October 9th, 2020

Atten: Karen Russell & Paul Cloutier
Campus & Community Planning UBC
2210 West Mall
Vancouver BC
V6T 1Z4

Dear Karen and Paul,

Re: DP Amendment - The Conservatory - CBP20005

This letter is an outline of proposed revisions to the Development Permit for The Conservatory Project at 5608 Berton Avenue, Vancouver BC. Please also refer to the Architectural drawing package submitted with this letter as well as Landscape letter and drawing package.

DP Amendment Items:

Architectural:
1. West Tower Elevation – privacy screens were added to select balconies at the west elevation to improve the privacy, livability and to avoid overlook. These screens will also help with reducing solar heat gain in the summer. Please refer to tower renders of west elevation and tower plans indicating location of screens on A2.05-A2.09.
2. Roof Top Mechanical Screen – further coordination with the Mechanical consultant resulted in an increase in size of mechanical equipment at the roof top level. The screening has been revised to ensure the mechanical equipment is not visible from the street level. Please refer to elevations on A3.01-A3.05 and roof top plans on A2.11.
3. Reduction in Photovoltaic Panels at Roof – the number of photovoltaic panels in the array have been reduced to accommodate required maintenance and safety clearances, increased mechanical space required and balance cost with the renewable energy benefits. This reduction had a minimal impact on the energy model and the PV's will still provide power to the make-up air unit at the roof.
4. South Retaining Wall Revised – please refer to site plan A1.01 for location and extent of the revision to the south retaining wall. Height of the retaining wall has increased to provide appropriate coverage over the parking ramp roof slab and to integrate the generator.
exhaust. We have incorporated stone cladding and trellis above to create an appropriate aesthetic appearance from the neighbouring fire lane. Please also refer to details on A5.58.

5. **Exit Stair Elevations** – to provide additional design information to better express design intent of exit stair at the south of the site. Please refer to site plan for location and A3.07 for design intent.

6. **City Home Elevations** – the following are revisions made to the City Homes, please refer to the City Home elevations on A3.06-A3.07 and rendered views.
   a. Reduced the height of parapet at level 3 terrace and added a glass guard to minimize the height of the solid guard.
   b. Corner window at level 3 on west elevation has been deleted.
   c. Window 113 on west elevation has increased in size.
   d. Canopy length over front entry door at the west façade has increased to provide more sufficient coverage over the entry door.
   e. Front doors revised to solid panel matching the copper metal panel above and on tower.
   f. Clerestory windows have been added to the north façade of the northern City Home (CH 01).

**Landscape:**

1. Revisions to the landscape design at Berton Avenue and Binning Road to include a public art garden. The landscape appearance in this area has been carefully coordinated with the artist, Brent Comber. In addition to the use of native plants we have included flat top basalt slab seating and paved areas around each art piece to allow the public to view the installation from all sides. The addition of the public art garden has required the relocation of bike racks to the Berton Avenue entry plaza. See L1.01, L2.01, L3.02

2. Revisions to the layout of the Berton Avenue entry plaza to incorporate bicycle parking requirements. We have grouped the bike racks and located them within a grove of trees surrounded by mass planting of evergreen shrubs in the northwest corner of the plaza. 1.0M high stone-faced walls within the shrub planting provide screening of the bike racks from the Berton Avenue sidewalk. Flat top basalt slab seating has been added adjacent to the sidewalk to reference the public art garden and to visually connect these spaces together. See L1.01, L2.01, L3.02.
3. We have deleted crushed glass element north of building entry. Flowering shrubs have been added to ensure a softer, splash of seasonal interest to the sidewalk edge. See L1.01, L2.01, L3.02.

4. We have relocated two flowering trees from the north side of building lobby to the Berton Avenue plaza to improve views to and from the lobby. See L3.02.

5. Updated tree replacement stats – trees removed 57 coniferous, 6 deciduous, replacement trees 69 deciduous, 14 coniferous. See L0.02, LL0.03.

6. Revise entry walkway locations to townhomes facing Khorana Park to align with unit doorways. See L1.01, L2.01, L3.02.

7. Revise courtyard pathway to decorative unit pavers to address fire exiting requirements. See L1.01.

8. Minor revisions to patios, patio access paths in the interior courtyard to improve CPTED and visibility to courtyard from the private patios. See L1.01, L2.01, L3.02.

9. Reduce number and extent of stone-faced walls in interior courtyard. Addition of hedging to provide separation, privacy and green landscape expression. See L1.01, L2.01, L3.02.

Thank you for taking the time to review our proposed Development Permit Amendment. We look forward to your comments and completing this process with you.

Yours sincerely,

dys architecture

Colin Shrub, Architect AIBC, MRAIC
Principal
ENTRY + PUBLIC PLAZAS

PRIVATE COURTYARD AMENITY

BRENT COMBER PUBLIC ART AT NORTH-EAST CORNER

DESIGN RATIONALE

UNREALIZED POTENTIALS CAPTURING THE SUBURBAN'S URBAN SPirit Pjnk

- Displaying proportion, rhythm, and scale through masses ofRANDY
- Surrounding asphalt from the path with broken concrete terraces for visual interest
- Creating a sense of privacy and security by extending the plant beds
- Introducing the naturalized space with plant beds that lead into a “sliding in the forest”
- Introducing and overlapping the built and natural environment to create a permeable setting

PUBLIC ENTRY

- The entry plaza is designed to engage with the users along Brent Avenue. A formal plant bed with continuous planting provides a sense of discovery and interest
- Establishing a sense of identity for the area, launching visitor’s and users and providing a sense of arrival

PRIVATE COURTYARD AMENITY

- The private courtyard in made up of three pedestrian void spaces
- The first outdoor space leads to the sunken pedestrian void space
- The second is a small open area surrounded by a formal garden
- The rear area provides a flexible area for rainwater harvesting and play

THE CONSERVATORY UBC LOT 5 WESBROOK PLACE

TOWER STREET FRONTAGE

CITY HOME STREET FRONTAGE

PRECEDENT IMAGES
<table>
<thead>
<tr>
<th>No.</th>
<th>Qty</th>
<th>ID</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Scheduled Size</th>
<th>Spacing</th>
<th>Remarks</th>
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<tr>
<td>1</td>
<td>10</td>
<td>16</td>
<td>Acer nigrum 'Jedward'</td>
<td>Autumn Blaze Maple</td>
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<td>16</td>
<td>16</td>
<td>Acer saccharum 'Crimson King'</td>
<td>Red Maple</td>
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<td>4</td>
<td>14</td>
<td>Acer saccharum 'September Blaze'</td>
<td>September Blaze Maple</td>
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<td>As tree</td>
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<tr>
<td>4</td>
<td>3</td>
<td>14</td>
<td>Aesculus parviflora 'Nuttall's Britton'</td>
<td>Britton's Nuttall's Horse Chestnut</td>
<td>4 in. (10 cm)</td>
<td>As tree</td>
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<td>5</td>
<td>14</td>
<td>Carpinus caroliniana 'Contorta'</td>
<td>Twisted Capitol Elm</td>
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<td>As tree</td>
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<td>5</td>
<td>14</td>
<td>Fraxinus pennsylvanica</td>
<td>American Elm</td>
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<td>Frisco Honeylocust</td>
<td>4 in. (10 cm)</td>
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<td>14</td>
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<td>Winter Red Holly</td>
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