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2210 West Mall  
Vancouver BC,

**Attention:** Karen Russell, Manager, Development Services

**Re:** Amended Development Permit Application  
**TEF4 Digital Tech Offices + Laboratories**

Dear Karen,

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

## 1. PROJECT DESCRIPTION

The TEF4 Digital Tech Offices + Laboratories 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.

Formerly 13 storeys in height, TEF4 is now proposed to be 12 storeys and 53 meters in height, with a building services penthouse and elevator and access stair overruns.

TEF4 will directly benefit the University with a new mix of revised uses. Shell laboratory use will be located in the upper 6 storeys. Shell office space will be located in the lower 5 storeys. Shell commercial retail use and building services support spaces will be located at grade. The allocation of overall leasable space will have a maximum of 49% available to UBC and a minimum of 51% will be under the purview of UBC Properties Trust.

The former penthouse level shared lounge and roof deck amenity have been relocated to the ground floor in the form of a shared multipurpose lounge and exercise space amenity with access to the outdoors at the mews. In consideration of the introduction of laboratory exhaust at the roof level, a former green roof has been removed with storm water requirements being addressed by means of a larger underground storage tank. Ground

floor loading, storage, refuse and recycling functions have been reconfigured, and a portion of former shell commercial retail use at the southeast corner of the building has been changed to shell office use.

To further distinguish the building in its context, the curtain wall facade will be animated through the addition of a series of gently folded, bronze-finished metal panels that will catch, reflect and reverberate the ever-changing ambient light throughout the day.

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 underground level with parking, bike storage, end of trip facilities, and building systems rooms; ground floor with entry lobby, CRUs with food service units, shell office space with a feature stair, multipurpose lounge, exercise space, service rooms, storage, garbage, recycling and loading; 7,500m<sup>2</sup> of shell office use from levels 1-6; and, 8,100m<sup>2</sup> of shell laboratory use from levels 7-12.

## SITE CONTEXT

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.

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 have been removed.

## 3. 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 office and laboratory tenants.

The architectural expression draws 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, curtain wall 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. The overall curtain wall facade will be animated through a series of gently folded, bronze-finished metal panels

that will catch, reflect and reverberate ever-changing ambient light throughout the day. Levels 2, 3 and 4 will be distinguished and demarcated through a sprinkling of alternate glass treatment and additional use of darker bronze cladding panels at these areas. This treatment will wrap around the building and also rise 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 shell office and shell laboratory space that will enable natural daylight to reach deep into the interior. The shell office and laboratory spaces will be fit-out by individual tenants.

The functional building program features highly glazed, transparent and active commercial retail units at grade. The newly introduced shell office space, lounge and exercise amenity spaces at grade increases visual interest for passersby. The shell office space is differentiated from the commercial retail units through the introduction of a subtle veil of a dissipating frit pattern to distinguish the office use.

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 lounge amenity to the landscaped public realm beyond at a pedestrian mews located between TEF4 and TEF3. The main entrance features a dramatic, folding-form entry portal feature that rises above a datum of continuous translucent glass canopies supported on cantilevered steel supports. An additional main entry point at Agronomy Road provides access to commercial retail unit tenants.

Back-of-house uses are to be accessed off the existing service route to TEF3. Building service functions 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 a screened and enclosed emergency generator.

#### **4. 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 glazed canopies, covered 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.

#### **5. 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 form and colour. For durability, white masonry will be used at the building services loading area.

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, and structural components.

## 6. 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 run-off will be managed with a with an underground storage tank, as required. The building will be connected to the UBC District Energy System.

## 7. DESIGN POLICY COMPLIANCE

The TEF4 development has been designed in consideration of the *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.

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

Regards,

A handwritten signature in black ink, appearing to read 'Russell Acton', written over a horizontal line.

Russell Acton ARCHITECT AIBC AAA OAA FRAIC  
Principal

cc Sean Ang, Development Manager UBC Properties Trust