

REPORT TO THE DEVELOPMENT PERMIT BOARD

Agenda Item: 3.1

Forwarded to: Development Permit Board on Recommendation for the
Director, Campus & Community Planning

Approved for Submission:



Manager, Development Services, Campus and Community Planning

Date:

Subject: File # DP 22002 Lot 6, Wesbrook Place
Market Residential Project – The Wordsworth

RECOMMENDATION

That the Development Permit Board recommend that the Director of Planning, Campus and Community Planning issue a Development Permit for a market residential development on Lot 6 in Wesbrook Place. The project comprises 209 dwelling units in a 16-storey highrise apartment building and 22 town house units, as detailed in the attached drawings prepared by Franc Architecture Inc. and Hapa Collaborative (Attachment A), subject to the following conditions:

- 1) That SC4C.5d of the *Development Handbook* be relaxed for this project to permit the height to project 1.37m above the permitted maximum height (48.0m) for a portion of the roof.**

BACKGROUND

On January 10, 2022, Polygon Development 381 Ltd. submitted a Development Permit application for a 231 unit market lease residential development on Lot 6 in Wesbrook Place. The project comprises a 16 storey high rise apartment building and 22 three-storey city home units. The total gross floor area of the development is 16,810 sm (180,943 sf) with a floor space ratio (FSR) of 3.5.

LOCATION

The subject site is a vacant 4,804 m² rectangular lot located at the northeast corner of Birney Avenue and Ross Drive in Wesbrook Place (outlined in bold in Figure 1) directly across from the vacant future elementary school site. To the southwest across Ross Drive are a 14 storey market rental high rise (Georgia Point) and 3 storey town homes for faculty staff (Oakwood). The site is bordered by greenways on the east and south sides which connect to the adjacent Mundell Park to the east. Six storey faculty staff rental housing developments lie to the north along Webber Lane (Webber House) and to the northeast along Birney Avenue (Mundell House). To the southeast across Scholar's Greenway is Prodigy, a 6 storey market residential building.



Figure 1. Location Map for the Proposed Development on Lot 6 in the Wesbrook Place Neighbourhood

PROJECT DESCRIPTION

Site and Project Design

The project site slopes approximately 3.6 metres from the north end to the south and southeast. The site was previously used as a gravel parking area and was recently planted with grass to control sediment erosion and to provide a temporary green space. The lot contains no trees.

The proposed residential project comprises one 16-storey high rise apartment building on the north end of the site with 209 units. On the southern two-thirds of the site, 22 three-storey city homes are arranged in a U shape that face Birney Avenue, Ross Drive and Scholar's Greenway. The entrance to the highrise is from Birney Avenue. Ground floor units have access to outdoor private patios. The 22 city homes each have outdoor patios at grade and are arranged around a central landscaped courtyard. East/west pathways provide circulation between the sidewalk on Birney Avenue through the site to Scholar's Greenway and Mundell Park.

A mix of unit sizes will be provided in the project ranging from studio to three-bedroom units in the highrise. The majority of the units are one and two bedrooms. Each of the city homes has 3 bedrooms. The units will range in size from 33.5 sm to 109 sm (360 ft² to 1,170 sf) in the highrise to 152 sm (1640 sf) in the city homes. The ground floor of the high rise features a gym facing south towards the landscaped courtyard as well as a meeting room off the lobby facing Birney Avenue.

The project has been designed to adhere to the urban design principles of the Wesbrook Place Neighbourhood Plan. The architecture and landscaping abide by the requirements of the SC3C High Density Residential – High rise/Townhouses development area in the Development Handbook with the exception of a proposed variance for height in the highrise for a portion of the roof that extends 1.37m beyond the 48.0 meter maximum permitted height.

The project plans prepared by Franci Architecture Inc. and Hapa Collaborative. are included in Attachment A and provide more detail on the urban design, architecture, landscape and unit layouts.

Sustainability

The proposed design is targeting Residential Environmental Assessment Program (REAP) 3.2 Gold (50 + 5 credits). The extra 5 credits are awarded for innovation and research credits. The REAP summary is provided in Attachment A. Sustainability elements over and above the required basic credits include: enhanced energy performance, EV charging stations, bird friendly design, climate ready energy efficient design, and additional bicycle facilities. The project has earned 5 additional credits for research that would be developed in collaboration with university faculty and student programs.

Parking and Access

Vehicle access to a three level underground garage will be provided from Ross Drive. The garage will contain 286-vehicle stalls, 24 visitor parking stalls and 24 stalls for people with disabilities. Also included in the parkade are the elevator lobby access, areas for storage, district energy connection equipment, a garbage compactor, and 347 Class 1 bicycle stalls. Class 2 outdoor bicycle racks for 116 users are located in various hard surfaced areas within the landscaped project area.

PUBLIC CONSULTATION and ADVISORY BODY REVIEW

Public Notification and Consultation

Plans for this project were posted on the Campus & Community Planning website for public review and comment in January 2022. A virtual public open house was hosted on February 17, 2022 via Zoom, with a link being posted on the project webpage. Notifications regarding this event were posted on the on-site notification sign and sent to the University Neighbourhood Association, AMS and Graduate Students Association. Notifications were either mailed or emailed to residents within 30 m of the site (Oakwood, Mundell House, Webber House and Georgia Point). 97 written responses were received through the online feedback form and 62 attendees participated in the virtual open house. The virtual open house began with an introduction by Campus and Community Planning staff followed by a project presentation by the applicant team. A translator was present to translate the presentations from English to Mandarin. The translator was also available to translate questions and answers. The attendees were invited to leave comments in either language on the comment form on the project webpage.

Consultation Summary:

Feedback received from the consultations focused on concerns about the height and density of the project, the desire for more open green space and ongoing impacts from the pace and impacts of construction in the neighbourhood. A more detailed consultation summary is provided in Attachment B.

Advisory Urban Design Panel (AUDP)

The project received formal Advisory Urban Design Panel (AUDP) consideration on January 13, 2022. The AUDP Minutes from this meeting are attached (Attachment C). The Panel unanimously supported the project with recommendations for further consideration of the following:

- The massing, balance, and proportion of the tower to the city homes
- The need to revisit materiality and expression of the tower form to reduce its impact
- Minimize overshadowing on Mundell Park and the future school site

The applicant team responded to these comments by reducing the width of the tower and transferring more density to the City Homes, adhering more closely to the 1/3 to 2/3 proportions of the site allocated to the tower and the city homes in the Neighbourhood Plan, and making further adjustments to the form of the highrise to minimize shadow impacts on the adjacent future school site and Mundell Park. Modifications to the colour palette and materials were also made to simplify the expression of the tower.

Development Review Committee (DRC)

The proposal was presented to the Development Review Committee (DRC) on Thursday February 10, 2022. The Committee supported the project, subject to the applicant working to address the following technical items: utility servicing connections, explore more permeable landscape opportunities, application of bird friendly strategies, consideration of more external shading to reduce cooling energy demand, and adjustments for garbage/recycling collection.

A more detailed list of the Committee's recommendations and the applicants' response to each item is attached (Attachment D).

The applicants have responded to staff, AUDP, and DRC recommendations to the satisfaction of staff and are reflected in the accompanying drawing package and attachments.

The feedback received from the public consultation was received and acknowledged by both the applicant team and staff. The neighbourhood issues raised by the public with respect to the neighbourhood planning process, retail mix and desire for more unprogrammed green space have been noted by staff and will continue to inform neighbourhood planning and design processes going forward.

PROJECT EVALUATION

Compliance with Applicable Planning Policy Documents

The proposal has been reviewed for compliance with the University's development controls and land use rules including the *Land Use Plan*, the *Wesbrook Place Neighbourhood Plan*, and the *Development Handbook*. The attached Policy and Regulatory Evaluation Matrix evaluates the project according to relevant planning policies and development regulations (Attachment E).

As noted in the matrix, this development proposal is compliant with the majority of the university's land use development controls and policies. The following identifies the areas the project deviates from these policies and assesses their impacts.

Development Handbook

Height Variance

The applicant is requesting a variance to the maximum permitted height of the high rise apartment building. The maximum height permitted for this parcel is regulated in two ways: by the number of storeys (maximum 16 storeys as designated for this site in Map P-10 of the Wesbrook Neighbourhood Plan) and by a height measurement as described in the Development Handbook for this Development Area (48.0 metres as noted in Sec. SC3C.5 d). The variance requested is for an additional 1.37 meter projection of the northern section of the roof beyond the 48.0 meter maximum. Although the building complies with the maximum number of storeys permitted in the Neighbourhood Plan, a variance to the maximum measured height regulation in the Development Handbook is required.

Analysis:

Because the site slopes approximately 3.57 meters from north to south and to a lesser extent across the site, the applicant team is requesting this variance in order to position the lobby entrance at grade. As a result, a portion of the northern edge of the highrise roof extends 1.37 above the 48.0 metre height maximum. This height variance was supported by the Advisory Urban Design Panel and by staff in order to allow the entrance to be accessible and strengthen the relationship of the main floor activities to the exterior public realm.

SUMMARY

Campus and Community Planning has undertaken the steps required for a Development Permit review for the residential proposal for Lot 6 in the Wesbrook Place neighbourhood. Campus and Community Planning confirms that the project is consistent with the governance requirements of the University (Land Use Plan, Wesbrook Place Neighbourhood Plan and UBC Development Handbook) with the exception of the height variance request noted above. The applicant team has been receptive and responsive to the recommendations of both the advisory bodies and staff through several iterations of project design. Staff therefore recommends that the Development Permit Board endorse the recommendations to the Director of Planning on page one of this report.

A Building Permit with detailed construction drawings, consistent with the approved Development Permit, will be required following the issuance of the Development Permit.

ATTACHMENTS

- Attachment A: Proposal Plans
- Attachment B: Public Consultation Summary
- Attachment C: January 13, 2022 Advisory Urban Design Panel (AUDP) Minutes
- Attachment D: Applicant Response to the Development Review Committee (DRC) Meeting Recommendations
- Attachment E: Policy and Regulatory Evaluation Matrix

WORDSWORTH

Revised Development Permit Submission
February 25, 2022



FRANCL
ARCHITECTURE

HAPA
COLLABORATIVE



Variance Request
Request height variance of up to 4’-6” due to slope across the site and height calculation based on sloped base plane method of calculation. Refer to sections on page 33. We note, the ground level of the 16 storey tower is set for accessible entry at the lobby, and is recessed below grade approximately 2’-0” at the north end of the tower.

PROJECT STATISTICS

Wordsworth
Lot 6, District Lot 6494, Group 1, NWD Plan EPP29484
Birney Avenue and Ross Drive
South Campus
University of British Columbia

FSR	3.5	3.50	
Building Area	180,978 sf	180943 sf	35 sf
Site Coverage	50 %	46 %	

Setbacks	Required	Proposed
Front, Rear and Side	2.5 m	2.5 m

Building Height	Allowed	Proposed	
Building Height	48m	157.4803 ft	49.372m*
No. of Storeys Tower		16	16
No. of Storeys City Homes		3	3

Total No. of Parking Levels	2 - 1/2
Total No. of Amenity Levels	1
Total No. of Mechanical Floor (Rooftop Mech / Elev. Over-run & Elev. Machine Rm)	2

Building Areas		Gross	Amenity	Exclusions		FSR Area
				Storage Total	M&E Total	
Tower	Level 1	7,907	2,348	440	178	4,941
	Level 2	8,520	1,728	480	186	6,126
	Level 3	10,505		560	190	9,755
	Level 4	10,505		560	190	9,755
	Level 5	10,505		560	190	9,755
	Level 6	10,505		560	190	9,755
	Level 7	10,505		560	190	9,755
	Level 8	10,505		560	190	9,755
	Level 9	10,505		560	190	9,755
	Level 10	10,505		560	190	9,755
	Level 11	10,505		560	190	9,755
	Level 12	10,505		560	190	9,755
	Level 13	10,505		560	190	9,755
	Level 14	10,505		560	190	9,755
	Level 15	10,505		560	190	9,755
	Level 16	8,007		240	126	7,641
	Total	160,999	4,076	8,440	2,960	145,523
City Homes	Level 1	13,024		880	440	12,584
	Level 2	13,024				13,024
	Level 3	9,372				9,372
	Total	35,420				35,420
Project Total		196,419			0	180,943

Suite Count	Studio	1 bed	1 bed +den	2 bed	2 bed + den	3 bed	3 bed + den	4 bed	3 bed PH	Total
Highrise	-	86	59	58	-	-	-	-	6	209
City Homes						22				22
										231

Parking Stall Count	Maximum	Proposed
Regular Stalls	238	212
Small Car Stalls	25% of total	26
Accessible Parking	24	24
Visitor Stalls	24	24
Total	286	286

Bicycle Storage / Parking		Required	Proposed
Class I - Residents	(minimum 1.5 bicycle spaces per dwelling unit)	347	347
Class II - Visitors	(minimum 0.5 bicycle spaces per dwelling unit)	116	116

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TOTAL ARCHITECTURAL SUBMISSION	(34 PAGES)
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SITE

Lot 6 of Wesbrook Place is a 4,804m2 (51,708 sq.ft.) site located at the corner of Ross Drive (to the south) and Berton Avenue to the west. The north and eastern boundaries are defined by pedestrian greenways. Scholar’s greenway to the east connects the nearby entrance of UBC Farm to Mundell Park and beyond. Webber Lane to the north is part of the east-west pedestrian thoroughway (green street) connecting Mundell Park to Berton Avenue and to Wesbrook Village center. This thoroughway incorporates a cascading stream landscape feature which directly borders Lot 6. The stream is the source to the pond at Mundell Park.

The existing site grades are gentle, sloping evenly from its highest point at the north corner to the south corner with a total drop of 3.57m (approximately 11’-8”). There is a slightly steeper cut down along the eastern boundary to navigate the grade transition down to Scholar’s greenway and Mundell park.

CONTEXT

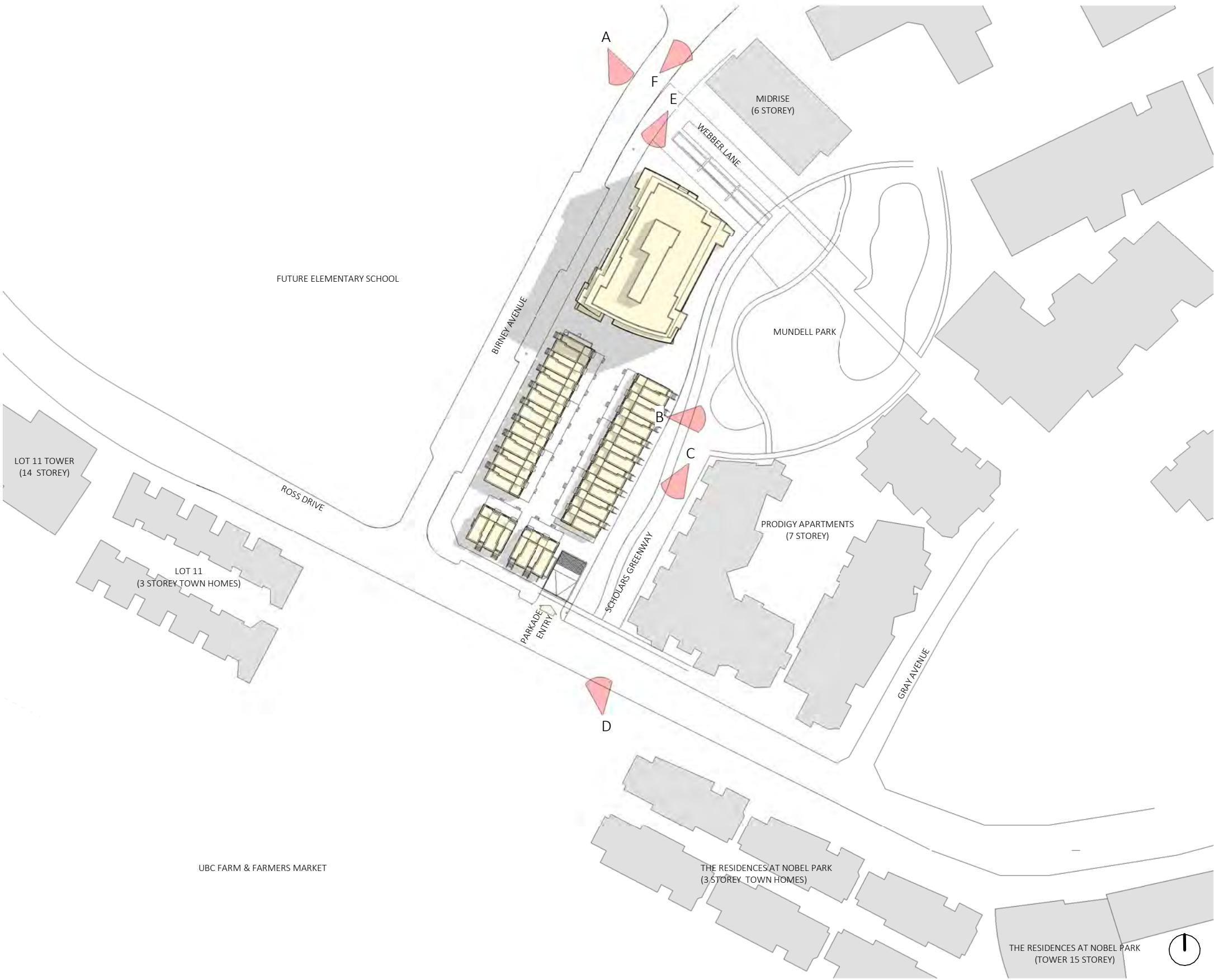
Mundell Park is located directly east of Lot 6. This neighbourhood park is a node at the intersection of the two greenways and is a significant public outdoor amenity space. Its focal point is a natural pond, with an island and a pedestrian bridge crossing which completes the north-south pedestrian thoroughway connection. The park also incorporates grassy areas and playground structure at the southern end.

The park is surrounded by existing 6 and 7 storey residential developments along the northern, southern and eastern boundaries. Lot 6 is the last remaining site in the block to be developed.

Across Ross Drive to the south is a section of natural forest, UBC Farm, and the Salish Sea, which will be visible from higher levels of the tower. The site to the west across Berton Avenue is currently undeveloped but will become an elementary school and playing field in future.

Left: Illustrative Massing of the Wesbrook Place Neighbourhood Plan with project site | From <http://planning.ubc.ca/sites/planning.ubc.ca/files/images/DRAFT%20Wesbrook%20Place%20NP%20Illustrated%20Amendment%20Feb%204%202016.jpg>

SITE & CONTEXT PHOTOS



A - Birney Avenue & Webber Lane



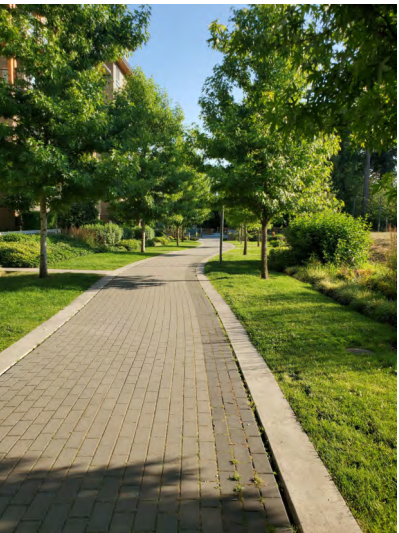
D - From UBC Farm Entrance



B - Mundell Park Connection



E - Birney Avenue - Looking South



C - Scholars Greenway



F - Birney Avenue at Webber Lane

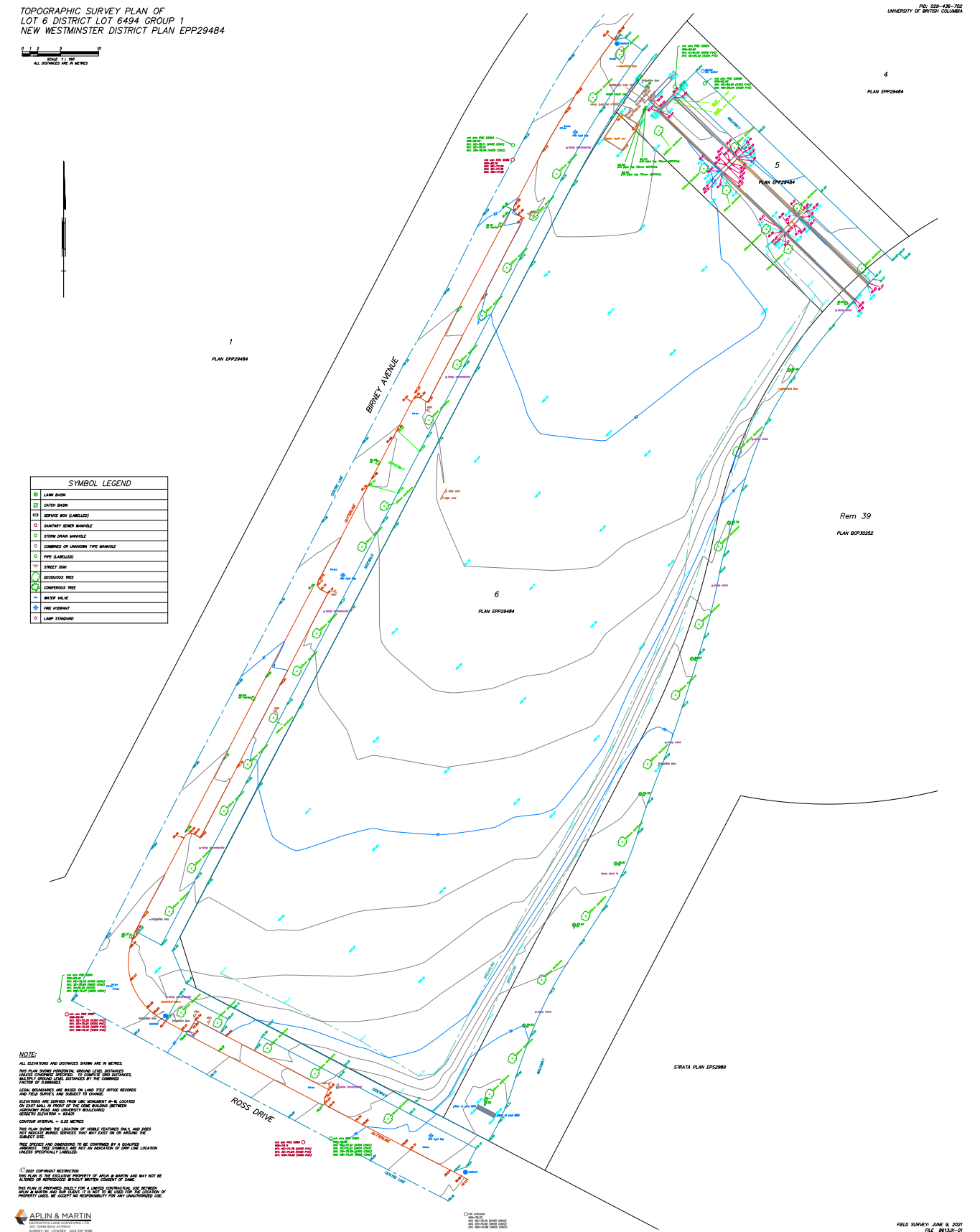


Aerial View - Looking Southwest



Aerial View - Looking Northeast

SITE SURVEY



PROGRAM

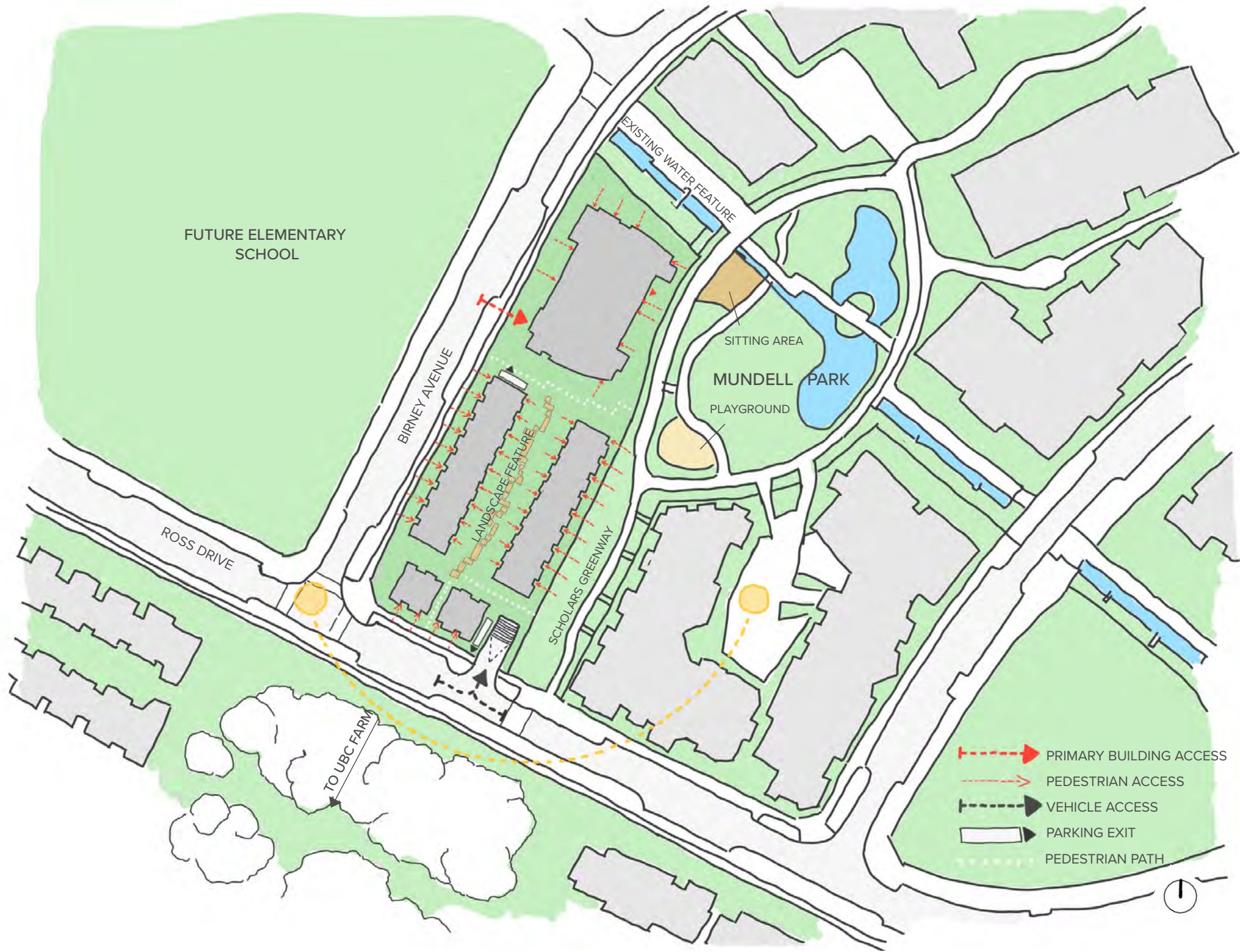
The proposed Lot 6 development consists of a 16-storey residential tower component located at the northern portion of the site. Twenty-two 3-storey city homes are located in the southern portion of the site, fronting Birney Avenue, Ross Drive, and Scholar's Greenway. Passageways allow for access through to the semi-private courtyard space. The below grade parking access is discretely located at the southeastern corner of the site, which is a natural low point that minimizes the extent of exposed ramp entry, with the remainder screened by an overhead trellis structure.

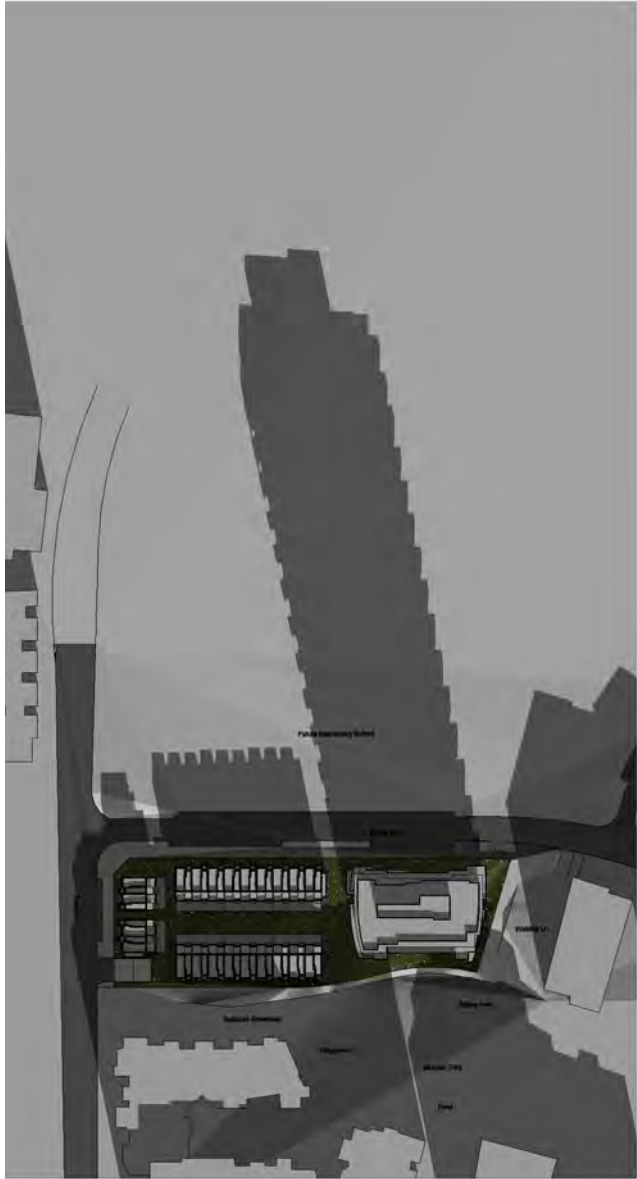
The tower contains 209 suites, predominantly 1-2 bedroom units with some studios and five 3 bedroom penthouse suites. The entry lobby is located at the southwest corner of the tower and adjacent amenity room space fronts onto the common courtyard with the city homes. The development guidelines specific to this site allow for a 16 storey tower (not to exceed 48m). However, given the existing topography which slopes both the length and across the site, the proposed 16 storey tower exceeds the 48m height limit. A request for height variance of 4'-6" is included with this submission. The height calculation method (base plane) employed was based on the City of Vancouver zoning method (which effectively generates a diagonal maximum height envelope).

The city homes are connected in clusters of two and nine homes, and maintain a 3-storey volume where they face onto Birney Avenue, Ross Drive and the greenway to provide continuous street edge, and to better relate to scale and massing of adjacent developments. Street level entries and private patios at most homes step up or down as grade falls away over the length of the site and in cross section across the courtyard, to create a sense of individuality for each home. On the courtyard side, the city homes are terraced at the upper level. The semi-private courtyard provides a focal point the forest at the south and connection to the tower to the north.

Underground parking will be provided for both residents and visitors. The penthouse units will each have designated secure private garages. Secure bicycle storage, storage lockers, garbage & recycling facilities and service rooms will also be provided below grade.

This development is designed to REAP Gold standards and is targeting Step 3 of the BCBC Energy Code. Step 3 compliance to be verified with the preliminary energy analysis.





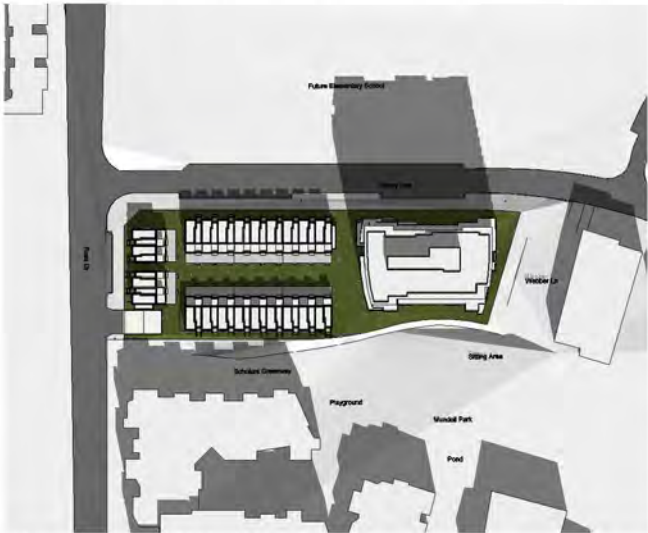
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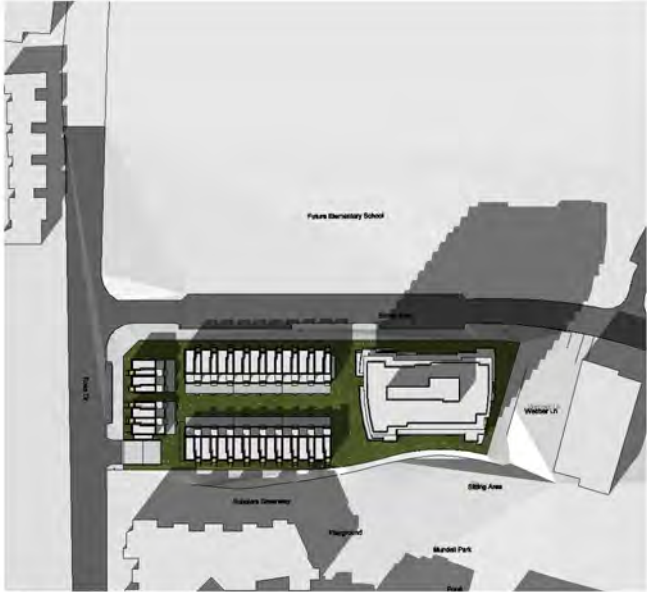
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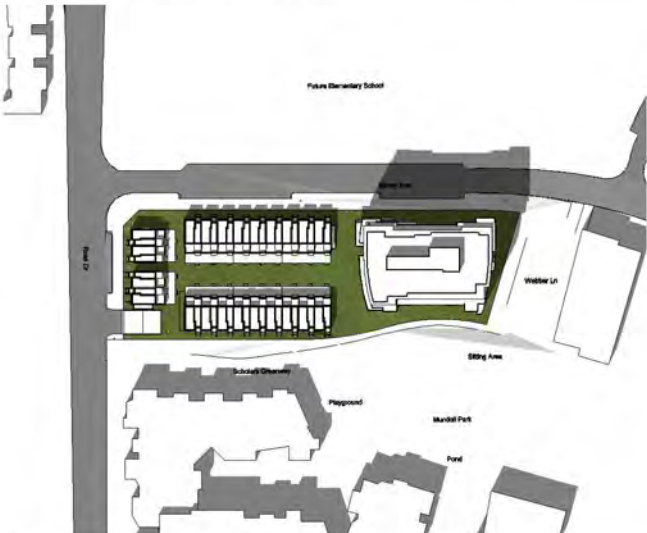
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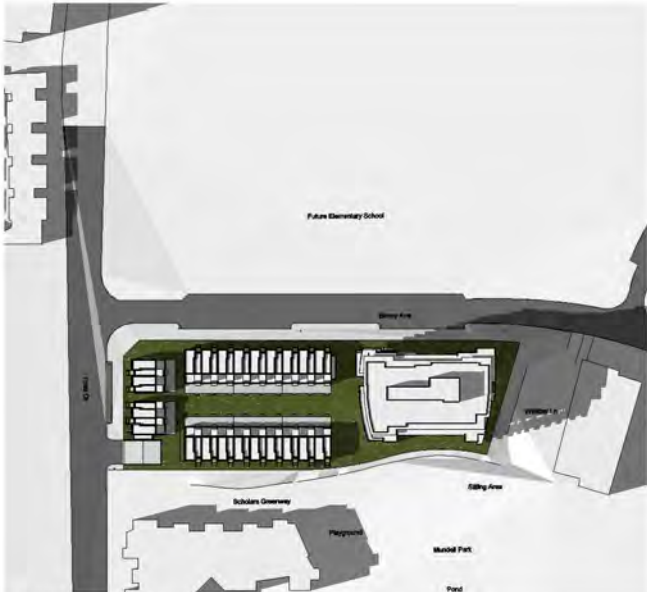
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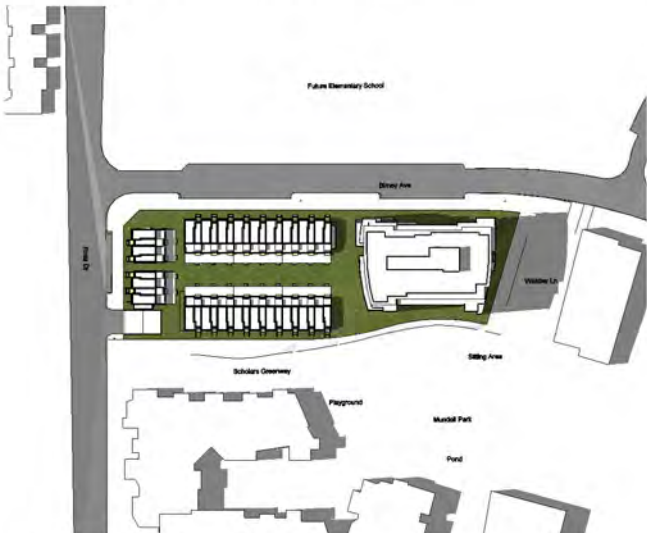
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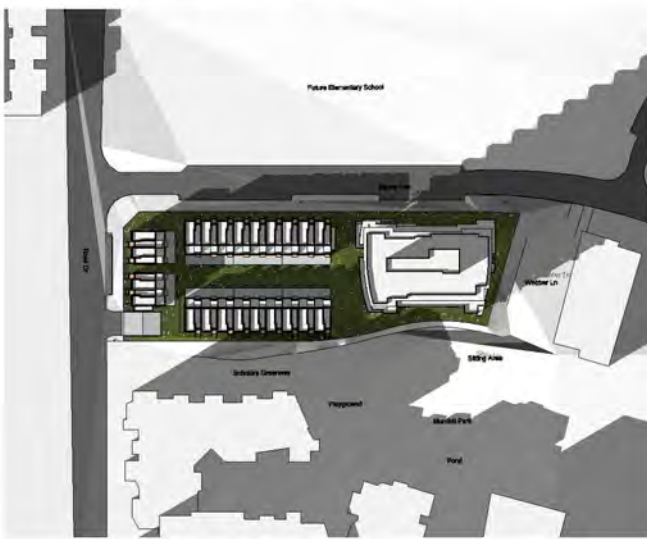
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Spring Equinox - 02:00pm



Summer Solstice - 02:00pm



Winter Solstice - 12:00pm



Winter Solstice - 02:00pm

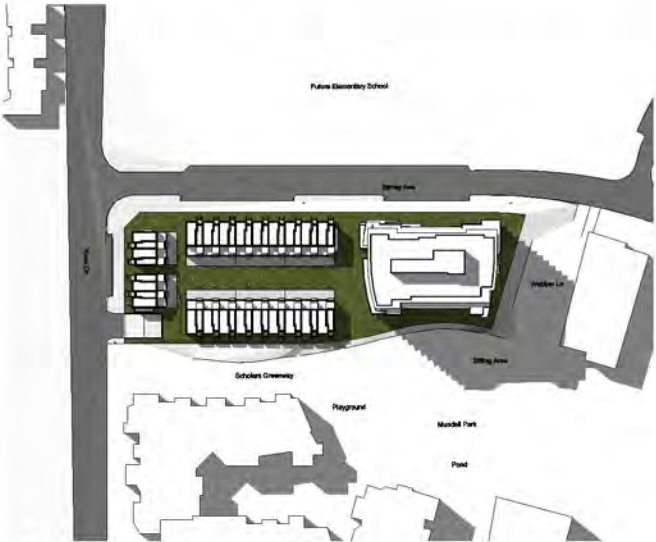
SHADOW ANALYSIS
ADDITIONAL STUDIES

The effects of shadowing by the proposed development (and adjacent existing developments) on Mundell Park and the future elementary school site have been studied at the prescribed dates and times.

Additional times have also been studied, where use of these public spaces would be commonplace such as in late afternoon, early evening in summertime, and pre-school hours at the future school site.



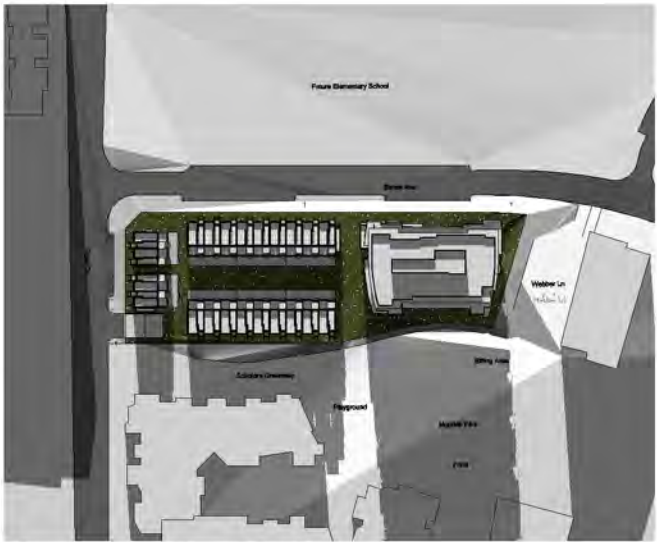
Spring Equinox - 04:00pm



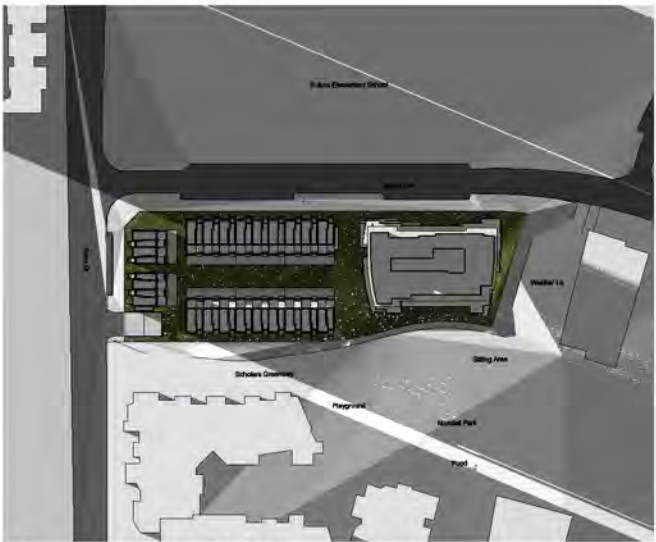
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Summer Solstice - 06:00pm



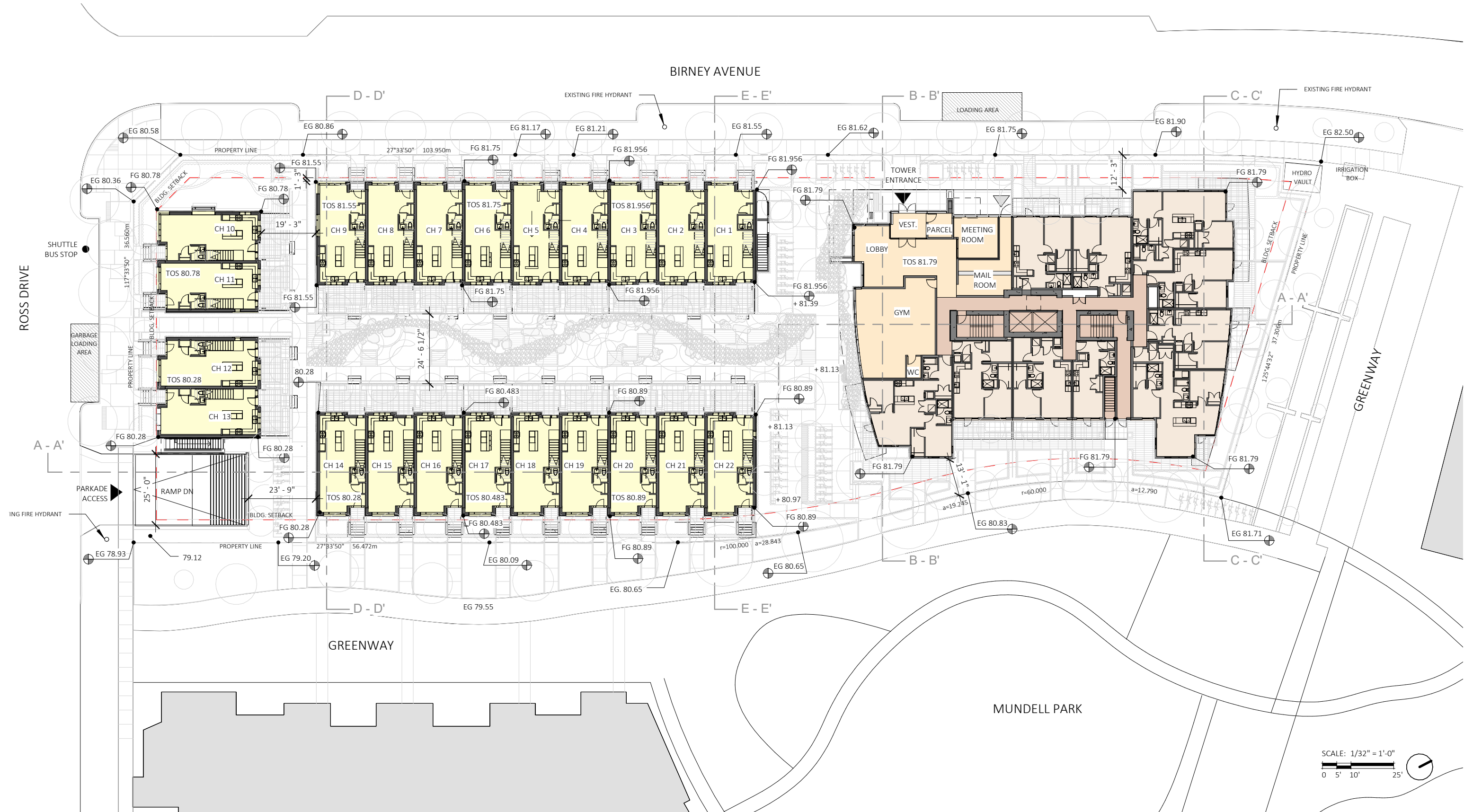
Summer Solstice - 08:00pm



Winter Solstice - 04:00pm



SITE PLAN



Background

The UBC Wesbrook Place Neighbourhood plan (illustrative plans P-10 & P-11) indicates a massing distribution across Lot 6, with a 16-storey tower located at the northern portion of the site, roughly square in proportion, and the remainder of the site as three storey townhomes. The site coverage shown is distributed approximately as a split of 1/3 tower and 2/3 townhomes, with a permitted density up to FSR of 3.5.

Overshadowing of Mundell Park and the future school site by the tower component was a primary consideration in determining the tower placement prescribed in the neighbourhood plan.

Process & Evolution of the Proposed Design - Through commentary received at the Pre-AUDP, AUDP, DRC and discussions with UBC CC&P, the design team was encouraged to re-examine the design in accordance to a number of overall guiding principles for this site and consider revisions to better align with the Neighbourhood Plan, including the following:

- Maintain (as closely as possible) the intent of site massing and density as shown in illustrative plans P-10 & P-11 of the neighbourhood plan:
- Increase proportion (density and site coverage) of City Homes to reduce Tower footprint
- Maintain prescribed site division line (~1/3 to 2/3 proportion) between Tower and City Homes
- Study tower base (podium) and relationships to grade
- Study effects of tower placement and tower form on overshadowing adjacent public spaces and ways to mitigate



Iteration 1 - Pre-application AUDP
• 7 City Homes
• 239 Tower Units



Iteration 2 - AUDP Submission
• 20 City Homes
• 220 Tower Units



Iteration 3 - Current Revised DP Submission
• 22 City Homes
• 209 Tower Units

LEGEND

Maximum 3.5 FSR
High Rise with Low Rise/Townhouses

Maximum 2.8 FSR
High Rise with Townhouses

Maximum 3.5 FSR

Maximum 2.8 FSR

Maximum 2.0 FSR

Maximum 1.2 FSR

Maximum Number of Storeys

Internal Site Height Transitions

Street Wall Massing
6 Storeys or less

Mixed-Use Commercial Centre

Schools

Green Edge

Usable Neighbourhood
Open Space (UNOS)

Greenway



Images: Illustrated Land Use Plan and 3D Illustrative Plan from Wesbrook Neighbourhood Plan (P-11 & P-12)

Proposed Development

The proposed form of development has evolved in consideration of this guidance, to more closely respect the policies of the Wesbrook Place Neighbourhood Plan. Overall siting revisions can be summarized as follows:

The revised overall site division between City Homes and Tower now closely approximates the prescribed 1/3 to 2/3 division and maintains FSR 3.5.

The density of the City Homes is increased to twenty-two homes facing Birney Avenue, Ross Drive, and Scholars Greenway. These are re-shaped into a deeper row house proportion, and have increased in area to reduce the tower floor plate. The City Homes are grouped into clusters to maintain visual and pathway connections to the semi-private interior courtyard.

The tower massing is redefined to fall within the overall prescribed site division and to reduce over-shadowing of Mundell Park and the future school site. The tower plate is reduced in length significantly and is pulled further north toward the building setback. The tower is re-shaped and internally re-planned (incorporating separate internal cores) in order to extend units outward, closer to the west and east building setback lines.

The tower extends to 16 storeys as permitted, however a height variance of up to 4'-6" is requested. The 48m height limit across this sloped site would not otherwise allow for an accessible ground level at 16 storeys in building height.

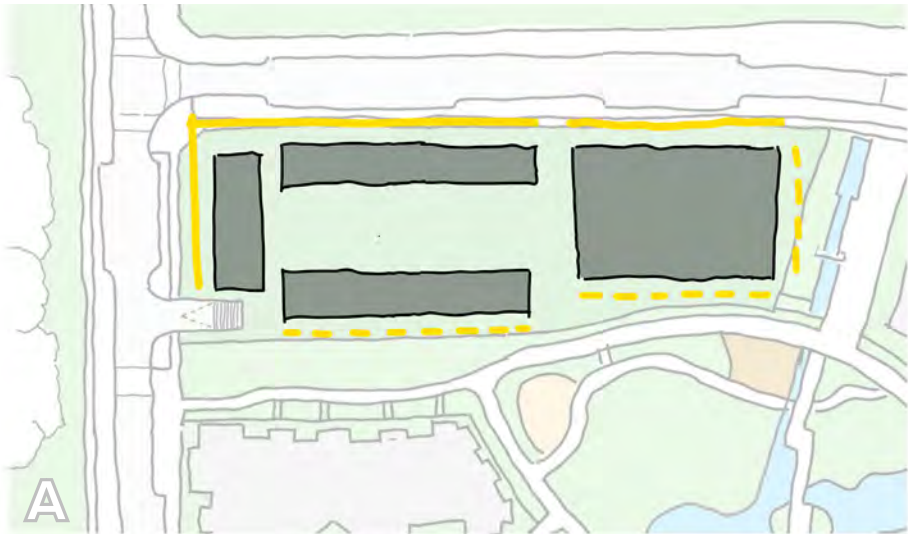
Articulation of the tower base (podium) and grade relationships have been refined, and are described in the building massing design rationale. Courtyard and semi-public passageways and access through the site is discussed in more detail with the design rationale provided by the Landscape Architect.

Building Form and Material

Tower - A series of form manipulations are introduced to break down the overall mass of the tower into more discernible elements and provide a finer level of detail at a human scale.

Beyond siting of the tower, shadow analysis identified the southeast tower corner as having the greatest impact on shadows cast on Mundell Park. Shaping the tower form with a gentle crescent shaped facade mitigates the shadow cast, shortens the overall perceived length of the east facade, and introduces a relationship to the natural context and curves of Mundell Park. Further the building corners are stepped back to further reduce shadowing.

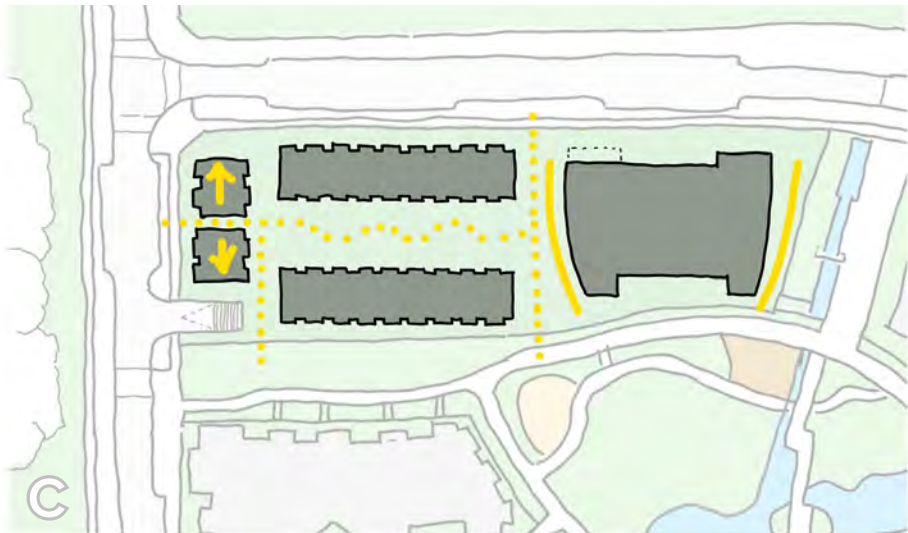
Given the tower proportions (height-to-floor plate), efforts are made to emphasize a more slender appearance by using facade elements, colours, and tones organized vertically. At the north and south facades, grey metal spandrel panel runs vertically with a vertical band of terra cotta coloured panel extending up to and connecting the penthouse level. At the west and east elevations, the main fields of wall are also rendered with a terra cotta coloured panel system. These areas are nearly square in proportion and form a background, behind which white painted balconies project, and are modulated in a rhythm.



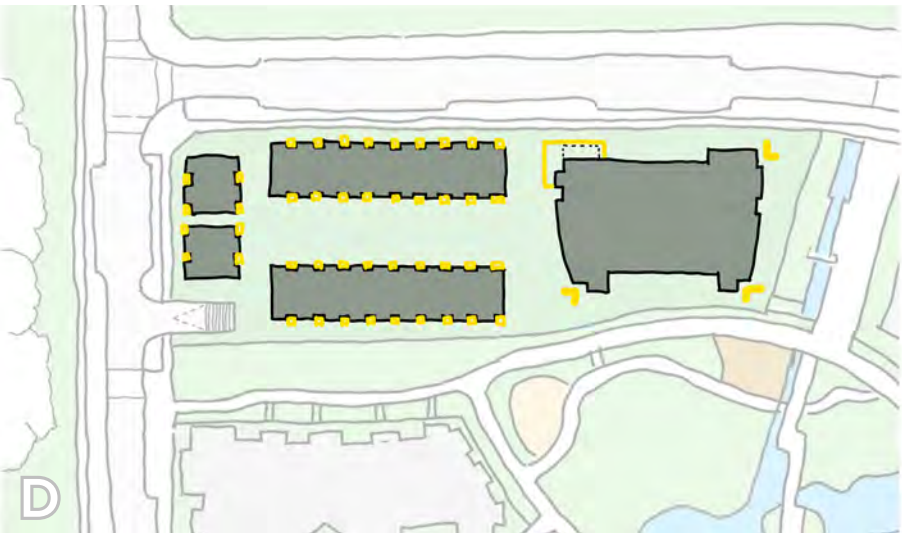
- Neighbourhood Plan massing
- Define street edge conditions



- Increase density at city homes to reduce tower floor plate
- Adjust tower massing to reduce overall length



- Porosity (access) through site
- Crescent shaped tower faces, natural context



- Refine tower corners to reduce shadowing and perceived tower length
- Sense of arrival - define entries

Building Form and Material

Tower (continued from previous page) -

The tower entry and sense of arrival is signalled by a three-storey white (metal panel clad) folded plate form, which carves back to a double-height lobby, with glass canopy and feature column, maintaining an open ground plane at the corner. A 3-storey tower podium datum carries across through use of white horizontal bands to relate back to the adjacent City Homes and ground the tower.

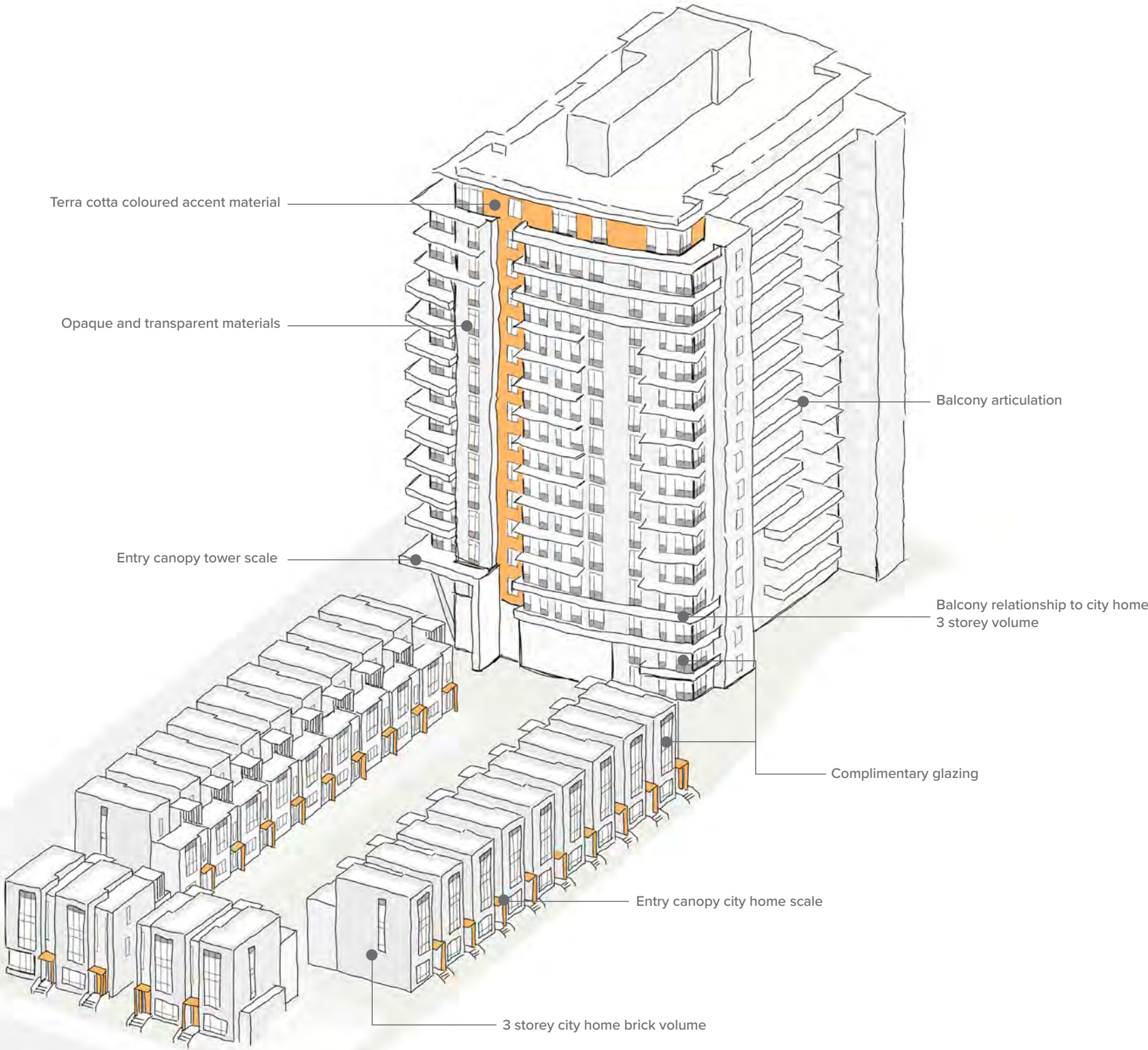
The material palette is common to both the Tower and City Homes, to read as a single cohesive development while providing opportunities for accents at different levels of detail and at human scale. As the scheme has developed, colours and materials have been muted to simplify the expression of the tower.

City Homes - The City Homes are defined in row house form with a three-storey frontage, stepped parapet line, and set back entries with a raised stoop. The homes are grouped into clusters, each stepping down as the grade falls away. Passageways provide glimpses into the courtyard. The homes are terraced with outdoor decks overlooking the courtyard.

Architecturally, the language is clean and minimal. A simple three-storey brick volume is defined with punched openings and repeated. In between, a neutral slot is formed, denoting vertical circulation within the home, clad with metal spandrel panel and glazing. Accent coloured entry doors, metal entry canopies, vertical fins and window shrouds provide human scaled detail, and reinforce a sense of individuality. On the courtyard side, metal panel cladding provides a common base and ties the groupings together as a single building.

The colour palette is tonal, dark charcoal grey brick, warm medium gray metal panel and spandrel panel, with accent coloured elements (entry doors, canopies) in the terra cotta colour to match the tower.

Bird Friendly strategy - Glass guards are provided at balconies across both the tower and City Home decks. Following strategies outlined in the UBC Bird Friendly Design Guidelines for Buildings, patterned ceramic frit glass or patterned laminated interlayer glass will be incorporated four storeys and possibly full hieght of tower following additional REAP credits targetted.



PERSPECTIVE RENDERING
VIEW FROM BIRNEY AVE & WEBBER LANE



PERSPECTIVE RENDERING
VIEW FROM ROSS DRIVE & BIRNEY AVE

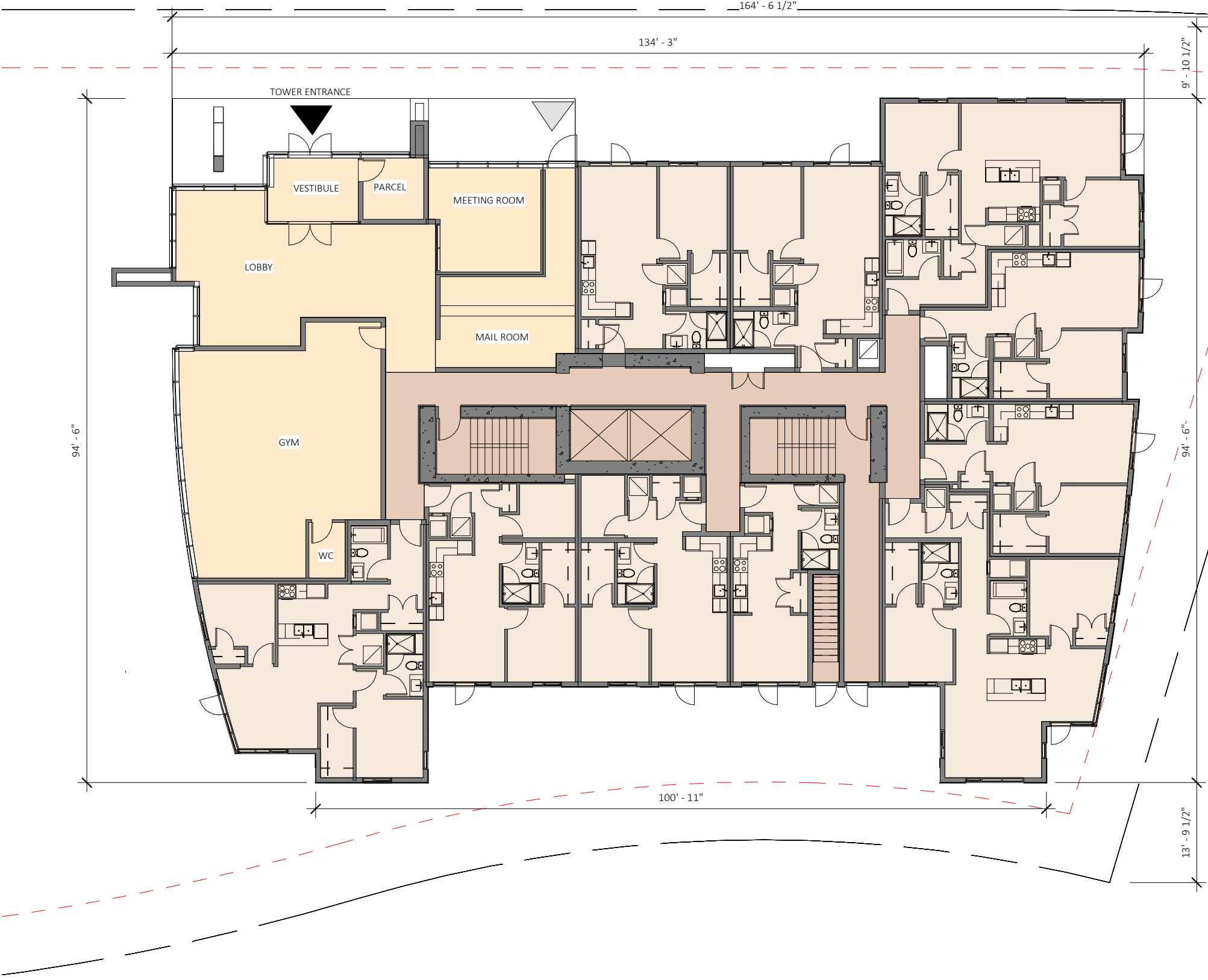


PERSPECTIVE RENDERING
VIEW FROM BIRNEY AVENUE & ROSS DRIVE

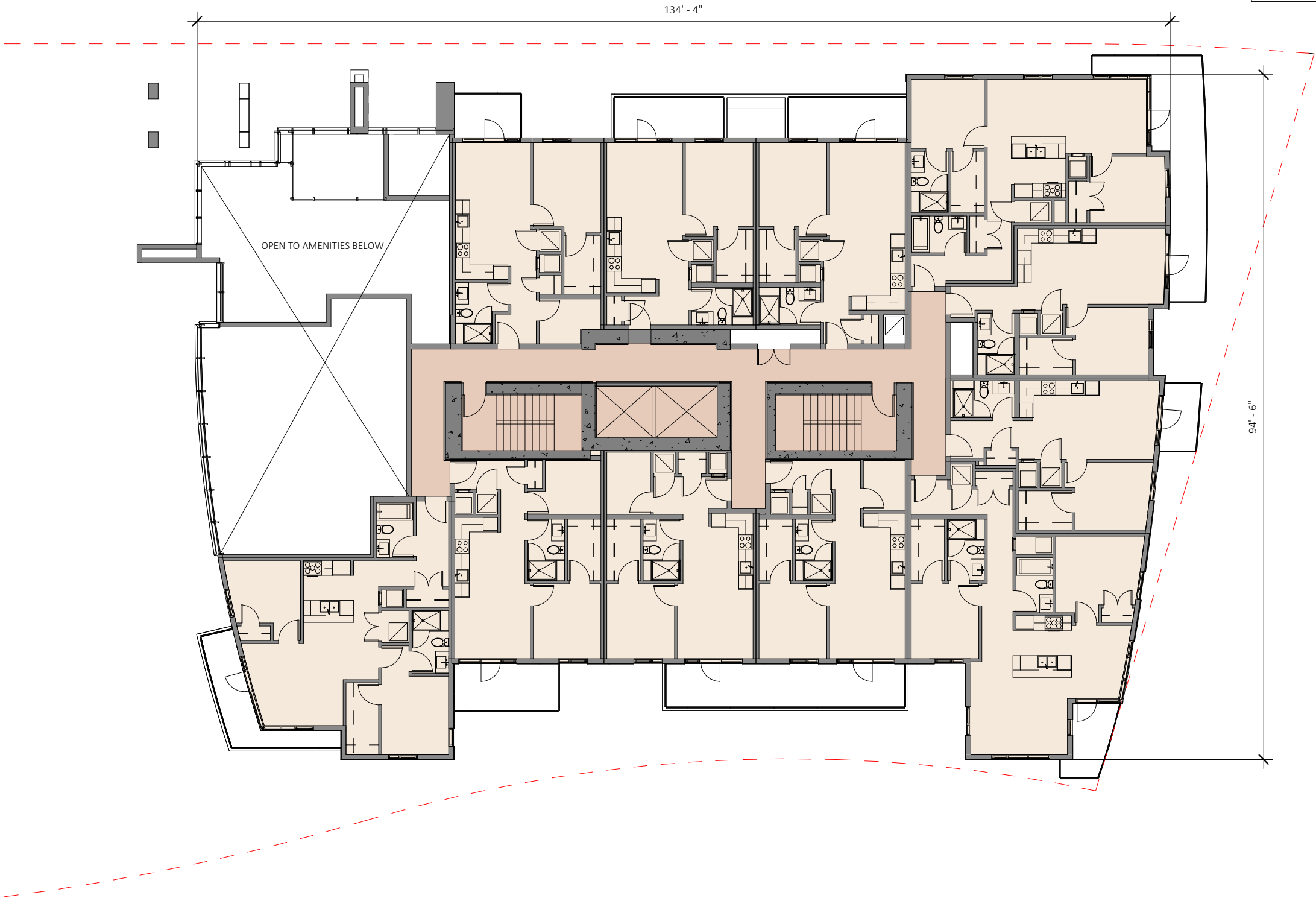
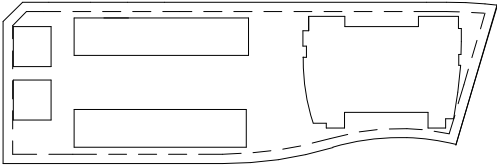




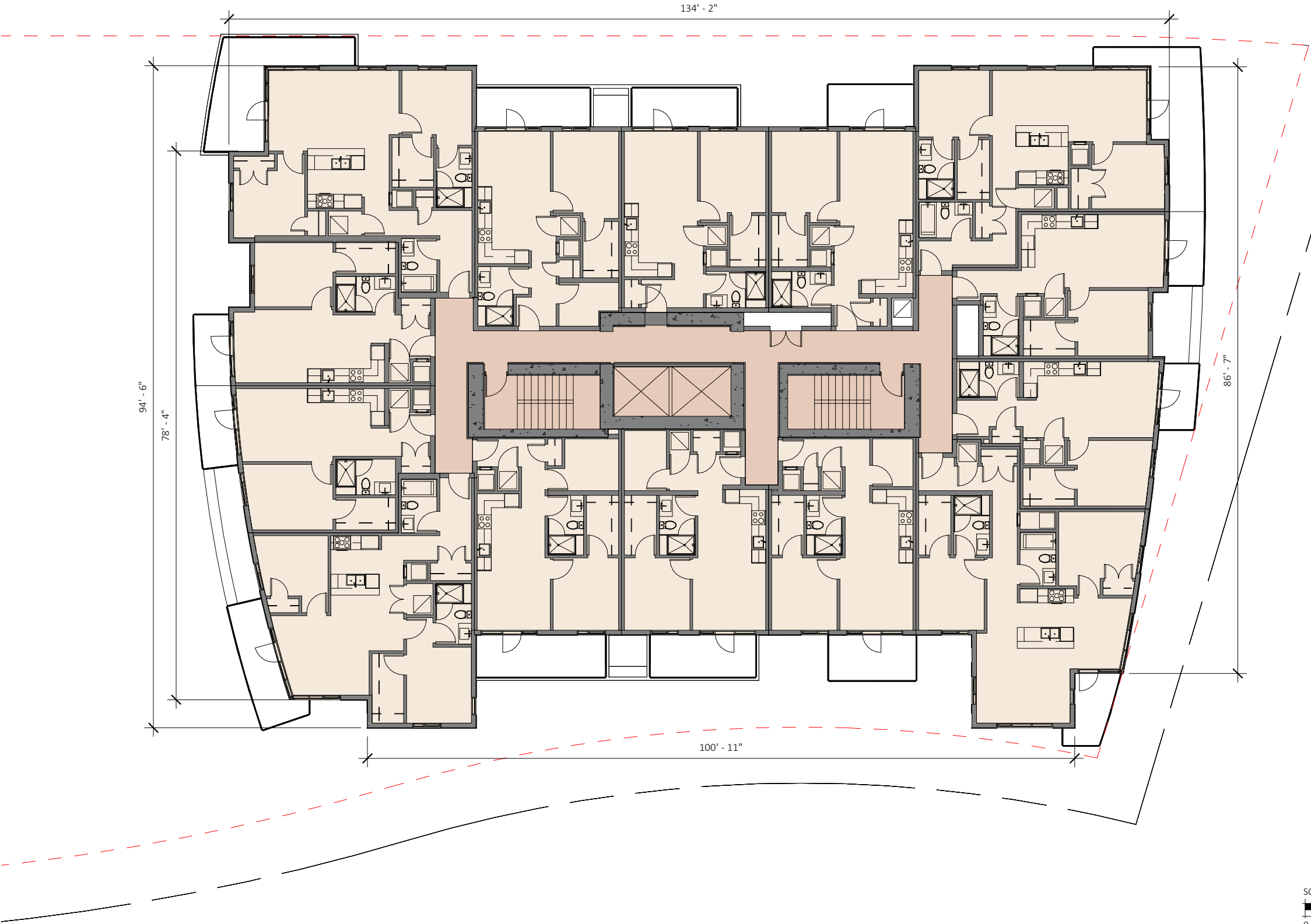
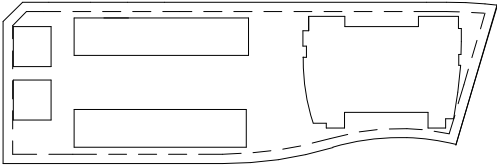
FLOOR PLANS
TOWER GROUND LEVEL



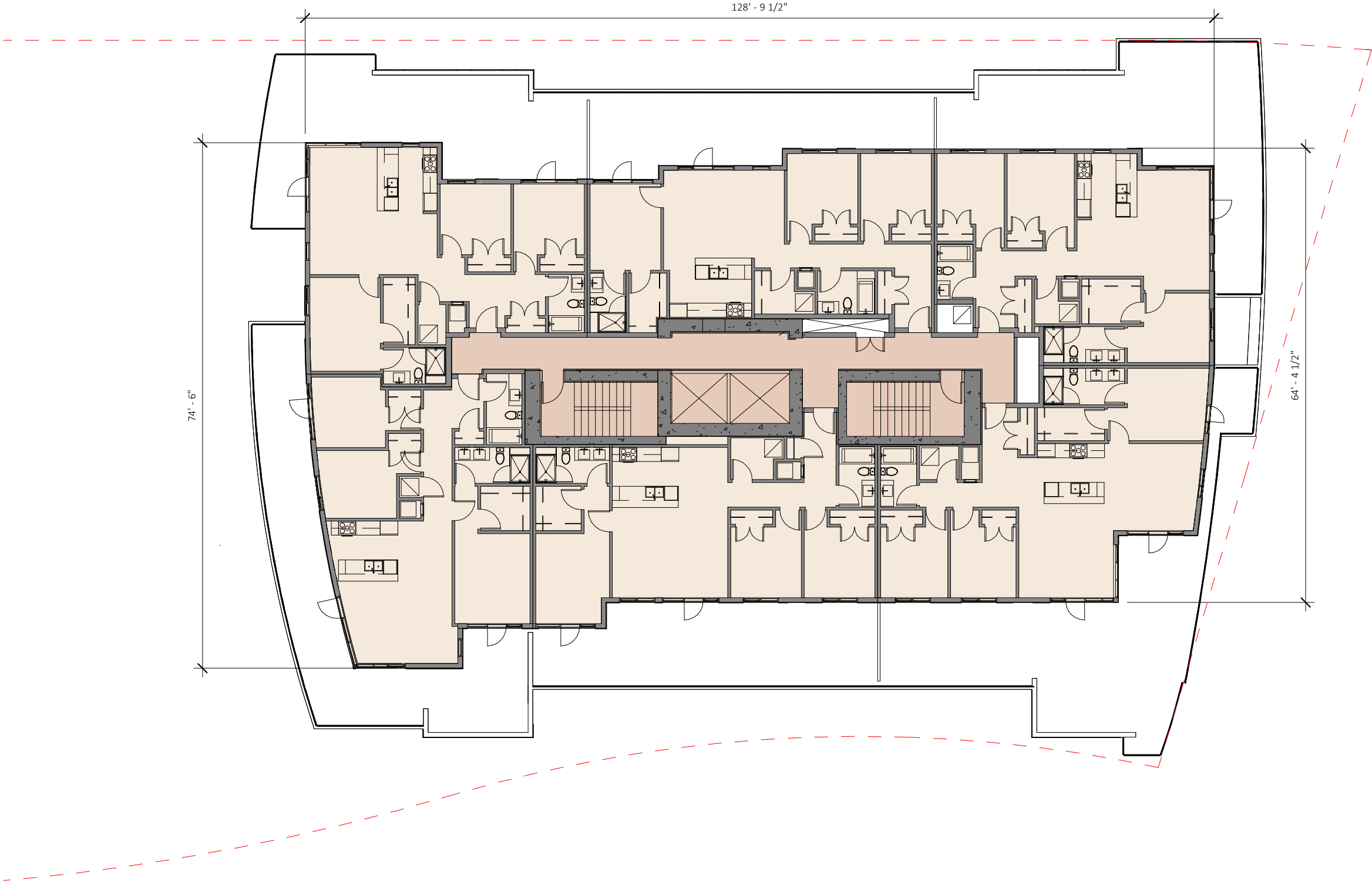
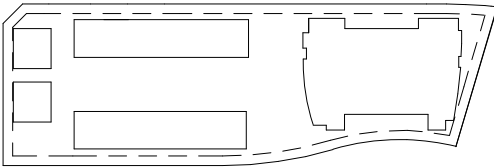
FLOOR PLANS
TOWER LEVEL 2



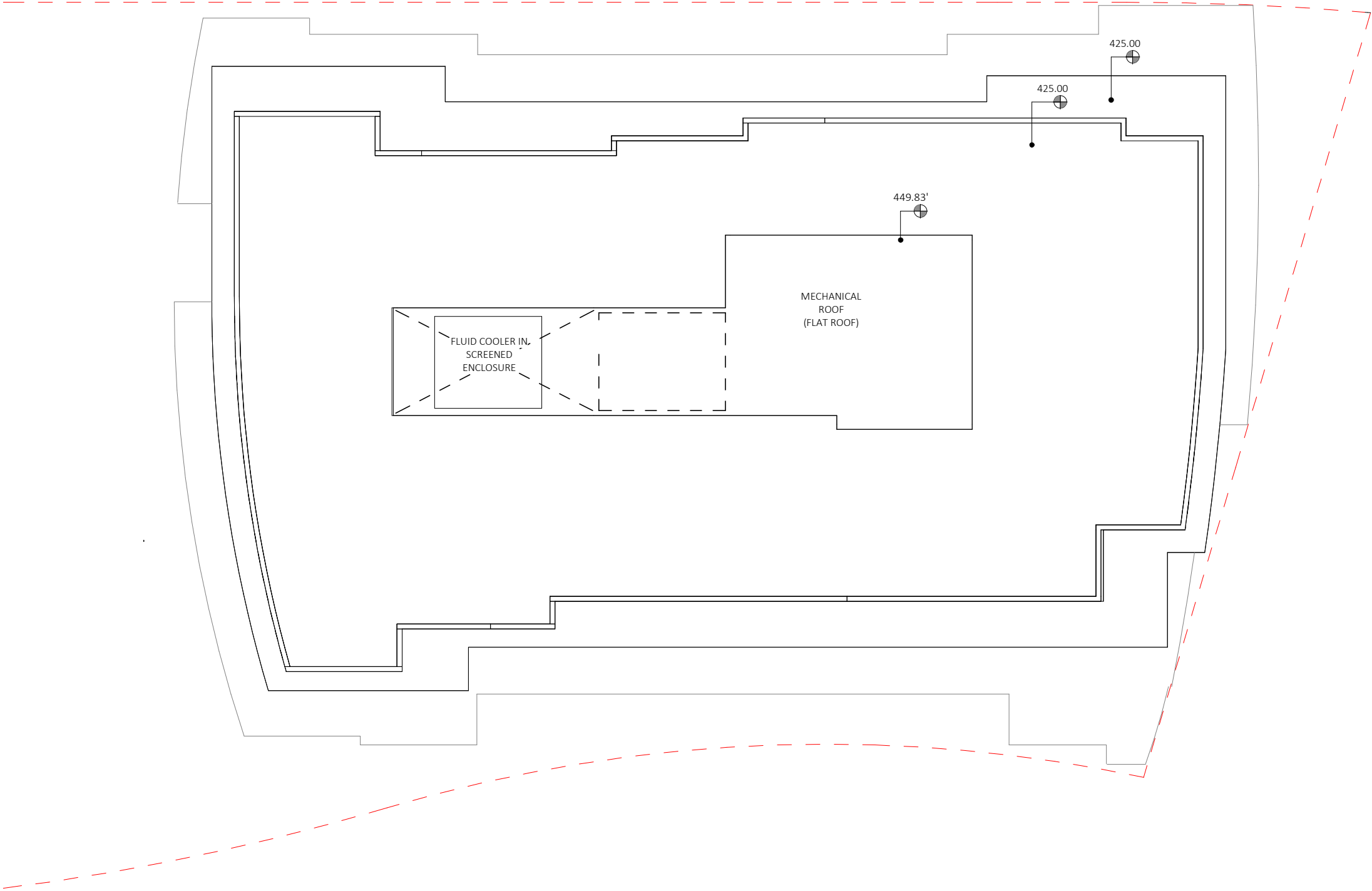
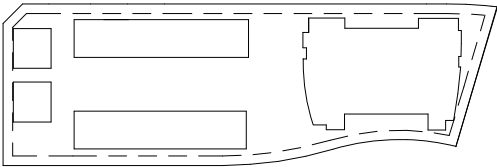
FLOOR PLANS
TOWER LEVEL 3-15



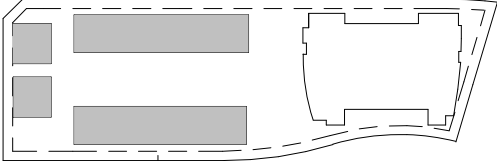
FLOOR PLANS
TOWER LEVEL 16



FLOOR PLANS
TOWER - ROOF LEVEL

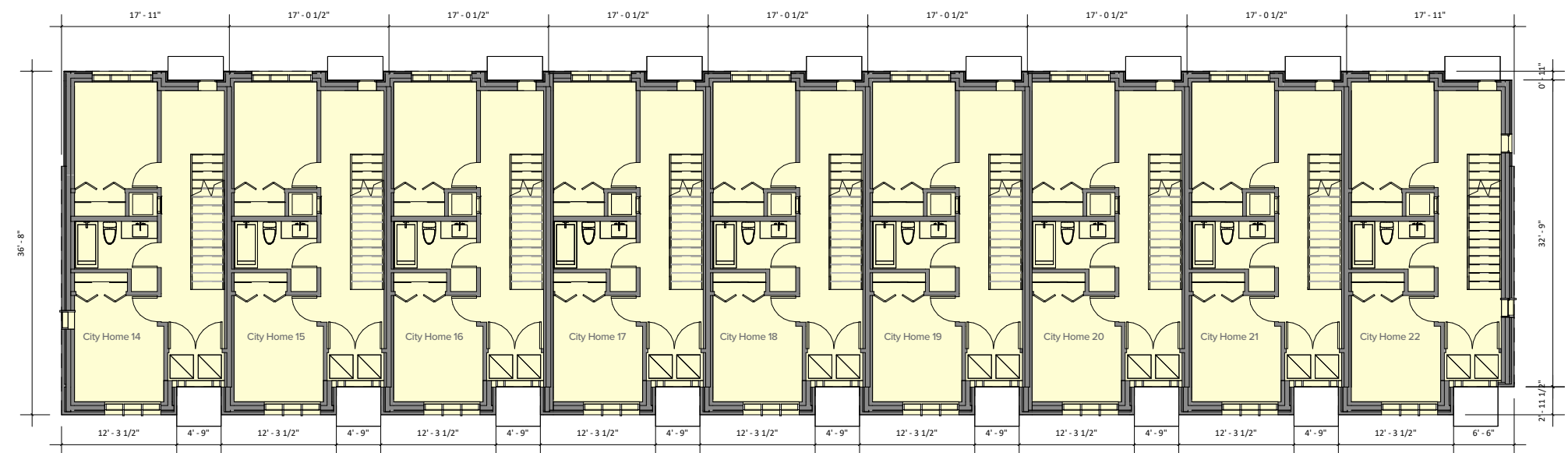
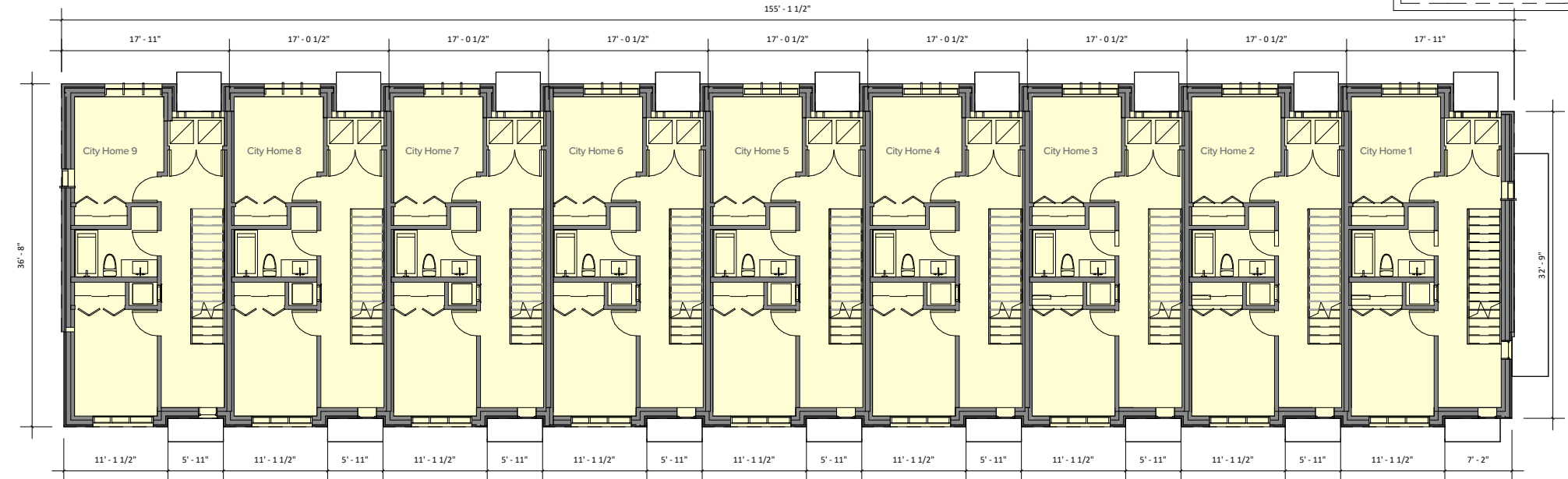
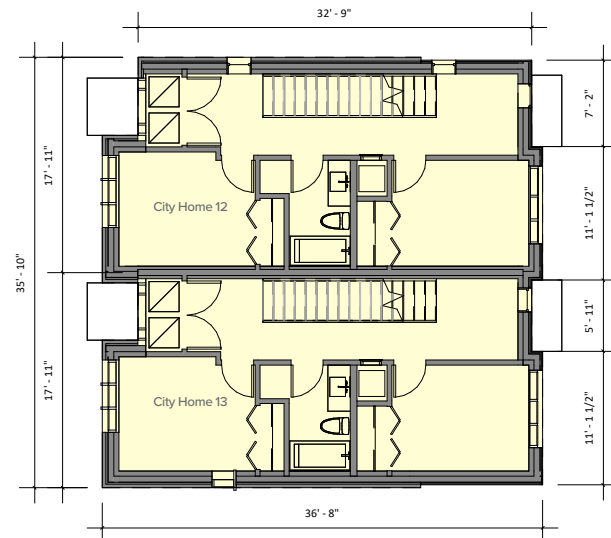
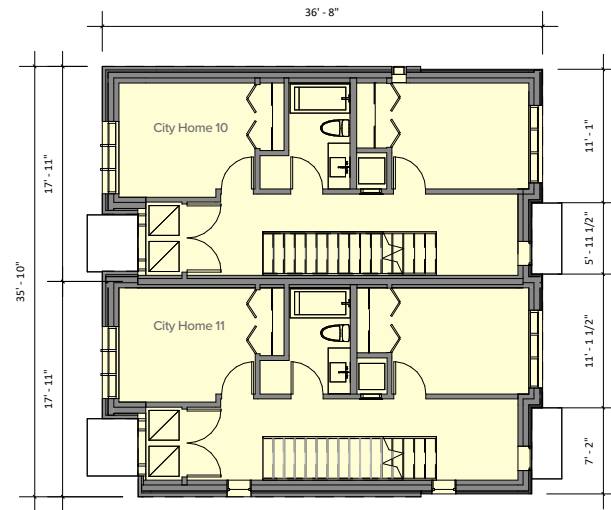
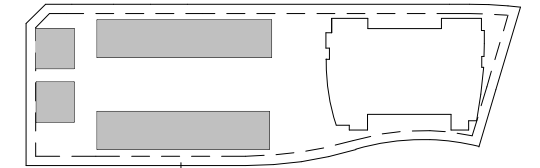


FLOOR PLANS
CITY HOMES GROUND LEVEL

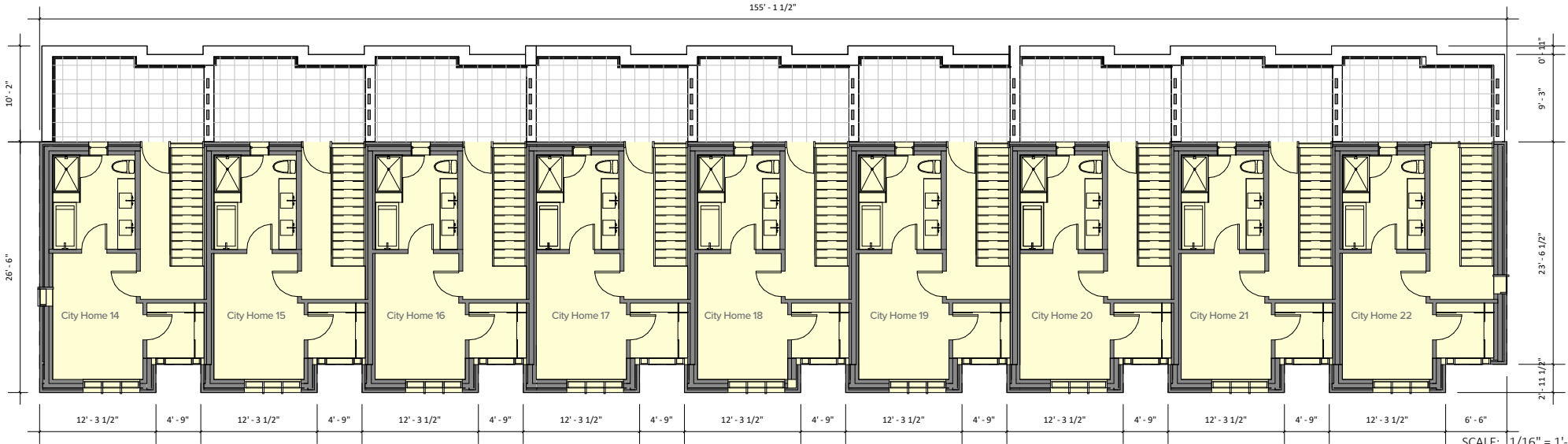
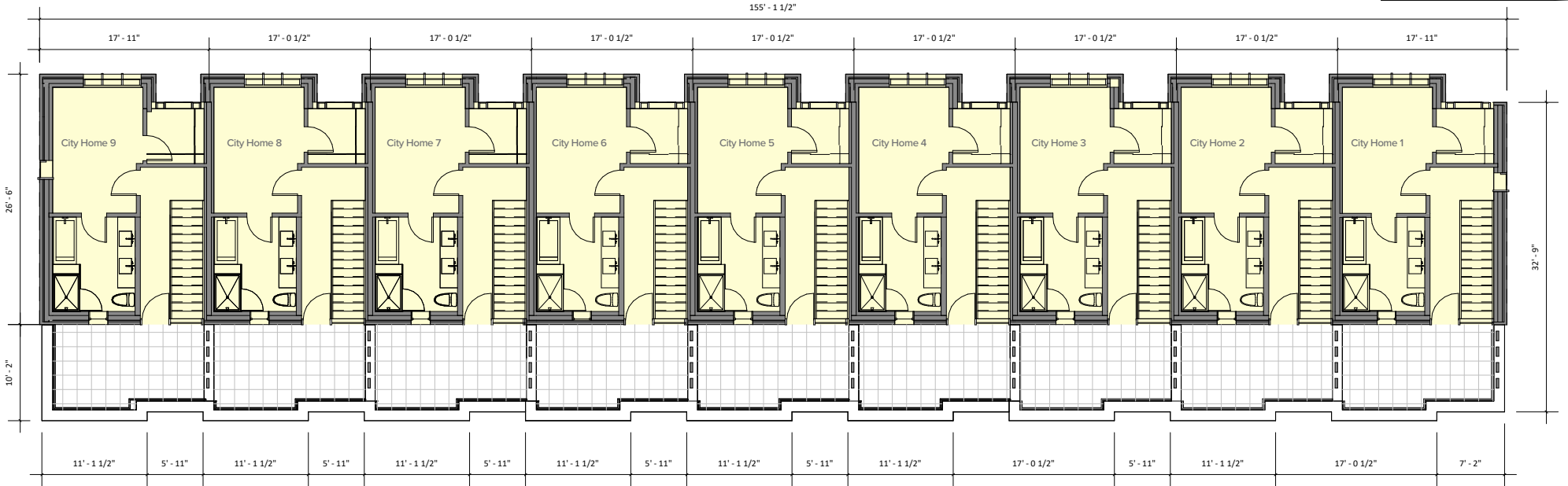
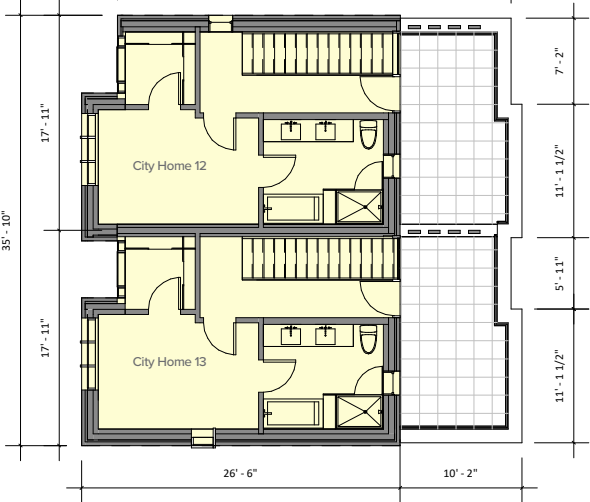
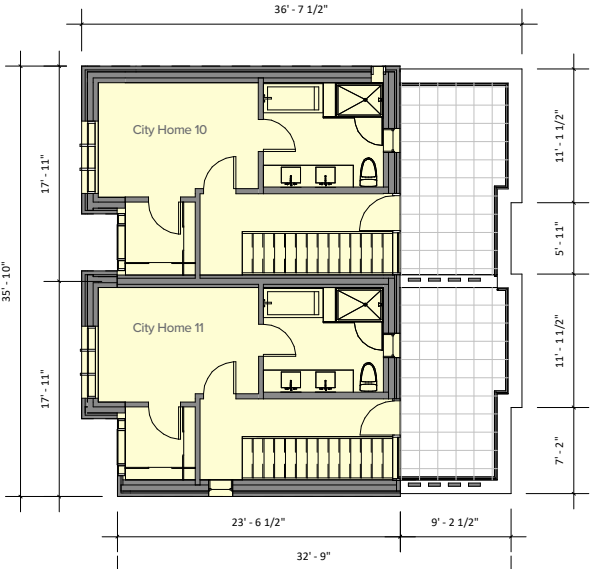
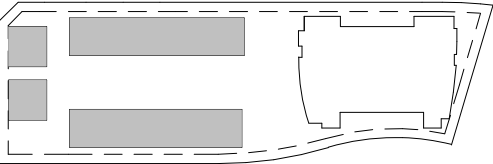


FLOOR PLANS

CITY HOMES LEVEL 2

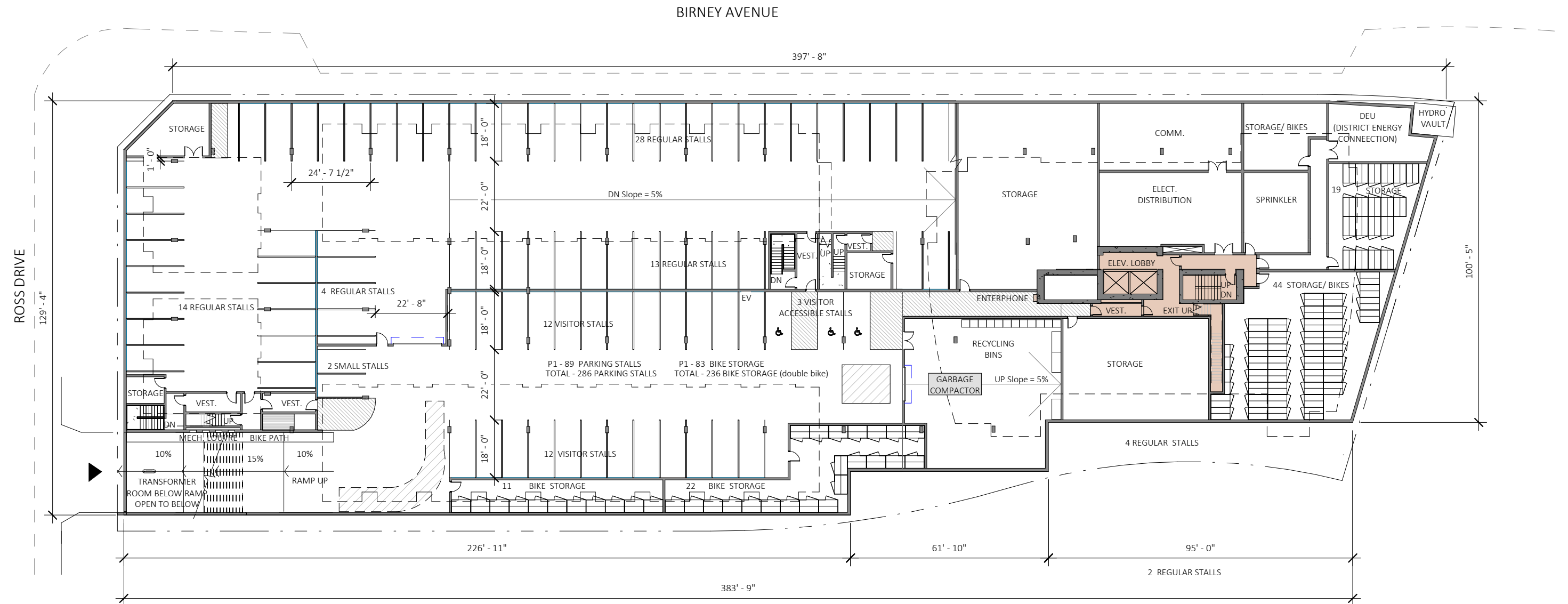


FLOOR PLANS
CITY HOMES LEVEL 3




FLOOR PLANS

PARKING LEVEL 1



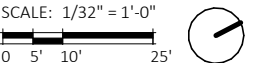
SCALE: $1/32" = 1'-0"$



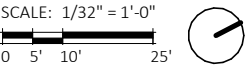
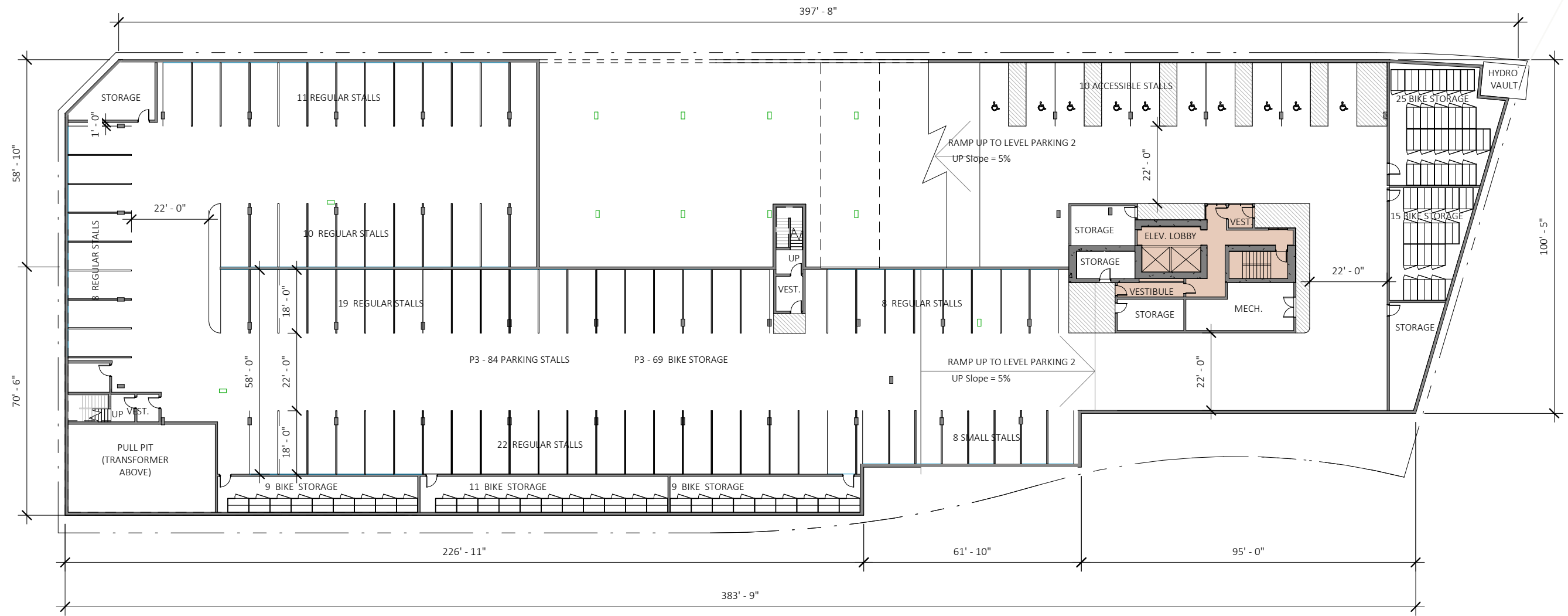
A horizontal scale bar with tick marks at 0, 5', 10', and 25'. The bar is divided into segments: 0 to 5' is black, 5' to 10' is white, 10' to 25' is black, and 25' to the end is white.

SCALE: $1/32" = 1'-0"$

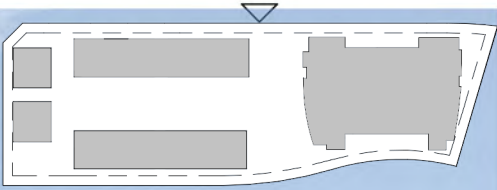
The scale bar is a horizontal line with vertical tick marks at 0, 5', 10', and 25'. The segment between 0 and 5' is divided into five equal parts, each representing 1 foot. The segment between 5' and 10' is divided into five equal parts, each representing 1 foot. The segment between 10' and 25' is divided into five equal parts, each representing 5 feet. To the right of the scale bar is a circular arrow pointing clockwise, indicating the direction of rotation for the dial indicator.



FLOOR PLANS
PARKING LEVEL 3



ELEVATIONS
WEST ELEVATION BIRNEY AVENUE

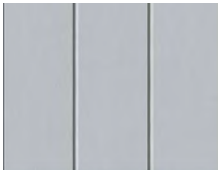


Materials Legend

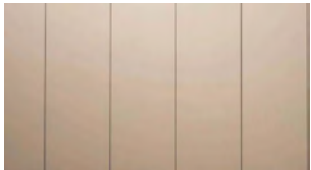
1. painted concrete
 - a. white
 - b. charcoal
 - c. accent colour - terra cotta tone
2. painted concrete soffit
 - a. white (typical)
 - b. accent colour - terra cotta tone
3. composite metal panel
 - a. white
 - b. accent colour - terra cotta tone
 - c. charcoal
4. pre-finished metal panel - medium grey matte finish
5. aluminum window wall system - charcoal frame
6. aluminum window wall system glass spandrel - charcoal
7. aluminum window wall system metal spandrel panel
 - a. silver
 - b. medium grey matte finish
8. terra cotta coloured panel system
9. aluminum window wall system vertical fins - charcoal
10. pre-finished metal window shroud - charcoal
11. curtainwall - charcoal frame
12. metal cityhome entry doors - accent colour - terra cotta tone
13. painted steel entry canopy structure - accent colour - dark terra cotta tone
14. brick - manganese ironspot norman format
15. aluminum & glass privacy screens - charcoal frame / fritted glass
16. aluminum & glass guardrail - charcoal frame / fritted glass
17. fritted canopy glass
18. HSS canopy outriggers - charcoal
19. HSS parkade entry trellis structure - charcoal
20. metal louver screened mechanical enclosure - charcoal



Silver metal panel



Medium grey matte panel



Terra cotta coloured panel



White metal panel



Charcoal spandrel panel

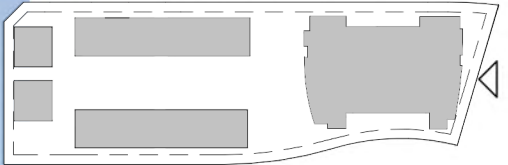


Manganese Ironspot Brick

SCALE: 1/32" = 1'-0"
0 5' 10' 25'

ELEVATIONS
EAST ELEVATION - SCHOLARS GREENWAY





Materials Legend

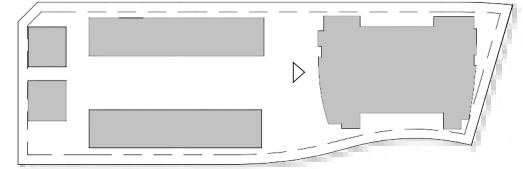
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 - b. charcoal
 - c. accent colour - terra cotta tone
2. painted concrete soffit
 - a. white (typical)
 - b. accent colour - terra cotta tone
3. composite metal panel
 - a. white
 - b. accent colour - terra cotta tone
 - c. charcoal
4. pre-finished metal panel - medium grey matte finish
5. aluminum window wall system - charcoal frame
6. aluminum window wall system glass spandrel - charcoal
7. aluminum window wall system metal spandrel panel
 - a. silver
 - b. medium grey matte finish
8. terra cotta coloured panel system
9. aluminum window wall system vertical fins - charcoal
10. pre-finished metal window shroud - charcoal
11. curtainwall - charcoal frame
12. metal cityhome entry doors - accent colour - terra cotta tone
13. painted steel entry canopy structure - accent colour - dark terra cotta tone
14. brick - manganese ironspot norman format
15. aluminum & glass privacy screens - charcoal frame / fritted glass
16. aluminum & glass guardrail
 - a. charcoal frame / clear glass* (fritted glass as per targetted REAP credit)
 - b. charcoal frame / fritted glass as per UBC birdfriendly design guidelines
17. fritted canopy glass
18. HSS canopy outriggers - charcoal
19. HSS parkade entry trellis structure - charcoal
20. metal louver screened mechanical enclosure - charcoal



SCALE: 1/32" = 1'-0"
0 5' 10' 25'

ELEVATIONS

TOWER SOUTH ELEVATION



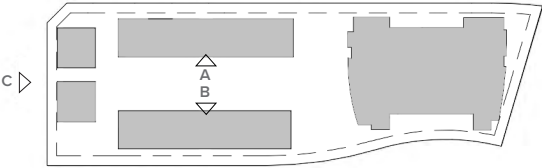
Materials Legend

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 - b. charcoal
 - c. accent colour - terra cotta tone
2. painted concrete soffit
 - a. white (typical)
 - b. accent colour - terra cotta tone
3. composite metal panel
 - a. white
 - b. accent colour - terra cotta tone
 - c. charcoal
4. pre-finished metal panel - medium grey matte finish
5. aluminum window wall system - charcoal frame
6. aluminum window wall system glass spandrel - charcoal
7. aluminum window wall system metal spandrel panel
 - a. silver
 - b. medium grey matte finish
8. terra cotta coloured panel system
9. aluminum window wall system vertical fins - charcoal
10. pre-finished metal window shroud - charcoal
11. curtainwall - charcoal frame
12. metal cityhome entry doors - accent colour - terra cotta tone
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14. brick - manganese ironspot norman format
15. aluminum & glass privacy screens - charcoal frame / fritted glass
16. aluminum & glass guardrail
 - a. charcoal frame / clear glass* (fritted glass as per targetted REAP credit)
 - b. charcoal frame / fritted glass as per UBC birdfriendly design guidelines
17. fritted canopy glass
18. HSS canopy outriggers - charcoal
19. HSS parkade entry trellis structure - charcoal
20. metal louver screened mechanical enclosure - charcoal

SCALE: 1/32" = 1'-0"

0 5' 10' 25'

ELEVATIONS
CITY HOMES EAST & WEST COURTYARD ELEVATIONS



ELEVATION A City Homes 1 to 9 - East Elevation (Courtyard)



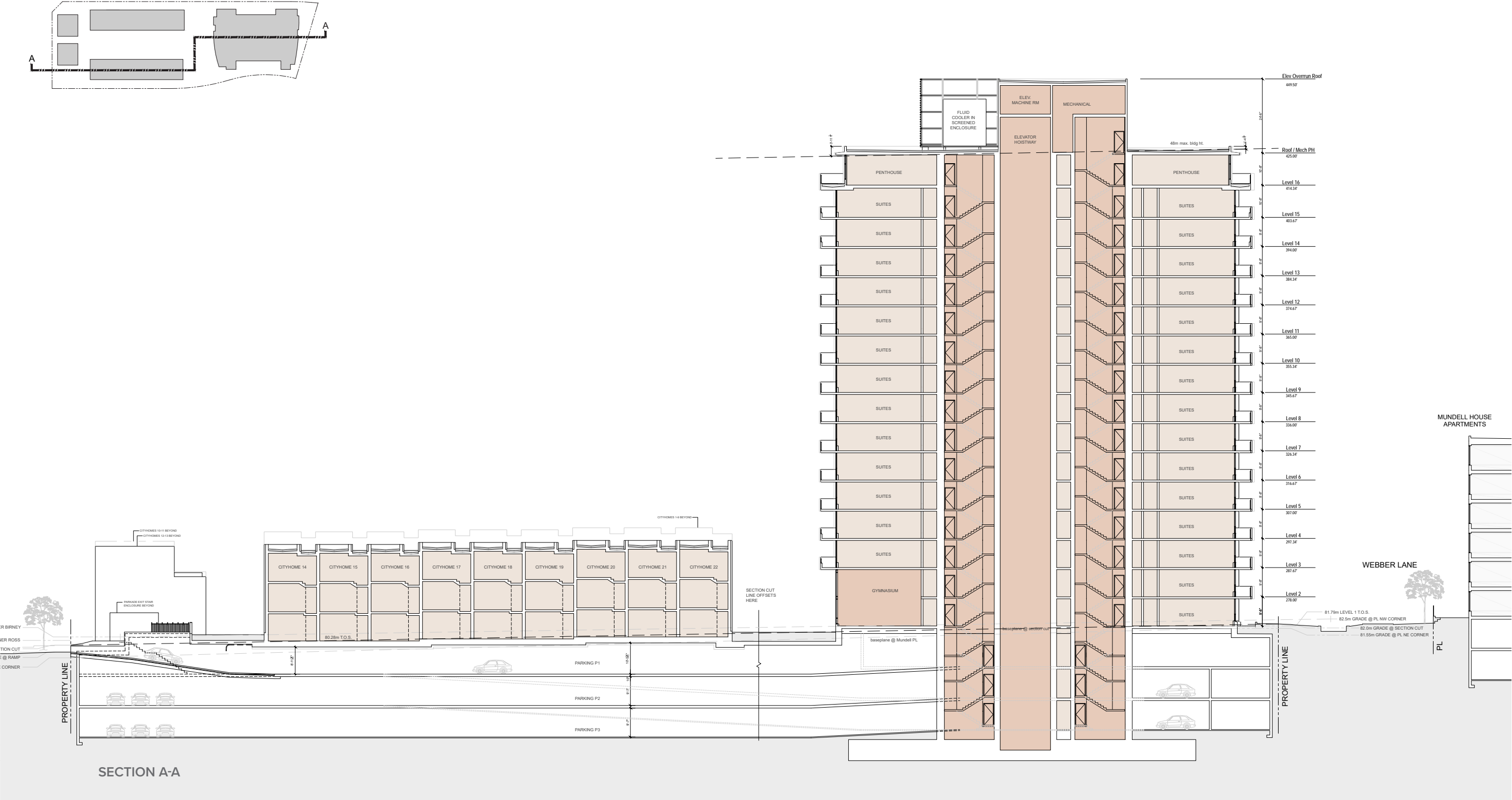
ELEVATION B City Homes 14 to 22 - West Elevation (Courtyard)



ELEVATION C City Homes 10 to 13 - South Elevation (Ross Drive)

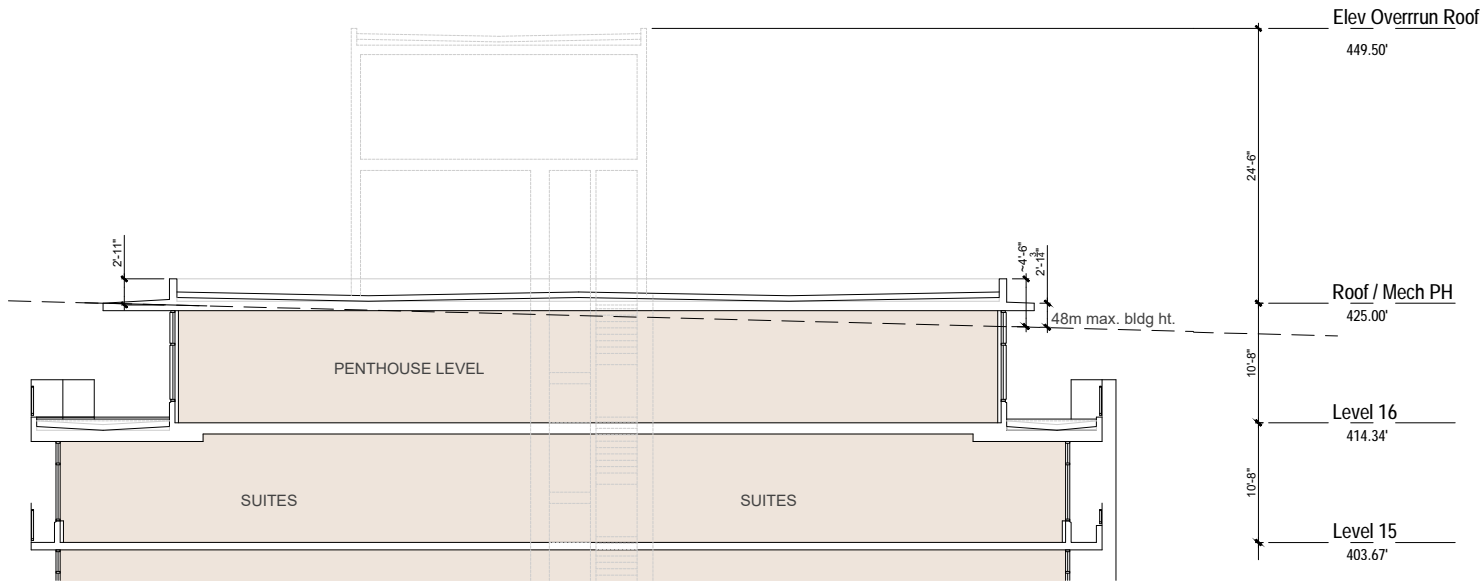
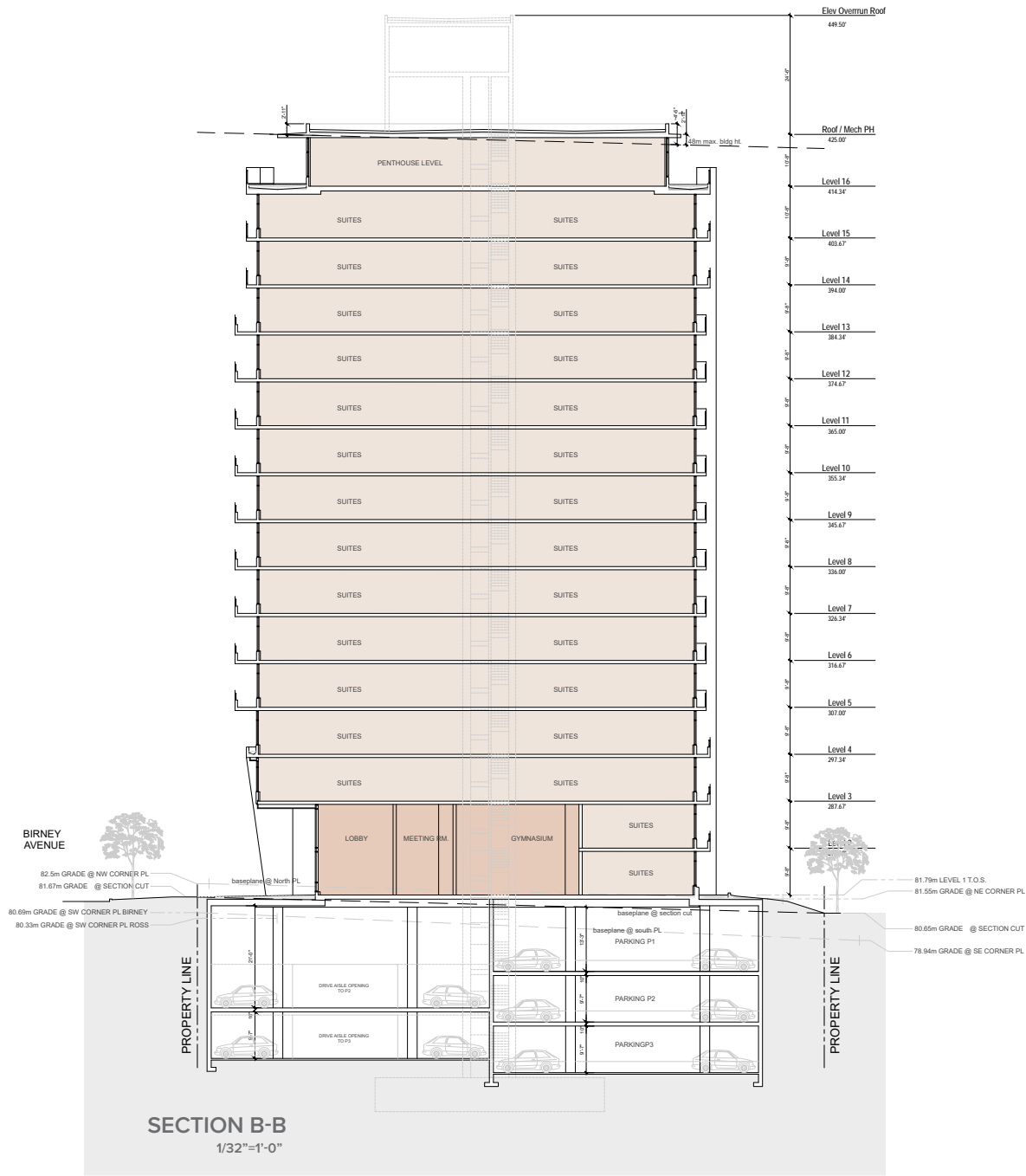
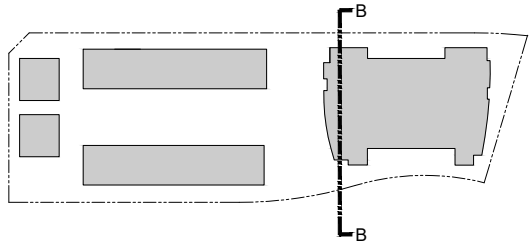
SCALE: 1/32" = 1'-0"
0 5' 10' 25'

SITE SECTIONS
TOWER LONGITUDINAL SECTION

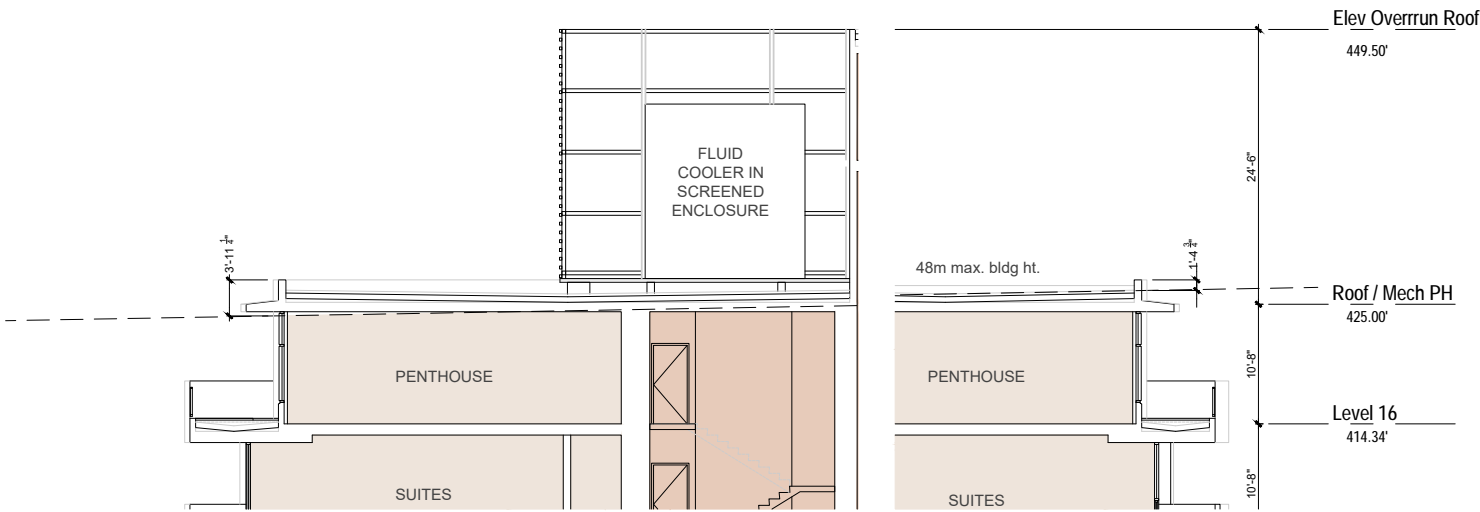


SCALE: 1/32" = 1'-0"
0 5' 10' 25'

SITE SECTIONS
TOWER CROSS SECTIONS



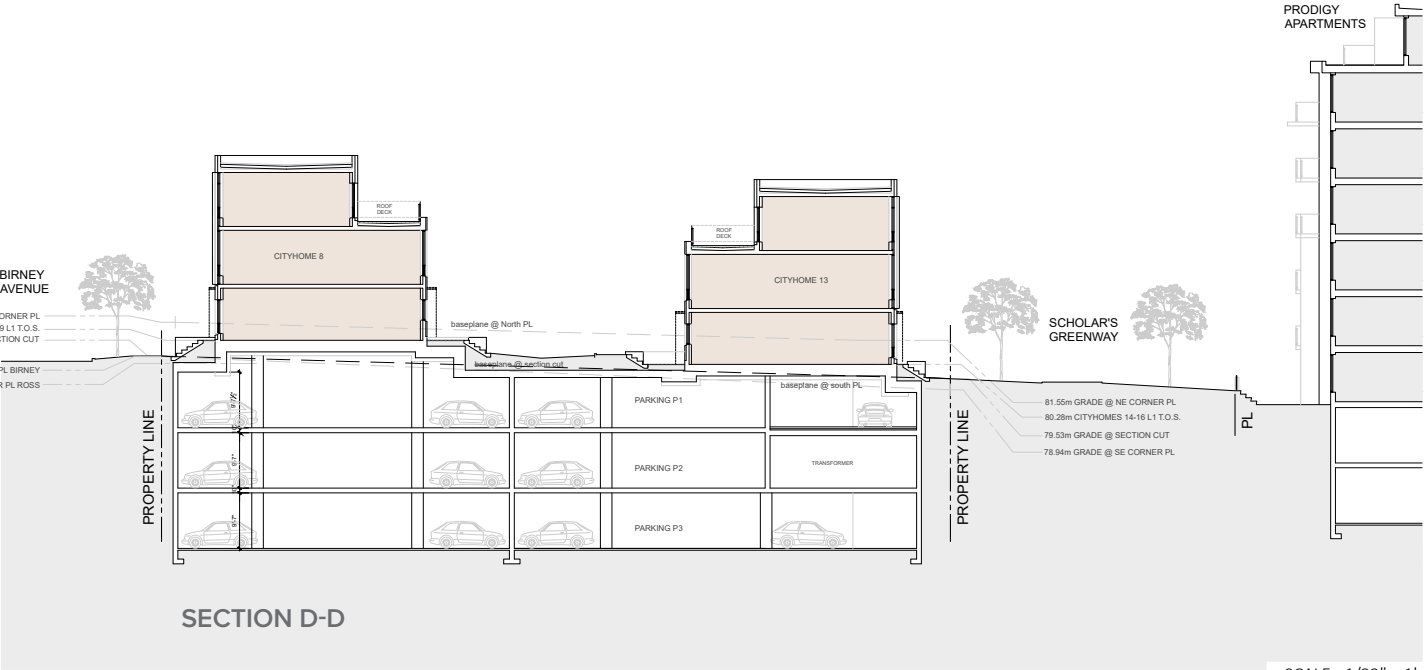
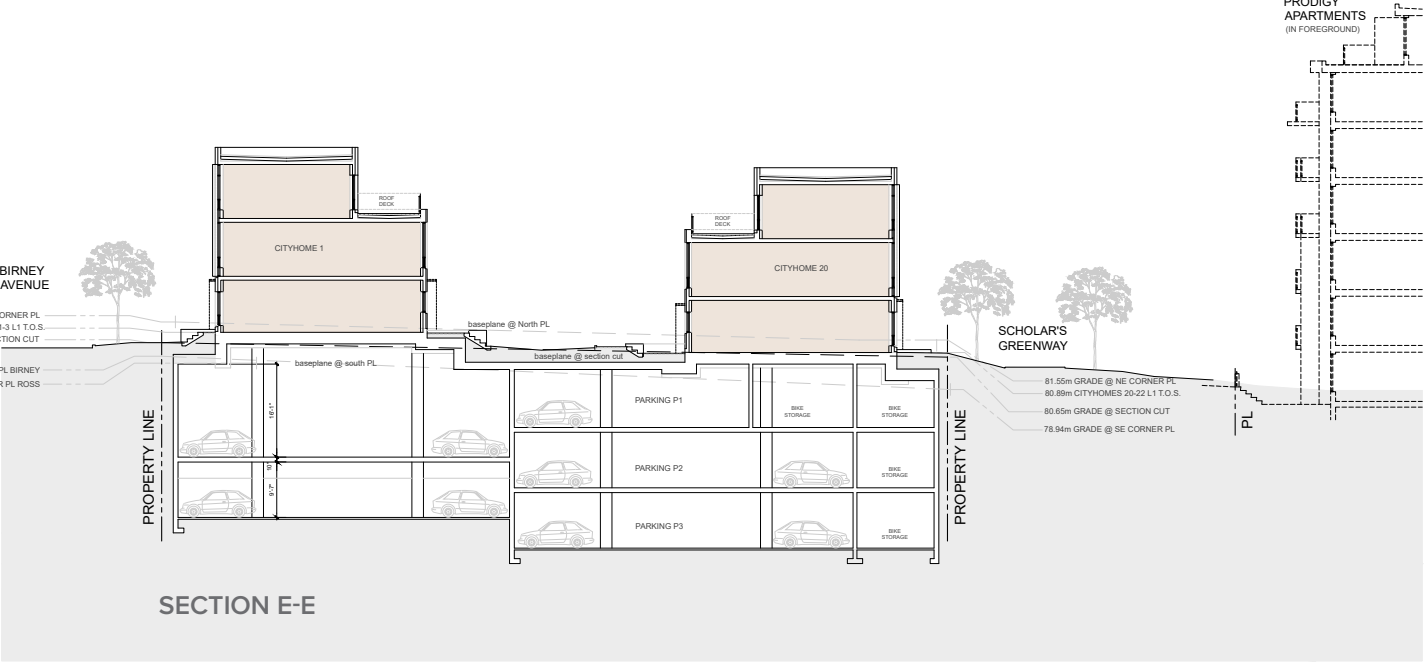
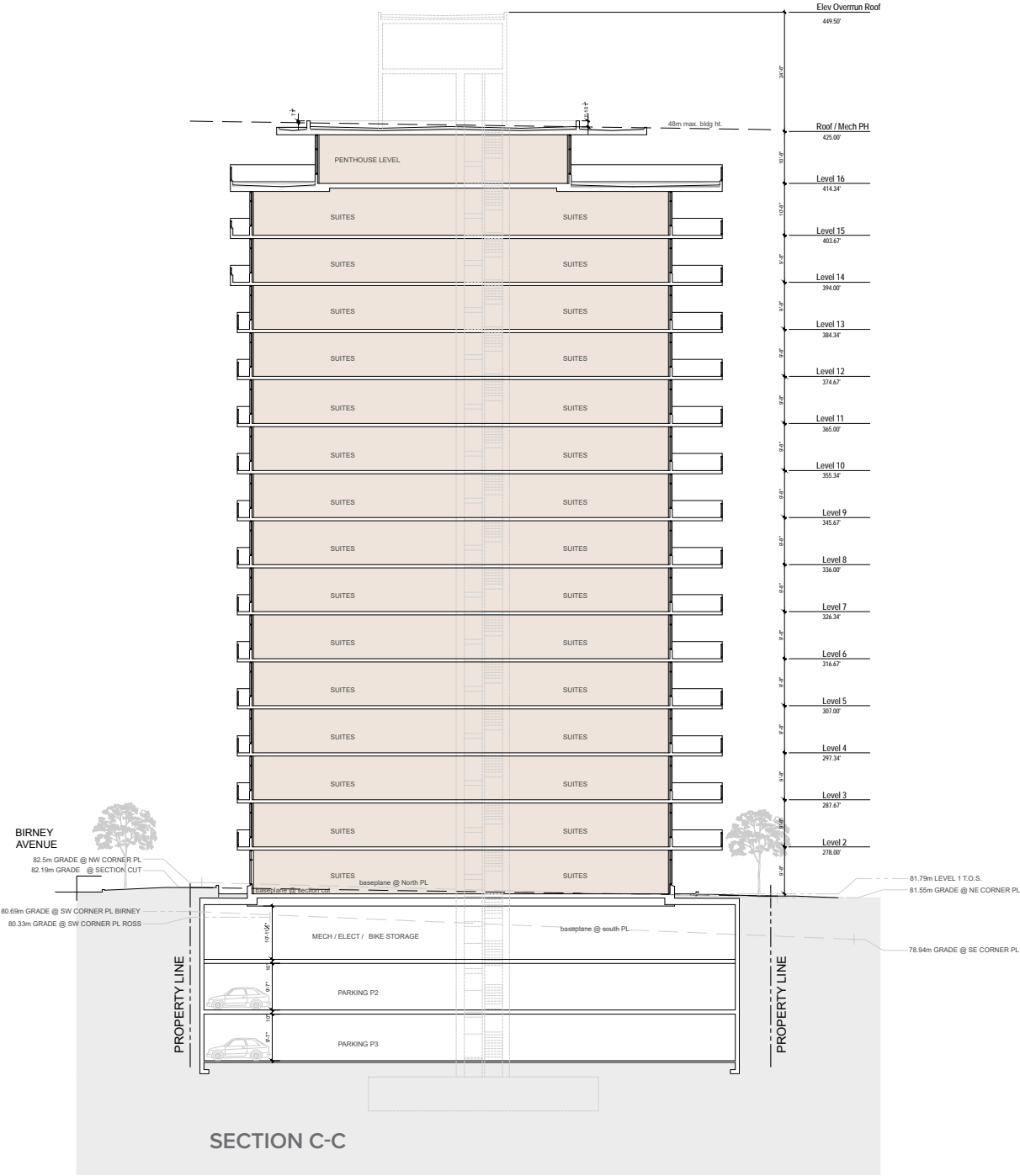
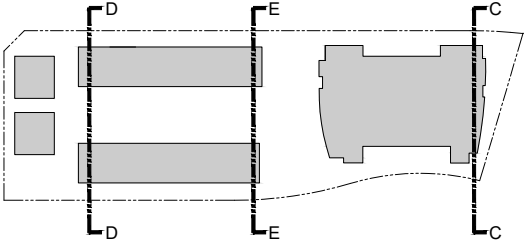
PARTIAL SECTION B-B (HEIGHT VARIANCE REQUEST)
1/16"=1'-0"



PARTIAL SECTION A-A (HEIGHT VARIANCE REQUEST)
1/16"=1'-0"

SITE SECTIONS

CROSS SECTIONS TOWER AND CITY HOMES



SCALE: 1/32" = 1'-0"

0 5' 10' 25'

UBC Wordsworth Landscape Drawings

Re-issued For DP - Feb 25, 2022

DRAWING LIST

Landscape

L0.00 - Cover Page

- L1.01 - Illustrative Plan
- L1.11 - Materials, Layout & Grading Plan
- L1.21 - Planting Plan
- L1.31 - Lighting Plan

- L3.01 - Landscape Sections
- L3.02 - Landscape Sections

- L4.11 - Paving Details
- L4.21 - Site Furnishing Details
- L4.31 - Planting Details

3	Re-issued for DP	Feb 25/2022
2	Issued for DP	Jan 10/2022
1	Issued for AUDP	Jan 04/2022

No.	Description	Date
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WORDSWORTH

Cover Page

Date	July 26/21	Drawing Number
Project No.	2120	
Scale		L0.00
Drawn Checked	JY/AF JF	



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Urban Design
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WORDSWORTH

Illustrative Plan

Ground Level

Date	July 26/21	Drawing Number
Project No.	2120	
Scale	1/16" = 1'-0"	L1.01
Drawn/Checked	JY/AF JF	

Landscape Architecture
Urban Design

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Date **July 26/21** Drawing Number
 Project No. **2120**
 Scale **1/16" = 1'-0"** **L1.11**
 Drawn/Checked **JY/AF | JF**

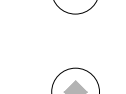

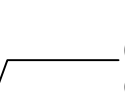


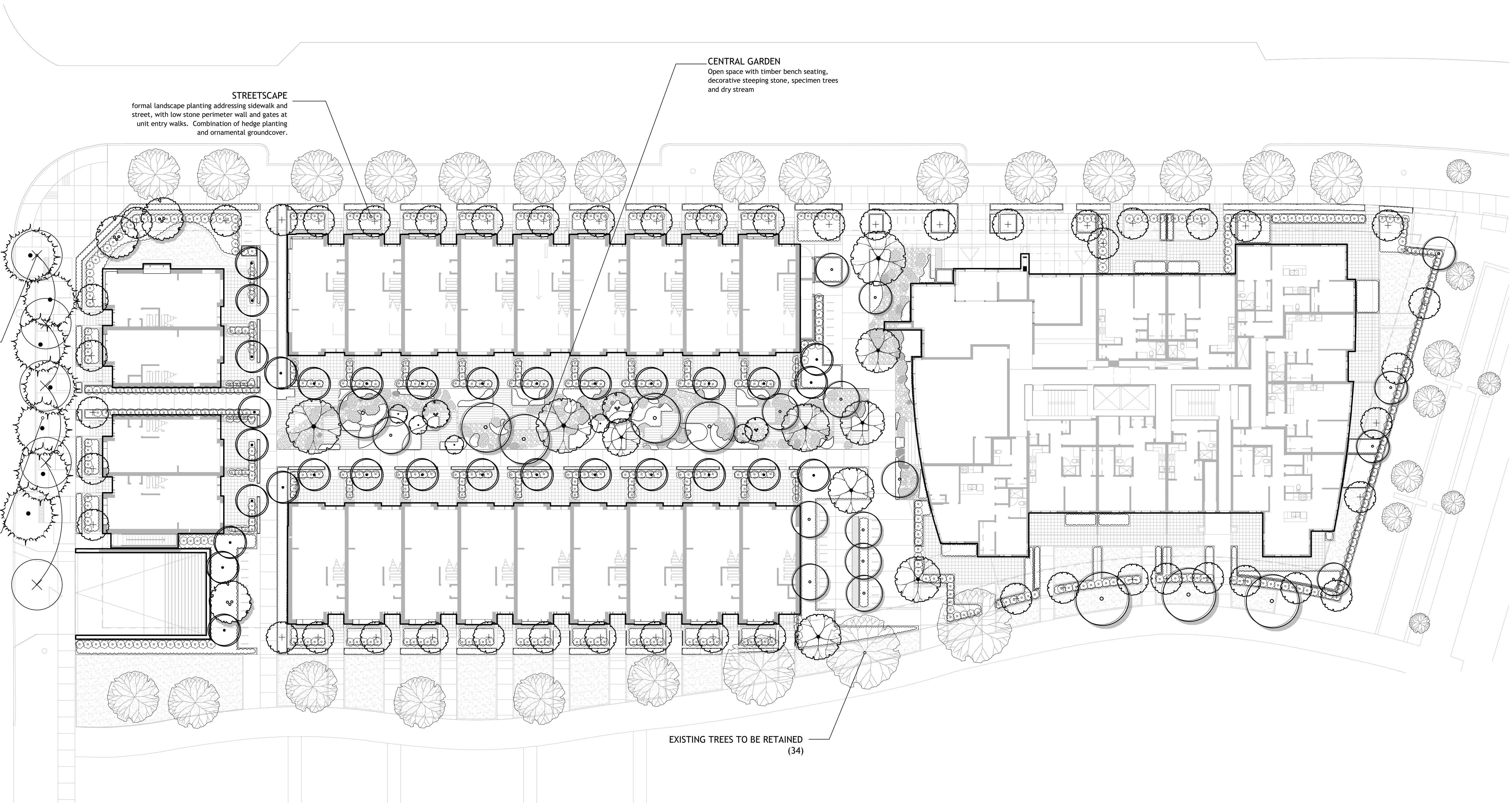
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACE	REMARKSS
	Acp	6	Acer circinatum 'Pacific Fire' / Pacific Fire Vine Maple	2.0m ht.	As Shown	B&B, Multi-Stemmed, Dense Tree
	AG	5	Acer griseum / Paperbark Maple	6cm cal.	As Shown	B&B, Uniform Branching, Dense Tree
	CE	23	Cornus x 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	6cm cal.	As Shown	B&B Uniform Branching, Dense Tree
	MS	32	Magnolia stellata / Star Magnolia	6cm cal.	As Shown	B&B Multi-Stemmed, Dense Tree
	PA2	10	Prunus serrulata 'Amanogawa' / Japanese Flowering Cherry	6cm cal.	As Shown	B&B Uniform Branching, Dense Tree
	PB	7	Pseudotsuga menziesii 'Blue Bird' / Blue Bird Douglas Fir	1.2m tall	As Shown	B&B Uniform Branching, Dense Tree
	SJ	49	Styrax japonicus / Japanese Snowbell	6cm cal.	As Shown	B&B, Uniform Branching, Dense Tree

NOTES

1. ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH UBC PROPERTIES TRUST AND PLANNING. THIS PLAN SHOWS LANDSCAPE PROPOSED AS PART OF STREETSCAPE DEVELOPMENT.
2. STREET TREES BY OTHERS, PLANTED UNDER SUPERVISION OF UBC PROPERTIES TRUST AND PLANNING DEPARTMENT.
3. ALL PLANT MATERIAL TO BCNTA AND BCSLA STANDARDS.
4. AREA OF SEARCH FOR PLANT MATERIAL: PACIFIC NORTHWEST, INCLUDING BRITISH COLUMBIA, WASHINGTON AND OREGON.
5. ALL ONSITE PLANTED AREAS TO HAVE AUTOMATIC IRRIGATION

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Au	514	Arctostaphylos uva-ursi / Kinnikinnick	#2 Pot 48" o.c.
	Aa	210	Azalea x 'Aikoku' / Aikoku Satsuki Azalea	#5 Pot 36" o.c.
	Bug	153	Buxus x 'Green Mountain' / Boxwood	#5 Pot 24" o.c.
	Cs	23	Cornus stolonifera / Red Twig Dogwood	#3 Pot 18" o.c.
	Gs4	111	Gaultheria shallon / Salal	#3 Pot 48" o.c.
	Or	213	Oxalis oregana / Redwood Sorrel	#3 Pot 48" o.c.
	Sa	72	Symphoricarpos albus / Common White Snowberry	#3 Pot 48" o.c.
	Tah	588	Taxus x media 'Hicksii' / Hicks Yew B&B	1.2m Height 30" o.c.
FERNS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Bs	56	Blechnum spicant / Deer Fern	#2 Pot 36" o.c.
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Fc4	256	Fragaria chiloensis / Beach Strawberry	#2 Pot 24" o.c.
	hea	86	Hemerocallis x 'Autumn Red' / Autumn Red Daylily	#3 Pot 24" o.c.



3	Re-issued for DP	Feb 25/2022
2	Issued for DP	Jan 10/2022
1	Issued for AUDP	Jan 04/2022

No.	Description	Date
-----	-------------	------

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WORDSWORTH

Planting Plan

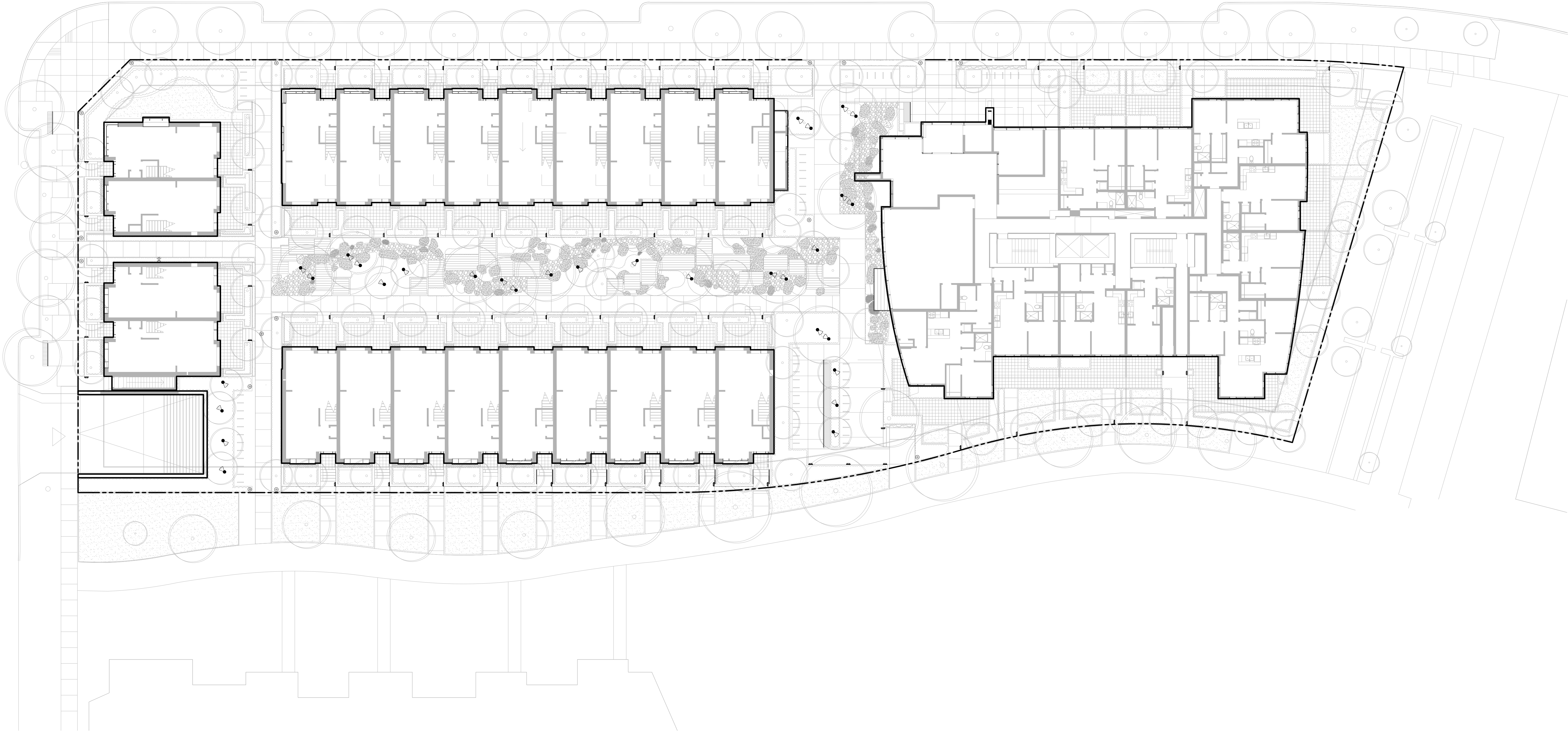
Ground Level

Date	July 26/21	Drawing Number
Project No.	2120	
Scale	1/16" = 1'-0"	
Drawn/Checked	JY/AF JF	

L1.21

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Landscape Architecture
Urban Design



LIGHTING SYMBOLS

- STRIP UNDERLIGHTING
- BOLLARD LIGHT
- FEATURE TREE UP LIGHTING
- WALL MOUNTED SCENCE LIGHTING, REFER TO ARCH
- STEPLIGHT

NOTES

- REFER TO ELECTRICAL DRAWINGS;
- ALL DIMENSIONS ARE TO CENTRE OF LIGHT.

3	Re-issued for DP	Feb 25/2022
2	Issued for DP	Jan 10/2022
1	Issued for AUDP	Jan 04/2022

No.	Description	Date
-----	-------------	------

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WORDSWORTH

Lighting Plan

Ground Level

Date	July 26/21	Drawing Number
Project No.	2120	
Scale	1/16" = 1'-0"	L1.31
Drawn/Checked	JY/AF JF	



1
L3.01 SECTION THROUGH CITYHOME AT NORTH END
1/8"=1'-0"



2
L3.01 SECTION THROUGH CITYHOME EAST CLUSTER ABOVE RAMP
1/8"=1'-0"

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2	Issued for DP	Jan 10/2022
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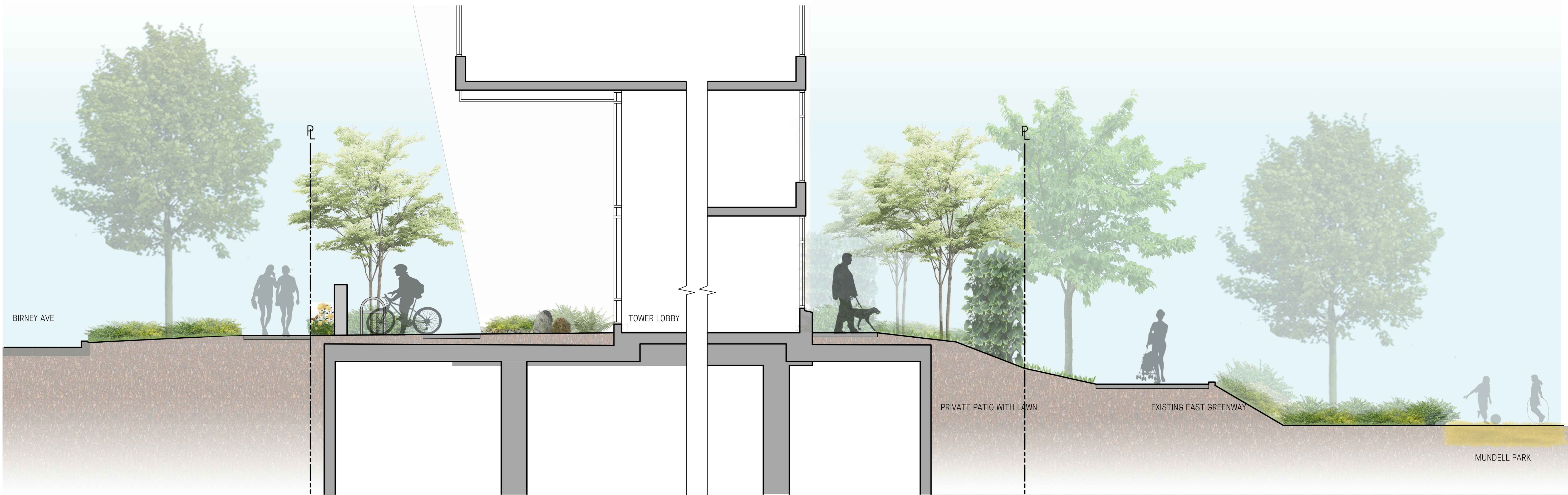
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WORDSWORTH

Landscape Sections

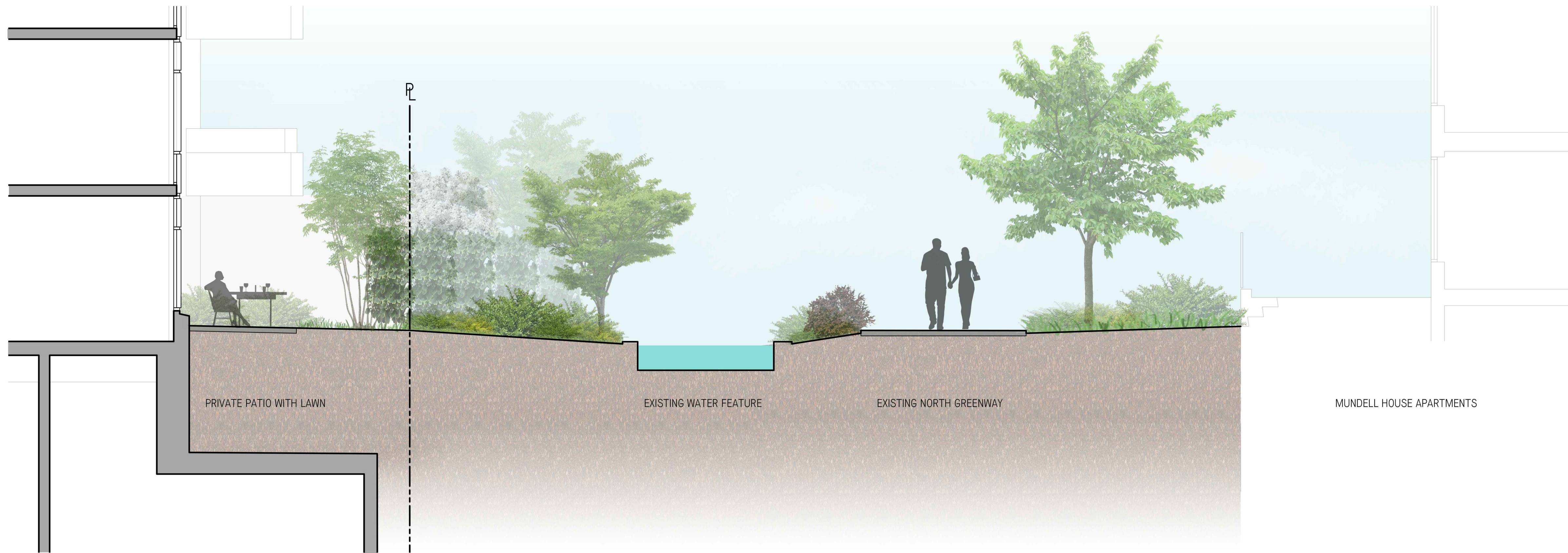
Ground Level

Date	July 26/21	Drawing Number
Project No.	2120	L3.01
Scale	AS SHOWN	
Drawn/Checked	JY/AF JF	



1 TOWER SECTION AT LOBBY ENTRANCE
1/4"=1'-0"

2 TOWER SECTION FACING MUNDELL PARK
1/4"=1'-0"



3 TOWER SECTION AT NORTH END FACING NORTH GREENWAY
1/4"=1'-0"

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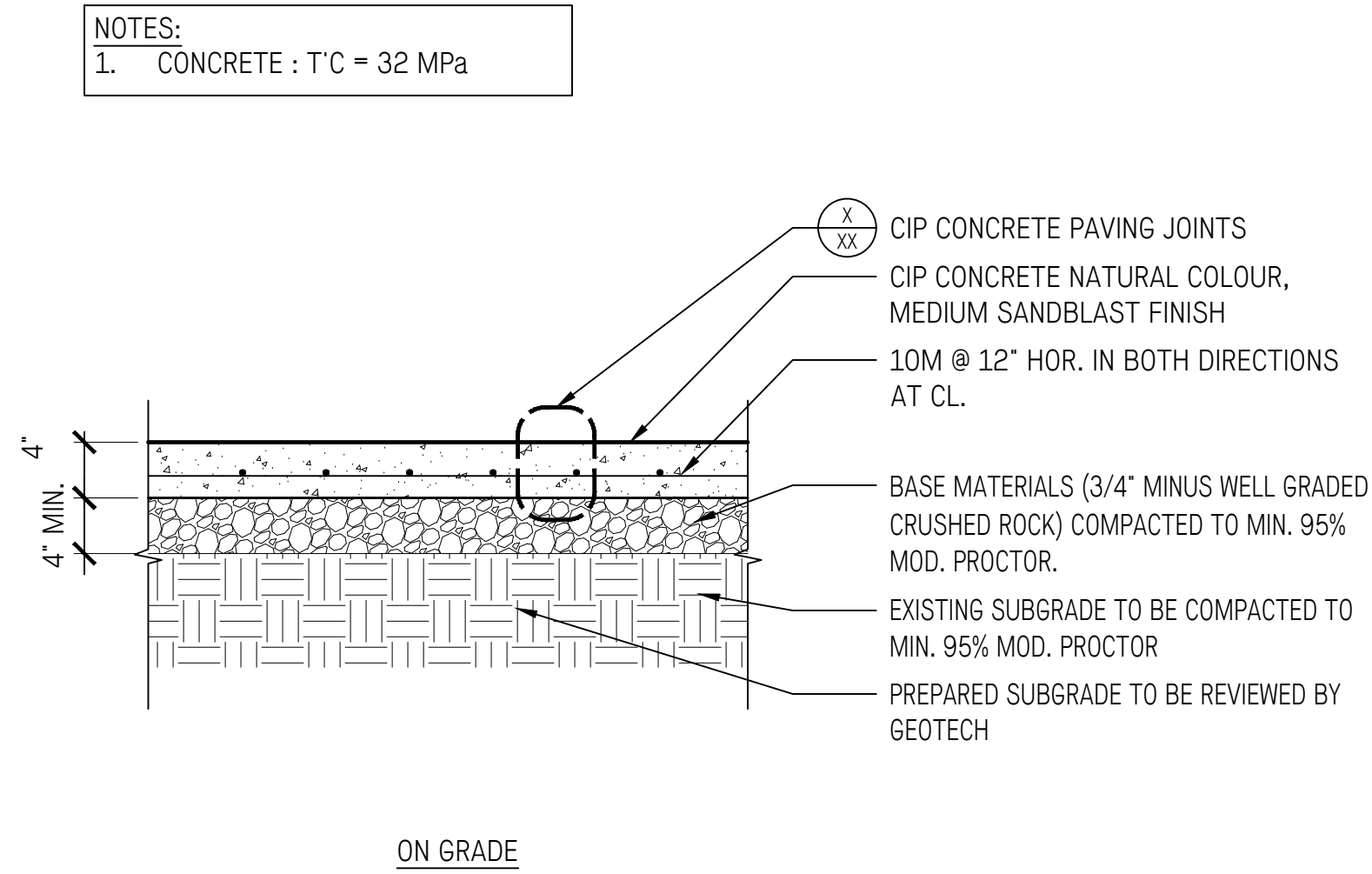
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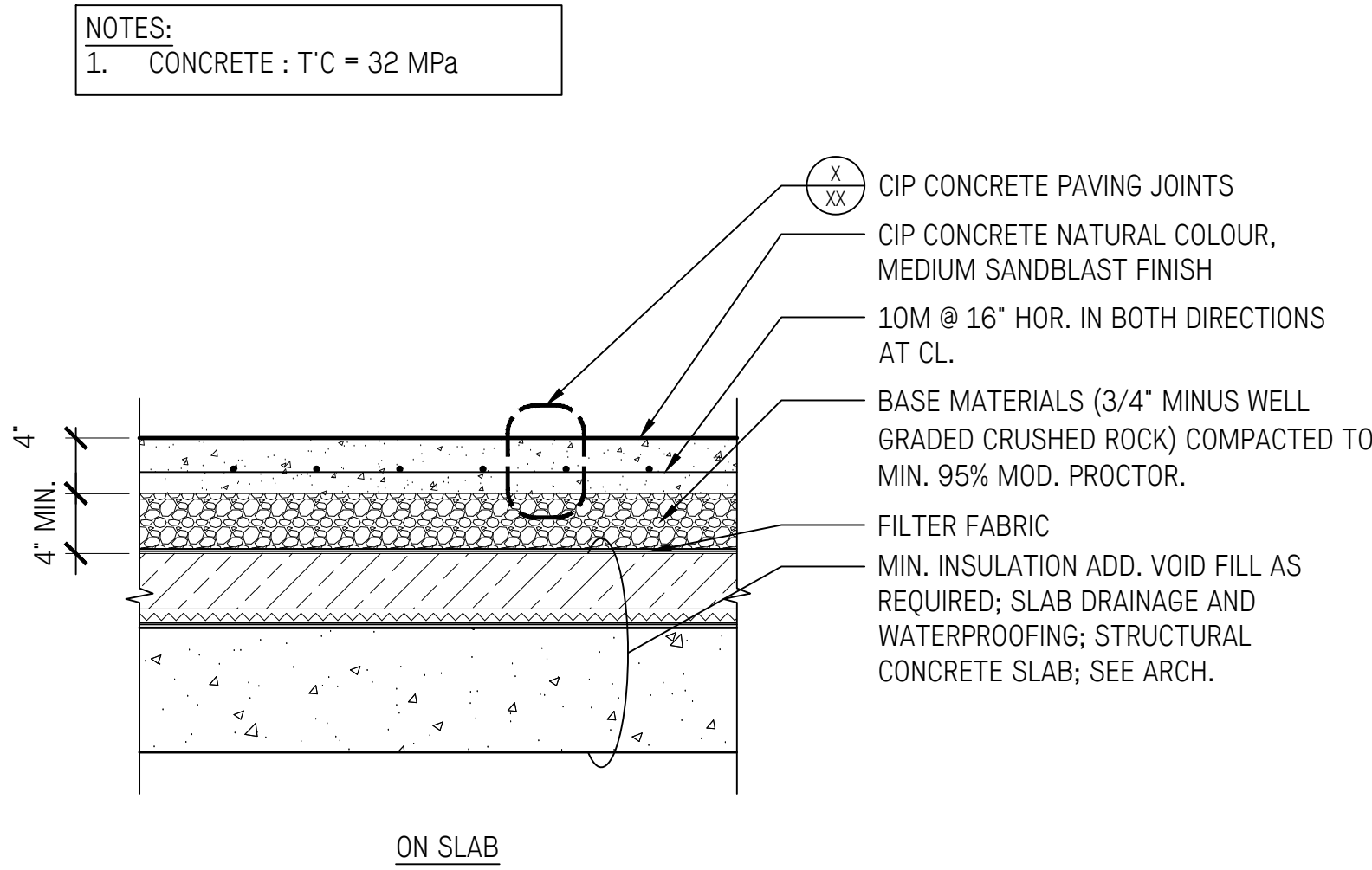
Landscape Sections

Ground Level

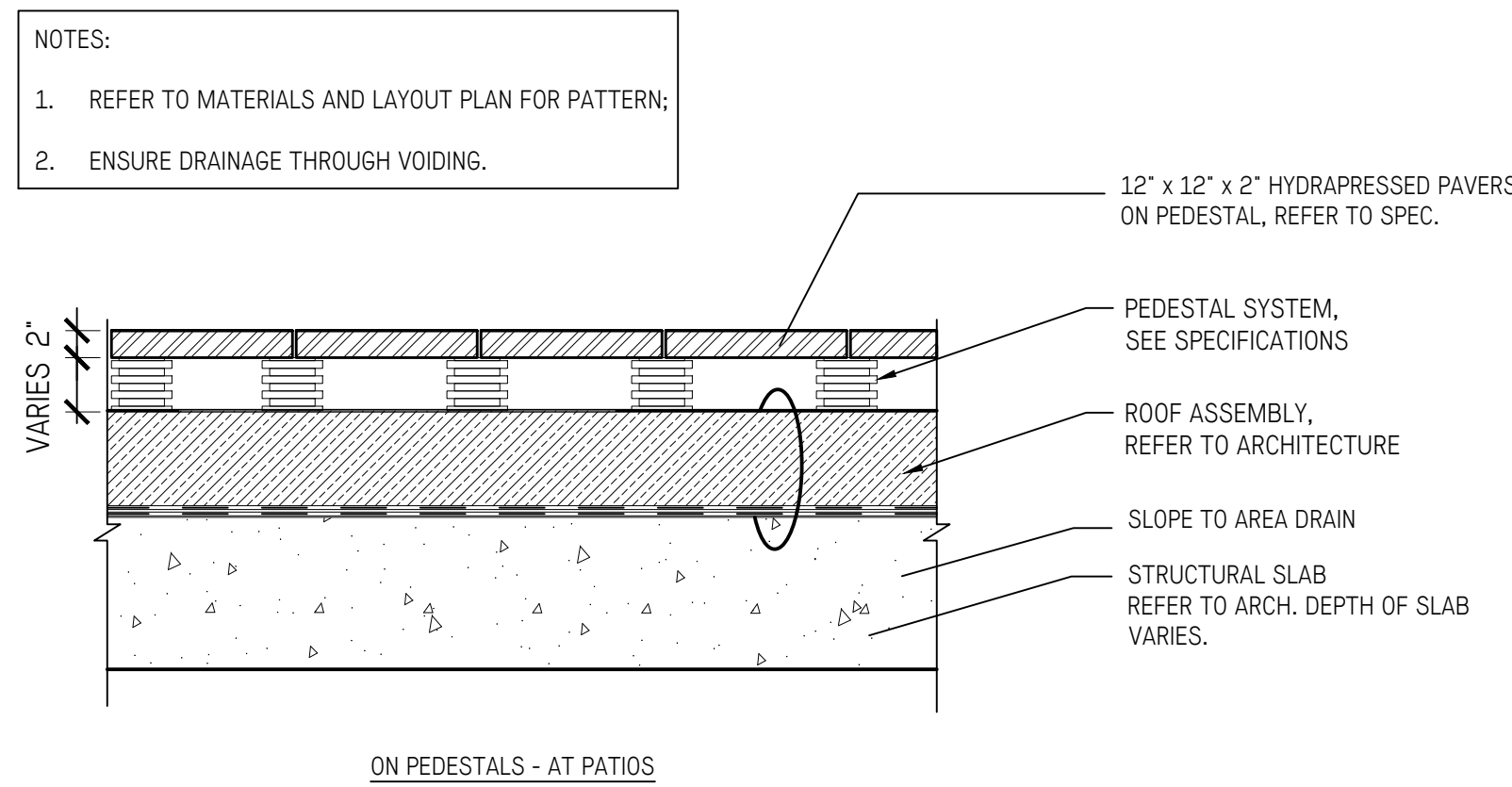
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Project No.	2120	
Scale	AS SHOWN	L3.02
Drawn/Checked	JY/AF JF	



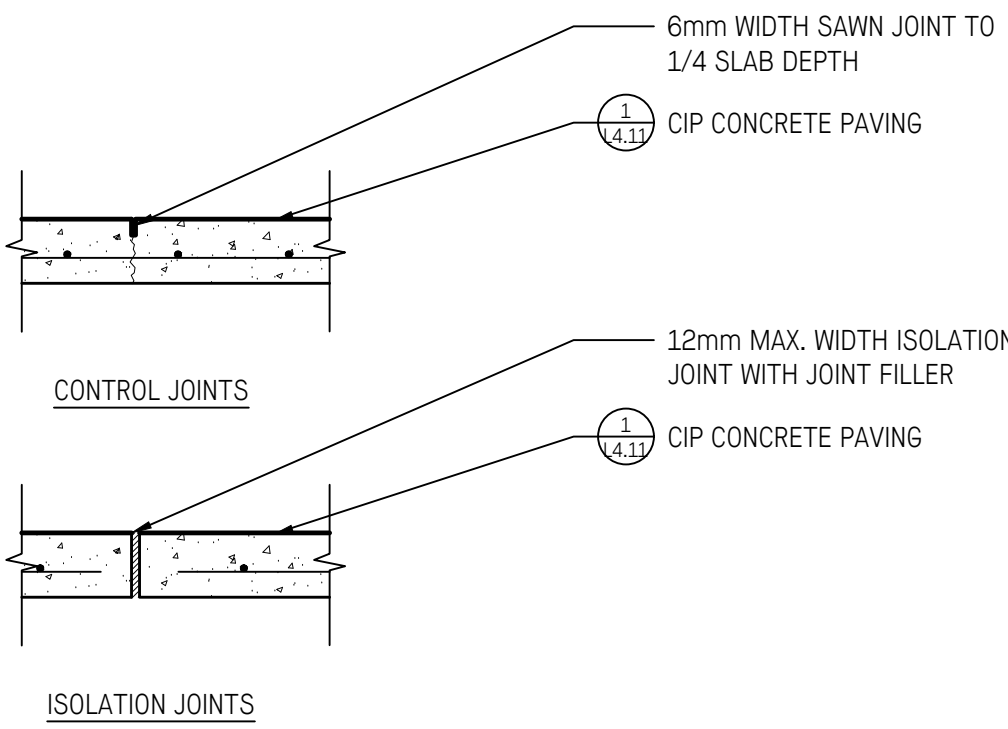
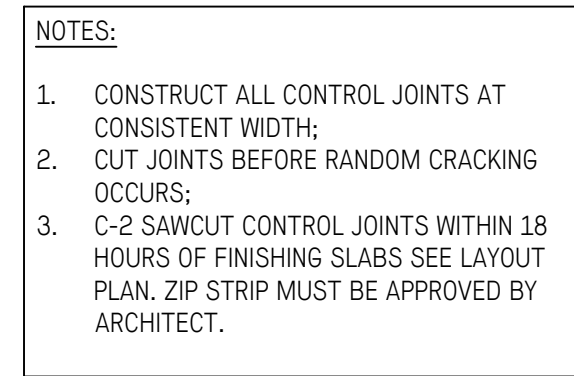
1
[4.11] PAVING TYPE A - CIP CONCRETE ON GRADE
1" = 1'-0"



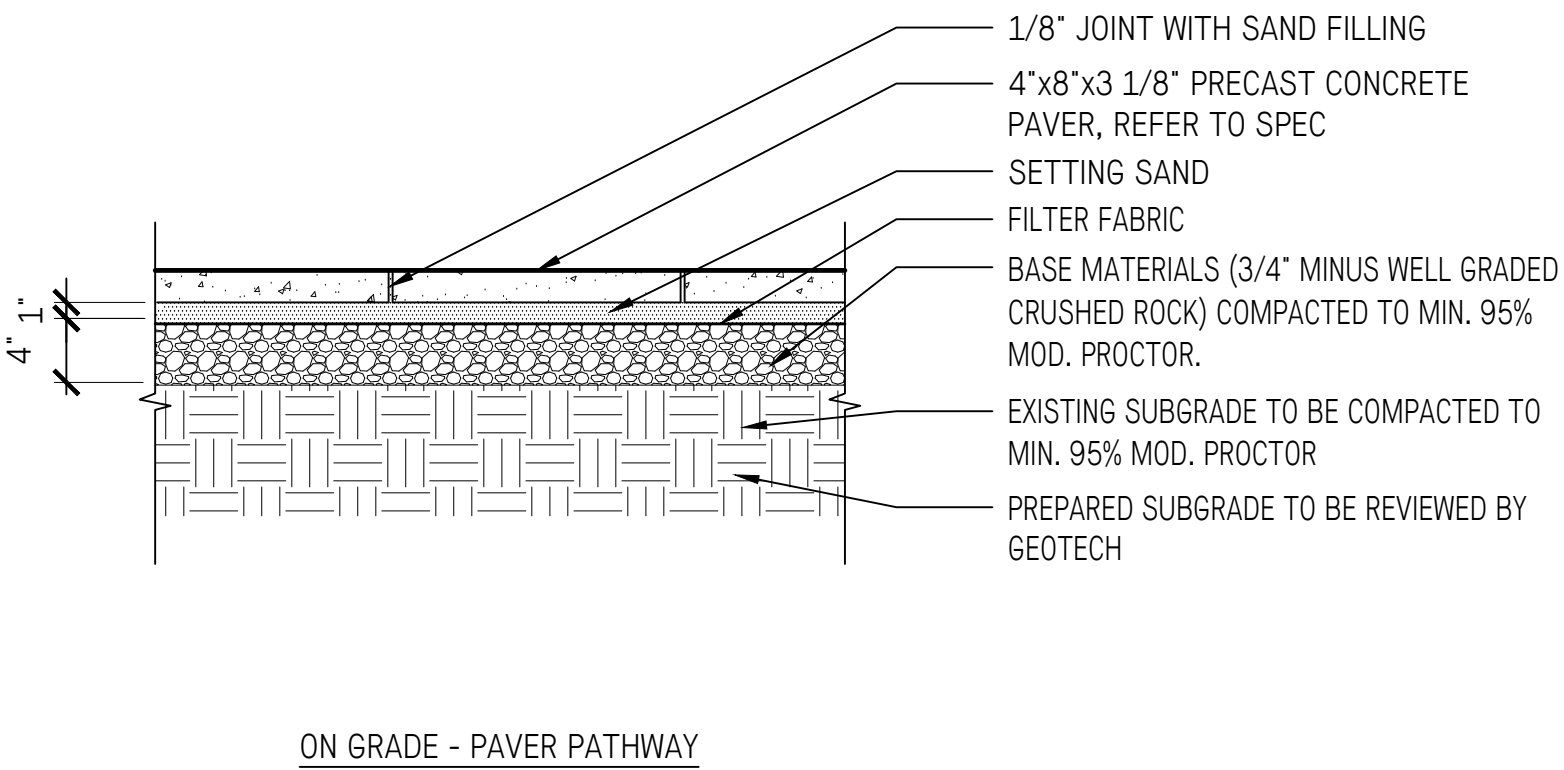
2
[4.11] PAVING TYPE B - CIP CONCRETE ON SLAB
1" = 1'-0"



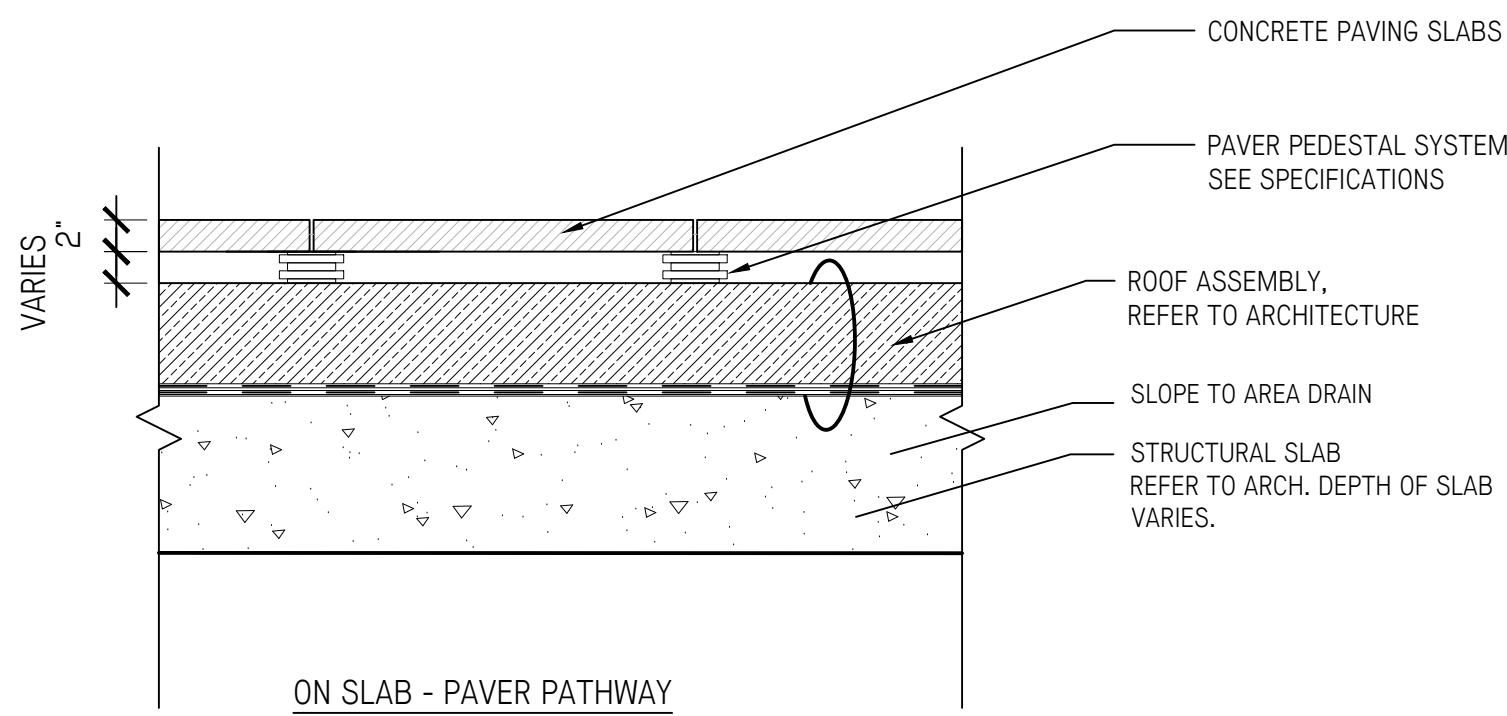
3
[4.11] PAVING TYPE C - HYDRAPRESSED PAVERS ON PEDESTAL
1" = 1'-0"



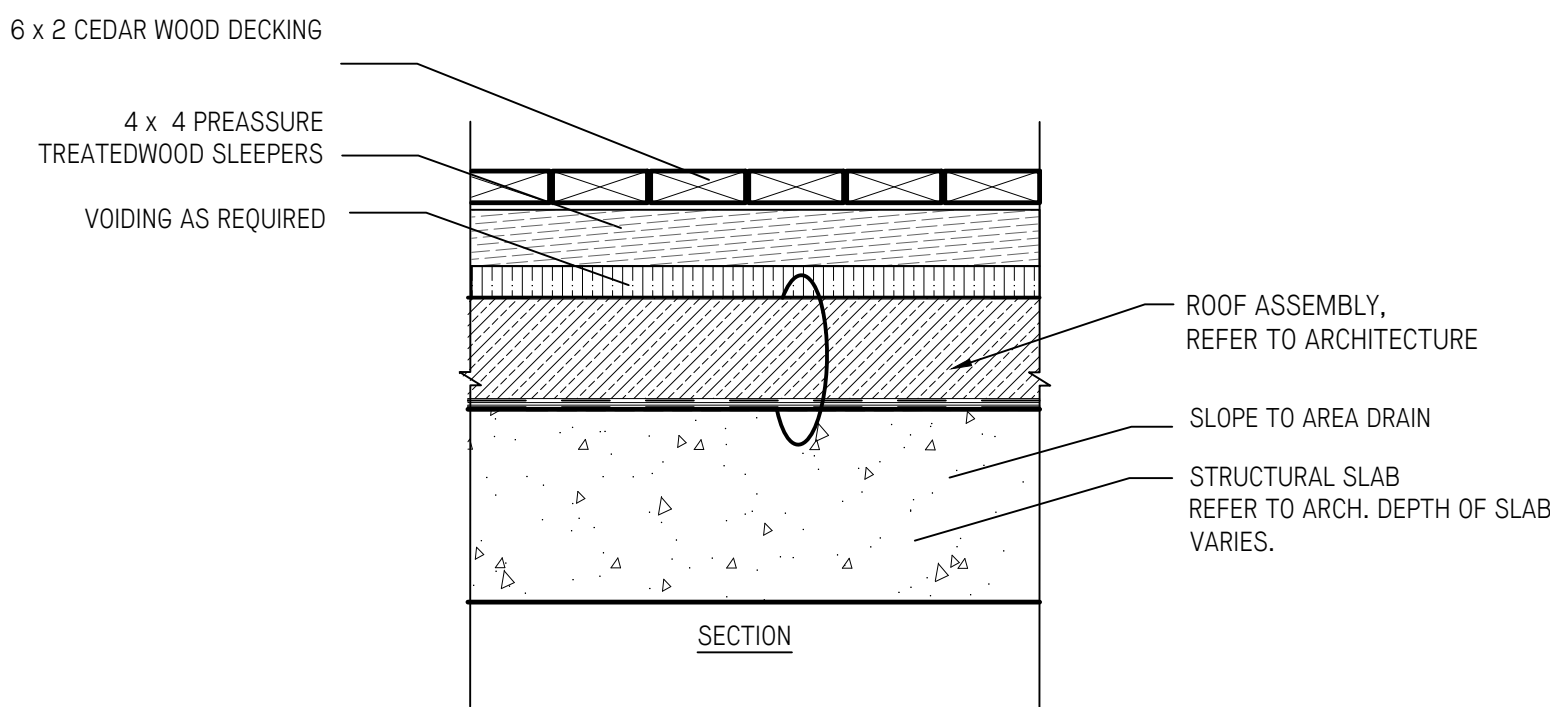
6
[4.11] CIP CONCRETE PAVING JOINTS
1" = 1'-0"



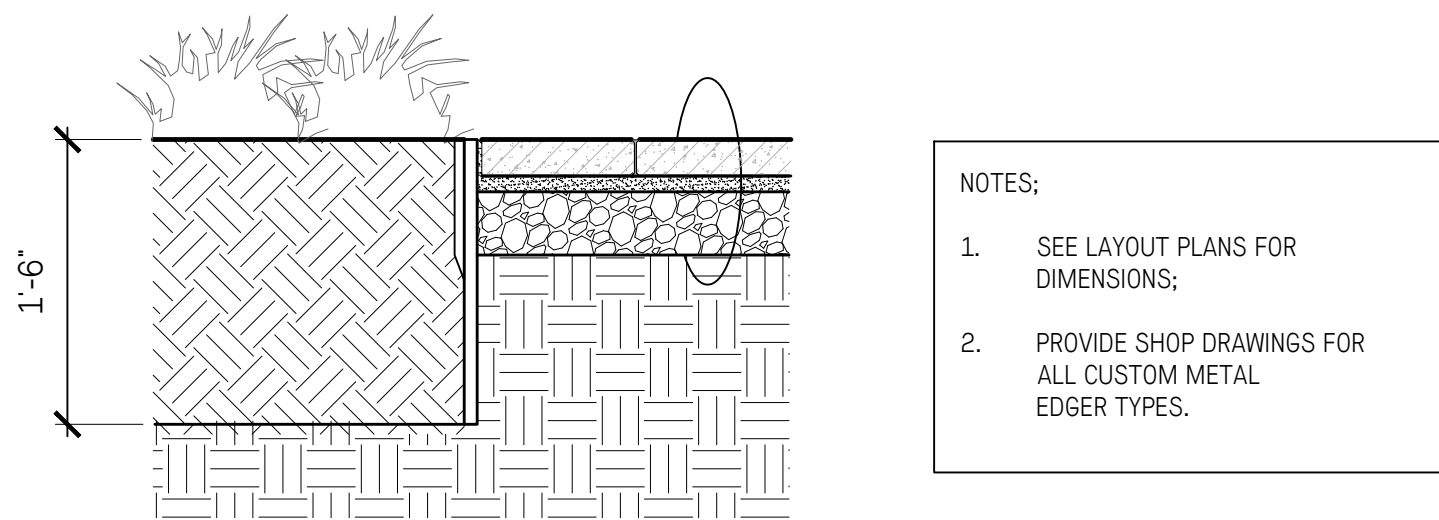
4
[4.11] PAVING TYPE D - PAVER ON GRADE
1" = 1'-0"



5
[4.11] PAVING TYPE D - PAVER ON SLAB
1" = 1'-0"



7
[4.11] WOOD DECKING
1" = 1'-0"



8
[4.11] TRANSITION METAL EDGER PAVING TYPE C AND PLANTING
1" = 1'-0"

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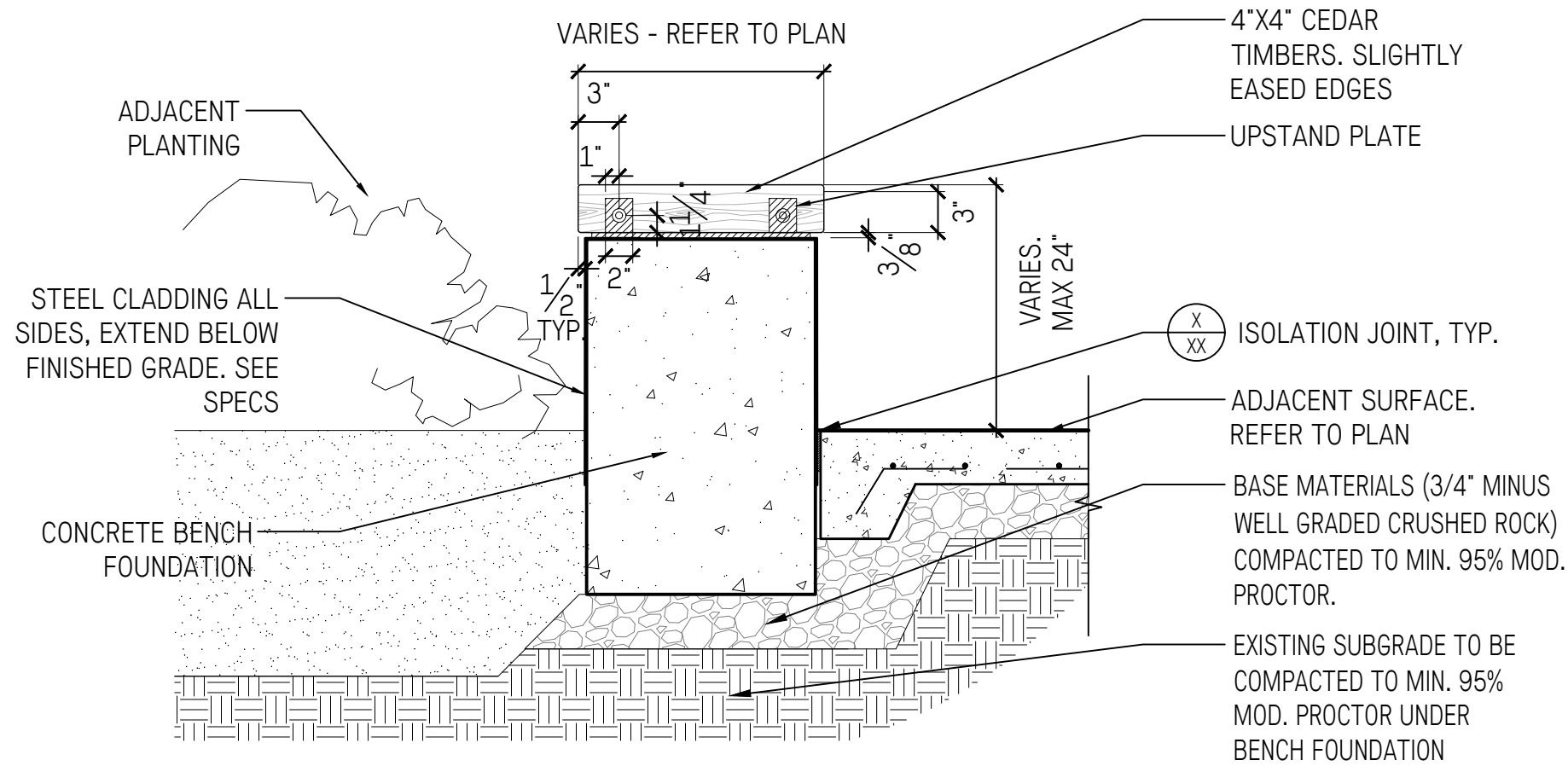
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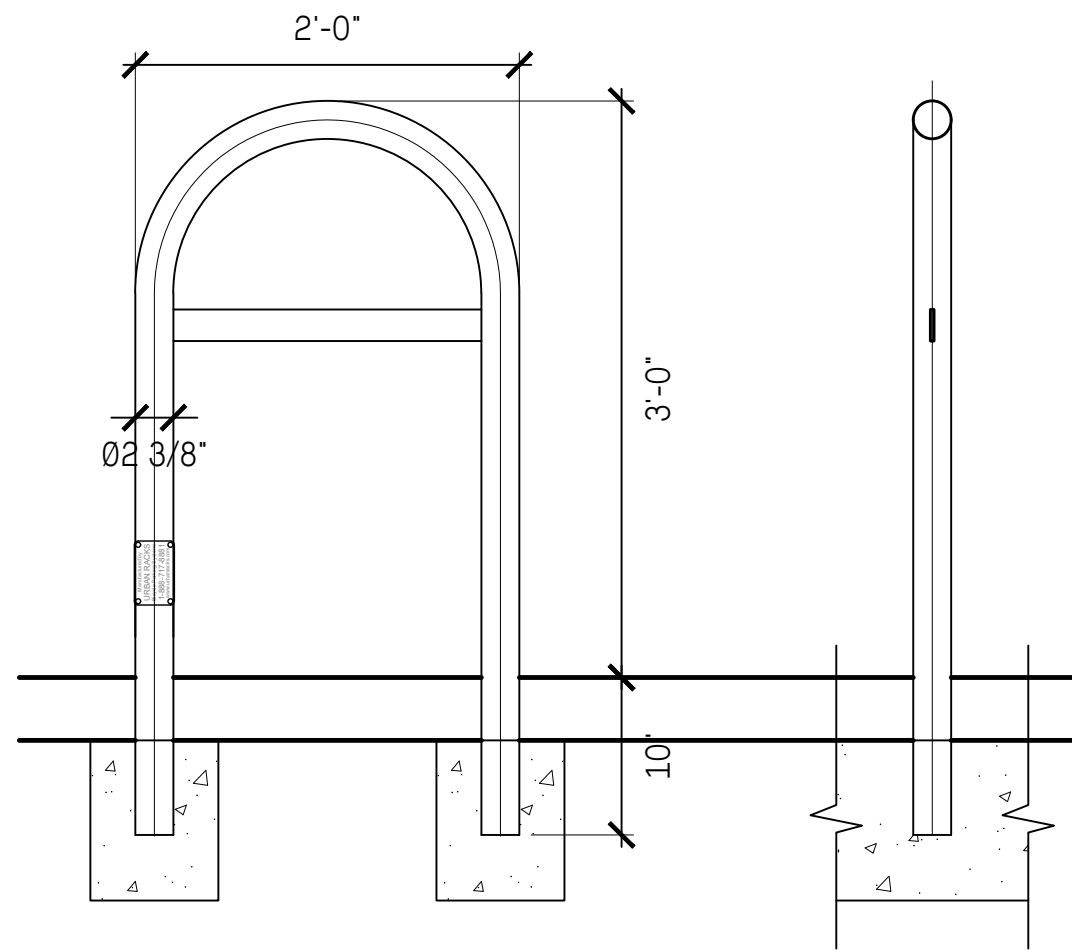
Landscape Details

Paving Details

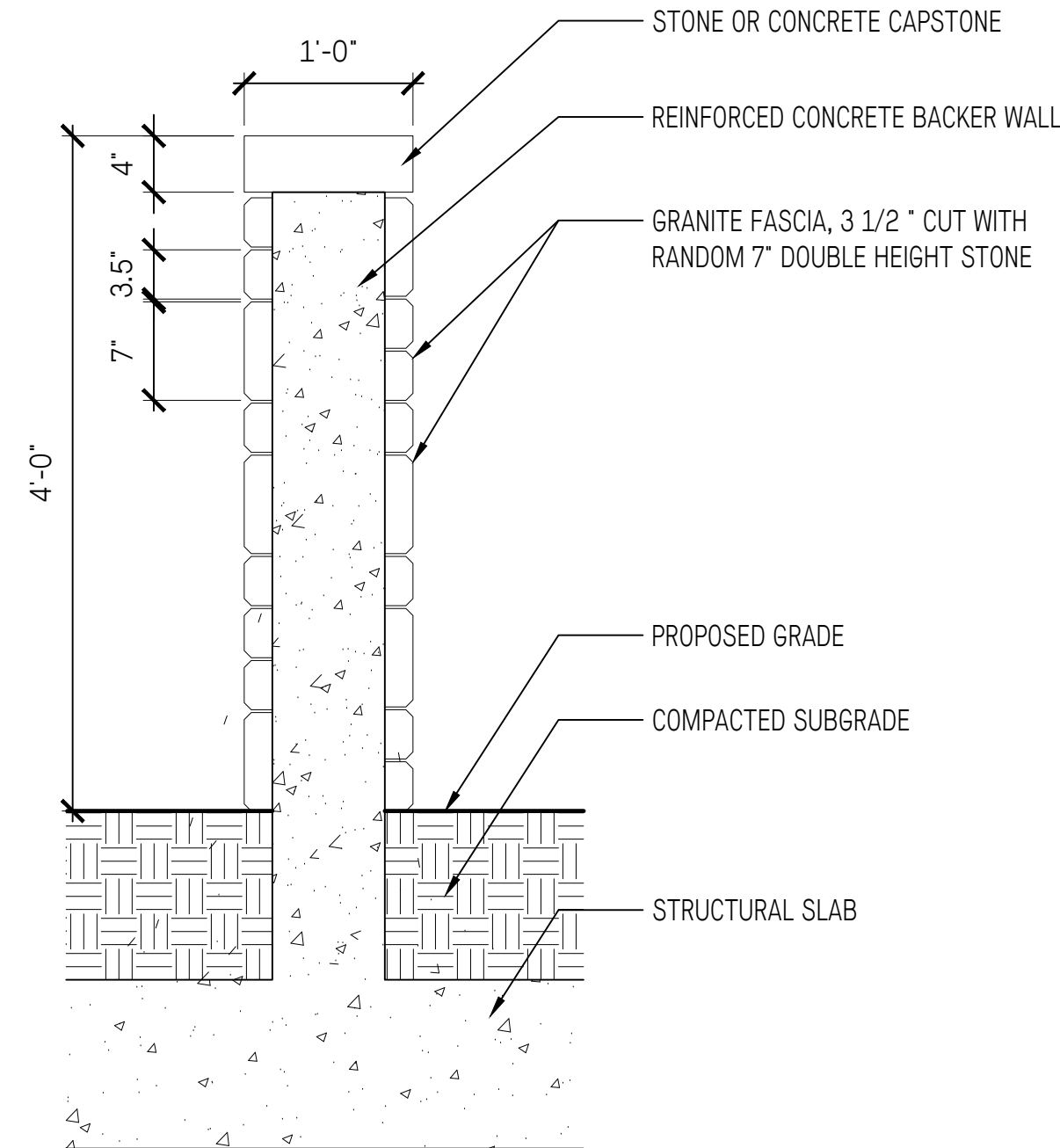
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Project No.	2120	
Scale	AS SHOWN	L4.11
Drawn/Checked	JY/AF JF	



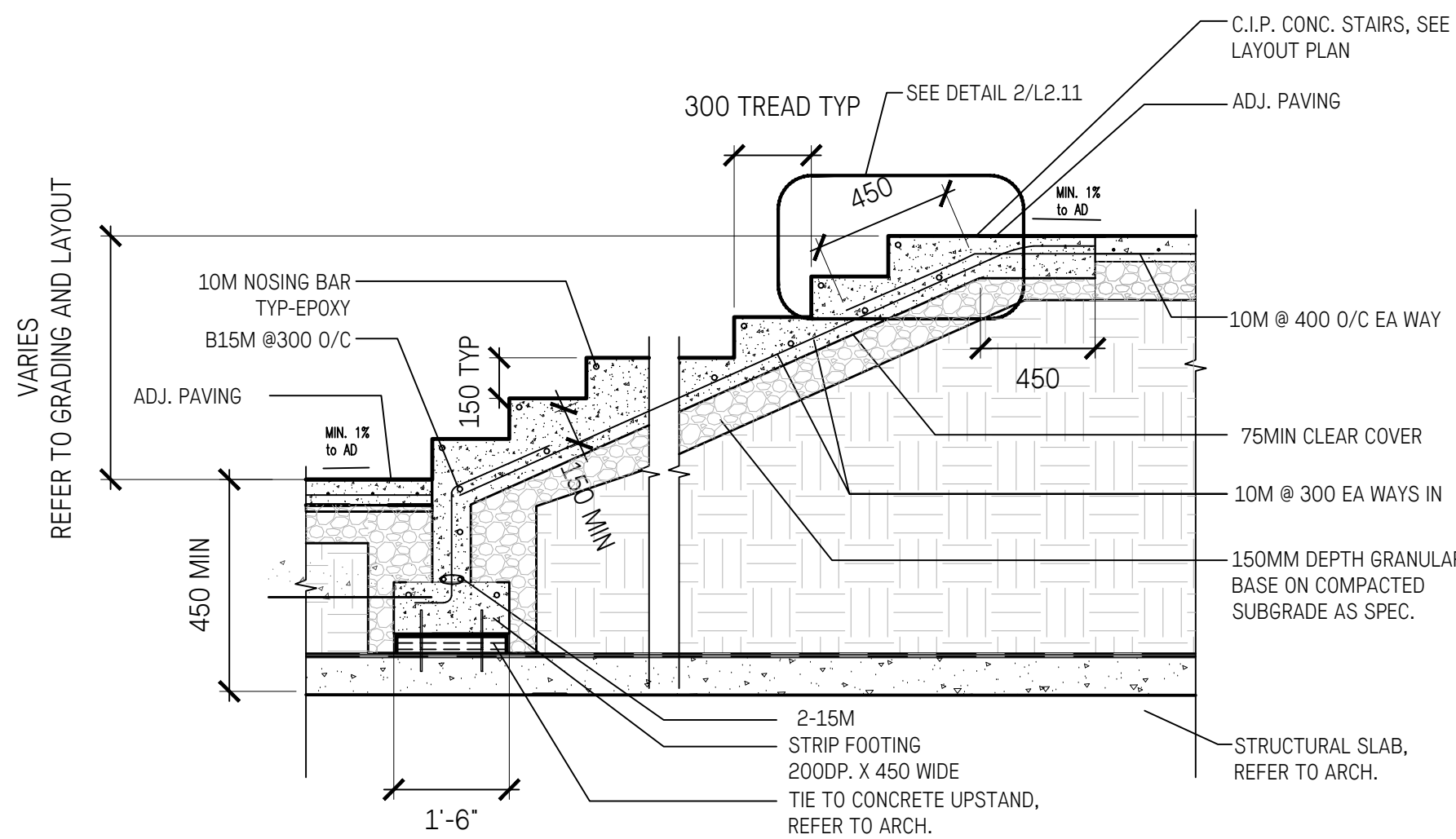
1
L4.21
CUSTOM BENCH WITH TAPERED TIMBER TOP
1" = 1'-0"



2
L4.21
BIKE RACK
1" = 1'-0"



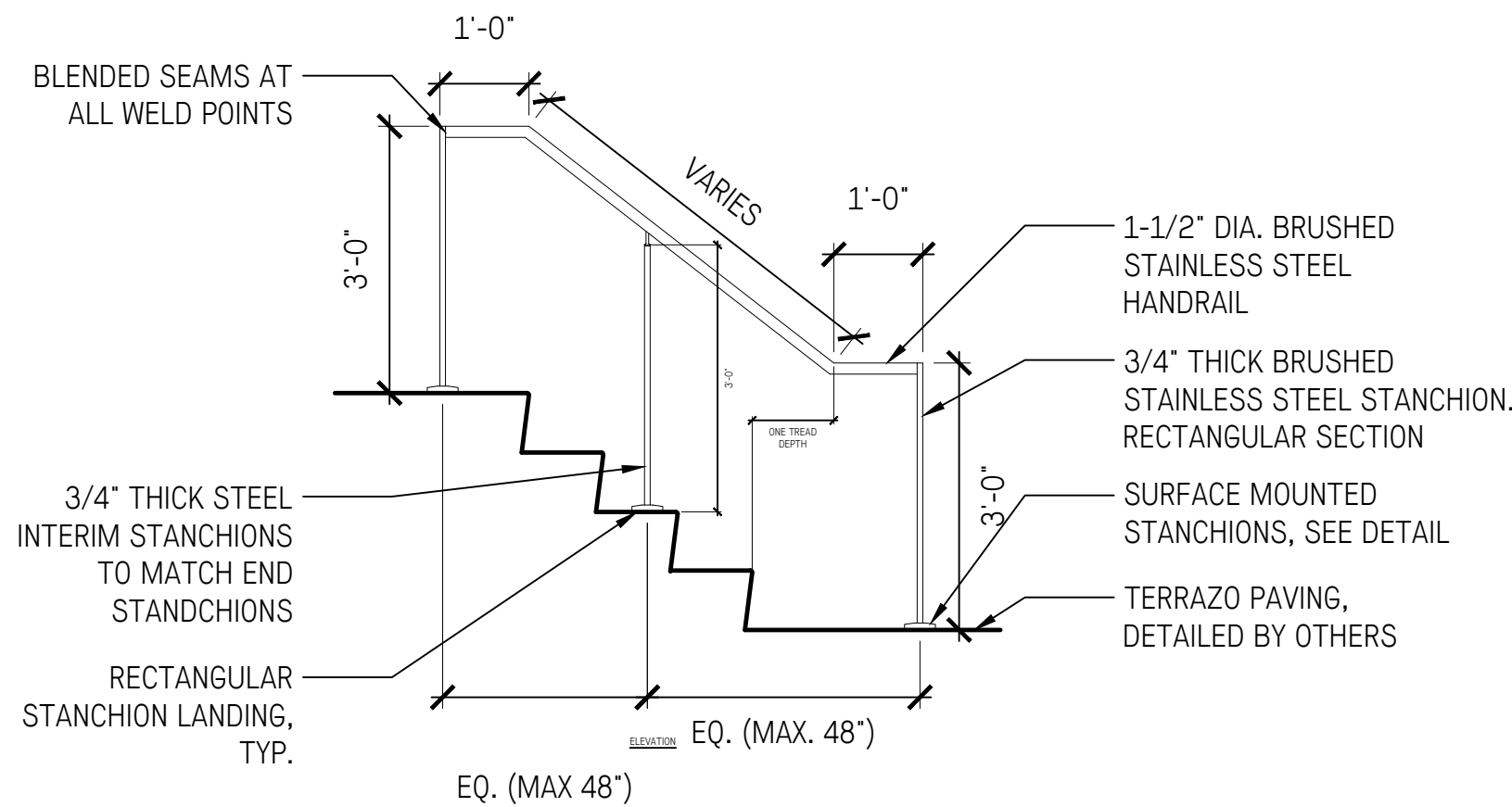
3
L4.21
GRANITE WALL
1" = 1'-0"



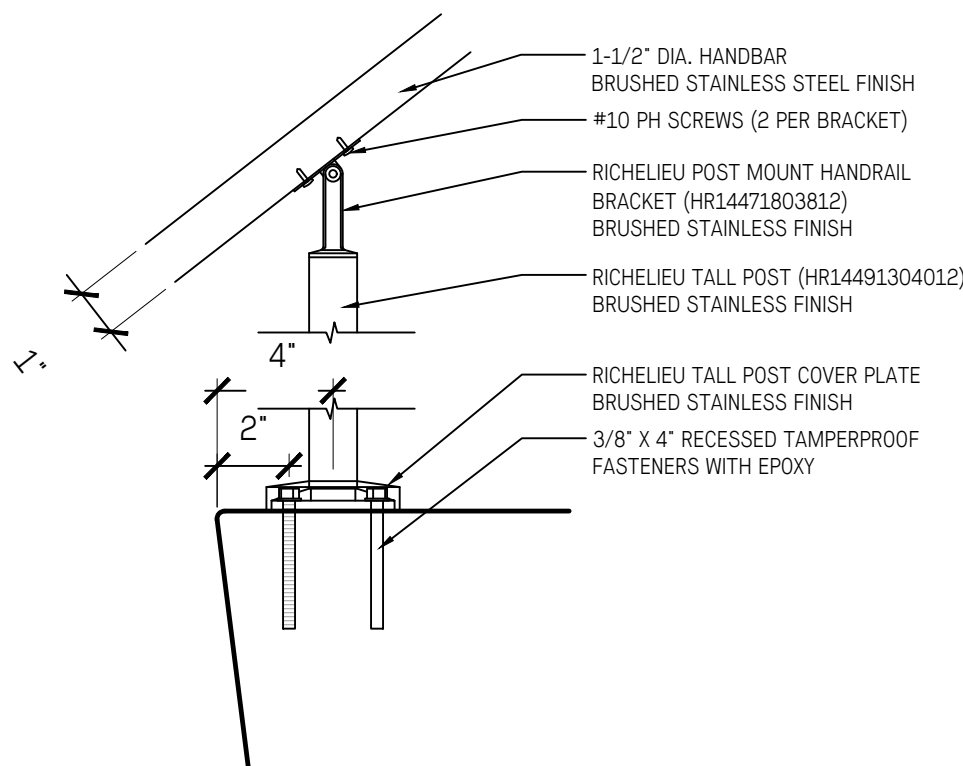
4
L4.21
C.I.P. CONCRETE STAIRS - TYP.
1" = 2'-0"

- NOTES:
1. REFER TO GRADING PLAN FOR TOP/BOTTOM OF STAIR ELEVATIONS;
 2. REFER TO SPECIFICATIONS FOR CONCRETE FINISHES;
 3. REFER TO STRUCTURAL FOR CONCRETE REINFORCEMENT.

- NOTES:
1. SEE ENGINEERING DRAWINGS FOR STAIR DETAILS & DIMENSIONS;
 2. CONTRACTOR TO CONFIRM DIMENSIONS ON SITE BEFORE CONSTRUCTION;
 3. PROVIDE SHOP DRAWINGS SIGNED & SEALED BY STRUCTURAL ENGINEER LICENSED TO PRACTICE IN BRITISH COLUMBIA;
 4. HANDRAIL AND GUARDRAIL TO BE BRUSHED STAINLESS STEEL FINISH, MATCHING PHASE 2 WATERPROOFING HANDRAIL DETAIL.



5
L4.21
HANDRAIL - TYPICAL
1" = 2'-0"



6
L4.21
STANCHION-ENDS
1" = 6"

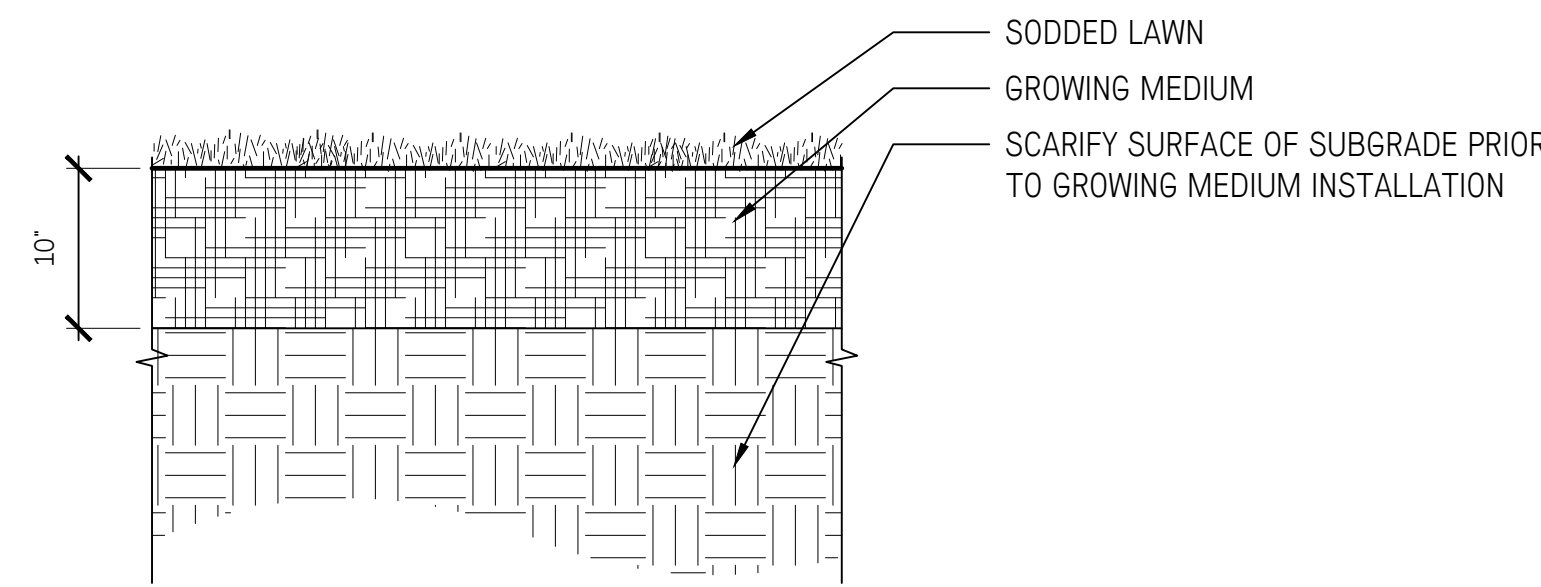
3	Re-issued for DP	Feb 25/2022
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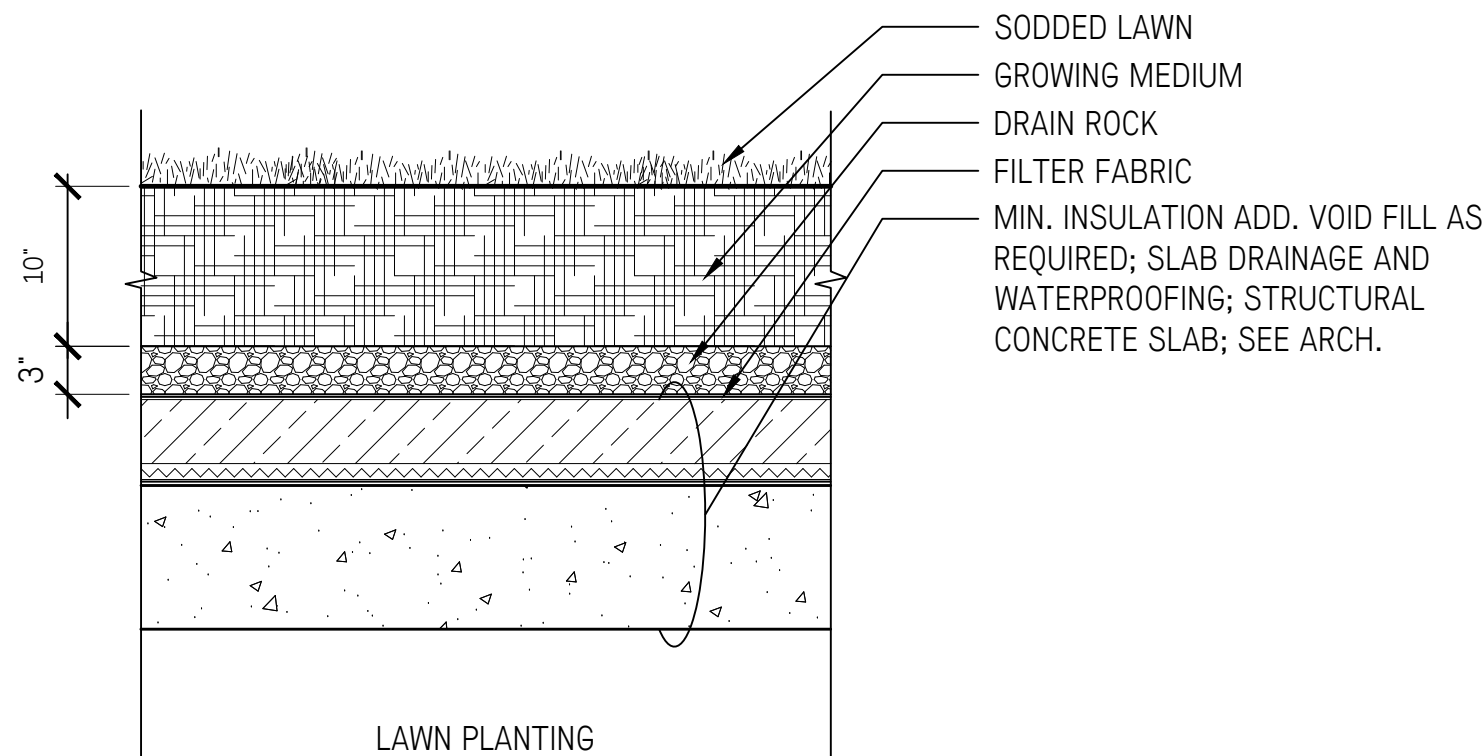
Landscape Details

Furnishing Details

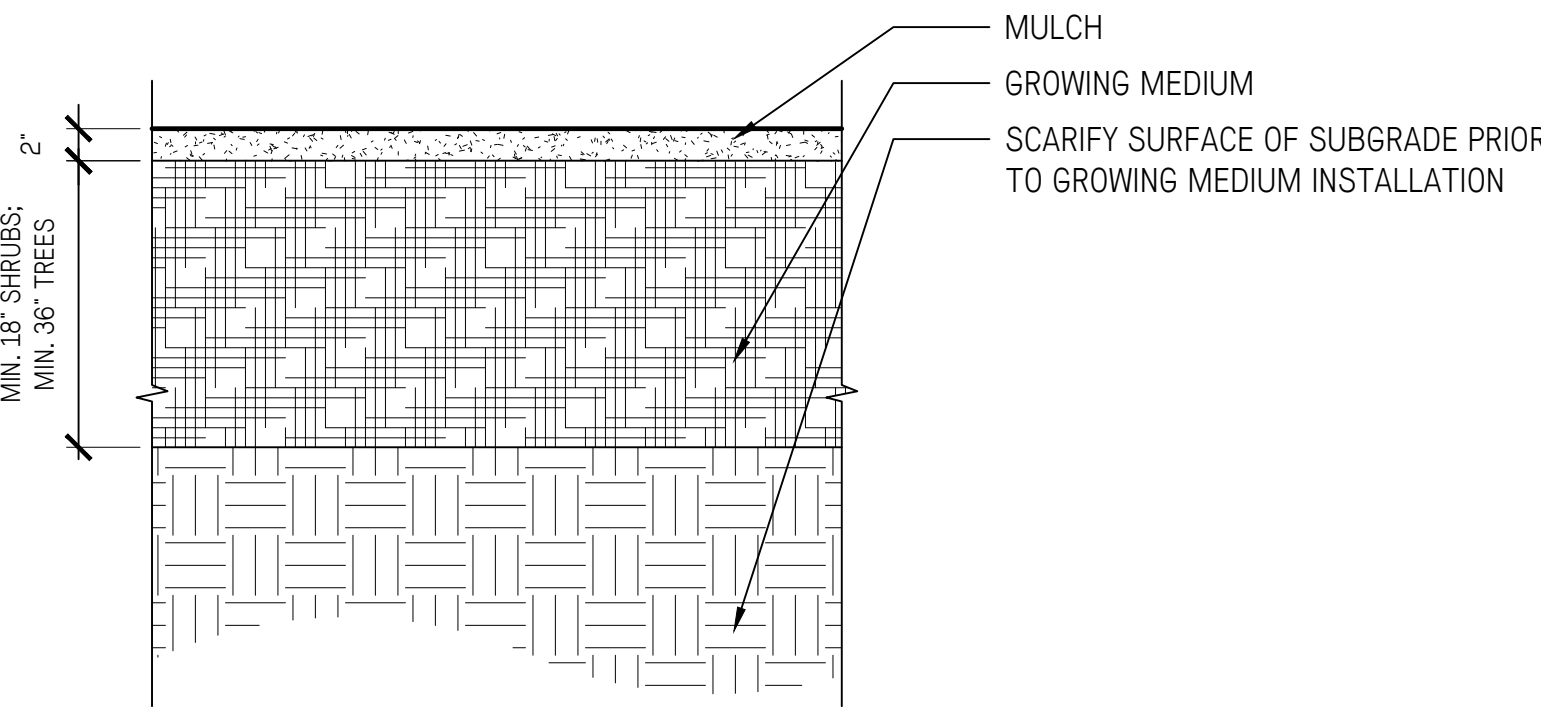
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Project No.	2120	
Scale	AS SHOWN	L4.21
Drawn/Checked	JY/AF JF	



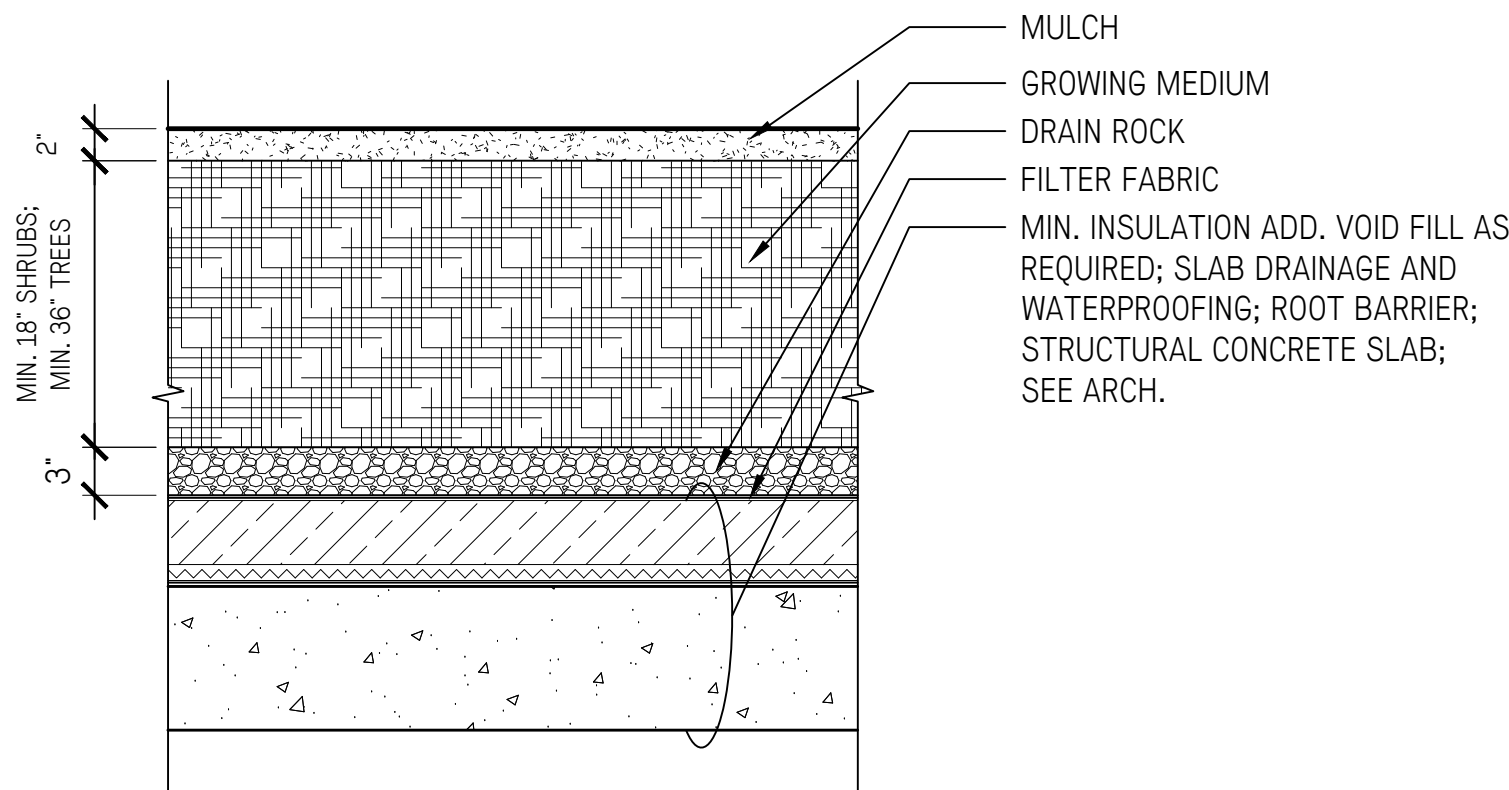
LAWN PLANTING



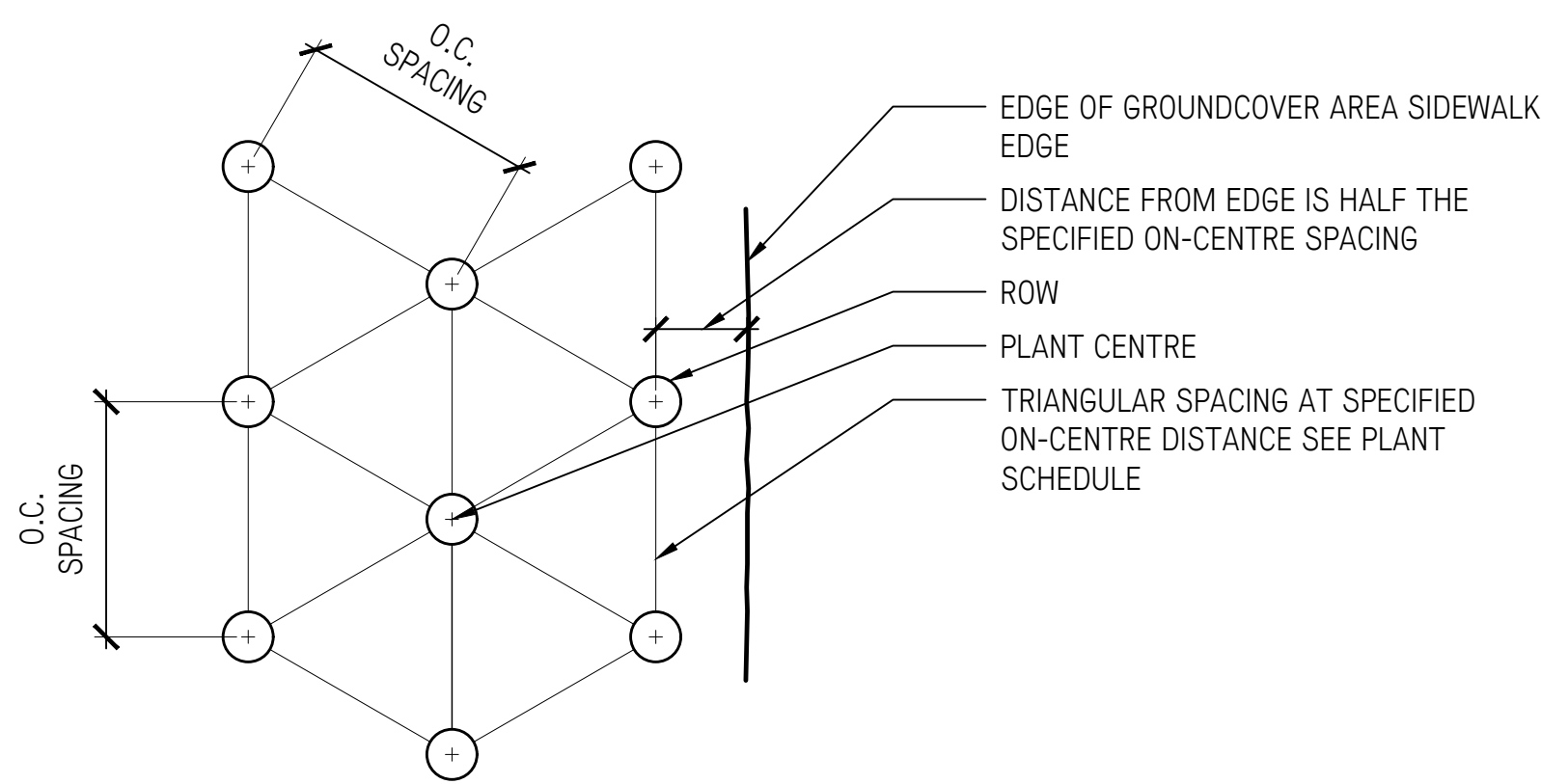
LAWN PLANTING



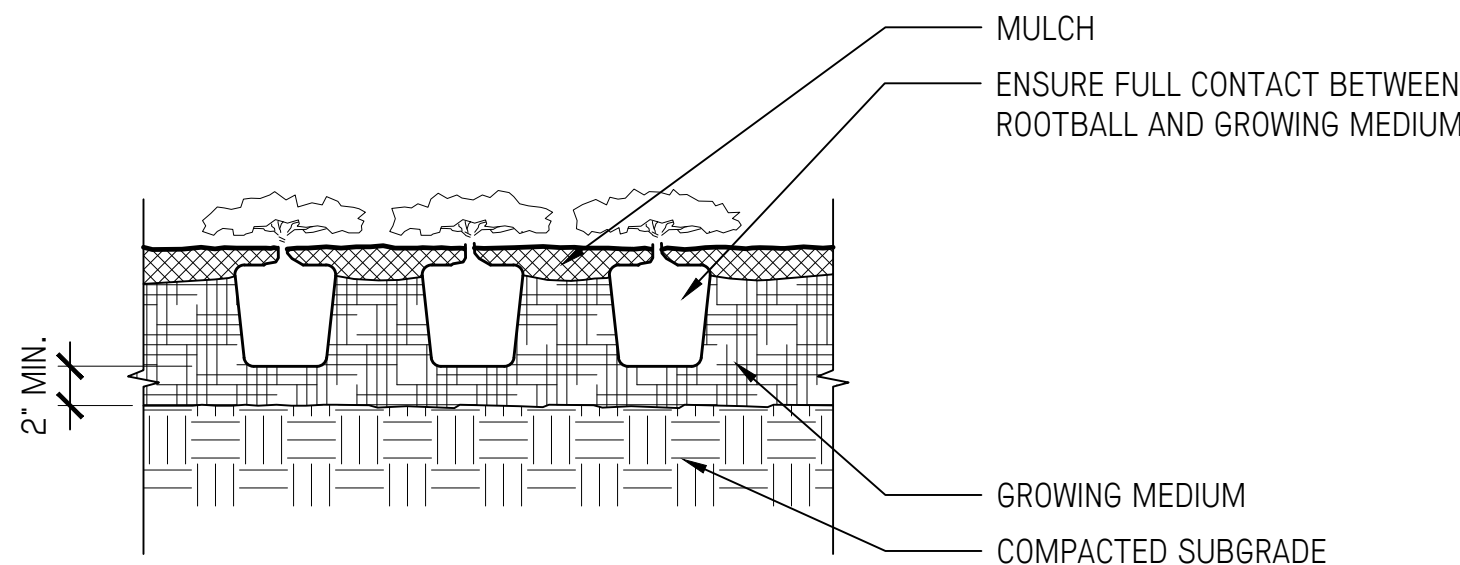
SHRUB/TREE PLANTING



SHRUB/TREE PLANTING



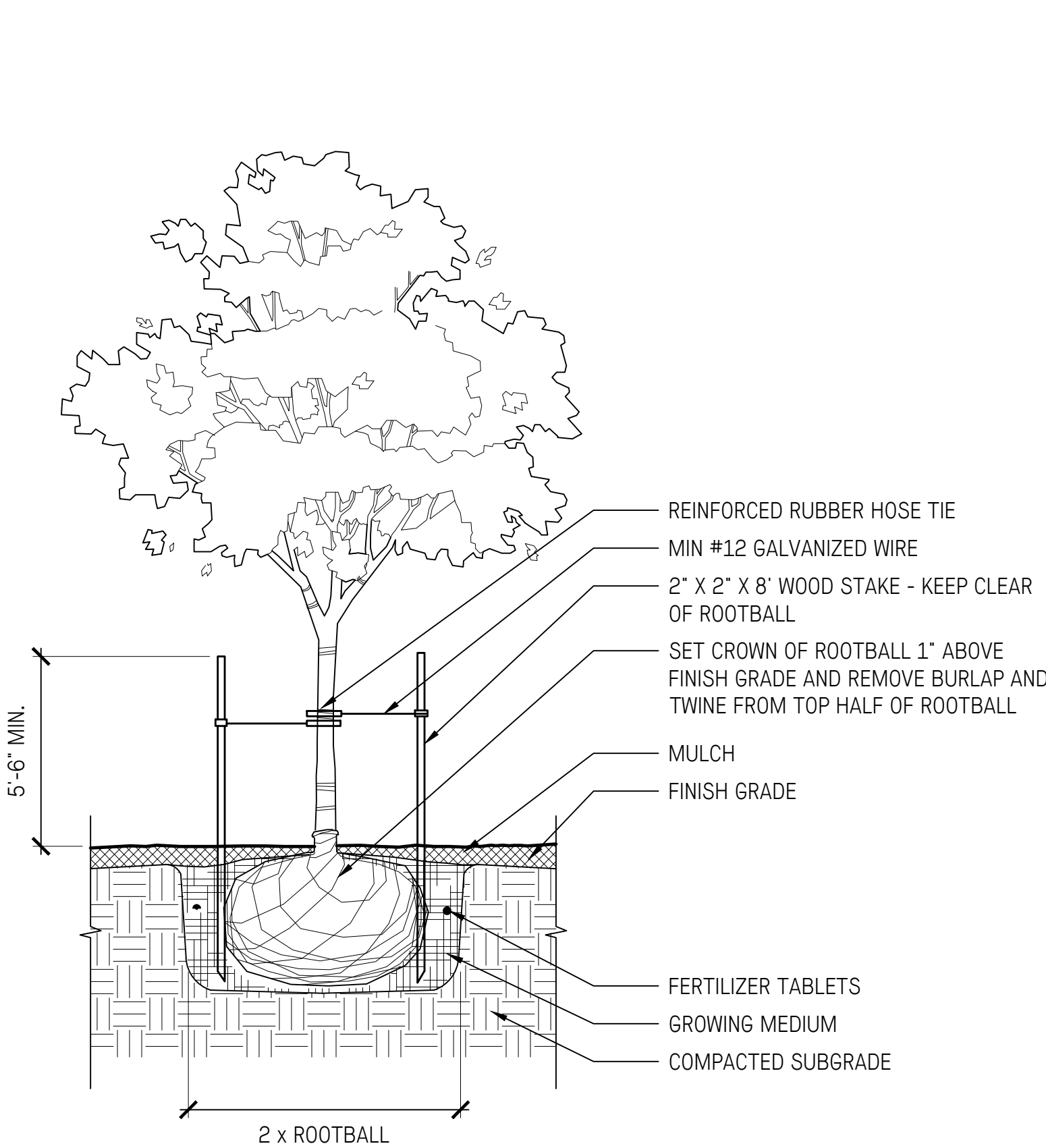
SPACING PLAN



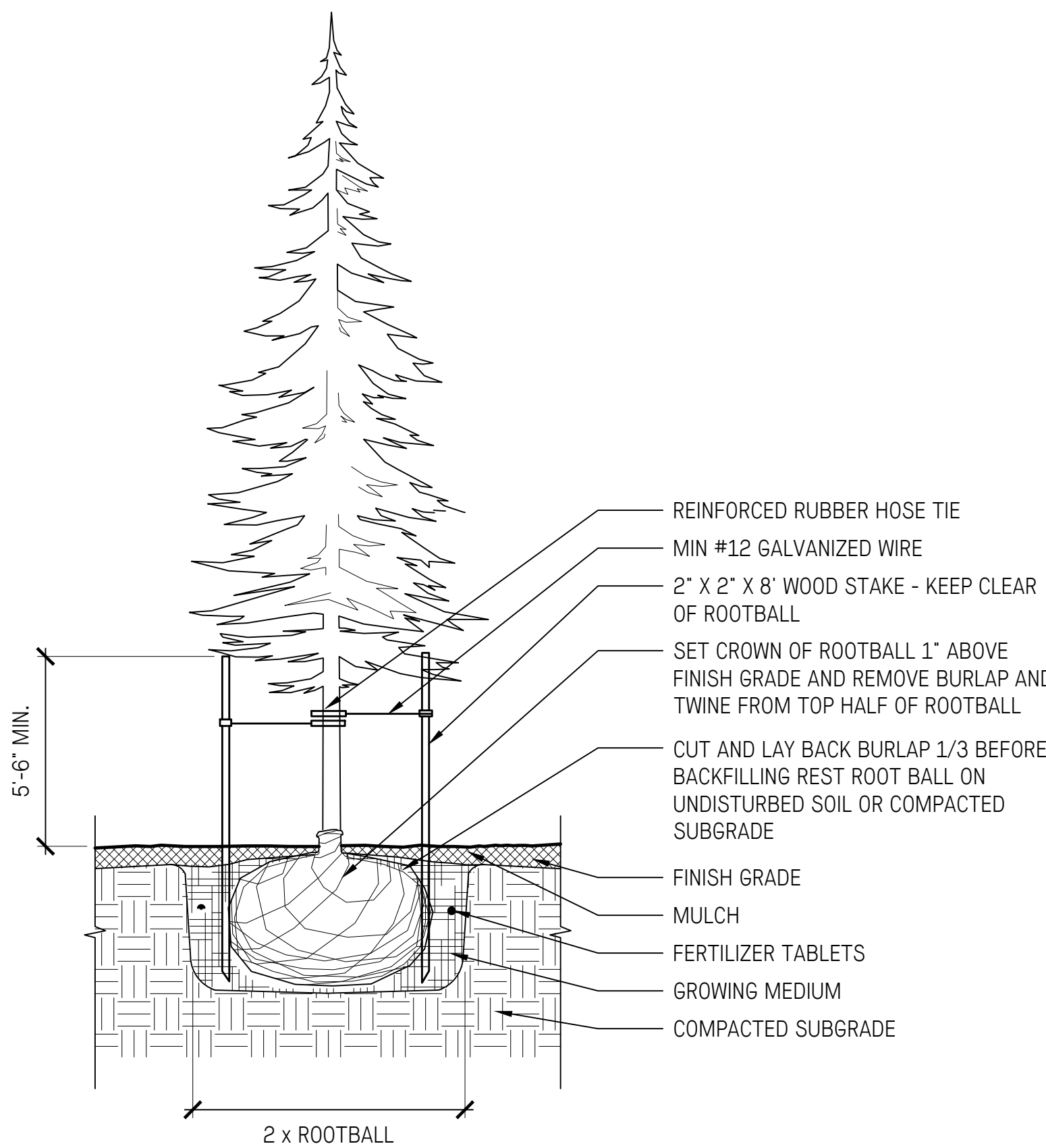
1 SOIL PROFILES ON GRADE
1" = 1'-0"

2 SOIL PROFILES ON SLAB
1" = 1'-0"

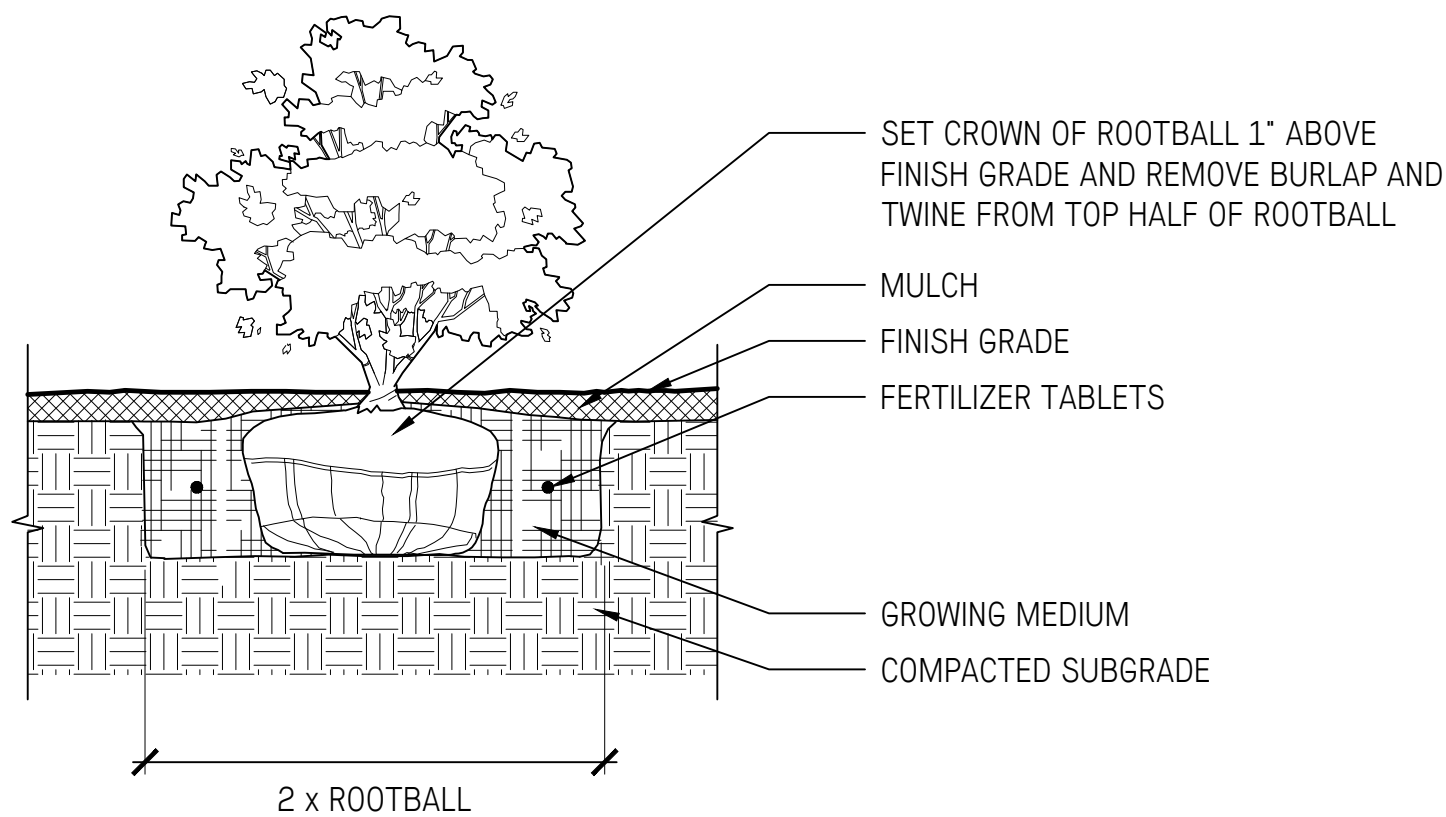
3 GROUND COVER PLANTING
1" = 1'-0"



4 TREE PLANTING
1" = 1'-0"



5 CONIFEROUS TREE PLANTING
1" = 1'-0"



6 SHRUB PLANTING
1" = 1'-0"

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Landscape Details

Planting Details

UBC REAP 3.2					
Y	?	N	Energy & Emissions (E&E)		16/35
precondition			P1	Energy Step Code Compliance (Step 2)	-
precondition			P2	Greenhouse Gas Intensity Reporting	-
precondition			P3	Building Level Energy Metering and Reporting	-
precondition			P4	Domestic Hot Water Energy Use Sub-metering and Reporting	-
precondition			P5	Overall R-Value	-
precondition			P6	Energy Star Appliances	-
precondition			P7	Electric Vehicle Charging Infrastructure	-
precondition			P8	Commissioning	-
precondition			P9	Energy Modeling Workshop	-
precondition			P10	Contribution to Low Carbon Transportation	-
precondition			P11	Refrigerant Emission Reporting	-
precondition			P12	Programmable Thermostats	-
8		13	1.1	Optimized Energy Performance (Step Code 3/4/PH)	21
0		6	2.1	Renewable Energy	6
5		0	3.1	Enhanced Energy Submetering and Reporting	5
3		0	4.1	Electric Vehicle Charging Stations	3
Y	?	N	Water (W)		5/15
precondition			P1	Low-Flow Plumbing Fixtures	-
precondition			P2	Outdoor Water Use Reduction	-
precondition			P3	Water Efficient Appliances	-
precondition			P4	Rainwater Management	-
3		4	1.1	Total Water Use Reduction	7
1		3	2.1	On-Site Rainwater Management	4
1		3	3.1	Domestic Hot Water Metering	4
Y	?	N	Biodiversity (B)		5/8
precondition			P1	Ecological Planting	-
precondition			P2	Light Pollution Reduction	-
precondition			P3	Bird Friendly Design - Basic	-
2		1	1.1	Planting for Biodiversity and Ecosystem Health	3
1		0	2.1	Site Green Space	1
2		1	3.1	Bird Friendly Design - Enhanced	3
0		1	4.1	Food Growing Opportunity	1
Y	?	N	Materials & Resources (M&R)		4/8
precondition			P1	Zero Waste Ready	-
precondition			P2	Embodied Carbon Reporting	-
precondition			P3	Construction and Demolition Waste	-
2		2.0	1.1	Environmentally Responsible Materials	4.0
1		1	1.2	Local Materials	2
targeted		1	1.3	Mass Timber Superstructure	1
1		0	1.4	Healthy Building Materials	1
Y	?	N	Climate Adaptation (CA)		4/13
precondition			P1	2050 Climate Ready Thermal Comfort Modelling	-
3		4	1.1	2050 Climate Ready Energy Efficient Design	7
1		2	1.2	Enhanced Resiliency	3
0		3	1.3	On Site Backup Power	3
Y	?	N	Place & Experience (P&E)		3/5
precondition			P1	Project Community Amenity Spaces	-
3		2	1.1	Project Exemplary Community Amenity Spaces	5
Y	?	N	Health & Wellbeing (H&W)		7/8
precondition			P1	Bicycle Parking & Storage Room(s)	-
precondition			P2	Low-Emitting Products	-
precondition			P3	Construction Indoor Air Quality Management	-
1		0	1.1	IAQ Assessment	1
2		0	2.1	Additional Bicycle Facilities	2
2		0	3.1	Low-Emitting Products	2
1		0	4.1	Connection to Nature	1
1		0	5.1	Daylight Access	1
0		1	6.1	Active Living	1
Y	?	N	Quality (Q)		6/8
precondition			P1	Sustainability Statement	-
precondition			P2	Educate the Homeowner	-
precondition			P3	Educate the Sales & Leasing Staff	-
precondition			P4	Green Building Specialist	-
precondition			P5	Design for Security and Crime Prevention	-
4		0	1.1	Integrated Design	4
0		2	2.1	Durable Building	2
2		0	3.1	Education and Awareness	2
Y	?	N	Innovation & Research (I&R)		5/10
0		2	1.1	Exemplary Performance	2
0		3	1.2	Innovation or Pilot	3
5		0	2.1	Research	5
Total					55 /100+10
Y	?	N			
50	0	50.0	Total Credits		100
5	0	5	Additional Innovation & Research Credits		10
Gold					50
Gold Plus					60
Platinum					70
Platinum Plus					80

Y	?	N	Climate Adaptation (CA)		4/13
			precondition	P1 2050 Climate Ready Thermal Comfort Modelling	-
3		4	1.1	2050 Climate Ready Energy Efficient Design	7
1		2	1.2	Enhanced Resiliency	3
0		3	1.3	On Site Backup Power	3
Y	?	N	Place & Experience (P&E)		3/5
			precondition	P1 Project Community Amenity Spaces	-
3		2	1.1	Project Exemplary Community Amenity Spaces	5
Y	?	N	Health & Wellbeing (H&W)		7/8
			precondition	P1 Bicycle Parking & Storage Room(s)	-
			precondition	P2 Low-Emitting Products	-
			precondition	P3 Construction Indoor Air Quality Management	-
1		0	1.1	IAQ Assessment	1
2		0	2.1	Additional Bicycle Facilities	2
2		0	3.1	Low-Emitting Products	2
1		0	4.1	Connection to Nature	1
1		0	5.1	Daylight Access	1
0		1	6.1	Active Living	1
Y	?	N	Quality (Q)		6/8
			precondition	P1 Sustainability Statement	-
			precondition	P2 Educate the Homeowner	-
			precondition	P3 Educate the Sales & Leasing Staff	-
			precondition	P4 Green Building Specialist	-
			precondition	P5 Design for Security and Crime Prevention	-
4		0	1.1	Integrated Design	4
0		2	2.1	Durable Building	2
2		0	3.1	Education and Awareness	2
Y	?	N	Innovation & Research (I&R)		5/10
0		2	1.1	Exemplary Performance	2
0		3	1.2	Innovation or Pilot	3
5		0	2.1	Research	5
Total					55 /100+10
Y	?	N			
50	0	50.0	Total Credits		100
5	0	5	Additional Innovation & Research Credits		10
Gold					50
Gold Plus					60
Platinum					70
Platinum Plus					80

**PUBLIC CONSULTATION SUMMARY****File:** DP22002 Wesbrook Place Lot 6**Date:** March 2, 2022

Virtual Public Open House**Date & Time:** Thursday, February 17, 2022, 7:00 – 9:00 PM**Location:** Zoom meeting

The details of the event were posted on-site on the Development Permit notification sign and the Campus and Community Planning website. An advertisement was posted online in the Ubyyssey running from February 3 to February 17, 2022. Notifications were emailed to the University Neighbourhood Association (UNA), the Alma Mater Society (AMS), and Graduate Student Society (GSS). Notification letters for residents within 30 m of the site were emailed to Village Gate Homes for distribution to residents of the neighbouring Oakwood, Mundell House, and Webber House, as well as to Wesbrook Properties for Georgia Point. Printed letters were mailed to Prodigy strata residents.

Campus & Community Planning staff introduced the project and representatives from Polygon, the project architecture and landscape architecture consultants presented the project plans. Staff and the applicant team responded to questions about the project. Mandarin translation services of the presentation and the Q&A were also provided in recognition of the residents in the community attending the open house that spoke Mandarin as their first language.

The meeting was accessible via a Zoom meeting link emailed out to registrants on the day of the event and also posted on the project website. Prior to the event, 66 registrants had expressed interest in attending using the online registration form. 59 attendees were present at the meeting at 7:30 PM excluding staff and the applicant team, and by 8:00 PM, 62 attendees were recorded.

Online Comment Form**Comment Period:** January 24 – March 1, 2021

During the comment period 97 responses were collected via the online feedback form. 2 responses were excluded as 1 was blank and another was an exact duplicate of an existing comment.

The primary affiliation provided by the commenters:

Alumnus	4
Emeritus	1
Other	3
Resident	44
Staff	12
Student	6
Faculty	16
UNA	9
TOTAL:	95



Of these 95 respondents, 86% reported living at UBC. 1 respondent supported the development without reservation, while the remaining respondents either opposed it, supported a reduced level of development, or expressed other concerns. Approximately 48% of the respondents expressed concerns with the building's height and/or density, particularly in relation to shadowing and overlook. Many expressed concern that Wesbrook Place is becoming overbuilt and that there is a lack of amenities such as grocery stores and open space in the neighbourhood.

Other concerns noted the impacts of increased automobile traffic and construction noise (approx. 26%) and loss of open green spaces due to development (approx. 38%). Other neighbourhood growth-related issues raised included the unavailability of on-street and off-street automobile parking, ongoing disruption from construction, impacts to migratory and nesting birds, as well as the lack of affordability and the distribution of unit types being offered.

3. Finer grain development of the unit plans is needed. Ensure barrier-free units have all clearances, surfaces, amenities, etc. and resolve door swings and fridge terminations. While the focus is affordability for students, dignity of experience for all needs to be embedded.
4. Finer grain development of the facade on Wesbrook Place for cohesiveness. Consider more glazing in the multi-purpose room.

It was Moved and Seconded and was the decision of the Advisory Urban Design Panel:

THAT the panel SUPPORTS the project with the above recommendations to be reviewed by the applicant and staff.

5.2 Lot 6, Wesbrook Place

Application Status:	Development application
Location:	Lot 6, Wesbrook Place
Applicants:	Franci Architecture Inc. Hapa Collaborative Polygon Homes Ltd.

RESOLUTION: SUPPORT [5-0] with recommendations.

Architect Walter Franci (Franci Architecture Inc.) and landscape architect Joseph Fry (Hapa Collaborative) presented and responded to questions from the panel. Sarah Christianson and Rene Rose (Polygon Homes Ltd.) were in attendance and responded to questions from the panel. Architect Graham Merritt (Franci Architecture Inc.) was also in attendance.

Associate Director, Campus Design Matthew Roddis (C+CP) introduced the project

In addition to general comments, the panel was asked to comment on the following:

- Density distribution between the city homes and tower;
- Tower plan and massing, and strategies to reduce shadow impacts on the future school site and to reduce the visual impacts from Mundell Park;
- The tower massing and expression as it relates to reducing the visual dominance of the tower as experienced from Mundell Park and throughout the neighbourhood;
- The tower expression in providing an appropriate transition between the tower and city homes, and
- Success of the interface of the ground level units and surrounding public space in contributing to activation of the public rights of way.

Panel Commentary:

Appreciation for the changes made so far, shifting the balance of city homes to the benefit of the project. Accessibility and clarity of the parti for the entry circulation. Location of amenity and tower entry is good.

The expression of the brick townhomes are lovely and elegant.

Challenging topics:

DENSITY

With all the skill and expertise it seems you have pushed the density to its limits; that being said, there remains a disconnect between the massing of city homes and the scale and proportion of the tower. Concern about the visual dominance of tower and the transition from tower to townhomes.

Too much density on the site suggests the guidelines hadn't been tested with live scenarios with regard to massing and how proportions will work within the height limit. Commend the architect, landscape architect and the developer on working within existing challenges.

Big moves: Build less density and obtain a credit on land banking that density for use on another project at UBC that can handle 3.5 FSR.

Smaller moves: Consider density in the townhomes without making them too big to be unmarketable. Add 100 - 200 SF to the length of the city homes to make the living rooms more spacious encroaching into the generous courtyard to make bigger.

MASSING AND MATERIALITY OF TOWER

Major issue: massing of the tower in relation to city homes, and the distribution of density on the site. Also, the materiality of the two expressions are disconnected. Find a way to be more in dialogue with each other.

Appreciate the many nuances you have explored and bigger moves such as shrinking down the massing on the whole. Nuances such as curving the tower and stepping down portions of the elevations; yet it is still a large form with the issue of shading on the future school site (raised previously) remaining. Scale overall impacts shading, and mass/form in relation to adjacent parcels and city homes is a challenge. Appreciate intent of bringing materiality of city homes to tower, however it's not achieving the level of elegance and success yet. Similarly, regarding colour expression. Making the tower more demure in expression would deemphasize the perception of scale.

Calm down the elevations. Explore how to use the balconies and panels to break up the visual dominance of the massing making the building easier to read and enabling more of transition to the city homes. If not possible, recommend adding two to three more stories which would not measurably impact the pedestrian experience and would reduce shadowing.

The tower should be quiet, more demure. Your approach to modulate to break down the massing is not successful. Consider a much more silent and homogenous facade along the line of work by Diener and Diener Architects who modulate facades and activate them using a quieter and reduced palette to minimize the bulk of the tower. A coherent tower could relate more strongly to the materiality of the townhouses, not just sporadically. One panel member liked the colouring of the tower.

LANDSCAPE

Like the simplicity of the site plan. Permeability is good. Central garden space is lovely. The tower commons visually activates the central green space.

Great work on the landscaping, huge potential. The opportunity to play and explore in the landscape will be good.

The gym and meeting room facing the courtyard and landing off the gym space is a good move. The courtyard space will be a fun place for children to explore with the nearby park and future school site for field activities.

Grade level generally okay with exception of Mundell Park edge. Develop the interface between the tower and Mundell park landscape to enhance the pedestrian experience and reduce the perceived scale of the tower. Individual shade trees are not enough, nor effective in all seasons. Explore developing a natural area between the tower and Mundell Park.

The modulation of the sidewalk along Ross Drive is a good gesture.

Concern regarding the “parking lots” of bike stalls. Consider a reduction or redistribution so not so prominent.

Chair Summary:

The panel appreciates the talent and effort in addressing previous comments and empathizes with the challenges the site presents regarding density. The resultant effect on the massing is challenging - feeling disproportionate and out of scale in relation to the city homes and the surrounding context.

Massing suggestions:

- Small moves: add more density to the city homes (100 - 200 SF); calm down the tower elevations.
- Bigger moves: reduce the density on the site or increase the height of tower. As both are beyond the scope of the panel; further negotiation with Campus and Community Planning would be needed.

Suggestions for calming down the facade in terms of colour and materiality:

- consider “thinning” the articulation of the balconies;
- maintain modulation but explore a more muted expression overall;
- Calm down the materiality.

Other comments:

The landscape is very successful. The internal courtyard space is dynamic and interesting, and the modulation of benches creating moments of repose along Ross Drive is lovely...and a great strategy for other campus developments.

Minor landscape suggestions:

- explore more naturalized interface along Mundell Park;
- the number of bike stalls seems high and, as noted by the proponent, the grouping by the pavilion feels like a “floater”; yet we do want encourage people to ride bikes.

The panel finds the city homes very successful in expression; though as noted above, balance and proportion in relation to tower form needs further development.

Additional comments from the chair:

The types of “big moves” recommended are beyond minor revisions. With site parameters fixed as stipulated in the UBC Wesbrook Neighbourhood Plan, and an amendment to the plan - to increase the maximum height, or transfer FSR via a credit to another UBC neighbourhood site that can handle additional density - not feasible; there would be no ability for the team to make the larger moves as recommended. The panel is reluctant to stop the project only to have the project return with the same massing given these constraints. A consensus was reached to enable the project to move forward.

UBC Wesbrook Place Neighbourhood Plan, April 2020

- The plan of uses for Lot 6 is Highrise with Low Rise/Townhouses.
- The maximum FSR for Lot 6 is 3.5.
- The maximum height permitted on Lot 6 is 16-storeys for the Highrise and 3-storeys for the Low Rise/Townhouses.

Applicant's Response:

The applicant thanked the panel expressing it has been a challenge. The applicant can address largely the comments/recommendations brought forward and look forward to working with Campus and Community Planning to successfully resolve.

Specifically, the applicant welcomed the opportunity to with Campus and Community Planning on:

- The finishes and colorization and modulation on the tower.
- The strong representation of the 3-storey lower volume on the tower and its connection to the neighbouring city homes.
- Reduce the material palette and develop a strongly unified colorization on the building material for the tower.

Panel's Consensus on Key Aspects Needing Improvement:

1. The massing and the balance and proportion of the tower to the city homes needs further exploration.
2. Revisit materiality and expression of the tower form to calm it and call less attention to the large form.
3. Minimize overshadowing on the adjacent future school site and Mundell Park. Ensure the children's play space in the park is not shaded.

It was Moved and Seconded and was the decision of the Advisory Urban Design Panel:

THAT the panel SUPPORTS the project with the above recommendations to be reviewed by the applicant and staff.

5.3 Food and Beverage Innovation Centre

Application Status:	Pre-application
Location:	Hospital Lane (cross streets East Mall & Health Sciences Mall)
Applicants:	Human Studio Architecture + Urban Design Ltd. B+H Architects UBC Properties Trust

Architects Pete Atkinson and Bruce Haden (Human Studio Architecture + Urban Design Ltd.) presented and responded to questions from the panel. Architects Jim Huffman (B+H Architects), Andrew Lockhart (Human Studio Architecture + Urban Design Ltd.) and project manager, Diona Fong (UBC Properties Trust) were also in attendance.

Associate Director, Campus Design Matthew Roddis (C+CP) introduced the project

Emerging considerations:

- The form on the corners creates a strong 'chamfer' gesture. Is the symmetrical treatment appropriate?
- Is there more continuous treatment of the building rather than two distinct facade treatments?
- Should the entry be adjacent to the parkade?
- Public realm approach to treatment and interface with the newly configured Hospital Lane.
- Opportunities, if any, with the School of Public Policy and Global Affairs courtyard across Hospital Lane.

March 2, 2022

Karen Russell
Manager Development Services, Campus and Community Planning
University of British Columbia

Via email: karen.russell@ubc.ca

RE: Wordsworth Development Permit Application

Please see the below responses to the clarifications requested at the Development Review Committee Meeting on Thursday, February 10, 2022:

1. The applicant to submit to Utilities a pre application for servicing to provide the estimates for water, sewer and gas usage.

Pre-application for site servicing has been submitted via Planning by Polygon.

2. That the applicant try to use the existing pre-service locations

We will endeavor to use the existing site servicing locations. We believe the existing locations (including invert elevations for storm and sanitary) work well with the proposed design and will review further with our Civil consultant.

3. That the applicant provide as much absorbent landscape as the site can handle.

We will try to increase planted areas and accommodate infiltration of stormwater as much as possible. The rain garden in the central courtyard will collect water and we will look to ways to direct stormwater to that feature as we develop the design.

4. That the applicant consider planting something other than grass and that a plant be selected that would not need to be sheared between the property line and sidewalk, and that is tolerant of dog urine.

Noted. We will specify a shrub or ground cover that is naturally compact and low maintenance, and is resistant to dog urine.

5. That the applicant invite the UNA to the handover to ensure that any public landscaping deficiencies get addressed.

Noted. We will invite the UNA to the handover to review. Public landscaping deficiencies will be addressed in collaboration with UNA. UBC receives a damage deposit on the streets and public realm, as well.

6. That the applicant consider pushing the garbage loading area closer to the north end of the layby so that the sight line for drivers coming up from the underground parking is not hampered when there is garbage sitting outside.

We propose to relocate the recycling staging area toward the west end of the lay-by in order to maintain clear sightlines for drivers coming up from the underground parking. We note, the existing bus shuttle stop location would need to shift to the east of the lay-by to accommodate. There is a garbage compactor in the underground parking, and thus no outdoor staging area required for garbage. We will work with Krista Falkner, Manager of Transportation, C+CP, and Landscape regarding detail design of the staging area going forward.

7. That the applicant is mindful of Birney Avenue which is an active commercial truck route during construction.

Understood and noted. Polygon will work with UBC and with traffic control to develop a Traffic Management Plan to maintain the active commercial truck route during construction. Polygon and Polygon Construction Management will meet with and communicate with C+CP, University Property Trust, and UNA during construction.

8. That the applicant continues to look at bird friendly strategies in the early stages of the design and extend f[r]itting to 4 storeys above the tree canopy.

In compliance with the UBC Bird Friendly Design Guidelines for Buildings and REAP 3.2 BIO P3, and BIO Credit 3.1: Bird Friendly Design – Enhanced, bird-friendly strategies up to 4 storeys or mature tree height will be incorporated into the revised DP submission. A fritted pattern is to be incorporated into the glass guardrails. The design team is pursuing further bird-friendly strategies to target BIO Credit 3.1, including extending guardrail glass frit further up the building.

9. That the applicant consider external shading, and the solar heat gain coefficient for your glazing which can reduce cooling energy demand as well as provide safety and climate resilience if there are extreme heatwaves or a power outage.

Noted. The design team will explore both strategies (shading and solar heat gain coefficient for glazing) as we proceed with preliminary building energy modelling.

10. That the applicant consider the solar heat gain coefficient for your glazing which can really reduce your cooling energy demand as well as safety resilient aspects if there are extreme heatwaves or a power outage.

Noted. The design team will consider the solar heat gain coefficient for the glazing.

11. That the applicant revisit the 42 visitor parking stalls on P1. The number seems high.

Noted. The Visitor parking area has been revised to provide total 24 visitor parking stalls per UBC regulations. The secure resident parking stalls have been increased accordingly. A total of 286 proposed parking stalls provided. No net change in total parking from previous submission.

12. That the applicant have the landscape architect revisit the sidewalk on Ross Drive to ensure the dimensional requirements are met.

The design for Ross Drive streetscape will meet dimensional requirements for sidewalks. Minor variations from typical sidewalk and boulevard will be the stepping shape of the concrete sidewalk edge and the planting of native species in the boulevard, as shown in the landscape drawings.

Please advise of any additional clarifications we can provide.

Sincerely,

Sarah Christianson

Development Manager

Polygon Wordsworth Homes Ltd.