REPORT TO THE DEVELOPMENT PERMIT BOARD

Agenda Item: **3.2**

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

Approved for Submission:

Manager, Development Services, Campus and Community Planning

Date: **January 11, 2022**

Subject: File # DP 22001 Carey Theological College Expansion, Chancellor Place

Institutional/Administrative and Student Housing

RECOMMENDATION

That the Development Permit Board recommend that the Director of Planning, Campus and Community Planning, issue a Development Permit for two new buildings within the Carey Theological College leased lands comprising 132 new institutional residential units, and administrative, teaching, and student support services as detailed in the attached drawings prepared by Urban Solutions Architecture Ltd. and Prospect and Refuge Landscape Architects (Attachments A & B), subject to approval of the following variances to the Site Specific Design and Development Requirements + Illustrative Plans, 2003 - Appendix to the Theological Neighbourhood Agreement and referenced in the Chancellor Place Neighbourhood Plan, amended 2022:

1) **That the setback requirement from the west property line for the new building on Lot 42 be relaxed from 16 feet to 8 feet; and**

2) **That the pathway along the west property lines on Lots 40 and 42 be diverted for a portion of its length through the UNOS lands adjacent to Lot 42.**

BACKGROUND

While Chancellor Place Neighbourhood is largely built out, development potential remains on the Carey Theological College site, for institutional expansion. Carey Theological College is one of four theological colleges at UBC occupying leased land regulated by the UBC Land Use Plan, Chancellor Place Neighbourhood Plan and Site Specific Design and Development Requirements + Illustrative Plans. To achieve the necessary student housing floor area within the original 4-storey limit for Carey College in the Chancellor Place Neighbourhood Plan, the resulting building mass would be bulky and inefficient with excessively large floor plates. Recognizing that with the slope of the site, a slimmer and more efficient 6-storey building was viable within the maximum height envelope of 60 feet, Carey proposed that the Plan be amended to allow additional storeys within the existing height limits. Staff supported process to provide public consultation for both

a Development Permit approval process and the required Chancellor Place Neighbourhood Plan amendment as described below.

On January 7, 2022, Urban Solutions Architecture Limited submitted a Development Permit application on behalf of Carey Theological College for two new buildings on their leased land parcel in the Chancellor Place neighbourhood. The development would provide additional student housing and educational space to support expanded programming at the College. A new 4-storey building would replace two existing 1-storey buildings along Wesbrook Mall (Lot 40) and a new 6-storey building would be located on the parking lot south of the existing Carey Centre (Lot 42). The gross floor area of the new 4-storey building on Lot 40 is 3,498.5 m^2 (37,658 ft^2) while the gross floor area of the new 6-storey building on Lot 42 to the south is 4,569.9 m^2 (49,190 ft^2).

The approval process for this project requires both amendments to the Chancellor Place Neighbourhood Plan with approval of the UBC Board of Governors and approval by the Development Permit Board. The required Chancellor Place Neighbourhood Plan amendments enabling Development Permit Board consideration were approved by the UBC Board of Governors in December 2022.

LOCATION

The area allocated to Carey Theological College in the Chancellor Place neighbourhood is located in the southeast quadrant of the neighbourhood as shown in Figure 1. Carey College is bordered by Iona Drive on the north side and St. Mark's Theological College. Wesbrook Mall runs along the east side of the site bordering the University Endowment Lands. To the south is Walter Gage Road and the recently completed Saltwater student residences. Carey College shares a boundary on the west side with the former Vancouver School of Theology precinct comprising the 6 ½-storey market housing development Argyll East on the north end, Iona Woods open space (UNOS lands) in the central area, and the 15-storey market residential Corus building on the south end adjacent to Walter Gage Road.

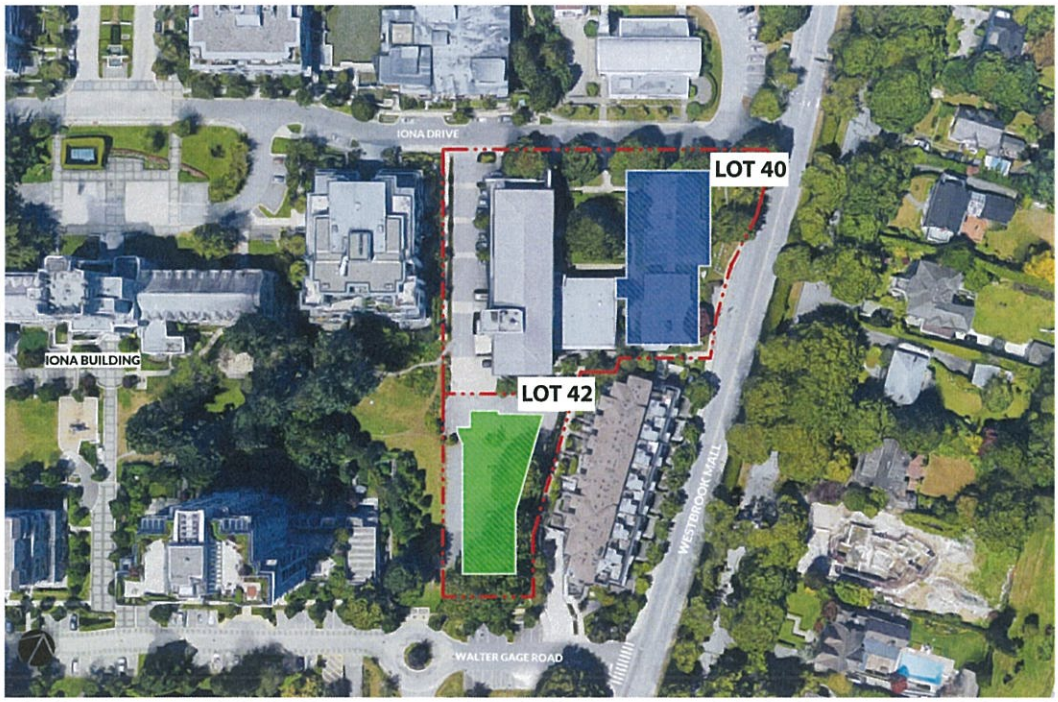


Figure 1. Location Map for the Proposed Development on Lots 40 and 42 at Carey Theological College

PROJECT DESCRIPTION

Site and Project Design

Carey Theological College is one of four theological colleges affiliated with UBC on the Point Grey campus. All are situated on land leased from UBC located in the Chancellor Place neighbourhood (formerly Theological neighbourhood) at the northeast corner of the UBC campus. Carey Theological College has had a presence at UBC since 1959. It is now the centre for pastoral studies and graduate internship programs for the Canadian Baptists of Western Canada. It offers degrees in the following programs: Master of Divinity, Master of Pastoral Ministry, Master of Arts in Spiritual Formation and Doctor of Ministry.

The existing Carey College is located on two lots. Lot 40 on the north is currently developed with two interconnected 1-storey buildings dating from the early 1960s facing Wesbrook Mall, and the 5-storey L-shaped Carey Centre to the west built in 2005. The 1-storey buildings contain office and meeting space for faculty and staff while Carey Centre contains a mix of teaching, administrative, student amenity space and dormitories and residential units. A treed courtyard occupies the area between the buildings. Carey Centre contains one level of underground parking with access by way of a north-south lane off of Iona Drive.

Lot 42 to the south is a partially treed undeveloped site currently used as surface parking. To the east of Lot 42 is a 2 ½-storey market residential building (Esse) which was developed in 2004 by Carey College as part of its development and lease agreements with UBC.

The project site slopes approximately 5 metres from north to south. In addition to the existing buildings and parking lot, the site contains a number of mature trees which are detailed in the Tree Management Plan and arborist report noted later in this report.

The project proposal by Carey College seeks to expand its existing educational programming, institutional housing, and administrative space by building two new buildings – a 4-storey building on Lot 40 east of Carey Centre on the site of the existing 1-storey buildings; and a new 6-storey building on the existing surface parking lot on Lot 42 to the south of Carey Centre. The 4-storey building on Lot 40 will contain classrooms and offices, 57 small residential suites from 285 to 638 sf and 1-level of underground parking linked to the existing parking under Carey Centre. The new 6-storey building on Lot 42 will contain a café on the main floor and 75 residential units ranging in size from 284 to 819 ft^2.

Detailed plans, including elevations, floor plans, and landscape design prepared by Urban Solutions Architecture Ltd. and Prospect and Refuge Landscape Architects are attached to this report in Attachment A and B. The plan package also describes the applicants' design approach to both architecture and the public realm.

Sustainability

The applicant team worked with the UBC Green Building Manager to maximize sustainability objectives for this project. The proposed design is targeting Residential Environmental Assessment Program (REAP) 3.2 Gold Plus (61 points) plus 10 additional Innovation and research credits. The REAP summary is provided in Attachment C. Sustainability elements over and above the required basic pre-conditional credits include: enhanced energy performance, EV charging stations, water use reduction, enhanced bird friendly design, planning for biodiversity, the use of environmentally responsible materials, and climate ready energy efficient design. The project intends to incorporate 10 additional credits for research that would be developed in collaboration with university faculty and student programs.

Parking and Access

Access to the existing parking under Carey Centre is currently provided by way of a lane running south from Iona Drive to the underground garage. The existing garage contains spaces for 44 spaces. As part of this new proposal, an additional 24 spaces will be added under the new building on Lot 40 which will be accessed from the existing garage. There is also surface parking for 11 vehicles provided in the access lane adjacent to the building that was provided as part of the Carey Centre development in 2005.

The existing surface parking lot on Lot 42 will be removed as part of the development of the new 6-storey building on Lot 42. There will be no parking under the new building on Lot 42.

Landscape and Public Realm

Carey Theological College is adjacent to UNOS (University Neighbourhood Open Space) parcels within the Chancellor Place neighbourhood. These UNOS parcels are protected community spaces in the Neighbourhood Plan. One parcel is located in the northeast corner of Lot 40 and is traversed by the College's prayer walk. Iona Woods is also a UNOS area which borders Lot 42 on its west side. A treed courtyard (non-UNOS) is centrally located on Lot 40. In the new proposal, the courtyard will become an outdoor plaza to serve as an amenity and gathering space for students. The new proposal features a network of paths to connect the buildings of the College as well as make linkages with the surrounding neighbourhood. One of these provides a pathway into the Iona Woods UNOS area to connect pedestrians to Carey College, Iona Drive, and Walter Gage Road.

PUBLIC CONSULTATION

Public Notification and Consultation

Two sets of public consultations were held for this project. These consultations served to provide input for both the Development Permit approval process and the Chancellor Place Neighbourhood Plan amendment. Summaries and detailed comments from both consultations are attached to this report (Attachment D).

Consultation #1:

The first consultation was held from February 2 to 23, 2022. Feedback was provided through on-line feedback forms, emails, and letters. Two public open houses were held by Zoom on February 16, 2022 (afternoon and evening) for the original development permit submission. Translation services for Mandarin speakers were also provided. A total of 95 people attended the open houses and 122 comment forms were received over the consultation period. A detailed public consultation summary describing the notification process and verbatim written comments are provided in Attachment D. An online petition was also initiated by concerned residents regarding tree loss on Change.Org.

The main themes resulting from the original consultation are below:

- Concerns regarding the loss of mature trees and resulting loss of ecological health
- Concern regarding the height and density of the proposed buildings (particularly on the current parking lot on Lot 42) in relation to neighbouring residences, focusing on overshadowing and the loss of privacy for adjacent buildings
- Concerns regarding impacts of noise and traffic from building construction
- Concerns regarding the potential for short term rentals/hoteling uses at Carey Hall, resulting in additional noise and traffic increases for the area
- Support for additional student housing at Carey Theological College and/or on campus generally

Many of the concerns were expressed by residents opposed to tree removals on both Lots 40 and 42 as well as the impact from the proximity and height of the new 6-storey building on Lot 42.

Carey Theological College carefully considered the feedback from the consultation and worked with staff to address these concerns. They then developed a revised proposal to reduce the number of tree removals and to move the building on Lot 42 a further 8 feet away from the adjacent Esse townhouses to the east.

Consultation #2:

A revised set of plans was received by Campus and Community Planning in summer, 2022 and a second consultation period was held with the community from September 26 to October 13, 2022. A second set of virtual public open houses was held on October 6, 2022 and attended by a total of 47 people. 18 online comment forms were received.

While fewer online comments were received and there were fewer attendees at the virtual open houses, a number of the concerns noted above were repeated. However, there was also acknowledgment that the applicants had taken substantial steps to respond to the concerns expressed in the first consultation.

The main concerns raised in the second consultation period are noted below along with staff responses to each issue:

1. **Concerns regarding loss of trees and reduction in neighbourhood green space**

Response: Efforts have been made by the applicants to conserve as many trees on site as possible. As a result of concerns raised in the first consultation period, the 6-storey building on Lot 42 was shifted 8 feet west toward the west property line, the foundation of the 4-storey building on Lot 40 was modified, and the layby proposed for Iona Drive was eliminated resulting in the retention of 12 additional trees. The total number of trees to be retained is now 39, 19 to be removed, and 68 new trees to be planted. The Tree Management Plan and arborist report prepared by Goode Arboriculture Consulting are attached to this report (Attachment E).

Adjacent open space in the Useable Neighbourhood Open Space (UNOS) areas will be conserved as a result of this development. UNOS areas adjacent to the project are located at the corner of Iona Drive and Wesbrook Mall and feature the existing prayer walk. Likewise, Iona Woods which borders the Carey College lands to the west will not be impacted except by the addition of a pedestrian path connecting Carey to Walter Gage Road at the south end.

The existing central courtyard on Lot 40 east of Carey Centre is currently open green space and features two very large healthy western red cedar trees. The applicants are proposing to remove the two trees in order to provide a hard surfaced plaza to serve as a place of relaxation and gathering for Carey students. The applicants are requesting support to remove these trees in order to support a useable social space and are concerned about the long term viability of the trees given proximity to the adjacent new underground parking garage to the east.

2. **Concerns with loss of privacy due to the proximity of new buildings to adjacent residential buildings**

Response: Concerns about proximity and loss of privacy resulting from the new 6-storey building on Lot 42 on the existing parking lot were raised by residents in the Esse townhouse development to the east and by residents in the Corus high rise to the west. To reduce potential impacts from shadowing and improve privacy, the 6-storey building was moved westward by 8 feet resulting in an improved separation distance of 28 feet from the property line shared with Esse. An existing access pathway for Esse residents is protected by easement next to the property line. Although this shifting resulted in the building being closer to the Corus tower, the reduced separation, in the opinion of staff, is not expected to be impactful as the building is situated approximately 70 feet from the Corus podium and 120 feet from the highrise and is buffered by Iona Woods.

3. **Concerns with noise and disturbances from road closures associated with recent construction projects in the area and future construction on the site.**

Response: Residents have been understandably disturbed over the last few years by ongoing construction adjacent to Chancellor Place on the academic campus. This includes the new Saltwater student residences south of Walter Gage Road at Wesbrook Mall and the new Brock student residences to the west towards East Mall. The development of Carey College, as for all construction on campus, will be subject to approval of a Transportation Management Plan to ensure safety and access for all pedestrians, vehicles, and bicycles. Notice of any road closures or diversions will be provided to residents and users in advance. Traffic control persons and construction signage will be in place. Hours of construction must be compliant with the regulations of the university.

Carey College is also proposing to undertake construction in 2 phases, thereby mitigating the scope of construction disruption.

4. **Concerns of the potential increase in short-term rentals/hoteling uses on the site and the contribution of such activity to noise and increased traffic to the site.**

Response: Residential units at Carey College are provided primarily to serve students at Carey College and faculty/staff. During the academic year, approximately 70% are occupied by Carey students and faculty/staff. The remaining units may be used by other UBC students and family, UBC hospital and campus visitors and other UBC faculty/staff. In the summer months, unit occupancy is significantly reduced and caters more to UBC visitors, summer students and family, and UBC hospital visitors. This model is in keeping with the use of other student residential units on campus.

5. **Concerns regarding noise and traffic in relation to the servicing of the site, eg deliveries, garbage collection, and pickups/drop-offs.**

Response: Servicing of the site for garbage, recycling, and deliveries will be subject to detailed review at development permit issuance. An existing service lane which loops along the west and south sides of Carey Centre will service loading and garbage/recycling activities for both new buildings. Drop-offs and deliveries may be made from Walter Gage Road, Iona Drive or at the layby on Wesbrook Mall.

6. **Concern regarding potential for disturbance associated with the proposed ground level café space in the Lot 42 building and the associated use of the surrounding outdoor patio area.**

Response: The café is an amenity for students and staff that would occupy 1561 ft^2 of the ground floor at the northeast corner of the new 6-storey residential building on Lot 42. It is anticipated that it would be open 7 days a week from 7:00am to 8:00pm. It would serve non-alcoholic beverages only and food prepared from the main kitchen in Carey Centre. A small amount of outdoor seating would be available in an adjacent patio buffered by landscaping.

7. **Concerns with the proposed Plan amendment and that the project was not conforming to the requirements of the Chancellor Place Neighbourhood Plan regarding siting, orientation and massing.**

Response: Amendments were made to the Chancellor Place Neighbouhood Plan to increase the number of permitted storeys on Lot 40 (4 storeys) and Lot 42 (6 storeys) to accommodate this development while maintaining the existing 60 ft. maximum building height. The number of overall institutional residential units in Chancellor Place was also increased (from 350 to 500). These amendments were presented to the public as part of the public consultations that occurred for this project in February and October. They were subsequently approved by the Board of Governors in December, 2022. The attached development proposal before the Development Permit Board is compliant with the amended plan. Two variances to the Site Specific Design and Development Guidelines + Illustrative Site Plans are being requested through the Development

Permit process to support the shifting the 6-storey building on Lot 42 westward 8 ft to improve privacy and reduce shadow impacts for the adjacent Esse townhouse residents.

ADVISORY BODY REVIEW

Development review at UBC for major projects includes review by the Advisory Urban Design Panel for urban design, landscape and architectural recommendations, and by the Development Review Committee for input on technical and operational issues.

Advisory Urban Design Panel (AUDP)

The project received formal Advisory Urban Design Panel (AUDP) consideration on January 13, 2022 (See Minutes in Attachment F). The Panel unanimously supported the project with recommendations for further consideration of the following:

- Revisit the courtyard space on Lot 40 to enliven and add more visual interest
- Revisit the central hub area connecting the two lots with respect to patterning and integrating connections
- Review unit plans to ensure barrier free movement
- Consider finer grain development of the façade along the Wesbrook Mall elevation on Lot 40; consider more glazing in the multi-purpose room.

Development Review Committee (DRC)

The proposal was presented to the Development Review Committee (DRC) on January 20, 2022 (See Minutes in Attachment G). The Committee supported the project, subject to the applicant working to address the following technical items, which included:

- The need to ensure noise levels from mechanical equipment are compliant with the UNA Noise Bylaw
- Consider biodiversity and native plants in the planting scheme
- Reduce paving as much as possible in favour of softscape
- Consider shading opportunities on the buildings

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. Any remaining minor details related to design or landscape will be addressed as part of the conditions within the Development Permit at the time of issuance should the project be approved the Development Permit Board.

The feedback received from the public consultation resulted in significant changes to the original proposal in order to reduce tree loss and privacy concerns. These included shifting the building on Lot 42 westward by 8 feet to provide greater privacy for the adjacent Esse building residents. In addition, the foundation footprint of the building on Lot 40 was reduced and a roadway layby on Iona Drive was eliminated. These changes resulted in the additional retention of 12 trees from the original proposal.

CHANCELLOR PLACE NEIGHBOURHOOD PLAN AMENDMENTS

In order to accommodate the proposed project proposal, two amendments to the Chancellor Place Neighbourhood Plan were required by the UBC Board of Governors prior to consideration by the Development Permit Board. Approval of the amendments to the Neighbourhood Plan by the Board were approved in December 2022. A copy of the report to the Board is attached to this report (Attachment H). In summary, the two amendments resulted in the following changes to the neighbourhood plan:

1) Amendment to permit additional storeys on portions of the Carey Theological College lands

   The text in Sec. 2.3.4(a) of the Neighbourhood Plan for the Carey College site was amended to permit four to 6-storey institutional buildings from the previous 5 storeys. Appendix P-8 "Building Height Zone Plan" was amended to extend the 4-storey zone eastward on Lot 40 and the 6 ½-storey zone eastward on Lot 42. Schedule P-9 "Approx.

Building Mass & Open Space Distribution Plan" was amended to designate the east section of Lot 40 for 4 storey development (from 2 ½ storeys) and the portion of Lot 42 south of Carey Centre to 6 storeys (from 4 storeys). The project was already compliant with maximum heights on both Lot 40 and 42 in the Neighbourhood Plan (60 foot maximum).

2) Amendment to Table A Overall Land Use in the Chancellor Place Neighbourhood Plan to permit additional institutional residential units over the entire Plan area.

   With the additional 132 additional residential units that will result from the Carey College expansion, the Neighbourhood Plan was amended to increase the number of permitted residential units from 350 to 500 units for the overall neighbourhood plan area. The increase unit number is a result of smaller unit sizes affordable for students than were anticipated when the Plan was prepared.

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 (amended June, 2015)*, the *Chancellor Place Neighbourhood Plan (as amended 2022), and the Site Specific Design & Development Requirements + Illustrative Plan (Appendix F to the Theological Neighbourhood Agreement, 2003)*. Because this is an institutional project at Carey College, the Development Handbook does not apply. Instead, this project has been reviewed for compliance with regulations and policies in the documents noted above and detailed in the evaluation matrix attached to this report (Attachment I).

This development proposal is generally compliant with the regulations noted in these documents.

Two variances are required for deviations from the Site Specific Design & Development Requirements which is an Appendix in the Theological Neighbourhood Agreement to support the westward shift of the building on Lot 42.

1) **Reduction in the side yard setback for the 6-storey building on Lot 42 from 16 feet to 8 feet.** This is a result of moving the building 8 feet westward to provide greater separation from the townhomes in Esse. The intention was to provide more privacy for the Esse townhome residents as well as allow the retention of 12 more trees. Because the west property line is adjacent to open space in Iona Woods, this side yard reduction is considered by staff to not significantly impacting residents in the Corus building to the west.

2) **Diversion of a continuous pedestrian path along the west property line of Lots 40 and 42 .** The Requirements specify a minimum 9 foot path to run adjacent and within the property line to provide a continuous access route from Iona Drive to Walter Gage Road along the Carey College site. While a route does exist along Lot 40 to the west of Carey Centre, the path loops partially through Iona Woods west of the Lot 42 property line. Because Iona Woods is designated as UNOS (University Open Space) in the Neighbouhood Plan, the University Neighbourhoods Association (UNA) was consulted and support obtained for this route. By routing the path west of the property line, greater separation is provided from the building on Lot 42 and existing trees along the property line can be retained.

SUMMARY

Campus and Community Planning has undertaken the steps required for a Development Permit review for the institutional proposal for Lots 40 and 42 at Carey Theological College in the Chancellor Place neighbourhood. Campus and Community Planning confirms that the project is consistent with the governance requirements of the University (Land Use Plan, Chancellor Place Neighbourhood Plan and Site Specific Design and Development Requirements + Illustrative Plans) with the exception of the two variances noted on page one of this report. The applicant

team has been receptive and responsive to the recommendations of both the advisory bodies, staff, and contributions from the public consultation. 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: Architectural Plans
- Attachment B: Landscape Plans
- Attachment C: Residential Environmental Assessment Program (REAP) checklist
- Attachment D: Summary of Public Consultations
- Attachment E: Tree Management Plan and Arborist report, Goode Arboriculture Consulting, Rev. November 15, 2022
- Attachment F: Minutes of the Advisory Urban Design Panel (AUDP), January 13, 2022
- Attachment G: Minutes of the Development Review Committee (DRC), January 20, 2022
- Attachment H: Report to the Board of Governors re Amendments to the Chancellor Place Neighbourhood Plan, November 16, 2022
- Attachment I: Evaluation Matrix

Contact List

OWNER
CAREY THEOLOGICAL COLLEGE

Contact: Sam Nakai, VP Operations

5920 Iona Drive
Vancouver, BC

Phone: 604-225-5902
Email: snakai@carey-edu.ca

ARCHITECTURAL
URBAN SOLUTIONS ARCHITECTURE LTD.

Contact: Donald Yen, Architect

6189 Elm Street
Vancouver, BC
V6N 1B2

Phone: 604-261-6106
Email: admin@urbansolutions.cc

LANDSCAPE
PROSPECT AND REFUGE LANDSCAPE ARCHITECTS

Contact: Alyssa Semczyszyn

#102-1661 W 2nd Ave.
Vancouver, BC
V6J 1H3

Phone: 604-669-1003
Email: alyssa@prospectrefuge.ca

MECHANICAL + ENERGY MODEL
AB CONSULTING

Contact: Albert Bicol

Phone: 778-998-9651
Email:albert.bicol@albertobconsulting.com

ARBORIST
GOODE ARBORICULTURE CONSULTING

Contact: Stuart Goode
161 172nd Street
Surrey, BC

Phone: 778-317-4360
Email: stuart@goodearboriculture.com

TRAFFIC
BUNT & ASSOCIATES

Contact: Christephen Cheng

#1550 - 1050 W Pender
Vancouver, BC

Phone: 604-685-6427
Email: ccheng@bunteng.com

CIVIL & RAIN WATER MANAGEMENT
DILLION CONSUTLING LTD.

Contact: Marc Winer

#510 - 3820 Cessna Drive
Richmond BC

Phone: 604-278-7847
email: mwiner@dillion.ca

GEOTECHNICAL
GEOPACIFIC CONSULTANTS

Contact: Matt Kokan
1779 W 75th Ave
Vancouver, BC

Phone: 604-341-6360
Email: kokan@geopacific.ca

ENVELOPE
BUSQUE ENGINEERING LTD

Contact: Pierre Busque

11121 Horseshoe Way #208
Richmond, BC

Phone: 604-277-7787
Email: pierre@busqueengineering.com

DEVELOPMENT MANAGER
Williams Management Corp

Contact: Paul Williams

Phone: 604-644-9939
Email: pjwilliamshome@gmail.com

STRUCTURAL
BUSH, BOHLMAN & PARTNERS

Contact: Mike Mariotto

#1550 - 1500 W Georgia Stree
Vancouver, BC

Phone: 604-688-9861
email: mmariotto@bushbohlman.com

ELECTRICAL
INTEGRAL GROUP

Contact: Ivan Lee
#180 - 200 Granville Street
Vancouver, BC

Phone: 604-687-1800
Email: ilee@integralgroup.com

SUSTAINABILITY
AB CONSULTING

Contact: Albert Bicol

Phone: 778-998-9651
Email:albert.bicol@albertobconsulting.com

SURVEYOR
H.Y. ASSOCIATES LAND SURVEYING LTD.

Contact: Eugene Wong

#200 - 9128 - 152nd Street
Surrey BC

Phone: 604-583-1616
email: inquiries@hyengineering.com

CODE
LMDG CODE CONSULTANTS LTD.

Contact: Alan Jung

4th Floor - 780 Beatty Street
Vancouver, BC

Phone: 604-682-7146
Email: ajung@lmdg.com

ENVIRONMENTAL
PGL ENVIRONMENTAL CONSULTANTS

Contact: Keith Gagne

#1500 - 1185 West Georgia Street
Vancouver BC

Phone: 604-682-3707
Email: kgagne@pggroup.com

QUANTITY SURVEYOR
ALTUS GROUP

Contact: Ross White

1055 W Georgia Street Suite 2500,
Vancouver, BC

Ph: 604 683-5591
email: ross.white@altusgroup.com

Proposed Rendering

Design Policy Compliance:

The design team has worked with UBC Campus + Community Planning (C+CP) to ascertain applicable policies for the Project.

Applicable Policies:
- UBC Chancellor Place Neighbourhood Plan, updated 2014
- UBC Chancellor Place Land Use Diagrams
- UBC Theological Neighbourhood Plan – Site Specific Design & Development Requirements – Carey Theological College Site (Lot 2 and Lot 3, I-Development Area)
- Parcel Identification and Lot Subdivision Building Envelopes (Theological Neighbourhood) – Site "CTC", drawing P-14j, and March 1, 2016 Letter (Agenda Item 3.1) to the "Theological Neighbourhood Group".
- Agreement (between UBC and Carey Hall, et al) Concerning the Theological Neighbourhood, dated April 30, 2002.
- UBC Land Use Plan – Point Grey Campus, June 2015
- UBC Vancouver Campus Plan – Part 1, 2, and 3,
- UBC Development Handbook, June 2020
- UBC Public Realm Plan for the Vancouver Campus, May 2009
- Walter Gage Road Consultation Plan
- UBC Residential Environmental Assessment Program (REAP 3.2) + Associated REAP Resources.

The noted policies have been reviewed and applied for the Project. The Project intent is to construct on Lot 40 and Lot 42, new structures to transform Carey's Campus to suite their operational needs, while adding to the planning of the Chancellor Place Neighbourhood Plan within the overall UBC Campus Plan. Site specific guidance is provided by the zoning documents of the *"Theological Neighbourhood Plan – Site Specific Design & Development Requirements – Carey Theological College Site (Lot 2 and Lot 3, I-Development Area)"* and informed by the *"UBC Development Handbook"*.

The Project's green building approach follows the UBC Residential Environmental Assessment Program (REAP 3.2) + Associated REAP Resources.

Along with retention of the existing 2005 Building on Lot 40 of the site, the approach to accommodating the program is to build a new 5-level mixed-use academic and residential complex to the immediate east. This new structure will connect new academic & conference spaces, organized around a new courtyard space facing Iona Dr., to the existing Building's main floor along with the provision of street fronting rental residential facing Westbrook Mall. To the immediate south, on Lot 42, will be a new 7-Level residential complex connecting to Walter Gage Rd. The new building forms, respect the site's setback and height requirements as outlined in the Theological Neighbourhood Plan – Carey Theological College Site planning document.

To this end, there are several key principles that have been established to guide the planning of this Project:
- Ensure the Project respects the context of the Theological neighbourhood, the contemplated newly configured Walter Gage Rd and newly constructed Residences (Pacific Residences) located south, and the UEL residential neighbourhood.
- Enhance pedestrian connections to/from the site and through the site through a clear pedestrian circulation framework.
- Develop the all the edges of the site to promote contextual continuity and where appropriate further enhance street-level animation, such as at Walter Gage Rd.
- Develop a central spatially organizing courtyard facing Iona Dr., as Carey's formal inviting urban public realm gesture.
- Inform the Westbrook Mall and Iona Dr. corner as Carey's institutional presence and enhance the landscaped UNOS corner as a vital space.
- Communicate Carey's 100+ year vision through built-form.

3D Massing Visualization

www.urbansolutionsarch.ca/careycollegeissuefordp

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2022.01.04

SCALE:

TITLE: Cover

SHEET NO.: A-0.00

REVISION: 3

CAREY THEOLOGICAL COLLEGE - LOT 40 & LOT 42 - 5920 IONA DRIVE, VANCOUVER, BC | ISSUE FOR DEVELOPMENT PERMIT

Drawing List

A-0.00	Cover
A-0.01	Project Stats
A-0.02	Legal Survey
A-0.03	Design Rationale
A-0.04	Sustainability Statements
A-0.05	Existing Context
A-0.06	Renderings and Perspectives
A-0.07	Renderings and Perspectives
A-0.08	Renderings and Perspectives
A-0.09	Renderings and Perspectives
A-1.00	Context Site Plan
A-1.01	Proposed Westbrook Streetscape
A-1.02	Proposed Iona Streetscape
A-2.00	Project Uses
A-2.01	Project Uses
A-2.02	Project Uses
A-3.00	Proposed Building Envelope Sections
A-3.01	Proposed Building Envelope Site Sections
A-4.00	Site Elevations - Iona Drive
A-4.01	Site Elevation - Walter Gage
A-4.02	Site Elevations - Wesbrook
A-4.03	Site Elevations - West Elevation
A-5.00	Existing Site Plan
A-5.01	Existing Parking Plan
A-5.02	Existing Main Floor Plan
A-6.00	Site Plan
A-6.01	Lot 40 - P1
A-6.02	Lot 40 - Main Level
A-6.03	Lot 40 - 2nd Floor
A-6.04	Lot 40 - 3rd Floor
A-6.05	Lot 40 - 4th Floor
A-6.06	Lot 40 - 5th Floor/ Roof
A-6.07	Lot 42 - Level 0 + 1
A-6.08	Lot 42 - Level 2 + 3
A-6.09	Lot 42 - Level 4 + 5
A-6.10	Lot 42 - Level 6 + Roof
A-7.00	Lot 40 - Elevations
A-7.01	Lot 40 - Elevations
A-7.02	Lot 42 - Elevations
A-7.03	Lot 42 - Elevations
A-8.00	Lot 40 - Sections
A-8.01	Lot 42 - Sections
A-9.00	Materials and Finishes - Precedent
A-9.01	Proposed Materials, Finishes & Pallette
A-9.02	Materials and Finishes
A-9.03	Materials and Finishes
A-9.04	Materials and Finishes
A-10.00	Shadow Analysis
A-11.00	Unit Plans - Lot 40
A-11.01	Unit Plans - Lot 42
A-11.02	Unit Plans - Lot 42

Project Statistics

Address: **5920 Iona Drive, Vancouver, BC**

Legal Description: **LOT 40 EXCEPT: PART DEDICATED ROAD ON PLAN BCP10294 AND LOT 42 BOTH OF DISTRICT LOT 3044 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP6556**

Site Area: **Lot 40 - 54,672 sf (5,079 m²)**
Lot 42 - 17,233 sf (1,601 m²)

Proposed Height: See Drawings for Reference for Lot 40 and Lot 42 Heights

Number of Storeys: See Drawings for Reference for Lot 40 and Lot 42 Storeys

Setbacks: See Drawings for Reference for Lot 40 and Lot 42 Setbacks

Building Area - Lot 40:

Existing Carey Hall

Level	Gross Floor Area		Amenity (Excluded)		Bike/Mechanical/Electrical (Excluded)		Habitable Area Below Grade (Excluded)	
	ft²	m²	ft²	m²	ft²	m²	ft²	m²
P1								
1	10,762	1,017.9	1,478	137.3				
2	11,074	1,028.8	311	28.9				
3	7,725	717.7	436	40.5				
4	7,725	717.7	436	40.5				
5	6,935	644.3						
Total	44,416	4,126.4	2,661	247.2				

New Building - Lot 40

Level	Gross Floor Area		Amenity (Excluded)		Bike/Mechanical/Electrical (Excluded)		Habitable Area Below Grade (Excluded)	
	ft²	m²	ft²	m²	ft²	m²	ft²	m²
P1	1,088	101.1						
1	10,440	969.9						
2	8,710	809.2	414	38.5				
3	8,710	809.2	414	38.5				
4	8,710	809.2	414	38.5				
Total	37,658	3,498.5	1,242	115.4				

	(ft²)	(m²)
Gross Floor Area: Lot 40 Total	82,074	7,624.9
Net Floor Area: (GFA - Exclusions)	78,171	7,262.3

Proposed FSR: Lot 40 **1.43**

Building Area - Lot 42:

Level	Gross Floor Area		Amenity (Excluded)		Bike/Mechanical/Electrical (Excluded)		Habitable Area Below Grade (Excluded)	
	ft²	m²	ft²	m²	ft²	m²	ft²	m²
0	7,262	674.7	563	52.3	2,936	272.8	772	71.7
1	7,124	661.8	282	26.2				
2	7,223	671.0	339	31.5				
3	7,223	671.0	339	31.5				
4	7,223	671.0	339	31.5				
5	7,223	671.0	339	31.5				
6	5,912	549.2	339	31.5				
Total	49,190	4,569.9	2,540	236.0	2,936	272.8	772	71.7

	(ft²)	(m²)
Gross Floor Area: Lot 42 Total	49,190	4,569.9
Net Floor Area: (GFA - Exclusions)	42,942	3,989.4

Proposed FSR: Lot 42 **2.49**

*** Bike/Mechanical/Electrical Exclusion includes Bike Maintenance & Wash-Up, and Garbage & Recycling, Mechanical and Electrical Rooms

Unit Breakdown:

Existing Carey Hall

Level	Dorm	Studio	1 Bed	1 Bed + Den	2 Bed	2 Bed + Den	Total
1							
2	13	1	5	1	1		21
3	22						22
4	22						22
5					4	2	6
Total	57	1	5	1	5	2	71

New Building - Lot 40

Level	Type B	Acc.	1 Bed	2 Bed	3 Bed	Total
1						
2	15	1		2	1	19
3	15	1		2	1	19
4	15	1		2	1	19
Total	45	3		6	3	57

New Building - Lot 42:

Level	Type B	Acc.	1 Bed	2 Bed	3 Bed	Total
0						
1	8	1		3	1	13
2	8	1		3	1	13
3	8	1		3	1	13
4	8	1		3	1	13
5	8	1		3	1	13
6	6	1	1		2	10
Total	46	6	1	15	7	75

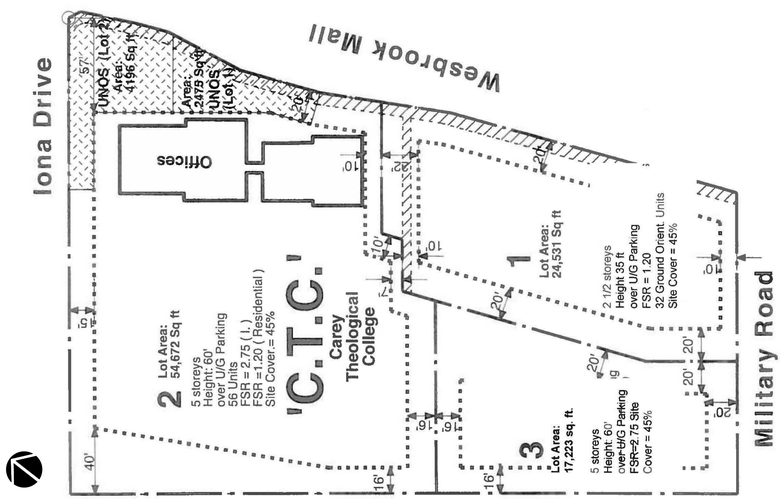
Parking Provided:

Existing Carey Hall	New Building - Lot 40
3 Accesible	**13 Small**
41 Standard	**11 Standard**
44 Total	**24 Total**

Bicycle Parking Provided:

Existing Carey Hall	New Building - Lot 40	Building Area - Lot 42:
0 - Class I	**72 - Class I**	**36 - Class I**
3 - Class II	**48 - Class II**	**14 - Class II**

Parcel Identification



URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-8106 Fax: (604) 261-8103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2022.01.04

SCALE:

TITLE: Project Stats

SHEET NO.: A-0.01

REVISION: 3

TOPOGRAPHIC SITE PLAN OF
LOT 40 EXCEPT: PART DEDICATED ROAD ON PLAN BCP10294
AND LOT 42 BOTH OF DISTRICT LOT 3044 GROUP 1
NEW WESTMINSTER DISTRICT
PLAN BCP6556

Scale 1 : 250

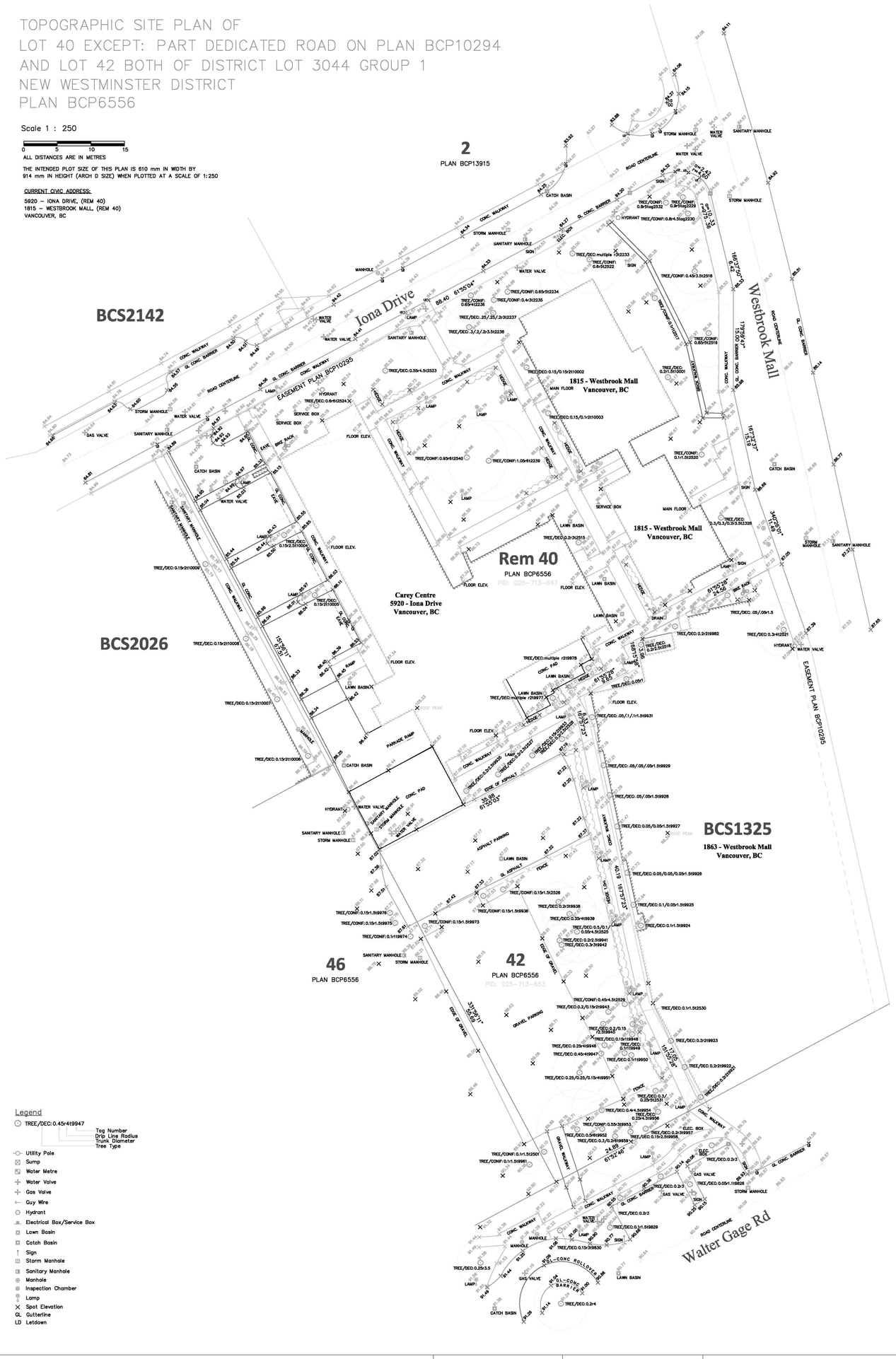
0 5 10 15

ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 610 mm IN WIDTH BY 914 mm IN HEIGHT (ARCH D SIZE) WHEN PLOTTED AT A SCALE OF 1:250

CURRENT CIVIC ADDRESS:

5920 – IONA DRIVE, (REM 40)
1815 – WESTBROOK MALL, (REM 40)
VANCOUVER, BC



Legend

TREE/DEC:0.45r4t99947
Tag Number
Drip Line Radius
Trunk Diameter
Tree Type

- Utility Pole
- Sump
- Water Metre
- Water Valve
- Gas Valve
- Guy Wire
- Hydrant
- Electrical Box/Service Box
- Lawn Basin
- Catch Basin
- Sign
- Storm Manhole
- Sanitary Manhole
- Manhole
- Inspection Chamber
- Lamp
- Spot Elevation
- GL Gutterline
- LD Letdown

ELEVATION DERIVATION

ELEVATIONS DERIVED FROM GEO BC MONUMENT MARKED PP LOCATED IN THE CAMPUS OF UBC NEAR THE FLAG POLE AT THE MAIN MALL & CRESCENT RD.
ELEV. = 87.157m CVD28GVRD2018

DATE OF FIELD SURVEY
JANUARY 31, 2019

EUGENE WONG B.C.L.S.

H.Y. Associates Land Surveying Ltd.
British Columbia Land Surveyors
#200, 9128 - 152nd Street
Surrey, B.C. V3R 4E7
Tel. 604-583-1816
File: 195178LS
Dwg: 195178_TO.DWG

No.	Description	Date
3	Reissue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT: Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2022.01.04

SCALE:

TITLE: Legal Survey

SHEET NO.: A-0.02

REVISION: 3

Copyright reserved
Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

Land-use Planning, Architecture, Building Ecology, Project Management
6188 Buchanan Street, Burnaby, B.C. V5B 2E2
Tel: (604) 291-4308 Fax: (604) 291-4301
E-mail: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca
URBAN SOLUTIONS ARCHITECTURE LIMITED

Design Rationale

Site Plan Concept:

The Project seeks to respect the character of the Chancellor Place Theological Neighbourhood, Carey's existing 2005 Building, and the various unique street-edges and public realm connectivity interfaces of the site, while presenting a contextually integrated vision serving Carey's future needs. The approach is a whole-campus approach to enhance the existing 2005 Building as Carey's main administrate hub, and to integrate new program elements within new building forms, sensitively onto the sites of Lot 40 and Lot 42 as a cohesive architectural experience.

Building upon the existing 2005 Building and the contextual influences of the Theological Neighbourhood, the new architectural and massing expressions builds up on; materials themes, massing themes, and well-situated architectural expressions to provide contextual clues of place and to reinforce continuity of the public realm experience.

Key design elements in the development of a whole-campus approach to the new buildings include:

- The use of stone clad facades to create continuity with the neighbourhood, and to develop a sense of depth to portions of the facades.
- To employ the use of masonry brick cladding to complementary add depth to the facades.
- To employ lighter-appearing cladding systems on uppermost levels to create a variation in massing.
- To employ recess windows within stone and masonry walls, to create a sense of depth.
- To develop a sense of both variation and repetition in the execution of window and glazing openings.
- To use lighter glazing frames to communicate and differentiate institutional uses from residential uses.
- To employ lighter glazing frames to communicate areas of the building where opportunities exists to connect residences to views and daylight, particularly in common spaces.
- Develop urban and pedestrian scales by use of massing, materials placement, and treatments of architectural elements, patterns and textures.

Key spatially organizing elements include:

- Employing an open space courtyard(s) as a multi-use, functional gather space, and as an urban-gesture to Iona Dr., while internally orienting occupants.
- To strategically employ material and detail elements to connect Carey's Theological history to the neighbourhood, and as an element to unify new built-form with existing.
- Enhanced hierarchy of pedestrian connectors, connecting the Carey site N/S and E/W to enhanced nodes and hubs on the site.
- Use of Program spaces and internal amenities to animate the public edges of the buildings/campus.
- To connect Carey the public-realm and its site edges and contribute to the experiential expertise of the UBC Campus.

Form of Development:

As the existing 2005 Building anchors the west portion of Lot 40 with its main massing in the north-south orientation, the 2005 Building remains Carey's functional entry for vehicles and people. The new building program on Lot 40 consists of a combined assembly-use expansion, along with the addition of a diverse mix of student housing and market rental housing, massed around an open-space courtyard, reminisce of the existing open green-space.

The new building program on Lot 42, builds out additional diverse mix of student housing and market rental housing, and follows the north-south alignment of the site, while respecting the setbacks and overall height criteria of the site.

For both Lots 40 and 42, the overall primary massing of the Project is organized in the north-south alignment to reinforce the north-south alignment of the existing 2005 Building. The building masses also support their site edges by reflecting the change in geometry, to create continuity to street-edges and the existing pattern of the urban forms along Wesbrook Mall. Inherent in the separations and setbacks of Lot 42 from Lot 40 a high degree of visual and physical porosity is achieved through the entire site.

Along Wesbrook Mall, the massing of Lot 40 respects the setbacks and tapered envelope requirements, however is placed to support the street-edge pattern, while providing public-realm continuity through massing and use. The massing at the corner of Westrook Mall and Iona Dr., makes the transition leading along Iona Dr., and to a new open-space courtyard which provides definition to both the street and the new Lot 40 massing to the existing 2005 Building massing.

The proposed Lot 40 and Lot 42 massings seeks to support neighbouring adjacencies, with the low to mid-rise massing scales.

Architectural and Public Realm Responses:

Iona Dr.: Public Realm Response

At the street-level, the Project's Iona Dr. public realm identifies primarily as Carey's public and institutional character. From the UNOS corner of Wesbrook Mall and moving westwards to Carey's existing 2005 Building, institutional programing of the new spaces is expressed. Supporting the Iona Dr. public realm is Carey's urban gestures of an open-space courtyard which serves to act as a "formal front-door" animating Iona Dr., while visually separating the new building mass from the existing 2005 Build's mass.

As is the pattern of Iona Dr., vehicular and pedestrian arrivals access off the street. Further, the Project enhances the public realm pattern of residential set amongst institutional uses with the organization of residential/dorm uses stacked above the street-level institutional uses.

Wesbrook Mall: Public Realm Response

At street-level, the Project's Wesbrook Mall public realm continues the Iona Dr. expression and identifies primarily as Carey's public and institutional character. From the UNOS corner along Wesbrook Mall, Carey's residential character is expressed with the organization of residential/dorm uses stacked above the street-level institutional uses. This residential street-character builds upon the residential character of the adjacent 2 ½ storey (Esse) Townhouses along Wesbrook Mall. Carey's new Lot 40 building massing is 4 stories, however the scale minimized with a substantial setback of all the 3 upper residential floors from the street-level institutional floor.

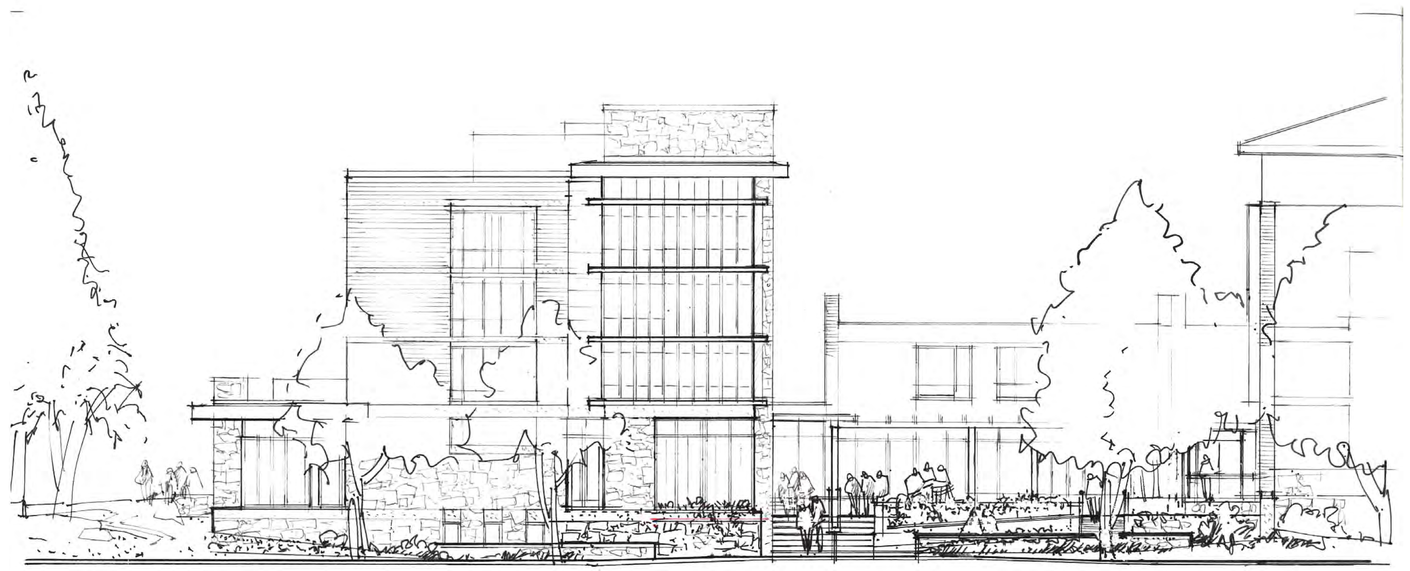
The corner green-space and the existing large cedar trees on the dedicated UNOS land is retained, while being enhanced to better experience the existing "Prayer Walk".

Walter Gage Road: Public Realm Response

At street-level, Carey's Lot 42 public-realm is developed to retain existing trees (where possible) and to integrate with Campus Planning's new street & sidewalk design, which includes removal of existing parking stalls and to introduce new street trees, sidewalk and street-scape.

North South Pedestrian Connector: Public Realm Response

Carey is working with Campus and Community Planning (C+CP) to located an accessible path on the west side of the Carey site on the UNOS land as an overall planning objective for the east side of the Theological Neighbourhood. Carey is supportive of developing the NS Pedestrian Connector from new crosswalk at Gage Rd., through the west UNOS Land to Iona Dr., and as its contribution to the Theological Neighbourhood's system of pedestrian throughways. The experiential character of this Pedestrian Connector will be defined by the Iona Woods, located on the UNOS lands to the west and Carey's own built form edges on its own site. The experience of the Pedestrian Connector will be supported by on-site nodes and hubs starting from the centrally located "Lot 42 Café", and either continuing north to Iona Dr., or east through the site to Wesbrook Mall.



East West Pedestrian Connector: Public Realm Response

The Project is supportive of enhancing and further supporting the East West Pedestrian Connector (the Carey Mews) from Wesbrook Mall to the Iona Woods. The E/W Pedestrian Connector bisects mid-site, (thru Lot 40 and Lot 42). Leading from Wesbrook Mall, the E/W Pedestrian Connector's public-realm is experienced by Carey new Lot 40 Building massing, which at street-level is fronted by, highly a utilized Lot 42 Café Amenity space, lighting, and programing activity along its path. The Pedestrian Connector also passes high-use area such as Carey's cafeteria/dining hall which is used for 3 meals/ per day and will be further renovated as a new "internal social & lounging hub" for Carey.

Moving westwards, Pedestrian Connector will arrive to Carey's "active plaza node" fronting the new Lot 42 Build's lobby and residential units. The new "active plaza node" will link activities from the existing 2005 Building, the new Lot 42 Building, and the new N/S Pedestrian Connector, while connecting to the pathways and green-spaces of the Iona Woods.

Sustainability Goals – REAP 3.2:

The Project's sustainability goals are to provide implementable strategies to achieve low energy use and low emissions following **UBC's REAP 3.2 Program**.

The strategies being employed are being developed collaboratively and are supported by the Carey College who wish to provide occupant comfort and a highly efficient/low carbon building facility as their priority.
As a commitment to achieving the priorities, Carey is incorporating occupant comfort-model approach through the use of building's envelope performance characteristics in combination with operable vent windows. The building's enhanced thermal performance approach plays a significant role in reducing heating requirements (TEDI). Further within the REAP 3.2 submission is the summary of the Integrated Rainwater Management Plan & Site Plan, which has been co-developed with input by the Civil, Landscape Architect, Mechanical Engineer, and Architectural Team.

Crime Prevention Through Environmental Design (CPTED)

The Project's approach to CPTED is through the following:

- Programming "active uses" along edges of the existing and new building at the ground/pedestrian levels throughout the site. The "active uses" provide "eyes" on all public-realm pathways and site/building access points.
- Wide application of upper-level Residential Uses throughout the site which overlook all public-realm pathways and site/building access points.
- Expansion of Carey's Campus existing security program which includes: placement of CCTV cameras, on-site security personal and reception staff, controlled entry access points, controlled elevator and floor access.
- Employment of architectural down-lighting (at soffits and overhangs) along the perimeters of the building edges.
- Provision of a comprehensive pedestrian-level site lighting plan, designed to light all public-realm pathways and site/building access points.
- Strategic planning and locating of landscape planting to reduce/eliminate "blind-spots" and "hidden-corners".

9.0 - Landscape Design Rationale

Landscape development for Carey College will reference overall planning principles for the University of British Columbia campus and public realm; and also will respond to specific plans for the Chancellor Place Theological Neighbourhood.

Health and well-being is incorporated into the daily life at Carey; where a connection to nature is encouraged and provided for throughout the College grounds and outdoor settings. Environmental leadership will be reflected in the approach to biodiversity and climate resiliency in the landscape at Carey College.
Carey College is a unique place at UBC. The landscape development will support significant outdoor experiences related to the culture and heritage of the theological institution. Outdoor areas at Carey will enhance the local neighborhood character and also make a contribution to the broader sense of community at UBC.

Existing Vegetation

The proposed development of the existing site requires removal of plants, trees, and lawns affected by construction and the final building footprints. Landscape and biodiversity will be protected where feasible, and will also be re-introduced and enhanced in the proposed open spaces, roof spaces, and setback areas on site. Indigenous plant

Iona Drive

The proposed new development on Lot 40 will include new street trees, a new drop-off area, and terraced plantings up into the courtyard. Accessible access is provided to the courtyard and building entrances. The public sidewalk along Iona Drive will connect with planned improvements to the intersection of Wesbrook Mall.

Wesbrook Mall

New planting along Wesbrook Mall will support enhancement of the UNOS treed area, and provide additional trees and landscaping treatment in front of the proposed building, at the bus stop, and at the entrance to the Carey Mews. Seating will be added at bus stop and near the building entry.

Walter Gage Road

The frontage of Lot 42 on Walter Gage Road is an important point of contact and linkage with the campus to the south; and also contributes to the visual character for the entrance to the Walter Gage Road corridor from the east. An area of existing trees and understory vegetation will be retained; and additional indigenous plantings installed to provide screening and a natural character to this edge.

North-South Walkway

Lot 42 development includes improvements to complete the proposed North-South Walkway connecting between Walter Gage Road and Iona Drive. An alignment is proposed in this area on UNOS lands to connect directly with the new crosswalk at Gage Road. The area between the walkway and the new building will be contoured to drain to a rainwater infiltration swale at the property line, and restored with indigenous plants to create a natural and diverse wooded habitat as an improvement to the ecology of the Iona Woods neighbourhood open space.

Carey Mews

The east-west pathway connecting the bus stop on Wesbrook Mall through to the Iona Woods will become an important local place / social space connecting between buildings at Carey. The unique "Mews" character proposed for this exterior corridor will include integrated decorative paving, low walls, wayfinding elements, mixed plantings and small trees. Site lighting and careful attention to maintaining open sightlines will ensure CPTED principles are applied for comfort and safety.

Social life and outdoor activity will be attracted to the Mews by the existing cafeteria patio and the proposed café. Patio umbrellas and moveable furnishings will support the Mews as a convenient place to meet, sit, and eat in a small-scale, local, public space amenity.

Hub Plaza and Iona Woods

The Hub is a key connection for circulation on site, including between buildings. Most importantly, the Hub is the place where Carey College opens onto the Iona Woods open space with its large trees and forest character. Existing trees and lawn areas in the Iona Woods will be protected and retained; providing a soft and green balance to the more paved and active character of the proposed site development. Additional integration of this edge condition is being considered to improve the quality and character of the combined public realm.

Carey Courtyard

The courtyard is a much-valued place central to campus life and college experience at Carey. The courtyard will be reconfigured as an outdoor space closely integrated with adjacent interior spaces. The proposed pergolas, perimeter seating, and feature plantings will be balanced with patterned paving in an open space where moveable tables and seating can be arranged for a variety of outdoor activities.

Prayer Walk

This landscape element, which arose from construction of the 2005 building, provides a unique Carey outdoor experience. The Prayer Walk will be retained at the present location within the UNOS lands and will be enhanced as a meditative setting and interactive feature; with improved pathway surfacing, benches, soft lighting, and additional landscaping added. Extending the Prayer Walk to integrate into other areas of the Carey site is being considered.

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2022.01.04

SCALE:

TITLE: Design Rationale

SHEET NO.: A-0.03

REVISION: 3

Sustainability Goals – REAP 3.2:

The Project's sustainability goals are to provide implementable strategies to achieve low energy use and low emissions following **UBC's REAP 3.2 Program**. Under the program, our anticipated points are 61.0 (Gold Plus)

The strategies being employed are being developed collaboratively and are supported by the Carey College who wish to provide occupant comfort and a highly efficient/low carbon building facility as their priority.
As a commitment to achieving the priorities, Carey is incorporating occupant comfort-model approach through the use of building's envelope performance characteristics in combination with operable vent windows. The building's enhanced thermal performance approach plays a significant role in reducing heating requirements (TEDI). Further within the REAP 3.2 submission is the summary of the Integrated Rainwater Management Plan & Site Plan, which has been co-developed with input by the Civil, Landscape Architect, Mechanical Engineer, and Architectural Team.

REAP - P1 Sustainability Statement
Carey College Campus (Lot 40b and 42) will be designed as an inspiring example for building owners, developers, design professionals, faculty, students and the general public of a project that will achieve high environmental standards relating to the UBC Green Building Action Plan and their REAP program. The project's primary approach is to reduce carbon emissions to assist in climate change reductions which directly results in a low energy consumption building while balancing capital and long-term costs benefits at the same time being future climate resilient. This high-quality design will also form as a learning experience for students, faculty and other occupants of these buildings demonstrating how health and wellbeing, building materials, biodiversity and place and experience can form to be an integral part of the buildings. Systems will be designed so water, which is the planet's most valuable resource, will be consumed as low as possible.
Specifically, for the 8 component category areas, the following summarizes the highlights:

Energy & Emissions (E&E):
Despite the all the competing world-issues, the most critical issue we all face today is climate change. The Project's primary approach is to reduce its carbon emissions. This will directly result in a low energy demand for the buildings. To achieve this, the buildings will include a high level of passive architectural concepts such as natural ventilation, high performance envelopes and windows, daylighting, and a series of building strategies to reduce/eliminate heat-loss/heat-gain. To optimize, the building will achieve Step Code 3 and will examine the possible use of on-site renewable energy if feasible through the Clean BC program. The building systems will be highly efficient and fully electrified fully taking advantage of the low carbon energy footprint of local hydro power and will be metered at the building level.

Water (W):
This project will deal with water resources by designing the systems to reduce the demand and use of water at the same time efficiently managing the flow of rainwater through the site. Systems such as irrigation and plumbing and fixtures/appliance will be specified and designed for the lowest flow possible to reduce water demand. To achieve optimization, the Landscape will work to assist the overall RWM through the integration of swales and rain gardens located where practical.

Biodiversity (B):
The Project incorporates landscape strategies to address the range of optimization items. See Landscape Design Rationale for summary.

Materials & Resources (M&R):
To achieve optimization, the Project will specify and utilize healthy materials which are compliant to the noted standards. Additionally, the Project will seek to employ local materials categorized as environmentally responsible and seek to utilize bio-based materials, and concrete mixes optimized to an average of 20% reduction in embodied carbon.

Climate Adaptation (CA):
The buildings have been modelled and will be designed to meet the thermal comfort requirements for 2020s and have a design strategy to meet 2050 requirements. The buildings will be providing operable windows for individual occupant comfort and resiliency, and a highly efficient cooling system designed for future climate extremes. Carey's operational approach is to address "enhanced resiliency" and to optimize occupant use and health in light of changing climate extremes which predict more frequent; forest fires, heat wave, heat domes, power outages, and other climate related emergencies.

Place & Experience (P&E):
Throughout the Project, Place & Experience (P&E) has been deeply integrated within as a part of the design approach. (See Architectural Design Rationale for further information). Both indoor and outdoor amenity spaces have been integrated within the programming of the Carey site/campus/building levels. Opportunities for small scale and large scale uses are integrated and the indoor spaces are set up for flexibility of both users and activities. The outdoor courtyard offers individual contemplative spaces and can be transformed to further support community. The centrally located patio terraces support socialization between the Lot 40 and Lot 42 building occupants and also encourages overall community / neighbourhood engagements. Each residential floor contain an well positioned Amenity Lounge designed to promote interaction while connecting the occupants to the views and place of the site.

Health & Wellbeing (H&W):
Throughout the Project, Health & Wellbeing (H&W) and occupant experience is deeply considered. Low emitting products will be specified and a rigid IAQ program will be instituted. All rooms and common spaces are designed to receive daylight access and to be connected to nature. In addition to connecting to the streets and site, the Project utilizes the site's unique location to the well treed Iona UNOS, West UNOS, and its new internal courtyard for daylight and connection. New and existing rooftops will receive "green roof" to assist with connecting to nature.

Quality (Q):
Carey's vision and outlook is for min of 100+yrs and as such is will construct with durability in mind. All building systems and cladding will have a long

UBC REAP 3.2

Y	?	N		Energy & Emissions (E&E)	15/35
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
4		2	2.1	Renewable Energy	6
2		3	3.1	Enhanced Energy Submetering and Reporting	5
1		2	4.1	Electric Vehicle Charging Stations	3

Y	?	N		Water (W)	7/15
precondition			P1	Low-Flow Plumbing Fixtures	-
precondition			P2	Outdoor Water Use Reduction	-
precondition			P3	Water Efficient Appliances	-
precondition			P4	Rainwater Management	-
4		3	1.1	Total Water Use Reduction	7
2		2	2.1	On-Site Rainwater Management	4
1		3	3.1	Domestic Hot Water Metering	4

Y	?	N		Biodiversity (B)	7/8
precondition			P1	Ecological Planting	-
precondition			P2	Light Pollution Reduction	-
precondition			P3	Bird Friendly Design - Basic	-
3		0	1.1	Planting for Biodiversity and Ecosystem Health	3
1		0	2.1	Site Green Space	1
3		0	3.1	Bird Friendly Design - Enhanced	3
0		1	4.1	Food Growing Opportunity	1

Y	?	N		Materials & Resources (M&R)	7/8
precondition			P1	Zero Waste Ready	-
precondition			P2	Embodied Carbon Reporting	-
precondition			P3	Construction and Demolition Waste	-
4		0.0	1.1	Environmentally Responsible Materials	4.0
2		0	1.2	Local Materials	2
0		1	1.3	Mass Timber Superstructure	1
1		0	1.4	Healthy Building Materials	1

Y	?	N		Climate Adaptation (CA)	6/13
precondition			P1	2050 Climate Ready Thermal Comfort Modelling	-
5		2	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)	5/5
precondition			P1	Project Community Amenity Spaces	-
5		0	1.1	Project Exemplary Community Amenity Spaces	5

Y	?	N		Health & Wellbeing (H&W)	6/8
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
0		2	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
1		0	6.1	Active Living	1

Y	?	N		Quality (Q)	8/8
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
2		0	2.1	Durable Building	2
2		0	3.1	Education and Awareness	2

Y	?	N		Innovation & Research (I&R)	/10
0		2	1.1	Exemplary Performance	2
0		3	1.2	Innovation or Pilot	3
0		5	2.1	Research	5

Total				61 /100+10
Y	?	N		
61	0	39.0	Total Credits	100
0	0	10	Additional Innovation & Research Credits	10
Gold				50
Gold Plus				60
Platinum				70
Platinum Plus				80

URBAN SOLUTIONS ARCHITECTURE LIMITED
Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2022.01.04

SCALE:

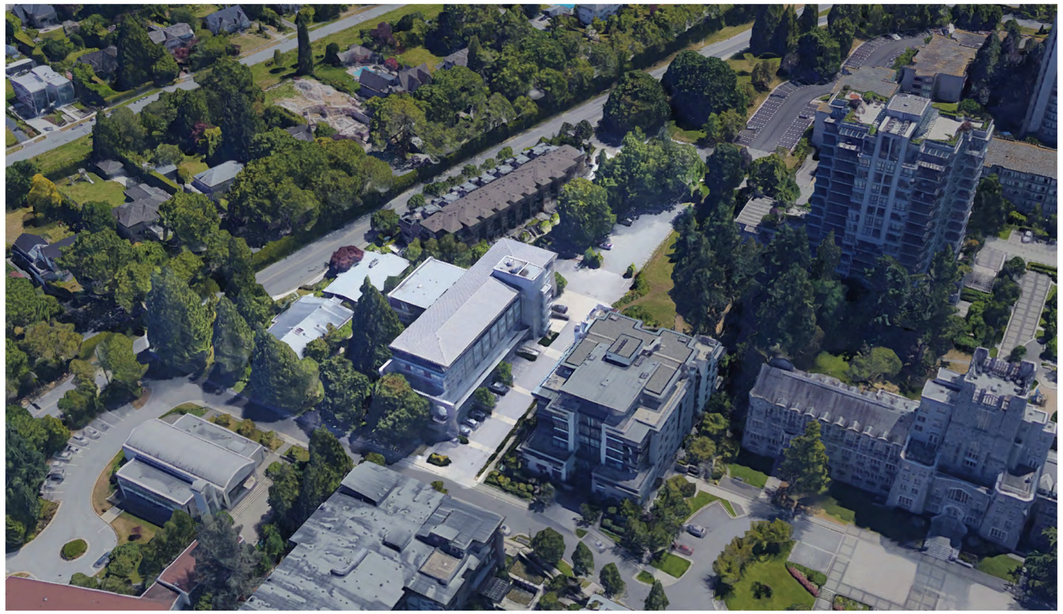
TITLE: Sustainability Statements

SHEET NO.: A-0.04

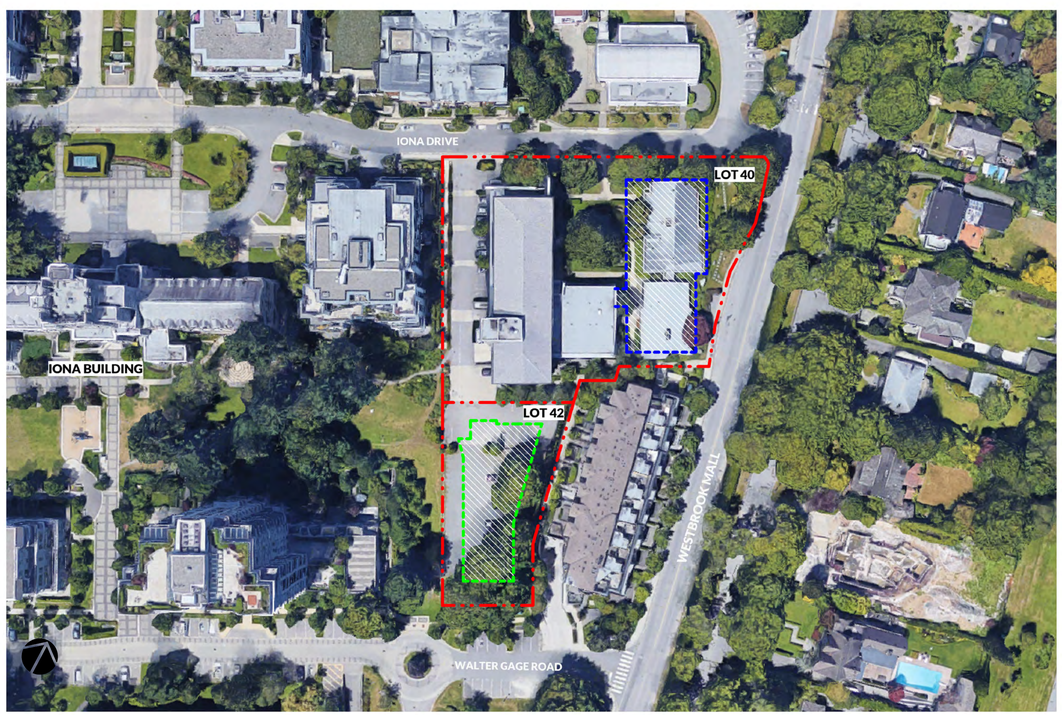
REVISION: 3

Carey is an affiliated college of the University of British Columbia located in the Chancellor Place neighborhood. It is also an accredited institution of the Association of Theological Schools (ATS) in the United States and Canada, an associate member of the Asia Theological Association (ATA), a ministry of the Canadian Baptists of Western Canada denomination and a certified charity with the Canadian Centre of Christian Charities. It was incorporated by the B.C. Legislature in 1959 under the Carey Hall Act, where it began to pursue a vocation as a Christian residence for undergraduate UBC students. For over 60 years, it has served as a residential community conducive to social, spiritual and academic growth. In 1975, Carey expanded to deliver contextualized, graduate theological programs both in person and online. Carey's vision is to empower faithful Christian leaders for every generation, culture and community. It aspires to achieve this through offering a quality living environment for UBC's undergraduate students with discipleship program, theological education for pastors and ministry leaders globally, and providing resources and facilities for their communities.

To further its ministries, and through the generous support of avid donors, Carey is undergoing organizational growth. This campus build-out will expand its infrastructure to provide additional dorm rooms and other types of rental accommodations to meet the waiting list demands and create more discipleship opportunities. As well, the facilities may serve as funding of financial resources to further support scholarships and bursaries to train our graduate students who are mostly active pastors, missionaries and laymen. Moreover, this build-out will elevate the overall campus community living experience with the additions of enhanced amenities. With acknowledgement that Carey plays a role in not only the Theological Neighborhood but the broader UBC campus experience, Carey looks forward to extending its facilities to the UBC community.



The Carey campus fronts Iona Dr., Westbrook Mall, Walter Gage Rd., and connects to the Iona Greens UNOS open space. The site consists of Lot 40 and Lot 42 to the south. The existing 2005 Building sits to the west of Lot 40 and fronts Iona Dr., and its massing is oriented in the north-south direction. Existing vehicular and pedestrian access is established, leading to the entry of the 2005 Building. Two existing one-storey wood-framed buildings sit to the east of Lot 40 forming an open courtyard space. The existing Lot 42 is a gently sloping gravel parking area with existing trees to its perimeter. Lot 42 fronts Walter Gage Rd. to the south.



1. View from Iona Drive looking East

2. View from Iona Drive looking South-East

3. View from corner of Westbrook and Iona Drive

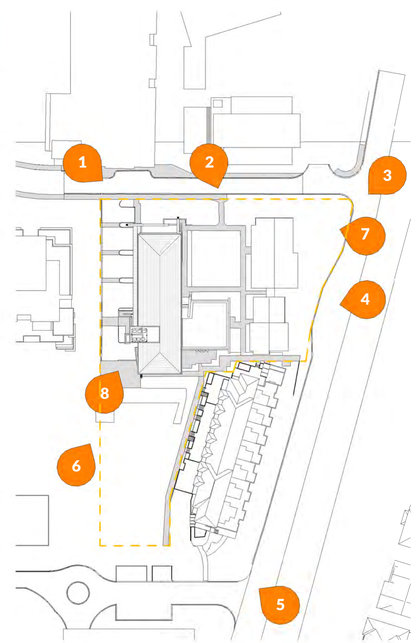
4. View from Westbrook looking West

5. View from Walter Gage Road looking North-West

6. View from Lot 42 looking North

7. View from UNOS looking North-West

8. View from Loading Area looking North



URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 281-8106 Fax: (604) 281-8103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2022.01.04

SCALE: 1 : 1000

TITLE: Existing Context

SHEET NO.: A-0.05

REVISION: 3

Fig.1 - View from Iona Looking South-East

Fig. 2 - View from driveway Looking South-East

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:

Carey Theological College

LOT 40 & LOT 42

5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2022.01.04

SCALE:

TITLE: Renderings and Perspectives

SHEET NO.: A-0.06

REVISION: 3

Fig.3 - View from Gage Road Looking North-West

Fig. 4 - View from Wesbrook Looking North-West

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:

Carey Theological College

LOT 40 & LOT 42

5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2022.01.04

SCALE:

TITLE: Renderings and Perspectives

SHEET NO.: A-0.07

REVISION: 3

Fig.5 - View from Above Looking @ Courtyard

Fig. 6 - View from Mews Looking South-West

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:

Carey Theological College

LOT 40 & LOT 42

5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2022.01.04

SCALE:

TITLE: Renderings and Perspectives

SHEET NO.: A-0.08

REVISION: 3

Fig.7 - View from Wesbrook Looking South-

Fig. 8 - View of Courtyard

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-8106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:

Carey Theological College

LOT 40 & LOT 42

5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

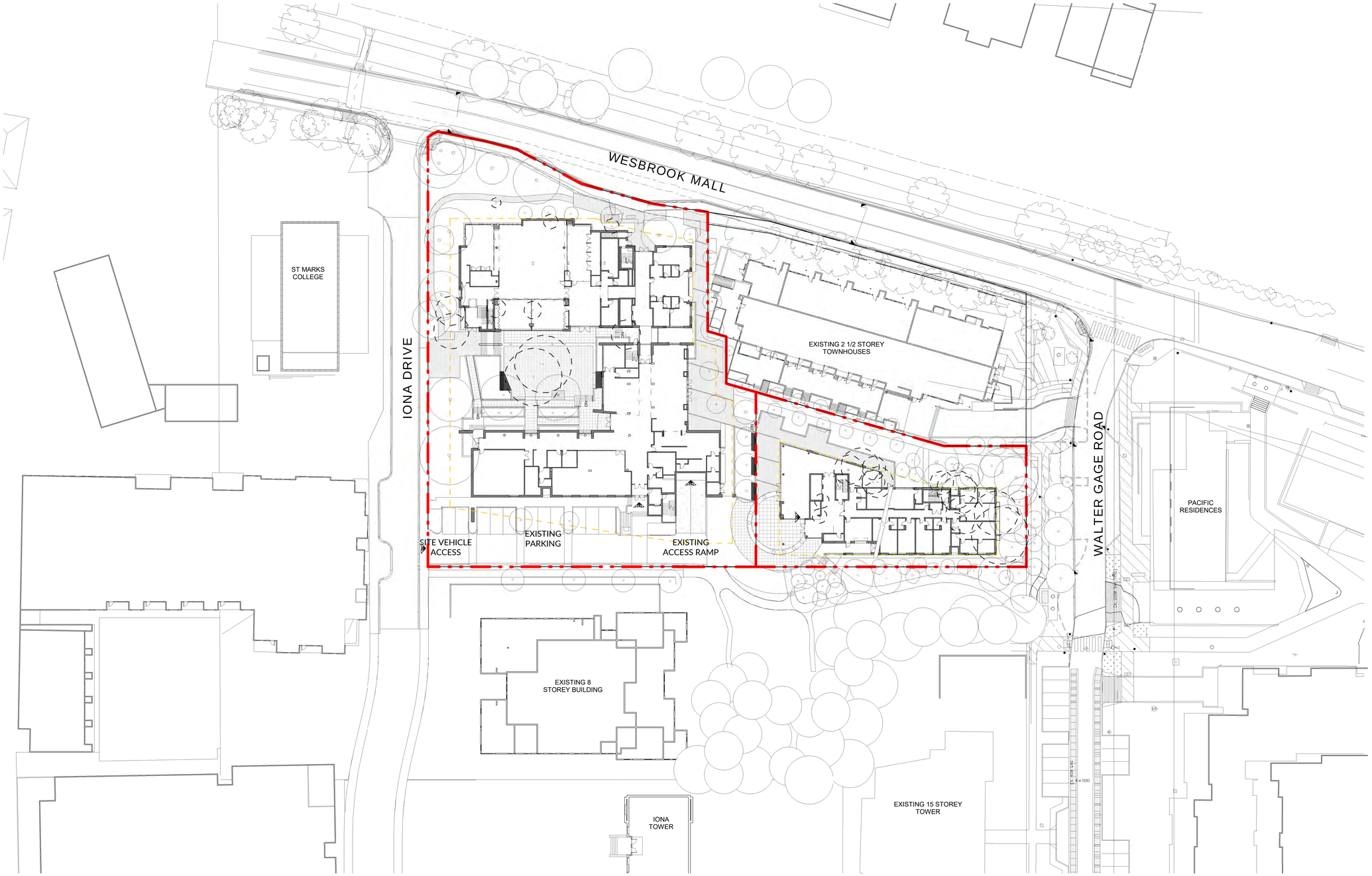
DATE: 2022.01.04

SCALE:

TITLE: Renderings and Perspectives

SHEET NO.: A-0.09

REVISION: 3



URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:

Carey Theological College

LOT 40 & LOT 42

5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2022.01.04

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

TITLE: Context Site Plan

SHEET NO.: A-1.00

REVISION: 3

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

1 SIte Context - Westbrook Mall Elevation
3/64" = 1'-0"

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2022.01.04

SCALE: 3/64" = 1'-0"

TITLE: Proposed Westbrook Streetscape

SHEET NO.: A-1.01

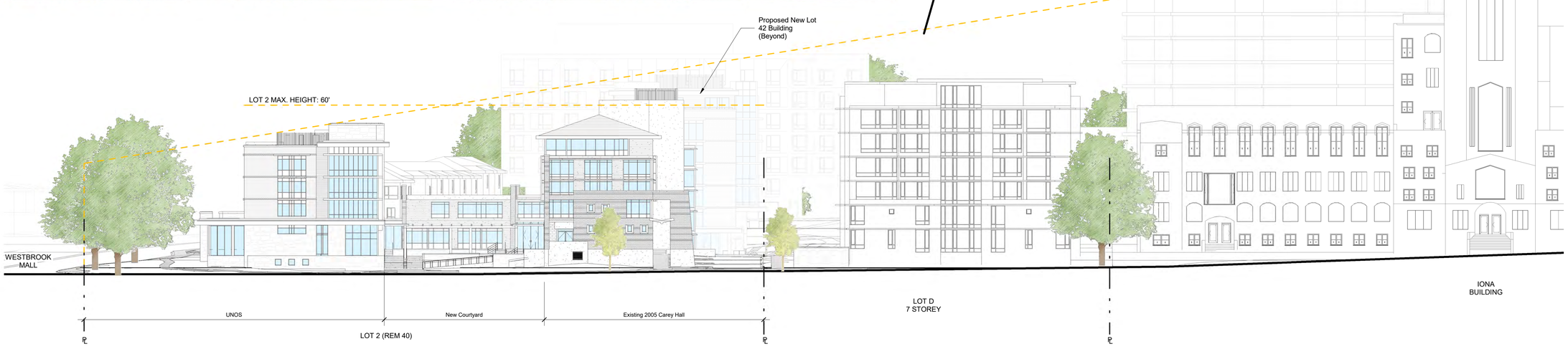
REVISION: 3

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-8106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.



1 Site Context - Iona Elevation
3/64" = 1'-0"

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

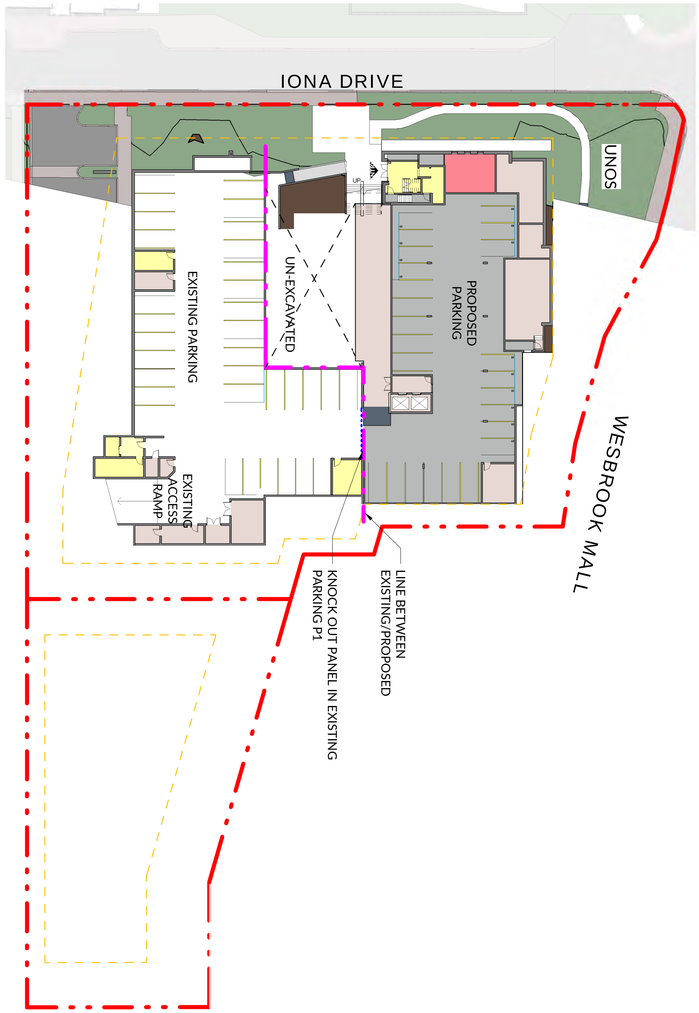
DATE: 2022.01.04

SCALE: 3/64" = 1'-0"

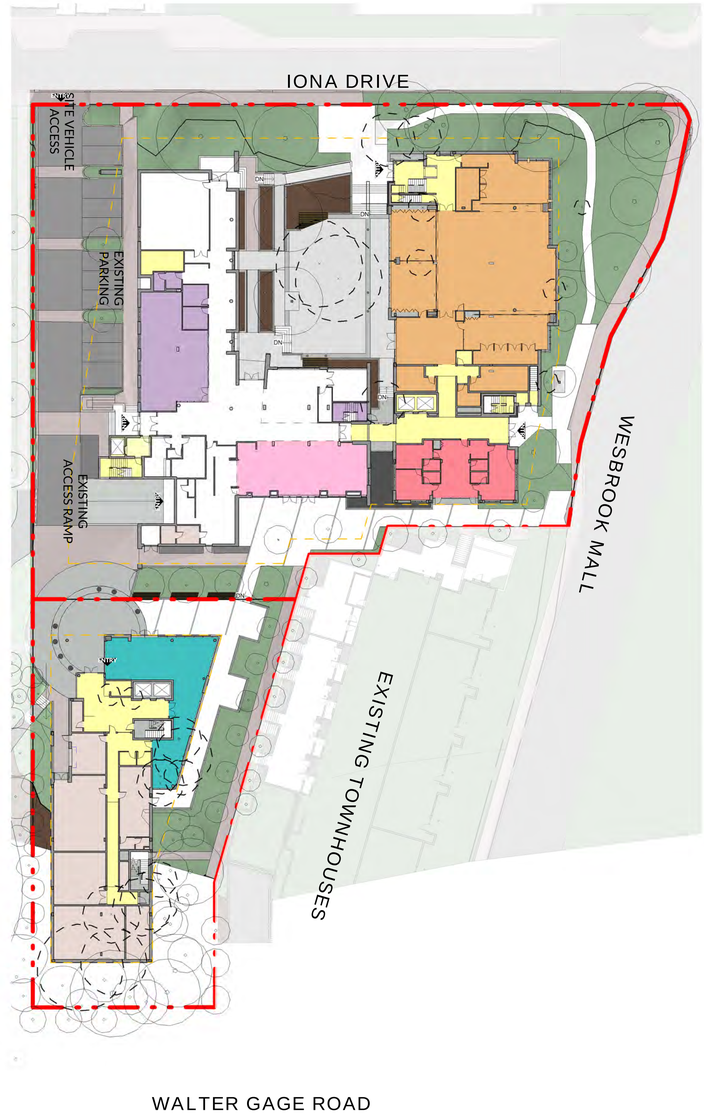
TITLE: Proposed Iona Streetscape

SHEET NO.: A-1.02

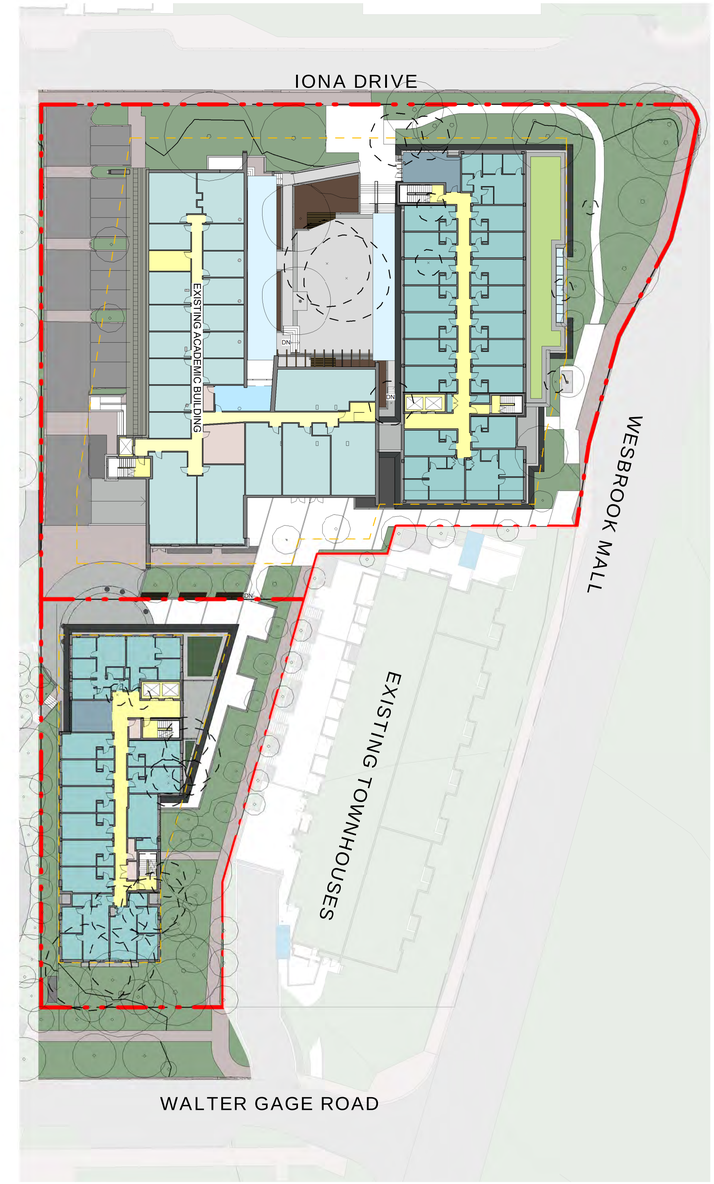
REVISION: 3



3 40-P1
1/32" = 1'-0"



1 Full Site - Main Floor
1/32" = 1'-0"



2 42-2
1/32" = 1'-0"

RESIDENTIAL
EDUCATIONAL
FACULTY & STAFF
AMENITY
CAFE AMENITY
RENOVATED OFFICES
RENOVATED CAFETERIA
CIRCULATION
VERTICAL CIRCULATION
SERVICE

URBAN SOLUTIONS ARCHITECTURE LIMITED
Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

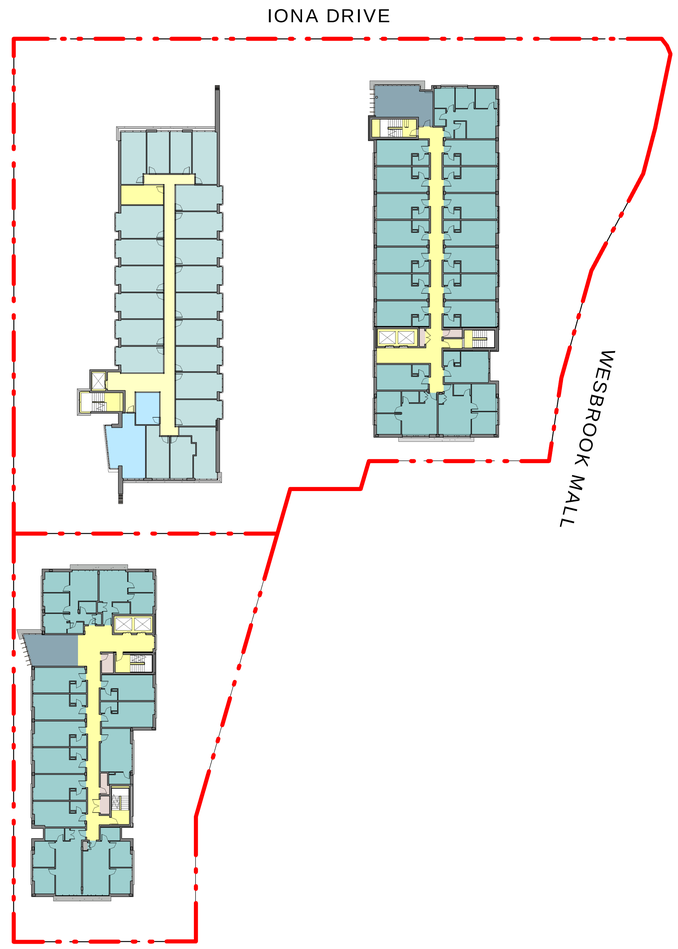
PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM
FILE NO.:
DATE: 2022.01.04
SCALE: As indicated
TITLE: Project Uses
SHEET NO.: A-2.00
REVISION: 3

1 42-3
1/32" = 1'-0"



2 42-4
1/32" = 1'-0"

3 42-5
1/32" = 1'-0"

RESIDENTIAL
EDUCATIONAL
FACULTY & STAFF
AMENITY
CAFE AMENITY
RENOVATED OFFICES
RENOVATED CAFETERIA
CIRCULATION
VERTICAL CIRCULATION
SERVICE

URBAN SOLUTIONS ARCHITECTURE LIMITED
Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

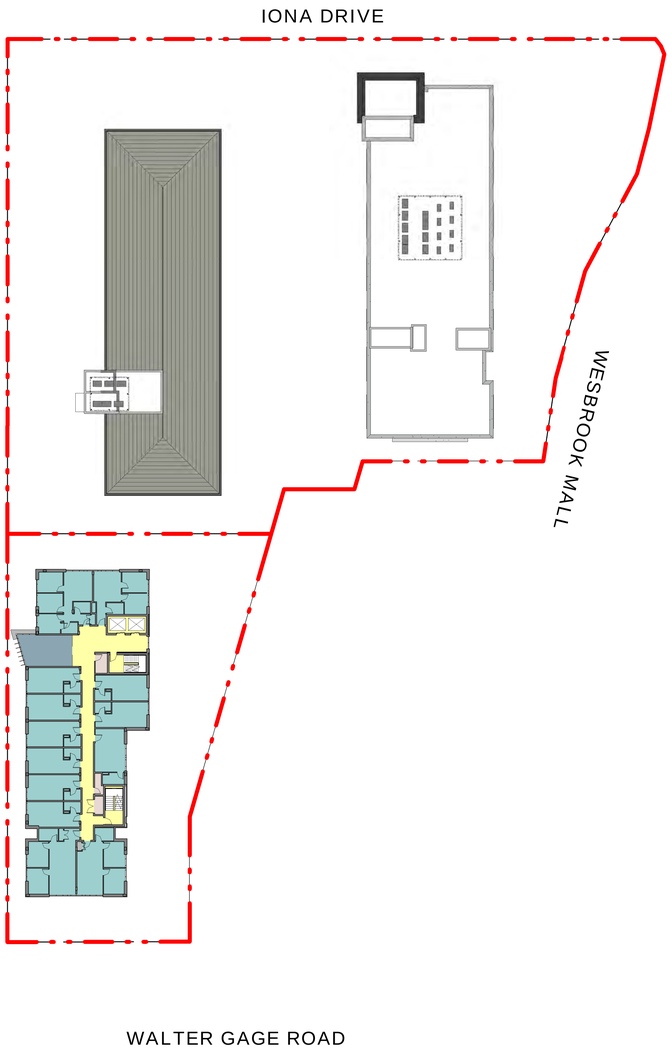
DATE: 2022.01.04

SCALE: As indicated

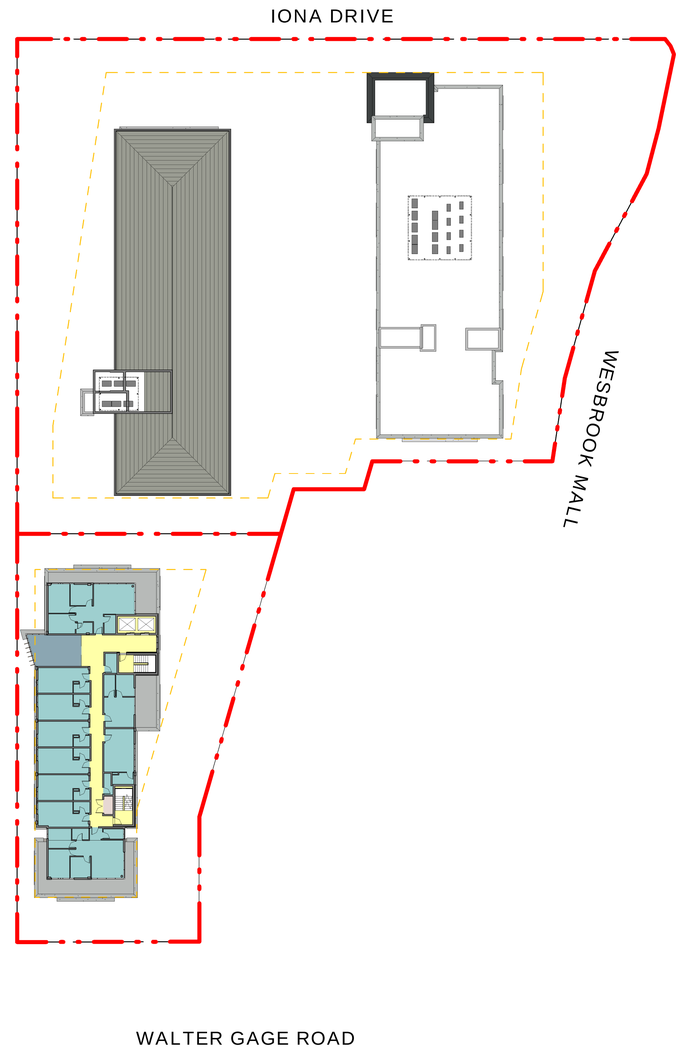
TITLE: Project Uses

SHEET NO.: A-2.01

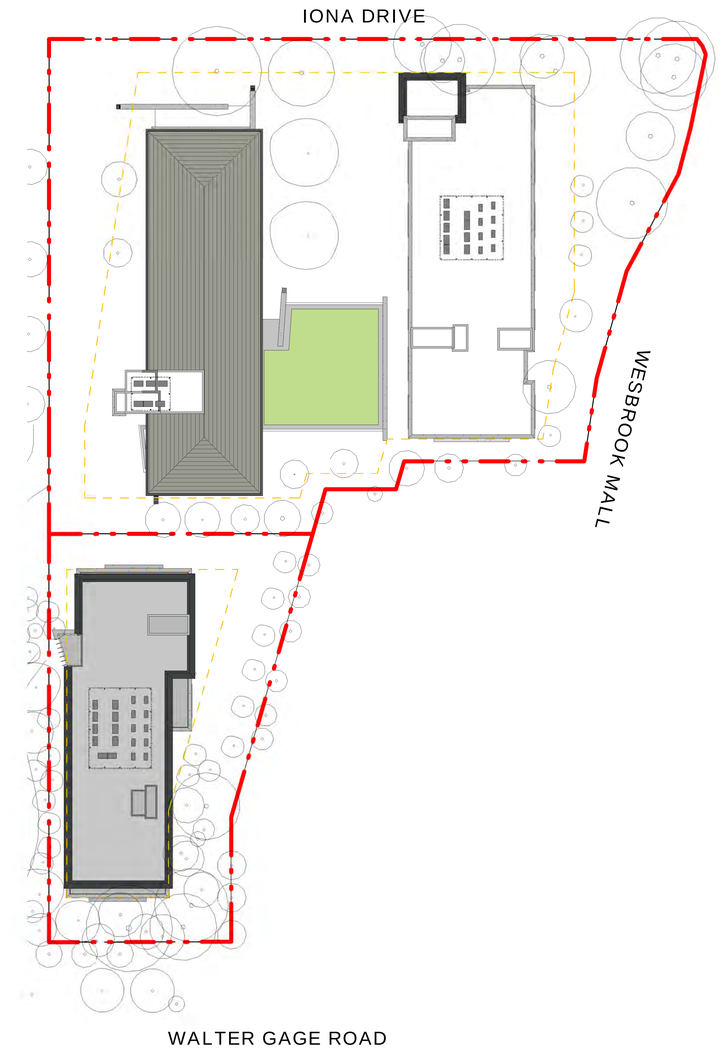
REVISION: 3



1 42-6
1/32" = 1'-0"



2 42-7
1/32" = 1'-0"



3 42-7 Copy 1
1/32" = 1'-0"

RESIDENTIAL
EDUCATIONAL
FACULTY & STAFF
AMENITY
CAFE AMENITY
RENOVATED OFFICES
RENOVATED CAFETERIA
CIRCULATION
VERTICAL CIRCULATION
SERVICE

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

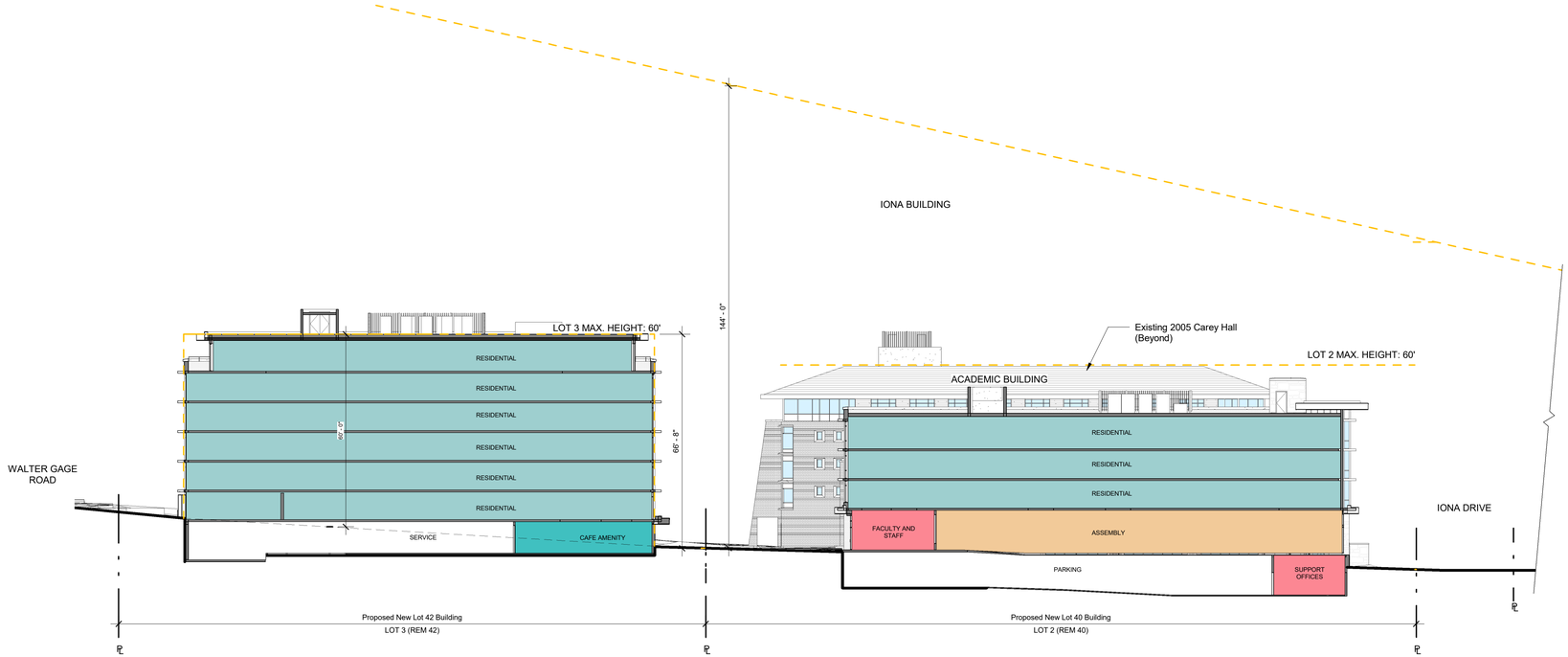
DATE: 2022.01.04

SCALE: As indicated

TITLE: Project Uses

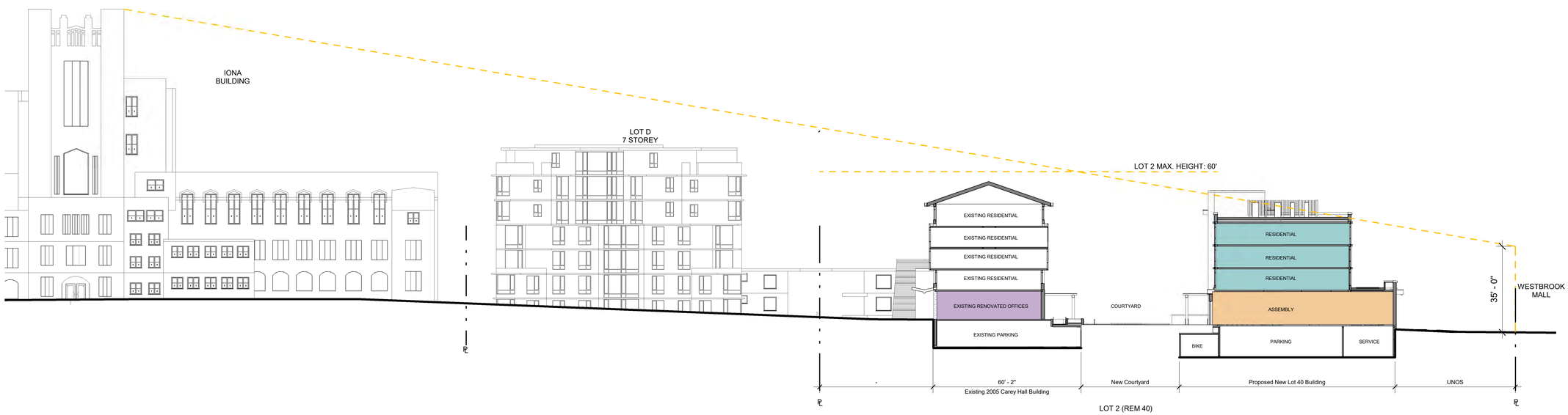
SHEET NO.: A-2.02

REVISION: 3



1 Building height Envelope - North/South Site Section

3/64" = 1'-0"



2 Building Height Envelope - East/West Mid

3/64" = 1'-0"

- RESIDENTIAL
- ASSEMBLY
- AMENITY
- CAFE AMENITY
- RENOVATED OFFICES
- RENOVATED CAFETERIA
- CIRCULATION
- FACULTY AND STAFF

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:

Carey Theological College

LOT 40 & LOT 42

5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

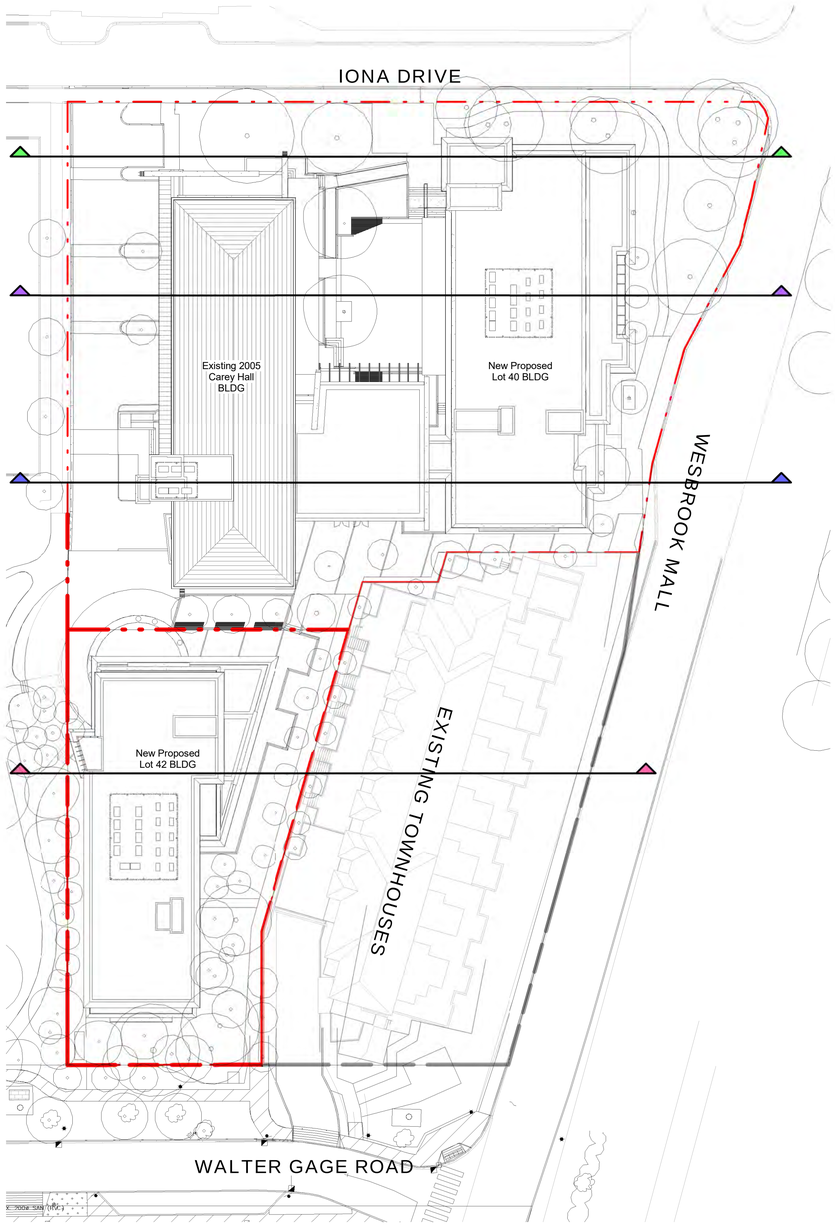
DATE: 2022.01.04

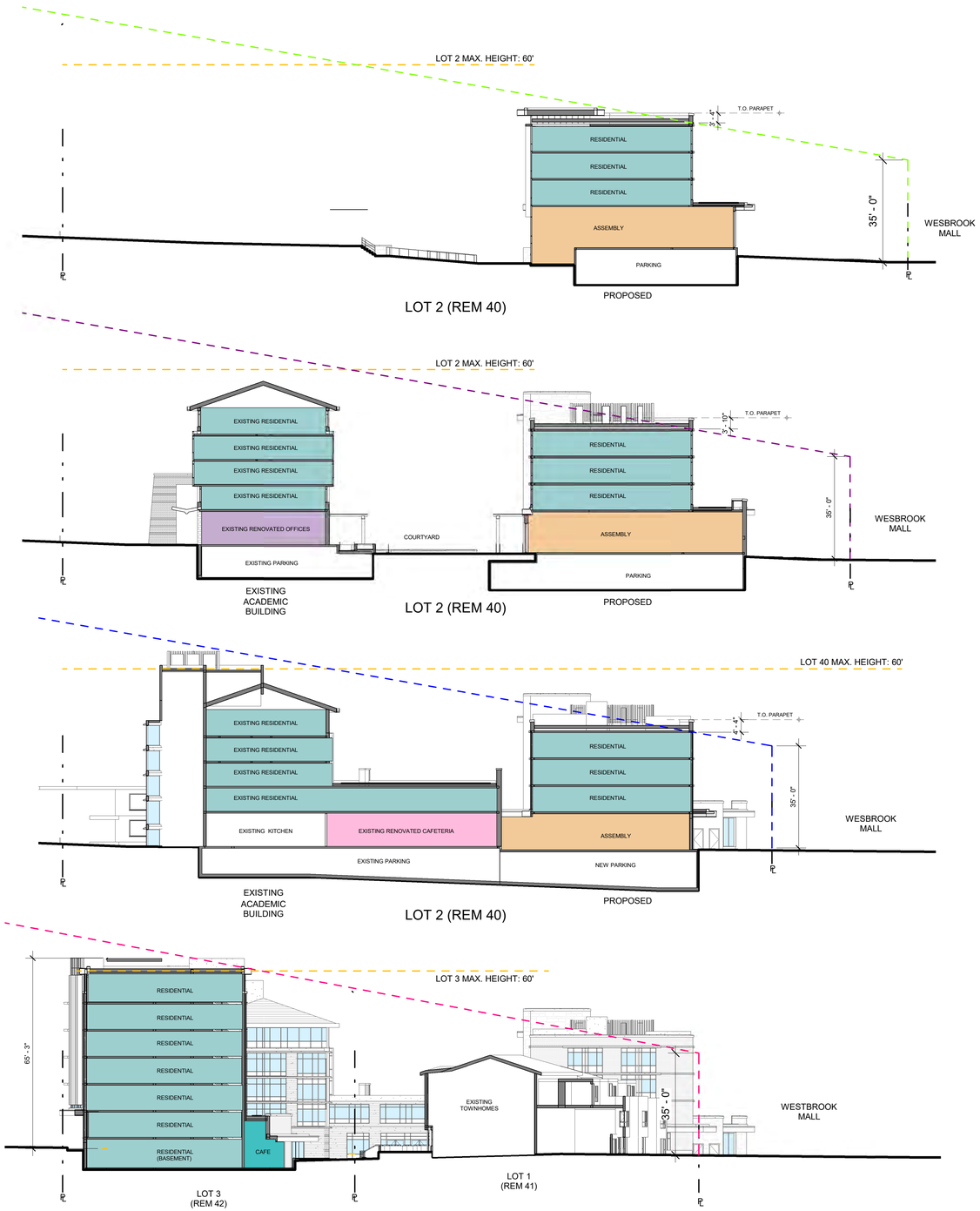
SCALE: As indicated

TITLE: Proposed Building Envelope Sections

SHEET NO.: A-3.00

REVISION: 3





URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Issue for Parapet Dimensions	2022.01.31
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

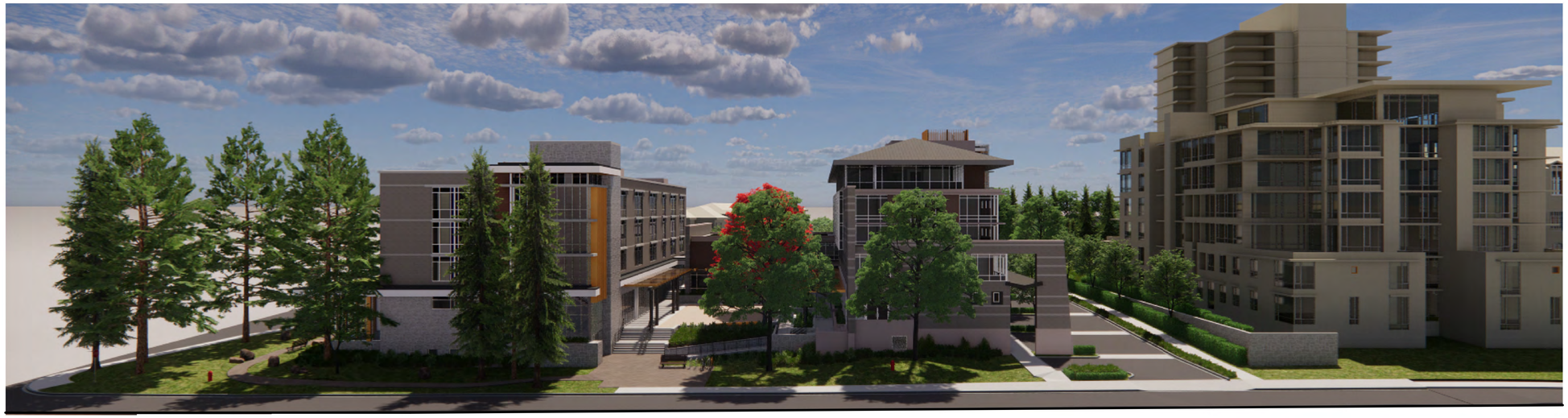
DATE: 2022.01.04

SCALE: As indicated

TITLE: Proposed Building Envelope Site Sections

DRAWING: A-3.01

REVISION: 3



Iona Drive - Street-scape / Context

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:

Carey Theological College

LOT 40 & LOT 42

5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2022.01.04

SCALE: 1/16" = 1'-0"

TITLE: Site Elevations - Iona Drive

SHEET NO.: A-4.00

REVISION: 3

Walter Gage Road - Street-scape / Context

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-8106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:

Carey Theological College

LOT 40 & LOT 42

5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2022.01.04

SCALE: 1/16" = 1'-0"

TITLE: Site Elevation - Walter Gage

SHEET NO.: A-4.01

REVISION: 3

Wesbrook Mall - Street-scape / Context

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:

Carey Theological College

LOT 40 & LOT 42

5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

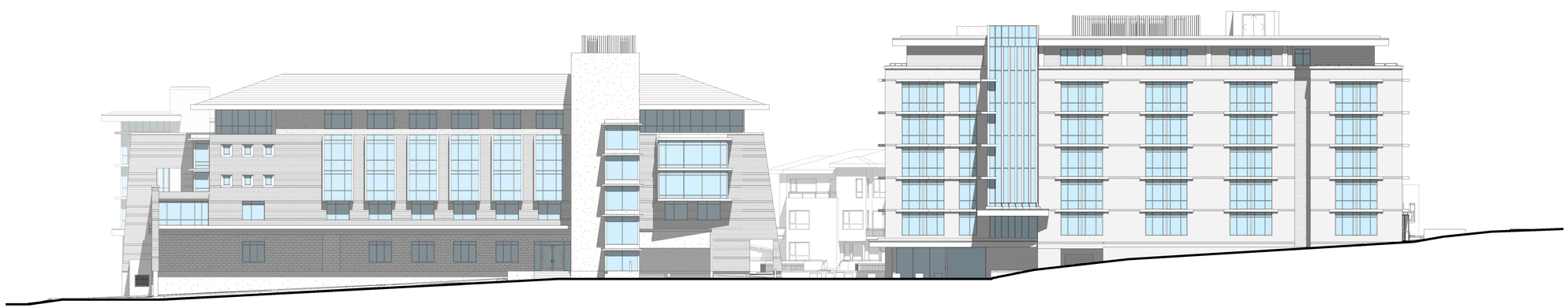
DATE: 2022.01.04

SCALE: 1/16" = 1'-0"

TITLE: Site Elevations - Wesbrook

SHEET NO.: A-4.02

REVISION: 3



West UNOS - Street-scape / Context

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:

Carey Theological College

LOT 40 & LOT 42

5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

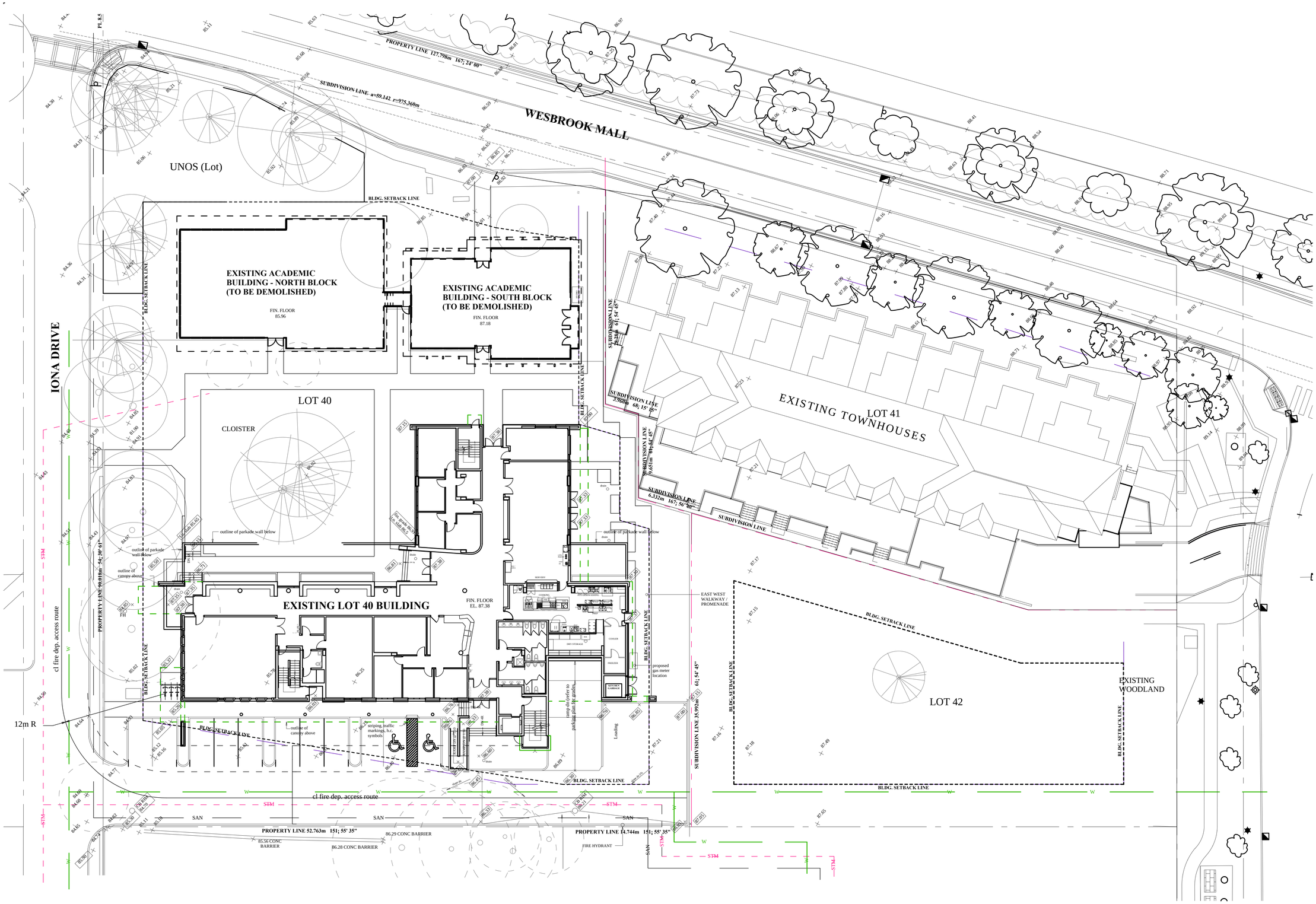
DATE: 2022.01.04

SCALE: 1/16" = 1'-0"

TITLE: Site Elevations - West Elevation

SHEET NO.: A-4.03

REVISION: 3



1 Existing Site Plan
1/32" = 1'-0"

URBAN SOLUTIONS ARCHITECTURE LIMITED
Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6108 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

LEGEND: TO BE DEMOLISHED

EXISTING ACADEMIC BUILDING - NORTH BLOCK (TO BE DEMOLISHED)

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

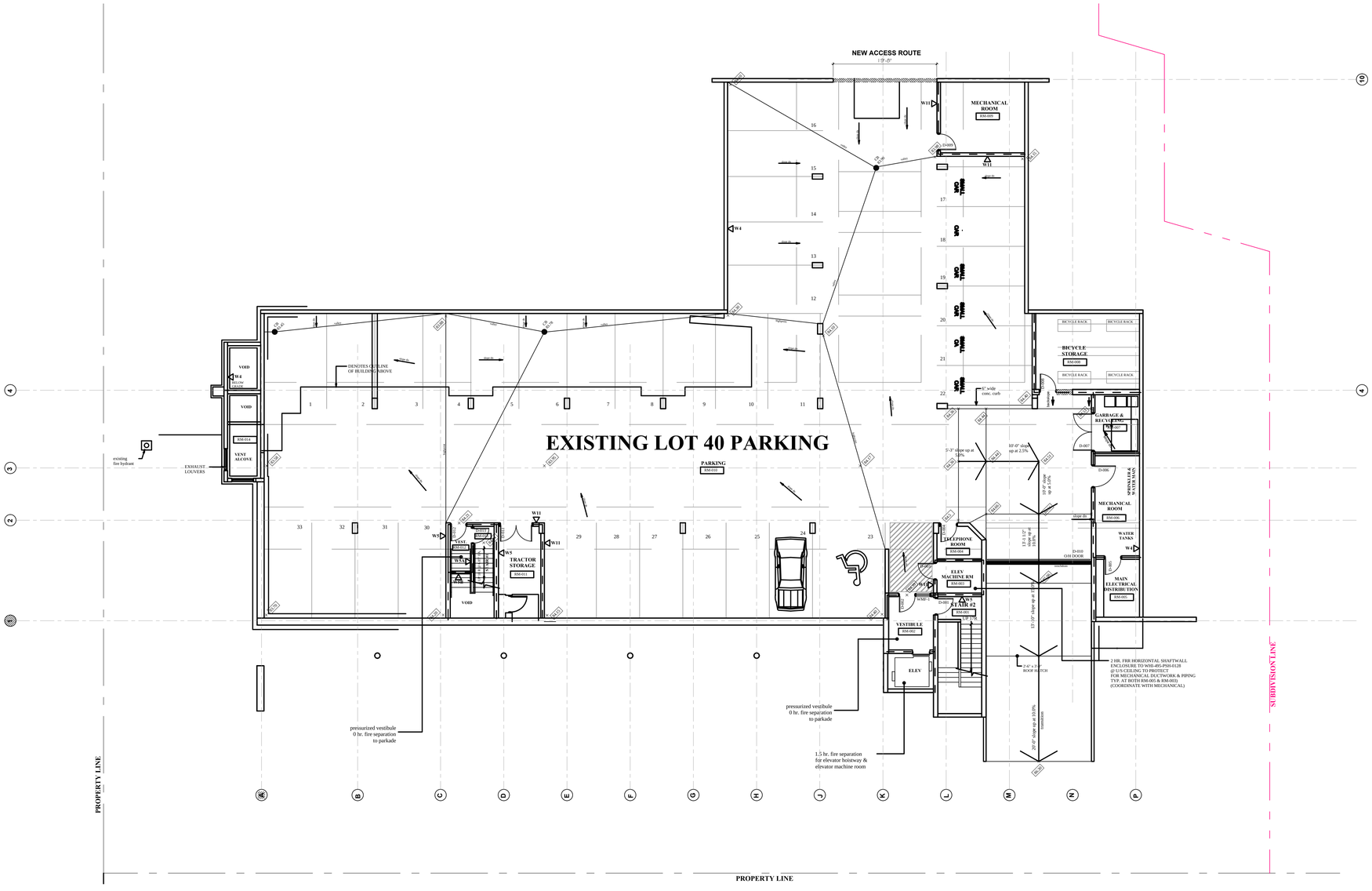
DATE: 2022.01.04

SCALE: 1/16" = 1'-0"

TITLE: Existing Site Plan

SHEET NO.: A-5.00

REVISION: 3



1 Existing Parking Level
3/32" = 1'-0"

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6108 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

LEGEND: TO BE DEMOLISHED

EXISTING REINFORCED CONCRETE OR CMU BLOCK (TO BE DEMOLISHED)

EXISTING DOORS / GLAZING / OTHER (TO BE DEMOLISHED)

EXISTING FRAMED PARTITION WALLS (TO BE DEMOLISHED)

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

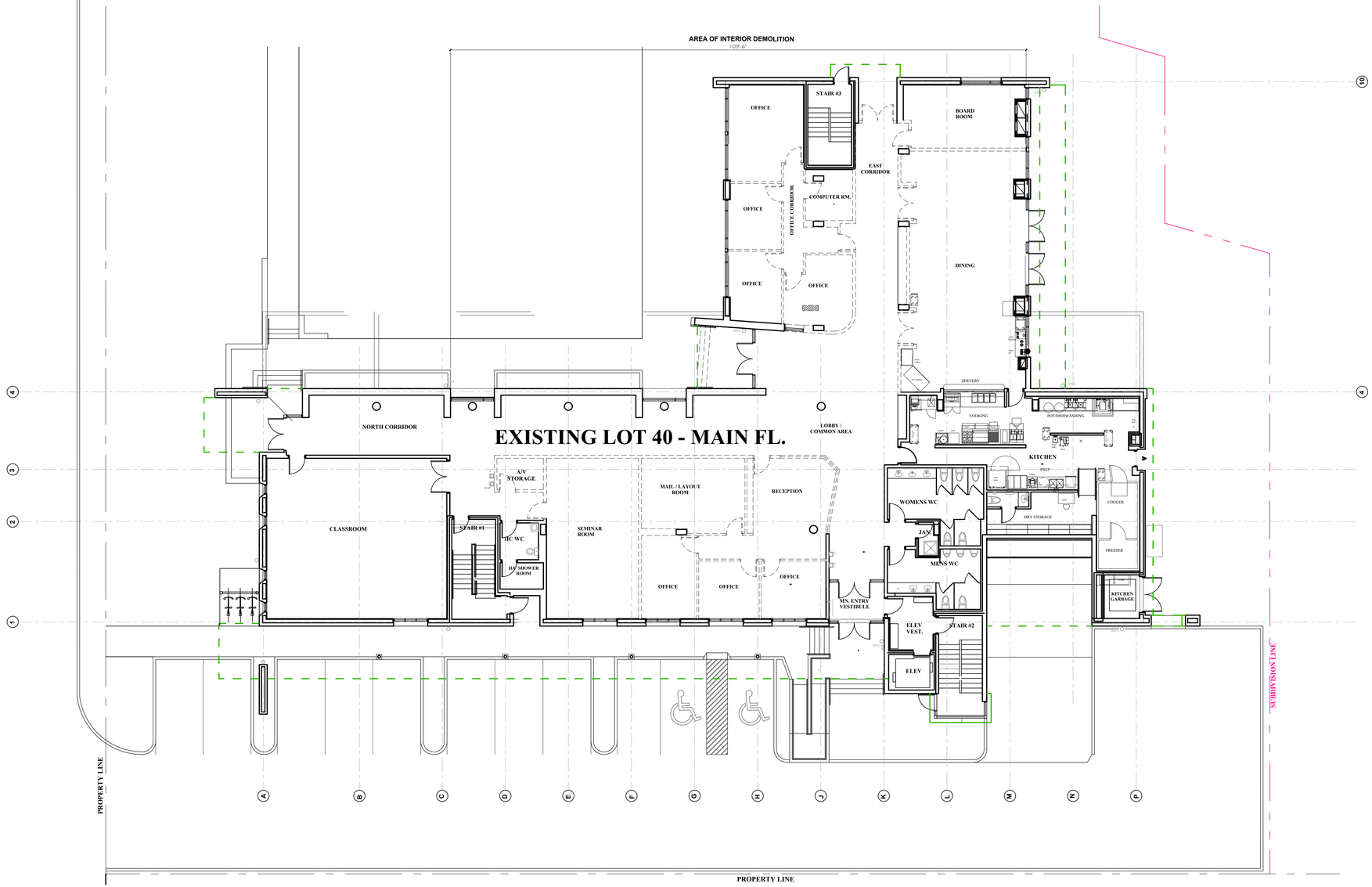
DATE: 2022.01.04

SCALE: 3/32" = 1'-0"

TITLE: Existing Parking Level

SHEET NO.: A-5.01

REVISION: 3



1 Existing Main Floor
3/32" = 1'-0"

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6108 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

LEGEND: TO BE DEMOLISHED

- EXISTING REINFORCED CONCRETE OR CMU BLOCK (TO BE DEMOLISHED)
- EXISTING DOORS / GLAZING / OTHER (TO BE DEMOLISHED)
- EXISTING FRAMED PARTITION WALLS (TO BE DEMOLISHED)

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

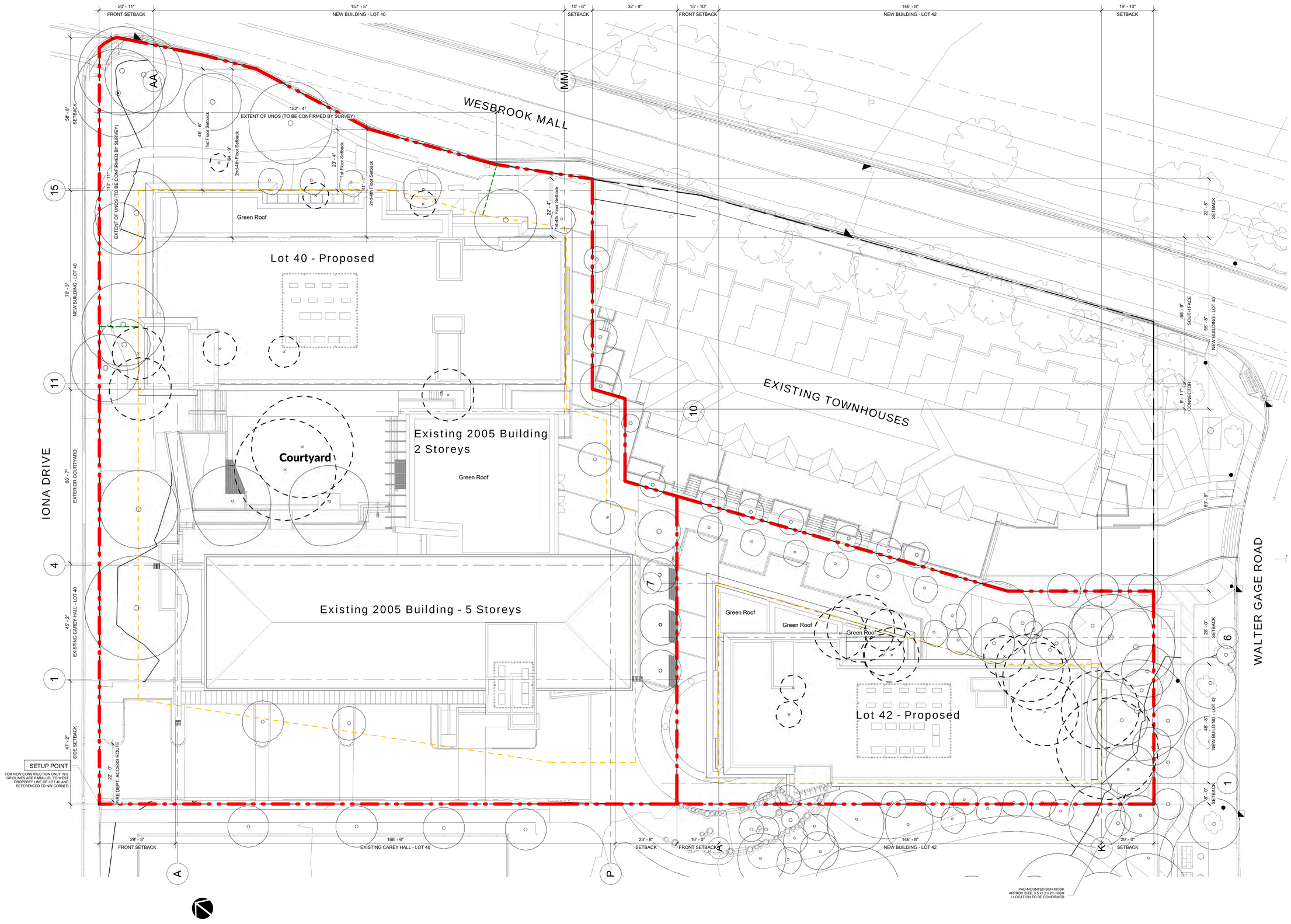
DATE: 2022.01.04

SCALE: 3/32" = 1'-0"

TITLE: Existing Main Floor

SHEET NO.: A-5.02

REVISION: 3



URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:

Carey Theological College

LOT 40 & LOT 42

5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

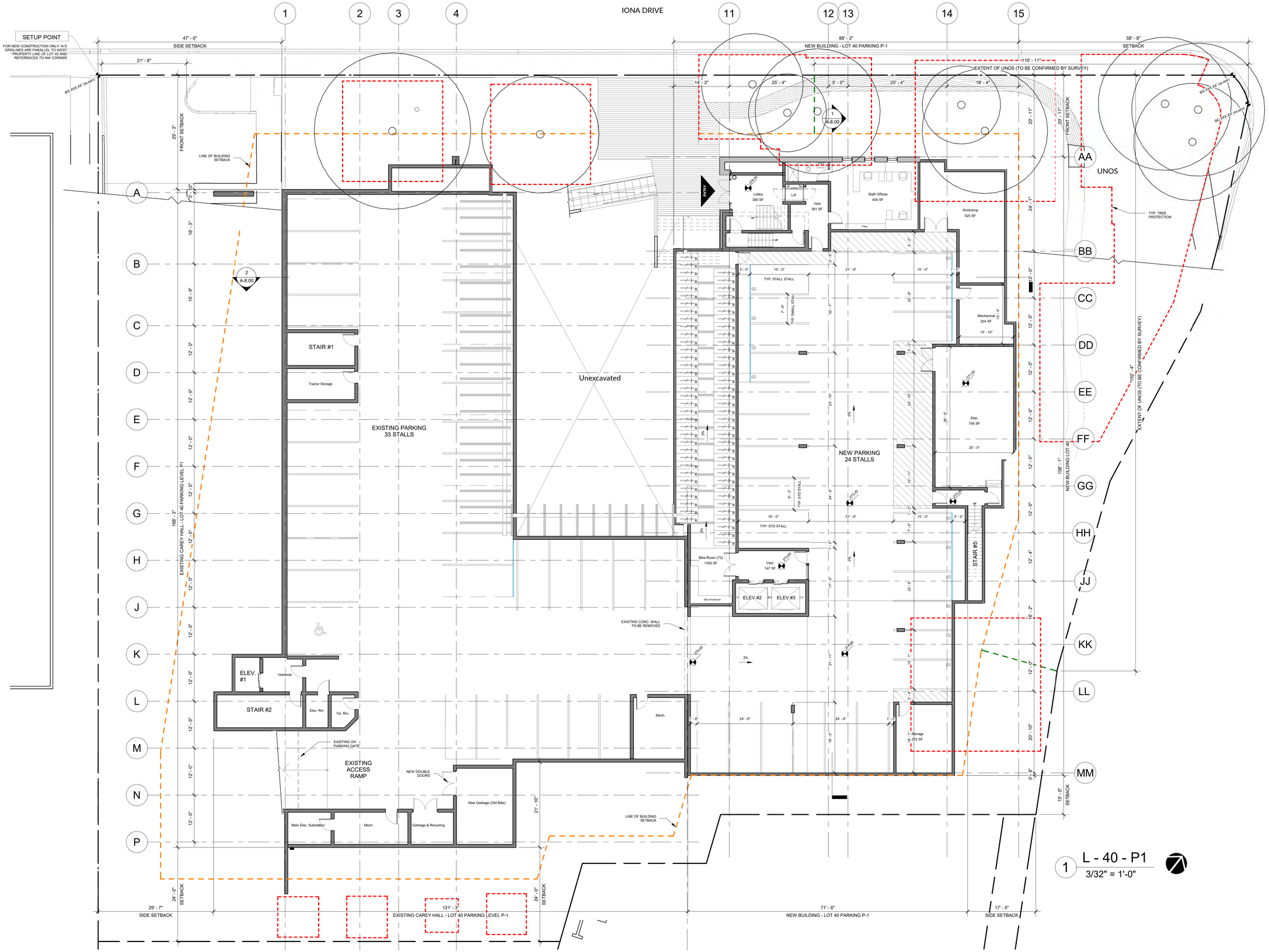
DATE: 2022.01.04

SCALE: 1/16" = 1'-0"

TITLE: Site Plan

SHEET NO.: A-6.00

REVISION: 3



1 L - 40 - P1
3/32" = 1'-0"

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-8106 Fax: (604) 261-8103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:

Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

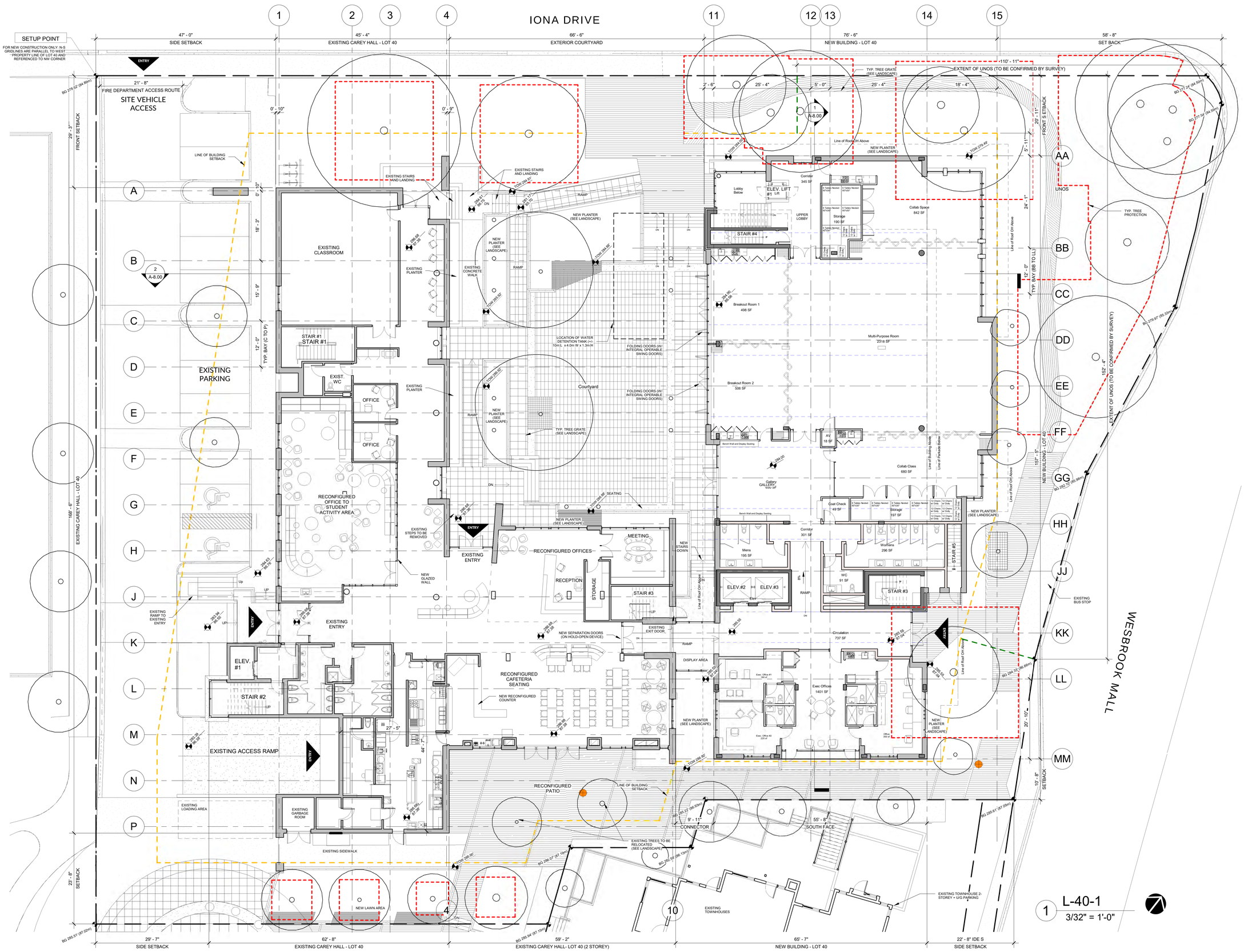
DATE: 2022.01.04

SCALE: 3/32" = 1'-0"

TITLE: Lot 40 - P1

SHEET NO.: A-6.01

REVISION: 3



URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-8106 Fax: (604) 261-8103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:

Carey Theological College

LOT 40 & LOT 42

5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

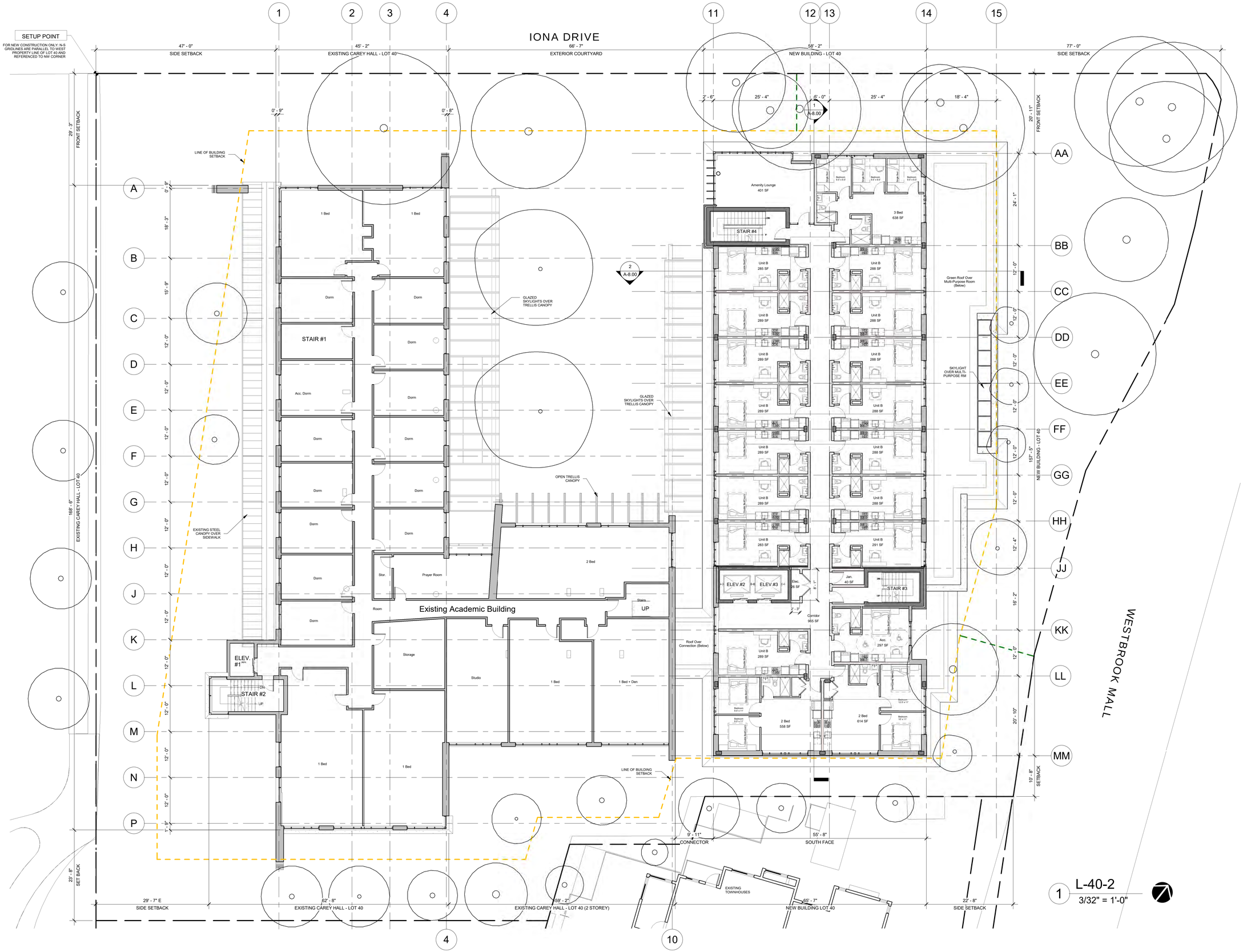
DATE: 2022.01.04

SCALE: 3/32" = 1'-0"

TITLE: Lot 40 - Main Level

SHEET NO.: A-6.02

REVISION: 3



URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-8106 Fax: (604) 261-8103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:

Carey Theological College

LOT 40 & LOT 42

5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

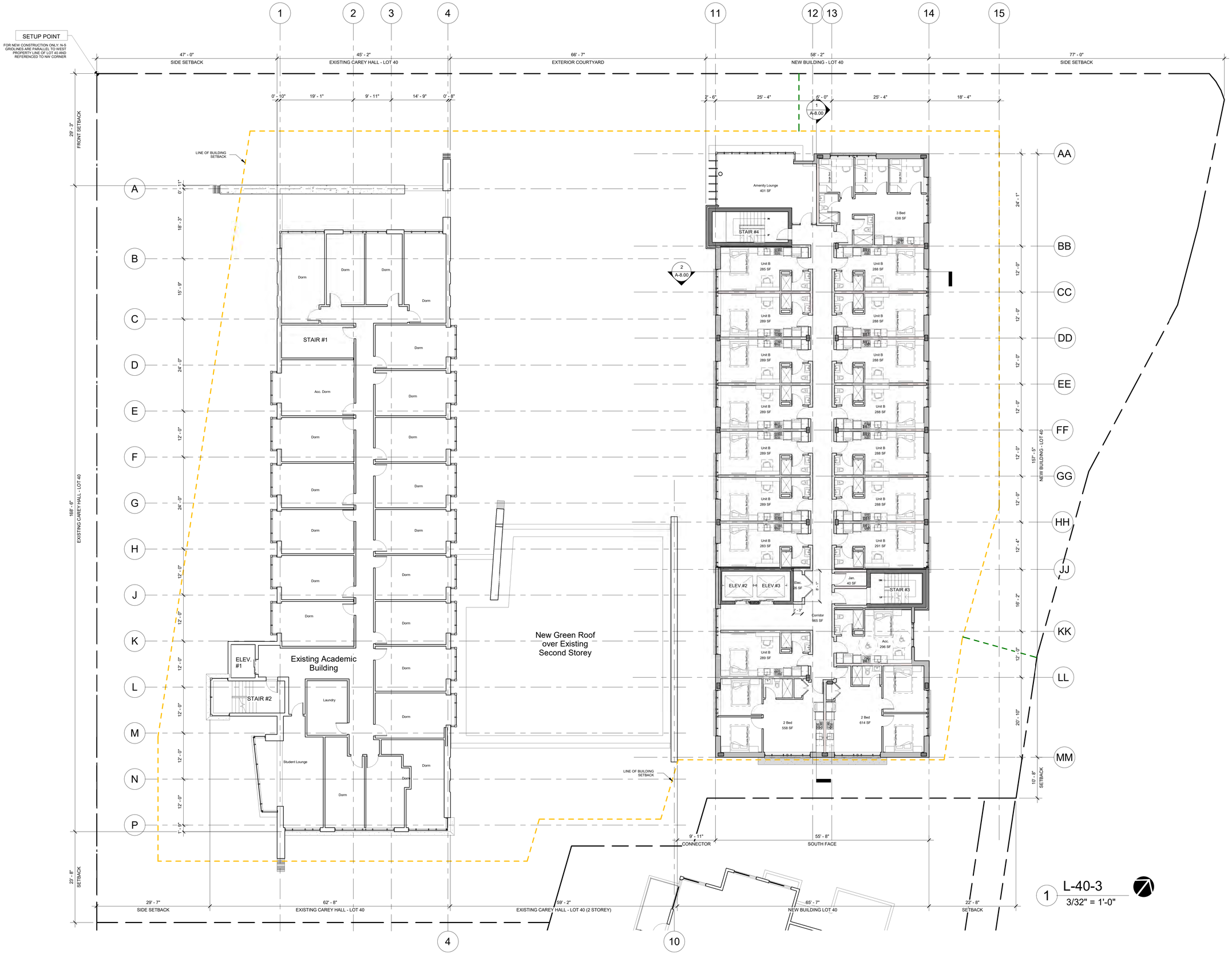
DATE: 2022.01.04

SCALE: 3/32" = 1'-0"

TITLE: Lot 40 - 2nd Floor

SHEET NO.: A-6.03

REVISION: 3



URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-8106 Fax: (604) 261-8103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:

Carey Theological College

LOT 40 & LOT 42

5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

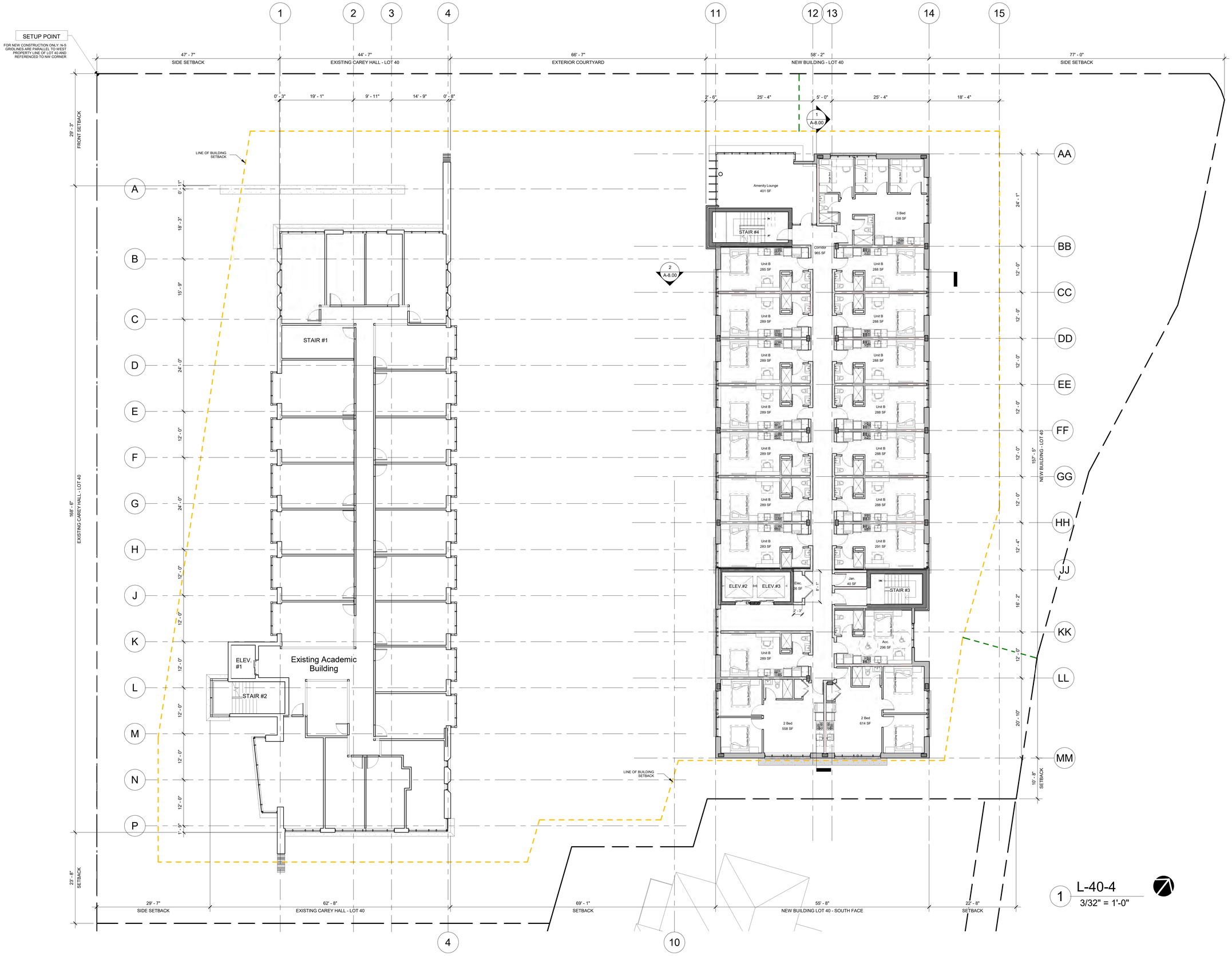
DATE: 2022.01.04

SCALE: 3/32" = 1'-0"

TITLE: Lot 40 - 3rd Floor

SHEET NO.: A-6.04

REVISION: 3



1 L-40-4
3/32" = 1'-0"

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-8106 Fax: (604) 261-8103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

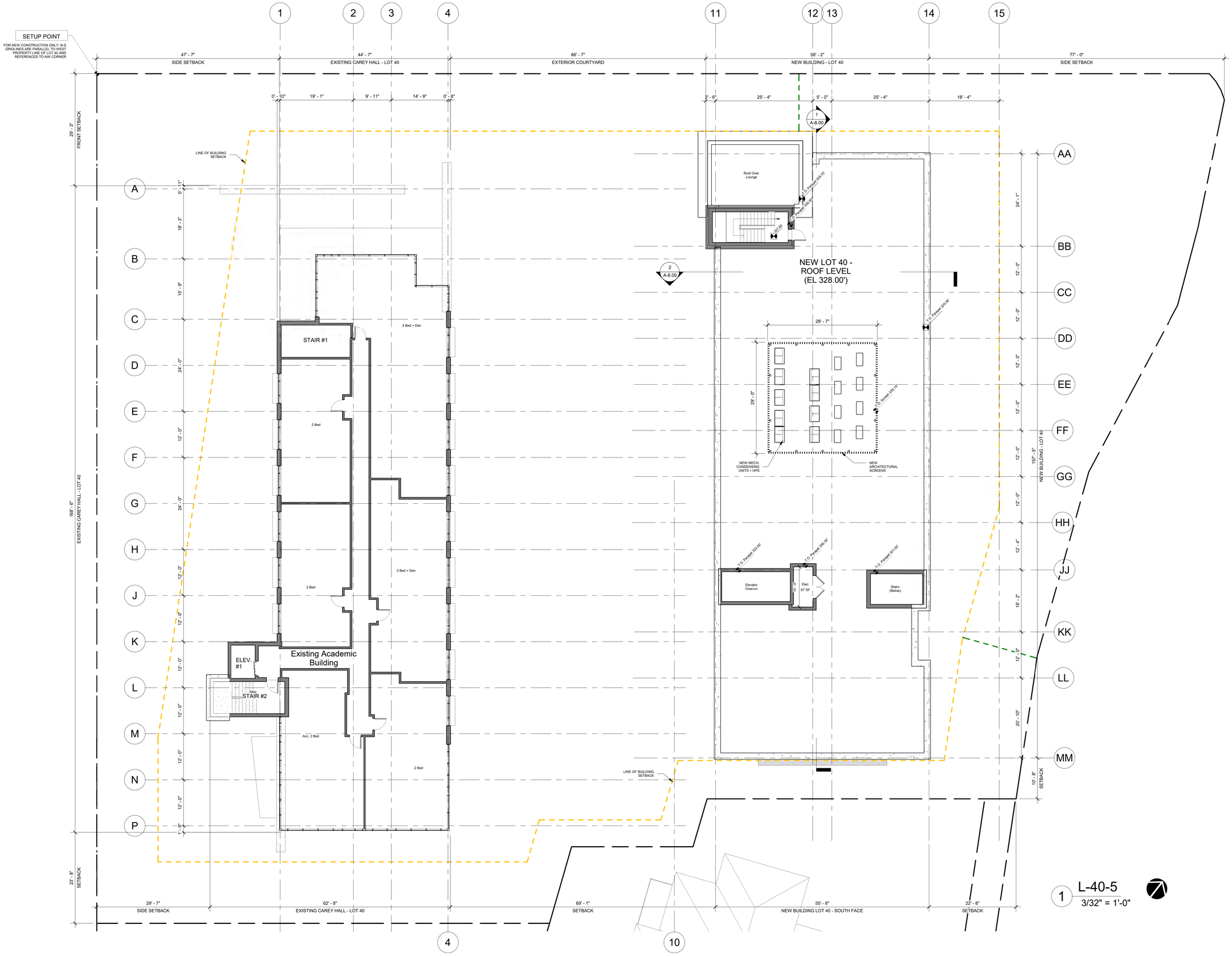
DATE: 2022.01.04

SCALE: 3/32" = 1'-0"

TITLE: Lot 40 - 4th Floor

SHEET NO.: A-6.05

REVISION: 3



URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-8106 Fax: (604) 261-8103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

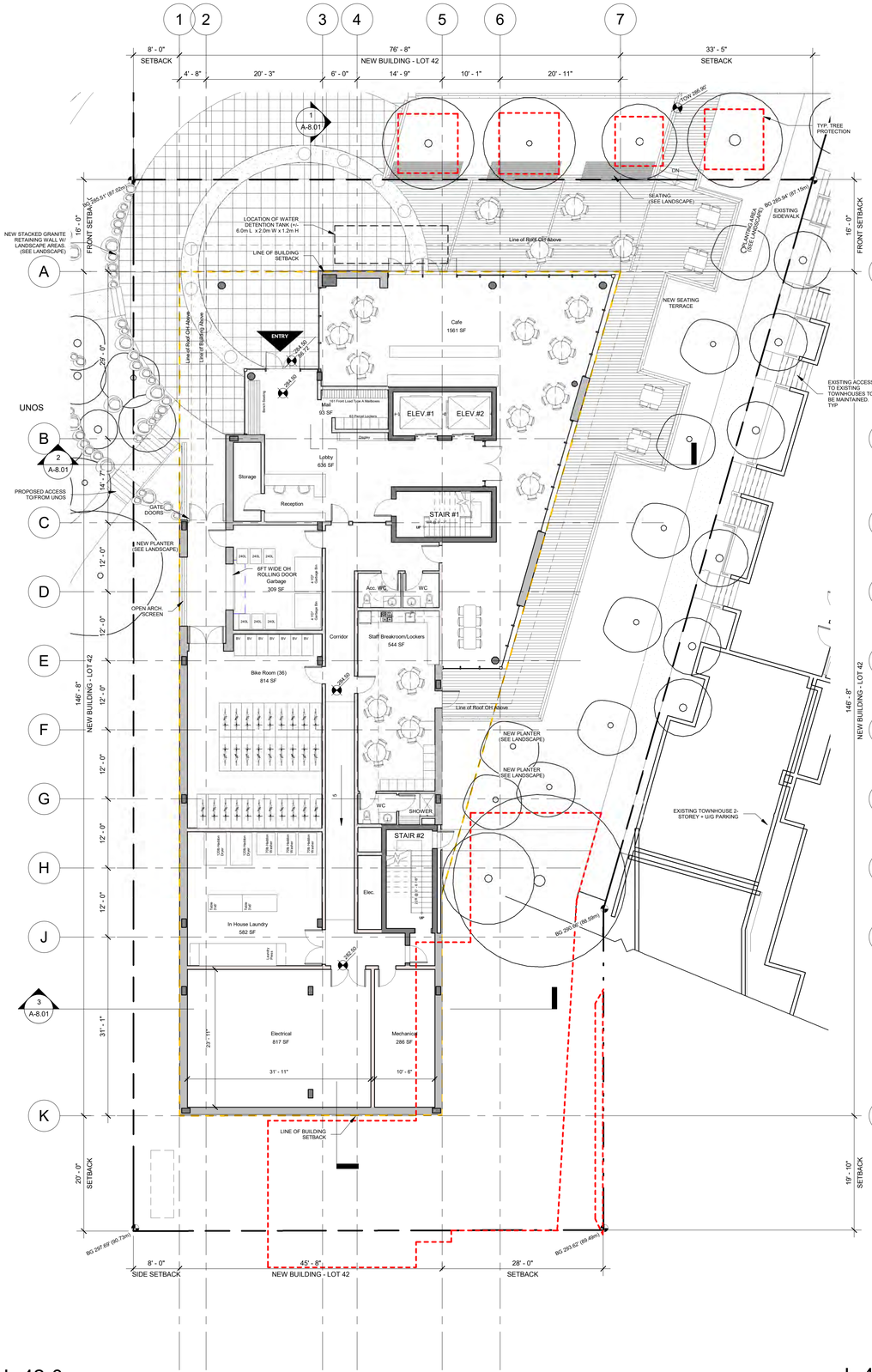
DATE: 2022.01.04

SCALE: 3/32" = 1'-0"

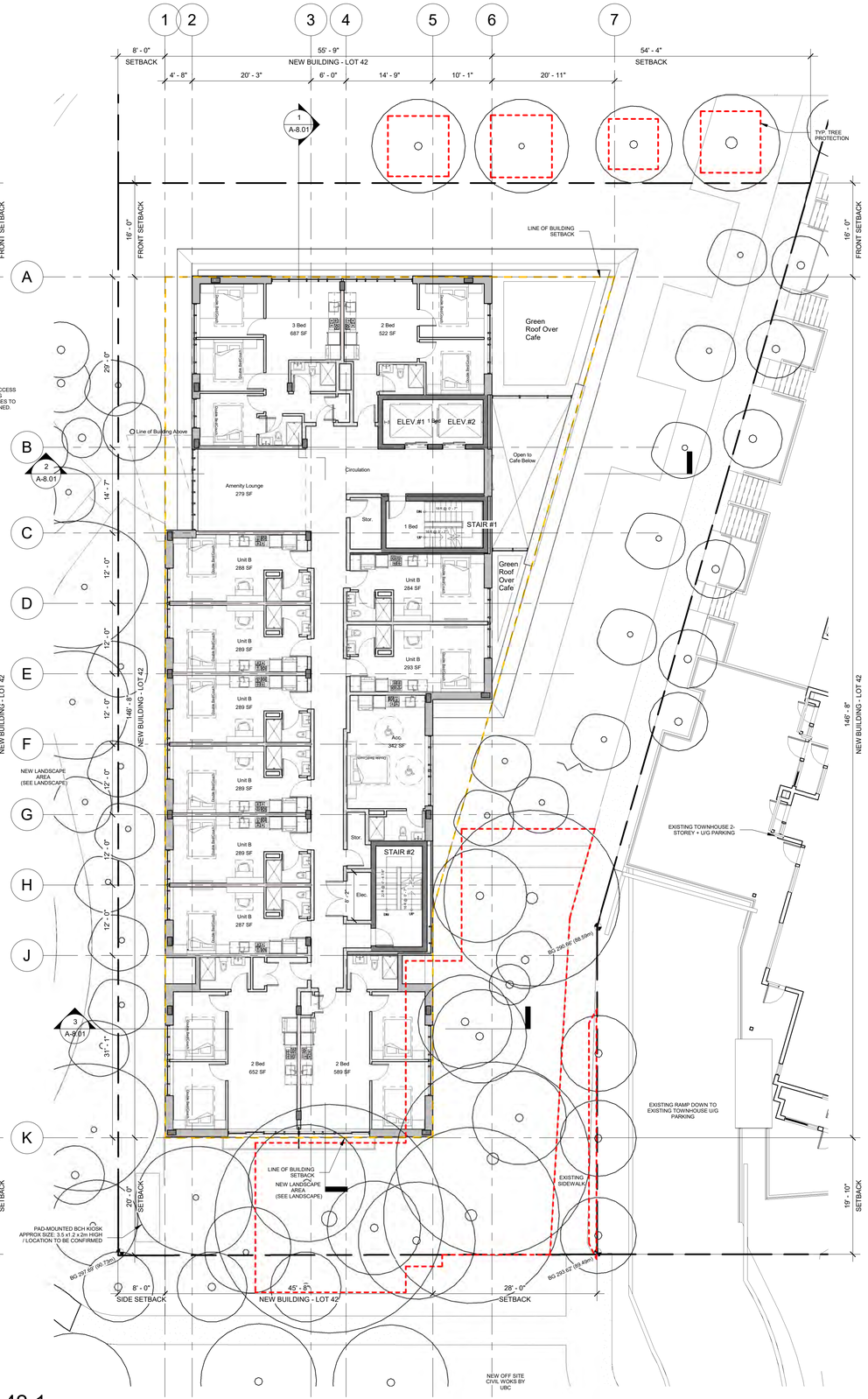
TITLE: Lot 40 - 5th Floor/ Roof

SHEET NO.: A-6.06

REVISION: 3



1 L-42-0
3/32" = 1'-0"



2 L-42-1
3/32" = 1'-0"

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-8106 Fax: (604) 261-8103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

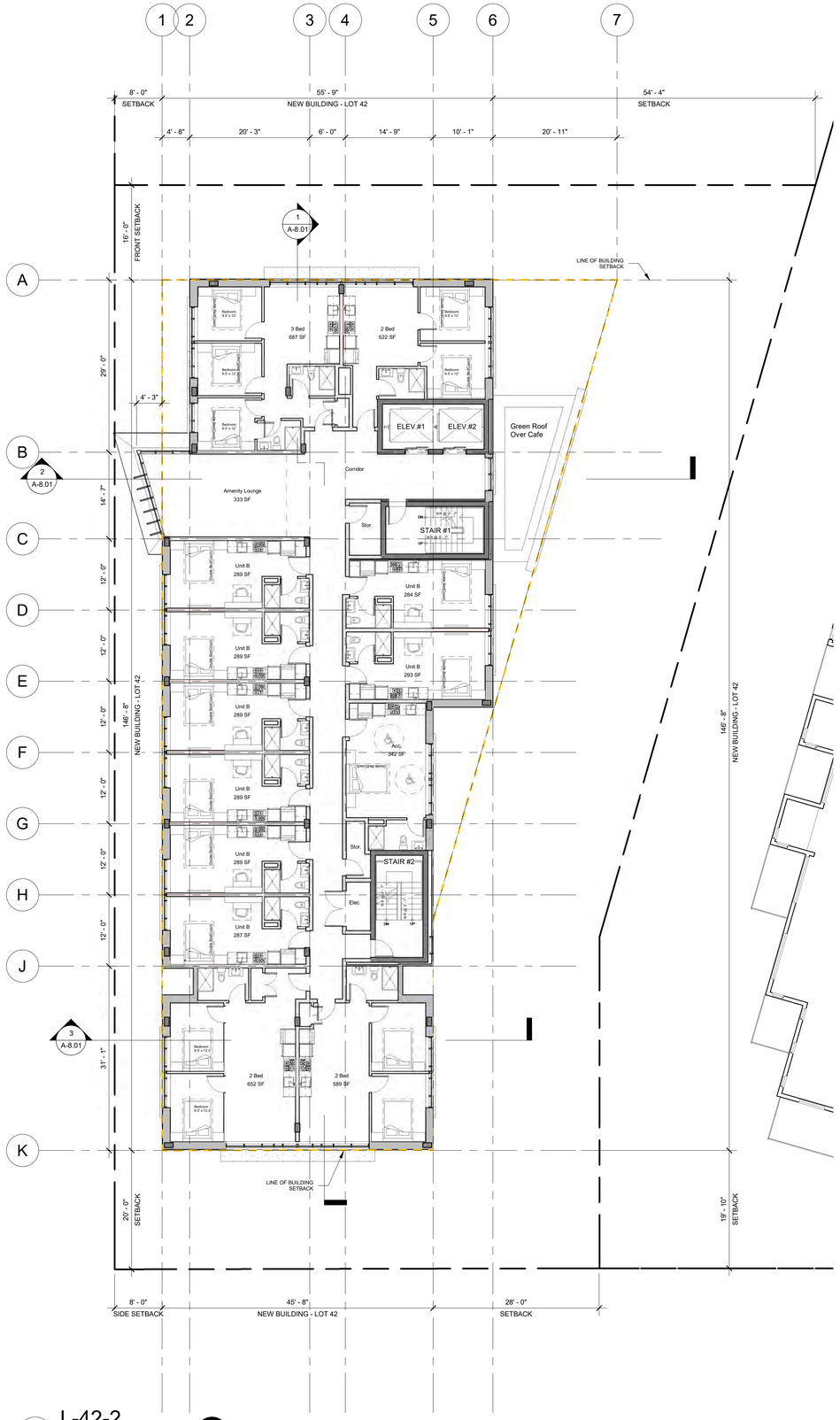
DATE: 2022.01.04

SCALE: 3/32" = 1'-0"

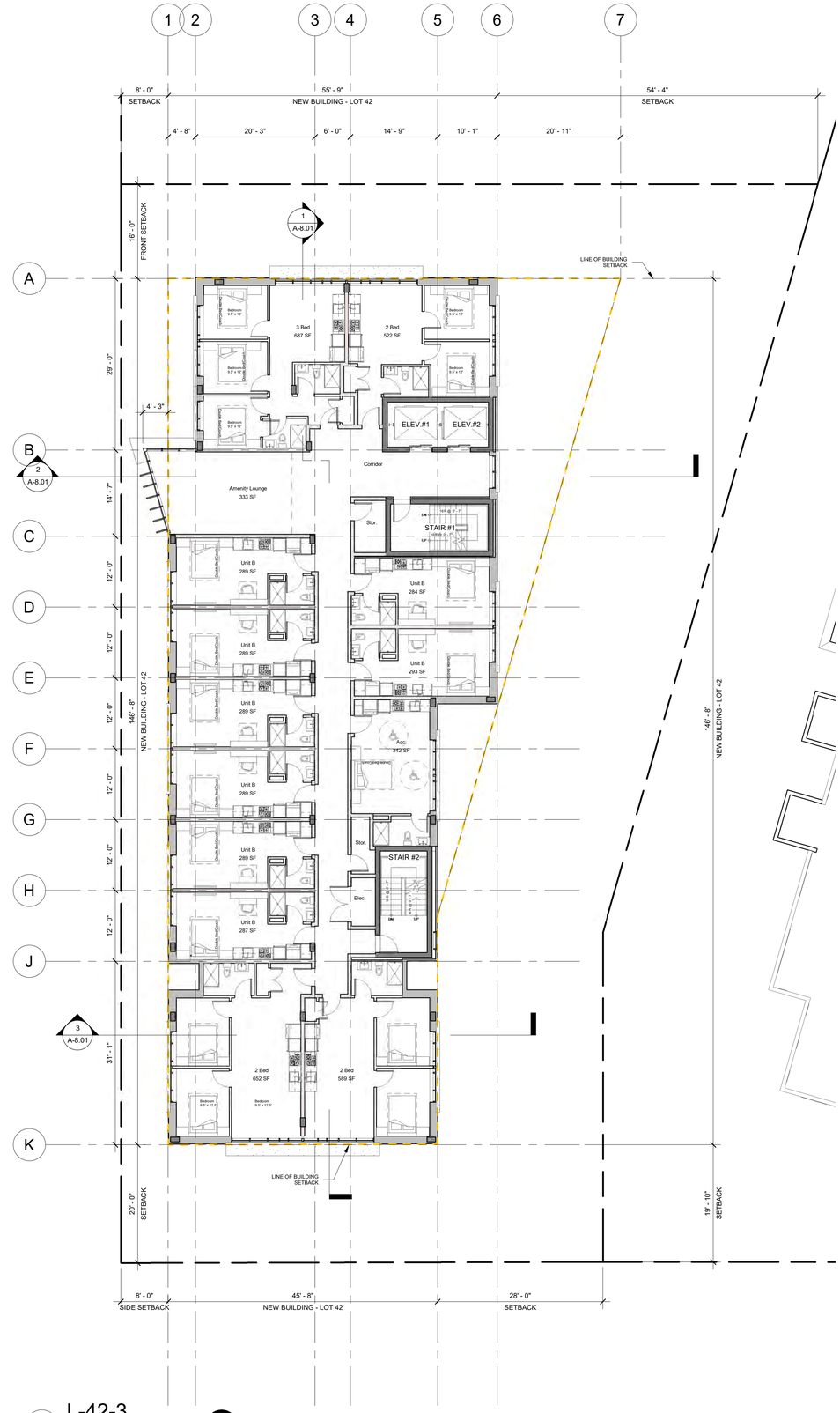
TITLE: Lot 42 - Level 0 + 1

SHEET NO.: A-6.07

REVISION: 3



1 L-42-2
3/32" = 1'-0"



2 L-42-3
3/32" = 1'-0"

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

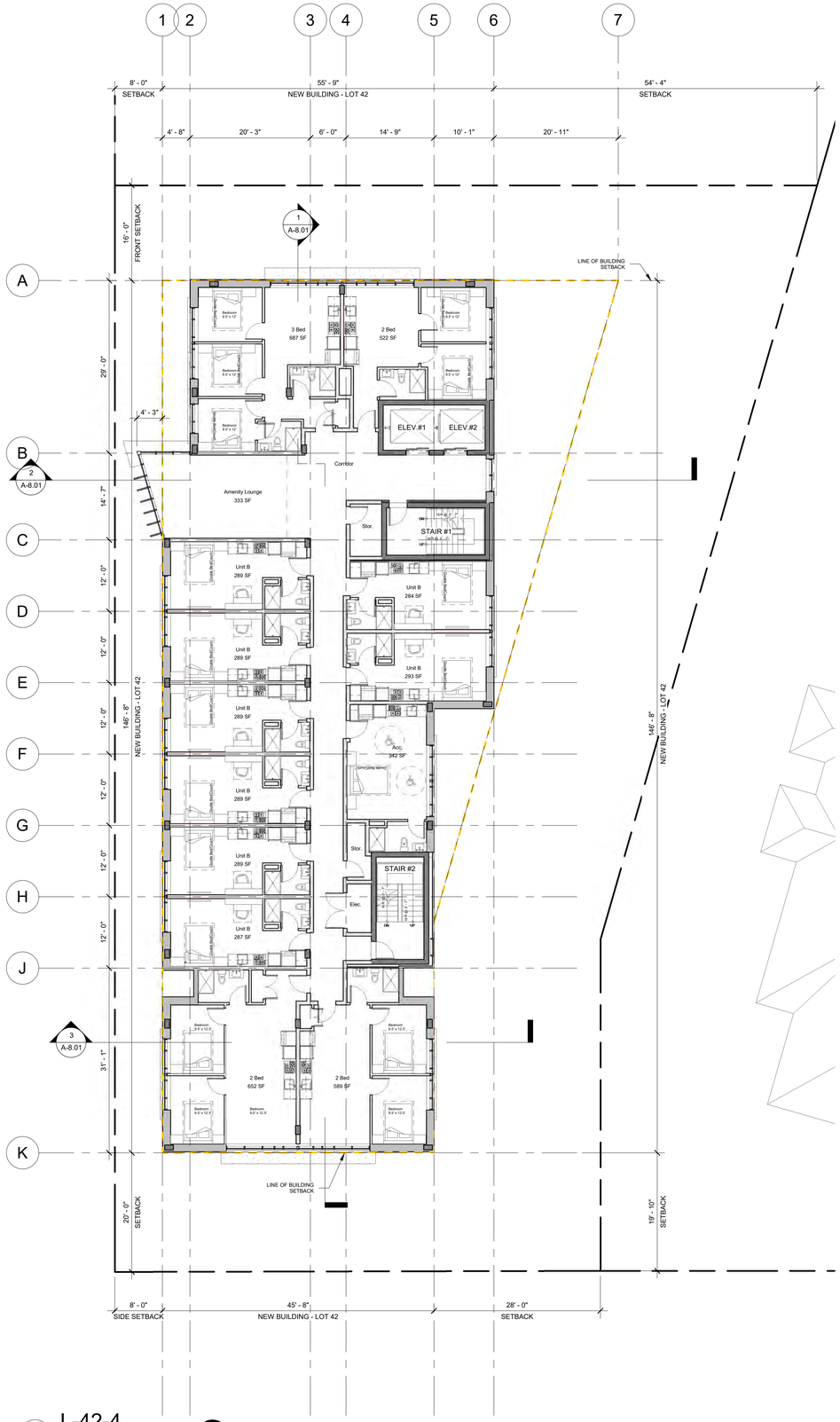
DATE: 2022.01.04

SCALE: 3/32" = 1'-0"

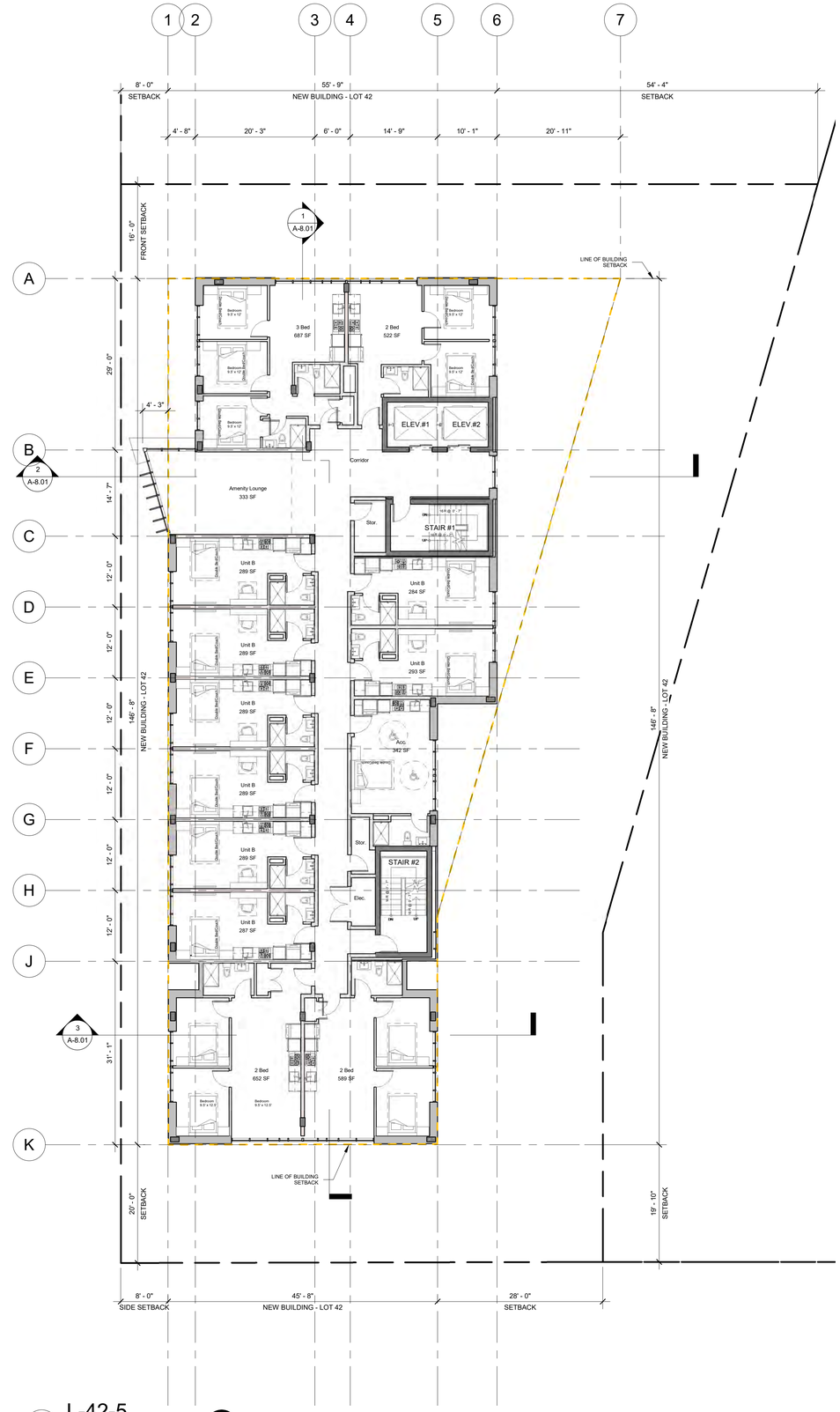
TITLE: Lot 42 - Level 2 + 3

SHEET NO.: A-6.08

REVISION: 3



1 L-42-4
3/32" = 1'-0"



2 L-42-5
3/32" = 1'-0"

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-8106 Fax: (604) 261-8103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

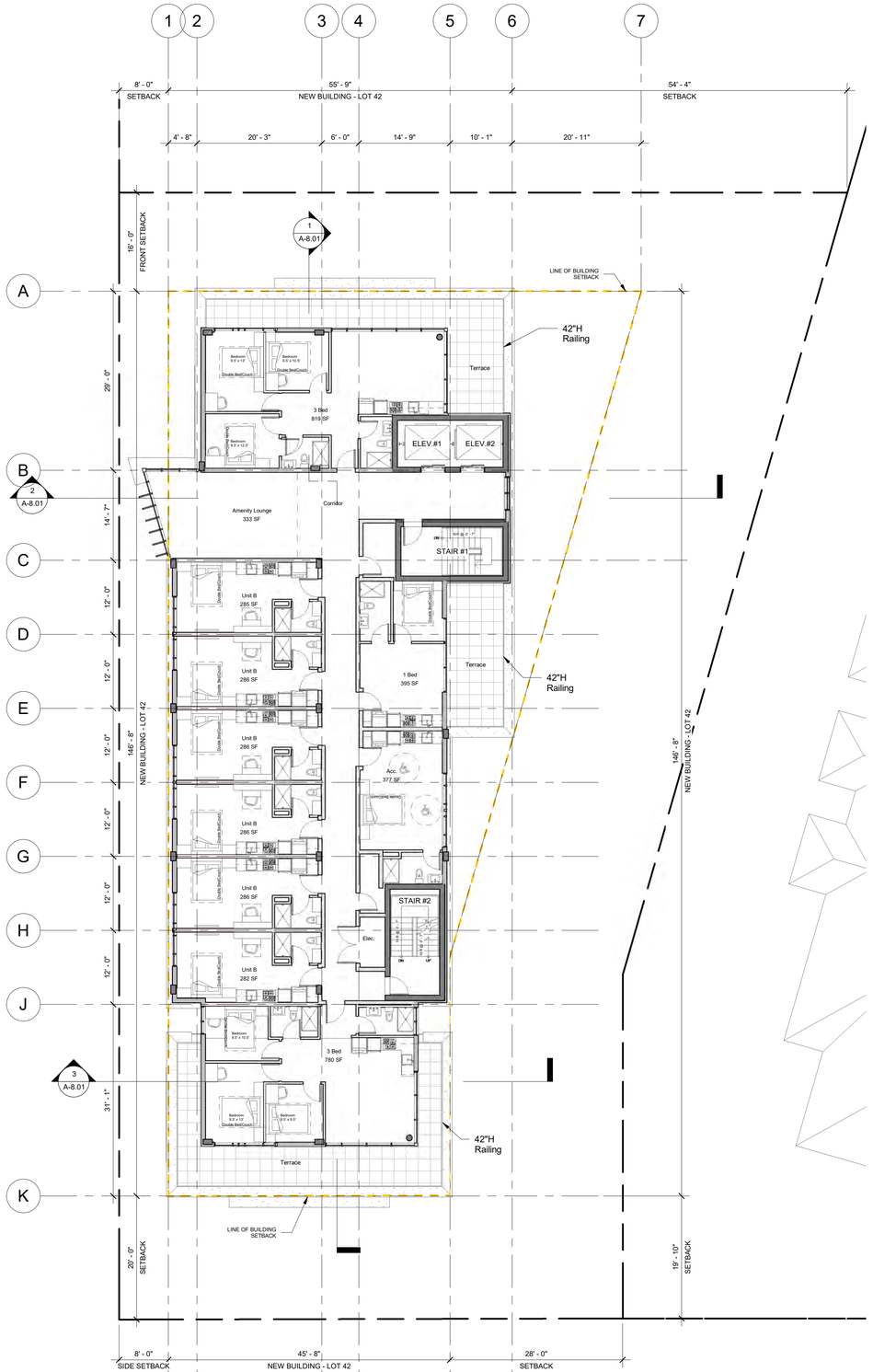
DATE: 2022.01.04

SCALE: 3/32" = 1'-0"

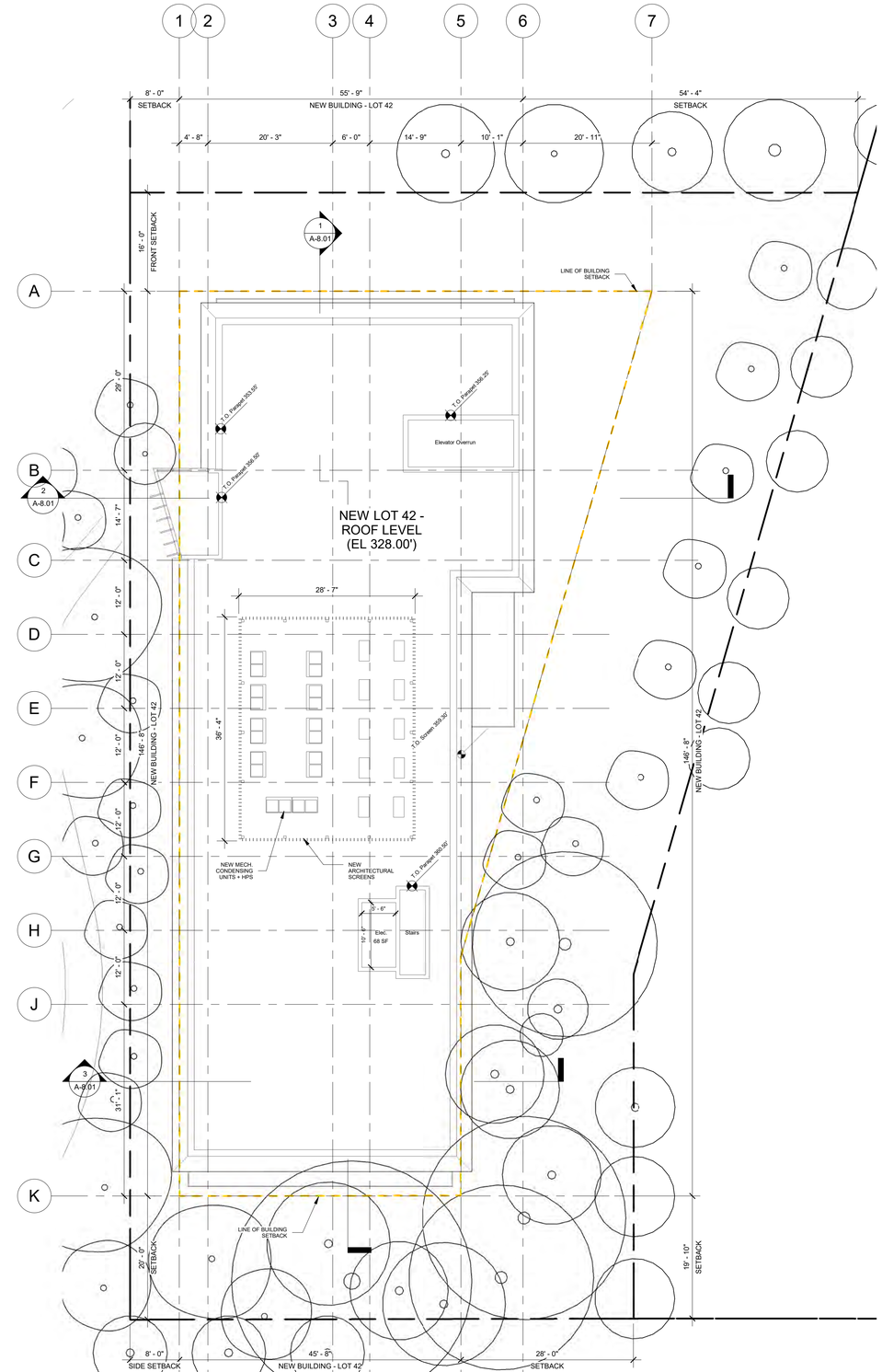
TITLE: Lot 42 - Level 4 + 5

SHEET NO.: A-6.09

REVISION: 3



1 L-42-6
3/32" = 1'-0"



2 L-42-Roof
3/32" = 1'-0"

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-8106 Fax: (604) 261-8103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2022.01.04

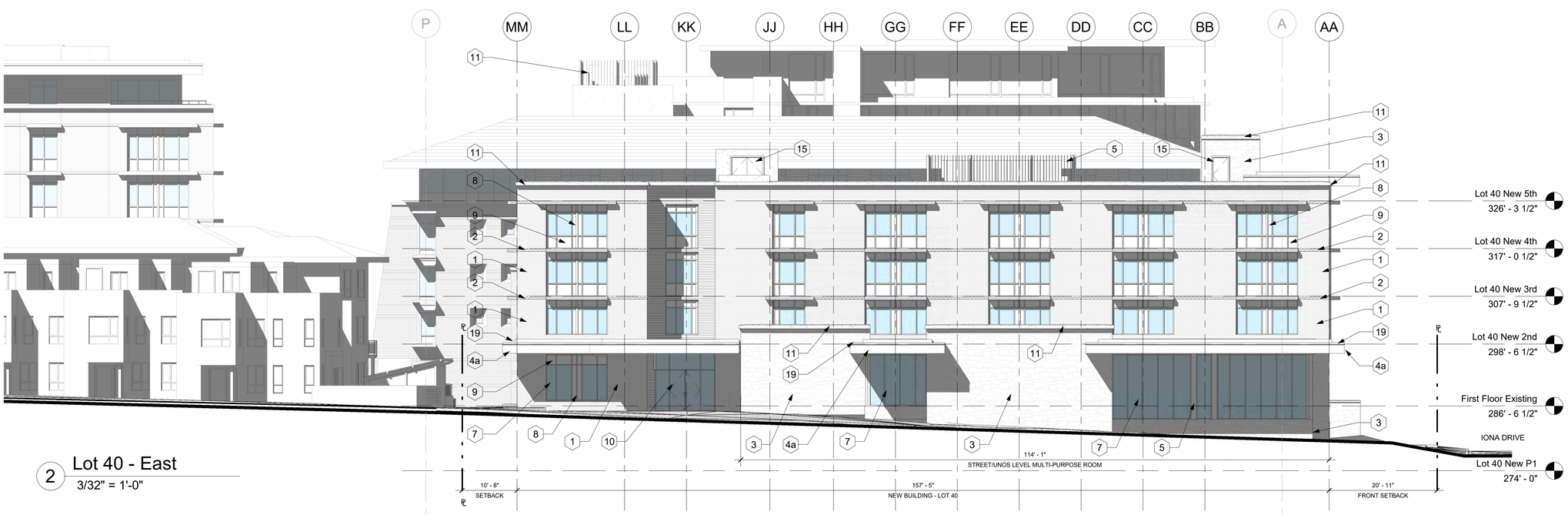
SCALE: 3/32" = 1'-0"

TITLE: Lot 42 - Level 6 + Roof

SHEET NO.: A-6.10

REVISION: 3

1 Lot 40 - North
3/32" = 1'-0"



2 Lot 40 - East
3/32" = 1'-0"

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

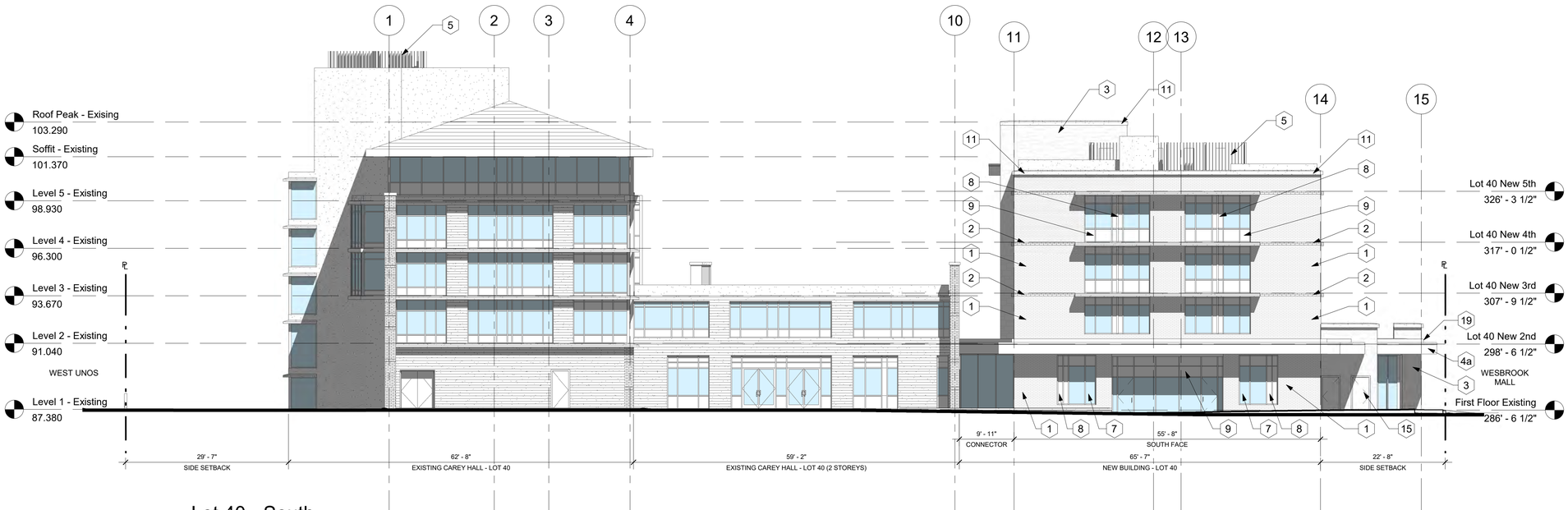
DATE: 2022.01.04

SCALE: 3/32" = 1'-0"

TITLE: Lot 40 - Elevations

SHEET NO.: A-7.00

REVISION: 3



1 Lot 40 - South
3/32" = 1'-0"

2 Lot 40 - West
3/32" = 1'-0"

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:

Carey Theological College

LOT 40 & LOT 42

5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

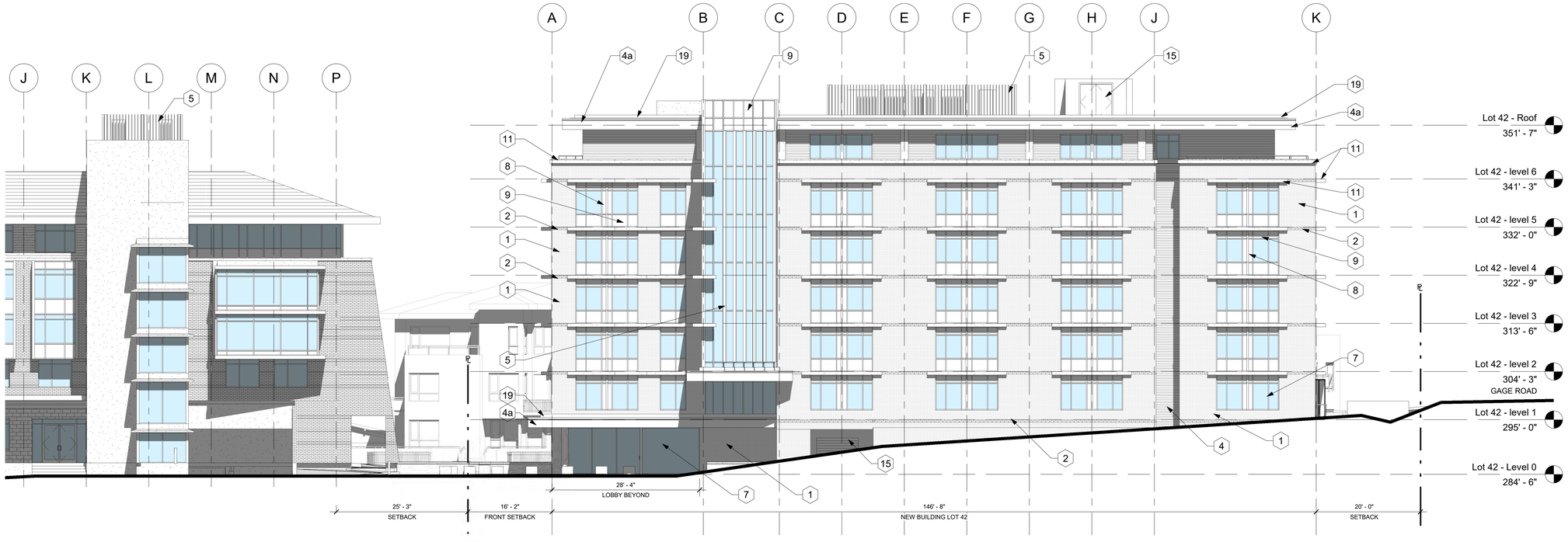
DATE: 2022.01.04

SCALE: 3/32" = 1'-0"

TITLE: Lot 40 - Elevations

SHEET NO.: A-7.01

REVISION: 3



1 Lot 42 - West
3/32" = 1'-0"

2 Lot 42 - North
3/32" = 1'-0"

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

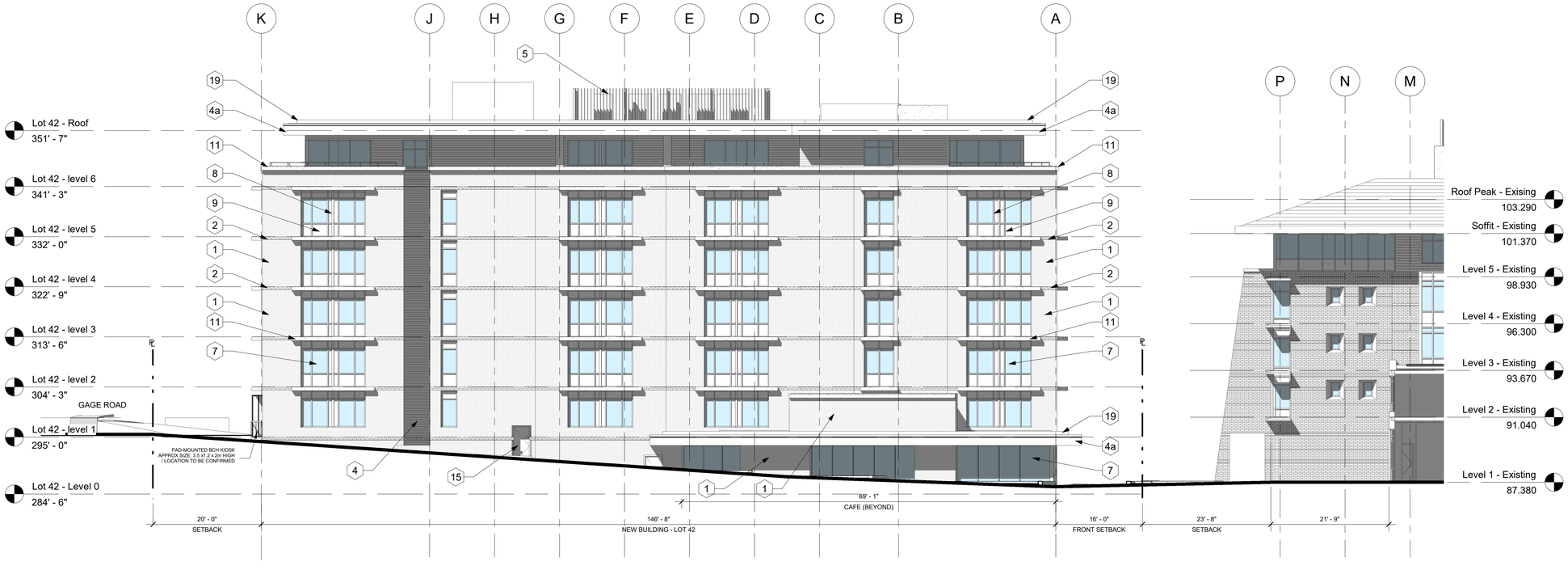
DATE: 2022.01.04

SCALE: 3/32" = 1'-0"

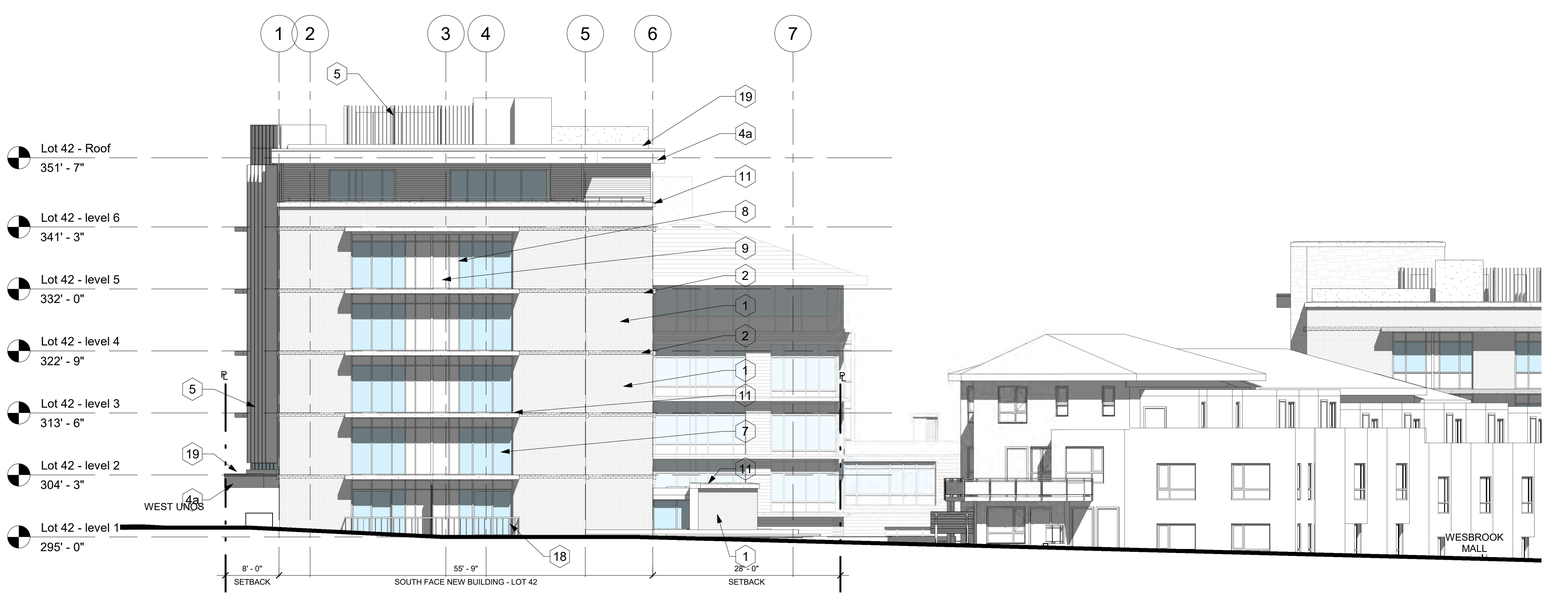
TITLE: Lot 42 - Elevations

SHEET NO.: A-7.02

REVISION: 3



2 Lot 42 - East
3/32" = 1'-0"



1 Lot 42 - South
3/32" = 1'-0"

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

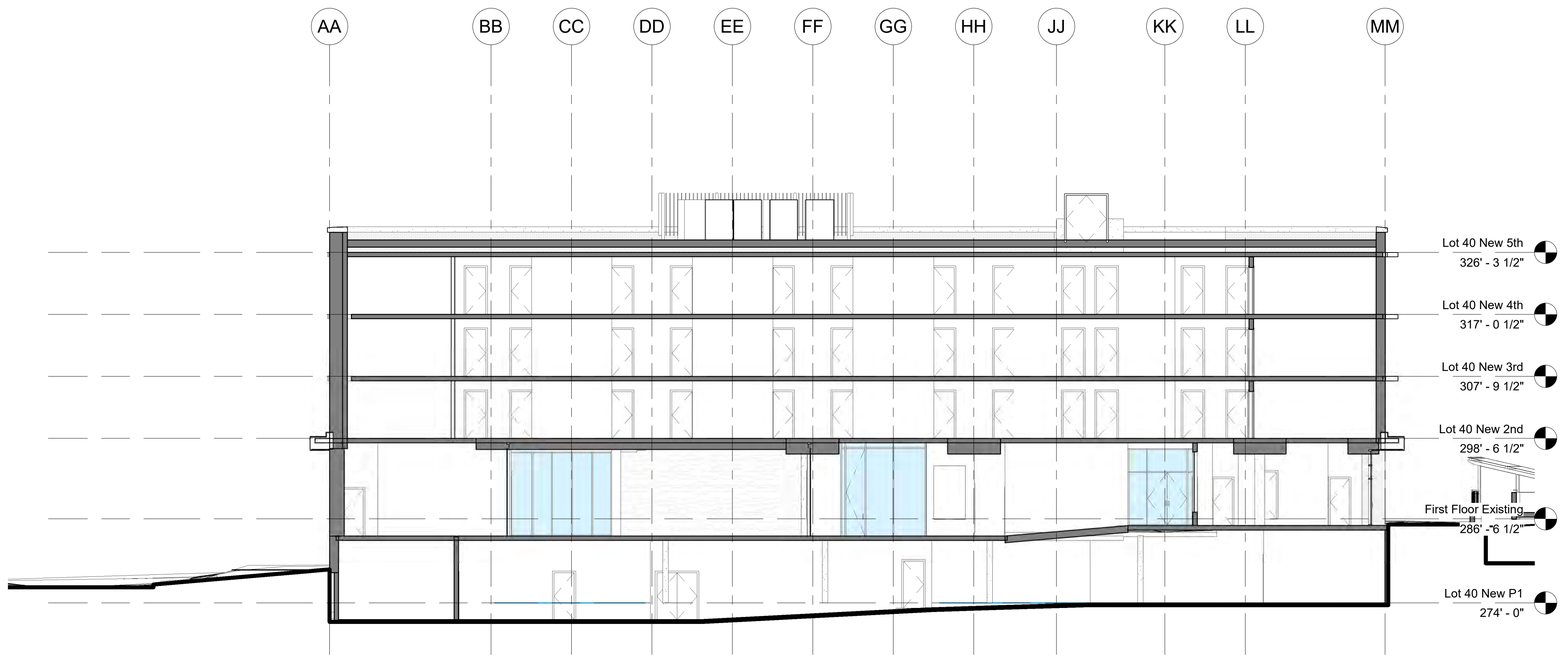
DATE: 2022.01.04

SCALE: 3/32" = 1'-0"

TITLE: Lot 42 - Elevations

SHEET NO.: A-7.03

REVISION: 3



1 40B North-South Section
3/32" = 1'-0"

2 40B East-West Section
3/32" = 1'-0"

URBAN SOLUTIONS ARCHITECTURE LIMITED
Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2022.01.04

SCALE: 3/32" = 1'-0"

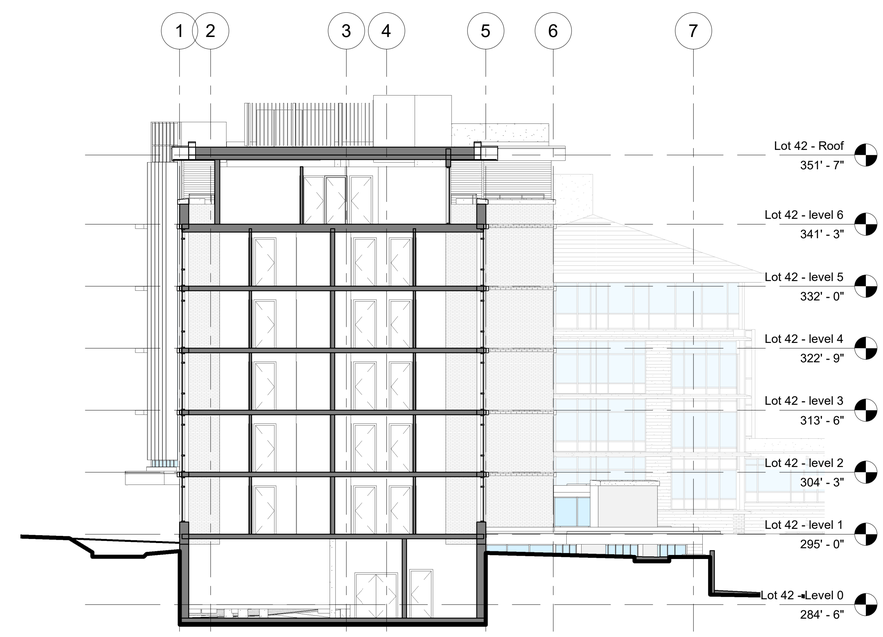
TITLE: Lot 40 - Sections

SHEET NO.: A-8.00

REVISION: 3

1 42 North-South Section
3/32" = 1'-0"

2 42 East-West Section 1
3/32" = 1'-0"



3 42 East-West Section 2
3/32" = 1'-0"

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2022.01.04

SCALE: 3/32" = 1'-0"

TITLE: Lot 42 - Sections

SHEET NO.: A-8.01

REVISION: 3

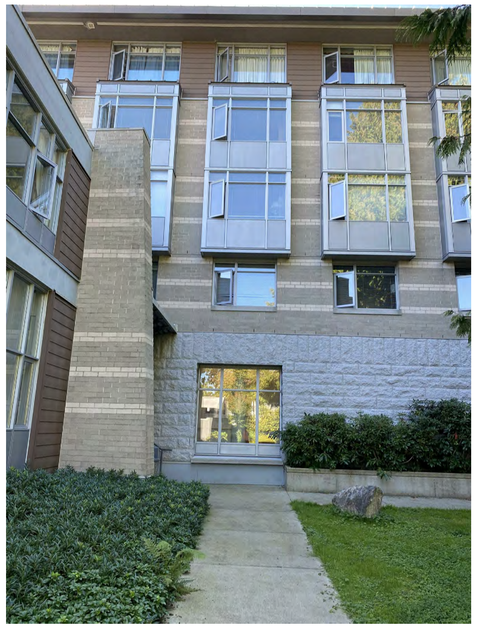


Fig.1 - Carey Hall (Existing 2005 Building) - Typical Bays at Interior Courtyard

Fig.2 - 5977 Walter Gage Rd- Typical (Grey) Accent Colour, Quarried Stone, and Precast Concrete Caps/Sills

Fig.3 - Carey Hall (Existing 2005 Building) - Details at Interior Courtyard

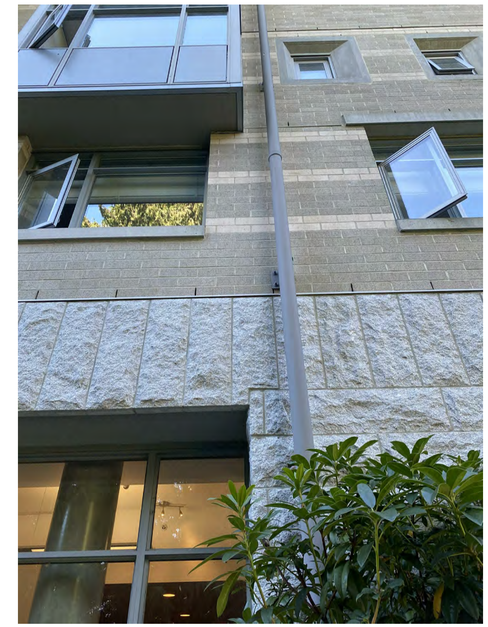


Fig.4 - Carey Hall (Existing 2005 Building) - Details at Interior Courtyard

Fig.1 - Carey Hall (Existing 2005 Building) - View from NW

Fig. 5 - 5958 Iona Dr- Typical (Grey) Accent Colour, Quarried Stone, and "Slate Grey" Concrete Slab Edges w/ "White" painted Concrete Soffits, and "Wood-tone Soffits"

CAREY HALL (EXISTING 2005 BUILDING) AND THEOLOGICAL NEIGHBOURHOOD - MATERIALS AND FINISHES - PRECEDENTS

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2022.01.04

SCALE:

TITLE: Materials and Finishes - Precedent

SHEET NO.: A-9.00

REVISION: 3

The approach to Carey's new Lot 40 and Lot 42 building material and colour applications are based on the context of: the existing 2005 Carey Building, and the context buildings immediately adjacent along Iona Dr., within the Chancellor Place Theological Neighbouhood.

The proposed main materials pallets are:

Stone Granite Cladding:

To provide contextual continuity Stone Granite Cladding is proposed as the main visual anchoring material to site and place. Framing openings within the Stone Cladded walls would be the pre-cast concrete lintels and sills. As a variation from the existing 2005 Building, we envision utilizing the Stone Granite Cladding in prime location, such as important corners and vertical features on both new Buildings.

Reference: Argyll House, 5958 Iona Dr.

Modular Brick Masonry:

To complement the stone, we further propose utilizing modular brick masonry as a language to relate to Carey's existing 2005 Building and buildings in the wider UBC Campus. Carey's existing "buff-coloured" brick masonry informs the direction of for the new Lot 40 and Lot 42 Building. Framing openings within masonry walls would be the pre-cast concrete lintels and sills. We envision utilizing "buff-coloured" modular brick masonry cladding for wall surfaces as contextual continuity around the buildings in areas other than where Stone Cladding is employed.

Reference: Interstate Brick, "Pewter"

Clear Anodized Aluminum Glazing Frames:

Window openings will be Anodized Aluminum Glazing Frames and in controlled locations matching Anodized Spandrel Panels will be utilized, as is similarly employed in the existing 2005 Building. The larger openings at the academic/institutional/conference areas will additionally employ Anodized Aluminum Glazing Frames and Spandrel Panels.

Reference: Carey Centre, 2005

Modular Panels: Modular Pre-Finished Cementatous Rainscreen Panel

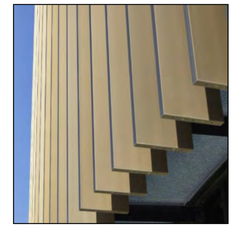
Similar to neighbouring buildings, at the upper-levels of both Lot 40 and Lot 42, lighter appearing modular panel product will be utilized along with Clear Anodized Aluminum Glazing Frame openings. A high-quality Pre-finished Fibre Cement Panel Product is being considered, which is a modern, yet durable panel product offering modular flexibility, texture and colour ranges. Our choice is a "Swiss Pearl" colour in a "Coral" with smooth pattern to accentuate the lighter appearance of the top levels, reducing the visual appearance. The material's module dimensions are 1200mm long x 200 high.

Reference: Swiss Pearl Rainscreen Exterior Siding Systems

Prefinished Woodtone - Vertical Fins

To enhance connection to the site, the Project incorporates Prefinished Woodtone - Vertical Fins of various dimensions throughout the new Lot 40 and Lot 42 buildings. Deep vertical fins are employed to assist with west-facing sun-screening to the vertically stacked Amenity Rooms. The woodtone colour connects the views to the adjacent trees.

At the Iona UNOS, to connect the trees at street-level, woodtoned vertical fins are employed at the east windows of the Lot 40 Multipurpose Room.



Reference: "Longboard Floating Systems" 2"x 20" Vertical Beam – Colour: Western Cedar

Prefinished Woodtone – Metal Soffits

To enhance connection to the site, the Project incorporates Prefinished Woodtone – Metal Soffits in a "horizontal slat" pattern with 2" wide gaps between. The effect will accentuate the North / South directionality of the main massing forms.

Reference: "Longboard Slat Systems" 4" Wide x 1" high (with 2" Gaps) – Colour: Western Cedar

Pre-cast concrete, copings, lintels and sills:

The Precast Concrete, Copings, Lintels and Sills will be custom shaped profiles to suite the various applications. Colours will be "Natural Grey". To add depth, the profiles will project from the brick cladding to create "shadow lines" and to accentuate variations in the façade and openings.

Accent Brick Banding:

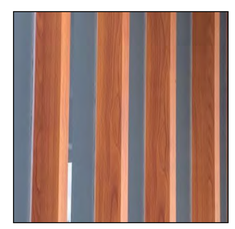
As per Carey's 2005 Building, to provide further material continuity, the new Lot 40 and Lot 42 buildings incorporate Accent Brick Bands within the overall brick cladding. The Accent Band are aligned with precast concrete sills/lintels to provide datums within the façade.

Reference: Interstate Brick "Ash"

Modular Panels: Pre-Finished Cementatous Rainscreen Fascia Panel

At the horizontal fascia of both new Lot 40 and Lot 42 Buildings, the Project incorporates "Swiss Pearl" colour in a "Onyx" with smooth pattern to accentuate the lighter appearance at the lower and the top level horizontal fascias, reducing the buildings' visual appearance. The material's module dimensions are 2400mm long x Fascia high.

Reference: "Swiss Pearl" Pre-Finished Cementatous Rainscreen Fascia Panel – Colour: Onyx



Reference: "Longboard Floating Systems" 1"x 5" Vertical Beam – Colour: Western Cedar

Accent Colours:

Colour:
Spandrel Glass Panels
BM 2066-20 (Evening Blue)

Colour:
Structural Steel Canopies
BM 2125-20 (Deep Space)

Colour:
Architectural Metal Railings
& Metal Doors
BM 2126-40 (Sweatshirt Grey)

Colour:
Prefinished Metal Flashings
Iron Ore (Lam Metals)

Colour:
Concrete Decks & Slab Edges
Slate Grey (Vulkem Traffic Coating)

Colour:
U/S of Concrete Decks & Slab Edges

Proposed Materials, Finishes and Colour Pallet for Lot 40 and Lot 42

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2022.01.04

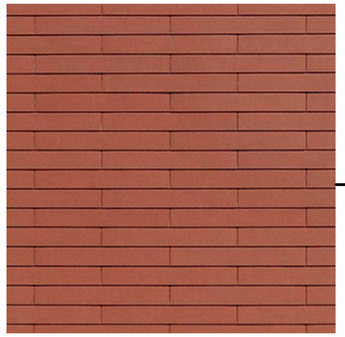
SCALE:

TITLE: Proposed Materials, Finishes & Pallette

SHEET NO.: A-9.01

REVISION: 3

Architectural Materials



4. Cementitious Horizontal Panels

2. Modular Brick Masonry – Type 2

1. Modular Brick Masonry – Type 1

6. Prefinished Woodtone Soffit Slats

3. Stone Granite Cladding

Finish Schedule Materials

1. **Modular Brick Masonry – Type 1**
   - Colour: Pewter as per manufacture's colour range.
   - Texture: Smooth faced
   - Mfr.: Interstate Brick Company, standard size
2. **Modular Brick Masonry – Type 2**
   - Colour: Ash as per manufacture's colour range.
   - Texture: Smooth faced
   - Mfr.: Interstate Brick Company, standard size
3. **Stone Granite Cladding**
   - Colour: Natural Grey
   - Texture: Natural Quarried
   - Pattern: Ashlar
   - Mfr.: Quarried Stone with mortar joints
4. **Pre-painted Cementitious Horizontal Siding Panels**
   - Colour: Coral #7032 as per manufacture's colour range.
   - Texture: Smooth
   - Mfr.: Swiss Pearl – Clinar Clip
   - Notes: Panel size 1200 x 200 x 6mm thk, Shingled Lapped.

4a. **Pre-painted Cementitious Fascia Panels**
   - Colour: Onyx # 7090 as per manufacture's colour range.
   - Texture: Smooth
   - Mfr.: Swiss Pearl
   - Notes: Panel 1200 x facia depth x 6mm thk.

5. **Woodtone – Vertical Aluminum Fins**
   - Colour: "Western Cedar" as per manufacture's colour range.
   - Texture: Woodtone
   - Mfr.: Longboard Floating Systems
   - Notes: - 2" x 20" Vertical Beam (at west windows – Amenity Spaces)
     -1" x 5" Vertical Beams (at windows – Multi-Purpose Rm)
     - 1" x 5" Vertical Beams (at Roof Top Mech Screen Enclosures)
6. **Prefinished Woodtone 4" Wide x 1" High Metal Soffit Slats spaced with 2" Gap.**
   - Colour: Woodtone (Cedar)
   - Mfr.: Longboard Architectural Panel Products; - Longboard Slats
7. **Double Glazed Sealed Units in Prefinished Aluminum Glazing Frames**
   - Colour: Anodized Alum
   - Mfr.: Starline Windows 9600 series Thermally Enhanced Window Wall System w/ Operable Windows, or approved alternates
   - Notes: - With Operable Windows
     - With insulated spandrel panels
8. **Insulated Glass Spandrel Panels**
   - Colour: Benjamin Moore 2066-20 (Evening Blue)
   - Mfr.: Shop Fabricated, prefinished back-painted glass
   - Notes: Insulated Spandrel to be integrated within Thermally Enhanced Window Wall System
9. **Insulated Aluminum Spandrel Panels**
   - Colour: Anodized Alum
   - Mfr.: Shop Fabricated
   - Notes: Insulated Spandrel to be integrated within Thermally Enhanced Window Wall System
10. **Prefinished Aluminum Glazed Doors**
   - Colour: Anodized Alum
   - Mfr.: Starline 2500 Series Outswing Patio Doors, or Sliding Patio Doors, or approved alternates
   - Notes: See Door Schedule for Door Type
11. **Reinforced Precast Concrete Copings, Lintel/Sill**
   - Colour: Colour: Natural Grey (smooth)
   - Notes: See Drawings for profiles.
12. **Architectural Concrete (CIP)**
   - Colour: Natural Grey
   - Mfr.: Cast-in-place, c/w light sandblast finish
13. **Structural Steel (Painted)**
   - Colour: Benjamin Moore 2125-20 (Deep Space)
   - Mfr.: Shop Fabricated, primed and painted
   - Notes: - Canopies
14. **Wood Timber Purlins (stained)**
   - Colour: Sikkens 077 Cedar
   - Mfr.: Sikkens Prolux Cetol Translucent Stain
   - Notes: - Canopy Trellises
15. **Insulated Painted Metal Doors & Frames & OH Metal Door**
   - Colour: Benjamin Moore 2126-40 (Sweatshirt Gray)
   - Mfr.: Shop Fabricated, primed and painted
   - Notes: See Door Schedule for Door Type
16. **Architectural Metal Railings & Glazed Panels**
   - Colour: 2126-40 (Sweatshirt Gray)
   - Glazing: Clear
   - Mfr.: Shop Fabricated, prefinished
   - Notes: - Typ. Balconies
17. **Prefinished Mech. Louvres & Vents**
   - Colour: Anodized Alum.
   - Mfr.: Shop Fabricated, prefinished
18. **Architectural Metal Railings / Fencing (Painted)**
   - Colour: Benjamin Moore 2126-40 (Sweatshirt Gray)
   - Mfr.: Shop Fabricated, primed and painted
19. **Prefinished Architectural Metal Flashings**
   - Colour: Charcoal
   - Notes: Lam Metals/Cascadia Metals
20. **Concrete Decks & Slab Edges**
   - Colour: Slate Gray
   - Notes: As per Vulkem Traffic Coatings Colour Card
   - Notes: - Painted sloped top face and face of slab edges (returned to drip line at u/s of slab edge)
21. **U/S of Concrete Decks & Slab Edges**
   - Colour: White
   - Notes: Painted Conc. (Standard White)
   - Notes: - Painted soffits to:
     - A. U/S of Slab Edges
     - B. U/S of Balconies
     - C. All Exposed U/S of Concrete Surfaces / Soffits

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:

Carey Theological College

LOT 40 & LOT 42

5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2022.01.04

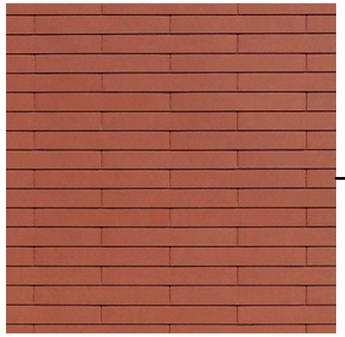
SCALE: 1/2" = 1'-0"

TITLE: Materials and Finishes

SHEET NO.: A-9.02

REVISION: 3

Architectural Materials



4. Cementitious Horizontal Panels

2. Modular Brick Masonry – Type 2

1. Modular Brick Masonry – Type 1

5. Woodtone – Vertical Aluminum Fins

11. Reinforced Precast Concrete, Coping, Lintels/Sills

4a. Pre-painted Cementitious Fascia Panels

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:

Carey Theological College

LOT 40 & LOT 42

5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2022.01.04

SCALE:

TITLE: Materials and Finishes

SHEET NO.: A-9.03

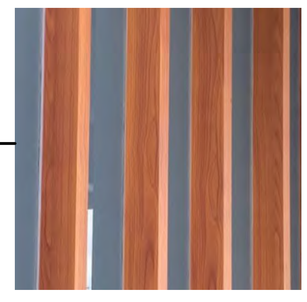
REVISION: 3

11. Reinforced Precast Concrete, Coping, Lintels/Sills

2. Modular Brick Masonry – Type 2

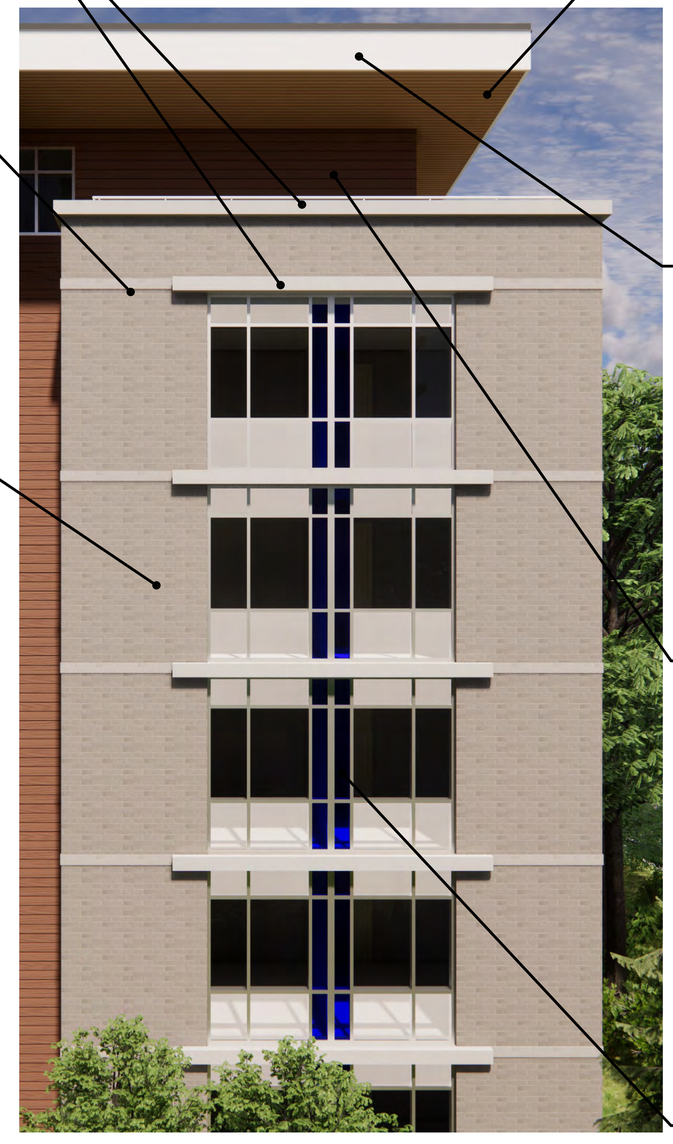
1. Modular Brick Masonry – Type 1

4a. Pre-painted Cementitious Fascia Panels



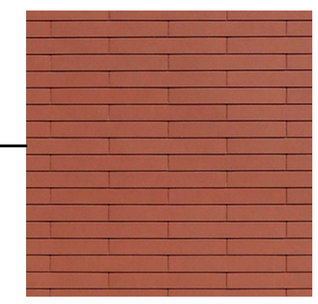
5. Woodtone – Vertical Aluminum Fins

3. Stone Granite Cladding



6. Prefinished Woodtone Soffit Slats

4a. Pre-painted Cementitious Fascia Panels



4. Cementitious Horizontal Panels

8. Insulated Coloured Glass Spandrel - within Pre-finished Anodized Alum Frames

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2022.01.04

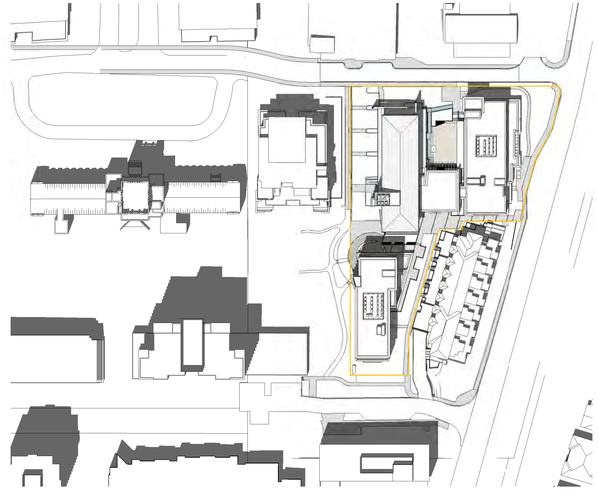
SCALE:

TITLE: Materials and Finishes

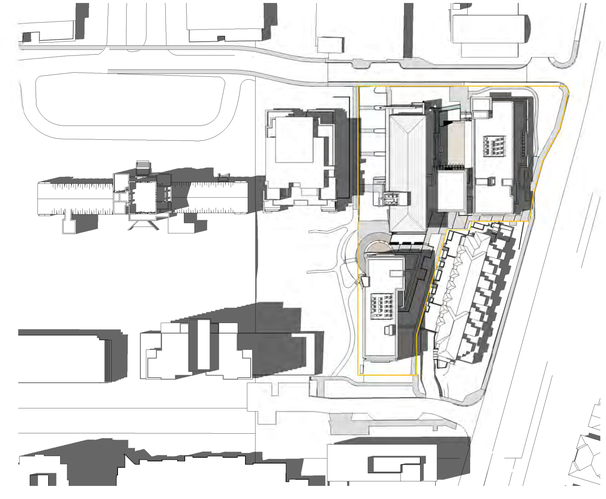
SHEET NO.: A-9.04

REVISION: 3

June 21, 10am



June 21, 12pm



June 21, 2pm

December 21, 10am

December 21, 12pm

December 21, 2pm

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-6106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:

Carey Theological College

LOT 40 & LOT 42

5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

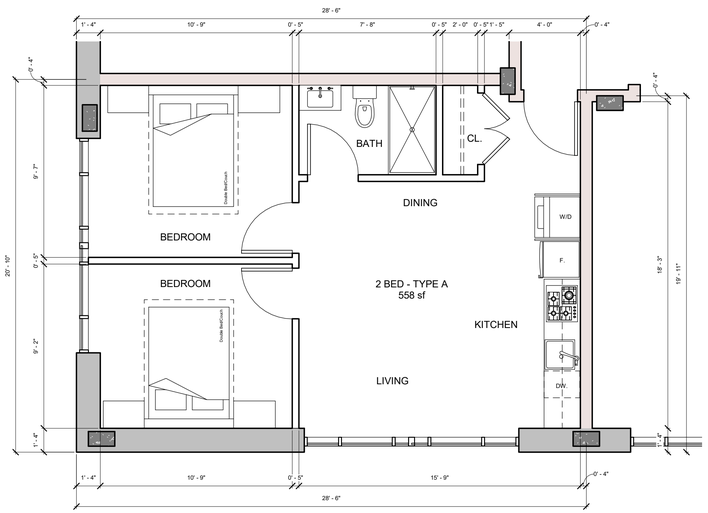
DATE: 2022.01.04

SCALE: 1" = 100'-0"

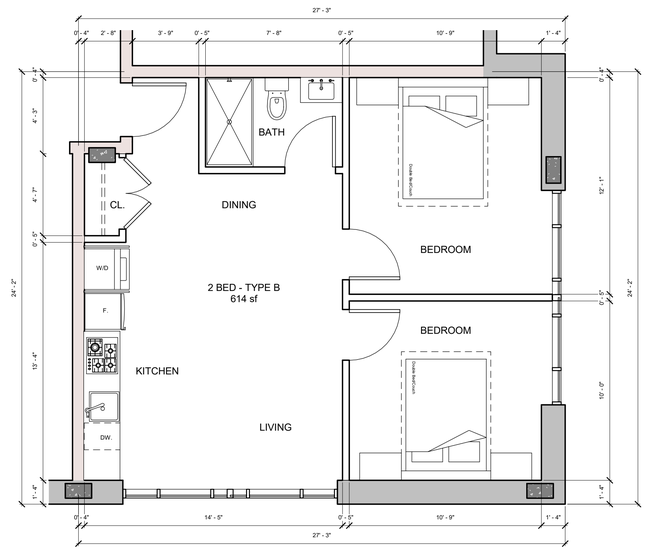
TITLE: Shadow Analysis

SHEET NO.: A-10.00

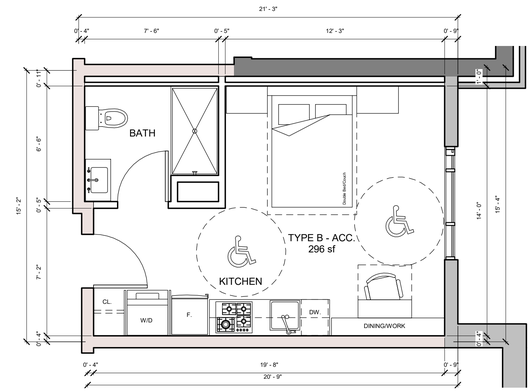
REVISION: 3



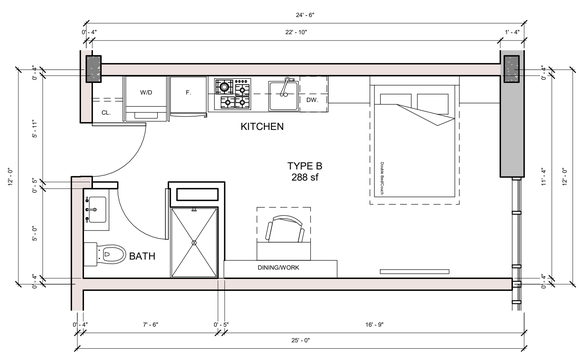
1 Lot 40 - 2 Bedroom A
1/4" = 1'-0"



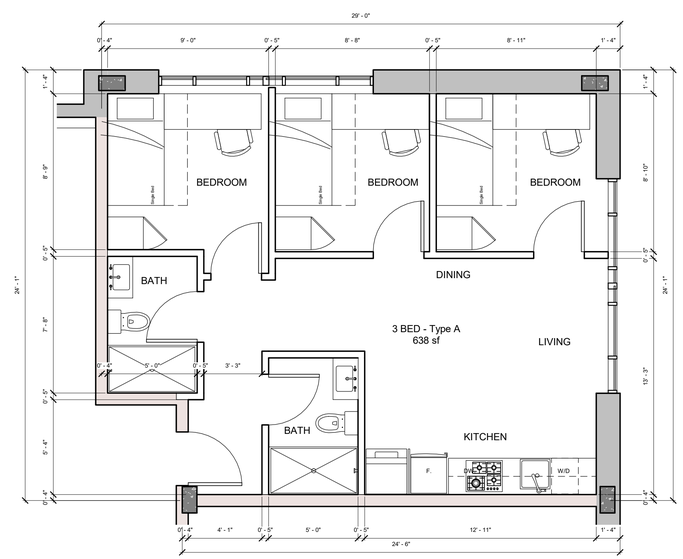
2 Lot 40 - 2 Bedroom B
1/4" = 1'-0"



3 Lot 40 - Accessible
1/4" = 1'-0"



4 Lot 40 - Type B
1/4" = 1'-0"



5 Lot 40 - 3 Bedroom Type A
1/4" = 1'-0"

URBAN SOLUTIONS ARCHITECTURE LIMITED
Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-8106 Fax: (604) 261-6103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

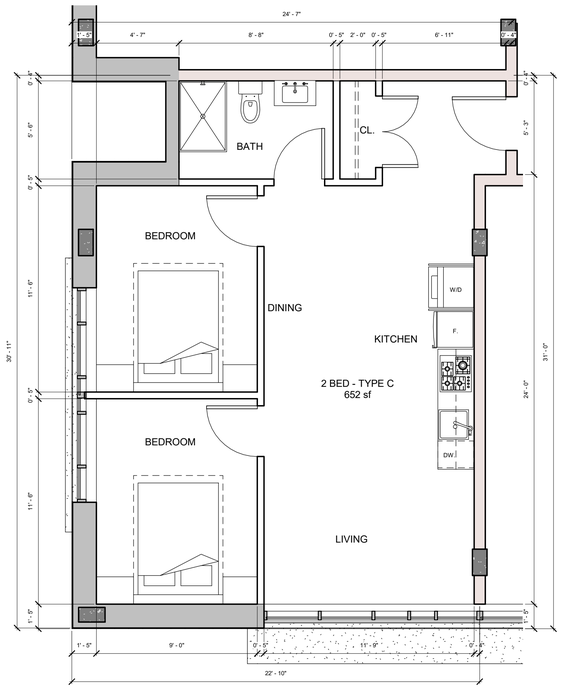
DATE: 2022.01.04

SCALE: 1/4" = 1'-0"

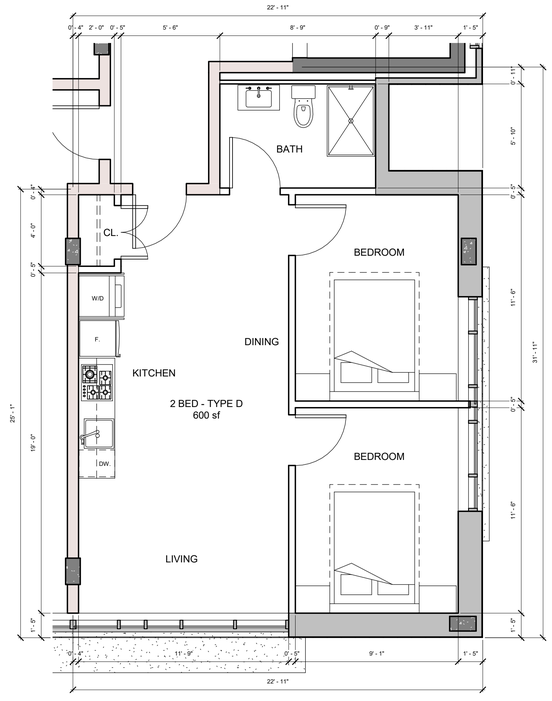
TITLE: Unit Plans - Lot 40

SHEET NO.: A-11.00

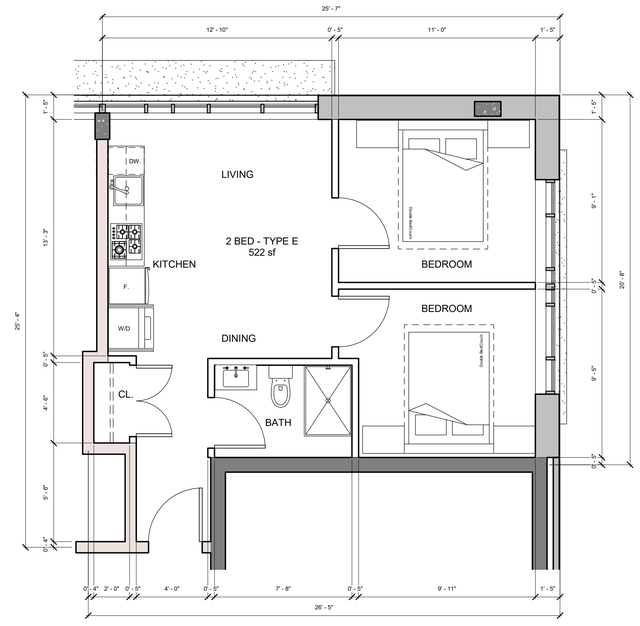
REVISION: 3



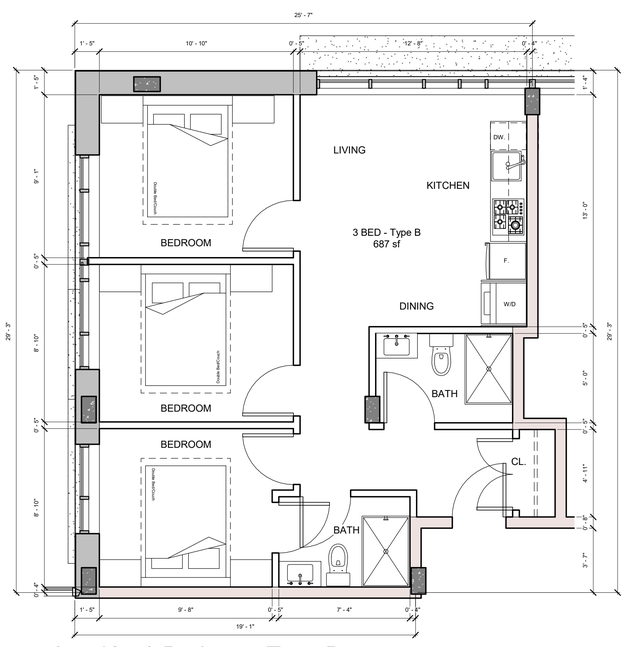
1 Lot 42 - 2 Bedroom Type C
1/4" = 1'-0"



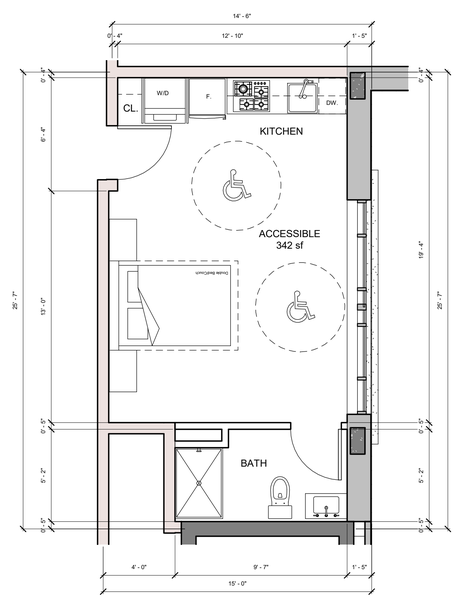
2 Lot 42 - 2 Bedroom Type D
1/4" = 1'-0"



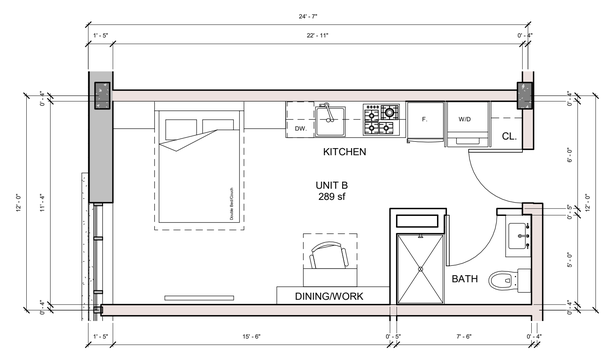
3 Lot 42 - 2 Bedroom Type E
1/4" = 1'-0"



4 Lot 42 - 3 Bedroom Type B
1/4" = 1'-0"



5 Lot 42 - Accessible
1/4" = 1'-0"



6 Lot 42 - Unit B
1/4" = 1'-0"

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-8106 Fax: (604) 261-8103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

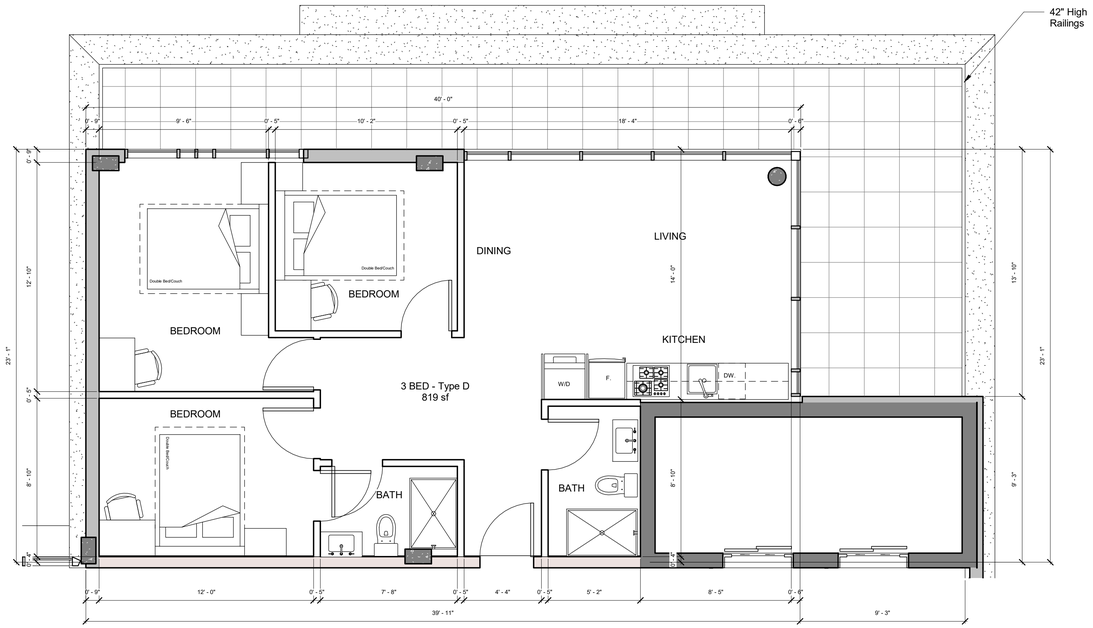
DATE: 2022.01.04

SCALE: 1/4" = 1'-0"

TITLE: Unit Plans - Lot 42

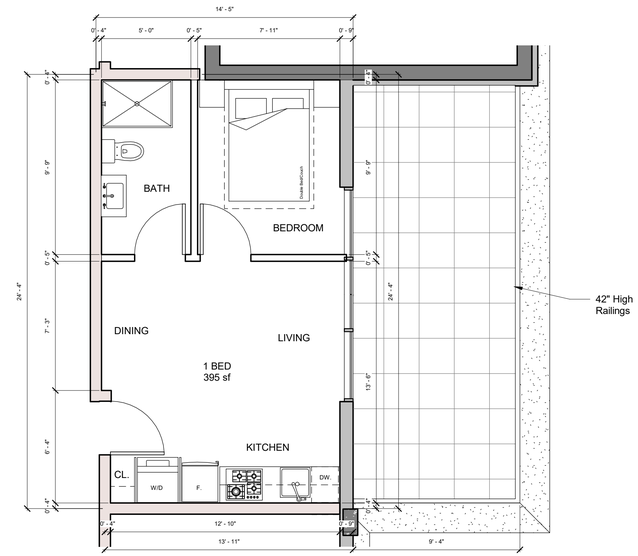
SHEET NO.: A-11.01

REVISION: 3



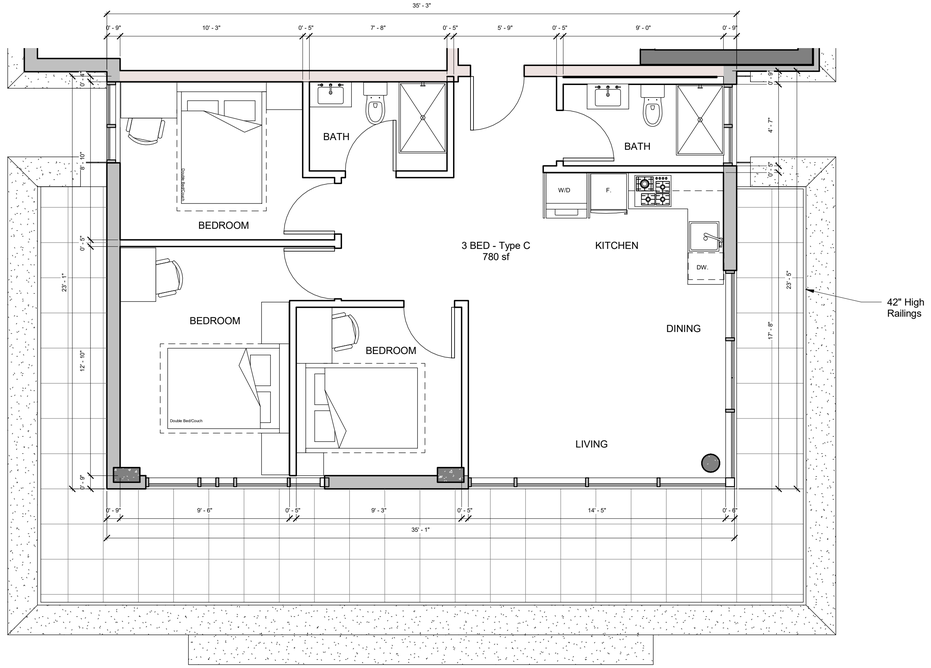
2 Lot 42 - 3 Bedroom Type D

1/4" = 1'-0"



3 Lot 42 - 1 Bedroom

1/4" = 1'-0"



1 Lot 42 - 3 Bedroom Type C

1/4" = 1'-0"

URBAN SOLUTIONS ARCHITECTURE LIMITED

Land-use Planning Architecture Building Ecology Project Management
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2
Ph.: (604) 261-8106 Fax: (604) 261-8103
Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Copyright reserved

Everything shown hereon for use on this project only and may not be reproduced without the Architect's written permission and unless the reproduction carries their name.

No.	Description	Date
3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:

Carey Theological College

LOT 40 & LOT 42

5920 Iona Drive
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY: MRM

FILE NO.:

DATE: 2022.01.04

SCALE: 1/4" = 1'-0"

TITLE: Unit Plans - Lot 42

SHEET NO.: A-11.02

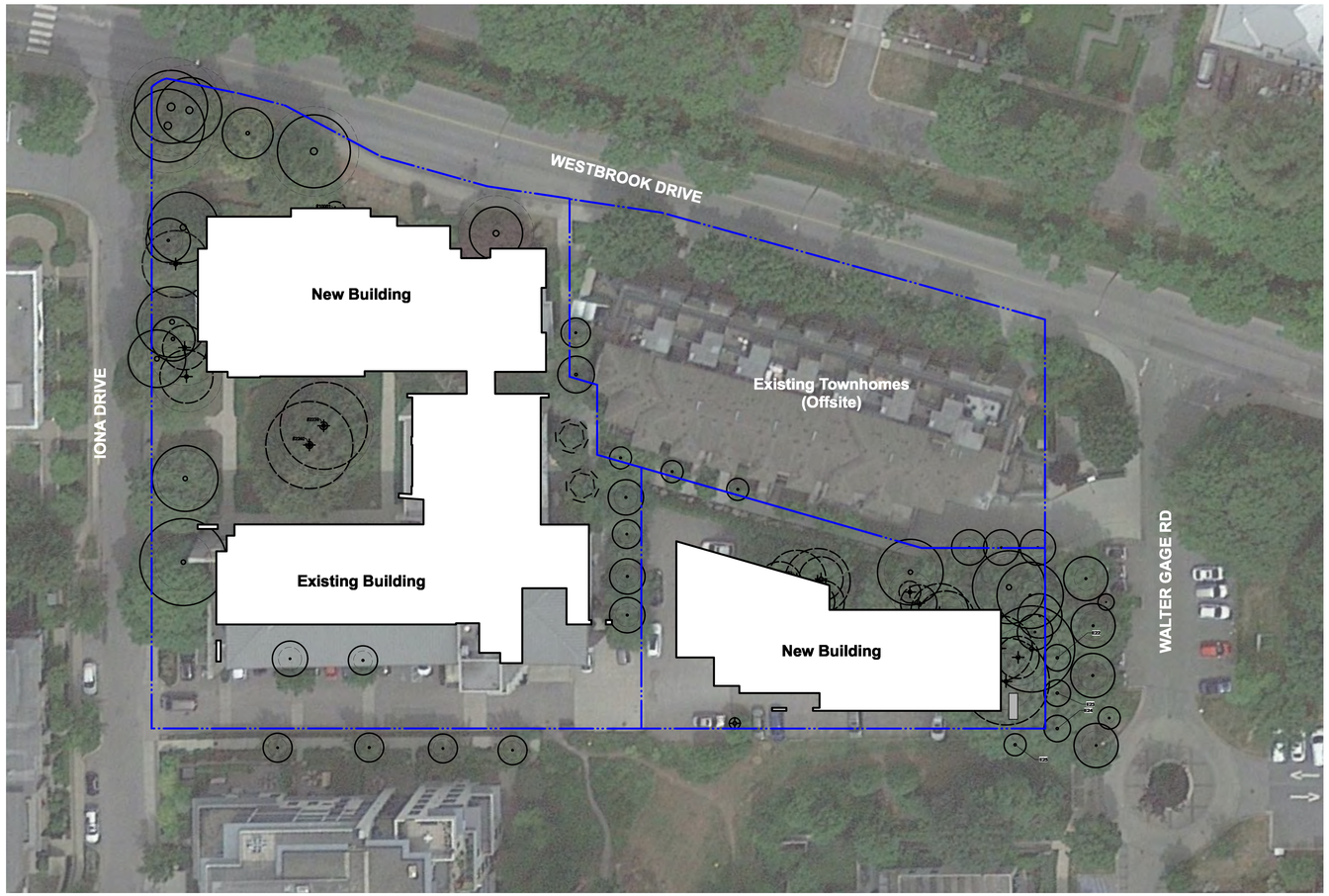
REVISION: 3

CAREY COLLEGE AT UBC

Project Address: 5920 Iona Dr, Vancouver, BC V6T 1J6

TABLE OF CONTENTS	
Sheet Number	**Sheet Title**
L0a	**Landscape Cover Sheet**
L1	**Landscape Tree Protection and Servicing Plan**
L2a	**Landscape Materials and Layout Plan**
L2b	**Landscape Materials and Layout Plan - Roof**
L3a	**Landscape Tree Planting Plan**
L3b	**Landscape Planting Plan North**
L3c	**Landscape Planting Plan Central**
L3d	**Landscape Planting Plan South**
L4a	**Landscape Lighting and Furnishings Plan**
L5a	**Landscape Sections**
L5b	**Landscape Sections**
L6a	**Landscape Details**
L6c	**Landscape Cut Sheets**
L6e	**Landscape Cut Sheets**

CONTEXT PLAN:



Date	Issue Notes
2022-12-01	Re-Issue for DP Board
2022-10-03	L1 - In Progress for Arch Review/Coordination
2022-06-21	Issue for Development Permit
2022-06-08	Issued for Arch Coordination
2022-06-07	Issued for Arch Review/Coordination
2022-05-26	Issued for Arch and Arborist Coordination In progress
2022-05-17	In Progress for Coordination/Communication *L2a Only*

Seal

Prospect & Refuge
LANDSCAPE ARCHITECTS
#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-669-1003 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
Carey College at UBC
5920 Iona Dr, Vancouver, BC V6T 1J6

Sheet Title
Landscape Cover Sheet

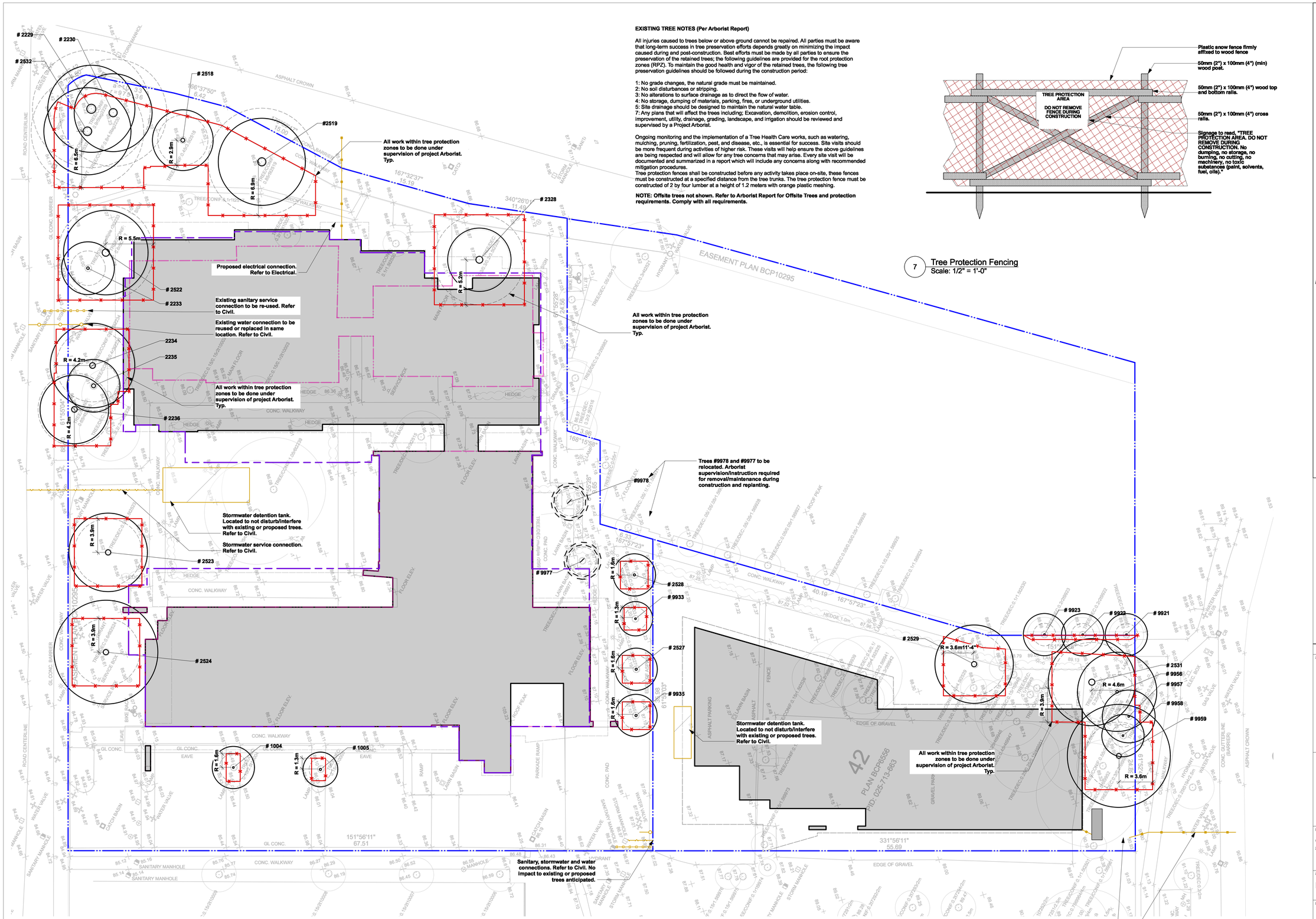
Project No. 2022-12

Scale

Project Manager AS

Reviewed By AS

Sheet No. L0a



5 **Tree Protection Plan**
Scale: 1/16" = 1'-0"

EXISTING TREE NOTES (Per Arborist Report)

All injuries caused to trees below or above ground cannot be repaired. All parties must be aware that long-term success in tree preservation efforts depends greatly on minimizing the impact caused during and post-construction. Best efforts must be made by all parties to ensure the preservation of the retained trees; the following guidelines are provided for the root protection zones (RPZ). To maintain the good health and vigor of the retained trees, the following tree preservation guidelines should be followed during the construction period:

1: No grade changes, the natural grade must be maintained.
2: No soil disturbances or stripping.
3: No alterations to surface drainage as to direct the flow of water.
4: No storage, dumping of materials, parking, fires, or underground utilities.
5: Site drainage should be designed to maintain the natural water table.
7: Any plans that will affect the trees including: Excavation, demolition, erosion control, improvement, utility, drainage, grading, landscape, and irrigation should be reviewed and supervised by a Project Arborist.

Ongoing monitoring and the implementation of a Tree Health Care works, such as watering, mulching, pruning, fertilization, pest, and disease, etc., is essential for success. Site visits should be more frequent during activities of higher risk. These visits will help ensure the above guidelines are being respected and will allow for any tree concerns that may arise. Every site visit will be documented and summarized in a report which will include any concerns along with recommended mitigation procedures.
Tree protection fences shall be constructed before any activity takes place on-site, these fences must be constructed at a specified distance from the tree trunks. The tree protection fence must be constructed of 2 by four lumber at a height of 1.2 meters with orange plastic meshing.

NOTE: Offsite trees not shown. Refer to Arborist Report for Offsite Trees and protection requirements. Comply with all requirements.

7 **Tree Protection Fencing**
Scale: 1/2" = 1'-0"

LEGEND

- Property Line
- Tree protection fence
- Edge of Slab Below
- Electrical Connection
- Sanitary Connection
- Stormwater Connection
- Water Connection
- Existing Tree: TO BE RETAINED
- Existing Tree: TO BE RELCATED Confirm that trees are free of nesting birds prior to removal or wait until the bird nesting season is over.

NOTE: The tree protection barriers must be built and inspected before the building permits can be issued. Please call the building inspector at local municipality and request a tree barrier inspection at least 48 hours in advance of the building permit.

LANDSCAPE TREE NOTES

1. All landscape construction activities have a high potential for causing damage to trees, roots and soil. The Landscape Contractor shall coordinate with the project Arborist prior to the start of landscape operations to avoid tree protection non-compliance and bylaw issues.

2. Install temporary tree protection fencing as per arborist report or tree protection plan. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction.

3. Removal of the tree barriers requires advance coordination and approval by the project arbor

Date	Issue Notes
2022-12-01	Re-Issue for DP Board
2022-10-03	L1 - In Progress for Arch Review/Coordination
2022-06-21	Issue for Development Permit
2022-06-08	Issued for Arch Coordination
2022-06-07	Issued for Arch Review/Coordination
2022-05-26	Issued for Arch and Arborist Coordination In progress
2022-05-17	In Progress for Coordination/Communication *L2a Only*

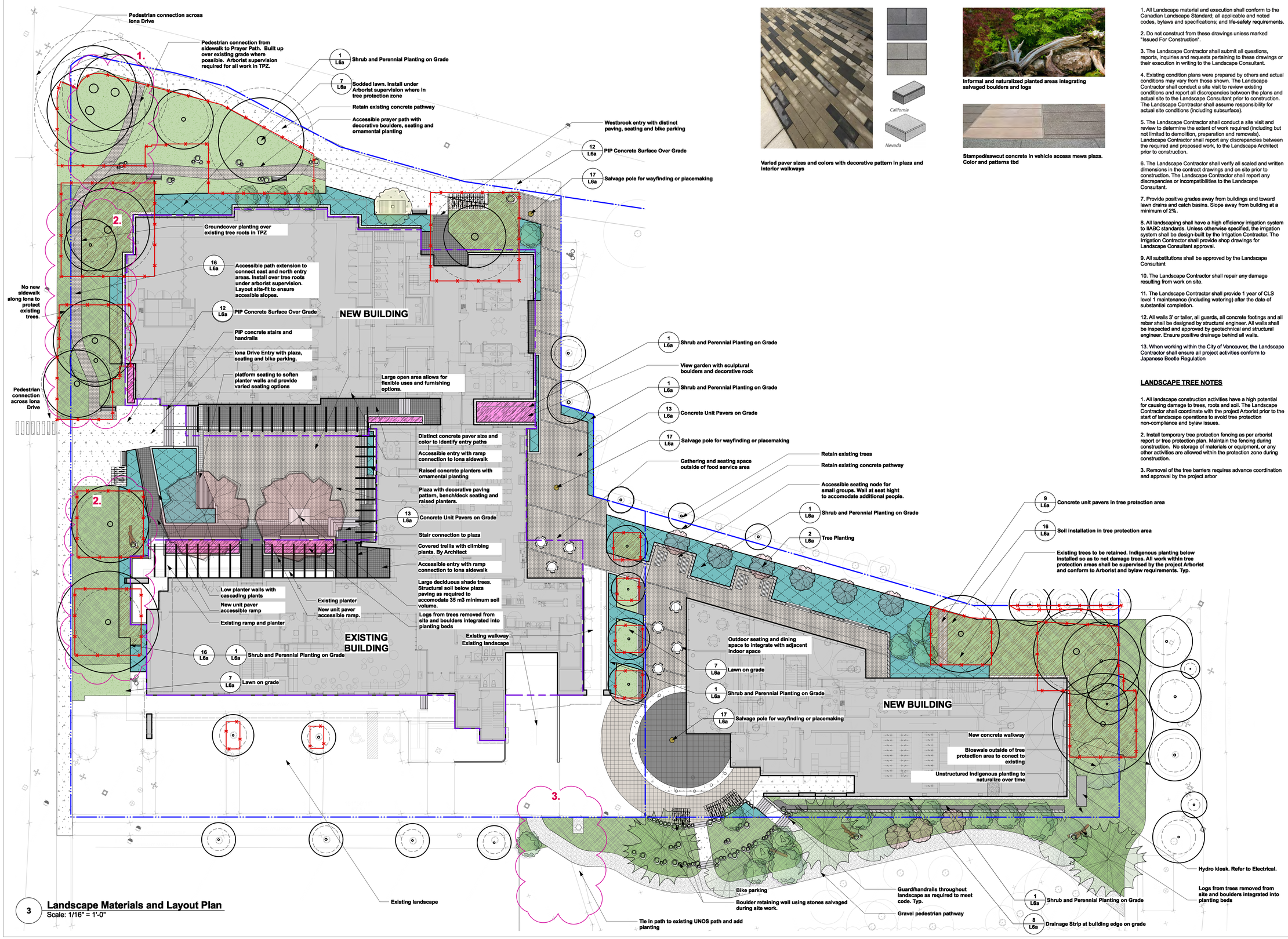
Seal

Prospect & Refuge
LANDSCAPE ARCHITECTS
#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-669-1003 | info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
Carey College at UBC
5920 Iona Dr, Vancouver, BC V6T 1J6

Sheet Title
Landscape Tree Protection and Servicing Plan

Project No.	Scale
2022-12	AS NOTED
Project Manager: AS	Sheet No. L1
Reviewed By: AS	



3 **Landscape Materials and Layout Plan**
Scale: 1/16" = 1'-0"

Varied paver sizes and colors with decorative pattern in plaza and interior walkways

Informal and naturalized planted areas integrating salvaged boulders and logs

Stamped/sawcut concrete in vehicle access mews plaza. Color and patterns tbd

LANDSCAPE GENERAL NOTES

1. All Landscape material and execution shall conform to the Canadian Landscape Standard; all applicable and noted codes, bylaws and specifications; and life-safety requirements.

2. Do not construct from these drawings unless marked "Issued For Construction".

3. The Landscape Contractor shall submit all questions, reports, inquiries and requests pertaining to these drawings or their execution in writing to the Landscape Consultant.

4. Existing condition plans were prepared by others and actual conditions may vary from those shown. The Landscape Contractor shall conduct a site visit to review existing conditions and report all discrepancies between the plans and actual site to the Landscape Consultant prior to construction. The Landscape Contractor shall assume responsibility for actual site conditions (including subsurface).

5. The Landscape Contractor shall conduct a site visit and review to determine the extent of work required (including but not limited to demolition, preparation and removals). Landscape Contractor shall report any discrepancies between the required and proposed work, to the Landscape Architect prior to construction.

6. The Landscape Contractor shall verify all scaled and written dimensions in the contract drawings and on site prior to construction. The Landscape Contractor shall report any discrepancies or incompatibilities to the Landscape Consultant.

7. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%.

8. All landscaping shall have a high efficiency irrigation system to IIABC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.

9. All substitutions shall be approved by the Landscape Consultant

10. The Landscape Contractor shall repair any damage resulting from work on site.

11. The Landscape Contractor shall provide 1 year of CLS level 1 maintenance (including watering) after the date of substantial completion.

12. All walls 3' or taller, all guards, all concrete footings and all rebar shall be designed by structural engineer. All walls shall be inspected and approved by geotechnical and structural engineer. Ensure positive drainage behind all walls.

13. When working within the City of Vancouver, the Landscape Contractor shall ensure all project activities conform to Japanese Beetle Regulation

LANDSCAPE TREE NOTES

1. All landscape construction activities have a high potential for causing damage to trees, roots and soil. The Landscape Contractor shall coordinate with the project Arborist prior to the start of landscape operations to avoid tree protection non-compliance and bylaw issues.

2. Install temporary tree protection fencing as per arborist report or tree protection plan. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction.

3. Removal of the tree barriers requires advance coordination and approval by the project arbor

LEGEND

- Property Line
- Tree protection fence
- Edge of Slab Below
- Building Envelope

HARDSCAPE MATERIALS:	DETAIL
Concrete Unit Paving: Abbotsford Concrete Classic Standard California 60mm thick Main Colour: Natural. Accent: Charcoal Pattern: Running Bond Accent Pattern: TBD	13 L6a
Concrete Unit Paving: Abbotsford Concrete Classic Standard Nevada 60mm thick Colour: Charcoal. Pattern: Running Bond	13 L6a 11 L6a
Concrete Unit Paving: Abbotsford Concrete Classic Standard Nevada 60mm thick Colour: Natural. Pattern: Running Bond	13 L6a 11 L6a
CIP stamped concrete surface. Pattern TBC. Natural colour to match Abbotsford Classic Standard.	12 L6a
CIP stamped and tinted concrete surface. Pattern TBC. Charcoal colour to match Abbotsford Classic Standard.	12 L6a
Broom finish CIP Concrete Surface with sawcut joints. Natural colour	12 L6a
Concrete retaining wall. Spec TBC	
SOFTSCAPE MATERIALS:	
Planting Bed. Refer to relevant details for on-slab and off slab conditions.	
Sodded lawn on grade. Refer to detail	7 L6a

Date	Issue Notes
2022-12-01	Re-Issue for DP Board
2022-10-03	L1 - In Progress for Arch Review/Coordination
2022-06-21	Issue for Development Permit
2022-06-08	Issued for Arch Coordination
2022-06-07	Issued for Arch Review/Coordination
2022-05-26	Issued for Arch and Arborist Coordination In progress
2022-05-17	In Progress for Coordination/Communication *L2a Only*

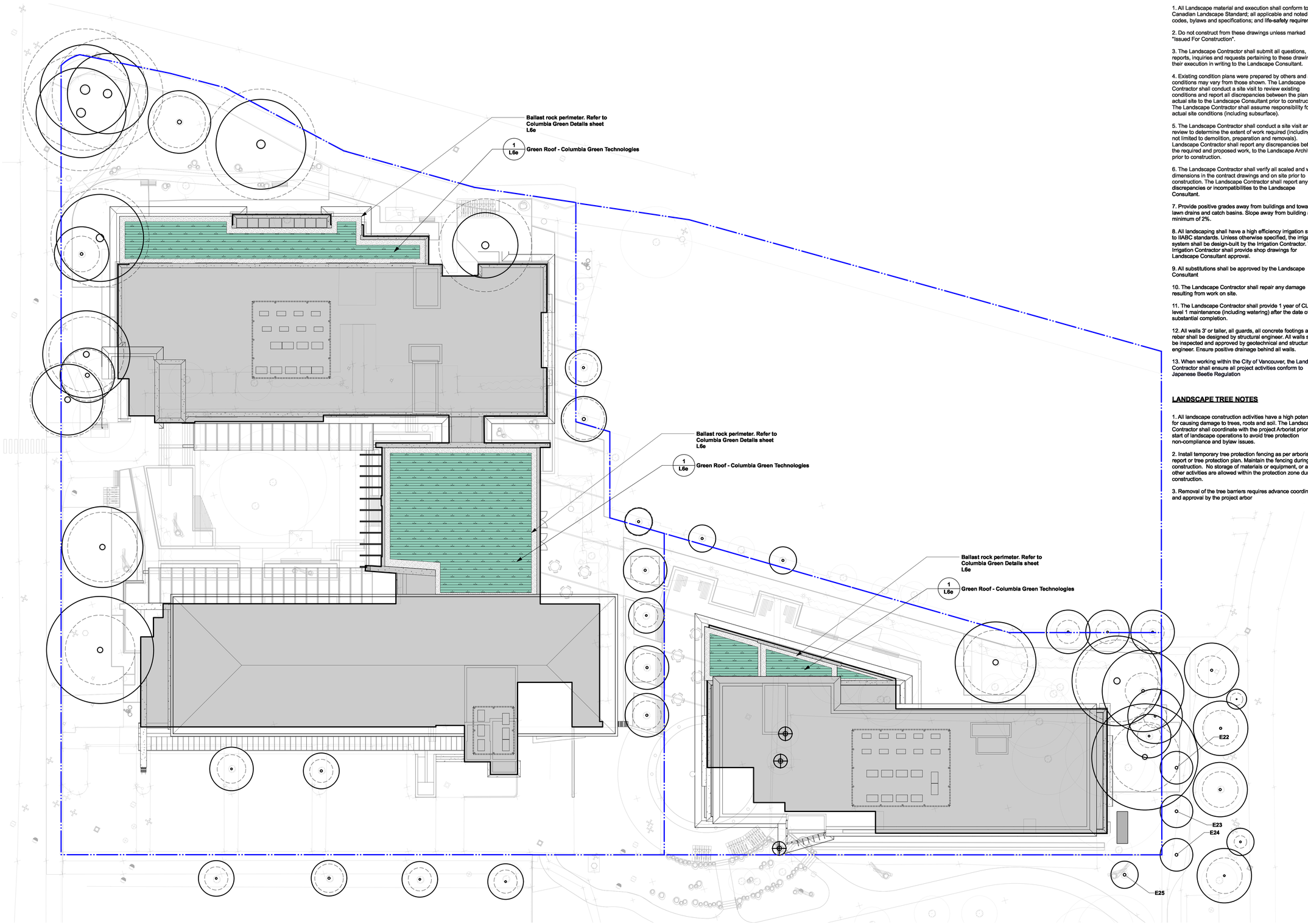
Seal

Prospect & Refuge
LANDSCAPE ARCHITECTS
#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-669-1003 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
Carey College at UBC
5920 Iona Dr, Vancouver, BC V6T 1J6

Sheet Title
Landscape Materials and Layout Plan

Project No.	Scale
2022-12	1:96
Project Manager: AS	Sheet No. L2a
Reviewed By: AS	



4 **Landscape Materials and Layout Plan - Roof**
Scale: 1/16" = 1'-0"

LANDSCAPE GENERAL NOTES

1. All Landscape material and execution shall conform to the Canadian Landscape Standard; all applicable and noted codes, bylaws and specifications; and life-safety requirements.

2. Do not construct from these drawings unless marked "Issued For Construction".

3. The Landscape Contractor shall submit all questions, reports, inquiries and requests pertaining to these drawings or their execution in writing to the Landscape Consultant.

4. Existing condition plans were prepared by others and actual conditions may vary from those shown. The Landscape Contractor shall conduct a site visit to review existing conditions and report all discrepancies between the plans and actual site to the Landscape Consultant prior to construction. The Landscape Contractor shall assume responsibility for actual site conditions (including subsurface).

5. The Landscape Contractor shall conduct a site visit and review to determine the extent of work required (including but not limited to demolition, preparation and removals). Landscape Contractor shall report any discrepancies between the required and proposed work, to the Landscape Architect prior to construction.

6. The Landscape Contractor shall verify all scaled and written dimensions in the contract drawings and on site prior to construction. The Landscape Contractor shall report any discrepancies or incompatibilities to the Landscape Consultant.

7. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%.

8. All landscaping shall have a high efficiency irrigation system to IIABC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.

9. All substitutions shall be approved by the Landscape Consultant

10. The Landscape Contractor shall repair any damage resulting from work on site.

11. The Landscape Contractor shall provide 1 year of CLS level 1 maintenance (including watering) after the date of substantial completion.

12. All walls 3' or taller, all guards, all concrete footings and all rebar shall be designed by structural engineer. All walls shall be inspected and approved by geotechnical and structural engineer. Ensure positive drainage behind all walls.

13. When working within the City of Vancouver, the Landscape Contractor shall ensure all project activities conform to Japanese Beetle Regulation

LANDSCAPE TREE NOTES

1. All landscape construction activities have a high potential for causing damage to trees, roots and soil. The Landscape Contractor shall coordinate with the project Arborist prior to the start of landscape operations to avoid tree protection non-compliance and bylaw issues.

2. Install temporary tree protection fencing as per arborist report or tree protection plan. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction.

3. Removal of the tree barriers requires advance coordination and approval by the project arbor

LEGEND

Property Line

Building Envelope

MATERIALS	DETAIL
Planted In Place Green Roof System. Refer to details	1 L6e
Ballast Rock Perimeter. Refer to Columbia Green Details	2 L6e

Date	Issue Notes
2022-12-01	Re-Issue for DP Board
2022-10-03	L1 - In Progress for Arch Review/Coordination
2022-06-21	Issue for Development Permit
2022-06-08	Issued for Arch Coordination
2022-06-07	Issued for Arch Review/Coordination
2022-05-26	Issued for Arch and Arborist Coordination In progress
2022-05-17	In Progress for Coordination/Communication *L2a Only*

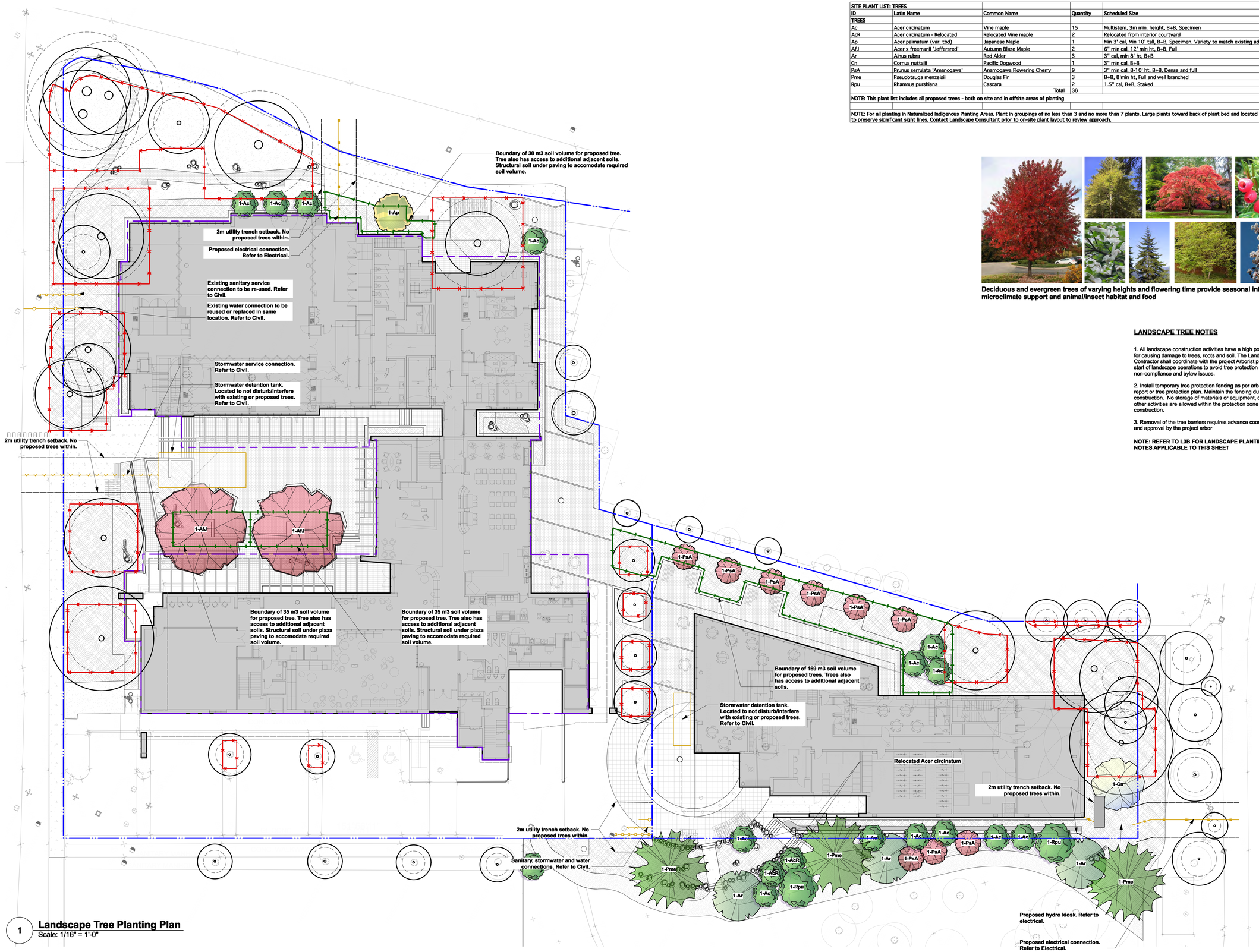
Seal

Prospect & Refuge
LANDSCAPE ARCHITECTS
#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-869-1003 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
Carey College at UBC
5920 Iona Dr, Vancouver, BC V6T 1J6

Sheet Title
Landscape Materials and Layout Plan - Roof

Project No.	Scale
2022-12	1:96
Project Manager: AS	Sheet No. L2b
Reviewed By: AS	



1 **Landscape Tree Planting Plan**
Scale: 1/16" = 1'-0"

SITE PLANT LIST: TREES				
ID	Latin Name	Common Name	Quantity	Scheduled Size
TREES				
Ac	Acer circinatum	Vine maple	15	Multistem, 3m min. height, B+B, Specimen
AcR	Acer circinatum - Relocated	Relocated Vine maple	2	Relocated from interior courtyard
Ap	Acer palmatum (var. tbd)	Japanese Maple	1	Min 3' cal, Min 10' tall, B+B, Specimen. Variety to match existing adjacent
AfJ	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2	6" min cal. 12' min ht, B+B, Full
Ar	Alnus rubra	Red Alder	3	3" cal, min 8' ht, B+B
Cn	Cornus nuttalii	Pacific Dogwood	1	3" min cal. B+B
PsA	Prunus serrulata 'Amanogawa'	Anamogawa Flowering Cherry	9	3" min cal. 8-10' ht, B+B, Dense and full
Pme	Pseudotsuga menzeisii	Douglas Fir	3	B+B, 8'min ht, Full and well branched
Rpu	Rhamnus purshiana	Cascara	2	1.5" cal, B+B, Staked
		Total	36	
NOTE: This plant list includes all proposed trees - both on site and in offsite areas of planting				
NOTE: For all planting in Naturalized Indigenous Planting Areas. Plant in groupings of no less than 3 and no more than 7 plants. Large plants toward back of plant bed and located to preserve significant sight lines. Contact Landscape Consultant prior to on-site plant layout to review approach.				

Deciduous and evergreen trees of varying heights and flowering time provide seasonal interest, microclimate support and animal/insect habitat and food

LANDSCAPE TREE NOTES

1. All landscape construction activities have a high potential for causing damage to trees, roots and soil. The Landscape Contractor shall coordinate with the project Arborist prior to the start of landscape operations to avoid tree protection non-compliance and bylaw issues.

2. Install temporary tree protection fencing as per arborist report or tree protection plan. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction.

3. Removal of the tree barriers requires advance coordination and approval by the project arbor

NOTE: REFER TO L3B FOR LANDSCAPE PLANTING NOTES APPLICABLE TO THIS SHEET

LEGEND

- Property Line
- Tree protection fence
- Edge of Slab Below
- Electrical Connection
- Sanitary Connection
- Stormwater Connection
- Water Connection
- Tree Soil Volume: Note all proposed trees are planted on grade and have continuous access to adjacent soils. Volume shown is only to illustrate minimum volume requirements have been met. Trees can access adjacent soils beyond this boundary
- Existing Tree: TO BE RETAINED

NOTE: The tree protection barriers must be built and inspected before the building permits can be issued. Please call the building inspector at local municipality and request a tree barrier inspection at least 48 hours in advance of the building permit.

Date	Issue Notes
2022-12-01	Re-Issue for DP Board
2022-10-03	L1 - In Progress for Arch Review/Coordination
2022-06-21	Issue for Development Permit
2022-06-08	Issued for Arch Coordination
2022-06-07	Issued for Arch Review/Coordination
2022-05-26	Issued for Arch and Arborist Coordination In progress
2022-05-17	In Progress for Coordination/Communication *L2a Only*

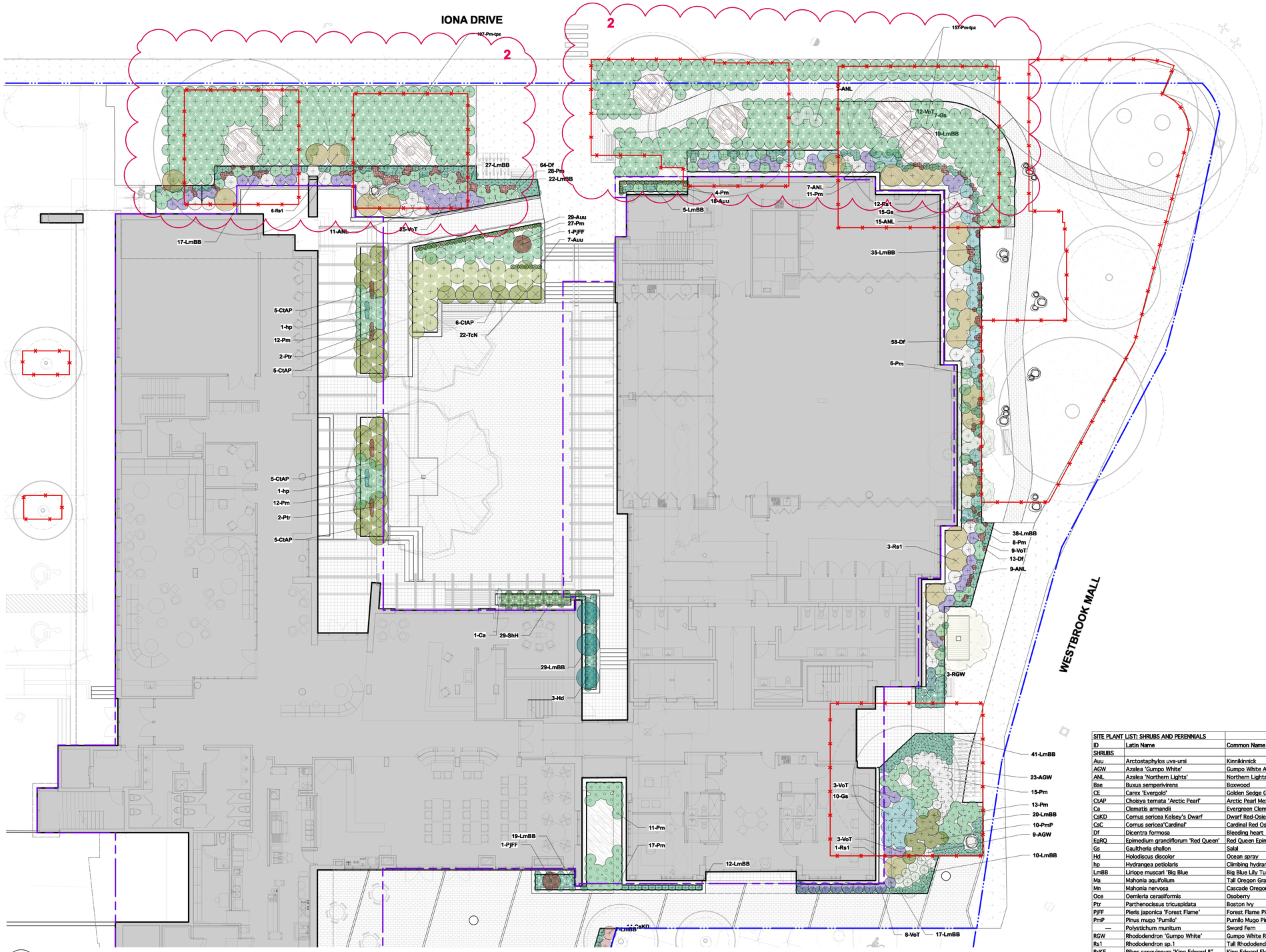
Seal

Prospect & Refuge
LANDSCAPE ARCHITECTS
#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-669-1003 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
Carey College at UBC
5920 Iona Dr, Vancouver, BC V6T 1J6

Sheet Title
Landscape Tree Planting Plan

Project No.	Scale
2022-12	1:1
Project Manager: AS	Sheet No. L3a
Reviewed By: AS	



2 **Landscape Planting Plan North**
Scale: 3/32" = 1'-0"

LANDSCAPE PLANTING NOTES

1. All planting materials and execution shall conform to the current edition of the Canadian Landscape Standard (CLS) as a minimum acceptable standard.

2. Plant material shall be sourced from Washington State and BC.

3. Landscape Contractor shall submit a soil report for each soil type specified on site (including all imported soil and existing soil intended for re-use), to Landscape Consultant for approval prior to soil delivery to site. Soil report shall be dated no more than one month before submittal. Soil report shall include CLS measures of soil quality per specified soil type and recommendations for amendment.

4. Landscape Contractor shall amend approved soils per instruction of soil report. Provide documentation of fertilizer and lime applications and rates during the installation and maintenance periods.

5. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Compacted subgrades shall be scarified to a minimum depth of 6" (150mm) immediately before placing growing medium.

6. The Landscape Contractor shall report discrepancies between plant quantities in the plant list and plan to the Landscape Consultant prior to ordering plant material. Where there is a discrepancy the plan shall supersede the list.

7. All plant material, sod and seeds shall be approved by Landscape Consultant prior to delivery on site. The Landscape Contractor shall provide photographs with scale reference for trees and location information for container stock to the Landscape Consultant prior to the Landscape Consultant scheduling a field inspection. The Landscape Contractor shall provide cutsheets or samples of sod and seeds for approval. Plant material, sod and seeds rejected on site shall be replaced by the Landscape Contractor at no cost to the Owner.

8. Plant material, sod and seed substitutions shall not be made without the written approval of the Landscape Consultant.

9. All plant material (including root balls) shall be free of pernicious weeds, sod, disease, infestation and infection. Plant material shall be supplied by nurseries who are certified by the Clean Plants program, Canadian Nursery Certification Institute (CNCI), current certification standard http://cleanplants.ca/. Non-conforming plant material provided by the Landscape Contractor shall be removed, disposed of and replaced at the Landscape Contractor's expense.

10. If obstructions or other conditions detrimental to healthy plant growth are encountered, the Landscape Contractor shall notify the Landscape Consultant and request additional instructions.

11. The exact location of trees shall be determined on site and field fit as required. The Landscape Consultant shall approve the final location of trees prior to planting.

12. Plants shall not be pruned prior to delivery unless otherwise noted by the Landscape Consultant

13. Install composted organic mulch to CLS standard on all shrub beds after planting and rake smooth. Follow CLS standards for depth and installation.

14. The Landscape Contractor shall provide level 1 maintenance per CLS standard for landscape type and a guarantee for all plant material, for 1 year after the date of substantial completion. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until June 1 of the following year.

15. Offsite planting shall have landowner approval (municipal or otherwise) prior to installation. Size, species and location require approval at the time of installation.

16. All landscaping shall have a high efficiency irrigation system to IIABC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approva

Trailing plants to soften plaza walls and arbor

Mixed plantings with seasonal interest and habitat value

SITE PLANT LIST: SHRUBS AND PERENNIALS				
ID	Latin Name	Common Name	Quantity	Scheduled Size
SHRUBS				
Auu	Arctostaphylos uva-ursi	Kinnikinnick	54	#1 pot @ 1'0" oc
AGW	Azalea 'Gumpo White'	Gumpo White Azalea	93	#2 pot @ 2'0" oc
ANL	Azalea 'Northern Lights'	Northern Lights Azalea	45	#3 pot @ 3'0" oc
Bse	Buxus sempervirens	Boxwood	54	#1 pot @ 1'6" oc
CE	Carex 'Evergold'	Golden Sedge Grass	32	#1 pot @ 1'6" oc
CtAP	Choisya ternata 'Arctic Pearl'	Arctic Pearl Mexican orange	26	#3 pot @ 4'0" oc
Ca	Clematis armandii	Evergreen Clematis	1	#1 pot @ 5'0" oc
CsKD	Cornus sericea Kelsey's Dwarf	Dwarf Red-Osier Dogwood	14	#1 pot @ 3'0" oc
CsC	Cornus sericea'Cardinal'	Cardinal Red Osier Dogwood	19	5 gal. pot @ 5'0" oc
Df	Dicentra formosa	Bleeding heart	135	#1 pot @ 1'0" oc
EgRQ	Epimedium grandiflorum 'Red Queen'	Red Queen Epimedium	177	#1 pot @ 1'6" oc
Gs	Gaultheria shallon	Salal	74	#3 pot @ 3'0" oc
Hd	Holodiscus discolor	Ocean spray	13	#1 pot @ 5'0" oc
hp	Hydrangea petiolaris	Climbing hydrangea	2	#1 pot @ 5'0" oc
LmBB	Liriope muscari 'Big Blue	Big Blue Lilly Turf	608	#1 pot @ 1'6" oc
Ma	Mahonia aquifolium	Tall Oregon Grape	72	#3 pot @ 3'0" oc
Mn	Mahonia nervosa	Cascade Oregon Grape	115	#1 pot @ 1'6" oc
Oce	Oemleria cerasiformis	Osoberry	1	6' ht.
Ptr	Parthenocissus tricuspidata	Boston Ivy	4	#1 pot @ 5'0" oc
PjFF	Pieris japonica 'Forest Flame'	Forest Flame Pieris	2	#5 pot @ 4'0" oc. Min 5' ht.
PmP	Pinus mugo 'Pumilo'	Pumilo Mugo Pine	10	#3 pot @ 3'0" oc
—	Polystichum munitum	Sword Fern	938	oc
RGW	Rhododendron 'Gumpo White'	Gumpo White Rhododendron	3	#3 pot @ 2'0" oc
Rs1	Rhododendron sp.1	Tall Rhododendron (To Approval)	22	#3 pot @ 5'0"oc
RsKE	Ribes sanguineum 'King Edward II"	King Edward Flowering Currant	23	#3 pot @ 5'0" oc
Rn	Rosa nutkana	Nootka Rose	7	#2 pot @ 3'6" oc
ShH	Sarcococca hookeriana 'Humilis'	Dwarf Sweet Box	29	#1 pot @ 1'6" oc
Sd	Spirea douglasii	Hardhack	32	#1 pot @ 4'0" oc
Sa	Symphoricarpos albus	Snowberry	19	#2 pot @ 3'6" oc
TcN	Taxus cuspidata 'Nana'	Dwarf Japanese Yew	22	#2 pot @ 3'6" oc
VoT	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	147	#3 pot @ 2'6" oc
Vp	Vaccinium parvifolium	Red huckleberry	92	#2 pot @ 3'0" oc
GROUNDCOVER				
Assorted perennials selected by Landscape Architect			100	#1 pot

NOTE: This plant list includes all proposed shrubs and perennials - both on site and in offsite areas of planting

Large plants toward back of plant bed and located to preserve significant sight lines. Contact Landscape Consultant prior to on-site plant layout to review approach.

Date	Issue Notes
2022-12-01	Re-Issue for DP Board
2022-10-03	L1 - In Progress for Arch Review/Coordination
2022-06-21	Issue for Development Permit
2022-06-08	Issued for Arch Coordination
2022-06-07	Issued for Arch Review/Coordination
2022-05-26	Issued for Arch and Arborist Coordination In progress
2022-05-17	In Progress for Coordination/Communication *L2a Only*

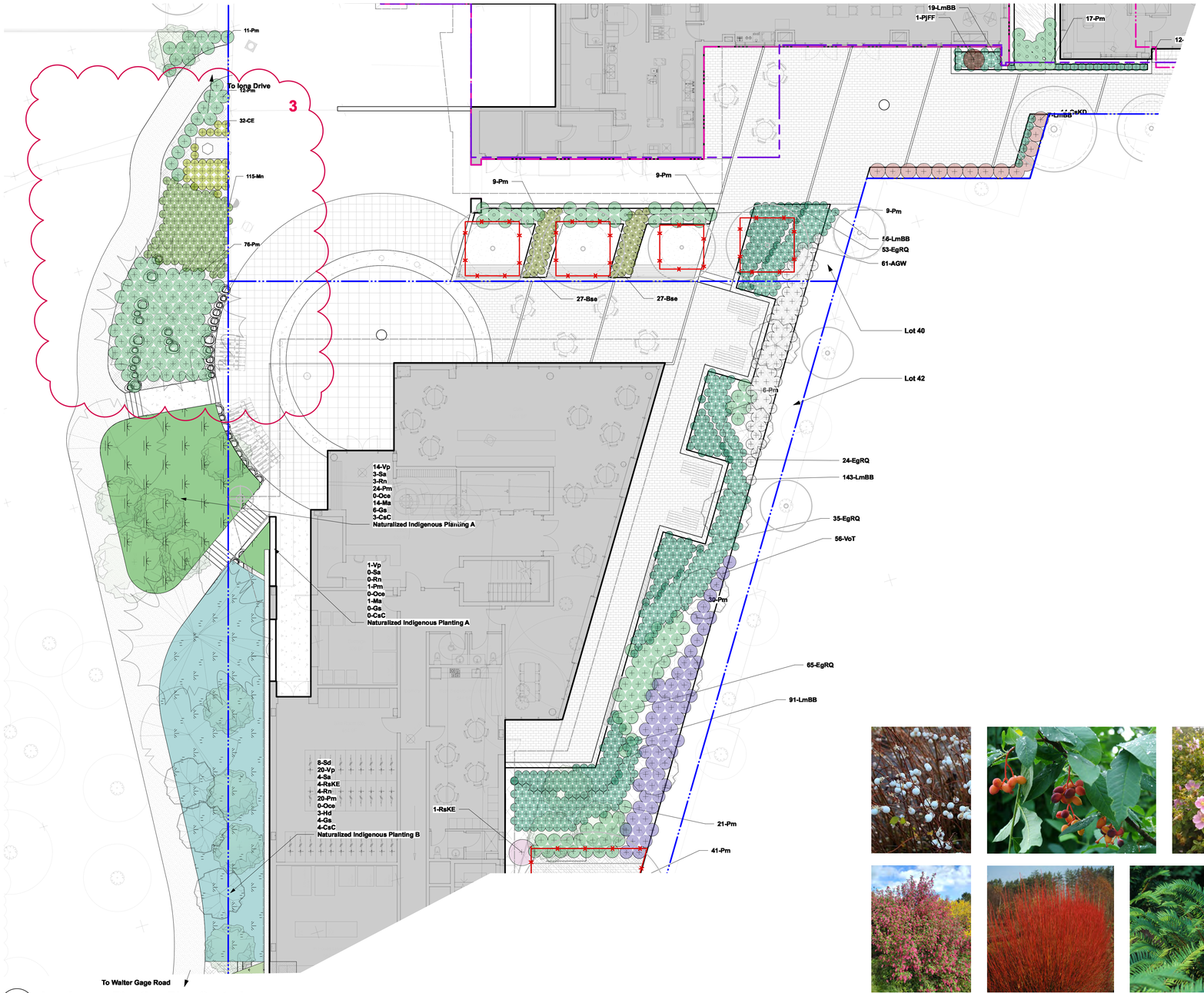
Seal

Prospect & Refuge
LANDSCAPE ARCHITECTS
#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-669-1003 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
Carey College at UBC
5920 Iona Dr, Vancouver, BC V6T 1J6

Sheet Title
Landscape Planting Plan North

Project No.	Scale
2022-12	1:1
Project Manager: AS	Sheet No. L3b
Reviewed By: AS	



2 **Landscape Planting Plan Central**
Scale: 3/32" = 1'-0"

LANDSCAPE PLANTING NOTES

1. All planting materials and execution shall conform to the current edition of the Canadian Landscape Standard (CLS) as a minimum acceptable standard.

2. Plant material shall be sourced from Washington State and BC.

3. Landscape Contractor shall submit a soil report for each soil type specified on site (including all imported soil and existing soil intended for re-use), to Landscape Consultant for approval prior to soil delivery to site. Soil report shall be dated no more than one month before submittal. Soil report shall include CLS measures of soil quality per specified soil type and recommendations for amendment.

4. Landscape Contractor shall amend approved soils per instruction of soil report. Provide documentation of fertilizer and lime applications and rates during the installation and maintenance periods.

5. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Compacted subgrades shall be scarified to a minimum depth of 6" (150mm) immediately before placing growing medium.

6. The Landscape Contractor shall report discrepancies between plant quantities in the plant list and plan to the Landscape Consultant prior to ordering plant material. Where there is a discrepancy the plan shall supersede the list.

7. All plant material, sod and seeds shall be approved by Landscape Consultant prior to delivery on site. The Landscape Contractor shall provide photographs with scale reference for trees and location information for container stock to the Landscape Consultant prior to the Landscape Consultant scheduling a field inspection. The Landscape Contractor shall provide cutsheets or samples of sod and seeds for approval. Plant material, sod and seeds rejected on site shall be replaced by the Landscape Contractor at no cost to the Owner.

8. Plant material, sod and seed substitutions shall not be made without the written approval of the Landscape Consultant.

9. All plant material (including root balls) shall be free of pernicious weeds, sod, disease, infestation and infection. Plant material shall be supplied by nurseries who are certified by the Clean Plants program, Canadian Nursery Certification Institute (CNCI), current certification standard http://cleanplants.ca/. Non-conforming plant material provided by the Landscape Contractor shall be removed, disposed of and replaced at the Landscape Contractor's expense.

10. If obstructions or other conditions detrimental to healthy plant growth are encountered, the Landscape Contractor shall notify the Landscape Consultant and request additional instructions.

11. The exact location of trees shall be determined on site and field fit as required. The Landscape Consultant shall approve the final location of trees prior to planting.

12. Plants shall not be pruned prior to delivery unless otherwise noted by the Landscape Consultant

13. Install composted organic mulch to CLS standard on all shrub beds after planting and rake smooth. Follow CLS standards for depth and installation.

14. The Landscape Contractor shall provide level 1 maintenance per CLS standard for landscape type and a guarantee for all plant material, for 1 year after the date of substantial completion. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until June 1 of the following year.

15. Offsite planting shall have landowner approval (municipal or otherwise) prior to installation. Size, species and location require approval at the time of installation.

16. All landscaping shall have a high efficiency irrigation system to IIABC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approva

NOTE: REFER TO SHEET L3b FOR SITE SHRUB AND PERENNIAL PLANTING LIST

Naturalized Indigenous planting on West and South lot 42 provides wildlife food, shelter and seasonal interest

Date	Issue Notes
2022-12-01	Re-Issue for DP Board
2022-10-03	L1 - In Progress for Arch Review/Coordination
2022-06-21	Issue for Development Permit
2022-06-08	Issued for Arch Coordination
2022-06-07	Issued for Arch Review/Coordination
2022-05-26	Issued for Arch and Arborist Coordination In progress
2022-05-17	In Progress for Coordination/Communication *L2a Only*

Seal

Prospect & Refuge
LANDSCAPE ARCHITECTS
#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-669-1003 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
Carey College at UBC
5920 Iona Dr, Vancouver, BC V6T 1J6

Sheet Title
Landscape Planting Plan Central

Project No.	Scale
2022-12	1:1
Project Manager: AS	Sheet No. L3c
Reviewed By: AS	

LANDSCAPE PLANTING NOTES

1. All planting materials and execution shall conform to the current edition of the Canadian Landscape Standard (CLS) as a minimum acceptable standard.

2. Plant material shall be sourced from Washington State and BC.

3. Landscape Contractor shall submit a soil report for each soil type specified on site (including all imported soil and existing soil intended for re-use), to Landscape Consultant for approval prior to soil delivery to site. Soil report shall be dated no more than one month before submittal. Soil report shall include CLS measures of soil quality per specified soil type and recommendations for amendment.

4. Landscape Contractor shall amend approved soils per instruction of soil report. Provide documentation of fertilizer and lime applications and rates during the installation and maintenance periods.

5. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Compacted subgrades shall be scarified to a minimum depth of 6" (150mm) immediately before placing growing medium.

6. The Landscape Contractor shall report discrepancies between plant quantities in the plant list and plan to the Landscape Consultant prior to ordering plant material. Where there is a discrepancy the plan shall supersede the list.

7. All plant material, sod and seeds shall be approved by Landscape Consultant prior to delivery on site. The Landscape Contractor shall provide photographs with scale reference for trees and location information for container stock to the Landscape Consultant prior to the Landscape Consultant scheduling a field inspection. The Landscape Contractor shall provide cutsheets or samples of sod and seeds for approval. Plant material, sod and seeds rejected on site shall be replaced by the Landscape Contractor at no cost to the Owner.

8. Plant material, sod and seed substitutions shall not be made without the written approval of the Landscape Consultant.

9. All plant material (including root balls) shall be free of pernicious weeds, sod, disease, infestation and infection. Plant material shall be supplied by nurseries who are certified by the Clean Plants program, Canadian Nursery Certification Institute (CNCI), current certification standard http://cleanplants.ca/. Non-conforming plant material provided by the Landscape Contractor shall be removed, disposed of and replaced at the Landscape Contractor's expense.

10. If obstructions or other conditions detrimental to healthy plant growth are encountered, the Landscape Contractor shall notify the Landscape Consultant and request additional instructions.

11. The exact location of trees shall be determined on site and field fit as required. The Landscape Consultant shall approve the final location of trees prior to planting.

12. Plants shall not be pruned prior to delivery unless otherwise noted by the Landscape Consultant

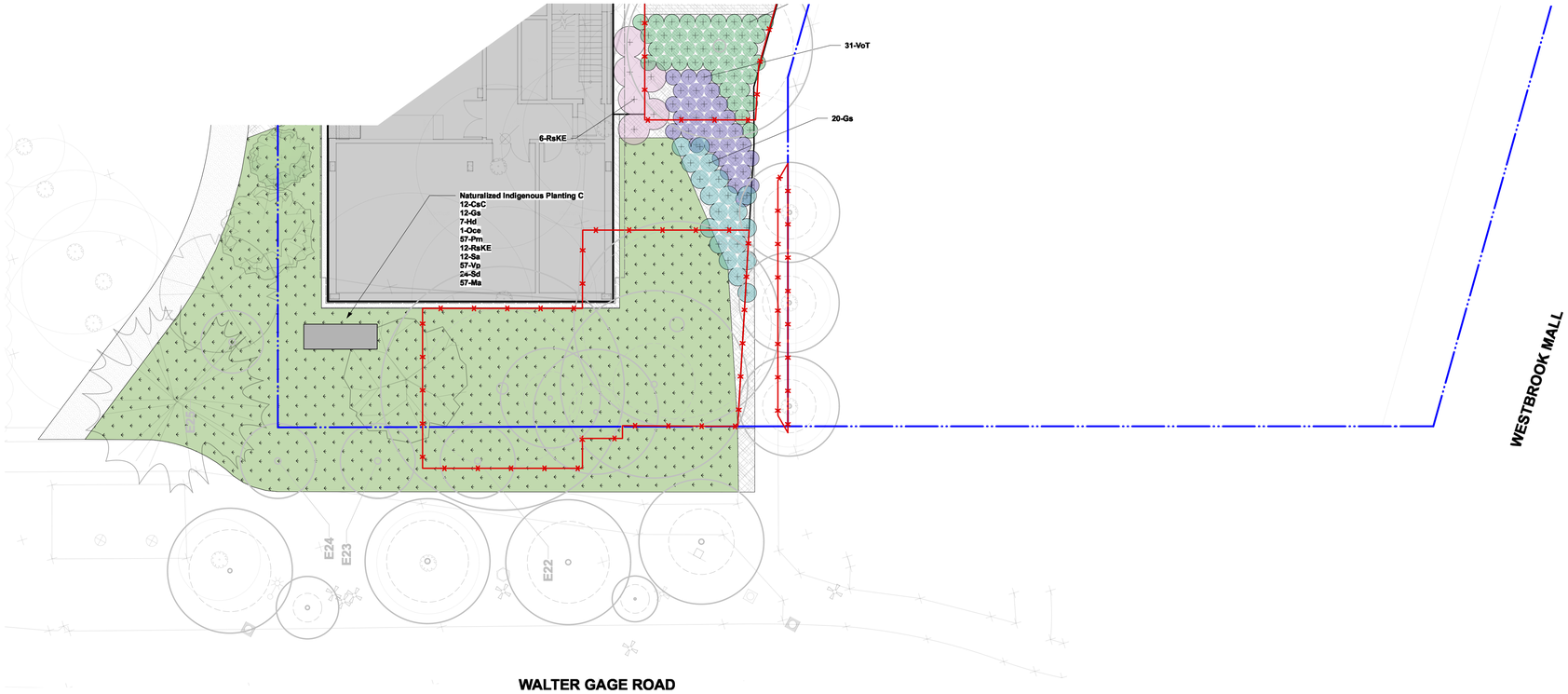
13. Install composted organic mulch to CLS standard on all shrub beds after planting and rake smooth. Follow CLS standards for depth and installation.

14. The Landscape Contractor shall provide level 1 maintenance per CLS standard for landscape type and a guarantee for all plant material, for 1 year after the date of substantial completion. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until June 1 of the following year.

15. Offsite planting shall have landowner approval (municipal or otherwise) prior to installation. Size, species and location require approval at the time of installation.

16. All landscaping shall have a high efficiency irrigation system to IIABC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approva

NOTE: REFER TO SHEET L3b FOR SITE SHRUB AND PERENNIAL PLANTING LIST



1 **Landscape Planting Plan South**
Scale: 3/32" = 1'-0"

Date	Issue Notes
2022-12-01	Re-Issue for DP Board
2022-10-03	L1 - In Progress for Arch Review/Coordination
2022-06-21	Issue for Development Permit
2022-06-08	Issued for Arch Coordination
2022-06-07	Issued for Arch Review/Coordination
2022-05-26	Issued for Arch and Arborist Coordination In progress
2022-05-17	In Progress for Coordination/Communication *L2a Only*

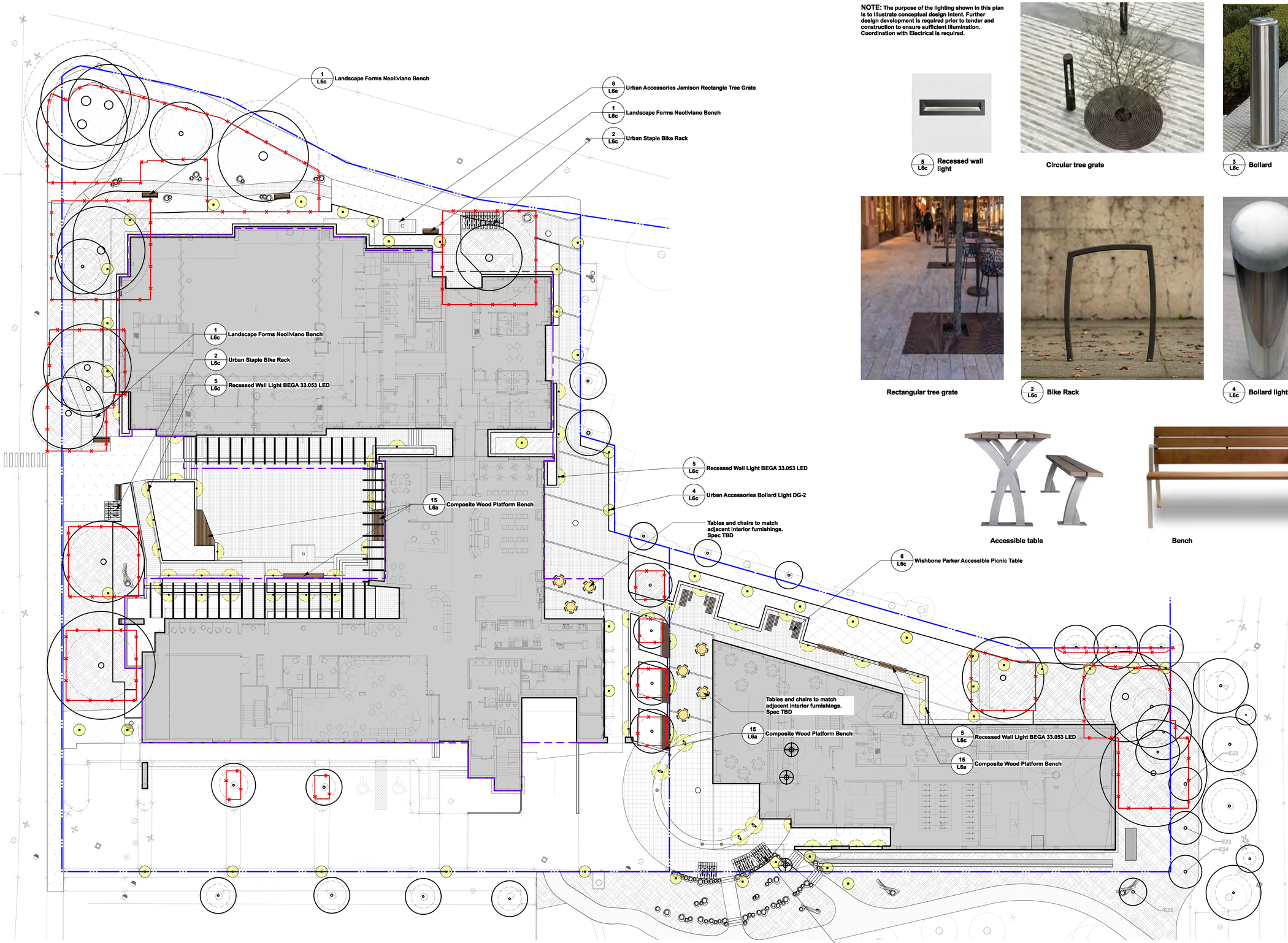
Seal

Prospect & Refuge
LANDSCAPE ARCHITECTS
#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-869-1003 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
Carey College at UBC
5920 Iona Dr, Vancouver, BC V6T 1J6

Sheet Title
Landscape Planting Plan South

Project No.	Scale
2022-12	1:1
Project Manager: AS	Sheet No. L3d
Reviewed By: AS	



2 Landscape Lighting, Irrigation and Furnishings Plan
Scale: 1/16" = 1'-0"

NOTE: The purpose of the lighting shown in this plan is to illustrate conceptual design intent. Further design development is required prior to tender and construction to ensure sufficient illumination. Coordination with Electrical is required.

5 L6c Recessed wall light

Circular tree grate

3 L6c Bollard

Rectangular tree grate

2 L6c Bike Rack

4 L6c Bollard light

Accessible table

Bench

LEGEND

Property Line

Tree protection fence

Edge of Slab Below

LIGHTING

4 L6c Urban Accessories Bollard Light DG-2

5 L6c Recessed Wall Light BEGA 33.053 LED

FURNISHINGS

1 L6c Landscape Forms Neoliviano Bench

Cafe seating to match interior furnishings. Refer to Architecture

6 L6c Wishbone Parker Accessible Picnic Table

2 L6c Urban Staple Bike Rack

15 L6a Composite Wood Platform Bench

Date	Issue Notes
2022-12-01	Re-Issue for DP Board
2022-10-03	L1 - In Progress for Arch Review/Coordination
2022-06-21	Issue for Development Permit
2022-06-08	Issued for Arch Coordination
2022-06-07	Issued for Arch Review/Coordination
2022-05-26	Issued for Arch and Arborist Coordination In progress
2022-05-17	In Progress for Coordination/Communication *L2a Only*

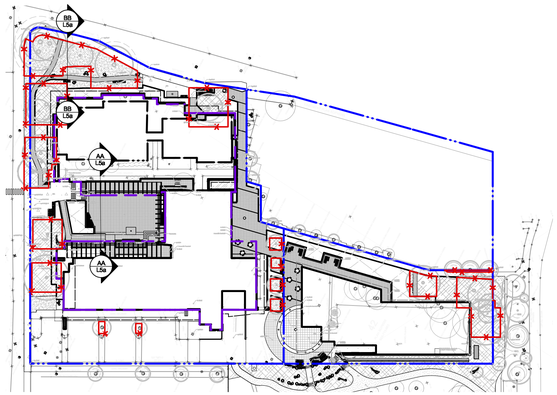
Seal

Prospect & Refuge
LANDSCAPE ARCHITECTS
#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-669-1003 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
Carey College at UBC
5920 Iona Dr, Vancouver, BC V6T 1J6

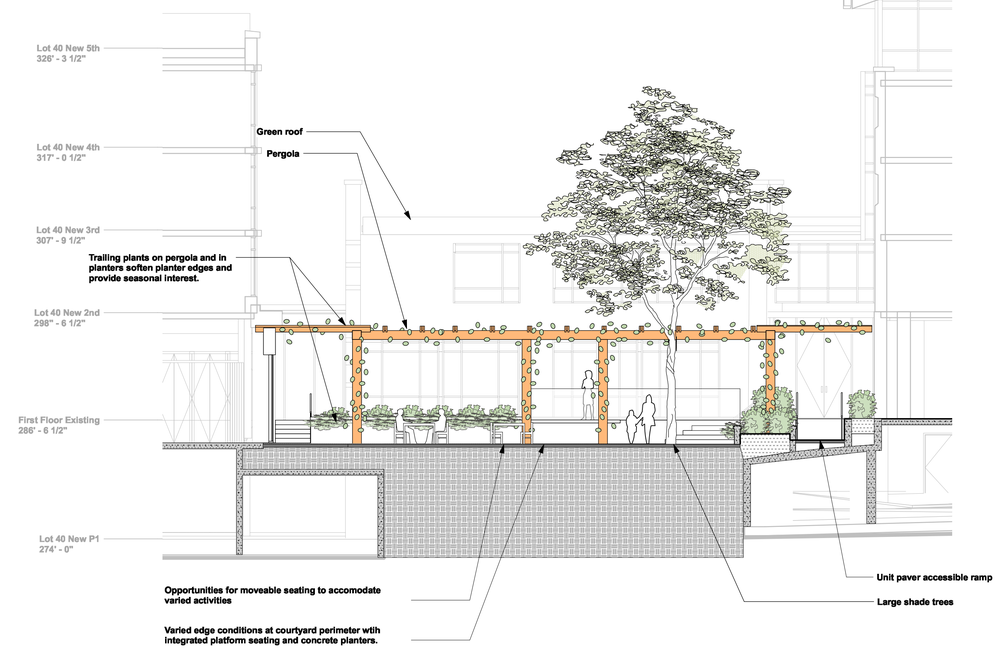
Sheet Title
Landscape Lighting and Furnishings Plan

Project No.	Scale
2022-12	1:1
Project Manager: AS	Sheet No. L4a
Reviewed By: AS	



3 **Key Plan**
Scale: 1:750

a **Landscape Section - Westbrook E/W**
Scale: 1/8" = 1'-0"



B **Landscape Section - Courtyard E/W**
Scale: 1/8" = 1'-0"

Date	Issue Notes
2022-12-01	Re-Issue for DP Board
2022-10-03	L1 - In Progress for Arch Review/Coordination
2022-06-21	Issue for Development Permit
2022-06-08	Issued for Arch Coordination
2022-06-07	Issued for Arch Review/Coordination
2022-05-26	Issued for Arch and Arborist Coordination In progress
2022-05-17	In Progress for Coordination/Communication *L2a Only*

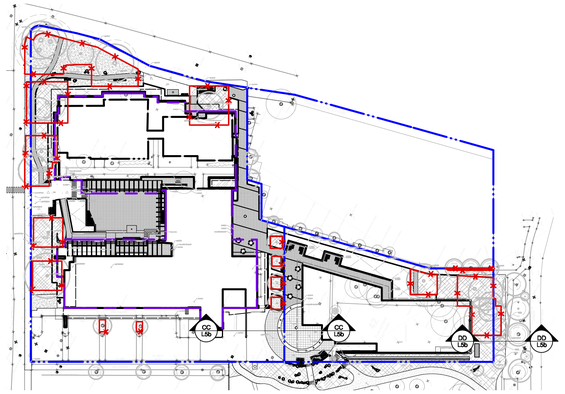
Seal

Prospect & Refuge
LANDSCAPE ARCHITECTS
#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-669-1003 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
Carey College at UBC
5920 Iona Dr, Vancouver, BC V6T 1J6

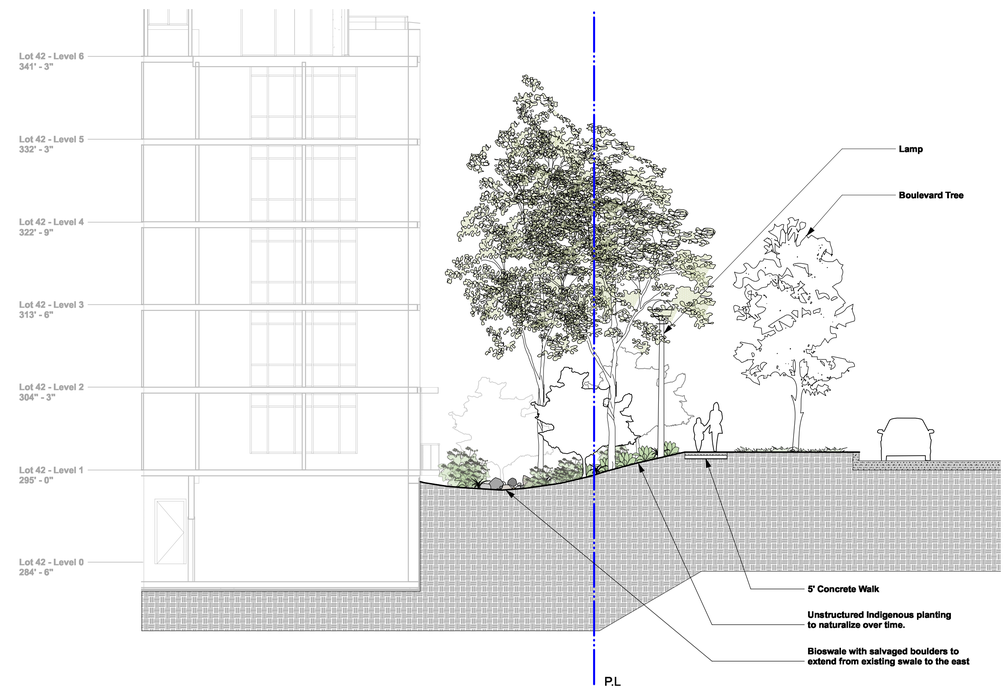
Sheet Title
Landscape Sections

Project No.	Scale
2022-12	3/8" = 1'-0"
Project Manager: AS	Sheet No. L5a
Reviewed By: AS	



3 **Key Plan**
Scale: 1:750

CC **Landscape Section - Mews N/S**
Scale: 1/8" = 1'-0"



DD **Landscape Section**
Scale: 1/8" = 1'-0"

Date	Issue Notes
2022-12-01	Re-Issue for DP Board
2022-10-03	L1 - In Progress for Arch Review/Coordination
2022-06-21	Issue for Development Permit
2022-06-08	Issued for Arch Coordination
2022-06-07	Issued for Arch Review/Coordination
2022-05-26	Issued for Arch and Arborist Coordination In progress
2022-05-17	In Progress for Coordination/Communication *L2a Only*

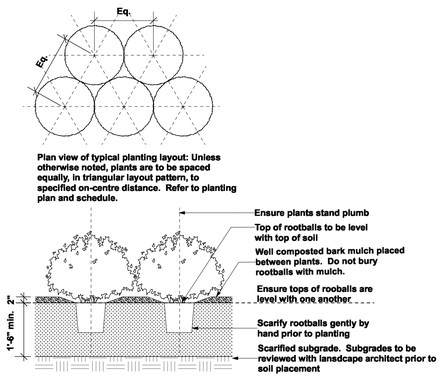
Seal

Prospect & Refuge
LANDSCAPE ARCHITECTS
#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-669-1003 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
Carey College at UBC
5920 Iona Dr, Vancouver, BC V6T 1J6

Sheet Title
Landscape Sections

Project No.	Scale
2022-12	3/8" = 1'-0"
Project Manager: AS	Sheet No. L5b
Reviewed By: AS	

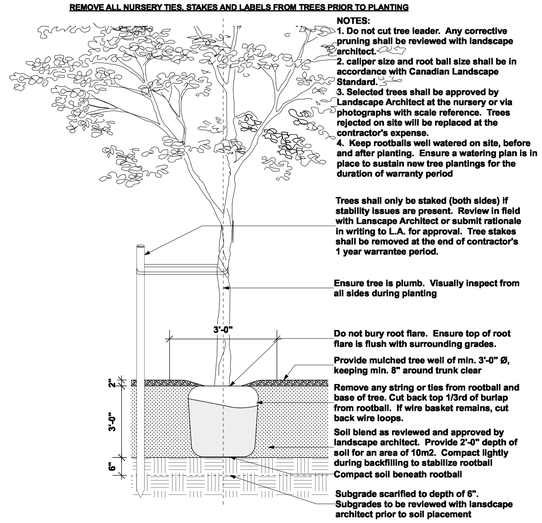


Plan view of typical planting layout: Unless otherwise noted, plants are to be spaced equally, in triangular layout pattern, to specified on-centre distance. Refer to planting plan and schedule.

NOTES:
1. Min. container size and root spread to comply with BC Landscape Standard for Nursery Stock - current edition.
2. Prune all damaged, diseased, and dead limbs.
3. Keep roots moist during installation: water container stock well prior to planting and following planting.

1 Shrub and Perennial Planting on Grade
Scale: 1/2" = 1'-0"

REMOVE ALL NURSERY TIES, STAKES AND LABELS FROM TREES PRIOR TO PLANTING



NOTES:
1. Do not cut tree leader. Any corrective pruning shall be reviewed with landscape architect.
2. caliper size and root ball size shall be in accordance with Canadian Landscape Standard.
3. Selected trees shall be approved by Landscape Architect at the nursery or via photographs with scale reference. Trees rejected on site will be replaced at the contractor's expense.
4. Keep rootballs well watered on site, before and after planting. Ensure a watering plan is in place to sustain new tree plantings for the duration of warranty period

Trees shall only be staked (both sides) if stability issues are present. Review in field with Lanscape Architect or submit rationale in writing to L.A. for approval. Tree stakes shall be removed at the end of contractor's 1 year warrantee period.

Ensure tree is plumb. Visually inspect from all sides during planting

Do not bury root flare. Ensure top of root flare is flush with surrounding grades.

Provide mulched tree well of min. 3'-0" Ø, keeping min. 8" around trunk clear

Remove any string or ties from rootball and base of tree. Cut back top 1/3rd of burlap from rootball. If wire basket remains, cut back wire loops.

Soil blend as reviewed and approved by landscape architect. Provide 2'-0" depth of soil for an area of 10m2. Compact lightly during backfilling to stabilize rootball

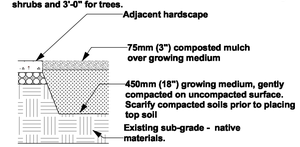
Compact soil beneath rootball

Subgrade scarified to depth of 6". Subgrades to be reviewed with lansdcape architect prior to soil placement

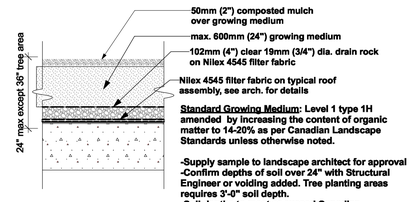
2 Tree Planting
Scale: 1/2" = 1'-0"

Standard Growing Medium: Level 2 type 2P as per Canadian Landscape Standards unless otherwise noted.

-Supply soil report indicative of soil to be used on site to landscape architect for approval prior to delivery soil report shall be no older than 1 month
-Soil depths to meet or exceed Canadian Landscape Standard for growing medium:
On-Grade: 6" for irrigated turf 18" for small shrubs & 24" for large shrubs and 3'-0" for trees.



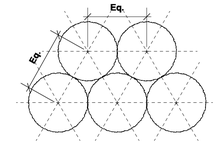
3 Soil Installation on Grade
Scale: 1/2" = 1'-0"



Standard Growing Medium: Level 1 type 1H amended by increasing the content of organic matter to 14-20% as per Canadian Landscape Standards unless otherwise noted.

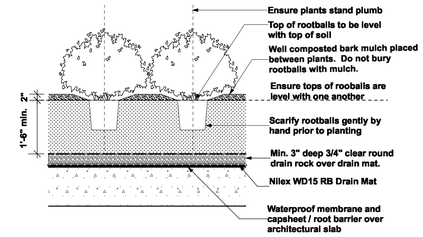
-Supply sample to landscape architect for approval
-Confirm depths of soil over 24" with Structural Engineer or voiding added. Tree planting areas requires 3'-0" soil depth.
-Soil depths to meet or exceed Canadian Landscape Standard for growing medium:
On-Slab: 6" for irrigated turf, 9" for non-irrigated, 12-20" for small shrubs, 20-36" for large shrubs, 18-36" for small to medium trees, 36-48" for large trees

4 Soil Installation on Slab
Scale: 1/2" = 1'-0"

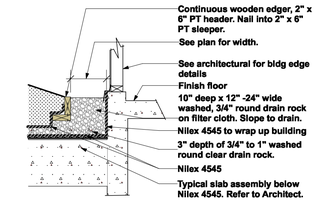


Plan view of typical planting layout: Unless otherwise noted, plants are to be spaced equally, in triangular layout pattern, to specified on-centre distance. Refer to planting plan and schedule.

NOTES:
1. Min. container size and root spread to comply with BC Landscape Standard for Nursery Stock - current edition.
2. Prune all damaged, diseased, and dead limbs.
3. Keep roots moist during installation - water container stock well prior to planting and following planting.
4. Soil for all on slab applications to be a lightweight, free draining planter blend to meet Canadian Landscape Standard soil type 1L. Fines within soil blend to be less than 10%, as defined in a soil analysis provided to the landscape architect for review and comment prior to delivery on site. Soil report shall be no older than one month.



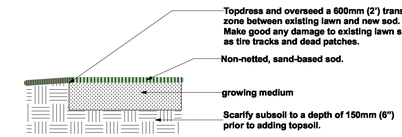
5 Shrub and Perennial Planting on Slab
Scale: 1/2" = 1'-0"



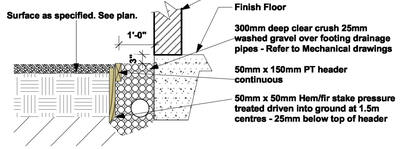
6 Drainage strip at building edge on slab
Scale: 1/2" = 1'-0"

Standard Growing Medium for Lawn offsite: Level 2 type 2L as per Canadian Landscape Standards unless otherwise noted.
Standard Growing Medium for Lawn onsite: Level 1 type 1H as per Canadian Landscape Standards unless otherwise noted.

-Supply sample to landscape architect for approval
-Soil depths to meet or exceed Canadian Landscape Standard for growing medium:
On-Slab: 6" for irrigated turf, 9" for non-irrigated,



7 Lawn on grade
Scale: 1/2" = 1'-0"



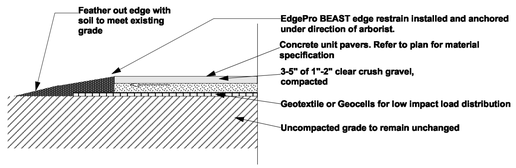
8 Drainage Strip at building edge on grade
Scale: 1/2" = 1'-0"

NOTE:

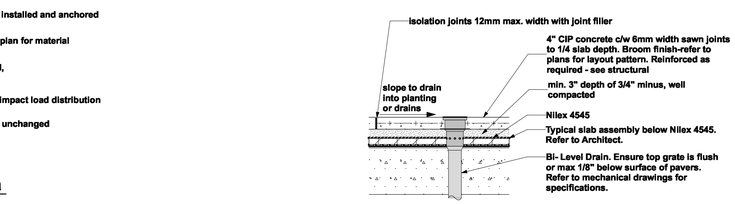
1. All work within tree protection zone to be done under the supervision of the project Arborist.

2. Keep the existing tree roots and soil intact below the path with an aeration layer and load distribution measures.

3. Low impact construction of this path (3.0m alignment) will require further exploration. Finished grade of the path to be at least 350mm (14 inches) above existing grade, and the engineer of record to accept that a base for the sidewalk would be substandard and differential settlement may occur.

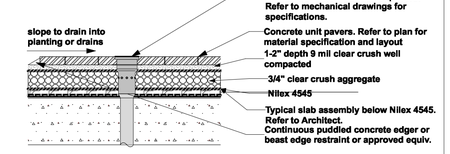


9 Concrete unit pavers in tree protection area
Scale: 1/2" = 1'-0"

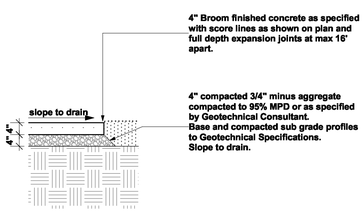


10 PIP Concrete Surface Over Slab
Scale: 1/2" = 1'-0"

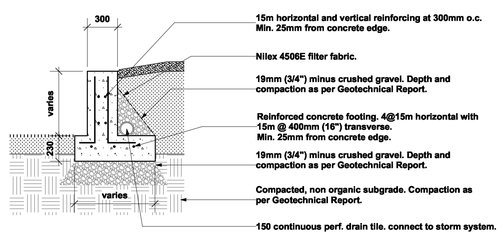
NOTES:
Adjust layout as needed to maximize whole pavers and minimize cutting.



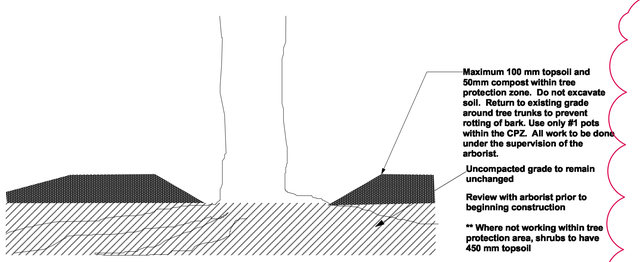
11 Concrete Unit Pavers Over Slab
Scale: 1/2" = 1'-0"



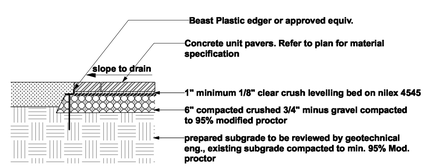
12 PIP Concrete Surface Over Grade
Scale: 1/2" = 1'-0"



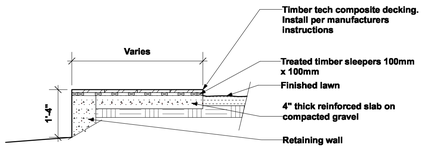
14 PIP Concrete Retaining Wall
Scale: 1/2" = 1'-0"



16 Soil installation in tree protection area
Scale: 1/2" = 1'-0"

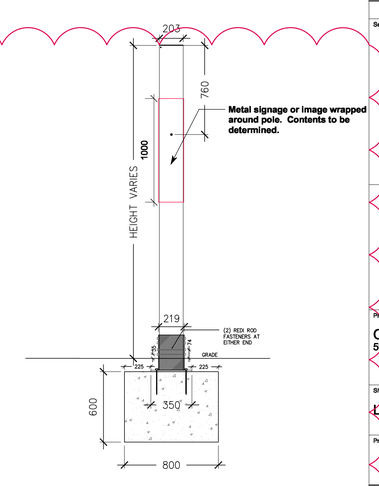


13 Concrete Unit Pavers on Grade
Scale: 1/2" = 1'-0"



15 Composite Wood Platform Bench
Scale: 1/2" = 1'-0"

4



17 Salvage pole for wayfinding or placemaking
Scale: 1/2" = 1'-0"

Date	Issue Notes
2022-12-01	Re-Issue for DP Board
2022-10-03	L1 - In Progress for Arch Review/Coordination
2022-06-21	Issue for Development Permit
2022-06-08	Issued for Arch Coordination
2022-06-07	Issued for Arch Review/Coordination
2022-05-26	Issued for Arch and Arborist Coordination In progress
2022-05-17	In Progress for Coordination/Communication *L2a Only*

Seal

Prospect & Refuge
LANDSCAPE ARCHITECTS
#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-669-1003 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
Carey College at UBC
5920 Iona Dr, Vancouver, BC V6T 1J6

Sheet Title
Landscape Details

Project No.	Scale
2022-12	1/2" = 1'-0"
Project Manager: AS	Sheet No. L6a
Reviewed By: AS	

SANTA & COLE LANDSCAPE FORMS

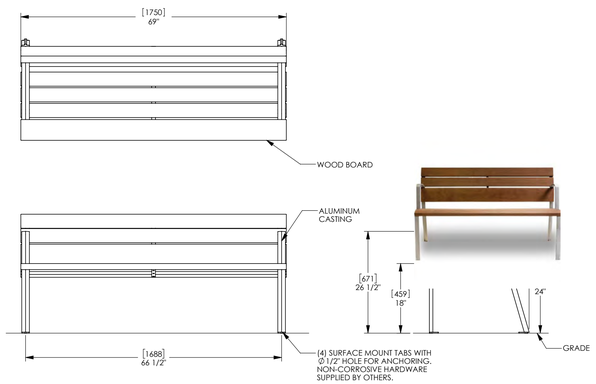
Neoliviano

Backed Bench, 69in, Surface Mount, Wood

Product Drawing

www.landscapeforms.com

Date: 10/10/2019
Ph: 800.521.2546



landscapeforms

Drawing: NL696-02
Dimensions are in inches [mm]
Spanish Industrial Design 151.245

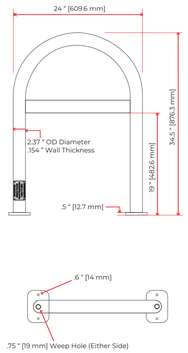
CONFIDENTIAL DRAWING INFORMATION CONTAINED HEREIN IS THE PROPERTY OF LANDSCAPE FORMS. INTENDED USE IS LIMITED TO DESIGN PROFESSIONALS, SPECIFYING LANDSCAPE FORMS PRODUCTS AND THEIR DIRECT CLIENTS. DRAWING IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF LANDSCAPE FORMS. © 2018 LANDSCAPE FORMS. ALL RIGHTS RESERVED.

1 Landscape Forms Neoliviano Bench

Scale: NTS. Size: 69-115". Color and Material to UBC Furnishing Standard. Website: www;landscapeforms.com.

Urban Staple

URBAN RACKS
INNOVATIVE | BICYCLE PARKING



Spacing
Recommended Spacing 36 " [762 mm]
Minimum Spacing 24 " [610 mm]

Weight
Total Weight 32 lbs [14.5kg]

Materials
Assembly Material Schedule 40 Steel
Pipe Diameter 2.37 " [60.2 mm]
Pipe Wall Thickness 0.154 " [3.91 mm]
Post-consumer recycled content 70-90%
Pre-consumer recycled content 5-7%

Anti-theft Feature
Optional Tamper-proof Security Anchors

Available Finishes
Powder Coated
Hot-Dipped Galvanized
304 Stainless Steel
Dacromet

Customization Available

These drawings are not for construction purposes and are for information purposes only. All information contained herein was current at the time of development but must be reviewed and confirmed by Urban Racks to be considered accurate

www.urbanracks.com | sales@urbanracks.com
+1-888-717-8881 | @urbanracks

© 2020 Urban Racks Bicycle Parking Systems Inc. All Rights Reserved.

CADbuilds

2 Urban Staple Bike Rack

Scale: NTS. Size: as noted. Finish: Hot Dipped Galvanized. Tamper-proof hardware.

PARKER PICNIC TABLE

Model Number : PKPT-6 (Reg) PKPTWC-6, PKPTWC-8 (Wheelchair Accessible)

Wishbone site furnishings

PRODUCT SPECIFICATIONS

100% Recycled Plastic Slats
This product will not rot, splinter, or warp reducing maintenance costs over the life of the product.
Colours Available: Black, Grey, Redwood, Sand, Walnut

10 YEAR LIMITED WARRANTY

Durable Powder Coated Aluminum Frame

Standard Colours: Brown Slate, Victor Ridge II, Nordic Lichen, Timeless Rust, Grey Gold, Textured Silver, Precious Sand, Groovy Red, Black Textured, Earth Clay, Noble Bronze, Modern Khaki, Flame Red, Pastel Orange, Signal Violet, Traffic Yellow, Ultramarine Blue, Water Blue, Yellow Green

Long Lasting Stainless Steel Hardware

CUSTOMIZED SOLUTIONS

Custom Powder Coating
(Setup Charges May Apply)
Wheelchair Accessible one side (PKPTWC-8)
Umbrella with stand
Skate blocks
INST-13 Stainless steel bolt down kit

DESIGNER NOTES

The Parker Picnic Table (part of the Parker Series) improves on existing features found in our other benches and picnic tables and adds some new ones! The simple curves were intentionally designed to match modern playground environments that incorporate curved shapes and non-linear forms. The connecting structural pieces are made as narrow as possible so that the user does not have to step over a large unsightly object thus reducing the tripping hazard. The maximized spacing between the seats and table tops combined with the curved leg design allows a person to slide into this picnic table without interference. Legs are centered but slope away. This picnic table also has wheelchair accessible extensions available on one or both ends (see Product Gallery photos). The table is made in 3 to 8-foot lengths.

PRODUCT DIMENSIONS

Table Height	30 inches / 762 mm
Seat Height	18 inches / 457 mm
Seat Depth	12 inches / 305 mm
Total Length	6 feet / 183 cm
Weight	250lbs / 113 kg

AVAILABLE RECYCLED PLASTIC LUMBER COLOURS

Black Grey Redwood Sand Walnut

RECYCLED CONTENT

65% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE

100% Canadian Made

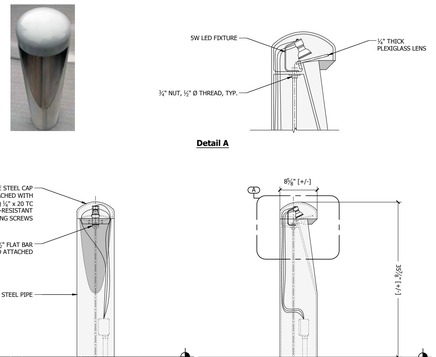
Wishbone Ltd. provides an extended 10 year limited warranty from the date of invoice.

Visit us online at www.Wishboneltd.com

Wishbone Site Furnishings | #210-27090 Gloucester Way | Langley, BC CANADA V4W 3Y5
1.866.626.0476 sales@wishboneltd.com

6 Wishbone Parker Accessible Picnic Table

Scale: NTS. Size: 6'. Colour: aluminum grey/walnut. Website: www.wishboneltd.com.



SPECIFICATIONS

- Cast components will be of 100% recycled aluminum; ASTM B261.
- Castings will be squared and flat, free of burrs, slag, air pockets, blow holes, flashing, and grinding or welding on exposed surfaces. Excessive warping or shrinkage is not acceptable.
- Fabricated components will be mild carbon steel, ASTM A36.
- All visible welds to be ground smooth on outside edges.
- Fabrication will be true to square, or diameter and sized within 1/8".
- Finish to be powder coat, standard UA color and applied per UA specifications. If alternate color or finish is required, please provide all finish information for UA approval.
- Dimensions shown are nominal.
- For cases of "or equal" consideration, our finished, full size product should be compared with the alternative product for general quality, surface finish, precise pattern work, metal characteristics, and overall design aesthetics.

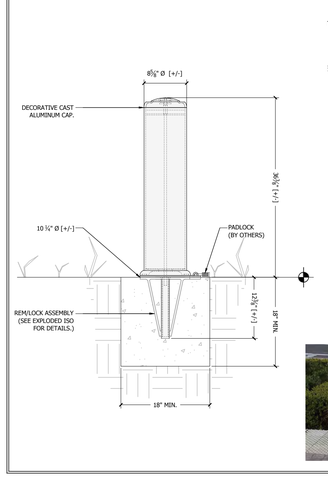
Bollard
DG2
5W LED
Page: 1 of 1 Date: 12/13/12

URBAN ACCESSORIES Co. Bow Tie Founded 1972

465 E. FIFTEENTH ST. sales@urbanaccessories.com
TACOMA, WA 98421 www.urbanaccessories.com
(877) 487-0488

4 Urban Accessories Bollard Light DG-2

Scale: NTS. Size: 8"x36". Colour: Alum-8inum Brushed. Website: www.urbanaccessories.com.



SPECIFICATIONS

- Cast components will be of 100% recycled aluminum; ASTM B261.
- Castings will be squared and flat, free of burrs, slag, air pockets, blow holes, flashing, and grinding or welding on exposed surfaces. Excessive warping or shrinkage is not acceptable.
- Fabricated components will be mild carbon steel, ASTM A36.
- All visible welds to be ground smooth on outside edges.
- Fabrication will be true to square, or diameter and sized within 1/8".
- Finish to be powder coat, standard UA color and applied per UA specifications. If alternate color or finish is required, please provide all finish information for UA approval.
- Dimensions shown are nominal.
- For cases of "or equal" consideration, our finished, full size product should be compared with the alternative product for general quality, surface finish, precise pattern work, metal characteristics, and overall design aesthetics.

Bollard
8-2C1
REM / LOCK
Page: 1 of 1 Date: 1/24/13

URBAN ACCESSORIES Co. Bow Tie Founded 1972

465 E. FIFTEENTH ST. sales@urbanaccessories.com
TACOMA, WA 98421 www.urbanaccessories.com
(877) 487-0488

3 Urban Accessories Class Bollard #8-2C1

Scale: NTS. Size: 8"x36". Colour: Aluminum. Website: www.urbanaccessories.com.

LED recessed wall luminaires - asymmetrical

BEGA

Application
LED recessed wall luminaire with asymmetrical light distribution for the illumination of ground surfaces, building entrances, stairs and footpaths.
Materials
Luminaire housing constructed of die-cast aluminum marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Composite installation housing
NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 1.5 lbs
Electrical

Operating voltage	120–277VAC
Minimum start temperature	-40° C
LED module wattage	4.1 W
System wattage	6.0 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	231 lumens (3000K)
LED service life (L70)	60,000 hours

LED color temperature
4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
3000K - Product number + **K3**
☐ 2700K - Product number + **K27**
Amber - Product number + **AMB**
Wildlife friendly amber LED - Optional
Luminaire is optionally available with a narrow bandwidth, amber LED source (585-600nm) approved by the FWC. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitats. Electrical and control information may vary from standard luminaire.

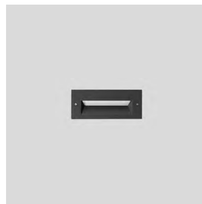
LED module wattage	3.6 W (Amber)
System wattage	4.6 W (Amber)
Luminaire lumens	56 lumens (Amber)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors Black (BLK) ☐ White (WHT) RAL:
Bronze (BRZ) ☐ Silver (SLV) CUS:

Type:
BEGA Product:
Project:
Modified:

Fully enclosed luminaire with installation housing ensures seamless integration and weatherright operation.



LED recessed wall luminaires / asymmetrical				
	LED	A	B	C
33.053	4.1 W	6¼	2¾	5

BEGA, 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
© copyright BEGA 2019
Updated 06/22/19

5 Recessed Wall Light BEGA 33.053 LED

Scale: NTS. Specifications TBC

Date	Issue Notes
2022-12-01	Re-Issue for DP Board
2022-10-03	L1 - In Progress for Arch Review/Coordination
2022-06-21	Issue for Development Permit
2022-06-08	Issued for Arch Coordination
2022-06-07	Issued for Arch Review/Coordination
2022-05-26	Issued for Arch and Arborist Coordination In progress
2022-05-17	In Progress for Coordination/Communication *L2a Only*

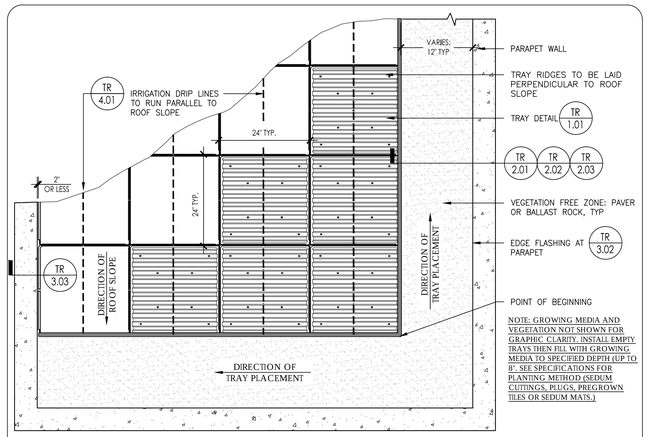
Seal

Prospect & Refuge
LANDSCAPE ARCHITECTS
#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-869-1003 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
Carey College at UBC
5920 Iona Dr, Vancouver, BC V6T 1J6

Sheet Title
Landscape Cut Sheets

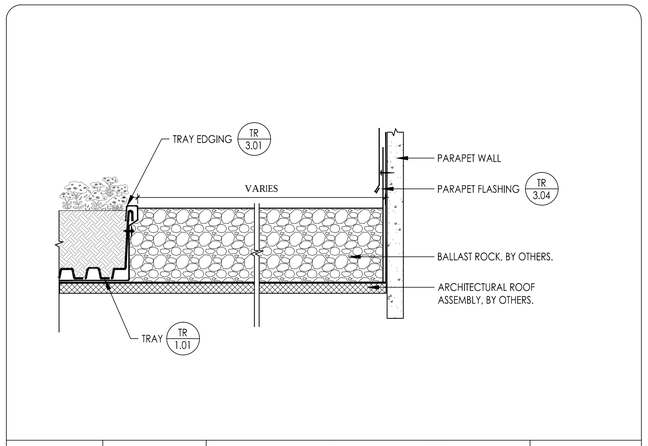
Project No.	Scale
2022-12	Actual Size
Project Manager: AS	Sheet No. L6c
Reviewed By: AS	



COLUMBIA GREEN TECHNOLOGIES | TR1.02 | PLANTED-IN-PLACE TRAY LAYOUT | PLANTED-IN-PLACE TRAY | DETAIL SCALE:3/4"=1'-0" | ISSUE DATE: 04/03/2014

Corporate Office: 79 SE Taylor Street, Suite 201 Portland, OR 97214
Telephone: (503) 327-8723 · www.columbia-green.com

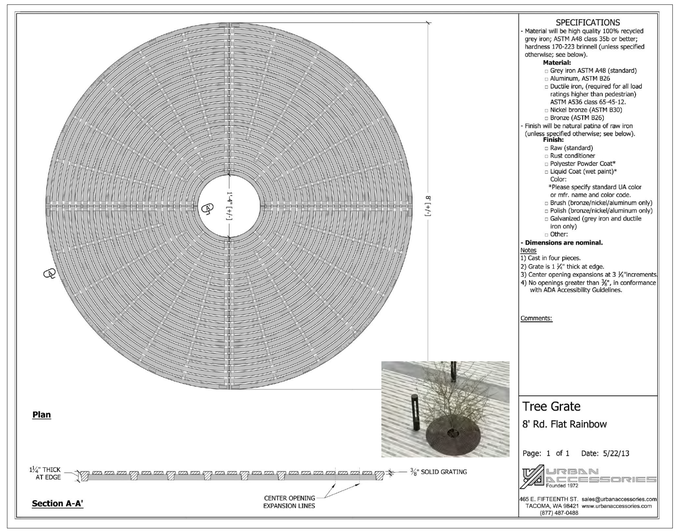
1 Green Roof - Columbia Green Technologies
Scale: NTS.



COLUMBIA GREEN TECHNOLOGIES | TR2.02 | BALLAST ROCK PERIMETER | PLANTED-IN-PLACE TRAY | DETAIL SCALE: 3"=1'-0" | ISSUE DATE: 04/03/2014

Corporate Office: 79 SE Taylor Street, Suite 201 Portland, OR 97214
Telephone: (503) 327-8723 · www.columbia-green.com

2 Green Roof Details
Scale: NTS.



SPECIFICATIONS
- Material will be high quality 100% recycled grey iron; ASTM A48 class 35b or better; hardness 170-223 brinnell (unless specified otherwise; see below).
  Material:
  - □ Grey iron ASTM A48 (standard)
  - □ Aluminum, ASTM B26
  - □ Ductile iron, (required for all load ratings higher than pedestrian) ASTM A536 class 65-45-12.
  - □ Nickel bronze (ASTM B30)
  - □ Bronze (ASTM B26)
- Finish will be natural patina of raw iron (unless specified otherwise; see below).
  Finish:
  - □ Raw (standard)
  - □ Rust conditioner
  - □ Polyester Powder Coat*
  - □ Liquid Coat (wet paint)*
  - Color:
  - *Please specify standard UA color or mfr. name and color code.
  - □ Brush (bronze/nickel/aluminum only)
  - □ Polish (bronze/nickel/aluminum only)
  - □ Galvanized (grey iron and ductile iron only)
  - □ Other:
- **Dimensions are nominal.**

Notes
1) Cast in four pieces.
2) Grate is 1 ¼" thick at edge.
3) Center opening expansions at 3 ¼"increments.
4) No openings greater than ¾", in conformance with ADA Accessibility Guidelines.

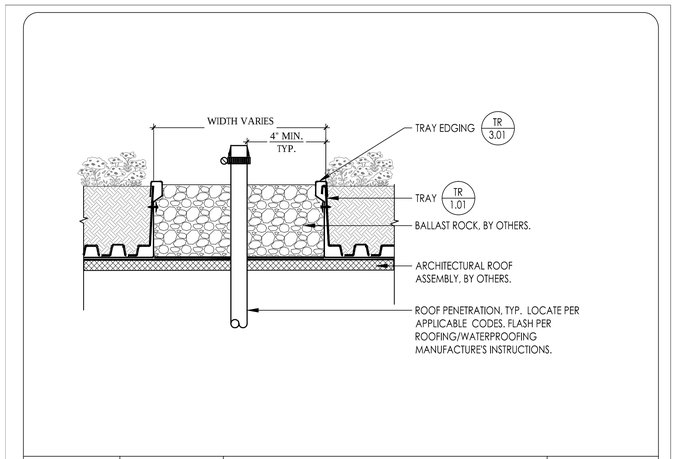
Comments:

Tree Grate
8' Rd. Flat Rainbow

Page: 1 of 1 Date: 5/22/13

URBAN ACCESSORIES Founded 1972
465 E. FIFTEENTH ST. sales@urbanaccessories.com
TACOMA, WA 98421 www.urbanaccessories.com
(877) 487-0488

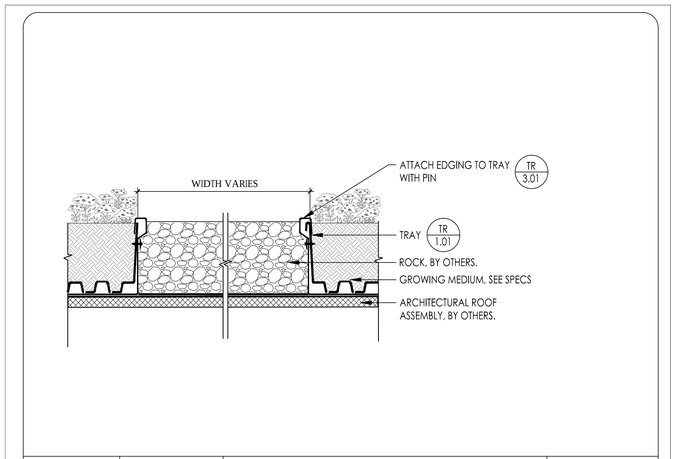
5 Urban Accessories Jamison Flat Rainbow Tree Grate
Scale: NTS. Size: 8' dia. Colour: Aluminum brushed. Website: www.urbanaccessories.com. Phone: 1-604-667-8141



COLUMBIA GREEN TECHNOLOGIES | TR2.04 | ROOF PENETRATION | PLANTED-IN-PLACE TRAY | DETAIL SCALE: 3"=1'-0" | ISSUE DATE: 6/16/2014

Corporate Office: 79 SE Taylor Street, Suite 201 Portland, OR 97214
Telephone: (503) 327-8723 · www.columbia-green.com

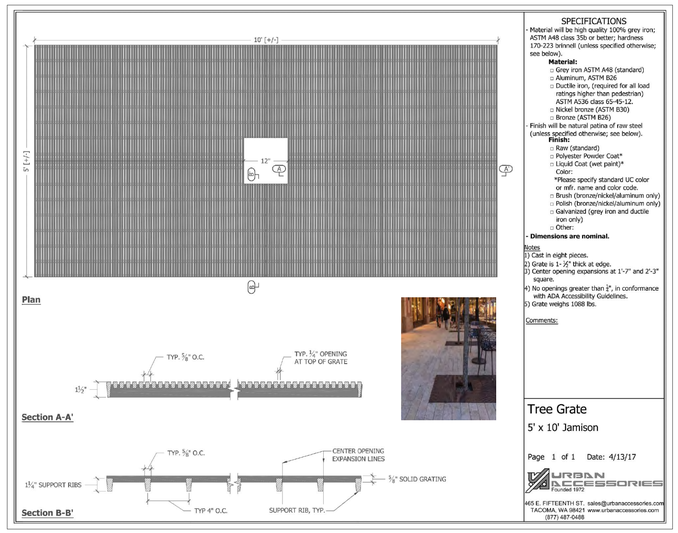
3 Green Roof Details
Scale: NTS.



COLUMBIA GREEN TECHNOLOGIES | TR2.05 | WALKWAY- BALLAST ROCK | PLANTED-IN-PLACE TRAY | DETAIL SCALE: 3"=1'-0" | ISSUE DATE: 04/03/2014

Corporate Office: 79 SE Taylor Street, Suite 201 Portland, OR 97214
Telephone: (503) 327-8723 · www.columbia-green.com

4 Green Roof Details
Scale: NTS.



SPECIFICATIONS
- Material will be high quality 100% grey iron; ASTM A48 class 35b or better; hardness 170-223 brinnell (unless specified otherwise; see below).
  Material:
  - □ Grey iron ASTM A48 (standard)
  - □ Aluminum, ASTM B26
  - □ Ductile iron, (required for all load ratings higher than pedestrian) ASTM A536 class 65-45-12.
  - □ Nickel bronze (ASTM B30)
  - □ Bronze (ASTM B26)
- Finish will be natural patina of raw steel (unless specified otherwise; see below).
  Finish:
  - □ Raw (standard)
  - □ Polyester Powder Coat*
  - □ Liquid Coat (wet paint)*
  - Color:
  - *Please specify standard UC color or mfr. name and color code.
  - □ Brush (bronze/nickel/aluminum only)
  - □ Polish (bronze/nickel/aluminum only)
  - □ Galvanized (grey iron and ductile iron only)
  - □ Other:
- **Dimensions are nominal.**

Notes
1) Cast in eight pieces.
2) Grate is 1- ½" thick at edge.
3) Center opening expansions at 1'-7" and 2'-3" square.
4) No openings greater than ¾", in conformance with ADA Accessibility Guidelines.
5) Grate weighs 1088 lbs.

Comments:

Tree Grate
5' x 10' Jamison

Page 1 of 1 Date: 4/13/17

URBAN ACCESSORIES Founded 1972
465 E. FIFTEENTH ST. sales@urbanaccessories.com
TACOMA, WA 98421 www.urbanaccessories.com
(877) 487-0488

6 Urban Accessories Jamison Rectangle Tree Grate
Scale: NTS. Size: 5'x10' Rectangle. Colour: Aluminum brushed. Website: www.urbanaccessories.com. Phone: 1-604-667-8141

Date	Issue Notes
2022-12-01	Re-Issue for DP Board
2022-10-03	L1 - In Progress for Arch Review/Coordination
2022-06-21	Issue for Development Permit
2022-06-08	Issued for Arch Coordination
2022-06-07	Issued for Arch Review/Coordination
2022-05-26	Issued for Arch and Arborist Coordination In progress
2022-05-17	In Progress for Coordination/Communication *L2a Only*

Seal

Prospect & Refuge
LANDSCAPE ARCHITECTS
#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-869-1003 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
Carey College at UBC
5920 Iona Dr, Vancouver, BC V6T 1J6

Sheet Title
Landscape Cut Sheets

Project No. 2022-12
Scale Actual Size
Project Manager AS
Reviewed By AS
Sheet No. L6e

UBC REAP 3.2

Y	?	N	Energy & Emissions (E&E)		15/35
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
4		2	2.1	Renewable Energy	6
2		3	3.1	Enhanced Energy Submetering and Reporting	5
1		2	4.1	Electric Vehicle Charging Stations	3

Y	?	N	Water (W)		7/15
precondition			P1	Low-Flow Plumbing Fixtures	-
precondition			P2	Outdoor Water Use Reduction	-
precondition			P3	Water Efficient Appliances	-
precondition			P4	Rainwater Management	-
4		3	1.1	Total Water Use Reduction	7
2		2	2.1	On-Site Rainwater Management	4
1		3	3.1	Domestic Hot Water Metering	4

Y	?	N	Biodiversity (B)		7/8
precondition			P1	Ecological Planting	-
precondition			P2	Light Pollution Reduction	-
precondition			P3	Bird Friendly Design - Basic	-
3		0	1.1	Planting for Biodiversity and Ecosystem Health	3
1		0	2.1	Site Green Space	1
3		0	3.1	Bird Friendly Design - Enhanced	3
0		1	4.1	Food Growing Opportunity	1

Y	?	N	Materials & Resources (M&R)		7/8
precondition			P1	Zero Waste Ready	-
precondition			P2	Embodied Carbon Reporting	-
precondition			P3	Construction and Demolition Waste	-
4		0.0	1.1	Environmentally Responsible Materials	4.0
2		0	1.2	Local Materials	2
0		1	1.3	Mass Timber Superstructure	1
1		0	1.4	Healthy Building Materials	1

Y	?	N	Climate Adaptation (CA)		6/13
precondition			P1	2050 Climate Ready Thermal Comfort Modelling	-
5		2	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)		5/5
precondition			P1	Project Community Amenity Spaces	-
5		0	1.1	Project Exemplary Community Amenity Spaces	5

Y	?	N	Health & Wellbeing (H&W)		6/8
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
0		2	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
1		0	6.1	Active Living	1

Y	?	N	Quality (Q)		8/8
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
2		0	2.1	Durable Building	2
2		0	3.1	Education and Awareness	2

Y	?	N	Innovation & Research (I&R)		/10
0		2	1.1	Exemplary Performance	2
0		3	1.2	Innovation or Pilot	3
0		5	2.1	Research	5

Total				61 /100+10
Y	?	N		
61	0	39.0	Total Credits	100
0	0	10	Additional Innovation & Research Credits	10
Gold				50
Gold Plus				60
Platinum				70
Platinum Plus				80

PUBLIC CONSULTATION SUMMARY

File: DP22001 and associated Plan Amendment - Carey Theological College Expansion Project
Date: October 18, 2022

Public Open Houses

Submission 1 – January 10, 2022
Session 1
Date & Time: February 16, 2022, 11:30 AM – 1:00 PM
Registrants: 56

Session 2
Date & Time: February 16, 2022, 7:00 – 8:30 PM
Registrants: 39

Revised Submission – June 24, 2022
Session 1
Dates & Times: October 6, 2022, 11:30 AM – 1:00 PM
Registrants: 19

Session 2
Dates & Time: October 6, 2022, 7:00 – 8:30 PM
Registrants: 28

Virtual public open house sessions were hosted for the original development permit application on February 16, 2022 and for the revised application on October 6, 2022.

The details of the event were posted on-site on the Development Permit notification sign and on the Campus and Community Planning website. Advertisements were posted online in the Ubyssey running for the first two sessions from February 2 to 16, 2022 and for the second two sessions from September 26 to October 6, 2022.

Notifications were emailed to the University Neighbourhood Association (UNA), the Alma Mater Society (AMS), and Graduate Student Society (GSS), as well posted to the UBC Today internal communications page. Notification letters for residences within 30 m of the site were mailed to Esse townhomes, 1863 Wesbrook Mall; Argyll House East, 5958 Iona Drive; Folio, 5955 Iona Drive; Chancellor Hall, 5989 Iona Drive; and Corus, 5989 Walter Gage Road.

The meetings were accessible via a Zoom link emailed to registrants on the day of the event. Campus & Community Planning staff introduced the project and representatives from Carey Theological College, the project architecture consultant, and landscape architecture consultant presented the project plans. Staff and the applicant team responded to questions about the project. Interpretation services from English to Mandarin and Mardarin to English were provided by MOSAIC Interpretation and Translation Services as concern had been expressed to staff that many residents of the surrounding buildings were Mandarin-speaking.

Online Comment Forms

Comment Period 1: February 2 - February 23

During the first comment period, 122 comment forms, of which 5 were incomplete, were collected via an online survey link on the Campus and Community Planning project page.

The affiliations provided by respondents were:

Alumnus	17
Alumnus, Other	2
Alumnus, Resident	4
Alumnus, Resident, UNA	3
Emeritus, Resident, UNA	1
Faculty	4
Faculty, Alumnus	1
Faculty, Alumnus, Resident	1
Faculty, Alumnus, Resident, UNA	1
Faculty, Resident	2
Faculty, Resident, UNA	1
Other	26
Resident	22
Resident, Other	1
Resident, UNA	4
Resident, UNA, Other	1
Staff	4
Student	11
Student, Alumnus	1
Student, Alumnus, UNA	1
Student, Resident	6
Student, Staff, Alumnus, Resident	1
UNA	2
No response	5
TOTAL:	122

The main themes from the feedback were:

- Concerns regarding the loss of mature trees and resulting loss of ecological health
- Concern regarding the height and density of the proposed buildings (particularly on the current parking lot on Lot 42) in relation to neighbouring residences, focusing on overshadowing and the loss of privacy for adjacent buildings
- Concerns regarding impacts of noise and traffic from building construction
- Concerns regarding the potential for short term rentals/hoteling uses at Carey Hall, resulting in additional noise and traffic increases for the area
- Support for additional student housing at Carey Theological College and/or on campus generally

Letters were received from the Strata Councils of Esse, 1863 Wesbrook Mall and the Argyll House East, 5958 Iona Drive, and Corus, 5989 Walter Gage Road. A letter was also received individually from a resident of the Corus building. The letters express concern regarding the impacts of the proposed development and associated plan amendment.

Comment Period 2: September 26 - October 13, 2022

For the comment period held for the revised submission, 18 comment forms were collection.

The affiliations provided by respondents were:

Alumnus, Resident	1
Alumnus, Resident, UNA	3
Alumnus, UNA	1
Emeritus, Resident, UNA	1
Faculty, Alumnus, UNA	1
Resident	5
Resident, UNA	4
Staff, UNA	1
Student	1
TOTAL:	18

While fewer responses were received, and some acknowledged the improvements made since the last submission, many of the themes from the first comment period were reiterated for the second comment period:

- The impacts of the building siting and massing are still a major concern, with 50% of respondents mentioning reservations concerning overshadowing and loss of privacy.
- The loss of trees was also still a concern, with 33% respondents mentioning reservations over the proposed removals and reduction in neighbourhood greenspace.
- 16% also expressed dissatisfaction with noise and disturbances from road closures associated with recent construction projects in the area and future construction on the site.
- 27% of respondents expressed concern over the potential increase in short-term rentals/hoteling uses on the site and the contribution of such activity to noise and increased traffic to the site and.
- Noise and traffic concerns were also mentioned by 38% of respondents in relation to the servicing of the site, e.g., deliveries, garbage collections, and pick-ups and drop-offs.
- 11% of respondents raised the potential for disturbance associated with the proposed ground level café space in the Lot 42 building and the associated use of the surrounding outdoor patio area.
- 33% of respondents raised concerns with the proposed plan amendment and/or expressed dissatisfaction that, in their view, the project was not conforming to the requirements of the Chancellor Place Neighbourhood Plan. Of particular focus appear to be the sections on siting and orientation (3.5.2) and massing (3.5.3).

A letter was received from the Strata Council of Argyll House East, 5958 Iona Drive. The letter expresses concerns regarding the project that the Council feels have not been adequately addressed and states the strata's lack of support for the proposed project.

Staff recognize a substantial reduction in the level of concern communicated from the initial proposal to the revised submission. While some neighbours would rather the project be scaled down to reduce visual impact and residential population there was acknowledgement that Carey College has been responsive to some key concerns by moving the 6-storey building away from neighbouring townhouses and saving many more mature trees. The bulk of the comments focused on design and operational details that will be further considered by the Development Permit Board if the proposed Chancellor Place Neighbourhood Plan amendment is approved.

Project #: 322
Site Address: 5920 Iona Drive, Vancouver B.C.
Date: February 11, 2022
Revised: November 15, 2022

GOODE
ARBORICULTURE CONSULTING

Tree Preservation Report

Submitted to:
University of British Columbia
1100-2329 West Mall
Vancouver, BC V6T 1Z4

Submitted by:
Goode Arboriculture Consulting
14186 25a Ave
Surrey, BC
V4P2E8
7788062470
info@goodearboriculture.com

Table of Contents

Section		Page
1.	INTRODUCTION	2
2.	OBSERVATIONS	3
2.1.	IMAGES	4
2.2.	TREE INVENTORY TABLE	19
3.	TREE PRESERVATION SUMMARY	24
4.	CONSTRUCTION GUIDELINES	27
5.	LIMITATIONS & CERTIFICATIONS	28

GOODE ARBORICULTURE CONSULTING

14186 25a Ave, Surrey B.C. V4P2E8 |7788062470|
info@goodearboriculture.com |

1. Introduction

Goode Arboriculture was asked to complete an assessment of the trees on a lot for a proposed development located on 5920 Iona Drive, Vancouver B.C. The purpose of this report is to assess the general health and condition of all the trees located on and adjacent to this site. The development site includes a large relatively flat lot west of Westbrook Mall Road. The development application proposes a new development site located in the yellow bordered area on the map below.

The objective of this report is to ensure that the proposed development complies with the UBC Land Use Plan. This assessment includes the proposed site plans and a tree inventory specifying: species, diameter at breast height (DBH), estimated height, structure, general health, and critical root zones. The trees were assessed according to the International Society of Arboriculture standards. This report outlines the existing trees on-site as well as trees off-site on adjacent properties on the date(s) noted in this report.

e

Image 1 – Aerial photograph was taken from the City of Vancouver GIS mapping system.

GOODE
ARBORICULTURE CONSULTING

14186 25a Ave, Surrey B.C. V4P2E8 |7788062470|
info@goodearboriculture.com |

2. Observations

Goode Arboriculture Consulting (GAC) visited the sites on October 20, 2020. The topography of this site is relatively flat, the site has no waterways or riparian areas. The property has a building on it presently as shown below in the pictures and maps. All services, site grade elevations, and any conflicting changes with regards to the trees are marked on the Tree & Site Survey attached to this report.

Shared trees (via trunk, canopy, or root protection zones) on adjacent properties were also assessed, and are represented on the Tree Management Plan and Tree Inventory Table. It is important to assess all neighbouring trees that reside along the perimeter of this lot. These "edge trees" are now at an increased risk of partial to complete failure when the surrounding trees are removed due to the increased exposure to wind and development activities.

The Tree Inventory Table found below is an inventory of all of the assessed trees that are greater than 20cms in diameter on-site and neighboring the lot perimeters. Each marked with a numbered tag as recommended by UBC Land Use Plan. For each assessed tree the following data was collected and calculated:

All tree specimens on-site and neighboring the property were located and assessed for health and structural condition. Trees were assessed according to the International Society of Arboriculture standards. Tree risk assessments are based on Level 1 observations. Observations were made from the ground using binoculars, sounding mallet, tape measure, probe, and camera.

This assessment includes a tree inventory table specifying:

- Tree species identification
- The diameter of the trunk at breast height (DBH), measured in centimeters & based on Topographical Survey.
- Tree height, measured in meters above ground level (AGL)
- Live crown ratio, used as a measure of tree canopy
- On-site observations
- Recommendations based on observations and tree impact.
- Location on-site (O-offsite tree, C-city tree, S-shared)
- Root Protection Zone (RPZ) and Tree Protection Barriers (TPB)

GOODE ARBORICULTURE CONSULTING

14186 25a Ave, Surrey B.C. V4P2E8 |7788062470|
info@goodearboriculture.com |

2.1. Images:

Image 2 – Trees #2523-2524 located along Iona Drive.

GOODE ARBORICULTURE CONSULTING

14186 25a Avenue, Surrey B.C. V4P2E8 |7788062470 | info@goodearboriculture.com |

Image 3 – Photograph of Cedar tree along Iona Drive.

GOODE ARBORICULTURE CONSULTING

14186 25a Avenue, Surrey B.C. V4P2E8 |7788062470 | info@goodearboriculture.com |

Image 4 – Photograph of Maple Trees 10002-10003 on-site.

GOODE ARBORICULTURE CONSULTING

14186 25a Avenue, Surrey B.C. V4P2E8 |7788062470 | info@goodearboriculture.com |

Image 5 – Photograph of decayed base of Dogwood trees #2237-2238.

GOODE ARBORICULTURE CONSULTING

14186 25a Avenue, Surrey B.C. V4P2E8 |7788062470 | info@goodearboriculture.com |

Image 6 – Photograph of Dogwood & Cedar trees #2237-2238.

GOODE ARBORICULTURE CONSULTING

14186 25a Avenue, Surrey B.C. V4P2E8 |7788062470 | info@goodearboriculture.com |

Image 7 – Photograph of Corner of Westbrook Mall and Iona Drive.

GOODE ARBORICULTURE CONSULTING

14186 25a Avenue, Surrey B.C. V4P2E8 |7788062470 | info@goodearboriculture.com |

Image 8 – Photograph of raised base of Cedar tree #2519.

GOODE ARBORICULTURE CONSULTING

14186 25a Avenue, Surrey B.C. V4P2E8 |7788062470 | info@goodearboriculture.com |

Image 9 – Photograph of Maple tree #2328.

GOODE
ARBORICULTURE CONSULTING

14186 25a Avenue, Surrey B.C. V4P2E8 |7788062470 | info@goodearboriculture.com |

Image 10 – Photograph of Off-site Magnolia & Katsura Trees along east property line.

GOODE ARBORICULTURE CONSULTING

14186 25a Avenue, Surrey B.C. V4P2E8 |7788062470 | info@goodearboriculture.com |

Image 11 – Photograph of Katsura trees #2528, 9933, 2527, 9935.

GOODE ARBORICULTURE CONSULTING

14186 25a Avenue, Surrey B.C. V4P2E8 |7788062470 | info@goodearboriculture.com |

Image 12 – Photograph of City Ash trees #5188,5187,5194.

GOODE ARBORICULTURE CONSULTING

14186 25a Avenue, Surrey B.C. V4P2E8 |7788062470 | info@goodearboriculture.com |

Image 13 – Photograph of rear gravel parking lot with several Maple and Cedar Trees.

GOODE
ARBORICULTURE CONSULTING

14186 25a Avenue, Surrey B.C. V4P2E8 |7788062470 | info@goodearboriculture.com |

mage 14 – Photograph of rear gravel parking lot with several Maple and Cedar Trees.

GOODE ARBORICULTURE CONSULTING

14186 25a Avenue, Surrey B.C. V4P2E8 |7788062470 | info@goodearboriculture.com |

Image 15 – Off-site Pear trees #1006-1008 on left of roadside.

Image 16 – Trees #1004-1005 in parking area.

GOODE ARBORICULTURE CONSULTING

14186 25a Avenue, Surrey B.C. V4P2E8 |7788062470 | info@goodearboriculture.com |

2.2. Tree Inventory Table:

Table 1:

Tag #	Surveyed	Location	Common & *Botanical* Name	DBH (cm)	Ht (m)	LCR (%)	Observations	Recommendations	Retention Suitability	Retain/ Remove	Tree Protection zone (m)
2524	Yes	On-site	Maple Tree *Acer sp.*	60	14	60	Multi-stemming specimen that is visually in good health and condition. Exposed roots at base, shared canopy. Recently topped. Next to utilities.	Protect throughout development with tree protection barriers.	High	Retain	3.9
2523	Yes	On-site	Maple Tree *Acer sp.*	60	17	80	Multi-stemming specimen that is visually in good health and condition. Exposed roots at base, shared canopy.	Protect throughout development with tree protection barriers.	High	Retain	3.9
2240	Yes	On-site	Western Red Cedar *Thuja plicata*	95	24	90	Single stemming specimen that is visually in good health and condition. Exposed roots at base, shared canopy.	Remove due to development pressures and to accommodate proposed site plans.	High	Remove	6.2
2239	Yes	On-site	Western Red Cedar *Thuja plicata*	105	24	90	Single stemming specimen that is visually in good health and condition. Exposed roots at base, shared canopy.	Remove due to development pressures and to accommodate proposed site plans.	High	Remove	6.8
10003	Yes	On-site	Japanese Maple *Acer japonicum*	15+ 20	7	70	Specimen is visually in good health and condition, forks at base.	Remove to accommodate proposed site plans.	High	Remove	2.3
10002	Yes	On-site	Japanese Maple *Acer japonicum*	10+ 10+ 20	7	70	Specimen is visually in good health and condition, forks at base.	Remove to accommodate proposed site plans.	High	Remove	2.3
2238	Yes	On-site	Pacific Dogwood *Cornus nuttallii*	20+ 25+ 30	11	70	Specimen is a understory tree. Bark peeling off on east stem and basal cavity, visually in poor health.	Remove to accommodate proposed site plans.	Low	Remove	4.9
2237	Yes	On-site	Pacific Dogwood *Cornus nuttallii*	20+ 30+ 30	12	70	forks at base. all 3 stems have peeling bark slight deadwood in canopy. decay at base, visually in poor health.	Remove to accommodate proposed site plans.	Low	Retain	5.2
2236	Yes	On-site	Western Red Cedar *Thuja plicata*	65	21	80	Single stemming specimen that is visually in good health and condition. Exposed roots at base, shared canopy.	Remove to accommodate proposed site plans.	High	Retain	4.2
2235	Yes	On-site	Western Red Cedar *Thuja plicata*	45	20	80	Single stemming specimen that is visually in good health and condition. Exposed roots at base, shared canopy.	Remove to accommodate proposed site plans.	High	Retain	2.9
2234	Yes	On-site	Western Red Cedar *Thuja plicata*	65	23	80	Single stemming specimen that is visually in good health and condition. Exposed roots at base, shared canopy.	Remove to accommodate proposed site plans.	High	Retain	4.2

001	Yes	On-site	Pacific Dogwood *Cornus nuttallii*	20+ 25+ 25	10	60	Specimen has several dying branches throughout canopy, broken top and peeling bark. Visually in poor health	Remove to accommodate proposed site plans.	Low	Retain	4.6
2233	Yes	On-site	Pacific Dogwood *Cornus nuttallii*	30	11	70	Single stemming specimen.	Remove to accommodate proposed site plans.	High	Retain	2
2522	Yes	On-site	Western Red Cedar *Thuja plicata*	85	21	80	Single stemming specimen that is visually in good health and condition, shared canopy..	Remove to accommodate proposed site plans.	High	Retain	5.5
2532	Yes	On-site	Western Red Cedar *Thuja plicata*	100	23	80	Single stemming specimen that is visually in good health and condition with exposed roots and low branches.	Protect throughout development with tree protection barriers.	High	Retain	6.5
2229	Yes	On-site	Western Red Cedar *Thuja plicata*	105	23	85	Specimen that is visually in good health and condition. Co-dominate leader 55 AGL.	Protect throughout development with tree protection barriers.	High	Retain	6.8
2230	Yes	On-site	Western Red Cedar *Thuja plicata*	95	21	85	Single stemming specimen that is visually in good health and condition. Large cavity found at base, low branches.	Protect throughout development with tree protection barriers.	High	Retain	6.2
2518	Yes	On-site	Western Red Cedar *Thuja plicata*	45	15	90	Single stemming specimen that is visually in good health and condition, low branches & exposed roots.	Protect throughout development with tree protection barriers.	High	Retain	2.9
2519	Yes	On-site	Western Red Cedar *Thuja plicata*	95	23	90	Specimen that is visually in good health and condition forks 25 AGL wit included union. Base is above ground level with low branches.	Protect throughout development with tree protection barriers.	High	Retain	6.2
10001	Yes	On-site	Japanese Maple *Acer japonicum*	10+ 15	6	70	Specimen is visually in good health and condition, forks AGL.	Remove to accommodate proposed site plans.	High	Remove	1.6
2328	Yes	On-site	Japanese Maple *Acer japonicum*	10+ 35+ 35	6	70	Specimen is visually in good health and condition, forks AGL.	Remove to accommodate proposed site plans.	High	Retain	5.2
9982	Yes	Off-site	Katsura *Cercidiphyllum japonicum*	8+8 +8	9	70	Specimen is visually in good health and condition, forks AGL.	Protect throughout development with tree protection barriers.	High	Retain	1.6
2516	Yes	Off-site	Katsura *Cercidiphyllum japonicum*	35	12	80	Specimen is visually in good health and condition.	Protect throughout development with tree protection barriers.	High	Retain	2.3
9978	Yes	On-site	Japanese Maple *Acer japonicum*	8+8 +8	6	70	Specimen is visually in good health and condition, forks AGL.	Retain and relocate under arborist supervision.	High	Retain	1.6
9977	Yes	On-site	Japanese Maple Acer japonicum	8+8 +8	6	70	Specimen is visually in good health and condition, forks AGL.	Retain and relocate under arborist supervision.	High	Retain	1.6
2528	Yes	On-site	Katsura *Cercidiphyllum japonicum*	25	11	70	Specimen is visually in good health and condition.	Remove to accommodate proposed site plans.	High	Retain	1.6

9933	Yes	On-site	Katsura *Cercidiphyllum japonicum*	20	9	70	Specimen is visually in good health and condition.	Protect throughout development with tree protection barriers.	High	Retain	1.3
2527	Yes	On-site	Katsura *Cercidiphyllum japonicum*	25	11	70	Specimen is visually in good health and condition.	Protect throughout development with tree protection barriers.	High	Retain	1.6
9935	Yes	On-site	Katsura *Cercidiphyllum japonicum*	25	11	70	Specimen is visually in good health and condition.	Protect throughout development with tree protection barriers.	High	Retain	1.6
9931	Yes	Off-site	Magnolia *Magnolia sp.*	8+8 +8	8	75	Specimen is visually in good health and condition, forks AGL.	Protect throughout development with tree protection barriers.	High	Retain	1.6
9929	Yes	Off-site	Magnolia *Magnolia sp.*	8+8 +8	4	70	Specimen is visually in good health and condition, forks AGL.	Protect throughout development with tree protection barriers.	High	Retain	0
9927	Yes	Off-site	Magnolia *Magnolia sp.*	8+8 +8	4	70	Specimen is visually in good health and condition, forks AGL.	Protect throughout development with tree protection barriers.	High	Retain	0
9923	Yes	Shared	Katsura *Cercidiphyllum japonicum*	10+ 10	11	70	Specimen is visually in good health and condition, forks AGL.	Protect throughout development with tree protection barriers.	High	Retain	1.3
9922	Yes	Shared	Katsura *Cercidiphyllum japonicum*	10+ 10	9	70	Specimen is visually in good health and condition, forks AGL.	Protect throughout development with tree protection barriers.	High	Retain	1.3
9921	Yes	Shared	Katsura *Cercidiphyllum japonicum*	20	11	70	Specimen is visually in good health and condition.	Protect throughout development with tree protection barriers.	High	Retain	1.3
5188	Yes	City	Ash *Fraxinus sp.*	25	12	70	Specimen is visually in good health and condition. Bark damage, peeling on east side.	Protect throughout development with tree protection barriers.	High	Retain	1.6
5187	Yes	City	Ash *Fraxinus sp.*	30	12	70	Specimen is visually in good health and condition, lean over Walter Rd.	Protect throughout development with tree protection barriers.	High	Retain	2
5194	Yes	City	Ash *Fraxinus sp.*	30	12	70	Specimen is visually in good health and condition, damage to bark at base	Protect throughout development with tree protection barriers.	High	Retain	2
9826	Yes	City	Magnolia *Magnolia sp.*	10	5	70	Specimen is visually in good health and condition.	Protect throughout development with tree protection barriers.	High	Retain	0.7
9829	Yes	City	Magnolia *Magnolia sp.*	10	5	70	Specimen is visually in good health and condition.	Protect throughout development with tree protection barriers.	High	Retain	0.7
9830	Yes	City	Ash *Fraxinus sp.*	20	11	70	Specimen is visually in good health and condition, corrected lean.	Protect throughout development with tree protection barriers.	High	Retain	1.3
9952	Yes	On-site	Maple Tree *Acer sp.*	60	20	70	Specimen is visually in good health and condition, shared canopy.	Remove to accommodate proposed site plans.	High	Remove	3.9

9956	Yes	On-site	Maple Tree *Acer sp.*	30	17	75	Specimen is visually in good health and condition, shared canopy.	Protect throughout development with tree protection barriers.	High	Retain	2
2531	Yes	On-site	Maple Tree *Acer sp.*	30+ 40	18	70	Specimen is visually in good health and condition, shared canopy, forks 1ft AGL with included union.	Remove to accommodate proposed site plans.	Medium	Retain	4.6
9957	Yes	On-site	Maple Tree *Acer sp.*	20	14	70	Specimen is visually in good health and condition, shared canopy, lean towards Walter.	Protect throughout development with tree protection barriers.	High	Retain	1.3
9958	Yes	On-site	Maple Tree *Acer sp.*	20	14	70	Specimen is visually in good health and condition, shared canopy.	Protect throughout development with tree protection barriers.	High	Retain	1.3
9959	Yes	On-site	Maple Tree *Acer sp.*	20+ 35	17	70	Specimen is visually in good health and condition, shared canopy, low branches. along a bank of 3ft. Forks AGL with included union.	Protect throughout development with tree protection barriers.	Medium	Retain	3.6
9953	Yes	On-site	Western Red Cedar *Thuja plicata*	60	21	95	Specimen is visually in good health and condition, shared canopy.	Remove to accommodate proposed site plans.	High	Remove	3.9
9954	Yes	On-site	Maple Tree *Acer sp.*	50	20	70	Specimen is visually in good health and condition, shared canopy.	Remove to accommodate proposed site plans.	High	Remove	3.3
9951	Yes	On-site	Maple Tree *Acer sp.*	20+ 35+ 35	18	70	Specimen is visually in good health and condition, shared canopy. Gravel base, forks at base.	Remove to accommodate proposed site plans.	High	Remove	5.9
9947	Yes	On-site	Maple Tree *Acer sp.*	50	20	70	Specimen is visually in good health and condition, shared canopy. Gravel base, forks at base.	Remove to accommodate proposed site plans.	High	Remove	3.3
9946	Yes	On-site	Maple Tree *Acer sp.*	30	18	70	Specimen is visually in good health and condition, shared canopy. Gravel base.	Remove to accommodate proposed site plans.	High	Remove	2
9945	Yes	On-site	Maple Tree *Acer sp.*	25+ 25	20	70	Specimen is visually in good health and condition, shared canopy. Gravel base, forks 1ft AGL with included union.	Remove to accommodate proposed site plans.	Medium	Remove	3.3
2529	Yes	On-site	Western Red Cedar *Thuja plicata*	55	21	80	Specimen is visually in good health and condition, shared canopy.	Remove to accommodate proposed site plans.	High	Retain	3.6
9943	Yes	On-site	Maple Tree *Acer sp.*	20+ 25	17	70	Specimen is visually in good health and condition, shared canopy. Gravel base, forks 1ft AGL. with included union.	Remove to accommodate proposed site plans.	Medium	Retain	2.9
9942	Yes	On-site	Maple Tree *Acer sp.*	45	17	70	Specimen is visually in good health and condition, shared canopy.	Remove to accommodate proposed site plans.	High	Remove	2.9
9941	Yes	On-site	Maple Tree *Acer sp.*	30	12	70	Specimen is visually in good health and condition, shared canopy, lean towards parking	Remove to accommodate proposed site plans.	High	Remove	2
2525	Yes	On-site	Maple Tree *Acer sp.*	60	18	70	Specimen is visually in good health and condition, shared canopy, large dead branches in canopy.	Remove to accommodate proposed site plans.	High	Remove	3.9

9940	Yes	On-site	Maple Tree *Acer sp.*	20	12	70	Specimen is visually in good health and condition, shared canopy. forks AGL with included union. leaning. understory. beside 2525.	Remove to accommodate proposed site plans.	Medium	Remove	1.3
1009939	Yes	On-site	Maple Tree *Acer sp.*	40	17	70	Specimen is visually in good health and condition, shared canopy.	Remove to accommodate proposed site plans.	High	Remove	2.6
9938	Yes	On-site	Maple Tree *Acer sp.*	20	15	70	Specimen is visually in good health and condition, shared canopy.	Remove to accommodate proposed site plans.	High	Remove	1.3
10006	Yes	Off-site	Pear *Pyrus sp.*	20	6	70	Specimen is visually in good health and condition.	Protect throughout development with tree protection barriers.	High	Retain	1.3
1007	Yes	Off-site	Pear *Pyrus sp.*	20	7	70	Specimen is visually in good health and condition, shared canopy.	Protect throughout development with tree protection barriers.	High	Retain	1.3
10008	Yes	Off-site	Pear *Pyrus sp.*	25	8	70	Specimen is visually in good health and condition, shared canopy.	Protect throughout development with tree protection barriers.	High	Retain	1.6
10009	Yes	Off-site	Pear *Pyrus sp.*	20	7	70	Specimen is visually in good health and condition, shared canopy.	Protect throughout development with tree protection barriers.	High	Retain	1.3
10005	Yes	On-site	Liquid Amber *Liquidamber styraciflua*	20	9	60	Specimen is visually in good health and condition, shared canopy, recently topped. next to utilities. touching building	Protect throughout development with tree protection barriers.	High	Retain	1.3
10004	Yes	On-site	Liquid Amber *Liquidamber styraciflua*	25	8	80	Specimen is visually in good health and condition, shared canopy, surface roots damaged in both trees.	Protect throughout development with tree protection barriers.	High	Retain	1.6

3. *Tree Preservation Summary*

Project Number: 322
Project Location: 5920 Iona Drive, Vancouver
Registered Arborist: Stuart Goode, BSc, ISA Certified (PN-6463)
Date of Assessment: October 20, 2020

General Tree Assessment:

This site and neighboring properties consist of a variety of tree species throughout the properties. These trees vary in size, and the condition is represented in the Tree Inventory Table and Tree Management Plan. This site inventory identified a total of 58 protected trees. Six city trees, 3 shared trees, and 9 off-site neighboring trees are marked on the "Tree Management Plan" attached to this report. The location of the protected trees and root protection zones are provided on the Tree Management Plan" and Tree Inventory Table.

Discussion and Recommendations:

- The soil surrounding the roots of trees is one of the most important parts of the land to preserve. The soil is the life force of trees and provides for water, nutrition, oxygen, biological hosts, and a structural base. Preserving the soil includes protecting it from changes in bulk density compression of soil from machinery and personnel. Excavating soil changes the soil chemistry and potentially damages several roots. Protecting larger areas of land than otherwise set forth by the city surrounding each tree will help increase health and longevity.
- Arborist supervision is highly recommended when any work is to be done near or within the TPB's and RPZ's of any retained trees. Please advise an arborist before any work commences to ensure the appropriate tree protection plan can be put into place to help preserve any retained trees.
- To protect and prevent any further stress and damage after the demolition phase GAC recommends the use of wood chip/bark mulch by 10 - 15cm covering the site and soil. Mulch will also increase drought resistance, increase soil microorganism's count and help create healthy soil structure.
- All retained tree specimens on-site and neighboring the property are to be protected during all stages of the development with constructed barriers as specified by UBC.

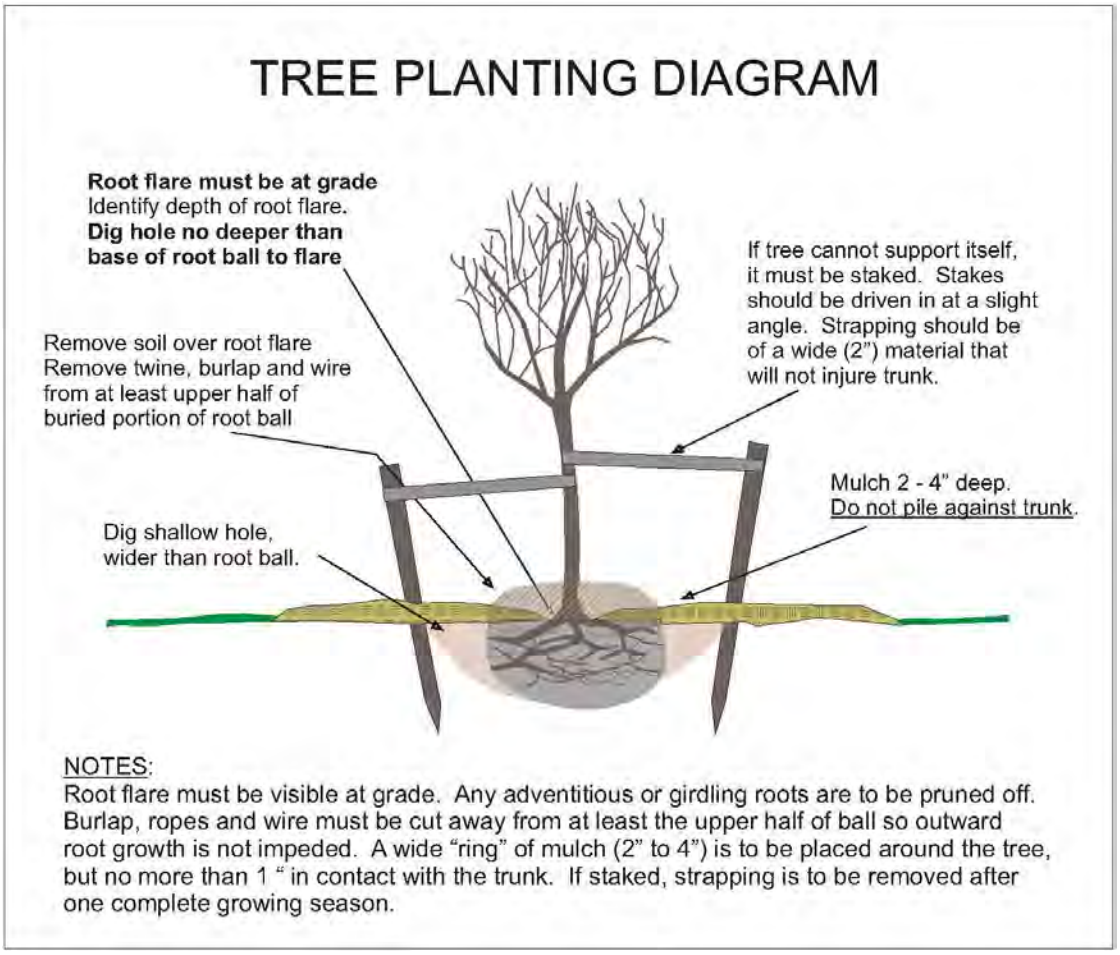
Tree Replacement:

Replacement trees will meet the UBC Land Use Plan, their proposed locations throughout the property are shown on the attached "Tree Management Plan." GAC recommends small to medium-sized deciduous and coniferous trees for the property such as; Maple, Oak, or Beech trees, False cypress and Serbian spruce, Dogwood, Stewartia, and Gingko. All replacement trees must conform to the BCSLA/BCLNA landscaping and International Society of Arboriculture standards. The proper selection and installation of plant material are crucial for plant growth, health and success.

GOODE ARBORICULTURE CONSULTING
14186 25a Ave, Surrey B.C. V4P2E8 |7788062470|
info@goodearboriculture.com |

Small growing trees should not be planted within 3m of foundations, fences, or outbuildings. Large growing species should be planted 4m away from building foundations. Replacement trees should also be planted 1m away from property lines and 3m away from another tree and not planted in a hedge like manner. Trees with mature heights greater than 5m should not be planted under overhead utility lines and within 3m of the power lines. Additional arborist recommendations and notes with regard to replacement trees and their locations can be found on the attached "Tree Management Plan".

See the tree planting schematic below.



Conclusions:

This summary is based on the Arborists best judgment, trees expected to be unsafe, conflicting with the proposed development plans, of poor health, or minimal long-term retaining value are recommended for removal shown in the Tree Inventory and Tree Preservation Summary. Goode Arboriculture Consulting recommends arborist consultation when any changes are made to the proposed site plans due to the effects on any retained trees on-site.

GOODE
ARBORICULTURE CONSULTING
14186 25a Ave, Surrey B.C. V4P2E8 |7788062470|
info@goodearboriculture.com |

Table 2 *- Tree Retention and Removal by Species Summary*
(Excluding Off-site, Park dedicated areas, Open space, and riparian areas)

Tree Species	Existing	Remove	Retain
Deciduous Species			
Maple Tree Acer sp.	26	15	11
Liquid Amber Liquidamber styraciflua	2	0	2
Pacific Dogwood Cornus nuttallii	4	1	3
Magnolia *Magnolia sp.*	2	0	2
Katsura Cercidiphyllum japonicum	7	0	7
Ash Fraxinus sp.	4	0	4
Coniferous Species			
Western Red Cedar Thuja plicata	13	3	10
Total *(including Alder & Cottonwood Trees)*	**58**	**19**	**39**
Additional Trees in the proposed open space/riparian/park area			
Replacement Trees Proposed *(excluding Boulevard Street Trees)*	**68**		
Total Retained and Replacement Trees	**107**		

Table 3 *- On-site Tree Protection and Replacement Summary*

On-Site Trees	Number of Trees
Protected Trees Identified - *on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas. Including Alder and Cottonwood trees*	58
Protected Trees to be Removed	19
Protected Trees to be Retained - *excluding trees within proposed open space or riparian areas.*	39
Total Replacement Trees Required: • UBC Land use plan 1:1 replacement ratio.	39
Replacement Trees Proposed	68
Additional Replacement Trees	36

Table 4 *- Off-site Tree Protection and Replacement Summary*

Off-Site Trees	Number of Trees
Protected Off-site Trees to be removed	0
Total Replacement Trees Required: • UBC Land use plan 1:1 replacement ratio.	0
Replacement Trees Proposed	0

Summary and Plan Prepared by Goode Arboriculture Consulting

November 15, 2022

GOODE
ARBORICULTURE CONSULTING

14186 25a Ave, Surrey B.C. V4P2E8 |7788062470|
info@goodearboriculture.com |

4. Construction Guidelines

The trees identified for preservation, as shown in the Tree Inventory table and Summary, have been given this recommendation on a preliminary basis. Final recommendations shall be based on grading and construction details. It is also advised to use a **Project Arborist** to supervise and review any changes that may occur during the demolition and construction phases of the site development within the recommended no disturbance zones (RPZ).

All injuries caused to trees below or above ground cannot be repaired. All parties must be aware that long-term success in tree preservation efforts depends greatly on minimizing the impact caused during and post-construction. Best efforts must be made by all parties to ensure the preservation of the retained trees; the following guidelines are provided for the root protection zones (RPZ). To maintain the good health and vigor of the retained trees, the following tree preservation guidelines should be followed during the construction period.

- No grade changes, the natural grade must be maintained.
- No soil disturbances or stripping.
- No alterations to surface drainage as to direct the flow of water.
- No storage, dumping of materials, parking, fires, or underground utilities.
- Site drainage should be designed to maintain the natural water table.
- Any plans that will affect the trees including; Excavation, demolition, erosion control, improvement, utility, drainage, grading, landscape, and irrigation should be reviewed and supervised by a **Project Arborist**.

Ongoing monitoring and the implementation of a Tree Health Care works, such as watering, mulching, pruning, fertilization, pest, and disease, etc., is essential for success. Site visits should be more frequent during activities of higher risk. These visits will help ensure the above guidelines are being respected and will allow for any tree concerns that may arise. Every site visit will be documented and summarized in a report which will include any concerns along with recommended mitigation procedures.

Tree protection fences shall be constructed before any activity takes place on-site, these fences must be constructed at a specified distance from the tree trunks. The tree protection fence must be constructed of 2 by four lumber at a height of 1.2 meters with orange plastic meshing.

GOODE
ARBORICULTURE CONSULTING

14186 25a Ave, Surrey B.C. V4P2E8 |7788062470|
info@goodearboriculture.com |

5. *Limitations & Certifications*

This Arboricultural field report is solely based on site observations on the dates noted in this report. The findings and recommendations expressed in this report are representative of the conditions found on the day of the assessment; this report is a reasonable and accurate representation of the condition of the trees reviewed. There are no guarantees offered or implied by Goode Arboriculture that the trees are healthy and safe given all conditions, all trees have the potential to fail. The inspection is limited to a visual examination of accessible items without dissection, excavation, probing, coring, or climbing.

This report does not provide the cost estimates to the recommendations put forth in this report. This report is valid for six months from the date of submission. To ensure the accuracy of this report, additional site visits and reports are required after this point for the City's development permit application process.

Any trees retained should be reviewed regularly, to ensure optimal growth and health of the trees. Any trees retained must be reviewed immediately following land clearing, grade disturbances, significant weather events, and before site usage changes.

Nothing in this report is intended to form a legal opinion, and Goode Arboriculture disclaims any legal responsibility in this matter. Goode Arboriculture shall not be required to attend court in any nature because of this report unless it has been made clear in a contract. Any change made to this report invalidates the whole report.

CERTIFICATION:

This report and the opinions expressed within it have been prepared in good faith and accepted Arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant.

Stuart G Goode, BSc
Goode Arboriculture Consulting
ISA Certified Arborist PN-6463A
ISA Certified Tree Risk Assessor

November 15, 2022

GOODE ARBORICULTURE CONSULTING

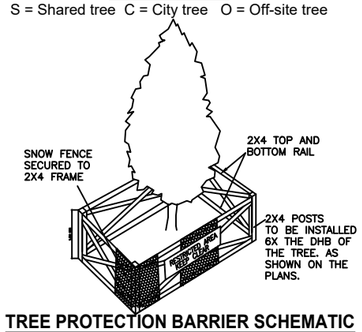
14186 25a Ave, Surrey B.C. V4P2E8 |7788062470|
info@goodearboriculture.com |

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- ROOT PROTECTION ZONE (RPZ)
- TREE PROTECTION BARRIER (TPB)
- TREE CANOPY AREA (TCA)
- REPLACEMENT TREE
- BC HYDRO CONNECTION
- SANITARY CONNECTION
- STORM WATER CONNECTION
- GAS CONNECTION
- WATER CONNECTION

ABBREVIATIONS

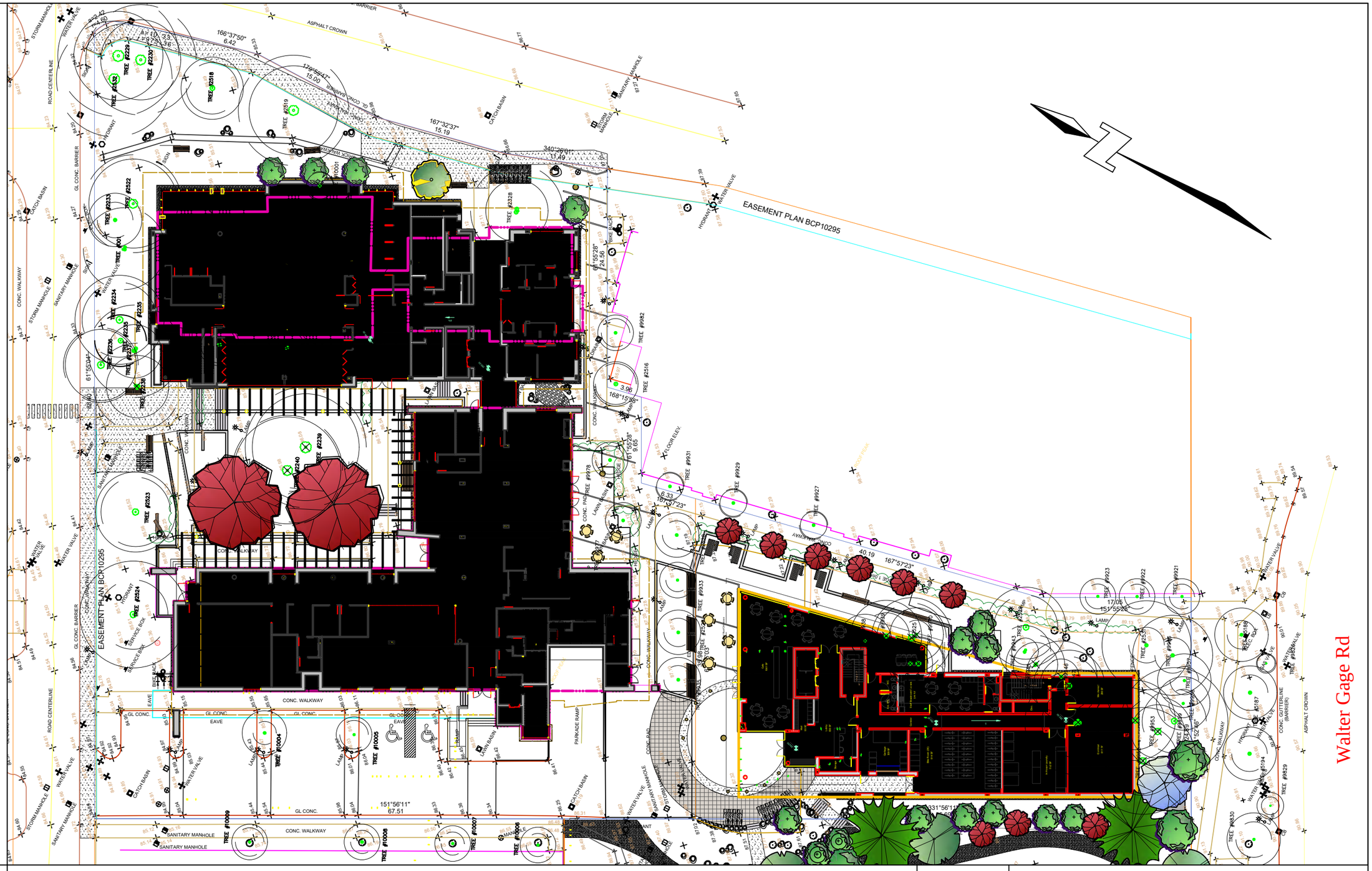
S = Shared tree C = City tree O = Off-site tree



TREE PROTECTION BARRIER SCHEMATIC

ARBORIST NOTES & RECOMENDATIONS

* All replacement trees should conform to and meet BCLNA/BCSLA landscaping & ISA Standards.
* Small growing trees should not be planted within 3m of foundations, fences or outbuildings. Large growing species should be planted 4m away from building foundations.
* Replacement trees should also be planted 1m away from property lines and 3m away from another tree and not planted in a hedge like manner.
* Trees with mature heights greater than 5m should not be planted under overhead utility lines and within 3m of the power lines.
* Grade changes are not recommended within any tree protection barriers unless specified in Arborist Tree Preservation Report.
* Arborist supervision is required any time work is carried out within any tree protection barrier
* Tree stumps are not to be removed by excavator around retained onsite and neighboring trees. Remove stumps with a stump grinder.



GOODE ARBORICULTURE CONSULTING

14186 25a Avenue, Surrey B.C.
7783174360
info@goodearboriculture.com

SITE ADDRESS:	5920 Iona Drive, Vancouver BC.
PROJECT #:	0322
DATE:	November 15, 2022
ARBORIST:	Stuart Goode
SCALE:	
REVISION #:	

THE UNIVERSITY OF BRITISH COLUMBIA
Campus + Community Planning

Minutes

Advisory Urban Design Panel

Date: January 13, 2022

Time: 4:02 PM

Location: Video conference

Attendees: MEMBERS OF THE ADVISORY URBAN DESIGN PANEL:
Jennifer Cutbill (Chair) *Items 5.1., 5.2*, Jim Huffman (Vice chair) *Items 5.1, 5.2*, David Jacobson *(Acting chair item 5.3)*, Bob Lilly, Sarah Siegel *Items 5.1, 5.3*, Nick Sully *Item 5.3*, Leslie Van Duzer

Regrets: Shirley Nakata

Staff: Matthew Roddis, Linda Nielsen (Recorder)

Presenters: Donald Yen, Urban Solutions Architecture Ltd.
Keith Ross, Urban Solutions Architecture Ltd.
Walter Francl, Francl Architecture Inc.
Joseph Fry, Hapa Collaborative
Pete Atkinson, Human Studio Architecture + Urban Design Ltd.
Bruce Haden, Human Studio Architecture + Urban Design Ltd.

1.0 The meeting was called to order at 4:02 PM. A quorum was noted.

2.0 Thank you and appreciation to outgoing member Leslie Van Duzer

3.0 Approval of the agenda and previous meeting minutes

- The January 13, 2022, meeting agenda was approved.
- The December 2, 2021, meeting minutes were approved.

4.0 Land acknowledgement

UBC Point Grey (Vancouver) campus, sits on the traditional, ancestral, unceded territory of the xʷməθkʷəy̓əm (Musqueam) First Nation.

5.0 Applications:

5.1 **Carey Theological College**

Application Status:	Development application
Location:	5920 Iona Drive
Applicants:	Urban Solutions Architecture Ltd. Carey Theological College

RESOLUTION: SUPPORT [5-0] with recommendations.

Architect Donald Yen and landscape architect Keith Ross (Urban Solutions Architecture Ltd.) presented and responded to questions from the panel. Sam Nakai (Carey College) was also in attendance.

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

In addition to general commentary, the panel was ask to comment on:

- Is the relationship between the seating area east of Lot 42 and the adjacent pathway successful?
- Do the revisions to the Iona frontage and courtyard provide a sense of welcome in keeping with the intention of semi-public open space?
- Does the central hub and design generally support the public connections through the site?
- Would a reduction in hardscape area improve the project?
- Does the planting approach reflect and support local biodiversity?

Panel Commentary

It has been rewarding to see the project evolve and the response to previous comments.

Lowering the courtyard to get the ramp working helps with permeability from the street and vice versa. The inclusivity aspect of the circulation is improved and helps to open the courtyard.

The ramp has a lot of walls associated with it. Try to reduce hard surfaces, e.g. with cascading plants to make the space more inviting.

Concern planter boxes and pergola create perceptual distance from inside to outside. The interior spaces need to work harder to get past these elements to give some life to the courtyard. Interior activities will be visually disconnected from the courtyard. Consider adding moveable furniture to help enliven the courtyard.

The courtyard is a more interesting place for arrival. Consider different paving patterns or materials to add more interest to the paving. Consider more refined or sophisticated grades in the paving that keep adjusting to align with various points.

Appreciate the need for programmable space in the courtyard. Think about movable elements like planters, furniture to add interest in the winter when looking out into the space.

There are opportunities to soften edges and introduce elements of interest in the central hub space. Appreciate additional work with UNA beyond the scope of the project.

The paving is complicated with different geometries. Conflicting views regarding the circular design: one panelist feels it is not working, as it never meets anything, well. Another notes the circle is a big move, but would benefit from further refinement in relation to scale and integration, but there are a lot of great elements so more polishing and refinement rather than re-visioning.

Biodiversity on the whole has progressed well with the small recommendation of possibly using more salvaged wood. The addition of green roofs will augment what you can grow in and around the building. Additional indigenous plantings, retention of a few more trees at the Wesbrook end is good. The red alders, although not long lasting, are an interesting plant species selection and will add some biodiversity.

In terms of planting for both the Prayer Walk and north-south pathway on UNOS land, plantings on both sides of the pathway would help integrate the pathways better into the surrounding context. Restore/regenerate UNOS woods interface good to see.

Facades: The Wesbrook facade is a bit chopped up and loses its sense of whole or integrity. Look more at that elevation. Consider more glazing in the multi-purpose room to add more life to the Wesbrook Mall facade and interior space.

Unit plans: A number of awkward conditions. In some smaller units there is no room for common space furniture. Other conditions: bathrooms opening into dining area, refrigerators on corner without enclosing wall, double door into tiny bathroom, handicap unit without a desk. Some unit plans work well, some need further development.

Chair Summary:

Again, it has been rewarding to see the project evolve and the panel appreciates the attention and care given to addressing previously raised concerns.

Responses to Campus and Community Planning's areas of focus:

- Connectivity with pathway east of Lot 42 is generally good.
- The Iona frontage feels welcoming and well done in keeping with semi-private intent. Accessibility is good; the ramp is well resolved.
- The courtyard, however, still feels austere. Great potential to activate that space, and all the more important because it is so visible. A number of suggestions were put forward:
    - adding visually interest through paving treatment;
    - adding movable furniture and plantings, potentially even some fixed furniture/accent pieces, possibly using salvaged logs from felled trees on site;
    - opportunity to soften / revisit edge conditions; especially the planters on three sides - softening with cascading plantings and thinking of providing greater opportunities for indoor/outdoor connectivity;
    - consider providing more overhead shade in the courtyard instead of using columnar English Oaks.
- There is much hardscape, but beyond the courtyard (comments above) the panel did not note a concern.
- The central hub has markedly improved and there is now much greater connectivity, but the panel feels the design would benefit from further refinement - to coherently weave the confluence of geometries. Possibly explore shift in scale of the circle. Salvage pole and boulders are nice additions.
- Support of biodiversity seems to have progressed well. The green roofs are good additions. More nurse logs and planting on both sides of pathways would further support the biodiversity on the site.

Additional recommendations:

- Further explore unit plans to resolve issues mentioned above.
- Further explore fine grain facade development on Wesbrook Mall, possibly adding glazing in the multi-purpose room, appreciating there may be a programmatic reason for keeping a solid wall.

Applicant's response:

The applicant thanked the panel noting the units are driven by student affordability.

Panel's Consensus on Key Aspects Needing Improvement:

1. Revisit the courtyard space in order to enliven and add more visual interest. Consider what happens in that space and how it is viewed – especially during the winter/rainy months.
2. Revisit the patterning, scale and interconnections at the central hub space to better with integrate and resolve all the different vectors of movement.

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:	Francl Architecture Inc. Hapa Collaborative Polygon Homes Ltd.

RESOLUTION: SUPPORT [5-0] with recommendations.

Architect Walter Francl (Francl 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 (Francl 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.

<u>UBC Wesbrook Place Neighbourhood Plan, April 2020</u>

- 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.

Panel Commentary:

The concept of the strong urban corner works. The chamfer helps with the extension past the perimeter of the Health Sciences Parkade, displaying the program to the public on two primary street corners, but a question was raised about the need for the building to be symmetrical, both in massing and in facade treatments. Maybe lean heavy on one end with glazing and the other end is quieter - where you allocate that attention need not be a budgetary decision.

Setting the front entry back from the west side in line with primary massing of the parkade is a good move. It is intended that there be a gap between the two buildings along the primary length of new facility? A few panel members suggested that attention be given to this gap, not just from a CPTED perspective, but also in how it looks from the parkade looking in. A panel member did not support wrapping the roof projection around the parkade. A number of panel members commented that the detail of this should be further studied.

Diagrammatically the project appears to be clearly conceived and a logical response to the program, with highly visible and more public-facing uses at the ends, If showcasing equipment, ensure it is actively in use or at least “beautiful” as equipment.

Consider opportunities to give loading/unloading more visibility as this activity may further support public engagement with the uses within the building.

The north facade on Hospital Lane has an intentionally different character than the ends of the building, and this is understood. A few panel members agreed that the facade needs more development and made suggestions like taking the large glazing around the whole building, creating a ‘gradient’ of transparency as one moves away from the fully-transparent public corner(s) or alternatively make the wall even more of a backdrop to the landscape and done in a stronger way. An alternate approach to the punched window treatment is encouraged.

PUBLIC REALM
Reconsider the “lollipop” trees aligned along the North facade. Great opportunity for ‘rewilding’ with coniferous trees and native plantings, and when they fill in you won’t see much of the facade, which may support it further receding into the background.

The School of Public Policy and Global Affairs plaza should naturally be a connection, with its open South-facing plaza.

Given the program, consider a ‘tasting window’ with seating. It would be more interpretative and interactive than just looking through the windows. Would be interesting to have an element of eating or drinking introduced into this project given its function.

Chair Summary:

The chamfered corners and urban corners extending past the edge of the parkade are successful moves.

Mixed commentary regarding the roof returns. For practical purposes a gap may be preferred.

The planning is clear and logical. Consider opportunities to celebrate the unloading of unprocessed materials and loading of finished goods for delivery.

Does the main entrance need to be symmetrical in order to distinguish it? If the massing stays symmetrical, maybe the facade treatment is not?

Showcasing the equipment in the facility is more interesting when being used by people. At minimum any showcased equipment should be attractive or interesting to look at, perhaps with interpretive signage elements.

The location of the main entry was generally supported with some concern it may be lost next to the glazed entry/stairwell of the parkade. While not a public entry, it is the primary entrance to the building.

There was much discussion as to whether the north facade is a backdrop to the landscape, punched windows or randomized texture if glazing.

Consider how ‘rewilding’ Hospital Lane will impact the treatment of the facade based on what species are chosen.

A panel member questioned why not go taller, appreciating the practical and budgetary constraints.

Explore opportunities for places to eat or a tasting window on site, as well as synergies with the adjacent existing plaza noting its southern exposure.

6.0 Adjournment

There being no further business the meeting adjourned at 8:00 PM.

THE UNIVERSITY OF BRITISH COLUMBIA

Meeting Minutes

Development Review Committee

Date: Thursday, January 20, 2022

Time: 1:30 pm –3:00 pm

Place: Gardenia Room

Attendees: Karen Russell, Manager, Development Services (Chair)
Grant Miller, Director, C+CP (Co-Chair)
Rick Cheung, VFRS Fire Protection Office
Marin Rusticus, VFRS Fire Protection Office
Nena Vukojevic, Planning & Design Assistant 2
Ralph Wells, Community Energy Manager, C+CP
Al Karimabadi, Chief Building Official, C+CP
Penny Martyn, Manager, Green Buildings, C+CP
Brett Liljefors, Urban Designer, C+CP
Jake Li, Green Infrastructure Engineer, C+CP
Nick Sagliocco, UBC Security
Jose Jimenez, Operations Facilities Manager, Parking & Access Services
Dean Gregory, Landscape Architect, Building Operations
Doug Doyle, Senior Manager, Mechanical Utilities
Phillip Brusse, Associate Director, Energy Conservation & Innovation
Bruce Anderson, Director, Occupational & Research, Health and Safety
Stuart Gilbert, Assistant Civil Engineer, Energy & Water
Paul Young, Director of Planning & Design, UBC Properties Trust
Paul Cloutier, Planning Assistant, C+CP
Deborah Mac Donald, Recording Secretary, C+CP

Regrets: Michael Cunningham, Architectural Technical Specialist, Building Operations
Krista Falkner, Manager of Transportation, C+CP
Jamiann Questa, Director, Environmental Protection, RMS
Jenny Liu, Mechanical Engineer, Energy & Water Services
Barb Gordon, Senior Planner, Facilities Planning
Matthew Roddis, Associate Director, Campus Design
Ali Mojdehi, Associate Director, Campus Security
Kayna Merchant, Facilities Architectural Manager, Building Operations

Presenters/Guests:
Wegland Sit, UNA
Donald Yen, Urban Solutions
Keith Ross, Urban Solutions
Marc Weiner, Dillon Consulting
Jim Walker, Dillon Consulting
Sam Nakai, Carey College

Call to Order

Karen Russell called the meeting to order at 1:30 pm.

1. Approval of Minutes

1.1 The May 13th, 2021 meeting minutes were deferred.

2. Development Permit Applications

3.1 DP22001-Carey College Addition

Karen Russell, Manager, Development Services introduced. Donald Yen, and Keith Ross, Urban Solutions presented the project.

Questions/Comments from committee members:

Q: Can you explain the justification for the removal of all the trees that you are proposing?

- Most of the trees are along the footprint of the building and along the axis of the building which have to be removed for sight line and pathway purposes. We are hoping to transplant some of the shrubs elsewhere on campus preferably the Iona Woods area if there is space. Some of the trees in the courtyard are in poor health and can't be saved.

Q: Is the grade being changed in the courtyard?

- Yes, it will be elevated about four feet above the existing grades.

Q: What is the maintenance arrangement for the landscape for these two projects?

- Arrangements are still being made.

Q: Do you have a representative who could speak to this issue? Some are UNA but can the other areas be clarified? Will that be contracted out or will it be core UBC's responsibility?

- Carey currently maintains their own landscape. Some is maintained internally by our maintenance staff and some is contracted out depending on the required work.

Q: Will Carey College be taking care of the piece of UNOS land at the corner of Wesbrook Mall and Iona Drive?

- That has not yet been discussed but Carey does look after the courtyard where the grass is mowed and we are not removing the two large cedar trees.

Q: There has been a lot of discussion about the use of outdoor porcelain tile. What is the rationale for this as opposed to the use of concrete pavers?

- Partly for aesthetic reasons. We also wanted a better quality material which is why we opted for exterior grade porcelain tiles.

Q: Parts of this DP application will be a single REAP submission for the new residential and new academic portions. The renovation in the existing building will be a separate Building Permit so can you provide some clarity over that?

- The REAP submission will cover the two new buildings. Any renovations to the existing Carey Hall are not part of the DP process which would be a Building Permit submission and I am not sure how that would fit into the REAP.

Q: I notice that you incorporated a standard feature on the windows to modify shading. What is your approach? Will you be looking more into the amount of daylight entering the building and studying the shadings? Will you also be considering more vertical shading on the West side of the building?

- We have been very careful not to add a lot of glazing on the façade of the building. We are not using this in a scientific way but more intuitively in terms of the south shading. We are not trying to add more sun shading devices on the building. We do recognize that the most problematic areas will be the amenity areas which is why we focused on the big long vertical

fins. We are hoping with all the trees against the building that we will be well covered. Our Mechanical Engineer has not identified any areas where we will be running into problems with any units.

Q: Can someone from the team explain more of the Stormwater Management Plan and how it will achieve the storm management credits in the REAP?

- We have developed a plan looking at each lot individually through some of the landscaping measures such as through absorbent soils and other landscaping techniques. There will be some green roof areas that will be incorporated into the new buildings. There are underground tanks that will provide detention as well. The goal is to satisfy the REAP requirements which will require detention of rain water and a 10 year 24 hour storm to the 1 year 40 hour storm which we will be able to achieve with the various measures we proposed. We have done calculations and modelling to determine what the sizing requirements will be. Each site will have its own dedicated system for providing water quality enhancement in addition to the detention of rainwater before it leaves the site by the service connections through the municipal storm system.

Q: Can you share the calculations from the Stormwater Management Plan?

- It is in the Appendix of the Rainwater Management Report which includes a technical memo in the DP submission.

Q: I have a question related to the area which is south of the existing parking access ramp which extends towards the UNOS land on the south side. There is an area that has an extended landscape plan that goes into the UNOS area on the South. What is that about? Is that an existing driveway that will cross jurisdiction boundary into the UNOS land?

- No, it is not a driveway. For the transition from the paved area to the soft green area of the UNOS land, there is a slope, and we will be adjusting the slope for the pathway. To build on the circular paving of the space we are proposing to do some terracing on the UNOS land. The rendering is showing it as hard stone walls which could also be stone blocks as the landscape steps down to the level of the site entrance.

Q: Are there any street lights along the property line to enhance the pathway access?

- We have 2 types of lighting on our property. There is inset lighting where we have the landscape walls as well as bollard lighting. We have an extensive lighting plan to cover the pedestrian areas within the property and up to the property line. The UNOS path lighting has not been determined yet.

Q: Is there any plan to limit the decibel level for the HVAC system so that it complies with the UNA Bylaw?

- There are going to be some condensing units with heat pumps on the roofs. The mechanical consultant reassures us that they are quiet units.

C: My concern is that once in operation with the neighbourhood being quiet, the residents living on top of CORUS will hear rooftop noise so if this can be addressed early in the planning stages it would be helpful.

ACTION: Karen Russell, Development Manager to send the applicant a copy of the UNA Bylaw which aligns with the City of Vancouver's Noise Bylaw for different activity zones.

Q: I am very pleased to see that you are going for the 1.1 credit for REAP under the Climate Adaptation credit series which is an energy efficiency design credit for cooling and that your goal is to achieve a 10% reduction for cooling demands. Can you share some of your design

strategies that you plan to use to achieve that cooling energy demand? You already mentioned reduced glazing and shading.

- We are looking at a high performance building envelope with very few range glazed areas other than the amenity areas with the vertical tower glazing. We are also looking at small apertures on the façade – less than 40% glazing and a high performing envelope that will get us to that level of energy intensity reduction. We are also trying to keep the mechanical as low as possible.

Q: Adjacent to the driveway there is a sidewalk that is shaded outside the property. Is that a new sidewalk or an existing one?

- That is existing.

Q: Will this be 2 separate Building Permits? One for the renovation and one for the new buildings? If so which would come first? How old is the existing building with respect to Hazmat and Asbestos? Will the building be in use while construction is taking place?

- The existing Building was built in 2005. The extent of the work includes the removal of some existing offices and removal of a wall that is enclosing the seating area of the cafeteria area. Everything in the cooking area of the cafeteria will be retained other than the counter which will be replaced. There will be minor work done in the parkade and we will be redefining the bicycle room.
- The intent is to keep the building operational. The residential units above are intended to be maintained. There will be a need to keep the cafeteria function space functional for periods of time. The seating area is yet to be determined. We are planning to start with a TI permit for the existing space followed by the full Building Permit for the new buildings but that could change.

Q: The ramp within the landscaped area. What is the gradient of the slope? Is there a length and landing limitation?

- The slope is 8%. We have handrails on both sides. The length is 30 feet by 30 feet.

Q: Is the Code requirement 8% or 12 %?

- It is 8%

Q: Are the limiting distance and spatial separation all looked after?

- Yes- our Code Consultant LMDG has done multiple code reviews for the project through the whole design process.

Q: What Guidelines are you following? Will you be following UBC's Technical Guidelines or the Campus Design Guidelines?

C: Carey College and Chancellor Place Colleges are outside of the Technical Guidelines requirements but any comments that would assist the applicant would be appreciated.

- Chancellor Place Neighbourhood Plan and the Development Handbook are the two key policy and regulatory documents.

C: There is a formality, symmetry and conventionality in plant selection and the plant layout and design. The University is moving towards more natural and informal plantings so try to avoid things like Boxwood hedges and other things that require a lot of pruning.
Consider native plants which will provide pollinator food, and plants which adapt to climate change.

C: There are work safe requirements around green roofs and maintenance. Since there is no parapet around the green roofs there could be additional expense and difficulty ensuring the areas are maintained.

C: I note that you have some bollard lighting for the bike racks which probably do not need to conform to the Campus Design Guidelines. We do prefer a landscape that reflects the rest of the Campus Landscape. A full landscape planting plan should have been provided at this stage including all the shrubbery. There is a vine proposed. If it is on a wall it should have a structure to attach to. On the Academic Campus we do not allow the use of tree grates unless they are necessary. I would encourage you to reduce the amount of paving and provide as much softscape as possible.

Q How will the site be accessed during construction? Where will the main construction access point be? Will it be on Iona Drive, Wesbrook Mall or Walter Gage Road?

- I think Iona but am not 100% certain.

C: For the North South Pathway and the site that is closer to Walter Gage Road, there are some bushes and trees on the west side of the pathway. During the construction of the pathway there is a chance that the west side of the pathway may need to be maintained.

C: An application for utility servicing will need to be provided.

C: The REAP scorecard looks impressive.

C: The Technical Guidelines could be useful to guide the consultants in the Academic spaces.

C: Give more consideration to shading which would help with occupant comfort, glare and getting the amount of optimum amount of daylight to spaces.

C: With REAP 3.2- we are introducing some new credits. We are establishing ongoing energy reporting for the building.

C: With the Climate Adaptation credit we have a design requirement to establish a cooling system which will meet future climate conditions.

C: The Neighbourhood Plan is 20 years old now and the University has greatly densified the area to the south with the Saltwater Residences. Has the Carey Hall team considered that this may be a lost opportunity to not develop with taller buildings? This would invoke a lot of public discussion but I don't want to see a missed opportunity.

- We did explore that and in discussions with the Planning Dept. it was decided that it wasn't something that was feasible at this point.

C: The Fire Dept. met with a Code Consultant last year to discuss the fire access road along the west side. The plan seems to show a lot of activity in that area. How will the fire access road be maintained for fire emergencies?

- Garbage will be wheeled up from the garbage room in the parkade with the bins placed outside for the specific garbage day and hour. We don't plan on leaving the garbage containers out. We have worked with our Traffic Consultant on the truck radius turning. LMDG the Code Consultant, has requested we put yellow markings on the concrete to prevent people from parking and allow Fire to access LOT 42.

C: How will you address the **c**ivic addressing and the new addition on the East side of Lot 40?

- It was suggested that the new building have its own address.

C: It sounds like the address would be off Wesbrook for the building on the East Side?

- Yes- that would make sense.

Q: Would the 2 buildings be interconnected for their fire alarm systems?

- I believe the Code Consultants were looking at an annunciator panel close to the entrance.

Two members were unable to attend the meeting but had the following comments:

Jenny Liu, Mechanical Engineer, Energy & Water Services

1. Cap-off and abandon Carey Hall existing water and gas services properly
2. Add two line valves at the proposed water service TEE offs
3. Confirm no sanitary discharge connection/flows from ESSE Townhouses in the proposed sanitary sewer abandonment section.

Krista Falkner, Manager of Transportation, C+CP

1. We are still proceeding with the Wesbrook Mall Phase 3 project so we need to align any construction work and design work (fronting Wesbrook Mall) with them closely. I don't think we've changed anything on Wesbrook since we sent the plans, but we will share our tender set with them just to be sure.
2. Great to see they have the new base for Walter Gage Road to tie into. Thank you to their team for adjusting to meet that design.
3. Great to see the continuous sidewalk along Iona. That will be a welcome addition for the complete pedestrian network there.

DRC supports the project, subject to:

1. **Karen Russell, Development Manager to send the applicant a copy of the UNA Bylaw which aligns with the City of Vancouver's Noise Bylaw for different activity zone.**
2. **That the applicant Team consider native plants that provide pollinator food and plants that adapt to water requirements in the area.**
3. **A complete Landscape Plan with plant list is to be provided.**
4. **That the applicant recognize the green roof requirements around green roof access and maintenance.**
5. **That the applicant reduce the paving and provide as much softscape as possible.**
6. **The applicant is to provide an application for utility servicing.**
7. **That the applicant gives more consideration to shading of the building.**
8. **That the applicant flag REAP 3.2 credit to note that energy reporting of the building is now a requirement.**
9. **That the applicant address the civic addressing for the new building on the East side.**

The meeting was adjourned at 3:00

Minutes submitted by Deborah Mac Donald

THE UNIVERSITY OF BRITISH COLUMBIA

BOARD OF GOVERNORS

SUBJECT	Proposed Amendment to the Chancellor Place Neighbourhood Plan 2022
SUBMITTED TO	Property Committee
MEETING DATE	November 18, 2022
SESSION CLASSIFICATION	Recommended session criteria from Board Meetings Policy: OPEN
REQUEST	Action requested - Final approval IT IS HEREBY RESOLVED that the Property Committee, in accordance with authority delegated by the Board of Governors, approve amendments (set out in Appendix 1) to the Chancellor Place Neighbourhood Plan, allowing for additional building floors on the Carey College site within the existing maximum height envelope to support efficient provision of staff, faculty and student housing.
LEAD EXECUTIVE	Robin Ciceri, Vice President, External Relations
SUPPORTED BY	Michael White, Associate Vice President, Campus and Community Planning

PRIOR SUBMISSIONS

Some minor amendments to the Chancellor Place Neighbourhood Plan were approved in April 2014 to ensure the intended use of the Iona Building, following its transfer from Vancouver School of Theology to UBC, would be in conformance with the Plan.

EXECUTIVE SUMMARY

The timely delivery of faculty staff and student rental housing is a top priority for the University. While Chancellor Place Neighbourhood is largely built out, development potential remains on the Carey Theological College site (Appendix 2), for institutional expansion.

Carey College has made a Development Permit application to consider the development of Lot 42 and the redevelopment of the existing administrative building on the east side of Lot 40. The proposal would expand their teaching and administrative floor area on Lot 40 and add 57 residential units. The new 6-storey building on Lot 42 would provide 75 new residential units. Staff confirmed that the application was consistent with Neighbourhood Plan with the exception of the proposed additional floors and institutional residential unit count.

Two amendments to the Plan are required to enable the development. To achieve the necessary student housing floor area within the current 4-storey limit, the resulting building mass would be bulky and inefficient with excessively large floor plates. Recognizing that with the slope of the site, a slimmer and more efficient 6-storey building was viable within the maximum height envelope of 60ft, Carey proposed that the Plan be amended to allow additional storeys within the existing height limits (Appendix 3).

The second amendment relates to the number of units. Table A in the Neighbourhood plan anticipates 350 institutional residential units in the Plan area, on all institutional sites combined. Approval of the Carey College proposal would bring the total to 436. This elevated unit yield is a result of smaller unit sizes suitable for students which have been provided through the development of the neighbourhood. As student housing is a priority for the university, staff recommended the limit for institutional residential units be amended from 350 to 500 to

provide future flexibility when considering renovation of existing institutional buildings. This change is not inconsistent with the provisions of UBC's Land Use Plan.

Public Consultation

The Chancellor Place Neighbourhood Plan amendment process was combined with the Development Permit process and included two stages. The initial submission was made on January 10, 2022 for which a daytime and evening virtual open houses were held on February 12, 2022. The open house sessions were well attended (56 daytime, 39 evening) and 122 comment forms were received through an online survey link on the Campus and Community Planning website. A full summary of the public consultation process is included in supplemental materials to this report. The main themes from the feedback were:

- Concerns regarding the loss of mature trees and resulting loss of ecological health
- Concern regarding the height and density of the proposed buildings (particularly on the current parking lot on Lot 42) in relation to neighbouring residences, focusing on overshadowing and the loss of privacy for adjacent buildings
- Concerns regarding impacts of noise and traffic from building construction
- Concerns regarding the potential for short term rentals/hoteling uses at Carey Hall, resulting in additional noise and traffic increases for the area
- Support for additional student housing at Carey Theological College and/or on campus generally

While Lot 42 is clearly identified in the Neighbourhood Plan as a development site, a new building in this location raised concern regarding the loss of trees, the height of the building and the proximity to the townhouses immediately to the east. As the proposed development does not exceed the permitted 60ft height, the concerns are more pertinent to design details rather than the proposed Plan amendment.

Carey College carefully considered the public comments and worked with UBC staff to respond. These efforts resulted in a revised application which moved the Lot 42 building 8ft to the west and refined the footprint of the Lot 40 building resulting in the retention of an additional 12 mature trees and a greater setback from the neighbouring townhouses.

A second public consultation for the Plan amendment and revised Development Permit was held virtually on October 6, 2022, at which 19 people attended in the afternoon and 28 attended in the evening. While fewer responses were received, and some attendees acknowledged the improvements made since the first submission, many of the themes from the previous comment period were reiterated for the second comment period:

- Concerns regarding loss of trees and reduction in neighbourhood greenspace.
- Concerns with noise and disturbances from road closures associated with recent construction projects in the area and future construction on the site.
- Concerns over the potential increase in short-term rentals/hoteling uses on the site and the contribution of such activity to noise and increased traffic to the site.
- Concerns regarding noise and traffic in relation to the servicing of the site, e.g., deliveries, garbage collections, and pick-ups and drop-offs.
- Concern regarding potential for disturbance associated with the proposed ground level café space in the Lot 42 building and the associated use of the surrounding outdoor patio area.
- Concerns with the proposed Plan amendment and that the project was not conforming to the requirements of the Chancellor Place Neighbourhood Plan regarding siting, orientation and massing.

Staff recognize a substantial reduction in the level of concern with the revised submission. While visual impact and increased residential population remain a concern for some community members, there was acknowledgement that Carey College has been responsive to key issues by moving the 6-storey building away from neighbouring townhouses and saving many more mature trees. The bulk of the comments focused on design and operational details that will be further considered by the Development Permit Board if the proposed Chancellor Place Neighbourhood Plan amendments are approved.

APPENDICES

1. Proposed amendments to Chancellor Place Neighbourhood Plan
2. Carey Theological College location map
3. Site Section Height Envelope (ID-1)

SUPPLEMENTAL MATERIALS

1. Carey Theological College Expansion Project: Consultation Summary Report

Appendix 1: PROPOSED AMENDMENTS TO CHANCELLOR PLACE NEIGHBOURHOOD PLAN

To allow for 4-6 storey development on the Carey Theological College site, amendments to section 2.3.4(a), Table A, the P-8 Building Height Zone Plan and P-9 Approx. Building Mass and Open Space Distribution Plan are proposed as detailed below:

Update the text of section 2.3.4(a) changing the number of prospective storeys for Carey Theological College's future buildings from 5 to 4-6.

Current section 2.3.4(a)	Proposed section 2.3.4(a)
▪ Carey Theological College is planning to remove the existing dorm facilities and replace them with one or two new five storey institutional buildings with underground parking (Parcel 2). These buildings will include academic (offices, classrooms, etc.) and possibly a library or Biblical Museum.	▪ Carey Theological College is planning to remove the existing dorm facilities and replace them with one or two new **four to six** storey institutional buildings with underground parking (Parcel 2). These buildings will include academic (offices, classrooms, etc.) and possibly a library or Biblical Museum.

Update the number of institutional residential units in Table A Overall Land use, Density Calculations and Type of Units from 350 to 500

Current Table A (excerpt):

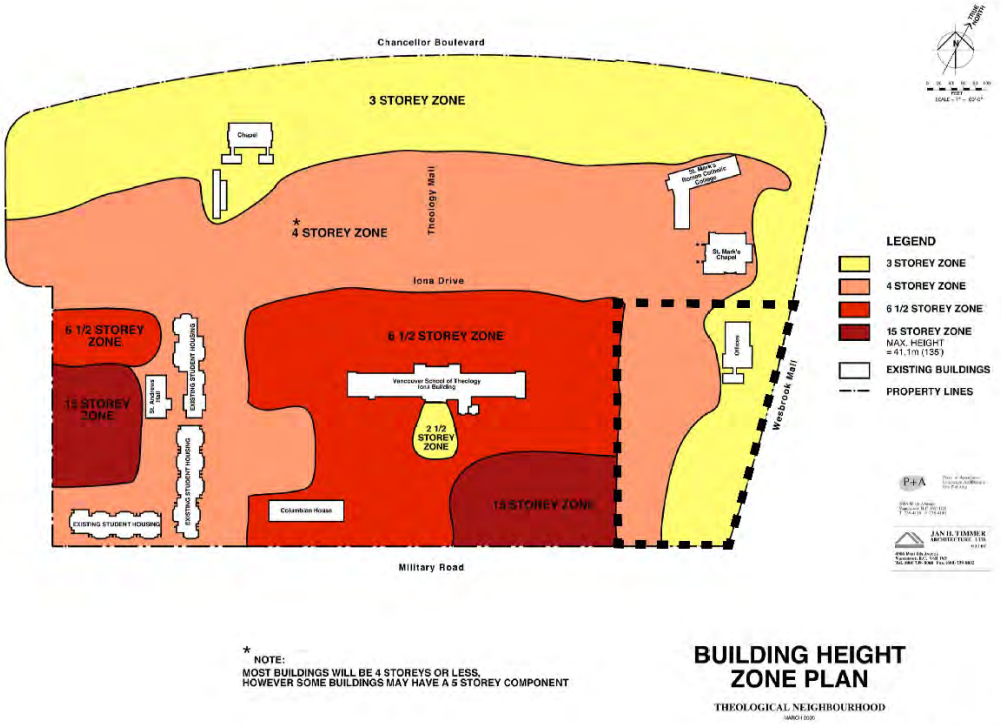
Institutional sq. m (net)	Floor Space Ratio (Institutional Average)	Gross Buildable Area (sq. m) (Institutional)	# of Units (Student, Faculty and Staff Residences)
16,100	2.75	44,000	350

Proposed Table A (excerpt):

Institutional sq. m (net)	Floor Space Ratio (Institutional Average)	Gross Buildable Area (sq. m) (Institutional)	# of Units (Student, Faculty and Staff Residences)
16,100	2.75	44,000	**500**

The proposed P-8 change extends the 4 storey and 6 1/2-storey zones east towards Wesbrook Mall. This will enable an increase from the current 3 storeys to 4 storeys on Lot 40. To the south of the Carey Centre, Lot 42 would increase from 4 storeys to 6 storeys.

Current P-8 Building Height Zone Plan:



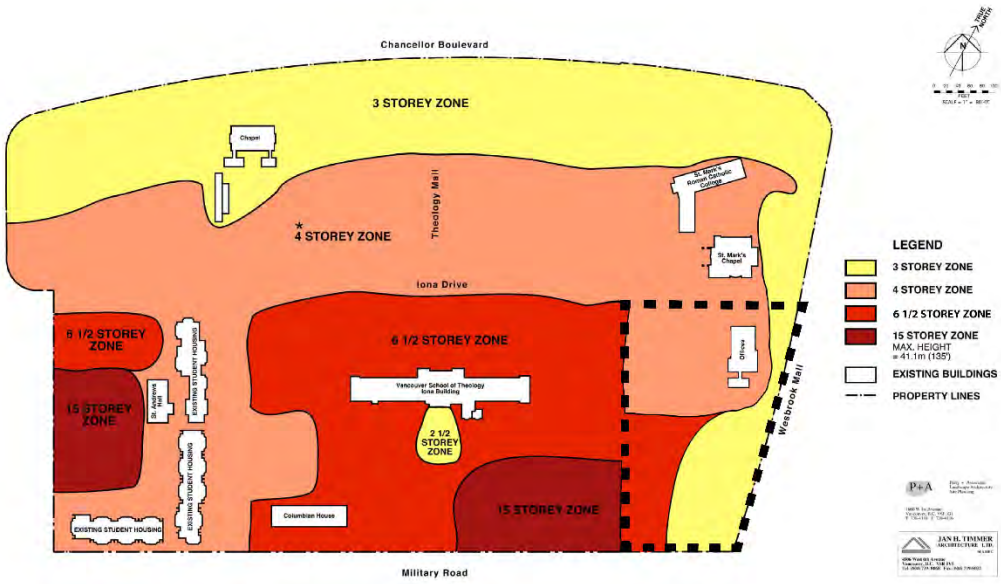
* NOTE:
MOST BUILDINGS WILL BE 4 STOREYS OR LESS,
HOWEVER SOME BUILDINGS MAY HAVE A 5 STOREY COMPONENT

BUILDING HEIGHT ZONE PLAN

THEOLOGICAL NEIGHBOURHOOD

P-8

Proposed P-8 Building Height Zone Plan:



* NOTE:
MOST BUILDINGS WILL BE 4 STOREYS OR LESS,
HOWEVER SOME BUILDINGS MAY HAVE A 5 STOREY COMPONENT

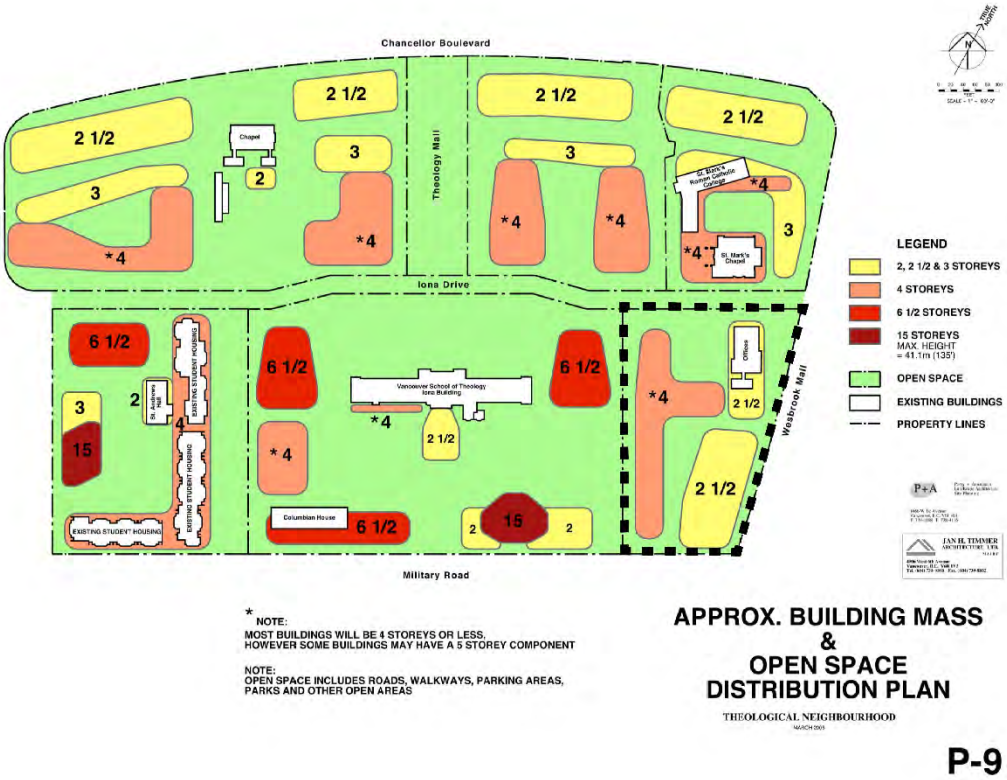
BUILDING HEIGHT ZONE PLAN

THEOLOGICAL NEIGHBOURHOOD

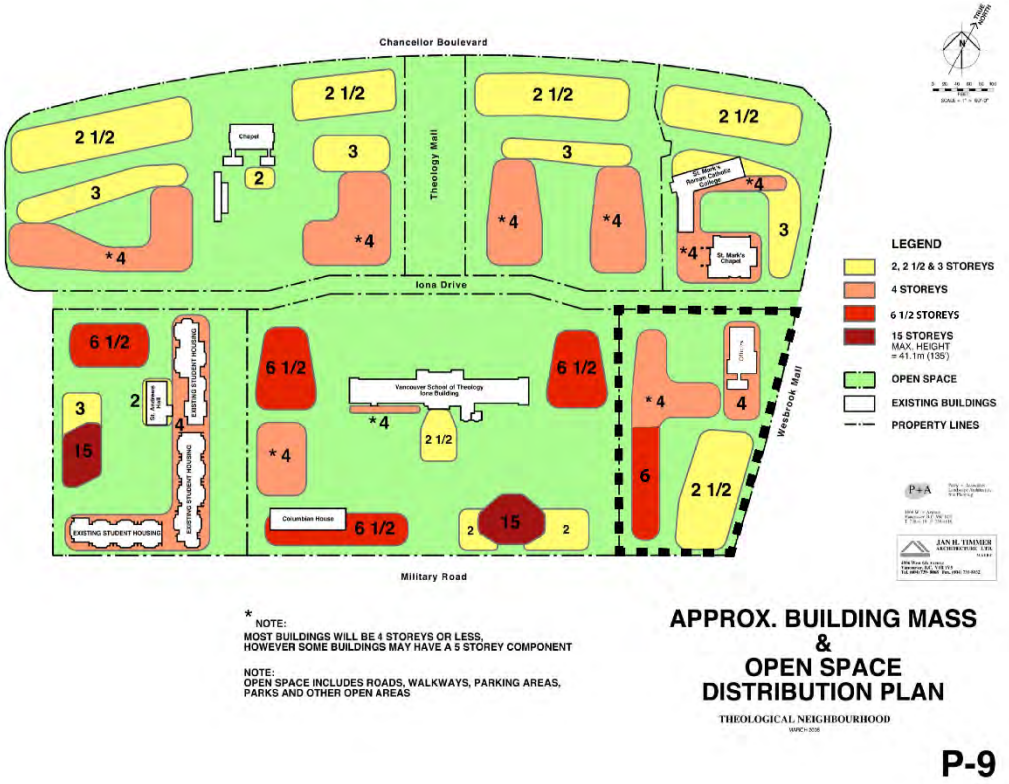
P-8

The proposed P-9 similarly changes from allowing 2 1/2 storeys to 4 storeys on the portion Lot 40 east of the existing Carey Centre. Lot 42 to the south of the Carey Centre would see an increase from 4 to 6 storeys.

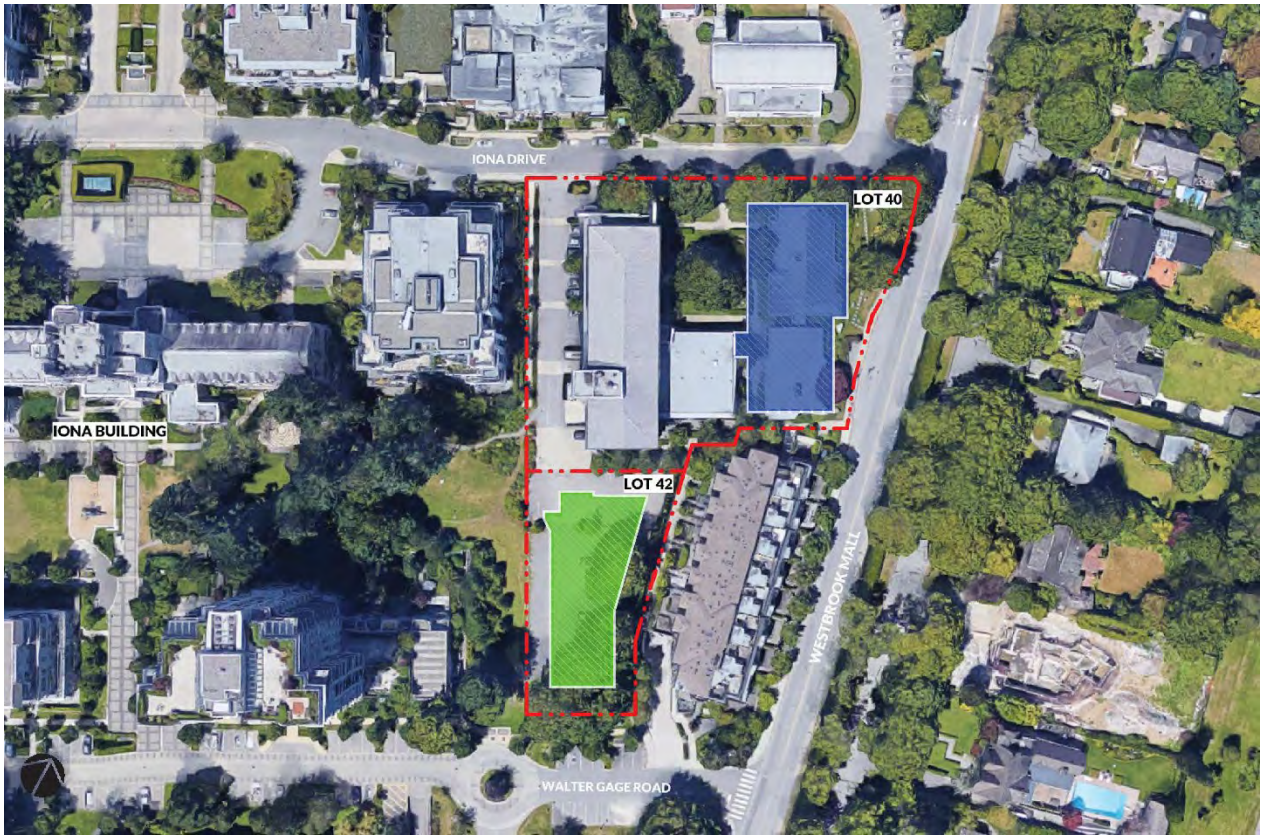
Current P-9 Approx. Building Mass and Open Space Distribution Plan:



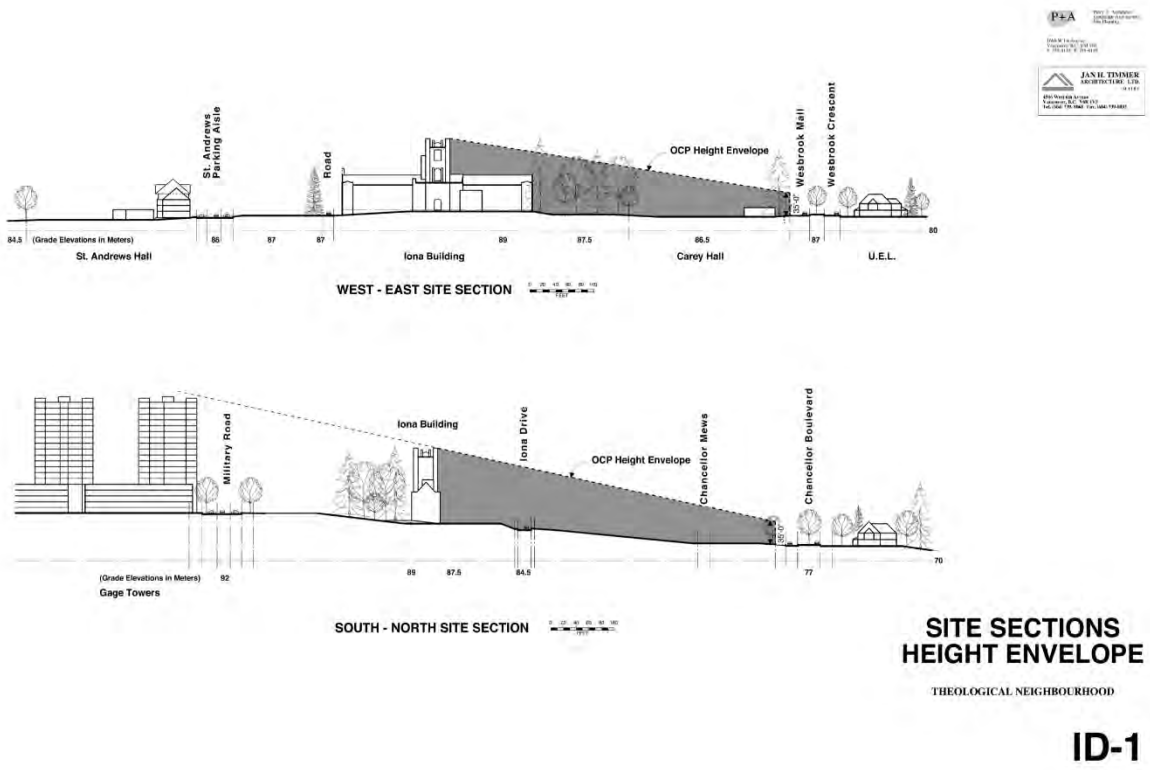
Proposed P-9 Approx. Building Mass and Open Space Distribution Plan:



Appendix 2: Carey Theological College location map



Appendix 3: Site Section Height Envelope (ID-1)



Attachment I: Evaluation Matrix
Application #: DP 22001
Project Name: Carey College Expansion Project

Development Control Policy / Regulation	Requirement	Proposed Project	Conforms Y/N	Comments
Land Use Plan				
4.1.5 a) & b)	Accommodate 50% full-time student population and not less than 50% serve households with student/employee member	100% student/employee	Y	Campus-wide target
4.1.6.1 b)	20% rental housing overall Range of types, unit, sizes and densities	100% institutional rental Studio, 2 and 3-bedroom units, mid-rise	Y	Campus-wide target
4.1.6.7	Primarily a mixture of housing and academic facilities of a theological nature	Academic space and housing for Carey Theological College	Y	
Chancellor Place Neighbourhood Plan				
2.3.2 (d)	The Chancellor Place Neighbourhood must provide 20% of new residential units as rental housing.	100% rental	Y	
2.3.2 (n) & (o)	Carey Hall to build dormitory and rental apartment suite residences, including cafeteria spaces, in its institutional buildings to be used year-round by students, staff, faculty, and other campus visitors	100% Carey College/UBC-affiliated student housing or campus visitors	Y	
2.3.4 (a)	Carey to build one or two new 4-6 storey institutional buildings with underground parking	Lot 40: 4 storeys, with underground parking Lot 42: 6 storeys, no parking	Y	Parking is expansion of existing underground parking at Carey Centre, Lot 40
3.5.17 + 18	Green Building Rating System and Guidelines	REAP Gold Plus (61 points)	Y	
4.4	Height: Refer to Plan P-9	4-6 storeys	Y	Complies with Neighbourhood Plan as amended Dec 2022
4.7	a) underground parking generally required	Underground parking provided on Lot 40	Y	
	e) on-site parking requirements for institutional use determined at time of Development Permit	Lot 40: 24 vehicle stalls	Y	Determined on a project basis; supported for academic/student housing in this location

Development Control Policy / Regulation	Requirement	Proposed Project	Conforms Y/N	Comments
4.8	Bicycle Facilities: 16 stall bike rack per 100 people expected to use the building a on a normal day, or two 16 stall bike racks, whichever is greater	Lot 40: 72 class I (interior) 37 class II (exterior) Lot 42: 36 class I (interior) 14 class II (exterior)	Y	Exceeds min. requirements Lot 40: 69 beds + 54 anticipated regular daily users (requires 20 stalls) Lot 42: 104 beds (requires 17 stalls)
Table A	Overall Land Use, Density Calculations, and Type of Units. # of units (student, faculty, and staff residences): 500 for overall neighbourhood	Lot 40: 57 units Lot 42: 75 units Total: 132 units	Y	132 proposed units bring the neighbourhood total to 436. Within the maximum as amended December 2022
Plan P-8	Building Height: Lot 40: 4 storeys Lot 42: 6 ½ storeys	Lot 40: 4 storeys Lot 42: 6 storeys	Y Y	
Plan P-9	Approximate. Building Mass & Open Space Distribution Plan	Identifies Approx. Building Location + Height (in Storeys)	Y	
Plan P-12	Institutional Land Use Designation	Institutional	Y	
ID-1	Height Envelope	Lot 40: 39'-9" Lot 42: 56'-7"	Y	Conforms with height envelope
Theological Neighbourhood – Site Specific Design Detail Requirements (TN-SSDDR) – Appendix to Theological Neighbourhood Agreement.				
1.1	Intent: institutional uses related to the Carey Theological College	Expansion of Carey institutional uses	Y	
2.1	Uses: Various related to institutional user on theological site	School/College and University Purposes and Student Residence Housing/Apartment	Y	
4.1/P-14j	Min. site areas Lot 40: 54,672 ft^2 Lot 42: 17,223 ft^2	Lot 40: 54,672 ft^2 Lot 42: 17,223 ft^2	Y Y	
5.1/P-14j	Front yard setback, Lot 40: min. 15 ft.	20'-11" setback	Y	
5.2/P-14j	Front yard setback, Lot 42: min. 20 ft.	20'-0" setback	Y	
6.1/P-14j	Rear yard setback, Lot 40: min.10 ft. to 7 ft. east to west	10'-8" setback	Y	
6.2/P-14j	Rear yard setback, Lot 42: min. 16 ft.	16'-0" setback	Y	

Development Control Policy / Regulation	Requirement	Proposed Project	Conforms Y/N	Comments
7.1/P-14j	Side yard setbacks, Lot 40: min. 57 ft. to 20 ft. north to south	58'-8" setback north end 23'-4" setback middle 22'-4" setback south end	Y	
7.2	Within the west side yard setbacks of Lot 40 and Lot 42, a minimum 0.9 m pedestrian ROW shall be provided adjacent to the west property line	Continuous path provided on west side of Lot 40 with path extending through to Walter Gage Road on UNOS (Usable Neighbourhood Open Space) west of Lot 42.	N	Path not located within Lot 42 on west side due to reduced side yard setback or on east side due to tree conservation. Routed on to adjacent UNOS area with support of UNA. Variance required.
7.3/P-14j	Side yard setbacks, Lot 42: min. 20 ft. on east side and 16 ft. on west side	28'-0" east side 8'-0" west side	Y N	West side yard setback reduced by 8' as part of design development to increase distance from existing townhouses and retain trees. Variance required.
8.1/P-14j	Height of all buildings not to exceed 5 storeys (Lot 40) or 6 storeys (Lot 42) or 60 ft. height limit	Lot 40: 4 storeys; 39.8 ft Lot 42: 6 storeys; 56.6 ft.	Y Y	
9.1	Floor space ratio (FSR) for Lot 40 and Lot 42 shall not exceed 2.75	Lot 40: 1.43 FSR Lot 42: 2.49 FSR	Y Y	
10	10.1 Max. site coverage for all building on Lot 2 and Lot 3 shall not exceed 55%	Lot 2/40: 39% Lot3/42: 42%	Y Y	
11	11.1 Visitor parking to be provided at or below grade	Parkade expansion with at grade loading	Y	All parking below grade
Development Handbook				
	Applies to designated non-institutional development parcels	Institutional	NA	Does not apply