

Perkins&Will

8.14.2020

Karen Russell, Campus and Community Planning

University of British Columbia
2210 West Mall
Vancouver, British Columbia V6T 1Z4

Re: DP AMENDMENT REVISIONS

Dear Karen,

The following is a description of the design revision since the last DP Submission dated May 08, 2020.

Change to Landscape:

The waterway perch feature at the West edge of the property has been removed. The path at this location has been revised to accommodate the change. The scope of landscaping is now within the property line, whereas it previously protruded beyond the property line. The quantity of planting has not been affected.

David Dove

Principal

0 1/2' 1' 2'

PERKINS+WILL

IVY ON THE PARK

LOT 8

DP AMENDMENT SUBMISSION

2020-08-14



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PROJECT TEAM

DEVELOPER

WALL FINANCIAL CORPORATION
1010 BURRARD STREET
VANCOUVER, BC, V6Z 2R9

CONTACT: BRUNO WALL, PRESIDENT
PHONE: 604.893.7137

ARCHITECTURE

PERKINS + WILL CANADA ARCHITECTS CO.
1220 HOMER STREET
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CONTACT: DAVID DOVE, MAIBC, LEED AP
PHONE: 604.484.1552

CONTACT: JÖRK GRÄVENSTEIN, LEED AP
PHONE: 604.484.1594

LANDSCAPE

HAPA COLLABORATIVE
403 - 375 WEST 5TH AVENUE
VANCOUVER, BC, V5Y 1J6

CONTACT: SARAH SIEGEL, BCSLA, CSLA, ASLA
PHONE: 604.909.4150

STRUCTURAL

GLOTMAN SIMPSON CONSULTING ENGINEERS
1861 WEST 5TH AVENUE
VANCOUVER, BC, V6J 1N5

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MECHANICAL / ENERGY MODELING

WILLIAMS ENGINEERING CANADA
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ELECTRICAL

NEMETZ (S/A) & ASSOCIATES LTD.
2009 W.4TH AVENUE
VANCOUVER, BC, V6J 1N3

CONTACT: GERRY EWERT, PROJECT MANAGER
PHONE: 604.736.6562

INTERIORS

BYU DESIGN
973 EAST HASTINGS STREET
VANCOUVER, BC, V6A 0H1

Contact: Ada Bonini, RID IDC IIDA LEED AP
Phone: 604.801.5330 x 216

SUSTAINABILITY / REAP

E3 ECO GROUP INC
230 - 5589 BYRNE ROAD
BURNABY, BC, V5J 3J1

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BUILDING ENVELOPE

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611 BENT COURT
NEW WESTMINSTER, BC, V3M 1V3

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CIVIL

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GEOTECHNICAL

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ARBORIST

DIAMOND HEAD CONSULTING LTD.
559 COMMERCIAL STREET
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CONTACT: MIKE HARRHY
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- 1 PRE-PP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-07-24
- 6 DP AMENDMENT SUBMISSION 2018-12-07
- 7 DP AMENDMENT SUBMISSION 2019-08-21
- 8 DP AMENDMENT SUBMISSION 2020-06-05
- 9 DP AMENDMENT SUBMISSION 2020-08-14

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PROJECT STATISTICS /
TEAM

INDEX OF DRAWINGS

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FSR-121	FSR PLAN - TOWER - LEVEL 01	•	•	•	•	•	•	•	•	•
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PROJECT OVERVIEW

LOT 8 (IVY ON THE PARK) consists of a 22 storey residential tower on the east edge of the site, a 4.5 storey mid-rise apartment block along Village Walk, and 2 storey townhouses along Birney Avenue. The tower contains 181 homes, the majority of which are two bedroom suites. There are 11 three-bedroom units on levels 11-21. There are four penthouse suites on level 22.

The mid-rise apartment block contains 38 suites. Level 1 contains eight through-unit two-bedroom suites, while ten shallow-wide one and two-bedroom suites are above on levels 2-4. All suites have access to a roof amenity and terraces, while the at-grade units have patios fronting Village Walk and the shared courtyard to the South. The two-storey townhouse block along Birney has 7 units, each with a private roof deck and at-grade patios along the north and south.

There are three levels of underground parking to provide resident and visitor parking, as well as storage and bicycle parking.

DESIGN POLICY COMPLIANCE

IVY ON THE PARK is designed to conform with the Westbrook Place Neighbourhood Plan, respect the neighbouring residential developments and create a dialogue with the natural setting of the forest adjacent. The sites along Birney are important in that they have the responsibility of bridging the urban forms of the street grid with the adjacent natural setting of the Pacific Spirit Park forest. We try to negotiate this dialogue with both the architecture and the landscape design.

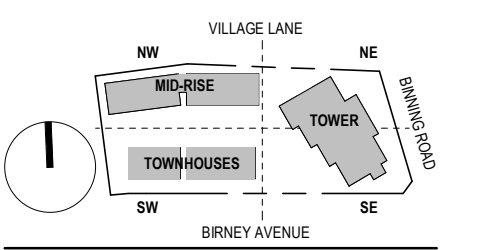
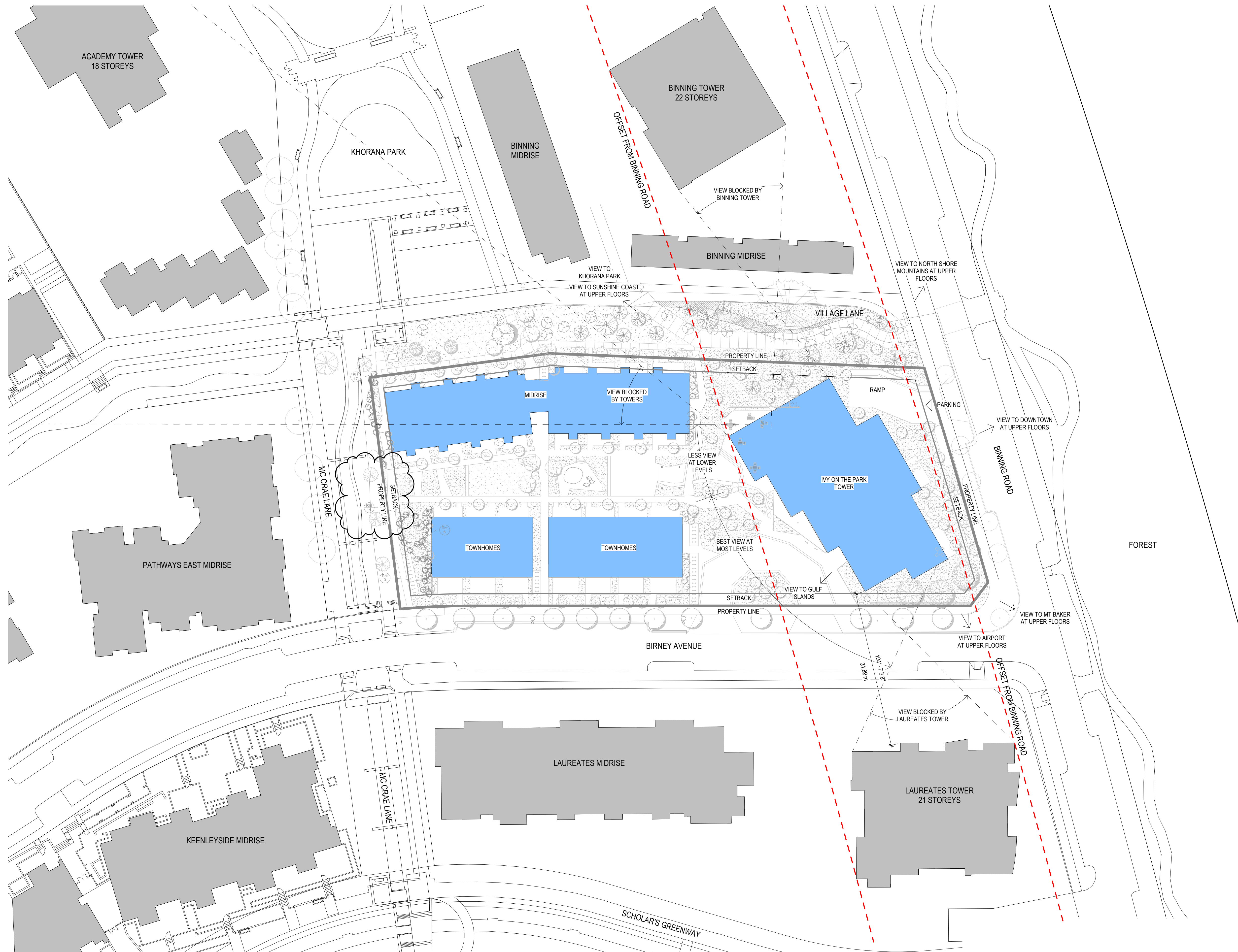
PROJECT STATISTICS

SITE AREA	63,150sf (0.58668ha)
ZONING	SC3B - WEBBROOK PLACE NEIGHBOURHOOD PLAN
PERMITTED USES	ALLOWED PROPOSED
TOWN HOUSING	YES YES
MID-RISE APARTMENTS	YES YES
APARTMENT HOUSING	YES YES
HOME BUSINESS	YES NO
DEVELOPMENT REGULATIONS	ALLOWED PROPOSED
FRONT YARD SETBACK	2.5m MIN 2.5m
SIDE YARD SETBACK	2.5m MIN 2.5m
REAR YARD SETBACK	2.5m MIN 2.5m*
TOWER SEPARATION	30m MIN 31.89m
BUILDING HEIGHT TOWER	22 LEVELS (65m) 22 (64.95m)
BUILDING HEIGHT MID-RISE	4.5 4.5
BUILDING HEIGHT TOWNHOUSES	4.5 4.5
FSR	3.5 (221,025sf) 3.5 (220,970sf)
AMENITY AREA EXCLUSION	10% OF GFA (23,596sf) 4,983sf
SITE COVERAGE	50% (31,575sf) 39.3% (24,792sf)
OTHER REGULATIONS	REQUIRED PROPOSED
BUILDING AND SITE DESIGN COMPLIANCE WITH SECTION 3.5 WEBBROOK PLACE NEIGHBOURHOOD PLAN	YES YES
COMPLIANCE WITH SECTION 7.0 OF THE DEVELOPMENT HANDBOOK	YES YES

* REFER TO SHEET DP-005 - DP-008 FOR REQUESTED VARIANCES AND RATIONALE

PARKING SUMMARY		
PER UBC DEVELOPMENT HANDBOOK SECTION 7.5 PARKING REQ. FOR VEHICLES	ALLOWED	PROPOSED
7 TOWN HOUSING UNITS	2/UNIT (14)	14
219 APARTMENT HOUSING UNITS	LESSER OF 1.8 /UNIT (394) OR 1.0/70sm FSR (208,704sf) (277)	277
TOTAL RESIDENTIAL STALLS		291
VEHICULAR PARKING COUNT		
REGULAR STALLS	75% OF TOTAL MIN (218)	238
SMALL CAR STALLS	25% OF TOTAL MAX (72)	053
TOTAL RESIDENTIAL STALLS		291
VISITOR STALLS	10% OF RES. UNITS (23) MIN	023
TOTAL STALLS PROVIDED		314
ADDITIONAL STALLS		
CAR WASH STALL	N/A	001
LOADING CLASS A	TO SATISFY DIRECTOR	001 (AT P1)
LOADING CLASS B	TO SATISFY DIRECTOR	001 (AT GRADE)
ADDITIONAL INFORMATION		
H/C STALLS	10% OF RES. UNITS (23) MIN	023
RESIDENT EV STALLS	20% OF RES. PARKING (59)	059
VISITOR EV STALLS	1.0/100 UNITS (3)	003

PARKING SUMMARY BY LEVEL							
VEHICULAR PARKING COUNT GRADE	VEHICULAR PARKING COUNT P1		VEHICULAR PARKING COUNT P2		VEHICULAR PARKING COUNT P3		
RESIDENTIAL STALLS	RESIDENTIAL STALLS	RESIDENTIAL STALLS	RESIDENTIAL STALLS	RESIDENTIAL STALLS	RESIDENTIAL STALLS	RESIDENTIAL STALLS	
TOTAL 000	- REG. STALLS 017 - EV REGULAR STALLS 010 - REG. STALLS (IN 11 PRIV GAR.) 011 - EV REG. STALLS (PRIV GAR.) 011 - H/C STALLS 006 - EV H/C STALLS 008 - SMALL CAR STALLS 002 - EV SMALL CAR STALLS 003 TOTAL 068	- REG. STALLS 095 - EV REGULAR STALLS 027 TOTAL 151	- REG. STALLS 053 - EV REGULAR STALLS 019 TOTAL 072				
TOTAL STALL COUNT GRADE 000	TOTAL STALL COUNT P1 091	TOTAL STALL COUNT P2 151	TOTAL STALL COUNT P3 072	TOTAL STALL COUNT 314			
LOADING (NOT INCLUDED IN COUNT)							
CLASS B LOADING 001	ADDITIONAL STALLS (NOT INCLUDED IN COUNT)		CLASS A LOADING 001		CAR WASH 001		
EV STALLS SUMMARY BY LEVEL							
GRADE	LEVEL P1	LEVEL P2	LEVEL P3				
	- EV REGULAR STALLS 010 - EV REG. STALLS (PRIV GAR.) 011 - EV SMALL CAR STALLS 003 - EV H/C STALLS 008 TOTAL 032	- EV REGULAR STALLS 027					
	VISITOR STALLS - REG. STALLS 002 - H/C STALLS 001 TOTAL 003						
TOTAL 000	TOTAL STALL COUNT 035	T					



IVY ON THE PARK
LOT 8

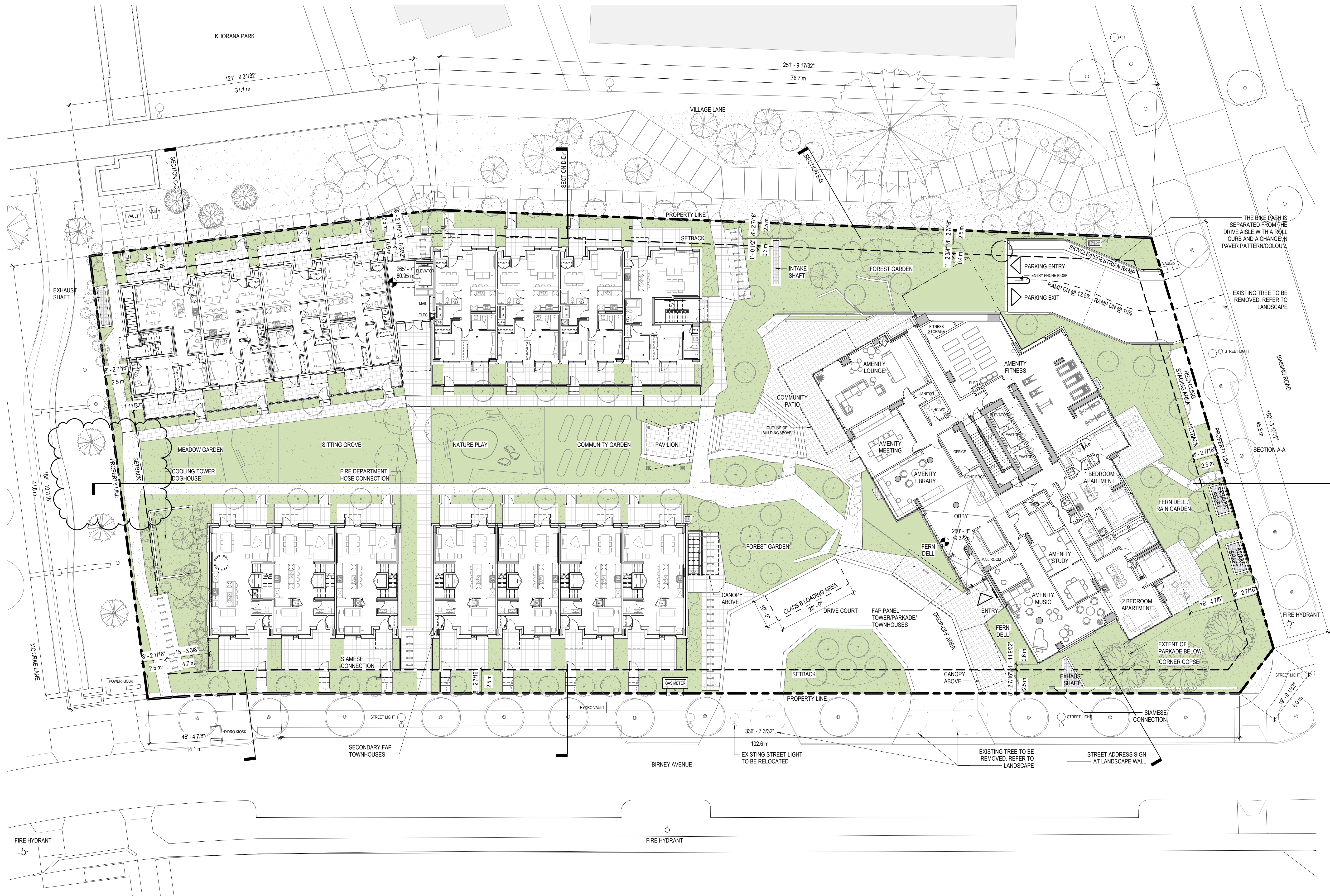
- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
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- 5 DP AMENDMENT SUBMISSION 2018-05-24
- 6 DP AMENDMENT SUBMISSION 2020-08-14

SITE CONTEXT - PLAN

1 CONTEXT PLAN
1/32" = 1'-0"

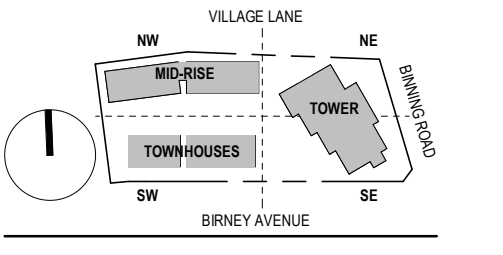
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THE BIKE PATH IS SEPARATED FROM THE DRIVE AISLE WITH A ROLL CURB AND A CHANGE IN PAVER PATTERN/COLOR.

EXISTING TREE TO BE REMOVED. REFER TO LANDSCAPE



IVY ON THE PARK
LOT 8

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SITE PLAN

1 SITE PLAN
1/16" = 1'-0"

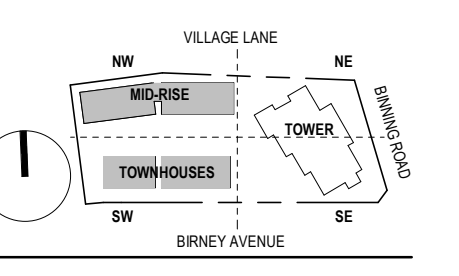
DP-051



SUITE 104-5681 TYPE 2 BR SIZE 816 SF	SUITE 103-5681 TYPE 2 BR SIZE 817 SF	SUITE 102-5681 TYPE 2 BR SIZE 815 SF	SUITE 101-5681 TYPE 2 BR SIZE 887 SF
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SUITE 108-5681 TYPE 2 BR SIZE 808 SF	SUITE 107-5681 TYPE 2 BR SIZE 815 SF	SUITE 106-5681 TYPE 2 BR SIZE 817 SF	SUITE 105-5681 TYPE 2 BR SIZE 817 SF
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SUITE TH7-5681 TYPE 3 BR+D SIZE 799 SF	SUITE TH6-5681 TYPE 3 BR+D SIZE 793 SF	SUITE TH5-5681 TYPE 3 BR+D SIZE 798 SF	SUITE TH4-5681 TYPE 3 BR+D SIZE 798 SF	SUITE TH3-5681 TYPE 3 BR+D SIZE 791 SF	SUITE TH2-5681 TYPE 3 BR+D SIZE 791 SF	SUITE TH1-5681 TYPE 3 BR+D SIZE 798 SF
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Memorandum

Date: August 14, 2020

Project: Lot 8, Wesbrook Village

To: Steven Lecocq, Campus and Community Planning
Karen Russell, Campus and Community Planning
Joerk Gravenstein, Perkins and Will

Copy: Joseph Fry, Sarah Siegel – Hapa Collaborative

Via: courier mail email
 for approval for your action for your information

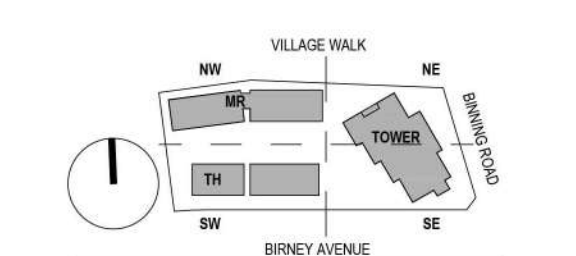
The following changes have been made to the landscape design since drawings were issued for DPMA in May 2020.

1. The Waterway Perch feature at the west side of the project has been removed. The gravel pathway shape has been adjusted at this location. The planting area boundaries in this location have also been adjusted but no planting quantities have changed.

Regards,



Breanna Mitchell, Landscape designer
M.Arch, B.Env.D



1	PRE-APPLICATION AUDP SUBMISSION	2017-11-02
2	PRE-APPLICATION AUDP SUBMISSION	2017-12-07
3	PRE-OP APPLICATION SUBMISSION	2017-12-06
4	DP APPLICATION AUDP SUBMISSION	2018-02-01
5	DEVELOPMENT PERMIT SUBMISSION	2018-01-23
6	DP RE-SUBMISSION	2018-03-02
7	DP RE-SUBMISSION	2018-05-24
8	DPMA SUBMISSION	2018-07-24
9	ISSUE FOR OWNER REVIEW	2018-07-25
10	ISSUE FOR TENDER	2018-09-26
11	ISSUE FOR DPMA	2018-10-17
12	PROGRESS SUBMISSION	2018-11-15
13	ISSUE FOR BUILDING PERMIT - FULL CONSTRUCTION	2019-02-15
14	ISSUE FOR DPMA	2019-08-19
15	ISSUE FOR DPMA	2020-05-08
16	ISSUE FOR DPMA	2020-05-08



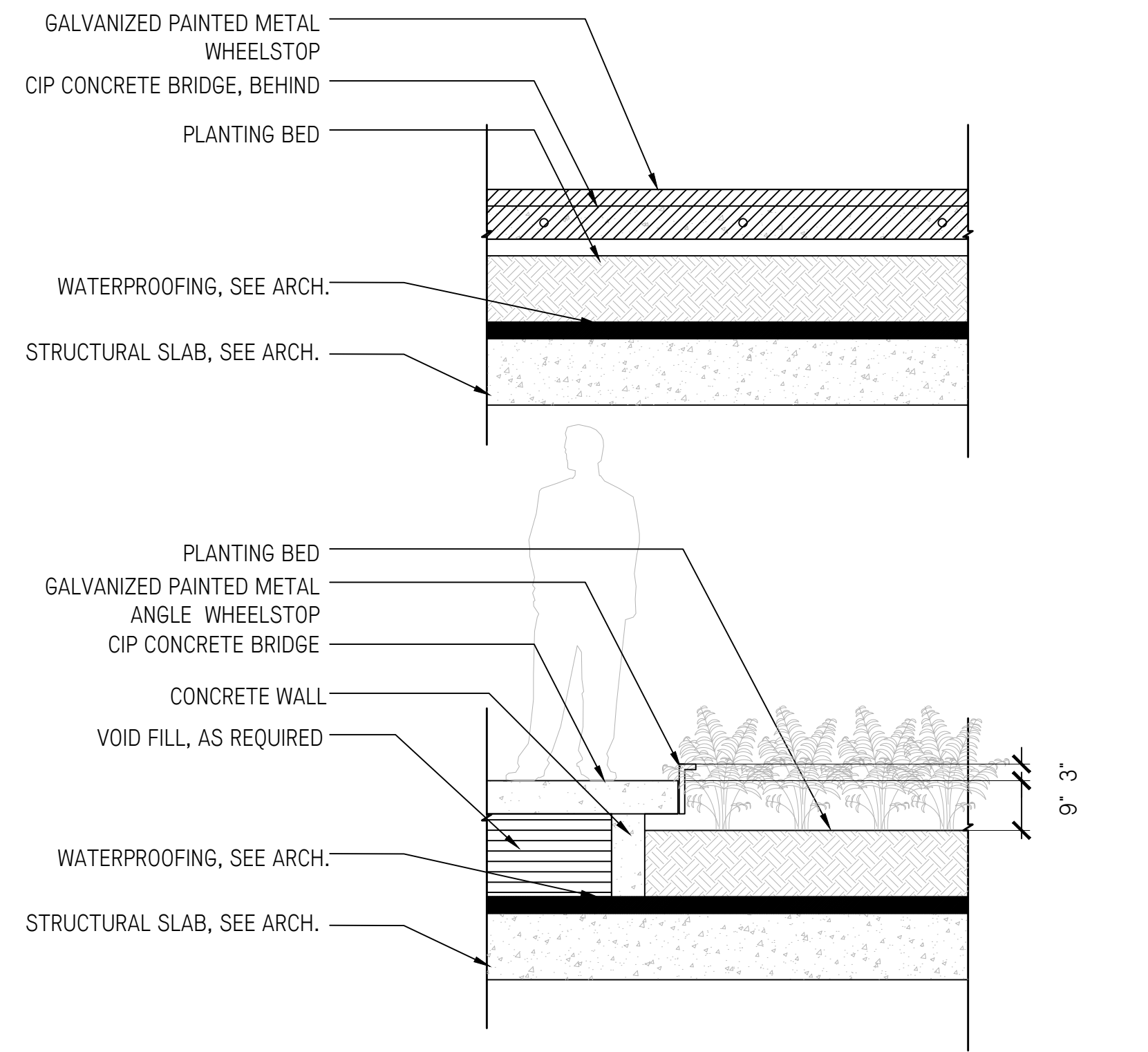
1 MATERIALS PLAN
1/16" = 1'-0"

- LEGEND:**
- PROPOSED ELEVATION
 - EXISTING SPOT ELEVATION AS PER SURVEY
 - TOP OF WALL
 - BOTTOM OF WALL
 - DIRECTION OF SLOPE
 - GRADE TRANSITION
 - EXISTING TREE TO BE RETAINED
 - PROPOSED CONIFEROUS TREE
 - PROPOSED DECIDUOUS TREE
 - PROPOSED CONIFEROUS HEDGE
 - LAWN
 - PLANTING AREA
 - PROPERTY LINE
 - LIMIT OF WORK

- PAVING LEGEND:**
- SEE SPECIFICATIONS FOR ALL PAVERS
 - SEE SHEET L3.12 FOR PAVING PATTERNS
 - CIP CONCRETE PAVING WITH SAW CUT JOINTS
 - GRAVEL PAVING
 - PLAY SAND
 - FLAGSTONE PAVING
 - PAVING PATTERN TYPE A:
PEDESTRIAN PATHWAY AND COMMON AREAS
HOLLAND PAVERS - PINWHEEL PATTERN
NATURAL FIELD WITH CHARCOAL ACCENTS
 - PAVING PATTERN TYPE B:
PRIVATE PATIO PAVERS
HYDRAPRESSED CONCRETE SLABS
NATURAL COLOUR

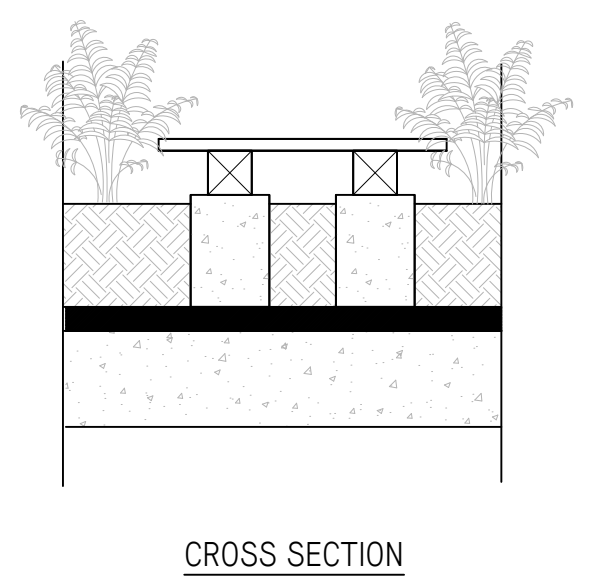
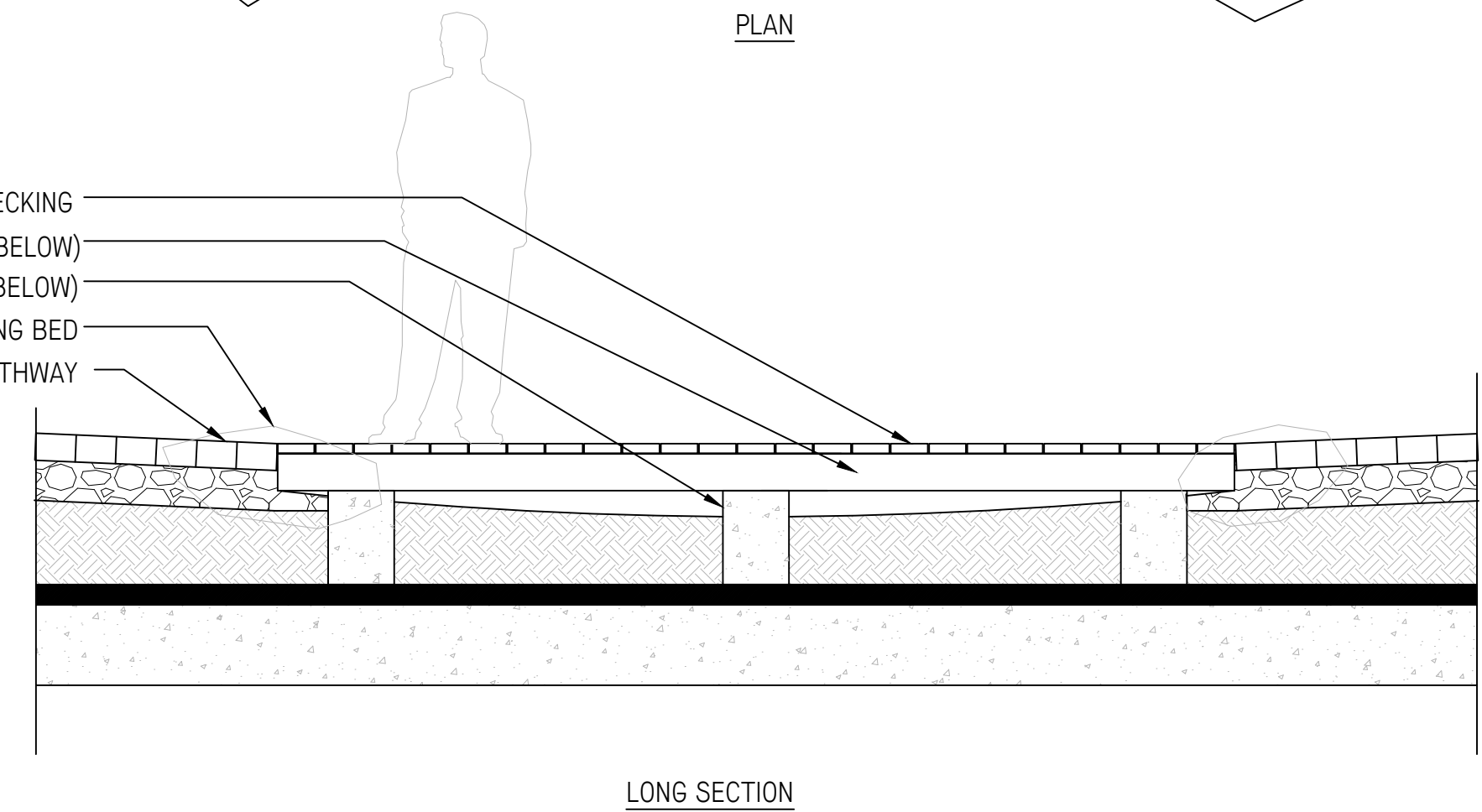
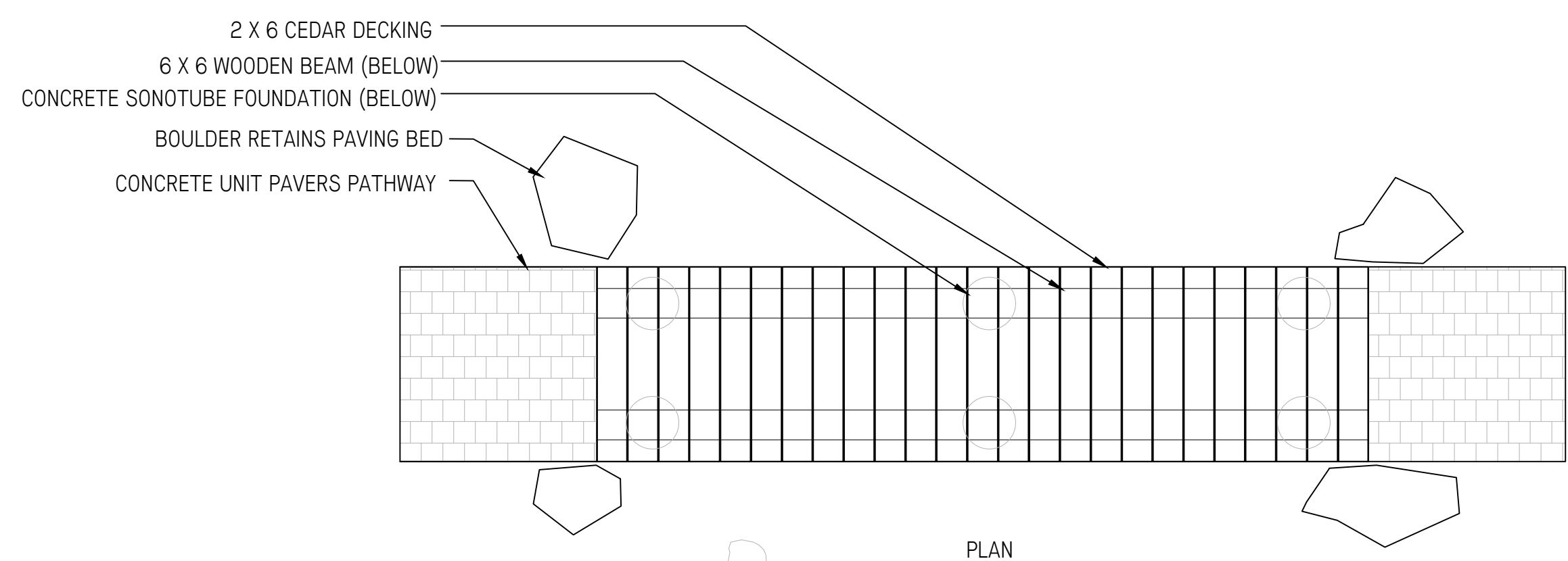
- GENERAL NOTES:**
1. PLAN BASED ON SURVEY PROVIDED BY ARCHITECT.
 2. CONTRACTOR TO VERIFY LOCATION AND PROTECT ALL SITE SERVICES WITHIN SCOPE OF WORK PRIOR TO COMMENCEMENT OF EXCAVATION. REFER TO CIVIL DWGS.
 3. CONTRACTOR TO UNDERTAKE TREE PROTECTION MEASURES TO UBC STANDARDS.
 4. LOCATION OF TREE PROTECTION FENCING AND LIMIT OF ACCESS FENCING TO BE VERIFIED WITH CONSULTANT PRIOR TO INSTALLATION.
 5. ERECT SEDIMENT CONTROL AROUND EXISTING CATCHBASINS AND EROSION CONTROL MEASURES WHERE APPLICABLE. REFER TO CIVIL.
 6. HAND EXCAVATE ONLY WITHIN DRIPLINE OF TREES TO BE RETAINED. SEVER ROOTS CLEANLY.
 7. REFER TO CIVIL FOR EXTENTS OF NEW CURBS AND EXISTING CURBS TO REMAIN.



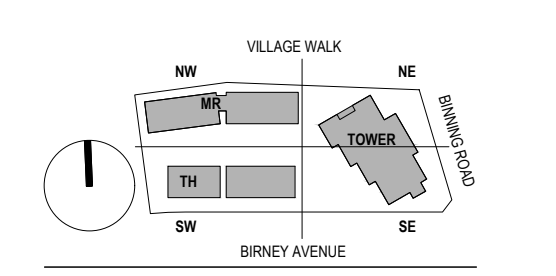


GENERAL NOTES:
 1. REINFORCE ALL CONCRETE AS REQUIRED

2
 L3.41
LOBBY ENTRANCE BRIDGE
 1/2" = 1'-0"



3
 L3.41
FERN DELL BRIDGE
 1/2" = 1'-0"



1	PRE-APPLICATION AUDP SUBMISSION	2017-11-02
2	PRE-APPLICATION AUDP SUBMISSION	2017-12-07
3	PRE-APPLICATION SUBMISSION	2017-12-06
4	DP-APPLICATION AUDP SUBMISSION	2018-02-01
5	DEVELOPMENT PERMIT SUBMISSION	2018-01-23
6	DP RE-SUBMISSION	2018-03-02
7	DP RE-SUBMISSION	2018-05-24
8	DPMA SUBMISSION	2018-07-24
9	ISSUE FOR OWNER REVIEW	2018-07-25
10	ISSUE FOR TENDER	2018-09-26
11	ISSUE FOR DPMA	2018-10-17
12	PROGRESS SUBMISSION	2018-11-15
13	ISSUE FOR BUILDING PERMIT - FULL CONSTRUCTION	2019-02-15
14	ISSUE FOR DPMA	2019-08-19
15	ISSUE FOR DPMA	2020-05-08
16	ISSUE FOR DPMA	2020-08-14