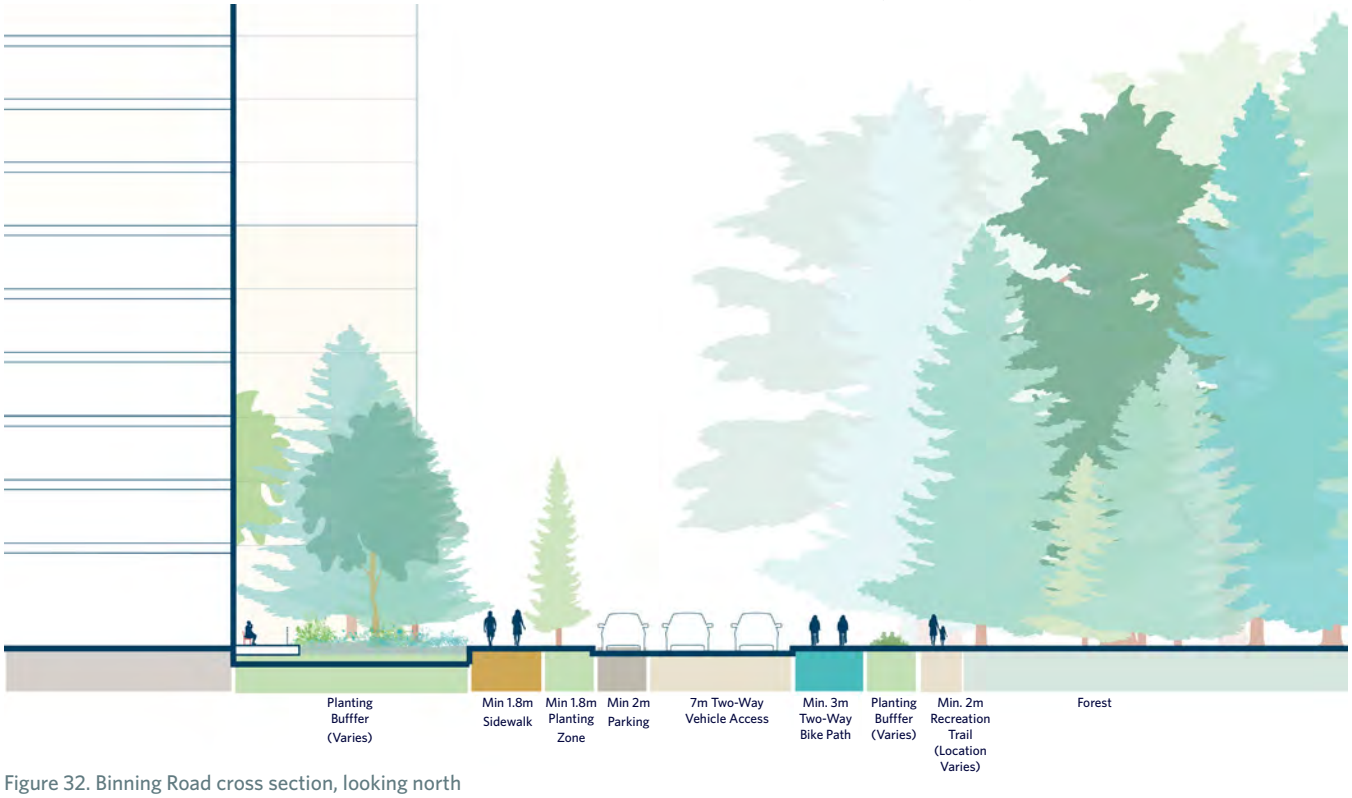


Figure 32. Binning Road cross section, looking north

3.2.3.2 Binning Avenue

Binning Avenue street fronting uses transition from commercial at its western end to a quieter residential character at its eastern end where it meets Pacific Spirit Regional Park. Further characteristics of Binning Avenue can be found in Figure 33 Binning Avenue cross section, and include:

- One vehicle travel lane will be provided in each direction with curbside parking pockets and planted boulevards along both sides.
- Travel lanes will be 3.5 metres wide to accommodate trucks and transit buses.
- Curbside parking pockets (i.e. flex zones) along both sides of the street will be at least 2 metres wide.
- Sidewalks will be a minimum of 1.8 metres wide, separated from the roadway by a boulevard of at least 1.8 metres in width for plantings and/or street furniture. Pedestrian access through the planted boulevard in specific locations should be considered to mitigate damage to vegetation and tree roots. Where there are commercial building frontages, the sidewalk width should be widened to accommodate higher pedestrian activity, and it should be clearly delineated from the commercial spaces to allow for unobstructed pedestrian movement.
- Treatment of the public realm will express a more naturalized character, reflected in a less formal clustering of street trees, plantings and rain gardens. Plantings inspired by the local forest context should be concentrated on the eastern end of the street leading to Pacific Spirit Regional Park. A range of tree species should be selected to promote biodiversity, climate adaptation and rainwater management.
- Curbside parking pockets will be reserved for short-term uses such as pick-up / drop-off, deliveries and service vehicles, car share vehicles, and waste management bins.
- Pedestrian crossings will be provided at intersections with Binning Road and Wesbrook Mall and where the north-south greenway crosses Binning Avenue. Crossings will be enhanced with treatments including curb extensions and raised crosswalks at mid-block crossings.

3.2.3.3 Street Trees

- In-ground planting areas will enable trees to grow larger, using deeper rooting species and requiring larger soil volumes to reach UBC's tree canopy target for 2050. Refer to Figure 34 Tree and soil conceptual cross section for requirements, including:
  - Large trees must be planted at least 3 metres and medium / small sized trees at least 2 metres away from building faces.
  - A soil zone under hardscape should be maximized as required in width, with a minimum soil depth of 0.8 metres.
  - Utilities should be located under the roadway.

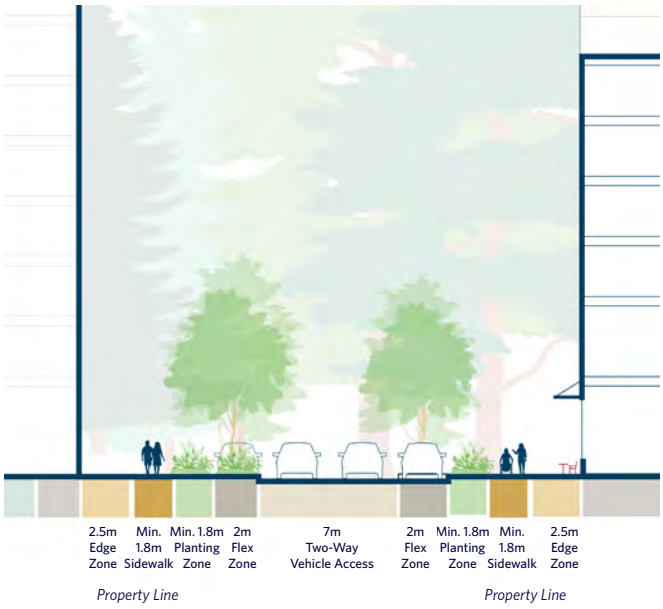


Figure 33. Binning Avenue cross section, looking east

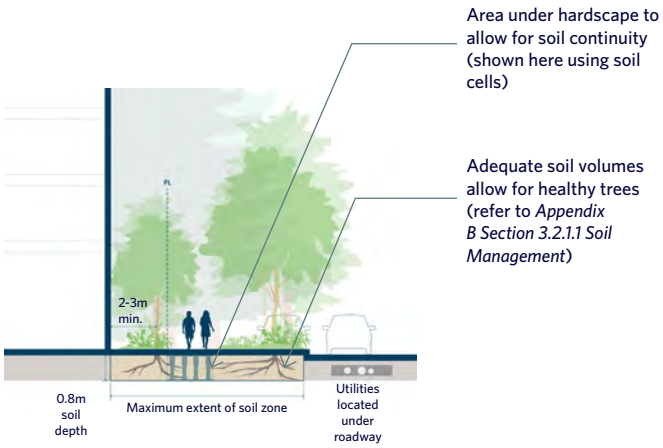


Figure 34. Tree and soil conceptual cross section, showing street tree planting and soil volume details

- A more natural character will be expressed in Wesbrook Place South, reflected in a less formal clustering of street trees. Plantings inspired by the local forest context are more concentrated on the eastern end of the street leading to Pacific Spirit Regional Park.
- A range of tree species should be selected to promote biodiversity and climate adaptation.
- Street trees should be planted to prioritize shading along active transportation corridors (i.e., sidewalks and bus stops), where possible.

3.3 Built Form Guidelines

3.3.1 General

The planning and design of buildings in Wesbrook Place South will follow the guidelines below and an established development permit process that is intended to be iterative and collaborative between staff and project applicants. Early engagement with staff is expected to develop a shared understanding of the design intent set out in these guidelines and how each project can advance them to create a welcoming, human-scaled neighbourhood.

Wesbrook Place South promotes social interaction among residents through the design of publicly accessible amenities, parks, and open spaces. Building design plays a key role in this by framing spaces, creating an engaging interface with a vibrant public realm, and encouraging social connections in the semi-public areas at the ground, courtyard and podium levels.

These Built Form Guidelines are intended to support design responses that reflect local conditions and contribute to the neighbourhood vision. Three progressive levels of design detail are articulated here:

- Appendix B Section 3.3.2 Building Siting and Section 3.3.3 Building Massing and Composition articulate key siting ideas in the illustrative plan, specific massing controls and intents.
- Appendix B Section 3.3.4 Edge Zones describes the anticipated ground floor interface with the public and semi-public areas in typological bands and at specific points (e.g., entries and amenity areas).
- Appendix B Section 3.3.5 Architectural Expression establishes general goals for how buildings should look and feel in Wesbrook Place South.

3.3.2 Building Siting

The building siting guidelines situate the built form within each parcel to support key public realm intentions, maintain equitable relationships to adjacent parcels, and to provide high quality spaces for future residents and visitors. The Illustrative plan (Figure 12) provides an indicative arrangement of building form and open space for each parcel, a result of preliminary site planning and early design exploration. The UBC Development Handbook and Table 2 Parcel Site Controls provide further details on parcel controls, which follow from the design intentions established here. Where there is flexibility in how a building is situated on a site, the project should articulate how the siting responds to the intents set out in the guidelines and how it suits the specific characteristics or conditions of the site.

3.3.2.1 Tower Siting

Tower siting and organization is intended to reduce the visual and shadowing impacts from taller buildings on key public spaces and neighbouring developments. To this end, towers are generally set against the forest edge at the perimeter of the development area, and are identified in Figure 4 Built form and height as “tower zones”. In addition, tower sites are spaced to reduce concentrated impacts and maintain privacy between towers.

- Towers must maintain a minimum separation of 30 metres from any adjacent towers and designated tower zones (refer to “tower zones” in Figure 4 Built form and height). A greater separation of 45 metres is encouraged around the tallest tower. Reduced separation may be considered in certain situations where urban design performance is demonstrated and subject to approval by the Director of Planning, Development Services, Campus and Community Planning.
- Rotated massing of towers indicated along Binning Road is intended to provide an area of enhanced planting that visually connects to the adjacent forest and acts as a visual relief along the greenways and Binning Avenue. The rotation also directs primary views away from adjacent towers. The angle of the rotation (shown as 45 degrees) can vary up to 20 degrees but must maintain the total area established in the UBC Development Handbook.

3.3.2.2 Mid-Rise Building Siting

- Mid-rise buildings (including podiums) create a human scale and frame the public realm. They are organized to create a variety of pedestrian experiences—from enclosed, more intimate spaces along greenways, to broader more open views around Research Park.
- Courtyards are defined and framed by mid-rise buildings and should provide openings between buildings.
- Building setbacks are provided in the UBC Development Handbook and must be followed to provide for adequate distances between buildings on adjacent parcels. In addition, unit layout and façade design at these locations should mitigate potential impingement on adjacent developments.
    - Parcels adjacent to the ecological have special setback requirements related to critical root zone and a tree protection buffer, which are provided in Appendix B Section 3.2.1.3 Tree Management.
- Courtyards should feel visually connected to the surrounding public realm while maintaining a semi-private character. Thoughtful design of thresholds between public and semi-private spaces should provide resident privacy without creating barriers such as significant grade changes or defensive edges that separate them from public spaces
- Courtyards are typically framed by buildings on two adjacent parcels and will require coordination between developments. Courtyard zones, as outlined in Figure 41 Courtyard locations, are provided to help guide this process. Additional coordination is required to align parking slab elevations, ensure at-grade unit access, and create a cohesive building design.

3.3.3 Building Massing and Composition

These guidelines ensure that each new building fits into and enhances the Wesbrook Place urban fabric and contributes positively to the public realm, the skyline and the neighborhood's character. In general, multiple buildings on the same site or framing a shared courtyard should convey a cohesive, considered design while recognizing and celebrating the attributes of each building form.

3.3.3.1 Tower Massing and Composition

- Tower form must be carefully considered to understand its visual impact on the neighbouring developments and open spaces and on key views. Testing must demonstrate how views are directed and how overshadowing effects are mitigated.
- Tower floor plates (above a contiguous podium) shall be compact and slender and not exceed 725 square metres. Towers over 32 storeys may have floor plates of up to 750 square metres.
- To reduce excessive length, the apparent building face of a tower must not exceed 30 metres and the diagonal length connecting the most distant corners of the floorplate must not exceed 40 metres, refer to Figure 35 Tower floor plate maximum dimensions. To allow for design flexibility and reduce unit depth to support access to natural light within units, a variance of up to 10% of the maximum apparent building face and up to 5% of the maximum floorplate diagonal will be allowed at the discretion of the Director of Planning, Development Services, Campus and Community Planning. Proposed floorplate variations must be supported by a thorough review of neighbourhood fit and livability impacts, including on adjacent open space and development.
- Towers should serve as well-designed, visually engaging elements that contribute meaningfully to the neighbourhood identity. Each tower plays a role as a wayfinding and symbolic landmark within the neighbourhood. When viewed from a distance, each tower should be distinctive and identifiable while responding to its context.
- The tallest tower should be distinctive and innovative in its design while supporting the overall vision for the area. Rigorous testing and design review of this tower should be expected to support this intention.

- Tower heights have been intentionally varied with legible height changes between neighbouring towers, to promote a sense of individuals in a family of buildings. Height and storey maximums are described in Figure 4 Built form and height, with permitted variations described below and further detailed in the UBC Development Handbook.
- Generally, towers should comprise a base, middle, and top:
    - At the tower base, the massing and articulation should enhance the street level, pedestrian experience and help manage scale. To this end, entrances and lobbies should face adjacent streets.
    - The middle should reinforce verticality and simplicity.
    - The top should be elegant and distinctive against the skyline. Mechanical penthouses should be integrated into the tower design and should not appear as a separate element.
- Towers should be grounded, creating a sense of permanence and verticality. The podium associated with a tower should allow the tower to be expressed at grade, be well considered and reinforce its overall composition and architectural intent. It should create a positive definition to the street edge while allowing the tower to be expressed at grade.

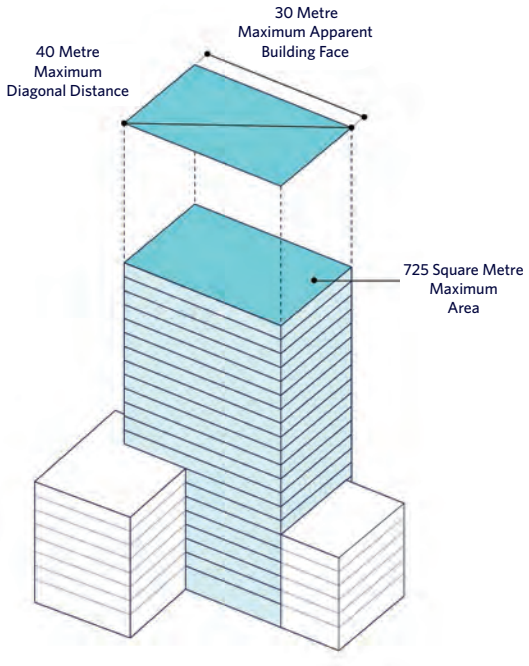


Figure 35. Tower floor plate maximum dimensions

3.3.3.2 Mid-Rise Building Massing and Composition

- Mid-rise buildings should be simple, modest forms that frame and shape public open spaces, greenways, or streets that they face. Building proportions should reinforce a human-scale experience within the public realm and ensure compatibility with surrounding structures.
    - In addition to architectural strategies such as rhythm and variety, mid-rise façade lengths of 55 metres and longer require a break in primary massing to help reduce the perceived scale of the building and make it feel more approachable and human-scaled.
- Mid-rise buildings and podiums in Wesbrook Place South are generally 6 storeys. To allow for design flexibility in alignment with the neighbourhood plan's objectives:
    - Mid-rise buildings and podiums may step down to 4 storeys towards parks, to avoid shading of open spaces and to emphasize human-scale. Mid-rise buildings may not be lower than 4 storeys to encourage stacked townhouses and other multi-unit building forms.
    - Parcel 13's maximum podium height is 8 storeys. Parcels 4, 7, and 9 may be increased to up to 8 storeys, at the discretion of the Director of Planning, Development Services, Campus and Community Planning. Proposed height variations must be supported by a comprehensive analysis of urban design performance and impacts on adjacent open space and development.
- Secondary massing strategies that articulate the primary massing should be designed with clear intent (e.g., meaningfully reflect an interior use, provide greater solar access or be used as weather protection). Secondary strategies should strive for simplicity and clarity in design, avoiding overly complex detailing.

3.3.4 Edge Zones

For the built form to meaningfully enrich the neighbourhood, it needs engaging edges that interact with the surrounding streets and adjacent public realm. This interface area or "edge zone" is key to well-functioning public spaces, whether for the public to inhabit and enjoy, such as in commercial areas and public amenities, or for more passive interactions between private residential edges and passers-by. In Wesbrook Place South, commercial / community edges are primarily focused at the intersection of Wesbrook Mall and Binning Avenue with a potential for community partnership and amenity spaces extending east along Binning Avenue. The remainder of Wesbrook Place South is comprised of residential edges with varying conditions of adjacent public or semi-public spaces.

Both types of edge zones and their variations are described here with locations illustrated in Figure 36 Edge zones. A child care edge zone is also identified in Figure 36 that will be subject to specific engagement with the selected child care provider.

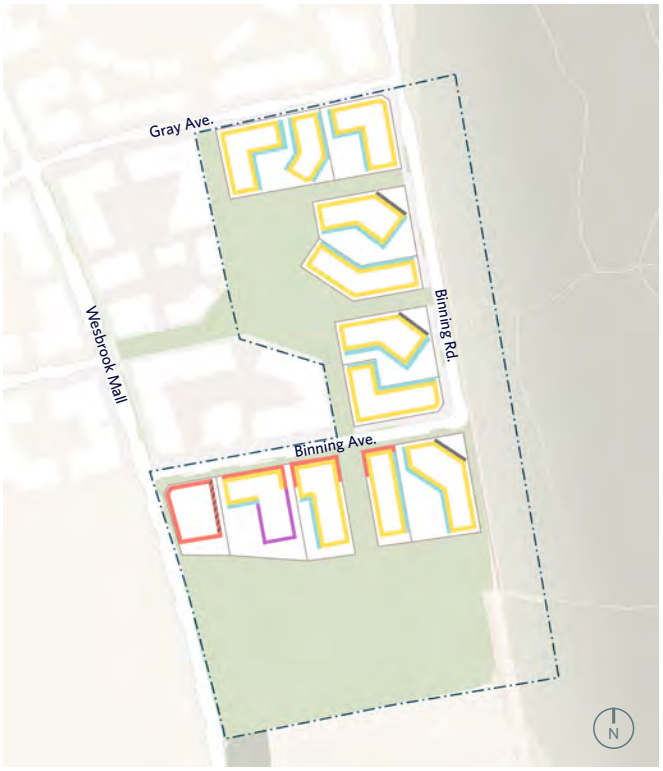


Figure 36. Edge zones

- Commercial / community edge
- Commercial loading
- Child care edge
- Residential edge — direct access
- Residential edge — semi-public
- Residential edge — no direct access
- Residential — with potential commercial / community

3.3.4.1 Commercial / Community Edges

Commercial / community edges should create a welcoming, engaging, and comfortable environment for pedestrians that enhances the experience of the street, and should include significant covered areas, seating and landscape features that invite people to linger.

- A storefront expression of at least 6 metres is encouraged to create a human scale and walkable street with activity and animation at numerous points along the street. A maximum of 10 metres is permitted before a significant shift in the façade at grade is required. Commercial / community edges that wrap a corner should extend along the active frontage by 6 metres.
- Repeated façades that collectively create a monotonous and mundane pedestrian experience should be avoided.
- The fronting sidewalk should be flush with the grade of the commercial unit and create a contiguous space between the commercial unit and the boulevard.
- A continuous overhang or awning that provides shelter and enhances comfort for pedestrians (along the sidewalk) is required. A ground floor setback is encouraged to provide wider weather-protected areas and a varied and interesting outdoor space.

- Exterior seating, dining, patios and other streetscape amenities that bring life and animation to the street are encouraged. Additional setbacks to accommodate the above may be considered.

- Entrances should be clearly visible with easy, direct access flush with the sidewalk and emphasized along the ground floor by either a façade projection or recession.
- Commercial frontages, signing and lighting design should be fully integrated with the architecture of the building and be complementary between the commercial units and support the intents of transparency and engagement.
- Large format commercial space should be wrapped with smaller, street-facing units.
- Loading and parking access for Parcel 8 and 9 will be resolved as part of detailed design, refer to Figure 10 for a suggested location.
- To maintain flexibility in the distribution of commercial spaces, residential edge zones along Binning Avenue maintain the potential for commercial, community partnership, and / or community amenity space use. Final distribution of residential, commercial, community partnership, and / or community amenity space use will be determined at the time of each parcel's development. Refer to "residential — with potential commercial / community" in Figure 36 Edge zones.

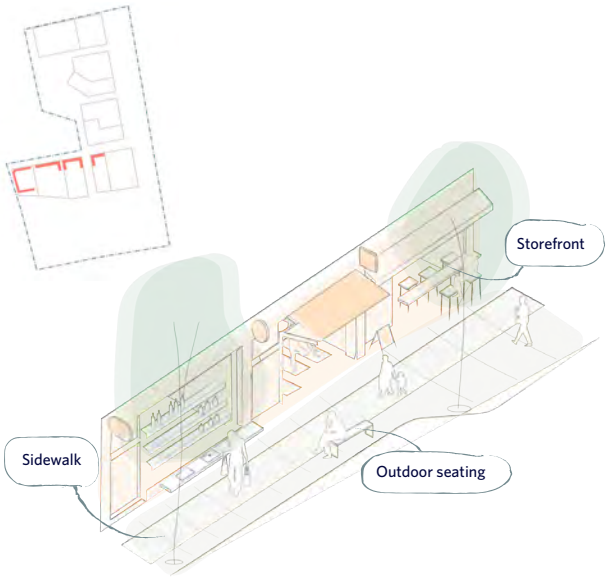


Figure 37. Commercial / community edge zone

3.3.4.2 Residential Edges

Residential Edges are generally described as the area of transition between interior private spaces to semi-private spaces (e.g., courtyards) or to public spaces (e.g., streets, greenways and parks). In Wesbrook Place South, residential edges areas are generally 2.5 metres in depth, allowing for a modest outdoor space for individual units. As the predominant edge across Wesbrook Place South, these areas are crucial to creating welcoming and active spaces that ensure a comfortable and safe pedestrian experience. The design of these areas is nuanced and must be responsive to the adjacent public or semi-public space. Design of these areas should include the following:

- Stoops, porches and terraces, can create semi-private outdoor spaces that allow for casual social interaction while maintaining a sense of enclosure for residents. This can be achieved through layered buffering (e.g., hedges, planters, or short fences (below eye level)) to create a gradual transition without completely disconnecting the unit from the street (see Figure 40).
- Small elevation changes can provide privacy without isolating residents from the street. Grade differences must be managed to avoid unwanted, blank or hostile edges.
    - While modest grade differences are appropriate, ground floor separation should not exceed 1 metre from the adjacent grade of the public realm (refer to Figure 38 Allowable residential ground floor height from grade).

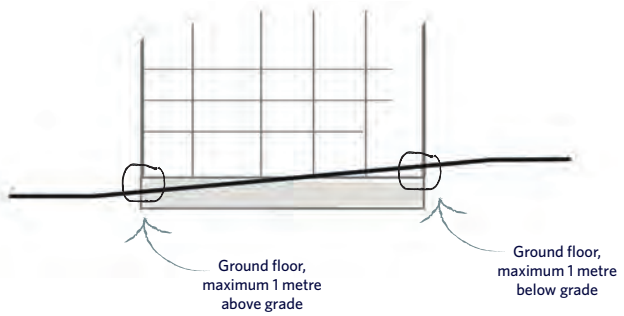


Figure 38. Allowable residential ground floor height from grade

- Within courtyards, this grade should be minimized to promote a more direct relationship, refer to "residential edge — semi-public" in Figure 34 Edge zones.

- Individualized front doors and walk-ups can create a more engaging and welcoming street edge that contributes to the sense of an urban village. Access requires careful consideration of the fronting public realm, and must be designed in coordination with the Landscape Architect, Campus and Community Planning .
  - Direct unit entries are encouraged where they front a greenway or sidewalk that is directly adjacent.

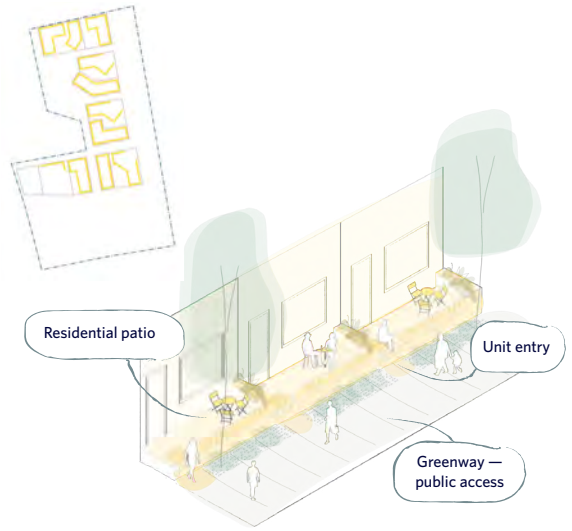


Figure 39. Residential edge zone — direct access

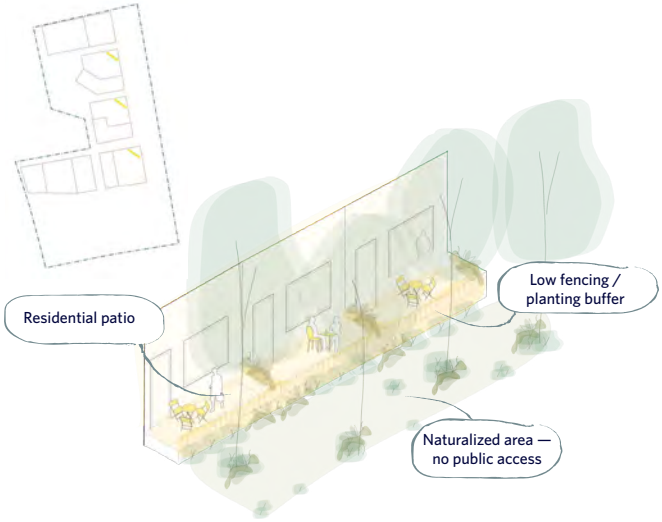


Figure 40. Residential edge zone — no direct unit access

- Greenways must balance strong ecological performance with public access. Here, the number and impact of direct-access pathways should be minimized to prioritize planted areas and healthy root zones and must minimize ecological impact. Refer to Appendix B Section 3.2.2.2 Greenways for more details.
- Corner Setbacks noted in the UBC Development Handbook are intended as naturalized areas with no pedestrian access (also refer to Appendix B Section 3.5.2 Planted Edges). Residential Edges must not have access through these areas, refer to "residential edge — no direct access" in Figure 36 Edge zones.

3.3.5 Architectural Expression

Materials, detailing, and architectural composition play a significant role in expressing a building's character, function and identity within the neighbourhood and how it interacts with its surroundings. As with the other sections of the built form guidelines, architectural expression is intended to emerge from a clear response to the local setting, surrounding community and the key intents and conditions of the public realm. Key principles that should guide each project's approach to architectural expression include:

- Wesbrook Place South is intended to read as a family of buildings that situate the built form in relationship to the natural West Coast setting with the forest as the most immediate context.
  - Material palettes should generally draw from natural colours and materials that create a sense of visual "warmth" and cohesion while allowing variation in form and texture.
  - Materiality is intended to be simple and should reinforce the overall building form and intent. The combination of more than one cladding material should carefully consider the combined effect of colour, finish, scale and texture. Changes in materials should occur at a change in plane to avoid a "wallpaper" effect.
- An overall cohesive expression should be balanced with individual expression and responses to immediate context.
  - Character areas identified in Appendix B Section 3.1. Character Areas should inform the form and articulation.

- Existing built form adjacent to Wesbrook Place South should inform the design of new buildings so the interface reads as a composed whole rather than a hard break.

- Key sustainability performance goals articulated in the UBC Residential Environmental Assessment Program should inform expressive elements such as envelope complexity, material albedo, fenestration and solar heat gain.
- The need for affordability should encourage cost-effective design strategies that are simple, durable, and thoughtfully detailed.
- The architectural expression of each project should emphasize spaces that foster social connection, wellbeing, and engagement with the public realm. When thoughtfully incorporated, lobbies and amenity spaces can contribute meaningfully to the building's identity. Lobbies and amenity spaces should:
  - Be located in prominent, easily identifiable areas to enhance wayfinding for visitors and contribute to neighbourhood vitality.
  - Be distinctive yet cohesive within the overall architectural composition, making them prominent without feeling overwhelming or overly monumental.
  - Provide ample weather protection to extend the spatial experience and connect seamlessly with outdoor areas.

3.4 Parking and Access

Further guidance on parking access is outlined in the UBC Development Handbook, UBC Residential Environmental Assessment Program, and Appendix B Section 2.6.4 Parking and Curbside Management.

- The impact of parking and vehicle loading on walkability and the pedestrian experience must be minimized. Loading and service areas (including waste removal) should be accommodated at grade where possible, with entrances consolidated with underground parking entrances, minimizing the amount of curb cuts and conflict points with pedestrian activities.
- Access ramps to underground parking must be accommodated under buildings. Exceptions may be considered in certain situations where urban design performance is demonstrated and subject to approval by the Director of Planning, Development Services, Campus and Community Planning.
- Access ramps and driveways that interrupt the sidewalk should be minimized. Where access crosses a sidewalk, the sidewalk should continue across the ramp, signaling priority for pedestrians.
- Parking access should be consolidated among buildings and parcels where possible to minimize conflicts with pedestrians and cyclists.
- Access ramps to underground parking must provide vehicle and separated bike access. Where possible, cyclists should be separated from vehicles along driveway ramps using handrails or similar.
- Access ramps to underground parking and doors should be screened from the public realm and be incorporated into the architecture and landscape design of the building to prioritize continuous
- The visual impact of parking access on the streetscape should be mitigated through the use of screening, trellises, planters and other buildings and landscape elements, without impacting sightlines for drivers exiting and entering the driveways.
- Parking ramps should be perpendicular to streets they face (except Parcels 8 and 9) and located away from commercial frontages.
- Underground parking may be provided to the parcel line, with the exception of parcels adjacent to the ecological park (Parcels 8, 9, 10, 11, and 12), refer to Appendix B Section 3.2.1.3 Tree Management.
- Loading for commercial spaces on Parcel 8 should be accessed from Binning Avenue.

3.5 On-site Landscapes

These guidelines provide direction for the design of landscapes on residential building parcels, including courtyards, ground level patios, and planted edges. Refer to Appendix B Section 3.2.1 General Public Realm for guidelines on soil volumes, plant selection, tree retention and replacement, and green rainwater infrastructure applicable to on-site landscape, and refer to the UBC Residential Environmental Assessment Program for further guidance on on-site landscapes.

3.5.1 Courtyards

Courtyards provide residents with semi-private open space, providing pockets of outdoor shared social spaces and an opportunity to connect with nature.

- The preferred location and extent of courtyards is indicated in Figure 41 Courtyard locations.
- Courtyards must accommodate a publicly-accessible walkway through their entire length, to provide permeability through the neighbourhood, and to provide access to adjoining units. The walkway should be designed as an integral part of the courtyard, and reflect topography.
- The design of courtyards should consolidate open space where possible in order to balance communal areas for social interaction and play with opportunities for planting. Adjacent parcels that share a courtyard should work together to use and manage the space.
- The planting palette of courtyard landscapes should create continuity with the character of the adjacent forest, prioritizing native and climate adaptive plants.
- Planting areas in courtyards should provide an opportunity for residents to connect with nature. Courtyard design should consider places where residents can contribute by growing food and other plants (e.g., community gardens or other hands-on planting opportunities).
- Small or medium sized trees may be more appropriate in limited courtyard spaces where long-term tree retention over parking structures is not possible.
- Circulation within courtyards should be carefully considered to meet the needs of residents and connect to the surrounding public realm.
- Orientation and design of the courtyards adjacent to the ecological park should facilitate views to the park.
- The design of courtyards should maximize sunny areas.

Figure 41. Courtyard locations

Courtyard (not UNOS)

3.5.2 Planted Edges

In several locations on the plan, towers are set on an angle, creating additional space for landscaping at the ground level (refer to Appendix B Section 3.3.2 Building Siting for the general placement and orientation of towers). These planted corners bridge between the neighbourhood greenways and Pacific Spirit Regional Park and provide additional opportunities to bring the forest character into the neighbourhood at these key locations.

- The character of the planted corners should be consistent with greenways, with a planting palette that relates to the adjacent forest and provides an opportunity for increased biodiversity.
- Underground parking structures will be limited to the building footprint as much as possible to ensure adequate soil volumes to accommodate trees in planted edges.

3.5.3 Wildland-Urban Interface

To reduce the risk of wildland-urban interface fires, on-site landscapes will be managed according to the UBC Residential Environmental Assessment Program, and buildings along the ecological park will have additional limitations on planting materials.

- For buildings along the ecological park, there will be a 10-metre buffer zone between buildings and the ecological park and planting must be coordinated with UBC Campus and Community Planning to reduce the risk of fires. This will include, but is not limited to, plant selection, placement, and management.

3.6 Parcel Site Controls

Parcels must follow site controls set in the UBC Development Handbook and in Table 2 Parcel Site Controls below.

Parcel	Maximum housing Gross Buildable Area (square metres)[1]	Maximum building height (storeys)	Minimum building height (storeys)[3]
1	12,600	6	4
2	22,750	28	4
3	28,550	36	4
4	8,700	6[2]	4
6	26,600	33	4
7	8,700	6[2]	4
8	19,700	30	4
9	6,900	6[2]	4
10	21,350	26	4
12	6,300	6	4
13	32,700	39[2]	4

Table 2. Parcel site controls

[1]Refer to Appendix B Section 2.2 Uses for additional Gross Buildable Area for non-residential uses.
[2]Refer to Appendix B Section 3.3.3.2 for midrise buildings and podiums that may be considered for height up to 8 storeys.
[3]Minimum building height for midrise buildings, including podiums.

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Musqueam

Since 2021, Musqueam staff contributed to a number of projects that have helped inform and shape the Wesbrook Neighbourhood Plan Amendments, including the Gateway Building and landscape design, Museum of Anthropology landscape renewal, Campus Vision 2050 Strategies for Enhancing Musqueam Values on Campus, Musqueam Plant List, Musqueam Welcome at UBC gateways, and UBC's Integrated Rainwater Management Plan. Musqueam Indian Band departments who participated in this range of projects include: Language and Culture, Lands Governance, Archives and Environmental Stewardship.

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