



July 21, 2022

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

**DEVELOPMENT PERMIT
DP 22010**

**Re: DP 22010: Wesbrook Place BCR6
Lots BCR5 and Lot BCR6, Wesbrook Place**

Dear Sean Ang,

At its meeting on May 10, 2022, the Development Permit Board approved the issuance of a Development Permit, with conditions, for a residential project on Lots BCR 5 and 6 in Wesbrook Place with a total building area of 37, 480 m² and 551 dwelling units within 3 buildings: an 18 storey high rise building comprising 136 studio, 34 1-bedroom, 17 2-bedroom, and 34 3-bedroom units, and two 6-storey faculty/staff midrise buildings, comprising 294 dwelling units, including 21 x studio, 85 x 1-bedroom with den, 33 x 2-bedroom, 76 2-bedroom with den, 51 x 3-bedroom, and 28 x 4 bedroom units.

The project will be served by a 2-level underground parkade with mezzanine containing 403 automobile parking stalls, including 60 accessible stalls, 52 visitor stalls, 842 class 1 bicycle stalls, and 72 class 2 bicycle stalls.

A daycare facility will occupy the ground floor of the high rise in accordance with section 2.3.6 of the Wesbrook Neighbourhood Plan.

Section SC4C.5d of the *Development Handbook* and section 4.1.6.1 d) of the *UBC Land Use Plan* are relaxed for this project to permit the height to project 1.18m above the permitted maximum height (53.0m) for a portion of the high rise roof;

Section SC3C.5 f) of the *Development Handbook* is relaxed for the project to increase the maximum site coverage from 50% to 50.8%;

Section 7.6 of the *Development Handbook* is relaxed for this project to reduce the required number of Class I bicycle parking stalls from 1,068 to 842 and Class II bicycle parking stalls from 258 to 72.

Development Permit DP22010 is hereby issued subject to the conditions listed below:

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

Architectural drawings, dated May 4, 2022, prepared by DYS Architecture:

- page 34 3.6 SHADOW STUDIES
- page 35 SUMMER SOLSTICE [dated Mar 29, 2022]
- PROJECT STATISTICS
- page 39 [dated Mar 29, 2022]
- page 44 PO MEZZANINE PARKING PLAN
- page 45 PO PARKING PLAN & LEVEL 1 Building [dated Mar 29, 2022]

- page 46 P1 PARKING PLAN
- page 47 LEVEL 01 SITE PLAN [dated Mar 29, 2022]
- page 48 BUILDING A LEVELS 01
- page 49 BUILDING A LEVELS 02-18 [dated Mar 29, 2022]
- page 50 BUILDING B - LEVEL 01
- page 51 BUILDING B - LEVEL 02 [dated Mar 29, 2022]
- page 52 BUILDING B - LEVEL 03-04
- page 53 BUILDING B - LEVEL 05-06 [dated Mar 29, 2022]
- page 54 BUILDING C - LEVEL 01
- page 55 BUILDING C - LEVEL 02-05 [dated Mar 29, 2022]
- page 56 BUILDING C - LEVEL 06
- page 58 BUILDING A - NORTH
- page 59 BUILDING A - SOUTH [dated Mar 29, 2022]
- page 60 BUILDING A - EAST
- page 61 BUILDING A - WEST [dated Mar 29, 2022]
- page 62 BUILDING B - NORTH
- page 63 BUILDING B - SOUTH [dated Mar 29, 2022]
- page 64 BUILDING B - EAST
- page 65 BUILDING B - WEST [dated Mar 29, 2022]
- page 66 BUILDING C - NORTH
- page 67 BUILDING C - SOUTH [dated Mar 29, 2022]
- page 68 BUILDING C - EAST
- page 69 BUILDING C - WEST [dated Mar 29, 2022]
- page 70 BUILDING C - COURTYARD NORTH
- page 71 BUILDING C - COURTYARD SOUTH [dated Mar 29, 2022]
- page 72 SECTION A
- page 73 SECTION B [dated Mar 29, 2022]
- page 74 SECTION C
- page 75 SECTION D [dated Mar 29, 2022]

And landscape drawings, dated March 29, 2022, and prepared by Connect Landscape Architecture:

- PAGE 04 ANALYSIS ADJACENT PARKS
- PAGE 05 SITE
- PAGE 06 CONCEPT
- PAGE 07 TREE MANAGEMENT PLAN
- PAGE 08 SITE PLAN
- PAGE 09 ENLARGEMENT
- PAGE 10 ENLARGEMENT
- PAGE 11 ENLARGEMENT
- PAGE 12 ROOF PLAN
- PAGE 13 PLANT MATERIAL
- PAGE 14 PLANTING CONCEPT
- PAGE 15 PATIO CONDITION BUILDING C PARK EDGE
- PAGE 16 PATIO CONDITION BUILDING B PARK EDGE
- PAGE 17 PATIO CONDITION BUILDING B PARK EDGE
- PAGE 18 SECTION
- PAGE 20 LIGHTING PLAN
- PAGE 19 SECTION



- PAGE 12 MATERIAL PALETTE
- PAGE 22 DETAILS
- PAGE 23 DETAILS

And Residential Environmental Assessment Program scorecard, submitted March 29, 2022, prepared by E3 Eco Group:

- PROJECT INFORMATION
- UBC REAP 3.2 - Draft Scorecard for BCR5+6
- ENERGY & EMISSIONS
- Total Optimization Points 16
- Page 5 WATER
- Page 6 BIODIVERSITY
- Page 7 Total Optimization Points 5
- Page 8 MATERIAL AND RESOURCES
- Page 9 TOTAL Optimization Points 4
- Page 10 CLIMATE ADAPTATION
- Page 11 PLACE AND EXPERIENCE
- Page 12 HEALTH & WELLBEING
- Page 13 Total Optimization Points 7
- Page 14 QUALITY
- Page 15 Total Optimization Points 6
- Page 16 INNOVATION & RESEARCH

And arborist report and tree management plan, dated February 24, 2022, prepared by Diamond Head:

- Arboricultural Inventory and Report [contains 28 pages]
- Page # 1 of 1 Tree Management Plan

And servicing plan, dated February 25, 2022, prepared by InterCAD Consulting Engineers:

- AE68-C-101 SERVICING PLAN

2. That a dry drop off area for non-drivers going to and from the day care is to be considered in the future landscape design for the daycare;
3. 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.
4. Tree removals and construction activities may begin only after formal confirmation from a professional biologist has confirmed that there is no nesting activity in the eagles' nest south of Ross Road.
5. Should noise levels from the rooftop or other mechanical equipment exceed the University Neighbourhood Association Noise Control Bylaw, attenuation measures will be undertaken by UBC Properties Trust in order to comply with the bylaw, to the satisfaction of the Director of Planning, Development Services.
6. That the applicant demonstrate that the project will be District Energy Ready according to UBC's District Energy Compatibility Guide to the satisfaction of the Director, Sustainability and Engineering.

7. Submit a copy of the completed Energy Service Agreement between UBC Properties Trust and Corix Multi-Utility Services Inc. to the Director of Planning, Development Services.
8. Prior to issuance of a Building Permit:
 - 8.1. That the plans will be updated to meet the REAP 3.2 Zero Waste Ready (P1) prerequisite requirement for convenience;
 - 8.2. Update the servicing plan, to the satisfaction of the Mechanical Utilities Engineer, Energy and Water Services, to clarify the existing water service stub that will be used for the project which is to be capped off at the main and abandoned.
 - 8.3. Submit the specifications for the rooftop mechanical equipment, including sound ratings.
 - 8.4. Submit a 3D digital model of the final project in Sketch-Up format to the satisfaction of the Director, Planning and Design.
 - 8.5. 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 61 points as outlined in attached documents of this permit.
 - 8.6. 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.
 - 8.7. Provide a Traffic Management Plan to the Transportation Engineer, according to the requirements identified in the following link: <http://planning.ubc.ca/vancouver/planning/application-forms-documents>
 - 8.8. Details related to landscaping elements, including site furnishings and lighting, are to be finalized to the satisfaction of the Director, Planning and Design.
 - 8.9. Designer and Contractor Responsibilities for excavations at UBC must be confirmed by the Managing Director Building Operations according to UBC Technical Guidelines:
 - 8.9.1. **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 Utilities' services that may exist in the area (BC Hydro, Terasen Gas, Telus, street lights, etc.) must be obtained from the respective companies/organizations.
 - 8.9.2. **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 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 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.

9. Prior to final Occupancy Permit:

9.1. 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 and Building Permit submission.

9.2. Provide an itemized list of strata parcels (if applicable), unit numbers, and associated civic addresses to the Manager, Development Services for departmental records.

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', written over a horizontal line.

Grant Miller

Director of Planning, Development Services

cc: K. Russell, Manager, Development Services
A. Karimabadi, Chief Building Official
S. Lecocq, Building Official
J. Liu, Mechanical Utilities Engineer, EWS
P. Martyn, Green Building Manager
K. Falkner, Transportation Engineer
M. Roddis, Planning and Design

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