



Wesbrook Place Design Vision Process

Public Consultation Summary Report

December 2015

campus + **community** planning



a place of mind

THE UNIVERSITY OF BRITISH COLUMBIA

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1. Executive Summary

This report summarizes the feedback received during public consultation on the process to develop a more detailed design vision for the Wesbrook Place neighbourhood. Public consultation took place from October 19 – November 1, 2015, online, with two workshops on October 21 and 24, and two information booths in Wesbrook Place on October 15 and 16.

UBC Campus + Community Planning (C+CP) provided notification of the public consultation opportunity through advertising, email, online, and outreach to community stakeholders. Notification was sent to stakeholders including the UNA, Wesbrook Place strata councils, Wesbrook Place businesses, faculty and staff renters (Village Gate Homes), Wesbrook Properties, UBC Housing and Relocation Office, MBA House students, AMS, neighbouring academic stakeholders (UBC Farm, Triumph, Centre for Comparative Medicine), Tapestry Seniors Residence, Musqueam First Nation, and Pacific Spirit Park Society. As a result of these outreach activities, we had:

- **178** unique page views to the Wesbrook Place Design Process pages on the C+CP website.
- **34** people attended the workshops
- **9** online questionnaires were completed

The process to develop a more detailed design vision for Wesbrook Place follows up on a commitment that UBC made to the UNA, which is incorporated in the Wesbrook Place Neighbourhood Plan. With just over half of Wesbrook Place built, now is a good time to take a look at the development to date and check in with the community on what is working well and what needs to be improved with regards to neighbourhood design.

UBC, working with the UNA, is undertaking this planning process to produce a detailed design vision, to be called an “Elaborated Design Vision.” Once approved, it will become a companion document to the Neighbourhood Plan and will describe the nature and character of the neighbourhood. It will include guidelines on the interpretation of the Neighbourhood Plan and will be used to inform the development and design of the remaining sites in Wesbrook Place as they progress through the Development Permit process.

As a supporting document to the Neighbourhood Plan, the detailed design vision will include principles for development, without being site specific. Should site-specific changes be required, a second process to amend the Wesbrook Place Neighbourhood Plan will take place, including consultation with the campus community.

No changes to UBC’s Land Use Plan and no net changes to the planned overall residential floorspace within the Neighbourhood Area are being contemplated as part of this process.

2. Public Consultation Process

Public consultation to develop a more detailed design vision for the Wesbrook Place Neighbourhood is taking place in three phases.

- Phase 1 (2013): In 2013, Campus and Community Planning held a series of workshops with UBC's Advisory Urban Design Panel and the development community (go [here](#) for a summary of what we heard).
- Phase 2 (October 19 – November 1, 2015): In this second phase, Campus and Community Planning engaged the campus community, particularly Wesbrook Place residents, on what is working well in terms of neighbourhood design and where there is opportunity for improvement, particularly around building shape and character, open spaces and landscape design and streetscapes.
- Phase 3 (Early 2016): This final phase will present the draft design vision document for public comment.

In this phase of consultation (Phase 2), the opportunities to learn about the process and provide input included:

- **Two information booths**
 - o Thursday, October 14, 2015 3:00pm – 5:00pm, Save On Foods (Wesbrook Place)
 - o Friday, October 15, 2015 3:00pm – 5:00pm, Save On Foods (Wesbrook Place)
- **Online consultation** from October 19 – November 1 at planning.ubc.ca
- **Two workshops**
 - o Wednesday, October 21, 2015 11:00am – 2pm at the Wesbrook Community Centre
 - o Saturday, October 24, 2015 10:00am – 1:00pm at the Wesbrook Community Centre

The process to engage UNA residents was developed working closely with the UNA.

3. Engagement

Notification

C+CP provided broad notification of the October 19 to November 1 public consultation through the following print advertisements and online channels (circulation numbers are shown in brackets):

- Vancouver Courier, published on October 15 and 22 (circ 51,850 x3 = 155,550)
- The Ubyyssey, published on October 13 and 20 (circ 12,000 x 3 = 36,000)
- The Campus Resident on October 19 (circ 9,500)
- UNA e-newsletter on October 8, 15, and 22 (circ 2,475 x 3 = 7,425)
- The C+CP event calendar
- The C+CP e-newsletter on October 7 (circ 2,060)
- C+CP website - project webpage (179 unique page views)
- Posts to C+CP Twitter account between October 19 – November 1 (1,726 followers)
- UBC Events web page on from October 19 – November 1 (exact reach unknown)
- Posters (30 distributed to Wesbrook Place businesses)

- Bookmarks with information on the process and public consultation opportunities (150 distributed via the Information Booths, the UNA office and Wesbrook Place Welcome Centre).

Outreach

Information on the Wesbrook Place Design Vision process was presented at the most recent UBC Community Conversations event on October 7. Two information booths outside of Save On Foods in Wesbrook Place were also held to share information on the process and the opportunities to participate in the workshops or online. The information booths were held on:

- Thursday, October 14, 2015 3:00pm – 5:00pm
- Friday, October 15, 2015 3:00pm – 5:00pm

Stakeholder Engagement

A workshop was held on October 24th, specifically for neighbourhood stakeholders to ensure that the perspectives and interests of different neighbourhood stakeholders were included in the process to develop the design vision. Invitations to participate were extended to the following Wesbrook Place stakeholders:

- University Neighbourhoods Association (UNA)
- Wesbrook Place strata councils
- Wesbrook Place businesses (through UBC Properties Trust)
- Village Gate Homes (faculty/staff renters)
- Wesbrook Properties
- UBC Housing and Relocation Office
- MBA House students
- AMS
- University Faculty and Staff Tenants Association (UFSTA)
- Tapestry Seniors Residence
- UBC Farm
- TRIUMF
- UBC Centre for Comparative Medicine
- Musqueam First Nation, and
- Pacific Spirit Park Society.

If stakeholders were unable to attend the October 21st workshop they were welcome to attend the public workshop held on October 24th or to provide their input online.

4. Public Consultation Format

Workshops

The workshops held on October 21 and 24th followed the same format. The session opened with a presentation on the process and the scope of the design vision process, followed by a presentation on

the main principles of neighbourhood design (building shape and character, streetscapes, and open spaces and landscape design). After the presentations, workshop participants took a guided walking tour of Wesbrook Place and took photos along the way of what they thought was working well in terms of neighbourhood design and where they saw opportunities for improvement. The walking tour photos were posted around the room when workshop participants returned.

After the walking tour, participants moved to large round tables of approximately 8 people (with facilitators) and discussed design considerations for the remainder of Wesbrook Place with regards to building shape and character, open spaces and landscape design and streetscapes. Each group had resource materials at their tables, including a large format map of Wesbrook Place, precedent images, and small format maps showing what lots are built in the neighbourhood and which sites are remaining. After the group discussions, each group reported out on the top themes and ideas they discussed. The project next steps were shared with participants before the session ended.

Campus and Community Planning Staff and the project consultant from Ramsay Worden Architects facilitated the two workshops.

The workshop agenda and presentations are included in Appendix III and a copy of the walking tour can be found in Appendix I. The workshop discussion notes and walking tour photos are in Appendix V.

Online Consultation

Online consultation on the Campus and Community Planning website provided information on the process background and scope, timeline, the design principles for Wesbrook Place and the opportunities to participate in the consultation, including how to take the self-guided walking tour and a link to the online questionnaire.

Online consultation ran from October 19 – November 1.

Copies of the online information and questionnaire and the self-guided walking tour are provided in Appendix I and II.

5. Feedback Summary

Workshops – What we Heard

The themes and comments below are a summary of the small group discussion flip chart notes from the two workshops.

General Comments on Neighbourhood Design

- Examine improvements to the practicality and functionality of the neighbourhood and balance that with beauty and aesthetics (currently some feels there is not enough emphasis on functionality)
- Have a balance between the highly designed and more 'messy' (undeveloped) outdoor spaces in the neighbourhood and incorporate that into future design
- Allow the neighbourhood to adapt to the manner in which the community is using it

- Give people room for self-expression
- Examine administrative structures should support this adaptability

Building Shape and Character

- General consensus that overall building shape and variety is working well, there is a good mix of high and low buildings

Character and Design:

- Support for architectural variety and the use of quality materials to enrich the experience from the street (as a pedestrian/visitor etc)
- Explore more thoughtful responses to context with building materials (e.g. less grey sterile, institutional, non concrete, no reconstructed stone). Recommend consideration of the use lighter siding, local and warmer west coast materials
- Consider building larger balconies and have ground level patios
- Explore more diversity in tower shapes (colour, rounded features, non-linear positioning along forest
- Allow for expression of individual personality through building design (e.g. allow people to hang their laundry out to air dry)
- Examine ventilation improvements to compost rooms
- Consider bird safety in building design
- Entryways:
 - Have at grade accessible entryways
 - Make them welcoming

Building Heights, Form and Placement:

- Support for the attention to human scale and location
- Encourage a good variety of building heights and forms
- Maintain the visual relationship with the forest/Pacific Spirit Park
- Respect the views from the beach and focus height along the eastern edge of the neighbourhood
- Analyse the shape and placement of buildings in ways that maximize sunlight, is mindful of shading, views to trees, open space and non-built environments (e.g. sky)
- Examine the use of shorter length buildings
- Low Rise Buildings:
 - Consider more 2-3 storey buildings and townhouses or row homes – more human scale and activate at street level (townhomes with towers allows for human feel at street level too)
 - Examine more housing that is oriented to grade access (street level access)
 - Support townhouses located close to the Farm
 - Support for stacked townhouses
 - 6 storeys vs 4 storeys makes a big difference from courtyard
- High Rise Buildings:
 - Examine the distribution of 6-9 storey buildings and the potential for towers on the east side of the neighbourhood
 - Towers are ok with the caveat of 'what is it like to live there?'

- The towers should respond to the height of trees in Pacific Spirit Park

Building Amenities:

- Recommend indoor common rooms in buildings
- Emphasis on meeting spaces for individual buildings such as picnic areas, gazebos, courtyards common areas

Open Spaces and Landscape Design

- Mundel Park is a good example, it feels like people live there/communal
- Support for the introduction of edible plants into the landscape ('kitchen gardens')
- Remove any deadly plants
- Have more native plant species (contextual design – consider forestry, First Nations, Musqueam)
- Consider having outdoor recharging stations for electric vehicles
- Support for an off leash area for dogs or a dog park
- Interest in adding public art into the neighbourhood public spaces
- Recommend more conversational seating in public areas – have tables or moveable furniture
- Consider more weather proof/covered meeting spaces outside (in front of residential buildings, to provide shade)

Streetscapes

- Recommend more street light fixtures with less wattage to reduce light pollution (make it safe but not intrusive)

Community Building and Social Wellbeing

- Appeal to a variety of age groups to foster social wellbeing – single, young, old, families, students teens
- Consider introducing corner stores and retail outside of the main Village area

Community Building Ideas:

- Consider exterior community bulletin boards
- Community mailboxes/post office
- Support for community gardens

Gathering Spaces:

- Examine places to gather that are at a variety of scales
- Landscape around buildings to foster a sense of community (e.g. community garden spaces)
- Explore more play spaces for children that are visible from residences and free of hazards

Transportation and Traffic

Traffic Flow:

- Concerns about traffic congestion and speeding issues by the high school
- Recommend a traffic light at Wesbrook Mall and Berton Avenue

- Concern about traffic flow through the roundabout at W16th and Wesbrook Mall as a safety issue
- Recommend the use pavers or speedbumps to slow traffic speeds
- Consider combining building driveways

Traffic Noise:

- Concerns about garbage pick up noise, which is a challenge due to driveway paving

Cycling and Pedestrian Infrastructure:

- Support better demarcation of crosswalks (e.g. flashing lights/white strips on road) and more legible cycling facilities
- Consider introducing designated bikeways through Wesbrook Place (bike lane on Wesbrook Mall)
- Concern that current cycling paths do not link to practical destinations
- Recommend addressing cycling issues at W16th and Wesbrook Mall with a crossing
- Support for lit crosswalks at W16th and Wesbrook Mall. They are working well
- Current infrastructure does not encourage cycling through neighbourhood – green streets are too narrow
- Some groups supported a new trail to the beach from Wesbrook while others felt that no additional trails should be considered and that the established trails are sufficient

Public Transportation:

- Examine stronger connections off campus (busses to downtown)

Parking:

- Concern that there is a lack of on street parking in the neighbourhood as it grows
- Recommend better delineation of parking spaces
- Make sure on street parking does not block view of cars coming from side streets

Sustainability

- Introduce recycling stations in neighbourhood public spaces
- Recommend mandating water usage requirements (metering) for buildings, including using rainwater, grey water, and through retrofitting programs
- Consider more rainwater harvesting and grey water use
- Ensure water features are legitimately sustainable
- Consider green roofs and solar power
- Ensure 100-200 year stormwater infrastructure is in place
- Preserve Booming Ground Creek (no culvert/rip-rap)

To view the raw flipchart notes from the two Workshops please see Appendix V.

Online Consultation – What we Heard

Below is a summary of the comments we received through the online questionnaire. The tables below reflect the comments we most frequently heard from the 9 questionnaire respondents. Comments received 2 or more times are represented in the tables below.

Verbatim questionnaire comments are included in Appendix IV.

Building Shape and Character

Question 1. When it comes to the shape and character of buildings in Wesbrook Place, how are they contributing positively to the neighbourhood experience of public spaces?

Theme	#
The overall design of buildings is good (quality of design, variety, pattern, style)	8
The building materials used support neighbourhood character (natural materials, wood)	2

Question 2. Where do you see opportunities for improvement?

Theme	#
Better transit options (more car share vehicles and better bus service)	2
Increase the amount of bike storage in new buildings	2
Use higher quality building materials (this avoids things like discolouration of wood facades or the need to replace materials earlier than if higher quality materials had been used)	2

Open Spaces and Landscape Design

Question 3. When it comes to the design of public open spaces (greenways and park spaces) and private open spaces (balconies and entryways), what do you feel is working well in Wesbrook Place?

Theme	#
Open spaces and landscape design is pleasing and works well (including waterways, greenways, parks, fountains)	6

Question 4. Where do you see opportunities for improvement?

Theme	#
Add a dog park into the neighbourhood	2

Streetscapes

Question 5. When it comes to the design of streets (sidewalks, benches, entryways, landscaping, road widths), what do you feel is working well in Wesbrook Place?

Theme	#
Generally looks good (particularly the landscaping)	4
The green streets and walking spaces between buildings create good connections through the neighbourhood (for pedestrians and cyclists)	2

Question 6. Where do you see opportunities for improvement?

Theme	#
Roadways could be improved through better pedestrian crossings, less noisy paving stones, improved road signage, better sidewalks (including accessible curbs)	6
The road widths through Wesbrook Place are too narrow	3
Bus service could be improved through stop location changes (distance between stops and placement of stops in relation to pedestrian crossings)	2

Other Comments

Question 7. What else do you feel would be important for us to consider as we develop a more detailed design vision for the neighbourhood?

Theme	#
The neighbourhood design has potential and the different components are good but more needs to be done for it to be a university community	2
Building heights: <ul style="list-style-type: none"> Keep buildings at a maximum of 6 storeys Rethink the towers planned along the eastern edge of Pacific Spirit Park 	2

6. Participant Demographics

The participant demographics below reflect the responses from the 9 online questionnaire respondents. Please note that for question on "how did you find out about this event," respondents could check all categories that applied.

How are you associated with UBC?	Count
Student	0
Staff	1

How are you associated with UBC?	Count
Faculty	0
Other (please specify)	0
Alumni	0
Neighbourhood resident (UNA)	8
No direct association to UBC	0

How did you find out about this event?	Count
Email	2
Campus + Community Planning website	3
E-newsletter (please specify which one)	1
Twitter	0
Someone told me about it	4
Advertising in the Ubyyssey, Campus Resident or Vancouver Courier	0
Other (please specify)	2

7. Next Steps

The input received from this consultation with the campus community, along with the input received from the Advisory Urban Design Panel and the development community in 2013, will inform the draft design vision document that will be presented for further public input in early 2016. The consultation opportunity in the new year will be broadly advertised.

8. Appendices (available on line www.planning.ubc.ca)

Appendix I: Online Information and Self-Guided Walking Tour (attached)

Appendix II: Online Questionnaire (attached)

Appendix III: Workshop Agenda and Presentations (attached)

Appendix IV: Verbatim Online Questionnaire Feedback (attached)

Appendix V: Workshop Facilitator Notes With Walking Tour Pictures (attached)