THE UNIVERSITY OF BRITISH COLUMBIA

Campus + Community Planning
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July 31, 2025

Pamela Troyer
UBC Project Services
2210 West Mall
Vancouver, BC
V6T 1Z4

DEVELOPMENT PERMIT
DP24027

Re: DP24027: Anthropology and Sociology (ANSO) Building Renewal
6303 North West Marine Drive, Vancouver BC, V6T 1Z2

Dear Pamela Troyer,

Development Permit DP24027 is hereby issued for the comprehensive renewal of the Anthropology and Sociology (ANSO) 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 July 8, 2025 prepared by Perkins & Will [13 pages]
- Landscape drawings dated July 8, 2025 and prepared by HAPA Collaborative [18 pages]
- Civil drawings dated July 9, 2025 prepared by Core Group Consultants [3 pages]
- Arboricultural Inventory and Report dated December 12, 2024 prepared by Diamond Head Consulting [35 pages]
- Lighting Plan dated September 20, 2024 prepared by Smith + Andersen [2 pages]

2. Prior to issuance of a Building Permit the following items must be addressed:

2.1. All exterior building finishes and details pertinent to architectural expression are to be finalized in consultation with the University Architect, Planning and Design. Changes in the course of the project are subject to the same review process. Consult with the University Architect to determine a specific process, which may include review of a full-scale onsite mock-up.

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. 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.

2.4. 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.

2.5. Confirmation to the satisfaction of the Director, Sustainability and Engineering, that the project is connected to the District Energy system

2.6. Consider bird collision mitigation measures when selecting glazing products.

2.7. 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 the designer for Building Operations Technical Services staff consideration prior to issuance of the Building Permit.

2.8. Confirm and demonstrate how the water tightness rating of all exterior doors that are not located under a canopy will meet UBC Technical Guidelines standards to the satisfaction Building Operations Technical Services staff prior to issuance of the Building Permit.

2.9. Confirm the provision of two dedicated stalls for services vehicles to the satisfaction Building Operations Technical Services staff prior to issuance of the Building Permit.

2.10. A stormwater management plan must be submitted to Campus and community Planning to the satisfaction of the Director Sustainability & Engineering as advised by the Green Infrastructure Engineer, Sustainability and Engineering.

2.11. 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

2.12. 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 Landscape Architect, Planning and Design. A hydrovac method of excavation is to be used near existing trees.

2.13. Confirm the full extent of construction activities, including any potential impacts related to construction access and circulation on adjacent landscaped areas. Clearly indicate the limit of work on the plans. Please note that any landscape areas outside the defined limit of work that are damaged during construction must be restored to their pre-existing condition or better.

3. **Prior to tender:**

3.1. UBC Energy and Water Services must review 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.

3.3. All details necessary to ensure the project complies with UBC Technical Guidelines must be fully incorporated into the consultant's design drawings and specifications. References to external documents should not be required for interpretation or implementation.

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.

5. **Within 18 months of issuance of the final 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 Development Permit Notification Sign and Background Context Sign shall be removed from the site by the applicant within 14 days.

6.2. Should the noise levels exceed acceptable levels and as measured from the nearest point of reception, noise mitigation measures may be required to be undertaken by the applicant to the satisfaction of the Director of Planning, Development Services.

6.3. Designer and Contractor Responsibilities for excavations at UBC must be confirmed by the Managing Director Building Operations according to UBC Technical Guidelines:

6.3.1. **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.

6.3.2. **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.

Please apply to the Chief Building Official for a Building Permit. This Development Permit will expire if development does not substantially commence 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

Enclosures: Approved Development Permit Documents

cc: B. Liljefors, University Architect, Planning and Design, C&CP
D. Gregory, Landscape Architect, Municipal Services
E. Lin, Chief Building Official, Development Services
J. Li, Green Infrastructure Engineer, Sustainability and Engineering, C&CP
J. Questa, Director, Environmental Protection, Safety & Risk Services
J. Lee, Utilities Manager, Energy and Water Services
J. Liu, Mechanical Utilities Engineer, Energy & Water Services
J. Madden, Director, Sustainability and Engineering, C&CP
J. McNally, Senior Project Manager, Project Services
K. Merchant, Facilities Architectural Manager, Building Operations
K. Shaw, Manager of Green Buildings and Neighbourhood Climate Action, Sustainability and Engineering
K. Phelan, District Energy System Process Specialist Energy and Water Services
K. Falkner, Manager, Transportation Engineering, C&CP
M. Roddis, Co-Director, Planning and Design, C&CP
M. Newall, Manager, Development Services, C&CP
P. Wong, Facilities Manager, Customer Service & Informatics BC Assessment
R. Lussier, Landscape Architect/Planner, Planning and Design, C&CP
R. Cheung, Assistant Chief, Fire Protection Engineer, VFRS
S. Parlee, Utilities Electrical Engineer, Energy & Water Services
S. Lecocq, Building Inspector, Development Services, C&CP