

# Welcome!

## Public Open House: TEF4 (DP# 19034)

### Overview

The proposed Technology Enterprise Facility 4 (TEF4) will be an addition to the three existing TEF buildings which provide market rental office and laboratory space for UBC research partners. The proposed 13-storey office building creates the opportunity to establish a “collaborative commons” that serves all four TEF buildings, bringing amenities such as an outdoor courtyard, a rooftop lounge and patio, secure bicycle parking and end-of-trip facilities to all four TEF buildings’ occupants along with ground floor commercial retail units, and underground parking.

The building will provide leased space for external research and industry partners whose work is tied to the academic mission of the University.

The building will be located on a portion of an existing surface parking lot immediately east of the TEF 3 building at Agronomy Road and Health Sciences Mall.

We welcome your feedback to inform the final design of TEF4.



site ...

- ▲ TEF 4 is one three future academic sites that could be created from the conversion of the surface parking lot that surrounds TEF3.

### ? What You will Find at This Open House

At this open house you will find information about the Development Permit Application for TEF4. You can provide feedback on this project by filling out a Feedback Form in person at this open house or online.

### i ENGAGEMENT PRINCIPLES

Campus + Community Planning’s consultation processes are guided by Engagement Principles, which ensure clarity and transparency in how we define, design, implement, and conclude public engagement in our community planning processes. The principles were created through consultation with a wide range of partners including campus stakeholders, student government, and Musqueam.





# Policy and Planning Context

The TEF4 proposal is responding to the demand for additional office and lab space on campus.

## About TEF4

The proposed TEF4 building will accommodate industry partners who support UBC's core commitments to student learning, research excellence and community engagement. It will address the acute need for UBC academic and administrative space (up to 49% of the building area) and in particular help support recruitment of new faculty members.

The location of TEF4 benefits from proximity to both the Health precinct and other industry partners occupying the existing three TEF buildings (TEF 3, Donald Rix Building, and Gerald McGavin Building). Each is owned and operated by UBC Properties Trust along the same block of Agronomy Road.

The opportunity to accommodate industry research partners at this location is welcomed by the UBC Faculty of Medicine, Faculty of Science and Faculty of Applied Science.

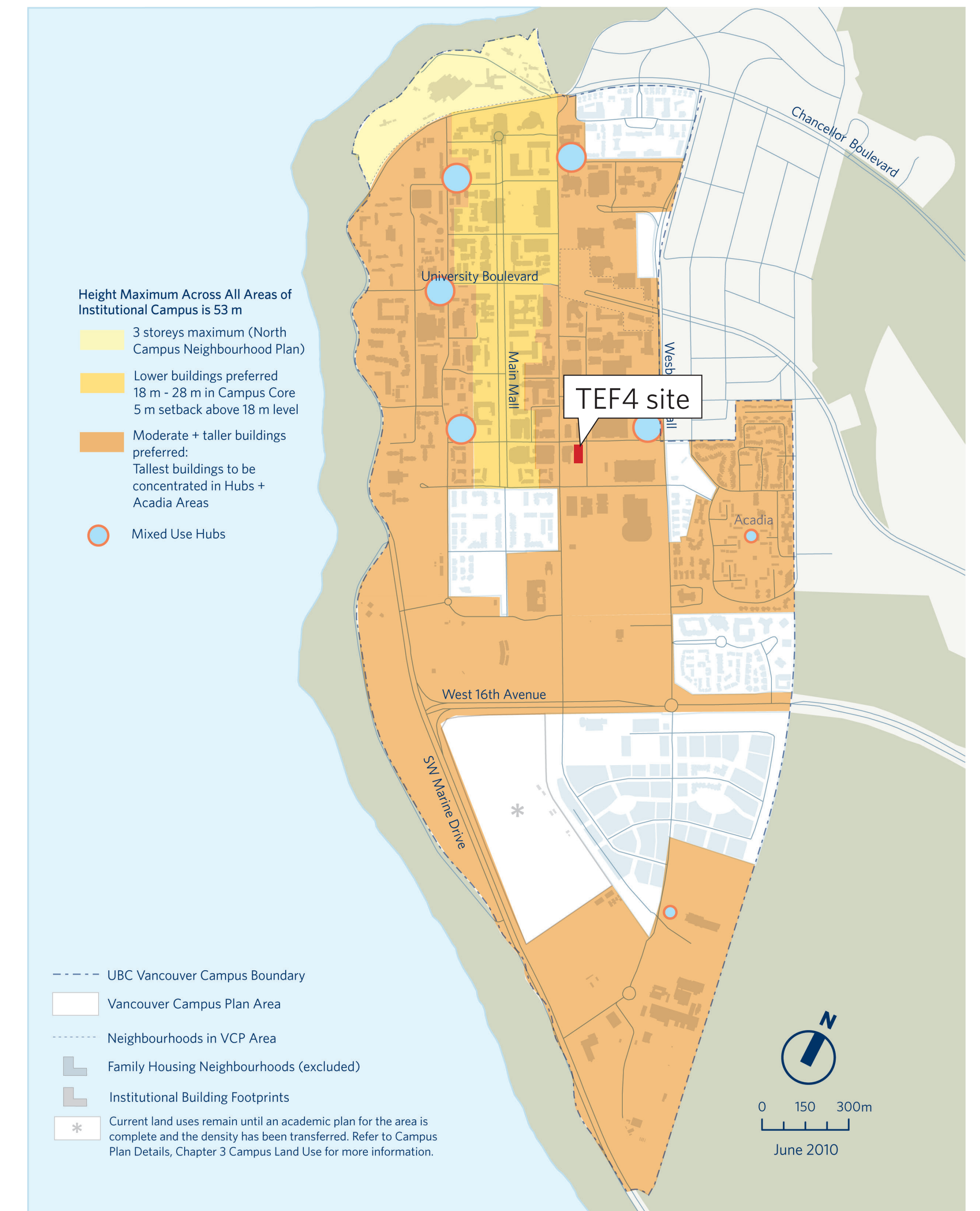
## TEF4 and UBC Land Use Policy

The TEF4 site is designated Academic under the UBC Land Use Plan, with the proposed uses being consistent with the Land Use Plan, Policy 4.1.3, including adhering to the maximum height limit of 53 meters.

The Vancouver Campus Plan (VCP), although not a land use regulation, provides guidance on the height distribution of buildings across campus and notes that that the tallest buildings are to be concentrated in mixed use hubs that provide student housing and academic support services (e.g. Orchard Commons, Brock Commons, etc). See adjacent Maximum Building Heights map from the Vancouver Campus Plan

TEF4 is proposed to be 53 meters high, and while not located within a mixed use hub, the maximum height is being considered in this context for a variety of reasons:

- it is compatible with adjacent uses with no view impacts;
- the height delivers on the space needs for UBC users and market tenants and in doing so frees up land on campus for future academic growth;
- the height enables the financial viability of providing a number of amenities for users of all four TEF buildings.



▲ Map 3.5 Building Heights, from the *UBC Vancouver Campus Plan*