



SUBJECT	WESBROOK PLACE NEIGHBOURHOOD PLAN - DESIGN VISION
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MEETING DATE	JUNE 9, 2015
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Forwarded to the Board of Governors on the Recommendation of the President

**APPROVED FOR
SUBMISSION**

Arvind Gupta, President and Vice-Chancellor

DECISION REQUESTED	IT IS HEREBY REQUESTED that <i>the UBC Board of Governors direct Campus + Community Planning to, jointly with UBC Properties Trust, undertake a modified neighbourhood planning process, as described in this Report, to complete the design review for Wesbrook Place and report back on any consequential amendments to the Wesbrook Place Neighbourhood Plan.</i>
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Report Date	May 5, 2015
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Presented By Lisa Castle, Vice-President Human Resources
(Acting Vice-President Resources and Operations)
Michael White, Associate Vice-President, Campus + Community Planning

EXECUTIVE SUMMARY

In 2011, the amendments to the UBC Land Use Plan triggered a process to update the Wesbrook Place Neighbourhood Plan. The approval of the amendments to the Neighbourhood Plan included a policy commitment to elaborate the design vision for the neighbourhood, in consultation with residents, and to publish the result in a document as a companion to the Neighbourhood Plan.

The first phase of the design review was initiated in 2013; the next step is to consult with neighbourhood residents and neighbouring stakeholders. The scope of analysis includes a review of the design performance of the various developments constructed to date and to test built form, site coverage, massing, landscaping, open space and the neighbourhood liveability of the neighbourhood.

In anticipation of the need to make some minor consequential amendments to the neighbourhood plan following the design review, this report recommends that a modified neighbourhood planning process be authorized by the Board of Governors.

No change to the UBC Land Use Plan would be required by this process.

INSTITUTIONAL STRATEGIC PRIORITIES SUPPORTED

- Learning
 Research
 Innovation
 Engagement (Internal / External)
 International
 or Operational

**DESCRIPTION &
RATIONALE**

In January 2011, the UBC Land Use Plan was amended to account for changed land use designations resulting from the Board decision to retain UBC Farm as academic lands and to reallocate the neighbourhood housing that would have accrued to the UBC Farm 'Future Housing Reserve' to other neighbourhood housing areas designated in the Land Use Plan, including Wesbrook Place.

From June 2011 through December 2011, Campus and Community Planning together with UBC Properties Trust, undertook a process to amend the Wesbrook Place Neighbourhood Plan to add the Future Housing Reserve on the former BC Research lands to the neighbourhood, and to add a share of the gross buildable residential entitlement from the UBC Farm area to the undeveloped lots in the Wesbrook Place neighbourhood. This process culminated in Board of Governors' adoption of amendments to the Wesbrook Place Neighbourhood Plan on December 1, 2011. See reference plan P10 (Attachment 1)

The adoption of the Neighbourhood Plan also included a commitment to campus residents to review and "elaborate the design vision for Wesbrook Place, focusing on general character and intent, in collaboration with UBC Properties Trust, the Advisory Urban Design Panel (AUDP) and with an opportunity for input from the residential community and from the development community." (Sec 3.5.1 (a) Wesbrook Place Neighbourhood Plan [2011]) The result is to be published as a companion document to the neighbourhood plan.

The first stage of this work consisted of a series of workshops conducted in 2013 in collaboration with UBC Properties Trust, the AUDP, and developers' design teams who have completed projects in the neighbourhood. Emerging outcomes from the first stage are ready to be shared with the community. In summary the workshop outcomes include the following themes about the residential projects built to date:

- Sustainability design features
- Neighbourhood liveability
- Form, character and massing of the variety of apartments/town houses
- Landscaping strategies
- Relationships between outdoor public space and the semi-private/semi-public character of at-grade apartment/town house entries and patios.

One of the consequences of the 2011 amendments is a reliance on six-storey building forms in large segments of the neighbourhood. To achieve the allowable gross building area allocated to six-storey sites, the form and massing has resulted in architectural designs with greater site coverage and significant changes to the streetscape. The scale of the six-storey form also presents design challenges in context with neighbouring buildings. There are examples of alternative residential building forms on campus that have had a more positive feedback from neighbourhood residents.

Now that the first few six-storey projects have been built, it is timely to evaluate and consider adjustments to the neighbourhood plan as part of the promised elaboration of the design vision. More flexibility in the site-by-site development controls will be tested as shown in the schedule.

UBC Properties Trust and Campus and Community Planning recommend that the Board of Governors authorize a modified neighbourhood planning process to engage the residential community in the second stage of the design review. (see Attachment 2).

The likely results of the design review will be minor amendments to the Neighbourhood Plan. No changes to the UBC Land Use Plan would be required, nor are any contemplated.

<p>BENEFITS Learning, Research, Financial, Sustainability & Reputational</p>	<p>A review of the design vision for the Neighbourhood Plan, especially with regard to the sites allocated for six-storey wood-frame buildings, could provide the opportunity for a greater variety of building forms and vibrant streetscapes.</p> <p>Completion of the Elaborated Design Vision demonstrates commitment to the implementation of the Neighbourhood Plan as well as the implementation of the Campus and Community Planning Engagement Principles.</p>
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<p>RISKS Financial, Operational & Reputational</p>	<p>There is a risk of broadening a design or planning process beyond scope to include other issues, such as housing affordability, density capacity for the neighbourhood, and broader community needs.</p> <p>This risk can be addressed through clarity on the nature and scope of the exercise, which is limited to design analysis within the existing physical capacities of the neighbourhood and the overall residential entitlement [gross buildable area of 556,000 m² (5.985 million ft²) and 6,250 dwelling units]. An engagement and communications plan is being developed by C+CP to clarify process scope and mandate, along with FAQs, and public notification and information on how and when the community can participate.</p>
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<p>COSTS Capital & Lifecycle Operating</p>	<p>The costs for the project include \$30,000 for consultant support, \$2,500 for the production materials and logistics for meetings. Costs to be borne by Properties Trust.</p>
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<p>SCHEDULE Implementation Timeline</p>	<p>The proposed schedule is:</p> <p>Jun 2015</p> <ul style="list-style-type: none"> - Give notice to the community about the process - Confirm consultant work plan and commence project - Re-convene the Advisory Planning Committee (APC) - Analyse development projects to date and relevant alternative housing types to develop evaluation criteria and a menu of types to be considered - Test alternative massing options on subject sites
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Jul/Aug 2015

- Meet with APC and Technical Advisory Committee for neighbourhood plans
- Hold University Neighbourhoods Association (UNA) workshop with community residents
- Hold workshop with Advisory Urban Design Panel (AUDP)
- Hold Open House to receive feedback on draft Elaborated Design Vision document and draft amendments to neighbourhood plan

Sep 2015

- Make revisions to draft Elaborated Vision and any proposed consequential amendments
- Circulate final vision document to residents and AUDP as well as revised amendments
- Obtain recommendations from APC and TAC

Oct/Nov 2015

- Report to the Board of Governors
- Recommended any consequential amendments to the Wesbrook Place Neighbourhood Plan and the Elaborated Design Vision companion document

CONSULTATION
Relevant Units, Internal
& External
Constituencies

Under the direction of a steering committee, the UBC Planning Team (UBC Properties Trust and Campus and Community Planning), with the architectural consultants appointed to conduct the design workshops would conclude the design vision exercise with input from the broader residential community through a UNA sponsored workshop to obtain feedback on the Elaborated Design Vision document to be published as a companion to the neighbourhood plan.

The proposed neighbourhood planning process would include consultations with a community-resident/stakeholder Advisory Planning Committee (APC) and the Technical Advisory Committee (TAC) for neighbourhood plans. The TAC comprises technical experts from various University departments, UBC Properties Trust, and neighbouring stakeholders. The C+CP Urban Designer, the Advisory Urban Design Panel (AUDP) and the Development Permit Board would also provide advisory input.

Future opportunities to discuss broader community concerns and interests related to planning and development issues include:

- Frequent C+CP/UNA sponsored Community Conversations on various topics;
- Public sessions of the regular UNA Board meetings;
- Notification and consultation associated with specific development applications;
- Notification and consultation regarding Neighbourhood Plan implementation;
- Official review of the Neighbourhood Plan, from time-to-time as needed.

UBCPT COMMENTS
Complete for all reports
that include a property
component

Date of Review: **May 12, 2015** Signed off by: **Al Poettcker, CEO**

UBCPT endorses and supports the proposed design review, especially as an opportunity to enable greater diversity of housing types and improved design parameters for future sites in Wesbrook Place.

Previous Report Date	December 1, 2011
Decision	The Board adopted the amended Wesbrook Place Neighbourhood Plan and authorized the Administration to seek subdivision and related approvals from the provincial government.
Action / Follow Up	Consequential amendments made to the Development Handbook. Workshops held to elaborate the design vision for Wesbrook Place. This process to conclude with a published document to be a companion of the neighbourhood plan.
Previous Report Date	April 5, 2011
Decision	The Board approved Minor amendments for the Wesbrook Village portion of Wesbrook Place and distributions of gross buildable floor space by neighbourhood housing areas.
Action / Follow Up	Complete the planning process for neighbourhood plan amendments
Previous Report Date	January 13, 2011
Decision	Final Board adoption of amendments to the UBC Land Use Plan and to convey the amendments, and the report of the November 30, 2010 public hearing, to the Minister of Community, Sport and Cultural Development for adoption by Ministerial Order.
Action / Follow Up	Add former BC Research Lands to the Wesbrook neighbourhood housing area and amend the neighbourhood plan.
Previous Report Date	December 8, 2005
Decision	Final Board of Governors adoption of the South Campus (Wesbrook Place) Neighbourhood Plan
Action / Follow Up	Undertake subdivision and servicing of the building lots in the neighbourhood housing area.

Attachments

1. Excerpt from Wesbrook Place Neighbourhood Plan
2. Modified Neighbourhood Planning Process

Attachment 1

Excerpt from the Wesbrook Place Neighbourhood Plan



Plan of Land Uses P-10

Attachment 2

Modified UBC Neighbourhood Planning Process Wesbrook Place Neighbourhood Plan

Elaborating the Design Vision

