



April 25, 2024

Sarah Christianson  
Polygon Development 233 Ltd.  
900-133 West Broadway  
Vancouver, BC V5Y 1P4

**DEVELOPMENT PERMIT  
DP23020**

**Re: DP23020: Wesbrook Place Lot 26 (Exeter Hall)  
Lot 26, 6036 Gray Avenue**

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Dear Sarah Christianson,

At its January 31, 2024 meeting, the Development Permit Board recommended that a Development Permit be issued, with conditions, for a market 16-storey residential high-rise, containing 215 apartment units, including 38 x studio units, 49 x 1-bedroom units, 71 x 1-bedroom and den units, 51 x 2-bedroom units, and 6 x 3-bedroom and den units, and 8 x 3-storey 3-bedroom townhomes, with a total building area of 15,645.54 m<sup>2</sup> on Lot 26 in Wesbrook Place.

The project will be served by a 3-level underground parkade containing 269 automobile parking stalls, including 22 accessible stalls, 23 visitor stalls, 407 class 1 bicycle stalls, and 112 class 2 bicycle stalls.

Section 3.5.3a of the *Wesbrook Place Neighbourhood Plan* is relaxed for this project to permit two corners on the south side of the building to encroach a maximum of 0.79 m (2.6 ft) into the 30-metre building separation required from the adjacent high-rise building, The Residences at Nobel Park, located across the street on Ross Drive.

Section SC3C.5a of the *Development Handbook* is relaxed for this project to permit the entry overhang to encroach 0.54 m (1.77 ft) into the front setback along Gray Avenue.

Section SC3C.5 d) of the *Development Handbook* is relaxed for this project to permit the height of the project to be 1.27 m (4.17 ft) above the permitted maximum height (48 m) for a portion of the high-rise roof.

**Development Permit DP23020** is hereby issued subject to the conditions listed below:

1. Approval is based upon general conformance to the following attached drawings:

Architectural drawings dated March 19, 2024 prepared by GBL Architects Inc:

- Cover Page
- A-00.01 - GENERAL NOTES AND LEGENDS
- A-00.02 - STATISTICS
- A-00.03 - DESIGN RATIONALE & MASSING
- A-00.04a - REAP Checklist
- A-00.04b - REAP Checklist

- A-0.20 - LEGAL SURVEY
- A-0.21 - SURVEY
- A-00.30 - CONTEXT PLAN
- A-00.31 - SITE PLAN
- A-00.40 - SHADOW STUDIES
- A-01.00 - PLANS - P3
- A-01.01 - PLANS - P2
- A-01.02 - PLANS - P1
- A-01.03 - PLANS - LEVEL 1
- A-01.04 - PLANS - LEVEL 2
- A-01.05 - PLANS - LEVEL 3
- A-01.06- PLANS - LEVEL 4
- A-01.11 - PLANS - LEVEL 9
- A-01.18 - PLANS - LEVEL 16
- A-01.19 - PLANS - ROOF
- A-02.01 - ELEVATION - NORTH EAST
- A-02.02 - ELEVATION - NORTH WEST
- A-02.03 - ELEVATION - SOUTH EAST
- A-02.04 - ELEVATION - SOUTH WEST
- A-02.05 - ELEVATION - CITY HOMES
- A-03.01 - SECTION A-A
- A-03.02 - SECTION B-B
- A-04.01 - 3D IMAGERY
- A-04.02 - 3D IMAGERY

And landscape drawings dated March 19, 2024, prepared by Hapa Collaborative:

- 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

And Arboricultural Report and Tree Inventory dated October 18, 2023, prepared by Diamond Head [43 pages]

And civil drawings dated April 11, 2024, prepared by InterCAD Consulting Engineers.

2. That all trees 15 cm dbh or greater that are removed as a result of this development 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 be reconciled with the planting list of replacement trees to the satisfaction of the Director of Planning, Development Services.
3. That the applicant demonstrates that the project will be connected to District Energy according to UBC's Design Guide for Compatibility with District Energy version 1 to the satisfaction of the Director, Sustainability and Engineering.
  4. Submit a copy of the completed Energy Services Agreement between Polygon Development and Corix Multi-Utility Services Inc. to the Director of Planning, Development Services.
  5. Should the construction of the projects on Lot 6 and Lot 26 occur simultaneously, construction schedules and truck routing shall be coordinated through the respective Transportation Management Plans to the satisfaction of the Manager, Transportation Engineering. Communication with the public on these impacts will be undertaken as needed.
  6. Roof water shall be collected and discharged to the existing Nobel and Mundell community ponds and/or waterways through the existing 150 mm dia storm stub at the south end.
  7. The parking ramp shall not be built above existing storm and sanitary service connections.
  8. Mid project airtightness testing shall be undertaken during construction in coordination with the Director, Sustainability and Engineering.
  9. Consider accessibility when designing the outdoor spaces and access to units.
  10. Prior to issuance of a Building Permit:
    - 10.1. Work with the UNA and the Director, Planning and Design to confirm the paving choice for laybys in order to minimize maintenance.
    - 10.2. Work with the Manager of Transportation, Director, Sustainability and Engineering, and the UNA to identify appropriate locations for garbage and recycling pickup and drop-off within the project and on street laybys. Ensure that garbage and recycling locations are accessible and the dimensions are adequate.
    - 10.3. Include shading elements on the west elevation of tower for solar exposed windows in living or dining spaces to the satisfaction of the Director, Sustainability and Engineering and Associate Director, Planning and Design.
    - 10.4. The design of the public facing edges of the green space at Gray and Ross shall be subject to review and approval by the Director, Planning and Design.
    - 10.5. The selected material palette for the project shall be subject to review and approval by the Director, Planning and Design.
    - 10.6. Visual access through the site shall be increased to diminish the enclosure aspect of the private open space to the satisfaction of the Director of Planning, Development Services.
    - 10.7. Submit 3D model requirements for the final project design in accordance with [3D Model Submission Requirements](#) to the satisfaction of the Director, Planning and Design.

- 10.8. Provide a Residential Environmental Assessment Program (REAP) BP submission package to the Director, Sustainability and Engineering demonstrating that the project's sustainability performance measures will achieve at least a REAP Gold rating with a minimum of 50 points as outlined in the attached documents of the permit.
  - 10.9. 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.
  - 10.10. Provide a Traffic Management Plan to the Transportation Engineer, according to the requirements identified in the following link:  
[https://planning.ubc.ca/sites/default/files/2023-02/UBC\\_TMP\\_Guidelines-Feb2023.pdf](https://planning.ubc.ca/sites/default/files/2023-02/UBC_TMP_Guidelines-Feb2023.pdf)
  - 10.11. Details related to landscaping elements, including site furnishings and lighting, are to be finalized to the satisfaction of the Director, Planning and Design.
  - 10.12. 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.
11. Prior to final Occupancy Permit:
- 11.1. Provide documentation to the Director, Sustainability and Engineering to confirm that the project has been built in accordance with the REAP Gold performance measures identified in the REAP checklist / Reference Manual and Building Permit submission.
  - 11.2. Provide a copy of the registered strata bylaws to the Director of Planning, to ensure that the developer is in compliance with Article 22.4(b) of the university's standard ground lease provisions for the allocation of parking stalls for people with disabilities.



- 11.3. Submit the Address Dataset information which includes the civic address, an itemized list of strata parcels, and each associated unit numbers using the following link: <https://planning.ubc.ca/address-dataset-submission>. The information submitted shall be the satisfaction of the Manager, Transportation Engineering.

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,

A handwritten signature in black ink, appearing to read 'Grant Miller'.

Grant Miller

Director of Planning, Development Services

cc: K. Russell, Manager, Development Services  
P. Goodwin, GBL Architects (Project Architect)  
J Fry, Hapa Collaborative (Project Landscape Architect)  
A. Karimabadi, Chief Building Official  
S. Lecocq, Building Official  
M. Twynstra, Building Official  
M. Roddis, Associate Director, Campus Design  
B. Liljefors, Architect, Planning and Design  
R. Lussier, Landscape Architect, Planning and Design  
J. Liu, Energy and Water Services  
P. Martyn, Green Building Manager  
R. Wells, Community Energy Manager  
K. Falkner, Manager, Transportation Engineering  
R. Wiersma, Manager, GIS & Data Systems  
W. Sit, Manager of Operations, UNA  
P. Thorkelsson, UNA Chief Administrative Officer  
P. Young, Director of Planning & Design, UBC Properties Trust  
BC Assessment Authority