



August 16, 2024

Sean Ang  
UBC Properties Trust  
#200-3313 Shrum Lane  
Vancouver, BC V6S 0C8

**DEVELOPMENT PERMIT  
DP24018**

**Re: DP24018: Wesbrook Place Lot BCR 7  
Wesbrook Place Lot BCR 7 - Mid-block on Wesbrook Mall between Gray Ave and Binning Ave**

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Dear Sean Ang,

At its July 10, 2024 meeting, the Development Permit Board recommended that a Development Permit be issued, with conditions, for a market rental residential high rise and four, 6-storey faculty/staff residential buildings. The project comprises 303 dwelling units: 189 in a 14-storey high rise apartment building (130 x studio units, 26 x 2-bedroom units, 30 x 3-bedroom units, and 3 x 4-bedroom units) and 114 dwelling units for faculty/staff in four, 6-storey midrise buildings (5 x 1-bedroom units, 10 x 1-bedroom and den units, 10 x 2-bedroom units, 55 x 3-bedroom units, 15 x 3-bedroom and den units, and 19 x 4-bedroom units), with a total building area of 114,55.1 m<sup>2</sup> (123,302 sf) on Lot BCR 7 in Wesbrook Place.

The project will be served by a 3-level underground parkade containing 272 automobile parking stalls, including 31 accessible stalls, 32 visitor stalls, and 675 Class I bicycle stalls. 70 Class II bicycle stalls for visitors will be provided in the outdoor areas.

Section SC3C.5d of the *Development Handbook* is relaxed for this project to permit the height of a portion of the roof on the high rise building to project 1.5m above the permitted maximum height (43.0m);

Section 7.6 in the *Development Handbook* is relaxed to reduce the required number of Class I (interior) bicycle parking stalls from 689 to 675; and to reduce the required number of Class II (outdoor visitor) bicycle parking stalls from 152 to 70.

Plan P-10 in the *Wesbrook Neighbourhood Plan* is relaxed to permit a section of the building street wall frontage facing Wesbrook Mall to be 14-storeys rather than 6 storeys or less.

**Development Permit DP24018** is hereby issued subject to the conditions listed below:

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

- 1.1. Architectural drawings dated June 5, 2024 prepared by dys architecture [56 pages]

- 1.2. Landscape drawings dated June 4, 2024 prepared by Perry + Associates [13 pages]
- 1.3. Civil drawings dated June 4, 2024 prepared by VDZ+A [6 pages]
- 1.4. REAP 3.3 Scorecard dated May 28, 2024 prepared by Kane Consulting Inc. [1 page]
- 1.5. Arboricultural Inventory and Report dated May 31, 2024 prepared by Diamond Head [19 pages]

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

- 2.1. All exterior building finishes and details are to be finalized in consultation with the University Architect, Planning and Design.
- 2.2. In advance of finalizing material selections, a review of larger scale physical samples, preferably on-site, is to be arranged with Planning and Design. Material changes after issuance of Building Permit are subject to the same or similar review process.
- 2.3. To address concerns of heat gain from the dark brick proposed for the tower, a specific review of lighter brick options is to be undertaken in consultation with the University Architect, Planning and Design.
- 2.4. 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 53 points as outlined in attached documents of this permit.
- 2.5. 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.
- 2.6. Confirmation to the satisfaction of the Director, Sustainability and Engineering, that the project is connected to the District Energy system.
- 2.7. Confirmation to the satisfaction of the Director, Sustainability and Engineering, that bird collision mitigation measures have been undertaken.
- 2.8. A detailed Stormwater Management Plan that includes a stormwater detention strategy, a siltation control plan, and an excavation and sediment control plan 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.
- 2.9. 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](https://planning.ubc.ca/sites/default/files/2023-02/UBC_TMP_Guidelines-Feb2023.pdf)
- 2.10. 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.

- 2.11. Confirmation that the catenary lighting is dark sky compliant to the satisfaction of the Director of Planning, Development Services as advised by the Green Infrastructure Engineer, Sustainability and Engineering
- 2.12. Details related to hard and soft landscaping elements, site furnishings, and lighting, are to be finalized to the satisfaction of the Landscape Architect, Planning and Design. The use of artificial turf in the courtyard is to be reconsidered in favour of another material in consultation with the Landscape Architect, Planning and Design.
- 2.13. Visual demarcation of the paving materials in the inner courtyard to indicate the extent of the fire lane is to be explored in consultation with Vancouver Fire and Rescue Service and Planning and Design.
- 2.14. The quantity and location of Class II bicycle stalls shall be finalized to the satisfaction of the Manager, Transportation Engineering.
- 2.15. There is to be resolution of the water service tie-ins to the satisfaction of the Mechanical Utilities Engineer, Energy & Water Services.
- 2.16. Site verification and CCTV of existing sanitary and storm service stubs, manholes, and sewers shall be completed to the satisfaction of the Mechanical Utilities Engineer, Energy & Water Services.
- 2.17. The sewer conditions for Lot 7 sanitary and storm servicing shall be confirmed to the satisfaction of the Mechanical Utilities Engineer, Energy & Water 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 [3D Model Submission Requirements](#) 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.
- 4.4. 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.
- 4.5. 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.

**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 will achieve at least a REAP Gold rating with a minimum of 53 points outlined in the attached documents of this permit. 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. Designer and Contractor Responsibilities for excavations at UBC must be confirmed by the Managing Director Building Operations according to UBC Technical Guidelines:
  - 6.1.1. **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.
  - 6.1.2. **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.

- 6.2. 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, amended 2015 (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.
- 6.3. 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.

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

Enclosures: Approved Development Permit Documents

cc: K. Russell, Development Services  
C. Shrubbs, dys architecture  
M. Patterson, Perry and Associates  
E. Lin, Chief Building Official  
A. Ehrenholz, Municipal Engineer, Municipal Services  
B. Liljefors, Urban Designer (Architect)  
J. Li, Green Infrastructure Engineer, Municipal Engineer  
J. Liu, Mechanical Utilities Engineer  
K. Falkner, Manager, Transportation Engineering  
M. Rusticus, VFRS Fire Protection Office  
M. Roddis, Associate Director, Campus Design  
N. Vukojevic, Planning & Urban Design Assistant 2  
P. Young, Director of Planning & Design, UBC Properties Trust  
P. Martyn, Manager, Green Building  
P. Thorkelsson, UNA Chief Administrative Officer  
R. Wells, Community Energy Manager  
R. Lussier, Landscape Architect / Planner - Planning and Design C+CP  
R. Cheung, Assistant Chief, VFRS  
S. Lecocq, Building Official  
BC Assessment