a place of mind
THE UNIVERSITY OF BRITISH COLUMBIA

campus + community planning

agenda

UBC Development Permit Board Meeting

Date: Wednesday, February 24, 2016

Time: 5:00 p.m.

Place: Multipurpose Room C (201)
Wesbrook Community Centre, 3335 Webber Lane

Attendees: Andrew Irvine (Chair)
John Metras (Vice Chair)
Andre Gravelle
Qiuning Wang
Victor Ngo
Michael White (ex officio)

1.0 Call to Order by Chair and Approval of the Agenda

2.0 Approval of Minutes of the October 28, 2015 Meeting

3.0 Development Permit Application

3.1 DP16003: Wesbrook Place Lots 23
Presenter: Karen Russell, Campus + Community Planning
Applicant: Edward Archibald, Adera
Bryce Rositch, Rositch Hemphill Architects
Michael Patterson, Perry and Associates

4.0 DP Board Information Reports

4.1 Draft Wesbrook Place Design Vision Supplement and Proposed Wesbrook Place Neighbourhood Plan Amendment.

4.2 Various Development Permit Application Updates

5.0 Other Business

6.0 Adjournment

AGENDA ITEM 2.0

a place of mind
THE UNIVERSITY OF BRITISH COLUMBIA

campus + community planning

minutes

UBC Development Permit Board Meeting

Date:	Wednesday, October 28, 2015
Time:	5:00 – 6:30 p.m.
Place:	Classroom, Tapestry, 3338 Wesbrook Mall
Members present:	Andrew Irvine (Chair) John Metras (Vice Chair) Andre Gravelle Qiuning Wang Victor Ngo Michael White (ex-offcio)
Members absent:	
Staff:	Joe Stott, Grant Miller and Karen Russell, Campus and Community Planning
Guests:	7 Guests/Observers
Presenters:	Greg Voute, Raymond Letkeman Architects Inc. Michael Patterson, Perry + Associates Michelle Paquet, UBC Properties Trust

1.0 Call to Order by Chair and Approval of Agenda

The Chair declared a quorum was present and called the meeting to order at 5:00 pm. The Agenda was adopted as circulated.

2.0 Approval of Minutes from the January 21, 2015 meeting.

The minutes from the June 10, 2015 DP Board meeting were discussed. Quining Wang, UBC Resident Member, suggested an amendment to Campus and Community Planning's response to interior finishes feedback on DP15013 Wesbrook Place Lot E project. All feedback on interior finishes received during the Development Permit consultation process should be passed along to the applicant. Karen Russell has updated the response as follows:

- *C+CP provides input on but does not regulate interior finishes, which is up to the discretion of the developer.* ***All feedback on interior finishes received during the Development Permit consultation process will be passed along to the applicant for their consideration.*** *Consumers should ensure they receive the finishes that they want when making a purchase. Implementation of a post-occupancy survey might be a good idea going forward.*

Motion to approve the minutes was approved subject to the revision of the wording. All were in favor.

3.0 Introduction of Grant Miller.

Joe Stott introduced Grant Miller as the incoming Director of Planning, Development Services. Joe Stott will retain signing authority on all Development Permits until sometime in early 2016.

4.0 Development Permit Application

4.1 DP15001: Wesbrook Place Lots 27/29 Faculty/Staff Rental Housing

Karen Russell (KR) introduced the project, presenting the context for Lots 27/29 in the Wesbrook Place Neighbourhood. KR stated the recommendation with conditions outlined in the report to the Development Permit Board and introduced Michelle Paquet from UBC Properties Trust and the Project Architect, Greg Voute, of Raymond Letkeman Architects Inc. who presented the architectural plans. Michael Patterson, of P+A Landscape Architecture Site Planning presented the landscape design.

The project includes two- 6-storey wood-framed faculty/staff rental residential buildings totaling 15,316m^2 (164,861 sq. ft.) with 175 dwelling units.

Michelle Paquet, UBC Properties Trust, provided an overview of the development and a summary of recent changes incorporated into the project in response to Advisory Urban Design Panel and public consultation recommendations. Greg Voute, Raymond Letkeman Architects Inc. and Michael Patterson, Perry + Associates presented the design rationale to the Board and discussed these recent changes in further detail.

KR presented the three relaxations requested by the applicants as explained in the report.

The following comments were made by applicant/staff/public in response to questions from the DP Board:

Unit Mix

- *What is the process for determining the unit mix?*
    - *Village Gate Homes, the property management arm of UBC Properties Trust that manages faculty/staff housing, maintains a waitlist for that portfolio based on preferred unit type. The list is reviewed on an ongoing basis and determined the mix for this building. There was significant interest in both smaller and larger units.*
- *There are several units (23- 2-bedroom with 1 bathroom), where one of the bedrooms has no windows. Do you have other buildings on Campus that have no windows in a bedroom? Why are they designed this way?*
    - *Anecdotally, dens/offices with no windows in other buildings have been used as a second bedroom. This provides a more affordable option for the budget conscious. Per the new mechanical code all living spaces in a unit need to be ventilated with fresh air. Glazed panels on the door will provide access to natural light. In lieu of a 2nd bedroom, the space can easily be used as a flex space/den.*

Handicapped Parking Variance.

- *Is there a comfort level to allow the variances on Visitor and Handicapped parking stalls?*
    - *Handicapped stalls can be included in the residential count and don't have to be used by people with disabilities until they are needed. The body of the report references the increased frequency of parking variances. It is timely to conduct a survey of existing usage and update the Development Handbook accordingly.*

- *What is the rationale for the request for variances for handicapped parking spaces?*
    - *Faculty/staff housing is workforce housing and we don't have to take into account "aging-in-place" to the same degree that some of the other market condominiums do in the neighbourhood. Property management feedback shows there is low utilization for its designed purpose.*
    - *Campus and Community Planning confirmed that there is a level of comfort with this approach.*
- *The Board has asked staff to undertake a survey to better understand the utilization of visitor and handicapped stalls and to bring that information forward to a subsequent meeting. This would include reflecting on the experience in Vancouver in parking utilization looking at built-out areas where 50% of residents are within walking distance of downtown.Parking*
- *Parking appears relatively full in existing buildings. A lot of the tenants also park on the street. As the community gets built-out demand for street parking will increase. If we are reducing the number of parking stalls, are we shooting ourselves in the foot in the long term? Is there a long term demand analysis in place?*
    - *There is no minimum parking requirement at UBC. Parking in other Faculty/Staff buildings is between 60-80% capacity. UBC Properties Trust is comfortable with the amount of parking provided.*
- *There are some really tight turns in the proposed layout that is not well suited for larger vehicles. Is this the best you can do?*
    - *We'll take another look at it.*
- *Are there other projects with a shared parking ramp with similar volume?*
    - *Yes. Tapestry and Pathways combined would provide a similar volume.*

Common Rooms

- *What is the capacity of the proposed common room for each building? Will it be sufficient space for 15- 20 people?*
    - *Each room is about 300sf and envisioned as a flexible space to mark exams, read the paper, and informal chats. Details on room layout are to be finalized.*
- *Will sinks, refrigerators, and washrooms be included in these rooms?*
    - *The space will be used as an informal gathering space/quiet study/lounge space area. Those items might take away from the flexibility of that space but will consider including these in future plans.*

Legal Subdivision

- *Was the original subdivision for 2 lots envisioning two smaller buildings?*
    - *Yes, the lots were originally designated for townhouses. When the neighbourhood plan was updated in 2011, the lots were designated as 6-storey wood frame with an FSR of 2.8. By consolidating the lots into one, we were able to incorporate a large courtyard area and the majority of FSR on site.*

Landscape

- *Outdoor space appears to be over designed. Less design achieves more. Is it possible to consider the replacement of stairs with slopes to facilitate access for parents with strollers and children playing?*
    - *Ramps are not feasible throughout the site due to grade changes across the site. Accessible access is provided from the greenway to the common area with 5 feet of grade change.*

- *Walk me through the grade changes on the east-west connection and their impact on accessibility access.*
    - *There is accessibility access to the courtyard areas behind the building on Lot 27 from the greenway to courtyard for the building on Lot 27 and from Gray Avenue for the building on Lot 29.*
- *Was there consideration for any weather protection for the outdoor seating area on Lot 29?*
    - *This has been considered.*
- *What was the rationale for the removal of the water features?*
    - *The water features were removed in response to Open House feedback from residents, recommendations from the Advisory Urban Design Panel and Campus and Community Planning staff.*
- *For staff, are there design guidelines in place for water features in family housing area?*
    - *There are no guidelines.*

Representatives of the University Faculty and Staff Tenants Association (UFASTA) made the following comments:

- *Look at ways to reduce the amount of stairs, to aid accessibility for strollers, children and people with disabilities. Look at grade changes as a safety issue for children and accessibility*
- *Unstructured space is very valuable.*
- *Landscaping as a barrier will not work as people will create their own paths. Reconsider paths to mimic usage/desire lines*
- *Shared parking for all four buildings will create congestion issues during peak times.*
- *Improve sightlines to the existing parking ramps*

Chair Commentary

- *Over the years, we've received more and more feedback online and less from the open houses. Are there any new challenges that we should be aware of?*
    - *The online commentary capability is enriching the process as not everyone can attend the open house or has the time to fill in the comment form at the event. Online comments are accepted until one week after the open house. That being said, it's still important to provide opportunities for a face to face meeting with the design team.*
- *We now have a bit of experience with the larger wood frame buildings. Have there been any surprises?*
    - *Structural is a bit more of a challenge and there have been more coordination issues between disciplines.*
- *We were asked to consider appropriate legal instruments or lot consolidation. Lot consolidation might be better for this situation but which path is recommended?*
    - *Lot consolidation is preferred, and will be done prior to financing.*

The following motion for Lot 27/29 in Wesbrook Place Neighbourhood was moved, seconded and CARRIED:

That the Development Permit Board recommend that the Director, Campus and Community Planning issue a Development Permit for the faculty/staff rental residential development on Lots 27 & 29 in Wesbrook Place Neighbourhood as detailed in the attached drawings prepared by Ray Letkeman Architects Inc. and Perry + Associates (Attachment A), subject to the following conditions:

1) **That the following sections of the Development Handbook be relaxed for this project:**

    a. Section SC2A.5(d) to allow the rear yard setback requirement for Lots 27 and 29 to be waived to allow the project to be built on two lots as a single site.

    b. Section 7.5 to allow the following variances to vehicular parking stall requirements:

        a. Visitor stalls: to reduce the number required from 19 to 17

        b. Disability stalls: to reduce the number required from 19 to 12

2) **That measures be undertaken to permit the construction of the project as a single site on Lots 27 and 29 through appropriate legal instruments and/or lot consolidation; and**

3) **That measures be undertaken to ensure that appropriate legal instruments are secured to allow access to the underground parking levels on Lots 27 and 29 through Lot 28.**

4) **In addition, the following recommendations were made by the Board:**

    a. Campus and Community Planning staff will arrange for a study on parking utilization in Wesbrook Place and the results reported to the Board at a future meeting.
    b. And that the following measures will be considered by the applicant:
        - UBC Properties will monitor common room utilization and consider the addition of kitchen/washroom.
        - Reconsider tight corners in the parking garage.
        - Ensure landscaping balances grade changes with accessibility and child friendly common space

The project was Moved, Seconded, and passed unanimously.

5.0 DP Board Information Report - Various Application Updates

The Chair asked the board members if they had any questions for staff. There were none. The Report was adopted as circulated.

6.0 Adjournment

Meeting adjourned at 6:30 pm

Minutes submitted by Steven Lecocq

Development Permit Board Feedback Form

One (1) comment form was submitted during the Development Permit Board meeting. In summary:

Feedback	**C&CP Response**
Feedback: *Resident* 1. Ramp from Gray Avenue into exterior space would be ideal, instead of stairs. 2. Edible landscape - see Todmorden, England.	These ideas have been passed along to the applicant for consideration.

REPORT TO THE DEVELOPMENT PERMIT BOARD

Agenda Item: 3.1

Forwarded to: Development Permit Board on Recommendation of the Director, Campus & Community Planning

Approved for Submission:

Manager, Development Services, Campus and Community Planning

Date: February 24, 2016

Subject: File #DP 16003: Wesbrook Place Lot 23 Market Residential Building

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RECOMMENDATION

1. **That the Development Permit Board recommend that the Director, Campus and Community Planning issue a Development Permit for the market residential development on Lot 23 in Wesbrook Place Neighbourhood as detailed in the attached drawings (Attachment A), subject to the following conditions:**

    1) **That SC2-A.5 of the Development Handbook be relaxed for this project to permit reductions in minimum setback requirements at various locations for architectural roof and balcony projections.**

BACKGROUND

On January 7, 2016, Adera submitted a Development Permit application to Campus and Community Planning to develop a 6 storey market residential development with two levels of underground parking on Lot 23 in the Wesbrook Place Neighbourhood. The Wesbrook Neighbourhood Plan (Plan of Land Uses P-10) designates Lot 23 for up to 6 storeys of residential development with a maximum floor space ratio (FSR) of 2.8.

LOCATION

The subject site is outlined in bold on the location map that follows (see Figure 1). It is bordered by Ross Drive and the recently approved 6-storey faculty/staff rental development on Lots 27 and 29 to the north; Nobel House, a rental residential building for faculty staff adjacent on the east side; and a greenway and community garden/park (Nobel Park) on the west and southwest/south sides respectively. Future development lots lie to the west across the greenway (6 storeys) and to the northwest across Ross Drive (9 storeys), as designated in the Wesbrook Place Neighbourhood Plan.

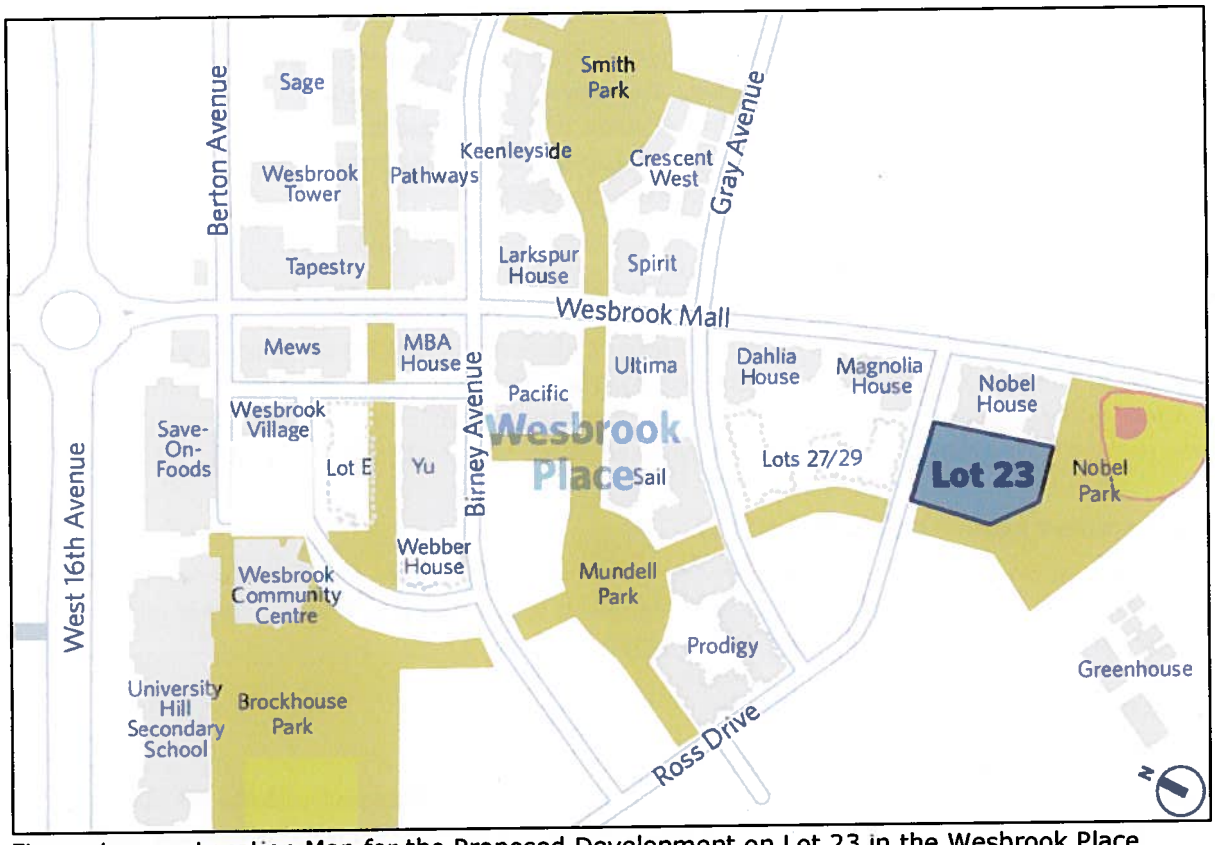

Figure 1. Location Map for the Proposed Development on Lot 23 in the Wesbrook Place Neighbourhood

PROJECT DESCRIPTION

Site and Project Design

The proposed development consists of one six-storey wood frame building with a building floor area of 10,315 sm. (111,033 sq.ft), comprising 106 market residential units. Architectural and landscape plans for the project were prepared by Rositch Hemphill Architects and Perry + Associates and are provided in Attachment A of this report.

The main building entrance is accessed at grade level and is located at the northwest corner of the lot facing Ross Drive. The building has been designed in a U-shape configuration to relate to an existing open courtyard at Nobel House immediately adjacent to the site on the east side. This results in a large contiguous landscaped courtyard. The units on the ground floor will have direct independent access to ground level patios that in turn open to either the inner courtyard, Ross Drive, the greenway to the west or the walkway separating the site from the community garden and Nobel Park. The sixth storey units have direct access to rooftop decks by way of stairways and enclosed stairwell housing (lanais).

The unit mix includes a selection of 1-bedroom (2), 2-bedroom (72) and 3 bedroom (32) apartments as shown in the attached evaluation matrix (Attachment B). Building materials include a dark brown brick cladding combined with beige hardie panel on the first five levels and white hardie panel above. Mahogany longboard provides an accent feature at the corners of the building.

Parking and Access

Two levels of underground parking for vehicles and bicycles is accessed through a parking ramp shared with Nobel House off of Ross Drive. There are 121 parking stalls for residents, 11 stalls for people with disabilities (included in the resident and visitor counts) and 11 Visitor parking stalls in the underground parkade. Storage for 230 bicycles is also provided in storage rooms in the underground area. There are 48 outdoor bicycle racks.

ADVISORY BODY REVIEW

Advisory Urban Design Panel (AUDP)

The project was presented to the Advisory Urban Design Panel (AUDP) on January 14, 2016. The AUDP Minutes are attached (Attachment D). The Panel resolved to support the project subject to the applicants working with Planning and Design staff to modify the cladding materials and architectural details. The project has since been modified to the satisfaction of staff.

Development Review Committee (DRC)

The proposal was supported by the Development Review Committee (DRC) at its meeting on January 28, 2016 with the Committee recommending follow up actions by the applicants in collaboration with staff which have since occurred.

PUBLIC CONSULTATION

Public Notification

Plans for this project were posted on the Campus & Community Planning website for public review on January 14, 2016. One (1) development permit application notification sign was placed on the site on January 19, 2016. A newspaper ad was published in the Ubyssey on January 26, 2016 and February 2, 2016 and in the Vancouver Courier on January 28, 2016 and Feb 4, 2016. Email notice was sent on January 26, 2016 to the university community and neighbours including UNA, student organizations, UEL and Metro Vancouver. All notification included an invitation to the public to attend an Open House to view the plans and discuss the project with the project applicants and Campus and Community Planning staff.

The Open House was held in the Wesbrook Village Welcome Centre on February 9, 2016. It was well attended. Nineteen (19) people signed the attendance sheet and four (4) feedback forms were submitted at the Open House. Following the Open House, further feedback was received either by way of the on-line comment form (21 received) or by email (2 received).

Many of the comments received are from current residents of Nobel House (Lot 22). The verbatim comments are provided in Attachment E of this report. The most common areas of concern expressed by respondents are listed below together with follow up responses from Campus and Community Planning.

<u>View Blockage and Shadowing Effects due to Building Height and Rooftop Stair Housing (lanais)</u>

Concerns were raised about the height of the building in relation to Nobel House and the impacts on westerly views and shadowing effects on west facing units in Nobel House. Many also were not supportive of the stair housing features on the roof for exacerbating these impacts.

Response:
The maximum height permitted for this site in the Wesbrook Neighbourhood Plan is 6 storeys and 23 metres. The sites occupied by Lots 22 and 23 slope towards both the east and the south. Savant's level 1 elevation at grade is 2.07 metres (6.8 ft.) higher than the level 1 grade elevation for Nobel House due to the eastward sloping of the land. To accommodate the southward slope, the building on Lot 23 steps down resulting in 0.65 (2 feet) difference between the Level 1 elevations for Savant and Nobel House on the south (community garden) side. This results in the appearance of a greater height for Savant than Nobel House due to the higher grade elevation of the land on Lot 23 than Lot 22 combined with higher floor to ceiling heights in Savant (9 feet in Savant and 8 feet in Nobel House).

The Shadow study provided by the applicants on Sheets A6.6 and A6.7 in the plan set show the shadowing effects expected to be generated by combining the shadowing from each building on Lots 22 and 23. At the request of Campus and Community Planning, the shadowing study was expanded to include the shadows created by Nobel House as well as the new development in order to better understand cumulative impacts. In addition, shadow diagrams were prepared for four different timeslots instead of the previous three (10am, 12 noon, 2pm and 4pm).

The results of the shadow study show that while virtually all of the units in lots 22 and 23 will receive sun during the summer, portions of the courtyards will receive only partial sun. In the spring and fall, the courtyards in both projects will receive little or no sun and many of the west facing units in Nobel House will be in shade in early morning and late in the afternoon.

Efforts have been made to site the building on Lot 23 so that shadow effects are minimized. Although the minimum setback required from the shared property line with Lot 22 is 2.5 metres, Savant is set back 7.26m (28.8 ft.) at the south end and 10.63m (34.9 ft.) at the north end. When combined with the existing setbacks for Nobel House, this results in a 10.92 (36 ft.) separation distance between the two buildings at the south end and a 15.71m (51.5 ft.) separation at the north end.

To respond to concerns voiced by residents and also to comply with BC Building Code requirements, the size of the rooftop stair housing structures has been considerably reduced to permit only a 1.2 metre landing area (circulation aisle) around the stair. The spatial configuration of the lanais have also been altered – with many now being located closer to the centre of the building. In addition, the fascias on the lanais have been reduced in width and coloured to match the walls below.

Courtyard Interface
Many residents in Nobel House expressed their desire for greater visual and physical connectivity between the project's landscaped courtyards.

Response:
The landscape proposal includes a hedge that runs north/south along the property line separating the two lots except where it borders the parking ramp. Parallel walking paths frame the hedge on each lot and adjust for grade differences as the lots slope to the south. Due to the different maintenance responsibilities for each lot, where one is managed by Village Gate Homes and the other will be a strata development, the intent has been to retain a landscaped hedge and

fence to identify the boundary of the two lots while providing a private gathering spaces for residents.

Unit Accessibility
The need for universal accessibility was noted in some of the feedback so that all units in the building would have no barriers to access.

Response:
Due to the grade changes, a set of 4 steps is incorporated into the ground floor corridor. This would prevent easy at-grade access to eight of the level 1 units. While recognizing that this would create a potential barrier to these particular units for people with disabilities and those with small children, UBC follows the accessibility requirements mandated in the BC Building Code.

Unit Size
Many of the respondents have indicated that there is a growing demand for larger units in order to accommodate families.

Response:
The units in this development range from 1 bedroom to 3 bedroom + den with 32 of the units being 3 bedroom or 3 bedroom with den and only 3 units with 1 bedroom. Unit sizes range from 754 sf to just under 1200 sf. The proportion of larger units in recent developments has been growing at UBC over the last few years in response to market demand and will continue to do so if trends continue. It should be noted that new proposed amendments to the Wesbrook Neighbourhood Plan propose a greater allocation of townhouse units and fewer mid-rise buildings.

Building Name:
Many respondents suggested that the proposed name of the development, Savant, was inappropriate and should be replaced by another name.

Response:
This request is currently being considered by the applicants.

Floor Numbering:
It was noted that the plans presented at the Open House and on-line referred to floors that were not sequential in numbering.

Response:
UBC requires that all numbering be sequential in accordance with directives from the Vancouver Fire and Rescue Service.

Sustainability/REAP Score:
There was disappointment expressed in the level of sustainability achieved in this project based on the Residential Environmental Assessment Program (REAP) score.

Response:
This project is achieving a Gold REAP rating of 54 points out of a possible 60 points. Since the public open house was held, the applicants have increased the score by 6 points from a previous 48 points. It should be noted that with the implementation of the new REAP version 3.0, a new scoring structure has been applied thereby making the comparison of previous projects that achieved REAP under a different scoring structure to be incongruous. The range for the Gold level in the previous REAP version 2.1 was 140 to 169 points, whereas Gold status under REAP 3.0 ranges from 45 to 60 points.

Bicycle Storage
Many respondents noted that many of the residential buildings in Wesbrook Place have inadequate underground (Class 1) bicycle parking to meet demand.

Response:
UBC requires a minimum of 1.5 long term secured bicycle spaces per residential unit. The applicants have exceeded the minimum requirement of 159 by 71 spaces and provide 230 spaces in an attempt to meet this demand (note: 212 of these 230 bicycle storage areas are combined bicycle and general storage). There are also 48 spaces in outdoor racks provided with this project.

Rooftop Community Garden
Some respondents expressed a desire for a community garden to be located on the rooftop.

Response:
The development incorporates private patio spaces for the 6th storey units. Although a community garden is not incorporated in this space, the applicants are investigating ways of incorporating a means to have private garden spaces included in these areas. An existing community garden managed by the University Neighbourhoods Association is located adjacent to the project on the south side while another is planned to the southwest.

Vehicle Ramp Safety
Some residents in Nobel House commented that the parkade ramp that will be shared with Lot 23 may be unsafe due to congestion.

Response:
Advice from UBC's transportation engineer and previous experience with shared ramps in other locations (Ultima and Sail) have indicated that these ramps are designed to accommodate the expected traffic generated by these projects.

PROJECT EVALUATION

Compliance with Applicable Planning Policy Documents
The plans have been reviewed for compliance with the *Land Use Plan (2015)*, *Wesbrook Place Neighbourhood Plan* (2011), and the *Development Handbook (2014)*. The project is generally consistent with the policies and requirements in these planning documents. The attached Evaluation Matrix (Attachment B) reviews the policies and regulations applicable to this project. Variances to the regulations in the Development Handbook are requested by the applicants for balcony and roof projections into the 2.5 metre minimum setback at various locations. These projections are noted on Sheets A0.7 and A3.0 to A3.7B in the attached plans (Attachment A)

Sustainability

This project is targeted to achieve REAP version 3.0 Gold (54 points within a range of 45 to 60 points in the Gold category). The REAP summary is provided in Attachment C. The project will be designed to tie in with the District Energy system in Wesbrook Place.

Response to Advisory Body and Public Consultation Comments

Comments received from the Advisory Urban Design Panel, the Development Review Committee and from the public consultation are itemized in the body of this report. In response to this input, the applicants have responded by making the following revisions to the project since their proposal was presented at the Public Open House:

- **Building Elevations**
- In response to recommendations from the Advisory Urban Design Panel, the applicants worked with staff to simplify the material palette and introduce more glazing above the 5th floor.

- **Rooftop Stair Enclosures**
- The stair enclosures (lanais) providing access to patios on the roof connected to the 6th floor units have been reduced in size and have been placed closer to the centre of the building. This complies with requirements in the BC Building Code stipulating maximum aisle width for a stair enclosure. In addition, the fascias on the lanais have been reduced in width and coloured to match the walls of the lanais thereby reducing their visual impact.

- **Shadow Diagrams**
- The shadow study was revised to include the shadow impacts of both Nobel House and the project buildings. The analysis was also expanded to include shadow diagrams in spring/fall and at four times of the day (10am, 12 noon, 2pm and 4pm).

- **REAP Score**
- The applicants have improved their REAP score increasing it from 48 to 54 points out of a maximum of 60 points in the Gold category.

- **Bicycle Parking**
- More bicycle storage has been added to the underground parking levels raising the number to 230 from 216. This exceeds the 159 minimum required. There will also be 48 spaces provided in outdoor racks.

Campus and Community Planning believes that the application submission has improved as a result of these changes and the applicants have responded to existing site conditions by orienting and designing the building to be as respectful as possible of neighbouring properties while achieving the density permitted on the site.

SUMMARY

Campus & Community Planning concludes that the residential development design proposed is consistent with the Neighbourhood Plan and will be an attractive addition to Wesbrook Place by complementing existing neighbourhood character, offering a unit mix more compatible for families, and maintaining sustainability standards. Campus and Community Planning recommends that the Development Permit Board endorse the recommendations to the Director of Planning on page one of this report.

A Building Permit with detailed construction drawings, consistent with the approved Development Permit, will be required following the issuance of the Development Permit.

ATTACHMENTS

- Attachment A: Proposal Plans
- Attachment B: Evaluation Matrix
- Attachment C: REAP Checklist
- Attachment D: AUDP January 14, 2016 Minutes
- Attachment E: Public Consultation Comments

SAVANT at Lot 23, UBC South Campus

Residential Development at 3581 Ross Drive, UBC

PROJECTS STATISTICS

PROJECT DESCRIPTION :

ONE 6 STOREY RESIDENTIAL
SITUATED OVER 2 LEVELS OF UNDERGROUND PARKING.

MUNICIPAL ADDRESS :

3581 ROSS DRIVE, VANCOUVER, BC.

LEGAL DESCRIPTION :

LOT 23, DISTRICT LOT 6494, GROUP 1, N.W.D. PLAN BCP30252,
PARCEL IDENTIFIER (PID): 027-088-405

ZONE : SC2A -MEDIUM DENSITY RESIDENTIAL

SITE AREA : 39,655 SQ. FT. (0.36841 HA)

SETBACKS:
ALLOWABLE : 2.5 M (8.2') FROM PROPERTY LINES
PROPOSED : REFER TO LEVEL 1 PLAN - AMENDMENTS REQUIRED AT LOCATIONS THAT ENCROACH

BUILDING HT.
ALLOWABLE : 6 STOREY
PROPOSED : 6 STOREY

BIKE STORAGE
REQUIRED : RESIDENTIAL = 159 MIN 1.5 BIKES PER UNIT (CLASS I)
VISITORS = 48 MIN 16 BIKES PER 35 UNIT (CLASS II)
PROVIDED : RESIDENTIAL = 108 X 2 (DOUBLE WIDE) = 216 BIKES
VISITORS = 48 BIKES SPACES

UNIT TYPE	Remarks	UNIT AREA SQ.FT.	STORAGE SQ.FT.	SALEABLE SQ.FT.	# OF UNITS	F.S.R. SQ.FT.	SALEABLE SQ.FT.
A	2 BR	749	40	789	8	5,992	6,312
A TH	1BR + Den	796	40	836	2	1,592	1,672
A RD	2 BR w/ Roof Deck	749	40	789	2	1,498	1,578
A1	2BR	743	40	783	5	3,715	3,915
A1 RD	2 BR w/ Roof Deck	743	40	783	1	743	783
B	2 BR + Den	832	40	872	4	3,328	3,488
B TH	2 BR	872	40	912	1	872	912
B RD	2 BR w/ Roof Deck	832	40	872	1	832	872
B1	2 BR + Den	859	40	899	5	4,295	4,495
B1 RD	2 BR w/ Roof Deck	859	40	899	1	859	899
B2	2 BR + Den	843	40	883	5	4,215	4,415
B2 RD	2 BR w/ Roof Deck	843	40	883	1	843	883
C	2 BR + Den	887	40	927	17	15,079	15,759
C TH	2 BR	937	40	977	2	1,874	1,954
C RD	2 BR w/ Roof Deck	887	40	927	4	3,548	3,708
C1	2 BR + Den	860	40	900	4	3,440	3,600
C1 RD	2 BR w/Roof Deck	860	40	900	1	860	900
C1a	1 BR	714	40	754	1	714	754
D	3 BR	1,046	40	1,086	8	8,368	8,688
D TH	2 BR + Den	1,095	40	1,135	1	1,095	1,135
D-RD	2 BR w/ Roof Deck	1,046	40	1,086	2	2,092	2,172
Da	3 BR	1,035	40	1,075	5	5,175	5,375
Da-RD	2 BR w/ Roof Deck	1,035	40	1,075	1	1,035	1,075
Db	3 BR	1,018	40	1,058	5	5,090	5,290
Db-RD	2 BR w/ Roof Deck	1,018	40	1,058	1	1,018	1,058
D1	3 BR	1,093	40	1,133	4	4,372	4,532
D1 TH	2 BR + Den	1,119	40	1,159	1	1,119	1,159
D1 RD	2 BR w/ Roof Deck	1,093	40	1,133	1	1,093	1,133
D2	3 BR	1,076	40	1,116	4	4,304	4,464
D2 TH	2 BR + Den	1,102	40	1,142	1	1,102	1,142
D2 RD	2 BR w/ Roof Deck	1,076	40	1,116	1	1,076	1,116
E	3 BR + Den	1,156	40	1,196	4	4,624	4,784
E TH	3 BR	1,191	40	1,231	1	1,191	1,231
E-RD	3 BR w/ Roof Deck	1,156	40	1,196	1	1,156	1,196
TOTAL					106	98,209	102,449
COMMON AREA (EXCLUDING SERVICES, LOBBY AND ELEVATOR)						12,825	
TOTALS						111,034	
					Permitted Floor Area (Sq.Ft.)	111,034	

	Ha.	Acre	Sq.Ft.	F.S.R.
Lot Area	0.368	0.91033	39,655	2.80
Building Coverage			19,402	
Site Coverage	48.5%			

Parking Permitted:	Max 1 / 753 sf or 1.8 / unit, whichever is less.	147 191	753 sf / 1 stall 1.8 stalls / unit
Visitors	10% # of units	11	
* HC Stalls	10% # of units	11	* HC Stalls (10% # of units) included in resident + visitors stalls
Total Max Parking		158	stalls
Parking Provided:		**121**	stalls
	Residents =	110.0	stalls
	Visitors =	11.0	visitors parking are also provided at ground level
	HC Stalls =	11.0	stalls (Note: accounted for in resident + visitors stall totals above)

	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL PH	TOTAL
GROSS FLOOR	19,292	19,661	19,661	19,661	19,661	19,661	117,597
SERVICE + AMEN.	1,563	159	159	159	159	124	2,323
UNIT STORAGE	640	720	720	720	720	720	4,240
NET FLOOR AREA	18,263	18,782	18,782	18,782	18,782	18,817	111,034

DENSITY AND PARKING

CONTEXT PLAN

CHARACTER

DRAWING LIST:

ARCHITECTURAL DRAWINGS
Rositch Hemphill Architects

A0.0	COVER SHEET, PROJECT STATISTICS
A0.1	3D MASSING
A0.2	3D MASSING
A0.3	3D MASSING
A0.4	3D MASSING
A0.6	DESIGN RATIONALE
A0.7	REQUEST FOR VARIANCE
A1.0	SITE PLAN
A2.0	OVERALL PARKING PLAN, LEVEL P2
A2.1	OVERALL PARKING PLAN, LEVEL P1
A3.0	OVERALL PLAN - LEVEL 1
A3.1	OVERALL PLAN - LEVELS 2-5
A3.2	OVERALL PLAN - LEVEL 6
A3.3	OVERALL PLAN - LANAI LEVEL
A3.4A	LEVEL 1 - NORTH
A3.4B	LEVEL 1 - SOUTH
A3.5A	LEVELS 2-5 - NORTH
A3.5B	LEVELS 2-5 - SOUTH
A3.6A	LEVEL 6 - NORTH
A3.6B	LEVEL 6 - SOUTH
A3.7A	LANAI LEVEL - NORTH
A3.7B	LANAI LEVEL - SOUTH
A4.0	MATERIAL LEGEND
A4.1	ELEVATIONS
A4.2	ELEVATIONS
A4.3	ELEVATIONS
A4.4	ELEVATIONS
A5.0	BUILDING SECTION
A6.0	SITE PLAN - FIRE FIGHTER ACCESS
A6.1	SITE PLAN - UTILITIES; WATER, HYDRANT LOCATIONS
A6.2	SITE PLAN - UTILITIES; SANITARY
A6.3	SITE PLAN - UTILITIES; STORM
A6.4	SITE PLAN - UTILITIES; ELECTRICAL, STREETLIGHTING
A6.5	SITE PLAN - UTILITIES; GAS, TELEPHONE
A6.6	SHADOW DIAGRAM
A6.7	SHADOW DIAGRAM
A7.0	REAP CREDITS
A7.1	REAP CREDITS
A7.2	REAP CREDITS
A7.3	REAP CREDITS
A7.4	REAP CREDITS
A7.5	REAP CREDITS

LANDSCAPE DRAWINGS
PERRY & ASSOCIATES

L0.0	CIRCULATION PLAN
L1.0	LAYOUT AND KEY PLAN
L2.0	PLANTING PLAN
L3.0	SECTIONS
L4.0	CONTEXT AND PRECEDENTS

PROJECT DIRECTORY:

OWNER:
SAVANT ADERA PROJECTS LTD.
2200 - 1055 DUNSMUIR ST.
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ARCHITECTURAL SEAL:

CLIENT:
ADERA LIVE WEST COAST

PROJECT:
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UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
COVER SHEET
PROJECT STATISTICS

DATABASE : 1530-A0.0.dwg
SCALE : N/A
PLOTDATE : FEB.18.2016
DRAWN : SB / AY
CHECKED :

PROJECT NO. 1530

DWG. NO. A0.0

D.P. No :
B.P. No :

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PERSPECTIVE VIEW - ROSS DRIVE

E:\ACADJOB\2015\1530 - LOT 23 UBC\1530 A0.1.DWG

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PROJECT:
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3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
3D MASSING

DATABASE :	1530-A0.1.dwg
SCALE :	NTS
PLOTDATE :	FEB.18.2016
DRAWN :	JB
CHECKED :	

PROJECT NO.
1530

DWG. NO.
A0.1

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PERSPECTIVE VIEW - GREENWAY

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DRAWING TITLE:
3D MASSING

DATABASE :	1530-A0.1.dwg
SCALE :	NTS
PLOTDATE :	FEB.18.2016
DRAWN :	JB
CHECKED :	

PROJECT NO.
1530

DWG. NO.
A0.2

D.P. No :
B.P. No :

PERSPECTIVE VIEW FROM ROSS DRIVE

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DRAWING TITLE:
3D MASSING

DATABASE :	1530-A0.1.dwg
SCALE :	NTS
PLOTDATE :	FEB.18.2016
DRAWN :	JB
CHECKED :	

PROJECT NO.
1530

DWG. NO.
A0.3

D.P. No :
B.P. No :

PERSPECTIVE VIEW - GREENWAY SOUTHEAST

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PROJECT:
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UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
3D MASSING

DATABASE : 1530-A0.1.dwg
SCALE : NTS
PLOTDATE : FEB.18.2016
DRAWN : JB
CHECKED :

PROJECT NO.
1530

DWG. NO.
A0.4

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B.P. No :

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Design Rationale
Lot 23, Wesbrook Neighbourhood

Site Planning

The site, with Ross Drive to the north, enjoys wonderful green space to the west and south. This design capitalizes on that.

A number of building massing options were looked at. Nobel House to the immediate east is a reverse C-shape with its central courtyard facing west. Of all the building options for Lot 23, a massing that expands on Nobel House's courtyard provides the greatest benefit to both projects. Hence the modified C-shape.

Building Design

The north-south greenway on the west side of the site is delightful. It includes a wide sidewalk and a cascading watercourse. The entrance to the building on Lot 23 at the northwest corner allows the building to benefit from and expand on the greenway and water course. A series of shallow reflecting pools emanate from the glass box lobby.

The building is 6 storeys and because of the 2.3m (8') grade change from north to south will be stepped. Generous patios are offered for all the ground floor suites and those on the north, west and south sides also will have direct garden access and individual front doors from the street and the greenways. There is a proposal for a community garden at to the southwest of the site. Coordination of individual entries and the green realm will be required.

The Architecture

The design parti is to give a strong 5-storey base to the building and a lighter, penthouse-like look to the sixth level. Individual townhouse entries on the first floor will help define the first level, so that the building has aspects of 1+4+1. The materials on this wood frame building have been selected to reflect the university setting: real stone, expansive glazing, Generation II Hardie panels.

The courtyard will provide a quieter aspect for suites facing into it. There will also be connections into the courtyard from Ross Road, from the south greenway and from the main floor lobby.

Response to Advisory Design Panel Comments

1. The 1-4-1 ratio - a one storey base, four storey middle and one storey penthouse - has been reinforced through materials, colours and window patterns. This ratio is accented with strong 5 storey stone sections that anchor the building at key corners.

2. The modified C-shape of this building is a direct response to the reverse C of Nobel House to the east. While the finished grade of this building is at the sidewalk elevation on Ross Drive (Nobel House's finished grade is below sidewalk level), the patios on the south side match the elevations of Nobel House on their south side. Additionally, this building provides a wide separation between the matching wings of Nobel House to provide greater privacy and increase the amount of natural light.

3. The angled lobby and water feature opens up the throat of the Green Street to allow better views of the pathway from Ross Drive.

4. The water feature has been designed to be very shallow, with a coloured round stone base that will be attractive when dry as well as wet.

5. The courtyard has been designed to accommodate a variety of uses: passive and active, pedestrian routes and feature visual elements. While there is no direct connection with the adjacent courtyard to the east at Nobel House, the massing of the building, the alignment of the south wings and the layout of the landscaping expands on and enhances Nobel House's courtyard.

6. Sketch up modeling has been provided to better explain the building's design.

7. The entrance has been refined, with the stone columns appearing only as extensions of the stone walls above and a pair of glulam columns supporting the flat roof over the entry. Individual walkways, gates and front doors to the first floor units on the north, west and south sides have been provided.

8. The building has two steps in it; these will be subtle and similar to the situation in previous projects. The roofs and ground floor plane has been designed as part of the stepping.

9. Materials have been identified. An attempt has been made to balance interest and delight with restricting the number of materials.

Further

The REAP checklist is included with the submission. REAP Gold (48 points) will be achieved.
The landscape design rationale is included on the landscape drawing sheets.

Respectfully submitted,

Bryce Rositch.

Bryce Rositch, Architect AIBC
ROSITCH HEMPHILL ARCHITECTS

1530\Submission\Design Rationale.2.wpd

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CLIENT:
ADERA
LIVE WEST COAST

PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
DESIGN RATIONAL

DATABASE : 1530-A0.7.dwg
SCALE :
PLOTDATE : FEB.18.2016
DRAWN : AY
CHECKED :

PROJECT NO. 1530

DWG. NO. A0.6

D.P. No :
B.P. No :

Request for Variance
for SAVANT
Lot 23, Wesbrook Neighbourhood, UBC

SETBACKS

A variance for setbacks is requested.

Extent:
1.55 M for main building entry roof along North property line - worst case
1.0 M for main building entry roof along West property line
1.55 M for TH entry roof at unit 114 and 116 - worst case
0.7 M for balcony column projection at unit *14 and *16 - worst case
0.75 M for balcony projection at PH-14 and PH-16 - worst case
0.4 M for roof projections at PH-12 - worst case

Refer to A3.0 to A3.7B for full projections greater than 0.8m at required yard setback greater than 2.1m.

Rationale:
The building itself complies with all required setbacks. A minor number of balcony columns and cantilevers, including their covered roofs, intrude into the setback and are the subject of the relaxation. A setback relaxation was granted for lots 3, 17, 30, 31 and 32.

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SAVANT at LOT 23
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3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
DESIGN VARIANCE

DATABASE : 1530-A0.7.dwg
SCALE :
PLOTDATE : FEB.18.2016
DRAWN : AY
CHECKED :

PROJECT NO.
1530

DWG. NO.
A0.7

D.P. No :
B.P. No :

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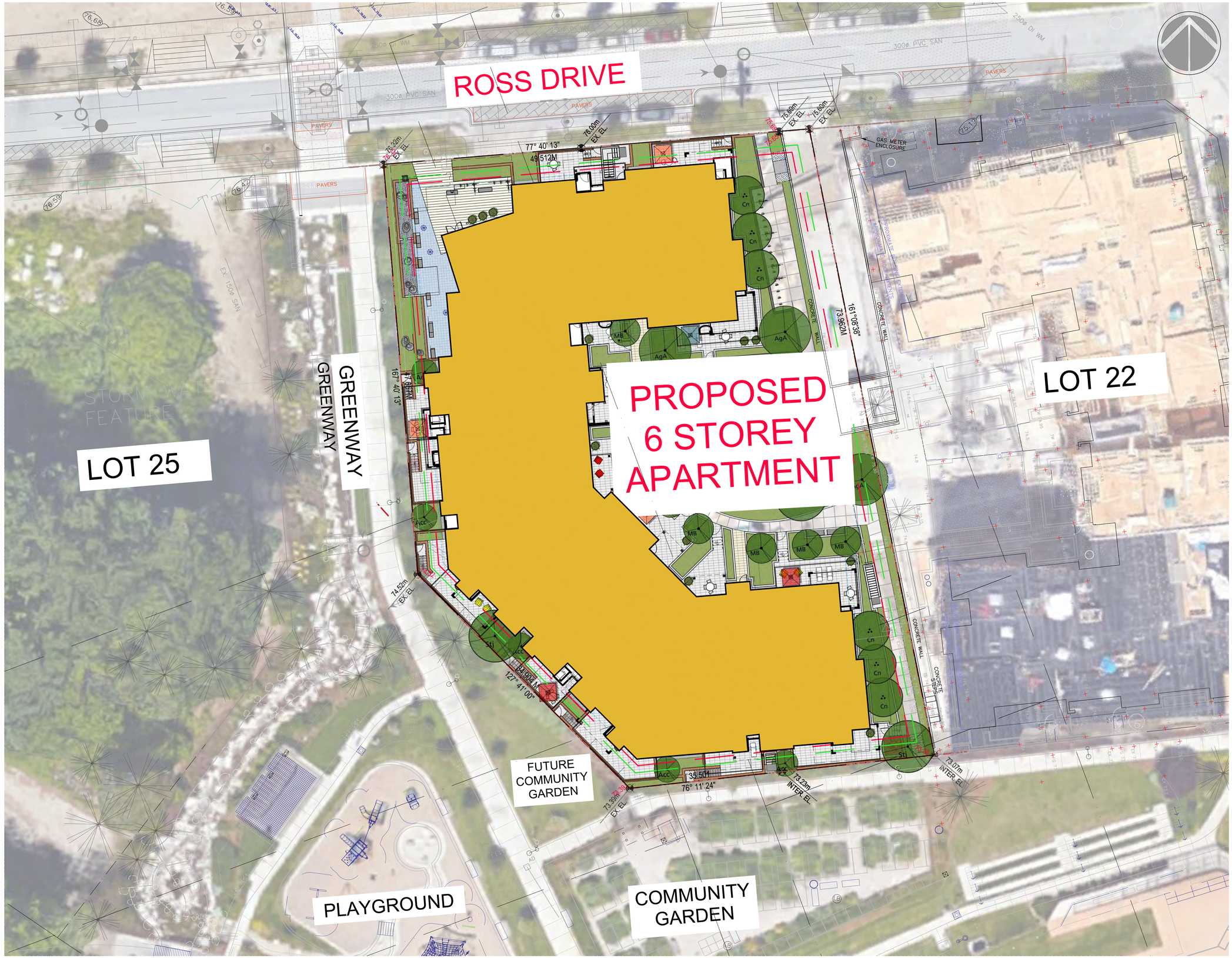

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PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

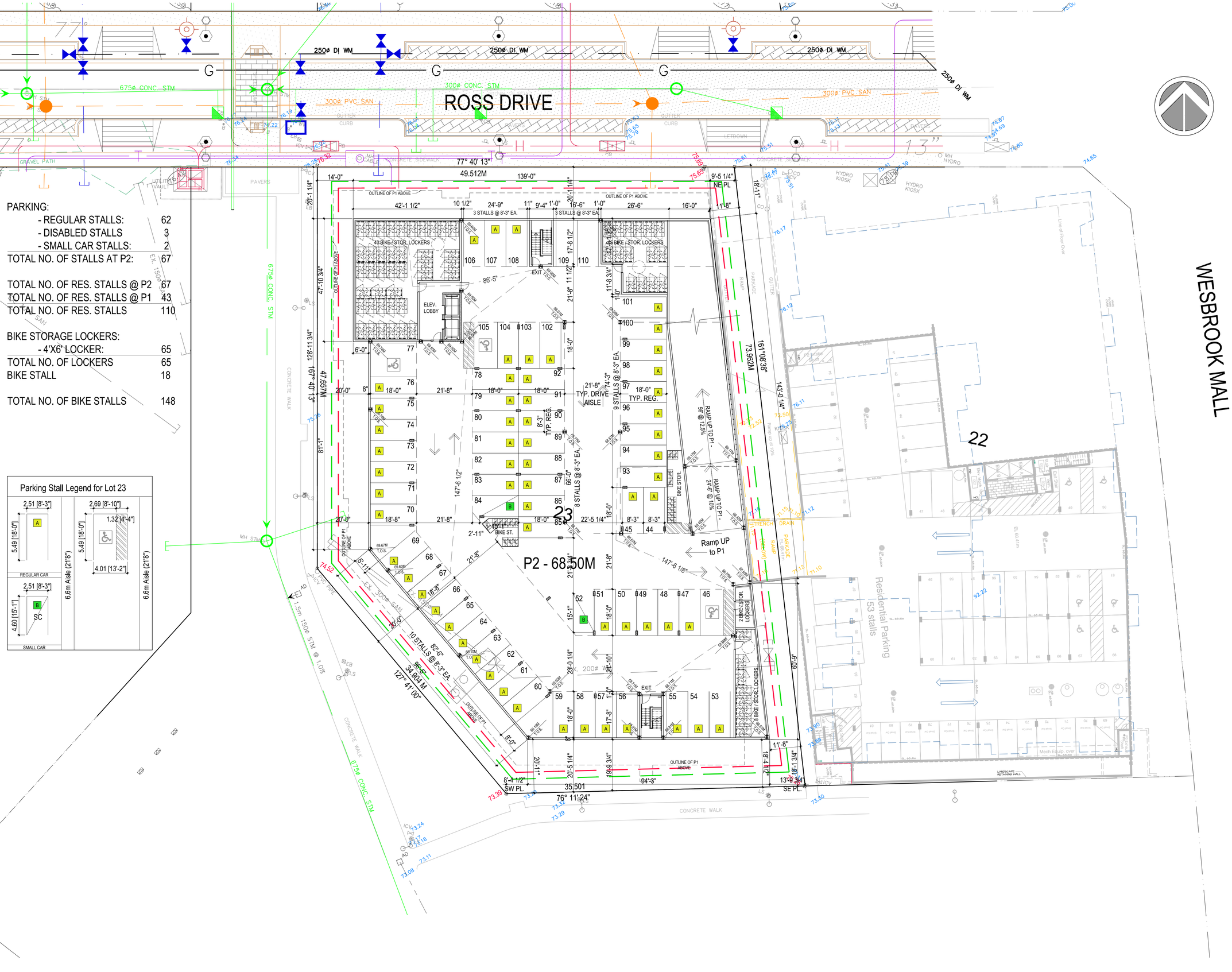
DRAWING TITLE:
OVERALL SITE PLAN

DATABASE :	1530-A1.0.dwg
SCALE :	1/16"=1'-0"
PLOTDATE :	FEB.18.2016
DRAWN :	AY
CHECKED :	

PROJECT NO.
1530

DWG. NO.
A1.0

D.P. No :
B.P. No :



PARKING:

- REGULAR STALLS:	62
- DISABLED STALLS	3
- SMALL CAR STALLS:	2
TOTAL NO. OF STALLS AT P2:	67
TOTAL NO. OF RES. STALLS @ P2	67
TOTAL NO. OF RES. STALLS @ P1	43
TOTAL NO. OF RES. STALLS	110
BIKE STORAGE LOCKERS:	
- 4'X6' LOCKER:	65
TOTAL NO. OF LOCKERS	65
BIKE STALL	18
TOTAL NO. OF BIKE STALLS	148

Parking Stall Legend for Lot 23

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ARCHITECTURAL SEAL:

CLIENT:
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LIVE WEST COAST

PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
OVERALL PARKING PLAN LEVEL P2

DATABASE :	1530-A2.0.dwg
SCALE :	1/16"=1'-0"
PLOTDATE :	FEB.18.2016
DRAWN :	SB/AY
CHECKED :	

PROJECT NO. **1530**

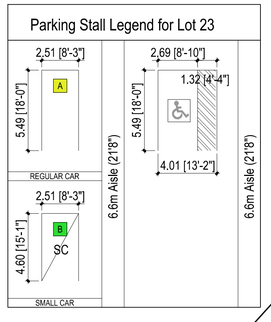
DWG. NO. **A2.0**

D.P. No :
B.P. No :

PARKING:

- REGULAR STALLS:	40
- DISABLED STALLS	8
- SMALL CAR STALLS:	6
TOTAL NO. OF STALLS AT P1:	54
TOTAL NO. OF VIS. STALLS @ P1	11
TOTAL NO. OF RES. STALLS @ P1	43
BIKE STORAGE LOCKERS:	
4'X6' LOCKERS	38
ROOMS	3
TOTAL NO. OF LOCKERS	41
TOTAL NO. OF BIKE STALLS	82

Parking Stall Legend for Lot 23



ROSS DRIVE

WESBROOK MALL

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CLIENT:
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PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
OVERALL PARKING PLAN LEVEL P1

DATABASE :	1530-A2.0.dwg
SCALE :	1/16"=1'-0"
PLOTDATE :	FEB.18.2016
DRAWN :	SB/AY
CHECKED :	

PROJECT NO. **1530**

DWG. NO. **A2.1**

D.P. No :
B.P. No :

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DRAWING TITLE:
OVERALL FLOOR PLAN LEVEL 1

DATABASE :	1530-A3.0.dwg
SCALE :	1/16"=1'-0"
PLOTDATE :	FEB.18.2016
DRAWN :	SB/AY
CHECKED :	

PROJECT NO. 1530

DWG. NO. **A3.0**

D.P. No :
B.P. No :

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PROJECT:
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UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
OVERALL FLOOR PLAN LEVELS 2 - 5

DATABASE :	1530-A3.0.dwg
SCALE :	1/16"=1'-0"
PLOTDATE :	FEB.18.2016
DRAWN :	SB/AY
CHECKED :	

PROJECT NO. 1530

DWG. NO. **A3.1**

D.P. No :
B.P. No :

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1	AUDP Pre-Application	NOV.26.2015
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3	DP Application	JAN.07.2016
4	DPA Update	FEB.19.2016

ISSUED FOR
DPA UPDATE
February 19, 2016

NO. REVISION: **DATE:**

ARCHITECTURAL SEAL:

CLIENT:
ADERA
LIVE WEST COAST

PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
OVERALL FLOOR PLAN LEVEL 6

DATABASE :	1530-A3.0.dwg
SCALE :	1/16"=1'-0"
PLOTDATE :	FEB.18.2016
DRAWN :	SB/AY
CHECKED :	

PROJECT NO. 1530

DWG. NO. A3.2

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LIVE WEST COAST

PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
OVERALL FLOOR PLAN LANAI LEVEL

DATABASE : 1530-A3.0.dwg
SCALE : 1/16"=1'-0"
PLOTDATE : FEB.18.2016
DRAWN : SB/AY
CHECKED :

PROJECT NO. 1530

DWG. NO.
A3.3

D.P. No :
B.P. No :

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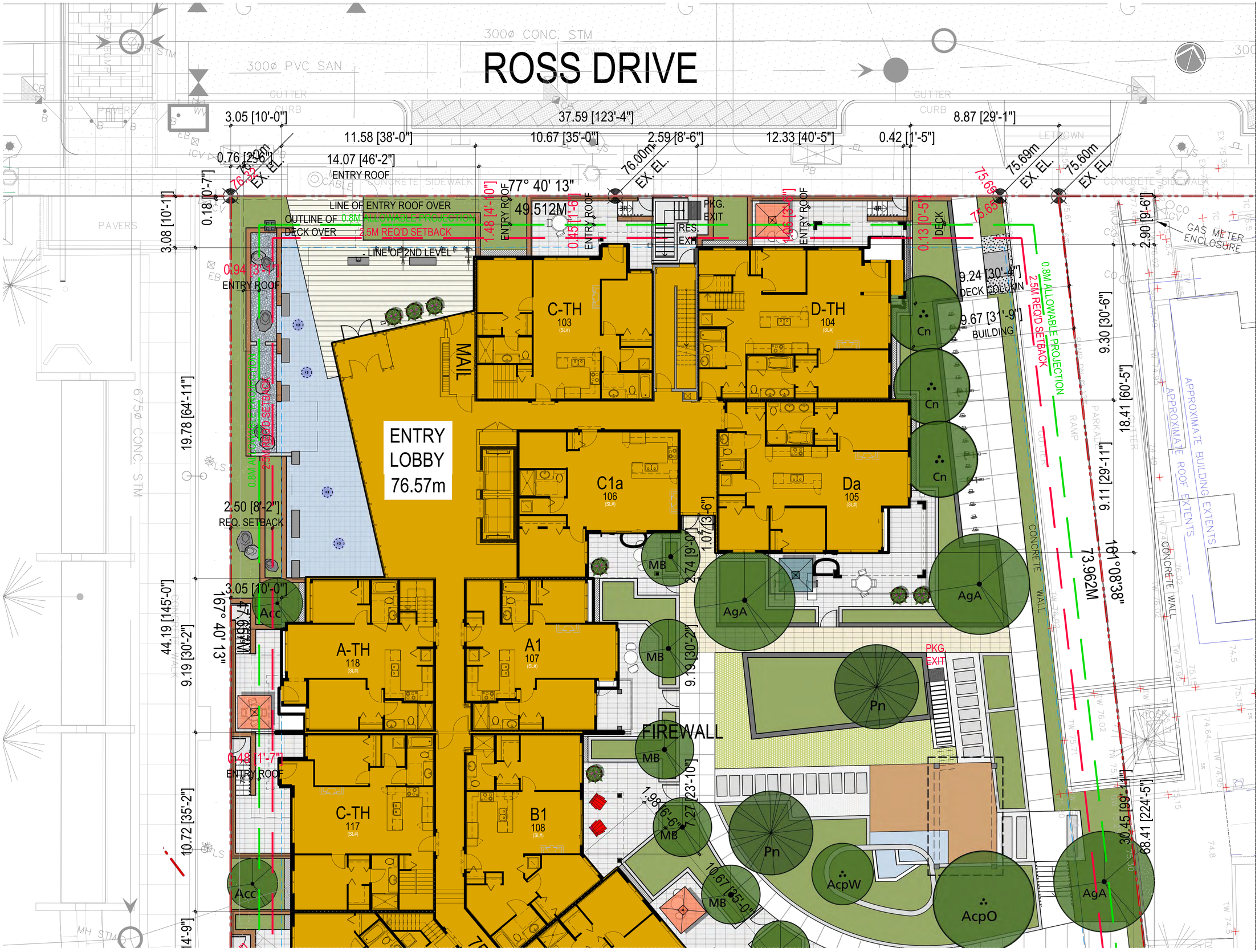

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PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

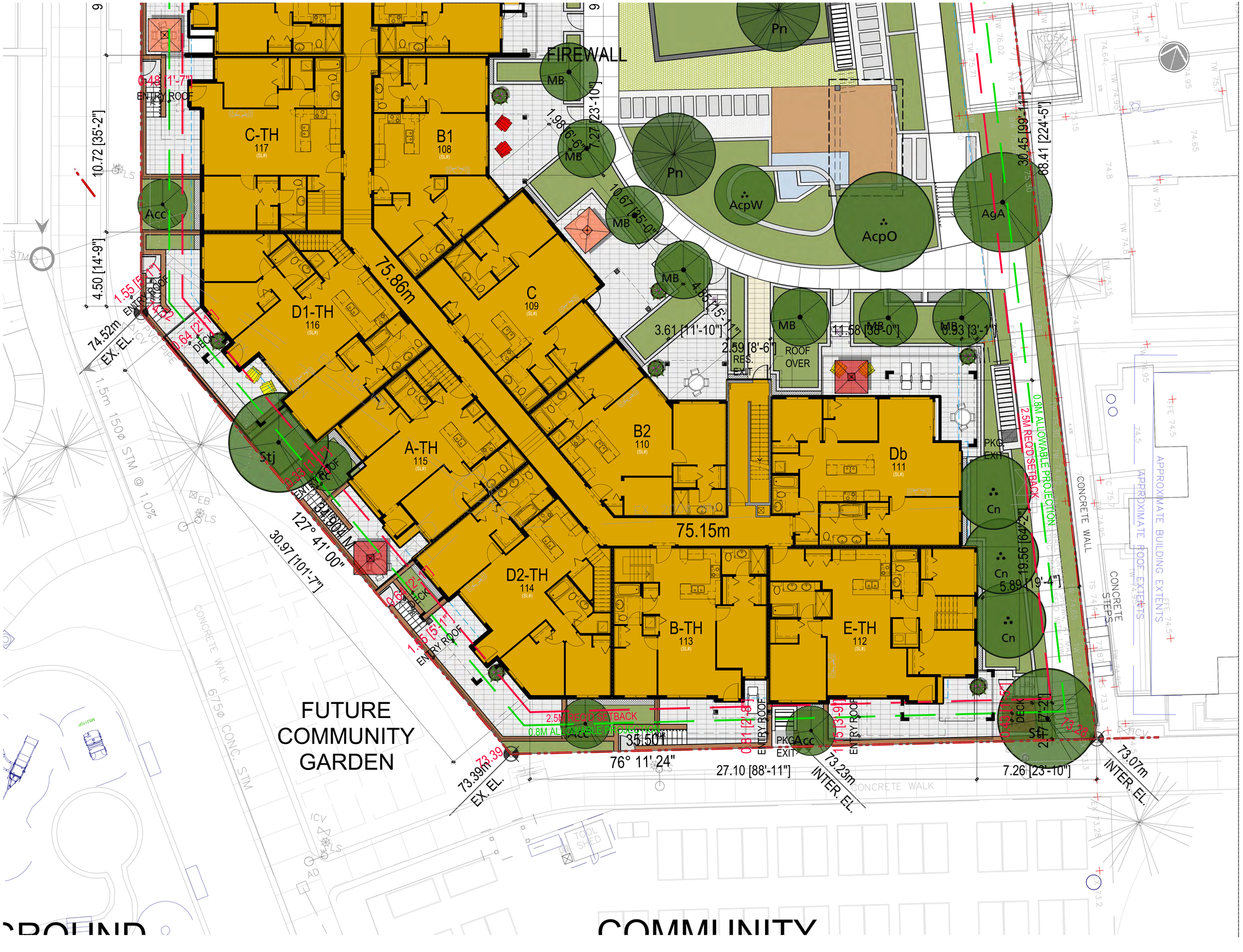
DRAWING TITLE:
LEVEL 1 NORTH

DATABASE :	1530-A3.0.dwg
SCALE :	1/8"=1'-0"
PLOTDATE :	FEB.18.2016
DRAWN :	SB/AY
CHECKED :	

PROJECT NO. 1530

DWG. NO. **A3.4A**

D.P. No :
B.P. No :



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PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
LEVEL 1 SOUTH

DATABASE :	1530-A3.0.dwg
SCALE :	1/8"=1'-0"
PLOTDATE :	FEB.18.2016
DRAWN :	SB/AY
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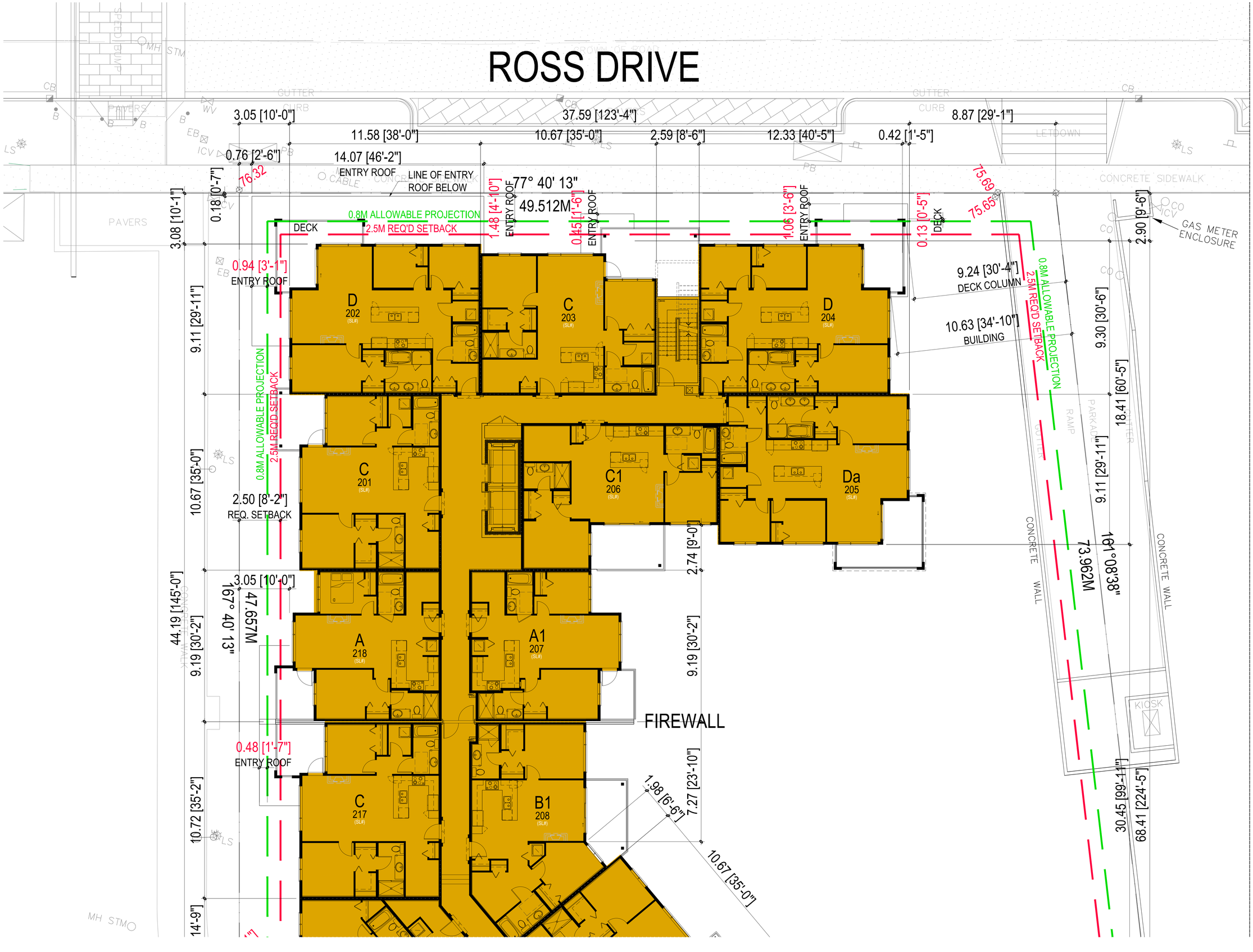
PROJECT NO.
1530

DWG. NO.
A3.4B

D.P. No :
B.P. No :

ROSS DRIVE



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PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
LEVELS 2 - 5 NORTH

DATABASE :	1530-A3.0.dwg
SCALE :	1/8"=1'-0"
PLOTDATE :	FEB.18.2016
DRAWN :	SB/AY
CHECKED :	

PROJECT NO. **1530**

DWG. NO. **A3.5A**

D.P. No :
B.P. No :

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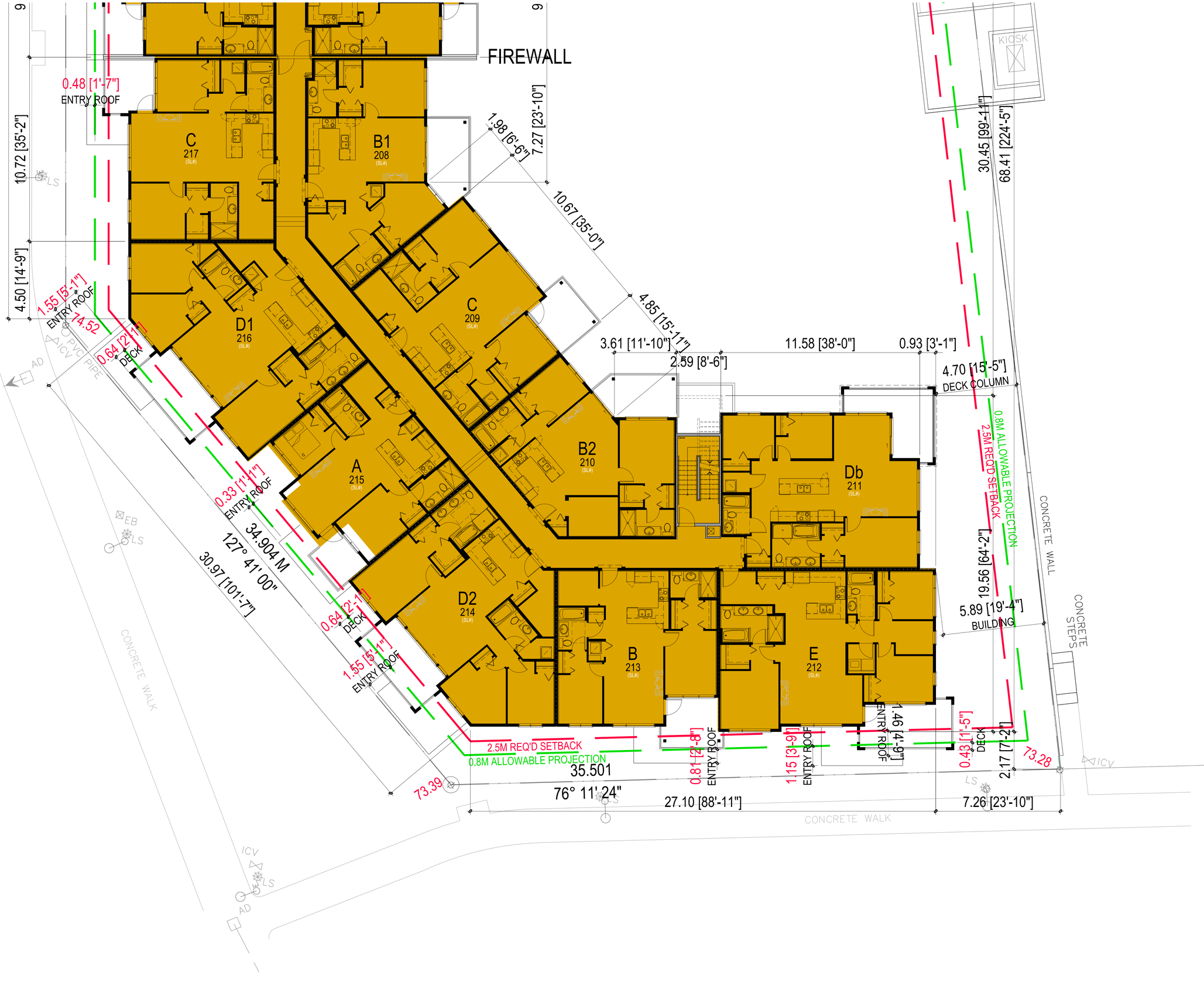

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PROJECT:
SAVANT at LOT 23
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3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
LEVELS 2 - 5 SOUTH

DATABASE :	1530-A3.0.dwg
SCALE :	1/8"=1'-0"
PLOTDATE :	FEB.18.2016
DRAWN :	SB/AY
CHECKED :	

PROJECT NO. **1530**

DWG. NO. **A3.5B**

D.P. No :
B.P. No :

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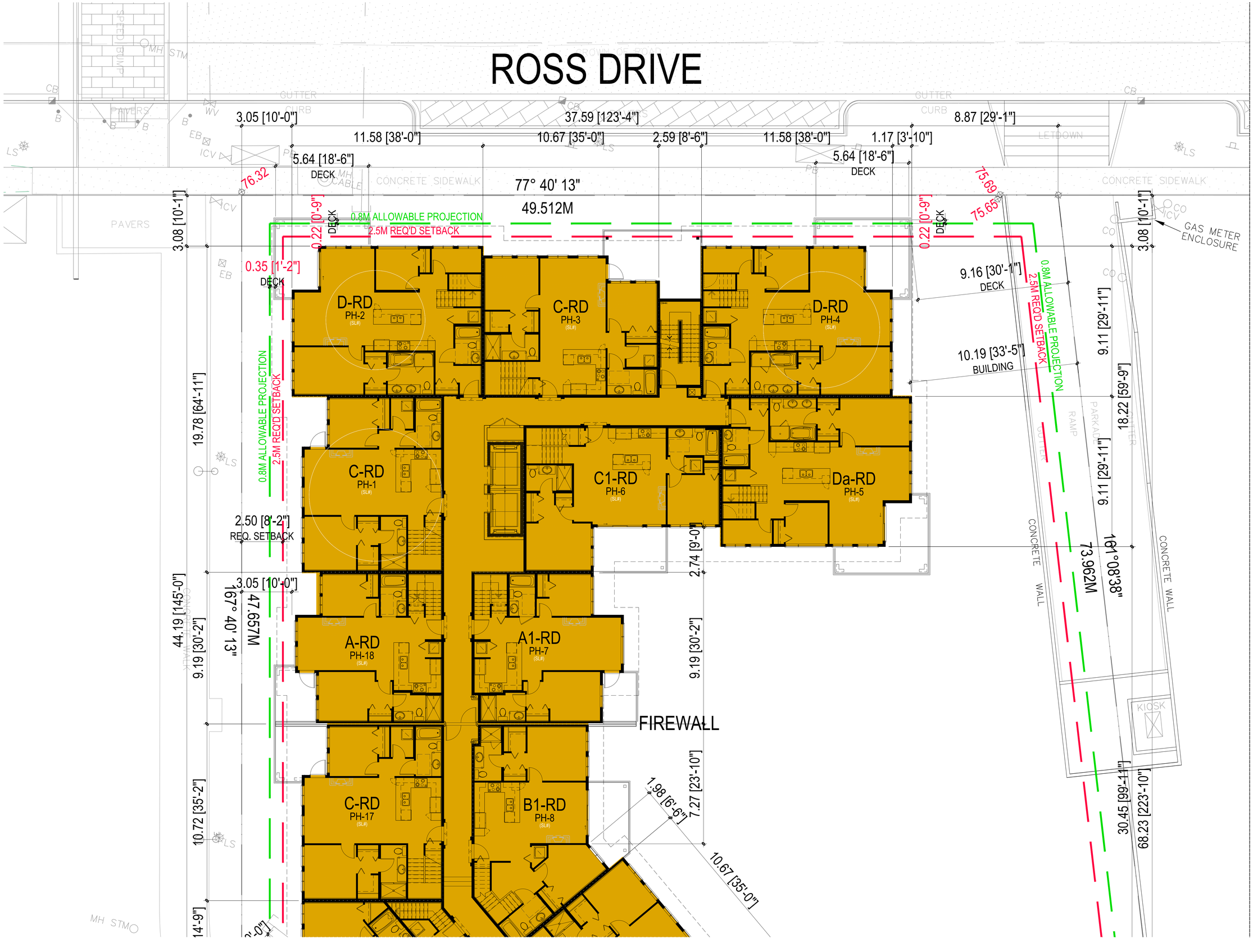

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PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
LEVEL 6 NORTH

DATABASE :	1530-A3.0.dwg
SCALE :	1/8"=1'-0"
PLOTDATE :	FEB.18.2016
DRAWN :	SB/AY
CHECKED :	

PROJECT NO.
1530

DWG. NO.
A3.6A

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PROJECT:
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DRAWING TITLE:
LEVEL 6 NORTH

DATABASE :	1530-A3.0.dwg
SCALE :	1/8"=1'-0"
PLOTDATE :	FEB.18.2016
DRAWN :	SB/AY
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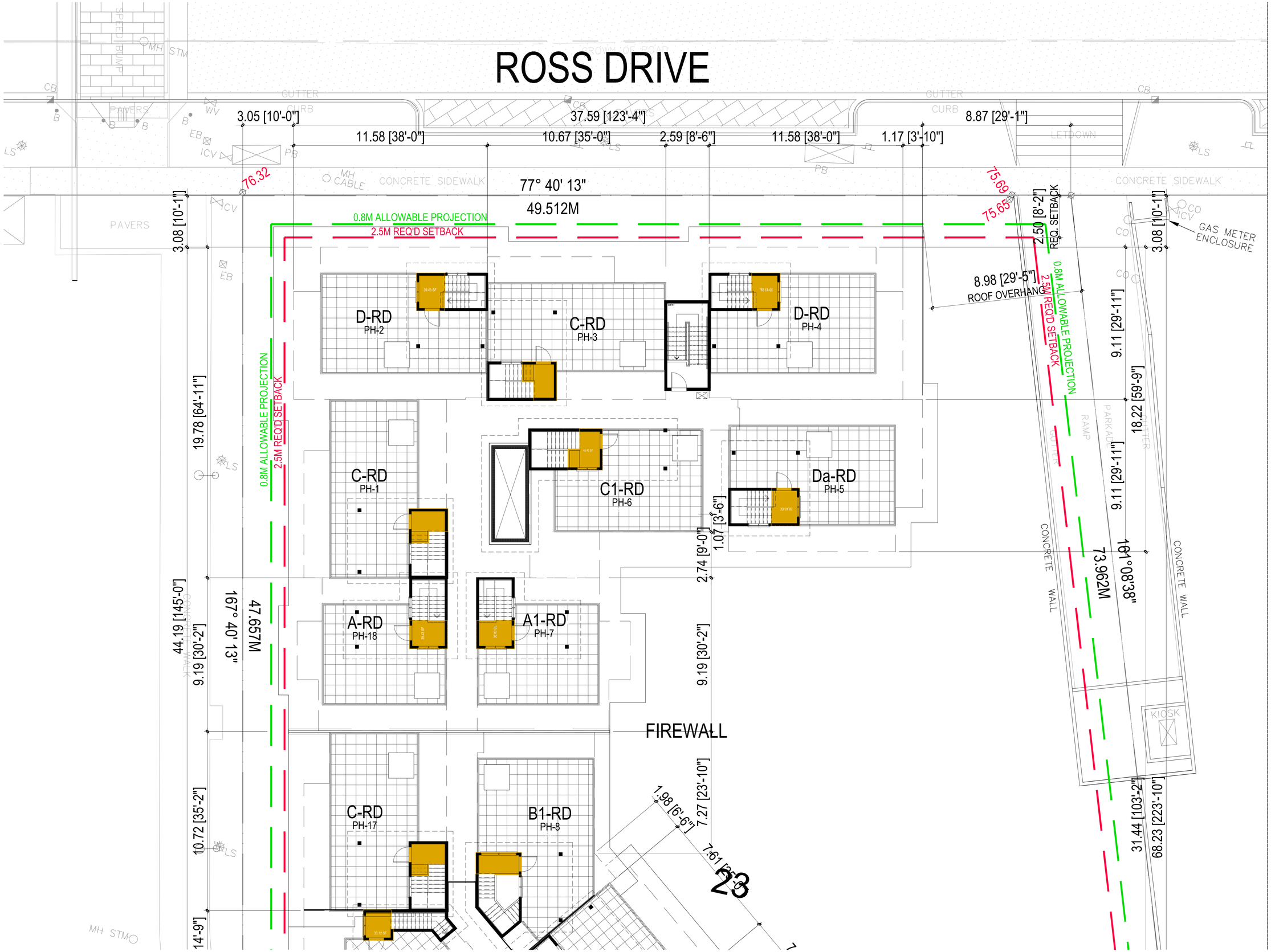
PROJECT NO.
1530

DWG. NO.
A3.6B

D.P. No :
B.P. No :

ROSS DRIVE



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PROJECT:
SAVANT at LOT 23
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DRAWING TITLE:
LANAI LEVEL NORTH

DATABASE :	1530-A3.0.dwg
SCALE :	1/8"=1'-0"
PLOTDATE :	FEB.18.2016
DRAWN :	SB/AY
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PROJECT NO. 1530

DWG. NO. **A3.7A**

D.P. No :
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PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
LANAI LEVEL SOUTH

DATABASE :	1530-A3.0.dwg
SCALE :	1/8"=1'-0"
PLOTDATE :	FEB.18.2016
DRAWN :	SB/AY
CHECKED :	

PROJECT NO. **1530**

DWG. NO. **A3.7B**

D.P. No :
B.P. No :

MATERIAL LIST

1	ROOF FASCIA (TO MATCH HARDIE PANEL IRON GRAY)
2	LONG BOARD (MAHOGANY ID # 1802/02-706)
3	BRICK (INTERSTATE BRICK MIDNIGHT BLACK)
4	HARDIE PANEL (HONEY HARBOUR)
5	HARDIE PANEL (IRON GRAY)
6	ROOF FASCIA (TO MATCH HARDIE PANEL HONEY HARBOUR)
7	ALUMINUM GUARDRAIL WITH CLEAR GLASS PANEL - STOCKED BLACK
8	SPANDREL GLASS
9	WOOD TRIM (TO MATCH HARDIE PANEL IRON GRAY)
9a	WOOD TRIM (TO MATCH HARDIE PANEL HONEY HARBOUR)
10	DOUBLE GLAZED THERMALLY BROKEN VINYL WINDOWS
11	GLU-LAM COLUMNS NATURAL STAINED
12	WOOD SOFFIT - NATURAL CEDAR STAINED
13	TOWNHOUSE MAIN ENTRY DOORS - NATURAL CEDAR STAINED
14	METAL DOORS PAINTED
15	LANAI DOOR SWING DOORS - NATURAL CEDAR STAINED
16	EXTERIOR LIGHT FIXTURE
17	SIGNAGE
18	WOOD CLAD COLUMN (TO MATCH HARDIE PANEL HONEY HARBOUR)

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PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
MATERIALS

DATABASE : 1530-A4.0.dwg
SCALE : NTS
PLOTDATE : FEB.18.2016
DRAWN : JB
CHECKED :

PROJECT NO. 1530

DWG. NO. A4.0

D.P. No :
B.P. No :

E: \ACADJOB\2015\1530 - LOT 23 UBC\1530 A4.0.DWG

NORTH ELEVATION - FACING ROSS DRIVE

WEST ELEVATION - FACING GREENWAY

E:\ACAD\JOB\2015\1530 - LOT 23 ROSS DRIVE

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PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

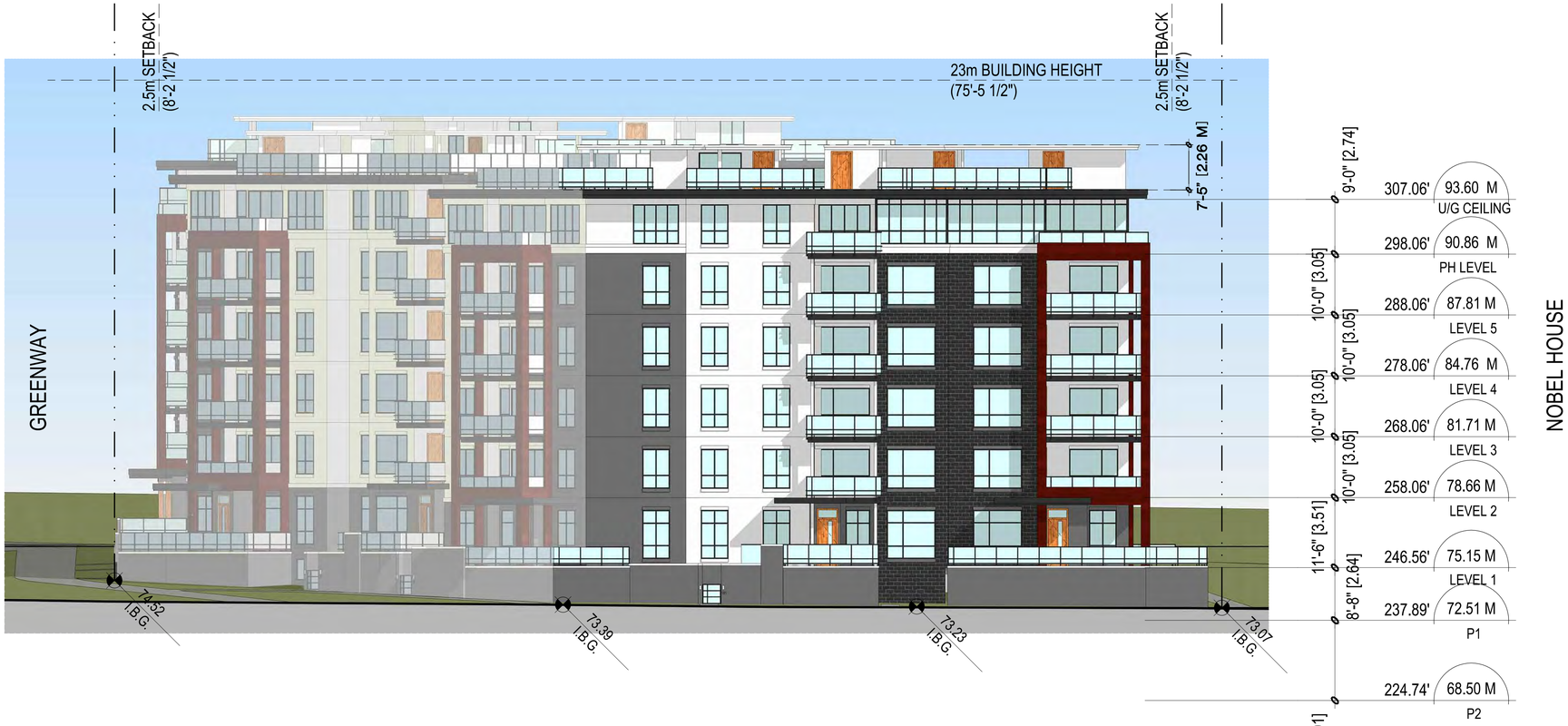
DRAWING TITLE:
ELEVATIONS

DATABASE :	1530-A4.0.dwg
SCALE :	3/32"=1'-0"
PLOTDATE :	FEB.18.2016
DRAWN :	JB
CHECKED :	

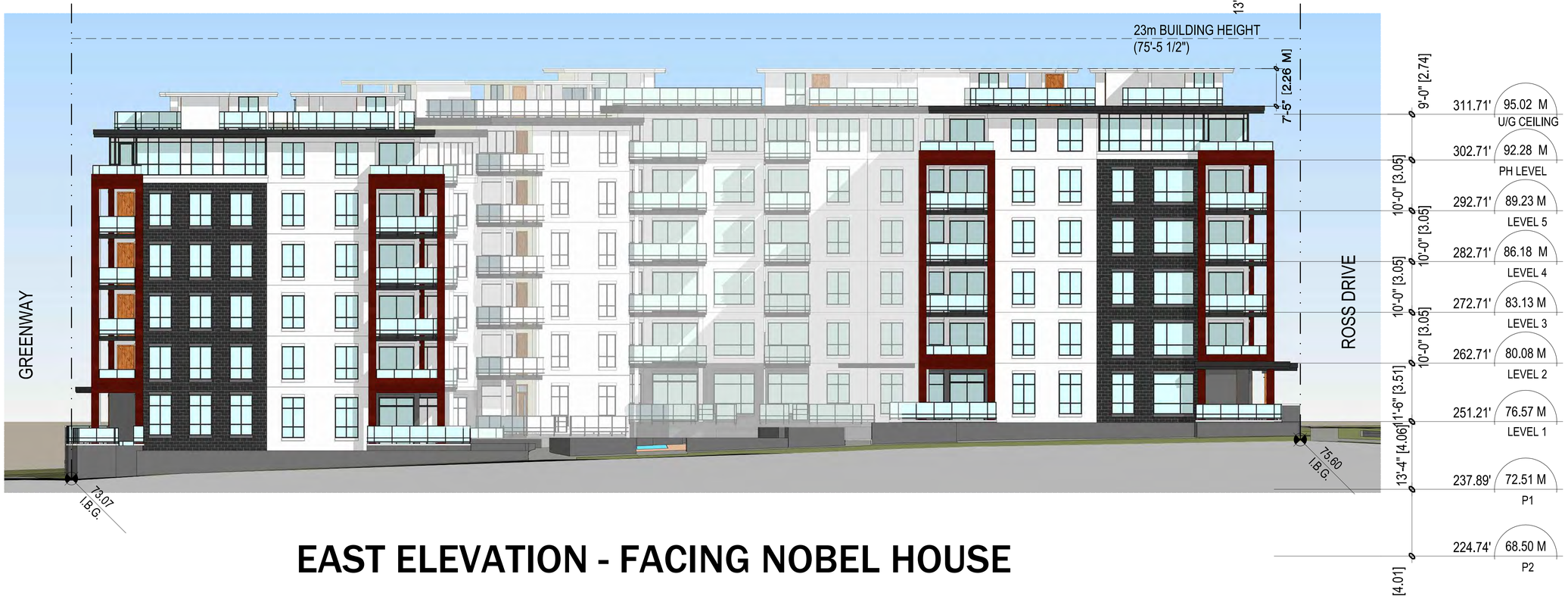
PROJECT NO. 1530

DWG. NO. **A4.1**

D.P. No :
B.P. No :



SOUTH ELEVATION - FACING COMMUNITY GARDENS



EAST ELEVATION - FACING NOBEL HOUSE

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DRAWING TITLE:
ELEVATIONS

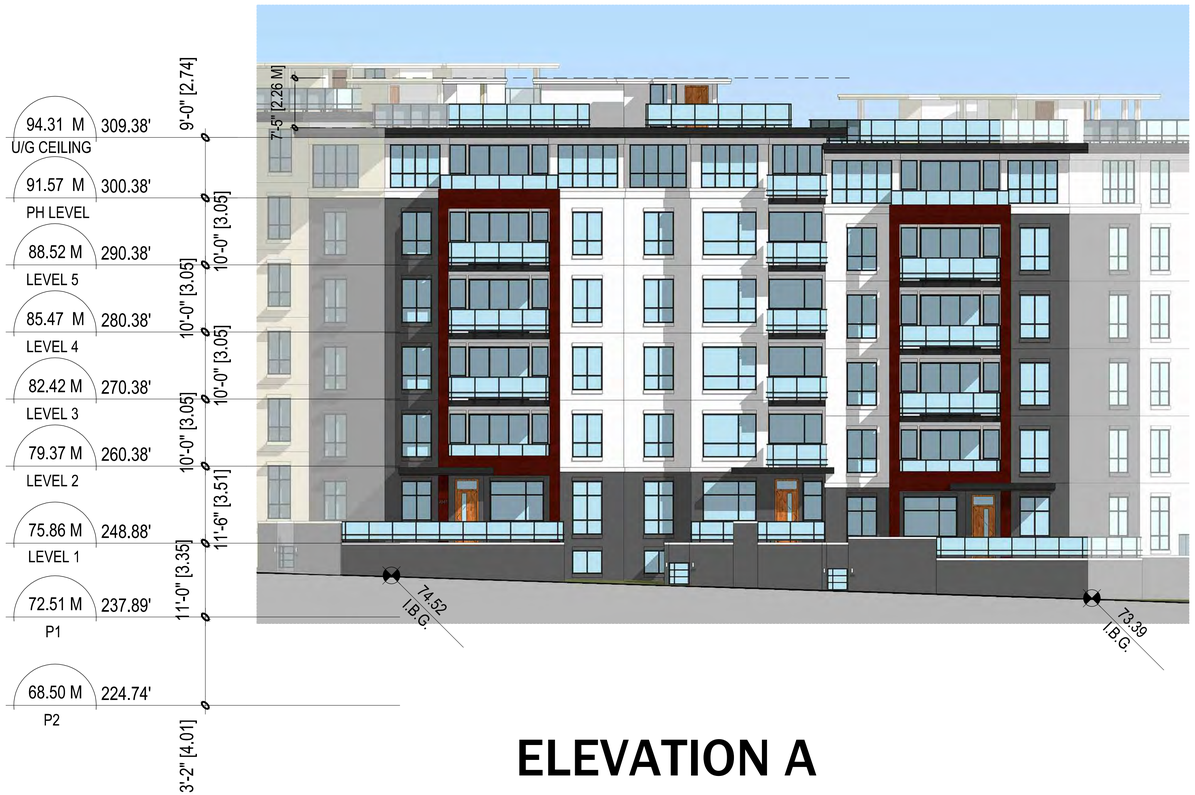
DATABASE : 1530-A4.0.dwg
SCALE : 3/32"=1'-0"
PLOTDATE : FEB.18.2016
DRAWN : JB
CHECKED :

PROJECT NO. 1530

DWG. NO. **A4.2**

D.P. No :
B.P. No :

KEYPLAN



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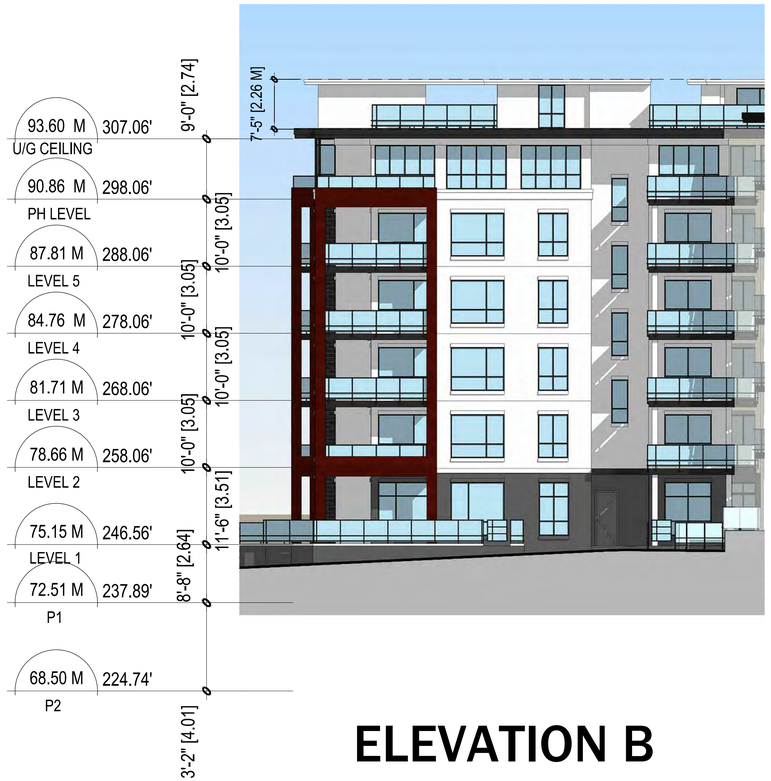

ELEVATION B

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PROJECT:
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DRAWING TITLE:
ELEVATIONS

DATABASE : 1530-A4.0.dwg
SCALE : 3/32"=1'-0"
PLOTDATE : FEB.18.2016
DRAWN : JB
CHECKED :

PROJECT NO. 1530

DWG. NO. A4.3

D.P. No :
B.P. No :

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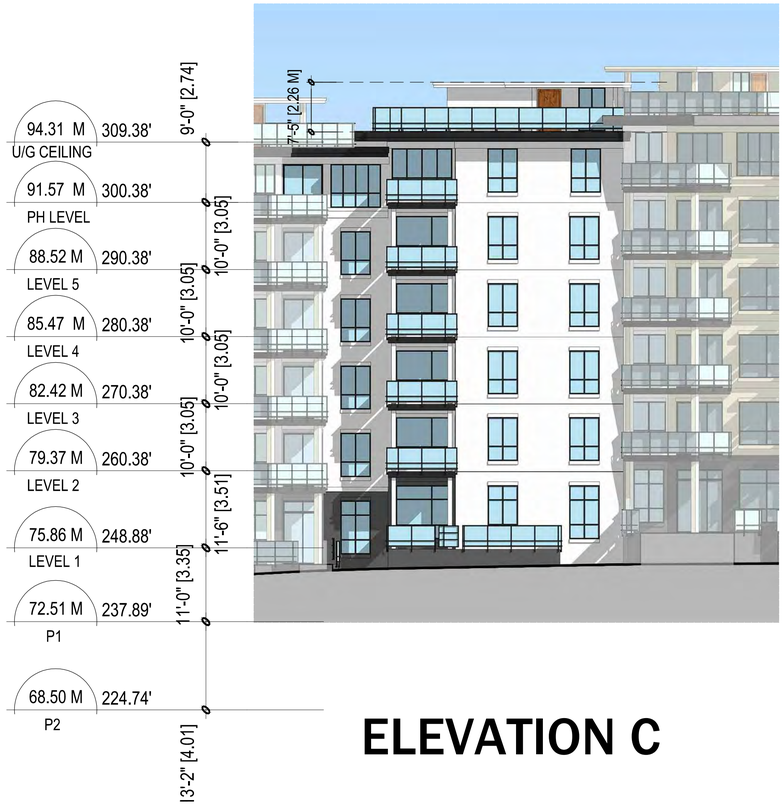

ELEVATION C

ELEVATION D

ELEVATION E

KEYPLAN

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DRAWING TITLE:
ELEVATIONS

DATABASE :	1530-A4.0.dwg
SCALE :	3/32"=1'-0"
PLOTDATE :	FEB.18.2016
DRAWN :	JB
CHECKED :	

PROJECT NO.
1530

DWG. NO.
A4.4

D.P. No :
B.P. No :

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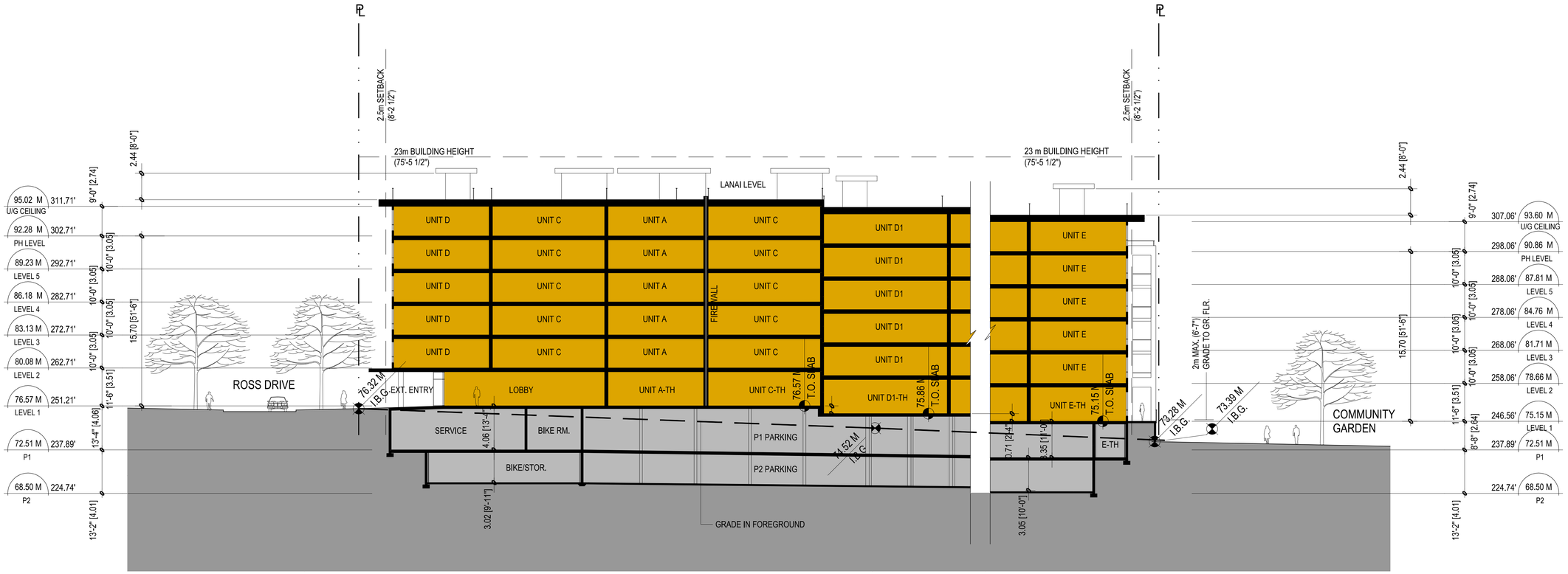

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PROJECT:
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DRAWING TITLE:
BUILDING SECTIONS

DATABASE :	1530-A5.0.dwg
SCALE :	1/16"=1'-0"
PLOTDATE :	FEB.18.2016
DRAWN :	SB
CHECKED :	

PROJECT NO. **1530**

DWG. NO. **A5.0**

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B.P. No :

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PROJECT:
SAVANT at LOT 23
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DRAWING TITLE:
SITE PLAN
FIRE FIGHTER ACCESS

DATABASE : 1530-A6.0.dwg
SCALE : 1/16"=1'-0"
PLOTDATE : FEB.18.2016
DRAWN : AY
CHECKED :

PROJECT NO. 1530

DWG. NO.
A6.0

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B.P. No :

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February 19, 2016

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ARCHITECTURAL SEAL:

CLIENT:
ADERA LIVE WEST COAST

PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
SITE PLAN - UTILITES
WATER
HYDRANT LOCATIONS

DATABASE: 1530-A6.0.dwg
SCALE: 1/16"=1'-0"
PLOTDATE: FEB.18.2016
DRAWN: AY
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PROJECT NO. 1530

DWG. NO. A6.1

D.P. No:
B.P. No:

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4	DPA Update	FEB.19.2016

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PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
SITE PLAN - UTILITIES
SANITARY

DATABASE : 1530-A6.0.dwg
SCALE : 1/16"=1'-0"
PLOTDATE : FEB.18.2016
DRAWN : AY
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PROJECT NO. 1530

DWG. NO. **A6.2**

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PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
SITE PLAN - UTILITIES
STORM

DATABASE : 1530-A6.0.dwg
SCALE : 1/16"=1'-0"
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PROJECT NO. 1530

DWG. NO.
A6.3

D.P. No :
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ROSS DRIVE

WESBROOK MALL

LOT 25

LOT 22

STORM WATER FEATURE

GREENWAY

ENTRY LOBBY 76.57m

HYDRO SERVICE CONNECTION 1–2" 3–3"P, 1–4"P DUCTS

GAS METER ENCLOSURE

APPROXIMATE BUILDING EXTENTS

APPROXIMATE ROOF EXTENTS

FIREWALL

FUTURE COMMUNITY GARDEN

PLAYGROUND

COMMUNITY GARDEN

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PROJECT:
SAVANT at LOT 23
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3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
SITE PLAN - UTILITIES
ELECTRICAL
STREET LIGHTING

DATABASE : 1530-A6.0.dwg
SCALE : 1/16"=1'-0"
PLOTDATE : FEB.18.2016
DRAWN : AY
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PROJECT:
SAVANT at LOT 23
UBC South Campus
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DRAWING TITLE:
SITE PLAN - UTILITIES
GAS
TELEPHONE

DATABASE : 1530-A6.0.dwg
SCALE : 1/16"=1'-0"
PLOTDATE : FEB.18.2016
DRAWN : AY
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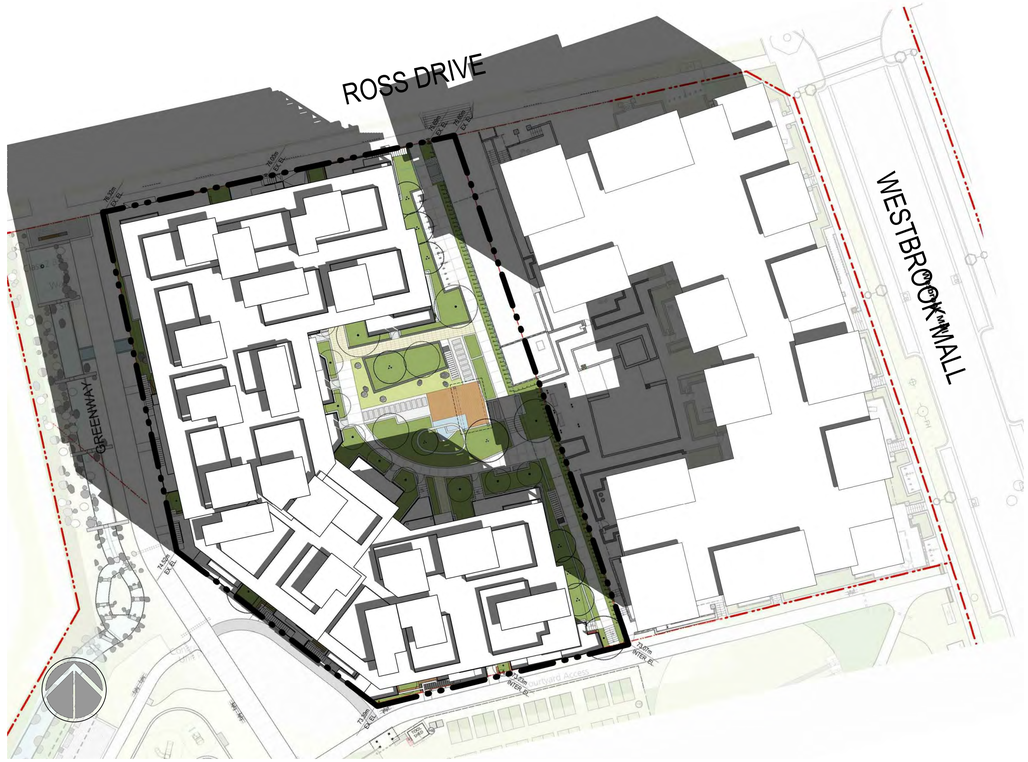
PROJECT NO. 1530

DWG. NO.
A6.5

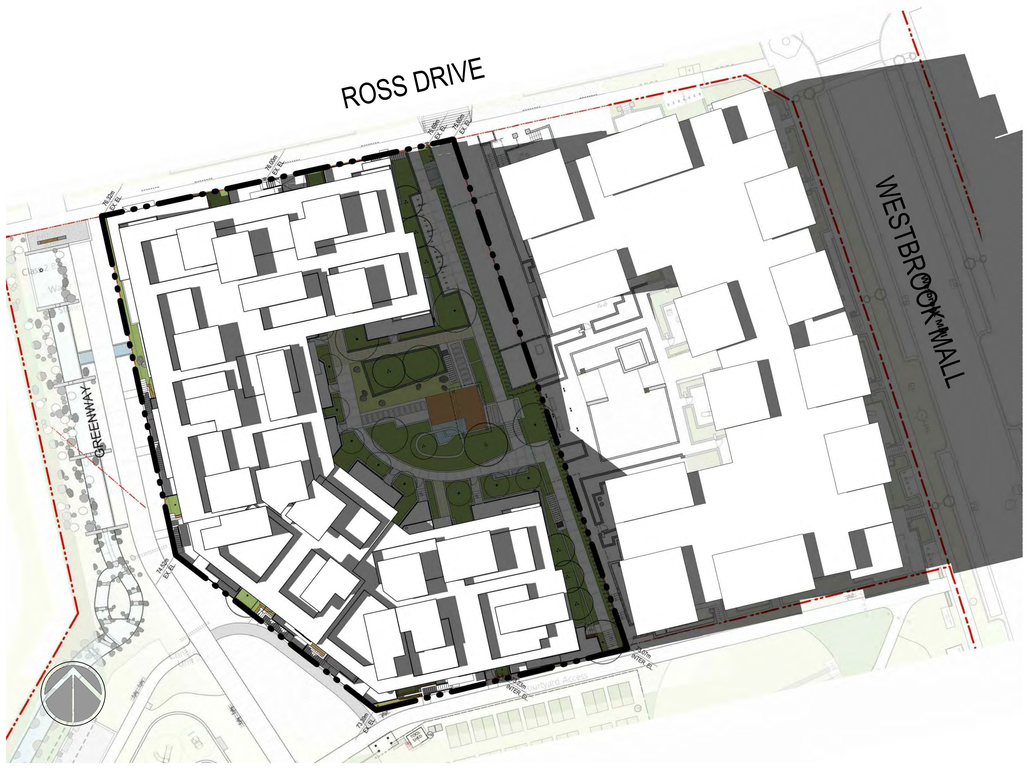
D.P. No :
B.P. No :



1 SUMMER, 10AM

2 SUMMER, 12 PM

3 SUMMER, 2PM



4 SUMMER, 4 PM

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PROJECT:
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3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
SHADOW DIAGRAM

DATABASE :	1530-A6.6.dwg
SCALE :	NTS
PLOTDATE :	FEB.18.2016
DRAWN :	JB
CHECKED :	

PROJECT NO. **1530**

DWG. NO. **A6.6**

D.P. No :
B.P. No :

1 SPRING / FALL, 10AM

2 SPRING / FALL, 12 PM

3 SPRING / FALL, 2PM

4 SPRING / FALL, 4 PM

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DRAWING TITLE:
SHADOW DIAGRAM

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DRAWN :	JB
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PROJECT NO. 1530

DWG. NO. **A6.7**

D.P. No :
B.P. No :

UBC Residential Environmental Assessment Program
REAP 3.0

Project Information

Developer:	Savant Adera Projects Ltd
Architect:	Rostich Hemphill Architects
REAP Consultant:	Savant Adera Projects Ltd
Project Name:	Savant
Neighbourhood:	Wesbrook Village
Lot No.:	23
Street Address:	
Project Stage:	Development Permit
UBC DP Reference No.:	DP 16001
Date of Review:	Feb 15/2016
Date of Submission:	Feb 15/2016

CREDITS	Mandatory	Max	Score
Sustainable Sites (SS)	-	10	4
Water Efficiency (WE)	-	18	8
Energy & Atmosphere (EA)	-	52	15
Materials & Resources (MR)	-	18	5
Indoor Environmental Quality (IEQ)	-	8	4
Construction (CON)	-	4	4
Innovation & Design Process (ID)	-	24	14
Subtotal		**134**	**54**
TOTAL		**134**	**54**

REAP Rating: **54** GOLD(45-60 pts)

45-60 pts	Gold
61-75 pts	Gold Plus
76-100pts	Platinum
101-134 pts	Platinum Plus

Performance Category: Sustainable Sites (SS) **10 Points**

The intent of the Sustainable Sites category is to reduce the negative impacts of development, maintain the natural landscape, vegetation and environmental attributes of the site and provide new landscaping that enhances the microclimate.

Score: 4

	MANDATORY			
M1	**Storm Water Management Plan** Develop a plan that integrates the on-site stormwater management system with the neighbourhood-wide stormwater management principles and strategies, including controlling of rate and/or quantity of run-off as required.	M		
M2	**Adapted and Ecologically Sound Planting** Demonstrate that landscape design has minimized the need for pesticides and irrigation through the selection of adaptive and drought-tolerant plants and consideration of the principles of Integrated Pest Management and xeriscaping.	M		
M3	**Bicycle Storage** Provide covered storage facilities for securing bicycles in accordance with the *UBC Development Handbook.*	M		
M4	**Contribution to Community Car Sharing** Contribute to the development of a community car-sharing network by funding the equivalent of one community vehicle per 100 residential units.	M		
M5	**Light Pollution Reduction** Do not exceed Illuminating Engineering Society of North America (IESNA) illuminance requirements as stated in the *Recommended Practice Manual: Lighting for Exterior Environments*.	M		
M6	**Recycling Collection** Provide for collection of domestic paper, plastic, glass and metal recyclables by contracting with a waste management company for the service. Recycling storage space shall be designed in accordance with Metro Vancouver's Technical Specifications for Recycling Amenities.	M		
M7	**Compost Collection** Provide a space in the building for the collection compost and provide for the compost collection through a contract with UBC Waste Management or another waste management service provider. Design the space in the building in accordance with Metro Vancouver's *Technical Specifications for Recycling Amenities* .	M		
	OPTIONAL			
1.1	**In-Suite Recycling and Compost Separation** Provide a space ***and*** system for simplified separation and collection of recycling and compostables in each suite or unit.	2	2	
2	**ALTERNATIVE TRANSPORTATION**			

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PROJECT NO. **1530**

DWG. NO. **A7.0**

D.P. No :
B.P. No :

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2.1	**Additional Bicycle Facilities** In addition to the requirements for bicycle parking in the *UBC Development Handbook* , provide an additional 0.25 Class I bicycle storage/bedroom and a bicycle repair station within the building.	2	0	
2.2	**Electric Vehicle Charging – Visitor** Provide one dedicated parking spot per 100 residential units for visitors of residents/owners, fully equipped with Level 2 charging station.	2	0	
2.3	**Electric Vehicle Charging - Resident** Install necessary conduit and transformer capacity to accommodate Level 2 Charging Stations for the following percentage of owners'/residents' parking (Max = 4 Points): 10% of owners'/residents' parking – 2 Points 20% of owners'/residents' parking – 2 Points	4	2	
	Performance Category: Water Performance Category: Water Efficiency (WE)	18	Points	
	The intent of the Water Efficiency category is to encourage strategies that reduce the amount of potable water used for landscape irrigation and building operations.			
		Score:	8	-
	MANDATORY			
M1	**Efficient Irrigation Technology and Rainwater Use** Design and install a water-efficient irrigation system that includes an automated controller, rain or soil sensors and pressure regulator and for non-grass areas use a micro- or drip-feed irrigation ***or*** install a temporary irrigation system.	M		
M2	**Low-Flush Toilets** Specify and install high efficiency 4.8 L per flush (1.28 gal) single flush toilets or 3.4/6 L per flush (0.9gal/1.6gal) dual flush toilets for all water closets.	M		
M3	**Low-Flow Faucet Aerators** Specify and install low-flow faucets with aerators in all bathroom sinks (max. 3.8 L per minute) ***and*** in all kitchen sinks (max. 6.8 L per minute).	M		
M4	**Low-Flow Showerheads** Specify and install water-saving showerheads with a maximum flow rate of 8.5 L per minute in each shower.	M		
M5	**Energy Star Clothes Washers and Dishwashers** Specify and install Energy Star-labelled clothes washers and dishwashers in each unit, or specify and offer only Energy Star models if these appliances are optional.	M		
	OPTIONAL			
1	**WATER EFFICIENT LANDSCAPING**			
1.1	**Reduce Potable Water Use** Reduce potable water use for site irrigation needs by 50% from the calculated mid-summer baseline.	3	3	
1.2	**Eliminate Potable Water Use**	3	0	

	Eliminate potable water use for site irrigation needs.			
2	**WATER USE REDUCTION**			
2.1	**Low-Flow Showerheads** Specify and install water-saving showerheads (maximum of 5.7 L per minute) in each shower	2	0	
2.2	**Water Efficient Dishwasher** Specify and install water-efficient dishwashers that use ≤ 11 L (2.91 gal) per normal wash cycle or if dishwashers are available only as an option, specify and offer only models complying with this credit.	1	0	
2.3	**Most Efficient Clothes Washers** Specify and install Energy Star clothes washers listed as **"Most Efficient" for current year**, or if washers are available only as an option, specify and offer only models complying to this standard.	2	0	
2.4	**Water Use Reduction Package** Additional credit for achieving credits: WE 1.1, WE 2.1, WE 2.2 and WE 2.3.	2	0	
3	**WATER METERING**			
3.1	**Domestic Hot Water metering** In units with central hot water, provide individual hot water metering.	3	3	
3.2	**Domestic Cold-Water metering** Provide for individual cold water meters for all units.	2	2	
	Performance Category: Energy & Atmosphere (EA)	52	Points	
	The intention of the energy and atmosphere category are to reduce depletion of non-renewable energy resources and to reduce the environmental impacts of energy use, particularly emissions of local, regional and global air pollutants and greenhouse gases.			
		Score:	15	-
	MANDATORY			
M1	**Minimum Roof Insulation** Design the roof assembly with a minimum insulation value of R-40 h·ft²·°F/Btu (7.04 °K-m²/W) for buildings with attic space and R-28 h·ft²·°F/Btu (4.93 °K-m²/W) for cathedral ceilings/flat roofs.	M		
M2	**Minimum Exterior Wall Insulation** Design the exterior insulated wall area with a minimum thermal resistance of effective (overall) R-15.6 h·ft²·°F/Btu (2.75 °K-m2/W) for above grade non-glazed wall areas, and R-7.5 h·ft²·°F/Btu (1.32 °K-m2/W) "continuous insulation" for below grade walls.	M		
M3	**Minimum Floor Insulation** Design floors above non-heated parkade areas with a minimum insulation value of R-30 h·ft²·°F/Btu (5.28 °K-m2/W) for framed floors and R-15.6 h·ft²·°F/Btu (2.75 °K-m2/W) for slab floors.	M		
M4	**Energy Efficient Windows** Specify and install Energy Star-rated windows or windows with a maximum overall U-value of 0.35 Btu/hr-ft2-°F (2.0 W/m2-°K for non-metal framed windows or a maximum overall **U-value of 0.45 Btu/hr-ft2-°F (2.55 W/m2-°K) for metal framed windows.**	M		

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M5	**Minimum Boiler Efficiency** Specify and install boilers with a minimum thermal efficiency of 84% /AFUE of minimum 90% or heat using District Energy.	M		
M6	**Domestic Hot Water** Specify and install gas DHW boilers with a minimum efficiency of 84% (mid-efficiency boiler) or heat domestic hot water using District Energy.	M		
M7	**Energy Star Dishwashers and Refrigerators** Specify and install Energy Star-labelled dishwashers and refrigerators in each unit.	M		
M8	**Programmable Thermostats** Specify and install programmable thermostats for at least the largest heating zone in each unit.	M		
M9	**Common Area Lighting** Specify and install only non-incandescent lighting, such as fluorescent, compact fluorescent or LED, in common areas.	M		
M10	**Parkade and Corridor Lighting Controls** Specify and install parkade and corridor lighting controls to automatically reduce the overall lighting level by at least 30% in a lighting zone when the zone is unoccupied.	M		
	MANDATORY			
	ENERGY EFFICIENCY TARGETS			
	EA GOLD-Mandatory Design the building to meet a maximum EUI of 160 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Gold.	6	6	
	EA Gold Plus Design the building to meet a maximum EUI of 140 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Gold Plus.	8	0	
	EA Platinum Design the building to meet a maximum EUI of 120 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Platinum.	10	0	
	EA Platinum Plus Design the building to meet a maximum EUI of 105 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Platinum Plus.	10	0	
1	**ENERGY METERING**			
1.1	**Thermal Energy Sub-Metering** Provide separate metering in individual units for measuring thermal energy consumption used for space heating.	1	1	
2	**RENEWABLE ENERGY**			

2.1	**Future Renewable Electricity** Pre-wire buildings and provide installation space for future use of photovoltaic technologies or other renewable electricity generation.	1	1	
2.1	**Renewable Electricity Utilization** Utilize photovoltaic technologies or other renewable electricity generation for a portion of the building's electrical supply	3	0	
2.3	**Low-Carbon District Energy Utilization** Utilize low carbon, renewable energy through connect to the District Energy System for the building's thermal energy supply (or be District Energy compatible).	5	5	
3	**COMMISSIONING**			
3.1	Contract a third party Commissioning Authority to develop and implement a commissioning plan for all major building energy systems and verify they are installed, calibrated and perform according to design intent.	4	0	
4.1	**AIRTIGHTNESS**	2	0	
	The building envelope shall be constructed so that the air change rate is not greater than 3.5ACH50 when measured in accordance with CAN/CGSB-149.15-M86 (Determination of the airtightness of Building envelopes by the Fan Depressurization Method.)			
5.1	**Energy Modeling Workshop**	2	2	
	Model the energy performance of the building and hold a workshop with the design team, a representative from Campus sustainability and contractor to evaluate the results and optimize the design of the building.			
	Performance Category: Materials & Resources (MR)	18	Points	
	The intent of the Materials & Resources category is to encourage design strategies that reduce and reuse material resources, reduce construction waste, and to select building materials that are environmentally preferable.			
		Score:	5	
	OPTIONAL			
1	**RECYCLED CONTENT AND REUSED MATERIALS**			
1.1	**Reused Building Materials** Use salvaged, refurbished, or reused materials for at least 5% of the total cost of building materials.	2	0	
1.2	**Reused Building Materials** Use salvaged, refurbished, or reused materials for at least 10% of the total cost of building materials.	2	0	
1.3	**Recycled Content Materials** Specify and use building materials with the following recycled content levels: Common area carpet with minimum 25% recycled content (N) Drywall with minimum 15% recycled content (Y)	2	1	

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	Batt insulation with minimum 40% recycled content (Y) Doors contain minimum 15% recycled material (Y) Concrete with min. 20% fly ash content, excluding suspended slabs (Y) Concrete with min. 40% fly ash content, excluding suspended slabs (N) Cabinetry with minimum 20% recycled content (Y) MDF products with minimum 50% recycled content (N) **Minimum four recycled content items on list above 1 point** All eight recycled content items on list above 2 points			
2	**REGIONAL MATERIALS**			
2.1	**Regionally Manufactured Building Materials** Use a minimum of 20% (by value) of building materials and products that are manufactured within a radius of 800 km (500 miles).	**1**	**1**	
2.2	**Regionally Sourced Building Materials** Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building materials and products that are extracted, harvested or recovered (as well as manufactured) within a radius of 800 km (500 miles).	**1**	**1**	
3	**CERTIFIED AND NON-ENDANGERED FOREST PRODUCTS**			
3.1	**Dimensional Lumber** Demonstrate that a minimum of 50% of the total value of dimensional lumber and plywood is certified in accordance with either: CSA Z809 – 2 Points Or Forest Stewardship Council (FSC) – 3 Points	**3**	**2**	
3.2	**Or Forest Stewardship Council (FSC) 3 points** Specify and install bamboo floors ***or*** hardwood floors certified in accordance with the Forest Stewardship Council or CSA Z809. If floors are offered only as an option, specify and offer only bamboo ***or*** renewable products with third-party certification. CSA Z809 – 2 Points Or Forest Stewardship Council (FSC) – 3 Points	**3**	**0**	
4	**BUILDING PRODUCT INGREDIENTS**			
4.1	**Transparency of Ingredients**	**2**	**0**	

	Install ten different building products from three different manufacturers that demonstrate the chemical inventory of the product to and accuracy of 0.1% for each product. For each product selected provide either: Health Product Declaration Manufacturer Inventory of all ingredients by CAS number, of Declare Label (Livng Building Institute)			
4.2	**Optimization of Ingredients** Demonstrate that a minimum of 10% (by value) of building materials are optimized for ingredient content by demonstrating optimization in one of the following ways: • GreenScreen v1.2 benchmark 4 minimum • Red List free • Free of ingredients listed on REACH Authorization and Candidate List	**2**	**0**	
	Performance Category: Indoor Environmental Quality (IEQ)	**8**	**Points**	
	The intent of the Indoor Environmental Quality category is to achieve enhanced indoor environmental quality through the thoughtful selection and application of materials and effective ventilation strategies.			
		Score:	**4**	-
	MANDATORY			
M1	**Adhesives and Sealants** Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program ***or*** do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168.	**M**		
M2	**Paints and Coatings** Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building.	**M**		
M3	**Floor Coverings** Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus ***or*** the Ecologo.	**M**		
M4	**Ventilation Effectiveness** Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as applicable to the building configuration.	**M**		
	OPTIONAL			
1	**LOW-EMITTING MATERIALS**			
1.1	**Low VOC Paints and Coatings** Specify and use paints and coatings rated at a minimum GPS-2 by the Master Painter's Institute on the interior of the building.	**2**	**2**	
1.2	**Low-Emitting Composite Wood Products**	**2**	**0**	

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ISSUED:		DATE:
1	AUDP Pre-Application	NOV.26.2015
2	AUDP Application	JAN.05.2016
3	DP Application	JAN.07.2016
4	DPA Update	FEB.19.2016

ISSUED FOR
DPA UPDATE
February 19, 2016

NO. REVISION: DATE:

ARCHITECTURAL SEAL:

CLIENT:
ADERA LIVE WEST COAST

PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
REAP CREDITS

DATABASE : 1530-A0.7.dwg
SCALE : 1/16"=1'-0"
PLOTDATE : FEB.18.2016
DRAWN : AY
CHECKED :

PROJECT NO. **1530**

DWG. NO. **A7.3**

D.P. No :
B.P. No :

	Specify and install interior composite wood products, such as flooring, doors, trim, etc., that have no added urea formaldehyde. Cabinetry is excluded from this credit.			
1.3	**Low-Emitting Insulation** Specify and install formaldehyde-free insulation on the interior of the building.	2	2	
1.4	**Low -Emitting Cabinetry** Specify and install interior cabinetry doors and boxes that are urea formaldehyde-free.	2	0	
	Performance Category: Construction (CON)	4	Points	
	The construction process can impose significant and lasting impact on the ecology of both the site and beyond. The Construction credits acknowledge and reward contractors who have followed best practices.			
		Score:	4	-
	MANDATORY			
M1	**Staging and Construction** Prepare and implement a staging and construction plan, including alternate detour information and signage for pedestrians and cyclists.	M		
M2	**Vegetation Safeguards and Land-Clearing Debris** Prepare a site plan showing the sizes and locations of vegetation to be removed, retained and salvaged, including plants located on adjacent public rights-of-way (see reference guide) ***and*** develop a plan to effectively handle debris from land clearing and divert it from landfill disposal.	M		
M3	**Truck Management Plan** Prepare and implement a comprehensive truck management plan for the project that conforms to the *UBC Strategic Transportation Plan* and the *Neighbourhood Plan Development Guidelines.*	M		
M4	**Wheel Wash** Provide a wheel wash for vehicles leaving the site ***or*** a street cleaning program and catch basin protection.	M		
M5	**Erosion and Sedimentation Control** Prepare and implement a site sediment and erosion control plan that conforms to *Best Management Practices Guide for Stormwater: Appendix H – Construction Site Erosion and Sediment Control Guide* (GVS&DD, October 1999).	M		
M6	**Waste Management Plan** Prepare and implement a waste management plan that diverts 75% (by weight) of construction, demolition and land clearing waste from landfill.	M		

	OPTIONAL			
1	**CONSTRUCTION IAQ MANAGEMENT PLAN**			
1.1	**Indoor Air Quality Management Plan** Prepare and implement an Indoor Air Quality (IAQ) Management Plan for the construction and pre-occupancy phases of the building.	2	2	
1.2	**Flushout** Conduct a minimum two-week continuous building flushout with new filtration media at 100% outside air after construction ends and prior to occupancy ***or*** conduct a baseline indoor air quality test.	2	2	
	Performance Category: Innovation & Design Process (ID)	24	Points	
	The intent of the Innovation & Design Process category is to provide incentive and credit for general design and other innovative practices that improve the overall sustainability and environmental performance of the project.			
		Score:	14	-
	MANDATORY			
M1	**Goal-Setting Workshop** Hold a goal setting workshop including the developer, design consultants and contractor to review the *Residential Environmental Assessment Program* , set goals for the project and assign responsibilities.	M		
M2	**Educate the Homeowner** Develop a homeowner's manual that promotes sustainable behavior and describes all of the sustainable features of the project instructing the homeowner on their proper use. This manual should be included in record drawings or some form that will be accessible beyond the first generation of owner/resident.	M		
	OPTIONAL			
1	**INNOVATION IN MATERIALS**			
1.1	**Life-Cycle Assessment** Perform a Life-Cycle Assessment of the project's structure and enclosure and demonstrate a minimum of 5% improvement from a reasonable baseline building for three environmental categories	4	0	
2	**INTEGRATIVE AND UNIVERSAL DESIGN**			
2.1	**Green Building Specialist** Engage an expert in green buildings and sustainable construction practices to provide advice on effective green building strategies to the design team.	1	1	
2.3	**Design for Safety and Accessibility**	1	1	

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NO. REVISION: DATE:

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CLIENT:
ADERA
LIVE WEST COAST

PROJECT:
SAVANT at LOT 23
UBC South Campus
3581 Ross Drive, Vancouver, BC

DRAWING TITLE:
REAP CREDITS

DATABASE : 1530-A0.7.dwg
SCALE : 1/16"=1'-0"
PLOTDATE : FEB.18.2016
DRAWN : AY
CHECKED :

PROJECT NO. 1530

DWG. NO. A7.4

D.P. No :
B.P. No :

E:\ACADJOB\2015\1530 - LOT 23 UBC\1530 A0.7.DWG

	Demonstrate that at least 25% of the units in the building have been designed to meet the SAFERhome standards (http://www.saferhomesociety.com/), which address issues of accessibility, children's safety, seniors and aging in place.			
2.2	**Design for Security and Crime Prevention** Demonstrate that the design has been reviewed by an accredited Crime Prevention Through Environmental Design (CPTED) practitioner .	2	2	
3	**MARKET TRANSFORMATION**			
3.1	**Educate the Sales Staff** Develop marketing materials based on the environmental performance of the project and ensure the sales staff is aware of and knowledgeable about the green building features.	1	1	
4	**ACADEMIC LINKS**			
4.1	**Enhance Research or Further Student Development** Collaborate with UBC students and/or faculty on a research project or other opportunities to enhance the academic mission of the University and integrate it with the community. The research project should be concurrent with, and applicable to, the current project.	5	5	UBC Seeds Program in conjunction with IDc4.2
4.2	**Energy Data Sharing** Incorporate a data sharing agreement into the sales contracts or strata constitution that allows building aggregate energy data to be collected for use by the UBC Campus Sustainability.	4	4	In conjunction with IDc4.1
5	**INNOVATIVE DESIGN**			
5.1	**Innovative Design or Exemplary Achievement** Demonstrate exceptional performance above the requirements set by one of the existing credits ***or*** the implementation of an innovative design strategy not specifically addressed by any of the existing credits.	2	0	
5.2	**Innovative Design or Exemplary Achievement** Demonstrate exceptional performance above the requirements set by one of the existing credits ***or*** the implementation of an innovative design strategy not specifically addressed by any of the existing credits.	2	0	
5.3	**Innovative Design or Exemplary Achievement** Demonstrate exceptional performance above the requirements set by one of the existing credits ***or*** the implementation of an innovative design strategy not specifically addressed by any of the existing credits.	2	0	

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DATABASE : 1530-A0.7.dwg
SCALE : 1/16"=1'-0"
PLOTDATE : FEB.18.2016
DRAWN : AY
CHECKED :

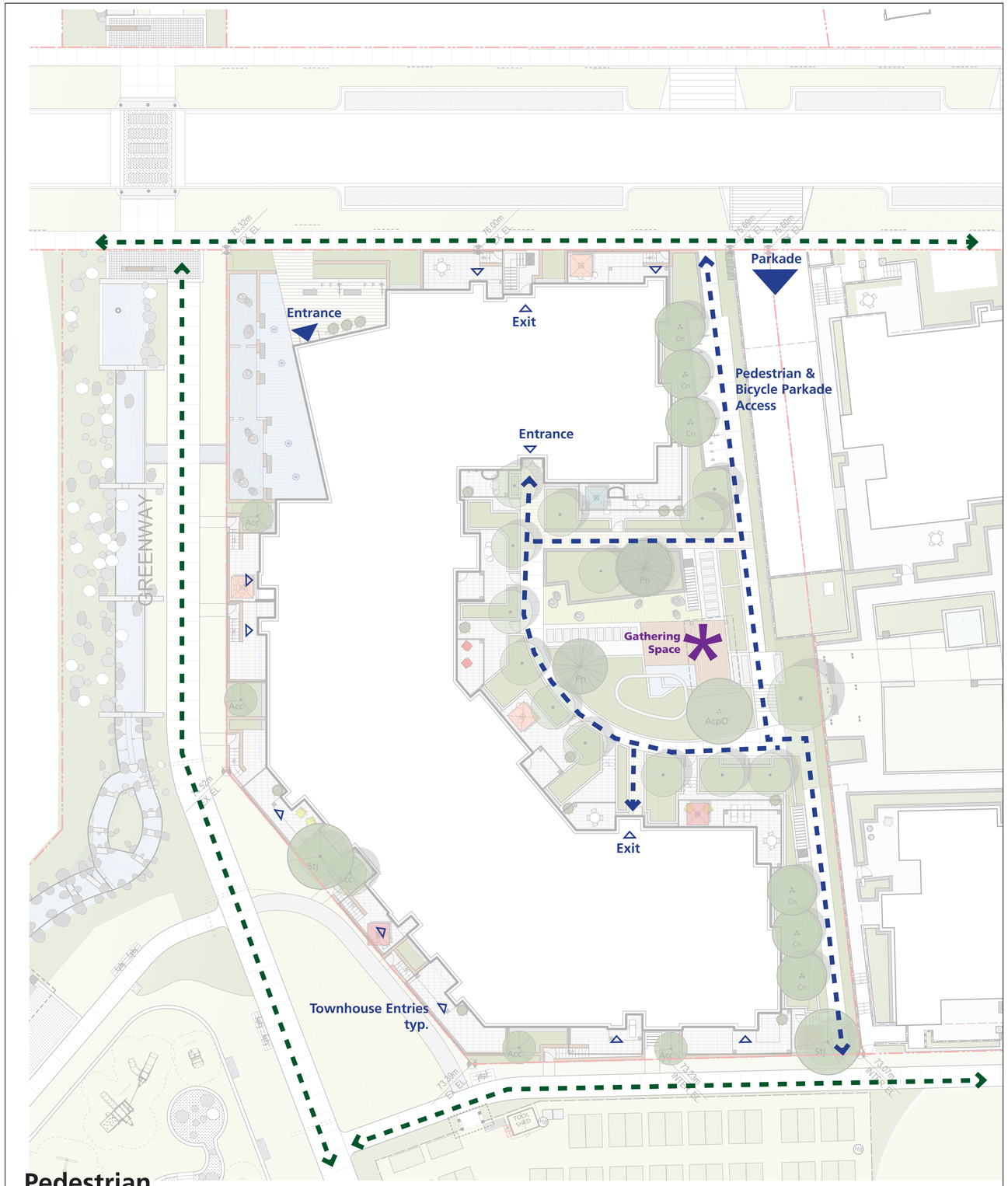
PROJECT NO. **1530**

DWG. NO. **A7.5**

D.P. No :
B.P. No :

E:\ACADJOB\2015\1530 - LOT 23 UBC\1530 A0.7.DWG

Community Circulation



Pedestrian Site Circulation

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Revision No.		Date
1	Issue for Development Permit	01/05/16

Client:
Adera

Project Title:
Lot 23

Drawing Title:
Circulation Plan

Project North:

Drawn By: JW
Checked By: MP

Scale: as noted
Job No.: 15-077

Sheet No.:
L0.0

Entry Signage/ Address Wall
Class 2 Bike Parking
Water Feature
Stone Paving
Architectural Concrete Wall
Unit Gates and Stairs (Typ.)
Unit Patios (Typ.)
Concrete Pavers at Unit Patios (Typ.)
Courtyard Access
PMT
Class 2 Bike Parking
Cedar Hedge
Garden Patios (Typ.)
Stone Paving
Stone Wall
Stepping Stones in Gravel
Moss/Rock Garden
Bamboo Grove
Covered Pavilion
Wood Decking
Stone Bench
Tiered Water Feature
Concrete Paving
Raised Planter (Typ.)
Courtyard Access
LOT 22
1ST - 500' +Y
76.57m ENTRY LOBBY
FIREWALL
76.32m EX. EL.
76.00m EX. EL.
75.69m EX. EL.
75.60m EX. EL.
74.52m EX. EL.
73.89m EX. EL.
73.22m INTER. EL.
73.07m INTER. EL.
75.86m
75.85m
TOOL SHED

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Revision No.		Date
1	Issue for Development Permit	01/05/2016

Client:
Adera

Project Title:
Lot 23

Drawing Title:
Layout and Key Plan

Project North:

Drawn By: JW/JM
Checked By: MP

Scale: 1:150
Job No.: 15-077

Sheet No.:
L1.0

Plant List

Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
Acc	5	**Acer circinatum**	Vine Maple	2m ht.	
AcpO	1	**Acer palmatum 'Osakazuki'**	Osakazuki Japanese Maple	6cm cal., 2.5m ht., WB	
AcpW	1	**Acer palmatum 'Waterfall'**	Waterfall Japanese Maple	#15 pot	specimen
AgA	3	**Amelanchier x grandiflora 'Autumn Brilliance'**	Autumn Brilliance Serviceberry	2.5m, WB	
CE	6	**Cornus 'Eddie's White Wonder'**	Eddie's White Wonder dogwood	4m ht, B&B	
MB	9	**Magnolia 'Betty'**	Betty Magnolia	6cm cal.	
Pin	2	**Pinus nigra**	Austrian Pine	2.5m ht, B&B	
Stj	2	**Styrax japonicus**	Japanese Snowbell	6cm cal., WB	Single Trunk
Shrubs					
CtS	2	**Choisya ternata 'Sundance'**	Sundance Mexican Orange	#3 pot	
CaC	4	**Cornus alba 'Cream Cracker'**	Cream Cracker™Dogwood	#2 pot	
Fr	12	**Fargesia Rufa**	Chinese Fountain Bamboo	#5 pot, 6' min. ht.	*clumping bamboo
HyaA	10	**Hydrangea arborescens 'Annabelle'**	Annabelle Hydrangea	#5 pot	
HsB	5	**Hydrangea serrata 'Bluebird'**	Blue Bird Hydrangea	5' standard	
Lop	50	**Lonicera pileata**	Privet Honeysuckle	#3 pot	
NdF	180	**Nandina domestica 'Fire Power'**	Fire Power Heavenly Bamboo	#3 pot	
PlO	16	**Prunus laurocerasus 'Otto Luyken'**	Otto Luyken Laurel	#3 pot	
RLD	57	**Rhododendron 'Lemon Dream'**	'Lemon Dream' Rhododendron	#3 pot	
RMF	20	**Rhododendron 'Mary Fleming'**	Mary Fleming Rhododendron	#3 pot	
RSL	98	**Rhododendron 'Snow Lady'**	Snow Lady Rhododendron	#3 pot	
RU	56	**Rhododendron 'Unique'**	Unique Rhododendron	#3 pot	
Sh	199	**Sarcococca hookeriana var. humilis**	Dwarf Sweet Box	#2 pot	
Sr	21	**Sarcococca ruscifolia**	Fragrant Sarcococca	#3 pot	
SjR	21	**Skimmia japonica 'Rubella'**	Skimmia	#3 pot	
SjG	21	**Spiraea japonica 'Goldmound'**	Goldmound Spirea	#3 pot	
SjL	3	**Spiraea japonica Limemound®**	Limemound Spirea	#2 pot	syn. S. x bumalda Limemound®
TmH	225	**Taxus x media 'Hicksii' (male form)**	Hicksii Yew (male form)	4' ht	Hedge
ToS	117	**Thuja occidentalis 'Smaragd'**	Emerald Green Cedar	6' ht, B&B	Hedge
Groundcovers, Vines, Ferns, Perennials and Grasses					
Av	187	**Adiantum venustum**	Himalayan Maidenhair Fern	#2 pot	
ArS	51	**Ajuga reptans 'Black Scallop'**	Black Scallop Bugleweed	#1 pot	
An	33	**Athyrium nipponicum var. pictum**	Japanese Painted Fern	#1 pot	
BmJ	74	**Brunnera macrophylla 'Jack Frost'**	Siberian Bugloss	#1 pot	
DsA	12	**Dicentra spectabilis 'Alba'**	Bleeding Heart	#1 pot	
HnW	15	**Helleborus x nigercors 'Winter's Ghost'**	Winter's Ghost Hellebore	#1 pot	
HC	27	**Heuchera 'Cherries Jubilee'**	Coral Bells	#1 pot	
HJ	35	**Hosta 'June'**	June Hosta	#1 pot	
HsE	6	**Hosta sieboldiana 'Elegans'**	Blue Hosta	#1 pot	
Pt	296	**Pachysandra terminalis**	Japanese Spurge	#1 pot	Groundcover
PsD	382	**Polystichum setiferum 'Divisilobum'**	Soft Shield Fern	#2 pot	
Total	2470				

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Revision No.		Date
1	Issue for Development Permit	01/05/2016

Client:
Adera

Project Title:
Lot 23

Drawing Title:
Planting Plan

Project North:

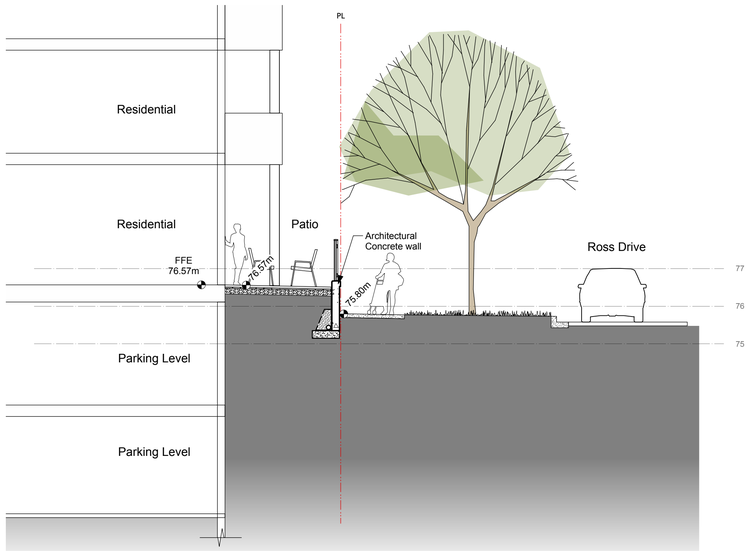
Drawn By: JW/JM

Checked By: MP

Scale: 1:150

Job No.: 15-077

Sheet No.:
L2.0



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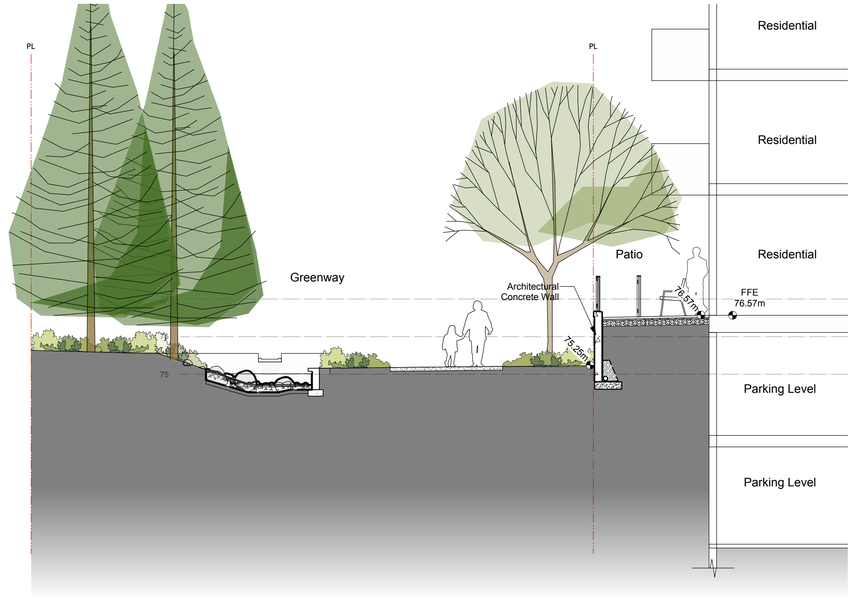

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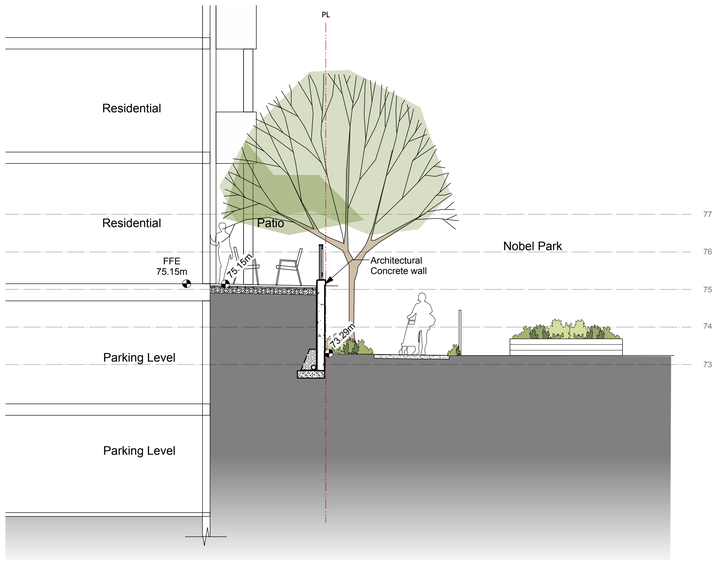

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Revision No.	Date
1 Issue for Development Permit	01/05/2016

Client:
Adera

Project Title:
Lot 23

Drawing Title:
Sections

Project North:

Drawn By: JW

Checked By: MP

Scale: as noted

Job No.: 15-077

Sheet No.:
L3.0

LANDSCAPE DESIGN RATIONALE

Site Plan

The project is located within the UBC South Campus neighbourhood. The north elevation of the project overlooks Ross Drive with ground floor connections for the unit patios directly to the sidewalk. To the east the project is adjacent the newly completed Nobel House, to the West is the Webber Lane Green street. The project is bounded to the south by Nobel Park and over looks the community garden. There is approximately 2m of grade change from the north west corner as the high point to the south east corner. The building massing is stepped to accommodate the grade change along the west elevation.

As per all of the south campus development sites the project is within easy walking distance to parks, schools, community center, shopping, dining and the Save on Foods grocery store.

Street/Project Edge

The primary pedestrian arrival to the project is located off Ross Drive at the north west corner of the site adjacent the Webber Lane Green street. The vehicular entry is via a shared parkade ramp with Nobel House at the north east corner of the site. At the main entry a feature signage wall will provide address for the project and will act to screen the class 2 covered bike parking behind. A shallow, water efficient, water feature will extend from the west side of the entry lobby and spill over an infinity edge in a series of cascades with an overflow connection possibly linking to the storm water greenway in Webber lane. The project edge along Ross Drive will be defined by low architectural concrete planter walls articulated at unit entries with columns, gate and stairs to each of the units. This same pattern will occur along the Webber lane Greenway and the Noble Park edge. Each of the ground floor units is provided a generous patio with direct access to the public realm.

Courtyard

The courtyard design has been revised to respond to, and incorporate, the existing geometries of the Nobel House courtyard to facilitate a more integrated design. The design allows for filtered views into each courtyard from the ground level and provides a larger area for overlook from the upper floors.
Resident common access into the courtyard is provided from the entry lobby. The courtyard is also accessed from the NE corner from Ross Drive and from the SE corner from Nobel Park. The ground floor units that face the courtyard are provided with generous patios and direct access into the shared portion of the courtyard.

The courtyard is designed as a quiet reflective garden space providing opportunities for strolling, gardening, seating and gathering. Key elements of the design include a covered pavilion for flexible use, stonewall and paving, a small mountain and water feature. Materials and textures are important elements of this design as is fragrance and colour in the choice of plant materials.



PAVING

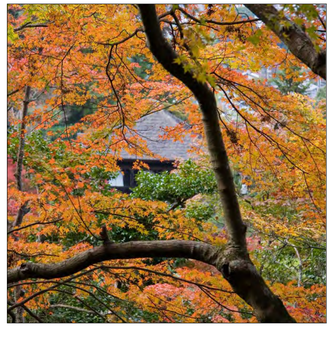


FURNISHING

OVERHEAD STRUCTURE

WATER FEATURE






PLANTING CONCEPT

PLANTING

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Revision No.		Date
1	Issue for Development Permit	01/05/16

Client:
Adera

Project Title:
Lot 23

Drawing Title:
Context and Precedents

Project North:

Drawn By: JW
Checked By: MP
Scale: as noted
Job No.: 15-077
Sheet No.: L4.0

Attachment B **Evaluation Matrix**

AGENDA ITEM 3.1 - ATTACHMENT B

Application #: **DP 16003**

Project Name: **Wesbrook Lot 23 Residential Development**

Development Control Policy / Regulation	Requirement	Proposed Project	Conforms Y/N	Comments
Land Use Plan				
4.1.5 b)	50% UBC employee/student	No restriction for work/study.	N/A	*Overall campus-wide target.*
4.1.6.1 b)	20% rental housing overall 10% non-market rental housing	100% market lease	N/A	*Overall campus-wide target.*
4.1.6.1 c)	No density of individual site greater than 3.5 FSR	2.8 FSR	Y	
4.1.6.1 d)	Generally min. of 6 storeys with a maximum height of 53m.	• 6-storeys • <23m	Y	
4.1.6.1 e)	Diversity of housing type; include ground floor street-oriented units; human scale; underground parking; 150 units max except where design can mitigate scale	• Ground floor units with direct exterior access •106 Units	Y Y	*Meets requirement*
Wesbrook Place Neighbourhood Plan (WPNP) (Adopted by Board of Governors, December 2005 and amended December 2011)				
1.4.1 a)	Provide a range of housing types, unit sizes, and densities with a variety of prices and tenures suited to faculty and staff	106 market lease units : 1 - 1 BR units (754sf) 2 - 1 BR + den units (836sf) 33 - 2 BR units (783-1133sf) 38 - 2 BR + den units (872-1159sf) 28 - 3 BR units (1058 - 1231sf) 4 - 3 BR + den units (1196sf)	Y	*Adds to the variety of tenure and prices available in South Campus. Larger unit sizes/# of bedroom that support families.*
1.4.2 a) & d)	Creating a more complete community on UBC Campus and a choice of transportation options.	Supports pedestrians/cyclists; close to transit; reduces need for commuting.	Y	*Supports a complete community*
1.4.2 i)	Housing units to have strong orientation to streets/greenways	Project fronts greenway, park and street.	Y	
2.2.2 n) & 3.5.15	Green building design using the UBC Residential Environmental Assessment Program (REAP 3.0) - Gold minimum	REAP Gold (54 points)	Y	*Gold Level (45-60 points);*
3.5	Design Guidelines for Buildings	Adjacent to green streets/Nobel Park; strives to respect neighbouring properties	Y	Meets guidelines to extent possible
4.6	Maximum Site Coverage 55%	49%	Y	
Plan P-10	Maximum FSR 2.8; Maximum Building Heights: 6 storeys	2.8 FSR 6 storeys	Y Y	

Development Control Policy / Regulation	Requirement	Proposed Project	Conforms Y/N	Comments
Development Handbook-				
Section SC.2-A.2	Apartments	Apartments	Y	
Section SC2A.5 b), c), & d)	Minimum Setbacks Sides: 2.5 m (8.2 ft.) Rear: 2.5 m (8.2 ft.) Front 2.5 m (8.2 ft.)	Roof and balcony projections into setbacks requested at multiple locations: • 1.55m for main building entry roof along North property line - worst case • 1.0m for main building entry roof along West property line. • 1.55m for TH entry roof at unit 114 and 116 - worst case • 0.7m for balcony projection at unit *14 and *16 - worst case. • 0.75m for balcony projection at PH014 and PH-16 - worst case. • 0.4m for roof projections at PH-12 - worst case.	N	*The building footprint meets setback requirements.* *Variances are required for projections into setbacks from roofs and balconies.*
Section SC2A.5 e)	Maximum Building Height 6-storeys (not to exceed 23m)	6-storeys(<23m)	Y	
Section SC2A.5 f)	Maximum FSR of 2.8	2.8 FSR	Y	
Section SC2A.5 g)	Maximum Site Coverage 55%	49%	Y	
Section 7.5	Vehicle Parking: Apartment - max. 1.0/70m2 147 Visitor - min. 0.1/unit: = 11 Disabled - min. 0.1/unit*: 11 Total: 158 stalls	Apartments: 110 Visitor: 11 Disabled*: 11 Total: 121 stalls	Y Y Y Y	**Disabled stalls included in residential and visitor parking allocations.*
Section 7.6	Bicycle Parking: Class I 1.5/unit x 106 = 159 Class II 16 per 35 units = 48	Class I: 230* Class II: 48	Y Y	*Class 1 bicycle parking exceeds minimum # required.*

UBC Residential Environmental Assessment Program
REAP 3.0

Project Information

Developer:	Savant Adera Projects Ltd
Architect:	Rostich Hemphill Architects
REAP Consultant:	Savant Adera Projects Ltd
Project Name:	Savant
Neighbourhood:	Wesbrook Village
Lot No.:	23
Street Address:	
Project Stage:	Development Permit
UBC DP Reference No.:	DP 16001
Date of Review:	Feb 15/2016
Date of Submission:	Feb 15/2016

CREDITS	Mandatory	Max	Score
Sustainable Sites (SS)	-	10	4
Water Efficiency (WE)	-	18	8
Energy & Atmosphere (EA)	-	52	15
Materials & Resources (MR)	-	18	5
Indoor Environmental Quality (IEQ)	-	8	4
Construction (CON)	-	4	4
Innovation & Design Process (ID)	-	24	14
Subtotal		**134**	**54**
TOTAL		**134**	**54**

REAP Rating: **54** **GOLD(45-60 pts)**

45-60 pts	Gold
61-75 pts	Gold Plus
76-100pts	Platinum
101-134 pts	Platinum Plus

	Performance Category: Sustainable Sites (SS)			10 Points
	The intent of the Sustainable Sites category is to reduce the negative impacts of development, maintain the natural landscape, vegetation and environmental attributes of the site and provide new landscaping that enhances the microclimate.			
			Score:	4
	MANDATORY			
M1	**Storm Water Management Plan** Develop a plan that integrates the on-site stormwater management system with the neighbourhood-wide stormwater management principles and strategies, including controlling of rate and/or quantity of run-off as required.	**M**		
M2	**Adapted and Ecologically Sound Planting** Demonstrate that landscape design has minimized the need for pesticides and irrigation through the selection of adaptive and drought-tolerant plants and consideration of the principles of Integrated Pest Management and xeriscaping.	**M**		
M3	**Bicycle Storage** Provide covered storage facilities for securing bicycles in accordance with the *UBC Development Handbook.*	**M**		
M4	**Contribution to Community Car Sharing** Contribute to the development of a community car-sharing network by funding the equivalent of one community vehicle per 100 residential units.	**M**		
M5	**Light Pollution Reduction** Do not exceed Illuminating Engineering Society of North America (IESNA) illuminance requirements as stated in the *Recommended Practice Manual: Lighting for Exterior Environments*	**M**		
M6	**Recycling Collection** Provide for collection of domestic paper, plastic, glass and metal recyclables by contracting with a waste management company for the service. Recycling storage space shall be designed in accordance with Metro Vancouver's Technical Specifications for Recycling Amenities.	**M**		
M7	**Compost Collection** Provide a space in the building for the collection compost and provide for the compost collection through a contract with UBC Waste Management or another waste management service provider. Design the space in the building in accordance with Metro Vancouver's *Technical Specifications for Recycling Amenities* .	**M**		
	OPTIONAL			
1.1	**In-Suite Recycling and Compost Separation** Provide a space ***and*** system for simplified separation and collection of recycling and compostables in each suite or unit.	**2**	**2**	
2	**ALTERNATIVE TRANSPORTATION**			

2.1	**Additional Bicycle Facilities** In addition to the requirements for bicycle parking in the *UBC Development Handbook* , provide an additional 0.25 Class I bicycle storage/bedroom and a bicycle repair station within the building.	**2**	**0**	
2.2	**Electric Vehicle Charging – Visitor** Provide one dedicated parking spot per 100 residential units for visitors of residents/owners, fully equipped with Level 2 charging station.	**2**	**0**	
2.3	**Electric Vehicle Charging - Resident** Install necessary conduit and transformer capacity to accommodate Level 2 Charging Stations for the following percentage of owners'/residents' parking (Max = 4 Points): 10% of owners'/residents' parking – 2 Points 20% of owners'/residents' parking – 2 Points	**4**	**2**	
	Performance Category: Water Performance Category: Water Efficiency (WE) The intent of the Water Efficiency category is to encourage strategies that reduce the amount of potable water used for landscape irrigation and building operations.	**18**	**Points**	
		Score:	**8**	-
	MANDATORY			
M1	**Efficient Irrigation Technology and Rainwater Use** Design and install a water-efficient irrigation system that includes an automated controller, rain or soil sensors and pressure regulator and for non-grass areas use a micro- or drip-feed irrigation ***or*** install a temporary irrigation system.	**M**		
M2	**Low-Flush Toilets** Specify and install high efficiency 4.8 L per flush (1.28 gal) single flush toilets or 3.4/6 L per flush (0.9gal/1.6gal) dual flush toilets for all water closets.	**M**		
M3	**Low-Flow Faucet Aerators** Specify and install low-flow faucets with aerators in all bathroom sinks (max. 3.8 L per minute) ***and*** in all kitchen sinks (max. 6.8 L per minute).	**M**		
M4	**Low-Flow Showerheads** Specify and install water-saving showerheads with a maximum flow rate of 8.5 L per minute in each shower.	**M**		
M5	**Energy Star Clothes Washers and Dishwashers** Specify and install Energy Star-labelled clothes washers and dishwashers in each unit, or specify and offer only Energy Star models if these appliances are optional.	**M**		
	OPTIONAL			
1	**WATER EFFICIENT LANDSCAPING**			
1.1	**Reduce Potable Water Use** Reduce potable water use for site irrigation needs by 50% from the calculated mid-summer baseline.	**3**	**3**	
1.2	**Eliminate Potable Water Use**	**3**	**0**	

	Eliminate potable water use for site irrigation needs.			
2	**WATER USE REDUCTION**			
2.1	**Low-Flow Showerheads** Specify and install water-saving showerheads (maximum of 5.7 L per minute) in each shower	2	0	
2.2	**Water Efficient Dishwasher** Specify and install water-efficient dishwashers that use ≤ 11 L (2.91 gal) per normal wash cycle or if dishwashers are available only as an option, specify and offer only models complying with this credit.	1	0	
2.3	**Most Efficient Clothes Washers** Specify and install Energy Star clothes washers listed as **"Most Efficient" for current year**, or if washers are available only as an option, specify and offer only models complying to this standard.	2	0	
2.4	**Water Use Reduction Package** Additional credit for achieving credits: WE 1.1, WE 2.1, WE 2.2 and WE 2.3.	2	0	
3	**WATER METERING**			
3.1	**Domestic Hot Water metering** In units with central hot water, provide individual hot water metering.	3	3	
3.2	**Domestic Cold-Water metering** Provide for individual cold water meters for all units.	2	2	
	Performance Category: Energy & Atmosphere (EA)	**52**	**Points**	
	The intention of the energy and atmosphere category are to reduce depletion of non-renewable energy resources and to reduce the environmental impacts of energy use, particularly emissions of local, regional and global air pollutants and greenhouse gases.			
		Score:	**15**	-
	MANDATORY			
M1	**Minimum Roof Insulation** Design the roof assembly with a minimum insulation value of R-40 h·ft²·°F/Btu (7.04 °K-m^2/W) for buildings with attic space and R-28 h·ft²·°F/Btu (4.93 °K-m^2/W) for cathedral ceilings/flat roofs.	M		
M2	**Minimum Exterior Wall Insulation** Design the exterior insulated wall area with a minimum thermal resistance of effective (overall) R-15.6 h·ft²·°F/Btu (2.75 °K-m2/W) for above grade non-glazed wall areas, and R-7.5 h·ft²·°F/Btu (1.32 °K-m2/W) "continuous insulation" for below grade walls.	M		
M3	**Minimum Floor Insulation** Design floors above non-heated parkade areas with a minimum insulation value of R-30 h·ft²·°F/Btu (5.28 °K-m2/W) for framed floors and R-15.6 h·ft²·°F/Btu (2.75 °K-m2/W) for slab floors.	M		
M4	**Energy Efficient Windows** Specify and install Energy Star-rated windows or windows with a maximum overall U-value of 0.35 Btu/hr-ft2-°F (2.0 W/m2-°K for non-metal framed windows or a maximum overall **U-value of 0.45 Btu/hr-ft2-°F (2.55 W/m2-°K) for metal framed windows.**	M		

M5	**Minimum Boiler Efficiency** Specify and install boilers with a minimum thermal efficiency of 84% /AFUE of minimum 90% or heat using District Energy.	**M**		
M6	**Domestic Hot Water** Specify and install gas DHW boilers with a minimum efficiency of 84% (mid-efficiency boiler) or heat domestic hot water using District Energy.	**M**		
M7	**Energy Star Dishwashers and Refrigerators** Specify and install Energy Star-labelled dishwashers and refrigerators in each unit.	**M**		
M8	**Programmable Thermostats** Specify and install programmable thermostats for at least the largest heating zone in each unit.	**M**		
M9	**Common Area Lighting** Specify and install only non-incandescent lighting, such as fluorescent, compact fluorescent or LED, in common areas.	**M**		
M10	**Parkade and Corridor Lighting Controls** Specify and install parkade and corridor lighting controls to automatically reduce the overall lighting level by at least 30% in a lighting zone when the zone is unoccupied.	**M**		
	MANDATORY			
	ENERGY EFFICIENCY TARGETS			
	EA GOLD-Mandatory Design the building to meet a maximum EUI of 160 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Gold.	**6**	**6**	
	EA Gold Plus Design the building to meet a maximum EUI of 140 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Gold Plus.	**8**	**0**	
	EA Platinum Design the building to meet a maximum EUI of 120 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Platinum.	**10**	**0**	
	EA Platinum Plus Design the building to meet a maximum EUI of 105 kwh/m2/yr, demonstrated using the UBC Energy Modeling Guidelines. This credit is mandatory and required for achievement of REAP Platinum Plus.	**10**	**0**	
1	**ENERGY METERING**			
1.1	**Thermal Energy Sub-Metering** Provide separate metering in individual units for measuring thermal energy consumption used for space heating.	**1**	**1**	
2	**RENEWABLE ENERGY**			

2.1	**Future Renewable Electricity** Pre-wire buildings and provide installation space for future use of photovoltaic technologies or other renewable electricity generation.	1	1	
2.1	**Renewable Electricity Utilization** Utilize photovoltaic technologies or other renewable electricity generation for a portion of the building's electrical supply	3	0	
2.3	**Low-Carbon District Energy Utilization** Utilize low carbon, renewable energy through connect to the District Energy System for the building's thermal energy supply (or be District Energy compatible).	5	5	
3	**COMMISSIONING**			
3.1	Contract a third party Commissioning Authority to develop and implement a commissioning plan for all major building energy systems and verify they are installed, calibrated and perform according to design intent.	4	0	
4.1	**AIRTIGHTNESS**	2	0	
	The building envelope shall be constructed so that the air change rate is not greater than 3.5ACH50 when measured in accordance with CAN/CGSB-149.15-M86 (Determination of the airtightness of Building envelopes by the Fan Depressurization Method.)			
5.1	**Energy Modeling Workshop**	2	2	
	Model the energy performance of the building and hold a workshop with the design team, a representative from Campus sustainability and contractor to evaluate the results and optimize the design of the building.			
	Performance Category: Materials & Resources (MR)	**18**	**Points**	
	The intent of the Materials & Resources category is to encourage design strategies that reduce and reuse material resources, reduce construction waste, and to select building materials that are environmentally preferable.			
		Score:	**5**	
	OPTIONAL			
1	**RECYCLED CONTENT AND REUSED MATERIALS**			
1.1	**Reused Building Materials** Use salvaged, refurbished, or reused materials for at least 5% of the total cost of building materials.	2	0	
1.2	**Reused Building Materials** Use salvaged, refurbished, or reused materials for at least 10% of the total cost of building materials.	2	0	
1.3	**Recycled Content Materials** Specify and use building materials with the following recycled content levels: Common area carpet with minimum 25% recycled content (N) Drywall with minimum 15% recycled content (Y)	2	1	

	Batt insulation with minimum 40% recycled content (Y) Doors contain minimum 15% recycled material (Y) Concrete with min. 20% fly ash content, excluding suspended slabs (Y) Concrete with min. 40% fly ash content, excluding suspended slabs (N) Cabinetry with minimum 20% recycled content (Y) MDF products with minimum 50% recycled content (N) **Minimum four recycled content items on list above 1 point** All eight recycled content items on list above 2 points			
2	**REGIONAL MATERIALS**			
2.1	**Regionally Manufactured Building Materials** Use a minimum of 20% (by value) of building materials and products that are manufactured within a radius of 800 km (500 miles).	**1**	**1**	
2.2	**Regionally Sourced Building Materials** Of the materials from Credit MR 2.1, use a minimum of 50% (by value) of building materials and products that are extracted, harvested or recovered (as well as manufactured) within a radius of 800 km (500 miles).	**1**	**1**	
3	**CERTIFIED AND NON-ENDANGERED FOREST PRODUCTS**			
3.1	**Dimensional Lumber** Demonstrate that a minimum of 50% of the total value of dimensional lumber and plywood is certified in accordance with either: CSA Z809 – 2 Points Or Forest Stewardship Council (FSC) – 3 Points	**3**	**2**	
3.2	**Or Forest Stewardship Council (FSC) 3 points** Specify and install bamboo floors ***or*** hardwood floors certified in accordance with the Forest Stewardship Council or CSA Z809. If floors are offered only as an option, specify and offer only bamboo ***or*** renewable products with third-party certification. CSA Z809 – 2 Points Or Forest Stewardship Council (FSC) – 3 Points	**3**	**0**	
4	**BUILDING PRODUCT INGREDIENTS**			
4.1	**Transparency of Ingredients**	**2**	**0**	

	Install ten different building products from three different manufacturers that demonstrate the chemical inventory of the product to and accuracy of 0.1% for each product. For each product selected provide either: Health Product Declaration Manufacturer Inventory of all ingredients by CAS number, of Declare Label (Livng Building Institute)			
4.2	**Optimization of Ingredients** Demonstrate that a minimum of 10% (by value) of building materials are optimized for ingredient content by demonstrating optimization in one of the following ways: • GreenScreen v1.2 benchmark 4 minimum • Red List free • Free of ingredients listed on REACH Authorization and Candidate List	**2**	**0**	
	Performance Category: Indoor Environmental Quality (IEQ)	**8**	**Points**	
	The intent of the Indoor Environmental Quality category is to achieve enhanced indoor environmental quality through the thoughtful selection and application of materials and effective ventilation strategies.			
		Score:	**4**	-
	MANDATORY			
M1	**Adhesives and Sealants** Specify and use adhesives, sealants and sealant primers that do not exceed the VOC limits of the Canadian Environmental Choice/EcoLogo program ***or*** do not exceed the VOC limits specified in the State of California's South Coast Air Management District Rule #1168.	**M**		
M2	**Paints and Coatings** Specify and use paints and coatings that carry an EcoLogo label or those rated at a minimum GPI-1 by the Master Painter's Institute on the interior of the building.	**M**		
M3	**Floor Coverings** Specify and install carpet and carpet cushion that carry the following certifications: Carpet and Rug Institute Green Label Plus ***or*** the Ecologo.	**M**		
M4	**Ventilation Effectiveness** Prepare and implement an effective air management strategy that meets the requirements of the current versions of CAN/CSA F326 or ASHRAE-62.1 or 62.2 as applicable to the building configuration.	**M**		
	OPTIONAL			
1	**LOW-EMITTING MATERIALS**			
1.1	**Low VOC Paints and Coatings** Specify and use paints and coatings rated at a minimum GPS-2 by the Master Painter's Institute on the interior of the building.	**2**	**2**	
1.2	**Low-Emitting Composite Wood Products**	**2**	**0**	

	Specify and install interior composite wood products, such as flooring, doors, trim, etc., that have no added urea formaldehyde. Cabinetry is excluded from this credit.			
1.3	**Low-Emitting Insulation** Specify and install formaldehyde-free insulation on the interior of the building.	**2**	**2**	
1.4	**Low -Emitting Cabinetry** Specify and install interior cabinetry doors and boxes that are urea formaldehyde-free.	**2**	**0**	
	Performance Category: Construction (CON)	**4**	**Points**	
	The construction process can impose significant and lasting impact on the ecology of both the site and beyond. The Construction credits acknowledge and reward contractors who have followed best practices.			
		Score:	**4**	-
	MANDATORY			
M1	**Staging and Construction** Prepare and implement a staging and construction plan, including alternate detour information and signage for pedestrians and cyclists.	**M**		
M2	**Vegetation Safeguards and Land-Clearing Debris** Prepare a site plan showing the sizes and locations of vegetation to be removed, retained and salvaged, including plants located on adjacent public rights-of-way (see reference guide) ***and*** develop a plan to effectively handle debris from land clearing and divert it from landfill disposal.	**M**		
M3	**Truck Management Plan** Prepare and implement a comprehensive truck management plan for the project that conforms to the *UBC Strategic Transportation Plan* and the *Neighbourhood Plan Development Guidelines.*	**M**		
M4	**Wheel Wash** Provide a wheel wash for vehicles leaving the site ***or*** a street cleaning program and catch basin protection.	**M**		
M5	**Erosion and Sedimentation Control** Prepare and implement a site sediment and erosion control plan that conforms to *Best Management Practices Guide for Stormwater: Appendix H – Construction Site Erosion and Sediment Control Guide* (GVS&DD, October 1999).	**M**		
M6	**Waste Management Plan** Prepare and implement a waste management plan that diverts 75% (by weight) of construction, demolition and land clearing waste from landfill.	**M**		

	OPTIONAL			
1	**CONSTRUCTION IAQ MANAGEMENT PLAN**			
1.1	**Indoor Air Quality Management Plan** Prepare and implement an Indoor Air Quality (IAQ) Management Plan for the construction and pre-occupancy phases of the building.	**2**	**2**	
1.2	**Flushout** Conduct a minimum two-week continuous building flushout with new filtration media at 100% outside air after construction ends and prior to occupancy ***or*** conduct a baseline indoor air quality test.	**2**	**2**	
	Performance Category: Innovation & Design Process (ID)	**24**	**Points**	
	The intent of the Innovation & Design Process category is to provide incentive and credit for general design and other innovative practices that improve the overall sustainability and environmental performance of the project.			
		Score:	**14**	-
	MANDATORY			
M1	**Goal-Setting Workshop** Hold a goal setting workshop including the developer, design consultants and contractor to review the *Residential Environmental Assessment Program* , set goals for the project and assign responsibilities.	**M**		
M2	**Educate the Homeowner** Develop a homeowner's manual that promotes sustainable behavior and describes all of the sustainable features of the project instructing the homeowner on their proper use. This manual should be included in record drawings or some form that will be accessible beyond the first generation of owner/resident.	**M**		
	OPTIONAL			
1	**INNOVATION IN MATERIALS**			
1.1	**Life-Cycle Assessment** Perform a Life-Cycle Assessment of the project's structure and enclosure and demonstrate a minimum of 5% improvement from a reasonable baseline building for three environmental categories	**4**	**0**	
2	**INTEGRATIVE AND UNIVERSAL DESIGN**			
2.1	**Green Building Specialist** Engage an expert in green buildings and sustainable construction practices to provide advice on effective green building strategies to the design team.	**1**	**1**	
2.3	**Design for Safety and Accessibility**	**1**	**1**	

	Demonstrate that at least 25% of the units in the building have been designed to meet the SAFERhome standards (http://www.saferhomesociety.com/), which address issues of accessibility, children's safety, seniors and aging in place.			
2.2	**Design for Security and Crime Prevention** Demonstrate that the design has been reviewed by an accredited Crime Prevention Through Environmental Design (CPTED) practitioner .	**2**	**2**	
3	**MARKET TRANSFORMATION**			
3.1	**Educate the Sales Staff** Develop marketing materials based on the environmental performance of the project and ensure the sales staff is aware of and knowledgeable about the green building features.	**1**	**1**	
4	**ACADEMIC LINKS**			
4.1	**Enhance Research or Further Student Development** Collaborate with UBC students and/or faculty on a research project or other opportunities to enhance the academic mission of the University and integrate it with the community. The research project should be concurrent with, and applicable to, the current project.	**5**	**5**	UBC Seeds Program in conjunction with IDc4.2
4.2	**Energy Data Sharing** Incorporate a data sharing agreement into the sales contracts or strata constitution that allows building aggregate energy data to be collected for use by the UBC Campus Sustainability.	**4**	**4**	In conjunction with IDc4.1
5	**INNOVATIVE DESIGN**			
5.1	**Innovative Design or Exemplary Achievement** Demonstrate exceptional performance above the requirements set by one of the existing credits ***or*** the implementation of an innovative design strategy not specifically addressed by any of the existing credits.	**2**	**0**	
5.2	**Innovative Design or Exemplary Achievement** Demonstrate exceptional performance above the requirements set by one of the existing credits ***or*** the implementation of an innovative design strategy not specifically addressed by any of the existing credits.	**2**	**0**	
5.3	**Innovative Design or Exemplary Achievement** Demonstrate exceptional performance above the requirements set by one of the existing credits ***or*** the implementation of an innovative design strategy not specifically addressed by any of the existing credits.	**2**	**0**	

a place of mind
THE UNIVERSITY OF BRITISH COLUMBIA

campus + community planning

Meeting Minutes

Advisory Urban Design Panel

Date: January 14, 2016

Time: 4:08 PM

Location: Policy Lab A+B, CIRS Building, 2260 West Mall

Attendees: MEMBERS OF THE ADVISORY URBAN DESIGN PANEL:
Oliver Lang (Chair), Walter Francl (applicant for item 3.5), Ronald Kellett (removed himself on item 3.3), Maurice Pez, Janet Teasdale

Regrets: Steve McFarlane (Vice-Chair) (written comments provided to the Chair items 3.1-3.5, Jane Durante (written comments provided to the Chair items 3.1-3.3)

Staff: Scot Hein, Linda Nielsen (Recorder)

Presenters: Dave Poettcker, UBC Properties Trust
Christopher Phillips, PFS Studio
Nicole Taddune, PFS Studio
Dr. Linc Kesler, UBC First Nations House of Learning
Alfred Waugh, FormLine Architecture
Manny Trinca, FormLine Architecture
Bryce Rositch, Rositch Hemphill Architects
Edward Archibald, Savant Adera Projects Ltd.
Michael Patterson, Perry + Associates
Aaron Mogerman, UBC Project Services
Noel Best, Stantec
Hugh Ker, Polygon Homes Ltd.
Walter Francl, Francl Architecture
Bruce Hemstock, PWL Partnership

1.0 Call to Order

The Chair called the meeting to order at 4:08 PM and noted the presence of a quorum.

2.0 Approval of Current Agenda and Previous Meeting Minutes

2.1 It was moved and seconded: That the agenda of the January 14, 2016, meeting be approved. MOTION CARRIED

2.2 It was moved and seconded: That the minutes of the meeting held on December 3, 2015, be adopted. MOTION CARRIED

3.0 Application:

3.1 Library Garden

Application Status:	Development Application
Location:	1900 Block Main Mall
Applicants:	UBC Properties Trust
	PFS Studio
Project Manager:	Dave Poettcker

Introduction:

Scot Hein noted this is an important site located in center of campus. There have been important substantive improvements, and general support for the project direction in a highly consultative process with many constituent groups. Previous comments reflecting on less formality, natural and indigenous plantings, treatment of the landscape and Indian Residential School History & Dialogue Centre (IRSHDC) building as an integrated whole. Review will set context for the IRSHDC review. Advice sought on design refinements, lighting strategies and materiality strategy for Sedgewick Terrace.

Landscape Architects Chris Phillips and Nicole Taddune presented.

Panel Commentary:

- The design refinements are consistent with the Panel's previous advice.
- A variety of seating experiences make a good series of differently scaled gathering places.
- The naturalistic qualities of the site adopt a good balance while complementing the more formal aspects of the scheme.
- The lighting strategy is generally well considered, noting the lighting plan has been updated to include lighting along the accessible path. The landscape bowl could also benefit from some modest lighting.
- Reconsider the second path that bifurcates the space into two smaller spaces and explore if there is a way to make the qualities of the landscape bowl more tangible to someone who might use the space.
- General consensus there are too many routes resulting in too much perforation. Retain the quiet, natural and contemplative qualities of the space.
- Consider amplifying the path next to the IRSHDC building satisfying vertical movement through the site and let the landscape bowl and terracing disintegrate to the north edge in the same way the strategy for the stormwater feature does.
- There was support for the restoration of the forest to a more natural configuration and enhancement of the ecology of the site allowing people to use and experience it.
- Consider how the reflective quality of water could help animate the space around the stormwater feature year round retaining its contemplative character. Design a portion of the stormwater feature so it is not ephemeral.
- Accessibility is an important value to the University. More consideration is needed to provide an accessible design in the landscape bowl so all visitors can be included in the experience

Chair Summary:

- The overall integration given the amount of adjacency conditions is commendable.
- The lighting plan and material strategy was supported.
- Find autonomy in the language of the pathway so it starts to create a greater dialogue as a space adjacent to the IRSHDC. Further consideration of universal access to the landscape bowl is needed.
- Look at the scale and number of routes though out the space.
- The Sustainable SITES Initiative is supported.
- The stormwater feature along its southerly edge could be designed to retain the reflective quality of water year round.

Applicant's Response:

The user group for the IRSHDC wanted a second way into the landscape, a different user experience. Comments will be brought back to user group for discussion.

Resolution: SUPPORT [4-0]

3.2 Indian Residential School History & Dialogue Centre

Application Status:	Development Application
Development Permit:	DP16001
Location:	1900 Block Main Mall
Applicants:	UBC Properties Trust
	FormLine Architecture
Project Manager:	Dave Poettcker

Introduction:

Scot Hein noted there has been some budget review and reduction of the program towards a more compact layout. The project has been reduced in height, and most importantly taken what was recognized as well considered and organized program towards further design resolution that is more transcendent. The commentary builds on what staff are satisfied with as an evolving design further to that reviewed at the AUDP pre-application stage. Commentary was sought on the refinement of materiality, and the more refined roof form as seen from many aspects, as the project continues through design development.

Dr. Linc Kesler noted the project addresses a significant chapter in Canadian history. It is a place to share information and formulate ideas tied in with the research and intellectual mission of the university, including public information. The landscape bowl and the natural setting, with its campus centrality, is critical to functioning of the project. Visitor movement in and out of the lower level is a critical part of their experience. The Centre on the second floor looks to a beautiful open area as an important conceptual counter to the seriousness and weight of the historical record. It is a remarkable convergence of design and concepts, and location and use of the location.

Architect Alfred Waugh recognized the site is on Musqueam territory and noted one of design challenges is to develop an identity that embodies First Nations culture without specific cultural references.

Panel Commentary:

- Good integration with the site and garden, logical straightforward planning, modest form. The resolution of the connection to the existing grade level exhibit space is well considered. The landscape provides a calming relief for entering and exiting the main exhibit space.
- The building is generally cantilevered but then heavily grounded by the downspout feature. The exterior headroom below the boardroom at the stairs appears too compressed.
- Materiality can contribute considerably to the building's identity as a special building. Supportive of the use of CLT. Much of the building's elegance is derived from the thinness of the roof suggested in the renderings. Concern if the thinness were diminished by the introduction of a heavy supporting beam structure for the projecting form (meeting rooms).
- Copper, in principal, is a good choice, with its longevity and subtle changes to patina over time. Recognizing cost, concern copper foil roofing will not be as successful as a more conventional copper sheet when viewed from above.
- Concerns with the proposed burnt cedar siding given it is a popular siding trend. Challenge its presence in a building aspiring to have special stature and consider other options. Wood is appropriate material given the cultural aspirations of the building. A Panel member suggested black stone on the west elevation would be more elegant; work to have that aspect more rooted to the ground.
- Uniform surface of the soffit is important to maintain integrity of the design. Extend overhang on north and south faces of building to give more protection. Thoughtful application of copper foil in terms of jointing to achieve consistent, plainer appearance.
- Roof could be stronger as a design element, viewed as a fifth elevation. Deeper overhangs and greater expression as a plane that sits over top of the program might be interesting approach.
- The roof wants to fly. The angled columns emphasize this idea. Consider how the water feature meets the ground; how the water flows through, and materiality would help an otherwise elegant building. Remove or lower the water capture basin feature.
- The sectional parti is powerful. Investigate if the expression of light and dark could inform the elevation treatment in a subtle way.
- Give more thought to what the building represents and consider washrooms with inclusive/gender neutral design.

Chair Summary:

- The flow of the stairs next to the building and integration with the landscape works well. Address the pinch point under the north elevation boardroom at the exterior stairs.
- The building takes advantage of the setting and has a good dialogue with the landscape architecture.
- In terms of materiality, some Panel members liked the proposed copper; some concern over its integration and perception as a fifth elevation when viewed from above and as the campus evolves.
- Clarification of the copper foil membrane roof installation to ensure a virtually seamless weathered expression over time.

- Design development to the roof and soffit to increase the minimal depth towards more pronounced roof overhangs.
- Design development is needed to the north facade's vertical water feature.
- Careful attention should be given to the articulation of the projected roof and soffit in relationship to the downspout feature.
- Clarification of glazing details facing the garden can be a canvas for a frit pattern to animate the facade and assist in avoiding bird strikes.
- The issue of accessibility overall is important to consider to give the project strong sense of being meaningful in how it operates.

Applicant's Response:
From the client's point of view, the roof is an appropriate symbol bearing history while integrating into the landscape.

Resolution: SUPPORT [4-0]

Staff's Response:
A number of key of details have been identified and staff will continue to work closely with design team towards proper resolution.

3.3 Lot 23 (Savant), Wesbrook Place

Application Status:	Development Application
Location:	Lot 23, Wesbrook Place, South Campus
Applicants:	Rositch Hemphill Architects
	Savant Adera Projects Ltd.
	Perry + Associates

Introduction:
Scot Hein noted this is market development with an important corner presence on the greenway. Commentary was sought on resolution of the greenway frontage and internal elevations given the contextual role of frontages. Depth of roof projections and general commentary on material strategy and expression of water was also sought.

Architect Bryce Rositch, Landscape Architect Michael Patterson and Edward Archibald presented.

Panel Commentary:
- There is a repetitive treatment of the facades. The different conditions of the greenway frontage and the interior courtyard should be addressed in the design.
- The number of materials and textures weakens the success of the scheme, as does the mix of architectural styles that result from adopting so many different types of material treatment and expressions. A more rigorous and consistent approach would improve the building.
- The roof overhang is very dramatic and needs to be set off with something lighter, less articulated then proposed. The fascia profile should be kept as shallow as possible. The windows on the penthouse level should be larger. A darker colour would visually recede and read more strongly as the top floor of the building. The design pattern of the rails do not work with vocabulary of the

window mullions, adding to the complexity of the building. Refinement in the colour palette, the top floor and railings would hold those together and make more cohesive.

- A Panel member liked the mahogany color used on the corners noting other buildings in Wesbrook Place lack the color and vibrancy of the community life.
- A Panel member thought an aspect of Wesbrook Place that is not successful is the amount of "HardiBoard" siding that conveys less quality. Other options should be considered.
- The landscaping is successful and works well with the building program. The shallow water feature with porcelain tile was supported. The use of the spaces adjacent to and through the site are well handled.

Chair Summary:

- The relationship to the greenway was broadly supported. The articulation of the entry and the water feature was positive with some caution how it is detailed. The overall landscaping was well received.
- More integrity in the facade is needed. The overall colour palette needs to be revisited and the materiality simplified. There is a lack of integration with facade. Address the repetitive treatment of the facades by considering the context. Revisit the handrails, the directionality of the railings, and fenestration to bring clarity to the building. The soffits should have some consistency, they don't need the level of animation, as shown.
- Attention to the penthouse level and related rooftop expression including fenestration and materiality is needed.
- Consider solar orientation to maximize sunlight.

Applicant's Response:

Requested to work with staff to address design development issues identified by the Panel.

Resolution: SUPPORT [3-1]

3.4 Museum of Anthropology Master Works Gallery

Application Status:	Pre-Application
Location:	6393 NW Marine Drive
Applicants:	UBC Project Services Stantec

Introduction:

Scot Hein noted this is an important asset of Arthur Erickson's legacy. Staff continue to liaise with the Arthur Erickson Foundation, whose mission is to promote appreciation of the legacy of architect Arthur Erickson by advocating for respectful stewardship of his works. The location of the Master Works collection adjacent to the rotunda's Raven will connect Bill Reid's contemporary masterpiece to northwest coast artistic heritage. Staff and the design team are mindful of the original intentions of space as Arthur Erickson imagined as a space that opens to the outdoors.

Project Manager Aaron Mogerman spoke to the exceptional collection of northwest coast artifacts being bequeathed to the Museum, and the willingness of the donor to provide a capital contribution for the expansion to house the collection.

Architect Noel Best presented.

Panel Commentary:

- Appreciation for the level of analysis for daylighting galleries.
- The new intervention should be more neutral formally, so as to avoid competing with the significant iconic presence of the original totem hall. The serrated profile of the proposal seems to be an anomaly in the overall composition. A Panel member thought the sensitive daylighting measures could be achieved in an architectural intervention that is more neutral and consistent with the overarching geometric orders of the building. Whereas another Panel member thought the building was designed to evolve and have additions and was not concerned about the profile of the curved vaults. A Panel member wondered if there is a simpler less risk solution to the roof given weather-related issues such as ice, snow and condensation.
- The definition of space is primarily about the roof.
- The ceiling height appears low. To get a sense of height and floating celling one would imagine a higher ceiling appreciating the proportions of the addition.
- The effectiveness of the design hinges on the public experience which might have more layers to it. Consider layered experiences in the space that could reinforce the larger experience of the Museum.
- Consider the layout and nature of the display cases during the schematic design so the architectural concept is fully integrated.
- Consider how to manage the relationship where the light is and the objects which are inside cases and how you receive them. Study the transition of light as it comes down the perimeter walls.
- Study the light to see accurate colours in daylight as well as artificial sources. Artifacts sensitivity to light and visibility such as reflective light from glass cases should be considered.
- It would be good to see layouts of display cases and potential works and how they take possession of the space. Consider how much you want to stand by themselves and be absorbed into the room.
- Conservation management standards have an impact on the aesthetic. The beauty of the simplicity of the beams is a very demanding thing to accomplish if for any reason it can't be accomplished may potentially lose the poetic nature.
- The proposed interior material palette is complimentary. The acoustic properties of interior materials is an important consideration. Hard surfaces are acoustically live presenting challenges in terms of creating a serene space.
- A Panel member suggested the addition of small skylights in the rotunda space, whereas another Panel member liked the contrast of focused pieces in darkness and transition to the space.
- Study the light balance in the transition space and how visitors might experience light levels in different stages.

3.5 Lot 15 (Eton), Wesbrook Place

Application Status:	Pre-Application
Location:	Lot 15, Wesbrook Place, South Campus
Applicants:	Polygon Homes Walter Francl Architecture P+A Landscape Architects

Introduction:
Scot Hein noted achieving 3.5 FSR is a site planning and massing challenge while ensuring livability. Advice sought on general form of development, and specific effort being made to mitigate the scale of the residential tower's large floor plate. Consider the way it engages the ground plane.

Architect Walter Francl, Landscape Architect Bruce Hemstock and Hugh Ker presented.

Panel Commentary:

- A consistent palette of materials utilized in similar fashion but at different scales, is supported.
- The typology of each three buildings appropriately different. Consider if there is a visual strategy towards a dialogue, while remaining distinguished. Some sort of consistency applied to the different scale of buildings could be interesting. The green cladding needs more development, as does the material palette in general.
- The buildings only interface at the ground level. The landscape doesn't relate to the scale and should have a more active relationship with the buildings.
- A Panel member thought the tower has promise and the townhouses could be special. The low rise building, as presented, is the least successful.
- The tower has a large floor plate maximized with western views. The north corner on the tower looks unresolved. The parkade entry/exit needs design development.
- The overall approach shows promise. The courtyard, the articulation of the finer grain in the renderings presented needs integration with the landscape.
- Supportive of the logic of how the buildings are deployed on the site. A Panel member thought the planning of the suites presents good livability and while also supporting a conscious architectural order.
- The tree bosque is underutilized space, consider the view from above. Green spaces are well connected to other pedestrian networks.

Related Commentary to Staff:
A more comprehensive shadow study would enable the Panel to provide more thorough feedback on the form of development.

4.0 Leave Request

Janet Teasdale was granted leave from the Panel from February to June 2016.

5.0 Adjournment

There being no further business the meeting adjourned at 8:07 PM.

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campus + community planning
planning + design

PUBLIC CONSULTATION SUMMARY

File: DP 16003 Wesbrook Place Lot 23
Date: February 19, 2016

PUBLIC OPEN HOUSE

Date & Time: February 9, 2016, 4:30 - 6:00pm
Location: Wesbrook Village Welcome Centre, 3378 Wesbrook Mall

Present

- Campus and Community Planning staff:
  - Joe Stott, Director of Planning, Development Services
  - Karen Russell, Manager, Development Services
  - Steven Lecocq, Planning Assistant, Development Services

- Applicants:
  - Edward Archibald, Adera
  - Norm Couttie, Adera
  - Bryce Rositch, Rositch Hemphill Architects
  - Michael Patterson, Perry and Associates
  - Paul Young, UBC Properties Trust

The Open House for Wesbrook Place Lot 23 was held in the Wesbrook Village Welcome Centre, 3378 Wesbrook Mall. As members of the public entered, they were greeted and shown information on display for the Wesbrook Place Lot 23 market residential development. Representatives from Adera, the project consultants and Campus & Community Planning staff were on hand to present the plans and handle any questions. Visitors were invited to sign the attendance sheet and offered response forms to record their comments.

In addition to the applicant team and Campus & Community Planning staff, 19 people signed the attendance sheet. Of these 9 were faculty/staff residents; 4 were residents; 4 were other; 1 was alumnus/resident; and 1 was faculty. Approximately 5 additional people viewed the displays but did not sign in.

Commentary:
Four (4) response/feedback forms were received.

Feedback
Feedback: *Faculty/Resident* 1) The rooftop access of this proposed project are in essence a 7th floor that will significantly block sunlight + the view for many Nobel House residents. Where are the shade projections after 2PM, when most people are at home? 2) I lived in Pinnacle Living on Broadway previously which featured a common rooftop garden with a grass area, benches, and garden plots that residents could sign up for. Instead of having individual rooftop access, this project should have one communal access that won't block as much sun + view will benefit all residents of the project not just the select few penthouse suites.

Feedback
Feedback: *Alumnus/Resident* 1) I am concerned that the proposed building is so much higher than Nobel House, so as to block all sunlight to the west side of Nobel. 2) Also, I am worried that the path to the new units on the SW corner will take away space that was supposed to be allotted to a community garden.
Feedback: *Resident* 1) Your plan leads me to believe that we will lose our current view and afternoon sun while gaining congestion in our parking lot.
Feedback: *Faculty/Resident* 1) The sitting severely compromises the lighting of Nobel House. A cumulative lighting impact study needs to be done for the south west wing of Nobel and the Nobel Courtyard. Not just a lighting study from Savant (change the name). 2) The barrier between Nobel + Savant indicates that interaction between these two communities is undesirable. 3) It is problematic that UBC is not adhering to accessibility requirements of the City of Vancouver. We should be leading, not discriminating.

ONLINE FEEDBACK SUMMARY

Comment Period: January 15 to February 16, 2016

The online comment form for DP16003 - Wesbrook Place Lot 23 project was made available on the project webpage from January 15 to February 16, 2016. Project webpage URL: http://planning.ubc.ca/vancouver/projects-consultations/application/neighbourhood-lands/wesbrook-place-lot-23

As of February 18, 2016, twenty-one (21) online comment forms were completed.

Online Feedback
Feedback: *Faculty* 1) I want to see more larger units (3 bedrooms and 4 bedrooms) that can accommodate big families. The supply of large units is quite limited in UBC as well as in Vancouver West.
Feedback: *Faculty* This building should be redesigned to suit the needs of faculty and staff families at UBC looking to purchase a primary residence. Central aspects of the current design indicate that this building has been designed for, and will be marketed, to an international investor-class market. This runs contrary to UBC's goals of promoting faculty and staff home ownership on campus. I suggest the following changes, in order of priority: 1) Redesign the building such that 1/3 to 1/2 of the units are over 1,300 square feet, with at least 1/4 at 1,500 square feet, so as to meet the space needs of families. There is currently an acute shortage of family-sized housing on campus; most units are small two-bedrooms, or one-bedrooms. These are not appropriate primary residences for faculty families--a fact documented in years of survey data, open house feedback, and comments received by UBC. ALL of the unit designs in the current proposal are too small for a family of four. The largest units (type E TH and type E RD, 3 bedrooms) are 1,191 square feet, and there are only two of those. The next largest units (type E),

Online Feedback
of which there are only four, propose to cram three bedrooms and a den into 1,156 square feet. This is absurd. Far and away, the most important change that needs to be made her is to redesign this building to meet the priority market: families looking for a long-term residence. Students and investors have plenty of other purchase options on campus, but UBC faculty and staff families currently do not. 2) Change the building name to something neutral, ideally with a nature motif. "Savant"--like "Prodigy", "Sage", "Academy", and "Laureates"--is pretentious. It tries to capitalize on UBC's prestige with a redundant name, telling overseas buyers: "be smart and buy here!" "be near UBC; be smart!" But any true UBC affiliate would be embarrassed to live in a building with this type of name. Does Adera really have to pander to the nouveau riche? 3) Number floors consecutively. UBC policy requires it. The current plan, which skips "Level Four" and goes straight from Level Three to Level Five, is catering to the old Chinese superstition that four (si) sounds like death (si), and is thus to be avoided. This confirms that Adera did not design this building for locals. It should. Furthermore, this type of numerology is archaic and is not even practiced by most Chinese people today--perhaps only those in the upper-middle class with enough money and time to bother about fengshui. In short, Adera should redesign the building and formulate a pricing and marketing plan that reflects the needs of UBC faculty and staff members. It will be good for Adera, good for UBC, and good for the people who live here.
Feedback: *Faculty* 1) I talked to a sales representative at Prodigy, and she told me that sales have been very brisk due to the increase of single family home prices. Homes are so expensive that buyers have come back to condos and what they had are good sizes. Based on this market trend, shouldn't you be creating more large homes (4 bedrooms)?
Feedback: *Student/Resident* 1) I am a resident at Nobel house, adjacent to this lot. Our courtyards are adjacent and it doesn't make sense not to connect them. I suggest an access point between the two courtyards. This is safer, and promotes neighborliness between us, allowing children to cross safely, and people to circulate more easily. A gate would be much appreciated.
Feedback: *Faculty/Resident* 1) The proposed structure is listed as 6 stories, but the penthouse access to the rooftop terraces adds an extra storey in many parts of the building. Since the Nobel House is only a truly 6 storey building, the rooftop access level of the proposed structure will greatly impact the views and sunlight exposure of all levels of Nobel House. Views of the beautiful evergreen trees on the northwest side of the playground will be completely obstructed, greatly impacting the current natural setting enjoyed by residents of Nobel House. The proposed building should either not include rooftop structures (ie a 7th storey), or should be one storey shorter to fit entirely within the listed 6 stories.
Feedback: *Faculty/Resident* 1) Some lower height, townhome, farm [sic] friendly options would be good so close to Nobel park. I'd like to move to UBC but don’t want to be in a big building.

Online Feedback

Feedback: *Alumnus/Resident*

1) There are many seniors living in single family homes as couples or singles in Point Grey and Dunbar. A significant percentage, one suspects, remain there as they are unable to find smaller accommodation but with similar qualities to their current accommodation (down sizing, but NOT downgrading). Wesbrook is nearby, thus allowing maintenance of one's social life. Ideally condos of about 1500 to 2000 s.f., built in concrete, would attract many of the elderly residents now occupying single family residents.

Feedback: *Faculty*

Thank you for the opportunity to feedback on the proposed plan.

1) I would request the shade assessment be redone to take into account the shade cast by the trees around the park. While the current assessment shows that units on the south-east corner of Nobel (103-603) will have sunlight in the morning, this does not take into consideration shade cast by these trees. I live in 103. The shade is there until noon, cast by said trees. By the time the sun reaches our deck, it will hit the new building. Thus, I fear I will be living in shade 24/7. According to Wesbrook Place Neighborhood Plan Section 3.5 'buildings should be designed with application of setbacks and appropriate orientation to optimize sunlight and natural ventilation exposure whenever possible' - How will the developer/designer respond to the units of the SE corner? -

2) How will the area be ventilated during construction (vis the generation of dust/fumes/particles)?

3) I appreciate the path going all the way through, and if the fence could come down to have access to the path, that would be great (since it's going to be public access, I would assume the property owners of the proposed building be changed.

Feedback: *Faculty*

I am very concerned about the plans for lot 23. Below are a list of issues:

1) More building sites should be devoted to rental housing rather than market housing. The market housing is not affordable for most UBC faculty & staff. The majority of new building projects should serve the UBC community. Furthermore, I strongly believe that all building projects should include a mix of rental and market units to favor integration and avoid a gap in the living quality of rental vs. market housing.
2) No existing public spaces should be modified for the benefit of a new construction. In particular, no existing green spaces should be paved.
3) The plans for the new building do not conform with existing policies (section 3.5 of Wesbrook Place Neighbourhood Plan) concerning optimization of sunlight and natural ventilation, and would result in a significant decrease in direct daylight for Nobel House. The height of the building should be the same as Nobel House (not higher), it should not feature rooftop structures that create additional shade or block direct sunlight for the adjoining Nobel House, and leave more space or change the angle between the building and the inner courtyard of Nobel House so that it allows for the maximum amount of direct sunlight.
4) More efforts should be put toward reducing the environmental impact of the new building. As proposed, this building's rating is very low.
5) There should be no wall separating the two buildings.
6) Electrical lighting of the new building's courtyard should be minimal to avoid light pollution for Nobel House.
7) The existing parkade ramp or Nobel House has already proven to be problematic. If there is to be a shared ramp, its size should be considerably larger to insure safety.

Online Feedback

Feedback: *Faculty/Resident*

1) I am very concerned about the variance to the required setbacks that will negatively impact the light available to Nobel house and the shared courtyard with the Adera building and Nobel House. Also, the orientation of the building, with an unbroken wall to the southwest, also will greatly impact how much sunlight is available to the units in Nobel house that face the shared courtyard. I am also very concerned that the reduced set-back will impact the feel of Nobel park by looming over it so closely. Although it is 'only' 6 stories tall, it is actually 20+ feet higher than Nobel house. In addition, the amount of space allotted to the patios facing the park is so small I don't see how you would even be able to place a table on it, thus impacting the livability of the units.

2) Two bike parking spaces per unit has been proven in other buildings to not be enough.

3) I have also heard a lot of feedback from current Adera purchasers that the developer is using poor materials and construction and is not responsive to new purchaser's concerns.

4) Also, the name 'Savant' seems to have some negative connotations for native English speakers (idiot-savant is the term most people are most familiar with from my informal discussions). They may want to rethink that one.

Feedback: *Staff/Resident*

1) I live in Nobel House and I have many concerns about this building. I live on the second floor facing the interior courtyard. I feel that this development will unnecessarily block sunlight into our units so there will be virtually no sunlight for those facing the interior courtyard of Nobel. I request that the development adhere to UBC's promise of maintaining as much natural sunlight as possible by setting back the building. I am also frustrated that the new building exceeds Nobel House in height. It should be of equal height to Nobel House, not exceeding it. I am also frustrated because when we moved in, we were told development on this property would not start for 2-3 years. We now clearly see that this was not true. UBC should work harder to support the buildings for faculty and staff rather than seek profit in any way possible by making for-profit buildings at the expense of the people who actually make the university work - faculty and staff. In Nobel we are faced with many issues such as lack of enough bike parking, tiny suites at high cost, and a very cheaply constructed building structure. WHY does UBC not take its commitment to environmental sustainability seriously? Why encourage staff/faculty to ride bikes and then not include enough bike parking in the buildings? Why not set an example by including community roof-top gardens and making joint courtyards rather than a WALL between two buildings? I am so incredibly frustrated and disillusioned by UBC and will take every opportunity to inform my colleagues of the situation. The new building should be set back MUCH more to provide more sunlight into Nobel House courtyard facing suites. As it stands this will not allow virtually ANY sun into our courtyard which will have a very high negative impact on Nobel's residents.

Feedback: *Student/Resident*

1) This project needs substantive revisions before it could be accepted in good conscience. As proposed currently, this project will deprive the a substantive majority of residents of Nobel House of sunlight, which is an integral part of the quality of life and well-being of our dedicated faculty and staff of the university. Moreover, it is in direct opposition or Wesbrook Place Neighbourhood Plan Section 3.5 "Buildings should be designed with application of setbacks and appropriate orientation to optimize sunlight and natural ventilation exposure wherever possible". The six stories, modified C shape of the building, the oversized roof, and the design of the southeast corner of the building as currently proposed will block much more light than necessary. Furthermore, the current shadowing analysis is inadequate, as the planners should be considering four seasons and times past two o'clock.

Online Feedback

Feedback: *Faculty/Resident*

1) Building is 7 storeys not 6 as stated.
2) Variances to lot size are considerable and it isn't clear they are necessary.
3) Wall separating Nobel and 23 courtyards diminishes community feel. It also literally builds a wall between owners and renters which isn't good for the longer term health of the village community.
4) Shading studies are too limited.

Feedback: *Staff/Resident*

1) I have a number of questions and concerns about the proposed development for lot 23. Chief among them is that the building will be taller than necessary, depriving Nobel house of needed sunlight. Naturally, whatever is built on that lot will be permitted to be a six storey building, but I do not find any other pair of buildings in the Wesbrook area to be so close to each other with one rising as much as six meters over the other, unless they were zoned for different numbers of storeys.

The closest analog is the space between Sail and Ultima. They have a similar height differential, but Sail was intended to be two storeys taller. Further, there is a much wider opening between the two because Sail's entrance was placed in such a way that it opened up the interior to sunlight. Also, Sail was designed so that there is a direct east-west corridor for afternoon sunlight to come in. Even with that, the interior courtyard are between the two buildings is not afforded much sunlight and feels a bit dismal. The public furniture placed between them is unappealing because it has moss growing on it and it is unused, testament to how undesirable the courtyard is. The proposed design of lot 23 will make the Nobel courtyard even worse, given of the closer proximity of the two buildings and the lack of an opening on the southern and western exposures to allow light in.

I suggest that in light of these realities, whatever design is eventually approved for lot 23, it must not be allowed to exceed Nobel in height, regardless of what has been approved in the past. The proposed lanai level clearly was not designed with an awareness of its effect on Nobel. The stairs were not oriented, consolidated or clustered or even sized in such a way as to minimize the effect on Nobel, and the addition of extended roof structures to provide additional shade is evidence of a real disregard for the legitimate expectation to not be overshadowed without need. The extra height that Adera asks for will mean that many units in Nobel will not have any direct sunlight all winter, and a few of them will lose it year-round. Lot 23 will forever enjoy a wide greenway to its immediate west, and current planning is for a shorter building to the west beyond that, so there is no need for them to pre-emptively take all the sunshine in order to preserve their future enjoyment.

A significant problem with the design is that Adera wishes to start the ground floor above grade along Ross Drive. Nobel starts slightly below grade. It is understandable to want to do this, it undoubtedly increases the value of those units. However, it creates a number of problems down the line. First, it means that the units at the back of the lot will be significantly elevated, and so will need extra stairs to exit to the greenway. To ameliorate this, Adera has stepped the building down in the back. Doubtless there will need to be steps in the courtyard as well. All this means that a huge percentage of the total units will not be wheelchair accessible or stroller-friendly. It also means that there will be more courtyard stairs needing to be lit at night (there are already complaints that just Nobel's lighting is too bright at night), and most egregiously, it means that in order to allow the current building footprint, and patios and steps, that a portion of the common space will need to be paved to provide sidewalk access to private residences because there is not enough room on the lot. Adera's proposal touts the public benefit of this "future community garden" while obfuscating that they plan to take a chunk of it. What is left is not really big enough to garden on.

Adera's intention to raise the ground floor above grade does not seem to fit with the principle that "underground parking, and similar structures constructed entirely below finished grade may

Online Feedback

encroach into required yards provided such underground encroachments do not result in a finished grade inconsistent with abutting properties." So the raised elevation they propose cuts off an extra measure of sunlight for Nobel, raising heating and electric lighting costs for those residents, creates access barriers inside the building and out, with a need to install additional safety lighting on exterior stairs, creates a height differential between the finished grades of the courtyards and requires the paving of what would otherwise be public park. This is quite a heavy price to pay, and not all of it is borne by Adera.

Other language in the Wesbrook Place Neighbourhood Plan and UBC Planning's Handbook indicates that more care will be taken to preserve air and sunlight circulation, to prevent overshadowing and all the other things that this proposed plan don't seem to really honor. The proposed Modified C shape does do something to create more space where the courtyards are. But given this site's particular situation, by having the southern edge of the C so close to Nobel and closer to the lot line than is normal, it serves to unreasonably block sunshine that could otherwise enter into the courtyard. Even setting the angle differently along that southeastern tip of the modified C would provide an aperture that would benefit both buildings. Moreover, the fact that the sun is as low in the sky as it is for half the year, the setback of the upper level will really have zero effect on minimizing the shadow cast on Nobel. Or so I imagine. I have to imagine it because they only shared one shadow study covering a five-hour period on one day of the year. Until they make public a fuller shadow study that describes the effect of their proposal on Nobel that at a minimum covers all four seasons and spans from morning through late afternoon, there is really not enough transparency there to really make a call on.

I want to make two specific suggestions: first that the two courtyards be connected without barriers. Residents of Lot 23 could use the existing walkway to reach the greenway to the south of the two buildings and residents of Nobel could use the walkway to exit north to Ross Drive. This small change would do something to break down the barriers that are beginning to go up as the neighbourhood turns into a tale of two classes. Second, I would suggest that the roof of Lot 23 be used for rooftop community gardens (obviously for residents of that building only) instead of as private spaces. They will get more use and create more interest in the project. Since so many of the units proposed for the building are going to be entirely in shadow (most of the courtyard facing units), having access to sun would be a great benefit. Both of these proposals would increase community within and between buildings and would leave more space available for common use.

Adera's score on the REAP scale is not exactly inspiring. It seems painfully obvious that the design they submitted is intended to maximize their profit margin. I would submit that if they want to maximize the value of this lot, the least they could do would be to maximize their REAP score. I know people who live in Adera-built buildings and from them I get a sense of disappointment and dismay. They do not attend to details and their design and layouts are not impressive, especially given the prices they ask. An expensive condo should not be just another tiny, poorly lit box. Since these units tend to be prepurchased, buyers are not able to see exactly what they will be getting. The future value of the neighbourhood depends on how well the buildings are designed and built, and we rely on you to safeguard that. Getting a D minus on the REAP score does not inspire confidence about how much effort they will put in after they get design approval and after they get paid.

Now I am getting past my main rant, and into more disconnected thoughts. Please forgive me if these ideas seem disorganized: Nobel continues to have problems with inadequate bicycle storage. When the building opened in summer, all the bike racks in and outside of the building were filled up, and I often had to store mine using a guest rack outside Magnolia House, which was also often full. Adera proposes to only supply two bikes per unit in storage, which will inevitably cause those residents to spill over into our already overcrowded outside storage. It's winter now, so it doesn't look as bad, but when everyone is biking in summer, this will become a headache.

Online Feedback

The placement of trees in between buildings seems to create even more shade for the courtyard. In particular, the one at that critical southeast corner of the building is not labelled according to what type it is, so I don't know how tall it will grow. But it is drawn as having a large diameter. This is the worst place to put a big tree. Also, the line of trees running along the eastern edge of the courtyard will create a barrier between the buildings and may exacerbate the general shading problem.

Please do not let them call the building Savant. It is so painfully needy, especially when considering the proximity of Prodigy and the appropriation of the Nobel name. It's just awful and totally underscores a deeply insecure mindset.

The perspective renderings do not have Nobel in them, which is an important bit of context. The discussion of shadows in the proposal only include the impact on roads and greenways, not the neighbouring building. Until the drawings and shadow studies and design rationale take the neighbouring building into account, it is not a complete discussion and fair assessment cannot be made. Forgive me for repeating myself, but I think this is an important issue.

To summarize—walking around Adera properties in the area, I am aware of gloomy courtyards. What I do not get is a sense of a thriving community. I think these things are related. Considering the proposed building, it seems like a grab, staking out a maximalist position in every direction. They want easing of restrictions based almost entirely on the fact that they received easing of restrictions on their past projects. and they have become progressively bigger asks- more in number and creating larger intrusions on the public space. In the past this has only immiserated Adera's own customers, but with this proposal they want to do that to someone else. It is hard enough to find affordable housing in Vancouver on the salaries offered by UBC, and there are enough problems with our own building for us to deal with. I think the effect of allowing faculty and staff housing to be so deliberately and needlessly overshadowed will underscore the growing realization that we are second class citizens in this neighbourhood, and undermine the sense of commitment we feel from the University.

Feedback: *Faculty/Resident*

I'm deeply alarmed at the decision to name this building Savant, and I urge you in the strongest possible terms to change the project name. As you move forward with the planned building for Lot 23, you must understand that this term is closely linked with a long history of pathologizing and dehumanizing people with disabilities, as the dominant usage of savant grows from the medicalization of "mental deficiency" or "feeblemindedness" in the nineteenth and twentieth centuries. Specifically, it is tied to the phrase idiot savant - more recently, reframed as savant syndrome - which has been used to categorize and pathologize people who are intellectually disabled but excel in one area (and specifically, an area that was valued by broader society such as math or music). While so-called
savants have been celebrated for their excellence in one area, the implication has always been that they are incompetent, worthless, and unvalued in all other parts of their lives. In other words, the planned building name is part of a broader context in which people with disabilities have been understood as abnormal and less valuable, and the planned building should NOT associate with or contribute to this broader context.

For a longer history and more in-depth discussion of savantism - and its ableist connotations - I would direct you to sources like Joseph Straus's article, "Idiots Savants, Retarded Savants, Talented Aments, Mono-Savants, Autistic Savants, Just Plain Savants, People with Savant Syndrome, and Autistic People Who Are Good at Things: A View from Disability Studies," from Disability Studies Quarterly. (http://dsq-sds.org/article/view/3407/3640). As Straus argues in this article, "savants are thoroughly enfreaked, set apart from normal people by their seemingly bizarre, extreme, prodigious abilities (as well as their apparent cognitive deficiencies)," as they have been understood and represented in wider society, and this has prevented them from being seen as human beings.

Online Feedback

There are also
many articles and blog posts online, especially written by disability activists, which make similar arguments in clearer and more articulate terms than I have done here.

In sum: regardless of the building planners' intentions, it is critical to understand that the choice of "Savant" will be understood as ableist, offensive, and derogatory by many people. When in doubt, err on the side of doing no harm - especially to people who have already been marginalized. Please change the building name.

Feedback: *Post-Doctoral Fellow/Resident*

1) First, it makes sense to increase the density of developments in Wesbrook village but my understanding is that the current plan for Lot 23 is to get a derogation from the current rules in terms of building spacing, so that it could be placed closer to Nobel House than what is legally allowed. This is unacceptable, as buildings in Wesbrook Village are already quite close to each other, and it will significantly affect the quality of life of residents of Nobel house. Therefore, the new building should be built within the legal distance,
if not more, to Nobel house.

2) Then, the current plans have rooftop access that will basically add an extra floor to the building on Lot 23, making it a 7-floor building rather than a 6-floor building as it is currently advertised. If the developer wants to make the top floor of the building access the roof with the current structures, they should make it a 5-floor building.

3) Also, it is a good idea to share the underground entrance between the two buildings, however I wonder how this will impact access to the underground parking of Nobel. I do not park my car here but bike every day, and not having access to this structure will be a major annoyance. In addition, the entrance is already narrow and busy at times, and I can only imagine how more chaotic it will become once two buildings share the same entrance. It would make sense to make the parking entrance larger to accommodate the new building, which would also allow for the two buildings to be spaced at a more reasonable distance.

4) Finally, the current plan does not allow for the inner courtyards to be shared, as they will remain separated by the fence that was put
up. Open space are few in Wesbrook Village, and limiting the area available to all residents seems counter-productive. Therefore, it
seems more reasonable to take down the fence so that residents of both buildings can access the two courtyards.

Feedback: *Staff/Resident*

1) As a resident of Nobel House, I'm concerned about the proximity of the proposed building to the Nobel House building, particularly as it relates to the lack of sunlight into the courtyard and many units in Nobel House. The proposed building appears significantly taller than Nobel House and is at an angle that interferes with sunshine for the west-facing units.

2) In addition, I am concerned that we will be sharing a parking entrance ramp with the proposed building. The ramp already seems unsafe at times with cars and cyclists entering and exiting with a blind corner at both the top and bottom of the ramp. Adding extra access from the same ramp seems likely to cause
safety problems, and it's not clear how issues pertaining to common space between market owned strata residences and Nobel House residents will be resolved.

Online Feedback

Feedback: *Faculty/Resident*

We have several concerns about how this building will negatively impact livability at Nobel House.
1) The largest concern is that it will block way too much sunlight and natural ventilation to Nobel House's courtyard. Shadowing analysis is inadequate. We are also concerned with the taller height and rooftop access structures and their impact on sunlight.
2) In addition, electric lighting shining on Nobel House at night may be too bright.
3)We disagree with variances requested, as the builder should use their own land vs. commons space for sidewalks and stairs. This building and Nobel House should share courtyards and courtyard exits to create more green space overall.
4) The building should also do better in environmental/green rating, in line with UBC and the neighbourhood, and will require more bike parking units.

Feedback: *Spouse of Faculty/Resident*

I was interested in buying a place in Lot 23, but it has many of the same problem as the other Adera properties.
1) They are not designed with families of small children in mind when the washroom is by the front door.
2) The units are also lacking in storage space within the unit. The bike/storage rooms on the parking levels are ill conceived as tenets have to decide between using that space for bikes OR storage. Not what I would expect given the neighborhood mandate to support
transportation alternatives to automobiles.
3) None of the kitchens have a window at the sink because all of the kitchens are stuck in the back of the units. This decreases the
livability of the units.
4) The two sets of three stairs in the hallway between units are a problem for strollers or anyone with mobility issues. Even if current
buyers are not concerned with these issues, they may become a hindrance later. I would also suggest that buyers may not realize these
steps exist if purchasing units before completion. These steps may also affect property values/resale. Why not lower the first floor Ross
Drive units to slightly below grade and remove the steps? The lobby entrance can either slope down or the entrance can be on the second floor. Prodigy has a two store entrance, why can't Savant/Lot 23?
5) Speaking of which, the name is ridiculous. Please find a different synonym for Prodigy.
6) The path around the courtyard outside is great, but the landscape design feels sterile and doesn't add to the sociability of the complex.

Feedback: *Resident*

1) The structures on top of the sixth floor feel like another whole story. While the architect maintains these are smaller than the Prodigy penthouses, the roof line extends well beyond the lanai structure to a near continuous roof line. The railings reinforce the lanai level as a seventh story feel. Please see A 4.1 and A4.2 for elevations to see what I mean.
2) Setbacks should be respected. Just because setbacks were relaxed for other projects doesn't mean they should be here. This building
feels like it is pushing past what feels comfortable. Setbacks are in place so the buildings stay relative to each other, no?
3) The basement space on the parking level of the ground floor units is genius. Total game changer. This type of innovation should be expressed elsewhere in this project.

Online Feedback

Feedback: *Resident*

1) The Shadow Study for Lot 23 does not show the combined impact with Lot 22's shadow study (Nobel House), this combined impact is critical for both properties. As can be seen in the overlays I have made of the September 21 shadow studies, both courtyards are going to be in constant shade for a good portion of the year. The Savant courtyard is seems slightly more of a problem than Nobel, and the Shadow Study of Savant is certainly misleading to purchasers of the units.
Full email and attachments for below have been sent to Karen Russell. The morning Shadow Study for Lot 23 (Savant) is done at 10am not 9am, a full hour later in the day than the adjacent properties' shadow studies. The early afternoon Shadow Study for Savant is done at 2pm not 3pm, a full hour earlier in the day than adjacent
properties' Shadow Studies. Are these oversights? Are Shadow Studies required by code or the neighborhood plan? Do they need to be
at certain days and times?
The shadow Study for lot 23 is only showing September 21st at 10am Noon and 2pm – can a more complete shadow study please be
done and reassessed. The shadow studies for the two adjacent properties (Lot 22 and Lot 27/29) were done for three times of the day at three time of the year: March 21, June 21 and Sept 21 – and, most importantly, at 9am (not 10 am), noon, and 3pm (not 2pm).
2) The total amount of exposed height of the first floor at the south east corner is a total of 5.59M above grade – 18' - 4" – this is towering! Almost 7ft of this is blank structural wall (taller than a person).
3) Savant as designed will TOWER over Nobel, even though they are both 6 story buildings. The PH level (6th Floor) at Savant is 92.28M, the 6th floor on Nobel House is at 88.28M, which is a 4M (13ft) difference. This comparison does not even include the Lanai structures which are a full story higher than that at 95.33M (which is very hard to find on the drawings) – so 7.05M (23 ft) higher than Nobel's top floor. Compare this difference to the difference in average lot elevations of 0.64M. If Savants average lot height is ONLY 0.64M higher, than how is it the 6th floors have a 4M difference? The average lot height calculation is included as an attachment for verification.
4) The storage units in the basement of the building are for either bikes OR storage. Will this lead to more bikes being left at the bike racks, or perhaps unsightly items out on balconies/patios? On A0.0 There is a number of 40 sqft called out in sqft totals for the units – what is this number? For closets? For basement? Basement storage units are 4ft x 6ft - - 24sqft.
5) Unit E makes this building feel like luxury vacation condos, second homes or investment properties, as opposed to homes families could live in full time. The use of square footage is decadent, as an example, the Master Bath has a separate bath and shower, and the shower extends into the living area. To add to that example, the master bath also has double basin sinks, where one sink could easily become a linen closet or more storage (and remember the second set of plumbing uses a lot of potential storage space).
6) I find it disappointing that Adera has brought in another building with very little variety in terms of layouts in comparison to their last two properties (Prodigy and Sail) in Wesbrook Village. These feel like yet more foreign investment properties, not properties that have been designed for growing families to call home. Is there not a call for a diversity of housing stock in the neighborhood plan? Here is an excerpt from the 2011 Neighbourhood plan:
The following objectives for Wesbrook Place align with and support the core values in Land Use Plan and the University's strategic plan A Place and Promise: The UBC 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.
7) Design some units that put windows in the Kitchen – This property, like Prodigy, has no units with windows in the kitchens (Three layouts from Magnolia/ Dahlia and Nobel House attached as inspiration)
8) Take a little more time to consider and research the name – Savant… Ask a test marketing group what their first response to that name
might be.

REPORT TO THE DEVELOPMENT PERMIT BOARD

Agenda Item: 4.1

Forwarded to: Development Permit Board on Recommendation of the Director of Planning, Campus and Community Planning

Approved for Submission:

Director of Planning,

Date: February 24, 2016

Subject: **Wesbrook Place Neighbourhood Consultations**
- **Design Vision Supplement, and**
- **Amendment to the Wesbrook Place Neighbourhood Plan**

Board Action: **For Information**

BACKGROUND:

In 2011, when the Wesbrook Place Neighbourhood Plan was last amended, the University Neighbourhoods' Association requested that the design vision for the neighbourhood be reviewed in consultation with the Advisory Urban Design Panel, developers and their architects, and with neighbourhood residents. The process to achieve this commitment concluded in the fall of 2015.

The DRAFT Design Vision Supplement to the Wesbrook Place Neighbourhood Plan (attached) will be published once the feedback from the campus community consultations close on Feb 26. In addition to the opportunity to comment online, the document was available at the public open house held Feb 11.

As a consequence of the workshops, tours, and feedback from residents and developers, Campus and Community Planning concluded that adjustments to the neighbourhood plan would improve the implementation of the plan and result in a wider diversity of built form and housing unit type.

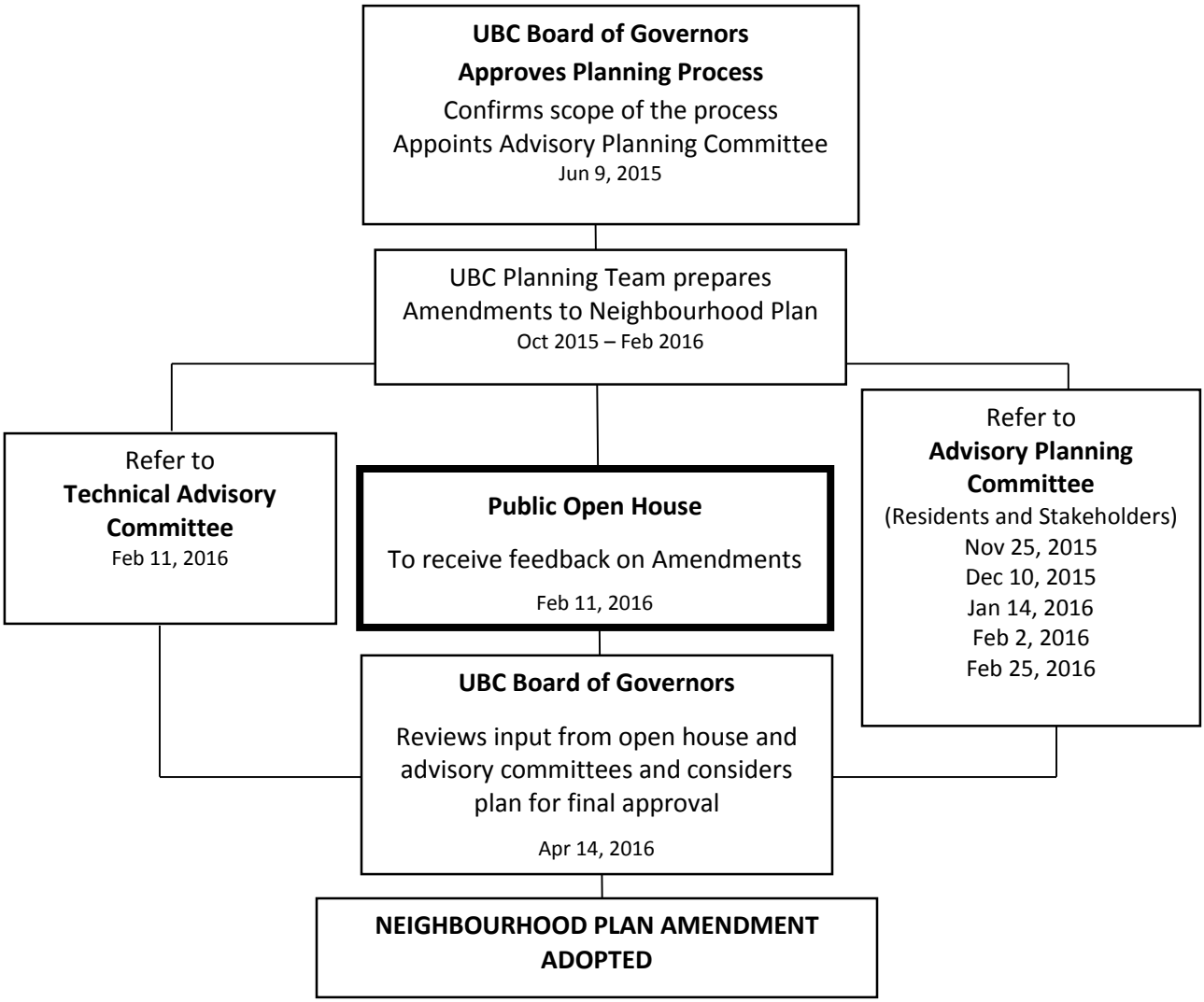
The process to amend the neighbourhood plan is based upon the following commitments:

- There will be no change to the overall gross buildable residential floor space of 556,000 m^2, and
- The neighbourhood plan amendments will not be inconsistent with the UBC Land Use Plan and will not require an amendment to that Land Use Plan.

The Board of Governors approved the process to amend the neighbourhood plan following the established processes for adopting neighbourhood plans.

Modified UBC Neighbourhood Planning Process
Wesbrook Place Neighbourhood Plan

Elaborating the Design Vision



DISCUSSION:

There are 18 residential development sites remaining in the Wesbrook Place neighbourhood. In response to the emerging pattern of six-storey wood frame apartment buildings and the lack of opportunity to continue providing townhouse units in the residential mix, both the development industry and campus residents welcomed the opportunity to examine alternative strategies for the remaining development sites.

In collaboration with UBC Properties Trust, RWA architects worked with the Advisory Planning Committee (APC) on optional strategies to improve the distribution of residential forms.

The guiding principles for this work are:

- 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/semipublic
- Character of at-grade apartment/town house entries and patios.

A three-dimensional model of the neighbourhood was used to evaluate optional development strategies. The resulting illustrative plan below represents trade-offs presented to the APC.

Wesbrook Place Illustrative Overview from the West

The actual amendment to the neighbourhood plan consists of a revision to the "Plan of Land Uses Map P10" shown on the next page.

Plan of Land Uses **P-10**

Residential sites on the west half of the neighbourhood have been revised to allocate townhouses and mid-rise apartment towers, while the sites on the eastern half allocate townhouse forms around the UNOS parks and green streets.

This new configuration of the remaining residential development sites will see a reduction in six-storey apartments and a concomitant increase of 200 townhouses on the remaining sites. There is no net gain in gross buildable area as a result of the proposed changes.

SUMMARY AND CONCLUSION:

This report is submitted for the information of the Development Permit Board to provide a status report on the consultations related to the Wesbrook Place "Design Vision Supplement" and the proposed amendments to the Wesbrook Place Neighbourhood Plan.

The planning process approved by the Board of Governors is nearing completion.

- Design Vision workshops for residents and the public were held Oct 21 and 24, 2015.
- Meetings of the Advisory Planning Committee were held Nov 25 and Dec 10, 2015, and on Jan 14 and Feb 2, 2016.
- The Technical Advisory Committee met on Feb 11.
- The Public Open House was held on Feb 11.

The online opportunity for feedback closes Feb 26.

The University Neighbourhoods' Association (UNA) received briefings throughout the planning process.

The Amendment to the neighbourhood plan (Map P-10 'Plan of Land Uses') will be submitted for consideration by UBC Board of Governors at their meeting to be held on April 14.

Attachment:

DRAFT Wesbrook Place Neighbourhood Plan Design Vision Supplement

Wesbrook Place Neighbourhood Plan Design Vision Supplement

DRAFT

Ramsay Worden Architects
DRAFT February 2016

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1.0 INTRODUCTION

1.1 Background and Purpose

This document fulfils a provision of the Wesbrook Place Neighbourhood Plan that was included in the package of amendments approved by the Board of Governors in 2011. The document is the result of consultations with UBC Properties Trust and the Advisory Design Panel, with input from the residential community and development community. It's purpose is to provide additional guidelines based on recommendations from the consultative process.

1.2 The Wesbrook Place Neighbourhood Plan

The Wesbrook Place Neighbourhood Plan was originally adopted by the UBC Board of Governors on December 8, 2005 as the South Campus Neighbourhood Plan. The neighbourhood plan had been prepared over the period from January through November 2004. The neighbourhood planning process was augmented with extensive deliberations through a special stakeholder's working group.

In December 2011, the neighbourhood plan was amended by the UBC Board of Governors to be consistent with the amendments made to the UBC Land Use Plan (formerly known as the Official Community Plan, which had been a bylaw of the regional district). Through these amendments additional residential development sites were added to the neighbourhood and the gross residential buildable area was increased to accommodate the future residential potential of the UBC Farm.

1.3 The Development Handbook

The Development Handbook was last amended in July 2014. The handbook has regulatory status as a UBC Land Use Rule under UBC Board of Governors' Policy #92 Land Use and Permitting. The Development Handbook sets out additional regulations that apply to building sites in neighbourhood development areas. Through maps and text, the handbook establishes development controls, such as permitted uses, housing unit type, building height, site coverage, setbacks, parking requirements and maximum buildable area. If any provisions of the Development Handbook are found to be in conflict with the neighbourhood plan, the neighbourhood plan provisions prevail.

1.4 Guiding Principles

UBC is committed to effective and practical sustainability initiatives. The Land Use Plan calls for a community where the urban form, transportation options and social fabric are based on the following principles:

- Walkable neighbourhoods
- A range of housing opportunities and choices
- Facilities and services located within the community
- Work/study housing opportunities within the community
- East access to local and regional transit

The neighbourhood plan incorporates specific strategies to ensure Wesbrook Place is resource-efficient through design guidelines for infrastructure, roads and green buildings.

1.5 How the Guidelines Were Developed

The guidelines presented in the following pages are the result of a series of workshops, field work, tours, and discussions on the process to elaborate the design vision for the Wesbrook Place neighbourhood as well as open house and online feedback from the general public on the draft for publication.

This series of consultative techniques guided the work of the consultants appointed to work with the Advisory Urban Design Panel, architects and landscape architects and their developer clients, and with residents and other members of the campus community. The design guideline consultation process started in 2013 and concluded in 2015.

The result is this document, which is published as a companion to the Wesbrook Place Neighbourhood Plan. It provides further guidance to the design guidelines embodied in the neighbourhood plan (Section 3.0, pp 18 through 35). The guidelines are grouped around three key themes; built form and character, open space and landscape design, and sustainability.

1.6 Guideline Intent: A Balanced Approach to Design

Throughout the consultative process, participants expressed a clear desire to continue the design excellence which has established Wesbrook Place as a distinct and desirable University neighbourhood in a spectacular natural setting. An equal desire for all aspects of design to be practical and functional was also expressed. These guidelines encourage balanced, innovative, high quality design focused on optimum livability now and into the future.

2.0 Built Form and Character

Refer to WPNP Sections 3.5.1.d and 3.5.2.a.

Encourage developments that enhance the natural environment and ecosystems, reflect the neighbourhood's unique academic setting and support community livability.

2.1 Neighbourhood Context

Encourage architecture that complements the existing built form, public realm and landscape design.

a. Establish clear transitions and boundaries between public and private spaces that complement the overall building design including changes in level, landscape design, gates, screens and fences to enrich the public realm, support social interaction and maintain privacy.

b. Maintain views through the neighbourhood to the forested edge.

c. Incorporate material and colour palettes, a defined human scale and level of detail that maintains the high quality public realm and neighbourhood character.

d. Signature buildings, iconic elements and/or public art should be considered for gateway or other significant locations in the neighbourhood.

e. Encourage tertiary pedestrian routes through developments to support walkability and the "Village in the Woods" character.

all housing forms are encouraged to incorporate raised patios with adequate space for outdoor furniture at the ground level to increase livability, ensure privacy and support an active streetscape

Fire lanes should contribute to the overall landscape design. Consider adjacent developments sharing fire lanes.

2.2 Contribute to a Timeless University Character

Refer to WPNP Sections 3.5.4.a and 3.5.5.c

Encourage architecture and use of authentic materials that respect the traditions and heritage of the University.

The following qualities are encouraged:

a. Clarity of form combined with simple material and colour palettes.

b. High quality materials including natural and manufactured products with an emphasis on durability and climate appropriateness that reflects the west coast region.

c. A colour palette that reflects the warmth of the surrounding natural environment.

d. Quality construction with a focus on well crafted details.

simple forms combined with a restrained palette emphasizing natural materials exemplify the west coast setting and academic context

overall craftsmanship including high quality detailing is expected

2.3 Architecture

Optimize livability and incorporate a defined human scale.

a. Form, materials and colours

ii. Simple, refined material and color palettes consistent with the overall neighbourhood character are encouraged.

iii. Reducing the building's overall mass through changes in materials and colours should be avoided unless they coincide with notable changes in the building plane.

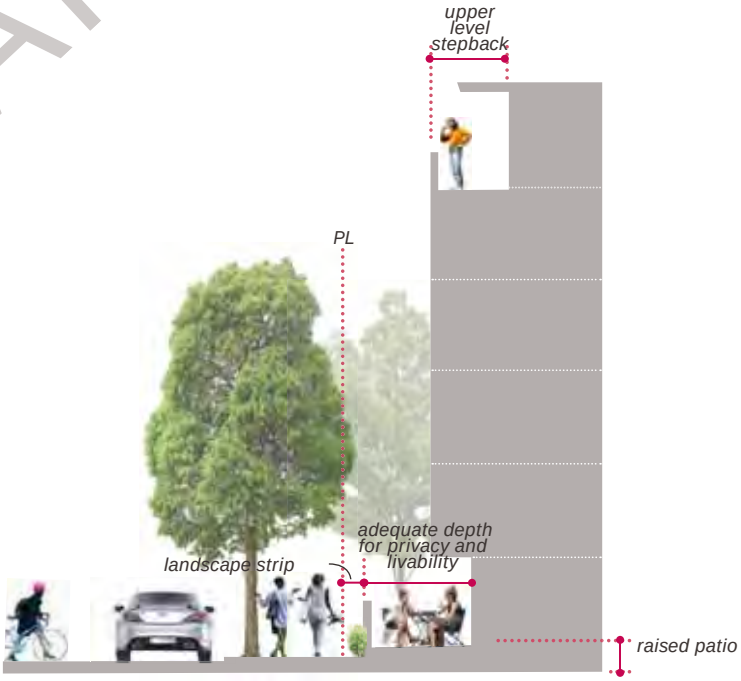
iv. Opportunities to modulate the building mass through changes in form including step-backs at the top floors are highly recommended.

b. Private and public spaces including balconies and patios

i. Optimize privacy, wind shelter and potential energy loss in the design of balconies.

ii. Private entrances to ground level units create a rhythm on the street, contributing to a rich pedestrian experience. Consider raising patio spaces above the street level where possible, garden walls and gates along the street edge, landscape strips between the sidewalk and garden walls and adequate patio depth to ensure livability and privacy.

soffit detailing and materials require careful consideration especially in 6 storey developments



combining upper level stepbacks with livable ground level patios reduces the streetwall height and creates a human scale along the streetscape

iv. Roof decks are encouraged to increase the livability of buildings.

v. Shared indoor and outdoor spaces within the development including courtyards and lobbies are encouraged to support community life.

2.4 Towers: Location, Landscape Design and Streetscape

To optimize design opportunities for tall building forms.

a. Location and Orientation

i. A variety of setback depths from the street to the tower face are recommended to create a softer, more natural relationship between towers and the forest edge.

ii. Consider tower orientation where the front elevation is not parallel to the street to increase variety, views through towers and to create some "breathing room".

iii. Optimize views of the forest between towers.

iv. Each tower is encouraged to be distinct, to ensure architectural variety along the neighbourhood edge.

tower setbacks and orientation should vary along the forest edge

maintaining views of the forest between towers are an important aspect of the neighbourhood identity

b. Landscape Design and Streetscape

i. Landscape design that extends the forest edge between towers, increasing the connection between the towers and the forest is encouraged.

ii. Planted areas should dominate the landscape design of front setbacks. Hard surfaces should be minimized and permeable where possible.

iii. Front setbacks that include drive courts or lay-bys are discouraged.

precedent landscape design providing a strong connection between the forest and tower site

2.5 Residential Entrances and Setbacks

Consider all residential entrances as important streetscape design elements and opportunities for enhanced social engagement and livability.

a. Maximize opportunities for incorporating private entrances, front patios/gardens and garden walls and gates into the design of all ground oriented units. Refer to 2.3.b.ii for additional guidelines.

b. Locate common/active spaces such as kitchens and dining rooms adjacent to unit entrances to support an active streetscape.

c. Consider locating kitchen sinks at windows to increase livability and provide opportunities for neighbourhood safety.

d. Consider developing common entrance/lobbies as a semi-private gathering spaces with strong visual connections to outdoor amenities and to the street.

successful entry sequence combining functional outdoor space and privacy for residents with architectural elements (overhead "gateway", attractive front door) and layered landscape design to enhance the streetscape

2.6 Social Spaces and Amenities

Refer to WPNP Section 3.5.1.e,.

Provide high quality space for residents to gather to increase livability and support the development of a strong community.

a. Indoor Amenity Spaces

i. Take advantage of exclusions to the FSR to optimize amenity spaces within each development including access to kitchen facilities, bathrooms and the outdoors where possible.

ii. Consider locating indoor amenity spaces adjacent to or combined with entry lobbies to optimize opportunities for social interaction.

iii. Encourage entry lobbies as welcoming spaces and a potential gathering places including seating and kitchen facilities.

iv. Provide opportunities for locating community bulletin boards in common spaces.

example of multi-use residential lobby

2.7 Bird Safe Building Design

Birds do not perceive glass as an obstacle to their flight path and nighttime lighting is a hazard to migrating birds. The following are excerpts from the City of Vancouver's Vancouver Bird Strategy (January 2015) and the Fatal Light Awareness Program (FLAP) Canada. Refer to http://www.flap.org/ and http://vancouver.ca/files/cov/vancouver-bird-strategy.pdf for detailed guidelines and information.

a. Increase visibility of glass.

The height that presents the highest collision probability is up to mature tree height, or up to the fourth floor of a building, whichever is highest.

i. Apply visual markers to the exterior of glass surfaces (markers on the interior surface of glass are less effective). Gaps between markers should be no greater than 5 cm vertically or 10 cm horizontally.

Applied visual markers are not an optimal solution for all building types; visibility may be better improved with greater use of ii. and iii ii.

ii. Interrupt reflective glass by increasing the density of external visual markers including spandrel panels and mullions.

iii. Other strategies can include adapted fenestration patterns, external blinds, shutters, sunshades, grilles, louvers or artwork.

iv. Design corner windows, glass walkways, glass railings, and other similar features to reduce the appearance of clear passage to sky or vegetation.

etched glass and applied visual markers including simple dot patterns deter bird strikes

sample strategies to increase reflectivity and reduce the appearance of clear passage through balconies

b. Dampen reflections.
   i. Use canopies or sunshades to cover windows at ground level.
   ii. Use screens, drapes or blinds to increase the opacity of clear glass.

c. Reduce the dangers of attractants and landscape reflections.
   i. Ensure outdoor landscaping is at appropriate distance from glass, to reduce reflections. If this is not possible, landscaping should occur directly (0-1 m) adjacent to glass or measures should be taken to make glass visible.
   ii. Avoid interior landscaping near windows.
   iii. Locate bird feeders 0-1 m from windows.

d. Reduce light pollution.
   i. Reduce unnecessary light-spill through shielding, targeted lighting and reduction of vanity lighting.
   ii. Down lighting should be selected over up lighting and floodlighting should be avoided.
   iii. Use the minimum wattage fixtures.

e. Reduce the dangers of open pipes, ventilation grates and drains.
   i. Ventilation grates and drains should have openings no larger than 2 by 2 cm or 1 by 4 cm to ensure that birds cannot be trapped within.
   ii. Cap or screen the ends of all open pipes, large and small, so that birds do not become entrapped when investigating these openings for nesting opportunities.

fenestration patterns and window shading can increase bird safety

3.0 Open Space and Landscape Design

Refer to WPNP Section 3.5.10 On-Site Landscape.
Encourage a flexible, adaptable, functional landscape design that prioritizes community use and growth and maintains the overall Wesbrook Place design excellence.

3.1 Social Spaces and Interaction

a. Maximize opportunities for social interaction and play in the design of outdoor spaces.

b. Maximize opportunities for active and/or low maintenance gardens, depending on the needs of the residents. Refer to WPNP Section 3.5.10.d.

c. Provide a variety of scales of outdoor spaces to support mixed age community gatherings including fixed and moveable seating and tables, grilles, play spaces for kids, adults and seniors, possible community notice boards, weather protection such as gazebos and possible recharging stations and the capacity for solar panels.

d. Consider barrier free access to private and semi-private outdoor spaces.

integrate opportunities for social gathering and play including active garden spaces in the overall landscape design

incorporate weather protection to increase livability of outdoor spaces - consider infrastructure for future solar and digital applications

support social interaction with seating, spaces for group activities and covered areas for year round use in parks and private developments

e. Provide covered outdoor areas to increase livability and opportunities for social interaction during rainy months of the year including ground floor patios and covered, at grade bike storage where possible.

f. Encourage public art and elements of landscape design in private and public spaces that reflect the local community, history and location including first nations and references to forestry.

encourage programs and places for public art that engage the community including the Musqueum First Nation

3.2 Landscape Variety

a. Enhance landscape variety including edible plants, native plants and drought tolerant species to increase biodiversity and optimize the usefulness of outdoor spaces.

b. Prohibit all poisonous and invasive plant species.

3.3 Relationship to the Forest Edge

a. Visually extend the forest into the private and public realm as “fingers” through the retention of existing trees, replanting displaced trees and/or a naturalized landscape design.

b. Retain clumps of existing trees where possible.

c. Maintain adequate buffer zones and development setbacks to respect and protect the natural forest edge.

maintaining views of the forest through the neighbourhood combined with naturalized landscape design including mature trees extends the "village in the wood" vision for Wesbrook Place

3.4 Water Features and Stormwater Management

a. Authentic, sustainable approaches to the design of all water features including increased use of natural materials, water purification, energy conservation and visual appeal during drought conditions are all strongly recommended.

b. All water features should be safe for children's play.

incorporate local, authentic materials in the landscape design

4.0 Design Strategies to Support Sustainability

Wesbrook Place has excelled in incorporating sustainable design into the open space and built form aesthetic. Energy regulations including REAP and Ashrae ensure developments set out minimum standards in the design of efficient and sustainable energy, water and waste systems. From the outset of the design process, design/development teams are encouraged to consider the following strategies to maintain and exceed, where possible, the standards of sustainable design in all future developments.

4.1 Passive Solar Strategies

Harness the sun, direction of wind and other climatic effects to maintain comfortable indoor temperatures and reduce reliance on heating, cooling and lighting.

4.2 Glazing Including Natural Ventilation and Daylighting

Treat glazing as a resource; balance the need for view, daylight and energy performance.

4.3 Optimum Energy Performance

Ensure building envelopes, heating and cooling methods, glazing systems perform to the highest possible standards. Consider energy modelling early in the design process to help inform the schematic design.

4.4 Building Design and Water Conservation

Encourage water conservation strategies including rainwater harvesting and greywater recycling systems.

5.0 Summary and Conclusion

This Design Vision document represents an important conversation with campus community residents and the development industry on the physical experience of the neighbourhood as constructed to date. The input through this consultative process has been evaluated and presented here with illustrations and additional clarifications to augment the design guidelines in the Wesbrook Place Neighborhood Plan (reference Section 3; pp 18 through 35).

These supplemental guidelines have also contributed to the adjustments to the Wesbrook Place Neighbourhood Plan aimed at widening the housing unit types for the remaining 18 residential building sites in the Wesbrook neighbourhood.

REPORT TO THE DEVELOPMENT PERMIT BOARD

Agenda Item: 4.2

Forwarded to: Development Permit Board on Recommendation of the Director, Campus & Community Planning

Approved for Submission:

Manager, Development Services, Campus and Community Planning

Date: February 24, 2016

Subject: **Update on Administrative Development Permits and Amendments to previously issued Development Permits Authorized by the Director of Planning**

Board Action: **For Information**

BACKGROUND:

This report highlights new applications approved through the administrative discretion of the Director of Planning as well as the changes to previously issued Development Permits resulting from requests from project proponents for minor amendments.

The last information update to the Development Permit Board was provided in October 2015. Since that time, the following Development Permit (DP) applications have been received, processed and issued: two (2) minor DPs and one (1) request for amendments to previously approved Development Permits. Summaries of these applications follow for the DP Board's information.

UPDATES:

Minor Development Permit Issued (Class B; Section 4.7 *Development Handbook*)

DP15022 Rogers Telecommunications Antennas Binning Tower was issued on January 21, 2016 for the installation of a rooftop telecommunications antenna system at Binning Tower, 3355 Binning Road.

DP15031T Neighbourhood District Energy System (NDES) Phase 1 East Temporary Energy Centre (ETEC) was issued on October 30, 2015 for the installation of a temporary energy centre in Wesbrook Place Lot 7, southeast of the intersection of Binning Road and Gray Avenue. The ETEC will provide thermal hydronic heat and domestic hot water to the residential developments in Lots 6, 8, 13, and 15 in Wesbrook Place. This permit will expire December 31, 2024.

Amendments to previously issued Development Permits Authorized by the Director of Planning (Section 4.12 *Development Handbook*)

Section 4.12 of the Development Handbook contains provisions for the Director of Planning to modify Development Permits where a proponent's request for an amendment is technical in scope and minor in nature. Since the last update to the Development Permit Board the following amendments have been approved:

DP11011 Vista Point - Amendment 2 was issued on February 5, 2016 for changes to the landscape to accommodate an outdoor daycare play area at Vista Point, 5828 Thunderbird Boulevard in the East Campus Neighbourhood.

SUMMARY AND CONCLUSION

This report is submitted for information to the Development Permit Board to provide updates on minor Development Permit applications and Development Permit amendments within Neighbourhood Plan areas that have been issued.