December 9, 2022,

UBC Campus and Community Planning
2210 West Mall
Vancouver, British Columbia, Canada V6T 1Z4

Attn: Ms. Karen Russell, RPP, FCIP
Via email: karen.russell@ubc.ca

RE: Carey College Lot 40 & Lot 42, Vancouver, BC. Phased Construction for Lot 42 & 40b, Development Application #DP22001

Dear Karen,

As requested, the team at Carey College would like to provide you details as it relates to the proposed construction phasing of our project.

Lot 42 – Phase 1

- Full construction of Lot 42 plans as indicated on our Development Permit Application.
- Landscaping of Lot 42 as indicated on page L3c & L3d of Prospect & Refuge Landscape Submission
- Civil works as indicated on Dillon Consulting's Lot 42 Proposed Servicing Plan
- Construction works as indicated on Hovercrafts Phase 1 Construction Impact Mitigation Plan
- Construction Management as indicated on drawing 1, 2, 3 & 4 of Bunt & Associates CTMP

Lot 40b – Phase 2

- Full construction of Lot 40b plans as indicated on our Development Permit Application.
- Landscaping of Lot 40b as indicated on page L3b of Prospect & Refuge Landscape Submission
- Civil works as indicated on Dillion Consulting's Lot 40 Proposed Servicing Plan
- Construction works as indicated on Hovercrafts Phase 2 Construction Impact Mitigation Plan
- Construction Management as indicated on drawing 5, 6, 7, 8, & 9 of Bunt & Associates CTMP

Timing of Phase 1 is to occur immediately. Timing of Phase 2 is dependent on sub-division of Lot 40 as well as approval for financing. It is the applicant team's preference to run the project sequentially with no more than a 12 month lag between Phase 1 & Phase 2.

Should you have any questions, please do not hesitate to contact by phone (604) 261-6106, or by email at urbansolutions@telus.net

Sincerely,

REGISTERED ARCHITECT DONALD YEN BRITISH COLUMBIA
2022-12-12

Donald Yen Architect AIBC, MRAIC
URBAN SOLUTIONS ARCHITECTURE LTD.

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Email: urbansolutions@telus.net
Website: www.urbansolutionsarch.ca

Cc: Sam Nakai – Carey College
Paul Williams – Williams Consulting
Grant Miller - Development Services | Campus and Community Planning

Attachments:

1. Carey College Phase 1 – Lot 42 – Construction Impact Mitigation Plan by Hovercraft dated December 12, 2022
2. Carey College Phase 2 – Lot 40b – Construction Impact Mitigation Plan by Hovercraft dated December 2, 2022
3. Carey College Phase 1 – Crane Swing Plan - 25% BP – Phase 1 by Hovercraft dated December 9, 2022
4. Carey College Phase 2 – Crane Swing Plan - 25% BP – Phase 1 by Hovercraft dated December 9, 2022

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Carey College Phase 1 – Lot 42 – Construction Impact Mitigation Plan

Excavation

Schedule notes:

- Expected start date - June 2023
- Expected finish date - August 2023
- Total duration - 2 months

Equipment used:

- Excavators
- Soil compactors
- Heavy trucks

Site activity:

- Excavation
- Soil removal

Most of the construction noise during this phase will be from excavators and dump trucks. To mitigate excess noise, we will ensure trucks are not idling while being loaded.

Trucks will be staged outside of campus and will be brought in one at a time to reduce traffic impact and noise. Possible staging location of trucks has been identified at end of West 4th Avenue.

Regular working hours as per UBC bylaws are 7:30am – 7pm, Monday – Friday, and 9:00am – 5:00pm Saturday and Sunday. All site work will take place during normal construction hours, which is 7:30am – 5:00pm, and 9:00am – 5:00pm on Saturdays.

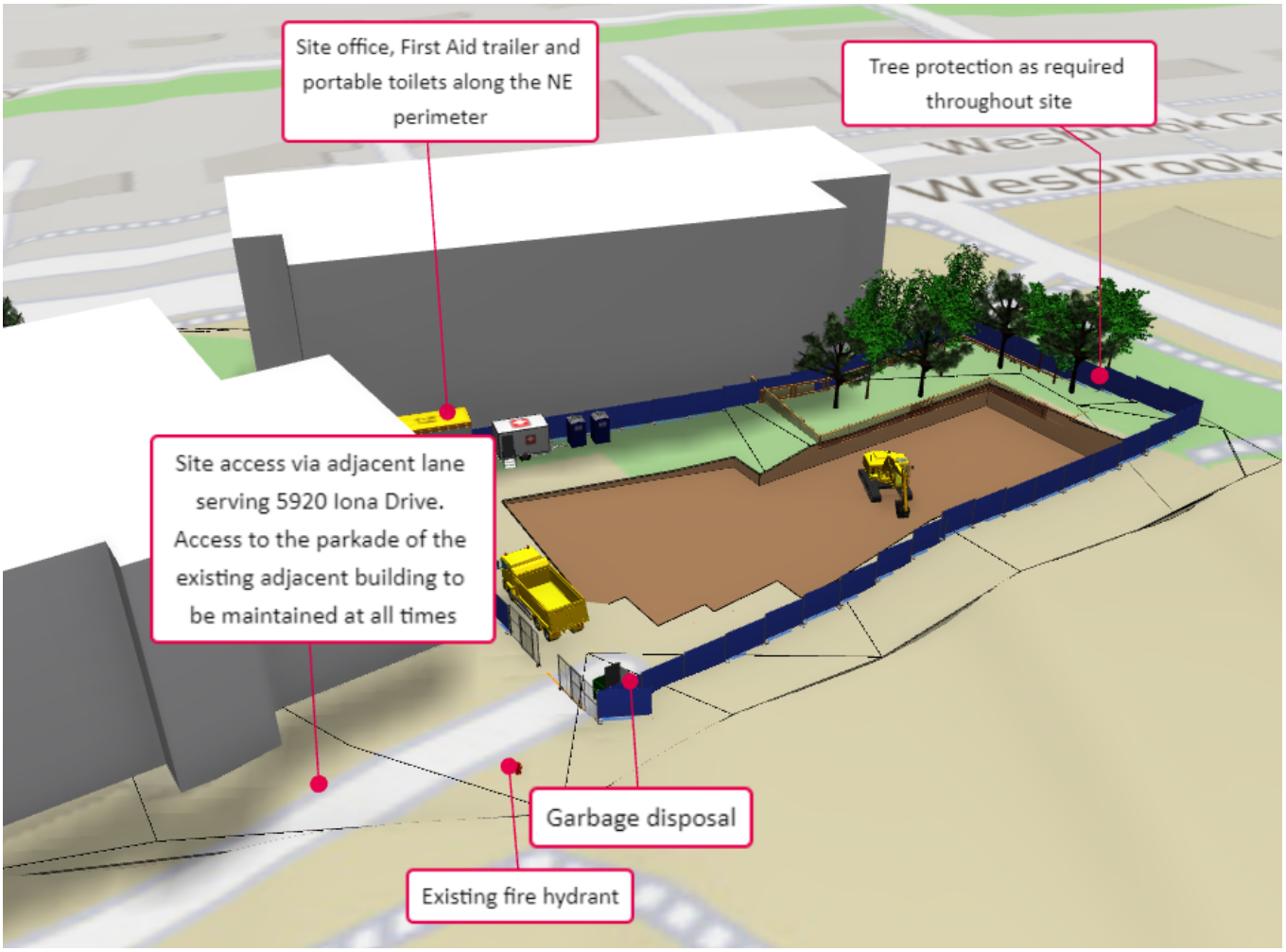

Figure 1 – Excavation Site Logistics Plan

Foundations

Schedule notes:

- Expected start date – August 2023
- Expected finish date – October 2023
- Total duration – 2 months

Equipment used:

- Heavy trucks
- Power tools
- Concrete pump

Site activity:

- Detail excavation
- Material deliveries
- Concrete pours

To expedite the schedule and reduce overall noise we will be utilizing alternate structural concrete forming methods that allow the building a reduced amount of formwork that also results in less carpentry noise.

Concrete trucks and deliveries will be staged to minimize traffic impact. Deliveries scheduled in off-peak traffic hours when possible.

Regular working hours as per UBC bylaws are 7:30am – 7pm, Monday – Friday, and 9:00am – 5:00pm Saturday and Sunday. All site work will take place during normal construction hours, which is 7:30am – 5:00pm, and 9:00am – 5:00pm on Saturdays.

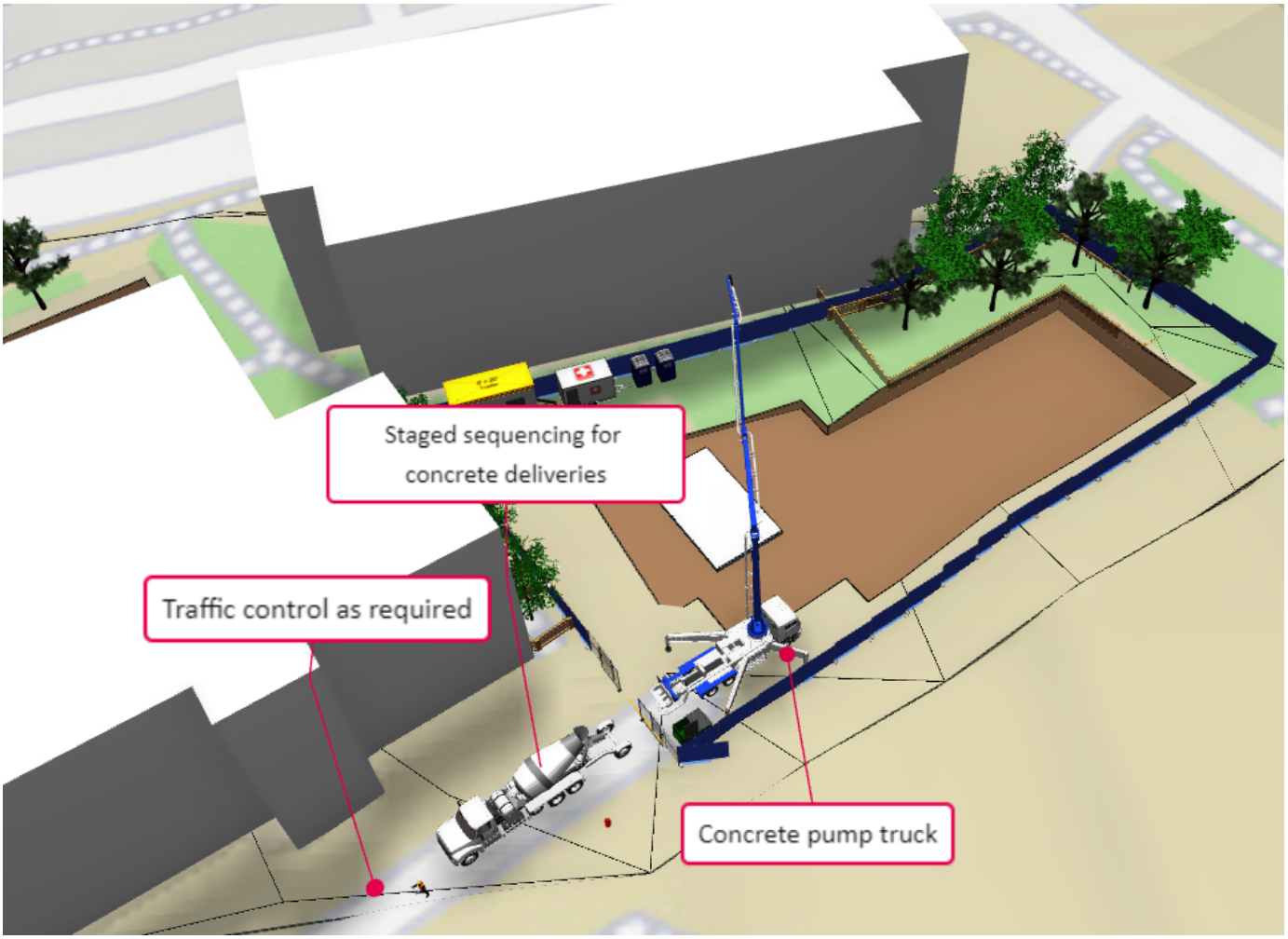

Figure 2 – Foundations Site Logistics Plan

Above Grade Structure

Schedule notes:

- Expected start date – October 2023
- Expected finish date – March 2024
- Total duration – 4.5 months

Equipment used:

- Heavy trucks
- Power tools
- Concrete pump
- Tower crane
- Scaffolding

Site activity:

- Crane erection
- Formwork
- Material deliveries
- Concrete pours

To expedite the schedule and reduce overall noise we will be utilizing alternate structural concrete forming methods that allow the building a reduced amount of formwork that also results in less carpentry noise.

Concrete trucks and deliveries will be staged to minimize traffic impact. Deliveries scheduled in off-peak traffic hours when possible.

Tower crane will be erected on site for the entire duration of above grade structure. Final location to be determined based on air rights, site accessibility, and final design.

Regular working hours as per UBC bylaws are 7:30am – 7pm, Monday – Friday, and 9:00am – 5:00pm Saturday and Sunday. All site work will take place during normal construction hours, which is 7:30am – 5:00pm, and 9:00am – 5:00pm on Saturdays.

Figure 2 – Above Grade Structure Site Logistics Plan

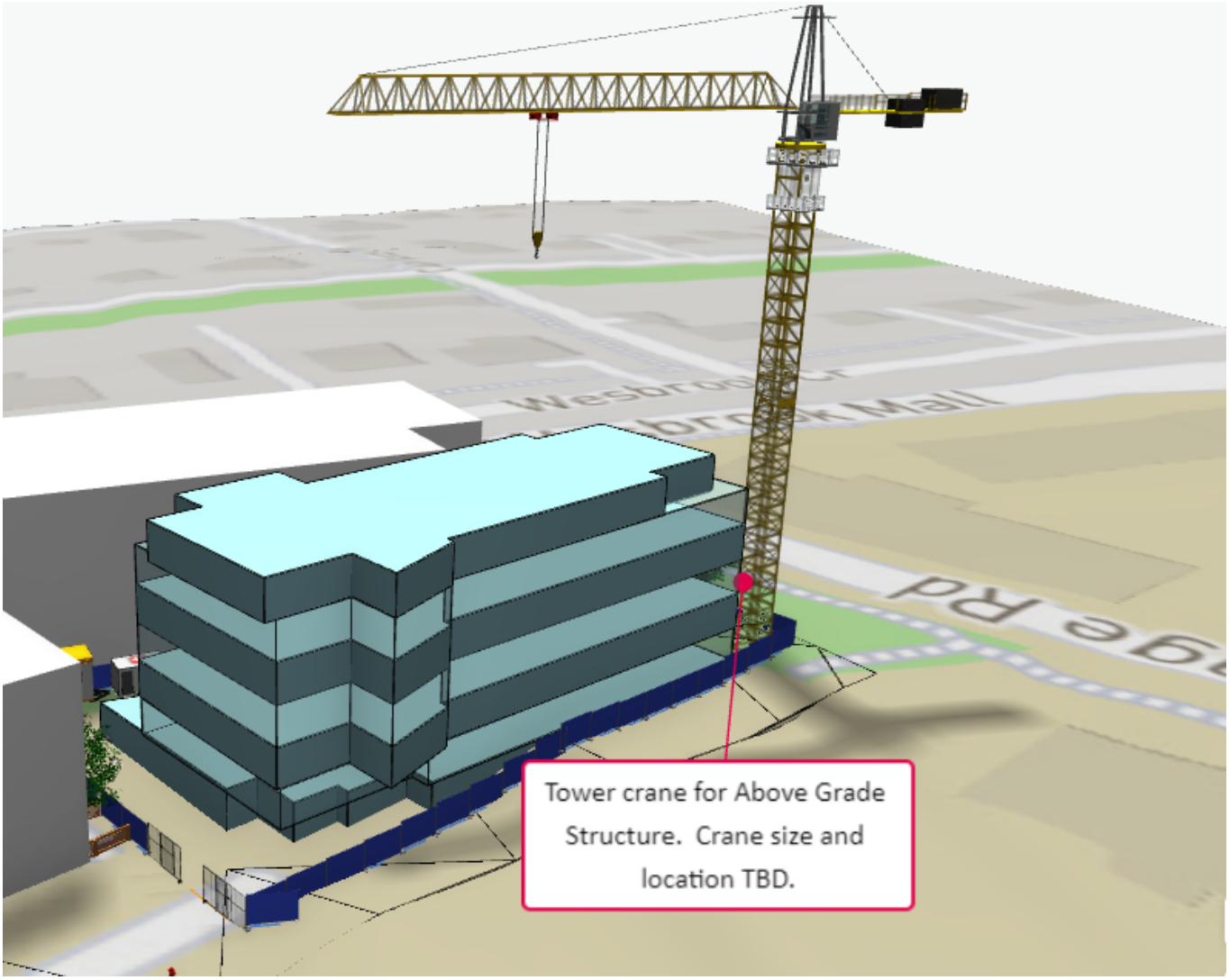

Figure 3 – Above Grade Structure Site Logistics Plan

Envelope and Finishes

Schedule notes:

- Expected start date – January 2024
- Expected finish date – May 2024
- Total duration – 3.5 months

Equipment used:

- Heavy trucks
- Small mobile crane
- Telehandler
- Scissor lift(s)
- Power tools
- Man hoist

Site activity:

- Tower crane dismantle
- Material Deliveries
- Exterior envelope work
- Landscaping and Civil work
- Man hoist erection and dismantle

During the finishing and envelope phase the exterior cladding will be installed. To reduce noise, Hovercraft will set up cutting booths for the cutting of stone and brick materials.

There will be an increased number of deliveries and trucks on site. To accommodate this deliveries will be scheduled outside of peak traffic hours when possible

Regular working hours as per UBC bylaws are 7:30am – 7pm, Monday – Friday, and 9:00am – 5:00pm Saturday and Sunday. All site work will take place during normal construction hours, which is 7:30am – 5:00pm, and 9:00am – 5:00pm on Saturdays.

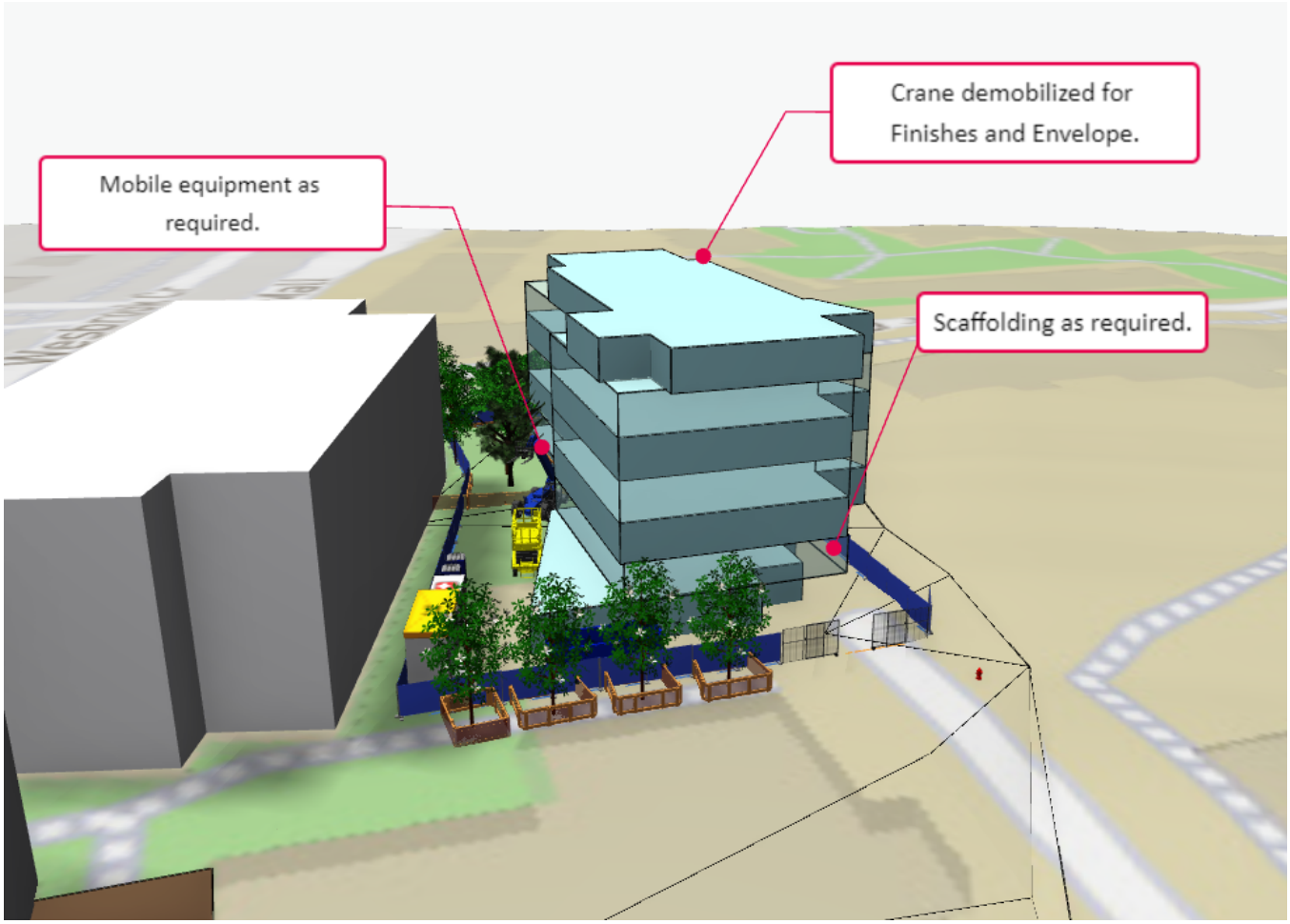

Figure 4 – Envelope & Finishes Structure Site Logistics Plan

Carey College Phase 2 – Lot 40b – Construction Impact Mitigation Plan

Demolition

Schedule notes:

- Expected start date - TBD
- Expected finish date - TBD
- Total duration – 1 month

Equipment used:

- Excavators
- Hand tools
- Heavy trucks

Site activity:

- Abatement/Selective demolition
- Demolition of existing buildings on Lot 40B

During the demolition phase the work will be contained within the site and will have minimum impact on road and sidewalk users. Waste bins will be staged on site near Iona Dr. There will be a small impact to traffic when the bins are loaded and unloaded but this will be an infrequent occurrence and can be planned during off-peak hours.

Regular working hours as per UBC bylaws are 7:30am – 7pm, Monday – Friday, and 9:00am – 5:00pm Saturday and Sunday. All site work will take place during normal construction hours, which is 7:30am – 5:00pm, and 9:00am – 5:00pm on Saturdays.

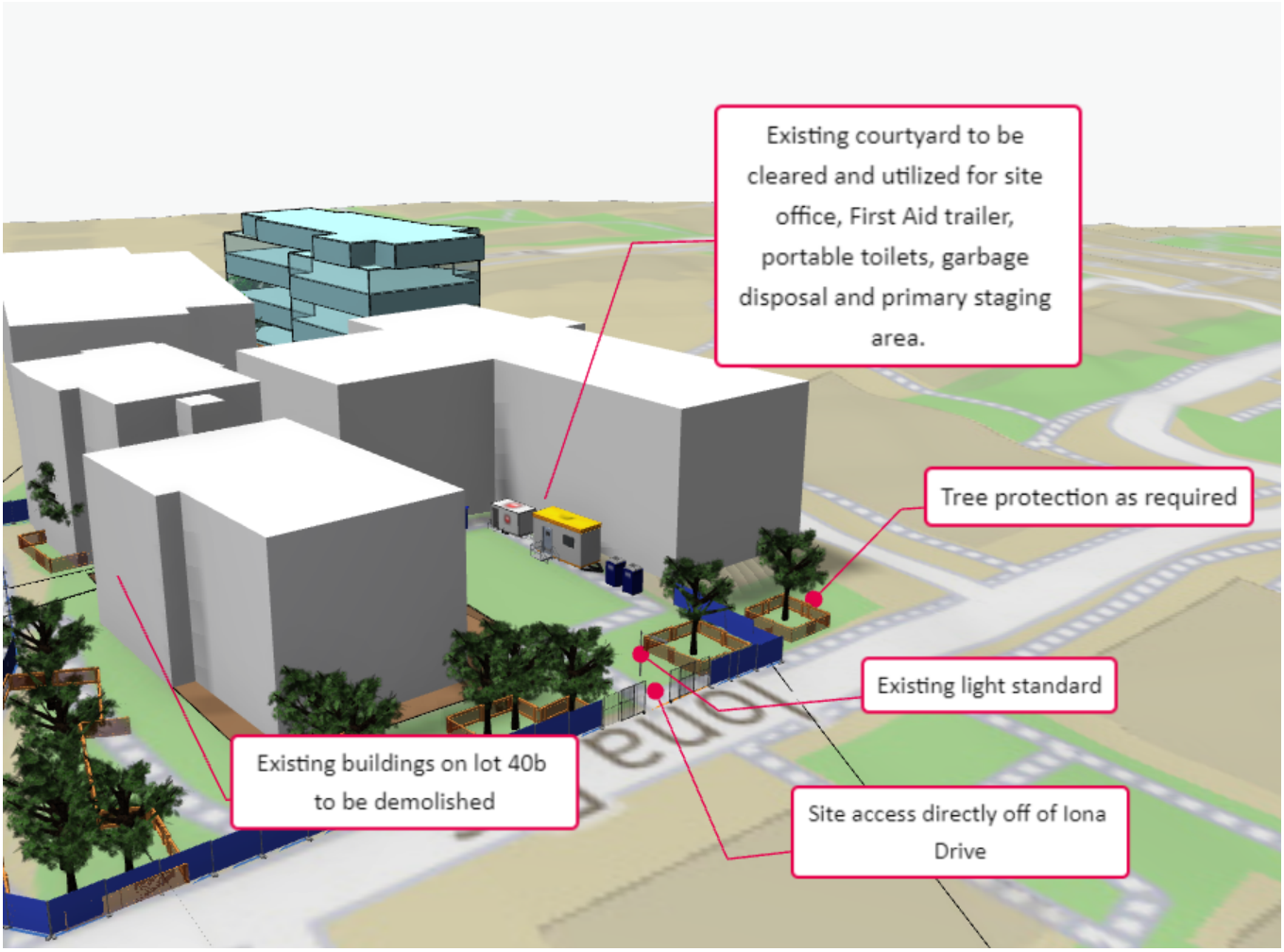

Figure 1 – Demolition Site Logistics Plan

Carey College Phase 2 – Lot 40b – Construction Impact Mitigation Plan

Excavation

Schedule notes:

- Expected start date - TBD
- Expected finish date - TBD
- Total duration – 3 months

Equipment used:

- Excavators
- Soil compactors
- Heavy trucks

Site activity:

- Excavation
- Soil removal

Most of the construction noise will be from excavators, dump trucks during and soil anchor drilling. To mitigate excess noise, we will ensure trucks are not idling while being loaded.

Trucks will be staged outside of campus and will be brought in one at a time to reduce traffic impact and noise. Possible staging location of trucks has been identified at end of West 4th Avenue.

Regular working hours as per UBC bylaws are 7:30am – 7pm, Monday – Friday, and 9:00am – 5:00pm Saturday and Sunday. All site work will take place during normal construction hours, which is 7:30am – 5:00pm, and 9:00am – 5:00pm on Saturdays.

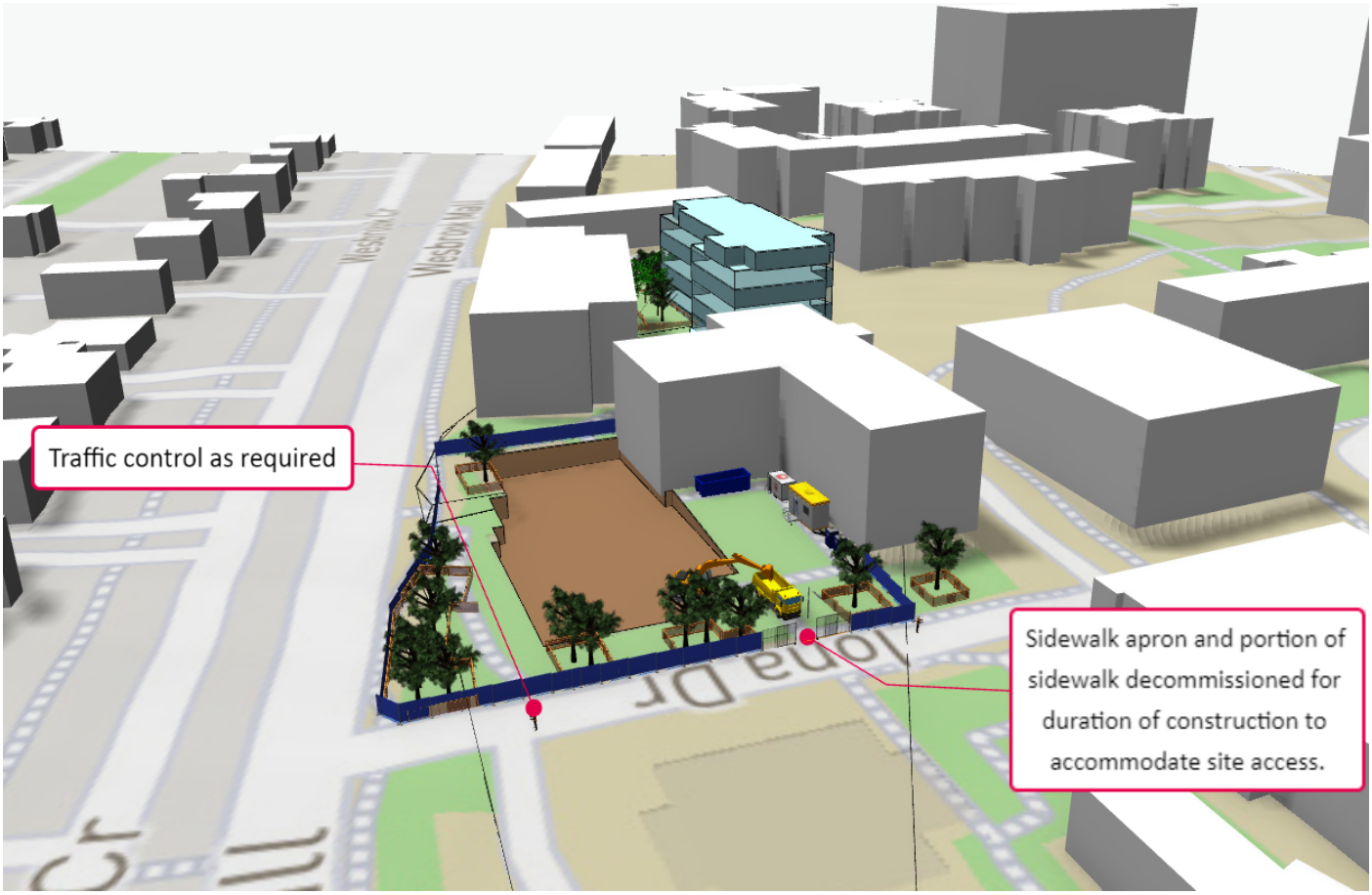

Figure 2 – Excavation Site Logistics Plan

Foundations

Schedule notes:

- Expected start date – TBD
- Expected finish date – TBD
- Total duration – 2.5 months

Equipment used:

- Heavy trucks
- Power tools
- Concrete pump

Site activity:

- Detailed excavation
- Material Deliveries
- Concrete pours

To expedite the schedule and reduce overall noise we will be utilizing alternate structural concrete forming methods that allow the building a reduced amount of formwork that also results in less carpentry noise.

Concrete trucks and deliveries will be staged to minimize traffic impact. Deliveries scheduled in off-peak traffic hours when possible.

Regular working hours as per UBC bylaws are 7:30am – 7pm, Monday – Friday, and 9:00am – 5:00pm Saturday and Sunday. All site work will take place during normal construction hours, which is 7:30am – 5:00pm, and 9:00am – 5:00pm on Saturdays.

Figure 3 – Foundations Site Logistics Plan

Above Grade Structure

Schedule notes:

- Expected start date – TBD
- Expected finish date – TBD
- Total duration – 4.5 months

Equipment used:

- Heavy trucks
- Power tools
- Concrete pump
- Tower crane
- Scaffolding

Site activity:

- Crane erection
- Formwork
- Material deliveries
- Concrete pours

To expedite the schedule and reduce overall noise we will be utilizing alternate structural concrete forming methods that allow the building a reduced amount of formwork that also results in less carpentry noise.

Concrete trucks and deliveries will be staged to minimize traffic impact. Deliveries scheduled in off-peak traffic hours when possible.

Tower crane will be erected on site for the entire duration of above grade structure.

Regular working hours as per UBC bylaws are 7:30am – 7pm, Monday – Friday, and 9:00am – 5:00pm Saturday and Sunday. All site work will take place during normal construction hours, which is 7:30am – 5:00pm, and 9:00am – 5:00pm on Saturdays.

Figure 2 – Above Grade Structure Site Logistics Plan

Figure 4 – Above Grade Structure Site Logistics Plan

Envelope and Finishes

Schedule notes:

- Expected start date – TBD
- Expected finish date – TBD
- Total duration – 4 months

Equipment used:

- Heavy trucks
- Small mobile crane
- Telehandler
- Scissor lift(s)
- Power tools
- Man hoist

Site activity:

- Tower crane dismantle
- Material deliveries
- Exterior envelope work
- Landscaping and Civil work
- Man hoist erection and dismantle

During the finishing and envelope phase the exterior cladding will be installed. To reduce noise, Hovercraft will set up cutting booths for the cutting of stone and brick materials.

There will be an increased number of deliveries and trucks on site. To accommodate this deliveries will be scheduled outside of peak traffic hours when possible.

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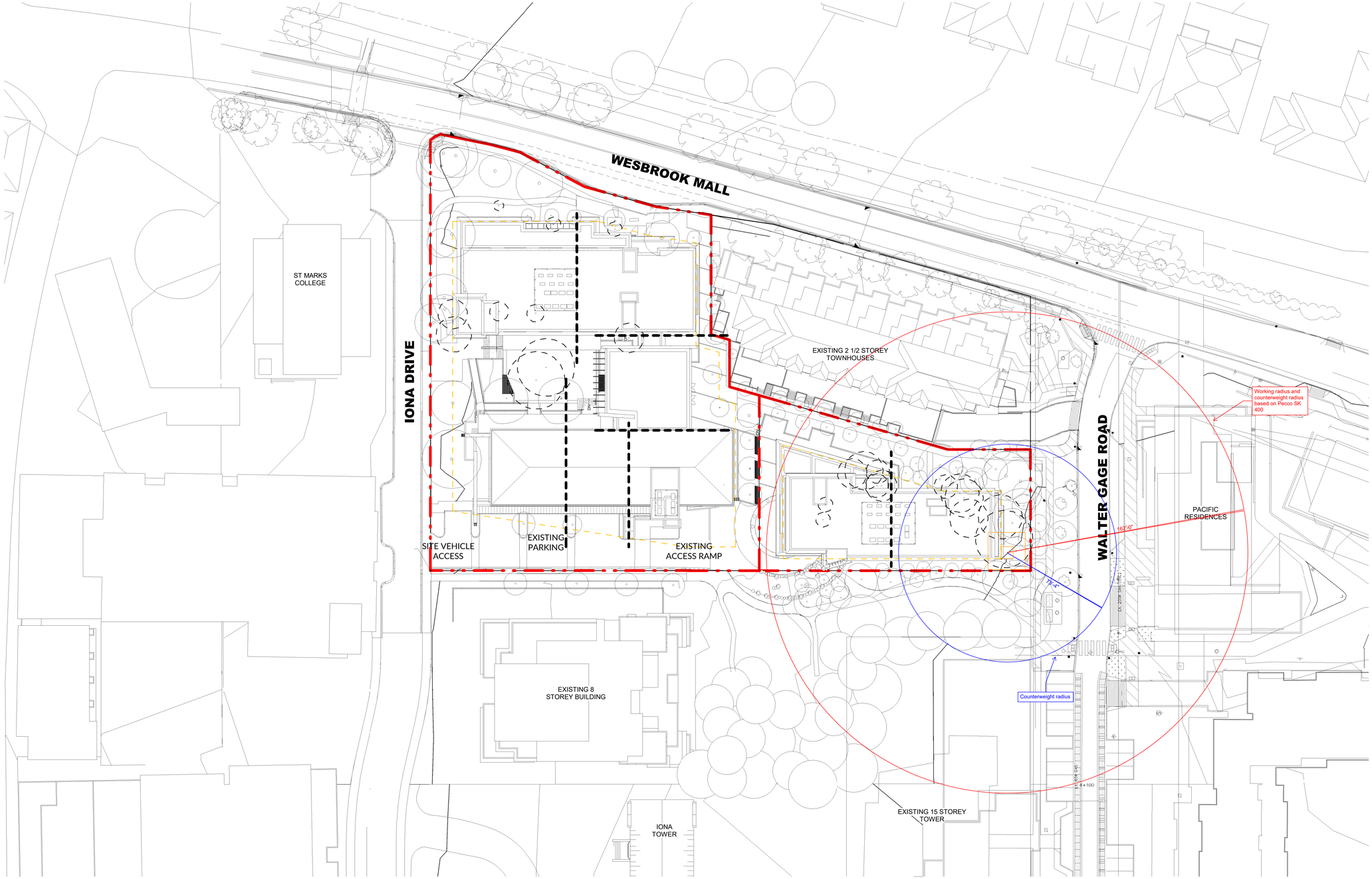
Figure 5 – Envelope & Finishes Structure Site Logistics Plan

Carey College Phase 1
Crane Swing - Option 1



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No.	Description	Date
4	Issue for 25% BP	2022.09.02
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

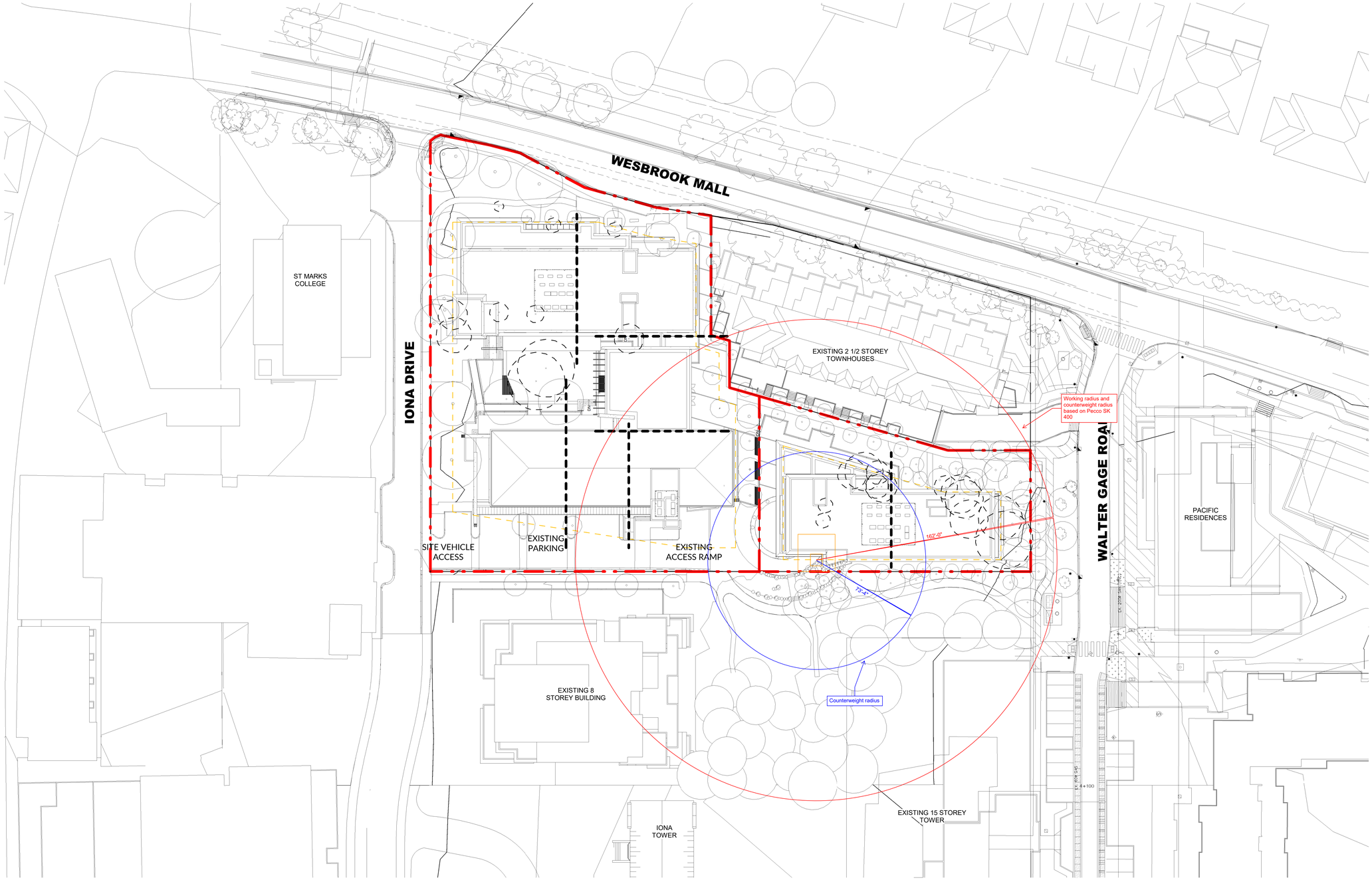
SCALE: 1/32" = 1'-0"

TITLE: Context Site Plan

SHEET NO.: A-2.00

REVISION: 4

Carey College Phase 1
Crane Swing - Option 2



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DRAWN BY: MRM

FILE NO.:

DATE: 2022.01.04

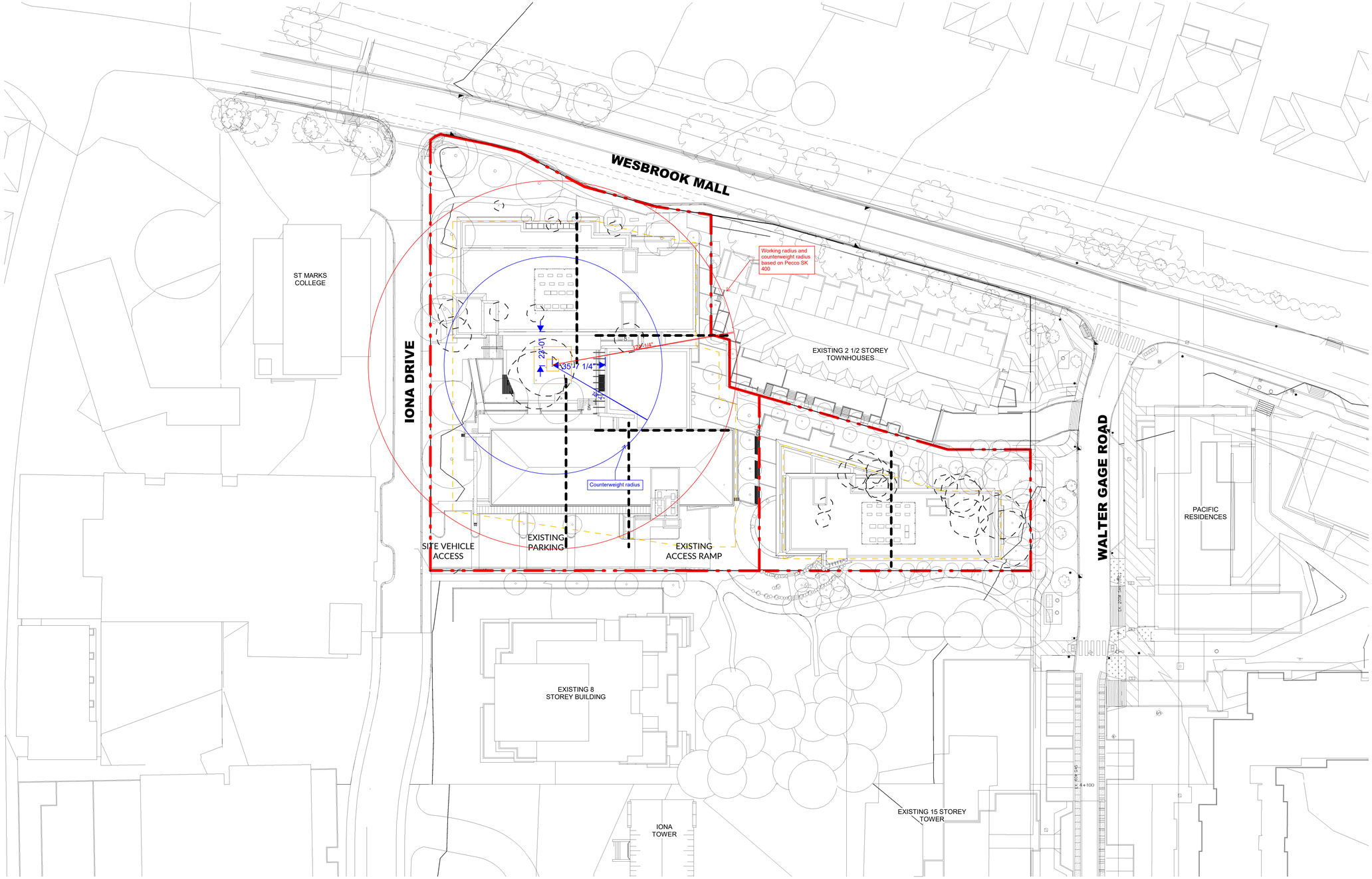
SCALE: 1/32" = 1'-0"

TITLE: Context Site Plan

SHEET NO.: A-2.00

REVISION: 4

Carey College Phase 2
Crane Swing



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