# Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

POLYGON

2023-11-24

## DRAWING LIST

| Number | Name |
|---|---|
| | |
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| A-0.21 | SURVEY |
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| A-01.04 | PLANS - LEVEL 2 |
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| A-02.04 | ELEVATION - SOUTH WEST |
| A-02.05 | ELEVATION - CITY HOMES |
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| A-03.52 | Stair #2 Plans & Sections |
| A-04.01 | 3D IMAGERY |
| A-04.02 | 3D IMAGERY |
| AUDP-01.20 | SITE PLAN |

## PROJECT TEAM:

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EMAIL

CONTACT NAME
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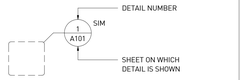
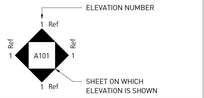
EMAIL

## SYMBOLS LEGEND

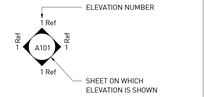
### DETAIL CALLOUTS




### EXTERIOR ELEVATIONS




### INTERIOR ELEVATIONS

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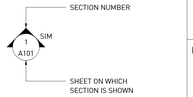
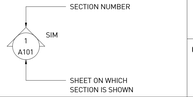
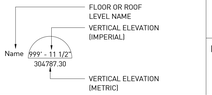



### WALL SECTIONS

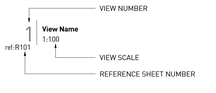



### ELEVATION LEVELS




### NORTH ARROW


### VIEW TITLES

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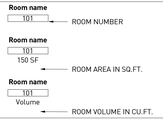


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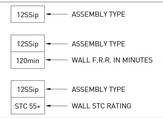


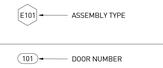

### ROOF TAGS


### FLOOR TAGS


### SOFFIT TAGS


### CEILING TAGS


### WINDOW TAGS



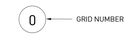

### DOOR TAGS


### UNIT TAGS


### PARKING TAGS




### GRIDS




### REVISION TAGS


### KEYNOTE TAG




### MATERIAL TAGS




### EXIT TAG




### DRAIN TAGS


### SPOT ELEVATION TAG


### WATER CURTAIN SPRINKLER

## ABBREVIATION LEGEND

| ABBREVIATION | |
|---|---|
| A.F.F. | ABOVE FINISH FLOOR |
| ACST | ACOUSTIC |
| ACT | ACOUSTIC CEILING TILE |
| ADH | ADHESIVE |
| ADJ | ADJUSTABLE |
| A/V | AIR/VAPOUR |
| ALT | ALTERNATE |
| ALUM | ALUMINUM |
| ANOD | ANODIZED |
| APPROX | APPROXIMATE |
| BF. | BARRIER FREE |
| BM. | BEAM |
| BLK. | BLOCK |
| BLKG. | BLOCKING |
| BD. | BOARD |
| B.S. | BOTH SIDES |
| BOT. | BOTTOM |
| BLDG. | BUILDING |
| C.I.P. | CAST IN PLACE |
| C.B. | CATCH BASIN |
| CLG. | CEILING |
| CL | CENTER LINE |
| C.H. | COAT HOOK |
| COL. | COLUMN |
| COMP. | COMPACTED |
| C/W | COMPLETE WITH |
| CONC. | CONCRETE |
| C.M.U. | CONCRETE MASONRY UNIT |
| CONT. | CONTINUOUS |
| C.J. | CONTROL JOINT |
| CORR. | CORRIDOR |
| COV. | COVER |
| D | DEEP |
| DEG (°) | DEGREE |
| DIAG. | DIAGONAL |
| DIA (ø) | DIAMETER |
| DIM. | DIMENSION |
| DW | DISHWASHER |
| D.O. | DOOR OPERATOR |
| DN. | DOWN |
| DS | DOWNSPOUT |
| DWG(S) | DRAWING(S) |
| D.F. | DRINKING FOUNTAIN |
| DRY. | DRYER (CLOTHES) |
| EA. | EACH |
| EA. F | EACH FACE |
| E/S | EACH SIDE |
| ELEC. | ELECTRICAL |
| ELEV. (EL) | ELEVATION |
| EQ. | EQUAL |
| EXIST. | EXISTING |
| EXPN | EXPANSION |
| EXPN. JT. | EXPANSION JOINT |
| EXP. | EXPOSED |
| EXP. S. | EXPOSED STRUCTURE |
| EXT. | EXTERIOR |
| EXT. GR. | EXTERIOR GRADE |
| F.O. | FACE OF |
| F.O.C. | FACE OF CURB |
| FRP | FIBER REINFORCED PLASTIC |
| F | FILM |
| FIN. GR. | FINISH GRADE |
| F.E. | FIRE EXTINGUISHER |
| F.E.C. | FIRE EXTINGUISHER CABINET |
| FRS | FIRE SHUTTER |
| FP | FIREPLACE |
| FL (FLR) | FLOOR |
| F.D. | FLOOR DRAIN |
| FTG. | FOOTING |
| FDN. | FOUNDATION |
| FURR. | FURRING |
| GA. | GAUGE |
| GC | GENERAL CONTRACTOR |
| GL. | GLASS |
| GLULAM | GLUE-LAMINATED |
| GR. | GRADE |
| GWB | GYPSUM WALL BOARD |
| GWB. WR | GYPSUM WALL BOARD WATER RESISTANT |
| HD. WD. | HARD WOOD |
| HDR. | HEADER |
| HTR. | HEATER |
| H | HIGH |
| H.C.W. | HOLLOW CORE WOOD |
| HM | HOLLOW METAL |
| HSS | HOLLOW STRUCTURAL SECTION |
| HORZ. | HORIZONTAL |
| HWT | HOT WATER TANK |
| I.D. | INSIDE DIAMETER |
| I.F. | INSIDE FACE |
| INSUL. | INSULATION |
| INT. | INTERIOR |
| JT. | JOINT |
| LAV. | LAVATORY |
| LG. | LONG |
| M.H. | MANHOLE |
| M.O. | MASONRY OPENING |
| MAT'L | MATERIAL |

## ABBREVIATION LEGEND

| ABBREVIATION | |
|---|---|
| MAX. | MAXIMUM |
| MECH. | MECHANICAL |
| MDF. | MEDIUM DENSITY FIBERBOARD |
| MSTD | METAL STUD |
| m | METER |
| MEZZ. | MEZZANINE |
| MW | MICROWAVE |
| mm | MILLIMETERS |
| MIN. | MINIMUM |
| M | MIRROR |
| MISC. | MISCELLANEOUS |
| M.R. | MOISTURE RESISTANT |
| M.S. | MOP SINK |
| N.I.C. | NOT IN CONTRACT |
| N.T.S. | NOT TO SCALE |
| NO. (#) | NUMBER |
| O/C | ON CENTER |
| O.W.S.J. | OPEN WEB STEEL JOIST |
| OPP. HAND | OPPOSITE HAND |
| OSB. | ORIENTED STRAND BOARD |
| O.D. | OUTSIDE DIAMETER |
| O.F. | OUTSIDE FACE |
| P | PAINT |
| PR | PAIR |
| PJ | PARALAM JOIST |
| PSC. | PARALAM STEEL CONNECTION |
| PERIM | PERIMETER |
| P.G. | PLATE GLASS |
| PLY. | PLYWOOD |
| POLY. | POLYETHYLENE |
| PVC. | POLYVINYL CHLORIDE |
| P.P | POWER POLE |
| PSF. | PRESSED STEEL FRAME |
| P.T. | PRESSURE TREATED |
| PROJ. | PROJECTION |
| RAD (R) | RADIUS |
| R.W.D.P. | RAIN WATER DOWN PIPE |
| RWL | RAIN WATER LEADER |
| REF. | REFRIGERATOR |
| REINF. | REINFORCED |
| REQ'D | REQUIRED |
| REV. | REVISION |
| R | RISER |
| RD | ROOF DRAIN |
| RTU | ROOF TOP UNIT |
| RM. | ROOM |
| R.O. | ROUGH OPENING |
| SECT. | SECTION |
| SEC. G | SECURITY GRILLE |
| S.E.D. | SEE ELECTRICAL DRAWINGS |
| S.M.D. | SEE MECHANICAL DRAWINGS |
| S.S.D. | SEE STRUCTURAL DRAWINGS |
| SG | SEMI GLOSS |
| STHG. | SHEATHING |
| SIM. | SIMILAR |
| S.O.G. | SLAB ON GRADE |
| SNW. G. | SNOW GUARD |
| S.C.W. | SOLID CORE WOOD |
| S.T.C. | SOUND TRANSMISSION CLASS |
| SP | SPANDREL PANEL |
| SPEC. | SPECIFICATION |
| SQ. | SQUARE |
| S.S. (S/S) | STAINLESS STEEL |
| STD. | STANDARD |
| ST. | STOVE |
| STRUCT. | STRUCTURAL |
| SUSP. | SUSPENDED |
| SYM. | SYMMETRICAL |
| TV | TELEVISION |
| TEMP. | TEMPERATURE |
| T.B.D. | TO BE DETERMINED |
| T/M | TO MATCH |
| T.T.H. | TOILET TISSUE HOLDER |
| TP | TOILET/WASHROOM PARTITIONS |
| T&G | TONGUE & GROOVE |
| T&G.V.J. | TONGUE & GROOVE V. JOINT |
| T.O. or T/O | TOP OF |
| T.O.C. | TOP OF CURB |
| T.O.S. | TOP OF SLAB |
| TS | TRACK SYSTEM |
| TRANS. | TRANSFORMER |
| TS | TRANSITION STRIP |
| TYP. | TYPICAL |
| U.S. or U/S | UNDERSIDE |
| U.N.O. | UNLESS NOTED OTHERWISE |
| V. J. | V. JOINT |
| V.B. | VAPOUR BARRIER |
| VERT. | VERTICAL |
| VEST. | VESTIBULE |
| VOL. | VOLUME |
| W.F. | WALL FOUNDATION |
| W.C. | WATER CLOSET |
| W.W.M. | WELDED WIRE MESH |
| W | WIDE |
| W/ | WITH |
| WD. | WOOD |
| WS | WOOD SOFFIT |

## PROJECT NOTES:

1. ALL DRAWINGS ARE THE PROPERTY OF GBL ARCHITECTS INC. AND ARE TO BE RETURNED UPON REQUEST.
2. ALL DESIGNS, CONCEPTS AND OTHER INFORMATION SHOWN ON THESE DRAWINGS ARE FOR USE ON THIS PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.
3. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.
4. GENERAL CONTRACTOR AND SUB-CONTRACTORS ARE TO EXAMINE ALL DRAWINGS AND VERIFY THAT THE INFORMATION AND DIMENSIONS ARE MATCHED DURING CONSTRUCTION. ALL VARIATIONS BETWEEN THE ARCHITECTURAL PLANS AND/OR OTHER CONSULTANT PLANS AND SITE CONDITIONS ARE TO BE REPORTED FORMALLY TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. COMPENSATION WILL NOT BE MADE BECAUSE OF FAILURE TO MAKE PROPER SITE INVESTIGATIONS AND/OR FAILURE TO REPORT DISCREPANCIES TO THE CONSULTANT TEAM PRIOR TO TENDER CLOSING OR CONSTRUCTION.
5. GENERAL CONTRACTOR MUST VERIFY, BEFORE THE START OF CONSTRUCTION, THE PLACEMENT AND ELEVATION OF SIDEWALKS, CONCRETE CURBS, LOCATIONS OF EXISTING AND FUTURE INTERRUPTIONS OR DEPRESSIONS AS WELL AS THE LOCATION AND ELEVATION OF ALL SERVICE LINES (INCLUDING BUT NOT LIMITED TO) ELECTRICAL LINES, WATER LINES, GAS LINES AND SEWAGE NETWORK LINES.
6. GENERAL CONTRACTOR AND SUB-CONTRACTORS ARE TO READ ALL ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH ALL SUB-CONSULTANT DRAWINGS AND SPECIFICATIONS.
7. GENERAL CONTRACTOR TO EMPLOY PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN THE PROVINCE OF BRITISH COLUMBIA, TO DESIGN ALL CEILING, BULKHEAD & SUSPENSION SYSTEMS IN ACCORDANCE WITH THE VANCOUVER BUILDING BY-LAW FOR LOADING AND SEISMIC REQUIREMENTS. THE SAME ENGINEER IS TO REVIEW CONSTRUCTION AND CERTIFY IN WRITING, UPON COMPLETION, THAT THE COMPLETED INSTALLATION IS IN CONFORMANCE WITH THE VBBL 2014 & ITS LATEST REVISIONS.
8. ALL GUARDS & RAILINGS TO BE DESIGNED BY STEEL FABRICATOR TO CONFORM WITH THE LATEST EDITION OF THE B.C. BUILDING CODE & MUNICIPAL BY-LAW. SHOP DRAWINGS TO BE PREPARED AND SUBMITTED, SIGNED & SEALED, BY A STRUCTURAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA. THE SAME ENGINEER IS TO REVIEW THE COMPLETED INSTALLATION AND CERTIFY IN WRITING THAT THE COMPLETED INSTALLATION IS IN CONFORMANCE.
9. GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL SATISFY THEMSELVES THAT ALL DIMENSIONS, DATUMS AND DETAILED INFORMATION SHOWN WITHIN THE CONTRACT DOCUMENTS ARE CORRECT PRIOR TO CONSTRUCTION.
10. GENERAL CONTRACTOR TO REVIEW ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND INTERIOR DESIGN DRAWINGS FOR ALL OPENINGS THROUGH FLOORS, WALLS AND ROOFS. REFER TO STRUCTURAL DETAILS FOR OPENING FRAMING REQUIREMENTS.
11. GENERAL CONTRACTOR TO SEAL ALL PENETRATIONS WITH RATED FIRESTOPPING SYSTEMS TO MAINTAIN THE INTEGRITY OF THE FIRE SEPARATION.
12. GENERAL CONTRACTOR TO COORDINATE AND PROVIDE ALL SOLID BLOCKING WITHIN THE WALL AND CEILING AREAS TO SUPPORT SURFACE MOUNTED FIXTURES, APPLIANCES, HANDRAILS, SIGNS, ETC.


gbl

GBL ARCHITECTS INC.

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VANCOUVER, BC CANADA V5T 1R8

TEL 604 736 1156
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 |
| 4 | 2023-11-24 | DP Revision |
| 5 | 2022-09-16 | FEASIBILITY |
| 6 | 2022-10-03 | FEASIBILITY |

Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

GENERAL NOTES AND LEGENDS

| | |
|---|---|
| DATE | 11/24/2023 3:47:16 PM |
| DRAWN BY | Author |
| CHECKED BY | Checker |
| SCALE | 1/2" = 1'-0" |
| JOB NUMBER | 22038 |

A-00.01

UBC LOT 26 - ROSS DRIVE AND GRAY AVENUE

**Polygon**

Development Permit Application
2023-11-24

## SITE OVERVIEW

LEGAL ADDRESS: Lot 26, District Lot 6494, Group 1 New Westminster District Plan BCP 30252

| | Parcels | Current Zoning | Parcel Area |
|---|---|---|---|
| CIVIC ADDRESS: | 26 | N/A | 4,470 $m^2$ |
| | | | 48,114.68 sq.ft. |

Development Area: **SC3C**
Storeys Permitted: **16**

## POLICY OVERVIEW

| UBC Development Guidelines (Development Handbook June 2020) | |
|---|---|
| Category: | SC3C |
| Typology | High Density Residential - Highrise/Townhouses |
| Page Reference | SC-8 |
| Minimum Site Area | 4000$m^2$ |
| Site Coverage (Maximum) | 50% |
| Density (Maximum) | 3.5 FSR |
| Storeys (Maximum Permitted) | 16 |
| Height (Maximum) | 48m |

| Required Setbacks | | L1 |
|---|---|---|
| | West (Gray Avenue) | **2.5m** |
| | North (Webber Lane) | **2.5m** |
| | South (Ross Drive) | **2.5m** |

Site Dimensions **78.12m** (West) **91.12m** (South) **71.20m** (East) **86.563m** (North)
Site Area (Legal Parcels) **48,114.68** sq.ft. **4,470.00** $m^2$
Base Density FSR **3.50** FSR
Base Density Permitted (Building Area) **Total Permitted:** **168,401.38** sq.ft. **15,645.00** $m^2$
Site Coverage Permitted: **24,057.34** sq.ft.
Site Coverage Proposed: **15,981.93** sq.ft.

## DENSITY COMPLIANCE

| FSR | Building Area |
|---|---|
| 3.50 | 168,408.00 |

RESIDENTIAL | DEDUCTIONS | FAR

| | Gross Residential | Gross Total Area | FSR Excludable | Net Area and Net FSR | | |
|---|---|---|---|---|---|---|
| **Proposed Area** | 181,075.00 | 181,075.00 | 12,667.00 | **168,408.00** | sq.ft. | **15,645.62** $m^2$ |
| **Proposed FAR** | | 3.76 | 12,667.00 | **3.50** | | |

RESIDENTIAL

| TOWER | Gross Floor Area | | | | | | | | | Deductions | | | | | | FSR | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Level | Unit Count | Unit Area | Internal Circ./Service | Amenity (Max 10%) | Storage | Mechanical (Unit) | Mechanical (Shafts) | Electrical | Total Gross Area (sq.ft.) | Amenity (Max 10%) | Storage | Mechanical (Unit) | Mechanical (Shafts) | Electrical | Total Deductions | Net Area (SF.) | |
| | A | B | C | D | E | F | G | H | I=(B+C+D+E+F+G+H) | J | K | L | M | N | O (J+K+L+M+N) | P (I-O) | |
| Level 1 | 10 | 5,752.00 | 2,677.00 | 1,688.00 | 380.00 | 80.00 | 20.00 | 30.00 | 10,627.00 | 1,688.00 | 380.00 | 80.00 | 20.00 | 30.00 | 2,198.00 | 8,429.00 | 783.08 $m^2$ |
| Level 2 | 12 | 6,261.00 | 1,296.00 | 0.00 | 442.00 | 96.00 | 47.00 | 30.00 | 8,172.00 | 0.00 | 442.00 | 96.00 | 47.00 | 30.00 | 615.00 | 7,557.00 | 702.07 $m^2$ |
| Level 3 | 17 | 8,662.00 | 1,355.00 | 0.00 | 584.00 | 136.00 | 47.00 | 30.00 | 10,814.00 | 0.00 | 584.00 | 136.00 | 47.00 | 30.00 | 797.00 | 10,017.00 | 930.61 $m^2$ |
| Level 4 | 17 | 8,662.00 | 1,355.00 | 0.00 | 595.00 | 136.00 | 47.00 | 30.00 | 10,825.00 | 0.00 | 595.00 | 136.00 | 47.00 | 30.00 | 808.00 | 10,017.00 | 930.61 $m^2$ |
| Level 5 | 17 | 8,662.00 | 1,355.00 | 0.00 | 584.00 | 136.00 | 47.00 | 30.00 | 10,814.00 | 0.00 | 584.00 | 136.00 | 47.00 | 30.00 | 797.00 | 10,017.00 | 930.61 $m^2$ |
| Level 6 | 17 | 8,662.00 | 1,355.00 | 0.00 | 584.00 | 136.00 | 47.00 | 30.00 | 10,814.00 | 0.00 | 584.00 | 136.00 | 47.00 | 30.00 | 797.00 | 10,017.00 | 930.61 $m^2$ |
| Level 7 | 17 | 8,662.00 | 1,355.00 | 0.00 | 584.00 | 136.00 | 47.00 | 30.00 | 10,814.00 | 0.00 | 584.00 | 136.00 | 47.00 | 30.00 | 797.00 | 10,017.00 | 930.61 $m^2$ |
| Level 8 | 17 | 8,662.00 | 1,355.00 | 0.00 | 584.00 | 136.00 | 47.00 | 30.00 | 10,814.00 | 0.00 | 584.00 | 136.00 | 47.00 | 30.00 | 797.00 | 10,017.00 | 930.61 $m^2$ |
| Level 9 | 12 | 8,979.00 | 1,304.00 | 0.00 | 446.00 | 96.00 | 45.00 | 30.00 | 10,900.00 | 0.00 | 446.00 | 96.00 | 45.00 | 30.00 | 617.00 | 10,283.00 | 955.32 $m^2$ |
| Level 10 | 12 | 8,979.00 | 1,304.00 | 0.00 | 446.00 | 96.00 | 45.00 | 30.00 | 10,900.00 | 0.00 | 446.00 | 96.00 | 45.00 | 30.00 | 617.00 | 10,283.00 | 955.32 $m^2$ |
| Level 11 | 12 | 8,979.00 | 1,304.00 | 0.00 | 446.00 | 96.00 | 45.00 | 30.00 | 10,900.00 | 0.00 | 446.00 | 96.00 | 45.00 | 30.00 | 617.00 | 10,283.00 | 955.32 $m^2$ |
| Level 12 | 12 | 8,979.00 | 1,304.00 | 0.00 | 446.00 | 96.00 | 45.00 | 30.00 | 10,900.00 | 0.00 | 446.00 | 96.00 | 45.00 | 30.00 | 617.00 | 10,283.00 | 955.32 $m^2$ |
| Level 13 | 12 | 8,979.00 | 1,304.00 | 0.00 | 446.00 | 96.00 | 45.00 | 30.00 | 10,900.00 | 0.00 | 446.00 | 96.00 | 45.00 | 30.00 | 617.00 | 10,283.00 | 955.32 $m^2$ |
| Level 14 | 12 | 8,979.00 | 1,304.00 | 0.00 | 446.00 | 96.00 | 45.00 | 30.00 | 10,900.00 | 0.00 | 446.00 | 96.00 | 45.00 | 30.00 | 617.00 | 10,283.00 | 955.32 $m^2$ |
| Level 15 | 12 | 8,979.00 | 1,304.00 | 0.00 | 446.00 | 96.00 | 45.00 | 30.00 | 10,900.00 | 0.00 | 446.00 | 96.00 | 45.00 | 30.00 | 617.00 | 10,283.00 | 955.32 $m^2$ |
| Level 16 | 6 | 7,685.00 | 1,224.00 | 0.00 | 233.00 | 48.00 | 47.00 | 30.00 | 9,267.00 | 0.00 | 233.00 | 48.00 | 47.00 | 30.00 | 358.00 | 8,909.00 | 827.67 $m^2$ |
| **Total** | | 134,523.00 | | | | | | | **169,261.00** | | | | | | | **156,978.00** | 14,583.73 $m^2$ |

| AMENITIES | | | | | | | | | | | | | | | | FSR | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Level 1 | 8 | 4,325.00 | | | | | | | 4,325.00 | | 0.00 | 0.00 | | | 0.00 | 4,325.00 | |
| Level 2 | | 4,412.00 | | | | 64.00 | | | 4,476.00 | | 0.00 | 64.00 | | | 64.00 | 4,412.00 | |
| Level 3 | | 2,693.00 | | | 320.00 | | | | 3,013.00 | | 320.00 | 0.00 | | | 320.00 | 2,693.00 | |
| **Total** | | 11,430.00 | | | | | | | **11,814.00** | | | | | | | **11,430.00** | |
| **Combined Total** | 222 | 280,476.00 | 22,455.00 | 1,688.00 | 8,012.00 | 1,776.00 | | | 181,075.00 | 1688.00 | 8,012.00 | 1,776.00 | | | 12,667.00 | **168,408.00** | |

## UNIT MIX

| UNIT MIX | A: STUDIO | B: 1+B | C: 1+B+D | D: 2+B (2BA) | 3B+D (2.5BA) F | F: 3 BR+CH | Total |
|---|---|---|---|---|---|---|---|
| Level 1 | 3 | 2 | 3 | 2 | 0 | 8 | 18 |
| Level 2 | 4 | 4 | 3 | 1 | 0 | - | 12 |
| Level 3 | 5 | 7 | 5 | 0 | 0 | - | 17 |
| Level 4 | 5 | 7 | 5 | 0 | 0 | | 17 |
| Level 5 | 5 | 7 | 5 | 0 | 0 | | 17 |
| Level 6 | 5 | 7 | 5 | 0 | 0 | | 17 |
| Level 7 | 5 | 7 | 5 | 0 | 0 | | 17 |
| Level 8 | 5 | 7 | 5 | 0 | 0 | | 17 |
| Level 9 | 0 | 0 | 5 | 7 | 0 | | 12 |
| Level 10 | 0 | 0 | 5 | 7 | 0 | | 12 |
| Level 11 | 0 | 0 | 5 | 7 | 0 | | 12 |
| Level 12 | 0 | 0 | 5 | 7 | 0 | | 12 |
| Level 13 | 0 | 0 | 5 | 7 | 0 | | 12 |
| Level 14 | 0 | 0 | 5 | 7 | 0 | | 12 |
| Level 15 | 0 | 0 | 5 | 7 | 0 | | 12 |
| Level 16 | 0 | 0 | 0 | 0 | 6 | | 6 |
| **Total** | 37 | 48 | 71 | 52 | 6 | 8 | **222** |
| Mix | 17% | 22% | 32% | 23% | 3% | 4% | 100% |

## PARKING COMPLIANCE

| PROPOSED PARKING CALCULATION | | | |
|---|---|---|---|
| BY-LAW (T-2 UBC Development Handbook) | | | |
| **RESIDENTIAL** | | | |
| | UNITS | PERMITTED | PROVIDED |
| Max 2.0 per Townhouse Principal Dwelling Unit | 8 | 16 | 16 |
| Max. of the Lesser of: 1.0 of 70$m^2$ of Buil 14,583.73 | | **208** | **207** |
| Or: 1.8 per Dwelling Unit | 214 | 385 | |
| Subtotal | | 224 | 223 |
| # Stalls Below Maximum Permitted | | | 0 |
| Accessible Parking 0.1 per Suite | 222 | 22 | 24 |
| Visitor Parking 0.1 per Suite | 222 | 22 | 22 |
| **BUILDING RESIDENTIAL TOTAL** | | **269** | **269** |

| ADDITIONAL REQUIREMENTS | | | | |
|---|---|---|---|---|
| **SMALL CAR ALLOWANCE** | | PERMITTED | PROVIDED | |
| MAX 25% TOTAL | | 67 | 47 | 70% |
| **ELECTRICAL VEHICLE CHARGING** | | REQUIRED | | |
| 100% Level 2 Outlet per Res. unit | | 222 | 222 | |

| BICYCLE SPACE CALCULATION PER UBC HANDBOOK (SUPERSEDED BY REAP) | | | |
|---|---|---|---|
| RESIDENTIAL | REQUIRED | PROVIDED | TYPE |
| 1.5 PER UNIT | 333.0 | 408 | CLASS I |
| RESIDENTIAL | | | |
| 0.5 PER UNIT | 111.00 | 111 | CLASS II |
| **Total** | **444** | **519** | |

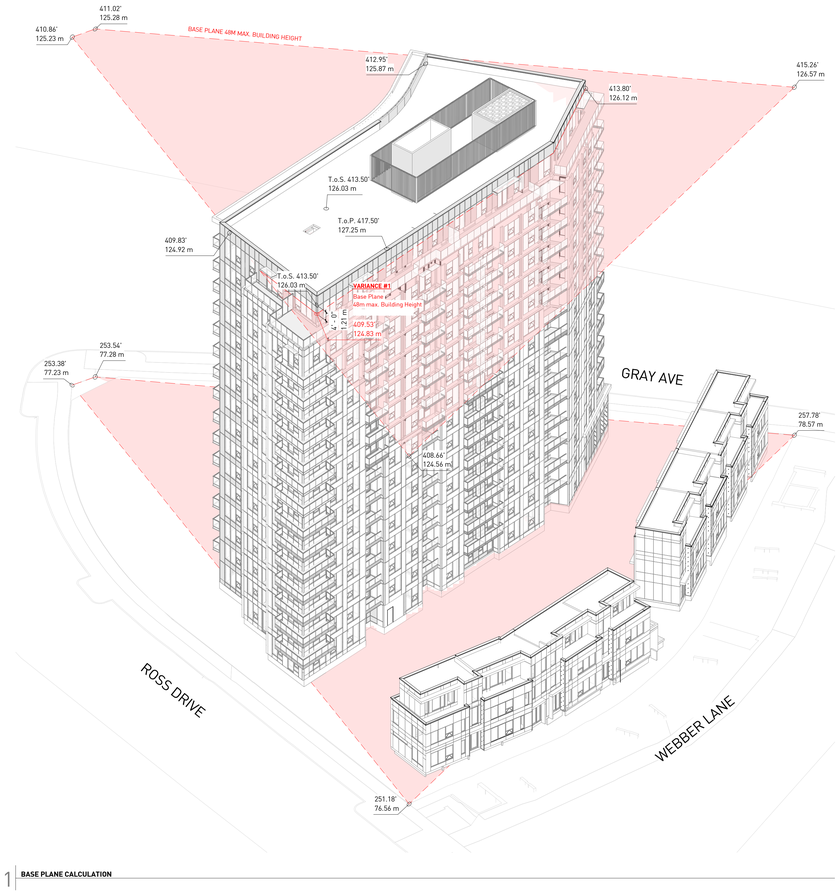
| BICYCLE SPACE CALCULATION - REAP | | | |
|---|---|---|---|
| RESIDENTIAL CLASS I | REQUIRED | PROVIDED | TYPE |
| 1.5 PER STUDIO / 1 BED | 234.0 | 406 | CLASS I |
| 2.5 PER 2 BED | 130.0 | | CLASS I |
| 3 PER 3/4 BED | 42.00 | | CLASS I |
| **Total** | **406** | | |
| RESIDENTIAL CLASS II | | | |
| 0.5 PER UNIT | 111.0 | 111 | CLASS II |
| **Total** | **517** | **517** | |

**VARIANCE REQUESTS**

**VARIANCE #1** - **Building Height Variance Above 45m**
*REFER TO A-03.02 SECTION B-B, A-02.01 ELEVATION - NORTH EAST AND A-02.03 ELEVATION - SOUTH EAST FOR EXTENTS.*
A VARIANCE OF 4' (1.22 M) IS REQUESTED FOR THE BUILDING HEIGHT.
PROPOSED BUILDING HEIGHT FROM BASE PLANE TO TOP OF ROOF SLAB: 49.22M

**VARIANCE #2** - **30m Tower Separation to Lot 25 'Residences at Nobel Park'**
*REFER TO A-00.21 SITE PLAN FOR EXTENTS.*
THERE ARE TWO AREAS OF ENCHROACHMENT WITH THE FOLLOWING DIMENSIONS (A) 0.45M X 2.62M AND (B) 0.94M X 1.79M

**VARIANCE #3** - **Entry overhang encroaching into 2.5m setback along Gray Avenue.**
*REFER TO A-00.31 SITE PLAN FOR EXTENTS.*
THE AREA OF THE ENCROACHMENT IS DIMENSIONED 0.90M BY 5.03M FOR ENTRY CANOPY.




1 **BASE PLANE CALCULATION**
ref:


gbl

GBL ARCHITECTS INC.
300-224 WEST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279




NOTES

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 2022-09-16 | FEASIBILITY |
| 2 | 2022-10-03 | FEASIBILITY |
| 4 | 2023-04-05 | AUDP Pre-Application Submission |
| 5 | 2023-05-23 | DP Application - AUDP |
| 6 | 2023-05-29 | DP Application |
| 7 | 2023-11-24 | DP Revision |

Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

STATISTICS

| | |
|---|---|
| DATE | 12/1/2023 2:50:49 PM |
| DRAWN BY | NS |
| CHECKED BY | PG |
| SCALE | |
| JOB NUMBER | 22038 |

A-00.02

# MASSING & **FORM**

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


## 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 168,401.38 SF.

The project is adjacent to the following developments:

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

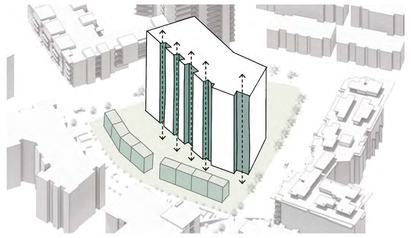
North-East: Cypress House & Pine House (6 storeys)

North-West: Prodigy (6 storeys)

## MASSING

The tower responds to the surrounding context by aligning perpindicular with Lot 32 situated along Gray Avenue and the Residences at Nobel Park, situated along Ross Drive. This maximizes solar exposure within the courtyard.The overall tower massing pivots by 155 degrees in order to allow for better sight lines and to break up the long face of the massing. The end of the tower has been set back to ensure 30m of tower separation from the Residences of Nobel Park tower.

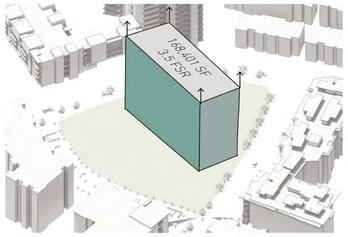


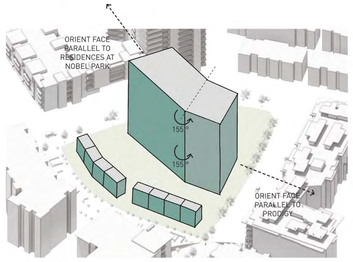


## URBAN

The urban face has been divided into smaller vertical striations to help reduce the overall length of the facade. The longitudinal nature of the urban face is then celebrated using a vertical architectural expression, the rhythm of balconies, and the location of fenestration.

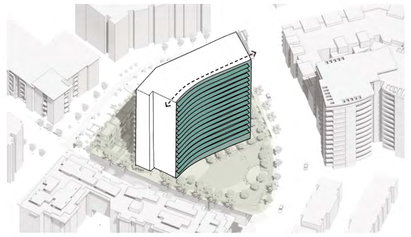






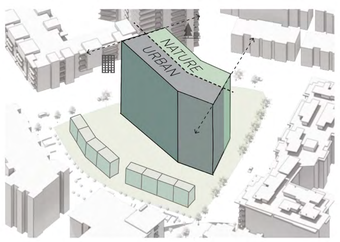


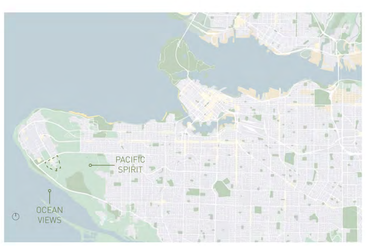
## NATURE

Contrasting the urban face, the natural face of the building celebrates the adjacency to the courtyard and the pedestrian connection by creating a softened bend in the overall massing geometry. The balconies are dispersed to create a more organic appearance. In addition, the incorporation of perforated metal privacy screens adds further playfulness to the balcony arrangement. These balconies assist in the grand gesture of framing the primary entrance and demarcating the transition between urban and nature.








## DESIGN RATIONALE & CONCEPT

The overall design concept hinges on the juxtoposition 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 elements, 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.



CPTED DESIGN RESPONSE

THE FOLLOWING DESIGN APPROACH HAS BEEN IMPLEMENTED TO RESPOND TO CPTED 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.

■ GBL ARCHITECTS INC.

300-224 WEST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 736 1156
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 |
| 4 | 2023-11-24 | DP Revision |
| 5 | 2022-09-16 | FEASIBILITY |
| 6 | 2022-10-03 | FEASIBILITY |

Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

DESIGN RATIONALE & MASSING

| | |
|---|---|
| DATE | 11/24/2023 3:47:42 PM |
| DRAWN BY | NS |
| CHECKED BY | PG |
| SCALE | |
| JOB NUMBER | 22038 |

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 |

| | |
|---|---|
| **Checklist Version Date** | 28-Mar-22 |

| 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 | Submission BP | Submission OP | Comments |
|---|---|---|---|---|
| P1 | **Low-flow Plumbing Fixtures**<br>Specify and install:<br>• Water-saving showerheads with a maximum flow rate of 5.7 L per minute in each shower.<br>• Low flow faucets with aerators in all bathroom sinks with a maximum flow of 3.8 L per minute.<br>• Low flow faucets with aerators in all kitchen sinks with a maximum flow of 6.8 L per minute. | Required | | Responsible: Mechanical, Interior Design |
| P2 | **Outdoor Water Use Reduction**<br>Option 1:<br>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.<br>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.<br>Option 2:<br>Install a temporary irrigation system. | Required | | Responsible: Landscape Architect |
| P3 | **Water Efficient Appliances**<br>Specify and install:<br>• Energy Star labelled, or equivalent performance, clothes washers; if washers are available only as an option, specify and offer only models complying to this standard.<br>• 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 | Responsible: Mechanical/Interior Design |
| P4 | **Rainwater Management**<br>Detain 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 | Submission OP | Comments |
|---|---|---|---|---|---|---|
| 1.1 | **Total Water Use Reduction**<br>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.<br>• 35% reduction from baseline. – 1 points<br>• 40% reduction from baseline. – 2 points<br>• 45% reduction from baseline. – 3 points<br>• 50% reduction from baseline. – 4 points<br>• 55% reduction from baseline. – 7 points | 1 | 7 | | Required | Responsible: Mechanical/Interior Design, Landscape Architect |
| 2.1 | **On-Site Rainwater Management**<br>Part 1:<br>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, swale, and pervious paving.<br>• Permeable surfaces on 30% of the site. – 1 point<br>• Permeable surfaces on 50% of the site. – 1 point<br>Part 2:<br>Detain 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**<br>In units with central domestic hot water consumption, provide building level or individual suite hot water submetering.<br>• Provide submetering of hot water consumption at the building level. – 1 point<br>• Provide submetering of hot water consumption at the suite level. – 3 points | 1 | 4 | Required | | Responsible: Mechanical |
| | **Total Optimization Points** | **3** | **15** | | | |

## 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 | Submission OP | Comments |
|---|---|---|---|---|
| P1 | **Energy Step Code Compliance (Step 2)**<br>Design and construct buildings to conform to the following performance requirements: Energy Step Code, Step 2: 130 kWh/m2-yr (TEUI) and 45 kWh/ m2-yr (TEDI). Complete an airtightness test meeting the ASTM E779 or USACE Version 3 standard as specified by the Energy Step Code... | Required | Required | Responsible: Energy Modeler, Architect, Mechanical, Electrical, Building Envelope Consultant |
| P2 | **Overall R-Value**<br>Achieve an overall R-value target for each major building typology in a project (e.g., high rise, low rise or townhouse): 5.4 hr-ft2-f/BTU for high rise or 6.9 hr-ft2-f/BTU 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<br>Not required as project is targetting Step 3 (E&E 1.1) |
| P3 | **Energy Star Appliances**<br>Specify and install Energy Star-labelled, or equivalent performance, driers and refrigerators in each... | | Required | Responsible: Mechanical, Interior Design |
| P4 | **Programmable Thermostats**<br>Specify and install programmable thermostats for at least the largest heating zone in each unit. | Required | | Responsible: Mechanical Engineer, Electrical Engineer |
| P5 | **Energy Modeling Workshop**<br>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 | | Responsible: Owner, Energy Modeler |
| P6 | **Commissioning**<br>Contract a third party Commissioning Authority to develop and implement a commissioning plan for all major building energy systems, in accordance with CSA Z5000-18, 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**<br>Support UBC in establishing an ENERGY STAR Portfolio Manager (ESPM) account and reporting building utility consumption by:<br>• Providing completed auto upload permission forms where required; or<br>• Sharing ESPM account(s) 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 |
| P8 | **Domestic Hot Water Energy Use Sub-metering and Reporting**<br>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 | | Responsible: Mechanical |
| P9 | **Greenhouse Gas Intensity Reporting**<br>Report building greenhouse gas intensity (GHGI) of emissions. | Required | Required | Responsible: Energy Modeler, Owner |
| P10 | **Refrigerant Emission Reporting**<br>Determine and report the life cycle equivalent annual carbon dioxide emissions of refrigerants in buildings in kgCO2. | Required | Required | Responsible: Mechanical, REAP Executive |
| P11 | **Electric Vehicle Charging Infrastructure**<br>Provide a minimum of one energized level 2 outlet per residential unit for non-rental 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 |
| P12 | **Contribution to Low Carbon Transportation**<br>Contribute to the development of low-carbon transportation options or infrastructure by funding the equivalent of one community vehicle per 100 residential units. | | Required | Responsible: Owner |

| E&E | Optimization | Attempted Points | Total Points | Submission BP | Submission OP | Comments |
|---|---|---|---|---|---|---|
| 1.1 | **Optimized Energy Performance (Step Code 3/4/PH)**<br>Design and construct the buildings to meet the following Energy Step Code Regulation performance requirements:<br>• Step 3: 120 kWh/m2-yr (TEUI) and 30 kWh/ m2-yr (TEDI). – 8 points<br>• Step 4: 100 kWh/m2-yr (TEUI) and 15 kWh/ m2-yr (TEDI). – 8 points<br>• Passive House Performance: Design and construct the building to conform to the Passive House Planning Package, version 9 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 |
| 1.2 | **Renewable Energy**<br>Use on site renewable energy systems to offset all or a portion of the building's annual electricity consumption as follows:<br>• 4% – 2 points<br>• 8% – 4 points<br>• 12% – 6 points... | Not... | 6 | Required | | Responsibility: Architect, Mechanical, Electrical |
| 3.1 | **Enhanced Energy Submetering and Reporting**<br>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 consumption.<br>• Major end and space use submetering. – 2 points<br>• Suite level thermal energy submetering. – 3 points | 5 | 5 | Required | Required | Responsible: Energy Modeler, Mechanical, Electrical |
| 4.1 | **Electric Vehicle Charging Stations**<br>Install Level 2 charging stations for visitor or shared use and/or the following percentage of owners'/residents' parking.<br>• 1 visitor and/or shared station per 100 units. – 1 point<br>• 5% of owners'/residents' parking. – 1 point<br>• 10% of owners'/residents' parking. – 1 point | 3 | 3 | 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 | Submission OP | Comments |
|---|---|---|---|---|
| P1 | **Ecological Planting**<br>Select native or adaptive plant species that are appropriate for the ecoregion, 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 | | Responsible: Landscape Architect |
| P2 | **Light Pollution Reduction**<br>Do not exceed the current Illuminating Engineering Society (IES) illuminance requirements as stated in Lighting for Exterior Environments. | Required | | Responsible: Electrical, Landscape Architect |
| P3 | **Bird Friendly Design - Basic**<br>In compliance with the UBC Bird Friendly Design Guidelines for Buildings and CSA A460:19<br>Bird-friendly Building Design Standards,<br>-identify the bird collision risks in building and landscape design and apply the identified strategies to create bird friendly environments.<br>-Apply appropriate strategies to treat and/or avoid the construction of: glass corners without mullions, parallel glass (spaced 5m apart or less), transparent skywalks, glass guards or guardrails, and glass parapets. | Required | | Responsible: Architect |

| B | Optimization | Attempted Points | Total Points | Submission BP | Submission OP | Comments |
|---|---|---|---|---|---|---|
| 1.1 | **Planting for Biodiversity and Ecosystem Health**<br>Enhance biodiversity and ecosystem health by achieving the following:<br>Develop a Landscape Maintenance Plan — 1 point<br>Develop a landscape maintenance plan that instructs maintenance contractors on the sustainable care of plants over the lifetime of the building and landscape.<br>Maximize Native Planting — 1 point<br>Provide a plant list that demonstrates that 70% of the plantings (by number of plants) are native.<br>Pollinator Gardens — 1 point<br>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. | 3 | 3 | Required | | Responsible: Landscape Architect |
| 2.1 | **Site Green Space**<br>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 greenery, areas dedicated to food production (excluding paving). | 1 | 1 | Required | | Responsible: Landscape Architect, Architect |
| 3.1 | **Bird Friendly Design - Enhanced**<br>In compliance with the UBC Bird Friendly Design Guidelines for Buildings and CSA A460:19<br>Bird-friendly Building Design Standards, identify the bird collision risks in building and landscape design and apply appropriate strategies to create bird friendly environments.<br>Part 1 — 2 point<br>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.<br>Part 2 — 3 point<br>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 | | Responsible: Architect |
| 4.1 | **Food Growing Opportunity**<br>Provide food gardening spaces of at least 2.4 m2 for 30% of residential units which do not have access to a private outdoor space of more than 9.3 m2. 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 | | 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 adaptability.

| CA | Precondition | Submission BP | Submission OP | Comments |
|---|---|---|---|---|
| P1 | **2050 Climate Ready Thermal Comfort Modelling**<br>Perform thermal comfort modelling 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 Modelling 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 |

| CA | Optimization | Attempted Points | Total Points | Submission BP | Submission OP | Comments |
|---|---|---|---|---|---|---|
| 1.1 | **2050 Climate Ready Energy Efficient Design**<br>Using 2050 RCP 8.5 weather files, achieve a reduction in Cooling Energy Demand Intensity (CEDI) over a base case 2050 ready design that meets REAP EE 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.<br>• 5% reduction. – 3 points<br>• 10% reduction. – 5 points<br>• 15% reduction. – 7 points | 3 | 7 | Required | Required | Responsible: Architect, Energy Modeler |
| 1.2 | **Enhanced Resiliency**<br>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".<br>• 10 different design strategies with at least 1 from each paper. — 1 point<br>• 15 different design strategies with at least 1 from each paper. — 2 points<br>• 20 different design strategies with at least 2 from each paper. — 3 points | 2 | 3 | Required | | **Responsible: Architect** |
| 1.3 | **On Site Backup Power**<br>Design for protection from power outages from the grid, through strategies including permanent back-up power, switching gear and/or power hook-ups, 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 | | Responsible: Electrical |
| | **Total Optimization Points** | **5** | **13** | | | |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NOTES

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 2 | 2023-05-23 | DP Application - AUDP |
| 3 | 2023-05-29 | DP Application |
| 4 | 2023-11-24 | DP Revision |

Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

REAP Checklist

DATE 11/24/2023 3:47:47 PM
DRAWN BY Author
CHECKED BY Checker
SCALE
JOB NUMBER 22038

A-00.04a

## 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 designing 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.

| M&R | Precondition | Submission BP | Submission OP | Comments |
|---|---|---|---|---|
| | **Zero Waste Ready** | Required | Required | |
| **P1** | 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.<br>• Recycling storage space 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.<br>• Co-locate organics, recycling and garbage at collection points to provide equal convenience.<br>• Provide clear visual cues and signage for recycling and organics.<br>2. 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.<br>3. Provide a recycling and organics collection guide in the homeowners guide and in the storage area.<br>AND<br>4. Provide for the adequate collection of the following by contracting with a waste management company for the service:<br>• Mixed paper, cardboard, mixed containers and glass.<br>• Food scraps.<br>• Optional collection: soft plastics, styrofoam and other specialty items. | | | Responsible: Architect, Owner |
| | **Embodied Carbon Reporting** | | Required | |
| **P2** | 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-grave impacts using a bill of materials methodology and building permit or issued for construction drawings. Operational impacts should not be included. | | | Responsible: LCA Consultant |
| | **Construction and Demolition Waste** | | Required | |
| **P3** | Prepare and implement a Waste Management Plan that diverts 85% (by weight) of construction and demolition waste from landfill. | | | Responsible: Contractor |

| M&R | Optimization | Attempted Points | Total Points | Submission BP | Submission OP | Comments |
|---|---|---|---|---|---|---|
| | **Environmentally Responsible Materials** | 2 | 4.0 | | Required | |
| **1.1** | 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:<br>• Contain at least 25% reclaimed material<br>• Contain at least 25% post-consumer or 50% pre-consumer recycled content<br>• Wood products that are certified Forest Stewardship Council, (FSC) or CSA Z809<br>• Bio-based material<br>• Concrete mixes optimized to an average of 20% reduction in embodied carbon<br>• Manufacturer participates in an extended producer responsibility program<br>• No finish material used (eg. concrete floor)<br><br>*Building components for 1 point: Floor covering, insulation, sheathing, framing, drywall (interior), concrete cement or concrete aggregate, roofing, siding.<br>Building components for 0.5 point: Pedestrian doors, cabinets, counters, interior trim, deck material, windows. | | | | | Responsible: Contractor |
| | **Local Materials** | 1 | 2 | | Required | |
| **1.2** | Specify and use products that were extracted, processed, and manufactured locally within 200km from project site for the following building components:<br>• Minimum 50% of aggregate for concrete by value. — 1 point<br>• Minmum 50% of drywall or interior sheathing by value. — 1 point | | | | | Responsible: Contractor |
| **1.3** | **Mass Timber Superstructure** | Not targeted | 1 | | | |
| | Specify and install a building superstructure consisting of at least 50% mass timber manufactured in BC (by value of the total superstructure). — 1 point | | | | | |
| | **Healthy Building Materials** | 1 | 1 | | Required | |
| **1.4** | 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).<br>• Declare Label (International Living Future Institute): Red List Free, Declared; or LBC Compliant if at least 99.9% of the ingredients are disclosed; or<br>• Health Product Declaration (HPD); or<br>• Manufacturers Inventory of all ingredients by Chemical Abstract Service Registry Number (CASRN). | | | | | Responsible: Contractor |
| | **Total Optimization Points** | **4** | **8.0** | | | |

## 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 | Submission OP | Comments |
|---|---|---|---|---|
| | **Project Community Amenity Spaces** | Required | | |
| **P1** | Provide community amenity spaces for residents including:<br>• Outdoor spaces for residents which allow for opportunities for both quiet and social gathering activities, minimum one area for each activity; AND<br>• 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; includes an accessible washroom;and has a minimum floor area of 37.16 m² (400 sq ft). | | | Responsible: Architect |

| P&E | Optimization | Attempted Points | Total Points | Submission BP | Submission OP | Comments |
|---|---|---|---|---|---|---|
| | **Project Exemplary Community Amenity Spaces** | 5 | 5 | Required | | |
| **1.1** | 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. | | | | | 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 m² (300 sq ft). | | 2 | 0 or 2 | | |
| | 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. | | 1 | | | |
| | 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. | | 1 | | | |
| | 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 m² (300 sq ft). | | 2 | | | |
| | Designate a bookable guest suite within the building near the lobby. | | 1 | | | |
| | A community space for secure package delivery (in response to online shopping and food delivery services). | | 1 | | | |
| | A new innovative community indoor amenity (additional to PE P1) that supports a range of intergenerational social and recreational opportunities. | | 1 | | | |
| | Pet friendly washable flooring finishes installed for indoor common spaces. | | 1 | | | |
| | **Outdoor amenities** | | | | | |
| | One accessible outdoor wash station for bikes and pets with a concrete pad, water source and good drainage. | | 1 | | | |
| | 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. | | 1 | | | |
| | Roof top social spaces outfitted with comfortable seating and planters. The space would be able to comfortably accommodate a minimum of 10 people. | | 2 | | | |
| | A small child friendly play area with complementary seating for adults. | | 1 | | | |
| | A new innovative community outdoor amenity that supports a range of intergenerational social and recreational opportunities. | | 1 | | | |
| | **Total Optimization Points** | **5** | **5** | | | |

## INNOVATION & RESEARCH

**GREEN BUILDING ACTION PLAN GOALS**

UBC buildings and landscapes will be durable, reliable and resilient.

| I&R | Optimization | Attempted Points | Total Points | Submission BP | Submission OP | Comments |
|---|---|---|---|---|---|---|
| | **Exemplary Performance** | | 2 | | Required | |
| **1.1** | Demonstrate exceptional performance above the requirements set by an existing credit, to reach the next performance level. | | | | | |
| | **Innovation or Pilot** | | 3 | Required | Required | |
| **1.2** | Achieve significant, measurable sustainable building performance using a strategy not addressed in REAP; or<br>Pilot specific a significant, measurable strategy or strategies from UBC's Green Building Action Plan. | | | | | |
| | **Research** | 5 | 5 | Required | Required | |
| **2.1** | Collaborate with UBC SEEDs or the CLL program in a research project. Project topic must be either:<br>• Based on the Green Building Action Plan's residential section or current priority area for the university; or<br>• A current topic relevant to the project which has been submitted for prior approval. | | | | | 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.

| H&W | Precondition | Submission BP | Submission OP | Comments |
|---|---|---|---|---|
| | **Bicycle Parking & Storage Room(s)** | Required | | |
| **P1** | Provide the bicycle storage and facilities below:<br>• 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% oversize spaces, and one electrical outlet per two spaces); and<br>• An in building bicycle repair station; and<br>• 0.5 Class 2 bicycle storage spaces per dwelling unit; and<br>• A 2 x 3 m concrete pad outside the building, close to the building entrance, with a standard outlet or conduit for electrified bike share.<br>All bicycle parking and storage to be provided in accordance with the UBC Development Handbook. | | | Responsible: Architect |
| | **Low-Emitting Products** | | Required | |
| **P2** | Specify and use:<br>• 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.<br>• Paints and coatings rated at a minimum GPS-2 by the Master Painter's Institute on the interior of the building.<br>• 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. | | | Responsible: Architect, Contractor |
| | **Construction Indoor Air Quality Management** | | Required | |
| **P3** | 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. | | | Responsible: Mechanical, Contractor |

| H&W | Optimization | Attempted Points | Total Points | Submission BP | Submission OP | Comments |
|---|---|---|---|---|---|---|
| | **IAQ Assessment** | 1 | 1 | | Required | |
| **1.1** | After construction has ended and the building has been completely cleaned, prior to occupancy, complete one of the following:<br>• 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<br>• Conduct a Baseline Indoor Air Quality Test. | | | | | Responsible: Owner |
| | **Additional Bicycle Facilities** | 2 | 2 | Required | | |
| **2.1** | In addition to the requirements for bicycle parking in HW P1, provide one of the following:<br>• Provide an additional 0.25 Class I bicycle storage per bedroom; or<br>• Provide an at grade, Class I bicycle storage room for at least 50% of the Class I spaces with a bike specific entrance; or<br>• Provide points for giving each unit an on-campus bike share membership for the duration of their stay in the building. | | | | | Responsible: Architect |
| | **Low-Emitting Products** | 2 | 2 | | Required | |
| **3.1** | Specify and install products that meet the following requirements:<br>• 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<br>• 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 | | | | | Responsible: Architect, Contractor |
| | **Connection to Nature** | 1 | 1 | Required | | |
| **4.1** | 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:<br>• 95% of units, with nature visible from the living room and at least one bedroom.<br>• All occupied amenity spaces and lobbies; and 90% of building corridors. | | | | | Responsible: Architect, Interior Designer |
| | **Daylight Access** | 1 | 1 | Required | | |
| **5.1** | Ensure adequate levels of daylight within each unit by achieving the following requirements:<br>• Transparent envelope glazing area is a minimum of 7% of the unit floor area.<br>• Visible light transmittance (VLT) of envelope glazing is greater than 40%.<br>• 30% of the area is within 6 m (20 ft) of transparent envelope glazing. | | | | | Responsible: Architect, Daylight Analysis |
| | **Active Living** | Not targeted | 1 | Required | | |
| **6.1** | Design a secondary staircase that is safe, visually appealing, and invites regular use through the following strategies:<br>• Ensure the staircase services all floors of the project, excluding the parking garage, and can be accessed by all regular building occupants.<br>• Locate the staircase so that it is visible from the building entrance.<br>• Install transparent fire-rated glazing to each floor level of the staircase. The area of glazing must span at least 0.93 square meters (10 square feet) in order to increase visibility of the staircase and provide views to the interior, from inside the staircase.<br>• Use appealing materials and finishes.<br>• Install visible signage at elevators and the entrance to the staircase to encourage stair use. | | | | | 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 DP | Submission BP | Submission OP | Comments |
|---|---|---|---|---|---|
| | **Sustainability Statement** | Required | | | |
| **P1** | 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** | | | Required | |
| **P2** | 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:<br>• A completed checklist of REAP credits, including product manufacturers' manuals for all equipment, fixtures, and appliances with Energy Star details; and<br>• Guidance on how to minimize energy, water, and resource use in everyday activities and choices throughout the home to promote sustainable behavior; and<br>• Information on sorting and recycling in the building;<br>And<br>• Ensure the manual is incorporated into record drawings or some form that will be accessible beyond the first generation of owners/residents; and<br>• Conduct a one-hour walkthrough with the occupants and building manager(s) to educate them on all sustainable equipment and features. | | | | Responsible: REAP Executive and Owner |
| | **Educate the Sales & Leasing Staff** | | | Required | |
| **P3** | 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. | | | | **Responsible: Owner** |
| | **Green Building Specialist** | | Required | | |
| **P4** | 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. | | | | Responsible: REAP Executive |
| | **Design for Security and Crime Prevention** | | Required | | |
| **P5** | Demonstrate that the design has been reviewed by an expert in Crime Prevention Through Environmental Design (CPTED) and that recommendations have been followed. | | | | Responsible: Architect |

| Q | Optimization | Attempted Points | Total Points | Submission BP | Submission OP | Comments |
|---|---|---|---|---|---|---|
| | **Integrated Design** | 4 | 4 | | | |
| **1.1** | Beginning in pre-design and continuing throughout the design phases:<br>• Identify and use opportunities to achieve synergies across disciplines and building systems; and<br>• Hold a preliminary energy and water workshop during schematic design. Use the analyses described below to inform the design.<br><br>*See the reference guide for full wording on energy and water workshop requirements. | | | | | Responsible: Project team including Owner |
| | **Durable Building** | Not targeted | 2 | | | |
| **2.1** | 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.<br>• Design service life is 60 years.<br>• Where component and assembly design service lives are shorter than the design service life, design so they can be readily replaced.<br>• Develop and manage a quality management program in accordance with CSA S478.<br>• Categories of failure are 6,7, or in table 3 use a design service life equal to the design service life.<br>• 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.<br>• Qualified building science professional to develop and deliver the Building Durability Plan. | | | | | Responsible: Architect, Mechanical, Electrical. |
| | **Education and Awareness** | 2 | 2 | | | |
| **3.1** | Develop the following programs to educate occupants and visitors about the benefits of the green building and the sustainable features of the project:<br>• A script for a guided tour of the building describing the sustainable features of the project; and<br>• A case-study highlighting the sustainable features of the project to inform the UBC community and future buildings of the successes of the project. | | | | | Responsible: Owner |
| | **Total Optimization Points** | **6** | **8** | | | |


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GBL ARCHITECTS INC.
300-224 WEST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8
TEL 604 736 1156
FAX 604 731 5279




NOTES

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 2 | 2023-05-23 | DP Application - AUDP |
| 3 | 2023-05-29 | DP Application |
| 4 | 2023-11-24 | DP Revision |

Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

REAP Checklist

DATE 11/24/2023 3:47:52 PM
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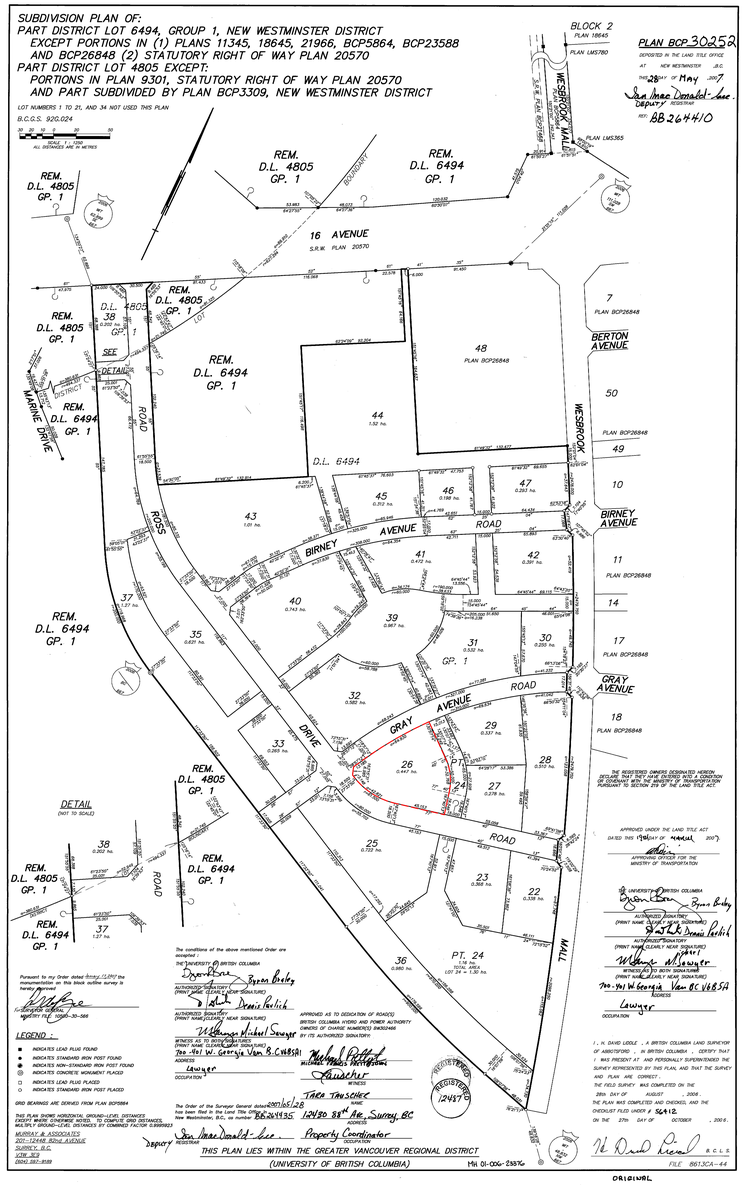
SCALE

JOB NUMBER 22038

A-00.04b




Status: Filed

Doc # BCP30252

RCVD: RQST: 2013-05-01 09.21.03

Page 1 of 2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| 5 | 2022-09-16 | FEASIBILITY |
| 6 | 2022-10-03 | FEASIBILITY |

Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

LEGAL SURVEY

| | |
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| DATE | 11/24/2023 3:47:54 PM |
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| SCALE | |
| JOB NUMBER | 22038 |

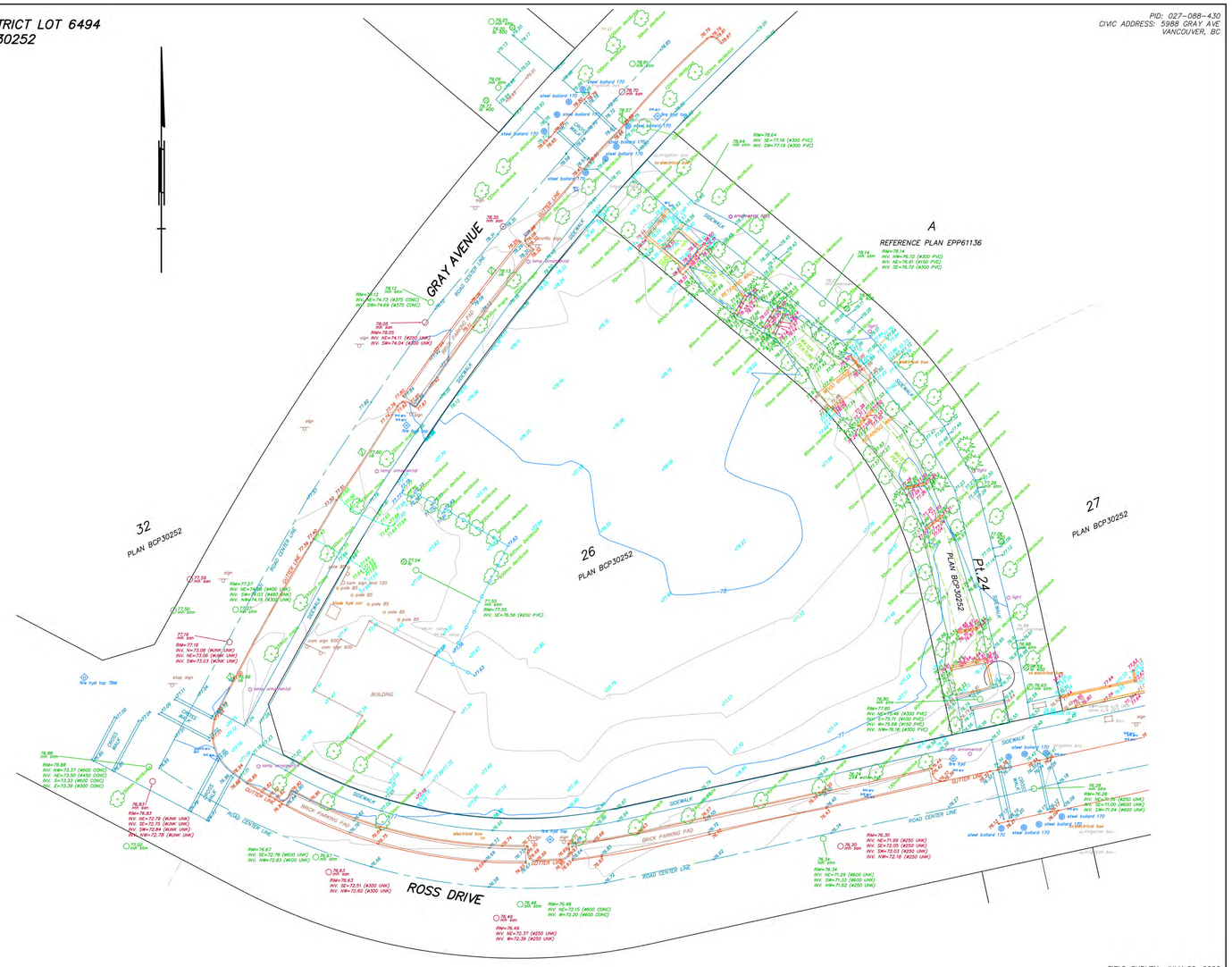
A-0.20

# TOPOGRAPHIC SURVEY PLAN OF LOT 26 DISTRICT LOT 6494 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP30252

PID: 027-088-430
CIVIC ADDRESS: 5988 GRAY AVE
VANCOUVER, BC

0 2 5 10 15

SCALE 1 : 250
ALL DISTANCES ARE IN METRES




## SYMBOL LEGEND

| | |
|---|---|
| | LAWN BASIN |
| | CATCH BASIN |
| | SERVICE BOX (LABELLED) |
| | SERVICE BOX WATER |
| | INSPECTION CHAMBER |
| | POWER POLE |
| | SANITARY SEWER MANHOLE |
| | STORM DRAIN MANHOLE |
| | COMBINED OR UNKNOWN TYPE MANHOLE |
| | PIPE (LABELLED) |
| | STREET SIGN |
| | DECIDUOUS TREE |
| | CONIFEROUS TREE |
| | UNKNOWN VALVE |
| | GAS VALVE |
| | WATER VALVE |
| | FIRE HYDRANT |
| | LAMP STANDARD |
| | TRAFFIC LIGHT |

**NOTE:**

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING CHARGES:

EASEMENT CA5076573 INTER ALIA
APPURTENANT TO LEASE CA5076568 REGISTERED ON LOT
23 PLAN BCP302

**NOTE:**

ALL ELEVATIONS AND DISTANCES SHOWN ARE IN METRES.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE COMBINED FACTOR OF 0.99959923.

LEGAL BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS AND FIELD SURVEY, AND SUBJECT TO CHANGE.

ELEVATIONS ARE DERIVED FROM UBC MONUMENT W-W, LOCATED ON EAST MALL IN FRONT OF THE CEME BUILDING (BETWEEN AGRONOMY ROAD AND UNIVERSITY BOULEVARD)
GEODETIC ELEVATION = 93.631 METRES

CONTOUR INTERVAL = 0.25 METRES

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

TREE SPECIES AND DIMENSIONS TO BE CONFIRMED BY A QUALIFIED ARBORIST. TREE SYMBOLS ARE NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELLED.



APLIN & MARTIN
GEOMATICS LAND SURVEYING LTD.
201, 12448 82nd AVENUE
SURREY, BC V3W3E9 604-597-9189

FIELD SURVEY: JULY 20, 2022
FILE: 861JKG-01

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| 6 | 2022-10-03 | FEASIBILITY |

Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

SURVEY

| | |
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| 6 | 2022-10-03 | FEASIBILITY |

Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

CONTEXT PLAN

| | |
|---|---|
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| SCALE | 1/16" = 1'-0" |
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A-00.30



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Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

# SITE PLAN

| | |
|---|---|
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| CHECKED BY | Checker |
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| JOB NUMBER | 22038 |

A-00.31

SPRING EQUINOX

10AM SHADOW

12PM SHADOW

2PM SHADOW

4PM SHADOW

SUMMER SOLSTICE

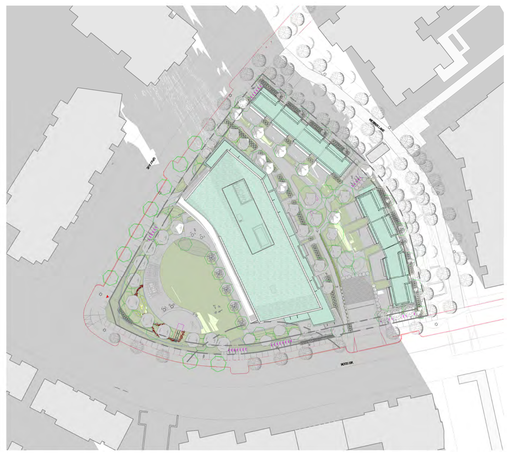
10AM SHADOW

12PM SHADOW

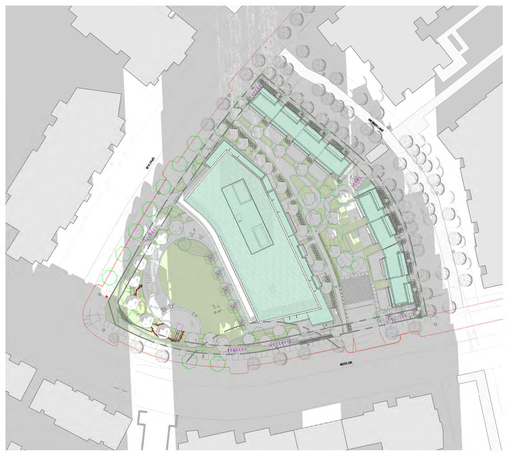
2PM SHADOW

4PM SHADOW

WINTER SOLSTICE



10AM SHADOW



12PM SHADOW

2PM SHADOW

4PM SHADOW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DEVELOPMENT APPLICATION REVISION

SHADOW STUDIES

| | |
|---|---|
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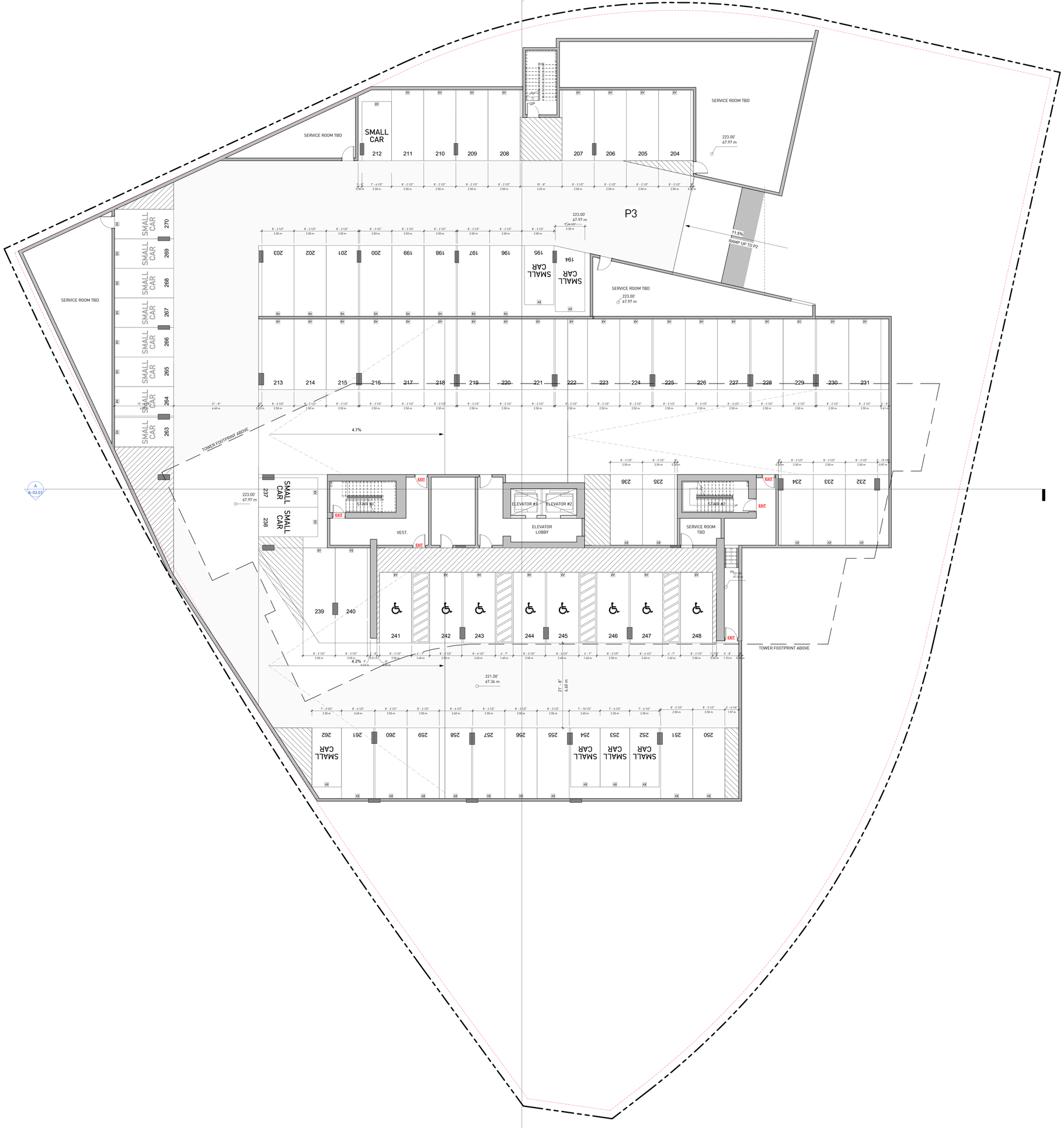



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Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

PLANS - P3

| | |
|---|---|
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| JOB NUMBER | 22038 |

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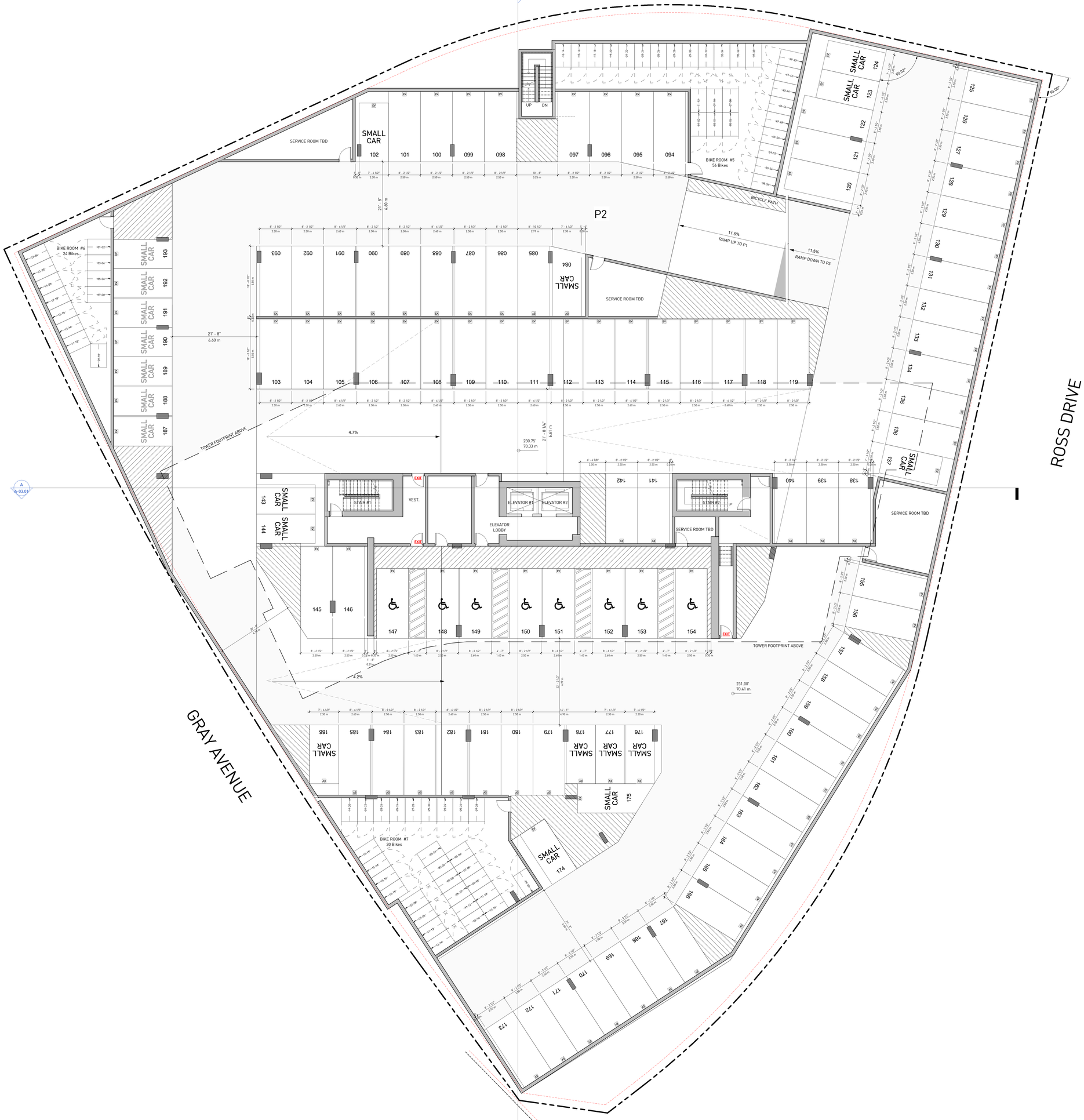


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Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

PLANS - P2

| | |
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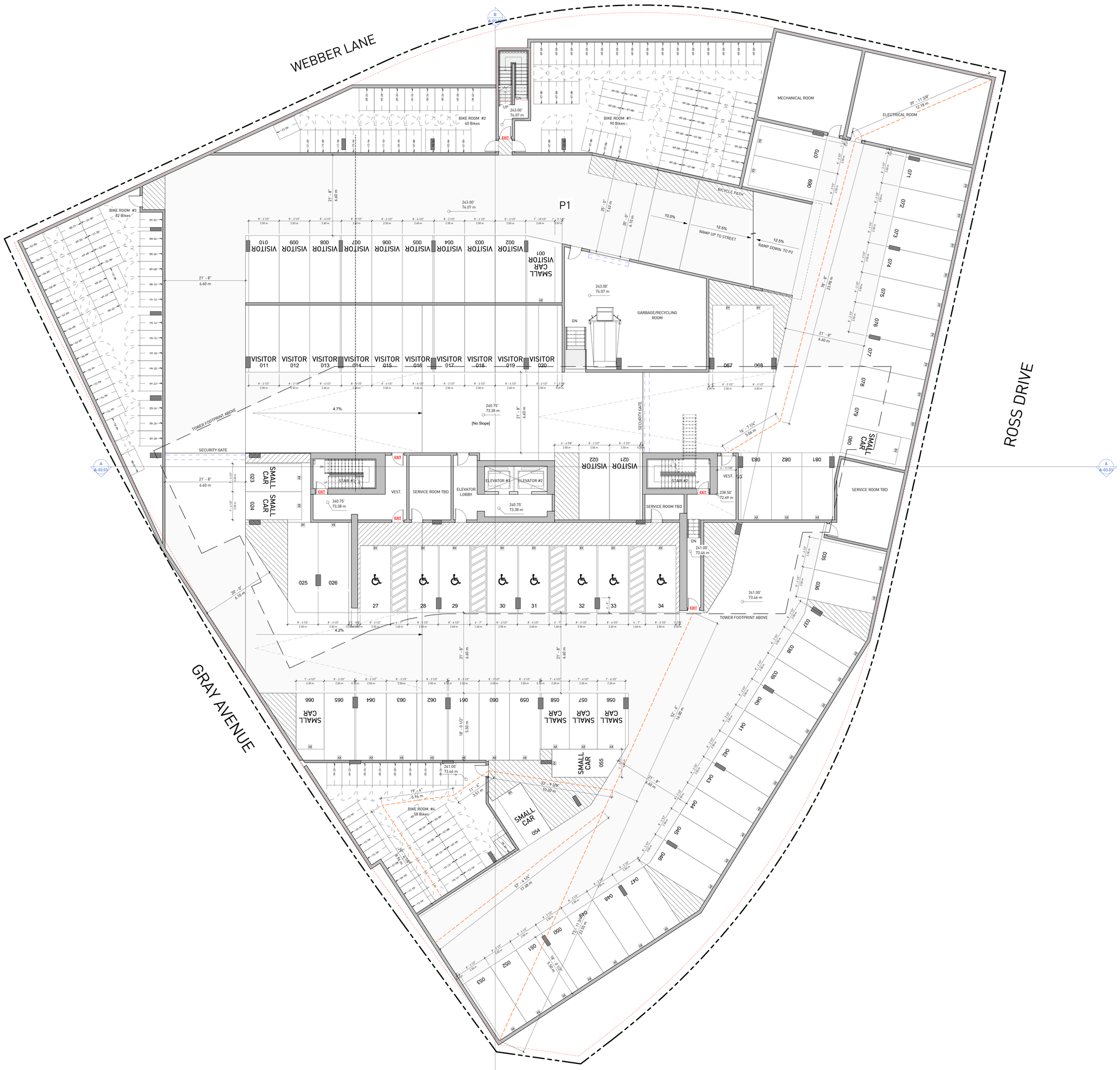



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Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

PLANS - P1

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A-01.02



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NOTES

NORTH

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

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|---|---|---|
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Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

PLANS - LEVEL 1

| | |
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| SCALE | 1/8" = 1'-0" |
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A-01.03



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NOTES


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

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| 5 | 2022-09-16 | FEASIBILITY |
| 6 | 2022-10-03 | FEASIBILITY |

Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

PLANS - LEVEL 2

| | |
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| CHECKED BY | PG |
| SCALE | 1/8" = 1'-0" |
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A-01.04



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Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

PLANS - LEVEL 3

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A-01.05



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Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

PLANS - LEVEL 4

(TYPICAL L4-8)

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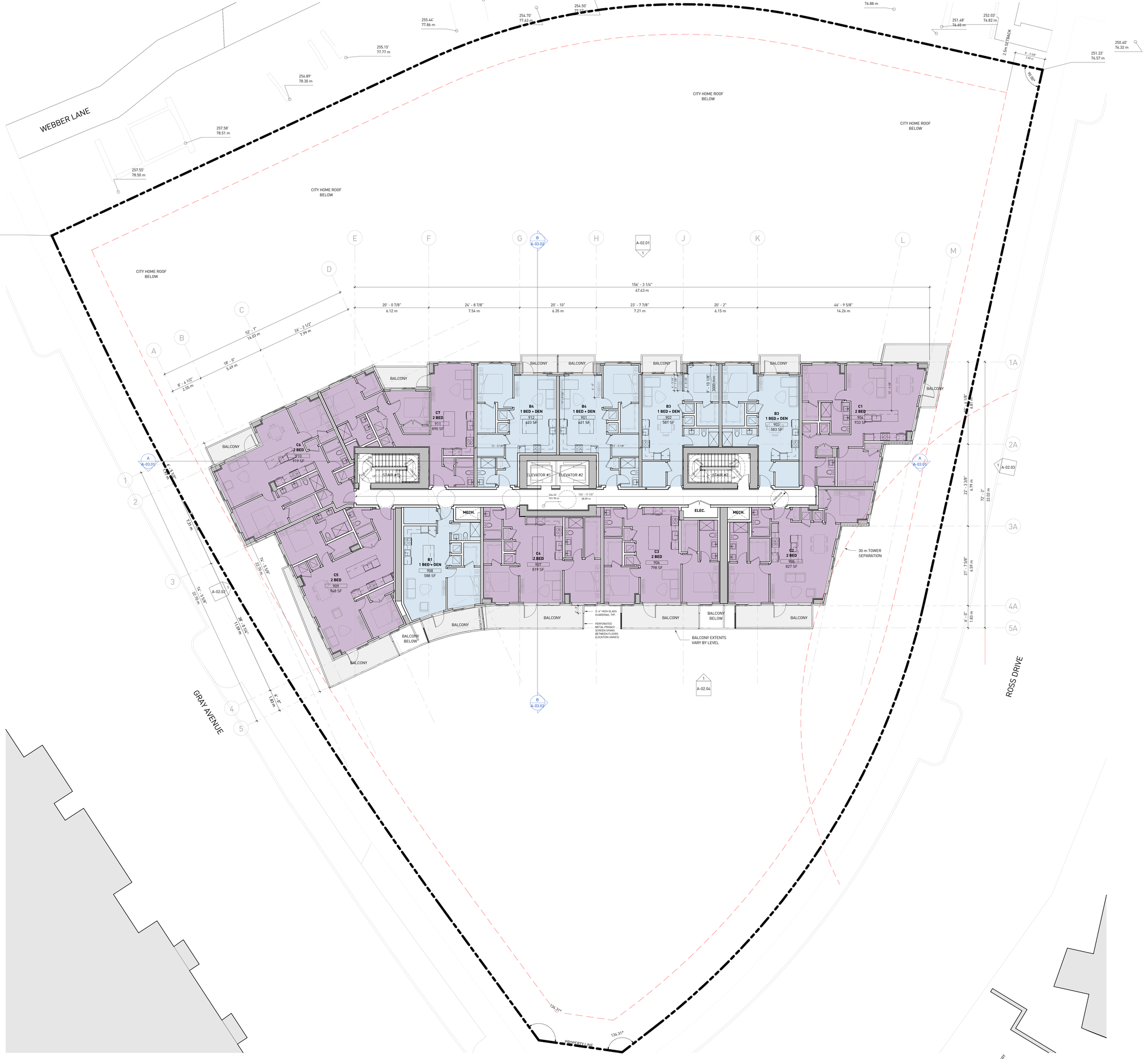



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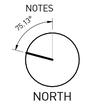


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Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

# PLANS - LEVEL 9

(TYPICAL L9-15)

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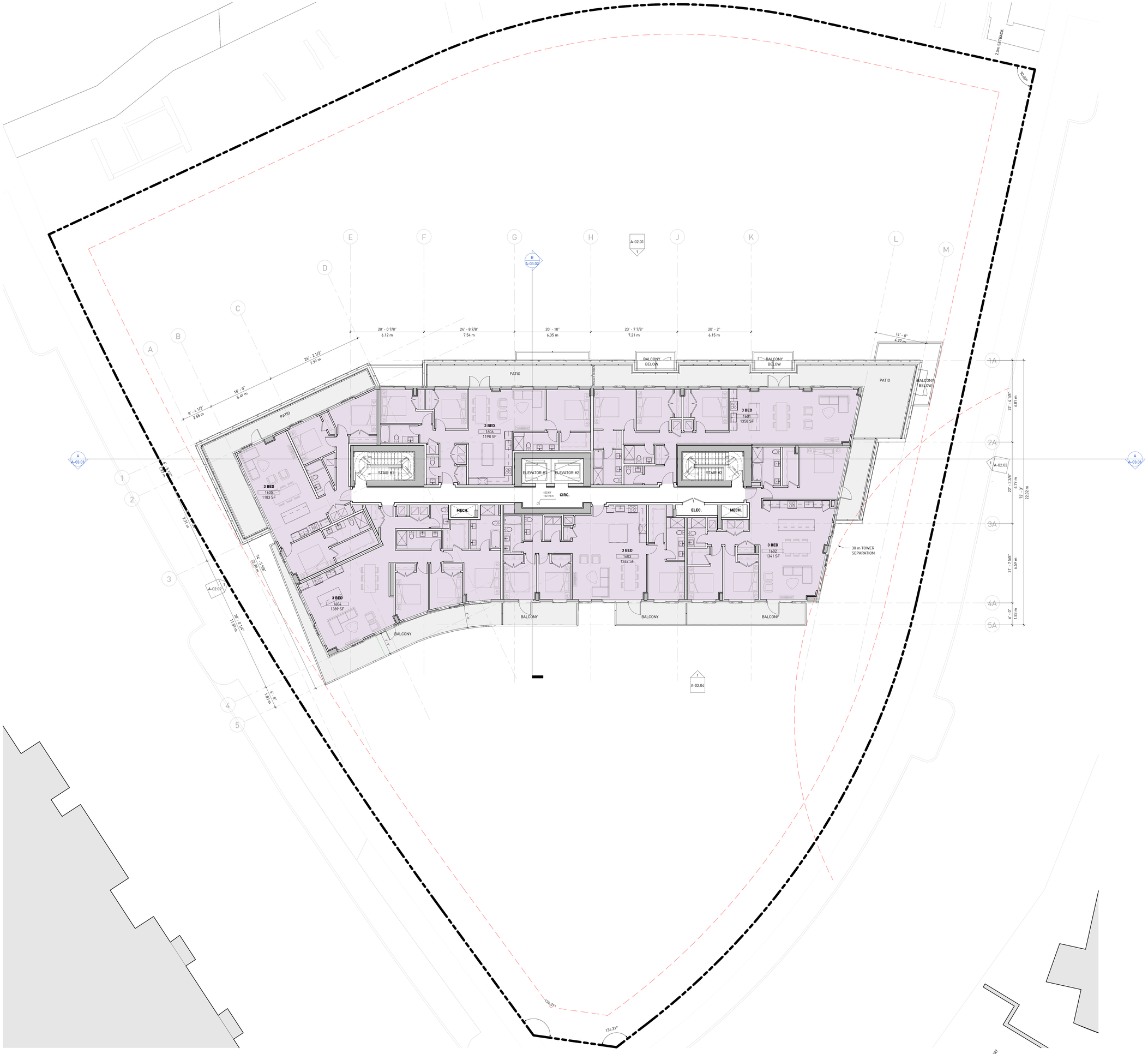



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Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

PLANS - LEVEL 16

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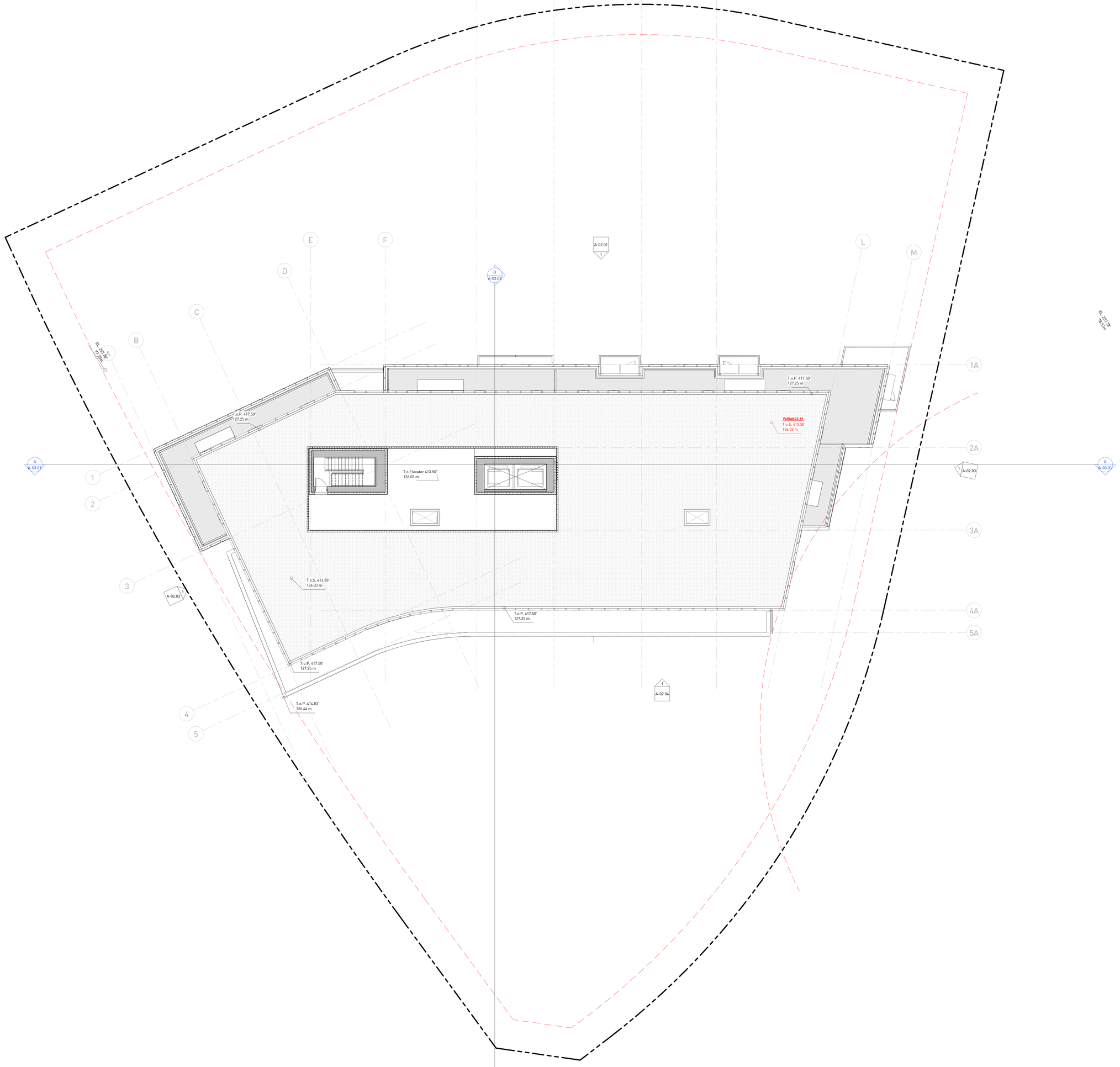
A-01.18





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Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

PLANS - ROOF

| | |
|---|---|
| DATE | 12/1/2023 2:59:11 PM |
| DRAWN BY | NS/LD |
| CHECKED BY | PG |
| SCALE | 1/8" = 1'-0" |
| JOB NUMBER | 22038 |

A-01.19


1 North East Elevation - Webber Lane
ref. A-00.31

| MATERIAL LEGEND | | | |
|---|---|---|---|
| KEY | DESCRIPTION | COLOUR | NOTES |
| A1 | Window Wall with Charcoal Frames / Grey Metal Panel | Grey | - |
| A2 | Window Wall with White Frames / White Aluminum Panel | White | - |
| A3 | Window Wall Metal Panel | Champagne | - |
| C1 | Fritted Guardrail with Powder Coated Aluminum Railings | Match Window Frame | - |
| C2 | Frosted Privacy Screen with Powder Coated Aluminum Railings | Frosted | - |
| D1 | Composite Aluminum Panel | Dark Charcoal | - |
| D2 | High Density Fibre Cement Panel | Grey | - |
| D3 | High Density Fibre Cement Panel | White | - |
| D4 | Composite Aluminum Panel | Champagne | - |
| G1 | Perforated Metal Panel Privacy Screen | Champagne | - |
| H1 | Metal Louvre Screened Mechanical Enclosure | Charcoal | - |


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|---|---|---|
| 4 | 2023-04-05 | AUDP Pre-Application Submission |
| 5 | 2023-05-23 | DP Application - AUDP |
| 6 | 2023-05-29 | DP Application |
| 7 | 2023-11-24 | DP Revision |

Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

ELEVATION - NORTH EAST

| | |
|---|---|
| DATE | 12/1/2023 2:31:32 PM |
| DRAWN BY | Author |
| CHECKED BY | Checker |
| SCALE | 1/8" = 1'-0" |
| JOB NUMBER | 22038 |

A-02.01


1 North West Elevation - Gray Avenue

ref: A-00.31

| MATERIAL LEGEND | | | |
|---|---|---|---|
| KEY | DESCRIPTION | COLOUR | NOTES |
| A1 | Window Wall with Charcoal Frames / Grey Metal Panel | Grey | - |
| A2 | Window Wall with White Frames / White Aluminum Panel | White | - |
| A3 | Window Wall Metal Panel | Champagne | - |
| C1 | Fritted Guardrail with Powder Coated Aluminum Railings | Match Window Frame | - |
| C2 | Frosted Privacy Screen with Powder Coated Aluminum Railings | Frosted | - |
| D1 | Composite Aluminum Panel | Dark Charcoal | - |
| D2 | High Density Fibre Cement Panel | Grey | - |
| D3 | High Density Fibre Cement Panel | White | - |
| D4 | Composite Aluminum Panel | Champagne | - |
| G1 | Perforated Metal Panel Privacy Screen | Champagne | - |
| H1 | Metal Louvre Screened Mechanical Enclosure | Charcoal | - |


GBL ARCHITECTS INC.

300-224 WEST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

TEL 604 736 1156
FAX 604 731 5279




NOTES

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 4 | 2023-04-05 | AUDP Pre-Application Submission |
| 5 | 2023-05-23 | DP Application - AUDP |
| 6 | 2023-05-29 | DP Application |
| 7 | 2023-11-24 | DP Revision |

WEBBER LANE

Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

ELEVATION - NORTH WEST

| | |
|---|---|
| DATE | 12/1/2023 2:37:23 PM |
| DRAWN BY | NS |
| CHECKED BY | PG |
| SCALE | 1/8" = 1'-0" |
| JOB NUMBER | 22038 |

A-02.02


1 South East Elevation - Ross Drive
ref: A-00.31

| MATERIAL LEGEND | | | |
|---|---|---|---|
| KEY | DESCRIPTION | COLOUR | NOTES |
| A1 | Window Wall with Charcoal Frames / Grey Metal Panel | Grey | - |
| A2 | Window Wall with White Frames / White Aluminum Panel | White | - |
| A3 | Window Wall Metal Panel | Champagne | - |
| C1 | Fritted Guardrail with Powder Coated Aluminum Railings | Match Window Frame | - |
| C2 | Frosted Privacy Screen with Powder Coated Aluminum Railings | Frosted | - |
| D1 | Composite Aluminum Panel | Dark Charcoal | - |
| D2 | High Density Fibre Cement Panel | Grey | - |
| D3 | High Density Fibre Cement Panel | White | - |
| D4 | Composite Aluminum Panel | Champagne | - |
| G1 | Perforated Metal Panel Privacy Screen | Champagne | - |
| H1 | Metal Louvre Screened Mechanical Enclosure | Charcoal | - |


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NOTES

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| NO. | DATE | DESCRIPTION |
|---|---|---|
| 4 | 2023-04-05 | AUDP Pre-Application Submission |
| 5 | 2023-05-23 | DP Application - AUDP |
| 6 | 2023-05-29 | DP Application |
| 7 | 2023-11-24 | DP Revision |

Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

ELEVATION - SOUTH EAST

| | |
|---|---|
| DATE | 12/1/2023 2:42:29 PM |
| DRAWN BY | NS |
| CHECKED BY | PG |
| SCALE | 1/8" = 1'-0" |
| JOB NUMBER | 22038 |

A-02.03


1 South West Elevation - Courtyard
ref: A-00.31

| MATERIAL LEGEND | | | |
|---|---|---|---|
| KEY | DESCRIPTION | COLOUR | NOTES |
| A1 | Window Wall with Charcoal Frames / Grey Metal Panel | Grey | - |
| A2 | Window Wall with White Frames / White Aluminum Panel | White | - |
| A3 | Window Wall Metal Panel | Champagne | - |
| C1 | Fritted Guardrail with Powder Coated Aluminum Railings | Match Window Frame | - |
| C2 | Frosted Privacy Screen with Powder Coated Aluminum Railings | Frosted | - |
| D1 | Composite Aluminum Panel | Dark Charcoal | - |
| D2 | High Density Fibre Cement Panel | Grey | - |
| D3 | High Density Fibre Cement Panel | White | - |
| D4 | Composite Aluminum Panel | Champagne | - |
| G1 | Perforated Metal Panel Privacy Screen | Champagne | - |
| H1 | Metal Louvre Screened Mechanical Enclosure | Charcoal | - |

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NOTES

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 4 | 2023-04-05 | AUDP Pre-Application Submission |
| 5 | 2023-05-23 | DP Application - AUDP |
| 6 | 2023-05-29 | DP Application |
| 7 | 2023-11-24 | DP Revision |

Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

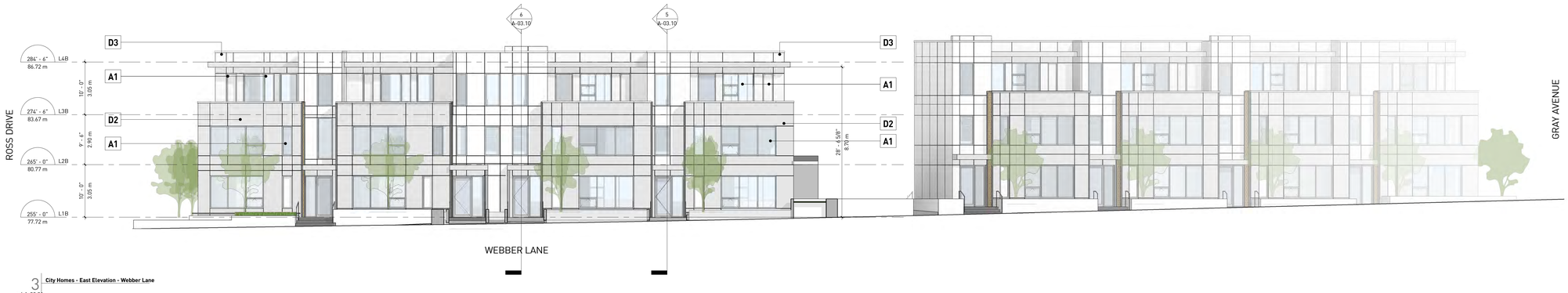
ELEVATION - SOUTH WEST

| | |
|---|---|
| DATE | 12/1/2023 2:47:26 PM |
| DRAWN BY | NS |
| CHECKED BY | PG |
| SCALE | 1/8" = 1'-0" |
| JOB NUMBER | 22038 |

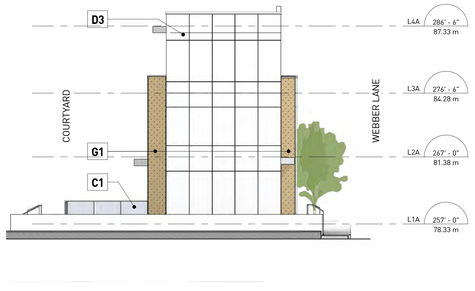
A-02.04


1 City Homes - Block A - South West Elevation
ref: A-00.31

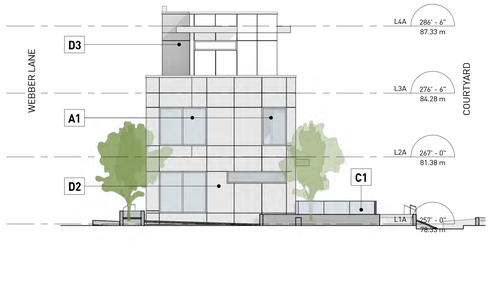

2 City Homes - Block B - South West Elevation
ref: A-00.31



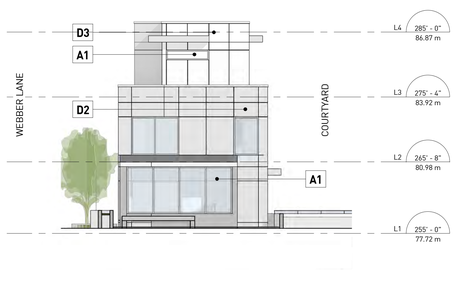

3 City Homes - East Elevation - Webber Lane
ref: A-00.31



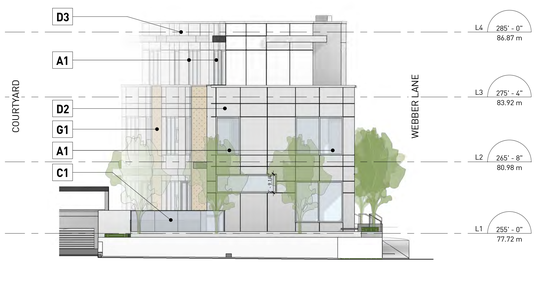

4 City Homes - Block A - South East Elevation
ref: A-00.31




5 City Homes - Block A - North West Elevation
ref: A-00.31




6 City Homes - Block B - North West Elevation
ref: A-00.31




7 City Homes - Block B - South Elevation
ref: A-00.31

| MATERIAL LEGEND | | | |
|---|---|---|---|
| KEY | DESCRIPTION | COLOUR | NOTES |
| A1 | Window Wall with Charcoal Frames / Grey Metal Panel | Grey | - |
| A2 | Window Wall with White Frames / White Aluminum Panel | White | - |
| A3 | Window Wall Metal Panel | Champagne | - |
| C1 | Fritted Guardrail with Powder Coated Aluminum Railings | Match Window Frame | - |
| C2 | Frosted Privacy Screen with Powder Coated Aluminum Railings | Frosted | - |
| D1 | Composite Aluminum Panel | Dark Charcoal | - |
| D2 | High Density Fibre Cement Panel | Grey | - |
| D3 | High Density Fibre Cement Panel | White | - |
| D4 | Composite Aluminum Panel | Champagne | - |
| G1 | Perforated Metal Panel Privacy Screen | Champagne | - |
| H1 | Metal Louvre Screened Mechanical Enclosure | Charcoal | - |

GBL ARCHITECTS INC.
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NOTES

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 2 | 2023-05-23 | DP Application - AUDP |
| 3 | 2023-05-29 | DP Application |
| 4 | 2023-11-24 | DP Revision |

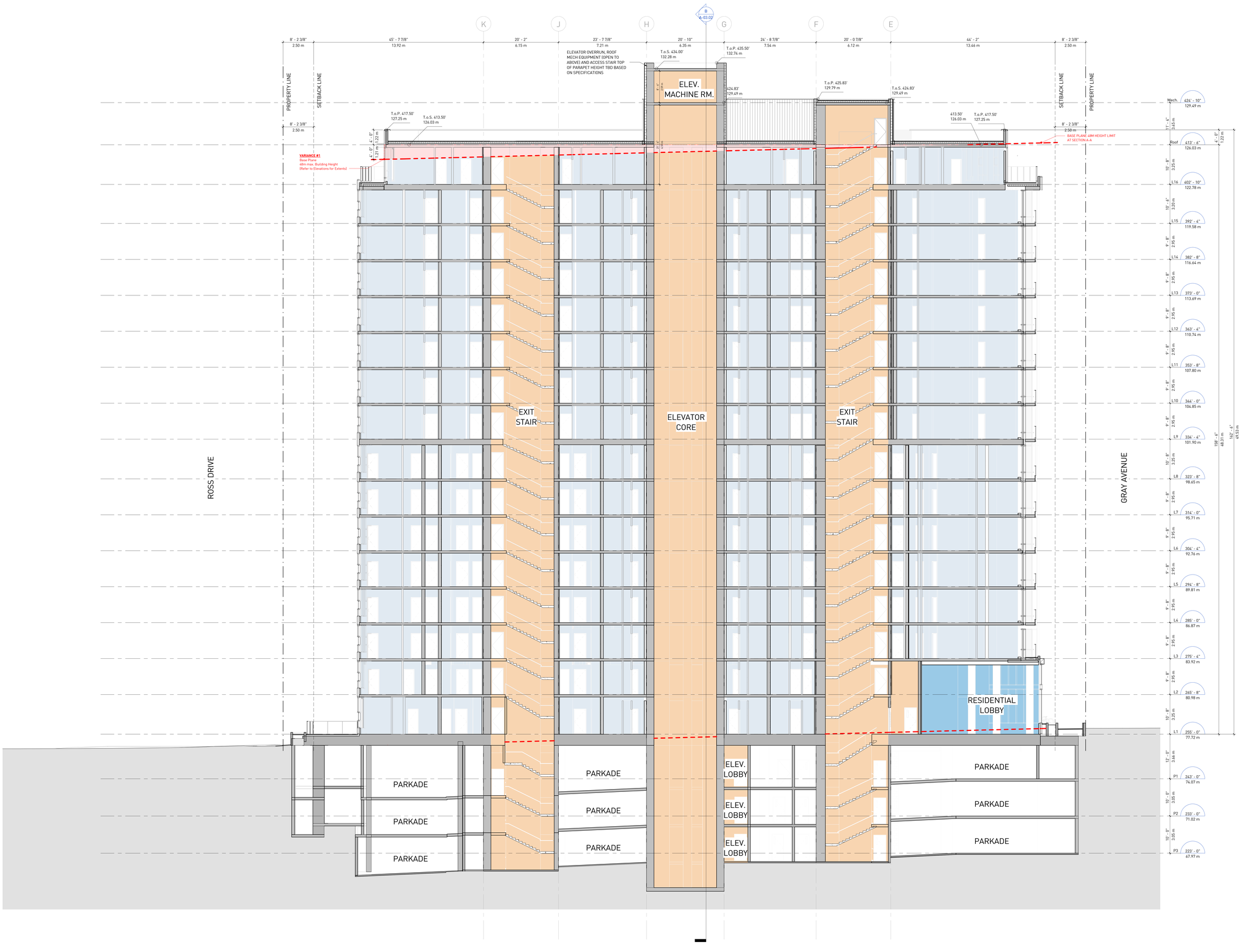
Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

ELEVATION - CITY HOMES

| | |
|---|---|
| DATE | 11/24/2023 4:01:19 PM |
| DRAWN BY | NS |
| CHECKED BY | PG |
| SCALE | 1/8" = 1'-0" |
| JOB NUMBER | 22038 |

A-02.05





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NOTES

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 2022-09-16 | FEASIBILITY |
| 2 | 2022-10-03 | FEASIBILITY |
| 4 | 2023-04-05 | AUDP Pre-Application Submission |
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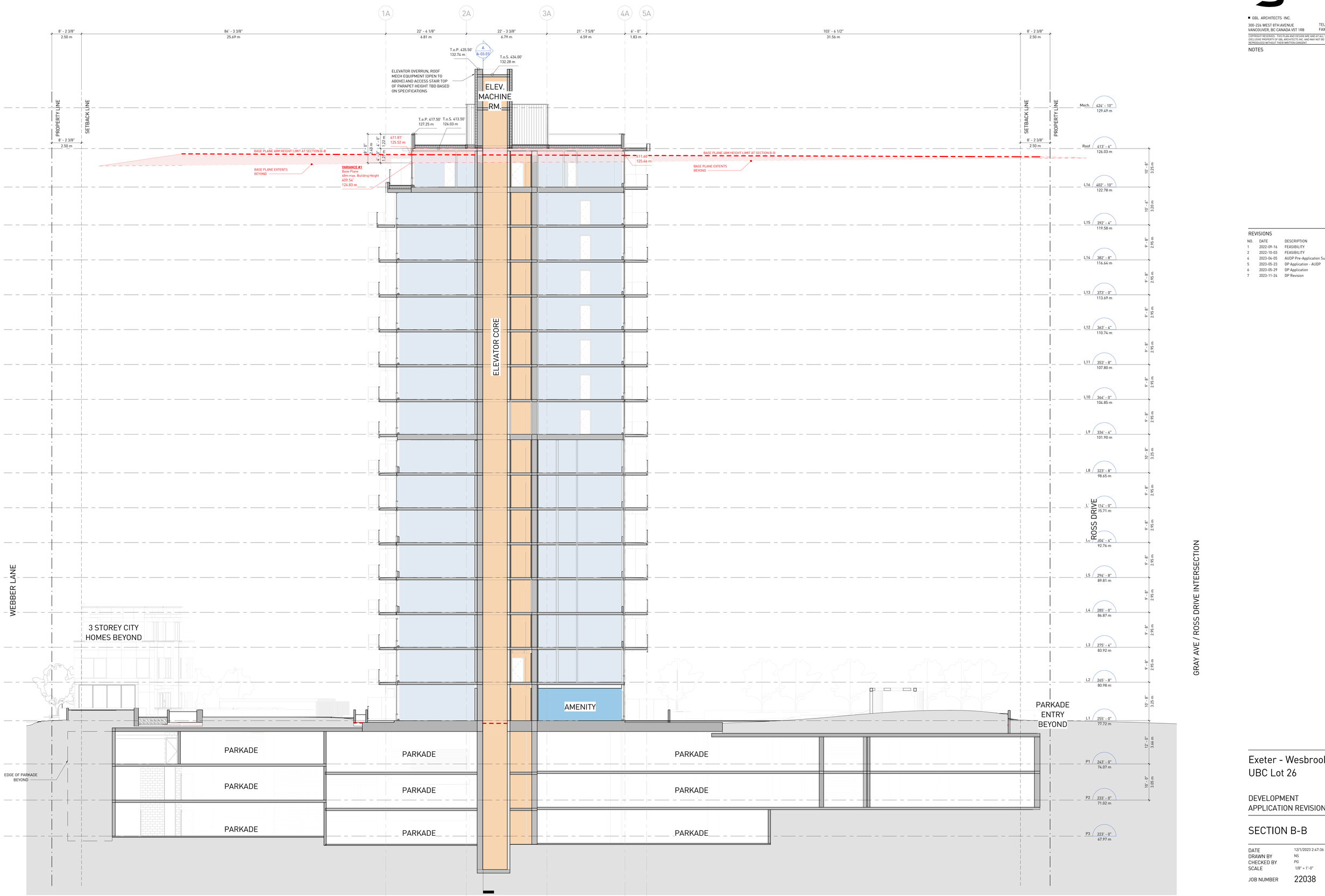
Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

SECTION A-A

| | |
|---|---|
| DATE | 12/1/2023 2:47:31 PM |
| DRAWN BY | NS |
| CHECKED BY | PG |
| SCALE | 1/8" = 1'-0" |
| JOB NUMBER | 22038 |

A-03.01





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300-224 WEST 8TH AVENUE
VANCOUVER, BC CANADA V5T 1R8

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NOTES

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 2022-09-16 | FEASIBILITY |
| 2 | 2022-10-03 | FEASIBILITY |
| 4 | 2023-04-05 | AUDP Pre-Application Submission |
| 5 | 2023-05-23 | DP Application - AUDP |
| 6 | 2023-05-29 | DP Application |
| 7 | 2023-11-24 | DP Revision |

Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

SECTION B-B

| | |
|---|---|
| DATE | 12/1/2023 2:47:36 PM |
| DRAWN BY | NS |
| CHECKED BY | PG |
| SCALE | 1/8" = 1'-0" |
| JOB NUMBER | 22038 |

A-03.02

View from Webber Lane and Gray Avenue Looking South

View from Gray Avenue looking East

View from Main Entrance

View from Courtyard Looking North-East


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Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

3D IMAGERY

| | |
|---|---|
| DATE | 11/24/2023 4:01:41 PM |
| DRAWN BY | Author |
| CHECKED BY | Checker |
| SCALE | |
| JOB NUMBER | 22038 |

A-04.01

View from Gray Avenue looking South-East

View looking South towards Tower

View looking North between City Homes & Tower

View from Webber Lane looking North West


■ GBL ARCHITECTS INC.

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Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION

3D IMAGERY

| | |
|---|---|
| DATE | 11/24/2023 4:01:44 PM |
| DRAWN BY | Author |
| CHECKED BY | Checker |
| SCALE | |
| JOB NUMBER | 22038 |

A-04.02