



February 23, 2023

Donald Yen Architect
6189 Elm Street
Vancouver, BC
V6N 1B2

**DEVELOPMENT PERMIT
DP 22001**

Re: DP 22001: Carey Theological College Expansion

Dear Donald Yen,

At its meeting of January 18, 2023 the Development Permit Board recommended that a Development Permit be issued, with conditions, for the Carey Theological College Expansion project in Chancellor Place for two new institutional buildings – a 4 storey building for academic/institutional residential/institutional uses on Lot 40, and a 6 storey building for institutional residential and student support uses on Lot 42.

The Development Permit Board approved the following variances to the Site Specific Design and Development Requirements + Illustrative Plans, 2003 – Appendix to the Theological Neighbourhood Agreement as referenced in the Chancellor Place Neighbourhood Plan, amended 2022.

- 1) That the setback requirement from the west property line for the new building on Lot 42 be relaxed from 16 feet to 8 feet; and
- 2) That the pathway along the west property lines on Lots 40 and 42 be diverted for a portion of its length through the UNOS lands adjacent to Lot 42.

Development Permit DP 22001 is hereby issued subject to the conditions listed below:

1. Approval is based upon general conformance to the following drawings in Attachment A:

Architectural drawings dated June 23, 2022 prepared by Urban Solutions Architecture Limited:

- A-0.00 – Cover
- A-0.01 – Project Stats
- A-0.02 – Legal Survey
- A-0.03 – Design Rationale
- A-0.04 – Sustainability Requirements
- A-0.05 – Existing Context
- A-0.06 – Renderings and Perspectives
- A-0.07 – Renderings and Perspectives
- A-0.08 – Renderings and Perspectives
- A-0.09 – Renderings and Perspectives
- A-1.00 – Context Site Plan
- A-1.01 – Proposed Westbrook Streetscape
- A-1.02 – Proposed Iona Streetscape
- A-2.00 – Project Uses
- A-2.01 – Project Uses
- A-2.02 – Project Uses
- A-3.00 – Proposed Building Envelope Sections

- A-3.01 – Proposed Building Envelope Site Sections
- A-4.00 – Site Elevations - Iona Drive
- A-4.01 – Site Elevations - Walter Gage
- A-4.02 – Site Elevations - Wesbrook
- A-4.03 – Site Elevations - West Elevations
- A-5.00 – Existing Site Plan
- A-5.01 – Existing Parking Level
- A-5.02 – Existing Main Level
- A-6.00 – Site Plan
- A-6.01 – Lot 40 - P1
- A-6.02 – Lot 40 – Main Level
- A-6.03 – Lot 40 – 2nd Floor
- A-6.04 – Lot 40 – 3rd Floor
- A-6.05 – Lot 40 – 4th Floor
- A-6.06 – Lot 40 – 5th Floor/ Roof
- A-6.07 – Lot 42 – Level 0 + 1
- A-6.08 – Lot 42 – Level 2 + 3
- A-6.09 – Lot 42 – Level 4 + 5
- A-6.10 – Lot 42 – Level 6 + Roof
- A-7.00 – Lot 40 – Elevations
- A-7.01 – Lot 40 – Elevations
- A-7.02 – Lot 42 – Elevations
- A-7.03 – Lot 42 – Elevations
- A-8.00 – Lot 40 – Sections
- A-8.01 – Lot 42 – Sections
- A-9.00 – Materials and Finishes – Precedents
- A-9.01 – Proposed Materials, Finishes & Palette
- A-9.02 – Materials and Finishes
- A-9.03 – Materials and Finishes
- A-9.04 – Materials and Finishes
- A-10.00 – Shadow Analysis
- A- 11.00 – Unit Plans – Lot 40
- A- 11.01 – Unit Plans – Lot 42
- A- 11.02 – Unit Plans – Lot 42

And landscape drawings dated January 19, 2023 and prepared by Prospect & Refuge Landscape Architects:

- L0a – Landscape Cover Sheet
- L1 – Landscape tree Protection and Servicing Plan
- L2a – Landscape Materials and Layout Plan
- L2b – Landscape Materials and Layout Plan – Roof
- L3a – Landscape Tree Planting Plan
- L3b – Landscape Planting Plan North
- L3c – Landscape Planting Plan Central
- L3d – Landscape Planting Plan South
- L4a – Landscape Lighting and Furnishings Plan
- L5a – Landscape Sections
- L5b – Landscape Sections
- L6a – Landscape Details



- L6c – Landscape Cut Sheets
- L6e – Landscape Cut Sheets

Tree Preservation Report dated November 15, 2022 and prepared by Goode Arboriculture Consulting:

- Page 29 of 29 – Tree Management Plan

Residential Environmental Assessment Program checklist dated January 4th, 2022 and prepared by AB Consultants

- UBC REAP 3.2

Acoustics Report Rooftop Mechanical R2 dated February 7th, 2022 and prepared by BKL Consultants Ltd.:

- Page 1 – Recommendations
- Page 2 – Recommendations
- Page 3 – Figure: 1/2 VRV Units and Screening on Rooftop
- Page 4 – Figure 3: VRV Units and Heat Pumps on Rooftops of New Building 42
- Page 5 – Figure 4: Predicted Noise Levels (dBA) at nearest Points of Reception
- Page 6 – Daikin Submittal Data Sheet
- Page 7 – Daikin Submittal Data Sheet
- Page 8 – Daikin Submittal Data Sheet
- Page 9 – Colmac Waterheat CxV-5 Sound Power Report

2. Tree protection measures in accordance with the Tree Protection Guidelines in Sec. 2.4.6 of the Vancouver Campus Plan are to be implemented to protect existing trees both on and off the project site that are impacted and are to be retained to the satisfaction of the Landscape Architect, Planning and Design. A hydrovac method of excavation is to be used near existing tree roots.
3. Trees identified for removal are to be in accordance with the attached Tree Management Plan. Tree removals may proceed on Lot 42 following issuance of this permit. No trees are to be removed on Lot 40 until a Building Permit for Lot 40 is issued.
4. All trees 15 cm dbh or greater that are removed as a result of this development are to be replaced according to the 1:1 replacement policy in the UBC Land Use Plan (Sec. 4.1.2.3) and further that the inventory of trees removed is to be reconciled with the planting list of replacement trees to the satisfaction of the Director of Planning, Development Services.
5. Finalize the content of tree removal notification signage in coordination with the Campus and Community Planning Public Engagement team, and prepare and install notification sign on site. Tree removal may commence 48 hours (2 working days) after installation of the notification sign.
6. Contact UBC Campus and Community Planning prior to tree removals to determine whether there is an opportunity to re-use wood from the felled trees.
7. No construction work may commence on Lot 40 or Lot 42 without a report from a registered biologist confirming that there is no active nesting within the project site in accordance with Section 34 of the BC Wildlife Act.
8. Consider bird collision mitigation measures when selecting glazing products.

9. Details regarding the design, and timing of construction of the portion of the north-south pathway west of Lot 42 that enters University Neighbourhood Open Space be coordinated with the Operations Manager, University Neighbourhoods Association.
10. Should noise levels from mechanical equipment associated with the new buildings exceed acceptable levels, noise mitigation measures will be required to ensure that noise levels are compliant with the UNA Noise Bylaw.
11. The location and design of signage on site and/or on the exterior of a building is to be provided and be acceptable to the Director of Planning, Development Services. An amendment to this Development Permit may be required.
12. Prior to issuance of a Building Permit:
 - 12.1. Submit 3D model requirements for the final project design in accordance with <https://planning.ubc.ca/development-permit-materials> to the satisfaction of the Planning Assistant, Planning and Design.
 - 12.2. Provide a Residential Environmental Assessment Program (REAP) BP submission package to the Green Building Manager, Sustainability and Engineering demonstrating that the project's sustainability performance measures will achieve at least a REAP Gold Plus rating with a minimum of 61 points as attached to this permit.
 - 12.3. Finalize subdivision documentation and registration pertaining to Lot 40 at the Land Titles Office prior to issuance of the Building Permit for Lot 40.
 - 12.4. A stormwater management plan, a construction site plan, a siltation control plan, and an excavation and sediment control plan must be accepted by Director, Sustainability and Engineering.
 - 12.5. Provide a Traffic Management Plan to the Manager, Transportation Engineering, according to the requirements identified in the following link: <http://planning.ubc.ca/vancouver/planning/application-forms-documents>
 - 12.6. Amendments to the lease between Carey Theological College and UBC pertaining to easements and right of ways are to be concluded to the satisfaction of the Director of Planning.
 - 12.7. Details related to landscaping elements, including site furnishings and lighting, are to be finalized to the satisfaction of the Director, Planning and Design.
13. Designer and Contractor Responsibilities for excavations at UBC must be confirmed by the Managing Director Building Operations according to UBC Technical Guidelines:
 - a) **Underground Utility Record Drawings.** Record drawings for all underground utility services must be obtained from the Records Section, Facilities Planning (telephone 604-822-9570). Records for non-UBC Utilities' services that may exist in the area (BC Hydro, Terasen Gas, Telus, street lights, etc.) must be obtained from the respective companies/organizations.
 - b) **Locating Existing Underground Services.** Once the applicable permits are approved and record drawings obtained, the Contractor performing construction is responsible to locate all underground services as per B.C. Master Municipal Construction Documents (MMCD) standards, section 4.3.4. Before excavating or drilling with powered tools and equipment, the location of all underground utility services in the area must be accurately determined, and any danger to workers from the services must be controlled as require per WCB Part 20, Section 20.79. Once the project team has obtained permits, record



drawings, and made all reasonable efforts to locate underground utility services and upon request, UBC Utilities will provide trades staff support to perform field inspections to assist in verifying locations, condition, and features of existing underground services that fall within Utilities' jurisdiction. Trades staff will be supported by UBC Utilities' engineering and technical professionals. Costs for on-site support will be the responsibility of the Project.

14. Prior to final Occupancy Permit:

- 14.1. Provide documentation to the Director, Sustainability and Engineering to confirm that the project has been built in accordance with the REAP Gold Plus performance measures identified in the REAP checklist and Building Permit submission.

Please apply to the Chief Building Official for a Building Permit. This Development Permit will expire if development is not substantially commenced within 12 months from the date of permit issuance.

If you have any questions please call 604-822-6991.

Sincerely

Grant Miller

Director of Planning, Development Services

cc: K. Russell, Manager, Development Services
A. Karimabadi, Chief Building Official
J. Liu, Energy and Water Services
D. Gregory, Landscape Architect, Municipal Services
M. Roddis, Assoc. Director, Planning and Design
R. Lussier, Landscape Architect, Planning and Design
F. Keating, Municipal Engineering
P. Martyn, Green Building Manager, Sustainability and Engineering
K. Falkner, Manager, Transportation Engineering
W. Sit, Operations Manager, UNA
S. Topham, Executive Director, UNA
S. Nakai, Carey College
M. Burt, Carey College
P. Williams, Carey College
A. Semczyszyn, Prospect and Refuge

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