

Attachment F: Evaluation Matrix
 Application #: DP24018
 Project Name: Wesbrook BCR 7 Market and Faculty/Staff Housing

Development Control Policy / Regulation	Requirement	Proposed Project	Conforms Y/N	Comments
Land Use Plan				
4.1.5 b)	50% UBC employee/student housing	Market & faculty/staff rental; 38% faculty and staff units	Y	<i>Campus wide objective</i>
4.1.6.1 b)	20% rental housing overall 10% non-market rental housing	62% market rental 38% faculty/staff rental;	Y	<i>Campus wide objective</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.	14 storey high-rise Four 6-storey mid-rises 44.5 m height	Y Y 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	303 total units: 189 in high-rise (Building A), and 114 in mid-rises (Buildings B & C1-C3)	Y	
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.	6 removals 5 trees to be retained 76 trees to be planted	Y	<i>All the trees notes are boulevard trees. Removals are due to conflict with parking let-down and street laybys</i>

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Wesbrook Place Neighbourhood Plan (WPNP)				
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 (303): 130 x studio 5 x 1 BR 36 x 2 BR 15 X 3 BR + den 95 x 3 BR 22 x 4 BR	Y	<i>Provides a range of unit sizes from studio to 4 BR.</i>
1.4.2 a) & d)	Create a more complete community on UBC Campus and a choice of transportation options.	Provides cycling storage and repair room	Y	<i>Walking distance to commercial area and high school, adjacent neighbourhood park.</i>
1.4.2 i)	Housing units to have strong orientation to streets/greenways	Building A and C1 - C3 ground floor units have patios and entrances at grade; Project has access to Wesbrook Mall, greenways, and neighbourhood park; Ground floor of Building A is an amenity area.	Y	<i>Project is adjacent to park to the east, greenway along the southside and Wesbrook Mall on the west.</i>
2.2.2 n) & 3.5.15	Green building design using the UBC Residential Environmental Assessment Program (REAP 3.3) - Gold minimum	REAP Gold - 53 points	Y	<i>Gold is 50 points.</i>
3.5	Design Guidelines for Buildings	Responds to guidelines related to general character, siting and orientation, massing, style, materials	Y	
4.6	Maximum Site Coverage 55%	50.0%	Y	
Plan P-10	Maximum FSR: 3.5	3.5 FSR	Y	<i>A portion of the street wall on Wesbrook Mall is 14 storeys. A variance requested.</i>
	Maximum Storeys: 14 storey and 4-6 storeys	14 storey high-rise and four 6-storey mid-rises	Y	
	Street Wall Massing 6 storeys of less	6 to 14 storeys	N	
Development Handbook				
Section SC3C.2	Permitted Uses: Apartment housing; townhousing	Apartment housing	Y	
Section SC3C.4	Minimum site area is 4,000 m ² .	6229 m ²	Y	
Section SC3C.5 a), b), & c)	Minimum Setbacks			<i>2.5 m setbacks or greater</i>
	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 (8.2 ft.)	Y	

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Section SC3C.5 d)	Maximum Building Height: 18 storeys except where the Neighbourhood Plan allows for 14 or 16 storeys Height not to exceed: 43 m	14 storeys 44.5 m	Y N	<i>1.5m height variance requested for a portion of the 14th storey of Building A due to sloped base plane across this large site.</i>
Section SC3C.5 e)	Maximum FSR: 3.5	3.5	Y	
Section SC3C.5 f)	Maximum Site Coverage: 50%	50%	Y	
Section 7.5	Vehicle Parking: Market Rental - 1.0 space per 70 m2 of building area: 160 F/S rental - max. 1 space per unit: 114 Total max. permitted: 274 Small stalls - max. 25% total Visitor - min. 0.1 per unit: 31 Accessible - min. 0.1 per unit: 31	Market Rental 137 F/S rental 103 Total: 240 Small stalls: 24 (11.3%) Visitor: 32 Accessible: 31	Y Y Y Y	<i>Also included:</i> <ul style="list-style-type: none"> • 2 car wash stalls • EV Level 2 charging station • 240 residential EV stalls and 4 visitor EV stalls <i>Accessible Included in residential total</i>
Section 7.6	Bicycle Parking: Class I (Resident) - min. 1.5-3 per unit: 689 Class II (Visitor) - min. 0.5 per unit: 152	Class I: 675 Class II: 70	N N	<i>Variance requested</i> <i>Variance requested</i>