

May 17, 2021

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.

DP Amendment Items:

Architectural:

1. Sunscreens at South Elevation – The sunscreens at the South elevation have been revised to an extended mullion that protrudes 9 1/2". This extended mullion provides shading while simplifying and streamlining the design. The extended mullions will not be as effective for shading in the unit, however, since they were not included in the energy model, the revision will not have an affect on the energy modeling results and the building will still achieve the required energy performance. Please refer to the comparative images of the previous sunscreen design vs. the revised extended mullion.
2. Soffit Treatment at Northeast Corner – The wood effect soffit treatment at the Northeast corner has been removed and replaced with a white painted soffit. This revised treatment provides a toned-down backdrop for the public art piece, focusing more attention on it. In addition, as this corner balcony is in the northeast corner, we feel that the painted white soffit will brighten both the interior and the balcony space of the corner unit. Please see revised renders showing the view from the corner of Binning Rd and Burton Ave and a view looking up the tower at the underside of the balcony soffits.



3. Removal of Grey Tint at East Balconies – Request from Client to remove the grey tint at the east balcony glazing for concerns regarding light penetration and quality into the units due to the adjacency of the 20-meter tree line along Binning Road.

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 Shrubb, Architect AIBC, MRAIC
Principal

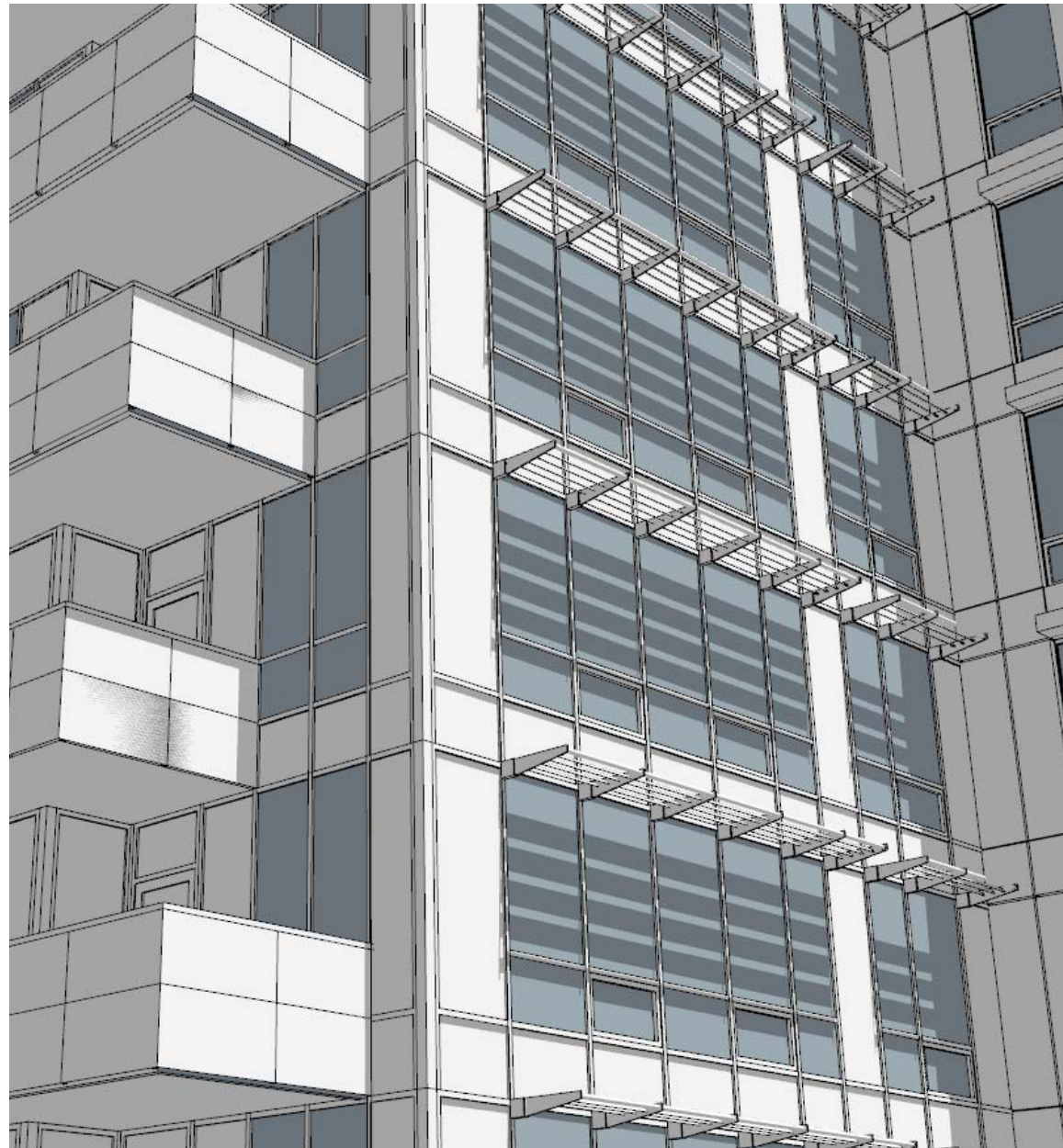
P E R S P E C T I V E S
view from Pacific Spirit Park



P E R S P E C T I V E S
view looking up at Northeast corner



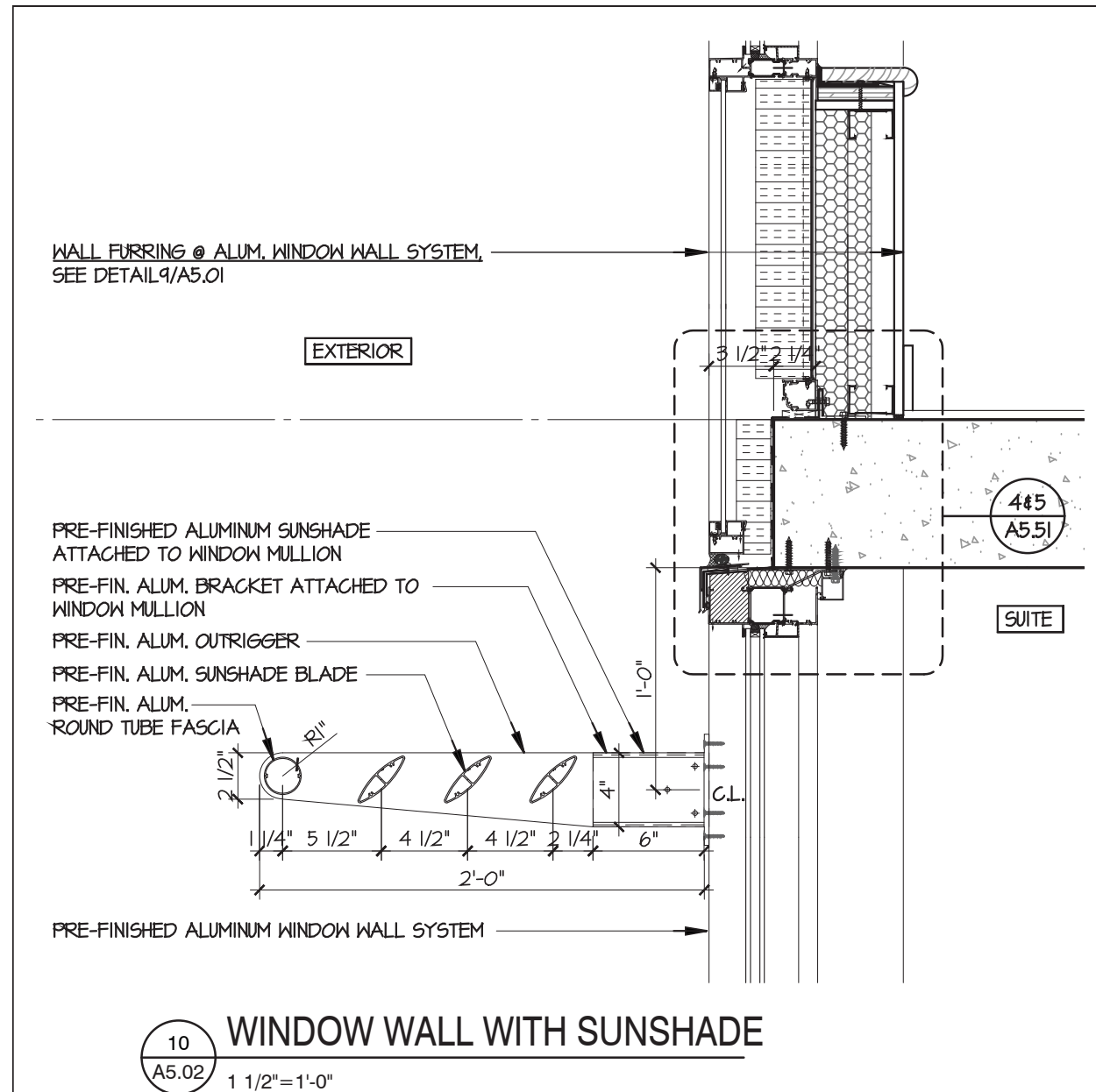
P E R S P E C T I V E S
view of North facade sunscreens



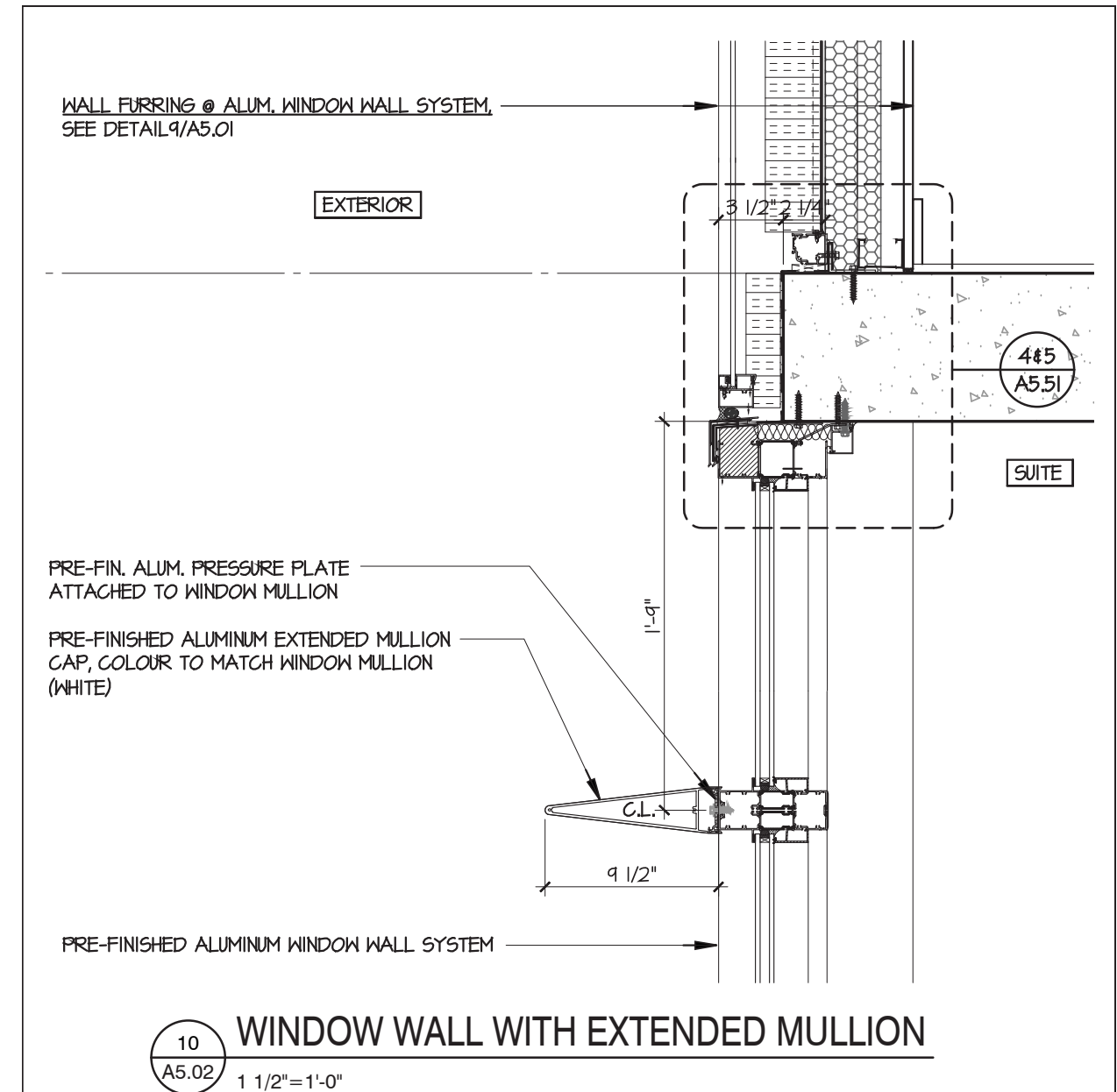
Previous sunscreen design



Revised sunscreen design



Previous sunscreen design



Revised sunscreen design