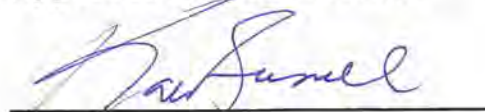


# REPORT TO THE DEVELOPMENT PERMIT BOARD

**Agenda Item:** 5.1

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

**Approved for Submission:**



Manager, Development Services, Campus and Community Planning

**Date:** January 10, 2024

**Subject:** File # DP 23020 Lot 26, Wesbrook Place  
Market Residential Project – Exeter

---

## RECOMMENDATION

That the Development Permit Board recommend that the Director of Planning, Campus and Community Planning issue a Development Permit for a market residential development on Lot 26 in Wesbrook Place. The project comprises 214 dwelling units in a 16-storey highrise apartment building and 8 townhouses for a total of 222 units as detailed in the attached drawings prepared by GBL Architects Inc. and Hapa Collaborative (Attachment A), subject to the following conditions:

- 1) That SC4C.5d of the *Development Handbook* be relaxed for this project to permit the height to project 1.22 m above the permitted maximum height (48.0 m) for a portion of the roof; and
- 2) That Sec. 3.5.3a in the Wesbrook Neighbourhood Plan be varied to allow the distance between the building envelope of the proposed building from an adjacent building to be reduced by a maximum of 0.79 metres from the minimum 30 metre separation at the southwest face of the high rise.

## INTRODUCTION

On May 29, 2023 Polygon Development 381 Ltd. submitted a Development Permit application for a market lease residential development on Lot 26 in Wesbrook Place. The project comprised a 16-storey high rise apartment building facing Gray Avenue and 11 three-storey townhouses with a total floor space ratio (FSR) of 3.5. As described in this report, in response to public feedback, the project was paused and the proposal was subsequently revised to make changes to the proposal that mitigates impacts on neighbouring properties. The revised submission was received on November 24, 2023 and it is this submission that is being put forward for the consideration of the Board.

## LOCATION

The subject site is a 4470 m<sup>2</sup> triangular lot located at the eastern corner of Gray Avenue and Ross Drive in Wesbrook Place (outlined in bold in Figure 1). It is currently occupied by a sales centre on the western corner of the lot. The lot is bordered by two streets (Gray Avenue to the northwest and Ross Drive to the south) and a greenway (Webber Lane) which flanks the eastern side of the lot. The greenway links Mundell Park on the northwest to Nobel Park to the southeast. To the west across Gray Avenue are two 6-storey market residential buildings (Prodigy). Facing the lot to the south across Ross Drive are a 14-storey market residential high rise, a 5-storey low rise, and 3-storey townhouses (The Residences at Nobel Park). On the east side across the Webber Lane greenway are two 6-storey faculty staff rental buildings for (Cypress House and Pine House).



**Figure 1.** Location Map for the Proposed Development on Lot 26 in the Wesbrook Place Neighbourhood

## BACKGROUND

The Wesbrook Place Neighbourhood Plan clearly prescribes the floor area and building height permitted on individual development sites. However, the triangular shape of Lot 26 made locating the 16-storey building so that it would provide valuable private open space while mitigating impacts to adjacent buildings, challenging. This challenge resulted in a process in which the initial application was substantially revised in response to community feedback.

The original application proceeded through the development permit review process including review by the Advisory Urban Design Panel and the Development Review Committee. A public open house was held at Wesbrook Community Centre on June 14, 2023. In the proposal, the 16-storey tower was located parallel to Gray Avenue across from the 6-storey Prodigy residential development and eleven townhouses were located along the Webber Lane Greenway.

Concerns expressed by surrounding residents during the public consultation process, caused staff to pause the process to reassess impacts from the tower location. Concerns included the impact of



shadowing and the imposition of the building mass on units in the 6-storey Prodigy buildings to the west, disruption from ongoing construction, as well as a desire for more open space. Polygon took time to review the original design layout over the next few months, and developed an alternate proposal that rotated the tower to occupy the centre of the site. The original layout and the revised layout are shown in Figures 2 and 3 below. Other changes in the new proposal included the reduction of the number of townhouses from 11 to 8, an increase in the number of apartment units in the tower from 207 to 214, and consolidation of open space towards the western corner of the site. Staff and the Advisory Urban Design Panel support the new layout as it more equitably mitigates impacts on all adjacent properties.

The revised proposal is being presented to the Board in this report for the Board's consideration.



**Original Site Plan (May 29, 2023)**

**Figure 2.** Original Site Plan



**Revised Site Plan (Nov 27, 2023)**

**Figure 3.** Revised Site Plan

## PROJECT DESCRIPTION

### Site and Project Design

The lot's shape is unusual in that it has three sides instead of four. The triangular site slopes approximately 1.3 metres from north to south. Other than the temporary sales centre and adjacent surface parking lot at the western corner of the lot, the remainder of the lot is mostly flat and cleared. There are 83 small to medium sized street trees in the surrounding boulevards and nine small trees clustered on site near the sales centre.

The revised scheme for the residential project comprises one 16-storey high rise apartment building crossing the centre of the site extending from Gray Avenue to Ross Drive. Eight townhouses face Webber Lane greenway to the east. The pedestrian entrance to the highrise is on Gray Avenue while the ramp to the underground parking is located off of Ross Drive. The eight townhouses as well as units located at grade in the high rise all have private outdoor patios. The lower third of the lot converging at Ross Drive and Gray Avenue is landscaped open private space with a range of outdoor amenities for the use of residents of the high rise and townhouses.

A mix of units range from studio to three-bedroom + den units. The majority of the units are studio and one bedroom (71%). Each of the townhouses has three bedrooms. The units would range in size from 397 sf to 1482 sf in the highrise to 1575 sf in the townhomes. There is a gym

facing Gray Avenue and a study/lounge amenity room accessed from the lobby that opens up to the outdoor amenity open space.

The project has been designed to adhere to the urban design principles of the Westbrook Place Neighbourhood Plan. The architecture and landscaping abide by the requirements of the SC3C High Density Residential – High rise/Townhouses development area in the Development Handbook with the exception of a proposed height variance for the highrise to allow a portion of the roof at the south end to extend a maximum of 1.22 m beyond the 48.0 metre maximum permitted height (See Section A-A page A-03.01 in the project plans – Attachment A).

The project plans prepared by GBL Architecture Inc. and Hapa Collaborative are included in Attachment A and provide more detail on the urban design, architecture, landscape and unit layouts.

### **Sustainability**

The proposed design is targeting Residential Environmental Assessment Program (REAP) 3.2 Gold (50 + 5 credits). The extra 5 credits are awarded for innovation and research credits. The REAP summary is provided in Attachment A. Sustainability elements over and above the required basic credits include: enhanced energy performance, EV charging stations, planting for biodiversity, 2050 climate ready energy efficient design, additional bicycle facilities, and exemplary community amenity spaces. The project has earned 5 additional credits for research that would be developed in collaboration with university faculty and student programs. The complete REAP Checklist can be found on Sheet A-00.04a of the Project Plans (Attachment A).

### **Tree Retention and Removal**

As a result of the development, all nine trees on site would need to be removed as they would be directly impacted by the project. Of the nine trees, eight are small trees ranging from 3 to 7 cms diameter at breast height (dbh) and one Japanese Maple with a dbh of 20cms. Of the 83 street trees, six will require removal to accommodate the parkade entrance and laybys for curbside parking. These trees are primarily red maples plus one magnolia and measure from 14 to 24 dbh. 77 boulevard trees would be retained and protected during construction. More information is available in the arborist report prepared by Diamond Head Consulting and attached to this report (Attachment B).

### **Parking and Access**

Vehicle access to a three level underground garage will be provided from Ross Drive. The garage will contain 223 vehicle stalls, 24 visitor parking stalls and 22 stalls for people with disabilities. Also included in the parkade are the elevator lobby access, mechanical and service rooms, a garbage and recycling room, and 408 Class 1 bicycle stalls. Class 2 outdoor bicycle racks for 111 users are located in various hard surfaced areas within the landscaped project area.

## **PUBLIC CONSULTATION and ADVISORY BODY REVIEW**

### **Public Notification and Consultation**

Two public consultation periods were conducted for this project: from May 31 to June 21, 2023 for the original submission and November 28 to December 19, 2023 for the revised proposal.

During the original consultation period for the first submission, 124 responses were received by online feedback, 10 feedback forms were received at the public open house on June 14<sup>th</sup> and 3 emailed comments were received. The major concerns focused on too much density, the height of the tower, and corresponding impacts on loss of sunlight, shadowing, views, and loss of open space (36% of respondents). 39% of respondents expressed concern that the open space on the project site was too private and wanted it to remain accessible to the public. Other concerns included traffic congestion and construction generated by the new development. Residents from Prodigy through their strata Council in particular were opposed to the project due to the impact



of the tower's proximity and shadowing on their residential units due to its location parallel to Gray Avenue across from their development.

Plans for the revised project were posted on the Campus & Community Planning website for public review and comment in November 2023. The second public open house to review the revised proposal was hosted on December 12, 2023 at the Wesbrook Community Centre Social Room from 5:30 – 7:00 PM, with the event information being posted on the project webpage. Notifications regarding this event were posted on the on-site notification sign and sent to the University Neighbourhood Association, AMS and Graduate Students Association. Notifications were either mailed or emailed to residents within 30 m of the site (Cypress House, Pine House, Prodigy - Building 1, Prodigy - Building 2, Sail - Building 1, Sail - Building 2, The Residences at Nobel Park – Apartment, The Residences at Nobel Park – Highrise, The Residences at Nobel Park – Townhouses, and Virtuoso). 258 written responses were received through the online feedback form and 55 attendees attended the open house. Campus & Community Planning Development Services staff, representatives from the project architect from Polygon Homes, GBL Architects, Hapa Collaborative, Edge Consultants, and Intercad were present at the open house to respond to questions and accept feedback. The attendees were invited to sign the attendance sheet and leave comments on provided response forms or online.

### **Consultation Summary:**

There was a significant amount of feedback from the public consultation received on the revised submission received within the formal consultation period: 258 online responses, 5 written feedback forms at the public open house and 4 emails including signed petitions from residents in The Residences on Nobel Park and Virtuoso on Ross Drive.

The major issues of concern were:

1. The project has too much height/density
2. Shadowing on neighbouring properties (Pine House and Cypress House, Prodigy)
3. Desire for more open space on the lot
4. Safety issues and congestion from additional traffic generated by the project on Ross Drive (both volume and location of parkade entrance)
5. Traffic impacts from Lot 6 (Wordsworth) and Lot 26 (Exeter) potentially being constructed at the same time

While these issues were raised in both the original and the revised project consultations, there was more emphasis on item #4, Safety and traffic congestion on Ross Drive expressed in the second consultation.

A more detailed consultation summary for the revised submission is provided in Attachment C.

### **Advisory Urban Design Panel (AUDP)**

The project received final Advisory Urban Design Panel (AUDP) consideration on December 7, 2023. The draft AUDP Minutes from this meeting are attached (Attachment D). The Panel supported the project with recommendations for further consideration of the following:

1. Continue to explore and refine the tower's two-sidedness giving it more purposeful intent rather than just graphic intent. The two-sidedness could blend on the ends.
2. Refine the relationship between the city homes and the tower to make the space better including the transition in scale from tower to city homes and the relationship with the exterior circulation like the pedestrian bridge. Explore where the bend in the tower could occur.
3. Enhance the publicness of the street edge of the park.

## **Development Review Committee (DRC)**

The proposal was presented to the Development Review Committee (DRC) on Thursday December 14, 2023. The Committee supported the project, subject to the applicant working to address the following technical items:

1. That mid project air testing be undertaken during construction.
2. Consider accessibility when designing the outdoor spaces and access to units.
3. Work with the UNA and Planning and Design staff on paving choice for laybys to minimize maintenance.
4. Work with the Manager of Transportation and the UNA to identify appropriate locations for garbage and recycling pickup within the project and on street laybys. Ensure that garbage and recycling location dimensions are adequate.
5. Include shading elements on west elevation of tower and for solar exposed windows in living or dining spaces.
6. Submit a preliminary USCA form to Energy and Water Services.
7. Roof water is to be collected and discharged to the community pond through the existing 150 mm diameter storm stub at the south end of the lot.
8. The parking ramp is not to be built above existing storm and sanitary connections.

The applicants will continue to work with staff and the UNA to address AUDP and DRC recommendations prior to Development Permit issuance should this project be supported by the Board.

## **PROJECT EVALUATION**

### **Compliance with Applicable Planning Policy Documents**

The proposal has been reviewed for compliance with the University's development controls and land use rules including the *Land Use Plan*, the *Wesbrook Place Neighbourhood Plan*, and the *Development Handbook*. The attached Policy and Regulatory Evaluation Matrix evaluates the project according to relevant planning policies and development regulations (Attachment E).

As noted in the matrix, this development proposal is compliant with the majority of the university's land use development controls and policies. The following identifies the areas the project deviates from these policies and assesses their impacts.

### **Development Handbook**

#### **Height Variance**

The applicant is requesting a variance to the maximum permitted height of the high rise apartment building. The maximum height permitted for this parcel is regulated in two ways: by the number of storeys (maximum 16-storeys as designated for this site in Map P-10 of the Wesbrook Neighbourhood Plan) and by a height measurement as described in the Development Handbook for this Development Area (48.0 metres as noted in Sec. SC3C.5 d). The variance requested is for an additional 1.22 metre tapered projection at one corner of the southern section of the roof beyond the 48.0 metre maximum. Although the building complies with the



maximum number of storeys permitted in the Neighbourhood Plan, a variance to the maximum measured height regulation in the Development Handbook is required.

## **Wesbrook Neighbourhood Plan**

### **Building Separation Variance**

The Wesbrook Neighbourhood Plan stipulates that a 30 metre separation between adjacent buildings that are higher than 6-storeys (Sec. 3.5.3 a). The rationale for this minimum separation is to protect privacy and overlook into living spaces. In order to accommodate viable building footprint and functional suites in the proposed building, a variance is requested to allow the high rise to encroach 0.79m (2.6 feet) into this separation at the south end of the building.

### **Planning Analysis:**

Given the site constraints presented by a triangular sloped site, Campus and Community Planning staff support both requested variances. Efforts have been made by the applicant team to site the high rise in a way that limits variances. While projections into the yard setbacks all comply with regulations in the Development Handbook, minor encroachments into the maximum height requirement permitted for the high rise and the maximum distance from an adjacent high rise (Residences at Nobel Park) are required.

Because the site slopes approximately 1.3 metres from north to south, the applicant team is requesting the height variance in order to position the main level of the southern units at grade. As a result, a portion of the southern edge of the highrise roof extends 1.22 metres above the 48.0 metre height maximum. This height variance was supported by the Advisory Urban Design Panel and by staff in order to strengthen the relationship of the main floor activities to the exterior public realm.

A minor variance for the separation distance between high rises stipulated in the Wesbrook Neighbourhood Plan is also supported by staff. The minor encroachments into the 30 metre buffer are considered acceptable in order to support the revised siting of the tower.

The applicants advise that the tower siting and architectural design balance various site constraints that are imposed by the triangular lot shape and regulatory requirements. The building is sited to minimize encroachment into the 30 metre separation requirement from the 14-storey tower at Residences at Nobel Park by limiting the encroachment to two corners of the high rise as shown in the Site Plan (Sheet A-00.31).

### **Response to Public Consultation Concerns:**

- 1) **Too much height/density on site**: The proposed project complies with the Wesbrook Neighbourhood Plan in height (16-storeys) and density (3.5 FSR) with the exception of a 1.22 metre variance requested for height on one corner of the high rise which is explained in greater detail elsewhere in this report.
- 2) **Shadowing on neighbouring properties**: The project site is surrounded by existing residential buildings. In recognition that the original proposal for a tower parallel to Gray Avenue would have a disproportionate shadowing impact on Prodigy to the west, the applicant team agreed to delay the project to reconsider the layout and design a new layout that was more equitable in its impact on surrounding buildings.
- 3) **Desire for more open space on the lot**: In the original proposal, landscaped open space was mostly confined to a courtyard between the townhouses and the highrise next to the parkade ramp. With the new configuration, the number of townhouses was

reduced from 11 to 8 and the siting of the tower in the middle of the lot allowed for a sizable open area to be freed for landscaped outdoor amenities.

- 4) **Safety concerns and congestion caused by additional traffic generated from the new units:** The traffic generated by the 222 new units can be accommodated on Ross Drive. As a collector Road, it connects Wesbrook Mall with 16<sup>th</sup> Avenue. Although traffic will increase moderately, effective management of garbage collection and recycling and on street parking through laybys will be required. Separating the lobby entrance (on Gray Avenue) from the parkade entrance will distribute the impact of deliveries and pick-up/drop off activity. Further, UBC collects data on traffic volumes at specific locations annually. One of these locations is on Ross Drive between Gray Avenue and Wesbrook Mall. The data for 2022 and 2023 demonstrates that traffic volumes throughout the day are reasonable and have changed little over the last two years. The data collection reports are attached to this report (Attachment F).

5) **Impacts from the Construction of Projects on Lot 6 and Lot 26 occurring at the same time:**

Lot 6 is a Polygon project consisting of a 16-storey tower and townhomes located west of Lot 26 on the northeast corner of Birney Avenue and Ross Drive. This project was approved in 2022 and has begun construction. Staff is aware of the likelihood that these two projects will be under construction at the same time and will ensure that construction is managed to minimize impacts from truck movements and access on residents as much as possible. Traffic management plans will be required for efficient routing of trucks to each site and ongoing monitoring will be important.

## **SUMMARY**

Campus and Community Planning has undertaken the steps required for a Development Permit review for the residential proposal for Lot 26 in the Wesbrook Place neighbourhood. Campus and Community Planning confirms that the project is consistent with the governance requirements of the University (Land Use Plan, Wesbrook Place Neighbourhood Plan and UBC Development Handbook) with the exception of the two requested variances noted above. The applicant team has been receptive and responsive to the recommendations of both the advisory bodies and staff through two separate iterations of project design. Staff therefore recommends that the Development Permit Board endorse the recommendations to the Director of Planning on page one of this report.

A Building Permit with detailed construction drawings, consistent with the approved Development Permit, will be required following the issuance of the Development Permit.

## **ATTACHMENTS**

- Attachment A: Proposal Plans
- Attachment B: Arborist Report and Tree Management Plan
- Attachment C: Public Consultation Summary
- Attachment D: December 7, 2023 Advisory Urban Design Panel (AUDP) Minutes
- Attachment E: Policy and Regulatory Evaluation Matrix
- Attachment F: Traffic Data West of Wesbrook Mall, Wesbrook Place 2022 and 2023



# Attachment A: Proposal Plans



# Exeter - Wesbrook - UBC Lot 26

DEVELOPMENT APPLICATION REVISION  
POLYGON  
2023-11-24

[illegible]

RO	C	M
R	H	C
UC	UR	NG N R
U	N	B
R	OR	
U	V	

gbl







783.08	m <sup>2</sup>
702.07	m <sup>2</sup>
930.61	m <sup>2</sup>
930.61	m <sup>2</sup>
930.61	m <sup>2</sup>
930.61	m <sup>2</sup>
930.61	m <sup>2</sup>
930.61	m <sup>2</sup>
955.32	m <sup>2</sup>
955.32	m <sup>2</sup>
955.32	m <sup>2</sup>
955.32	m <sup>2</sup>
955.32	m <sup>2</sup>
955.32	m <sup>2</sup>
827.67	m <sup>2</sup>
14,583.73	m <sup>2</sup>



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



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]

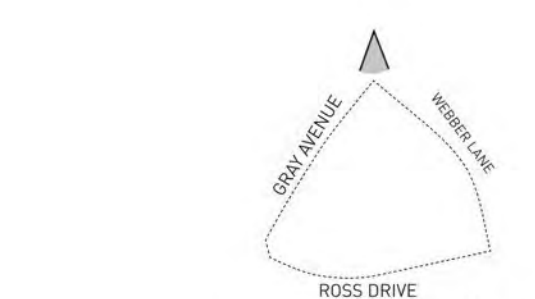
North-East: Cypress House & Pine House (6 storeys)

North-West: Prodigy (6 storeys)

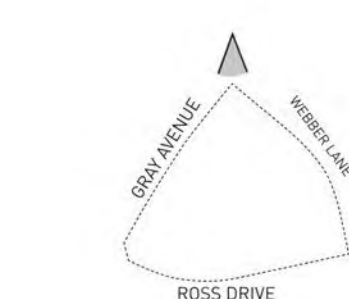
The tower responds to the surrounding context by aligning perpendicular with Lot 32 situated along Gray Avenue and the Residences at Nobel Park, situated along Ross Drive. This maximizes solar exposure within the courtyard. The overall tower massing pivots by 155 degrees in order to allow for better 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.



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.



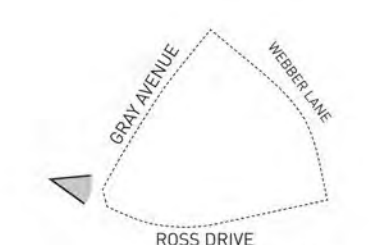
UBC - LOT 26



#### 4.1 Massing & Form



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.



UBC - LOT 26



The overall design concept hinges on the juxtaposition between urban and nature. Westbrook 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

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.

UBC - LOT 26

A-00 03



[illegible]

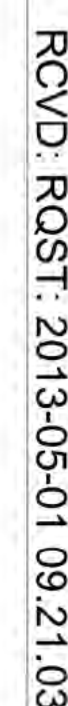
B	V	Y
u	g	A P
B	P d	u P P
P		
P		
P		
B	A P d P u P P	
	g d	
	g d	
	P	

[illegible]



[illegible][illegible][illegible][illegible][illegible]

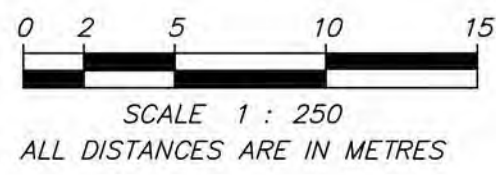






TOPOGRAPHIC SURVEY PLAN OF LOT 26 DISTRICT LOT 6494  
GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP30252

PID: 027-089-430  
CIVIC ADDRESS: 5588 GRAY AVE  
VANCOUVER, BC



SYMBOL LEGEND	
	LAWN BASIN
	CATCH BASIN
	SERVICE BOX (LABELLED)
	SERVICE BOX WATER
	INSPECTION CHAMBER
	PONDER 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 CAS056573 INTER ALIA  
APPURTENANT TO LEASE CAS076568 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 0.9995523.

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 OME BUILDING (BETWEEN  
ADRIANOY 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.

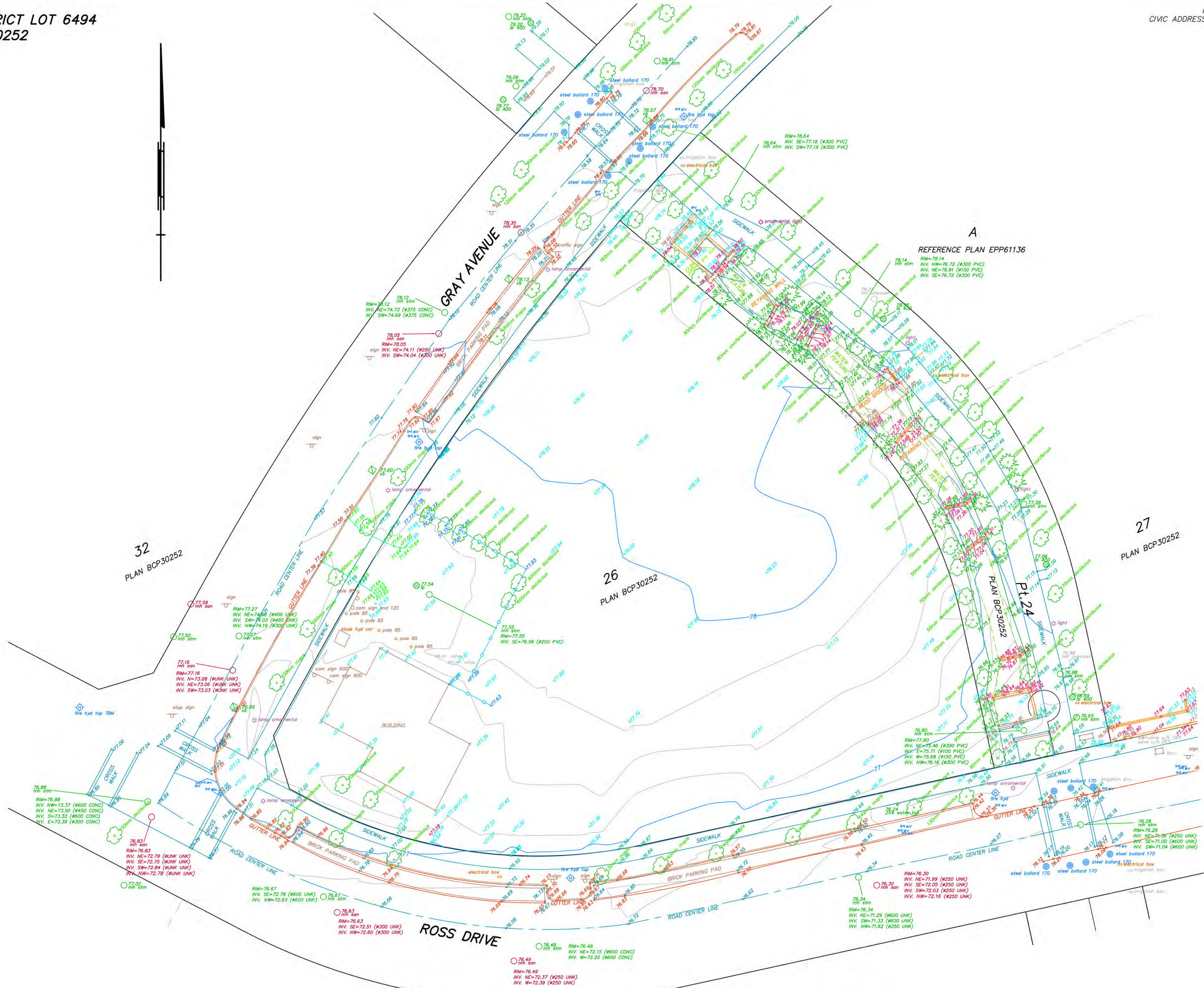
TREE SPECIES AND DIMENSIONS TO BE CONFIRMED BY A QUALIFIED  
ARBORIST. TREE SYMBOLS ARE NOT AN INDICATION OF DRIP LINE LOCATION  
UNLESS SPECIFICALLY LABELLED.

© 2022 COPYRIGHT RESTRICTION

THIS PLAN IS THE EXCLUSIVE PROPERTY OF APLIN & MARTIN AND MAY NOT BE  
ALTERED OR REPRODUCED WITHOUT WRITTEN CONSENT OF SAME.

THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN  
APLIN & MARTIN AND OUR CLIENT. IT IS NOT TO BE USED FOR THE LOCATION OF  
PROPERTY LINES. WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE.

**APLIN & MARTIN**  
GEOTECHNICALS LAND SURVEYING LTD.  
201 12448 82ND AVENUE  
SURREY, BC V5W3E9 604-597-9189



FIELD SURVEY: JULY 20, 2022  
FILE: 8613KG-01

W  
BC

0  
C 0 0

C C B  
C  
B B





W			
BC			
0	0	0	0
0			
C C B			
C B			







SPR NG EQU NOX



OW



OW



OW



OW

SUMMER SOLSTICE



OW



OW

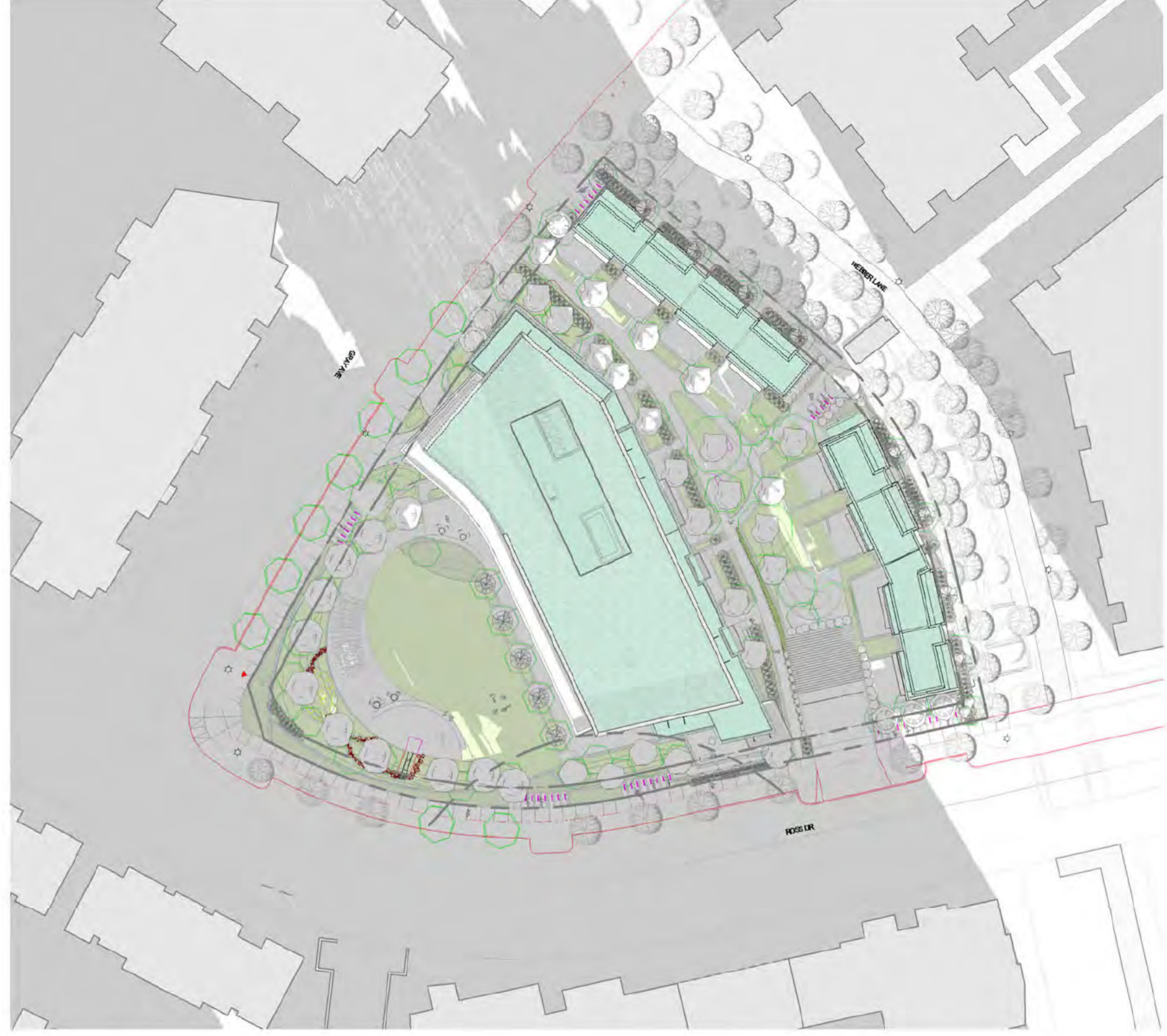


OW



OW

WINTER SOLSTICE



OW



OW



OW



OW

gbl

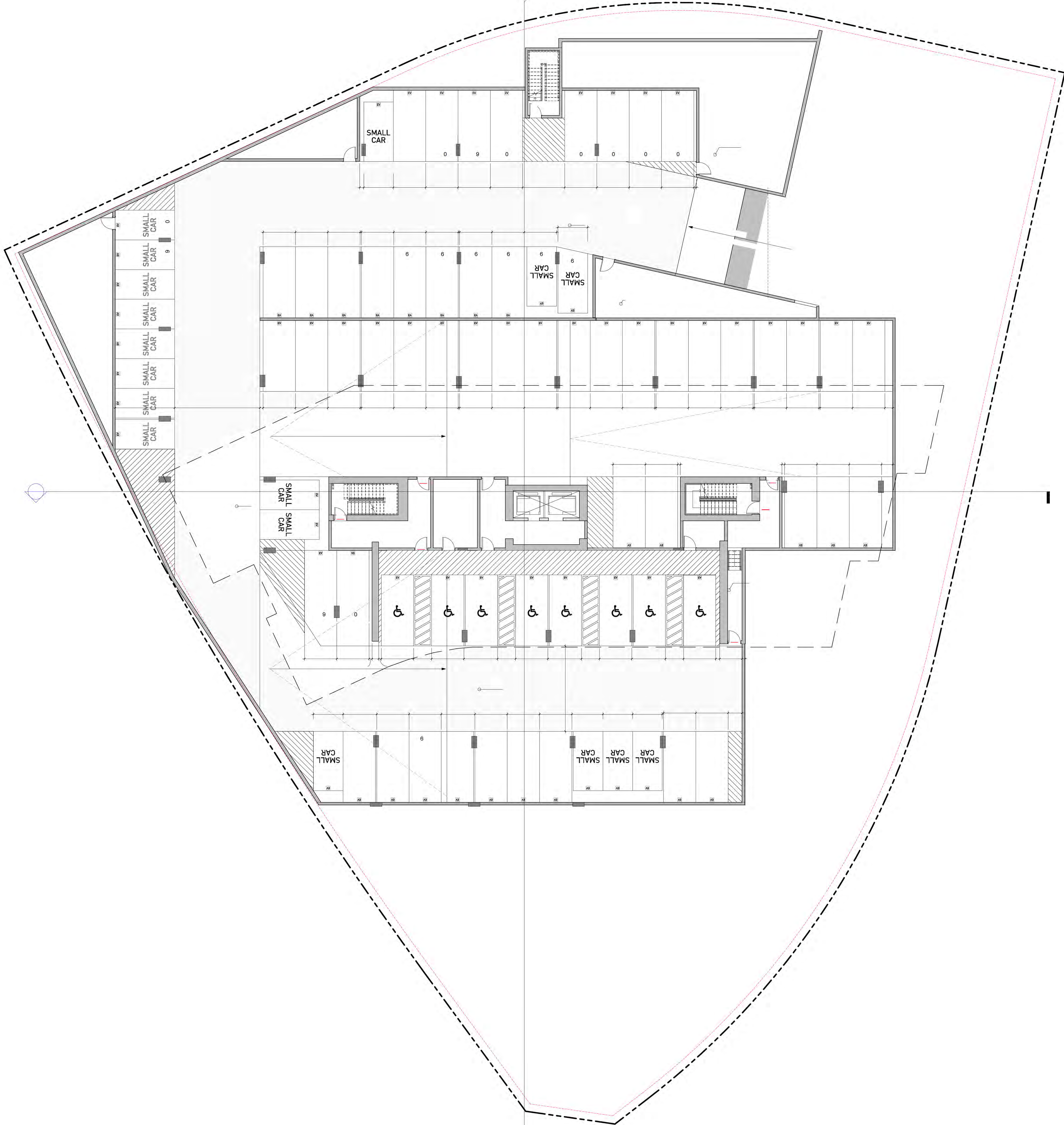
W  
BC

0  
C 0 0  
W

C C B  
C C  
B B

A-00 40





gbl

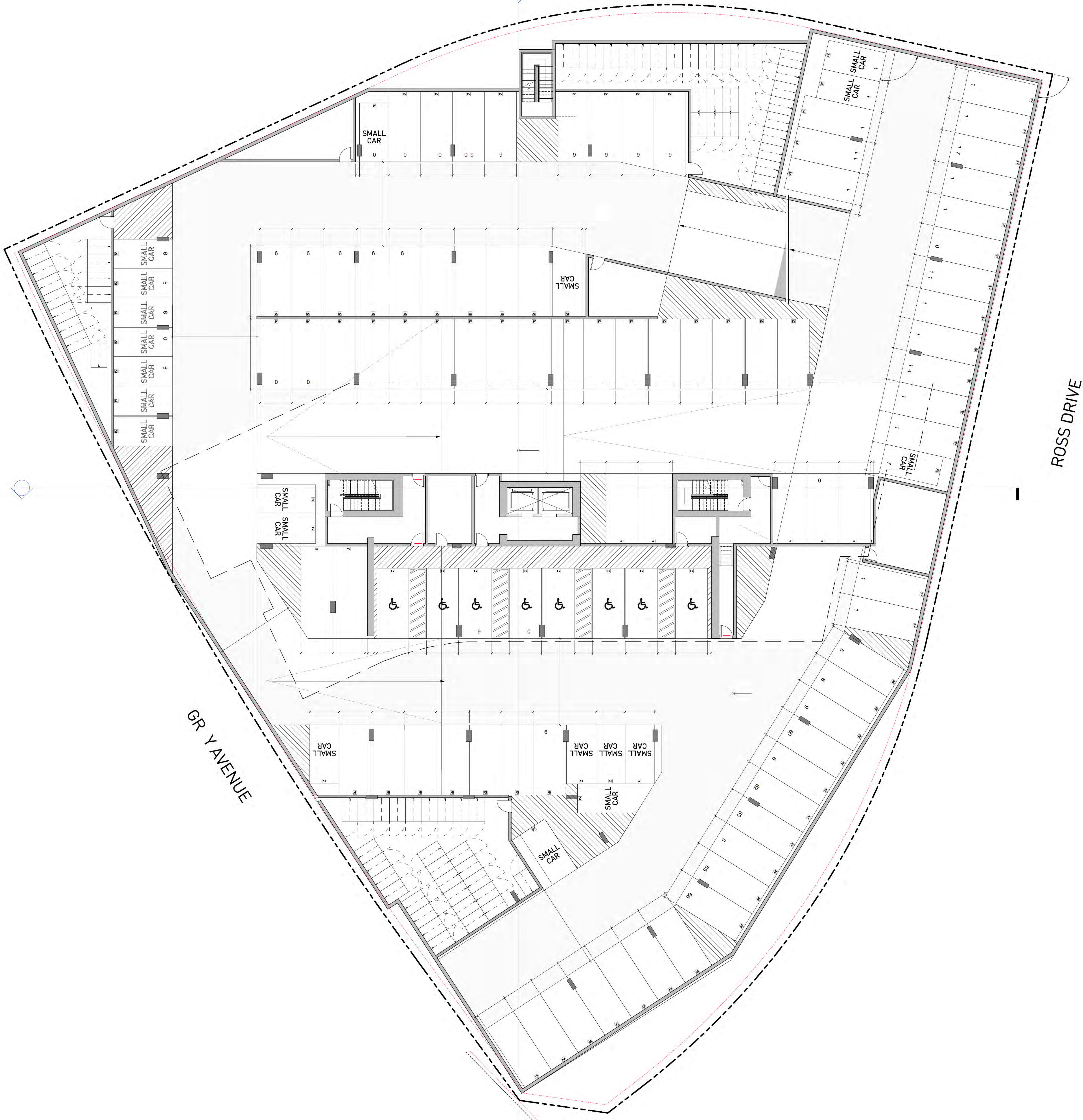
W  
BC

0  
C 0 0

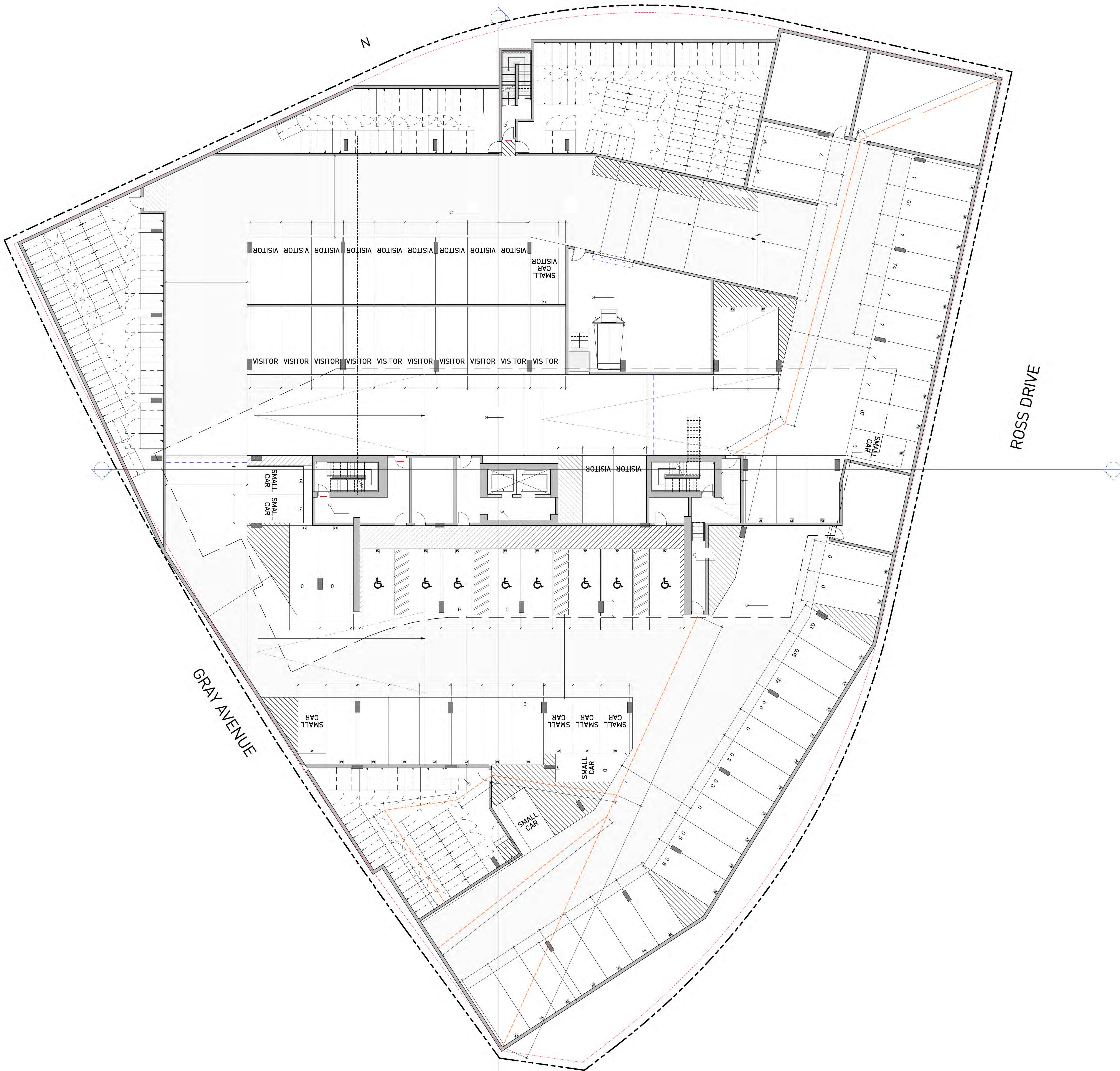
C C B  
C  
B B

A-01 00

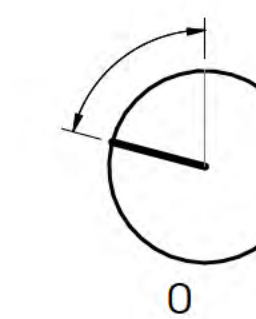












GRAY AVENUE

ROSS DRIVE

LOT 32

0 6  
0

LOT 5

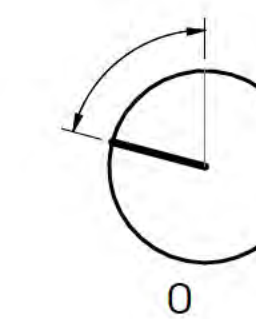
THE RESIDENCES AT  
NOBEL PARK

W  
BC  
0  
C 0 0

C C B  
C B  
B B

A-01 03



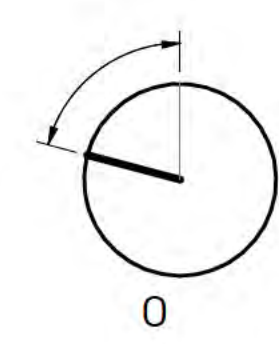


W  
BC

0  
C 0 0

C C B  
C  
B B

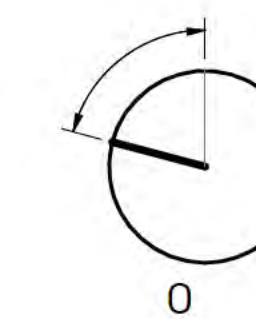




W			
BC			
0	0	0	0
C			

C	C	B
C		
B	B	

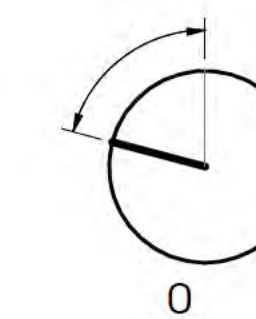




W  
BC  
0  
C 0 0

C C B  
C  
B B





W  
BC

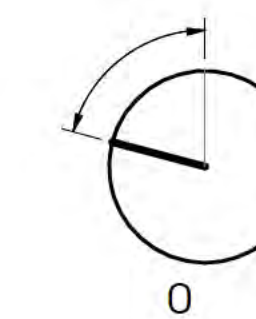
0  
C 0 0

C C B  
C  
B B

A-01 11



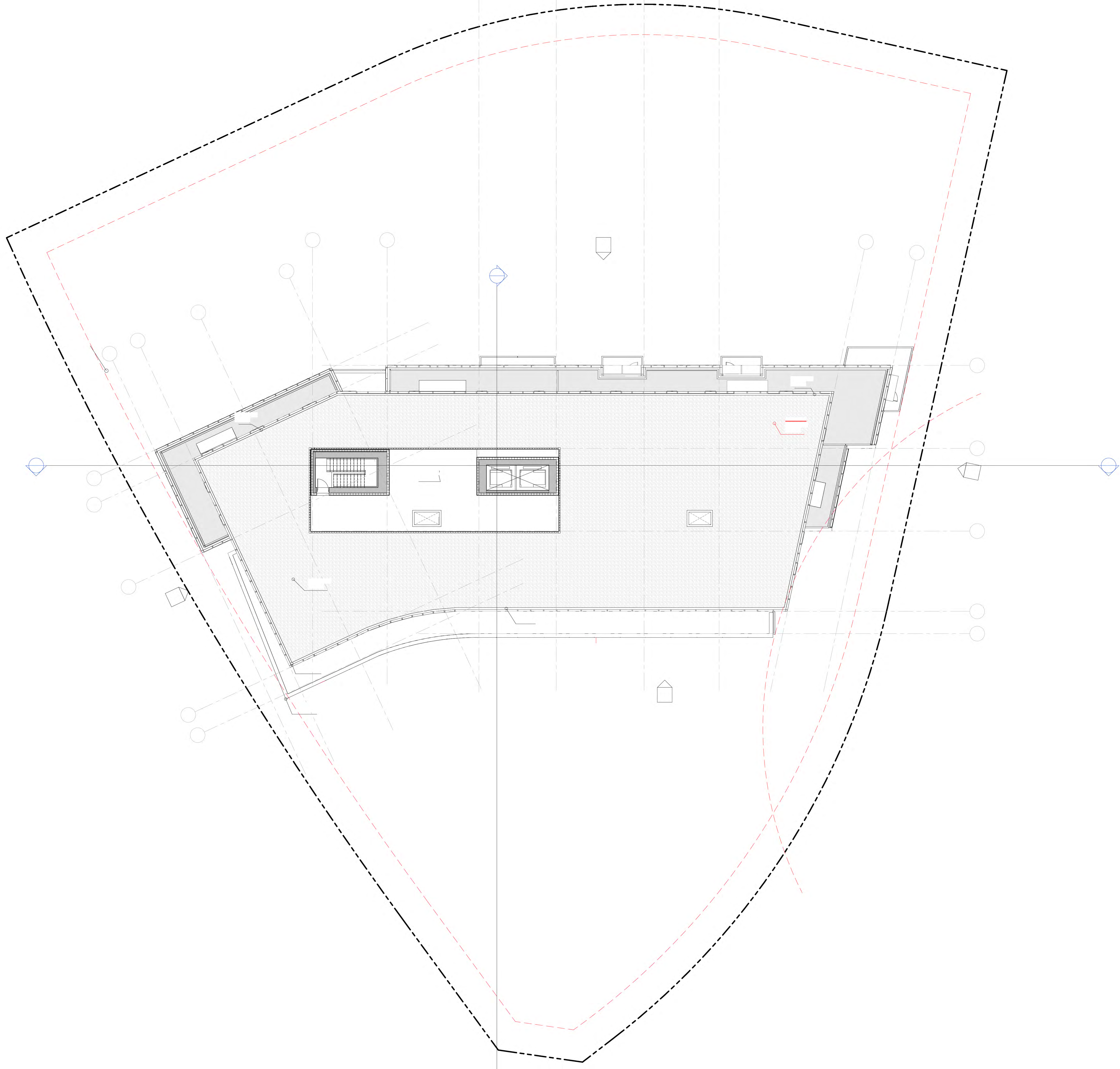




W  
BC  
0  
C 0 0

C C B  
C  
B B





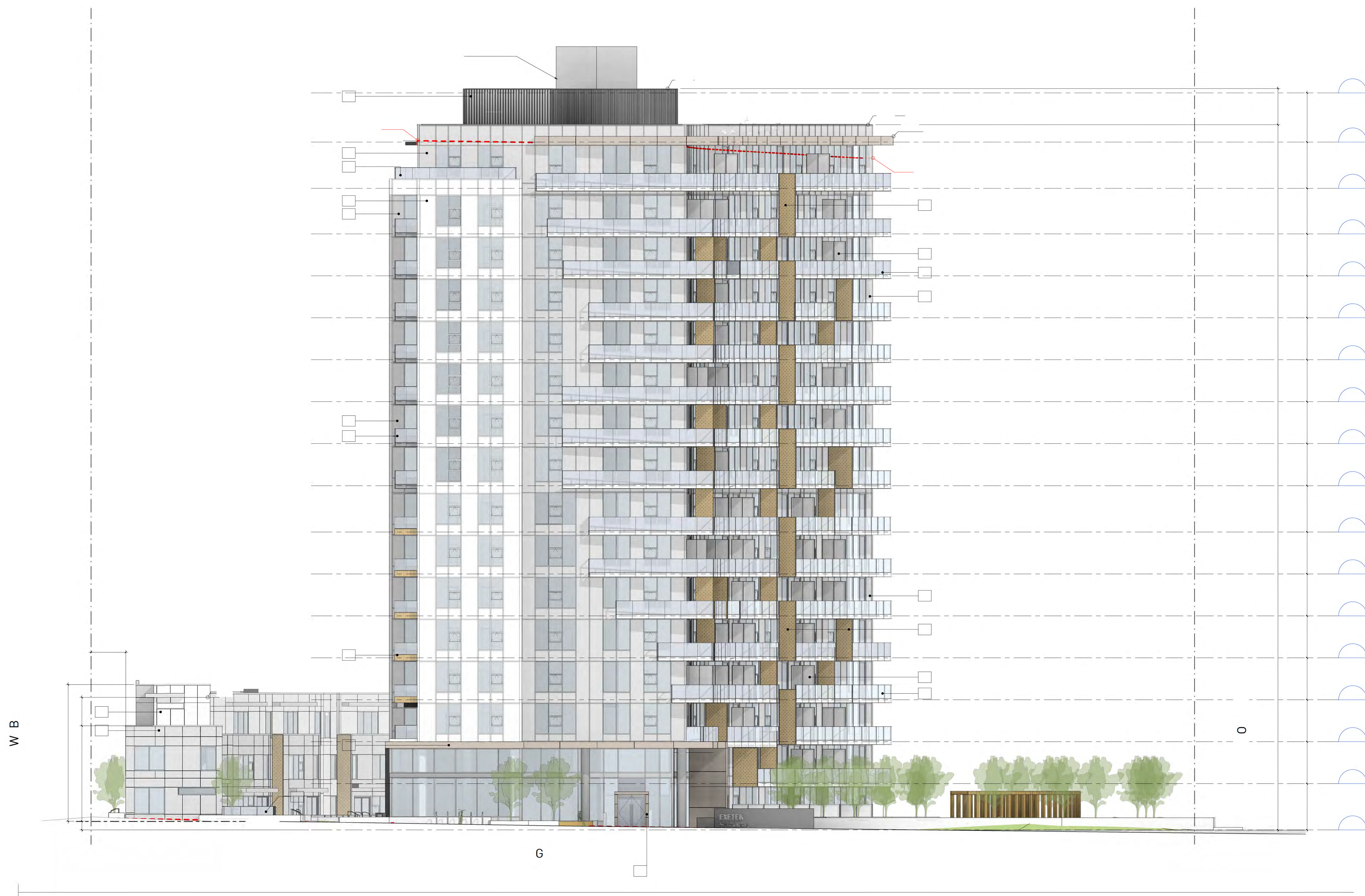


C C B  
C  
B B

\_\_\_\_\_

[illegible]



[illegible]





0

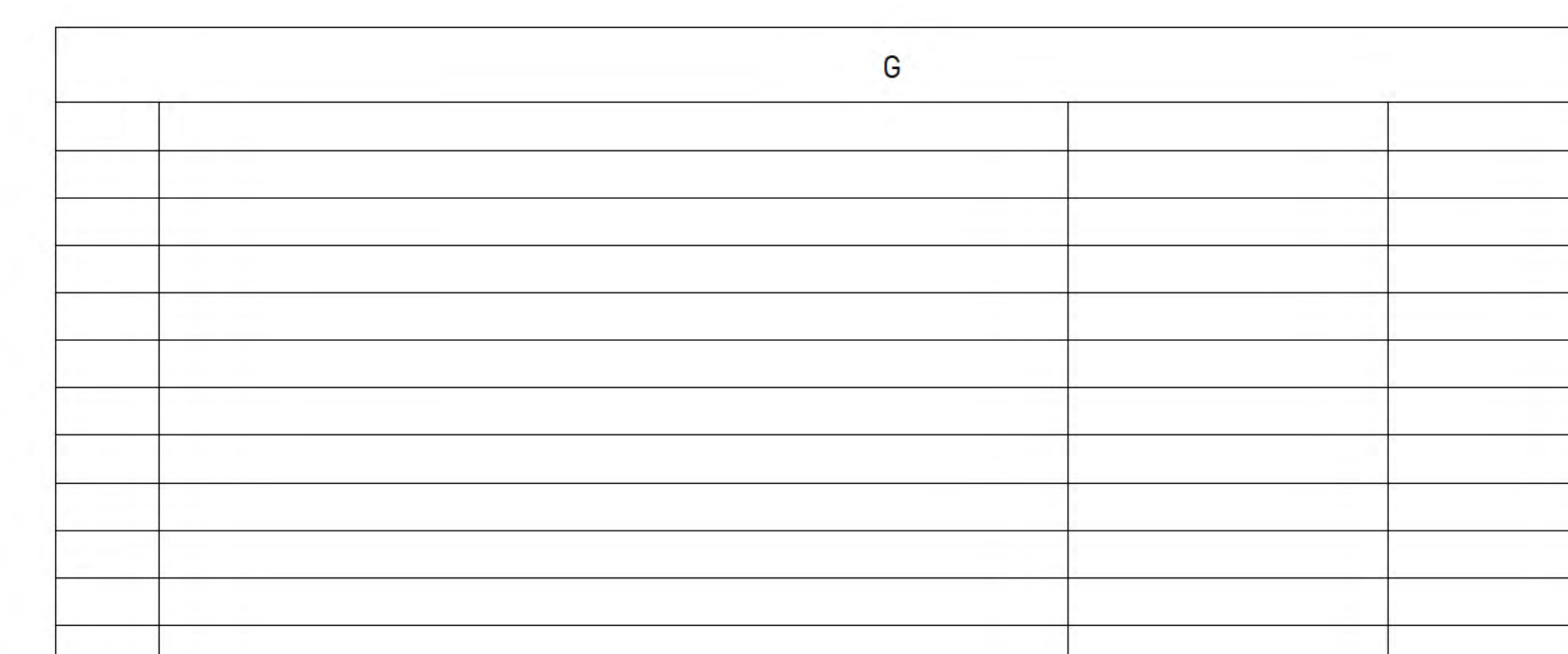
**G**

W - B

C C B  
C  
B B

\_\_\_\_\_





A-02 04



[illegible]

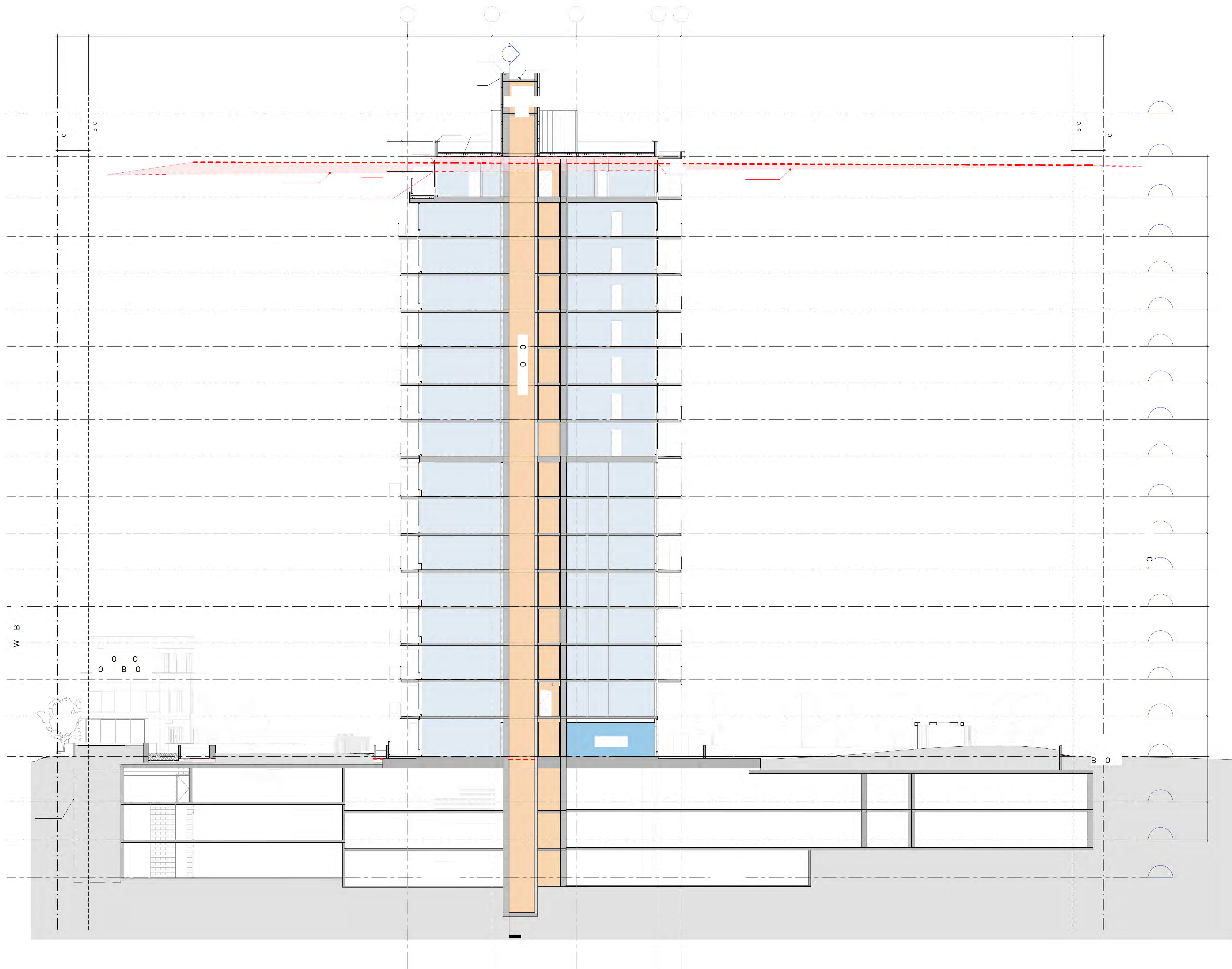




W  
BC  
O  
C O O  
C O

C C B  
C  
B B





W  
BC  
0  
C O 0  
C O B B

C C B  
C  
B B





W

G



G



C

gbl

W  
BC

0  
C 0 0

G

C C B  
C  
B B

A-04 01





G



C



W

W



# UBC Lot 26 Landscape Drawings

Issued For Development Permit - November 24, 2023

## DRAWING LIST

### Landscape

- L0.00 - Cover Page  
L0.01 - General Notes
- L1.00 - Illustrative Plan  
L1.01 - Materials, Layout and Grading Plan  
L4.00 - Planting Schedule  
L4.01 - Planting Plan  
L6.01 - Lighting Plan
- L7.01 - Landscape Sections  
L7.02 - Landscape Sections  
L7.03 - Landscape Sections
- L8.01 - Paving Details  
L8.02 - Site Furnishing Details  
L8.03 - Steps and Walls  
L8.04 - Planting Details

3	Issued for DP	Nov 24/2023
2	Issued for Review	Oct 23/2023
1	Issued for DP	May 29/2023
No	description	date

Copyright Reserved. This drawing is and remains a confidential document. It is not to be used, modified or copied without the expressed written consent of the landscape architect.

### UBC Lot 26

### Cover Page



GENERAL NOTES

- 1. EX ST NG SURVEY NFORMAT ON S BASED ON THE FOLLOW NG DRAW NGS: L0.02 TREE MANAGEMENT PLAN SUPPL ED BY D AMOND HEAD CONSULT NG LTD. (DHC).
- 2. PR OR TO COMMENCEMENT OF CONSTRUCT ON, THE CONTRACTOR MUST MAKE CAREFUL EXAM NAT ON OF EX ST NG S TE SURFACE COND T ONS AND TOPOGRAPHY AND ADV SE LANDSCAPE ARCH TECT OF ANY UNSAT SFACTORY S TE SURFACE COND T ONS AND TOPOGRAPHY. NO ALLOWANCES W LL BE MADE LATER FOR ANY EXPENSES NCURRED THROUGH FA LURE TO NOTE UNSAT SFACTORY S TE SURFACE COND T ONS AND TOPOGRAPHY;
- 3. DO NOT SCALE DRAW NGS. USE D MENS ONAL NFO AS NOTED N DRAW NGS. CONTACT THE LANDSCAPE ARCH TECT F THERE S ANY AMB GU TY, LACK OF NFORMAT ON, OR NCONS STENCY;
- 4. THE CONTRACTOR W LL CLEAN AND RE NSTATE ALL AREAS DAMAGED OR AFFECTED BY WORKS OUTS DE THE L M T OF WORK TO THE COND T ONS THAT EX STED PR OR TO CONSTRUCT ON OR BETTER AND TO THE SAT SFACT ON OF THE LANDSCAPE ARCH TECT;
- 5. THE CONTRACTOR SHALL VER FY D MENS ONS SHOWN ON DRAW NGS AND NOT FY THE LANDSCAPE ARCH TECT OF ANY D SCREPANC ES OR NCONS STENC ES PR OR TO CONSTRUCT ON;
- 6. THE CONTRACTOR SHALL BE RESPONS BLE FOR ESTABL SH NG THE L M T OF WORK L NE;
- 7. CONTRACTOR SHALL BE RESPONS BLE FOR VER FY NG ALL UNDERGROUND UT L T ES AND TAK NG THE NECESSARY PRECAUT ONS PR OR TO AND DUR NG CONSTRUCT ON. REFER TO C V L;

MATER ALS PLAN NOTES

- 1. REFER TO DETA LS AND SECT ONS FOR ALL LANDSCAPE MPROVEMENTS;

LAYOUT PLAN NOTES

- 1. ALL D MENS ONS ARE NOM NAL;
- 2. CONTRACTOR TO LAYOUT AND CLEARLY MARK ALL ELEMENTS FOR LANDSCAPE ARCH TECT REV EW PR OR TO SETT NG FORMS OR NSTALL NG PAV NG. CONTRACT LANDSCAPE ARCH TECT 48 HOURS PR OR.

GRAD NG PLAN NOTES

- 1. ALL ELEVAT ONS ARE NOM NAL AND ARE BASED ON SURVEY. CONTRACTOR TO VER FY ALL MEASUREMENTS;
- 2. ALL PROPOSED ELEVAT ONS ARE TO TOP OF F N SHED GRADE UNLESS NOTED OTHERW SE;
- 3. MAX 2% CROSS SLOPE FOR ALL WALKS AND PAV NG AREAS;
- 4. ALL UT L TY COVERS NS DE LANDSCAPE AREA TO BE ADJUSTED TO F NAL GRADE;
- 5. CONDUCT GRAD NG START UP MEET NG W TH LANDSCAPE ARCH TECT N F ELD TO CONF RM GRAD NG DES GN.

PLANT NG PLAN NOTES

- 1. ALL PLANT MATERIAL TO CLNA STANDARDS. REFER TO THE BCSLA LANDSCAPE STANDARD, LATEST EDITION;
- 2. AREA OF SEARCH FOR PLANT MATERIAL: PACIFIC NORTHWEST INCLUDING BRITISH COLUMBIA, WASHINGTON AND OREGON;
- 3. REFER TO SPECIFICATION FOR GENERAL CONDITIONS, MATERIALS AND INSTALLATION REQUIREMENTS;
- 4. ALL ONSITE PLANTED AREAS TO HAVE AUTOMATIC IRRIGATION;
- 5. TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAGE ROOT ZONES OF RETAINED TREES. TREE PROTECTION FOR STREET TREES TO BE PROVIDED AS PER ENGINEERING/PARK BOARD GUIDELINES;
- 6. THIS PLAN IS "NOT FOR CONSTRUCTION" AND IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLAN RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT ENGINEERING, DEVELOPMENT SERVICES AND/OR YOUR ENGINEERING, BUILDING SITE INSPECTOR FOR DETAILS.
- 7. CONTACT ENGINEERING SERVICES (STREET DESIGN BRANCH) AT 604 871 6131 TO CONFIRM TREE PLANTING LOCATIONS AND PARK BOARD AT 3 1 1 FOR TREE SPECIES SELECTION AND PLANTING REQUIREMENTS. PROVIDE A NOTATION ON THE PLAN AS FOLLOWS:"FINAL SPACING, QUANTITY AND TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES. NEW TREE MUST BE OF GOOD STANDARD, MINIMUM 6 CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATED SOIL. ROOT BARRIERS SHALL BE 8 FEET LONG AND 18 INCHES IN. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. CALL PARK BOARD FOR INSPECTION AFTER TREE PLANTING COMPLETION."
- 8. PROVISION OF HIGH EFFICIENCY IRRIGATION FOR ALL PLANTED AREAS AND HOSE BIBS FOR ALL PATIOS AND COMMON AREAS GREATER THAN 9.3 SQ.M (100 SQ.FT.) IS TO BE PROVIDED.

L GHT NG PLAN NOTES

- 1. REFER TO ELECTR CAL DRAW NGS AND LUM NA RE SCHEDULE;
- 2. REFER TO ARCH TECTURAL DRAW NGS FOR ALL BU LD NGS RELATED L GHTN NG;
- 3. CONF RM ALL L GHT LOCAT ONS ONS TE W TH LANDSCAPE ARCH TECT;
- 4. DO NOT SUBST TUTE F XTURE TYPES W THOUT PR OR APPROVAL BY LANDSCAPE ARCH TECT.

LANDSCAPE ARCHITECTURE ABBREVIATIONS

AD	AREA DRAIN
BC	BOTTOM OF CURB ELEVATION
BG	BUILDING GRADE
BS	BOTTOM OF STEP/ STAIR ELEVATION
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTRE LINE
CONC	CONCRETE
DEG (°)	DEGREE
DIA (Ø)	DIAMETER
DIM	DIMENSION
DWG	DRAWING
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
ENG	ENGINEER/ ENGINEERING
EQ	EQUAL
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
GAV	GALVANIZED
HP	HIGH POINT
HPS	HIGH POINT SWALE
HT	HEIGHT
INT	INTERPOLATED
JT	JOINT
LPS	LOW POINT SWALE
LOW	LIMIT OF WORK
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OAE	OR APPROVED EQUAL
OC	ON CENTRE
OD	OUTSIDE DIAMETER
PA	PLANTING AREA
PD	PLANTER DRAIN
PSI	POUNDS PER SQUARE INCH
QTY	QUANTITY
R	RISER
RAD	RADIUS
REQ	REQUIRED
ROW	RIGHT OF WAY
SB	SETBACK
SIM	SIMILAR
SPEC	SPECIFICATIONS
SS	STAINLESS STEEL
STA PT	STATION POINT
STD	STANDARD
TC	TOP OF CURB ELEVATION
TEMP	TEMPORARY
TMP	TREE MANAGEMENT PLAN
TOS	TOP OF SLAB
TS	TOP OF STEP/ STAIR ELEVATION
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
W/	WITH
W/O	WITHOUT
WP	WATERPROOFING

3	Issued for DP	Nov 24/2023
2	Issued for Review	Oct 23/2023
1	Issued for DP	May 29/2023
No	escrip on	a e

Copyr gh Reserved h s draw ng s and rema ns a ll  
mes he exclus ve proper y o HAPA Collabora ve and  
canno be used mod ed or copied w hou he expressed  
wr en consen o he landscape arch ec

UBC Lot 26

General Notes

a e	March 10/23	raw ng Number
ro ec No	2312	
Scale		L0.01
rawn Checked	JY SS	





HAPA

COLLABORATIVE

andscape Architecture  
Urban Design

403 - 375 West Fifth Avenue  
Vancouver BC, V5Y 1J6  
604 909 4150  
hapa.coo.com

3

Issued for DP

Nov 24/2023

2

Issued for Review

Oct 23/2023

1

Issued for DP

May 29/2023

No

escription

area

Copyright Reserved  
This drawing is and remains a  
confidential document of HAPA Collaborative and  
cannot be used, modified or copied without the expressed  
written consent of the landscape architect.

UBC Lot 26

Illustrative Plan

Ground Level

area

March 10/23

drawing Number

project No

2312

L1.00

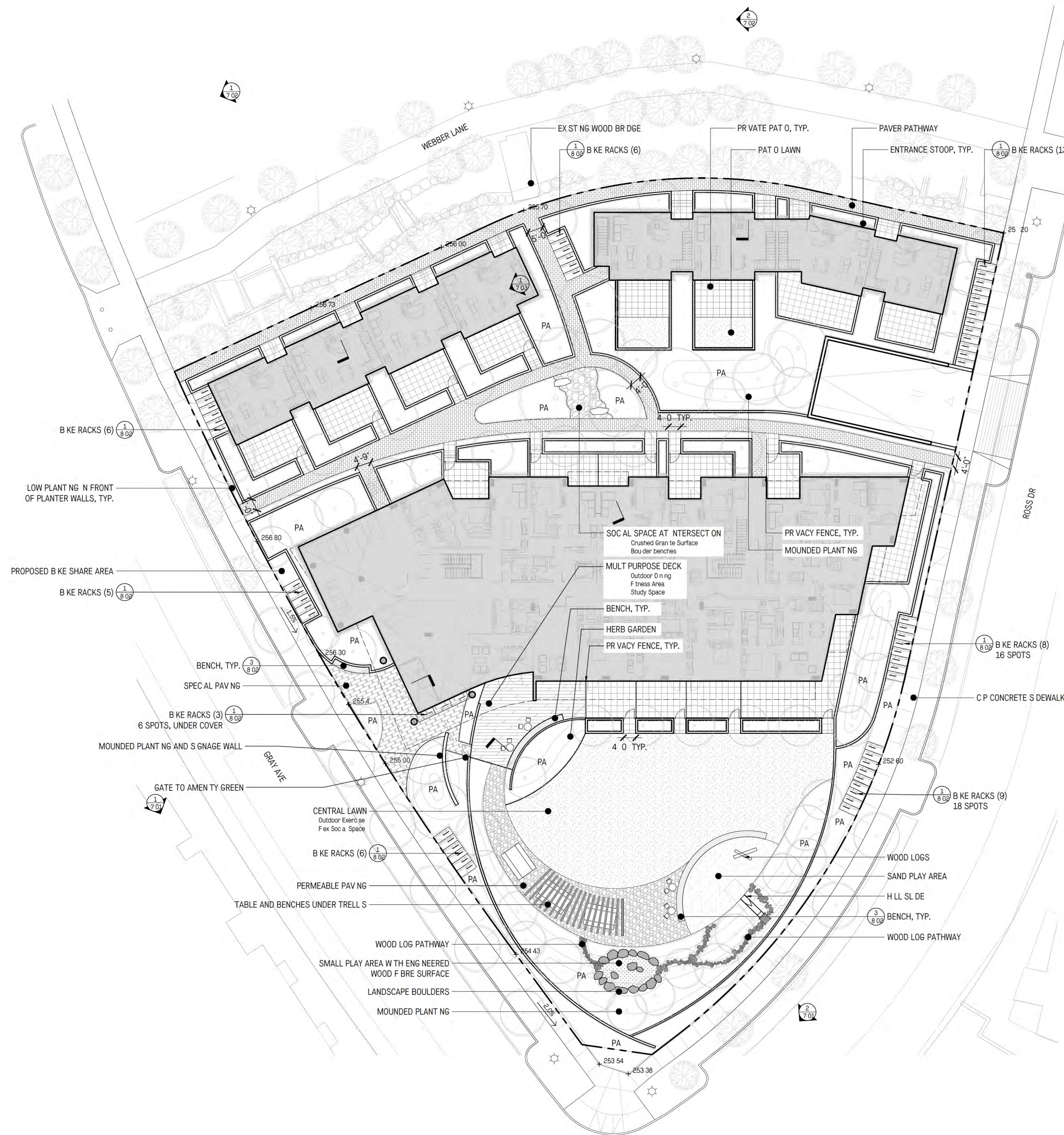
Scale

1/16" = 1'-0"

drawn Checked

JY SS



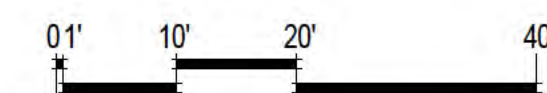


GENERAL LEGEND

DETAIL NUMBER			SECTION
SHEET ON WHICH DETAIL IS SHOWN			ELEVATION
REVISION			EXISTING TREE
---	PROPERTY LINE		PROPOSED TREE
---	BUILDING OVERHANG		
---	PLANTING AREA		

PAVING LEGEND

	PAVING TYPE A	CIP CONCRETE PAVING
	PAVING TYPE B	CONCRETE UNIT PAVERS
	PAVING TYPE C	2' x 2' HYDRAPRESSED CONCRETE PAVERS
	PAVING TYPE D	SPECIALTY PAVERS AT TOWER ENTRANCE
	PAVING TYPE E	WOOD DECK
	PAVING TYPE F	PERMEABLE PAVING
	PAVING TYPE G	PLAY SAND
	PAVING TYPE H	ENGINEERED WOOD FIBRE
	PA	PLANTING AREA



3	Issued for DP	Nov 24/2023
2	Issued for Review	Oct 23/2023
1	Issued for DP	May 29/2023
No	description	date

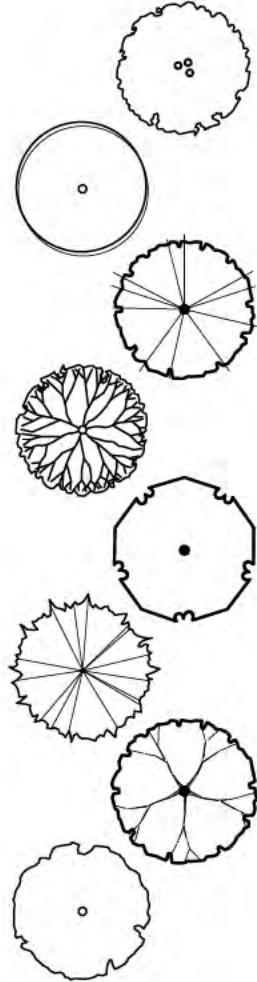

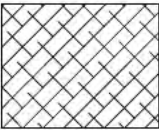
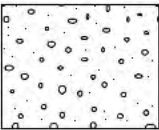
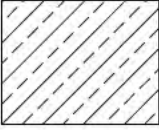

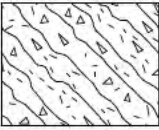
UBC Lot 26

Materials, Layout and  
Grading Plan

Ground Level

date	March 10/23	drawing Number
revision	No 2312	
Scale	1/16" = 1'-0"	L1.01
drawn	Checked JY SS	



PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	AC	8	Acer circinatum / Vine Maple	2.4m ht	As Shown	B&B, Multi-Stem, Nursery Grown
	AX	8	Amelanchier x grandiflora / Apple Serviceberry	1.8m ht.	As Shown	B&B, Multi-Stem, Nursery Grown
	CE	10	Cornus x 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	5cm cal.	As Shown	B&B, Well Branched, Dense Tree
	MS	21	Magnolia stellata / Star Magnolia	6cm cal.	As Shown	B&B, Multi-Stemmed, Dense Tree
	MB	4	Myrica californica 'Buxifolia' / Pacific Wax Myrtle	5cm cal.	As Shown	B&B, Well Branched, Dense Tree
	PS	3	Pinus contorta / Shore Pine	2.4m ht	As Shown	B&B, Nursery Grown, Well Branched, Dense Tree
	PA	7	Prunus x yedoensis 'Akebono' / Akebono Yoshino Cherry	7cm cal.	As Shown	B&B, Uniform Branching, Dense Tree, 1.8m std.
	SJ2	10	Styrax japonicus / Japanese Snowbell	5cm cal.	As Shown	B&B, Uniform Branching, Dense Tree, 1.8m std.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	Ts	376	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	1m ht.	24"	Well Established
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
	Ah	720 sf	FRONT ENTRY			
	Bs	120	Anemone x hybrida / Japanese Anemone	#1 Pot		Well Established
	Fc2	120	Blechnum spicant / Deer Fern	#1 Pot		Well Established
		187	Fragaria chiloensis / Beach Strawberry	#1 Pot		Well Established
	Sj	47	Skimmia japonica / Skimmia	#2 Pot		Well Established
	Ci	698 sf	POLLINATOR GARDEN			
	Gb	17	Ceanothus impressus / Santa Barbara Ceanothus	#3 Pot		Well Established
	Hn	93	Geranium macrorrhizum / Bigroot Geranium	#1 Pot		Well Established
		17	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea	#3 Pot		Well Established
	La	65	Lavandula angustifolia / English Lavender	#1 Pot		Well Established
	Sd	65	Symphotrichum subspicatum / Douglas Aster	#1 Pot		Well Established
	Ln	140 sf	HERB GARDEN			
		4	Laurus nobilis / Sweet Bay	#2 pot		
	Os	22	Origanum majorana / Sweet Marjoram	#1 Pot		
	Ov	22	Origanum vulgare / Oregano	#1 Pot		Well Established
	Ro	11	Rosmarinus officinalis / Rosemary	#1 Pot		Well Established
	Sg	10	Salvia officinalis / Garden Sage	#1 Pot		
	Tc	22	Thymus vulgaris / Common Thyme	#1 Pot		Well Established
	Gs	7 431 sf	NATIVE SHRUB GARDEN			
		584	Gaultheria shallon / Salal	#2 Pot		Well Established
	Pm	550	Polystichum munitum / Western Sword Fern	#1 Pot		Well Established
	Rs	117	Ribes sanguineum / Red Flowering Currant	#2 Pot		Well Established
	Rn	146	Rosa nutkana / Nootka Rose	#2 Pot		Well Established
	Rt	211	Rubus parviflorus / Thimbleberry	#2 Pot		Well Established
	Vo	211	Vaccinium ovatum / Evergreen Huckleberry	#3 Pot		Well Established
		1 790 sf	LOW PLANTING			
	Ac2	465	Asarum canadense / Wild Ginger	#1 Pot		Well Established
	Bs2	298	Blechnum spicant / Deer Fern	#1 Pot		Well Established
	Er	465	Euphorbia amygdaloides robbiae / Robbiae Purple Wood Spurge	#1 Pot		Well Established
	He	93	Hemerocallis x 'Elegant Candy' / Elegant Candy Daylily	#1 Pot		Well Established
	Ho	93	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	#1 Pot		Well Established
	Hs	93	Hemerocallis x 'Strawberry Candy' / Strawberry Candy Daylily	#1 Pot		Well Established
	Lv	120	Liriope muscari 'Variegata' / Variegated Lilyturf	#1 Pot		Well Established

3	Issued for DP	Nov 24/2023
2	Issued for Review	Oct 23/2023
1	Issued for DP	May 29/2023
No	escr p on	a e

Copyright Reserved. This drawing is and remains a confidential document. It is to be used for the project only and cannot be used, modified or copied without the expressed written consent of the landscape architect.

UBC Lot 26

Planting Schedule

Ground Level

sheet	March 10/23	drawing Number
revision No	2312	
Scale	NTS	L4.00
drawn Checked	JY SS	



3	Issued for DP	Nov 24/2023
2	Issued for Review	Oct 23/2023
1	Issued for DP	May 29/2023
No	description	date

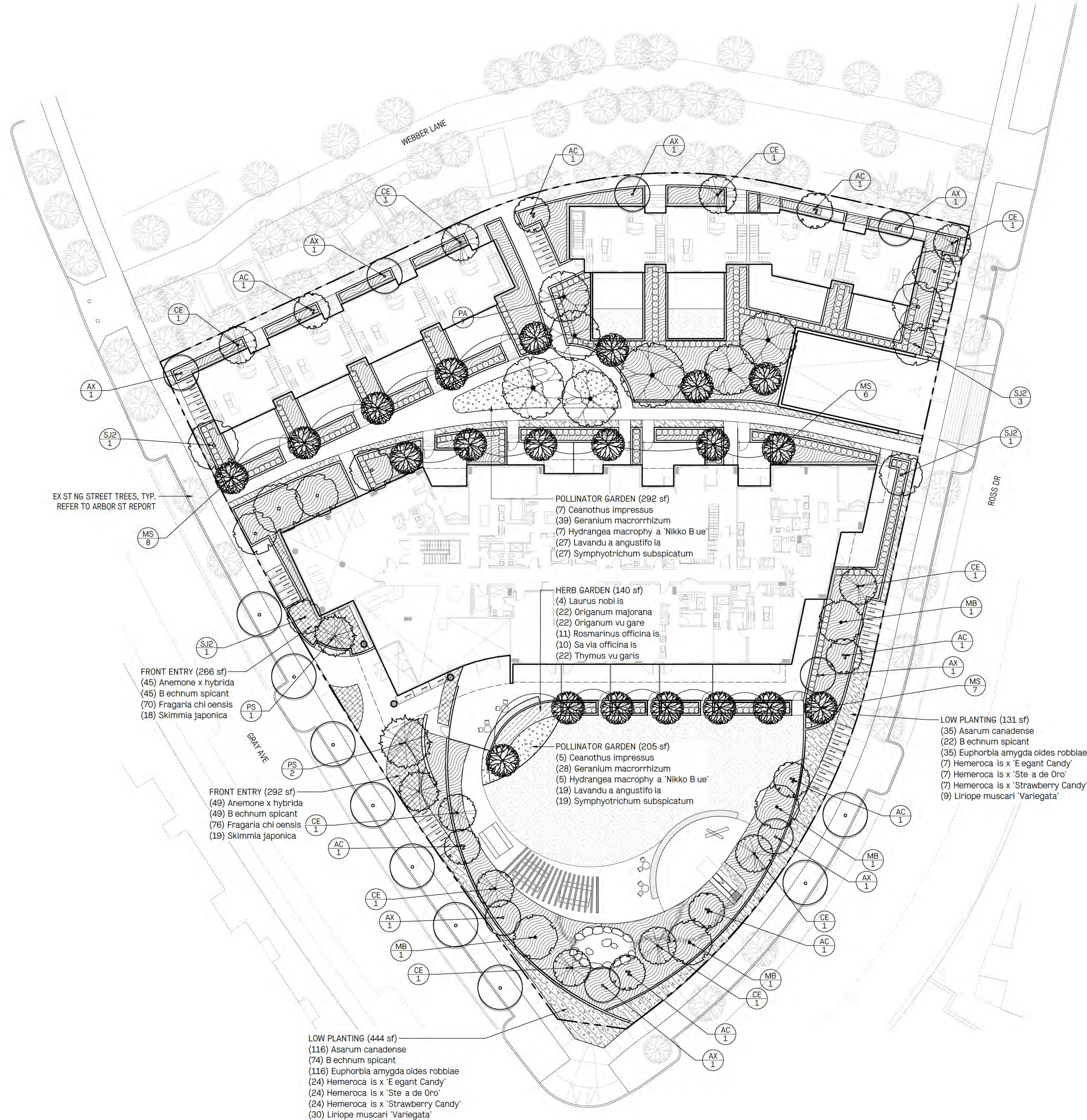
Copyright Reserved. This drawing is and remains a confidential document of HAPA Collaborative and cannot be used, modified or copied without the expressed written consent of the landscape architect.

UBC Lot 26

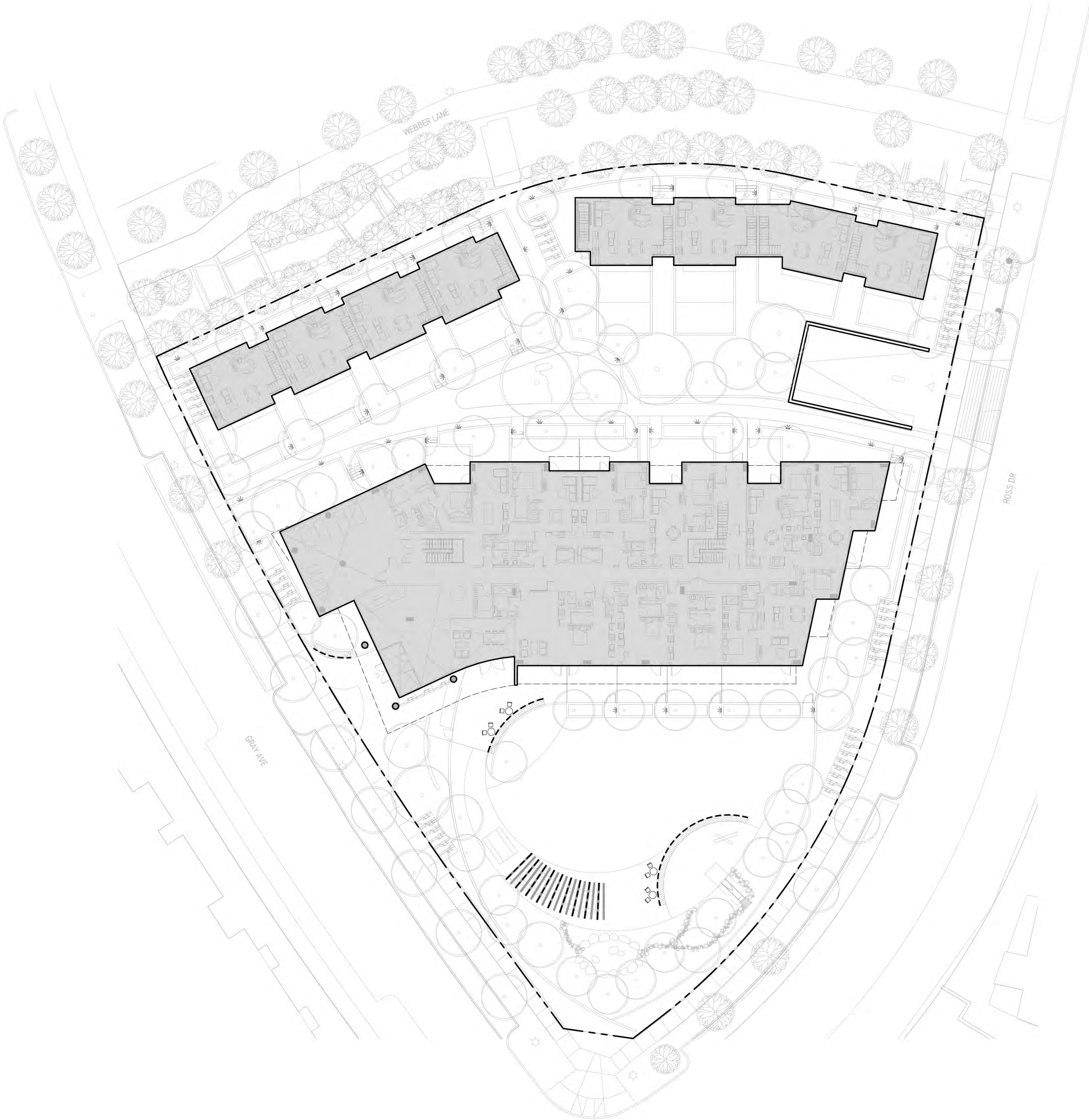
Planting Plan

Ground Level

date	March 10/23	drawing Number
revision No	2312	
Scale	1/16" = 1'-0"	L4.01
drawn Checked	JY SS	







**LIGHTING LEGEND**

☼ EX ST NG STREET L GHT POLE

⌘ PLANTER WALL MOUNDED L GHT

--- LED STR P L GHT

0' 10' 20' 40'

3	Issued for DP	Nov 24/2023
2	Issued for Review	Oct 23/2023
1	Issued for DP	May 29/2023
No	desc'p on	a e

Copyright Reserved. This drawing is and remains a confidential document. It is the exclusive property of HAPA Collaborative and cannot be used, modified or copied without the expressed written consent of the landscape architect.

UBC Lot 26

Lighting Plan

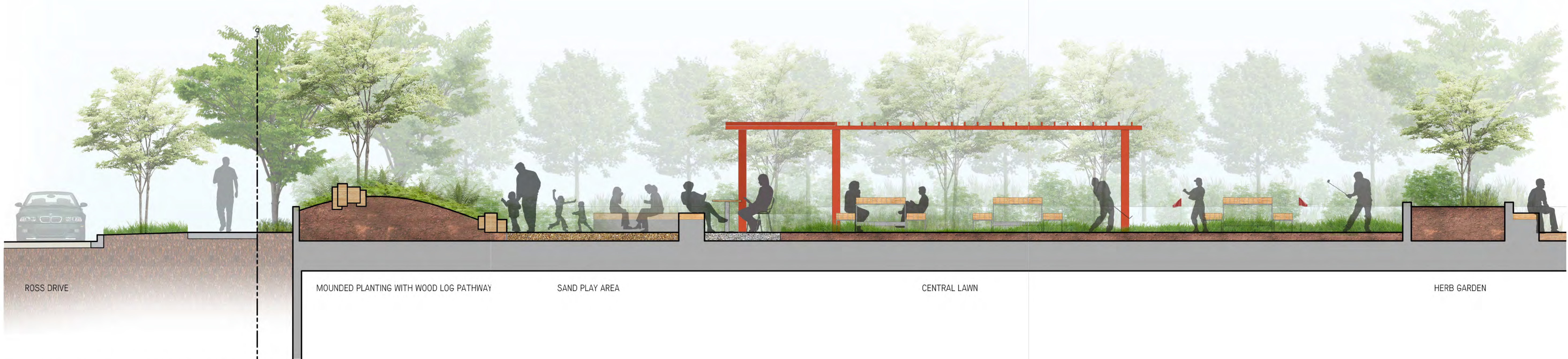
Ground Level

a e	March 10/23	rawing Number
ro ec No	2312	
Scale	1/16" = 1'-0"	L6.01
rawn Checked	JY SS	





1 SECTION AT THE TOWER ENTRANCE  
1/4" = 1'-0"



2 SECTION AT THE CENTRAL COURTYARD  
1/4" = 1'-0"

3	Issued for DP	Nov 24/2023
2	Issued for Review	Oct 23/2023
1	Issued for DP	May 29/2023
No	description	date

Copyright Reserved. This drawing is and remains a confidential document. It is the exclusive property of HAPA Collaborative and cannot be used, modified or copied without the expressed written consent of the landscape architect.

UBC Lot 26

### Landscape Sections

Ground Level

date	March 10/23	drawing Number
project No	2312	
Scale	AS SHOWN	<b>L7.01</b>
drawn Checked	JY SS	





1 SECTION THROUGH NORTHERN CITYHOME FACING WEBBER LANE  
1/4" = 1'-0"



2 SECTION THROUGH SOUTHERN CITYHOME FACING WEBBER LANE  
1/4" = 1'-0"

3	Issued for DP	Nov 24/2023
2	Issued for Review	Oct 23/2023
1	Issued for DP	May 29/2023
No	description	date

Copyright Reserved. This drawing is and remains a confidential document. It is the exclusive property of HAPA Collaborative and cannot be used, modified or copied without the expressed written consent of the landscape architect.

UBC Lot 26

## Landscape Sections

Ground Level

date	March 10/23	drawing Number
project No	2312	
Scale	AS SHOWN	<b>L7.02</b>
drawn Checked	JY SS	





1 SOCIAL SPACE AT INTERSECTION  
1/4" = 1'-0"

3	Issued for DP	Nov 24/2023
2	Issued for Review	Oct 23/2023
1	Issued for DP	May 29/2023

No	description	date
----	-------------	------

Copyright Reserved. This drawing is and remains a confidential document of HAPA Collaborative and cannot be used, modified or copied without the expressed written consent of the landscape architect.

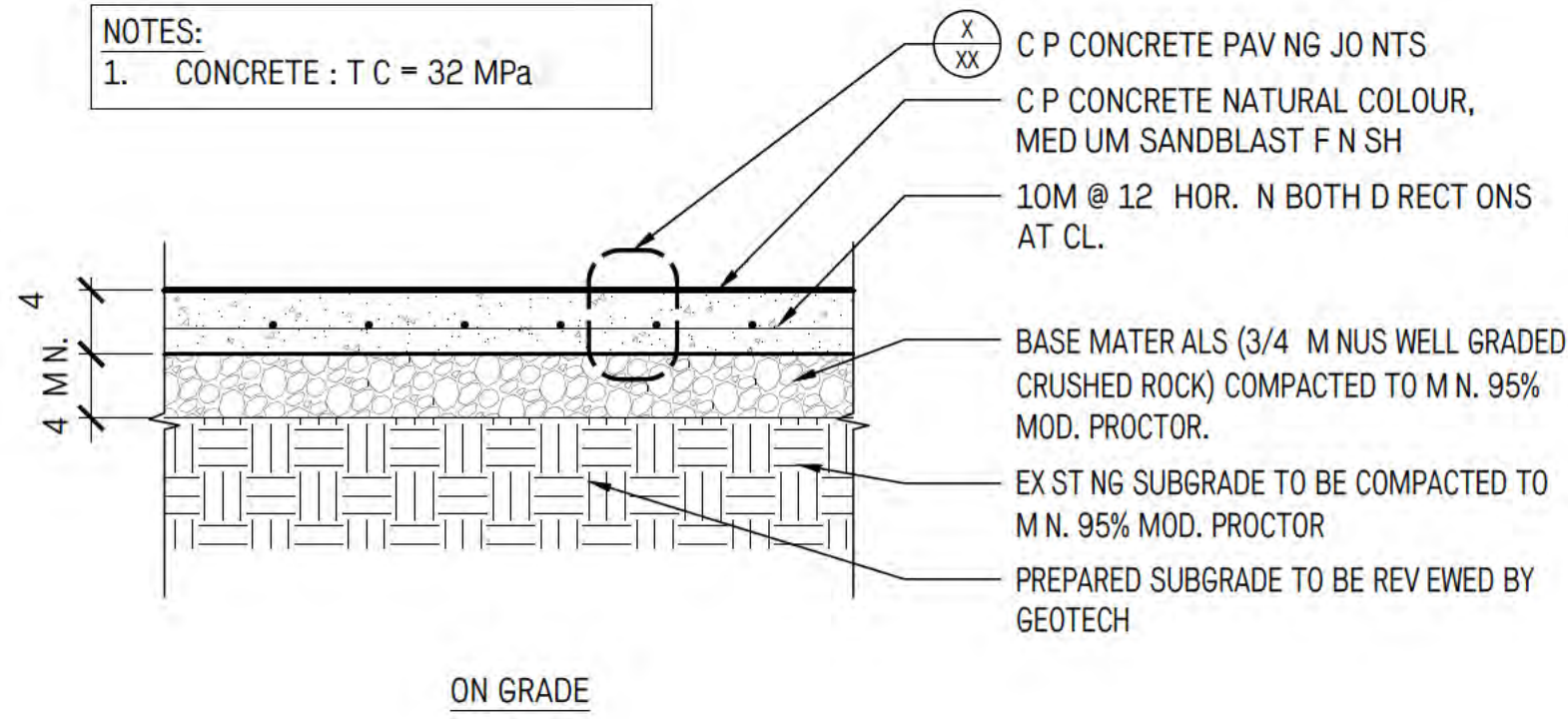
UBC Lot 26

Landscape Sections

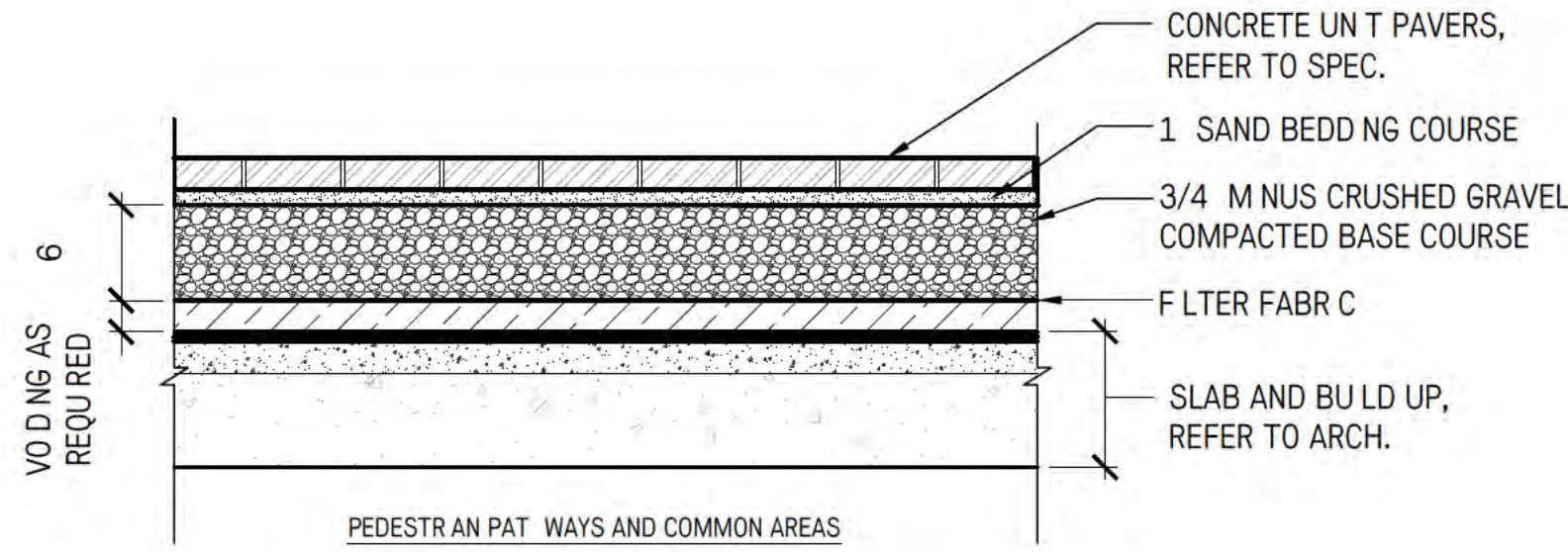
Ground Level

date	March 10/23	drawing Number
project No	2312	
Scale	AS SHOWN	L7.03
drawn Checked	JY SS	

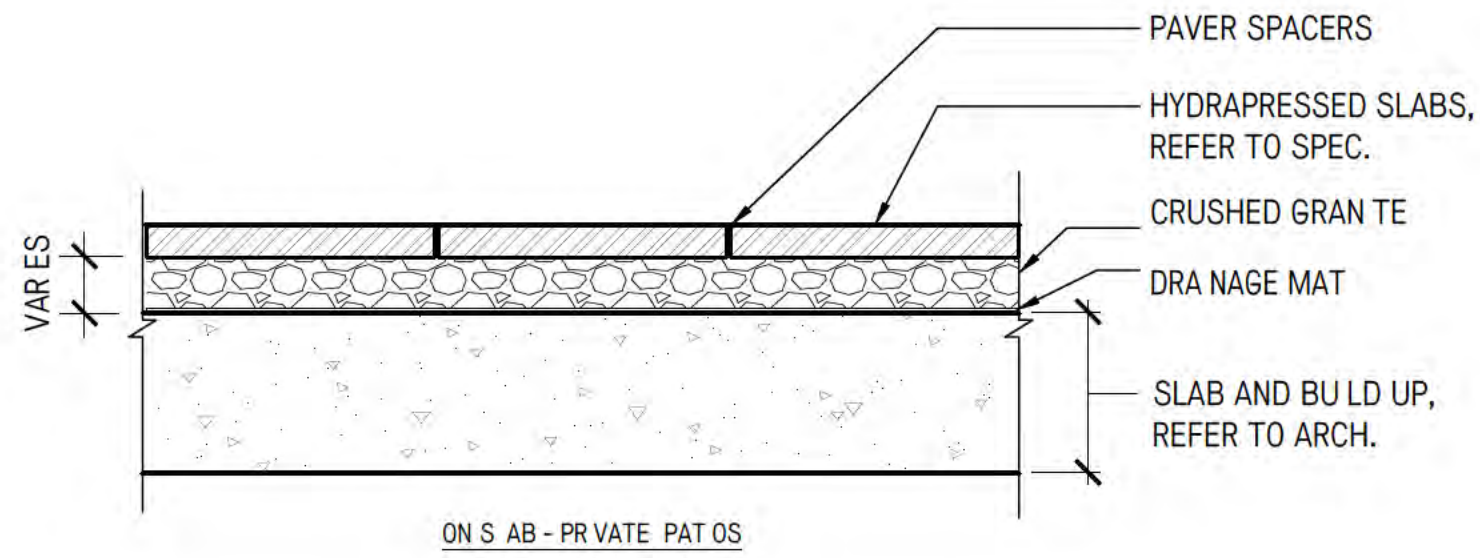




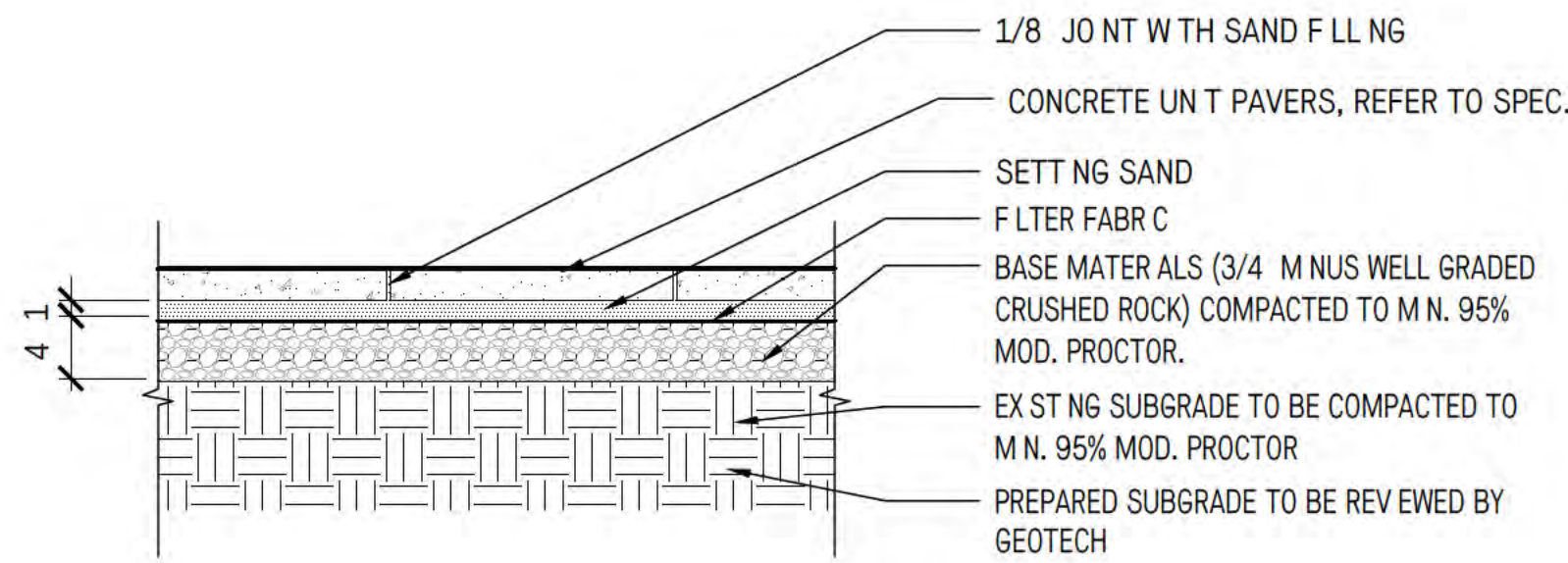
1 PAVING TYPE A - CIP CONCRETE PAVING  
1" = 1' 0"



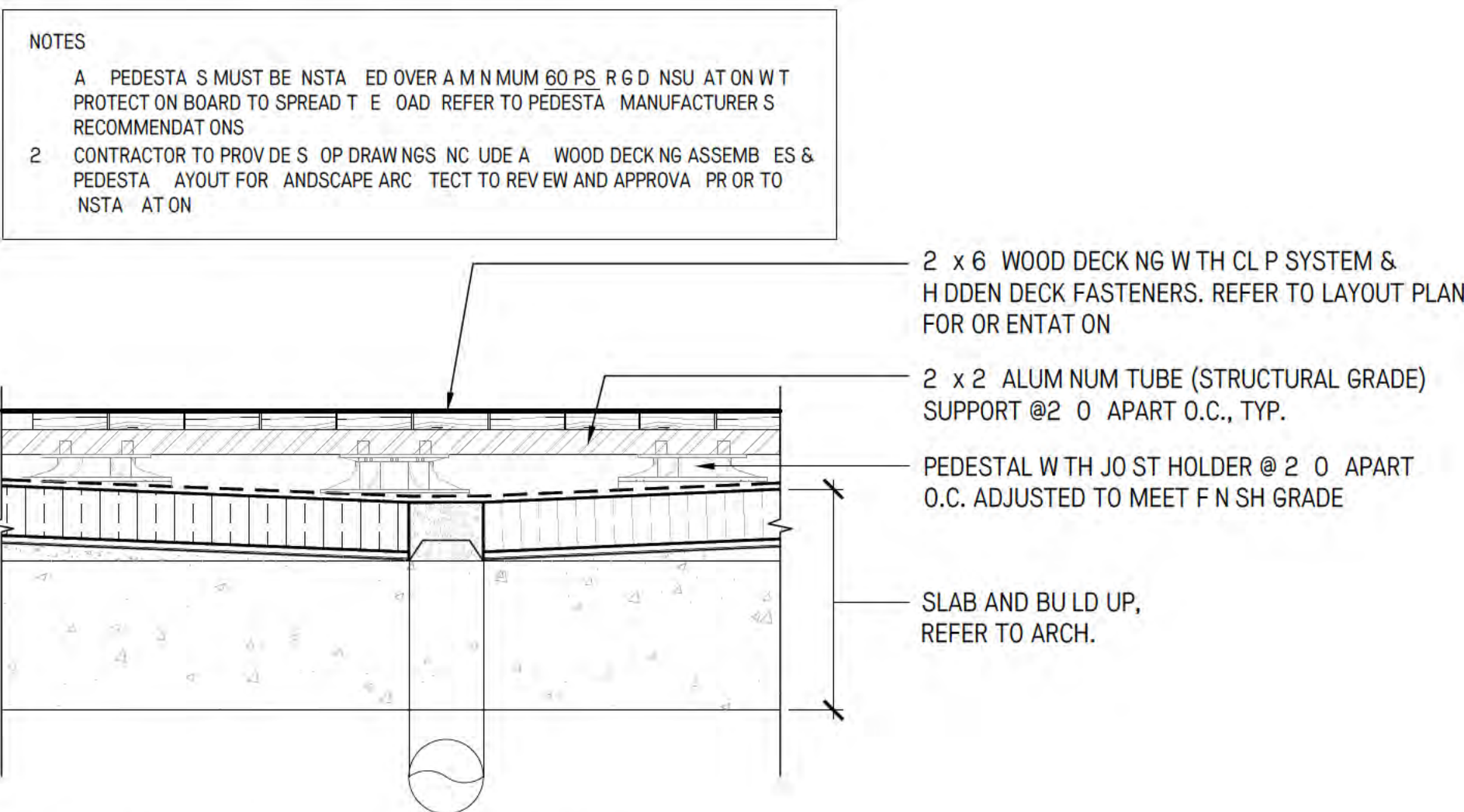
2 PAVING TYPE B - CONCRETE UNIT PAVERS  
1" = 1' 0"



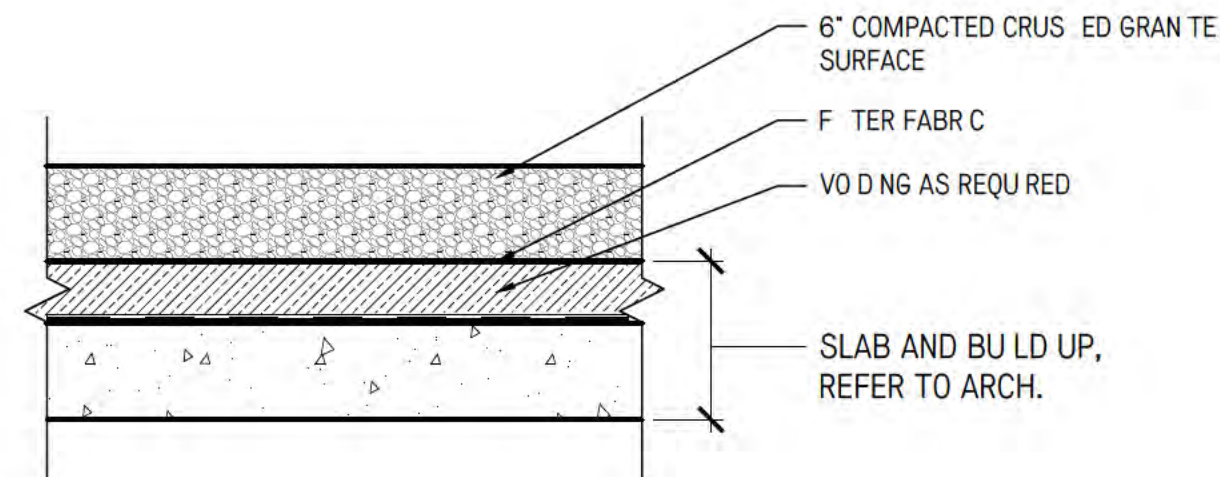
3 PAVING TYPE C - HYDRAPRESSED CONCRETE PAVERS  
1" = 1' 0"



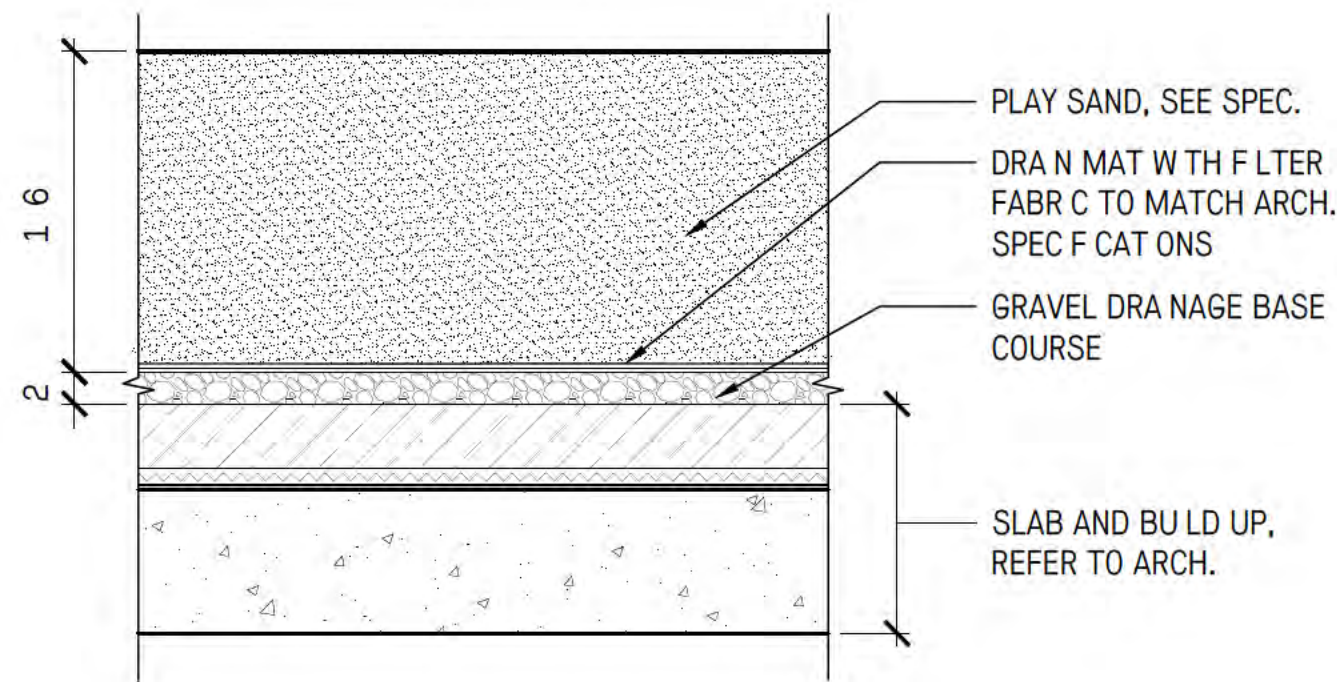
4 PAVING TYPE D - SPECIALTY PAVERS AT TOWER ENTRANCE  
1" = 1' 0"



5 PAVING TYPE E - WOOD DECK  
1" = 1' 0"



6 PAVING TYPE F - CRUSHED GRANITE SURFACE  
1" = 1' 0"



7 PAVING TYPE G - SAND PLAY  
1" = 1' 0"

3	Issued for DP	Nov 24/2023
2	Issued for Review	Oct 23/2023
1	Issued for DP	May 29/2023
No	escr p on	a e

Copyr gh Reserved h s drawing s and rema ns a ll mes he exclus ve proper y o HAPA Collabora ve and cannot be used mod ed or copied w hou he expressed wr en consen o he landscape arch ec

UBC Lot 26

## Landscape Details

### Paving Details

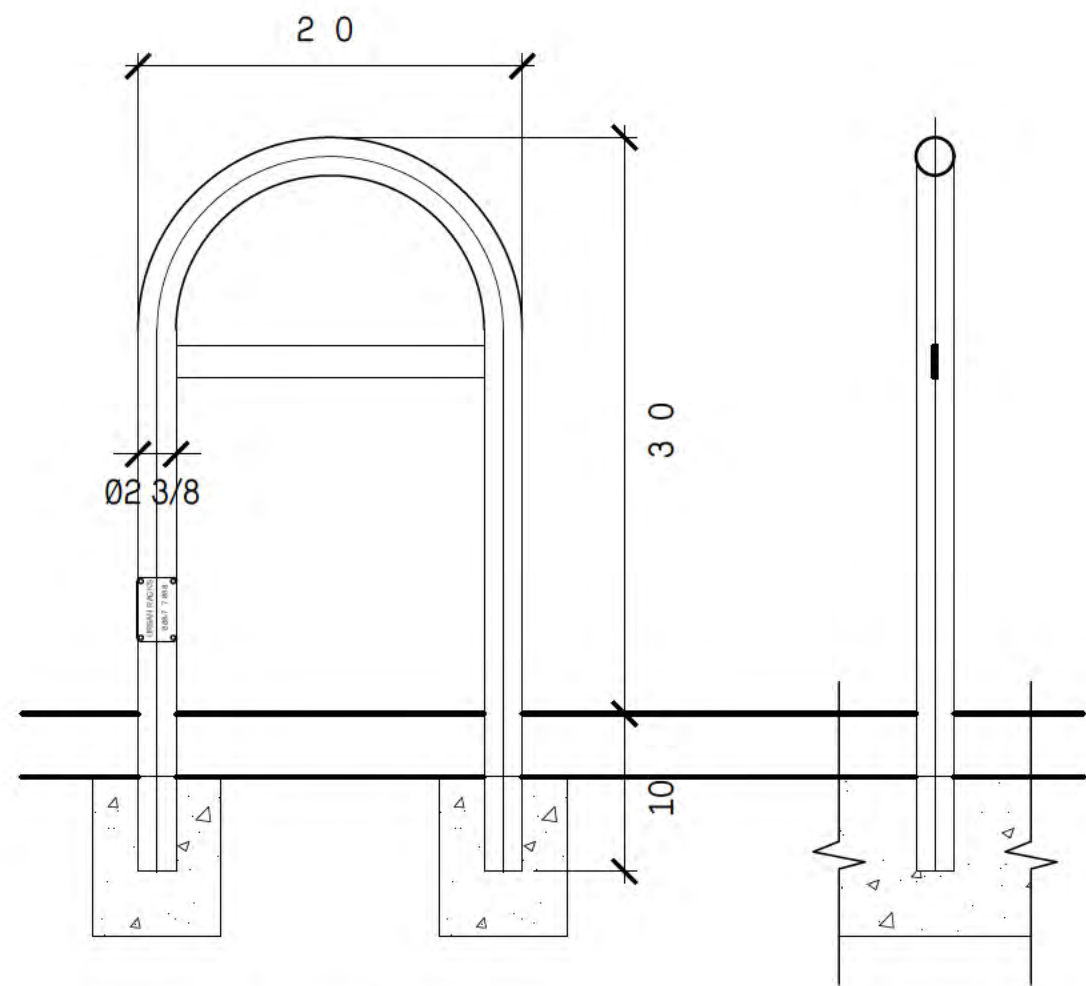
a e	March 10/23	raw ng Number
ro ec No	2312	
Scale	AS SHOWN	L8.01
rawn Checked	JY SS	



NOTES:

MODEL: UB100 USX AS PER UBC DEVELOPMENT HANDBOOK REQ.  
MATERIAL: 2" SCHEDULE 40 STEEL PIPE WITH FLAT HORIZONTAL CROSS BAR  
MOUNT: EMBEDDED INTO CONCRETE WITH 10" BELOW GRADE,  
CONTINUOUS CURB ALONG LENGTH OF BIKERACK. INSTALL PER  
MANUFACTURER'S INSTRUCTIONS.  
FINISH: HOT DIPPED GALVANIZED

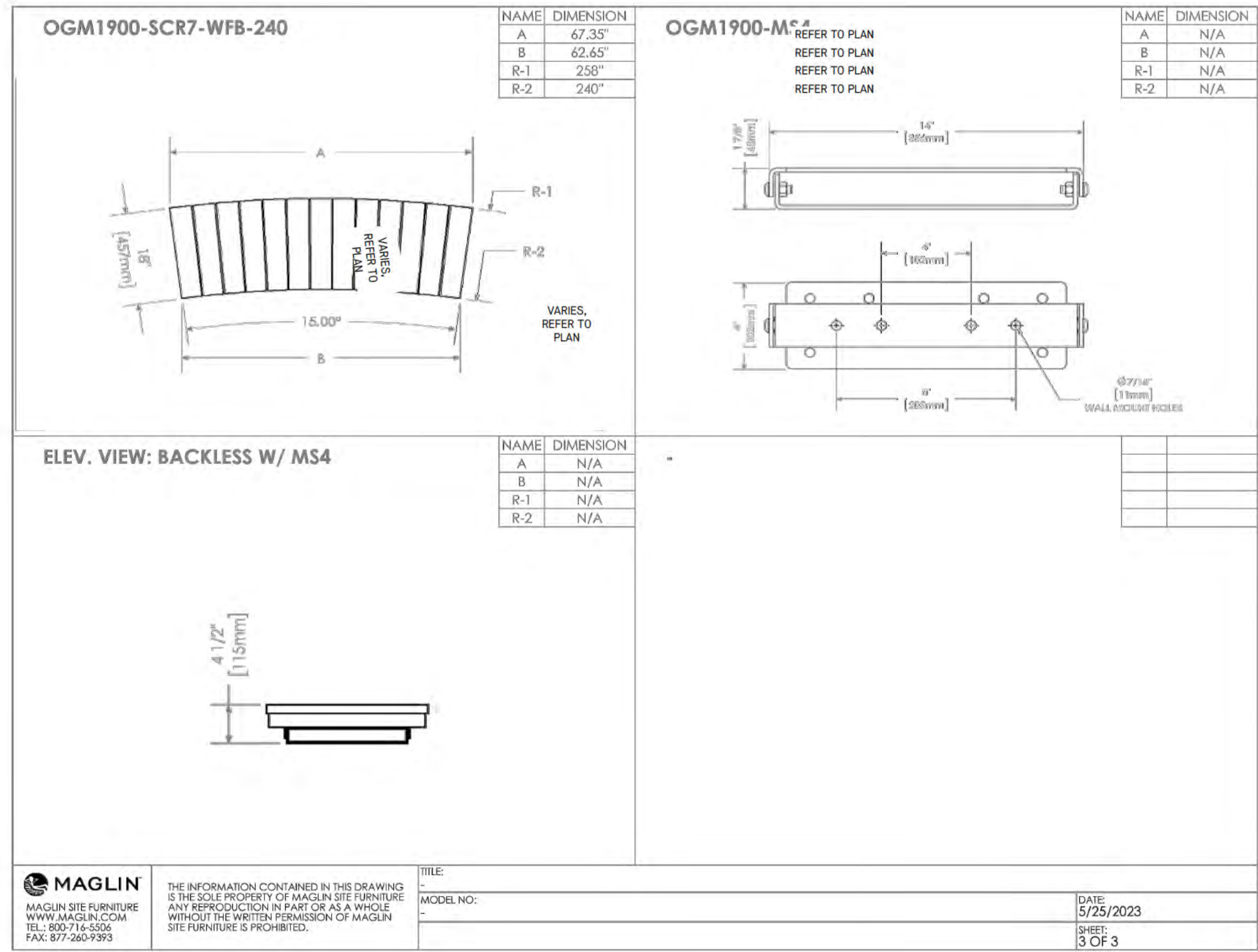
SUPPLIER: URBAN RACKS 1 888 717 8881  
WWW.URBANRACKS.COM



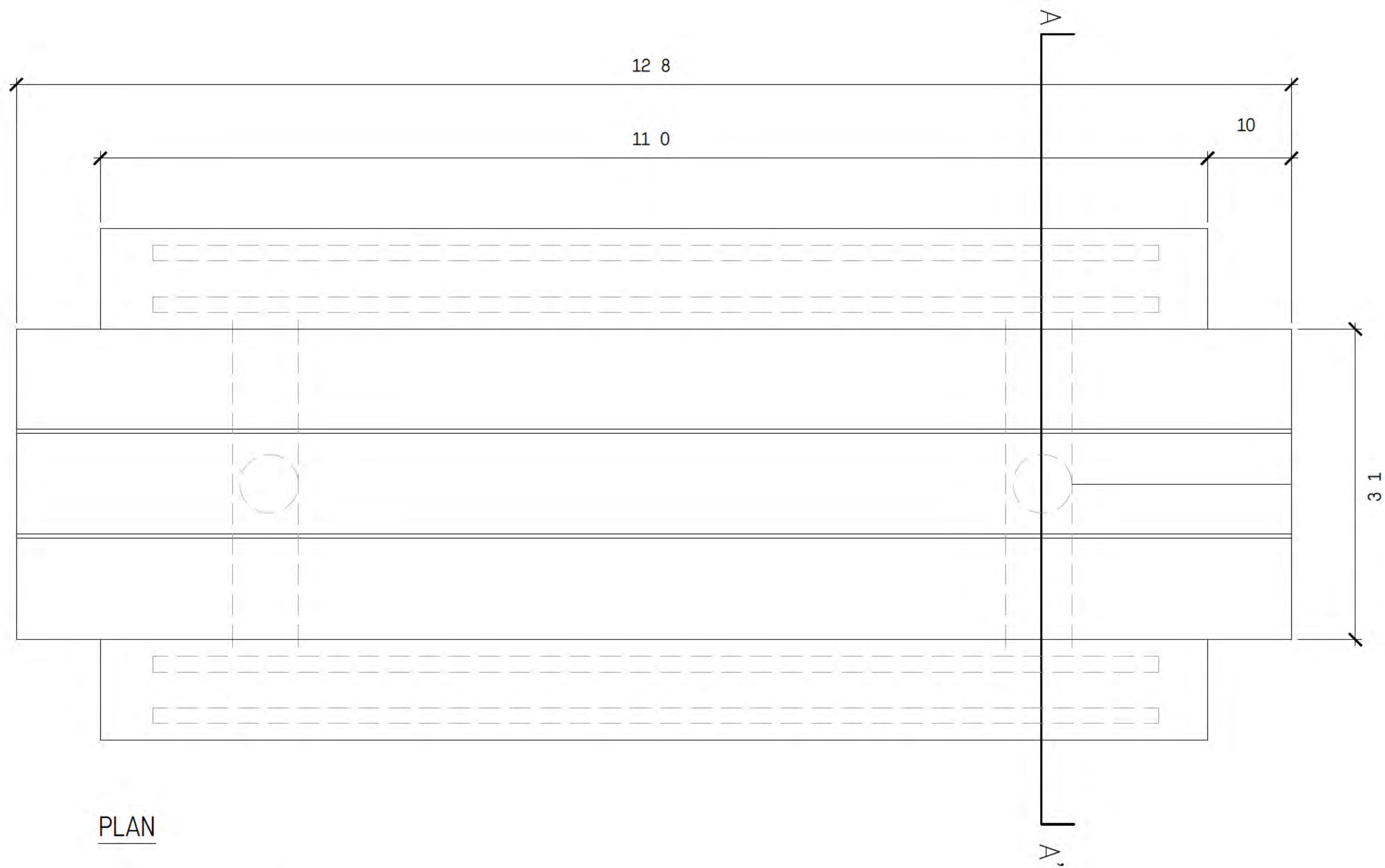
1 BIKE RACK  
1" = 1' 0"



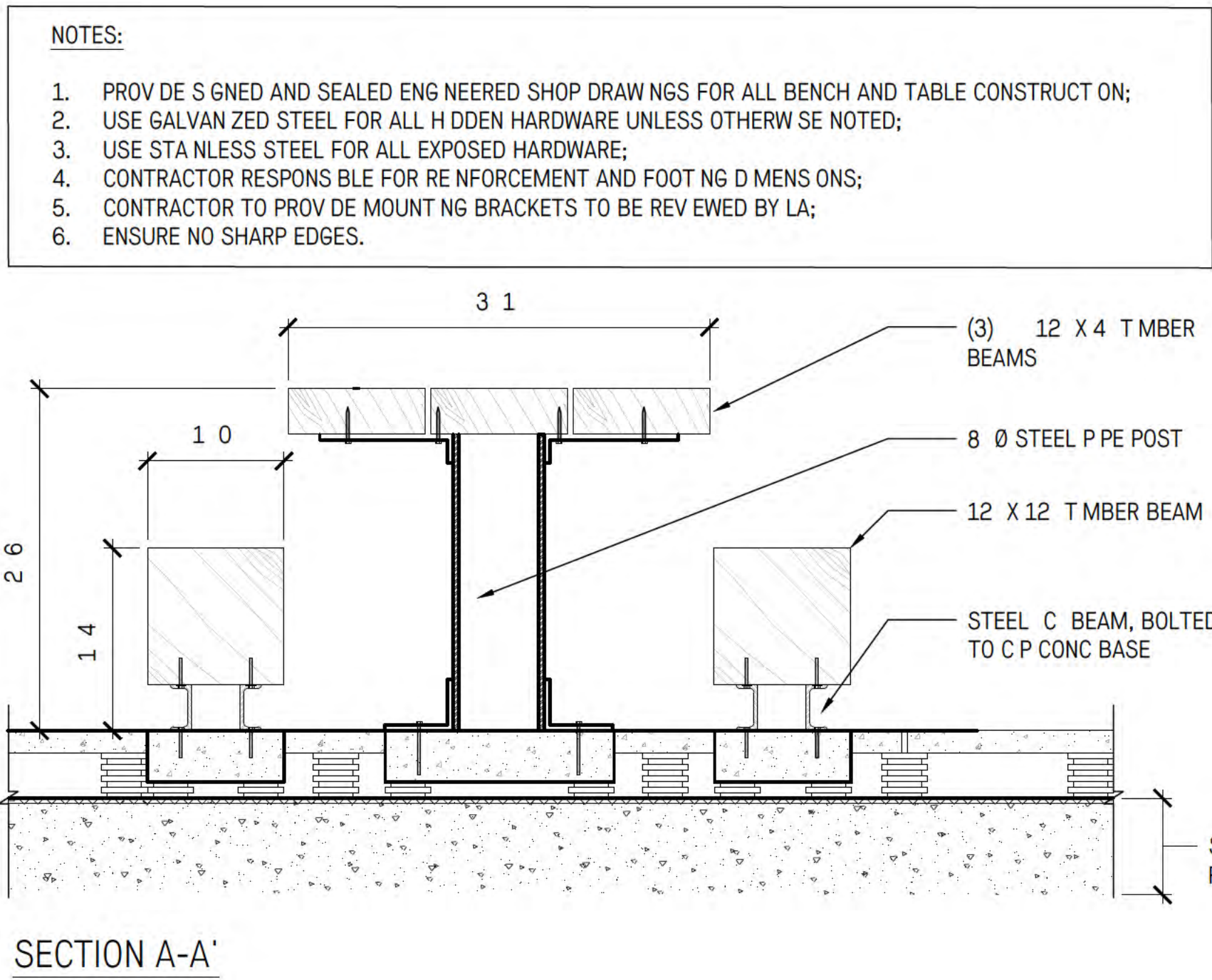
2 NATURAL BOULDER BENCH  
NTS



3 CIP CONCRETE BENCH WITH WOOD TOP  
1" = 1' 0"



4 HARVEST TABLE AND BENCHES  
1" = 1' 0"



3	Issued for DP	Nov 24/2023
2	Issued for Review	Oct 23/2023
1	Issued for DP	May 29/2023
No	escr p on	a e

UBC Lot 26

Landscape Details

Site Furnishing Details

DATE	March 10/23	DRAWING NUMBER
PROJECT NO.	2312	
SCALE	AS SHOWN	L8.02
DRAWN CHECKED	JY SS	

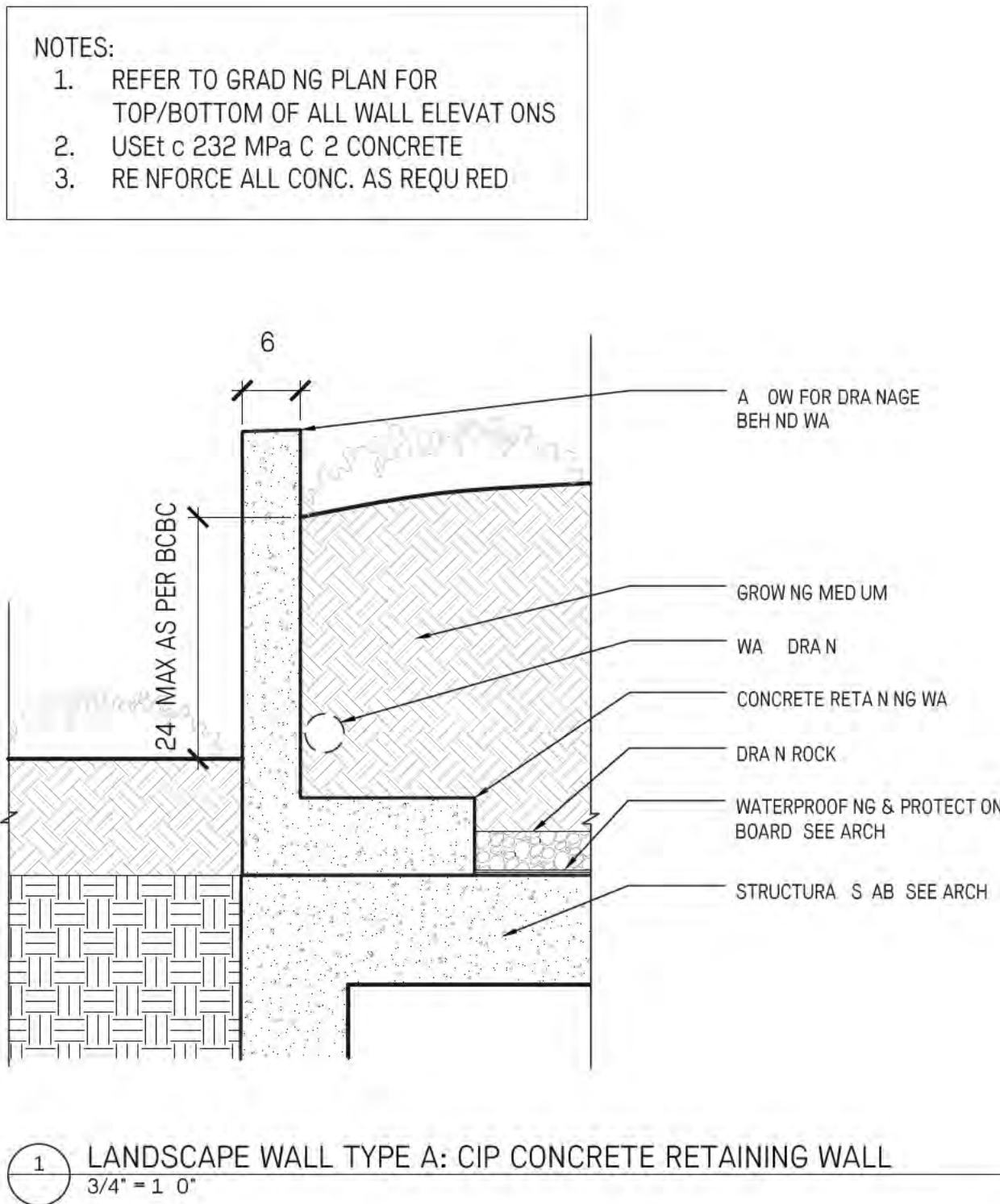
HAPA  
COLLABORATIVE

landscape Architecture  
Urban Design

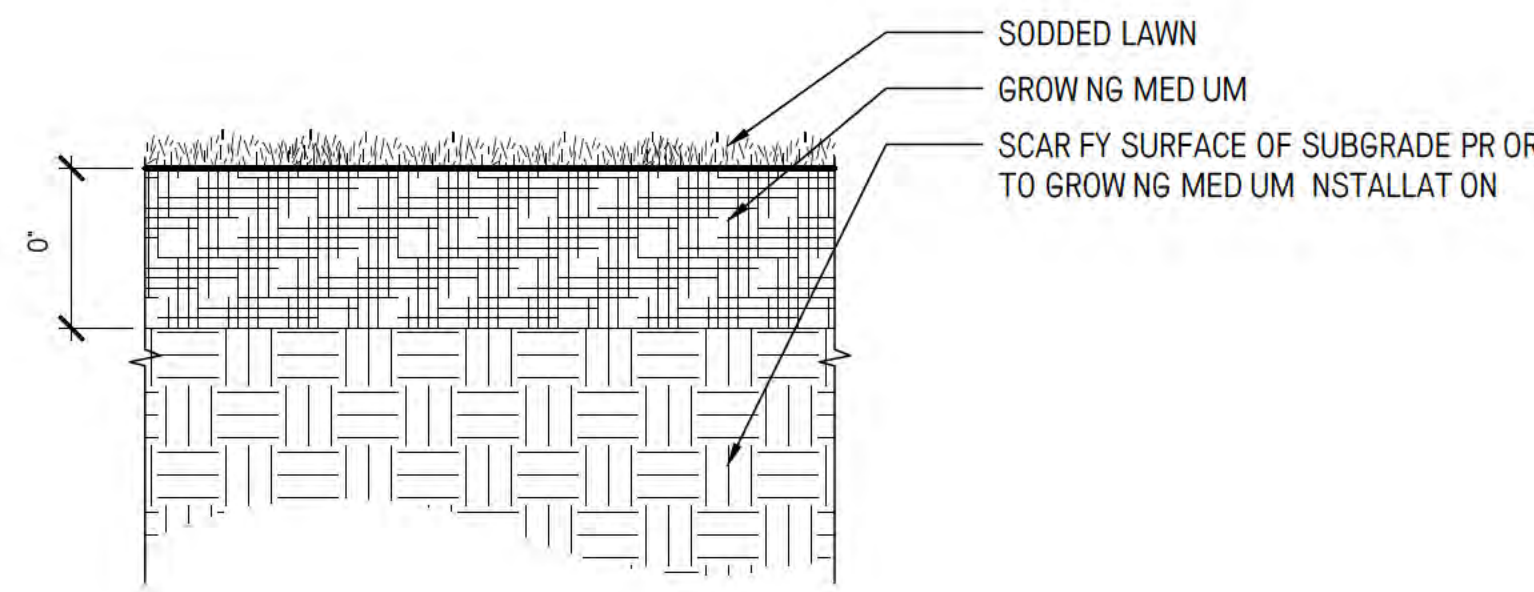
403 - 375 West Fifth Avenue  
Vancouver BC, V5Y 1J6

604 909 4150  
hapa.coo.com

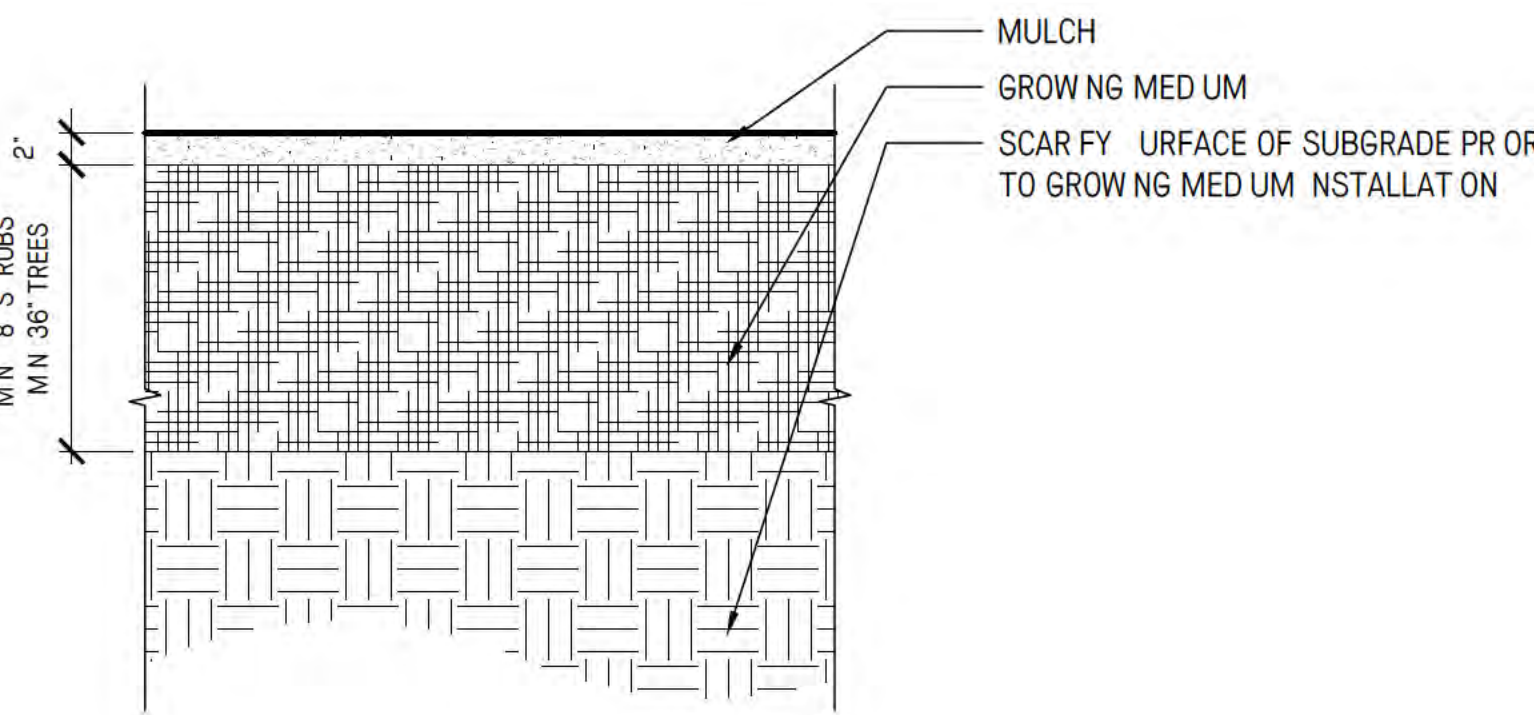




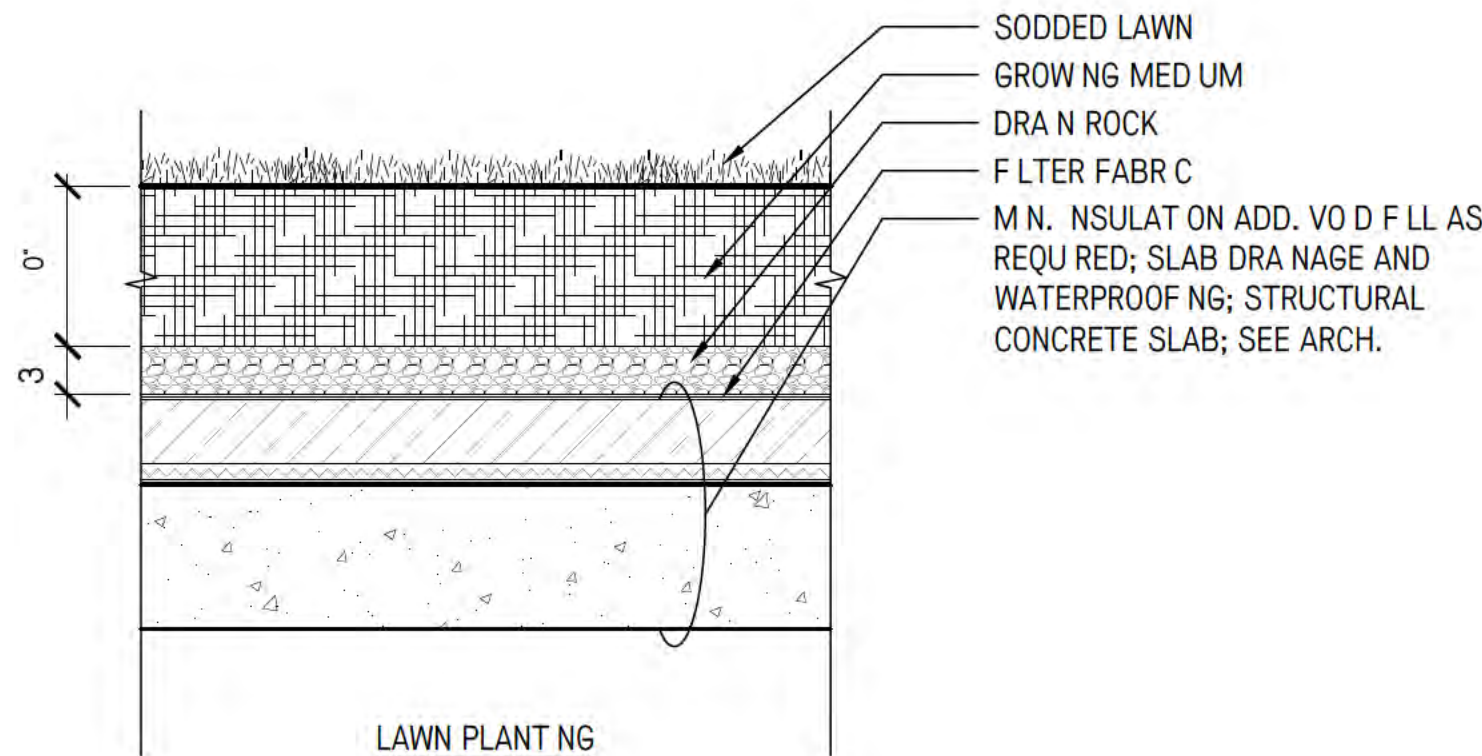




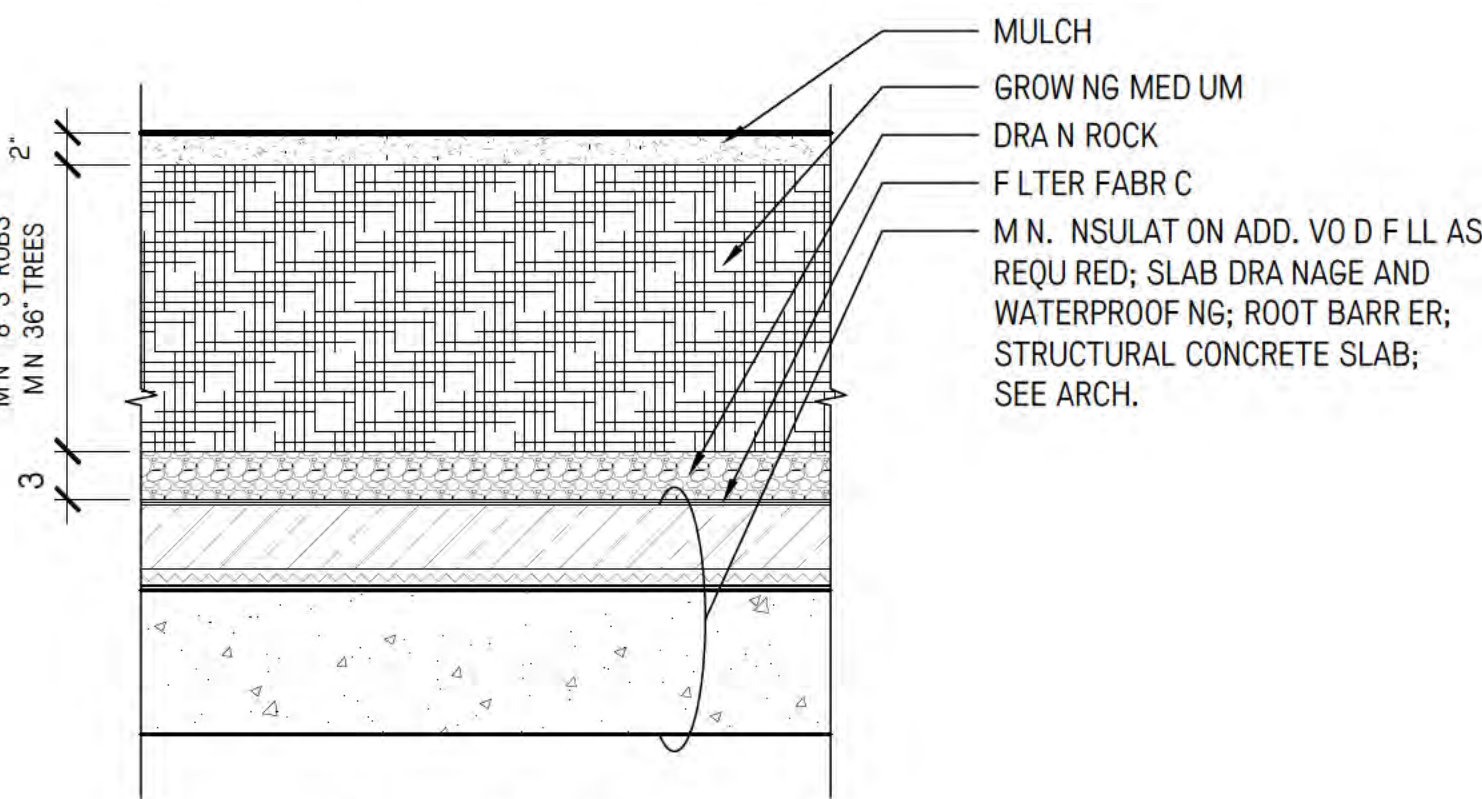
LAWN PLANTING



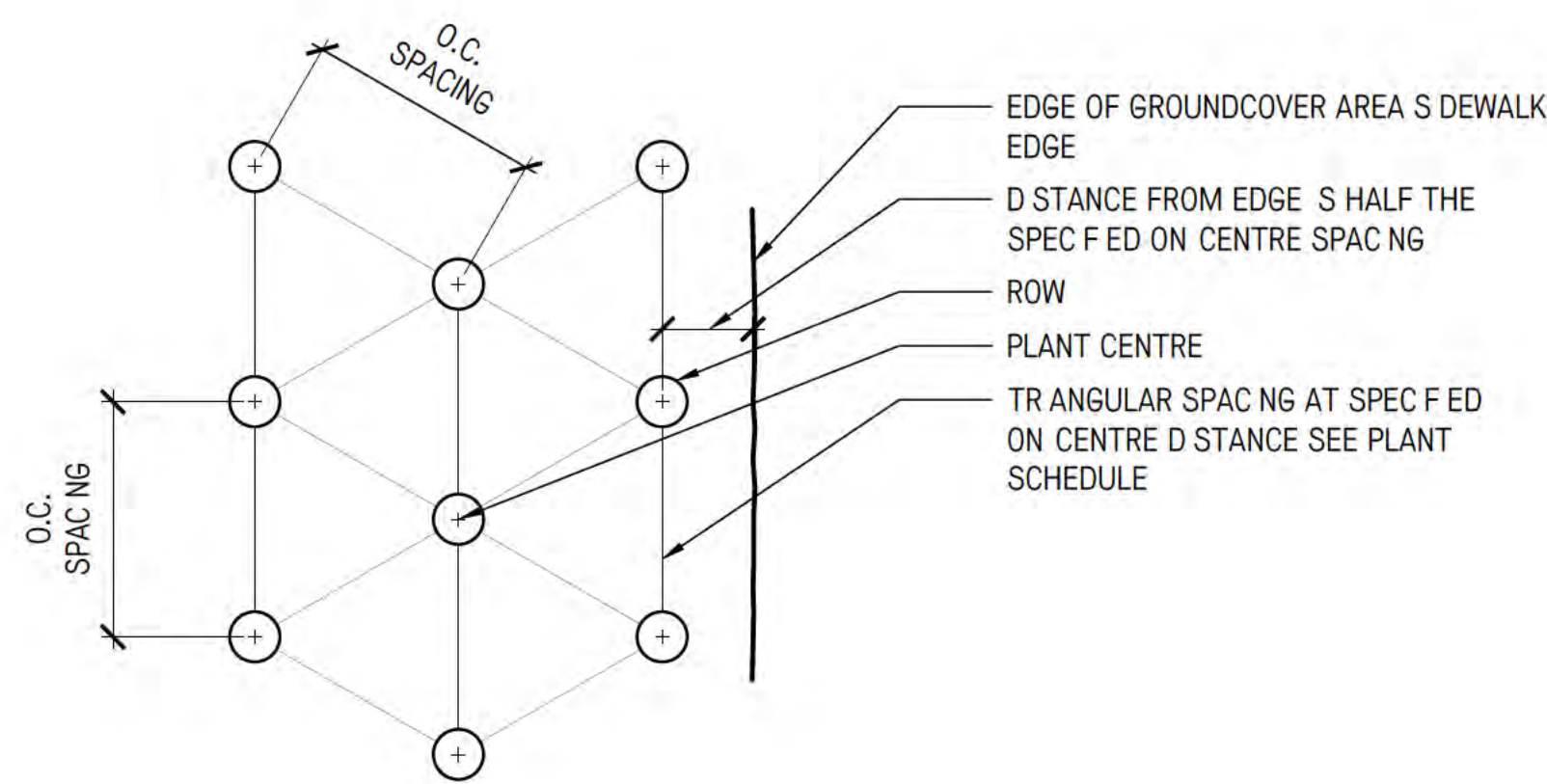
SHRUB/TREE PLANTING



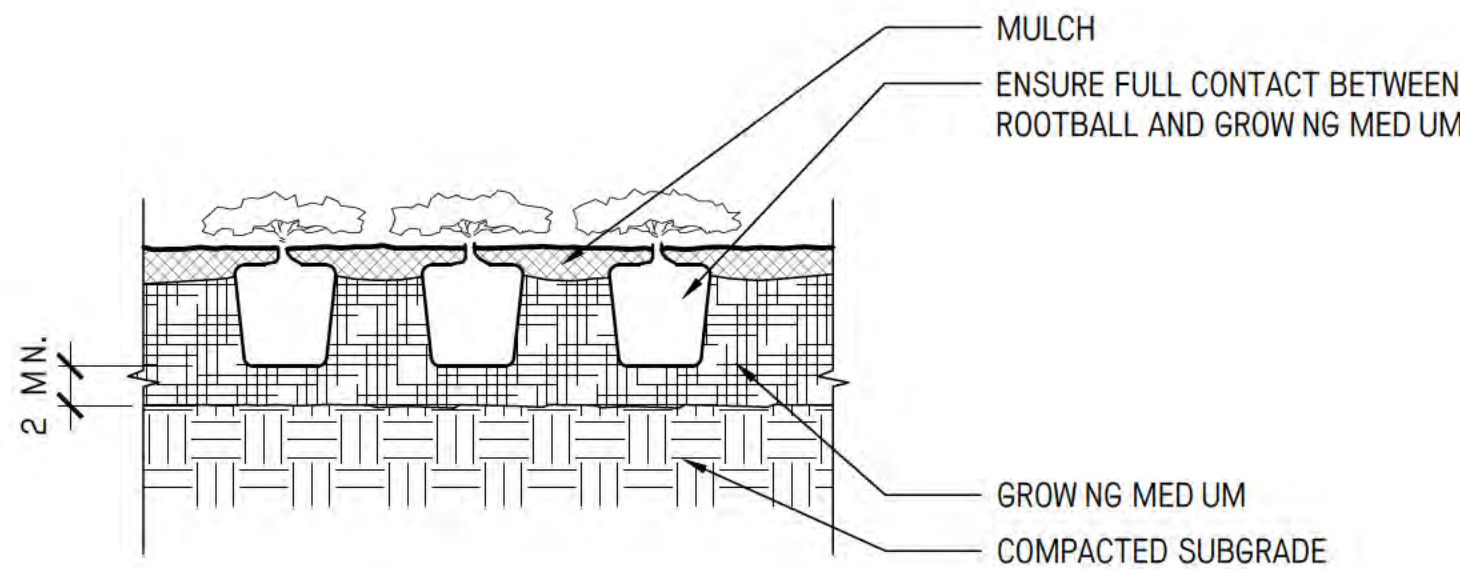
LAWN PLANTING



SHRUB/TREE PLANTING



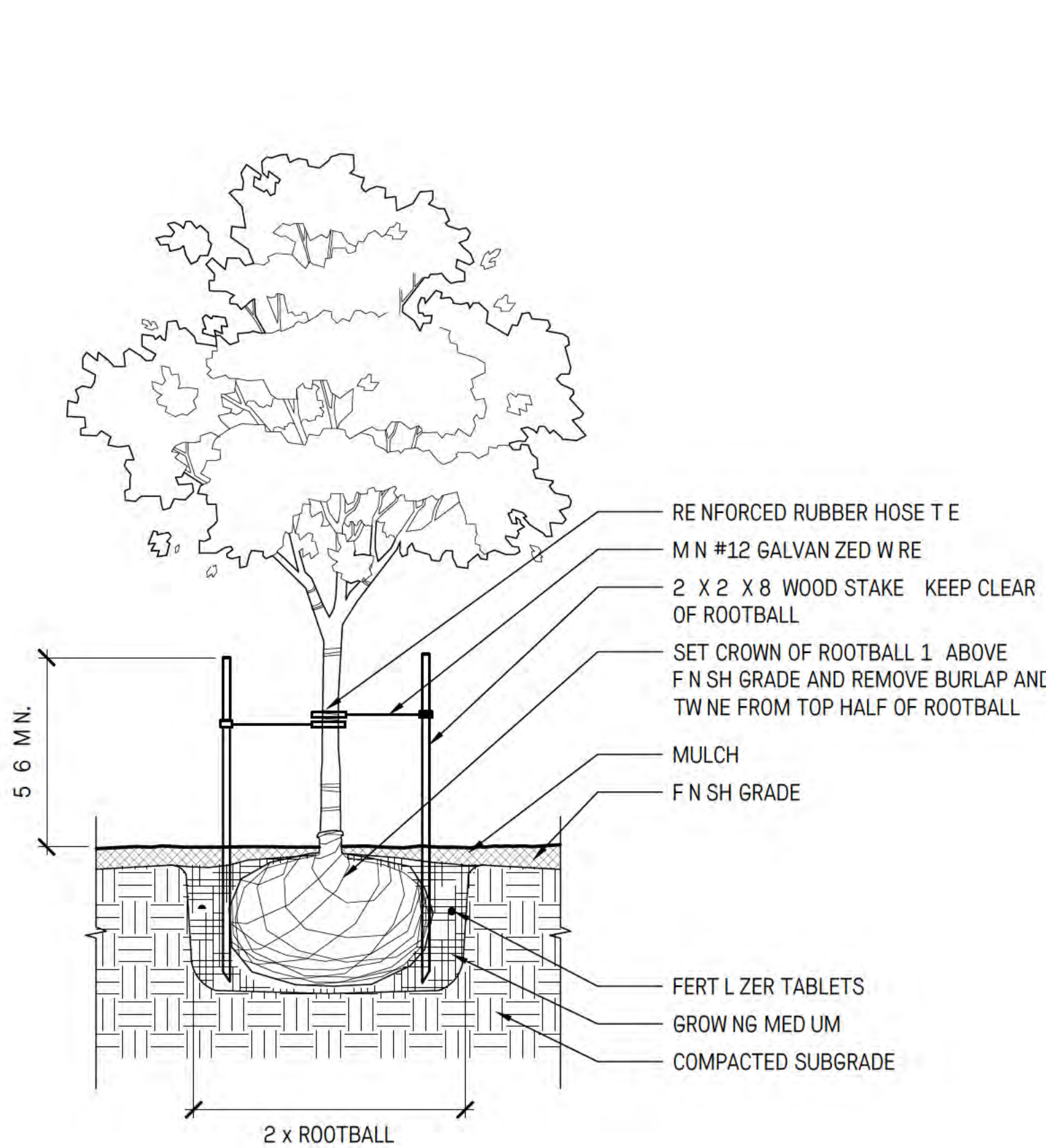
SPACING PLAN



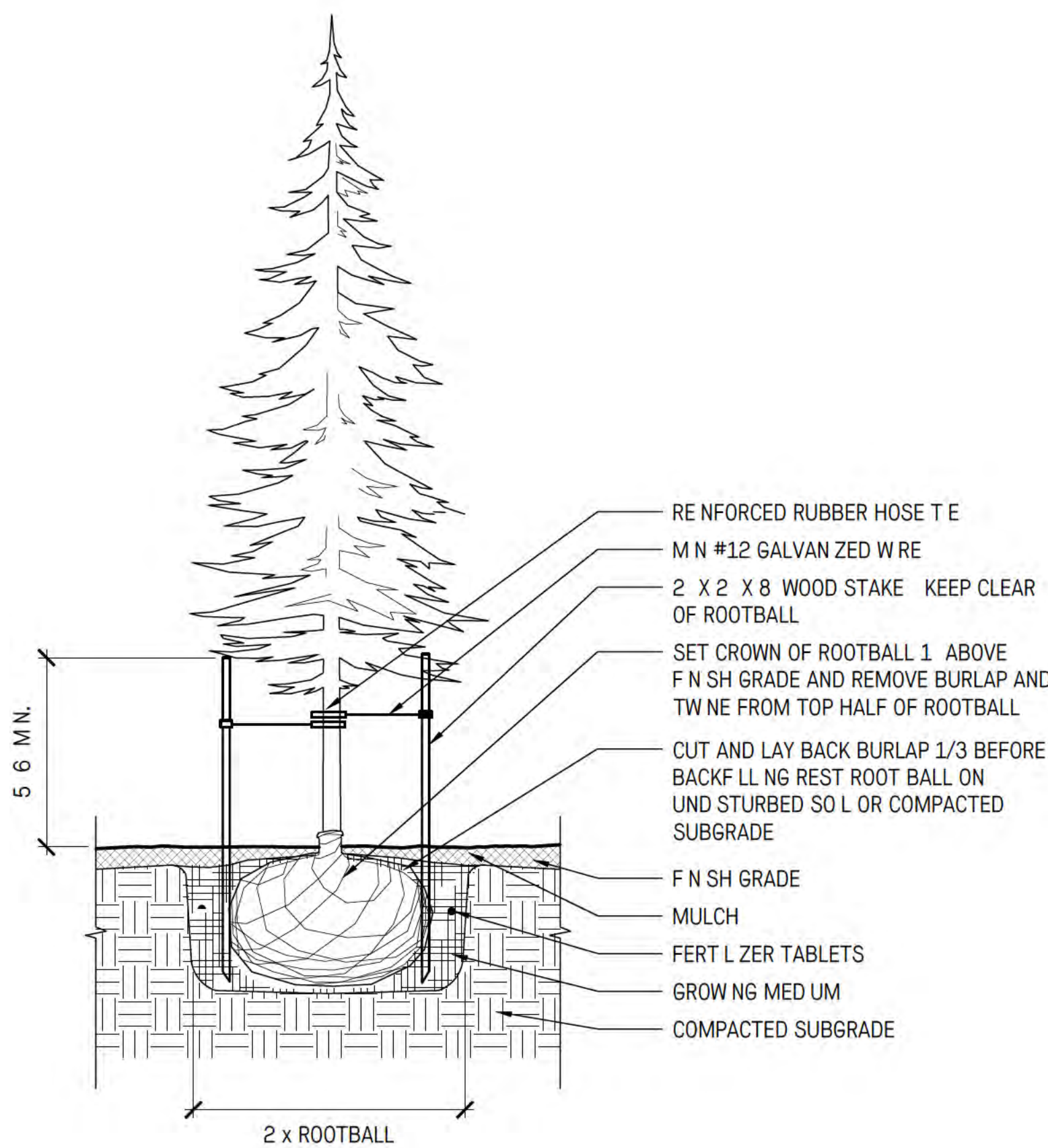
1 SOIL PROFILES ON GRADE  
1" = 1' 0"

2 SOIL PROFILES ON SLAB  
1" = 1' 0"

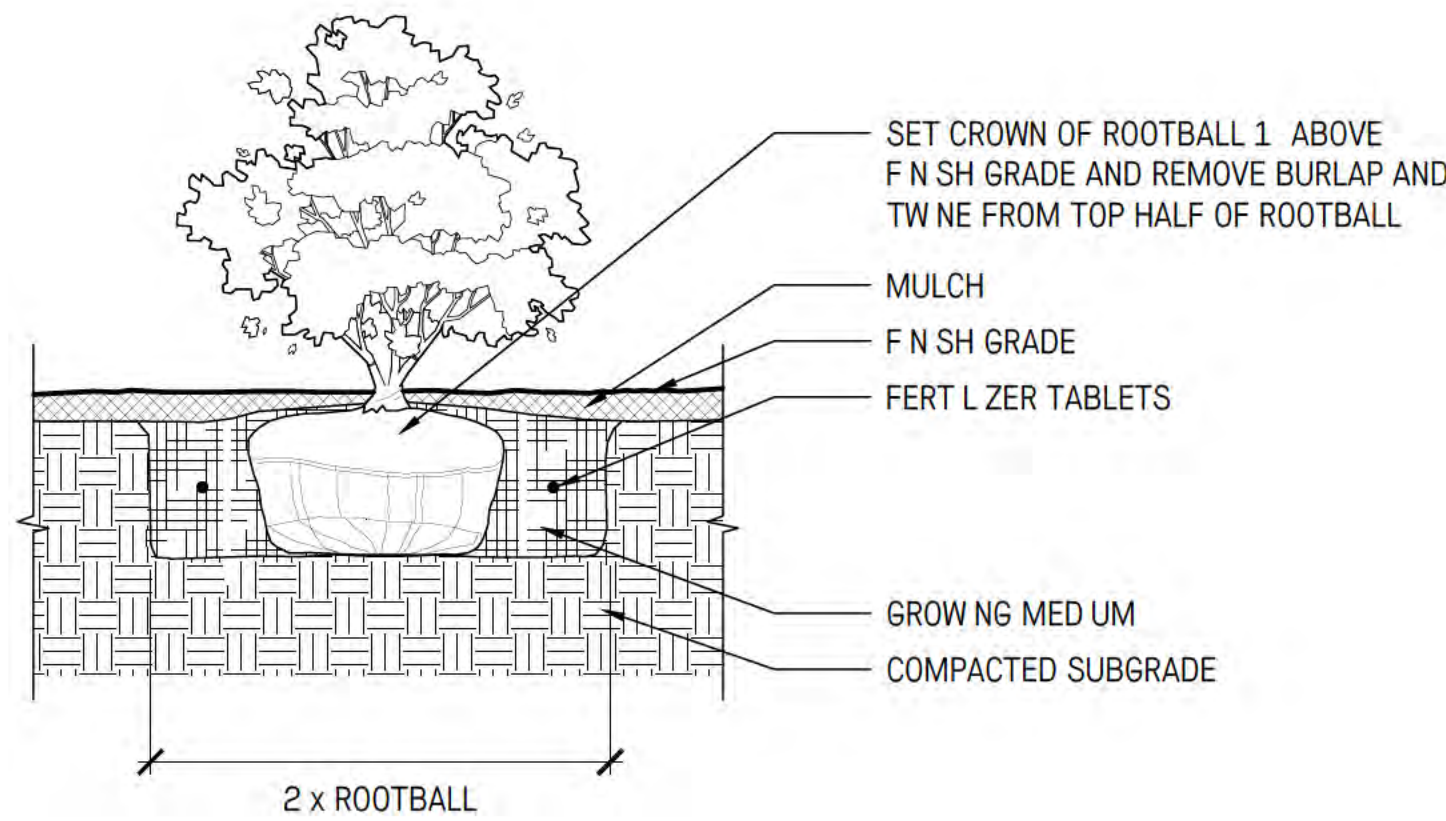
3 GROUND COVER PLANTING  
1" = 1' 0"



4 TREE PLANTING  
1" = 1' 0"



5 CONIFEROUS TREE PLANTING  
1" = 1' 0"



6 SHRUB PLANTING  
1" = 1' 0"

3	Issued for DP	Nov 24/2023
2	Issued for Review	Oct 23/2023
1	Issued for DP	May 29/2023
No	description	date

Copyright Reserved. This drawing is and remains a confidential document. It is to be used only for the project and site for which it was prepared. It is not to be used, copied, or reproduced in any form without the expressed written consent of the landscape architect.

UBC Lot 26

Landscape Details

Planting Details



Attachment B:  
Arborist Report and Tree  
Management Plan



# Arboricultural Inventory and Report



Site Location:

UBC Campus Lot 26 – 5988 Gray Avenue,  
Vancouver, BC

To be submitted with Tree Management Plan  
dated October 18, 2023

---

Submitted to:

**Attention: Sarah Christianson**

Polygon Development 233 Ltd.

900 – 1333 West Broadway

Vancouver, BC V6H 4C2

Phone: 604-877-1131

Email: [schristianson@polyhomes.com](mailto:schristianson@polyhomes.com)

Date: May 16, 2023

Updated: October 18, 2023

Submitted by:



**DIAMOND HEAD**

3559 Commercial Street  
Vancouver, BC 604.733.4886



The following Diamond Head Consulting staff conducted the on-site tree inventory and prepared or reviewed the report.

All general and professional liability insurance and staff accreditations are provided below for reference.

**Supervisor:**



Max Rathburn | Principal | Arboriculture Manager | Senior Arborist  
ISA Certified Arborist (PN-0599A)  
ISA Tree Risk Assessment Qualified (TRAQ)

**Project Staff:**



Joey Banh | Arborist  
ISA Certified Arborist (PN-9035A)  
ISA Tree Risk Assessment Qualified (TRAQ)  
BC Parks Wildlife and Danger Tree Assessor (P3051)

**Project Staff:**



Nour Dalati  
ISA Certified Arborist (PN-9729A)  
B.Sc. Arch | B. UF

**Contact Information:**

Phone: 604-733-4886  
Fax: 604-733-4879  
Email: [Max@diamondheadconsulting.com](mailto:Max@diamondheadconsulting.com)  
Website: [www.diamondheadconsulting.com](http://www.diamondheadconsulting.com)

**Insurance Information:**

WCB: # 657906 AQ (003)  
General Liability: Northbridge General Insurance Corporation - Policy #CBC1935506, \$10,000,000  
Errors and Omissions: Lloyds Underwriters – Policy #1010615D, \$1,000,000



### Scope of Assignment:

Diamond Head Consulting Ltd. (DHC) was retained to complete an arboricultural assessment to supplement the proposed development application for Lot 26 in UBC, 5988 Gray Avenue, Vancouver. This report contains an inventory of trees and summarizes management recommendations with respect to future development plans and construction activities. The approximate location and general health of off-site trees are included, as a limited assessment, because there is a legal obligation to protect them. This report is produced with the following primary limitations, detailed limitations specified in Appendix 7:

- 1) Our investigation is based solely on visual inspection of the trees during our last site visit. This inspection is conducted from ground level. We do not conduct aerial inspections, soil tests or below grade root examinations to assess the condition of tree root systems unless specifically contracted to do so.
- 2) Unless otherwise stated, tree risk assessments in this report are limited to trees with a *high* or *extreme* risk rating in their current condition, and in context of their surrounding land use at the time of assessment.
- 3) The scope of work is primarily decided by site boundaries. Only trees specified in the scope of work were inventoried.
- 4) Beyond six months or if there are significant changes to the site or to the trees, from the date of this report, the client must contact DHC to confirm its validity because site base plans and tree conditions may change beyond the original report's scope. Added site visits and report revisions may be needed after this point to ensure report accuracy for the municipality's development permit application process. Site visits and reporting needed after the first submission are not included within the original proposal fee and will be charged to the client at an additional cost.



**The client is responsible for:**

- Obtaining a tree removal permit from the relevant authority prior to any tree cutting.
- Reviewing this report to understand and implement all tree risk, removal and protection requirements related to the project.
- Understanding that we have shown trees along the outskirts of the property boundary but not shrubs or other material that could be impacted by your contractors working at your property. The trees we have located are approximate locations and a legal survey is required to determine proper ownership of a tree. It is your responsibility to ensure that all plant material that may have roots passing property lines are protected.
- Obtaining relevant permission from adjacent property owners before removing off-site trees and vegetation.
- Obtaining a timber mark if logs are being transported offsite.
- Ensuring the project is compliant with the tree permit conditions.
- Constructing and maintaining tree protection fencing.
- Ensuring an arborist is present onsite to supervise any work in or near tree protection zones.

DRAFT



## Table of Contents

<b>1.0</b>	<b>Introduction .....</b>	<b>1</b>
1.1	Site Overview .....	1
1.2	Proposed Land Use Changes .....	1
1.3	Report Objective .....	1
<b>2.0</b>	<b>Process and Methods .....</b>	<b>3</b>
2.1	Tree Inventory .....	3
2.2	Tree Risk Assessment .....	3
2.3	Tree Protection .....	3
<b>3.0</b>	<b>Findings: Tree Inventory and Risk Assessment .....</b>	<b>4</b>
3.1	Tree Inventory .....	4
3.2	Tree Risk Assessment .....	4
<b>4.0</b>	<b>Tree Retention, Removal and Replacement .....</b>	<b>5</b>
4.1	Tree Retention .....	5
4.2	Tree Removal .....	5
4.3	Tree Replacement .....	6
<b>5.0</b>	<b>Summary and Conclusions .....</b>	<b>6</b>
5.1	Trees On-site .....	6
5.2	Trees on Adjacent Properties .....	6
<b>Appendix 1</b>	<b>Complete Tree Inventory Table .....</b>	<b>7</b>
<b>Appendix 2</b>	<b>Site Photographs .....</b>	<b>24</b>
<b>Appendix 3</b>	<b>Tree Health and Structure Rating Criteria .....</b>	<b>29</b>
<b>Appendix 4</b>	<b>Tree Retention Value Rating Criteria .....</b>	<b>30</b>
<b>Appendix 5</b>	<b>Risk Rating Matrices .....</b>	<b>31</b>
<b>Appendix 6</b>	<b>Construction Guidelines .....</b>	<b>32</b>
<b>Appendix 7</b>	<b>Report Assumptions and Limiting Conditions .....</b>	<b>36</b>

## List of Figures

Figure 1. Lot 26 – 5988 Gray Avenue in context of the surrounding landscape and infrastructure. ....	2
--	---

## List of Photographs

Photo 1. Overview of subject site .....	24
Photo 2. Boulevard trees #2010-2020 .....	24
Photo 3. Overview of subject site .....	25
Photo 4. Landscape trees by water feature .....	25
Photo 5. Boulevard trees #2073-2078 .....	26
Photo 6. Trees #2084-2085 .....	26
Photo 7. Trees #2091-2094. ....	27
Photo 8. Tree #2095. ....	28



## 1.0 Introduction

### 1.1 Site Overview

The subject site is Lot 26 at the University of British Columbia (UBC), Vancouver campus. The lot is 46,115 square feet and is predominantly flat. Trees medium in size or smaller, all varying in species front the property lines of the lot. The center of the lot is an empty field. The southwest corner has a presentation center to show the proposed design, with some surrounding small trees.

### 1.2 Proposed Land Use Changes

The proposed development consists of a 16-storey concrete high-rise with an underground parking structure.

In preparing this report, we reviewed the following information:

- Topographic Survey by Aplin & Martin Geomatics Land Surveying Ltd. dated July 20, 2022.
- Proposed Site Plan provided by the client on June 8, 2023.

### 1.3 Report Objective

This report has been prepared to ensure the proposed development is compliant with UBC's Planning and development "protected trees", which are summarized as:

- Trees with a stem diameter at breast height (DBH, measured at 1.4 m above grade) equal to or greater than 15 cm.
- Replacement trees of any size.



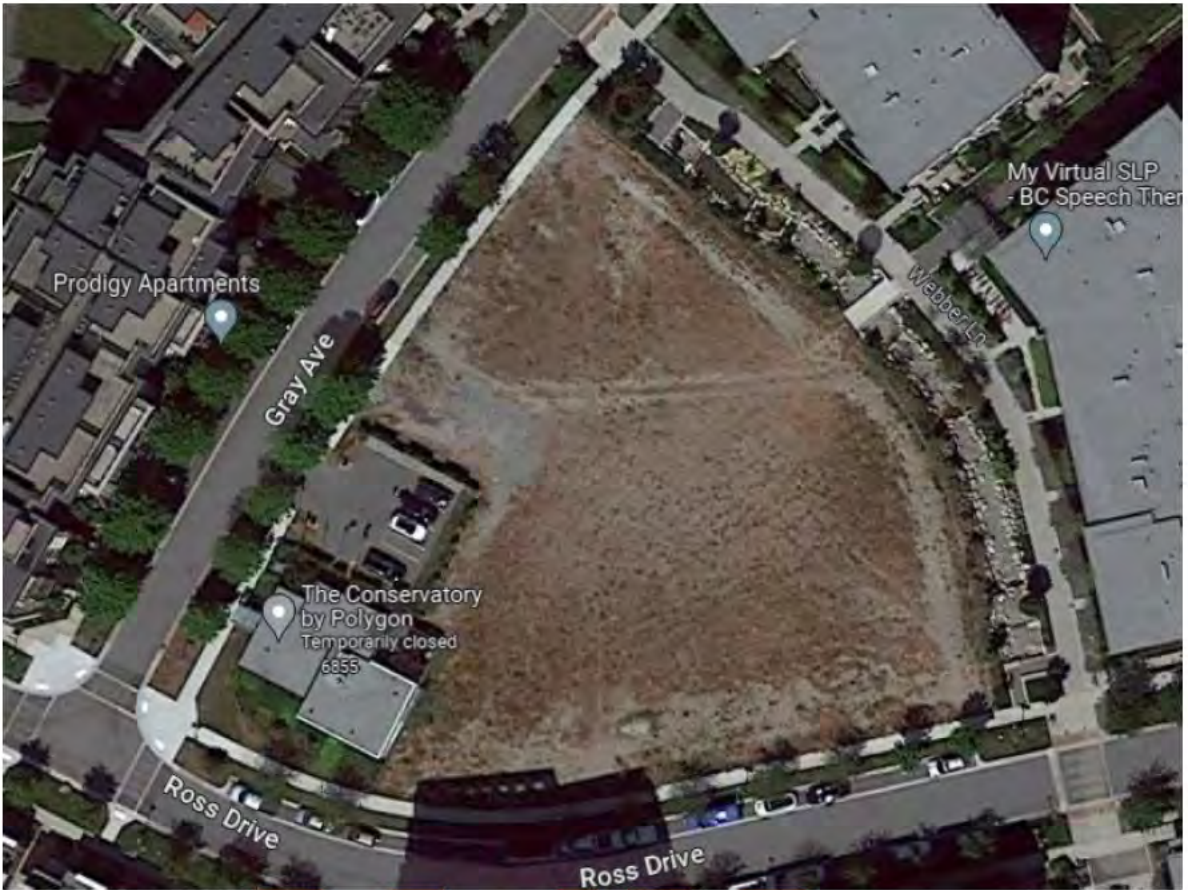


Figure 1. Lot 26 – 5988 Gray Avenue in context of the surrounding landscape and infrastructure. Figure courtesy of Google Maps.



## 2.0 Process and Methods

Joey Banh of Diamond Head Consulting (DHC) visited the site on May 9, 2023. The following methods and standards are used throughout this report.

### 2.1 Tree Inventory

Select trees on site and shared with adjacent properties were marked with a numbered tag and assessed for attributes including species; height measured to the nearest meter; and diameter at breast height (DBH) measured to the nearest centimeter at 1.4 m above grade. Off-site trees had a limited visual assessment and their locations have been noted, but not tagged. The general health and structural integrity of each tree was assessed visually and assigned to one of five categories: *excellent*; *good*; *moderate*; *poor*; or *dying/dead*. Descriptions of the health and structure rating criteria are given in Appendix 3.

Tree retention value, categorized as *high*, *medium*, *low*, or *nil*, was assigned to each tree or group of trees based on their health and structure rating, and potential longevity in a developed environment. Descriptions of the retention value ratings are given in Appendix 4. Recommendations for tree retention or removal were determined by taking into account a tree's retention value rating, its location in relation to proposed building envelopes and development infrastructure.

### 2.2 Tree Risk Assessment

Tree risk assessments were completed following methods of the ISA Tree Risk Assessment Manual<sup>1</sup>. This methodology assigns risk based on the likelihood of failure, the likelihood of impact and the severity of consequence if a failure occurs. Only on-site trees that had *high* or *extreme* risk ratings in their current condition and in context of their surrounding land use were noted. Appendix 5 gives the likelihood and risk rating matrices used to categorize tree risk. DHC recommends that on-site trees be re-assessed for risk after the site conditions change (e.g., after damaging weather events, site disturbance from construction, creation of new targets during construction or in the final developed landscape).

### 2.3 Tree Protection

Tree protection zones were calculated for each tree at 6 x the DBH but may be modified based on professional judgement of the project arborist to accommodate species specific tolerances and site-specific growing conditions.

---

<sup>1</sup> Dunster, J.A., Smiley, E.T., Matheny, N. and Lilly, S. (2013). Tree Risk Assessment Manual. *International Society of Arboriculture*. Champaign, Illinois.



## 3.0 Findings: Tree Inventory and Risk Assessment

### 3.1 Tree Inventory

Table 1 summarizes the trees on site and Appendix 1 contains the complete tree inventory.

#### Trees On-site

Nine (9) protected trees are on the site and belong to deciduous and coniferous species. All on-site trees were assessed to have good health and structure and high retention value (See Appendix 1 for individual tree inventory information).

#### Trees on Adjacent Properties

Eighty-three (83) protected UBC owned trees belong to various deciduous and coniferous species. Sixty-one (61) trees were assessed to have good health and structure and high retention value, twenty-one (21) were moderate in condition and have a medium retention value, and one (1) tree was poor and has a low retention value (See Appendix 1 for individual tree inventory information).

### 3.2 Tree Risk Assessment

No trees on this site posed a *high* or *extreme* risk to targets at the time of assessment.



## 4.0 Tree Retention, Removal and Replacement

### 4.1 Tree Retention

The opportunities for tree retention on the site are limited due to the health and structure of existing trees and the anticipated impact of the proposed development. Trees that were found to have medium or greater retention value were considered for retention where design conflicts could be resolved. Refer to Appendix 1 for the noted tree protection zone and retention comments by the tree, and ensure the proposed design accommodates the tree protection zones shown in the Tree Management Plan. The following is a summary of tree retention recommendations:

- **UBC Owned Trees # 2021, 2054 to 2072, and 2083:** retain and protect as required, per the associated tree management plan and arborist notes. Installation of tree protection fencing is required. Within the tree protection zone's, vertical excavation and shoring and low impact methods are to be used for the proposed building's foundation and the paved path, under arborist supervision.
- **UBC Owned trees # 2008 to 2010, 2014-2017, 2019, 2020, 2022, 2039, 2040, 2081, 2082, and 2084:** retain and protect as required, per the associated tree management plan and arborist notes.
- **UBC Owned trees # 2023 to 2038, 2041 to 2053, 2073 to 2080, and 2096:** retain and protect as required, per the associated tree management plan and arborist notes. The trees are outside the scope of the project and are not expected to be impacted by the proposed development.
- **UBC Owned trees OS01, OS02, and OS03:** retain and protect as required, per the associated tree management plan and arborist notes. The trees are outside the scope of the project and are not expected to be impacted by the proposed development.

### 4.2 Tree Removal

Tree removals have been recommended to accommodate the proposed development and/or due to tree health and structure. Refer to Appendix 1 for the tree removal comments by the tree and to the Tree Management Plan for the location of trees to be removed. The following trees are recommended for removal:

- **On-Site trees # 2011 to 2013, 2090, and 2095:** are proposed for removal due to conflicts with the proposed building's envelope.
- **On-Site trees # 2091 to 2094:** are proposed for removal due to conflict with the proposed landscaped and paved area.
- **UBC-owned tree # 2018** is proposed for removal due to conflict with the proposed letdown into the underground parkade.
- **UBC-owned tree # 2085-2089** is proposed for removal due to conflict with the proposed curbside parking.



#### 4.3 Tree Replacement

UBC will determine the species and quantity of trees to be replaced if required.

### 5.0 Summary and Conclusions

#### 5.1 Trees On-site

All nine (9) on-site trees are proposed for removal due to conflicts with the development proposal.

#### 5.2 Trees on Adjacent Properties

One (1) UBC owned tree tagged #2018 is proposed for removal due to conflict with the proposed letdown into the underground parkade.

Five (5) UBC owned trees tagged #2085-2089 are proposed for removal due to conflict with the proposed curbside parking. Transplanting these trees is not possible due to the size of the trees.

Permission is required from UBC prior to removal.

All other seventy-seven (77) UBC-owned trees are recommended for retention as part of this development proposal. The retained trees will require protection and fencing as per the arborist notes on the associated tree management plan.



## Appendix 1 Complete Tree Inventory Table

The complete tree inventory below contains information on tree attributes and recommendations for removal or retention. Tree ownership in this inventory table is not definitive, its determination here is based on information available from the legal site survey, GPS locations, and field assessment during site visits. Tree protection Zones are measured from the outer edge of a tree's stem. If using these measurements for mapping the tree protection zone, ½ the tree's diameter must be added to the distance to accommodate a survey point at the tree's center. Where tree protection fencing is proposed to vary from the minimum municipal TPZ, comments will be included in the Retention/TPZ comments and shown on the Tree Management Plan.

\*TPZ is the tree protection zone size required by the relevant municipal bylaw or, if not defined, the project arborist.

Surveyed? Y/N	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
Y	2008	UBC owned	Magnolia	<i>Magnolia spp.</i>	12	4	1	Good	Established landscape tree.	High	Retain	Protect as required, per associated TMP.	2
Y	2009	UBC owned	Red Maple	<i>Acer rubrum</i>	13	6	2	Good	Street boulevard tree. Roots restricted by narrow growing space between sidewalk and curb. Good vigour.	High	Retain	Protect as required, per associated TMP.	2
Y	2010	UBC owned	Red Maple	<i>Acer rubrum</i>	16	6	2	Good	Street boulevard tree. Roots restricted by narrow growing space between sidewalk and curb. Good vigour.	High	Retain	Protect as required, per associated TMP.	2
Y	2011	UBC owned	White Spruce	<i>Picea glauca</i>	3	1	1	Good	Tree planted on landscape area by temporary show building. Untagged due to density of foliage.	High	Remove	Tree conflicts with the proposed building's envelope.	2
Y	2012	UBC owned	White Spruce	<i>Picea glauca</i>	3	1	1	Good	Tree planted on landscape area by temporary show building. Untagged due to density of foliage.	High	Remove	Tree conflicts with the proposed building's envelope.	2
N	2013	UBC owned	White Spruce	<i>Picea glauca</i>	3	1	1	Good	Tree planted on landscape area by temporary show building. Untagged due to density of foliage.	High	Remove	Tree conflicts with the proposed building's envelope.	2



Surveyed? Y/N	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
Y	2014	UBC owned	Red Maple	<i>Acer rubrum</i>	13	6	2	Good	Street boulevard tree. Crown raised to 2.5 m. Roots restricted by narrow growing space between sidewalk and curb. Good vigour.	High	Retain	Protect as required, per associated TMP.	2
Y	2015	UBC owned	Red Maple	<i>Acer rubrum</i>	14	6	2	Good	Street boulevard tree. Crown raised to 2.5 m. Roots restricted by narrow growing space between sidewalk and curb. Good vigour.	High	Retain	Protect as required, per associated TMP.	2
Y	2016	UBC owned	Red Maple	<i>Acer rubrum</i>	14	6	3	Good	Street boulevard tree. Crown raised to 2.5 m. Roots restricted by narrow growing space between sidewalk and curb. Good vigour.	High	Retain	Protect as required, per associated TMP.	2
Y	2017	UBC owned	Red Maple	<i>Acer rubrum</i>	15	6	3	Good	Street boulevard tree. Crown raised to 2.5 m. Roots restricted by narrow growing space between sidewalk and curb. Good vigour.	High	Retain	Protect as required, per associated TMP.	2
Y	2018	UBC owned	Red Maple	<i>Acer rubrum</i>	14	6	3	Good	Street boulevard tree. Crown raised to 2.5 m. Roots restricted by narrow growing space between sidewalk and curb. Good vigour.	High	Remove	In conflict with the proposed let down into the underground parkade.	2
Y	2019	UBC owned	Red Maple	<i>Acer rubrum</i>	14	6	3	Good	Street boulevard tree. Crown raised to 2.5 m. Roots restricted by narrow growing space between sidewalk and curb. Good vigour.	High	Retain	Protect as required, per associated TMP.	2
Y	2020	UBC owned	Red Maple	<i>Acer rubrum</i>	14	6	3	Good	Street boulevard tree. Crown raised to 2.5 m. Roots restricted by narrow growing space between sidewalk and curb. Good vigour.	High	Retain	Protect as required, per associated TMP.	2



Surveyed? Y/N	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
Y	2021	UBC owned	Birchbark Cherry	<i>Prunus serrula</i>	10	4	1	Good	Tree planted within a few years in landscape area. Roots restricted by concrete walkway. Good vigour.	High	Retain	Within TPZ, vertical excavation and shoring, and low-impact methods are to be used for the proposed building foundation and paved path, under arborist supervision.	2
Y	2022	UBC owned	Birchbark Cherry	<i>Prunus serrula</i>	16	5	1	Good	Tree planted in landscape area. Roots restricted by concrete walkway and sidewalk. Good vigour.	High	Retain	Protect as required, per associated TMP.	2
Y	2023	UBC owned	Birchbark Cherry	<i>Prunus serrula</i>	16	5	2	Good	Tree planted in grass strip by apartment. Roots restricted by concrete walkway, storm drain and sidewalk. Good vigour.	High	Retain	Outside project scope.	2
Y	2024	UBC owned	Birchbark Cherry	<i>Prunus serrula</i>	15	5	2	Good	Tree planted in grass strip by apartment. Roots restricted by concrete walkway, storm drain and sidewalk. Good vigour.	High	Retain	Outside project scope.	2
Y	2025	UBC owned	Birchbark Cherry	<i>Prunus serrula</i>	17	5	2	Good	Tree planted in grass strip by apartment. Roots restricted by concrete walkway and sidewalk. Good vigour.	High	Retain	Outside project scope.	2
Y	2026	UBC owned	Birchbark Cherry	<i>Prunus serrula</i>	15	5	2	Good	Tree planted in grass strip by apartment. Roots restricted by concrete walkway and sidewalk. Good vigour.	High	Retain	Outside project scope.	2
Y	2027	UBC owned	Engelmann Spruce	<i>Picea engelmannii</i>	10	3	2	Good	Tree planted in landscape strip between concrete sidewalks. Roots restricted by concrete sidewalk. Good vigour.	High	Retain	Outside project scope.	2



Surveyed? Y/N	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
Y	2028	UBC owned	Western White Pine	<i>Pinus monticola</i>	10	3	2	Good	Tree planted in landscape strip between concrete sidewalks. Phototropically corrected. Roots restricted by concrete sidewalk. Good vigour.	High	Retain	Outside project scope.	2
Y	2029	UBC owned	Japanese stewartia	<i>Stewardia psuedocamellia</i>	10	5	1	Good	Tree planted in landscape strip between concrete sidewalks. Roots restricted by concrete sidewalk. Good vigour.	High	Retain	Outside project scope.	2
Y	2030	UBC owned	Japanese stewartia	<i>Stewardia psuedocamellia</i>	8	5	1	Good	Tree planted in landscape strip between concrete sidewalks. Roots restricted by concrete sidewalk. Good vigour.	High	Retain	Outside project scope.	2
Y	2031	UBC owned	Japanese stewartia	<i>Stewardia psuedocamellia</i>	7	5	1	Good	Tree planted in landscape strip between concrete sidewalks. Roots restricted by concrete sidewalk. Good vigour.	High	Retain	Outside project scope.	2
Y	2032	UBC owned	Japanese stewartia	<i>Stewardia psuedocamellia</i>	7	5	1	Good	Tree planted in landscape strip between concrete sidewalks. Roots restricted by concrete sidewalk. Good vigour.	High	Retain	Outside project scope.	2
N	2033	UBC owned	Western White Pine	<i>Pinus monticola</i>	10	3	2	Good	Tree planted in landscape strip between concrete sidewalks. Roots restricted by concrete sidewalk. Good vigour.	High	Retain	Outside project scope.	2
Y	2034	UBC owned	Birchbark Cherry	<i>Prunus serrula</i>	16	5	3	Good	Tree planted in grass strip by apartment. Roots restricted by concrete walkway, storm drain, manhole and sidewalk. Good vigour.	High	Retain	Outside project scope.	2
Y	2035	UBC owned	Birchbark Cherry	<i>Prunus serrula</i>	14	4	2	Moderate	Tree planted in grass strip by apartment. Roots restricted by concrete walkway and sidewalk. Crown thin with	Medium	Retain	Outside project scope.	2



Surveyed? Y/N	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
									signs of insect activity on leaves.				
Y	2036	UBC owned	Birchbark Cherry	<i>Prunus serrula</i>	17	5	3	Good	Tree planted in grass strip by apartment. Roots restricted by concrete walkway, storm drain and sidewalk. Good vigour.	High	Retain	Outside project scope.	2
Y	2037	UBC owned	Birchbark Cherry	<i>Prunus serrula</i>	17	5	3	Good	Tree planted in grass strip by apartment. Roots restricted by concrete walkway. Good vigour.	High	Retain	Outside project scope.	2
Y	2038	UBC owned	Birchbark Cherry	<i>Prunus serrula</i>	17	5	3	Moderate	Tree planted in grass strip by apartment. Roots restricted by concrete walkway. Frass found on trunk.	Medium	Retain	Outside project scope.	2
Y	2039	UBC owned	Birchbark Cherry	<i>Prunus serrula</i>	16	5	3	Good	Tree planted in landscape area. Roots restricted by concrete walkway and sidewalk. Good vigour.	High	Retain	Protect as required per associated TMP.	2
Y	2040	UBC owned	Birchbark Cherry	<i>Prunus serrula</i>	17	5	3	Good	Tree planted in landscape area. Roots restricted by concrete walkway. Good vigour.	High	Retain	Protect as required per associated TMP.	2
Y	2041	UBC owned	Hornbeam	<i>Carpinus betulus</i>	11	5	2	Good	Tree planted in landscape area by concrete sidewalk and water feature. Roots restricted by concrete walkway and water feature. Good vigour.	High	Retain	Outside project scope.	2
Y	2042	UBC owned	Vine Maple	<i>Acer circinatum</i>	5	3	1	Good	Tree planted in landscape area by concrete sidewalk and water feature. Roots restricted by concrete walkway and water feature. Multistem. Good vigour. Tag on tree stake.	High	Retain	Outside project scope.	2



Surveyed? Y/N	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
Y	2043	UBC owned	Engelmann Spruce	<i>Picea engelmannii</i>	8	4	1	Good	Tree planted in landscape area by concrete sidewalk and water feature. Roots restricted by concrete walkway and water feature. Good vigour.	High	Retain	Outside project scope.	2
Y	2044	UBC owned	Vine Maple	<i>Acer circinatum</i>	8	3	1	Good	Tree planted in landscape area by concrete sidewalk and water feature. Roots restricted by concrete walkway and water feature. Multistem. Good vigour. Tag on tree stake.	High	Retain	Outside project scope.	2
Y	2045	UBC owned	Vine Maple	<i>Acer circinatum</i>	5	3	1	Good	Tree planted in landscape area by concrete sidewalk and water feature. Roots restricted by concrete walkway and water feature. Multistem. Good vigour. Tag on tree stake.	High	Retain	Outside project scope.	2
Y	2046	UBC owned	Hornbeam	<i>Carpinus betulus</i>	12	5	2	Good	Tree planted in landscape area by concrete sidewalk and water feature. Roots restricted by concrete walkway and water feature. Good vigour.	High	Retain	Outside project scope.	2
Y	2047	UBC owned	Bird Cherry	<i>Prunus avium</i>	12	5	2	Moderate	Tree planted in landscape area by concrete sidewalk and water feature. Roots restricted by concrete walkway and water feature. Crown appears thin. Tag on tree stake.	Medium	Retain	Outside project scope.	2



Surveyed? Y/N	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
Y	2048	UBC owned	Bird Cherry	<i>Prunus avium</i>	10	6	3	Good	Tree planted in landscape area by concrete sidewalk and water feature. Roots restricted by concrete walkway and water feature. Asymmetrical crown. Good vigour.	High	Retain	Outside project scope.	2
Y	2049	UBC owned	Bird Cherry	<i>Prunus avium</i>	10	6	3	Good	Tree planted in landscape area by concrete sidewalk and water feature. Roots restricted by concrete walkway and water feature. Asymmetrical crown. Good vigour.	High	Retain	Outside project scope.	2
Y	2050	UBC owned	Engelmann Spruce	<i>Picea engelmannii</i>	8	5	1	Good	Tree planted in landscape area by concrete sidewalk and water feature. Roots restricted by concrete walkway and water feature. Good vigour.	High	Retain	Outside project scope.	2
Y	2051	UBC owned	Vine Maple	<i>Acer circinatum</i>	9	3	1	Moderate	Tree planted in landscape area by concrete sidewalk and water feature. Roots restricted by concrete walkway and water feature. Thinning crown. Multistem.	Medium	Retain	Outside project scope.	2
Y	2052	UBC owned	Vine Maple	<i>Acer circinatum</i>	10	3	2	Good	Tree planted in landscape area by concrete sidewalk and water feature. Roots restricted by concrete walkway and water feature. Good vigour. Multistem.	High	Retain	Outside project scope.	2
Y	2053	UBC owned	Hornbeam	<i>Carpinus betulus</i>	12	6	2	Good	Tree planted in landscape area by concrete sidewalk and water feature. Roots restricted by concrete	High	Retain	Outside project scope.	2



Surveyed? Y/N	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
									walkway and water feature. Good vigour.				
Y	2054	UBC owned	Hornbeam	<i>Carpinus betulus</i>	6	5	1	Moderate	Tree planted in landscape area by open field and water feature. Roots restricted by water feature. Thinning crown.	Medium	Retain	Within TPZ, vertical excavation and shoring, and low-impact methods are to be used for the proposed building foundation and paved path, under arborist supervision.	2
Y	2055	UBC owned	Vine Maple	<i>Acer circinatum</i>	6	3	1	Good	Tree planted in landscape area by open field and water feature. Roots restricted by water feature. Good vigour. Multistem. Tag on tree stake.	High	Retain	Within TPZ, vertical excavation and shoring, and low-impact methods are to be used for the proposed building foundation and paved path, under arborist supervision.	2
Y	2056	UBC owned	Vine Maple	<i>Acer circinatum</i>	6	3	1	Good	Tree planted in landscape area by open field and water feature. Roots restricted by water feature. Good vigour. Multistem. Tag on tree stake.	High	Retain	Within TPZ, vertical excavation and shoring, and low-impact methods are to be used for the proposed building foundation and paved path, under arborist supervision.	2
Y	2057	UBC owned	Hornbeam	<i>Carpinus betulus</i>	4	6	1	Poor	Tree planted in landscape area by open field and water feature. Roots restricted by water feature. Very thin crown. Epicormic growth on trunk indicating stress.	Low	Retain	Within TPZ, vertical excavation and shoring, and low-impact methods are to be used for the proposed building foundation and paved path, under arborist supervision.	2



Surveyed? Y/N	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
Y	2058	UBC owned	Full Moon Maple	<i>Acer japonicum</i>	8	3	2	Good	Tree planted in landscape area by open field and water feature. Roots restricted by water feature. Good vigour. Tag on tree stake.	High	Retain	Within TPZ, vertical excavation and shoring, and low-impact methods are to be used for the proposed building foundation and paved path, under arborist supervision.	2
Y	2059	UBC owned	Engelmann Spruce	<i>Picea engelmannii</i>	8	4	2	Good	Tree planted in landscape area by open field and water feature. Roots restricted by water feature. Good vigour.	High	Retain	Within TPZ, vertical excavation and shoring, and low-impact methods are to be used for the proposed building foundation and paved path, under arborist supervision.	2
Y	2060	UBC owned	Bird Cherry	<i>Prunus avium</i>	8	6	3	Moderate	Tree planted in landscape area by open field and water feature. Roots restricted by water feature. Crown appears to be thinning.	Medium	Retain	Within TPZ, vertical excavation and shoring, and low-impact methods are to be used for the proposed building foundation and paved path, under arborist supervision.	2
Y	2061	UBC owned	Bird Cherry	<i>Prunus avium</i>	8	6	3	Good	Tree planted in landscape area by open field and water feature. Roots restricted by water feature.	High	Retain	Within TPZ, vertical excavation and shoring, and low-impact methods are to be used for the proposed building foundation and paved path, under arborist supervision.	2



Surveyed? Y/N	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
Y	2062	UBC owned	Engelmann Spruce	<i>Picea engelmannii</i>	7	4	2	Moderate	Tree planted in landscape area by open field and water feature. Roots restricted by water feature. Moderate vigour.	Medium	Retain	Within TPZ, vertical excavation and shoring, and low-impact methods are to be used for the proposed building foundation and paved path, under arborist supervision.	2
Y	2063	UBC owned	Full Moon Maple	<i>Acer japonicum</i>	7	3	1	Good	Tree planted in landscape area by open field and water feature. Roots restricted by water feature. Good vigour. Tag on tree stake.	High	Retain	Within TPZ, vertical excavation and shoring, and low-impact methods are to be used for the proposed building foundation and paved path, under arborist supervision.	2
Y	2064	UBC owned	Vine Maple	<i>Acer circinatum</i>	7	3	1	Good	Tree planted in landscape area by open field and water feature. Roots restricted by water feature. Multistem. Good vigour.	High	Retain	Within TPZ, vertical excavation and shoring, and low-impact methods are to be used for the proposed building foundation and paved path, under arborist supervision.	2
Y	2065	UBC owned	Engelmann Spruce	<i>Picea engelmannii</i>	8	5	2	Good	Tree planted in landscape area by open field and water feature. Roots restricted by water feature. Good vigour.	High	Retain	Within TPZ, vertical excavation and shoring, and low-impact methods are to be used for the proposed building foundation and paved path, under arborist supervision.	2



Surveyed? Y/N	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
Y	2066	On Site	Hornbeam	<i>Carpinus betulus</i>	7	6	1	Good	Tree planted in landscape area by open field and water feature. Roots restricted by water feature. Good vigour. Narrow tree.	High	Retain	Within TPZ, vertical excavation and shoring, and low-impact methods are to be used for the proposed building foundation and paved path, under arborist supervision.	2
Y	2067	UBC owned	Engelmann Spruce	<i>Picea engelmannii</i>	8	5	2	Good	Tree planted in landscape area by open field and water feature. Roots restricted by water feature. Good vigour.	High	Retain	Within TPZ, vertical excavation and shoring, and low-impact methods are to be used for the proposed building foundation and paved path, under arborist supervision.	2
Y	2068	UBC owned	Hornbeam	<i>Carpinus betulus</i>	7	6	1	Good	Tree planted in landscape area by open field and water feature. Roots restricted by water feature. Good vigour. Narrow tree.	High	Retain	Within TPZ, vertical excavation and shoring, and low-impact methods are to be used for the proposed building foundation and paved path, under arborist supervision.	2
Y	2069	UBC owned	Engelmann Spruce	<i>Picea engelmannii</i>	8	5	2	Moderate	Tree planted in landscape area by open field and water feature. Roots restricted by water feature. Bottom whorls thin.	Medium	Retain	Within TPZ, vertical excavation and shoring, and low-impact methods are to be used for the proposed building foundation and paved path, under arborist supervision.	2



Surveyed? Y/N	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
Y	2070	UBC owned	Hornbeam	<i>Carpinus betulus</i>	8	6	1	Good	Tree planted in landscape area by open field and water feature. Roots restricted by water feature. Good vigour. Narrow tree.	High	Retain	Within TPZ, vertical excavation and shoring, and low-impact methods are to be used for the proposed building foundation and paved path, under arborist supervision.	2
Y	2071	UBC owned	Birchbark Cherry	<i>Prunus serrula</i>	13	5	3	Good	Tree planted in landscape area. Good vigour.	High	Retain	Within TPZ, vertical excavation and shoring, and low-impact methods are to be used for the proposed building foundation and paved path, under arborist supervision.	2
Y	2072	UBC owned	Birchbark Cherry	<i>Prunus serrula</i>	14	5	3	Good	Tree planted in landscape area. Roots restricted by sidewalk. Good vigour.	High	Retain	Within TPZ, vertical excavation and shoring, and low-impact methods are to be used for the proposed building foundation and paved path, under arborist supervision.	2
Y	2073	UBC owned	Magnolia	<i>Magnolia spp.</i>	8	4	3	Moderate	Tree planted on boulevard. Base of tree appears to have had something that restricted its growth. Roots restricted by concrete sidewalk and road.	Medium	Retain	Outside project scope.	2
Y	2074	UBC owned	Magnolia	<i>Magnolia spp.</i>	7	4	3	Moderate	Tree planted on boulevard. Base of tree appears to have had something that restricted its growth. Roots restricted by concrete sidewalk and road.	Medium	Retain	Outside project scope.	2



Surveyed? Y/N	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
Y	2075	UBC owned	Magnolia	<i>Magnolia spp.</i>	7	4	3	Moderate	Tree planted on boulevard. Base of tree appears to have had something that restricted its growth. Roots restricted by concrete sidewalk and road.	Medium	Retain	Outside project scope.	2
Y	2076	UBC owned	Oriental hornbeam	<i>Carpinus orientalis</i>	5	4	3	Moderate	Tree growing on boulevard. Poor pruning has slightly cut into main trunk. Thin crown. Roots restricted by concrete sidewalk and road.	Medium	Retain	Outside project scope.	2
Y	2077	UBC owned	Magnolia	<i>Magnolia spp.</i>	9	4	3	Moderate	Tree planted on boulevard. Base of tree appears to have had something that restricted its growth. Roots restricted by concrete sidewalk and road.	Medium	Retain	Outside project scope.	2
Y	2078	UBC owned	Magnolia	<i>Magnolia spp.</i>	11	5	3	Moderate	Tree planted on boulevard. Has some flush cuts on trunk. Base of tree appears to have had something that restricted its growth. Roots restricted by concrete sidewalk and road.	Medium	Retain	Outside project scope.	2
Y	2079	UBC owned	Magnolia	<i>Magnolia spp.</i>	9	5	2	Moderate	Tree planted on boulevard. Has some flush cuts on trunk. Moderate vigour. Roots restricted by concrete sidewalk and road.	Medium	Retain	Outside project scope.	2
Y	2080	UBC owned	Magnolia	<i>Magnolia spp.</i>	7	5	2	Moderate	Tree planted on boulevard. Recently pruned from 0.5 - 1 m. Moderate vigour. Roots restricted by concrete sidewalk and road.	Medium	Retain	Outside project scope.	2
Y	2081	UBC owned	Magnolia	<i>Magnolia spp.</i>	11	5	2	Good	Tree planted on boulevard. Recently pruned from 0.5 - 1 m. Good vigour. Roots restricted by concrete sidewalk and road.	High	Retain	Protect as required per associated TMP.	2



Surveyed? Y/N	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
Y	2082	UBC owned	Magnolia	<i>Magnolia spp.</i>	7	4	3	Moderate	Tree planted on boulevard. Base of tree appears to have had something that restricted its growth. Roots restricted by concrete sidewalk and road.	Medium	Retain	Protect as required per associated TMP.	2
Y	2083	UBC owned	Magnolia	<i>Magnolia spp.</i>	71	12	4	Moderate	Tree planted on boulevard. Crown slightly encroaching light pole. Roots restricted by concrete sidewalk and road. Historical sunscald or mechanical damage that has since sealed.	Medium	Retain	Within TPZ, vertical excavation and shoring, and low-impact methods are to be used for the proposed building foundation and paved path, under arborist supervision.	4.26
Y	2084	UBC owned	Magnolia	<i>Magnolia spp.</i>	19	12	4	Good	Tree planted on boulevard. Crown slightly encroaching light pole. Roots restricted by concrete sidewalk and road. Good vigour.	High	Retain	Protect as required per associated TMP.	2
Y	2085	UBC owned	Magnolia	<i>Magnolia spp.</i>	24	12	4	Good	Tree planted on boulevard. Crown slightly encroaching light pole. Roots restricted by concrete sidewalk and road. Minor sunscald damage on trunk but tree still has good vigour.	High	Remove	In conflict with the proposed parking along the curbside.	2
Y	2086	UBC owned	Red Maple	<i>Acer rubrum</i>	24	12	4	Moderate	Tree planted on boulevard. Root zone on south side recently paved over. Roots restricted by concrete sidewalk and road. Historical sunscald damage that has been sealed.	Medium	Remove	In conflict with the proposed parking along the curbside.	2



Surveyed? Y/N	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
Y	2087	UBC owned	Red Maple	<i>Acer rubrum</i>	17	12	4	Moderate	Tree planted on boulevard. Root zone on south side recently paved over. Roots restricted by concrete sidewalk and road. Historical sunscald damage that has been sealed.	Medium	Remove	In conflict with the proposed parking along the curbside.	2
Y	2088	UBC owned	Red Maple	<i>Acer rubrum</i>	20	12	4	Good	Tree planted on boulevard. Root zone on south side recently paved over. Roots restricted by concrete sidewalk and road. Minor sunscald on trunk but still has good vigour.	High	Remove	In conflict with the proposed parking along the curbside.	2
Y	2089	UBC owned	Red Maple	<i>Acer rubrum</i>	16	12	4	Good	Tree planted on boulevard. Root zone on south side recently paved over. Roots restricted by concrete sidewalk and road. Some poor pruning visible in crown. Minor sunscald on trunk but still has good vigour.	High	Remove	In conflict with the proposed parking along the curbside.	2
N	2090	On Site	Japanese Snowbell	<i>Styrax japonicus</i>	8	4	2	Good	Planted by temporary show building. Roots restricted within wooden retaining wall. Good vigour.	High	Remove	Tree conflicts with the proposed building's envelope.	2
N	2091	On Site	Japanese Snowbell	<i>Styrax japonicus</i>	5	3	2	Good	Planted by temporary show building. Roots restricted within landscape space sharing with 3 other trees. Good vigour. Crown suppressed by adjacent trees.	High	Remove	Tree conflicts with the proposed landscaped and paved area. Retention is possible if landscaping was redesigned to accommodate the tree.	2



Surveyed? Y/N	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
N	2092	On Site	Japanese Snowbell	<i>Styrax japonicus</i>	4	3	2	Good	Planted by temporary show building. Roots restricted within landscape space sharing with 3 other trees. Good vigour. Crown suppressed by adjacent trees.	High	Remove	Tree conflicts with the proposed landscaped and paved area. Retention is possible if landscaping was redesigned to accommodate the tree.	2
N	2093	On Site	Japanese Snowbell	<i>Styrax japonicus</i>	4	4	2	Good	Planted by temporary show building. Roots restricted within landscape space sharing with 3 other trees. Good vigour. Crown suppressed by adjacent tree.	High	Remove	Tree conflicts with the proposed landscaped and paved area. Retention is possible if landscaping was redesigned to accommodate the tree.	2
N	2094	On Site	Japanese Snowbell	<i>Styrax japonicus</i>	7	4	2	Good	Planted by temporary show building. Roots restricted within landscape space sharing with 3 other trees. Good vigour. Crown suppressed by adjacent tree.	High	Remove	Tree conflicts with the proposed landscaped and paved area. Retention is possible if landscaping was redesigned to accommodate the tree.	2
N	2095	On Site	Japanese Maple	<i>Acer palmatum</i>	20	6	4	Good	Tree planted by temporary show building within fencing. Tree appears to have good vigour. Untagged and not full 360 degree assessment due to site restriction.	High	Remove	Tree conflicts with the proposed building's envelope.	2
Y	2096	UBC owned	Red Maple	<i>Acer rubrum</i>	15	6	4	Moderate	Tree planted on boulevard. Moderate vigour. Old pruning wounds have sealed. Roots restricted by concrete sidewalk and road.	Medium	Retain	Outside project scope.	2
N	OS01	UBC owned	Vine Maple	<i>Acer circinatum</i>	10	3	2	Good	Off-site multistem tree.	High	Retain	Outside project scope.	2



Surveyed? Y/N	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
N	OS02	UBC owned	Vine Maple	<i>Acer circinatum</i>	10	3	2	Good	Off-site multistem tree.	High	Retain	Outside project scope.	2
N	OS03	UBC owned	Vine Maple	<i>Acer circinatum</i>	10	3	2	Good	Off-site multistem tree.	High	Retain	Outside project scope.	2

DRAFT



## Appendix 2      Site Photographs



Photo 1. Overview of subject site. Viewing north.

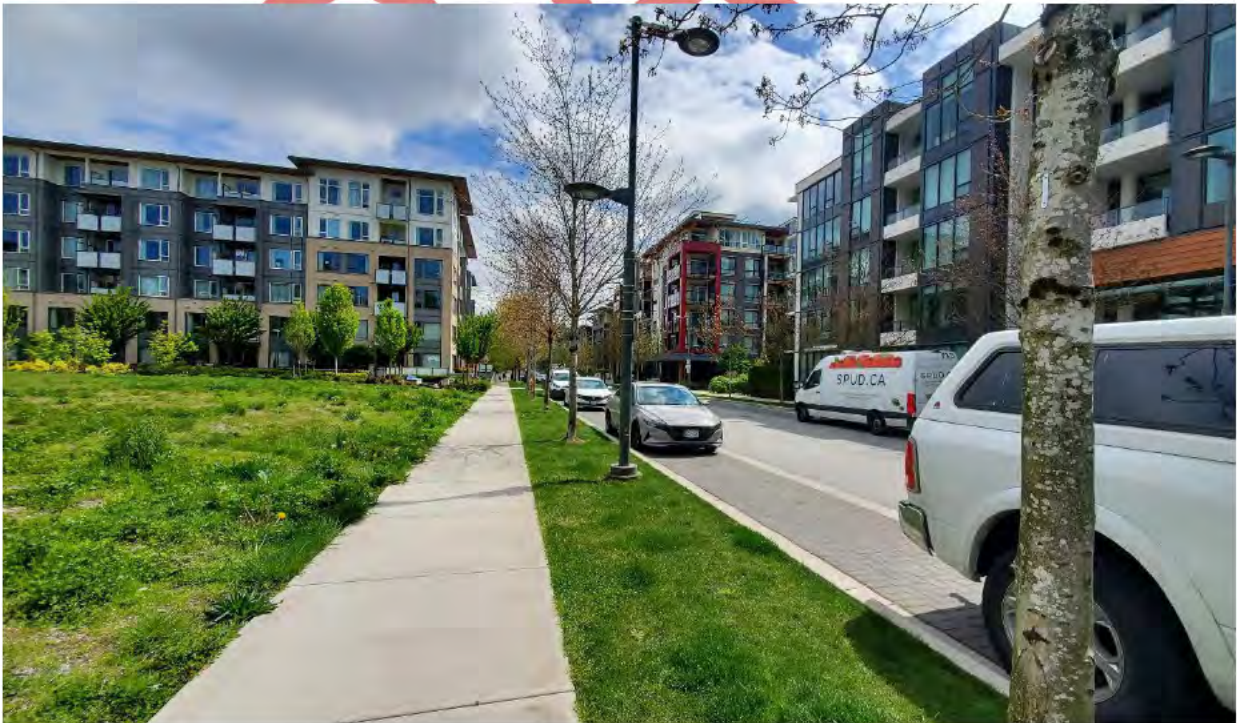


Photo 2. Boulevard trees #2010-2020 right in photo.





Photo 3. Overview of subject site. Viewing east.



Photo 4. Landscape trees by water feature.





Photo 5. Boulevard trees #2073-2078.



Photo 6. Trees #2084-2085 with new paved access within their root zones.





Photo 7. Trees #2091-2094.





Photo 8. Tree #2095.



## Appendix 3      Tree Health and Structure Rating Criteria

The tree health and structure ratings used by Diamond Head Consulting summarize each tree based on both positive and negative attributes using five stratified categories. These ratings indicate health and structural conditions that influence a tree's ability to withstand local site disturbance during the construction process (assuming appropriate tree protection) and benefit a future urban landscape.

**Excellent:** Tree of possible specimen quality, unique species, or size with no discernible defects.

**Good:** Tree has no significant structural defects or health concerns, considering its growing environment and species.

**Moderate:** Tree has noted health and/or minor to moderate structural defects. This tree can be retained, but may need mitigation (e.g., pruning or bracing) and monitoring post-development. A moderate tree may be suitable for retention within a stand or group, but not suitable on its own.

**Poor:** Tree is in serious decline from previous growth habit or stature, has multiple defined health or structural weaknesses. It is unlikely to acclimate to future site use change. This tree is not suitable for retention within striking distance of most targets.

**Dying/Dead:** Tree is in severe decline, has severe defects or was found to be dead.



## Appendix 4      Tree Retention Value Rating Criteria

The tree retention value ratings used by Diamond Head Consulting provide guidance for tree retention planning. Each tree in an inventory is assigned to one of four stratified categories that reflect its value as a future amenity and environmental asset in a developed landscape. Tree retention value ratings take into account the health and structure rating, species profile\*, growing conditions and potential longevity assuming a tree's growing environment is not compromised from its current state.

**High:** Tree suitable for retention. Has good or excellent health and structure rating. Tree is open grown, an anchor tree on the edge of a stand or dominant within a stand or group. Species of *Populus*, *Alnus* and *Betula* are excluded from this category.

**Medium:** Tree suitable for retention with some caveats or suitable within a group\*\*. Tree has moderate health and structure rating but is likely to require remedial work to mitigate minor health or structural defects. Includes trees that are recently exposed, but wind firm, and trees grown on sites with poor rooting environments that may be ameliorated.

**Low:** Tree has marginal suitability for retention. Health and structure rating is moderate or poor; remedial work is unlikely to be viable. Trees within striking distance of future site developments should be removed.

**Nil:** Tree is unsuitable for retention. It has a dying/dead or poor health and structure rating. It is likely that the tree will not survive, or it poses an unacceptable hazard in the context of future site developments.

\* The species profile is based upon mature age and height/spread of the species, adaptability to land use changes and tree species susceptibility to diseases, pathogen, and insect infestation.

\*\* Trees that are 'suitable as a group' have grown in groups or stands that have a single, closed canopy. They have not developed the necessary trunk taper, branch and root structure that would allow them to be retained individually. These trees should only be retained in groups.



## Appendix 5 Risk Rating Matrices

Trees with a *probable* or *imminent* likelihood of failure, a *medium* or *high* likelihood of impacting a specified target, and a *significant* or *severe* consequence of failure have been assessed for risk and included in this report (Section 3.2). These two risk rating matrices showing the categories used to assign risk are taken without modification to their content from the International Society of Arboriculture Tree Risk Assessment Qualification Manual.

**Matrix 1: Likelihood**

Likelihood of Failure	Likelihood of Impacting Target			
	Very Low	Low	Medium	High
<b>Imminent</b>	Unlikely	Somewhat Likely	Likely	Very Likely
<b>Probable</b>	Unlikely	Unlikely	Somewhat Likely	Likely
<b>Possible</b>	Unlikely	Unlikely	Unlikely	Somewhat Likely
<b>Improbable</b>	Unlikely	Unlikely	Unlikely	Unlikely

**Matrix 2: Risk Rating**

Likelihood of Failure and Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
<b>Very Likely</b>	Low	Moderate	High	Extreme
<b>Likely</b>	Low	Moderate	High	High
<b>Somewhat Likely</b>	Low	Low	Moderate	Moderate
<b>Unlikely</b>	Low	Low	Low	Low



## Appendix 6 Construction Guidelines

Tree management recommendations in this report are made under the expectation that the following guidelines for risk mitigation and proper tree protection will be adhered to during construction.

Respecting these guidelines will prevent changes to the soil and rooting conditions, contamination due to spills and waste, or physical wounding of the trees. Any plans for construction work and activities that deviate from or contradict these guidelines should be discussed with the project arborist so that mitigation measures can be implemented.

### Tree Protection Zones

A Tree protection zone (TPZ) is determined using either dripline or a DBH multiplier to define a radius measured in all directions from the outside of a tree's trunk. It is typically determined according to local municipal bylaw specifications and may be modified based on professional judgement of the project arborist to accommodate species specific tolerances and site-specific growing conditions. For retained trees, the TPZ and fencing indicated in this report are proposed as suitable in relation to the level of disturbance proposed on the site plan provided to the project arborist. Arborist consultation is required if any additional work beyond the scope of the plans provided is proposed near the tree. Work done in addition to the proposed impacts discussed in this report may cause the tree to decline and die.

Tree Protection Fencing: Tree protection zones (TPZs) will be protected by Tree Protection Fencing except where site features constrict roots (e.g., retaining walls or roads), where continual access is required (e.g., sidewalks), or when an acceptable encroachment into the TPZ is proposed, in which case the fencing will be modified. Tree Protection Fencing is shown on the Tree Management Plan and, where it varies from the TPZ, the rationale is described in the inventory table in Section 3.1.

Within a TPZ, no construction activity, including materials storage, grading, or landscaping, may occur without project arborist approval. Within the TPZ, the following are tree preservation guidelines based on industry standards for best practice and local municipal requirements:

- No soil disturbance or stripping.
- Maintain the natural grade.
- No storage, dumping of materials, parking, underground utilities, or fires within TPZs or tree driplines.
- Any planned construction and landscaping activities affecting trees should be reviewed and approved by a consulting arborist.
- Install specially designed foundations and paving when these structures are required within TPZs.
- Route utilities around TPZs.
- Excavation within the TPZs should be supervised by a consultant arborist.
- Surface drainage should not be altered in such a way that water is directed in or out of the TPZ.



- Site drainage improvements should be designed to maintain the natural water table levels within the TPZ.

Prior to any construction activity, Tree Protection Fencing must be constructed as shown on the Tree Management Plan. The protection barrier or temporary fencing must be at least 1.2 m in height and constructed of 2" by 4" lumber with orange plastic mesh screening. Tree Protection Fencing must be constructed prior to tree removal, excavation or construction and remain intact for the entire duration of construction.

#### **Tree Crown Protection and Pruning**

All heavy machinery (excavators, cranes, dump trucks, etc.) working within five meters of a tree's crown should be made aware of their proximity to the tree. If there is to be a sustained period of machinery working within five meters of a tree's crown, a line of colored flags should be suspended at eye-level of the machinery operator for the length of the protected tree area. Any concerns regarding the clearance required for machinery and workers within or immediately outside tree protection zones should be referred to the project arborist so that a zone surrounding the crowns can be established or pruning measures undertaken. Any wounds incurred to protected trees during construction should be reported to the project arborist immediately.

#### **Un-surveyed Trees**

Un-surveyed trees identified by DHC in the Tree Management Plan have been hand plotted for approximate location only using GPS coordinates and field observations. The location and ownership of un-surveyed trees cannot be confirmed without a legal survey. The property owner or project developer must ensure that all relevant on- and off-site trees are surveyed by a legally registered surveyor, whether they are identified by DHC or not.

#### **Removal of logs from sites**

Private timber marks are required to transport logs from privately-owned land in BC. It is the property owner's responsibility to apply for a timber mark prior to removing any merchantable timber from the site. Additional information can be found at: <http://www.for.gov.bc.ca/hth/private-timber-marks.htm>

#### **Regulation of Soil Moisture and Drainage**

Excavation and construction activities adjacent to TPZs can influence the availability of moisture to protected trees. This is due to a reduction in the total root mass, changes in local drainage conditions, and changes in exposure including reflected heat from adjacent hard surfaces. To mitigate these concerns the following guidelines should be followed:

- Soil moisture conditions within the tree root protection zones should be monitored during hot and dry weather. When soil moisture is inadequate, supplemental irrigation should be provided that penetrates soil to the depth of the root system or a minimum of 30 cm.
- Any planned changes to surface grades within the TPZs, including the placement of mulch, should be designed so that any water will flow away from tree trunks.



- Excavations adjacent to trees can alter local soil hydrology by draining water more rapidly from TPZs more rapidly than it would prior to site changes. It is recommended that when excavating within 6 m of any tree, the site be irrigated more frequently to account for this.

### **Root Zone Enhancements and Fertilization**

Root zone enhancements such as mulch, and fertilizer treatments may be recommended by the project arborist during any phase of the project if they deem it necessary to maintain tree health and future survival.

### **Paving Within and Adjacent to TPZs**

If development plans propose the construction of paved areas and/or retaining walls close to TPZs, measures should be taken to minimize impacts. Construction of these features would raise concerns for proper soil aeration, drainage, irrigation, and the available soil volume for adequate root growth. The following design and construction guidelines for paving and retaining walls are recommended to minimize the long-term impacts of construction on protected trees:

- Any excavation activities near or within the TPZ should be monitored by a certified arborist. Structures should be designed, and excavation activities undertaken to remove and disturb as little of the rooting zone as possible. All roots greater than 2 cm in diameter should be hand pruned by a Certified Arborist.
- The natural grade of a TPZ should be maintained. Any retaining walls should be designed at heights that maintain the existing grade within 20 cm of its current level. If the grade is altered, it should be raised not reduced in height.
- Compaction of sub grade materials can cause trees to develop shallow rooting systems. This can contribute to long-term pavement damage as roots grow. Minimizing the compaction of subgrade materials by using structural soils or other engineered solutions and increasing the strength of the pavement reduces reliance on the sub-grade for strength.
- If it is not possible to minimize the compaction of sub-grade materials, subsurface barriers should be considered to help direct roots downward into the soil and prevent them from growing directly under the paved surfaces.

### **Plantings within TPZs**

Any plans to landscape the ground within the TPZ should implement measures to minimize negative impacts on the above or below ground parts of a tree. The existing grass layer in TPZs should not be stripped because this will damage surface tree roots. Grass layer should be covered with mulch at the start of the project, which will gradually kill the grass while moderating soil moisture and temperatures. Topsoil should be mixed with the mulch prior to planting of shrubs, but the new topsoil layer should not be greater than 20 cm deep on top of the original grade. Planting should take place within the newly placed topsoil mixture and should not disturb the original rooting zone of the trees. A two-meter radius



around the base of each tree should be left unplanted and covered in mulch; a tree's root collar should remain free from any amendments that raise the surface grade.

### **Monitoring during construction**

Ongoing monitoring by a consultant arborist should occur for the duration of a development project. Site visits should be more frequent during activities that are higher risk, including the first stages of construction when excavation occurs adjacent to the trees. Site visits will ensure contractors are respecting the recommended tree protection measures and will allow the arborist to identify any new concerns that may arise.

During each site visit the following measures will be assessed and reported on by a consulting arborist:

- Health and condition of protected trees, including damage to branches, trunks and roots that may have resulted from construction activities, as will the health of. Recommendations for remediation will follow.
- Integrity of the TPZ and fencing.
- Changes to TPZ conditions including overall maintenance, parking on roots, and storing or dumping of materials within TPZ. If failures to maintain and respect the TPZ are observed, suggestions will be made to ensure tree protection measures are remediated and upheld.
- Review and confirmation of recommended tree maintenance including root pruning, irrigation, mulching and branch pruning.
- Changes to soil moisture levels and drainage patterns; and
- Factors that may detrimentally impact the trees.



## Appendix 7      Report Assumptions and Limiting Conditions

- 1) Unless expressly set out in this report or these Assumptions and Limiting Conditions, Diamond Head Consulting Ltd. ("Diamond Head") makes no guarantee, representation, or warranty (express or implied) regarding this report, its findings, conclusions, or recommendations contained herein, or the work referred to herein.
- 2) The work undertaken in connection with this report and preparation of this report have been conducted by Diamond Head for the "Client" as stated in the report above. It is intended for the sole and exclusive use by the Client for the purpose(s) set out in this report. Any use of reliance on or decisions made based on this report by any person other than the Client, or by the Client for any purpose other than the purpose(s) set out in this report, is the sole responsibility of, and at the sole risk of, such other person or the Client, as the case may be. Diamond Head accepts no liability or responsibility whatsoever for any losses, expenses, damages, fines, penalties, or other harm (including without limitation financial or consequential effects on transactions or property values, and economic loss) that may be suffered or incurred by any person as a result of the use of or reliance on this report or the work referred to herein. The copying, distribution, or publication of this report (except for the internal use of the Client) without the express written permission of Diamond Head (which consent may be withheld in Diamond Head's sole discretion) is prohibited. Diamond Head retains ownership of this report and all documents related thereto both generally and as instruments of professional service.
- 3) The findings, conclusions and recommendations made in this report reflect Diamond Head's best professional judgment given the information available at the time of preparation. This report has been prepared in a manner consistent with the level of care and skill normally exercised by arborists currently practicing under similar conditions in a similar geographic area and for specific application to the trees subject to this report on the date of this report. Except as expressly stated in this report, the findings, conclusions, and recommendations it sets out are valid for the day on which the assessment leading to such findings, conclusions and recommendations was conducted. If generally accepted assessment techniques or prevailing professional standards and best practices change at a future date, modifications to the findings, conclusions, and recommendations in this report may be necessary. Diamond Head expressly excludes any duty to provide any such modification if generally accepted assessment techniques and prevailing professional standards and best practices change.
- 4) Conditions affecting the trees subject to this report (the "Conditions", include without limitation, structural defects, scars, decay, fungal fruiting bodies, evidence of insect attack, discolored foliage, condition of root structures, the degree and direction of lean, the general condition of the tree(s) and the surrounding site, and the proximity of property and people) other than those expressly addressed in this report may exist. Unless otherwise stated, information contained in this report covers only those Conditions and trees at the time of inspection. The inspection is limited to visual examination of such Conditions and trees without dissection, excavation, probing or coring. While



every effort has been made to ensure that any trees recommended for retention are both healthy and safe, no guarantees, representations or warranties are made (express or implied) that those trees will not be subject to structural failure or decline. The Client acknowledges that it is both professionally and practically impossible to predict with absolute certainty the behavior of any single tree, or groups of trees, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure and this risk can only be eliminated if the risk is removed. If Conditions change or if additional information becomes available at a future date, modifications to the findings, conclusions, and recommendations in this report may be necessary. Diamond Head expressly excludes any duty to provide any such modification of Conditions change or additional information becomes available.

- 5) Nothing in this report is intended to constitute or provide a legal opinion and Diamond Head expressly disclaims any responsibility for matters legal in nature (including, without limitation, matters relating to title and ownership of real or personal property and matters relating to cultural and heritage values). Diamond Head makes no guarantee, representation, or warranty (express or implied) as to the requirements of or compliance with applicable laws, rules, regulations, or policies established by federal, provincial, local government or First Nations bodies (collectively, "Government Bodies") or as to the availability of licenses, permits or authorizations of any Government Body. Revisions to any regulatory standards (including bylaws, policies, guidelines and any similar directions of a Government Bodies in effect from time to time) referred to in this report may be expected over time. As a result, modifications to the findings, conclusions and recommendations in this report may be necessary. Diamond Head expressly excludes any duty to provide any such modification if any such regulatory standard is revised.
- 6) Diamond Head shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
- 7) In preparing this report, Diamond Head has relied in good faith on information provided by certain persons, Government Bodies, government registries and agents and representatives of each of the foregoing, and Diamond Head assumes that such information is true, correct, and accurate in all material respects. Diamond Head accepts no responsibility for any deficiency, misinterpretations, or fraudulent acts of or information provided by such persons, bodies, registries, agents, and representatives.
- 8) Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
- 9) Loss or alteration of any part of this report invalidates the entire report.



Arborist Notes:

- Any work within the TPZ of any protected trees, must be done, under arborist supervision.

LEGEND

- TREE PROTECTION ZONE
- TREE PROTECTION FENCE
- SURVEYED TREE TO BE RETAINED
- UN-SURVEYED TREE TO BE RETAINED
- SURVEYED TREE TO BE REMOVED
- UN-SURVEYED TREE TO BE REMOVED

NOTES

- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
- All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
- The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. ( $\frac{1}{2}$  the tree's diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
- Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
- This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
- This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

REFERENCE DRAWINGS

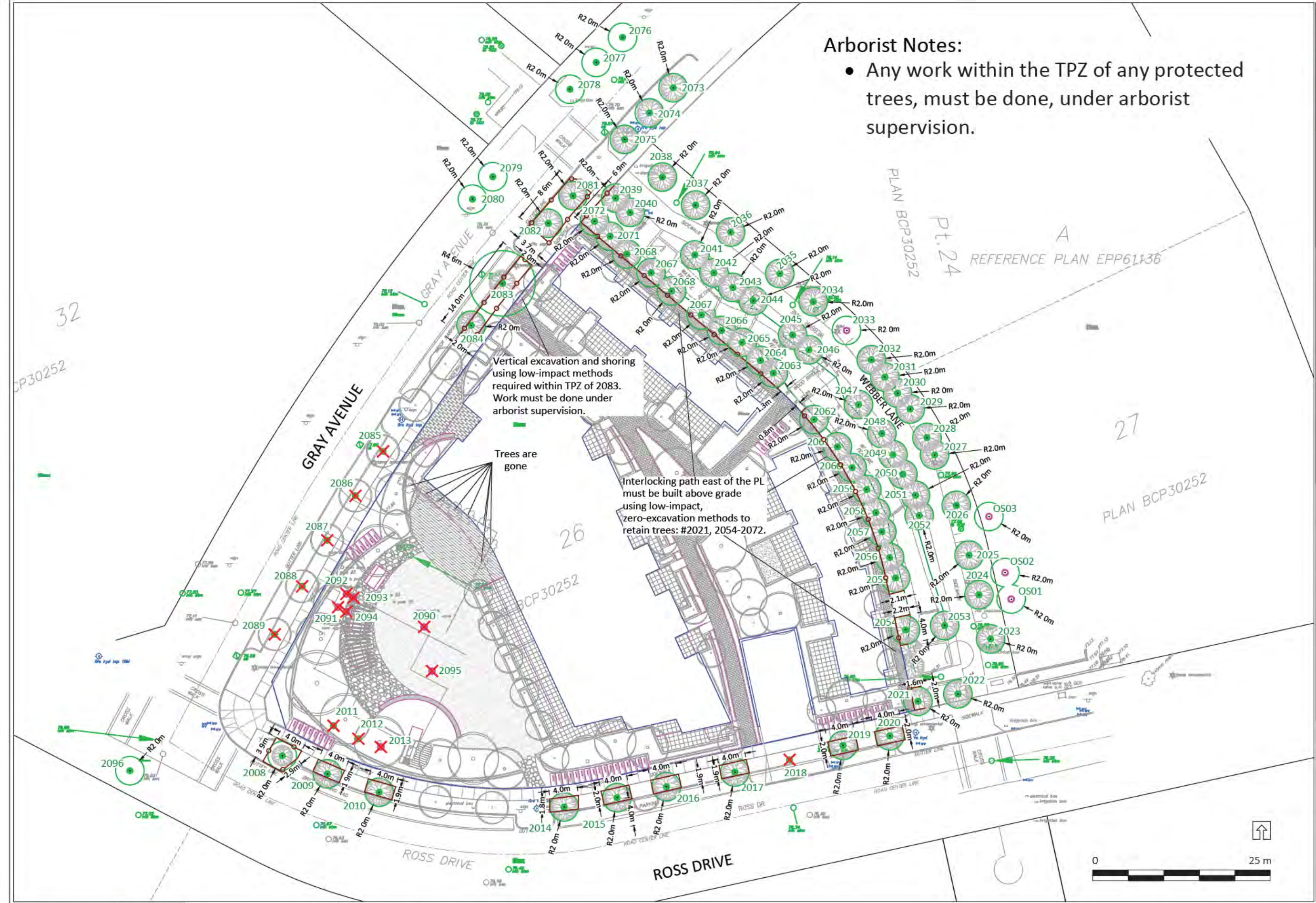
- Topographic Survey by Aplin & Martin Geomatics Land Surveying Ltd., dated July 20th, 2022.
- Proposed Site Plan provided by the client on October 18, 2023.

Drawing No: 004  
Date: 2023/10/18  
Drawn by: JB  
Page Size: TABLOID 11"x17"



3559 COMMERCIAL STREET  
VANCOUVER BC | V5N 4E8  
T 604.733.4886

Drawing title: Tree Management Plan  
Project address: UBC Lot 26 - 5988 Gray Avenue, Vancouver, BC  
Client: Polygon Development 233 Ltd.





# Attachment C: Public Consultation Summary



**PUBLIC CONSULTATION #2 SUMMARY****File:** DP23020 Lot 26 Wesbrook Place**Date:** January 5, 2023**Public Open House #2****Date & Time:** December 12, 2023**Location:** Wesbrook Community Centre Social Room, 3335 Webber Lane

The details of the event were posted on-site on the Development Permit notification signs and the Campus and Community Planning website. An advertisement directing interested parties to the project webpage was posted online on the Ubyyssey website running from November 28 to December 12, 2023. Notifications were emailed to the University Neighbourhood Association (UNA), the Alma Mater Society (AMS), and Graduate Student Society (GSS). Notification letters for residents within 30 m of the site were mailed to the following buildings: Cypress House, Pine House, Prodigy - Building 1, Prodigy - Building 2, Sail - Building 1, Sail - Building 2, The Residences at Nobel Park – Apartment, The Residences at Nobel Park – Highrise, The Residences at Nobel Park – Townhouses, and Virtuoso.

Campus & Community Planning Development Services staff, representatives from the project architect from Polygon Homes, GBL Architects, Hapa Collaborative, Edge Consultants, and Intercad were present to respond to questions and accept feedback. Approximately 55 people viewed the presentation boards and spoke with staff regarding the project. Visitors were invited to sign the attendance sheet and leave comments on provided response forms or online. 5 written comments, plus one petition list, were submitted at the public open house – refer to Attachment 1.

The affiliations provided by the commenters:

Faculty: 1

Resident: 4

**Written Comments Received at Public Open House**

Comments (verbatim)
The parkade entrance is poorly sited. You obviously dont live on Ross Drive – its already a gong show. The parkade entrance should be located off Grey Avenue. Less problems with traffic congestion, accidents, etc. Otherwise I have no issue with the development but the parkade drive location is a huge problem in my view.
Favor the original plan, against the revised plan. The traffic is really busy on Ross drive already. Another parkade entrance on Ross drive will create an unsafe environment for the residents in this neighborhood.
Too many car exits on Ross Drive. Traffic is going to be heavy during morning and afternoon time. Too many residential units in Wesbrook mall. Too crowd. UBC is only care about money, collaborate with Polygon. Bad living environment.
This revision and precedent are horrific: to modestly benefit Prodigy, you are smothering UBC Housing (Pine & Cypress) in the shadow of a 16-story high rise. This is the ultimate scrooge – UBC sacrifices the quality of life of its people (faculty & staff) so that Prodigy & properties trust make money. I've been faculty here for more than a decade. UBC has honored me with multiple research award. This is a giant middle finger. Please fix it.
Ross Dr is too narrow. Too many cars. Garbage trucks. Consider parkade entrance off Gray Avenue





Constructing Polygon Wordsworth then Polygon Exeter, (UBC Lot 26) this will help decrease traffic.
--

### Online Comment Form

Comment Period: November 28 – December 19, 2023

During the comment period 261 responses were collected via the online feedback form. 3 responses were excluded because they were blank.

The affiliation provided by the commenters:

<b>Student</b>	19
<b>Faculty</b>	13
<b>Emeritus</b>	1
<b>Staff</b>	16
<b>Alumnus</b>	12
<b>Resident</b>	222
<b>UNA</b>	55
<b>Other</b>	1

Of these respondents 98% reported living at UBC. 2 (0.8%) respondents supported the development without reservation, while the remaining respondents either opposed it, supported a reduced level of development, or expressed other concerns. Approximately 66% of the respondents expressed concerns specifically around the increase in traffic.

Another 66% of the respondents expressed concerns specifically with the building's height and/or density, particularly in relation to not wanting a high-rise building in the area and concerns regarding loss of sunlight and views, and shadowing. Many expressed concern that Wesbrook Place is becoming too crowded and dense and desired more open green space in the neighborhood. 57% of respondents felt the increased traffic and population from the proposed development would create safety and security risks.



Refer to Attachment 2 for the Online Survey Results Report

### Emailed Comments

During the comment period, staff received 4 emails from 4 residents, 3 of which opposed to the proposed development.

Comments (verbatim)	
Received Monday December 4, 2023	hi,  This summer I heard alot of vulgar hate racism language from construction workers. I think this issue should be addressed during planning phases.
Received Monday December 11, 2023	Dear respected staff,  Good morning. Although the plan for Polygon Lot 26 has been modified, it still obstructs the precious sunlight in my home. I am a homeowner in Prodigy, residing on the 2nd floor. The new plan significantly blocks sunlight in our home. With a 2-year-old child, I can't believe how detrimental the lack of sunlight can be for her well-being. Since 2015, my family has been paying property taxes to UBC, contributing to its development. I urge you



	<p>to carefully consider this issue. Why does every plan adversely affect Prodigy homeowners? Can't the tall and short buildings in the latest plan switch positions? It seems a simple solution to a significant problem. I don't understand why Polygon's designers haven't considered this. I cannot accept the new design; is it pushing us away? With a new building under construction, Prodigy homeowners are already frustrated. Please, consider alternative options, and even if construction is inevitable, contemplate swapping the positions of tall and short buildings as shown in the attached diagram. Thank you for your sincere consideration.</p> <div data-bbox="492 583 885 976">  <p>Original Site Plan (May 29, 2023)</p> </div> <div data-bbox="979 583 1372 976">  <p>Revised Site Plan (Nov 27, 2023)</p> </div>
<p>Received Monday December 11, 2023</p>	<p>To whom it may concern to all stakeholders of interests,</p> <p>I hope this email finds you well.</p> <p>As a resident and strata council president of the Residence at Nobel Park community located at 3533, 3563, and 3483 Ross Drive, I am writing to bring to your immediate attention pressing concerns regarding the ongoing Lot 26 development project and its significant impact on our neighborhood.</p> <p>Enclosed with this email is a detailed letter outlining our community's apprehensions about the proposed parkade entrance of the Lot 26 development directly facing our strata building's car park entrances, and the compounded issues arising from the simultaneous construction of Lot 26 and Lot 6.<sup>1</sup> We are particularly concerned about the potential for increased congestion, safety risks, and general disruption to our daily lives. To address, I have suggested two following approaches for Polygon Home Ltd. to consider when considering the development of Lot 26 with justification:</p> <ol style="list-style-type: none"> <li>1) Please postpone your potential development until 2025 when Wordsworth has been fully constructed.             <ol style="list-style-type: none"> <li>a. Justification: To alleviate simultaneous pressure</li> </ol> </li> <li>2) Please consider the alternative location of your parking entrance by relocating to the Gray Avenue instead of facing directly to Nobel Park on Ross Drive             <ol style="list-style-type: none"> <li>a. Justification: We need to reduce the local traffic flow during rush hours and alleviate the burden on Ross Drive, whereas there is only pedestrian access on Gray Avenue (i.e., Prodigy has its carpark access located right across the UBC Farm on Ross Drive) so there won't be any disturbances to their residents if it was to be relocated to Gray Avenue</li> </ol> </li> </ol>





	<p>The purpose of this letter is to seek your intervention and support in addressing these challenges. We believe that a constructive dialogue and a re-evaluation of the current plans are crucial in finding solutions that are considerate of the needs and well-being of all affected residents.</p> <p>I urge you to review the attached letter and consider our position on this matter. We are keen on collaborating with your office to explore viable options and strategies that would alleviate our concerns.</p> <p>Thank you for your time and understanding. We look forward to your prompt response and are hopeful for a positive outcome.</p> <p>Attached is our petition letter on behalf of 267 unit owners who are affected by the land use development proposal for Lot 26 and myself on behalf of the Nobel Park community. The signature sheets that are directly related to our petition letter will be scanned and coming soon to your inbox. In our petition letter, we have outlined and detailed three primary demands (highlighted in red) which we want to be taken into consideration with high prudence and discretion.</p> <p><sup>1</sup> Refer to Attachment 1</p>
Received Tuesday December 19, 2023	<p>To whom it may concern to all stakeholders of interests, I hope this email finds you well.</p> <p>As the council member of Virtuoso next to Lot26, I would like to express serious concerns on behalf of our council about the upcoming development of Lot26. All residents in Virtuoso strongly demand that the development of lot26 should at least achieve the following three points:</p> <ol style="list-style-type: none"><li>1) Postpone the potential development until 2025 when Wordsworth has been fully constructed.</li><li>2) Consider relocating the garage entrance to Gray Avenue.</li><li>3) Consider restoring the construction plan to the original site plan (May 29,2023).</li></ol> <p>Attached<sup>2</sup> is a letter detailing our concerns and suggestions for the Lot26 development and a petition which collected signatures from 67 of our residents.</p> <p>In fact, signatures for the petition are still being collected, and too many people are expressing their anger at the high-rise development in Lot26.</p> <p>We noticed that neighbors around us were starting to take action, both owners and tenants, and they are vehemently opposed to any high-rise development in this area. We urgently need opportunities for communication and dialogue to let you know public opinion.</p> <p>We look forward to your prompt response and are open to discussing these matters further in pursuit of a mutually agreeable resolution. Thank you for your attention to this matter.</p> <p>Looking forward to hearing from you soon.</p> <p><sup>2</sup> Email Attachment refer to Attachment 3</p>





# THE UNIVERSITY OF BRITISH COLUMBIA

## Campus + Community Planning

### Feedback Form

Date: December 12, 2023  
Project: DP23020 Lot 26

#### Comments:

The parkade entrance is poorly sited. You obviously don't live on Ross Drive - it's already a gang show. The parkade entrance should be located off Gray Avenue. Less problems with traffic congestion, accidents etc. Otherwise I have no issues with the development but the parkade relocation is a huge problem in my view.

[Redacted] Architect AIBC, MRAC, CP

Tell us about you: (please check all relevant boxes)

- How are you associated with UBC?  
☐ Student ☐ Faculty ☐ Emeritus ☐ Staff ☐ Alumnus ☒ Resident ☐ UNA ☐ Other: \_\_\_\_\_
- Where do you live? ☒ UBC ☐ UEL ☐ City of Vancouver ☐ Other: \_\_\_\_\_
- How did you find out about this event?  
☐ Email ☐ C+CP website ☐ Sign ☐ Ad in Ubyyssey, Campus Resident, Vancouver Courier  
☐ Friend/Colleague ☐ UNA Newsletter ☒ Other: \_\_\_\_\_

#### Privacy Notification:

The contents of this Feedback Form may be made available for public viewing. Any personal information you provide in this Feedback Form is collected under the authority of section 26(c) of the Freedom of Information and Protection of Privacy Act. UBC Campus and Community Planning is collecting this information for the purposes of this consultation process. For more information about the collection of your personal information, contact Aviva Savelson, Senior Manager Public Engagement, [aviva.savelson@ubc.ca](mailto:aviva.savelson@ubc.ca) or 604 822 0273.

Please return by **December 19, 2023** to: C+CP, UBC, 2210 West Mall, Vancouver, BC V6T 1Z4  
Attention: Karen Russell | Email: [Development.Projects@ubc.ca](mailto:Development.Projects@ubc.ca)





# THE UNIVERSITY OF BRITISH COLUMBIA

## Campus + Community Planning

### Feedback Form

Date: December 12, 2023  
Project: DP23020 Lot 26

**Comments:** Favor the original plan, against the revised plan  
The traffic is really busy on Ross drive already  
Another parkade entrance on Ross drive will  
create an unsafe environment for the residents  
in this neighborhood.

**Tell us about you:** (please check all relevant boxes)

1. How are you associated with UBC?

☐ Student ☐ Faculty ☐ Emeritus ☐ Staff ☐ Alumnus ☒ Resident ☐ UNA ☐ Other: \_\_\_\_\_

2. Where do you live? ☒ UBC ☐ UEL ☐ City of Vancouver ☐ Other: \_\_\_\_\_

3. How did you find out about this event?

☐ Email ☐ C+CP website ☐ Sign ☐ Ad in Ubyyssey, Campus Resident, Vancouver Courier  
☒ Friend/Colleague ☐ UNA Newsletter ☐ Other: \_\_\_\_\_

#### Privacy Notification:

The contents of this Feedback Form may be made available for public viewing. Any personal information you provide in this Feedback Form is collected under the authority of section 26(c) of the *Freedom of Information and Protection of Privacy Act*. UBC Campus and Community Planning is collecting this information for the purposes of this consultation process. For more information about the collection of your personal information, contact Aviva Savelson, Senior Manager Public Engagement, [aviva.savelson@ubc.ca](mailto:aviva.savelson@ubc.ca) or 604 822 0273.

Please return by **December 19, 2023** to: C+CP, UBC, 2210 West Mall, Vancouver, BC V6T 1Z4  
Attention: Karen Russell | Email: [Development.Projects@ubc.ca](mailto:Development.Projects@ubc.ca)





# THE UNIVERSITY OF BRITISH COLUMBIA

## Campus + Community Planning

### Feedback Form

Date: December 12, 2023  
Project: DP23020 Lot 26

#### Comments:

- Too many car exits on Ross Drive. ~~This is~~ Traffic is going to be heavy during the morning and afternoon time.
- Too many residential units in Westbrook mall. Too crowd. UBC is only care about money, collaborate with Polygon.
- Bad living environment.

#### Tell us about you: (please check all relevant boxes)

- How are you associated with UBC?  
☐ Student ☐ Faculty ☐ Emeritus ☐ Staff ☐ Alumnus ☒ Resident ☐ UNA ☐ Other: \_\_\_\_\_
- Where do you live? ☒ UBC ☐ UEL ☐ City of Vancouver ☐ Other: \_\_\_\_\_
- How did you find out about this event?  
☒ Email ☐ C+CP website ☐ Sign ☐ Ad in Ubyyssey, Campus Resident, Vancouver Courier  
☐ Friend/Colleague ☒ UNA Newsletter ☐ Other: \_\_\_\_\_

#### Privacy Notification:

The contents of this Feedback Form may be made available for public viewing. Any personal information you provide in this Feedback Form is collected under the authority of section 26(c) of the Freedom of Information and Protection of Privacy Act. UBC Campus and Community Planning is collecting this information for the purposes of this consultation process. For more information about the collection of your personal information, contact Aviva Savelson, Senior Manager Public Engagement, [aviva.savelson@ubc.ca](mailto:aviva.savelson@ubc.ca) or 604 822 0273.

Please return by **December 19, 2023** to: C+CP, UBC, 2210 West Mall, Vancouver, BC V6T 1Z4  
Attention: Karen Russell | Email: [Development.Projects@ubc.ca](mailto:Development.Projects@ubc.ca)





# THE UNIVERSITY OF BRITISH COLUMBIA

## Campus + Community Planning

### Feedback Form

Date: December 12, 2023  
Project: DP23020 Lot 26

#### Comments:

This revision and precedent are horrific :  
to modestly benefit Prodigy, you are smothering UBC  
Housing (Pine & Cypress) in the shadow of a 16-story  
high rise. This is the ultimate scrooge - UBC sacrifices  
the quality of life of its people (faculty & staff)  
so that Prodigy & properties trust make money. I've  
been faculty here more than a decade. UBC has  
honored me with multiple research award. This is  
a giant middle finger. Please fix it.

#### Tell us about you: (please check all relevant boxes)

1. How are you associated with UBC?

☐ Student ☒ Faculty ☐ Emeritus ☐ Staff ☐ Alumnus ☐ Resident ☐ UNA ☐ Other: \_\_\_\_\_

2. Where do you live? ☒ UBC ☐ UEL ☐ City of Vancouver ☐ Other: \_\_\_\_\_

3. How did you find out about this event?

☐ Email ☐ C+CP website ☐ Sign ☐ Ad in Ubyssy, Campus Resident, Vancouver Courier  
☒ Friend/Colleague ☐ UNA Newsletter ☐ Other: \_\_\_\_\_

#### Privacy Notification:

The contents of this Feedback Form may be made available for public viewing. Any personal information you provide in this Feedback Form is collected under the authority of section 26(c) of the Freedom of Information and Protection of Privacy Act. UBC Campus and Community Planning is collecting this information for the purposes of this consultation process. For more information about the collection of your personal information, contact Aviva Savelson, Senior Manager Public Engagement, [aviva.savelson@ubc.ca](mailto:aviva.savelson@ubc.ca) or 604 822 0273.

Please return by **December 19, 2023** to: C+CP, UBC, 2210 West Mall, Vancouver, BC V6T 1Z4  
Attention: Karen Russell | Email: [Development.Projects@ubc.ca](mailto:Development.Projects@ubc.ca)





# THE UNIVERSITY OF BRITISH COLUMBIA

## Campus + Community Planning

### Feedback Form

Date: December 12, 2023  
Project: DP23020 Lot 26

#### Comments:

Ross Dr. is too narrow. too many cars.  
garage trucks.  
Consider parkade entrance off  
Gray Avenue.  
Constructing Polygon Wordsworth  
then Polygon Exeter, (UBC Lot 26)  
this will help decrease traffic.

#### Tell us about you: (please check all relevant boxes)

1. How are you associated with UBC?  
☐ Student ☐ Faculty ☐ Emeritus ☐ Staff ☐ Alumnus ☒ Resident ☐ UNA ☐ Other: \_\_\_\_\_
2. Where do you live? ☒ UBC ☐ UEL ☐ City of Vancouver ☐ Other: \_\_\_\_\_
3. How did you find out about this event?  
☐ Email ☐ C+CP website ☐ Sign ☐ Ad in Ubyssy, Campus Resident, Vancouver Courier  
☐ Friend/Colleague ☐ UNA Newsletter ☐ Other: Nobel

#### Privacy Notification:

The contents of this Feedback Form may be made available for public viewing. Any personal information you provide in this Feedback Form is collected under the authority of section 26(c) of the Freedom of Information and Protection of Privacy Act. UBC Campus and Community Planning is collecting this information for the purposes of this consultation process. For more information about the collection of your personal information, contact Aviva Savelson, Senior Manager Public Engagement, [aviva.savelson@ubc.ca](mailto:aviva.savelson@ubc.ca) or 604 822 0273.

Please return by **December 19, 2023** to: C+CP, UBC, 2210 West Mall, Vancouver, BC V6T 1Z4  
Attention: Karen Russell | Email: [Development.Projects@ubc.ca](mailto:Development.Projects@ubc.ca)



[REDACTED]  
[REDACTED]  
Vancouver, BC, V6S 0L3  
[REDACTED]  
[REDACTED]

December 1<sup>st</sup>, 2023

Subject: Concerns Regarding Lot 26 Development Project and Associated Traffic Management

To whom it may concern,

I am writing to you on behalf of the residents of the Residence in Nobel Park, located at 3533, 3563, and 3483 Ross Drive, to express our significant concerns regarding the ongoing development project at Lot 26 and its implications for our community.

Firstly, our primary concern revolves around the proposed parkade entrance for the Lot 26 development, which is directly facing our strata building's car park entrances. We foresee substantial congestion and traffic clogs during rush hours, negatively impacting the daily commutes of our residents. The proximity of these entrances not only presents an inconvenience but also raises safety concerns due to the increased potential for vehicular conflicts.

Secondly, we are apprehensive about the compounded traffic and accessibility issues that will inevitably arise from the simultaneous construction of Lot 26 and Lot 6. Despite assurances of coordinated Traffic Management Plans for both sites, we have observed no tangible evidence or clear strategies that convincingly address these issues. This skepticism



is rooted in our previous experiences, where similar promises have failed to materialize into effective solutions.

It is imperative to understand that these concerns are not mere inconveniences but significantly impact the quality of life of our 267-unit residents. The current approach towards traffic management seems dismissive of the real-time challenges faced by our community.

We urge you to reconsider the current plans, particularly the positioning of the Lot 26 parkade entrance, and to provide a more robust and transparent traffic management strategy that genuinely mitigates the issues outlined. It is our hope that our feedback will be taken seriously and lead to a constructive dialogue aimed at finding feasible solutions that respect the needs and well-being of all affected residents. To address, I have suggested two following approaches for Polygon Home Ltd. to consider when considering the development of Lot 26 with justification:

- 1) **Please postpone your potential development until 2025 when Wordsworth has been fully constructed.**
  - a. Justification: To alleviate simultaneous pressure
- 2) **Please consider the alternative location of your parking entrance by relocating to the Gray Avenue instead of facing directly to Nobel Park on Ross Drive**
  - a. Justification: We need to reduce the local traffic flow during rush hours and alleviate the burden on Ross Drive, whereas there is only pedestrian access on Gray Avenue (i.e., Prodigy has its carpark access located right across the UBC Farm on Ross Drive) so there won't be any disturbances to their residents if it was to be relocated to Gray Avenue. Residence at Nobel Park is a much more complex neighbourhood and is one of those strata buildings with the highest population density, compared to neighbouring buildings including Virtuoso, Prodigy, and Sail. Also, Ross Drive is a narrow two-way drive and your potential amendment in terms of parking entrance allocation can severely impact the traffic of the building maintenance and emergency services.



Also, this Ross drive section is where garbage collection is done by a big garbage truck and pickup truck everyday. Traffic congestion which is bad now will worsen and create a safety hazard with the addition of traffic from the new building garage entrance.

The current normative statement “Parkade location on Ross Drive allows for direct access to 16th Avenue & Construction traffic will be managed by coordinated Traffic Management Plans for both sites” is subjective and a reductionist view of the status quo with lack of empirical evidence. We therefore urge the related stakeholders, boards, and committees to reconsider your approach when addressing such concerns. **We also strongly recommend the proposed 16-storey high-rise to be relocated to the rear of the city home (townhome) complexes to accommodate the livelihoods and well-being of our residents.**



Original Site Plan (May 29, 2023)



Revised Site Plan (Nov 27, 2023)

We look forward to your prompt response and are open to discussing these matters further in pursuit of a mutually agreeable resolution.

Thank you for your attention to this matter.



Sincerely,

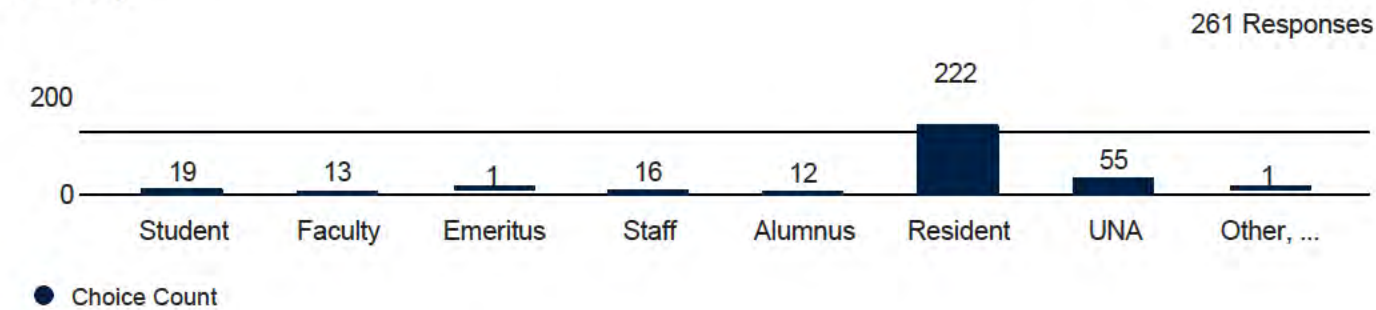
[REDACTED] on behalf of 267 units in the Residence in Nobel)

[REDACTED]

\* Names and Signatures have been removed from public document for privacy purposes\*



Q1 - How are you connected with UBC? (please check all relevant boxes)



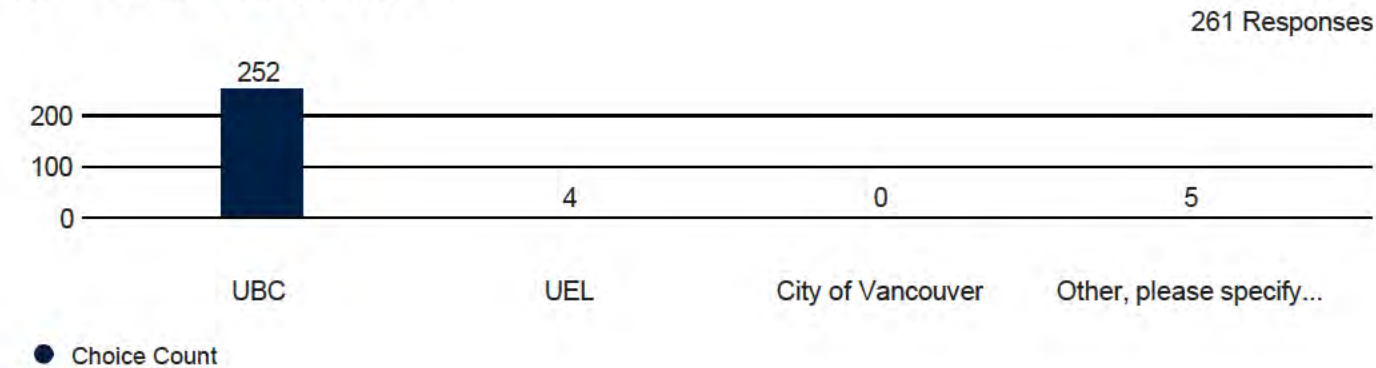
Q1 - Other, please specify...

1 Responses

Other, please specify... - Text

Property owner in Wesbrook

Q2 - Where do you live?



Q2 Other, please specify...

5 Responses

Other, please specify... - Text

3533 Ross drive

Nobel

virtuoso



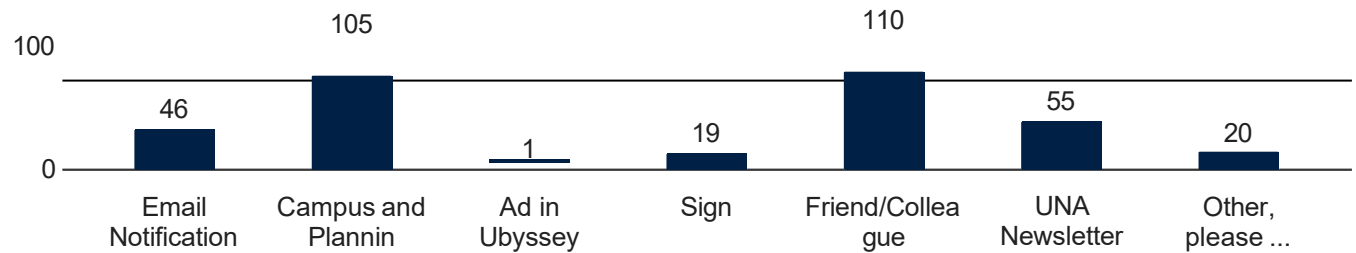
Wesbrook



I have properties in UBC area

### Q3 - How did you find out about this consultation?

261 Responses



Choice Count

### Q3 - Other, please specify...

19 Responses

Other, please specify... - Text

Site is right in front

mail

Letter dated Nov 28 from UBC Campus and Community Planning

mail

mail

Strata council

mail

mail

mail

mail

brochure

Neighbor

by mail



Flyer in my mailbox

Strata

Fellow residents

mail

Facebook

Nobel strata council

## Q4 - We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

258 Responses

We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

This development is highly lacking in family sized condos only offering 6 three bedroom plus den condo units, and only on the top floor with a large premium price tag. Despite targeted feedback, there was no increase to this number in the updated plans, this is a huge detriment to this community. Faculty and staff of UBC cannot afford the \$3 Million price tag of the cityhomes and townhomes. There is a large need for family sized condo units of three bedrooms plus den and four bedrooms. If someone can accumulate the down payment, the mortgage on a \$1.3 Million condo is the same as the rent for the same sized unit with Village Gate Homes (faculty & staff subsidized rent). Faculty and staff deserve more options for affordable housing. Please convert the plans to add at least 10 more three bedroom and den units on lower floors with more affordable prices.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

As a resident of Virtuoso, I recommend a decreased density of the lot 26 population, and building the parkade entrance towards Grey Ave to minimize the traffic of Ross Drive, which currently has 5 parkade entrances facing a very narrow street and lots of traffic with minimal street parking space.

I strongly oppose any new high-density housing on Lot 26. Gray Ave and Ross Drive already have heavy traffic and a high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

I strongly disagree on a 16-storey residential tower with 214 units condo to be built in DP 23020 Lot 26 Wesbrook Place. It blocks all the sunlight and destroy the skyline in this area and this high rise will not in harmony with its vancity. Windows in this highrise building will create a lot of light reflections to disturb its neighbour and affect their normal lives. Have you ever considered the public transportation system supporting, public car parking spaces and traffic concerns, the skytrain station is not there yet until 203x.

In such limited small area , this high rise apartment building will bother us a lot, the nearby resident building are mostly 6 stories apartment. we don't need this 16 stories building. It block our sunshine,block us for the feel of the nature. break the connections between our neighbors.It make us feel stress. Even the community center facility can not service so many new residents' needs when they move in. Please make this high rise aparment to 6 stories building , for the consistant, sustainable living environment of Wesbrook mall.

Thanks very much to pay attention to our feeling of residents living in this area.

My main concern is the tower is far too high.

These blocks are too close together and when it is too high, it become "wall effect buildings", it disrupt neighborhood's harmony, put pressure of city life in a tranquility area, worst if all it destroy the air ventilation, ruining the health of nearby residents.

The current 5 parkade entrances into Ross Dr make the already narrow street super-busy; then, multiple delivery trucks often block a line, making traffic even busier and rather unsafe (especially in view of 2 schools facing Ross Dr).

I recommend decreasing density of lot 26 population, and parkade entrance towards Grey Ave.

The current 5 parkade entrances into Ross Dr make the already narrow street super-busy; then, multiple delivery trucks often block a line, making traffic even busier and rather unsafe (especially in view of 2 schools facing Ross Dr).

I recommend decreasing density of lot 26 population, and parkade entrance towards Grey Ave.

In last two month, I saw two small car accidents

On Ross Dr. One is bike riding cashed a car when the car drove out from parkade , one is pedestrian.

Resident

[REDACTED]



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

The current 5 parkade entrances into Ross Dr make the already narrow street super-busy; then, multiple delivery trucks often block a line, making traffic even busier and rather unsafe (especially in view of 2 schools facing Ross Dr).

I recommend decreasing density of lot 26 population, and parkade entrance towards Grey Ave.

On the sideline, I want to flag the pathetic job done on air-ventilators by Polygon for #3563 Ross Dr (Renaissance Residences). The ground level, and particularly the roof-top (especially in the Summer), ventilators are so loud we feel like living in the middle of some industrial complex 24/7 (I am in the adjacent Virtuoso building). I am pretty sure the noise pollution exceeds the City of Vancouver norms. I did not notice such loud air ventilators in any building on campus. If they do the same for Lot 26 it will be a disaster for people living in the surrounding buildings.

I recommend re-designing the ventilators, or as a minimum putting some kind of acoustic screens around them.



UBC Emeritus Professor

Strongly oppose high-density buildings on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population residents. The construction of high-density buildings on such a small plot will greatly impact the living experience of residents nearby, also bring serious security risks. Children need more space to play!

Strongly oppose any new high rise building on the already crowded Ross Drive. With the busy garbage trucks, delivery trucks and moving-ins/outs, the road is already a hazard for any young and old residents nearby. There's one Polygon construction now. No more construction of high rise homes should be allowed to happen!

I strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Or even better, make it a park for children. There are so many family live here.



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

---

I strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density.

The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Or even better, make it a park for children. There are so many family live here.

no high rise in nobel park! push northwards to Prodigy!

My thought of this project is that the LOT26 place would be built with low-rise buildings. The height of the new building should not exceed the height of the nearby building. Because the density of this community is more significant right now, the proper density building will offer a more comfortable life for the residents in this area.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was made when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

With the current housing price, the developer should be able to make enough profit with a less than 10-storey residential tower. A proposal for a 16-storey is unsafe and disruptive to the existing residents.

I strongly oppose to build another 16 floors high rise in this small neighborhood. It blocks the blue sky to each surrounding lower rise building. That is not suitable here and will make worse for the congestion traffic . Each day many garbage boxes outside on the Ross drive have already blocked the road. It would be more heavy for this narrow road. This small community can not afford another 200+ units family here. That is too high density. Again to say, here is not downtown, UBC planning should not approve the high rise on lot 26. It would destroy the life of the surrounding neighborhood.



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

Our choice to live in Wesbrook Village was a choice to live sustainably with a healthy lifestyle. We bike, walk and take transit. We work on campus. We shop locally. We support the UBC farm. We have an active lifestyle, jogging in the park, swimming at the aquatic centre and our travel is by bike from home.

We do not support car-centric planning. Housing on campus should be for those who work or study on campus. Air quality from development projects is a concern for those with respiratory health issues. There should be targets/limits to construction traffic and longer term traffic to our community with monitoring and preservation of air quality.

Please plan development with consideration of health and quality of life for residents and all on the campus.

we want green space , not high rise. UBC can't sacrifice the residents' benefits to make more money for the builders. It's too crowded all over the campus . No high rise in lot 26

I live cross the street. It is too crowded on Ross drive. 16 Storey building will increase the density of population and traffic , please consider the living experience of residents, we are living in Canada, not Hong Kong. Please decrease the levels of the building .

I was born in Vancouver and have lived in the lower mainland my entire life. The lack of green space that has slowly crept in because of these projects are slowly taking away the appeal and charm of this city. Not to mention here, this is UBC—it should be showcasing green space and areas as such for families to gather and students to sit outside and study. We moved our family out here last year from what used to be a quiet residential area because we liked how less dense it is up here, the foliage and greenery and just the general vibe. With adding this many more units and a tall structure blocking out views and natural light, increasing traffic flow in the area—it's going to be incredibly disruptive to those who call this home, like myself. Keeping the new projects similar to those that are already in place makes more sense and will make UBC more appealing visually too.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Hi, my name is Huibin Ma. I currently live in ph9-5983 gray avenue. The construction of this new buidling will 100% affect my family's right to enjoy the sun exposure and my two cats. And also, the current traffic is much higher than the normal level. If new buidling brings new residents, the traffic will defenitely heavier than usual. The side park is also full of cars and its really difficult to find a side part or visitor parking now.



We want to know what you think! Share your comments on DP23020 - Lot 26 Westbrook Place

Hi, my name is [REDACTED]. I currently live in ph9-5983 gray avenue. The construction of this new building will 100% affect my family's right to enjoy the sun exposure and my two cats. And also, the current traffic is much higher than the normal level. If new building brings new residents, the traffic will definitely heavier than usual. The side park is also full of cars and its really difficult to find a side part or visitor parking now.

Hi, my name is [REDACTED]. I currently live in ph9-5983 gray avenue. The construction of this new building will 100% affect my family's right to enjoy the sun exposure and my two cats. And also, the current traffic is much higher than the normal level. If new building brings new residents, the traffic will definitely heavier than usual. The side park is also full of cars and its really difficult to find a side part or visitor parking now.

Hi, my name is [REDACTED]. I currently live in ph9-5983 gray avenue. The construction of this new building will 100% affect my family's right to enjoy the sun exposure and my two cats. And also, the current traffic is much higher than the normal level. If new building brings new residents, the traffic will definitely heavier than usual. The side park is also full of cars and its really difficult to find a side part or visitor parking now.

disagree

I Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents. Thank you for taking the comments!

I strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents. Thank you!



We want to know what you think! Share your comments on DP23020 - Lot 26 Westbrook Place

I hope this letter finds you well. I am writing to express my deep concerns about the current situation in our neighborhood, specifically the challenges posed by overpopulation, insufficient transportation facilities, and the obstruction of natural light due to crowded living conditions.

Over the past few months, it has become increasingly evident that our neighborhood is grappling with the negative consequences of overpopulation. The surge in residents has not only strained local resources but has also led to severe traffic congestion. The limited transportation infrastructure has failed to cope with the growing number of vehicles, resulting in daily inconveniences and prolonged commute times for all residents.

Furthermore, the high population density has led to an increased number of structures and living spaces, contributing to a significant lack of natural light for many residents. The absence of adequate sunlight not only affects the aesthetic appeal of our neighborhood but also has potential implications for the mental well-being of its inhabitants.

In light of these challenges, I kindly urge you to consider implementing measures to address the issues of overpopulation, improve transportation facilities, and alleviate the negative impact on our living conditions. This may include exploring sustainable urban planning strategies, enhancing public transportation options, and encouraging responsible development practices.

I believe that by collectively addressing these concerns, we can create a more livable and harmonious environment for everyone in the neighborhood. Your attention to this matter is crucial, and I am confident that with the right actions, we can make positive changes for the well-being of all residents.

Thank you for your time and consideration.

No more high buildings please!

The developer build too many high stories at wesbrook

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Now in wesbrook is too much building, too close, and also not safe for the neighbors.

I strongly oppose the high-density 160-story building in such a small space. It worsens traffics, poses safety risks and reduces living space, affecting our quality of life significantly. The development should be halted and to reduce both height and floor area ratio.

To many high talk building around . To cloud in the area and the nearby streets.



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

---

Strongly oppose any new housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The area is getting crowded. The construction of buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop any development of lot26. Thanks

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

After attending an open house and hearing feedback from nearby residents, it's clear that a 16-story building in such a small space is unsuitable. The project's permit, issued without resident consultation in 2016, now poses safety risks, worsens traffic, and reduces living space, significantly affecting our quality of life. Therefore, we strongly oppose this high-density development on Lot 26. The development should be halted or modified to reduce both height and floor area ratio to levels acceptable to the surrounding community.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Hi, I am a homeowner in Prodigy phase1, and I have been living here for three years. Lot 26 is right across from Gray Ave. I strongly oppose the construction of this building because the population density in this area is already too high, especially during the mornings when the entrances and exits of several buildings are congested. Moreover, compared to the east side neighborhood of Wesbrook Mall, the green space in this triangular area is too limited. Therefore, please refrain from building residential towers here and allocate some space for us to breathe.



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

Hi, My parents are homeowners in Prodigy phase 1, and we have been living here for three years. Lot 26 is right across from Gray Ave. I strongly oppose the construction of this building because the population density in this area is already too high, especially during the mornings when the entrances and exits of several buildings are congested. Moreover, compared to the east side neighborhood of Wesbrook Mall, the green space in this triangular area is too limited. Therefore, please refrain from building residential towers here and allocate some space for us to breathe!

Hi I am a homeowner in Prodigy phase 1, and I have been living here for three years. Lot 26 is right across from Gray Ave. I strongly oppose the construction of this building because the population density in this area is already too high, especially during the mornings when the entrances and exits of several buildings are congested. Moreover, compared to the east side neighborhood of Wesbrook Mall, the green space in this triangular area is too limited. Therefore, please refrain from building residential towers here and allocate some space for us to breathe!

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

I am a resident living at 3563 Ross Dr. When I bought the house, the salesperson told me that this land was a green space and no more buildings would be built. Later it was discovered that the developer who wanted to build a building here was committing fraud. The high-rise tower is inharmonious with the six-story buildings in the surrounding area, affecting the light and sightlines of surrounding residents. I heard that the previous plan was for the lower-rise floor, The act of changing the plan is another act of fraud. and I strongly requested that the plan be restored to the lower-rise floor. Do not commit multiple frauds in the pursuit of profit, violating ethics and laws. If the developer and the planning approval department insist on building according to the current plan, we will use the law to protect our rights. Canada is a legal society. I believe the government and the courts will stand on the side of justice.

Very very disappointed to UBC PLANNING to allow this high density buildings existing in such a small neighborhood. The traffic is already worse due to the construction of wordworth, how can it afford another one the same time??? We shall be in a big trouble because of your permit to a more than 200 units high rise standing here!!! You need to take the liability to what will happen in the future. Nobody will want to live here anymore. You destroy the reputation of UBC!!!!



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot 26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

I Oppose the construction of new buildings.

- 1.strongly oppose any new high-density housing on Lot26.
- 2.postpone development on Lot26 until 2025 when Wordsworth has been full constrected.
- 3.Lot26 parking entrance should be on Gray Ave.

- 1.strongly oppose any new high-density housing on Lot26.
- 2.postpone development on Lot26 until 2025 when Wordsworth has been full constrected.
- 3.Lot26 parking entrance should be on Gray Ave.

- 1.strongly oppose any new high-density housing on Lot26.
- 2.postpone development on Lot26 until 2025 when Wordsworth has been full constrected.
- 3.Lot26 parking entrance should be on Gray Ave.



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

In this community already have lots of buildings, there's no space for kids and pets to play. We need enough green space and safety space to live.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

After attending the open house today and considering the feedback from the neighbors of all the surrounding buildings, it's clear that in such a small space, accommodating such a high population density with a 16-story building is not appropriate. The permit for this project was issued without consulting the residents. Back in 2016, when the permit was issued, our building wasn't even there, and this development significantly affects the lives of all current residents. It's not just a safety hazard; it also leads to traffic congestion and reduces our living space, making our quality of life worse. Therefore, we firmly oppose the construction of a 16-story building here. No matter how the position of this building is altered, it can't avoid affecting everyone. We oppose the development of high-density housing on Lot 26 and demand a reduction in the floor area ratio. We unanimously request that the development of Lot 26 be halted unless they lower the height and floor area ratio to a level acceptable to all surrounding residents.



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

---

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

After attending the open house today and considering the feedback from the neighbors of all the surrounding buildings, it's clear that in such a small space, accommodating such a high population density with a 16-story building is not appropriate. The permit for this project was issued without consulting the residents. Back in 2016, when the permit was issued, our building wasn't even there, and this development significantly affects the lives of all current residents. It's not just a safety hazard; it also leads to traffic congestion and reduces our living space, making our quality of life worse. Therefore, we firmly oppose the construction of a 16-story building here. No matter how the position of this building is altered, it can't avoid affecting everyone. We oppose the development of high-density housing on Lot 26 and demand a reduction in the floor area ratio. We unanimously request that the development of Lot 26 be halted unless they lower the height and floor area ratio to a level acceptable to all surrounding residents.

After attending the open house today and considering the feedback from the neighbors of all the surrounding buildings, it's clear that in such a small space, accommodating such a high population density with a 16-story building is not appropriate. The permit for this project was issued without consulting the residents. Back in 2016, when the permit was issued, our building wasn't even there, and this development significantly affects the lives of all current residents. It's not just a safety hazard; it also leads to traffic congestion and reduces our living space, making our quality of life worse. Therefore, we firmly oppose the construction of a 16-story building here. No matter how the position of this building is altered, it can't avoid affecting everyone. We oppose the development of high-density housing on Lot 26 and demand a reduction in the floor area ratio. We unanimously request that the development of Lot 26 be halted unless they lower the height and floor area ratio to a level acceptable to all surrounding residents.

After attending the open house today and considering the feedback from the neighbors of all the surrounding buildings, it's clear that in such a small space, accommodating such a high population density with a 16-story building is not appropriate. The permit for this project was issued without consulting the residents. Back in 2016, when the permit was issued, our building wasn't even there, and this development significantly affects the lives of all current residents. It's not just a safety hazard; it also leads to traffic congestion and reduces our living space, making our quality of life worse. Therefore, we firmly oppose the construction of a 16-story building here. No matter how the position of this building is altered, it can't avoid affecting everyone. We oppose the development of high-density housing on Lot 26 and demand a reduction in the floor area ratio. We unanimously request that the development of Lot 26 be halted unless they lower the height and floor area ratio to a level acceptable to all surrounding residents.



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

After attending the open house today and considering the feedback from the neighbors of all the surrounding buildings, it's clear that in such a small space, accommodating such a high population density with a 16-story building is not appropriate. The permit for this project was issued without consulting the residents. Back in 2016, when the permit was issued, our building wasn't even there, and this development significantly affects the lives of all current residents. It's not just a safety hazard; it also leads to traffic congestion and reduces our living space, making our quality of life worse. Therefore, we firmly oppose the construction of a 16-story building here. No matter how the position of this building is altered, it can't avoid affecting everyone. We oppose the development of high-density housing on Lot 26 and demand a reduction in the floor area ratio. We unanimously request that the development of Lot 26 be halted unless they lower the height and floor area ratio to a level acceptable to all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

---

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Oppose to build more high rise buildings in this small area!

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.



We want to know what you think! Share your comments on DP23020 - Lot 26 Westbrook Place

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

I totally agree that:

- 1, Tower repositioned and moved to centre of lot resulting in substantial reduction of impacts from shadowing on Prodigy.
- 2, Outdoor open space relocated to western end of the site between Gray Avenue and Ross Drive.

However, I still think 16 storey building is too tall and doesn't really suit the surrounding residential building height. Thanks!

It is nit a original plan. It will affect our community of school capacity and related support. Westbrook site is getting more packed. I hope we develop the area as need ,not due to making money.



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

No high rise

Too high density, and this high rise will block our neighbourhood sunshine. The building noise is a big annoying issue for our neighbourhood. Seems never been concerned. Against

This area is for low rise buildings and it is already too many! We need more green space and better space for the community.

I am a resident at IVY on the park. The reason we bought it is we had clear view of the water. Now more and more REVISED plan building i.e. the building above 12 floors are going to be built along Ross drive which were NOT shown at the original plan. We are strongly against this plan and hope to have a better neighborhood which we originally wanted

It is too high density to put this tower here. The street is extremely narrow. Often blocked by trash truck now. Also totally blocked the south sunshine to our neighborhood building. Please think it as lower and keep enough spaces for outdoor walking.

I don't agree to build the lot 26 Wesbrook place .

Please protect the forest, high rise buildings have a higher impact on the surrounding natural environment than short-story wooden buildings. The damage to the surrounding ecological environment is more serious

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose a high rise building on Lot 26. I live in Wesbrook village for over 10 years. The area has mushroomed up so many new buildings over the last 10 years, and service and facilities have not been catching up. The area is over populated to unhealthy level, and lack of amenities.

I oppose the introduction of any new high-density housing on Lot 26. Gray Ave and Ross Drive are already grappling with excessive traffic and a dense population. Erecting high-density structures on this limited space not only jeopardizes the quality of life for nearby residents but also poses significant security risks.

The initial approval for a 16-story construction was granted when Wesbrook was an uninhabited area. However, the landscape has drastically transformed, and the existing plan is now incongruent with the reality of a fully populated Wesbrook. It is imperative to reconsider and modify the UBC plan, halting the development of Lot 26 unless adjustments are made to decrease both the height and plot ratio to levels that are acceptable for the well-being of the surrounding residents. This call for change is essential to ensure a harmonious living environment and safeguard the security of the community.



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

I have lived in wesbrook mall for over 7 years and I am strongly opposed to the increasing density and lack of amenities in this area, especially a high rise on this lot that greatly increases the density of the area. Even though the plan was approved years ago, it still goes against UNA's and UBC's philosophy of creating a sustainable residential community.

So many buildings already. So crowded. We don't want to build more in this small area. Too much traffic

The houses are crowded and densely populated, blocking light and making them unsuitable for building houses.

shadowing impacts affecting sun access on Prodigy and Sail

Tower too tall , not suitable for this lot

Outdoor open space should be more accessible to the public

Increased traffic from new development

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

---

I am in my 15th year as a faculty member at UBC and would like to share something that feels important to me. I would like to think I am a valued member of UBC: I do research of public health relevance, I win research awards internationally and from UBC, I provide expert consultation to the Canadian and US governments, my work is highly cited around the world, I receive high teacher ratings for both undergraduate and graduate classes, several of my former students are now professors elsewhere in Canada and the US, I volunteer for time-consuming administrative roles. And for most of my time at UBC, I have felt proud to be here, proud to serve UBC, and proud to represent UBC. When people asked me about UBC, I would say it's a large university, so sure there are flaws, but in general UBC has good values, cares about its people, and cares about the world. This started to change 4-5 years ago. At first I saw it as a blip, that UBC was authorizing housing they thought we could afford, and that prices just went higher than expected. I still felt angry, because we were told UBC faculty would get first chance at buying new units, and I was excited to buy something for my family, yet the prices were astronomical. But I assumed UBC would course-correct. Slowly it became clear that UBC knew they were authorizing housing we could not afford, but were doing it for the money. That became harder to swallow. But I still had hope because UBC said it was continuing to revise its housing assistance programs. It seemed like some folks at UBC cared and were trying. I have now lost this hope. I now feel that UBC is hopelessly out of touch with the faculty experience, either through negligence or greed. It is a terrible feeling. If it's greed, there's not much to be done: UBC literally cares more about its endowment than supporting its faculty and staff. But maybe its negligence. Maybe the decision-makers are so used to hearing about high housing prices over the past 20+ years that they do not realize how much things have changed. So I am going to try to fix this with my comment. Historically, we in our department felt we could hire anyone in the world. Our department is ranked #1 in Canada and is respected world wide, and we would routinely hire people employed or recruited by the very top programs and universities in the United States. However, this has stopped abruptly. It became most clear about 5 years ago. We once again successfully recruited two top faculty -- from Yale and Penn -- and they chose UBC and signed their offer letters. However, as they sought to pursue their move to UBC, they each, independently, withdrew their acceptance. I had never heard of this happening in my 20 years in academia, let alone twice! When my area next did a faculty search, the atmosphere was totally different. We had to prioritize local people who were already in the Vancouver market, people without large families, or people who had already accumulated wealth. It was a horrible feeling. Because of housing, we went from feeling we could recruit the very best in the world, to feeling we had to recruit people familiar with, or unusually fit for, the local real estate climate. If only UBC had large swaths of land they could devote to solving this problem for our faculty... Of course they do, and they choose to give most of it away. Morale has also fallen among faculty, like me, who have by any possible measure made UBC proud, yet cannot afford a home. We must live in continued existential worry about housing, and about retirement. UBC has the power to help us, but instead focuses on the endowment. And now, with the revised Lot 26 plan, the quality of life in UBC housing (Pine and Cypress) is being compromised so that the quality of life in Prodigy housing can be protected. Yet again, UBC cares less about its faculty and staff than about the developer that gives it money. This is untenable. Faculty and staff feel left behind. Students feel left behind. We now must focus on recruiting local rather than world-class faculty. And UBC seems oblivious .. focused squarely on building more market-rate housing in ways that harm quality of life for its members. The situation is gross. UBC has the power and resources to be different, but instead is consumed with plans for market-rate housing plans and riches. Accidentally or intentionally, UBC has become a scrooge. I used to feel proud to be part of UBC. Now I feel gross. Merry Christmas.



We want to know what you think! Share your comments on DP23020 - Lot 26 Westbrook Place

The nearby lots are all 6 stories apartment, Lot 26 16 stories high rise is definitely too high building. It makes emotional stress for the neighbors with this high building stand on the middle of area. Also this high rise apartment impact the sun shine of whole area, and impact our vision for nature. Please consider to change the high rise building to 6 stories apartment, which make this area more consistent, comfortable and sustainable.

Too many apartments built on Gray Ave

The neighborhood is too crowded, there are too many buildings, even the streets are too small, and there are even school buses running through the residential areas. Besides, there are fewer parks in the western half than in the eastern half (near forest), so we need a little more space we can breathe.

Please do not build any high-density buildings on lot 26, it's too crowded

The population and the traffic of Westbrook in UBC has increased very highly. It is no longer appropriate to build any high buildings

The population density of Westbrook has reached its peak, the traffic has been overwhelmed, and the carrying capacity around lot 26 has reached its limit. It is no longer appropriate to build any high-density buildings on lot 26

Hi UBC Community Planning Team,

I'm a resident of Nobel Park and moved here three years ago. I remember I was deeply attracted by the whole harmonic design and atmosphere of UBC community when I visited it first time. But now I am shocked and frustrated by the proposal of Lot 26 for 16-storey tower. This high rise building will ruin the whole community plan's harmony as the surrounding area is all of low rise buildings as well the high density will cause a course of issues such as traffic congestion, pedestrian & child's safety, public transport issues, community service including garbage collection and delivery services disruptions. This unreasonable and unacceptable 16-storey building design will bring plenty of daily life troubles for almost 1000 units around it. As a resident located within 30m of the site, I make an impassioned plea to you for considering 1000 units residents' concerns to revise the wrong and ridiculous 16-storey tower design to low rise buildings.

Thank you for your understanding and attention.

Strongly oppose any new high-density housing on Lot 26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot 26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

I don't think the project should be proceeded

We are very concerning about the height of the building shield the sunlight.

No more tall buildings. The community, the environment and the traffic is overloaded.



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

I strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Too crowded.so we don't agree to this plan

No more buildings! More green space for kids and the community!

No more buildings! More green space for kids and the community!

UBC only care about money! No more buildings!

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

We firmly oppose the construction of new high-density housing on Lot 26. The areas around Gray Avenue and Ross Drive are already burdened with heavy traffic and a high population density. Building high-density structures on such a confined plot will not only deteriorate the living experience of nearby residents but also pose serious security risks. The original plan for a 16-story building was approved when Wesbrook was largely undeveloped. However, the area is now densely populated, rendering the old plan obsolete and inappropriate. It's time for a revision. We urge a reevaluation of the UBC plan and demand a halt to the development on Lot 26, unless the height and plot ratio are reduced to levels that are agreeable and sustainable for the entire community.



We want to know what you think! Share your comments on DP23020 - Lot 26 Westbrook Place

We firmly oppose the construction of new high-density housing on Lot 26. The areas around Gray Avenue and Ross Drive are already burdened with heavy traffic and a high population density. Building high-density structures on such a confined plot will not only deteriorate the living experience of nearby residents but also pose serious security risks. The original plan for a 16-story building was approved when Westbrook was largely undeveloped. However, the area is now densely populated, rendering the old plan obsolete and inappropriate. It's time for a revision. We urge a reevaluation of the UBC plan and demand a halt to the development on Lot 26, unless the height and plot ratio are reduced to levels that are agreeable and sustainable for the entire community.

We firmly oppose the construction of new high-density housing on Lot 26. The areas around Gray Avenue and Ross Drive are already burdened with heavy traffic and a high population density. Building high-density structures on such a confined plot will not only deteriorate the living experience of nearby residents but also pose serious security risks. The original plan for a 16-story building was approved when Westbrook was largely undeveloped. However, the area is now densely populated, rendering the old plan obsolete and inappropriate. It's time for a revision. We urge a reevaluation of the UBC plan and demand a halt to the development on Lot 26, unless the height and plot ratio are reduced to levels that are agreeable and sustainable for the entire community.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks! The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks! The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly opposed to any new high density housing on Lot 26. Gray Ave and Ross Drive already have very high traffic volumes and high population density. Building high-density buildings on such a small plot of land will not only damage the living experience of surrounding residents, but also cause serious safety hazards!

Amend the UBC Plan and stop development of Lot26 unless the height and floor area ratio are reduced to a level acceptable to all surrounding residents. It is recommended to change the high-rise building to 5-6 floors, which will be much better.



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

After attending the open house today and considering the feedback from the neighbors of all the surrounding buildings, it's clear that in such a small space, accommodating such a high population density with a 16-story building is not appropriate. The permit for this project was issued without consulting the residents. Back in 2016, when the permit was issued, our building wasn't even there, and this development significantly affects the lives of all current residents. It's not just a safety hazard; it also leads to traffic congestion and reduces our living space, making our quality of life worse. Therefore, we firmly oppose the construction of a 16-story building here. No matter how the position of this building is altered, it can't avoid affecting everyone. We oppose the development of high-density housing on Lot 26 and demand a reduction in the floor area ratio. We unanimously request that the development of Lot 26 be halted unless they lower the height and floor area ratio to a level acceptable to all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!  
The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!  
The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!  
The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!  
The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!  
The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

reject the current high density building plan as the area is already full of high density housing. Pls revise the plan to meet the green space requirement of the residents.

Dear sir, I am a resident of the UbC community. I'm strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

I strongly oppose building another high rise in the Wesbrook Village. The traffic is already very busy and the green space has been lost. The overall infrastructure in the village is overburdened and adding another high rise with over 200 families is only going to make the situation even worse. Please do not approve the proposal to build the building on Lot 26!

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

I live cross street on Ross drive. The area is already crowded , it is not able to accommodate 16 storey high rise . We highly recommend to build a 6 or 9 storey low rise as original planned instead of 16.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

---

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.



We want to know what you think! Share your comments on DP23020 - Lot 26 Westbrook Place

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

We firmly oppose the construction of new high-density housing on Lot 26. The areas around Gray Avenue and Ross Drive are already burdened with heavy traffic and a high population density. Building high-density structures on such a confined plot will not only deteriorate the living experience of nearby residents but also pose serious security risks. The original plan for a 16-story building was approved when Westbrook was largely undeveloped. However, the area is now densely populated, rendering the old plan obsolete and inappropriate. It's time for a revision. We urge a reevaluation of the UBC plan and demand a halt to the development on Lot 26, unless the height and plot ratio are reduced to levels that are agreeable and sustainable for the entire community.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

---

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

It's clear that a 16-story building in such a small space is unsuitable. The project's permit, issued without resident consultation in 2016, now poses safety risks, worsens traffic, and reduces living space, significantly affecting our quality of life. Therefore, we strongly oppose this high-density development on Lot 26. The development should be halted or modified to reduce both height and floor area ratio to levels acceptable to the surrounding community.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Wesbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.



We want to know what you think! Share your comments on DP23020 - Lot 26 Westbrook Place

---

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Building is too tall and will leave little open space available for public use.



We want to know what you think! Share your comments on DP23020 - Lot 26 Westbrook Place

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

After attending an open house and hearing feedback from nearby residents, it's clear that a 16-story building in such a small space is unsuitable. The project's permit, issued without resident consultation in 2016, now poses safety risks, worsens traffic, and reduces living space, significantly affecting our quality of life. Therefore, we strongly oppose this high-density development on Lot 26. The development should be halted or modified to reduce both height and floor area ratio to levels acceptable to the surrounding community.

Strongly oppose any new high-density housing on Lot26. Gray Ave and Ross Drive already have very heavy traffic and high population density. The construction of high-density buildings on such a small plot will not only harm the living experience of surrounding residents, but also bring serious security risks!

The original 16-story plan was passed when Westbrook was a vacant lot. But now it's full of people, and the old plan doesn't make any sense! It's time for a change! Revise the UBC plan and stop the development of lot26 unless they reduce the height and plot ratio to an acceptable level for all surrounding residents.

This area already has too many residents, and if more high-rise buildings are constructed, the traffic will become unbearable. There are already too many buildings here; we need more parks and playgrounds.



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

I think this area is so crowded already. The cars is so slow and so many neighbour's walking on the street. I worry about the safe and too noise in the small area.

A16-story building in such a small space? How close is it to other buildings? How did The project's permit issue??? The only thing UBC is thinking of is making money. You don't care about the development of our community to rise up density of buildings. We have been suffering from construction issues since we moved in this area in 2016, and it's still going on. We need green space, we need sunlight, we need safety. We don't need a high rise building is just in front of our window. We deserve a better living space ,UBC.

I am concerned about the removal of the public Greenspace that lot 26 currently is. The residents who use the space will be displaced and you are adding more people. I believe that you will not be able to deliver on your greenspace promise to residents. There is more and more competition for less and less space. I wish you would consider more modern forward looking models such as elevating the common areas and having them managed as.'commons'.

In addition I heard that there has been an application to extend the cone on the eagles nest for this construction. Given that almost 20 000 people signed a petition protesting the original coming, I would expect greater transparency to residents about this. Finding out about this by accident feels like it is under handed and does little to build trust in the community.

Building a tower in this location will upset all the surrounding residents and is a mistake in my opinion.

After attending an open house and hearing feedback from nearby residents, it's clear that a 16-story building in such a small space is unsuitable. The project's permit, issued without resident consultation in 2016, now poses safety risks, worsens traffic, and reduces living space, significantly affecting our quality of life. Therefore, we strongly oppose this high-density development on Lot 26. The development should be halted or modified to reduce both height and floor area ratio to levels acceptable to the surrounding community.

After attending an open house and hearing feedback from nearby residents, it's clear that a 16-story building in such a small space is unsuitable. The project's permit, issued without resident consultation in 2016, now poses safety risks, worsens traffic, and reduces living space, significantly affecting our quality of life. Therefore, we strongly oppose this high-density development on Lot 26. The development should be halted or modified to reduce both height and floor area ratio to levels acceptable to the surrounding community.

Very poor planning, with no regard for the residents' feelings. Strong demand to stop construction and turn it into a park

UBC planning department should not allow high rise buildings within the ross drive east side . Since there are high rises on the west side of ross drive . The lot 26 can built 6 levels apartment to match virtuso and prodigy ,, sail 1 and sail 2 building height .

Wesbrook density is too high. Can you go somewhere ELSE? like Hampton place.



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

After attending an open house and hearing feedback from nearby residents, it's clear that a 16-story building in such a small space is unsuitable. The project's permit, issued without resident consultation in 2016, now poses safety risks, worsens traffic, and reduces living space, significantly affecting our quality of life. Therefore, we strongly oppose this high-density development on Lot 26. The development should be halted or modified to reduce both height and floor area ratio to levels acceptable to the surrounding community.

Currently, there are one construction site there and a lot of big trucks crossing the narrow Ross Drive. If we have the second construction site there, much more big trucks there and cause terrible traffic issue along the Ross Drive. It might cause fatal issue when ambulances or fire engines are needed to go to Ross Drive stratas. I would like to ask, if fatal accident happens which are caused by the construction site trucks traffic jam. Who will take the liability ? UBC / Polygon / The committee members who approve the permit ???? What kinds of process or proceduce that can we delay or cancel this new construction ?

After attending an open house and hearing feedback from nearby residents, it's clear that a 16-story building in such a small space is unsuitable. The project's permit, issued without resident consultation in 2016, now poses safety risks, worsens traffic, and reduces living space, significantly affecting our quality of life. Therefore, we strongly oppose this high-density development on Lot 26. The development should be halted or modified to reduce both height and floor area ratio to levels acceptable to the surrounding community.

After attending an open house and hearing feedback from nearby residents, it's clear that a 16-story building in such a small space is unsuitable. The project's permit, issued without resident consultation in 2016, now poses safety risks, worsens traffic, and reduces living space, significantly affecting our quality of life. Therefore, we strongly oppose this high-density development on Lot 26. The development should be halted or modified to reduce both height and floor area ratio to levels acceptable to the surrounding community.

After attending an open house and hearing feedback from nearby residents, it's clear that a 16-story building in such a small space is unsuitable. The project's permit, issued without resident consultation in 2016, now poses safety risks, worsens traffic, and reduces living space, significantly affecting our quality of life. Therefore, we strongly oppose this high-density development on Lot 26. The development should be halted or modified to reduce both height and floor area ratio to levels acceptable to the surrounding community.  
When we bought the apartment, the sales told our neighbors and I this lot will build a park.

After attending an open house and hearing feedback from nearby residents, it's clear that a 16-story building in such a small space is unsuitable. The project's permit, issued without resident consultation in 2016, now poses safety risks, worsens traffic, and reduces living space, significantly affecting our quality of life. Therefore, we strongly oppose this high-density development on Lot 26. The development should be halted or modified to reduce both height and floor area ratio to levels acceptable to the surrounding community.

No highrise at Lot 26, it's too crowded! Highrise should not be built in the middle of the area!



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

After attending the open house today and considering the feedback from the neighbors of all the surrounding buildings, it's clear that in such a small space, accommodating such a high population density with a 16-story building is not appropriate. The permit for this project was issued without consulting the residents. Back in 2016, when the permit was issued, our building wasn't even there, and this development significantly affects the lives of all current residents. It's not just a safety hazard; it also leads to traffic congestion and reduces our living space, making our quality of life worse. Therefore, we firmly oppose the construction of a 16-story building here. No matter how the position of this building is altered, it can't avoid affecting everyone. We oppose the development of high-density housing on Lot 26 and demand a reduction in the floor area ratio. We unanimously request that the development of Lot 26 be halted unless they lower the height and floor area ratio to a level acceptable to all surrounding residents.

I strongly disagree with the development plan to build a 16-story highrise for Lot 26! When we moved to UBC in 2013, UBC plan was to have all highrises on the east side of the village, and thus on the west side, all buildings are up to 6-level. Even UBC wants to make changes, they need to consider the existing residents and have the highrises build along the side of the west side, not in the middle of 5 lowrises buildings! This plan will have significant impact on all residents in Prodigy, Virtuoso, Nobel Park, Pine and Cypress! We strongly disagree with this plan! If this plan gets approved, it will have a very bad impression about Wesbrook village and UBC reputation!

No building at all!!!!

More green space for kids! For the environment!

After attending the open house today and considering the feedback from the neighbors of all the surrounding buildings, it's clear that in such a small space, accommodating such a high population density with a 16-story building is not appropriate. The permit for this project was issued without consulting the residents. Back in 2016, when the permit was issued, our building wasn't even there, and this development significantly affects the lives of all current residents. It's not just a safety hazard; it also leads to traffic congestion and reduces our living space, making our quality of life worse. Therefore, we firmly oppose the construction of a 16-story building here. No matter how the position of this building is altered, it can't avoid affecting everyone. We oppose the development of high-density housing on Lot 26 and demand a reduction in the floor area ratio. We unanimously request that the development of Lot 26 be halted unless they lower the height and floor area ratio to a level acceptable to all surrounding residents.

After attending an open house and hearing feedback from nearby residents, it's clear that a 16-story building in such a small space is unsuitable. The project's permit, issued without resident consultation in 2016, now poses safety risks, worsens traffic, and reduces living space, significantly affecting our quality of life. Therefore, we strongly oppose this high-density development on Lot 26. The development should be halted or modified to reduce both height and floor area ratio to levels acceptable to the surrounding community.

After attending an open house and hearing feedback from nearby residents, it's clear that a 16-story building in such a small space is unsuitable. The project's permit, issued without resident consultation in 2016, now poses safety risks, worsens traffic, and reduces living space, significantly affecting our quality of life. Therefore, we strongly oppose this high-density development on Lot 26. The development should be halted or modified to reduce both height and floor area ratio to levels acceptable to the surrounding community.



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

I'm concerned about increased traffic and congestion with so much construction going on. I'm also concerned about the possibility of sunshade and visibility blocked

This area is already crowded, there is no more space for another 16 story building. Overcrowding will make life uncomfortable and unsafe. I request for a low story building instead.

Too crowded

I don't think the building is a good place. It will have a security and traffic problem.

After the open house meeting, to conclude all the neighbors' opinions, there should not be any high rise tower to build again at this high density neighborhood. Because it impacts all the residents' living quality and environment.

I live in the Virtuoso Building, which will be kitty corner to the new development on Lot 26. I have no issue in general with increasing the amount of housing in Wesbrook, as the Lower Mainland is in a housing crisis and every little bit helps.

I would like to make a suggestion regarding the increase in traffic with a new building. Currently, our neighbourhood is a gem in terms of relatively little traffic and roads that are safe, particularly for our youngest and oldest community members. In order to preserve that, I would like to recommend increasing the capacity for access to carsharing in the neighbourhood. Because of the oddity of rural regulated parking, there are very few carsharing spots available in the neighbourhood. I would suggest that there be dedicated carsharing parking spots integrated into the new building (and, really, all new buildings) at Wesbrook to allow new residents to move here and not need a vehicle, and encourage current residents to forego owning a vehicle. Happy to talk more about this: you can contact me at my email address below.

Plan 1 is the best.

Terrible. It will cause a huge disruption to virtuoso (3581 Ross drive). The disruption is catastrophic and will likely result in lots of traffic and accidents. The tallest building should not be centred directly in front of the entrance of 3581 Ross drive.

Hi, I am an owner of a unit in 3581 Ross Drive. The revised plan on November 27th is unreasonable for all residents of Ross Drive. There are already many garage entrances/exits on my street one after the other, so why is more being added? The street is already narrow and difficult to navigate for garbage collection. With more vehicles coming in and out, that's just going to cause more problems. There are many children who live not only in my building, but in the neighbouring buildings. How is adding more traffic conducive to creating a safe environment for them? Especially when on the side of Prodigy, they barely have any garage entrances/exits?

Please revise the plan to resolve this issue. Thank you.

no tall building higher than 5 floors. Do not like the new plan.

I prefer to original plan because revised one affect my living



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

---

[REDACTED]  
[REDACTED]  
Vancouver, BC, V6S 0L3  
[REDACTED]  
[REDACTED]

December 1st, 2023

Subject: Concerns Regarding Lot 26 Development Project and Associated Traffic Management

To whom it may concern,

I am writing to you on behalf of the residents of the Residence in Nobel Park, located at 3533, 3563, and 3483 Ross Drive, to express our significant concerns regarding the ongoing development project at Lot 26 and its implications for our community.

Firstly, our primary concern revolves around the proposed parkade entrance for the Lot 26 development, which is directly facing our strata building's car park entrances. We foresee substantial congestion and traffic clogs during rush hours, negatively impacting the daily commutes of our residents. The proximity of these entrances not only presents an inconvenience but also raises safety concerns due to the increased potential for vehicular conflicts.

Secondly, we are apprehensive about the compounded traffic and accessibility issues that will inevitably arise from the simultaneous construction of Lot 26 and Lot 6. Despite assurances of coordinated Traffic Management Plans for both sites, we have observed no tangible evidence or clear strategies that convincingly address these issues. This skepticism is rooted in our previous experiences, where similar promises have failed to materialize into effective solutions.

It is imperative to understand that these concerns are not mere inconveniences but significantly impact the quality of life of our 267-unit residents. The current approach towards traffic management seems dismissive of the real-time challenges faced by our community.

We urge you to reconsider the current plans, particularly the positioning of the Lot 26 parkade entrance, and to provide a more robust and transparent traffic management strategy that genuinely mitigates the issues outlined. It is our hope that our feedback will be taken seriously and lead to a constructive dialogue aimed at finding feasible solutions that respect the needs and well-being of all affected residents. To address, I have suggested two following approaches for Polygon Home Ltd. to consider when considering the development of Lot 26 with justification:

- 1) Please postpone your potential development until 2025 when Wordsworth has been fully constructed.
  - a. Justification: To alleviate simultaneous pressure
- 2) Please consider the alternative location of your parking entrance by relocating to the Gray Avenue instead of facing directly to Nobel Park on Ross Drive
  - a. Justification: We need to reduce the local traffic flow during rush hours and alleviate the burden on Ross Drive, whereas there is only pedestrian access on Gray Avenue (i.e., Prodigy has its carpark access located right across the UBC Farm on Ross Drive) so there won't be any disturbances to their residents if it was to be relocated to Gray Avenue. Residence at Nobel Park is a much more complex neighbourhood and is one of those strata buildings with the highest population density, compared to neighbouring buildings including Virtuoso, Prodigy, and Sail. Also, Ross Drive is a narrow two-way drive and your potential amendment in terms of parking entrance allocation can severely impact the traffic of the building maintenance and emergency services. Also, this Ross drive section is where garbage collection is done by a big garbage truck and pickup truck



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

Space should be left for common use. Too many building. Too high density.

The point about putting the parkade on Ross drive is to direct to 16 avenue, it is not moderate. All the avenues around here all direct to 16 avenue. the most important point is currently no one parkade on gray avenue , but too many parkades are on Ross drive, too many garbage boxes, trucks block the road. It could not afford any more. Is it a reasonable design lay out to put the parkade facing another building's main access on the same avenue? It is not allowed, it is not safe to any person living here. No. No!

This new high rise building will be located at the middle of noble park residences building,face to the fountain, it destroyed the FENGSHUI of noble park building, will reduce the value of our buildings. We highly recommend to change the high rise of lot26 to the position of town house area.

entrance of the Lot 26 development is directly opposite the garage entrance of their residential complex. This could lead to severe congestion and traffic jams during peak hours, affecting residents' daily commutes. This close proximity to the entrance layout is not only inconvenient, but also may cause safety hazards by increasing the possibility of vehicle conflicts.

ALSO

This Ross drive section is where garbage collection is done by a big garbage truck and pickup truck everyday. Traffic congestion which is badnow will worsen and create a safety hazard with the addition of traffic from the new building garage entrance.

Traffic and accessibility issues:The simultaneous construction of Lot 26 and Lot 6 will inevitably cause traffic and accessibility issues. Despite assurances that traffic management plans for the two locations will be co-ordinated, no clear strategy or practical evidence has been seen to address these issues. Residents are skeptical, based on past experiences where similar promises have failed to deliver effective solutions.

To address these issues, the letter makes two recommendations for consideration by Polygon Home Ltd.:  
Deferred development plans: It is proposed that potential development plans be deferreduntil 2025, when Wordsworth is fully built.

Change the parking lot entrance location: Consider changing the parking lot entrance from Ross Drive facing Noble Park to Gray Avenue to reduce local traffic during rush hour and reduce the burden on Ross Drive.

GrayAvenue is for pedestrians only, so the changes will not cause disruption to its residents.

The letter concludes by stressing that these concerns are not just minor annoyances, but have a serious impact on the quality of life of the residents of the 267 residentialunits. Through this letter, the author hopes to draw the attention of the builders and, through constructive dialogue, to find a feasible solution that respects the needs and well-being of all affected populations.

We are tired of overpriced condos being built on a university campus. Holding on campus NEEDS to be affordable for students, staff, and faculty!

UBC needs to honour their word regarding the eagles' nest and removing the cone in 2024 as promised. No more high rise construction in Wesbrook.

When we purchased our townhouse unit, we were told that the lot will be a park. The residential area will be too crowded with another high rising and the traffic and the road safety will be a big concern.



We want to know what you think! Share your comments on DP23020 - Lot 26 Westbrook Place

This is a very bad plan and is like a nightmare for the residents living here. The floors are too high and the density is high, which is completely detrimental to people's normal life and physical and mental health. If it must be built, please reduce the number of floors and proceed according to the original plan. The exit of the parking lot cannot be placed on Ross Dr. The high floors should be in their original location. Thank you.

As a resident stay here for more than 6 yrs in our community, I express my concern regarding the proposed high-rise building in our predominantly low-rise neighborhood. Introducing a high-rise could disrupt the harmony of this area with low rise buildings, casting shadows and altering the unique skyline that defines our community, also create a very uncomfortable space for all existing residents. I urge careful consideration of the long-term impact on our neighborhood's aesthetic appeal and cohesiveness. All with city homes would be more appropriate for this area if you can't make it a park for the residents. It's already very intense there. Do something right deep from your heart. Architecture could be historic and they will tell by themselves that what you have done ...

Build it higher with more suites. Have commercial shops on the bottom floor

I am the resident at Nobel park just opposite the lot to be developed. I bought my unit in 2020, it is told by your sales guy, Wendy, there will be a 6 floor level building in the future but not current 16 floor level high rise. It will block all my light with little sunshine even though I paid for a 12th floor unit now. Polygon sales staff is cheating customers. That is horrible!!! This new high rise will totally block all the light for the residents face to the North west! We can see now you just changed the position of the high rise building because of the complainants from Prodigy. But this position is still very close to the high rise of 3533 Ross Drive. Please move its position to the east side of the area ,and change the town houses to the west side. The high rise should not face to the high rise, it is the common sense. It would benefit for the residents on two high rise buildings. Please change your plan layout. That is my appeal.

The new changes disproportionally affect faculty and staff housing in Pine and Cypress House and will significantly degrade quality of life in the west facing units in those buildings. The changes come off as prioritizing luxury apartments and making faculty and staff literally live in the shadow of them.

I'm grateful you revised the plan, but you still haven't addressed any of my concerns:

- our local school have waitlists for all grades, where will the children go to school?
- our local daycares all have multiyear waitlists
- our local doctors are so oversubscribed that it takes over a month to get a phone appointment, are you planning to open new clinics?
- our local supermarket is busy and crowded even in the off peak hours, where will all the new residents shop?
- our local streets are so narrow that cars coming from the opposing directions need to pull over to let each other pass. how will we be able to drive, when the number of local residents doubles or triples?

To preserve the nice street scape in Westbrook and to harmoniously fit in with the surrounding buildings in the local area, the new tower should be set parallel to the Nobel Park Residence Tower on Ross drive. The new tower should be located as far back as possible to maximize the space between the two towers. The entrance to garage should be facing Gray ave. Ross Drive is already packed with garbage collection traffic with huge garbage truck every morning of the week so adding garage entrance will worsen congestion and increase safety hazards. I can provide a sketch of the suggested layout by email if you want.



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

This highrise will too close to Pine and Cypress building,

The changes to this plan will block the sun from Pine House, which is a building for faculty and staff. This is unnecessary and a huge disservice to the people to live and work for UBC

The Polygon building will be blocking all of my view from the sky. I will not have any privacy. My building is wood frame and I'm already dealing with a lack of privacy from upstairs and downstairs neighbors whose sounds are intrusive. My windows face another building and this will block my only view of the sky. I already face west and cannot see the sun until the afternoon. Now I will not have any view of the sun or sky, or horizon. It's inhumane and intrusive. I face the open lot.

The amended plan for this project will have a significantly negative effect on residents of Pine and Cypress Houses by blocking the sun and nearly all sky view. I strongly oppose the new plan and urge you to reconsider it.

This new plan almost completely blocks the sun from Cyprus and Pine! You are screwing over UBC community members in UBC housing so a polygon building can have less shade from another polygon building. Are you fucking serious? You are creating an us vs them situation and UBC faculty and staff are going to be furious — this is not an anger that will recede, it will only get worse as day-to-day life worsens because you are prioritizing polygon. This is a shocking revision. I can't believe UBC is doing this to us. It's like the first half of a fucking Scrooge Christmas movie.

Putting a 16 story tower in the middle of 3 buildings that are between 5-7 stories lacks any consideration for the current residents in the area. Further to that, you changed the plans to prioritize the needs of luxury housing over the UBC staff and faculty community. I am an Indigenous person and currently have a view of the sunset and the trees and those trees are my ancestors. Now my view of them is going to be blocked. Where is the reconciliation in your plans? My natural light will be considerably reduced which will affect my mental health.

In addition, adding increased traffic to an already congested area. Where will people park? There currently isn't enough street parking as it is now. Where will the dogs have green space to play?

There is no infrastructure to support the increased amount of people. Our medical clinics are overflowing, you can't get a doctor appointment for weeks in the "walk in" clinic, there is ZERO childcare and no where within a 5km radius for our kids (elementary school) to go to school.

I implore you to reduce the tower to 5 stories to allow this neighborhood to continue to be liveable. Have a conscience.

The close spacing of two highrises over Ross drive as a result of this proposal creates unprecedented overcrowding and permanently + negatively affects the streetscape in West Brook Village. For a harmonious street view, this space is only good for low rises similar to those in the vicinity.

Also, Ross Drive is where garbage is collected every day for several strata by a very big garbage truck. The bad traffic congestion now will worsen and create safety hazards to cars, kids on scooters, pedestrians, moving in-out trucks, etc...It is so important that no new garage entrance is added from the new building to Ross Drive



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

---

The revised plan just changes the location of the shadowing from Prodigy to Pine/Cypress (exclusively staff/faculty rentals). This doesn't seem fair. In particular, Pine is already shadowed by the tower at The Residences so it will have almost no direct sun on the side facing construction whatsoever. This is UBC and I feel that the backbone of the university (faculty and staff), should get some extra consideration in the matter. With the rental market as it is, we are already struggling and less sunlight will be yet another kick in the gut. This is especially so if there are no (or even only a few) below-market rentals in this new tower.

Seeing as nobody will be happy about the position of the tower, maybe that's a sign you should reduce the height. I understand that it is allowed in the UBC plan but that DOES NOT MAKE IT THE RIGHT THING TO DO. Please revert either revert the position of the tower to what it was OR (even better) build more 3-story city homes in exchange for less height. Alternatively, creating a stair-like building from 4 stories (southwest side) to the 16 story level (north-east) could also work.

Furthermore, traffic on Ross Drive still seems like it hasn't been properly addressed with the latest revision. It's already bad enough, especially at the intersection of Wesbrook Mall at both Ross Dr and Gray Ave and the relative increase in traffic from the huge number of tower residents will make things exponentially worse--another reason to reduce the height of the tower. Note: I am a transit user, not a driver and my main concern lies with the delays the Wesbrook Village bottleneck creates. Will there be incentives for residents of the tower to forego cars?

Thank you for your consideration.

I am against the development of the building at this lot. It will significantly block the traffic and decrease the living quality of people in that area due to the high population density in the area of the development.

Oppose to build a highrise residential building at this Lot 26.



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

---

Firstly, our primary concern revolves around the proposed parkade entrance for the Lot 26 development, which is directly facing our strata building's car park entrances. We foresee substantial congestion and traffic clogs during rush hours, negatively impacting the daily commutes of our residents. The proximity of these entrances not only presents an inconvenience but also raises safety concerns due to the increased potential for vehicular conflicts.

Secondly, we are apprehensive about the compounded traffic and accessibility issues that will inevitably arise from the simultaneous construction of Lot 26 and Lot 6. Despite assurances of coordinated Traffic Management Plans for both sites, we have observed no tangible evidence or clear strategies that convincingly address these issues. This skepticism is rooted in our previous experiences, where similar promises have failed to materialize into effective solutions.

It is imperative to understand that these concerns are not mere inconveniences but significantly impact the quality of life of our 267-unit residents. The current approach towards traffic management seems dismissive of the real-time challenges faced by our community.

We urge you to reconsider the current plans, particularly the positioning of the Lot 26 parkade entrance, and to provide a more robust and transparent traffic management strategy that genuinely mitigates the issues outlined. It is our hope that our feedback will be taken seriously and lead to a constructive dialogue aimed at finding feasible solutions that respect the needs and well-being of all affected residents. To address, I have suggested two following approaches for Polygon Home Ltd. to consider when considering the development of Lot 26 with justification:

1) Please postpone your potential development until 2025 when Wordsworth has been fully constructed.

a. Justification: To alleviate simultaneous pressure

2) Please consider the alternative location of your parking entrance by relocating to the Gray Avenue instead of facing directly to Nobel Park on Ross Drive

a. Justification: We need to reduce the local traffic flow during rush hours and alleviate the burden on Ross Drive, whereas there is only pedestrian access on Gray Avenue (i.e., Prodigy has its carpark access located right across the UBC Farm on Ross Drive) so there won't be any disturbances to their residents if it was to be relocated to Gray Avenue

The current normative statement "Parkade location on Ross Drive allows for direct access to 16th Avenue & Construction traffic will be managed by coordinated Traffic Management Plans for both sites" is subjective and a reductionist view of the status quo with lack of empirical evidence. We therefore urge the related stakeholders, boards, and committees to reconsider your approach when addressing such concerns.

We look forward to your prompt response and are open to discussing these matters further in pursuit of a mutually agreeable resolution.

Thank you for your attention to this matter.

No, in this neighborhood there're so many buildings already built, this community have a lots kids and pets, we need some green parts lets them play. So NO!



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

---

I am writing to you on behalf of the residents of [Your Strata Name], located at 3533, 3563, and 3483 Ross Drive, to express our significant concerns regarding the ongoing development project at Lot 26 and its implications for our community.

Firstly, our primary concern revolves around the proposed parkade entrance for the Lot 26 development, which is directly facing our strata building's car park entrances. We foresee substantial congestion and traffic clogs during rush hours, negatively impacting the daily commutes of our residents. The proximity of these entrances not only presents an inconvenience but also raises safety concerns due to the increased potential for vehicular conflicts.

Secondly, we are apprehensive about the compounded traffic and accessibility issues that will inevitably arise from the simultaneous construction of Lot 26 and Lot 6. Despite assurances of coordinated Traffic Management Plans for both sites, we have observed no tangible evidence or clear strategies that convincingly address these issues. This skepticism is rooted in our previous experiences, where similar promises have failed to materialize into effective solutions.

It is imperative to understand that these concerns are not mere inconveniences but significantly impact the quality of life of our 267-unit residents. The current approach towards traffic management seems dismissive of the real-time challenges faced by our community.

We urge you to reconsider the current plans, particularly the positioning of the Lot 26 parkade entrance, and to provide a more robust and transparent traffic management strategy that genuinely mitigates the issues outlined. It is our hope that our feedback will be taken seriously and lead to a constructive dialogue aimed at finding feasible solutions that respect the needs and well-being of all affected residents. To address, I have suggested two following approaches for Polygon Home Ltd. to consider when considering the development of Lot 26 with justification:

1) Please postpone your potential development until 2025 when Wordsworth has been fully constructed.

a. Justification: To alleviate simultaneous pressure

2) Please consider the alternative location of your parking entrance by relocating to the Gray Avenue instead of facing directly to Nobel Park on Ross Drive

a. Justification: We need to reduce the local traffic flow during rush hours and alleviate the burden on Ross Drive, whereas there is only pedestrian access on Gray Avenue (i.e., Prodigy has its carpark access located right across the UBC Farm on Ross Drive) so there won't be any disturbances to their residents if it was to be relocated to Gray Avenue

The current normative statement "Parkade location on Ross Drive allows for direct access to 16th Avenue & Construction traffic will be managed by coordinated Traffic Management Plans for both sites" is subjective and a reductionist view of the status quo with lack of empirical evidence. We therefore urge the related stakeholders, boards, and committees to reconsider your approach when addressing such concerns.

We look forward to your prompt response and are open to discussing these matters further in pursuit of a mutually agreeable resolution.

Thank you for your attention to this matter.

Sincerely,

██████████ on behalf of 267 units in the Residence in Nobel)



We want to know what you think! Share your comments on DP23020 - Lot 26 Wesbrook Place

If several surrounding buildings are under construction at the same time, many large trucks will frequently block the road. For Noble Park residents, the start of this new building will make traffic even worse. Moreover, it is very dangerous for our children to go to and from school in such an environment. This is terrible!

the parkade of this lot will be at the opposite of the entrance of the Nobel park residences, this design impacts the living quality of current residents

DP23020 Will bring about the more crowded space and worse traffic problem to residents here. Sometimes we have to wait for long time during morning rush hour(8:30-9:00) because of construction stop sign, we do not think it is fair to let existing residents to suffer this trouble anymore if one more construction project appears.

### Oppose

Wordworth is in the construction now, this new one can not start at the same time. The traffic is always blocking by the trucks. That is terrible

I live in Nobel park, this new plan going to broke lots our building view, and I reject moving to the center, also I would you finish lot6 and then start lot 26, because it will cause a lots of trouble our daily life, it is not safe for us, building two projects in two blocks at same time is not acceptable.

You're drenching those of us in UBC housing (pine and cypress) in shadow in response to concerns from prodigy residents? And so polygon can build more homes we can't afford? How is this ok? I've been at UBC for 14 years, you've given be both a Killam price and a Killam fellowship, and you drench my family in shadow to prioritize polygon's luxury housing? To benefit the people at prodigy who are not ubc faculty or staff? This is disgusting.

As a resident of Prodigy and owner of Unit 202, I find myself compelled to express my deep concern and disappointment regarding the revised proposal. Despite being a homeowner since 2015 and consistently paying property taxes to UBC for almost a decade, the recent changes still cast a shadow over my residence, leaving it devoid of sunlight entirely. Never did I anticipate that the home where I envisioned my child enjoying the simple pleasure of sunlight would be plunged into perpetual darkness. It is disheartening to fathom the impact of this on my child's daily life, hindering their ability to study and complete homework in a well-lit environment. I vehemently oppose this modification, and rest assured, I am prepared to take this matter to the highest authorities for resolution. Sunshine is a fundamental aspect of our living experience, and I will not stand idly by as it is unjustly taken away from my family.

The tower is too tall which could block the shedding light to Prodigy, Sail, Cypress and Pine. Also the construction will cause severe traffic jams due to the street size and the other ongoing construction site of polygon. Also, with 214 units, the capacity street size of Gray Ave may be overwhelmed and thus creating traffic jams in the future.



Strata Council  
Virtuoso 3581 Ross Drive  
Vancouver, BC, V6S 0K5

Subject:

**Three strong demands regarding the Lot 26 development project**

To whom it may concern,

We are writing to you on behalf of the residents of Virtuoso, located at 3581 Ross Drive, 106 units, to express our significant concerns regarding the ongoing development project at Lot 26 and its implications for our community.

We have suggested 3 following approaches for Polygon Home Ltd. to consider when considering the development of Lot 26 with justification:

- 1) Postpone your potential development until 2025 when Wordsworth has been fully constructed.**
- 2) Consider relocating the garage entrance to the Gray Avenue.**
- 3) Consider restoring the construction plan to the original site plan (May 29,2023).**

Justification:

- 1) On the north side of Ross Drive is Wordsworth, which is under construction, and on the east side of Ross Drive is another large construction site. This area is already very crowded. If the construction of Lot 26 starts, we will see 3 extra large construction sites coexisting in the next 3 years on Ross Drive. It is incredible. It is unimaginable what kind of environment our residents will live in, how much traffic danger our children will face, and what kind of noise pollution our elderly will face. Despite assurances of coordinated Traffic Management Plans for both sites, we have observed no tangible evidence or clear strategies that convincingly address these



issues. This skepticism is rooted in our previous experiences, where similar promises have failed to materialize into effective solutions.

- 2) Ross Drive is a narrow two-way drive, it is currently the only entrance and exit for vehicles and pedestrians of the five buildings (Nobel House, Virtuoso, Pine House, Magnolia House, The Residences at Nobel Park). Ross Drive area is where garbage collection is done by big garbage trucks and pickup trucks everyday. Traffic congestion which is bad now will worsen and create a safety hazard with the addition of traffic from the new building garage entrance.

If the new building garage entrance is located on Ross Drive, it will be very close to our children's playground, which also creates a serious safety hazard.

We need to alleviate the burden on Ross Drive. As there is only pedestrian access on Gray Avenue (i.e., Prodigy has its carpark access located right across the UBC Farm on Ross Drive) so it will not increase traffic pressure on the east side of Ross Drive if it was to be relocated to Gray Avenue.

- 3) If it is impossible to reduce the building height of Lot26, then for the two construction plans that have been proposed so far, namely the original site plan (May 29, 2023) and the revised site plan (Nov 27, 2023), all of us residents strongly demand that the original site plan (May 29, 2023) be restored. The revised plan ignores daylight and views for residents of multiple buildings, including Virtuoso. For Cypress House and Pine House, they will have no west side light at all, which is very pitiful, and the same is true for some residents of Virtuoso.

In fact, as residents of this area, as the public most affected, we strongly oppose any new high-density housing on Lot26. Ross Drive already has been experiencing serious traffic issues with the existing high population in this small neighborhood. The construction of a new cluster of high-density buildings on such a small plot will further damage the basic livable surroundings, and inevitably will bring safety hazards to the residents and especially children living in the surrounding residential buildings.

The original Lot26 density plan was passed when most of Wesbrook was vacant, but now it's full of residential buildings, full of households with



different demographics. It's time to modify the paperwork of planning. Put the real taxpayers in mind, consider the safety of children and elderly in this community.

We noticed that neighbors around us were starting to take action, both owners and tenants, and they are vehemently opposed to any high-rise development in this area. We urgently need opportunities for communication and dialogue to let you know public opinion.

We look forward to your prompt response and are open to discussing these matters further in pursuit of a mutually agreeable resolution. Thank you for your attention to this matter.

\* Names and Signatures have been removed from public document  
for privacy purposes\*



# PETITION

**To the UBC Campus + Community Planning:**

We, the undersigned residents of **Virtuoso** (3581 Ross Drive, Vancouver, BC, V6S 0K5) petition the UBC and ask that:

- 1) Postpone the potential development in Lot 26 until 2025 when Wordsworth has been fully constructed.
- 2) Consider relocating the garage entrance in Lot 26 to the Gray Avenue.
- 3) Consider restoring the construction plan to the Original Site Plan (May 29, 2023).

The contact person for this petition is

Name \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

Printed Name	Signature	Date
[REDACTED]	[REDACTED]	2023-12-18
[REDACTED]	[REDACTED]	2023-12-18
[REDACTED]	[REDACTED]	2023-12-18
[REDACTED]	[REDACTED]	2023-12-18
[REDACTED]	[REDACTED]	2023-12-18
[REDACTED]	[REDACTED]	2023-12-19
[REDACTED]	[REDACTED]	2023-12-19

**\* Additional names and signatures have been removed from public document for privacy purposes\***



Attachment D:  
December 7, 2023 Advisory  
Urban Design Panel (AUDP)  
Minutes





# Draft Minutes

## Advisory Urban Design Panel

**Date:** December 7, 2023

**Time:** 4:00 PM

**Location:** Policy Labs, Centre for Interactive Research on Sustainability, 2260 West Mall

**Attendees:** **MEMBERS OF THE ADVISORY URBAN DESIGN PANEL:**  
Bruce Haden (Chair), Tracey Mactavish (Vice Chair), Matt Dolf, Benn Duffell, Susan Haid, Ouri Scott, Sarah Siegel (recused item 5.1), Matthew Soules

**Staff:** Matthew Roddis, Brett Liljefors, Linda Nielsen (Recorder)

**Presenters:** Nick Sharp, GBL Architects Inc.  
Sarah Siegel, Hapa Collaborative

---

- 1.0 The meeting was called to order at 4:00 PM. A quorum was noted.
- 2.0 The December 7, 2023, agenda was approved.

### FOR INFORMATION:

The July 6, 2023, meeting minutes were approved electronically on September 5, 2023.

On September 5, 2023, the panel elected a new chair and vice chair by electronic vote.

- Architect Bruce Haden was elected as chair (September 2023 – April 2024).
- Architect Tracey Mactavish was elected as vice chair (September 2023 – April 2024)

- 3.0 Thanks and appreciation to Sarah Siegel on her BCSLA-nominated reappointment to the panel for a second two-year term to September 30, 2025.
- 4.0 Thanks and appreciation to Matthew Soules on his reappointment to the panel as the faculty representative for a second term of one-year to January 31, 2025.
- 5.0 Land acknowledgement  
UBC Point Grey (Vancouver) campus, sits on the traditional, ancestral, unceded territory of the xʷməθkʷəy̓əm (Musqueam) First Nation.
- 6.0 Application:

### 6.1 Lot 26, Wesbrook Place

Application status: Development application (revised)  
Location: Lot 26, Wesbrook Place  
Applicant: GBL Architects Inc.  
Hapa Collaborative  
Polygon Homes



## **RESOLUTION: SUPPORT WITH RECOMMENDATIONS [7-0].**

Nick Sharp (GBL Architects Inc.) and landscape architect Sarah Siegel (Hapa Collaborative) presented and responded to questions from the panel. Sarah Christianson, Polygon Homes was also in attendance.

Brett Liljefors (C+CP) introduced the project noting in response to public feedback regarding the tower siting and massing in June 2023 the applicant has revised the proposed design.

In addition to general commentary, the panel was asked to comment on:

- the success of the new tower siting in reducing impacts on neighbouring residences;
- the resolution of the 'urban' and 'nature' split in the project expression. including material palette;
- the project's contribution to the surrounding public realm, including locations such as the building entry and the perimeter of the private green space.

### **Panel Commentary:**

It is a difficult site. The pivot is a significant change.

Explore if there is an opportunity for the bend in the tower to happen in the middle to give more space to the city homes on the Gray Ave. side and enhance the landscape.

The reorientation of the tower changes the importance of the end elevations of the city homes. Bring more to the city homes.

Explore the scale and organizational relationship between the city homes and tower. Consider the articulation and context of the 'urban' aspect of the tower at the lower level. A panel member suggested the tower should be simplified in materiality and articulation.

Responses were mixed on the success of the juxtaposition of 'urban' and 'nature'. The two sides having more graphic intent. Consider where meaning resides. The exposures should respond to the environment and associated 'urban' and 'nature' behaviours.

General consensus the 'nature' aspect was more successful. Consider bringing some playfulness the rigour of the 'urban' aspect. The 'nature' and 'urban' aspects could blend on the end elevations.

Some concern on the materiality of the city homes. Materials close to grade will have the greatest visual impact and was recommended as the place to allocate resources.

The entry is more dynamic and relationship to the amenity space and flow to exterior is stronger. A panel member suggested co-working spaces in the tower would help animate the lobby space.

### **LANDSCAPE**

Refine the interface between the public street edge and private 'forecourt' green space to feel more neighbourly. A panel member suggested adding public seating or fruit-bearing trees.

### **Chair Summary:**

Refine and clarify the two-sidedness of the tower to make it stronger and more meaningful. If it is urban on one side what does that mean on the ground plane. In terms of materiality but more important in terms of meaning also awareness that some areas on the nature side could blend with the urban side.

Explore opportunities in the northern public space between the city homes and tower to enhance it and emphasize the relationship at the pedestrian bridge point. Give more consideration to the scale shift.



Use high quality materiality and detailing on those parts of the buildings that are most public and visible.

Pay careful attention to the treatment of the edges on the public side of the park.

**Resolution:**

Having reviewed the project proposal, it was moved and seconded and was the decision of the Advisory Urban Design Panel:

THAT the panel SUPPORT the development application with the following recommendations:

1. Continue to explore and refine the tower's two-sidedness giving it more purposeful intent rather than just graphic intent. The two-sidedness could blend on the ends.
2. Refine the relationship between the city homes and the tower to make the space better including the transition in scale from tower to city homes and the relationship with the exterior circulation like the pedestrian bridge. Explore where the bend in the tower could occur.
3. Enhance the publicness of the street edge of the park.
4. Continue to refine the material palette to maximize the benefit of high quality materials and detailing at the street edge.

7.0 Adjournment

There being no further business the meeting adjourned at 5:15PM.



Attachment E:  
Policy and Regulatory  
Evaluation Matrix



Attachment E: Evaluation Matrix  
 Application #: DP 23020  
 Project Name: Wesbrook Lot 26 Exeter

Development Control Policy / Regulation	Requirement	Proposed Project	Conforms Y/N	Comments
<b>Land Use Plan</b>				
4.1.5 b)	50% UBC employee/student	Market strata	N/A	<i>Overall campus-wide target.</i>
4.1.6.1 b)	20% rental housing overall 10% non-market rental housing	N/A	N/A	<i>Overall campus-wide target.</i>
4.1.6.1 c)	No density of individual site greater than 3.5 FSR	3.5 FSR	Y	
4.1.6.1 d)	Generally min. of 6 storeys with a maximum height of 53m and it may be increased to 65m for certain sites subject to the Neighbourhood Plan process.	16 storey high rise 49.22 m height 3 storey townhouses	Y	
4.1.6.1 e)	Diversity of housing types; include ground floor street-oriented units; human scale; underground parking; 150 units max except where design can mitigate scale	222 total units (214 in high rise and 8 in townhouses)	Y	<i>A range of unit sizes from studios to 3 BR are provided.</i>
4.1.2.3 b)	Any viable mature trees over 15cm caliper dbh(diameter at breast height) that must be removed during the course of residential development in neighbourhoods will be replaced on campus at a ratio of 1:1, using species appropriate to the setting, and allowing trees to be sited as appropriate through the campus.	15 tree removals 71 trees to be planted	Y	<i>9 on-site trees to be removed to accommodate the proposed building, landscaping, and hardscaping. 6 street trees to be removed to allow access to underground parking garage from Ross Drive and curbside parking</i>



Development Control Policy / Regulation	Requirement	Proposed Project	Conforms Y/N	Comments
<b>Wesbrook Place Neighbourhood Plan (WPNP)</b>				
1.4.1 a)	Provide a range of housing types, unit sizes, and densities with a variety of prices and tenures suited to faculty and staff	Dwelling units (222): 37 x Studios (397 SF – 430 ft <sup>2</sup> ) 48 x 1 BR (485 SF – 608 ft <sup>2</sup> ) 71 x 1 BR + Den (599 SF – 787 ft <sup>2</sup> ) 52 x 2 BR (828 SF – 1016 ft <sup>2</sup> ) 6 x 3 BR + Den (1128 SF – 1482 ft <sup>2</sup> ) 8 x 3 BR TH (1453 – 1575 ft <sup>2</sup> )	Y	<i>Neighbourhood-wide target. Faculty and staff rental developments have been built throughout Wesbrook including adjacent to this site.</i>
1.4.2 a) & d)	Create a more complete community on UBC Campus and a choice of transportation options.	Supports pedestrians, cyclists, & motorists; close to transit; reduces need for commuting to campus	Y	<i>Near community shuttle and future school site; adjacent to greenway and near Mundell Park and Nobel Park</i>
1.4.2 i)	Housing units to have strong orientation to streets/greenways	Townhouses and high rise ground floor units have patio access and entrances at grade	Y	<i>Bounded by 2 streets and a greenway</i>
2.2.2 n) & 3.5.15	Green building design using the UBC Residential Environmental Assessment Program (REAP 3.2) - Gold minimum	REAP Gold – 55 points	Y	<i>Gold Level (50-59 points)</i>
3.5	Design Guidelines for Buildings	Responds to guidelines related to general character, siting and orientation, style, materials	Y	<i>Responds to all Guidelines with the exception of 3.5.3a</i>
3.5.3a	Massing - For buildings greater than 6-stories the distance between the building envelope of an adjacent high-rise building shall be at least 30 metres.	Two corners on the south side of the building encroach a maximum of 0.79 m (2.6 ft)	N	<i>A variance is being requested for two corners on the south side of the building to encroach a maximum of 0.79 m (2.6 ft) into the 30 m building separation required from the adjacent high rise building, The Residences at Nobel Park, located across the street on Ross Drive. The encroachment is to accommodate functional suite layouts and a siting strategy to balance impact of other adjacent buildings</i>
4.6	Maximum Site Coverage 55%	33%	Y	
Plan P-10	Maximum FSR: 3.5 Maximum Storeys: 16 storey high rise and 3 storey townhomes	3.5 FSR 16 storey high rise and 3 storey townhomes	Y Y	



Development Control Policy / Regulation	Requirement	Proposed Project	Conforms Y/N	Comments
<b>Development Handbook</b>				
Section SC3C.2	Permitted Uses: Apartment Housing and Townhousing	Apartment Housing and Townhousing	Y	
Section SC3C.4	Minimum site area is 4,000 m <sup>2</sup> .	4,470 m <sup>2</sup>	Y	
Section SC3C.5 a), b), & c)	Minimum Setbacks			
	Sides: 2.5 m (8.2 ft.)	Sides: 2.5 m (8.2 ft.)	Y	
	Rear: 2.5 m (8.2 ft.)	Rear: 2.5 m (8.2 ft.)	Y	
	Front 2.5 m (8.2 ft.)	Front 2.5 m (4.66 ft.)	Y	
Section SC3C.5 d)	Maximum Building Height: 16 storeys	16 storeys	Y	<i>Height variance requested for a portion of the building (south side) to respond to location of tower on sloped base plane (1.22 m to 0 m).</i>
	Height not to exceed: 48 m	49.22 m for a portion of the building	N	
Section SC3C.5 e)	Maximum FSR: 3.5	3.5	Y	
Section SC3C.5 f)	Maximum Site Coverage: 55%	33%	Y	
Section 7.5	<b>Vehicle Parking:</b>			
	Apts - max. 1 per 70 m <sup>2</sup> building area: 208	Apts 207		
	<u>Townhousing - max. 2 spaces per unit: 16</u>	<u>Townhousing 16</u>		
	<b>Total permitted: 224</b>	<b>Total provided: 223</b>	Y	
	Small stalls - max. 25% total	Small stalls: (21%) 47	Y	
	Visitor - min. 0.1 per unit: 22	Visitor: 24	Y	
	Accessible - min. 0.1 permit unit: 22	Accessible: 22	Y	
Section 7.6	<b>Bicycle Parking:</b>			
	Class I (Resident) - min. 1.5 per unit: 333	Class I: 408	Y	
	Class II (Visitor) - min. 0.5 per unit: 111	Class II: 111	Y	



Attachment F:  
Traffic Data West of Wesbrook  
Mall, Wesbrook Place 2022 and  
2023



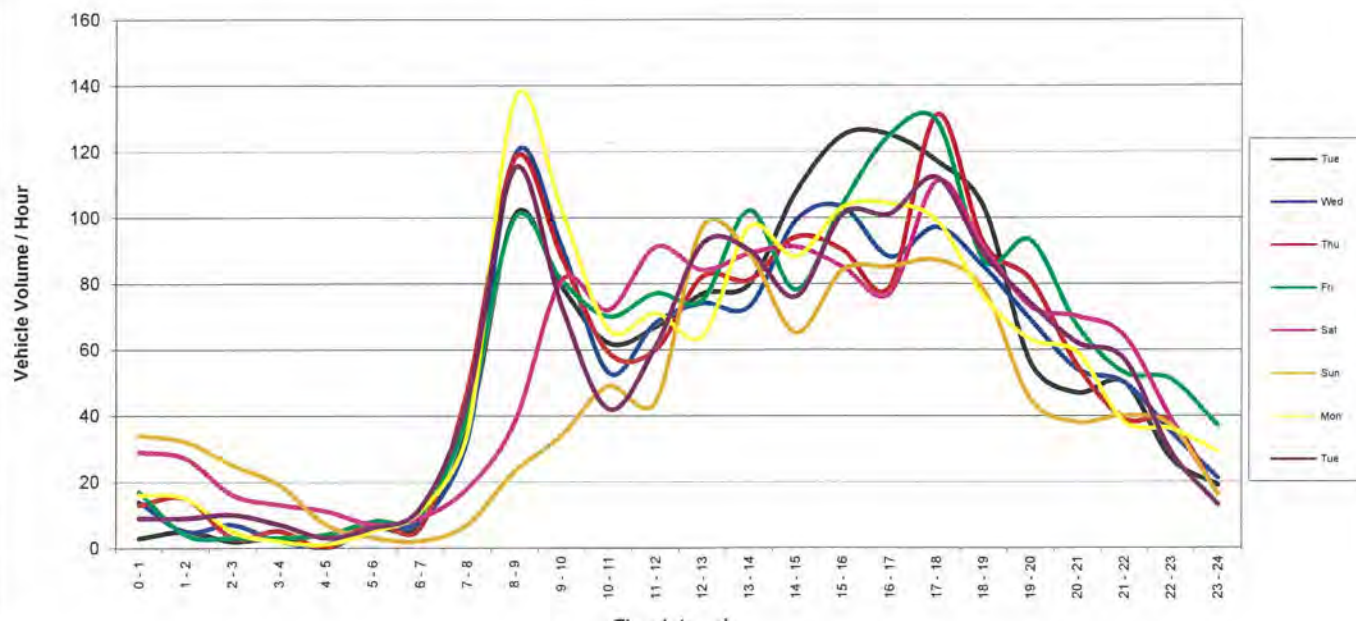
## 24 HOUR ROAD TUBE COUNT - VOLUME

**LOCATION:** Ross Dr WEST of Wesbrook Mall  
**DIRECTION:** Eastbound and Westbound  
**START DAY:** 25-Oct-22  
**PROJECT:** 7725 - 2022 UBC Traffic Data Collection  
**NOTES:**

Time	Tue 25-Oct-22	Wed 26-Oct-22	Thu 27-Oct-22	Fri 28-Oct-22	Sat 29-Oct-22	Sun 30-Oct-22	Mon 31-Oct-22	Tue 1-Nov-22	Weekday Average*
0 - 1	3	14	13	17	29	34	16	9	12
1 - 2	5	5	15	4	27	32	15	9	9
2 - 3	2	7	3	3	16	25	5	10	5
3 - 4	3	2	5	3	13	19	2	7	4
4 - 5	0	1	0	4	11	7	1	3	2
5 - 6	6	7	8	8	7	3	5	6	7
6 - 7	7	8	6	10	9	2	11	12	9
7 - 8	36	33	48	40	18	7	35	45	40
8 - 9	101	119	118	100	38	23	136	115	115
9 - 10	79	91	88	81	81	34	102	73	86
10 - 11	62	53	59	70	72	49	66	42	59
11 - 12	67	68	60	77	91	44	71	61	67
12 - 13	77	74	82	75	84	97	64	92	77
13 - 14	80	73	81	102	89	89	97	90	87
14 - 15	108	99	94	78	91	65	88	76	91
15 - 16	125	103	90	104	85	84	103	101	104
16 - 17	125	88	79	125	77	85	104	101	104
17 - 18	117	97	131	129	111	87	99	112	114
18 - 19	103	85	92	87	91	78	76	89	89
19 - 20	56	69	81	93	73	45	63	74	73
20 - 21	47	54	55	67	70	38	59	62	57
21 - 22	50	50	39	53	64	40	38	57	48
22 - 23	27	35	38	51	39	37	36	29	36
23 - 24	19	21	16	37	16	16	29	13	23
AM Peak Hr.	08:00 - 09:00	08:00 - 09:00	08:00 - 09:00	08:00 - 09:00	11:00 - 12:00	10:00 - 11:00	08:00 - 09:00	08:00 - 09:00	08:00 - 09:00
AM Peak Vol.	101	119	118	100	91	49	136	115	115
PM Peak Hr.	15:00 - 16:00	15:00 - 16:00	17:00 - 18:00	17:00 - 18:00	17:00 - 18:00	12:00 - 13:00	16:00 - 17:00	17:00 - 18:00	17:00 - 18:00
PM Peak Vol.	125	103	131	129	111	97	104	112	114
Daily Total	1305	1256	1301	1418	1302	1040	1321	1288	1318
Daily %	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

\*Weekday average includes only those weekdays with non-questionable data for the full 24-hours period.

**Ross Dr WEST of Wesbrook Mall - 2-Way**





## 24 HOUR ROAD TUBE COUNT - VOLUME

**LOCATION:** Ross Dr between Gray Ave & Wesbrook Mall  
**DIRECTION:** Eastbound and Westbound  
**START DAY:** 26-Oct-23  
**PROJECT:** 9110 - 2023 UBC Fall Traffic Monitoring Program  
**NOTES:**

Time	Thu 26-Oct-23	Fri 27-Oct-23	Sat 28-Oct-23	Sun 29-Oct-23	Mon 30-Oct-23	Tue 31-Oct-23	Wed 1-Nov-23	Thu 2-Nov-23	Weekday Average*
0 - 1		17	33	26	15	12	20	12	15
1 - 2		8	31	29	5	8	12	7	8
2 - 3		3	20	21	5	1	12	6	5
3 - 4		2	11	15	8	1	3	2	3
4 - 5		3	2	17	1	2	3	2	2
5 - 6		5	3	5	11	6	6	6	7
6 - 7		13	9	13	9	9	18	11	12
7 - 8		65	12	6	39	53	60	46	53
8 - 9		97	50	21	100	124	96	110	105
9 - 10		104	55	43	92	95	94	103	98
10 - 11		65	75	51	64	79	62	67	67
11 - 12		94	104	64	66	62	64	74	72
12 - 13		67	132	82	79	82	83	87	80
13 - 14		82	110	95	68	71	71	70	72
14 - 15		89	86	96	98	68	94	87	87
15 - 16		100	80	89	94	108	107	111	104
16 - 17		101	94	86	89	102	89	78	92
17 - 18		108	95	86	116	116	120	89	110
18 - 19		95	91	86	87	87	98	97	93
19 - 20		105	88	60	65	83	61	68	76
20 - 21		62	43	67	55	64	71	56	62
21 - 22		64	63	38	59	59	49	41	54
22 - 23	42	44	40	30	24	40	27		35
23 - 24	20	29	33	33	11	29	26		23
AM Peak Hr.	09:00 - 10:00 11:00 - 12:00 11:00 - 12:00 08:00 - 09:00 08:00 - 09:00 08:00 - 09:00 08:00 - 09:00 08:00 - 09:00								08:00 - 09:00
AM Peak Vol.	104 104 64 100 124 96 110								105
PM Peak Hr.	22:00 - 23:00 17:00 - 18:00 12:00 - 13:00 14:00 - 15:00 17:00 - 18:00 17:00 - 18:00 17:00 - 18:00 15:00 - 16:00								17:00 - 18:00
PM Peak Vol.	42 108 132 96 116 116 120 111								110
Daily Total	62 1422 1360 1159 1260 1361 1346 1230								1335
Daily %	100.0% 100.0% 100.0% 100.0% 100.0% 100.0% 100.0% 100.0%								100.0%

\*Weekday average includes only those weekdays with non-questionable data for the full 24-hours period.

### Ross Dr between Gray Ave & Wesbrook Mall - 2-Way

