

Wesbrook Place UBC Lot 26

DEVELOPMENT APPLICATION SUBMISSION

POLYGON

2023-05-29



DRAWING LIST	
Number	Name
A-00.02	STATISTICS
A-00.03	DESIGN RATIONALE & MASSING
A-00.04a	REAP Checklist
A-00.04b	REAP Checklist
A-0.20	LEGAL SURVEY
A-0.21	SURVEY
A-00.30	CONTEXT PLAN
A-00.31	SITE PLAN
A-00.40	SHADOW STUDIES
A-01.00	PLANS - P0
A-01.01	PLANS - P2
A-01.02	PLANS - P1
A-01.03	PLANS - LEVEL 1
A-01.04	PLANS - LEVEL 2
A-01.05	PLANS - LEVEL 3
A-01.06	PLANS - LEVEL 4
A-01.11	PLANS - LEVEL 9
A-01.18	PLANS - LEVEL 18
A-01.19	PLANS - ROOF
A-02.01	ELEVATION - NORTH WEST
A-02.02	ELEVATION - NORTH EAST
A-02.03	ELEVATION - SOUTH EAST
A-02.04	ELEVATION - SOUTH WEST
A-03.01	SECTION A-A
A-03.02	SECTION B-B
A-03.03	SECTION C-C
A-04.02	3D IMAGERY
A-04.03	3D IMAGERY

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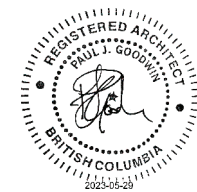
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PROJECT: WOODBROOK AND GREAT AVENUE
Polygon
Development Permit Application
2023-05-29

SITE OVERVIEW

LEGAL ADDRESS: Lot 26, District Lot 4474, Group 1 New Westminster District Plan BCP 20252

CIVIC ADDRESS: Parcels: 26, Current Zoning: N/A, Parcel Area: 4,470 m², 48,114.88 sq.ft.

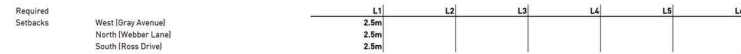
Development Area: SC9C
Stores Permitted: 14

POLICY OVERVIEW

UBC Development Guidelines (Development Handbook, June 2020)	
Category:	SC9C
Typology:	High Density Residential - Highrise/Townhouses
Page Reference:	SC-9
Minimum Site Area:	4000m ²
Site Coverage (Maximum):	50%
Density (Maximum):	3.5 FSR
Stores (Maximum Permitted):	14
Height (Maximum):	48m

VARIANCE REQUESTS

A VARIANCE WILL BE REQUIRED FOR THE OVERALL BUILDING HEIGHT.
THE BUILDING MEASURED FROM THE 1st FLOOR SLAB ELEVATION OF 254.00' TO THE TOP OF PARAPET OF THE ROOF AT 416.50' IS 162.50' OR 49.53m.
THE BASE PLANE OF 48m IS INDICATED ON THE BUILDING SECTION DRAWINGS.



Site Dimensions: 78.12m (West) 91.12m (South) 71.20m (East) 84.563m (North)

Site Area (Legal Parcel): 48,114.88 sq.ft., 4,470.00 m²

Base Density FSR: 3.50 FSR

Base Density Permitted (Based on Gross): 15,445.00 m²

Site Coverage Permitted: 24,097.34 sq.ft.

Site Coverage Proposed: 25,314.00 sq.ft.

DENSITY COMPLIANCE

FSR	Area
3.50	148,347.40

Proposed Area	Gross Residential		DEDUCTIONS	Net Area and Net FSR	FSR
	Unit Count	Gross Total Area			
Proposed Area	180,442.16	180,442.16	12,072.56	168,369.60	15,642.05
Proposed FAR		3.75	12,072.56	3.50	

RESIDENTIAL

Level	Unit Count	Gross Floor Area						Total Gross Area (sq.ft.)	Deductions				Net Area (sq.ft.)	FSR
		A	B	C	D	E	F		Accessibility (10%)	Storage	Mechanical	Total Deductions		
Level 1	10	5,593.30	3,274.00		1,614.43	298.44	80.51	10,377.66	1,614.43	298.44	80.51	2,993.40	8,284.26	749.44
Level 2	11	5,236.44	1,377.72		0.00	429.49	88.51	7,174.36	0.00	429.49	88.51	528.25	6,444.13	617.45
Level 3	16	8,187.18	1,377.72		0.00	639.37	128.71	10,332.96	0.00	639.37	128.71	768.08	9,564.90	889.57
Level 4	16	8,187.18	1,377.72		0.00	639.37	128.71	10,332.96	0.00	639.37	128.71	768.08	9,564.90	888.61
Level 5	16	8,187.18	1,377.72		0.00	639.37	128.71	10,332.96	0.00	639.37	128.71	768.08	9,564.90	888.61
Level 6	16	8,187.18	1,377.72		0.00	639.37	128.71	10,332.96	0.00	639.37	128.71	768.08	9,564.90	888.61
Level 7	16	8,187.18	1,377.72		0.00	639.37	128.71	10,332.96	0.00	639.37	128.71	768.08	9,564.90	888.61
Level 8	16	8,187.18	1,377.72		0.00	639.37	128.71	10,332.96	0.00	639.37	128.71	768.08	9,564.90	888.61
Level 9	12	8,701.20	1,356.90		0.00	480.00	96.44	10,634.74	0.00	480.00	96.44	576.44	10,058.30	934.43
Level 10	12	8,701.20	1,356.90		0.00	480.00	96.44	10,634.74	0.00	480.00	96.44	576.44	10,058.30	934.43
Level 11	12	8,701.20	1,356.90		0.00	480.00	96.44	10,634.74	0.00	480.00	96.44	576.44	10,058.30	934.43
Level 12	12	8,701.20	1,356.90		0.00	480.00	96.44	10,634.74	0.00	480.00	96.44	576.44	10,058.30	934.43
Level 13	12	8,701.20	1,356.90		0.00	480.00	96.44	10,634.74	0.00	480.00	96.44	576.44	10,058.30	934.43
Level 14	12	8,701.20	1,356.90		0.00	480.00	96.44	10,634.74	0.00	480.00	96.44	576.44	10,058.30	934.43
Level 15	12	8,701.20	1,356.90		0.00	480.00	96.44	10,634.74	0.00	480.00	96.44	576.44	10,058.30	934.43
Level 16	8	8,099.12	1,154.74		0.00	240.00	48.17	9,542.03	0.00	240.00	48.17	288.17	9,253.86	897.71
Total								162,835.43					151,990.87	

UNIT MIX

Unit Mix	A: STUDIO	B: 1-B	C: 1-B/D	D: 2-B (2BA)	E: 3B-D (2BA) PH	F: 3 BR-CH	Total
Level 1	5	2	1	0	0	0	27
Level 2	4	5	2	0	0	0	31
Level 3	4	8	4	0	0	0	36
Level 4	4	8	4	0	0	0	36
Level 5	4	8	4	0	0	0	36
Level 6	4	8	4	0	0	0	36
Level 7	4	8	4	0	0	0	36
Level 8	4	8	4	0	0	0	36
Level 9	0	0	6	6	0	0	12
Level 10	0	0	6	6	0	0	12
Level 11	0	0	6	6	0	0	12
Level 12	0	0	6	6	0	0	12
Level 13	0	0	6	6	0	0	12
Level 14	0	0	6	6	0	0	12
Level 15	0	0	6	6	0	0	12
Level 16	0	0	0	6	6	0	12
Total	33	65	70	43	6	11	218
Mix	15%	25%	32%	20%	3%	5%	100%
Polygon Desired Mix	32.7	61	76	44	7	11	
Unit Difference (±) m ²	0.3	-4	-6.3	-0.6	0		

PARKING COMPLIANCE

BUILDING RESIDENTIAL PARKING CALCULATION			
(Per Unit 1) UBC Development Handbook			
REQUIREMENT	UNITS	PERMITTED	PROVIDED
Max 2.8 per Townhouse Principal Dwelling Unit	11	22	22
Max. of the Lot: at 1.0 of Total Building Area	16,763.63	397	246
Or: 1.8 per Dwelling Unit		361	242
Subtotal		361	242
4 Public Bicycle Maximum Permitted			23
Accessible Parking: 8.1 per Suite	218	21	23
Visitor Parking: 8.1 per Suite	218	21	23
BUILDING RESIDENTIAL TOTAL		389	289

ADDITIONAL REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
SMALL CAR ALLOWANCE		
MAX 25%	TOTAL	76
ELECTRICAL VEHICLE CHARGING	REQUIRED	218
100% Level 2 Outlet per Res. Unit		218

BICYCLE SPACE CALCULATION PER UBC HANDBOOK (SUPERSEDED BY BEAP)

REQUIREMENT	REQUIRED	PROVIDED	TYPE
REIDENTIAL	107.0	424	CLASS I
REIDENTIAL	107.0	107	CLASS II
Total	214	531	

BICYCLE SPACE CALCULATION - BEAP

REQUIREMENT	REQUIRED	PROVIDED	TYPE
REIDENTIAL CLASS I	107.0	424	CLASS I
1.0 PER STUDIO / 1 BED	122.0		CLASS I
1.0 PER 2 BED	33.0		CLASS I
Total	262	424	
REIDENTIAL CLASS II	107.0	107	CLASS II
Total	369	531	

REVISIONS

NO.	DATE	DESCRIPTION
1	2023-04-05	AUDP Pre-Application Submission
2	2023-05-23	DP Application - AUDP
3	2023-05-29	DP Application
4	2023-09-14	FEASIBILITY
5	2023-10-03	FEASIBILITY



Wesbrook Place
UBC Lot 26

DEVELOPMENT
APPLICATION SUBMISSION

STATISTICS

DATE: 5/29/2023 1:15:31 PM
DRAWN BY: NS
CHECKED BY: PG
SCALE:
JOB NUMBER: 22038

MASSING & FORM

- 1 - Lot 25 Residences at Nobel Park
- 2 - Lot 32 Prodigy
- 3 - Lot 29 Cypress House
- 4 - Lot 27 Pine House



CONTEXT

The three-sided site is flanked by Ross Drive on the south face, Gray Avenue on the North-West face, and Webber Lane on the North-East face. The site is approximately 48,114.68 SF with an FSR of 3.5. The total permitted base density is 148,401.38 SF.

The project is adjacent to the following developments:

South: Residences at Nobel Park (14 storey tower, 6 storey lowrise development & 3 storey townhouse)

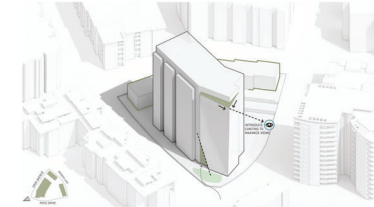
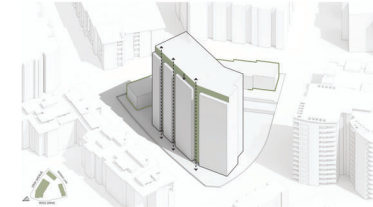
North-East: Cypress House & Pine House (6 storeys)

North-West: Prodigy (6 storeys)

MASSING

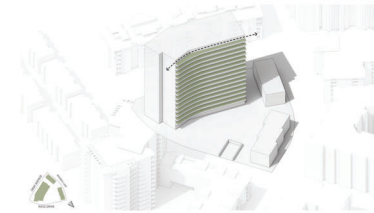
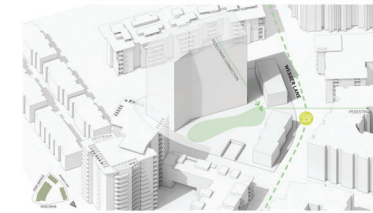
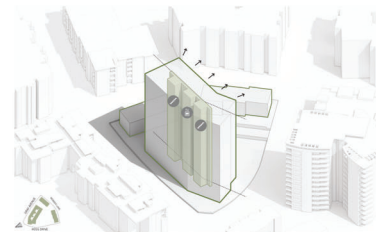
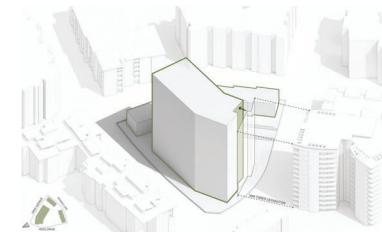
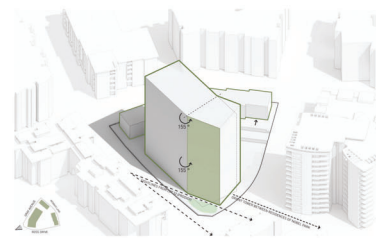
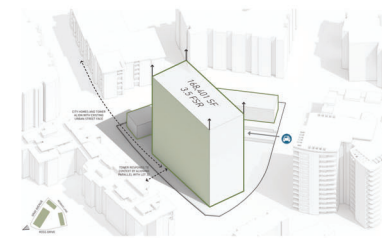
The tower responds to the surrounding context by aligning parallel with Lot 32, situated along Gray Avenue. This maximizes solar exposure within the courtyard. The overall tower massing pivots by 155 degrees in order to allow for better sight lines from Lot 32 (Prodigy) and to create separation between the Residences at Nobel Park tower. The face of the tower facing Ross Drive has been offset in order to maintain 30 meters of separation between the adjacent tower.

The cores have been situated on the west-side of the site, in order to prioritize views south-east.



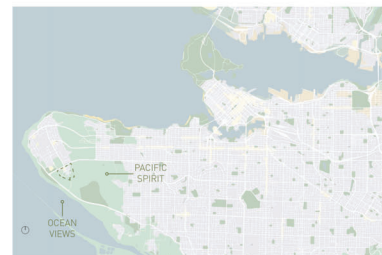
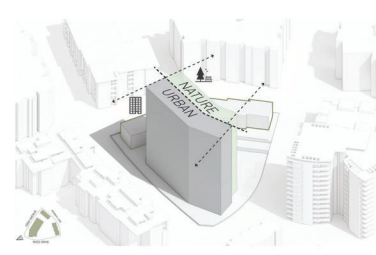
URBAN

The urban face has been divided into smaller vertical fragments to help reduce the overall length of the facade. Canting is introduced at the corner of Gray Avenue and Ross Drive in order to maximize views and create a prominent residential entry. The longitudinal nature of the urban face is then celebrated using a vertical architectural expression, the rhythm of balconies, and the location fenestrations.



NATURE

Contrasting the urban face, the natural face of the building celebrates the adjacency to Webber Lane and the pedestrian connection by creating a softened bend in the overall massing geometry that ultimately hugs the courtyard. The balconies are dispersed to create a more organic appearance, with the incorporation of perforated metal privacy screens.



DESIGN RATIONALE & CONCEPT

The overall design concept hinges on the juxtaposition between urban and nature. Wesbrook Village is located in the midst of a bustling city, but its expansive greenery, scenic views and forested areas make it feel like an escape from urban life.

The urban aspect is reflected in the overall density of the University of British Columbia, with buildings closely situated and interconnected, while the natural aspect is reflected in the campus's open spaces and emphasis on a local natural & neutral palette. The Architectural design for the site seeks to balance these two contrasting environments, featuring natural element, curving edges, and outdoor spaces to incorporate the surrounding nature. Contrasting this, the urban face focuses on crisp clean lines and a simple geometry. The resulting design approach aims to create an environment that feels both connected to the city and removed from it, offering a unique experience for residents at Lot 26.

OPTED DESIGN RESPONSE

THE FOLLOWING DESIGN APPROACH HAS BEEN IMPLEMENTED TO RESPOND TO OPTED ISSUES

- MAXIMIZE ACTIVATION OF GROUND PLANE BY HAVING GROUND ORIENTED RESIDENTIAL UNITS WITH DIRECT OVERSIGHT OF PUBLIC, PRIVATE AND SEMI PRIVATE AREAS FACING ALL BUILDING ORIENTATIONS.
- HIGHLY GLAZED BUILDING ENTRY LOBBY WITH CLEAR AND VISIBLE APPROACH FROM GRAY AVENUE.
- HIGHLY GLAZED AMENITY SPACES ACTIVATE GROUND PLANE FACING ROSS DRIVE AND GRAY AVENUE.
- LOCATION OF AT GRADE BICYCLE STORAGE IN SIGHT OF PROMINENT BUILDING AREAS INCLUDING BUILDING ENTRY AND AT STREET INTERSECTIONS.
- APPROPRIATE SITE LIGHTING OF INTERIOR PATHWAYS.
- SEPARATE FOB OR ENTRY PHONE ACTIVATED OVERHEAD GATES FOR THE UNDERGROUND PARKING.
- SECURE VISITOR PARKING SEPARATED FROM THE PRIVATE RESIDENTIAL PARKING UNDERGROUND.
- UNDERGROUND PARKING STAIRS THAT DISCHARGE DIRECTLY OUTSIDE.
- GLAZED LITES IN ALL UNDERGROUND PUBLIC DOORS.
- GLAZED LITES INTO ALL UNDERGROUND LOBBIES.
- ELECTRONIC FOB SECURITY AND PROVISION FOR THE INSTALLATION OF A SECURITY AND CAMERA SYSTEM.
- SECURE UNDERGROUND STORAGE LOCKERS FOR BIKES PROVIDED IN ROOMS WITH FOB ACTIVATED DOORS.
- MOTION DETECTION LIGHT ACTIVATE IN PARKING AREAS.



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NOTES

REVISIONS

NO.	DATE	DESCRIPTION
1	2023-04-05	AUDP Pre-Application Submission
2	2023-05-23	DP Application - AUDP
3	2023-05-29	DP Application
4	2023-09-14	FEASIBILITY
5	2023-10-03	FEASIBILITY



Wesbrook Place
UBC Lot 26

DEVELOPMENT
APPLICATION SUBMISSION
DESIGN RATIONALE
& MASSING

DATE: 5/29/2023 1:15:44 PM
DRAWN BY: NS
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SCALE:
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A-00.03

UBC REAP 3.2 - Lot 26

Y	?	N	Energy & Emissions (E&E)	16/35
precondition			P1 Energy Step Code Compliance (Step 2)	-
precondition			P2 Overall R-Value	-
precondition			P3 Energy Star Appliances	-
precondition			P4 Programmable Thermostats	-
precondition			P5 Energy Modeling Workshop	-
precondition			P6 Commissioning	-
precondition			P7 Building Level Energy Metering and Reporting	-
precondition			P8 Domestic Hot Water Energy Use Sub-metering and...	-
precondition			P9 Greenhouse Gas Intensity Reporting	-
precondition			P10 Refrigerant Emission Reporting	-
precondition			P11 Electric Vehicle Charging Infrastructure	-
precondition			P12 Contribution to Low Carbon Transportation	-
8	13	1.1	Optimized Energy Performance (Step Code 3/4/PH)	21
0	6	2.1	Renewable Energy	6
5	0	3.1	Enhanced Energy Submetering and Reporting	5
3	0	4.1	Electric Vehicle Charging Stations	3
Y	?	N	Water (W)	3/15
precondition			P1 Low-Flow Plumbing Fixtures	-
precondition			P2 Outdoor Water Use Reduction	-
precondition			P3 Water Efficient Appliances	-
precondition			P4 Rainwater Management	-
1	6	1.1	Total Water Use Reduction	7
1	3	2.1	On-Site Rainwater Management	4
1	3	3.1	Domestic Hot Water Metering	4
Y	?	N	Biodiversity (B)	4/8
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
0	3	3.1	Bird Friendly Design - Enhanced	3
0	1	4.1	Food Growing Opportunity	1
Y	?	N	Materials & Resources (M&R)	4/8
precondition			P1 Zero Waste Ready	-
precondition			P2 Embodied Carbon Reporting	-
precondition			P3 Construction and Demolition Waste	-
2	2.0	1.1	Environmentally Responsible Materials	4.0
1	1	1.2	Local Materials	2
Not...	1	1.3	Mass Timber Superstructure	1
1	0	1.4	Healthy Building Materials	1

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

WATER

Green Building Action Plan Goals						
UBC will practice responsible water management and use at the building and site scale by: advancing water conservation and efficiency, exploring alternative water supply and treatment solutions, and building water supply resiliency.						
UBC will use a low-impact development approach to rainwater management, at the site scale to mitigate risk and respect the natural hydrology of the campus.						
W	Precondition	BP	OP	Submission	Comments	
P1	Low-Flow Plumbing Fixtures Specify and install: - Water-saving showerheads with a maximum flow rate of 5.7 L per minute in each shower. - Low flow faucets with aerators in all bathroom sinks with a maximum flow of 3.5 L per minute. - Low flow faucets with aerators in all kitchen sinks with a maximum flow of 6.8 L per minute.			Required	Required	Responsible: Mechanical, Interior Design
	Outdoor Water Use Reduction Option 1: Design and install a water-efficient irrigation system that includes an automated controller, rain or soil sensors and pressure regulator, for non-grass areas, use a micro- or drip-feed irrigation. Reduce the project's landscape water use by at least 30% from the site's calculated baseline of the peak watering month through plant selection and irrigation efficiency. Option 2: Install a temporary irrigation system.			Required		Responsible: Landscape Architect
P3	Water Efficient Appliances Specify and install: - Energy Star labelled, or equivalent performance, clothes washers; if washers are available only as an option, specify and offer only models complying with this standard. - Energy Star labelled dishwashers or equivalent performance; if dishwashers are available only as an option, specify and offer only models complying with this credit.			Required	Required	Responsible: Mechanical/Interior Design
	Rainwater Management Detail the 10-year, 24-hour storm volume and discharge at the 2-year, 40-hour pre-development rate on site or at a designated central facility using low-impact development and green infrastructure as far as possible.			Required		Responsible: Civil
W	Optimization	Attempted Points	Total Points	Submission BP	OP	Comments
1.1	Total Water Use Reduction Reduce the total indoor and outdoor potable water use from the calculated code baseline using efficient fixtures, efficient landscaping practices and/or alternative water sources: - 35% reduction from baseline. - 1 point - 40% reduction from baseline. - 2 points - 45% reduction from baseline. - 3 points - 50% reduction from baseline. - 4 points - 55% reduction from baseline. - 7 points	1	7	Required	Required	Responsible: Mechanical/Interior Design, Landscape Architect
	On-Site Rainwater Management Part 1: Provide permeable surfaces for low impact rainwater management for a percentage of areas of the site. The following surfaces are eligible: grass with 12" topsoil, planting areas with 24" topsoil, rain gardens, extensive vegetated roofs, seal, and pervious paving. - Permeable surfaces on 30% of the site. - 1 point - Permeable surfaces on 50% of the site. - 1 point Part 2: Detail the 10-year, 24-hour storm volume and discharge at the 1-year, 40-hour pre-development rate on site using low impact development techniques (scoring at least 1 point in part 1) and detention facility. - 2 points	1	4	Required	Required	Responsible: Civil, Landscape Architect
3.1	Domestic Hot Water Metering In units with central domestic hot water consumption, provide building level or individual suite hot water submetering. - Provide submetering of hot water consumption at the building level. - 1 point - Provide submetering of hot water consumption at the suite level. - 3 points	1	4	Required	Required	Responsible: Mechanical
	Total Optimization Points	3	15			



NO.	DATE	DESCRIPTION
1	2023-05-23	DP Application - AUDP
2	2023-05-29	DP Application

ENERGY & EMISSIONS

Green Building Action Plan Goals						
UBC buildings will advance the campus towards net-positive energy use and greenhouse gas neutrality by reducing energy demand and focusing on... UBC buildings will have indoor thermal environments that are comfortable and enhance health and wellbeing. UBC will integrate lessons learned to improve building energy performance.						
E&E	Precondition	Submission BP	OP	Comments		
P1	Energy Step Code Compliance (Step 2) Design and construct buildings to conform to the following performance requirements: Energy Step Code, Step 2: 130 kWh/m ² -yr (TEUI) and 45 kWh m ² -yr (TEDI). Complete an airtightness test meeting the ASTM E779 or UL284C (Version 3 standard as specified by the Energy Step Code.			Required	Required	Responsible: Energy Modeler, Architect, Mechanical, Electrical, Building Envelope Consultant
	Overall R-Value Achieve an overall R-value target for each major building typology in a project (e.g., high rise, low rise or townhouse), 5.4 for 40:45TU for high rise or 6.9 for 40:45TU for low rise. This precondition credit is not required for projects that achieve the E&E 1.1: Optimized Energy Performance credit.			Required	Required	Responsible: Envelope Not required as project is targeting Step 3 (E&E 1.1)
P3	Energy Star Appliances Specify and install Energy Star-labelled, or equivalent performance, driers and refrigerators in each.			Required	Required	Responsible: Mechanical, Interior Design
	Programmable Thermostats Specify and install programmable thermostats for at least the largest heating zone in each unit.			Required	Required	Responsible: Mechanical Engineer, Electrical Engineer
P5	Energy Modeling Workshop Model the energy performance of the building and hold a workshop with the design team, a representative from UBC Sustainability and Engineering, and contractor to evaluate the results and optimize the design of the building.			Required	Required	Responsible: Owner, Energy Modeler
	Commissioning Contract a third party Commissioning Authority to develop and implement a commissioning plan for all major building energy systems, in accordance with CSA 25000-16, and verify that they are installed, calibrated, and perform according to design intent.			Required	Required	Responsible: Commissioning Authority
P7	Building Level Energy Metering and Reporting Support UBC in establishing an ENERGY STAR Portfolio Manager (ESPM) account and reporting building utility consumption by: - Providing completed auto upload permission forms where required; or - Sharing ESPM accounts with UBC Sustainability and Engineering that have been established by a qualified service provider. For mixed-use developments, establish utility metering for each major use class (e.g., residential, commercial or retail) and building typology (e.g., high rise or townhouse).			Required	Required	Responsible: Mechanical, Electrical, Energy Modeler, Owner
	Domestic Hot Water Energy Use Sub-metering and Reporting Install energy metering for domestic hot water energy use for each major use class (e.g., residential, commercial or retail) and building typology (e.g., high rise or townhouse) and report energy use to UBC Sustainability and Engineering.			Required	Required	Responsible: Mechanical
P9	Greenhouse Gas Intensity Reporting Report building greenhouse gas intensity (GHGI) of emissions.			Required	Required	Responsible: Energy Modeler, Owner
	Refrigerant Emission Reporting Determine and report the life cycle equivalent annual carbon dioxide emissions of refrigerants in buildings in kgCO ₂ .			Required	Required	Responsible: Mechanical, REAP Executive
P11	Electric Vehicle Charging Infrastructure Provide a minimum of one energized level 2 outlet per residential unit for non-residential developments or provide energized outlets for 50% of resident parking stalls for rental developments. Level 2 charging capacity that provides a minimum of 40A service and a minimum performance level of 12 kWh per stall, over an eight (8) hour period must be provided. Load sharing (up to four-way) and load management systems may be utilized. Exceptions may be granted in cases where utility mandated transformer upgrades are required.			Required	Required	Responsible: Electrical Engineer
	Contribution to Low Carbon Transportation Contribute to the development of low-carbon transportation options or infrastructure by funding the equivalent of one community vehicle per 100 residential units.			Required	Required	Responsible: Owner
E&E	Optimization	Attempted Points	Total Points	Submission BP	OP	Comments
1.1	Optimized Energy Performance (Step Code 3/4/PH) Design and construct the buildings to meet the following Energy Step Code Regulation performance requirements: - Step 3: 120 kWh/m ² -yr (TEUI) and 30 kWh m ² -yr (TEDI). - 8 points - Step 4: 100 kWh/m ² -yr (TEUI) and 15 kWh m ² -yr (TEDI). - 8 points - Passive House Performance: Design and construct the building to conform to the Passive House Planning Package, version 0 or newer, meeting the requirements of Section 10.2.3.3 (3) of the Energy Step Code Regulation. - 5 points	8	21	Required	Required	Responsible: Energy Modeler, Architect, Mechanical, Electrical, Building Envelope Consultant
	Renewable Energy Use on site renewable energy systems to offset all or a portion of the building's annual electricity consumption as follows: - 4% - 2 points - 8% - 4 points - 12% - 6 points.	Not...	6	Required	Required	Responsible: Architect, Mechanical, Electrical
3.1	Enhanced Energy Submetering and Reporting Install energy metering for the following: All major energy end uses (representing 10% or more of total energy consumption) for each major use class (e.g., residential, commercial or retail) and building typology (e.g., high rise or townhouse) and/or suite level thermal energy end use consumption. - Major end and space use submetering. - 2 points - Suite level thermal energy submetering. - 3 points	5	5	Required	Required	Responsible: Energy Modeler, Mechanical, Electrical
	Electric Vehicle Charging Stations Install Level 2 charging stations for visitor or shared use and/or the following percentage of owners/residents' parking: - 1 visitor and/or shared station per 100 units. - 1 point - 5% of owners/residents' parking. - 1 point - 10% of owners/residents' parking. - 1 point	3	3	Required	Required	Responsible: Electrical, Owner
Total Optimization Points				16	35	

BIODIVERSITY

Green Building Action Plan Goals						
UBC will develop highly functioning landscapes at the building and site scale to contribute to biodiversity and natural ecosystem processes. UBC will engage campus teaching and research opportunities, to enhance biodiversity management capacity.						
B	Precondition	Submission BP	OP	Comments		
P1	Ecological Planting Select native or adaptive plant species that are appropriate for the ecosystem, suitable for the site conditions and climate (including changing conditions), and fulfill the design intent. Mature plant height, spread and form must be considered in plant selection as a means to reduce maintenance. Select plants that are suited to the sun and shade conditions of the site and are drought tolerant. Include plants that are pollinators and provide a food source for birds.			Required	Required	Responsible: Landscape Architect
	Light Pollution Reduction Do not exceed the current Illuminating Engineering Society (IES) illuminance requirements as stated in Lighting for Exterior Environments.			Required	Required	Responsible: Electrical, Landscape Architect
P3	Bird Friendly Design - Basic In compliance with the UBC Bird Friendly Design Guidelines for Buildings and CSA A460-19 Bird-Friendly Building Design Standards, identify the bird collision risks in building and landscape design and apply the identified strategies to create bird friendly environments. - Apply appropriate strategies to treat and/or avoid the construction of: glass corners without mullions, parallel glass (spaced in or apart or less), transparent skylights, glass guards or guardrails, and glass parapets.			Required	Required	Responsible: Architect
	Planting for Biodiversity and Ecosystem Health Enhance biodiversity and ecosystem health by achieving the following: Develop a Landscape Maintenance Plan - 1 point Develop a landscape maintenance plan that includes maintenance contractors on the sustainable care of plants over the lifetime of the building and landscape. Maximize Native Planting - 1 point Provide a plant list that demonstrates that 70% of the plantings (by number of plants) are native. Pollinator Gardens - 1 point Provide a plant list that demonstrates that 20% of planting choices (by number of plants) and landscape design support pollinators such as hummingbirds, native bees, butterflies, moths, and bats.			Required	Required	Responsible: Landscape Architect
2.1	Site Green Space Dedicate 30% of the total site area (including the building footprint) to green space. Eligible spaces include: grass, areas with plants, vegetated roofs, living walls, balcony gardens, areas dedicated to food production (excluding paving).	1	1	Required	Required	Responsible: Landscape Architect, Architect
	Bird Friendly Design - Enhanced In compliance with the UBC Bird Friendly Design Guidelines for Buildings and CSA A460-19 Bird-Friendly Building Design Standards, identify the bird collision risks in building and landscape design and apply appropriate strategies to create bird friendly environments. Part 1 - 2 point Apply strategies from the UBC Bird Friendly Design Guidelines for Buildings to treat a minimum of 55% of all glazed surfaces of the building up to the height specified. Surfaces posing the highest risk, including courtyards, glass guardrails, windbreaks, glass adjacent to water features or vegetation, should be prioritized. Part 2 - 3 point In accordance with CSA A460-19, apply strategies from the UBC Bird Friendly Design Guidelines for Buildings to treat 90% of all glazed surfaces and surrounding glass structures (e.g., glass guardrails and windbreaks) of the building up to the 4th floor or mature tree height, whichever is taller. Surfaces posing the highest risk, including courtyards, glass guardrails, windbreaks, glass adjacent to water features or vegetation, should be prioritized.	Not targeted	3	Required	Required	Responsible: Architect
4.1	Food Growing Opportunity Provide food gardening spaces of at least 2.4 m ² for 30% of residential units which do not have access to a private outdoor space of more than 6.3 m ² . Food gardens can be provided in raised common area garden plots on grade and/or on rooftops in planters or communal gardens.	Not targeted	1	Required	Required	Responsible: Landscape Architect
	Total Optimization Points	4	8			

CLIMATE ADAPTATION

Green Building Action Plan Goals						
UBC buildings and landscapes will have the resilience to respond to both anticipated and unpredictable changes in climate. UBC will engage with researchers in a meaningful and ongoing way to inform building policy and guidelines around climate adaptation.						
CA	Precondition	Submission BP	OP	Comments		
P1	2050 Climate Ready Thermal Comfort Modelling Perform thermal comfort modeling for buildings using PCIC future climate files for the 2020's and 2050's (RCP 8.5 scenario) with attention to the warmest spaces in the building for the months of May to September inclusive. The building design should meet thermal comfort requirements for 2020s and have a design strategy to meet 2050 requirements. Passively cooled buildings must meet City of Vancouver Energy Modeling Guideline requirements for passively cooled buildings using 2020s weather files and have design strategies for meeting these requirements using 2050 weather files.			Required	Required	Responsible: Energy Modeler
	2050 Climate Ready Energy Efficient Design Using 2050 PCIC 8.5 weather files, achieve a reduction in Cooling Energy Demand Intensity (CEDi) over a base case 2050 ready design that meets REAP E&E and CA preconditions, with passive design measures (e.g., fixed or operable shading, reduced SHGC windows or reduced window to wall ratio). Passive measures must be established at building occupancy: - 5% reduction. - 3 points - 10% reduction. - 5 points - 15% reduction. - 7 points			Required	Required	Responsible: Architect, Energy Modeler
1.1	Enhanced Resiliency Achieve appropriate design strategies from the Mobilizing Building Adaptation and Resilience (MBAR) discussion papers on "Air Quality", "Fire", "Heat waves" and "Power Outages and Emergencies". - 10 different design strategies with at least 1 from each paper. - 1 point - 15 different design strategies with at least 1 from each paper. - 2 points - 20 different design strategies with at least 2 from each paper. - 3 points	3	7	Required	Required	Responsible: Architect, Energy Modeler
	On Site Backup Power Design for protection from power outages from the grid, through strategies including permanent back-up power, switching gear and/or power hook-up, and infrastructure for temporary generators to provide power for critical utilities such as HVAC and the electrical component of heating systems, potable water supply and security. Back up power must be provided for a duration of four consecutive days, 24 hours a day.	Not targeted	3	Required	Required	Responsible: Electrical
Total Optimization Points				5	13	



Wesbrook Place
UBC Lot 26

DEVELOPMENT
APPLICATION SUBMISSION

REAP Checklist

DATE	5/29/2023 1:15:52 PM
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SCALE	
JOB NUMBER	22038

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MATERIAL AND RESOURCES

Green Building Action Plan Goals							
UBC will prioritize the use of building materials that have net positive environmental impacts.							
UBC will support marketplace transformation by developing buildings with materials that are not harmful to human and ecological health.							
UBC will support the development of the circular economy by promoting the adaptation, reuse and recycling of materials and products during a building's lifetime.							
MSR	Precondition	Submission BP	OP	Required	Required	Comments	
P1	Zero Waste Ready 1. Design buildings to be zero waste ready by providing dedicated areas for the collection and storage of recyclable materials and organics from the entire building. Areas must be accessible to waste haulers and conveniently located for building occupants. 2. Recycling storage spaces shall be designed to promote recycling in accordance with the current version of the Metro Vancouver Technical Specifications of Recycling and Garbage Amenities in Multi-family and Commercial Developments. 3. Co-locate organics, recycling and garbage at collection points to provide easy convenience. 4. Provide clear visual cues and signage for recycling and organics. 5. Provide convenient and accessible recycling and organics collection locations to residents where appropriate. This may include dedicated in-unit storage and/or multiple collection points within the building. 6. Provide a recycling and organics collection guide in the homeowners guide and in the storage area. AND 7. Provide for the adequate collection of the following by contracting with a waste management company for the service: • Mixed paper, cardboard, mixed containers and glass. • Food scraps. • Optional collection: soft plastics, styrofoam and other specialty items.	Required	Required			Responsible: Architect, Owner	
	Embodied Carbon Reporting Perform a LCA (life cycle assessment) of the project's foundation, structure and enclosure and report the embodied carbon. Use Athena Impact Estimator or an approved LCA software and include all envelope and structural elements including the parking structure. Assume a 60-year lifetime for the building and include cradle-to-gate impacts using a list of materials methodology and building permit or issued for construction drawings. Operational impacts should not be included.			Required			Responsible: LCA Consultant
	Construction and Demolition Waste Prepare and implement a Waste Management Plan that diverts 85% (by weight) of construction and demolition waste from landfill.			Required			Responsible: Contractor
	MSR Optimization	Attempted Points	Total Points	Submission BP	OP	Required	Comments
1.1	Environmentally Responsible Materials Specify and use environmentally responsible materials for at least 90% of a building component*, by weight or volume. Materials must meet one of the following requirements: • Contain at least 20% reclaimed material • Contain at least 20% post-consumer or 50% pre-consumer recycled content • Wood products that are certified Forest Stewardship Council (FSC) or CSA Z309 • Bio-based material • Concrete mixes optimized to an average of 20% reduction in embodied carbon • Manufacturer participates in an extended producer responsibility program • No finish material used (eg. concrete floor) *Building components for 1 point: Floor covering, insulation, sheathing, framing, drywall (interior), concrete cement or concrete aggregate, roofing, siding Building components for 0.5 point: Pedestrian doors, cabinets, counters, interior trim, deck material, windows.	2	4.0		Required	Responsible: Contractor	
	Local Materials Specify and use products that were extracted, processed, and manufactured locally within 200km from project site for the following building components: • Minimum 50% of aggregate for concrete by value. — 1 point • Minimum 50% of drywall or interior sheathing by value. — 1 point	1	2		Required		Responsible: Contractor
1.2	Mass Timber Superstructure Specify and install a building superstructure consisting of at least 50% mass timber manufactured in BC (by value of the total superstructure). — 1 point	Not targeted	1				
1.4	Healthy Building Materials Install ten different building products from at least three different manufacturers which meet the ingredient transparency criteria of a program specified below. The chemical inventory of the products must be disclosed to an accuracy of 0.1% (1000 ppm). • Declare Label (International Living Future Institute) Red List Free, Declared, or LBC Compliant if at least 99.9% of the ingredients are disclosed, or • Health Product Declaration (HPD), or • Manufacturer's Inventory of all ingredients by Chemical Abstract Service Registry Number (CASRN).	1	1		Required	Responsible: Contractor	
	Total Optimization Points	4	6.0				

PLACE AND EXPERIENCE

Green Building Action Plan Goals						
UBC buildings and landscapes will provide opportunities for collaboration, innovation and community development to reflect the social and environmental sustainability aspirations of the University.						
P&E	Precondition	Submission BP	OP	Required	Required	Comments
P1	Project Community Amenity Spaces Provide community amenity spaces for residents including: • Outdoor spaces for residents which allow for opportunities for both quiet and social gathering activities, minimum one area for each activity, AND • A multi-purpose indoor space designed to support community activities and meeting the following requirements: located on the ground floor with direct access to the outdoors, include an accessible washroom and has a minimum floor area of 37.16 m ² (400 sq ft).	Required				Responsible: Architect
	MSR Optimization	Attempted Points	Total Points	Submission BP	OP	Required
1.1	Project Exemplary Community Amenity Spaces Install indoor and outdoor community amenities from the list below. Each listed amenity is awarded 1 or 2 points, for up to 5 points in total. If more than 2 points are targeted, a minimum of one indoor amenity and one outdoor amenity is required.	5	5	Required		Responsible: Architect
	Indoor Amenities Family friendly community spaces (additional to PE P1) within or adjacent to enhanced lobbies or multi-purpose rooms such as a community play area or youth friendly space. The total area should be minimum 91.44 m ² (300 sq ft). A shared utilitarian multi-purpose space for messy or noisy activities such as a workshop space, pet wash, community mudroom, or small kitchen area etc. A secure community storage area on the ground floor for baby strollers with a minimum of one storage space per ten units. Strollers are used by young families on a daily basis and are often bulky to keep in the home. Small-scale gathering spaces within circulation routes or the end of corridors on different floors to increase opportunities for relaxing, studying, and meetings or social activities. The total area should be minimum 91.44 m ² (300 sq ft). Designate a bookable guest suite within the building near the lobby. A community space for secure package delivery (in response to online shopping and food delivery services). A new innovative community indoor amenity (additional to PE P1) that supports a range of intergenerational social and recreational opportunities. Pet friendly washable flooring finishes installed for indoor common spaces.	2	0 or 2			
	Outdoor amenities One accessible outdoor wash station for bikes and pets with a concrete pad, water source and good drainage. A variety of outdoor spaces for small quiet gatherings to increase recreational choices and activities such as a BBQ area, fireplace, and comfortable seating and picnic tables etc. There must be a minimum of two defined spaces. Roof top social spaces outfitted with comfortable seating and planters. The space would be able to comfortably accommodate a minimum of 10 people. A small child friendly play area with complementary seating for adults. A new innovative community outdoor amenity that supports a range of intergenerational social and recreational opportunities.	1	1			
	Total Optimization Points	5	5			

INNOVATION & RESEARCH

GREEN BUILDING ACTION PLAN GOALS							
UBC buildings and landscapes will be durable, reliable and resilient.							
ISR	Optimization	Attempted Points	Total Points	Submission BP	OP	Required	Comments
1.1	Exemplary Performance Demonstrate exceptional performance above the requirements set by an existing credit, to reach the next performance level.		2		Required	Required	
	Innovation or Pilot Achieve significant, measurable sustainable building performance using a strategy not addressed in REAP, or Pilot specific a significant, measurable strategy or strategies from UBC's Green Building Action Plan.		3	Required	Required		
2.1	Research Collaborate with UBC SEEDs or the CLL program in a research project. Project topic must be either: • Based on the Green Building Action Plan's residential section or current priority area for the university, or • A current topic relevant to the project which has been submitted for prior approval.	5	5	Required	Required		Responsible: Owner & Team
	Total Optimization Points	5	10				

HEALTH & WELLBEING

Green Building Action Plan Goals							
UBC will enhance the mental, physical and social dimensions of wellbeing by making them integral to building and landscape design decisions.							
UBC researchers, community stakeholders and building occupants will be engaged in a meaningful and ongoing way to inform building design decisions around health and wellbeing.							
UBC will become a leader in enhancing wellbeing through the built environment within the context of higher education in Canada.							
HSW	Precondition	Submission BP	OP	Required	Required	Comments	
P1	Bicycle Parking & Storage Rooms Provide the bicycle storage and facilities below: • Provide Class 1 bicycle storage facilities at a rate of: 1.5 spaces per studio or one bedroom unit; 2.5 spaces per 2 bedroom unit; and 3 spaces per 3 or 4 bedroom units. (Requirements include 10% oversized spaces, and one electrical outlet per two spaces); and • An in building bicycle repair station area; and • 0.5 Class 2 bicycle storage spaces per dwelling unit; and • A 2 x 3 m concrete pad outside the building, close to the building entrance, with a standard outlet or conduit for identified bike share. All bicycle parking and storage to be provided in accordance with the UBC Development Handbook.					Responsible: Architect	
	Low-Emitting Products Specify and use: • Adhesives, sealants and sealant primers that have been tested and found compliant with the California Department of Public Health Standard Method V1.1-2010, using CA Section 01350, Appendix B, New Single-Family Residence Scenario, for emissions testing guidance. • Paints and coatings meet at a minimum QPS-2 by the Master Painter's Institute on the interior of the building. • Carpet and carpet cushion that are certified by the Carpet and Rug Institute Green Label Plus, or use products that have been tested and demonstrate compliance with the California Department of Public Health (CDPH) Standard Method v1.2-2017 and comply with the VOC limits in Table 4-1 of the method.			Required			Responsible: Architect, Contractor
P2	Construction Indoor Air Quality Management Prepare and implement an Indoor Air Quality (IAQ) Management Plan for the construction and pre-occupancy phases of the building. During construction, meet or exceed all applicable recommended control measures of the Sheet Metal and Air Conditioning National Contractors Association (SMACNA) IAQ Guidelines for Occupied Buildings under Construction, 2nd edition, 2007, ANSI/SMACNA 008-2008, Chapter 3.			Required		Responsible: Mechanical, Contractor	
	MSR Optimization	Attempted Points	Total Points	Submission BP	OP	Required	Comments
1.1	IAQ Assessment After construction has ended and the building has been completely cleaned, prior to occupancy, complete one of the following: • Install new filtration media and flush out the building by supplying an outside air volume of 4,267,14 litres per square metre of gross floor area; or • Conduct a Baseline Indoor Air Quality Test.	1	1		Required		Responsible: Owner
	Additional Bicycle Facilities In addition to the requirements for bicycle parking in HW P1, provide one of the following: • Provide an additional 0.25 Class 1 bicycle storage per bedroom; or • An all-weather, Class 1 bicycle storage room for at least 50% of the Class 1 spaces with a bike specific entrance; or • Provide points for giving each unit an on-campus bike share membership for the duration of their stay in the building.	2	2	Required			Responsible: Architect
	Low-Emitting Products Specify and install products that meet the following requirements: • Carpets and carpet cushions: Carpet and Rug Institute Green Label Plus or has been tested according to California Department of Public Health (CDPH) Standard Method v1.2-2017 and can demonstrate compliance with the VOC limits in Table 4-1 of the method. — 1 point • Interior composite wood products, such as cabinetry doors and boxes, flooring, doors, trim, etc.: CARB ultra low emitting or have no added urea formaldehyde. — 1 point	2	2		Required		Responsible: Architect, Contractor
	Connection to Nature Demonstrate connections to nature through direct visual connections to plants, sunlight, and views of nature and/or indirect connections to nature through the use of natural materials, patterns, colours, or images. Ensure connections to nature in: • 50% of units, with nature visible from the living room and at least one bedroom. • All occupied amenity spaces and lobbies, and 90% of building corridors.	1	1	Required			Responsible: Architect, Interior Designer
	Daylight Access Ensure adequate levels of daylight within each unit by achieving the following requirements: • Transparent glazing area is a minimum of 7% of the unit floor area. • Visible light transmittance (VLT) of envelope glazing is greater than 40%. • 30% of the area is within 0.3 m (20 ft) of transparent envelope glazing.	1	1	Required			Responsible: Architect, Daylight Analysis
	Active Living Design a secondary staircase that is safe, visually appealing, and invites regular use through the following strategies: • Ensure the staircase services all floors of the project, excluding the parking garage, and can be accessed by all regular building occupants. • Locate the staircase so that it is visible from the building entrance. • Install transparent fire-rated glazing to each floor level of the staircase. The area of glazing must span at least 0.93 square metres (10 square feet) in order to increase visibility of the staircase and provide views to the interior, from inside the staircase. • Use appealing materials and finishes. • Install visible signage at elevators and the entrance to the staircase to encourage stair use.	Not targeted	1	Required			Responsible: Architect
	Total Optimization Points	7	8				

QUALITY

Green Building Action Plan Goals						
UBC buildings and landscapes will be durable, reliable and resilient.						
Q	Precondition	Submission BP	OP	Required	Required	Comments
P1	Sustainability Statement Submit a "Sustainability Statement" that describes how the development will be designed to achieve high environmental standards related to UBC's Green Building Action Plan and the university's sustainability policies in the eight component areas.					Responsible: REAP Executive and Owner
	Educate the Homeowner Provide a homeowners' manual to educate homeowners on the features of the building as well as the proper use and maintenance of facilities and equipment. Include the following details in the homeowners' manual: • A complete checklist of REAP credits, including product manufacturers' manuals for all equipment, fixtures, and appliances with Energy Star details; and • Guidance on how to minimize energy, water, and resource use in everyday activities and choices throughout the home to promote sustainable behavior; and • Information on sorting and recycling in the building. And • Ensure the manual is incorporated into record drawings or some form that will be accessible beyond the first generation of owners/residents; and • Conduct a one-hour walkthrough with the occupants and building manager(s) to educate them on all sustainable equipment and features.			Required		Responsible: REAP Executive and Owner
P2	Educate the Sales & Leasing Staff Develop marketing materials based on the environmental performance of the project and ensure the sales or leasing staff is knowledgeable about the green building features.				Required	Responsible: Owner
	Green Building Specialist Engage a Green Building Specialist who is an expert in green buildings and sustainable construction practices to provide advice on effective green building strategies to the design team.			Required		Responsible: REAP Executive
P3	Design for Security and Crime Prevention Demonstrate that the design has been reviewed by an expert in Crime Prevention Through Environmental Design (CPTED) and that recommendations have been followed.			Required		Responsible: Architect
	MSR Optimization	Attempted Points	Total Points	Submission BP	OP	Required
1.1	Integrated Design Beginning in pre-design and continuing throughout the design phases: • Identify and use opportunities to achieve synergies across disciplines and building systems; and • Hold a preliminary energy and water workshop during schematic design. Use the analyses described below to inform the design. *See the reference guide for full wording on energy and water workshop requirements.	4	4			Responsible: Project team including Owner
	Durable Building Develop and implement a Building Durability Plan in accordance with the principles in CSA S478-19 - Durability in Buildings. Include: Structure, building cladding assemblies, glazing assemblies and roofing assemblies. • Design service life is 60 years. • Where component and assembly design service lives are shorter than the design service life, design so they can be readily replaced. • Develop and manage a quality management program in accordance with CSA S478. • Categories of failure are E,7, or in table 3 use a design service life equal to the design service life. • Categories of failure 4 or 5 in table 3 use a design service life quality to at least half of the design service life of the building. • Qualified building science professional to develop and deliver the Building Durability Plan.	Not targeted	2			Responsible: Architect, Mechanical, Electrical.
2.1	Education and Awareness Develop the following programs to educate occupants and visitors about the benefits of the green building and the sustainable features of the project: • A script for a guided tour of the building describing the sustainable features of the project; and • A case-study highlighting the sustainable features of the project to inform the UBC community and future buildings of the successes of the project.	2	2			Responsible: Owner
	Total Optimization Points	6	8			



GBL ARCHITECTS INC.
300-226 WEST 5TH AVENUE
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TEL: 604 736 1154
FAX: 604 731 5279

NOTES

REVISIONS

NO.	DATE	DESCRIPTION
1	2023-05-23	DP Application - AIGP
2	2023-05-23	DP Application - AIGP
3	2023-05-29	DP Application



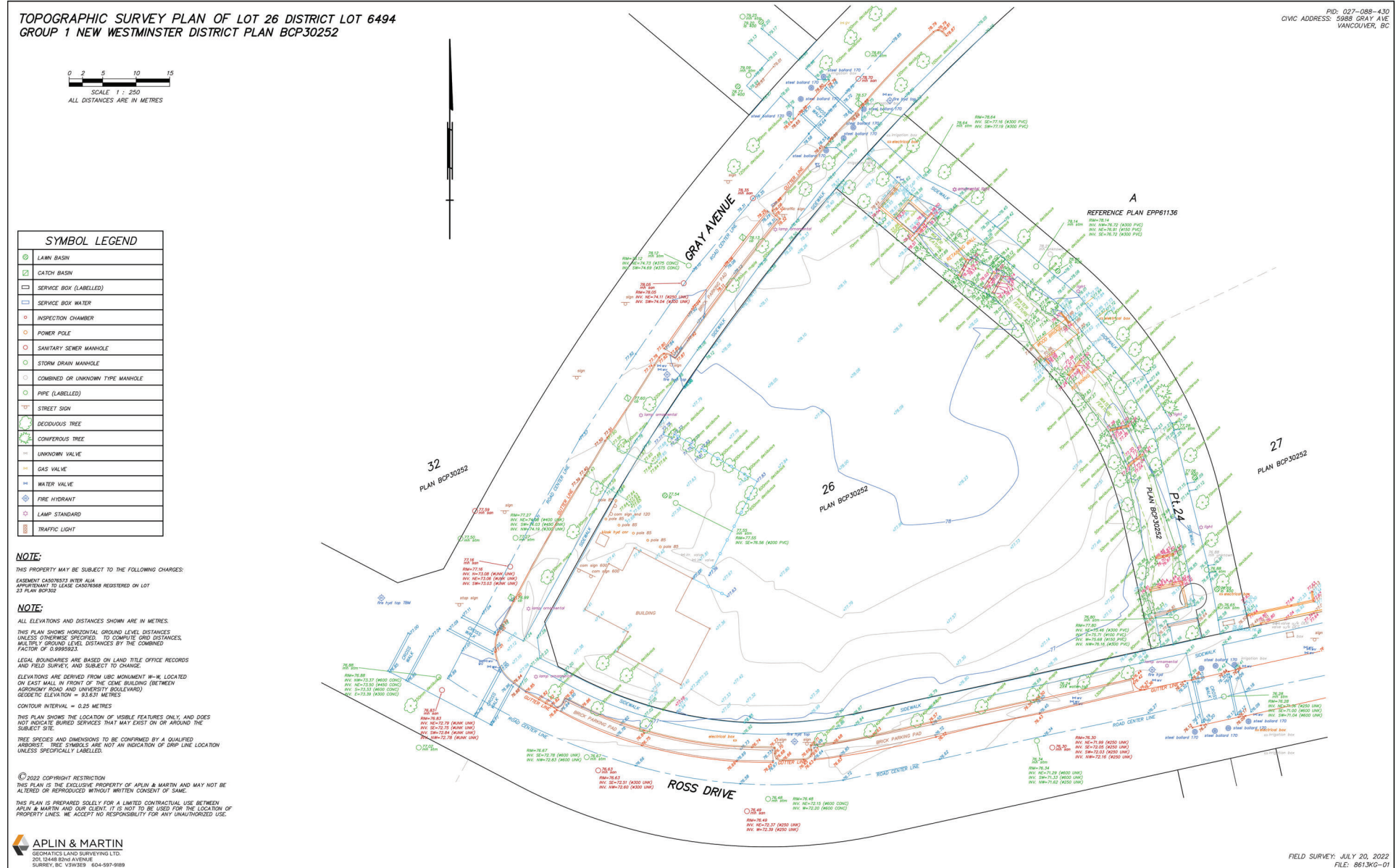
Wesbrook Place
UBC Lot 26

DEVELOPMENT
APPLICATION SUBMISSION

REAP Checklist

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JOB NUMBER: 22038

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REVISIONS

NO.	DATE	DESCRIPTION
1	2023-04-05	AIDP Pre-Application Submission
2	2023-05-23	DP Application - AIDP
3	2023-05-29	DP Application
4	2023-09-14	FEASIBILITY
5	2023-10-03	FEASIBILITY



Wesbrook Place
 UBC Lot 26

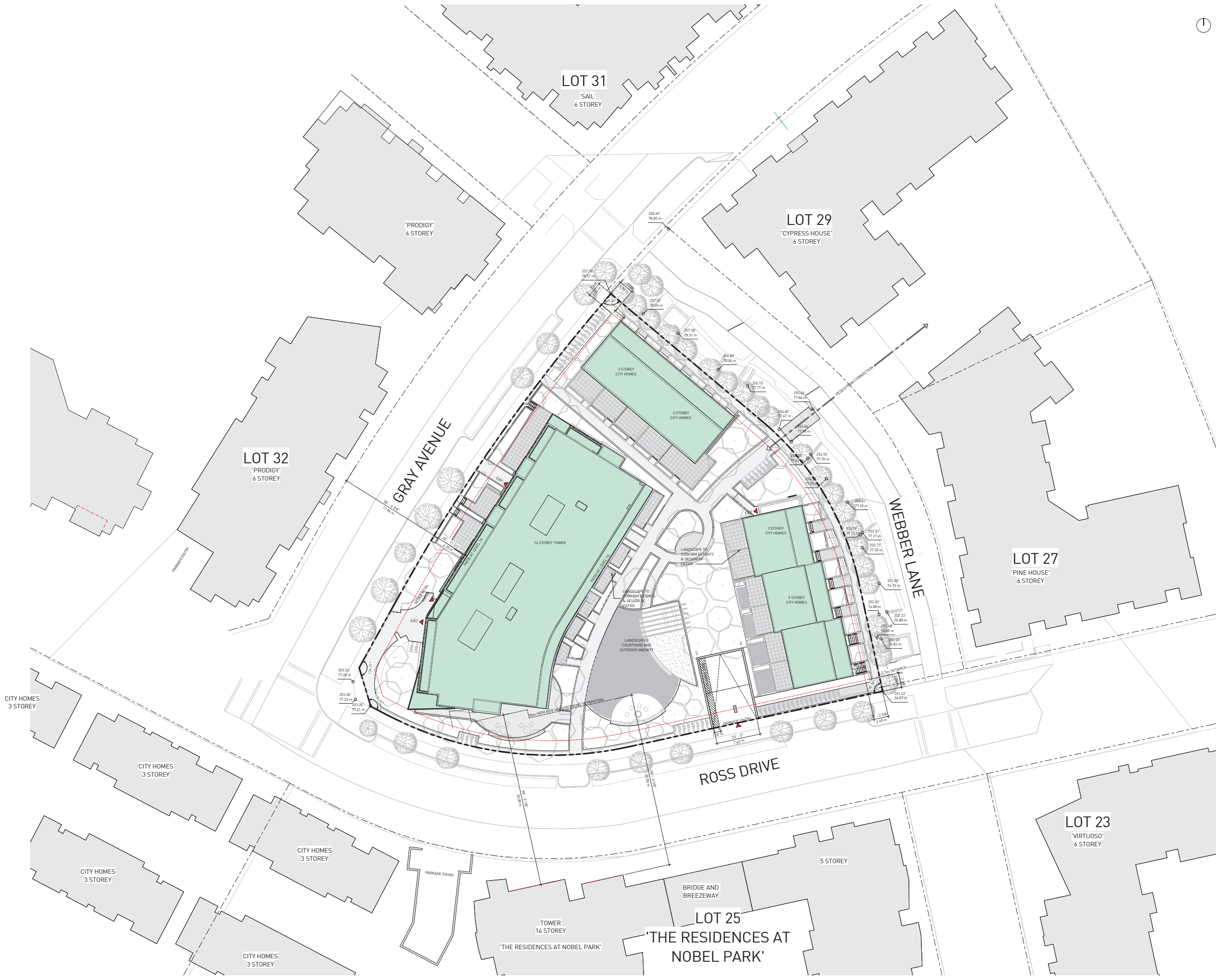
DEVELOPMENT
 APPLICATION SUBMISSION

SURVEY

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NOTES

NO.	DATE	DESCRIPTION
1	2023-04-05	AUDP Pre-Application Submission
2	2023-05-23	DP Application - AUDP
3	2023-05-29	DP Application
4	2023-09-14	FEASIBILITY
5	2023-10-03	FEASIBILITY



Wesbrook Place
UBC Lot 26

DEVELOPMENT
APPLICATION SUBMISSION

CONTEXT PLAN

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REVISIONS

NO.	DATE	DESCRIPTION
1	2023-05-23	DP Application - A-GDP
2	2023-05-29	DP Application

UNIT TYPES LEGEND

- 1 BED
- 1 BED + DEN
- 2 BED
- CITY HOME 3 BED
- STUDIO



Wesbrook Place
UBC Lot 26

DEVELOPMENT
APPLICATION SUBMISSION

SITE PLAN

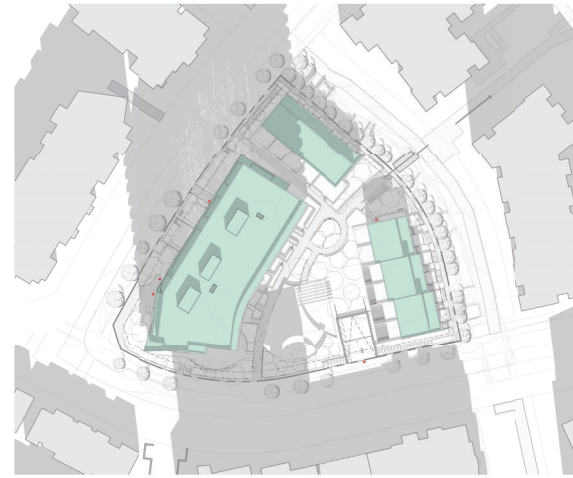
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JOB NUMBER	22038

A-00.31

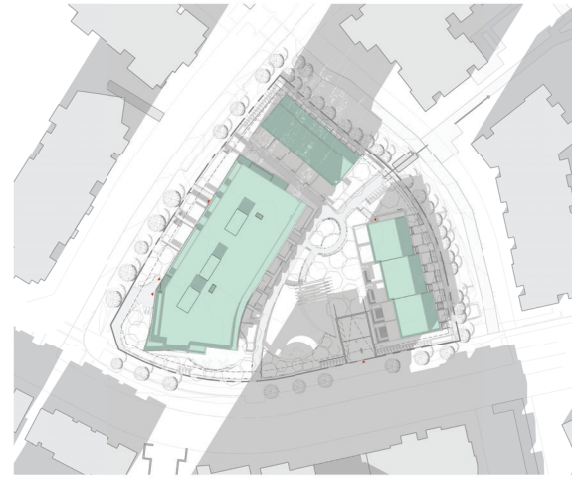
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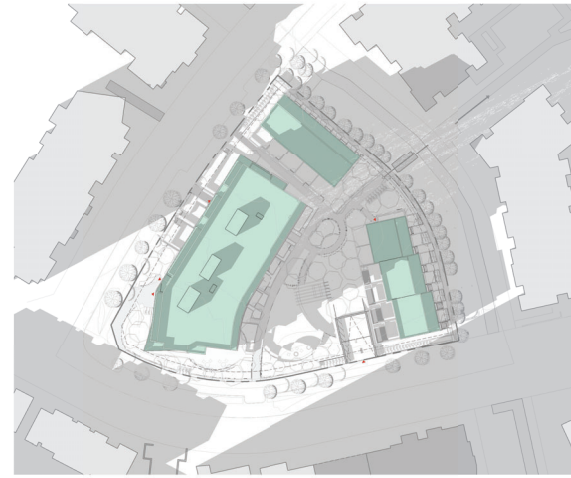
10AM SHADOW



12PM SHADOW

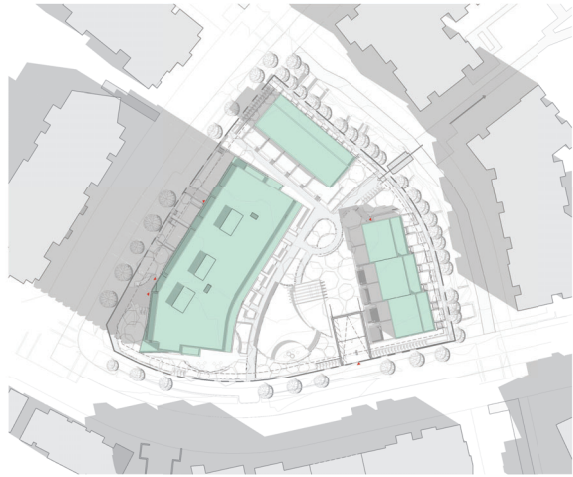


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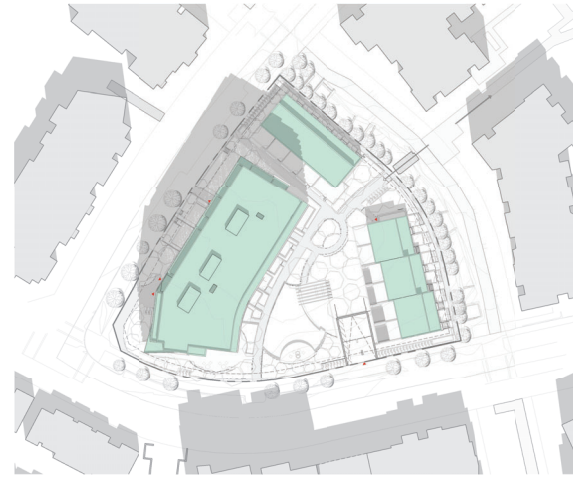


4PM SHADOW

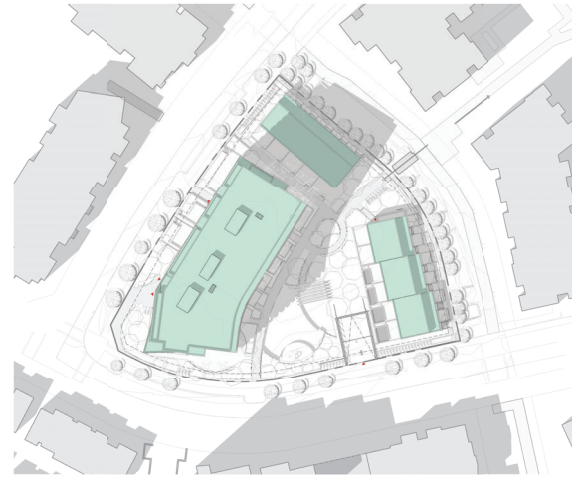
SUMMER SOLSTICE



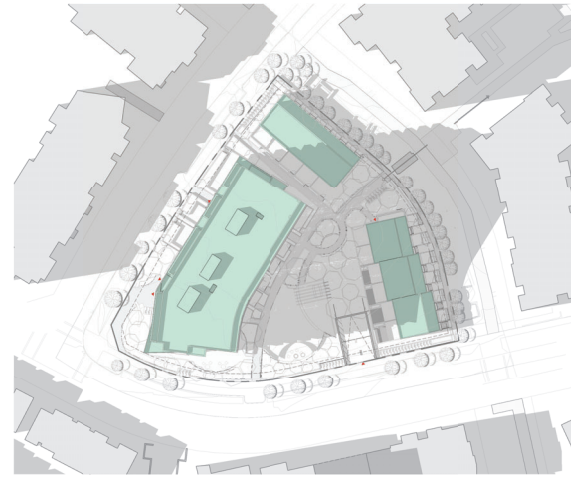
10AM SHADOW



12PM SHADOW



2PM SHADOW

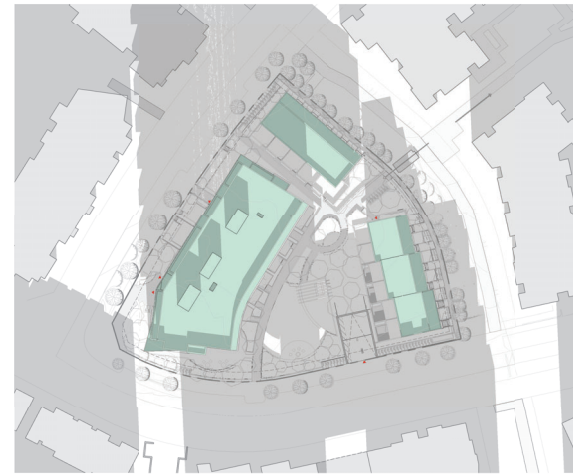


4PM SHADOW

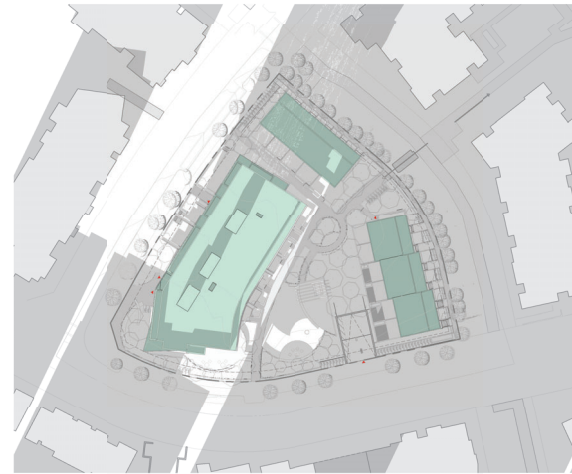
WINTER SOLSTICE



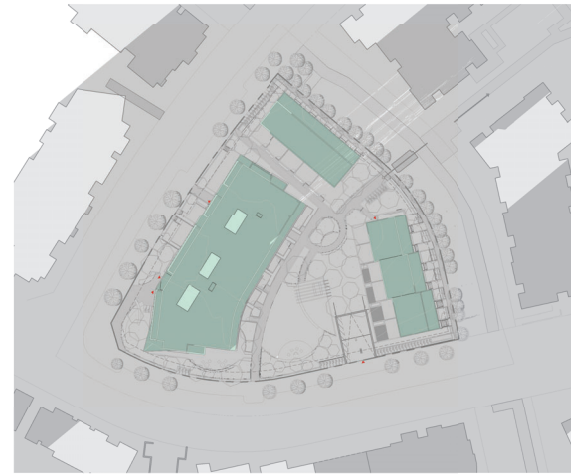
10AM SHADOW



12PM SHADOW



2PM SHADOW



4PM SHADOW



gbl ARCHITECTS INC.
300 204 WEST 8TH AVENUE
VANCOUVER, BC CANADA V6T 1R8
TEL: 604 736 1154
FAX: 604 731 5279

NOTES

NO.	DATE	DESCRIPTION
1	2023-04-05	AUDP Pre-Application Submission
2	2023-05-23	DP Application - AUDP
3	2023-05-29	DP Application



Wesbrook Place
UBC Lot 26

DEVELOPMENT
APPLICATION SUBMISSION

SHADOW STUDIES

DATE	5/29/2023 1:16:20 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1" = 50'-0"
JOB NUMBER	22038

A-00.40



gbl ARCHITECTS INC.
 380 25th WEST 8TH AVENUE
 VANCOUVER, BC CANADA V5T 1R8
 TEL: 604 736 1154
 FAX: 604 731 5279



NOTES

NO.	DATE	DESCRIPTION
1	2023-04-05	AUDP Pre-Application Submission
2	2023-05-23	DP Application - AUDP
3	2023-05-29	DP Application



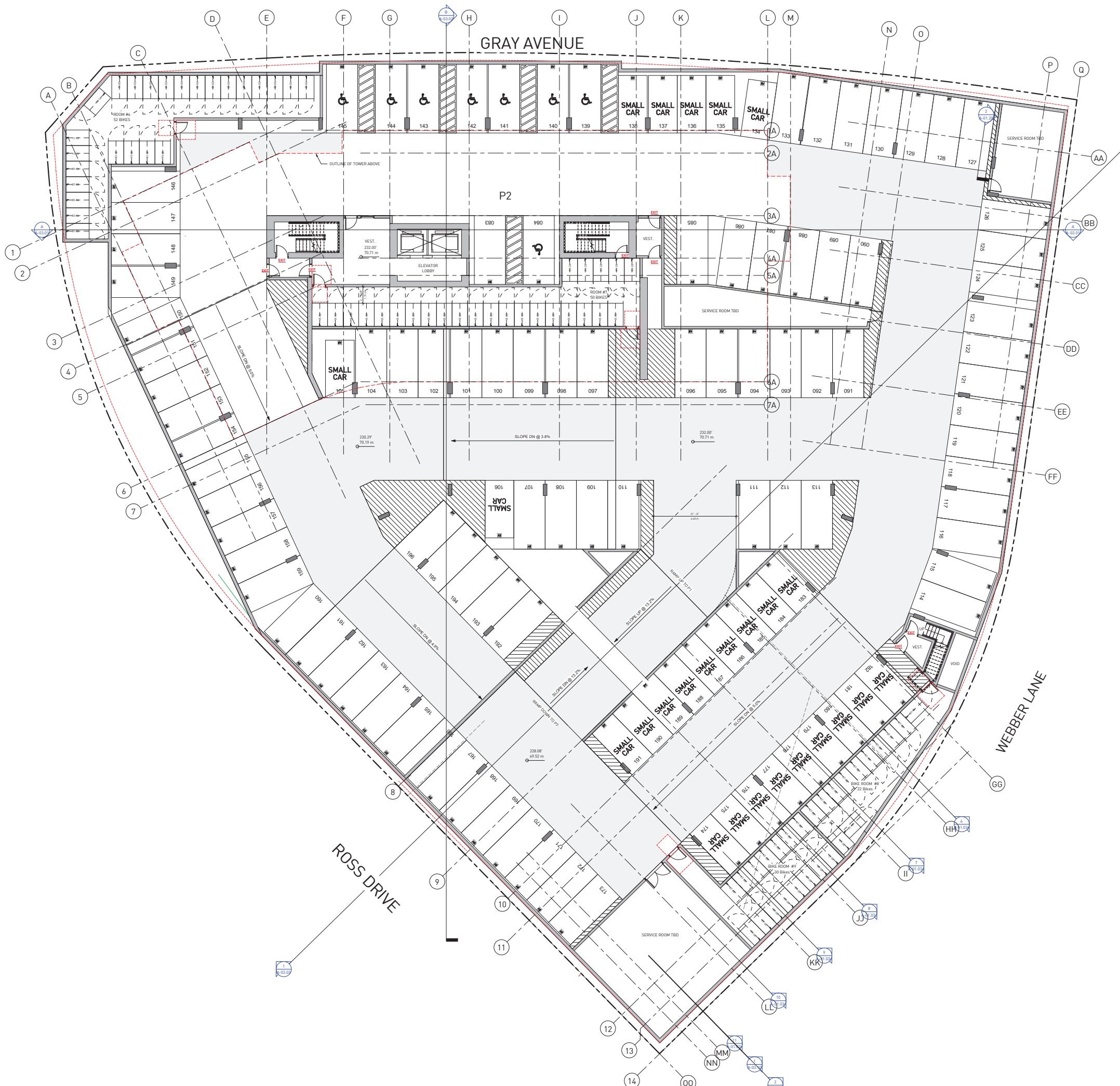
Wesbrook Place
 UBC Lot 26

DEVELOPMENT
 APPLICATION SUBMISSION

PLANS - P3

DATE	5/29/2023 1:18:23 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/8" = 1'-0"
JOB NUMBER	22038

A-01.00



gbl ARCHITECTS INC.
 300 25th WEST AVENUE
 VANCOUVER, BC CANADA V5T 1R8
 TEL: 604 736 1154
 FAX: 604 731 5279

NOTES



REVISIONS

NO.	DATE	DESCRIPTION
1	2023-04-05	AUDP Pre-Application Submission
2	2023-05-23	DP Application - AUDP
3	2023-05-29	DP Application



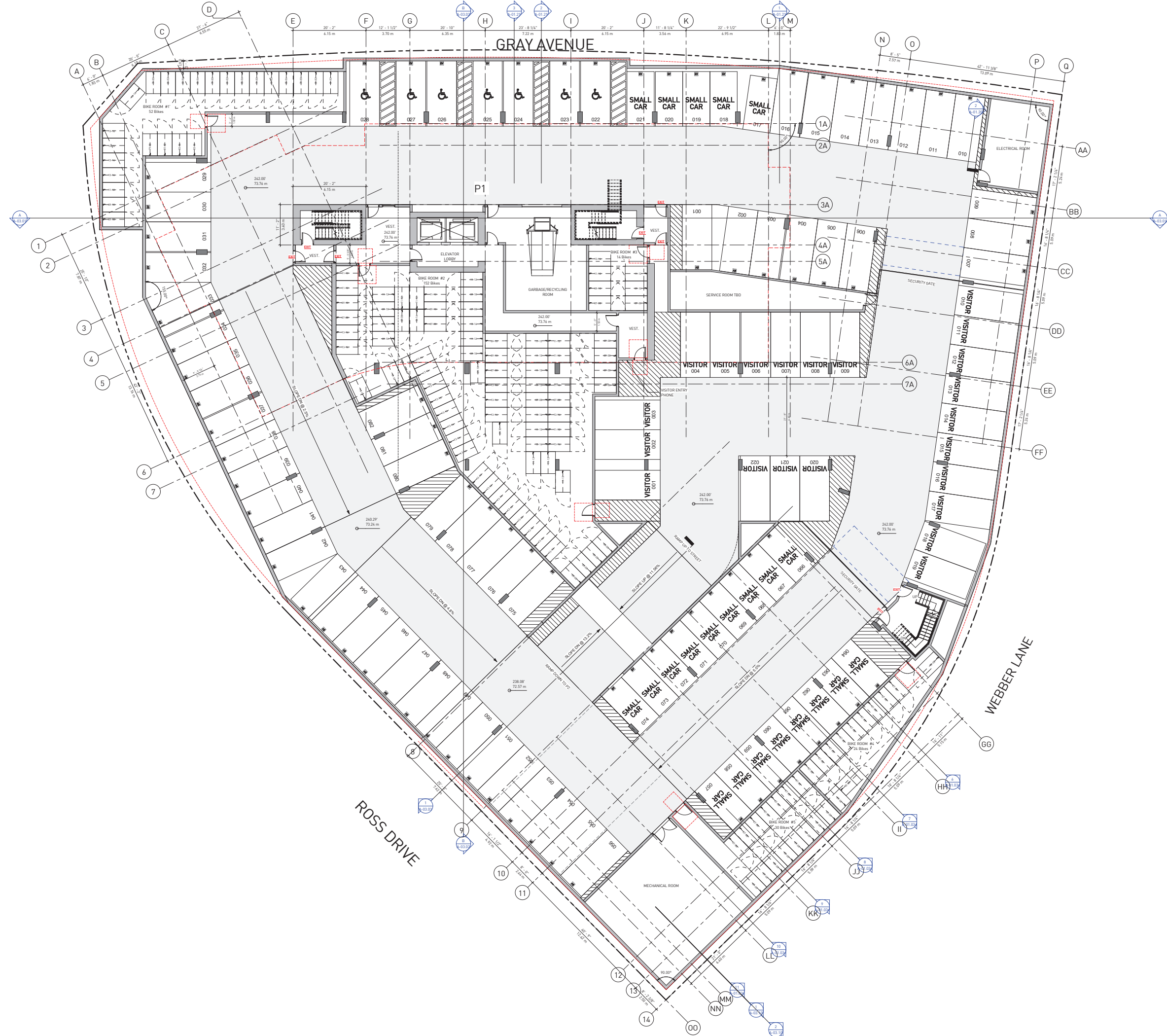
Wesbrook Place
 UBC Lot 26

DEVELOPMENT
 APPLICATION SUBMISSION

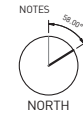
PLANS - P2

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 JOB NUMBER: 22038

A-01.01



gbl ARCHITECTS INC.
 300 25th WEST 8TH AVENUE
 VANCOUVER, BC CANADA V5T 1R8
 TEL: 604 731 1154
 FAX: 604 731 5279



NOTES

REVISIONS

NO.	DATE	DESCRIPTION
1	2023-04-05	AUDP Pre-Application Submission
2	2023-05-23	DP Application - AUDP
3	2023-05-29	DP Application



Wesbrook Place
 UBC Lot 26

DEVELOPMENT
 APPLICATION SUBMISSION

PLANS - P1

DATE	5/29/2023 1:16:34 PM
DRAWN BY	NS
CHECKED BY	PG
SCALE	1/8" = 1'-0"
JOB NUMBER	22038

A-01.02

NOTES



ALL UNIT AREAS ARE MEASURED FROM INTERIOR FACE OF DRYWALL TO DRYWALL BUT INCLUDE ALL SPACE OCCUPIED BY UNIT INTERIOR PARTITION WALLS.

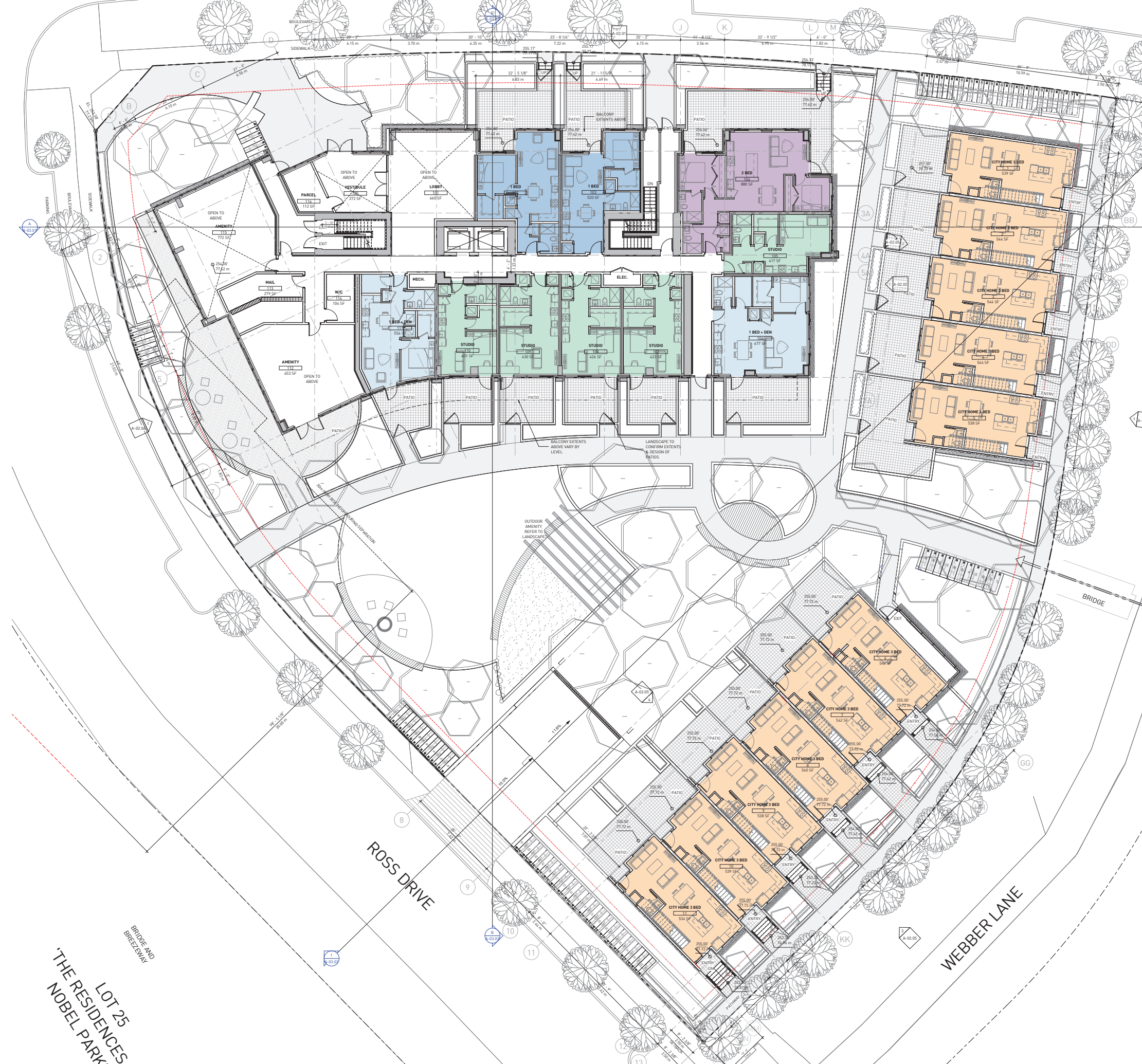
FOR FULL GROSS UNIT AREA MEASURED FROM EXTERIOR FACE OF EXTERIOR SHEATHING WALLS TO CENTRE LINE OF PARTY WALLS, PLEASE REFER TO FSR OVERLAYS ON A-11.00 SERIES.

REVISIONS

NO.	DATE	DESCRIPTION
1	2023-04-05	AUDP Pre-Application Submission
2	2023-05-23	DP Application - AUDP
3	2023-05-29	DP Application

UNIT TYPES LEGEND

- 1 BED
- 1 BED + DEN
- 2 BED
- CITY HOME 3 BED
- STUDIO



Wesbrook Place
 UBC Lot 26

DEVELOPMENT
 APPLICATION SUBMISSION

PLANS - LEVEL 1

DATE: 5/29/2023 1:38:27 PM
 DRAWN BY: NS/LD
 CHECKED BY: PG
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 22038

A-01.03

LOT 25
 THE RESIDENCES AT
 NOBEL PARK

NOTES



ALL UNIT AREAS SHOWN ARE MEASURED FROM MIDPOINT OF ALL EXTERIOR AND INTERIOR PARTY WALLS.

FOR FULL GROSS UNIT AREA MEASURED FROM EXTERIOR FACE OF EXTERIOR SHEATHING WALLS TO CENTRE LINE OF PARTY WALLS, PLEASE REFER TO FSR OVERLAYS ON A-11.00 SERIES

REVISIONS

NO.	DATE	DESCRIPTION
1	2023-04-05	AUDP Pre-Application Submission
2	2023-05-23	DP Application - AUDP
3	2023-05-29	DP Application
4	2023-09-14	FEASIBILITY
5	2023-10-03	FEASIBILITY



Wesbrook Place
UBC Lot 26

DEVELOPMENT
APPLICATION SUBMISSION

PLANS - LEVEL 2

DATE: 5/29/2023 1:44:23 PM
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CHECKED BY: PG
SCALE: 1/8" = 1'-0"
JOB NUMBER: 22038

A-01.04



NOTES



ALL UNIT AREAS SHOWN ARE MEASURED FROM MIDPOINT OF ALL EXTERIOR AND INTERIOR PARTY WALLS.

FOR FULL GROSS UNIT AREA MEASURED FROM EXTERIOR FACE OF EXTERIOR SHEATHING WALLS TO CENTRE LINE OF PARTY WALLS, PLEASE REFER TO FSR OVERLAYS ON A-11.00 SERIES

REVISIONS

NO.	DATE	DESCRIPTION
1	2023-04-05	AUDP Pre-Application Submission
2	2023-05-23	DP Application - AUDP
3	2023-05-29	DP Application

UNIT TYPES LEGEND

- 1 BED
- 1 BED + DEN
- CITY HOME 3 BED
- STUDIO



Wesbrook Place
UBC Lot 26

DEVELOPMENT
APPLICATION SUBMISSION

PLANS - LEVEL 3

DATE: 5/29/2023 14:24 PM
DRAWN BY: NS/LD
CHECKED BY: PG
SCALE: 1/8" = 1'-0"
JOB NUMBER: 22038

A-01.05

NOTES



ALL UNIT AREAS SHOWN ARE MEASURED FROM MIDPOINT OF ALL EXTERIOR AND INTERIOR PARTY WALLS.

FOR FULL GROSS UNIT AREA MEASURED FROM EXTERIOR FACE OF EXTERIOR SHEATHING WALLS TO CENTRE LINE OF PARTY WALLS, PLEASE REFER TO FSR OVERLAYS ON A-11.00 SERIES.

REVISIONS

NO.	DATE	DESCRIPTION
1	2023-04-05	AUDP Pre-Application Submission
2	2023-05-23	DP Application - AUDP
3	2023-05-29	DP Application
4	2023-09-14	FEASIBILITY
5	2023-10-03	FEASIBILITY

UNIT TYPES LEGEND

- 1 BED
- 1 BED + DEN
- STUDIO



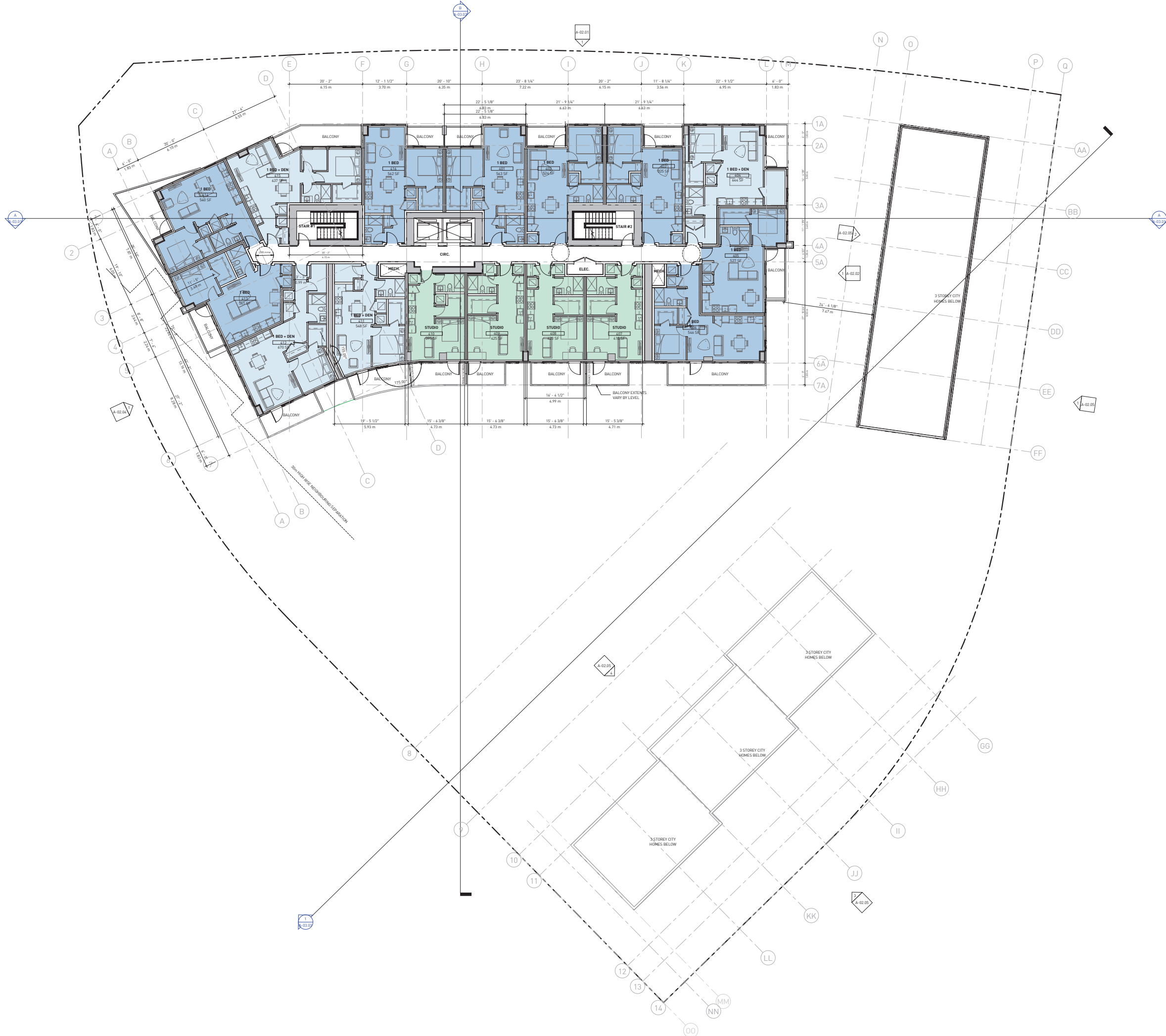
Wesbrook Place
 UBC Lot 26

DEVELOPMENT
 APPLICATION SUBMISSION

PLANS - LEVEL 4

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 CHECKED BY: PG
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 22038

A-01.06



NOTES



ALL UNIT AREAS SHOWN ARE MEASURED FROM MIDPOINT OF ALL EXTERIOR AND INTERIOR PARTY WALLS.

FOR FULL GROSS UNIT AREA MEASURED FROM EXTERIOR FACE OF EXTERIOR SHEATHING WALLS TO CENTRE LINE OF PARTY WALLS, PLEASE REFER TO FSR OVERLAYS ON A-11.00 SERIES

REVISIONS

NO.	DATE	DESCRIPTION
1	2023-04-05	AUDP Pre-Application Submission
2	2023-05-23	DP Application - AUDP
3	2023-05-29	DP Application

UNIT TYPES LEGEND

- 1 BED + DEN
- 2 BED



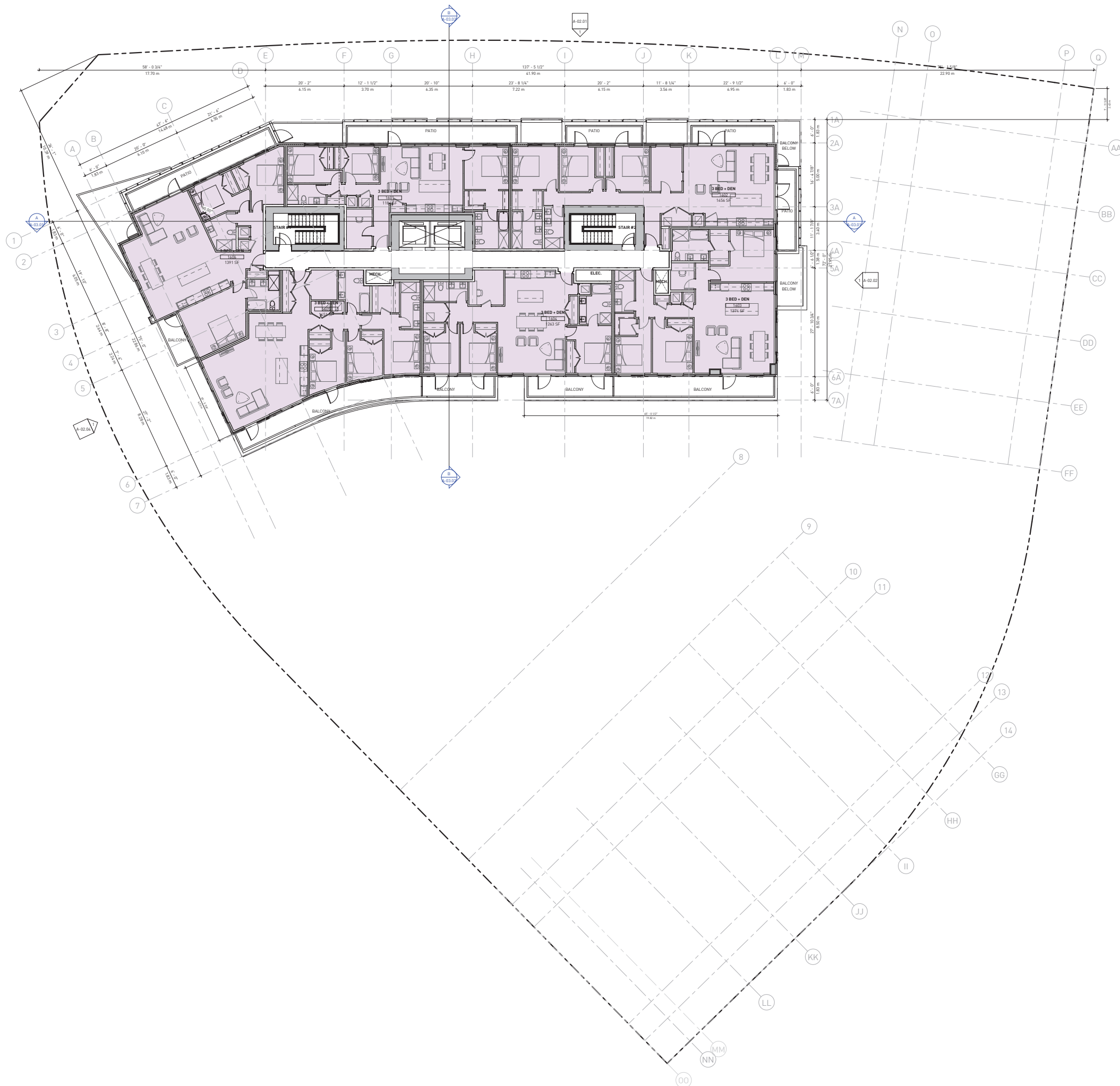
Wesbrook Place
UBC Lot 26

DEVELOPMENT
APPLICATION SUBMISSION

PLANS - LEVEL 9

(TYPICAL L9-15)
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JOB NUMBER: 22038

A-01.11



gbl ARCHITECTS INC.
 300 25A WEST 4TH AVENUE TEL: 604 734 1154
 VANCOUVER, BC CANADA V5T 1R8 FAX: 604 731 5279

NOTES



ALL UNIT AREAS SHOWN ARE MEASURED FROM MIDPOINT OF ALL EXTERIOR AND INTERIOR PARTY WALLS.

FOR FULL GROSS UNIT AREA MEASURED FROM EXTERIOR FACE OF EXTERIOR SHEATHING WALLS TO CENTRE LINE OF PARTY WALLS, PLEASE REFER TO FSR OVERLAYS ON A-11.00 SERIES

REVISIONS

NO.	DATE	DESCRIPTION
1	2023-04-05	AUDP Pre-Application Submission
2	2023-05-23	DP Application - AUDP
3	2023-05-29	DP Application
5	2023-10-03	FEASIBILITY

UNIT TYPES LEGEND

3 BED + DEN



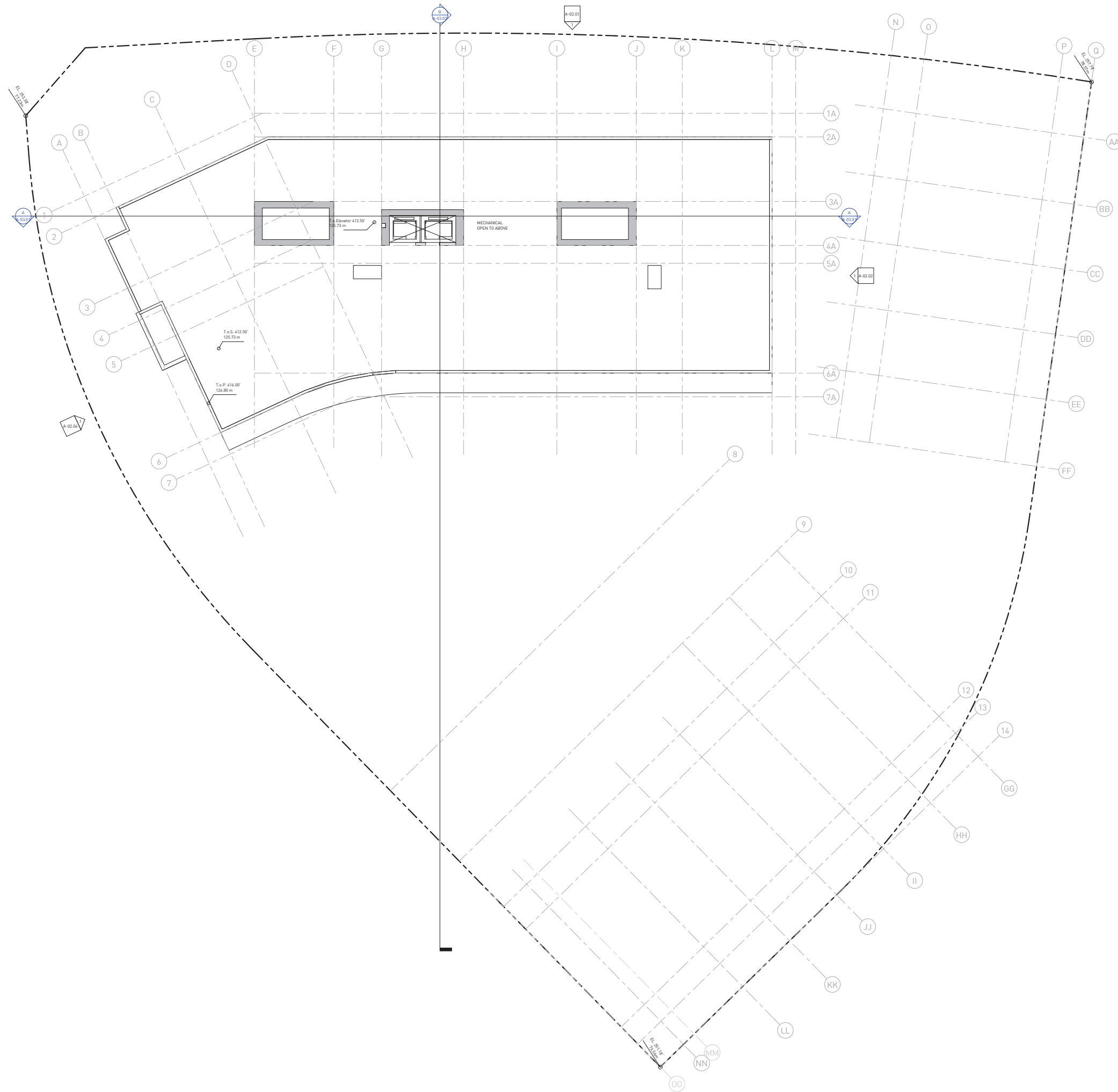
Wesbrook Place
 UBC Lot 26

DEVELOPMENT
 APPLICATION SUBMISSION

PLANS - LEVEL 16

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 JOB NUMBER: 22038

A-01.18



REVISIONS

NO.	DATE	DESCRIPTION
1	2023-04-05	AUSD Pre-Application Submission
2	2023-05-23	DP Application - AUSD
3	2023-05-29	DP Application



Wesbrook Place
 UBC Lot 26

DEVELOPMENT
 APPLICATION SUBMISSION

PLANS - ROOF

DATE: 5/29/2023 1:38:42 PM
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 CHECKED BY: PG
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 22038

NOTES

REVISIONS

NO.	DATE	DESCRIPTION
1	2023-04-05	AUDP Pre-Application Submission
2	2023-05-23	DP Application - AUDP
3	2023-05-29	DP Application



North West Elevation
 ref: A-02.01

MATERIAL LEGEND			
KEY	DESCRIPTION	COLOUR	NOTES
A1	Window Wall With Charcoal Frames / Grey Metal Spandrel	Grey	-
A2	Window Wall With White Frames / White Aluminum Panel	White	-
C1	Fritted Guardrail with Powder Coated Aluminum Railings	Charcoal	-
D1	Composite Aluminum Panel	Dark Charcoal	-
D2	Composite Aluminum Panel	Space Grey	-
D3	Composite Aluminum Panel	White	-
E1	Concrete Painted Soffit	Platters Clay	-
E2	Concrete Painted Soffit	Desert Sand	-
F1	High Density Fibre Cement - Textured	Champagne	-
F2	Perforated Metal Panel Privacy Screen	Champagne	-
G1	Metal Louver Screened Mechanical Enclosure	Champagne	-



Wesbrook Place
 UBC Lot 26

DEVELOPMENT
 APPLICATION SUBMISSION
 ELEVATION - NORTH
 WEST

DATE: 5/29/2023 1:16:55 PM
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 CHECKED BY: Checker
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 JOB NUMBER: 22038

A-02.01

NO.	DATE	DESCRIPTION
1	2023-04-05	AUDP Pre-Application Submission
2	2023-05-23	DP Application - AUDP
3	2023-05-29	DP Application



Wesbrook Place
UBC Lot 26

DEVELOPMENT
APPLICATION SUBMISSION
ELEVATION - NORTH
EAST

DATE 5/29/2023 1:16:59 PM
DRAWN BY NS
CHECKED BY PG
SCALE 1/8" = 1'-0"
JOB NUMBER 22038

A-02.02

MATERIAL LEGEND			
KEY	DESCRIPTION	COLOUR	NOTES
A1	Window Wall With Charcoal Frames / Grey Metal Spandrel	Grey	-
A2	Window Wall With White Frames / White Aluminum Panel	White	-
C1	Fritted Guardrail with Powder Coated Aluminum Railings	Charcoal	-
D1	Composite Aluminum Panel	Dark Charcoal	-
D2	Composite Aluminum Panel	Space Grey	-
D3	Composite Aluminum Panel	White	-
E1	Concrete Painted Soffit	Potters Clay	-
E2	Concrete Painted Soffit	Desert Sand	-
F1	High Density Fibre Cement - Textured	Champagne	-
F2	Perforated Metal Panel Privacy Screen	Champagne	-
G1	Metal Louver Screened Mechanical Enclosure	Champagne	-

NOTES

NO.	DATE	DESCRIPTION
1	2023-04-05	AUDP Pre-Application Submission
2	2023-05-23	DP Application - AUDP
3	2023-05-29	DP Application



Wesbrook Place
 UBC Lot 26

DEVELOPMENT
 APPLICATION SUBMISSION
 ELEVATION - SOUTH
 EAST

DATE: 5/29/2023 1:19:03 PM
 DRAWN BY: NS
 CHECKED BY: PG
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 22038

A-02.03

MATERIAL LEGEND			
KEY	DESCRIPTION	COLOUR	NOTES
A1	Window Wall With Charcoal Frames / Grey Metal Spandrel	Grey	-
A2	Window Wall With White Frames / White Aluminum Panel	White	-
C1	Fritted Guardrail with Powder Coated Aluminum Railings	Charcoal	-
D1	Composite Aluminum Panel	Dark Charcoal	-
D2	Composite Aluminum Panel	Space Grey	-
D3	Composite Aluminum Panel	White	-
E1	Concrete Painted Soffit	Potters Clay	-
E2	Concrete Painted Soffit	Desert Sand	-
F1	High Density Fibre Cement - Textured	Champagne	-
F2	Perforated Metal Panel Privacy Screen	Champagne	-
G1	Metal Louver Screened Mechanical Enclosure	Champagne	-

NO.	DATE	DESCRIPTION
1	2023-04-05	AUDP Pre-Application Submission
2	2023-05-23	DP Application - AUDP
3	2023-05-29	DP Application



1 South West Elevation
 ref. A-02.01

ROSS DRIVE

MATERIAL LEGEND			
KEY	DESCRIPTION	COLOR	NOTES
A1	Window Wall With Charcoal Frames / Grey Metal Spandrel	Grey	-
A2	Window Wall With White Frames / White Aluminum Panel	White	-
C1	Fritted Guardrail with Powder Coated Aluminum Railings	Charcoal	-
D1	Composite Aluminum Panel	Dark Charcoal	-
D2	Composite Aluminum Panel	Space Grey	-
D3	Composite Aluminum Panel	White	-
E1	Concrete Painted Soffit	Potters Clay	-
E2	Concrete Painted Soffit	Desert Sand	-
F1	High Density Fibre Cement - Textured	Champagne	-
F2	Perforated Metal Panel Privacy Screen	Champagne	-
G1	Metal Louver Screened Mechanical Enclosure	Champagne	-

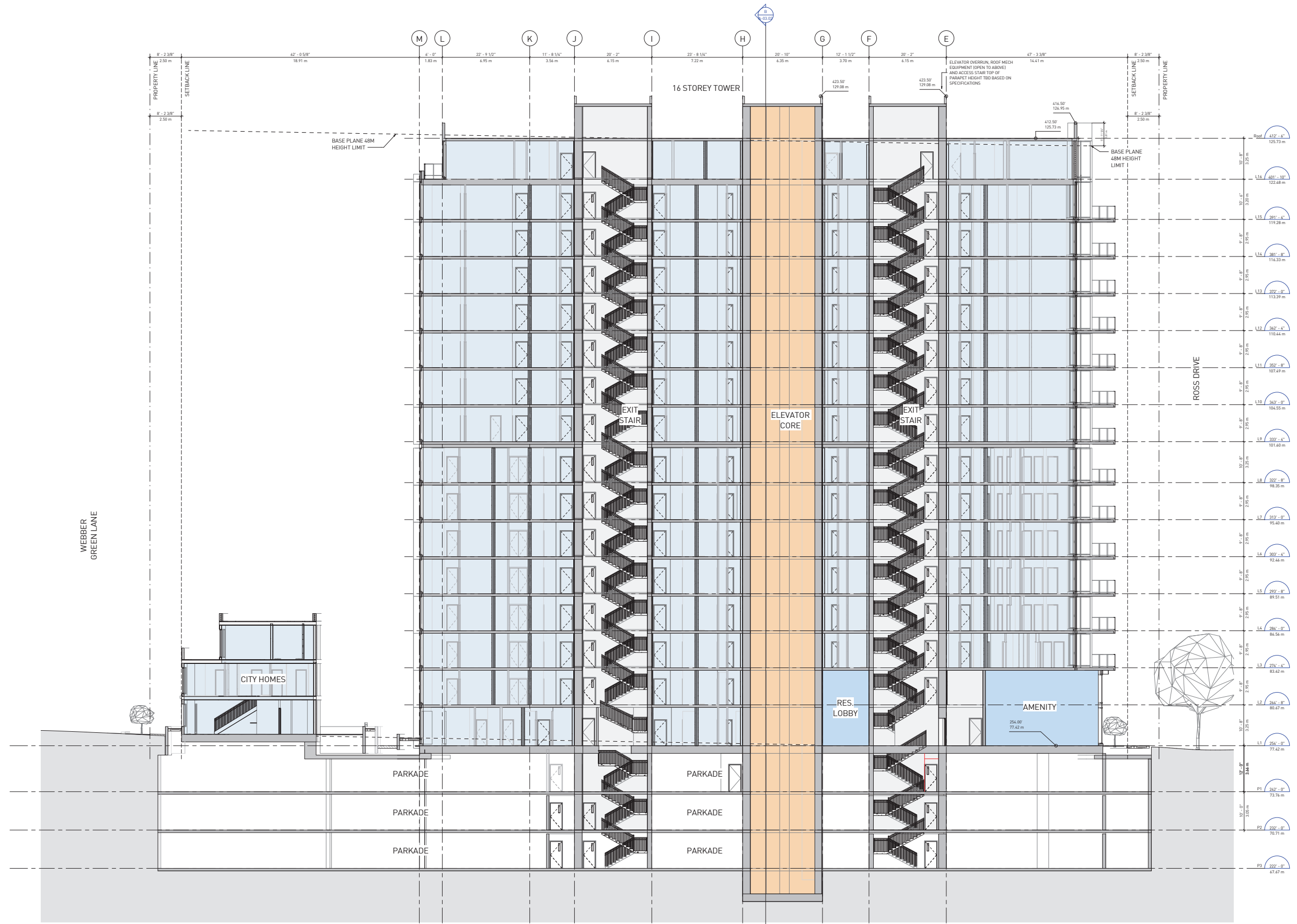


Wesbrook Place
 UBC Lot 26

DEVELOPMENT
 APPLICATION SUBMISSION
 ELEVATION - SOUTH
 WEST

DATE: 5/29/2023 1:19:09 PM
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 CHECKED BY: PG
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 22038

A-02.04



NO.	DATE	DESCRIPTION
1	2023-04-05	AUDP Pre-Application Submission
2	2023-05-23	DP Application - AUDP
3	2023-05-29	DP Application
4	2023-09-14	FEASIBILITY
5	2023-10-03	FEASIBILITY

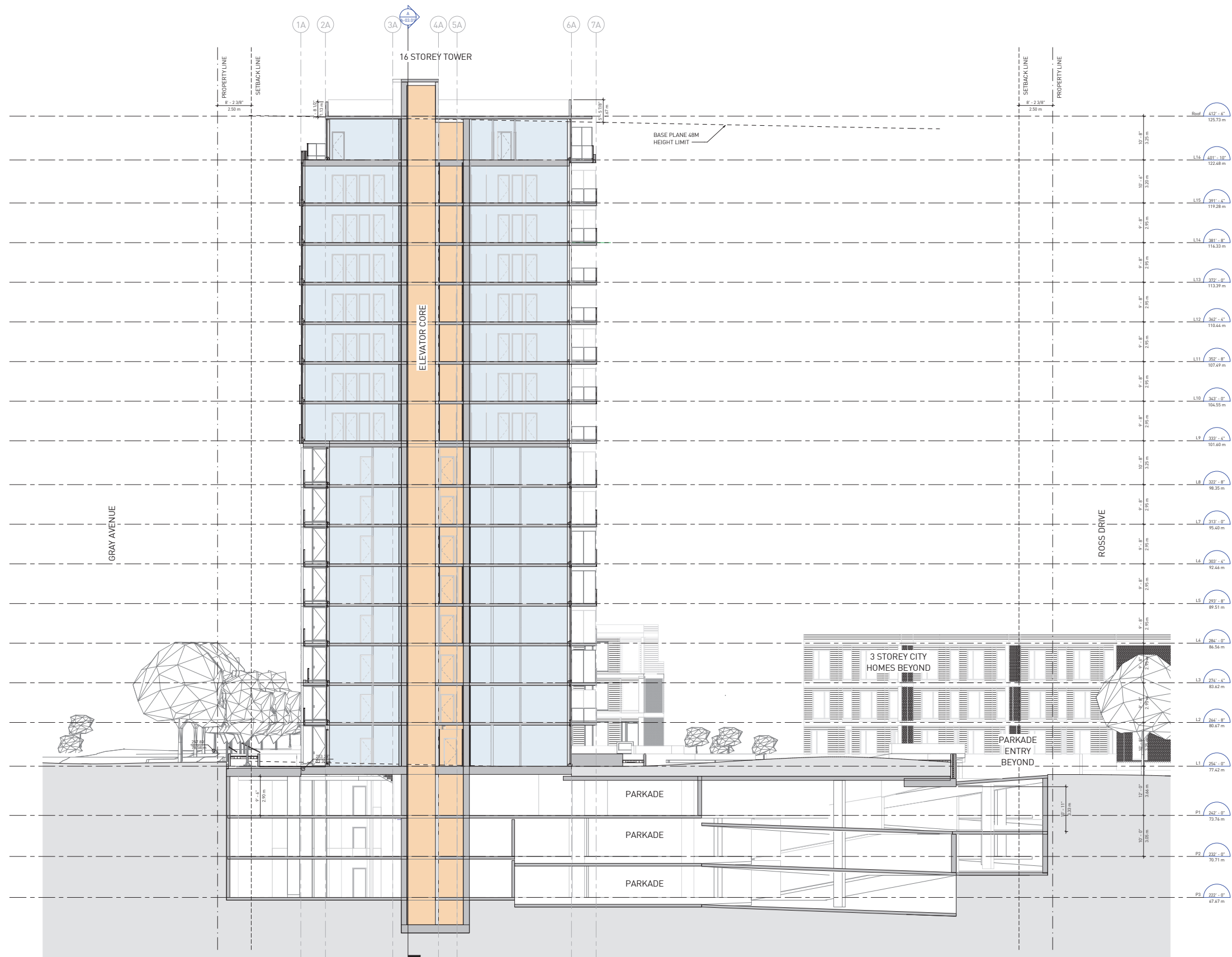


Wesbrook Place
 UBC Lot 26

DEVELOPMENT
 APPLICATION SUBMISSION

SECTION A-A

DATE: 5/29/2023 1:20:36 PM
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 JOB NUMBER: 22038



NO.	DATE	DESCRIPTION
1	2023-04-05	AUDP Pre-Application Submission
2	2023-05-23	DP Application - AUDP
3	2023-05-29	DP Application
4	2023-09-14	FEASIBILITY
5	2023-10-03	FEASIBILITY



Wesbrook Place
 UBC Lot 26

DEVELOPMENT
 APPLICATION SUBMISSION

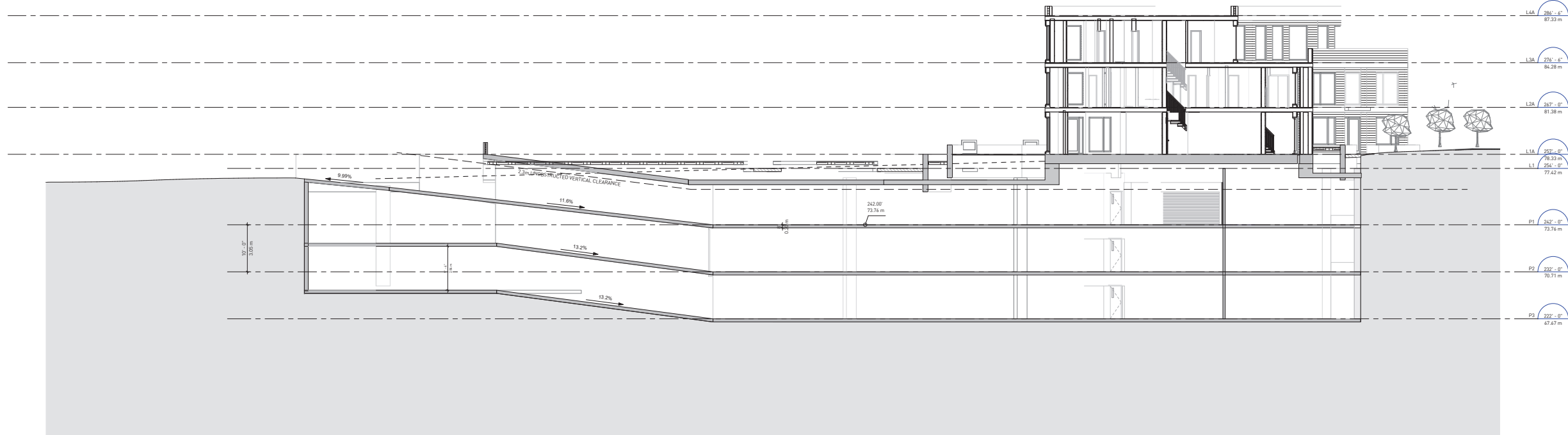
SECTION B-B

DATE 5/29/2023 1:20:43 PM
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 JOB NUMBER 22038

NOTES

REVISIONS

NO.	DATE	DESCRIPTION
1	2023-04-05	AUDP Pre-Application Submission
2	2023-05-23	DP Application - AUDP
3	2023-05-29	DP Application



Wesbrook Place
 UBC Lot 26

DEVELOPMENT
 APPLICATION SUBMISSION

SECTION C-C

DATE: 5/29/2023 1:20:45 PM
 DRAWN BY: Author
 CHECKED BY: Checker
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 22038

A-03.03



View from Gray Avenue and Ross Drive looking North-East



View from Ross Drive Looking North



View from Main Entrance



View from Courtyard Looking North-West

NO.	DATE	DESCRIPTION
1	2023-04-05	AUDP Pre-Application Submission
2	2023-05-23	DP Application - AUDP
3	2023-05-29	DP Application



Wesbrook Place
UBC Lot 26

DEVELOPMENT
APPLICATION SUBMISSION

3D IMAGERY

DATE: 5/29/2023 1:30:56 PM
DRAWN BY: Author
CHECKED BY: Checker
SCALE:
JOB NUMBER: 22038

A-04.02



View from Courtyard Looking North



View from Ross Drive Looking North



View from Ross Drive and Webber Lane



View from Gray Avenue looking South

NO.	DATE	DESCRIPTION
1	2023-04-05	AUDP Pre-Application Submission
2	2023-05-23	DP Application - AUDP
3	2023-05-29	DP Application



Wesbrook Place
UBC Lot 26

DEVELOPMENT
APPLICATION SUBMISSION

3D IMAGERY

DATE: 5/29/2023 1:20:53 PM
DRAWN BY: Author
CHECKED BY: Checker
SCALE:
JOB NUMBER: 22038