



July 9, 2024

James Bremner
UBC Properties Trust
200-3313 Shrum Lane
Vancouver, BC V6S 0C8

**DEVELOPMENT PERMIT
DP23026**

**Re: DP23026: Sauder School of Business Expansion
2053 Main Mall west of the Henry Angus Building**

Dear James Bremner,

Development Permit DP23026 is hereby issued for a 13,167 m² GFA, 11-storey academic building with a 152 m² commercial unit for the Sauder School of Business located at 2053 Main Mall west of the Henry Angus building. This permit is issued subject to the conditions listed below:

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

Architectural drawings dated October 25, 2023 prepared by Patkau Architects and Acton Ostry Architects:

- A000 – Cover Page
- A001 - Project Information
- A002 – Gross Floor Area Plans
- A003 – Shadow Analysis
- A004 – Photographs
- A010 – Context Plan
- A012 Site Plan – Proposed
- A101 – Level 1 Floor Plan
- A102 – Level 2 Floor Plan
- A103 – Level 3 Floor Plan
- A104 – Level 4 Floor Plan
- A105 – Level 5 & Level 6 Floor Plan
- A107 – Level 7 & Level 8 Floor Plan
- A109 – Level 9 & Level 10 Floor Plan
- A111 – Level 11 Floor Plan & Roof Plan
- A201 – East West Building Section – Atrium
- A203 – East West Building Section – Service Lane
- A211 – North South Building Section – Elevator Core
- A212 – North South Building Section – Stair 2
- A301 – Elevation – North
- A302 – Elevation – East
- A303 – Elevation – South
- A304 – Elevation – West

And landscape drawings dated June 6, 2024 and prepared by Perry and Associates:

- L1.0 - Landscape Key Plan Level 1
- L1.1 - Landscape Key Plan Level 2
- L1.2 - Tree Management Plan
- L2.0 - Landscape Grading Plan
- L3.0 - Planting Plan
- L3.1 - Schematic Irrigation Plan
- L4.0 - Landscape Sections
- L4.1 - Landscape Sections
- L5.0 - Landscape Details
- L5.1 - Landscape Details

And Civil drawings dated June 7, 2024, prepared by Aplin & Martin Consultants Ltd.:

- C00 - Cover
- C01 - Onsite Key Plan
- C02 - Onsite Grading Plan
- C03 - Typical Sections & Details
- C04 - Onsite Water, Sanitary & 3rd Party Utility
- C05 - SWMP
- C06 - Onsite Storm
- C07 - Decommissioning Plan
- C08 - ESC Details
- C09 - ESC Plan

And Site Servicing Summary dated April, May, and June 2024 prepared by Patkau Architects and Acton Ostry Architects, and bunt & associates [28 pages]

And LEED Scorecard dated May 2024, prepared by Kane Consulting [1 page]

And Rainwater Management Strategy Memo dated April 15, 2024, prepared by Aplin & Martin Consultants Ltd. [5 pages]

And Arboricultural Inventory and Report dated June 18, 2024, prepared by Diamondhead Consulting [38 pages]

2. **Prior to the issuance of a Building Permit:**

- 2.1 Design of the building exterior cladding system, materiality and colour is to be developed. The design, which is to include learnings from engagement with the Musqueam Indian Band, are to be incorporated into the building and landscape design to the satisfaction of the Associate Director, Planning and Design. This will be an iterative review and mock ups will be required.
- 2.2 Confirmation by the Director, Sustainability and Engineering that the project is registered with the Canada Green Building Council and that the current LEED checklist targeting LEED Gold performance has been received and is in accordance with the UBC LEED Implementation Guide.
- 2.3 Confirmation by the Director, Sustainability and Engineering that the final building energy model report and life cycle assessment report have been received and are acceptable, indicating achievement of project's energy and emissions targets.

- 2.4 Confirmation to the satisfaction of the Director, Sustainability and Engineering, that the project is connected to the District Energy system.
- 2.5 Confirmation to the satisfaction of the Director, Sustainability and Engineering, that bird collision mitigation measures have been undertaken.
- 2.6 Participation in a Turning Radius Study for the area which includes Klinck, Henry Angus, the Pump House, Jack Bell building, and the Sauder project is required to the satisfaction of the Director of Planning, Development Services as advised by members of the Sauder Project Working Group.
- 2.7 Resolve service and IT parking at the Klinck back of house area to the satisfaction of the Director of Planning, Development Services, as advised by members of the Sauder Project Working Group.
- 2.8 Resolution of the loading area adjacent to Klinck shall be to the satisfaction of the Director of Planning, Development Services as advised by members of the Sauder Project Working Group.
- 2.9 A detailed Stormwater Management Plan that includes the calculations of rainfall, runoff, detention volume, design details of the rain garden and connection to stormwater collection systems shall be submitted to Campus and Community Planning to the satisfaction of the Director of Planning as advised by the Green Infrastructure Engineer, Sustainability and Engineering.
- 2.10 Provide a Traffic Management Plan to the Manager, Transportation Engineering, according to the requirements identified in the following link: https://planning.ubc.ca/sites/default/files/2023-02/UBC_TMP_Guidelines-Feb2023.pdf
- 2.11 Raised roadway crossing details shall be provided to the satisfaction of the Manager, Transportation Engineering.
- 2.12 The conflicts between the proposed water service and building structures shall be addressed to the satisfaction of the Mechanical Utilities Engineer, Energy & Water Services.
- 2.13 The applicant shall confirm sufficient clearance for future open-cut trench repair/replacement of the building water supply including machine & equipment access per UBC Technical Guidelines (Section 33 10 00) to the satisfaction of the Mechanical Utilities Engineer, Energy & Water Services.
- 2.14 The applicant shall address the conflicts between the proposed future DES services (from the building to West Mall) and building structures to the satisfaction of the Mechanical Utilities Engineer, Energy & Water Services. The applicant shall confirm sufficient clearance for future DES main repair/replacement access is provided.
- 2.15 On the south side of the Sauder project site, the service lane width (2.0 m) and the proposed storm sewers and MHs under this lane shall be revised to comply with MMCD utility ROW standard requirements and UBC Technical Guidelines.
- 2.16 The civil plans shall be consistent with the Technical Guidelines and reflect any changes requested by the Sauder Project Working Group to the satisfaction of the Director of Planning, Development Services.

- 2.17 Details related to hard and soft landscaping elements, including site furnishings, and lighting, are to be finalized to the satisfaction of the Landscape Architect, Planning and Design.
 - 2.18 The landscape plans shall comply with [UBC's Technical Guidelines](#) to the satisfaction of the Landscape Architect - Municipal Services and the Landscape Architect/Planner - Planning and Design. The details on the landscape plan are to include but not limited to: tree removals, planting composition, soft and hard landscaping and street furniture.
 - 2.19 A safe, highly visible pedestrian path of travel from the loading bay to the trash compactors shall be identified and is subject to review and approval by the Director of Planning, Development Services as advised by the Landscape Architect, Planning and Design and the Manager, Custodial Services. The applicant shall confirm whether the loading bay is at ground level or if a ramp is required to bring waste down.
 - 2.20 A Lighting Plan prepared by a registered professional lighting engineer is to be submitted indicating that the exterior lighting levels comply with the lighting guidelines in the Vancouver Campus Plan to the satisfaction of the Director of Planning, Development Services as advised by the Green Infrastructure Engineer, Sustainability and Engineering.
 - 2.21 Construction drawings must be submitted to the Technical Services group for review in relation to the UBC Technical Guidelines standards. All proposed variances from the Technical Guidelines must be identified by Building Operations Technical Services staff consideration prior to issuance of the Building Permit.
 - 2.22 A plan identifying the type, size and location of all new above or below ground storage tanks (including fuel tanks, acid neutralization tanks, oil water separators, grease traps, septic tanks, liquefied gas tanks, waste water collection and containment tanks), chillers and generators is required to the satisfaction of the Director, Environmental Protection, Safety and Risk Services.
3. **Prior to Tender:**
- 3.1 UBC Energy and Water Services reviews the main mechanical and electrical service and meter designs for Utility compliance and protection requirements. Any significant material or equipment changes after tender, which do not comply with UBC Technical Guidelines, must be approved by UBC Energy and Water Services **before** purchase.
 - 3.2 Project electrical and mechanical engineers must meet with UBC Energy and Water Services staff to finalize the service locations, utility conflicts, and metering requirements. Energy and Water Services service designs for all buildings are to meet applicable Code requirements. Exemptions from the UBC Technical Guidelines for utility service requirements can only be granted by UBC Energy and Water Services.

4. Prior to Issuance of an Occupancy Permit:

- 4.1 Submit a 3D model of the final project design in accordance with <https://planning.ubc.ca/development-permit-materials> to the satisfaction of the Director of Planning, Development Services in consultation with the Planning Assistant, Planning and Design.
- 4.2 Confirm that a whole building airtightness test has been conducted to the satisfaction of the Director, Sustainability and Engineering.
- 4.3 An exterior signage plan shall be submitted for review and approval by the Manager, Transportation Engineering, Sustainability and Engineering. The location and design of signage on the exterior of the building is to be provided and be acceptable to the Director of Planning, Development Services and may be subject to a Development Permit amendment.

5. Within 18 months of the issuance of an Occupancy Permit:

- 5.1. Provide documentation to the Director, Sustainability and Engineering confirming that the project has been certified LEED Gold by the Canada Green Building Council. Provide documentation to the Director, Sustainability and Engineering confirming that the modeled project energy and emissions targets are being achieved or that the process for corrective action to realize the target is in progress.

6. General Conditions:

- 6.1. The use of exterior sliding doors in the building is acceptable with the following conditions:
 - i. Operable doors are to be a maximum of 7 feet in height.
 - ii. The sliding door supplier shall be a local supplier. Any issues that arise are to be dealt with promptly by the Sauder School of Business. UBC Building Operations is not responsible for maintaining the doors.
 - iii. The design team shall confirm how the use of this door type and the space where it is used (such as the cafe where these doors will open continuously) would affect the HVAC system and requirements of a high-performance building envelope.
- 6.2. The landscape planter and trees located on the east side of the Dorothy Somerset Studios shall be retained – see Sheet L1.2 of the Landscape Plan.
- 6.3. Existing building and landscape components, including but not limited to, structural columns, building façade, compactors, and landscape elements will be protected to the satisfaction of the Director of Planning, Development Services in consultation with the Manager, Facilities Architecture and the Municipal Engineer, Municipal Services.
- 6.4. Tree protection measures in accordance with the Tree Protection Guidelines in Part 3, 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 University Landscape Architect. A hydrovac method of excavation is to be used near existing tree roots.

- 6.5. 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 notification sign.
- 6.6. Designer and Contractor Responsibilities for excavations at UBC must be confirmed by the Managing Director Building Operations according to UBC Technical Guidelines:
 - i. **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 Energy and Water Services' services that may exist in the area (BC Hydro, Fortis Gas, TELUS, street lights, etc.) must be obtained from the respective companies/organizations.
 - ii. **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 Energy and Water Services will provide trades staff support to perform field inspections to assist in verifying locations, condition, and features of existing underground services that fall within UBC Energy and Water Services' jurisdiction. Trades staff will be supported by UBC Energy and Water Services' engineering and technical professionals. Costs for on-site support will be the responsibility of the Project.

7. Future Permitting Requirements:

- 7.1. A Streets and Landscape Permit application shall be submitted for the final design of the public realm area from Agricultural Road and southward subject to review and approval by the Associate Director of Planning + Design in consultation with the Landscape Architect, Municipal Services and the Landscape Architect, Planning and Design.
- 7.2. The public realm areas between the Sauder project, Jack Bell project and Binning Building shall require coordination and resolution for the landscape design subject to Board of Governors direction on the Binning addition project, to the satisfaction of the Associate Director of Planning and Design. The Binning addition, should it proceed, will be subject to a future Development Permit application process.

This Development Permit will expire if development does not substantially commence within 12 months from the date of permit issuance.

Please apply to the Chief Building Official for a Building Permit.

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

Sincerely,



Grant Miller

Director of Planning, Development Services

cc: K. Russell, Development Services
A. Krause, Accessibility Advisor
A. Ehrenholz, Municipal Engineer, Municipal Services
B. Liljefors, Urban Designer (Architect)
B. Jones, Director, Parking
B. Anderson, Director, Occupational & Research Health & Safety
C. Cheung, Manager, Municipal Services - Labour Division
D. Gregory, Landscape Architect - Municipal Services
D. Brown, Director of Capital Planning
E. Lin, Chief Building Official
G. Armstrong, Senior Network Analyst, UBC IT
H. Maxwell, Manager of Emergency Management
J. Li, Green Infrastructure Engineer, Municipal Engineer
J. Questa, Director, Environmental Protection
J. Liu, Mechanical Utilities Engineer, Energy and Water Services
J. Lee, Energy and Water Services
J. Turner, Accessibility Advisor
J. Molnar, Manager, Secure Access
J. Jimenez, Operations Facilities Manager, Parking
K. Merchant, Facilities Architectural Manager
K. Sheridan, Senior Manager of Partnership and Strategies
K. Falkner, Manager, Transportation Engineering
M. Rusticus, VFRS Fire Protection Office
M. Roddis, Associate Director, Campus Design
N. Sagliocco, Community Safety Manager, Campus Security
P. Martyn, Manager, Green Buildings
P. Brusse, Assoc. Director, Energy Conservation & Innovation
R. Lussier, Landscape Architect / Planner - Planning and Design C+CP
R. Hugli, Manager, Electrical Utilities
R. Cheung, Assistant Chief, VFRS
S. Lecocq, Building Official
G. Richards, Jensen Hughes
J. Madden, Director, Sustainability and Engineering
J. Amritsar, Facilities Manager, Henry Angus
F. Desmarais, Facilities Manager, Klinck
P. Wong, Facilities Manager, Jack Bell
BC Assessment