

Wesbrook Place Design Vision Supplement and Neighbourhood Plan Amendment – Verbatim Input

Question: How are you associated with UBC?

Response	Chart	Count
Student		0
Faculty		8
Staff		13
Alumni		4
Neighbourhood resident (UNA)		36
No direct association to UBC		0
Other (please specify)		2
Total Responses		49

Question 1 (Other – please specify)

#	Response
1.	CEC
2.	Member of the APC for Wesbrook Place Design Vision / former member of the South Campus Planning Committee; occasional member of Staff in the Fine Arts Dpt.

Question 2: How did you find out about this event?

Response	Chart	Count
Email		12
Campus + Community Planning website		19
E-newsletter (please specify which one)		3
Twitter		0
Someone told me about it		15
Advertising in the Ubyyssey, Campus Resident or Vancouver Courier		3

Other (please specify)

	7
Total Responses	49

Question 2 (E-newsletter - please specify which one)

#	Response
1.	UNA email
2.	UNA newsletter
3.	CC&P

Question 2 (Other - please specify)

#	Response
1.	From the Wechat promotion of UNA Civic Engagement Committee
2.	una cec
3.	UNACEC
4.	Wechat CEC
5.	UBC CEC
6.	Campus Resident newspaper (mention of the online consultation, although no web address given - took a lot of googling to find it)
7.	Invited to participate in the planning and visioning by Joe Stott

Question 3 – What comments do you have regarding the draft Wesbrook Place Design Vision Supplement?

#	Response
1.	That is so bad, so more building so noise for resident. It is so dangous cause by public tranpartition~no.41.pass from Wesbrook road.
2.	Overall is good, please design or develop more parking areas for the growing population.
3.	Not just Buildings, we need to breathe and relax in space.
4.	The Design Vision Supplement conveys a very good focus on the large open social space concept. With significant population of young children and seniors, this is exactly what we need to keep in mind when when designing our neighborhood. Even more, should the new projects be emphasized on social function, amenity space and landscape that seamlessly merge with existing parks and neighboring landscape. The vision is on the right track. Nice work!
5.	Outdoor common areas/social spaces are extremely important to the sense of community of

	the neighbourhood.
6.	It isn't reasonable. We strongly oppose the construction of high-rise buildings around Prodigy.
7.	Strongly disagree on high rise buildings in Wesbrook village especially the ones next to Prodigy residence!! We want to keep the sunlight we have now!!
8.	i just heard there is a plan to build a 22 high rise building in the south side of SAIL and Prodigy, consider these two buildings are only 6 floor, the 22 high rise building will influence the sunlight of this area. we are against this plan.
9.	Not enough green space!
10.	I think this a blatant cash grab aimed at overseas purchasers.
11.	<p>Is there going to be a tennis play ground in Wesbrook Village? UBC tennis club is not for us (most of the time is for kids and elderly people). We hardly find the space time for adults who work during the week day. By the way, UBC tennis club is too expensive, even for faculty and staff..</p> <p>This neighbourhood is big now, but there is no free tennis play ground. I heard there is a plan, but for some reason it's been cancelled?</p> <p>I highly recommend to build one!</p> <p>Thank you!</p>
12.	<p>Strongly dislike the community future plan, for several reasons.</p> <ol style="list-style-type: none"> 1. Deeply confuse where they will change our UBC community to? Another Downtown or Yale Town? 2. They are going to drive the parents like us away? So many people within such a small area will cause a big safe issue for our kids due to heavy traffic, narrow roads, and less and less play area. 3. The 2 highrises right in front and behind Prodigy on the map looks so ugly, they will make our home sitting in a basin; more important, they will block most of the sunshine away from my home, and my little one's bedroom will be in dim all the time. 4. For this community, what we need is a nice Library for kids, a Indoor Playyard for kids, a beautiful sunshine for our kids, a safe environment for our future. Because kids are our future!
13.	Absolutely disagree the high building around Prodigy
14.	Too many residents in the area and don't have enough facilities!
15.	i am against the plan of SCD6 building, which is planned to be built in the south of Prodigy phase 1. As the owner of prodigy, i am worried about the density of the population if another high rise building would be built. UBC is a beautiful place, it is a unique place, and different with downtown, we don't need the ugly highrise building. hope the plan can be stopped. thanks

16.	I like the plan
17.	we feel dispress. There are so many towers around us. How to deal with the problem such as noise, dirty, security accompany with the construction of the towers?
18.	The Placement of the new highrises raise a main concern. Now new 18, 16, and 14 highrises are at the south part of the village and create major and unnecessary shadowing. Seriously, this looks like a change for the sake of change and worsening.
19.	The residence density is too high
20.	My only question is: 1. Are you being transparent about where taxable benefits are being collected and distributed and are you being transparent to staff + faculty in their leases about \$ of taxable benefits?
21.	Too much residents in Wesbrook Village and no enough facilities
22.	We do not support this plan. We do not want the high storey buildings on the southside of the village
23.	No enough facilities for so much residents in Wesbrook Village
24.	The less towers the better. I would want to make sure there would be enough services for the population.
25.	As resident and owner of the new building- Prodigy phase one, I strongly oppose the change of planing on SDC6. The original planing is a 9 Story residential building in the south of Prodigy phase one. The newly propose change is a 16 story high rise. This tower will block the sun shine, breeze and open view. Privacy is also a big concern. According to the proposed change of planning, there will another 16 story building on the north of Prodigy. Trapped between two high rises, Prodigy's property value will definitely be decreased. Though we purchased Prodigy at the peak of the market, we love the unanimous 4-6 low rises community at the beautiful UBC. These two proposed 16 story high rises will total destroy the beauty of the nearby community. Therefore, as resident and home owner of Prodigy phase one, I strongly oppose to change the 9 story building to 16 story high rise at SCD6.
26.	There is not a single word in the supplement (or most other UBC planning documents) about noise. Many neighbourhoods look good on paper, but do not work in practice because loud activities are often placed too close to residential properties. I was disappointed that the architects (Ramsay Worden) were not at the open house to address this point. Noise comes from many sources - traffic and ventilation are the main culprits, but community amenities - playgrounds - are another. It is simply not good enough to cram high densities of people into limited space, then squeeze in a playground between two hard-surfaced high rises and expect it to work. The only refuge that residents have is air conditioning - not just for the two hot weeks in July, but for the four months of the summer. Not acceptable. This is 2016.

27. I support it.
<p>28. I feel disappointed and disagree the planning of Southern part of whole map after I saw the draft. Especially the two higher building will be built beside the Prodigy Phrase I and II.</p> <p>Firstly, The residents in the Prodigy could not enjoy the sunshine. More seriously, the higher level building will make them not only losing their sunshine, but also losing the sunrise and sunset. They could not see them anymore in the future. There are no any views as well through their windows. That is unfair for the residents of Prodigy.</p> <p>Secondly, the higher level buildings will impact the community's figure in one's mind. Our community should not build the higher level buildings again. Here is the most beautiful region in Vancouver. It is not different from downtown. Here does not need a busy business and people. We need a quiet and harmonious environment.</p> <p>Thirdly, the higher level buildings are too closed the Prodigy. They look like a threatening to the Prodigy.</p>
<p>29. My main concern is with tree removal. If I understand correctly, the mature trees between Ross Drive, Webber Lane, South Campus Trail are to be cut down and the land built upon, right up to the stream in Nobel Park. It would be a great shame to see any of these trees go, but especially the ones adjacent to the park. As a family (living at Hawthorn Place), we enjoy the feel of Nobel Park with the tress surrounding it and the stream and the pond. I expect the frogs and tadpoles that bring a lot of joy to families will probably be negatively impacted by cutting this forest also - certainly it would be a far less interesting place for kids to explore if there were yet another residential block right next to it and overlooking the stream and park. I would highly recommend that a decent patch of this forest adjacent to the park be left intact. The original plan for Wesbrook Village was of a 'village in the forest' and yet it seems there is less and less forest at UBC every year and makes a total mockery of the claim of sustainability.</p>
<p>30. I like the proposals having to do with sustainability and public spaces. I think there should be more consideration given to accessibility and disability.</p>
<p>31. buidling too much too dense too high.</p>
<p>32. The design principles are generally sound. It should maximize availability of green spaces and safety of roads, walkways, and crossings. This will be a neighborhood with a lot of kids, as well as--already--a lot of car congestion. Please err on the side of making the cars slow down and keeping the kids safe. Speed bumps, flashing lights at crossings, more stop signs--anything to keep the SUVs and sports cars moving slow and safely.</p>
<p>33. We don't like height rise buildings.</p>
<p>34. I think it's getting there but it continues to look very "cookie cutter." I would think at a university where there are so many great ideas and innovation we'd want to explore some increased ideas how building look and flow with public garden space. There don't appear to be additional larger fields, somewhere you can go throw a football, there doesn't seem to be a dedicated dog park. There doesn't seem to be enough mention of the affect of doubling the population and what that means for public transportation and the already congested and dangerous Wesbrook Mall area.</p>

35. My main issue is a general one about who all these new residential developments are intended for. I cannot see the point in discussing fine points of design if it is not made clear who the anticipated population is for this area in terms of private sales - are they university staff, students, faculty, or just anyone in Vancouver/Canada/Any other country to purchase? I would like to see more transparency in the projections for who will live in this area - it is information that the University must be aware of. The additional staff/faculty rental housing seems quite minimal, even though it is (from my experience) heavily over-subscribed. I cannot see how developing more of the Endowment Lands just for the purpose of private home sales for people who may have no affiliation with the University is in the interests of students, staff or faculty.
36. Good in principle; will be great if it is realized as planned.
37. Support the engagement and understanding of the architectural consultant. She has consistently listened and shaped the design elements around our FSR concerns, to built-in bird strike protections and juxtapositioning of towers vs townhouses especially for the SW Sector. I very much appreciate the lowering of the SW Sector tower heights from 18 to 14 storeys and the efforts made to use drones to allay concerns about visibility of the towers from the beach area. Also, appreciate the APC finally agreeing that the eg that Joe added to our WBPS and PSPS concerns about building visibility --from the beach-- was removed, especially since the text of the 1991 Park Management Plan was what the current beach brochure in the kiosks around the park are predicated upon the text in the PMP and reflect the linear nature of Wreck Beach from Acadia section to the Booming Ground Creek park border! Care must be taken to remove the snowberries (also known as "Corpse berries") liberally sprinkled around the grounds of both townhouses and towers. How will the SW Sector tower heights of 14 rather than of a range of 14 to 18 storeys, be handled so that the heights don't arbitrarily slide up to the 18 from 14 storey height restrictions?
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38. There is an important consideration entirely missing in the document: the issue of noise. Developers and architects should be required to consider the impact of noise on quality of life of the residents. Most people would care less about many of the design principles and features your document addresses than about the possibility to live without constantly hearing your neighbours and/or being disturbed by the noise from the common areas and public spaces around the building. Talk to the people who live in the UNA and you will find that noise is the most acute problem - as the current minimum code requirements are simply not sufficient to provide for any level of comfort (especially in wood-frame buildings) - and there is yet an area to be built on campus that would suggest that anyone has thought about the voice transmission/ echo between the buildings, etc. An excellent example is Hawthorn where in some areas (except for one where a water feature was installed that creates a much needed white noise") any activity in neighborhood green areas generates a disturbing level of noise for people living in the vicinity. Both architectural design and landscaping should be planned with this specific priority in mind - and noise reduction should be added as one of the key principles in the plan.
39. I hope that there will not have many buildings especially high-rise. We like forest and grassland.
40. There are too many buildings in the future and too many people live here. The environment will become worse. We need forest and grassland.

Question 4 – What comments do you have regarding the proposed amendment to the Neighbourhood Plan?

#	Response
1.	Suggest stop No.41 passing through our village.
2.	There have been several highrises in WesBrook, in order to avoid the high population density and worse traffic in the future, please build low buildings (4-5 floors) or town house in this area.
3.	However, the amendment deviates quite a bit from the vision document, and in some way, even contradicts to what was proposed. The proposed high-rise buildings(14 storeys minimum) around south-west of Mundell Park are neither visually consistent with existing low-rise neighborhood nor functionally supportive for maximum social interaction. High-rise buildings often have little or confined landscape. Looking at the existing high rise buildings on east side, we won't be able to walk through or under them. With park and schools on the other side, our residents and their children would love to enjoy the sunshine, the openness and overall welcome feeling provided by the park and open landscape merging into the park from existing projects. Sticking up a few high-rise buildings from the context(particularly on south east side), especially beside schools(prospective elementary school and the current U-Hill high) blocks the natural light and destroy the consistency of the view. Imagine, with these in place, our residents who take walk in the park and children who play in the field will have to enjoy themselves under big cast shadow, or can they?
4.	I appreciate the intention to create a variety of housing types as opposed to just high-rise towers. Townhouses are especially valuable for larger families who cannot afford to live in detached homes but do not have sufficient space within the current apartment choices.
5.	Opposing it strongly.
6.	Already too much residence density in Wesbrook village. No high rises near existing 4-6 storeys residence buildings!! Keep the sunlight for us!!
7.	i suggest with the low rise building.
8.	Need more green space - kids playgrounds - for such a huge expansion accommodating almost 10,000 people!
9.	It should not be allowed.
10.	I have recall that the Community Centre Plan had proposed two tennis courts. However, we haven't seen these tennis courses were constructed with the completion of Community Centre. Would you please confirm if these tennis courts are still to be built on south campus? We hope to have these tennis courts available to UNA resident on south campus ASAP.
11.	Cut down the plan of 2 highrises in front of Prodigy and behind one
12.	The high building around Prodigy will impair the neighborhood of this area
13.	We don't want any high buildings aroun to us,especially the building no.scd6 !

14.	i like the low rise buildings or town house.
15.	Very positive
16.	We call for limiting the height of towers around Prodigy. The Height should not be higher than 14 storeys
17.	please revise the highrise locations. They should ideally be placed not to create shadows.
18.	There should be no high-rises at the west side near the farm and facing the sea. Otherwise it would be dangerous for sea birds.
19.	No high building in front of prodigy at Gray Ave
20.	The density should be reduced!
21.	I think it is not fair for people living in prodigy as there were no high-rise buildings around when they bought their homes. The high-rise in front of prodigy in the south will block the view and sunshine to the prodigy. It's a serious concern how to solve the problem and make the residents of prodigy happy with the plan.
22.	We don't want any high building next to our area the south side of wesbrook should be only build low floor building
23.	An improvement
24.	This question might be related to the above one. Please excuse me if I confused the two questions. UNA is part of UBC community. Most people love this community because they love the quiet and elegant university environment. Wesbrook village is a newly developed residential area at UBC. The style of north American/European small town is the attractive high light of the community culture. High rise is not compatible to the existing community. Especially the erect of two towers in between some low rises would destroy the harmony of the surrounding buildings. Potential buyers of high rises would prefer downtown Vancouver or false creek where low rises are not compatible over there. Wesbrook should be consistent to her less density, harmony neighbourhood. Therefore, the reputation and property value can be lasting and increasing in the future. More supporting commercial community facilities like small but unique stores/bistros would be more welcome.
25.	I strongly oppose having four 14-story towers along the edge of UBC Farm. The 3-story towers are a good fit but the larger towers will have a large impact on the feeling of the Farm as an enclosed, forested space - a space that Wesbrook residents, UBC, and community beyond all use and enjoy because of its layout. Visibility of towers from within the Farm looking out will greatly affect the space. I understand the idea behind having taller towers along the forest edge near Pacific Spirit park, but the UBC Farm side is not a "forest edge" - it is a small band of thin trees which border a Farm site that has great value for the community. I encourage you to limit the buildings along Ross Drive to smaller 3-story size.
26.	As the density is unchanged, the townhouses will be existing in canyons between high rises. Granted a few more storeys added to an already tall high rise won't make much difference, but what about the liveability of the townhouses being inserted between them? Privacy? Shadowing?
27.	I see that a lot of the recommendations from the October 2015 public consultation have

been incorporated.

28. The tower that is over looking the farm centre and children's garden is too tall and should be made shorter so it doesn't look over the trees to give that garden privacy. I am also concerned that the trees between the houses/town homes/low level structures and the fence are not dense enough and won't be able to withstand strong winds and the trees will be compromised by the building that happens around them as well as the removing the trees from the block of trees which affects the strength of the trees left behind.

29. Shifting units from 4-6 storeys to townhomes and towers up to 16 storeys is unacceptable. The current arrangement with towers along the forest edge has already ruined the connection with the forest and views for lower buildings in the centre. Additional towers also add to the claustrophobic sense of buildings looming over open space, and create a sense of disconnection for the people living above the 5-6 storey from what is happening on the ground.

30. I recommend that cancelling the plan of higher buildings or changing the higher level buildings to the location of townhouses if it is necessary to build the higher level buildings.

31. My main concern is with tree removal. If I understand correctly, the mature trees between Ross Drive, Webber Lane, South Campus Trail are to be cut down and the land built upon, right up to the stream in Nobel Park. It would be a great shame to see any of these trees go, but especially the ones adjacent to the park. As a family (living at Hawthorn Place), we enjoy the feel of Nobel Park with the trees surrounding it and the stream and the pond. I expect the frogs and tadpoles that bring a lot of joy to families will probably be negatively impacted by cutting this forest also - certainly it would be a far less interesting place for kids to explore if there were yet another residential block right next to it and overlooking the stream and park. I would highly recommend that a decent patch of this forest adjacent to the park be left intact. The original plan for Westbrook Village was of a 'village in the forest' and yet it seems there is less and less forest at UBC every year and makes a total mockery of the claim of sustainability.

32. I don't agree with reduction of green spaces. In fact, I would be in favor increasing the surface devoted to public green spaces. I am also concerned by the inclusion of tall buildings along UBC farm. Buildings next to UBC farm should be limited to 6-storey. I am also concerned by the number of high buildings (above 6 or 7 storey) in the neighborhood. I also am not in favor of the inclusion of townhouses if these are reserved for market housing.

33. Should be reserved for children's outdoor activities space should plan the public library

34. When I look at the proposed amendment, I essentially see an attempt to increase density (i.e. add more residential units to the neighbourhood) by putting in more towers - not to mention the fact that the updated map does not appear to include any "increase in open and green space." This appears to be nothing more than a money grab - an ability to zone for more residential units. Sure, Properties Trust might make some extra cash in the short term, and sure, the developers will be thrilled...but what about the actual residents of the "community"?

I am curious as to what actually prompted this amendment. What was wrong with the previous plan? How will increased density actually benefit the campus community? None of this has been communicated.

As a member of the community, I can speak to four major concerns already, beyond what I've stated above:

1) Many of the existing units sit empty, likely the product of real estate speculation by absentee owners. This already has a negative impact on our community. If the plan is to significantly increase the number of units in the neighbourhood from the previous plan (as it appears to be), is there an associated plan to curtail real estate speculation and ensure that owners are at least renting their units, if they aren't living there themselves? There ABSOLUTELY should be.

2) Even taking into account #1, and although only a fraction of the total development is complete, several areas of infrastructure already seem quite strained from the existing population (parking lots are constantly full, streets are difficult to negotiate due to traffic and poor parking, Save-on-Foods is already a zoo, etc.). Is there a plan to ease this strain to account for the increased number of residential units / population?

3) If you are planning to increase the number of residential units substantially, will part of this plan include an increase in staff and faculty housing, and other rental housing? This is an area where UBC is already lacking significantly, and a major increase in purchasable real estate does not seem fair (nor in keeping with the University's strategic plan regarding community) without a corresponding increase in affordable rental housing. As outlined in #1, private owner/investors cannot be counted upon to actually rent their units anyway, and they certainly will not rent them at affordable prices. I suspect the majority of people who are looking to live at UBC long-term (i.e. younger families, students, young professionals) could not even hope to afford the prices of most units anyway.

4) Another area where UBC is sorely lacking is childcare spaces. Will the amended plan provide more space for child care (run by UBC)? It certainly should.

35. I support the proposed amendments that would increase townhouse space along the edge of UBC Farm. I also support the 14-storey tower limit to reduce the shadowing effect on UBC Farm. Both of these amendments would, in my view, create more of an effective buffer/transition between public and private space.

36. The addition of more townhouses is good, but ONLY IF those townhouses are reserved for UBC faculty and staff families. Currently, there is an acute shortage of family-sized housing units on campus. Three-bedroom and four-bedroom units are hard to come by for faculty/staff renters, and most of those available for sale are unaffordable. If new townhouses were to be sold or rented on the open market, UBC faculty and staff members would not be able to compete, and it would just be adding insult to injury. No new faculty/staff-exclusive developments for purchase have been available on south campus since Keenleyside, even as the housing market has grown more unaffordable. It is time for UBC to launch a new faculty/staff home ownership plan that makes family-sized units available at an affordable price to UBC employees. Townhouses would be ideal, but some of the concrete towers should also be developed for UBC employees too; to date, they have all targeted the international luxury market, and few faculty members (much less staff) can buy in. (Even market low rises, like Adera's "Savant", cater to the international market with pretentious names and non-consecutive floor numbering, seeking to avoid the number "4", which is taboo among superstitious Chinese.) For UBC, this is a strategic mistake, since it means that UBC is selling (leasing) off a valuable asset that could be used to solve an unaffordability crisis that was identified years ago in the Housing Action Plan. The demand

	for more units of 1,500+ square feet is high and well documented, but UBC has not yet taken steps to catch up on supply. Since the private developers have so far not made the faculty/staff market a priority, UBC--and UBCPT--should take matters into its own hands. So, again, please make sure that the next family-sized developments are for UBC families who want to live here long term, and not for visitors or investors.
37.	I think it's getting there but it continues to look very "cookie cutter." I would think at a university where there are so many great ideas and innovation we'd want to explore some increased ideas how building look and flow with public garden space. There don't appear to be additional larger fields, somewhere you can go throw a football, there doesn't seem to be a dedicated dog park. There doesn't seem to be enough mention of the affect of doubling the population and what that means for public transportation and the already congested and dangerous Wesbrook Mall area.
38.	The Neighbourhood Plan sounds great on paper. In practice, however, the developers are not building for UBC faculty and staff. They are building for a high end market of luxury vacation homes, temporary international residents, and 'rent to student' owners. UBC Properties Trust does not uphold the social sustainability commitments of the University. Each layer of development moves further away from the C&CP plan: UBC Properties Trust doesn't listen to the stakeholders and doesn't engage in true consultation (they 'consult' after a project is planned, not before); the developers build for the Vancouver housing market, not the UBC market; the sales agents sell to make their quotas without a thought or care for the community being built.
39.	I seriously doubt that the insistence by UBC of height restrictions, especially for the SW Sector, and for bird protection against building strikes, will stifle developer's creativity in following the UBC guidelines. I'm not worried at all about their creativity compared to the life and death importance of protecting birds. As soon as UBC's new guidelines put together by Dr. Martin to prevent bird strikes through FLAP or other directives are ready in May, I am very concerned about whether or not the BOG or other UBC "guiding lights" will make everything mandatory from set backs and decals and whatever other means to prevent bird strikes. I am checking with Dr. June Ryder on the advisability /helpfulness of bird feeders to help prevent bird strikes.
40.	See above
41.	We oppose to build high-rise near the Prodigy. Because there will be too many people and will destroying environment .
42.	We against to built high-rise near the Prodigy. Because there will have many people,the traffic will be blocked,and the environment will be worse.

Question 5 – Other comments

#	Response
1.	So many tranffic jam when I come back here. Why did you not knowlege about that there are a quite area of living village. Thank you.
2.	it's getting hard to find the parking space in Wesbrook now, we worry about parking issue.
3.	Strongly object to the 16-22 storeys high rise in front of the Prodigy building at 6033 Gray

	Ave. !! Do not take away the sunlight we are having!!
4.	Can the University go back to being a school? Development is out of control. An audit of Property Trust is long past overdue.
5.	<p>Is there going to be a tennis play ground in Wesbrook Village? UBC tennis club is not for us (most of the time is for kids and elderly people). We hardly find the space time for adults who work during the week day. By the way, UBC tennis club is too expensive, even for faculty and staff..</p> <p>This neighbourhood is big now, but there is no free tennis play ground. I heard there is a plan, but for some reason it's been cancelled?</p> <p>I highly recommend to build one!</p> <p>Thank you!</p>
6.	When I bought the unit there was no any high rises design next to the building!
7.	<p>Some considerations. First is security, design must keep in mind security sight lines and lighting, hiding of windows and doors behind shrubs, and resistance to break and enter, a growing problem in the UNA. Second comment is with respect to natural wood features, they look fantastic but when exposed to weather and strong sunlight the coatings can break down or the wood can break down under the coatings, very difficult to preserve the original look and the wood can quickly end up looking ratty rather than nicely aged. Clear UV "resistance" coatings only last a few years, so keep in mind the need and cost to re-treat every two to three years. And finally, anything that can enhance the "year round" nature of Wesbrook would be nice, the only disappointment in living in the UNA is the shutting down of restaurants etc. over the Christmas holidays and during the summer "break" months. Somehow the design of Wesbrook Village has not attracted local shoppers and certainly does not attract shoppers from outside the area. Lack of easy street parking may be part of this. Looks nice but merchants struggle to survive.</p>
8.	<p>Leave Nature be</p> <p>let Mother Nature decide</p> <p>please make a park/ environmentally friendly tourist attraction</p> <p>perhaps a daycare</p> <p>All I'm saying is try not build there and instead plant some flowers or trees</p>
9.	This is a major and concerning change. This is not a small update. This is a redesign that looks like favouring a small portion of the original plan at the expense of many current resident's
10.	I suggest that the designer could think about provide more corner unit for the five townhouses which will be in the shade of the two highrises at the south side of the site so that the townhouses could have more opportunity to gain sunlight
11.	The distance between residence buildings should long enough to keep enough sunlight and privacy
12.	No high rise design next the building when I purchased prodigy

13.	<p>The idea of the planning is good but the density of the buildings is too high. The huge population in the future will cause problems of parking, shopping, schools ect. It looks like not enough public facilities for the future huge population.</p> <p>The high rises near the forest (east side) are reasonable, but the ones near prodigy are not concerned of people living there. It's not good for the whole planning either.</p>
14.	When I purchased the prodigy there was no high rise design next to building.
15.	Building a school in the spot zoned for another school will be needed soon as the other UBC schools are full
16.	For SCD6, the original design is a L shape 9 story building. As for the developer, south facing units are sold at higher prices than the north facing units. If the L is close to the Gray Ave, the north facing unit will have no sun shine, no views and limited privacy because of the short distance with Prodigy and Sail. It will be harder to sell the north units. If L is turned to the other way to form an open place and square between the new building and Prodigy/Sail, the north and west facing units of the new building will be easier to sell because of the open space, regardless of losing sunshine. The total property value will be increased for the three buildings.
17.	Please see Q3 about the deafness of architects.
18.	This is just another attempt to skew land use planning in favor of developers and UBC at the cost of the community. It is apparent from the history of these types of consultations that the university has no intent to listen to the comments of these surveys. We need to replace the current status quo with a local municipal government that has jurisdiction over land use planning that the university would have to comply with, as every other university that has land in a metropolitan setting has to.
19.	I recommend that providing more space for recreation instead of building more higher level building.
20.	My main concern is with tree removal. If I understand correctly, the mature trees between Ross Drive, Webber Lane, South Campus Trail are to be cut down and the land built upon, right up to the stream in Nobel Park. It would be a great shame to see any of these trees go, but especially the ones adjacent to the park. As a family (living at Hawthorn Place), we enjoy the feel of Nobel Park with the tress surrounding it and the stream and the pond. I expect the frogs and tadpoles that bring a lot of joy to families will probably be negatively impacted by cutting this forest also - certainly it would be a far less interesting place for kids to explore if there were yet another residential block right next to it and overlooking the stream and park. I would highly recommend that a decent patch of this forest adjacent to the park be left intact. The original plan for Wesbrook Village was of a 'village in the forest' and yet it seems there is less and less forest at UBC every year and makes a total mockery of the claim of sustainability.
21.	In general, I feel the neighborhood would greatly benefit from individual buildings offering a mix of market and rental units. Currently, there is too much discrepancy between the quality and surface of buildings reserved for market vs. rental housing (in favor of market housing).
22.	16building is too high.

23.	In the process of building next to UBC Farm, I would like to see an effort towards preserving what is possible to preserve of the forest buffer between the UBC Farm site and the proposed townhouses and towers.
24.	I'm surprised that additional public transportation and green spaces aren't included in this.
25.	My main issue is a general one about who all these new residential developments are intended for. I cannot see the point in discussing fine points of design if it is not made clear who the anticipated population is for this area in terms of private sales - are they university staff, students, faculty, or just anyone in Vancouver/Canada/Any other country to purchase? I would like to see more transparency in the projections for who will live in this area - it is information that the University must be aware of. The additional staff/faculty rental housing seems quite minimal, even though it is (from my experience) heavily over-subscribed. I cannot see how developing more of the Endowment Lands just for the purpose of private home sales for people who may have no affiliation with the University is in the interests of students, staff or faculty.
26.	I hope that C&CP starts to work more closely with UBC Properties Trust and the developers (Adera, etc) to ensure the community plan and the socially sustainable vision of the University is realized.
27.	I would hope that the Advisory Committee will be advised (!) of the AUDP and other decision-making sessions along with their times and locations. Before this goes to the BOG, I would truly like to see the final draft from the notes Joe was so busily taking today. Thanks for the extension. If I remember other points, I will jot them down and submit them before Monday.
28.	Because we have school nearby, we need library and sports grand for children.
29.	Because we have high shook and elementary school nearby, we need library and sports ground for children.

From: "allen-chiu@hotmail.com" <allen-chiu@hotmail.com>

Date: Sunday, February 28, 2016 at 6:54 AM

To: "Armstrong, Gabrielle" <gabrielle.armstrong@ubc.ca>

Cc: 'Prodigy Strata E-mail' <councileps2989@gmail.com>

Subject: RE: The proposed amendment to the Wesbrook Place Neighbourhood Plan

Dear UBC Planning Committee:

Many residents of the Prodigy building have attended the recent public open house events held on February 9 and 11, dedicated to the proposed amendment to the Wesbrook Place Neighbourhood Plan. On February 24, our building had an AGM for the phase I and II developments, and many residents have expressed concerns regarding this proposed change in the plan and tasked the Prodigy strata council to convey their concerns. Overall, the residents felt that part of the plan that envisions the townhouses is generally very welcome as a good addition to our community while keeping the density low. However, the residents overwhelmingly opposed the idea of having the 16-story high-rise buildings around the Prodigy and raised the following objections:

- 1) Unlike on the North-East side of Wesbrook place, where the high-rise buildings are planned along the border with 16th Ave and Pacific Spirit Park, the envisioned high-rise buildings in the South-West part and around the Prodigy will create shadow, block the natural light to the nearby buildings, and block the views. Many residents of Prodigy have bought their units based on the original community plan that envisioned only the low story buildings around; whereas, the proposed 16-story high-rise buildings around the Prodigy were not part of the original plan.
- 2) Even with the existing density and occupancy of the Wesbrook place up to now, the local residents already experience problems of congested traffic and parking, and building more high-rises on the South-West part will make the problems worse to a much greater extend. In this regard, the residents are in favor of lower overall density and limiting the development to just the 4 to 6 story buildings and townhouses (no more high-rises!). In this way, it will be more manageable to deal with density and congestion problems while still being within the vision of University town and community (as opposed to all-concrete downtown style area)

Sincerely Yours,
Prodigy Strata Council

From: [junzjunzi2004](#)
To: [Armstrong, Gabrielle](#)
Subject: Suggestions on community planning
Date: Thursday, February 11, 2016 9:28:02 PM

Hi Gabrielle

I'm a UNA resident. My suggestions for the community planning in Wesbrook are as follows:

1. Adding some facilities for senior people (which can also fit for all ages), not just in the new community park, but also one or two in the old parks.
2. Relocating for car sharing like zipcar, especially near the three rental buildings for faculty and staff of UBC. Many residents are members of Zipcar and Car2Go. Carsharing is green and also a good option of transportation for young people.
3. Adding more gardening potting for residents, now one family has to wait for more than 2 years to apply for one potting or half of the potting. The need is great and also, such gardening is green and can be a good recreation way for a family. And if you don't want to reduce other land, probably negotiating with UBC farm is a good solution.

Best Regards,

Xiao, Yi

From: [Janet Yan](#)
To: [Miller, Grant](#); jimh@triumf.ca; [Armstrong, Gabrielle](#)
Cc: ["Janet Gmail"](#)
Subject: Feedback on Feb 11th, 2016 Open House on
Date: Tuesday, February 16, 2016 6:44:58 PM

Dear sirs,

As resident and owner of the new residential building- Prodigy phase one, I strongly oppose the change of planning on SC6D. The original planning is a 9 Story residential building in the south of Prodigy. The newly propose change is a 16 story high rise. This tower will block the sun shine, breeze and open view. Privacy is also a big concern. According to the proposed change of planning, the other 16 story will be constructed on the north of Prodigy. Trapped between two high rises, Prodigy's property value will definitely be decreased. Though we purchased Prodigy at the peak of the market, we love the unanimous 4-6 low rises community at the beautiful UBC. These two proposed 16 story high rises erected in the existing low rises will definitely destroy the beauty of the nearby neighborhood. My daughter told me if a high rise is right in front of her window, she's scared it would fall onto us if there's strong earthquake. She asks me to move if the tower is built. Therefore, as resident and home owner of Prodigy, I strongly oppose to change the 9 story building to a 16 story high rise at SC6D.

For SC6D, the original design is a L shape 9 story building. As for Prodigy and most developers, south facing units can be sold at higher prices than the north facing units. To facilitate the sales of north facing units, the developer/designer would create better views. If the L is close to the Gray Ave, the north facing unit will have no sun shine, no views and limited privacy because of the very short distance with Prodigy and Sail. It will be harder to sell the north and create concerns to the existing south facing units at Prodigy and Sail. If L is turned to the other way to form an open place and square between the new building and Prodigy/Sail, the north and west facing units of the new building will be easier to sell because of the open space and pleasant view of a garden, regardless of losing sunshine. The privacy of the three buildings will be better secured. The property value will be increased for the three buildings.

UNA is part of UBC community. People love this community because they love the quiet and elegant university environment. Wesbrook village is a newly developed residential area at UBC. The style of north American/European small town is the attractive part of the community culture. High rise is not compatible to the existing community. Especially the erect of two towers in between some low rises would destroy the harmony of the surrounding buildings. Potential buyers of high rises would prefer downtown Vancouver or false creek where low rises are not compatible over there. Wesbrook should be consistent to her less density, harmony neighborhood. Therefore, the reputation and property value can be lasting and increasing in the future. More supporting commercial community facilities like small but unique stores/bistros might be more welcome.

I got other valuable comments from my neighbors, like the high rise will cause danger to the birds. The children in our community will lose the opportunities to be close to birds.

Have a very nice evening 😊

Janet Yan
Resident of 306 6033 Gray Ave, Prodigy

Attention: Gabrielle Armstrong – gabrielle.armstrong@ubc.ca

From: Tom Ainscough, Heather Nichol, #23 – 5605 Hampton Place, Vancouver, BC, V6T2H2

Wesbrook Place Feedback Form - Wesbrook Community Centre

February 28, 2016

What's your point of view?

1. What comments do you have regarding the draft Wesbrook Place Design Vision Supplement?
 - a. Should have more descriptive name for the documents, e.g., Vision is more like design guidelines and Neighbourhood Plan is more like land use plan and building height.
 - b. Need to show the existing and proposed land use and building height side by side in future presentations for ease of comparison.
 - c. Vision Plan – agree with including ground oriented units but 3 storey stand alone townhouse buildings will not be affordable, due to high value of land. Should reinstate the 4 storey low rise buildings (in lieu of stand alone townhouses). Ground oriented units should be incorporated in all low rise residential buildings, e.g., provide 2 storey, 4.5 m wide units at the base of all low rise buildings to maximize the number of ground oriented units.
 - d. Massing for 6 storey buildings – should use a base, middle and top approach to massing with 2 storey townhouses at base, top floors stepped back, to minimize the wall like effect created by the existing 6 storey buildings.
 - e. Preserving existing trees – existing trees at the entry to the UBC Farm should be retained on both side of the entry off Ross Drive.
 - f. District Energy Plant – confirm if the district energy plant at the entry to the Farm will remain.
 - g. Provide 20% non-profit housing including cooperative housing, and/or non-profit rental buildings, for family and seniors.
 - h. Ensure that units are designed to facilitate aging in place and universal access, e.g., at minimum comply with the BCBC Adaptable Housing Standards for all units.
 - i. Provide a shadow diagram for the whole site and use it to determine location, building height, massing, and orientation in relation to public open space, to maximize sun access.
2. What comments do you have regarding the proposed amendment to the Neighbourhood Plan?
 - a. Wall of 20 – 22 storey high rise buildings at Binning Road is relentless. Should reduce some tower heights at the south and reinstate the low rise buildings (in lieu of stand alone townhouses) but with ground oriented units at the base as noted above.
 - b. 18 storey buildings at SE quadrant – height should be reduced as they may shade the public open space after March 21 in the PM.
 - c. 14 storey at Ross Drive – lower these buildings to 10 storeys maximum. Should not be higher than the existing coniferous trees, i.e., not higher than 30m. The towers should not be visible from the UBC Farm. Visibility of towers will detract from the quality of the farm site and will impact bird habitat in the area.
 - d. Retain existing trees at the east side of UBC Farm entry – this is a significant stand of existing conifers and provides protection for the trees in the 30m buffer at the entry to the Farm. This will also protect the trees in the buffer from wind throw. No significant stands of existing trees have been retained in the rest of Wesbrook Village. This would be a strategic and useful stand to protect. Also many trees on the west side of the farm entry have been removed for the DE plant.
 - e. UNOS – spell out what this is. University Neighbourhood Open Space?
 - f. Context – show relationship to adjacent site such as Hampton Place Neighbourhood. Need to mitigate the traffic impact from Wesbrook development on Hampton Place,

e.g., at Binning Road exit onto 16 Ave. provide berm at median to screen headlights, show pedestrian crossing, decrease traffic speed to 50kph for entire stretch of 16 Avenue from Blanca to SW Marine Drive, to reflect residential context. These changes should be implemented as soon as possible.

3. Other comments:

- a. Posted comments - I am concerned about the lack of any visible place to post comments at the open house on February 11/16, e.g., no flip charts or post it notes, or pens for people to share their comments, so that others would be able to see comments on the proposed changes.
- b. Site Plan - Suggest that the drawings clearly show the existing and proposed buildings in different colours.
- c. Model - A physical model of the site should have been presented at the open house or at least a 3D digital model. This is a complex site and the changes proposed are difficult to understand in the 2D graphics as provided.

Tell us about you:

1. How are you associated with UBC: Alumni, Resident, UNA
1. Where do you live: Hampton Place, UBC
2. How did you find out about this event? C+CP website, Ad in Courier, Resident