

December 1, 2022

We provide the following comments to respond to the C+CP comments as well as comments from the Public Open House. See the below notes that correspond with bubbled changes to the drawings.

1. Added path connection from end of sidewalk on Westbrook Mall to connect through the UNOS land to path along Iona.
2. Added groundcover under trees along Iona to comply with revised arborist report
3. Design developed planting and path connection to UNOS lands West of lot 42
4. Detail of proposed salvage post-sign content tbd

Additional comments:

1. We have adjusted the planting in response to C+CP to more naturalistic layout.
2. We have reviewed site furnishings and selected furniture that meets the requirements of Carey College. Where the UBC site furnishings specifications met the program and budget requirements of Carey College, we have used those specifications.
3. We reviewed what would be required in order to retain the two cedar trees in the central courtyard with our project arborist. The following measures would be required in order to give the trees a chance to survive:

Retain courtyard grade, minimize disturbance around existing trees, eliminate hardscape in favour of soft landscape, provide supplementary irrigation to compensate for changes to hydrology, create water infiltration areas in the courtyard to encourage additional water infiltration into the soil, realign storm water management tank out of the tree protection zone.

These redesign elements would significantly alter the usability and potential for accessible connections between the existing and new building. Additionally, the REAP program looks to reduce water use for irrigation, whereas we would be adding additional irrigation. These trees would become essentially put on permanent life support, supplemented through artificial means. Given the above factors, we remain confident that our combined approach of removing some trees (including these ones) and planting new trees that will be suitable for the revised space and more adaptable to our changing climate, will contribute to an overall increase in habitat value, biodiversity and a sustainable urban forest over the long term.

Regards,



Alyssa Semczyszyn, MBCSLA  
Principal