

31 May 2019

UBC Campus and Community Planning
2210 West Mall
Vancouver, BC
V6T 1Z4

Attention: Steven Lecocq, Planning Assistant

Re: DP 19001 - UBC Pacific Residence - DP Resubmission

Dear Steven,

Further to recent email correspondence regarding to the above permit resubmission we can provide the following points of clarification to UBC Campus and Community Planning:

- 1. Following up with Utilities re- storm and sanitary loads.**
- 2. Following up with Utilities re- Civil Drawings and service design**
- 3. Submit an SLP application for utility work that precedes DP issuance.**

UBC Properties Trust will be addressing these items separately.

4. Submit a detailed planting plan.

Detailed planting plans were provided as part of this resubmission, please see the L3 series landscape drawings.

5. Maximize EV charging station.

Noted, EV charging station will be maximized based upon unit sub capacity.

6. Show indoor/outdoor bicycle parking locations.

Outdoor parking locations are shown on landscape plans L1.4, 1.5 and 1.6. Indoor parking is provided at Level B1 of Building 1 and within bedrooms (wall mounted bike hook) in Buildings 2 through 5.

7. Use a diverse palette of plants species in the landscape while ensuring durability in this urban environment.

See response to query 4.

Principals

Adam James
Kai Hotson
Warren Schmidt

Architect AIBC RIBA
Architect AIBC MRAIC
Architect AIBC MRAIC

8. Outdoor lighting levels should be as even as possible.

Noted, see photometric plan provided previously at initial submission.

9. Review Bird Friendly Guidelines and apply where possible.

Façades are now predominantly opaque, including removal of previously glazed bridge element, reducing risk of collision.

10. Mitigate noise from rooftop mechanical units.

Acoustic performance of rooftop mechanical units will be considered as part of mechanical specification.

11. Submit Environmental Checklist and PSI Form for Risk Management Services.

Submitted previously, attached again to this letter for reference.

AUDP 1: Concerns remain over the narrow terms of reference that restrict height on the northeast corner of the site.

To be addressed by Campus and Community Planning.

AUDP 2: General support for the revised massing accepting the height constraint. Consider taking some height off buildings 1 and 2 and adding height to buildings along Wesbrook Mall.

This approach would not be consistent with community engagement which raised concerns about an overly tall 'street wall' to Wesbrook Mall.

AUDP 3: General support for the landscaping and public realm.

Noted.

AUDP 4: Concerns regarding the proposed use of dark-coloured material on the facade of building 2.

Noted, dark grey ironspot brick was selected for Building 2 to create more of a juxtaposition with the adjacent buildings, such as the Exchange Residence across Student Union Blvd., as well as to create a more varied streetscape. The length of Building 2 has been reduced and shifted to the west from Wesbrook Blvd., to help modulate its massing when compared with the Exchange Residence. Building 4 is also proposed to be clad in the same dark grey brick, creating an alternating material strategy around the various buildings within the Pacific Residence project.

Changes between DP submission of 8 January 2019 and Resubmission of 24 May 2010

B-A000 Cover Sheet

Areas summary

- Building 1 - reduced in height to 8 stories
 - office programme removed
 - Gross Floor Area reduced by 25% to 6963m²
 - Beds reduced by 10 to 196
- Building 2 - Gross Floor Area reduced by 17% to 8714m²
 - Beds reduced by 55 to 256
- Building 3 - Gross Floor area increased by 13% to 6020m²
 - Beds increased by 24 to 187
- Building 4 - - Gross Floor area increased by 13% to 5420m²
 - Beds increased by 7 to 167
- Building 5 - Gross Floor area increased by 2% to 4710m²
 - Beds increased by 7 to 128
- P1 Parking - Gross Floor area increased by 8% to 5160m²
P2 Parking Gross Floor area decreased by 30% to 3120m²

Above Grade Area Total: decrease by 8% to 31.827m²

Below Grade Area Total decrease by 11% to 9598 2m²

Total beds decrease by 26 to 942.

B-A002 Context Plan

Massing changes

- Building 1 - Reduced building length, slight move west and loss of 2 storeys in height.
- Building 2 - Two structural bays removed, Gage Court between Buildings 1 and 2 opened up.
- Building 3 - Moved south to present façade on Student Union Boulevard and length increased.
- Building 4 - Additional staircase added, bridge link to Building 5 removed.
- Building 5 - No material changes.

B1-A100 Building 1, Floor Plan Level B1

Extent of basement reduced at East End of building.

B1-A102 Context Plan

Four bed quads removed, notch added to gable ends of floor plan.

B1-A302 South Elevations

** Generally to all elevations: more complexity added with double height window expression

B2-A102 Floor Plan Typical Level 02-10

Stair core flipped to other side of plan.

B2-A303 Building 3, East and West Elevations

** Generally to all gable elevations: Full height strip window removed and complexity added.

B4-A101 Floor Plan Level 1

Stair core and lounge added.

Please let us know should further clarification be needed on any of the items above.

Kind regards,

A handwritten signature in black ink that reads "Adam James". The signature is written in a cursive, flowing style.

Adam James
Architect AIBC RIBA
Ryder Architecture

cc. Dave Poettcker – UBC Properties Trust