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Attention: Karen Russell, Manager, Development Services

Re: Development Permit Application – TEF4 Digital Tech Office

Dear Karen,

We are pleased to provide the following information and design rationale in support of the Development Permit Application for the above referenced project.

1. PROJECT DESCRIPTION

The TEF4 Digital Tech Office development is conceived as a purpose-built, market endeavor that will enable UBC research partners to have a presence on the UBC campus. Strategic proximity to UBC's Health Sciences community and location within the existing TEF hub will facilitate research collaborations in cross-cutting and developing fields. Tenants will have a connection with the University's academic mission, supporting innovation and collaboration—two areas called out in UBC's Strategic Vision and Plan in Health.

TEF4 will directly benefit the university with compatible UBC uses, such as office and administrative space. Up to 49% of the space will be leased to UBC entities. UBC Properties Trust will lease and maintain 51% of the space for market research partners.

TEF4 is proposed to be 53 meters in height comprised of 13 storeys, plus a building services penthouse and elevator and access stair overruns. The building is to be concrete construction with a central core containing two exit stairs and four elevators. There will be a single level of underground parking that will be accessed through the existing underground parking at TEF3 at an existing purpose-built block-out location.

2. USE

Project use includes: one level of underground parking with bike storage and end of trip facilities; ground floor with entry lobby, CRUs with food service units, multipurpose room, flex space, storage, service rooms, garbage, recycling and loading; 17,400m2 of shell office space from levels 2-13; a shared amenity room with outdoor deck and landscape at level 13; and, a shared outdoor deck and green roof at level 14.

3. SITE CONTEXT

The site for the proposed TEF4 development is an existing asphalt surface parking lot located immediately east of TEF3. The site is bounded by Agronomy Road to the north and Health Sciences Mall to the east. A driveway to the south provides access to underground parking at TEF3. The site is generally flat. Four existing street trees along Health Sciences Mall will require removal.

The TEF4 development will be an addition to the UBC Technology Enterprise Facility (TEF) hub, a collection of three buildings that were designed in the 1990s and early 2000s to meet the specialized needs of information technology and biotechnology companies with flexible, multi-disciplinary research and development laboratory space. Nearby notable and prominent buildings include Life Sciences, the Energy Centre and Pharmaceutical Sciences to the east, also to the east of the site is an electrical substation.

4. DESIGN RATIONALE

The TEF4 development is proposed to be built to the maximum 53m height allowed by the Vancouver Campus Plan Design Guidelines for hubs. The massing for TEF4 is dictated by its typology—the central core and simple massing provides efficient, flexible floor layouts for tenants.

The architectural expression will draw upon the contemporary architectural style and language of the nearby Campus Energy Centre and Pharmaceutical Sciences buildings, while paying quiet homage to the existing TEF hub through alignment of primary building faces and provision of a feature floating, glazed component with fritted-glass treatment facing Agronomy Road that will be similar in nature to that used at the UBC Bookstore and Hebb Building (pattern/artwork to be determined at a later time). The floating component will provide a strong "nod" to the existing TEF hub massing while subtly referencing the Pharmaceutical Sciences Building. The resulting overhang will provide weather protection for outdoor seating at the food service CRUs. There will be an outdoor deck at level 5 that will run the width of the building.

The fritted-glass treatment used for the floating component will run up and wrap the four corners of the building and enhance a sense of verticality in the massing. Levels 2, 3 and 4 will be distinguished and demarcated through a sprinkling of alternate glass treatment and additional use of darker shade cladding panels at these areas. This treatment will wrap around the building and also rises up the centre section of the broad sides of the elevations to create visual interest and to break-down the apparent mass of the building.

The narrow floorplate features a central core with efficient flexible office space that will enable natural daylight to reach deep into the interior. The 12 storeys of shell office space will be fit-out by individual tenants.

The functional building program features highly glazed, transparent and active commercial retail units at grade. The main entry for the TEF4 development will be on Health Sciences Mall. A continuous glazed canopy will provide weather protection along the full extent of Health Sciences Mall and be punctuated by special paving in the public realm sidewalk and special treatment at the canopy. The main entry experience will feature a clear view through the lobby and ground floor multipurpose room amenity to the landscaped public realm at a pedestrian mews to be located between TEF4 and TEF3. Commercial retail units will flank

both sides of the main entrance and open up to the lobby to provide an expansive entry experience that will include outside seating along Health Sciences Mall. An open feature stair will further animate the main entry and provide direct access up to the second and possibly third floor levels, depending on the needs of the tenant. An additional main entry point at Agronomy Road will provide access to commercial retail unit tenants.

Back-of-house uses are to be accessed off the existing service route to TEF3. Building service functions will co-exist in the pedestrian mews and include a screened and weather protected loading area, a screened recycling and refuse storage area at TEF3, and an enclosed emergency generator.

A generous, shared rooftop amenity space is located at level 13 and oriented to the west to take advantage of the spectacular views. The indoor space will be comprised of a large, flexible lounge subdivided with a kitchenette. Immediately outside the interior space will be 2m high glazed wind guards and overhead weather protection. To the south will be an outdoor roof deck with perimeter planting. Market office space with a dedicated outdoor deck and landscape will make up the remainder of the area at level 13.

5. PUBLIC REALM

The public realm will be activated along Agronomy Road, Health Sciences Mall, and along the mews between TEF3 and TEF4 through transparency and activation of uses within the building. The mews will signal the connection amongst the TEF hub tenants as a whole and act as a gateway to the mews, which will be animated with outdoor seating, special paving, raised planters, bench seating and overhead catenary lighting.

The mews and main entries into the building will be punctuated with special paving in the ground treatment. Commercial spaces will include outside seating along Agronomy Road and Health Sciences Mall.

Landscape planting will utilize native plants, support biodiversity and maximize the long-term biomass for the site.

6. MATERIALS

In support of the Contemporary District material palette and to strengthen campus legibility, the TEF4 development will complement building material precedents set by the nearby Campus Energy Centre and the Pharmaceutical Sciences building. Building materials will include an animated, oscillating, rhythmic facade that will feature a variety of transparent, solid and fritted glazing and prefinished insulated metal panels with subtle variations in colour and sheen. For durability, white masonry will be used at the building services loading area with a continuous clerestorey glazing above.

Main entry points into the building will be marked and distinguished by changes in paving colour at the public realm and by differentiated overhead canopies. Steel plate will be used to create distinct patterning, layering and detail treatment for canopies, screens, breezeways, and covered rooftop structural components.

7. SUSTAINABILITY

The project is targeting LEED Gold Core and Shell certification and will be in alignment with the UBC LEED Implementation Guide for mandatory LEED credits and guidance where practical. The project will be designed to BC Energy Step Code – Step 2. Rainwater will be managed in green roof infrastructure and soft landscaped areas with additional onsite storage as required. The building will be connected to the UBC District Energy System.

8. DESIGN POLICY COMPLIANCE

The TEF4 development has been designed in consideration of the draft *C+CP Technology Enterprise Facility (TEF) 4 Design Brief* and in compliance with *The University of British Columbia Vancouver Campus Plan*. Specifically, Part 3 Design Guidelines of the Campus Plan were used to inform the design of the building, landscape, and infrastructure of the project to ensure that all component systems work in harmony to achieve the functional, sustainability, and character objectives of the campus.

Since the height of the proposed building is above the height identified in the Guidelines section of the Vancouver Campus Plan, it is our understanding that C+CP is undertaking additional contextual and urban design analysis regarding the height. We understand this includes campus-wide building height analysis, as well as precinct-level height and massing analysis.

If you have any questions or require additional information, please let me know.

Regards,

Russell Acton ARCHITECT AIBC AAA OAA FRAIC
Principal

cc Nathan Ma, Development Manager UBC Properties Trust