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Proposed Rendering



Design Policy Compliance:

The design team has worked with UBC Campus + Community Planning (C+CP) to ascertain applicable policies for the Project.

- Applicable Policies:**
- UBC Chancellor Place Neighbourhood Plan, updated 2014
  - UBC Chancellor Place Land Use Diagrams
  - UBC Theological Neighbourhood Plan – Site Specific Design & Development Requirements – Carey Theological College Site (Lot 2 and Lot 3, I-Development Area)
  - Parcel Identification and Lot Subdivision Building Envelopes (Theological Neighbourhood) - Site “CTC”, drawing P-14j, and March 1, 2016 Letter (Agenda Item 3.1) to the “Theological Neighbourhood Group”.
  - Agreement (between UBC and Carey Hall, et al) Concerning the Theological Neighbourhood, dated April 30, 2002.
  - UBC Land Use Plan – Point Grey Campus, June 2015
  - UBC Vancouver Campus Plan – Part 1, 2, and 3,
  - UBC Development Handbook, June 2020
  - UBC Public Realm Plan for the Vancouver Campus, May 2009
  - Walter Gage Road Consultation Plan
  - UBC Residential Environmental Assessment Program (REAP 3.2) + Associated REAP Resources.

The noted policies have been reviewed and applied for the Project. The Project intent is to construct on Lot 40 and Lot 42, new structures to transform Carey’s Campus to suite their operational needs, while adding to the planning of the Chancellor Place Neighbourhood Plan within the overall UBC Campus Plan. Site specific guidance is provided by the zoning documents of the “*Theological Neighbourhood Plan – Site Specific Design & Development Requirements – Carey Theological College Site (Lot 2 and Lot 3, I-Development Area)*” and informed by the “*UBC Development Handbook*”.

The Project’s green building approach follows the UBC Residential Environmental Assessment Program (REAP 3.2) + Associated REAP Resources.

Along with retention of the existing 2005 Building on Lot 40 of the site, the approach to accommodating the program is to build a new 5-level mixed-use academic and residential complex to the immediate east. This new structure will connect new academic & conference spaces, organized around a new courtyard space facing Iona Dr., to the existing Building’s main floor along with the provision of street fronting rental residential facing Westbrook Mall. To the immediate south, on Lot 42, will be a new 7-Level residential complex connecting to Walter Gage Rd. The new building forms, respect the site’s setback and height requirements as outlined in the Theological Neighbourhood Plan – Carey Theological College Site planning document.

- To this end, there are several key principles that have been established to guide the planning of this Project:
- Ensure the Project respects the context of the Theological neighbourhood, the contemplated newly configured Walter Gage Rd and newly constructed Residences (Pacific Residences) located south, and the UEL residential neighbourhood.
  - Enhance pedestrian connections to/from the site and through the site through a clear pedestrian circulation framework.
  - Develop the all the edges of the site to promote contextual continuity and where appropriate further enhance street-level animation, such as at Walter Gage Rd.
  - Develop a central spatially organizing courtyard facing Iona Dr., as Carey’s formal inviting urban public realm gesture.
  - Inform the Westbrook Mall and Iona Dr. corner as Carey’s institutional presence and enhance the landscaped UNOS corner as a vital space.
  - Communicate Carey’s 100+ year vision through built-form.

3D Massing Visualization



[www.urbansolutionsarch.ca/careycollegeissuefordp](http://www.urbansolutionsarch.ca/careycollegeissuefordp)

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3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04
No.	Description	Date
SEAL:		

PROJECT:

Carey Theological College

LOT 40 & LOT 42

5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:

MRM

FILE NO.:

DATE:

2022.01.04

SCALE:

TITLE:

Cover

SHEET NO.: REVISION:

A-0.00 3



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Project Statistics

Address:	5920 Iona Drive, Vancouver, BC
Legal Description:	LOT 40 EXCEPT: PART DEDICATED ROAD ON PLAN BCP10294 AND LOT 42 BOTH OF DISTRICT LOT 3044 GROUP 1 NEW DISTRICT PLAN BCP6556
WESTMINSTER BCP6556	
Site Area:	Lot 40 - 54,672 sf (5,079 m²) Lot 42 - 17,233 sf (1,601 m²)
Proposed Height:	See Drawings for Reference for Lot 40 and Lot 42 Heights
Number of Storeys:	See Drawings for Reference for Lot 40 and Lot 42 Storeys
Setbacks:	See Drawings for Reference for Lot 40 and Lot 42 Setbacks

Building Area - Lot 40:

Level	Gross Floor Area		Amenity (Excluded)		Bike/Mechanical/Electrical (Excluded)		Habitable Area Below Grade (Excluded)	
	ft²	m²	ft²	m²	ft²	m²	ft²	m²
P1								
1	10,762	1,017.9	1,478	137.3				
2	11,074	1,028.8	311	28.9				
3	7,725	717.7	436	40.5				
4	7,725	717.7	436	40.5				
5	6,935	644.3						
Total	44,416	4,126.4	2,661	247.2				

New Building - Lot 40

Level	Gross Floor Area		Amenity (Excluded)		Bike/Mechanical/Electrical (Excluded)		Habitable Area Below Grade (Excluded)	
	ft²	m²	ft²	m²	ft²	m²	ft²	m²
P1	1,088	101.1						
1	10,440	969.9						
2	8,710	809.2	414	38.5				
3	8,710	809.2	414	38.5				
4	8,710	809.2	414	38.5				
Total	37,658	3,498.5	1,242	115.4				

Gross Floor Area: 82,074  
Lot 40 Total 7,624.9

Net Floor Area: 78,171  
(GFA - Exclusions) 7,262.3

Proposed FSR: 1.43  
Lot 40

Building Area - Lot 42:

Level	Gross Floor Area		Amenity (Excluded)		Bike/Mechanical/Electrical (Excluded)		Habitable Area Below Grade (Excluded)	
	ft²	m²	ft²	m²	ft²	m²	ft²	m²
0	7,262	674.7	563	52.3	2,936	272.8	772	71.7
1	7,124	661.8	282	26.2				
2	7,223	671.0	339	31.5				
3	7,223	671.0	339	31.5				
4	7,223	671.0	339	31.5				
5	7,223	671.0	339	31.5				
6	5,912	549.2	339	31.5				
Total	49,190	4,569.9	2,540	236.0	2,936	272.8	772	71.7

(ft²) (m²)  
Gross Floor Area: 49,190  
Lot 42 Total 4,569.9

Net Floor Area: 42,942  
(GFA - Exclusions) 3,989.4

Proposed FSR: 2.49  
Lot 42

\*\*\* Bike/Mechanical/Electrical Exclusion includes Bike Maintenance & Wash-Up, and Garbage & Recycling, Mechanical and Electrical Rooms

Unit Breakdown:

Level	Dorm	Studio	1 Bed	1 Bed + Den	2 Bed	2 Bed + Den	Total
1							
2	13	1	5	1	1		21
3	22						22
4	22						22
5					4	2	6
Total	57	1	5	1	5	2	71

New Building - Lot 40

Level	Type B	Acc.	1 Bed	2 Bed	3 Bed	Total
1						
2	15	1		2	1	19
3	15	1		2	1	19
4	15	1		2	1	19
Total	45	3		6	3	57

New Building - Lot 42:

Level	Type B	Acc.	1 Bed	2 Bed	3 Bed	Total
0						
1	8	1		3	1	13
2	8	1		3	1	13
3	8	1		3	1	13
4	8	1		3	1	13
5	8	1		3	1	13
6	6	1	1		2	10
Total	46	6	1	15	7	75

Parking Provided:

Existing Carey Hall      New Building - Lot 40

3 Accessible      13 Small  
41 Standard      11 Standard

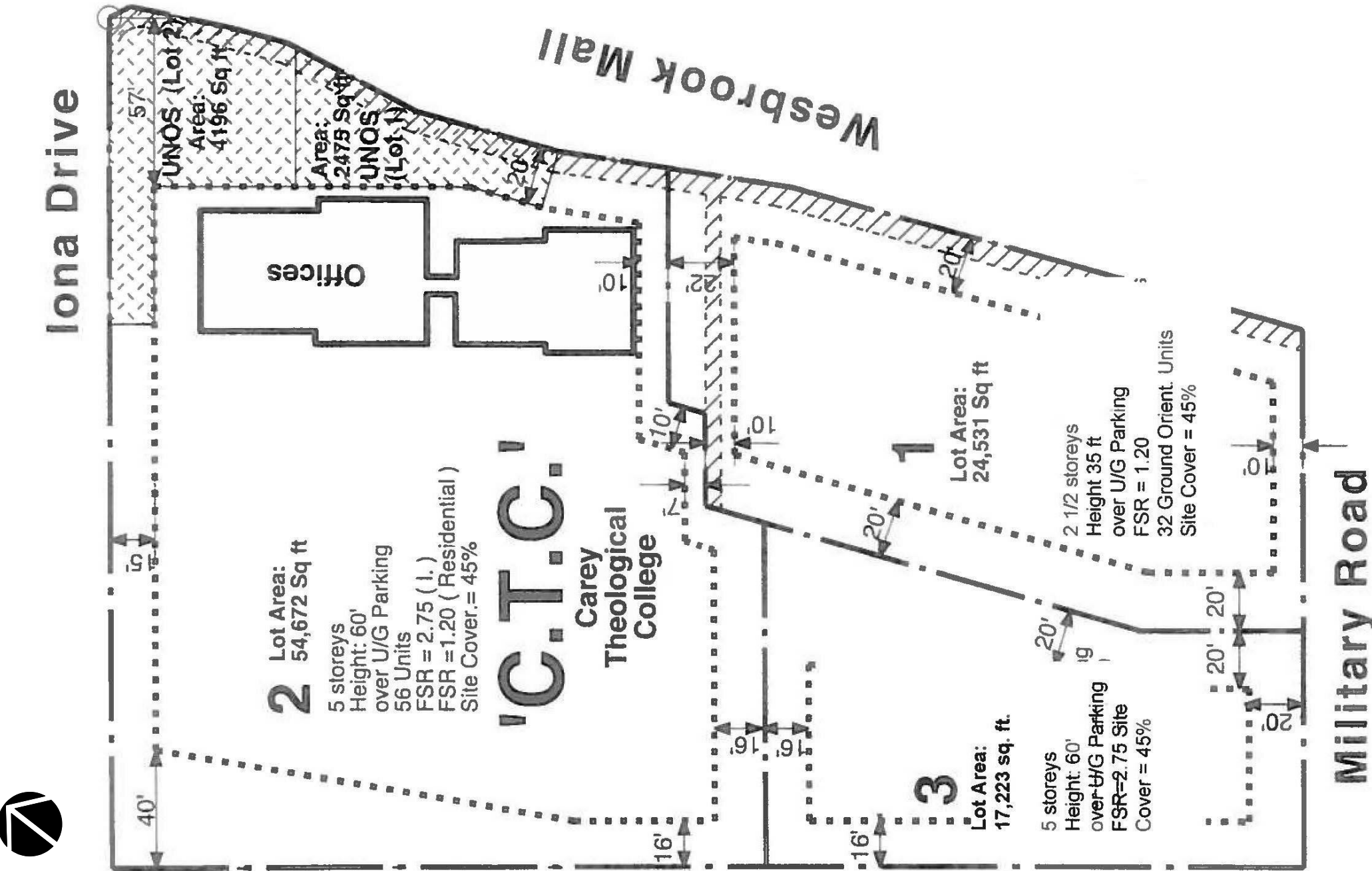
44 Total      24 Total

Bicycle Parking Provided:

Existing Carey Hall      New Building - Lot 40      Building Area - Lot 42:

0 - Class I      72 - Class I      36 - Class I  
3 - Class II      48 - Class II      14 - Class II

Parcel Identification



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3	Re-Issue for DP	2022.06.23
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1	Development Application AUDP	2022.01.04
No.	Description	Date

SEAL:

PROJECT:

Carey Theological College

LOT 40 & LOT 42  
5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:

MRM

FILE NO.:

DATE:

2022.01.04

SCALE:

TITLE:

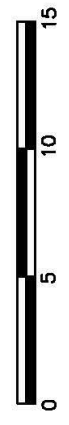
Project Stats

SHEET NO.:      REVISION:



TOPOGRAPHIC SITE PLAN OF  
LOT 40 EXCEPT: PART DEDICATED ROAD ON PLAN BCP10294  
AND LOT 42 BOTH OF DISTRICT LOT 3044 GROUP 1  
NEW WESTMINSTER DISTRICT  
PLAN BCP6556

Scale 1 : 250



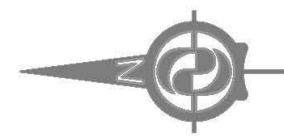
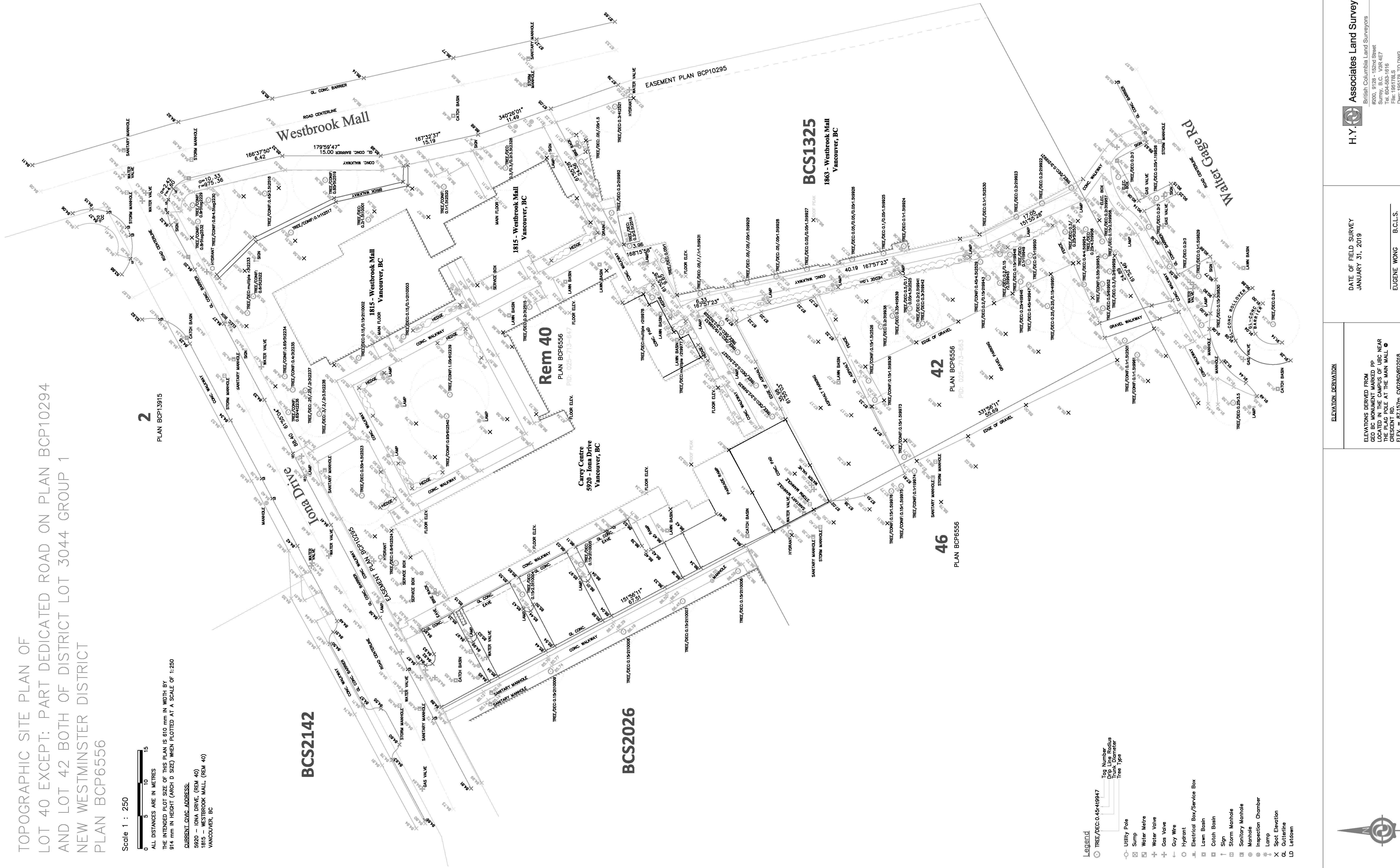
ALL DISTANCES ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN IS 610 mm IN WIDTH BY  
814 mm IN HEIGHT (ARCH D SIZE) WHEN PLOTTED AT A SCALE OF 1:250

CURRENT CONC. ADDRESS:

5920 - IONA DRIVE, (REM 40)

1815 - WESTBROOK MALL, (REM 40)

VANCOUVER, BC



H.Y. Associates Land Surveying Ltd.

British Columbia Land Surveyors  
#600, 9728 - 102nd Street  
Vancouver, BC V6P 4E7  
Tel: (604) 593-1818  
Fax: (604) 593-1819  
File: 180178LS  
DWG: 180178\_LS.DWG

DATE OF FIELD SURVEY  
JANUARY 31, 2019

EUGENE WONG B.C.L.S.

ELEVATIONS DERIVED FROM  
GEO BC MONUMENT MARKED PP  
LOCATED WITHIN 100 METRES OF  
THE FLAG POLE AT THE MAIN WALL  
ELEV. = 67.157m CV2265R2018

ELEVATION DERIVATION

No.	Description	Date
3	Re-Issue for DP	2022.06.23
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1	Development Application AUDP	2022.01.04

SEAL:

PROJECT:

Carey Theological  
College

LOT 40 & LOT 42  
5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:

MRM

FILE NO.:

2022.01.04

DATE:

SCALE:

TITLE:

Legal Survey

SHEET NO.:

REVISION:

A-0.02

3

U R B A N S  
S O L U T I O N S  
A R C H I T E C T U R E  
L I M I T E D



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Design Rationale

Site Plan Concept:

The Project seeks to respect the character of the Chancellor Place Theological Neighbourhood, Carey's existing 2005 Building, and the various unique street-edges and public realm connectivity interfaces of the site, while presenting a contextually integrated vision serving Carey's future needs. The approach is a whole-campus approach to enhance the existing 2005 Building as Carey's main administrate hub, and to integrate new program elements within new building forms, sensitively onto the sites of Lot 40 and Lot 42 as a cohesive architectural experience.

Building upon the existing 2005 Building and the contextual influences of the Theological Neighbourhood, the new architectural and massing expressions builds up on; materials themes, massing themes, and well-situated architectural expressions to provide contextual clues of place and to reinforce continuity of the public realm experience.

- Key design elements in the development of a whole-campus approach to the new buildings include:
- The use of stone clad facades to create continuity with the neighbourhood, and to develop a sense of depth to portions of the facades.
  - To employ the use of masonry brick cladding to complementary add depth to the facades.
  - To employ lighter-appearing cladding systems on uppermost levels to create a variation in massing.
  - To employ recess windows within stone and masonry walls, to create a sense of depth.
  - To develop a sense of both variation and repetition in the execution of window and glazing openings.
  - To use lighter glazing frames to communicate and differentiate institutional uses from residential uses.
  - To employ lighter glazing frames to communicate areas of the building where opportunities exists to connect residences to views and daylight, particularly in common spaces.
  - Develop urban and pedestrian scales by use of massing, materials placement, and treatments of architectural elements, patterns and textures.

- Key spatially organizing elements include:
- Employing an open space courtyard(s) as a multi-use, functional gather space, and as an urban-gesture to Iona Dr., while internally orienting occupants.
  - To strategically employ material and detail elements to connect Carey's Theological history to the neighbourhood, and as an element to unify new built-form with existing.
  - Enhanced hierarchy of pedestrian connectors, connecting the Carey site N/S and E/W to enhanced nodes and hubs on the site.
  - Use of Program spaces and internal amenities to animate the public edges of the buildings/campus.
  - To connect Carey the public-realm and its site edges and contribute to the experiential expertise of the UBC Campus.

Form of Development:

As the existing 2005 Building anchors the west portion of Lot 40 with its main massing in the north-south orientation, the 2005 Building remains Carey's functional entry for vehicles and people. The new building program on Lot 40 consists of a combined assembly-use expansion, along with the addition of a diverse mix of student housing and market rental housing, massed around an open-space courtyard, reminisce of the existing open green-space.

The new building program on Lot 42, builds out additional diverse mix of student housing and market rental housing, and follows the north-south alignment of the site, while respecting the setbacks and overall height criteria of the site.

For both Lots 40 and 42, the overall primary massing of the Project is organized in the north-south alignment to reinforce the north-south alignment of the existing 2005 Building. The building masses also support their site edges by reflecting the change in geometry, to create continuity to street-edges and the existing pattern of the urban forms along Wesbrook Mall. Inherent in the separations and setbacks of Lot 42 from Lot 40 a high degree of visual and physical porosity is achieved through the entire site.

Along Wesbrook Mall, the massing of Lot 40 respects the setbacks and tapered envelope requirements, however is placed to support the street-edge pattern, while providing public-realm continuity through massing and use. The massing at the corner of Westrook Mall and Iona Dr., makes the transition leading along Iona Dr., and to a new open-space courtyard which provides definition to both the street and the new Lot 40 massing to the existing 2005 Building massing.

The proposed Lot 40 and Lot 42 massings seeks to support neighbouring adjacencies, with the low to mid-rise massing scales.

Architectural and Public Realm Responses:

Iona Dr.: Public Realm Response

At the street-level, the Project's Iona Dr. public realm identifies primarily as Carey's public and institutional character. From the UNOS corner of Wesbrook Mall and moving westwards to Carey's existing 2005 Building, institutional programing of the new spaces is expressed. Supporting the Iona Dr. public realm is Carey's urban gestures of an open-space courtyard which serves to act as a "formal front-door" animating Iona Dr., while visually separating the new building mass from the existing 2005 Build's mass.

As is the pattern of Iona Dr., vehicular and pedestrian arrivals access off the street. Further, the Project enhances the public realm pattern of residential set amongst institutional uses with the organization of residential/dorm uses stacked above the street-level institutional uses.

Wesbrook Mall: Public Realm Response

At street-level, the Project's Wesbrook Mall public realm continues the Iona Dr. expression and identifies primarily as Carey's public and institutional character. From the UNOS corner along Wesbrook Mall, Carey's residential character is expressed with the organization of residential/dorm uses stacked above the street-level institutional uses. This residential street-character builds upon the residential character of the adjacent 2 ½ storey (Esse) Townhouses along Wesbrook Mall. Carey's new Lot 40 building massing is 4 stories, however the scale minimized with a substantial setback of all the 3 upper residential floors from the street-level institutional floor.

The corner green-space and the existing large cedar trees on the dedicated UNOS land is retained, while being enhanced to better experience the existing "Prayer Walk".

Walter Gage Road: Public Realm Response

At street-level, Carey's Lot 42 public-realm is developed to retain existing trees (where possible) and to integrate with Campus Planning's new street & sidewalk design, which includes removal of existing parking stalls and to introduce new street trees, sidewalk and street-scape.

North South Pedestrian Connector: Public Realm Response

Carey is working with Campus and Community Planning (C+CP) to located an accessible path on the west side of the Carey site on the UNOS land as an overall planning objective for the east side of the Theological Neighbourhood. Carey is supportive of developing the NS Pedestrian Connector from new crosswalk at Gage Rd., through the west UNOS Land to Iona Dr., and as its contribution to the Theological Neighbourhood's system of pedestrian thoroughways. The experiential character of this Pedestrian Connector will be defined by the Iona Woods, located on the UNOS lands to the west and Carey's own built form edges on its own site. The experience of the Pedestrian Connector will be supported by on-site nodes and hubs starting from the centrally located "Lot 42 Café", and either continuing north to Iona Dr., or east through the site to Wesbrook Mall.



East West Pedestrian Connector: Public Realm Response

The Project is supportive of enhancing and further supporting the East West Pedestrian Connector (the Carey Mews) from Wesbrook Mall to the Iona Woods. The E/W Pedestrian Connector bisects mid-site, (thru Lot 40 and Lot 42). Leading from Wesbrook Mall, the E/W Pedestrian Connector's public-realm is experienced by Carey new Lot 40 Building massing, which at street-level is fronted by, highly a utilized Lot 42 Café Amenity space, lighting, and programing activity along its path. The Pedestrian Connector also passes high-use area such as Carey's cafeteria/dining hall which is used for 3 meals/ per day and will be further renovated as a new "internal social & lounging hub" for Carey.

Moving westwards, Pedestrian Connector will arrive to Carey's "active plaza node" fronting the new Lot 42 Build's lobby and residential units. The new "active plaza node" will link activities from the existing 2005 Building, the new Lot 42 Building, and the new N/S Pedestrian Connector, while connecting to the pathways and green-spaces of the Iona Woods.

Sustainability Goals – REAP 3.2:

The Project's sustainability goals are to provide implementable strategies to achieve low energy use and low emissions following UBC's REAP 3.2 Program.

The strategies being employed are being developed collaboratively and are supported by the Carey College who wish to provide occupant comfort and a highly efficient/low carbon building facility as their priority. As a commitment to achieving the priorities, Carey is incorporating occupant comfort-model approach through the use of building's envelope performance characteristics in combination with operable vent windows. The building's enhanced thermal performance approach plays a significant role in reducing heating requirements (TEDI). Further within the REAP 3.2 submission is the summary of the Integrated Rainwater Management Plan & Site Plan, which has been co-developed with input by the Civil, Landscape Architect, Mechanical Engineer, and Architectural Team.

Crime Prevention Through Environmental Design (CPTED)

- The Project's approach to CPTED is through the following:
- Programming "active uses" along edges of the existing and new building at the ground/pedestrian levels throughout the site. The "active uses" provide "eyes" on all public-realm pathways and site/building access points.
  - Wide application of upper-level Residential Uses throughout the site which overlook all public-realm pathways and site/building access points.
  - Expansion of Carey's Campus existing security program which includes: placement of CCTV cameras, on-site security personal and reception staff, controlled entry access points, controlled elevator and floor access.
  - Employment of architectural down-lighting (at soffits and overhangs) along the perimeters of the building edges.
  - Provision of a comprehensive pedestrian-level site lighting plan, designed to light all public-realm pathways and site/building access points.
  - Strategic planning and locating of landscape planting to reduce/eliminate "blind-spots" and "hidden-corners".

9.0 - Landscape Design Rationale

Landscape development for Carey College will reference overall planning principles for the University of British Columbia campus and public realm; and also will respond to specific plans for the Chancellor Place Theological Neighbourhood.

Health and well-being is incorporated into the daily life at Carey; where a connection to nature is encouraged and provided for throughout the College grounds and outdoor settings. Environmental leadership will be reflected in the approach to biodiversity and climate resiliency in the landscape at Carey College. Carey College is a unique place at UBC. The landscape development will support significant outdoor experiences related to the culture and heritage of the theological institution. Outdoor areas at Carey will enhance the local neighborhood character and also make a contribution to the broader sense of community at UBC.

Existing Vegetation

The proposed development of the existing site requires removal of plants, trees, and lawns affected by construction and the final building footprints. Landscape and biodiversity will be protected where feasible, and will also be re-introduced and enhanced in the proposed open spaces, roof spaces, and setback areas on site. Indigenous plant

Iona Drive

The proposed new development on Lot 40 will include new street trees, a new drop-off area, and terraced plantings up into the courtyard. Accessible access is provided to the courtyard and building entrances. The public sidewalk along Iona Drive will connect with planned improvements to the intersection of Wesbrook Mall.

Wesbrook Mall

New planting along Wesbrook Mall will support enhancement of the UNOS treed area, and provide additional trees and landscaping treatment in front of the proposed building, at the bus stop, and at the entrance to the Carey Mews. Seating will be added at bus stop and near the building entry.

Walter Gage Road

The frontage of Lot 42 on Walter Gage Road is an important point of contact and linkage with the campus to the south; and also contributes to the visual character for the entrance to the Walter Gage Road corridor from the east. An area of existing trees and understory vegetation will be retained; and additional indigenous plantings installed to provide screening and a natural character to this edge.

North-South Walkway

Lot 42 development includes improvements to complete the proposed North-South Walkway connecting between Walter Gage Road and Iona Drive. An alignment is proposed in this area on UNOS lands to connect directly with the new crosswalk at Gage Road. The area between the walkway and the new building will be contoured to drain to a rainwater infiltration swale at the property line, and restored with indigenous plants to create a natural and diverse wooded habitat as an improvement to the ecology of the Iona Woods neighbourhood open space.

Carey Mews

The east-west pathway connecting the bus stop on Wesbrook Mall through to the Iona Woods will become an important local place / social space connecting between buildings at Carey. The unique "Mews" character proposed for this exterior corridor will include integrated decorative paving, low walls, wayfinding elements, mixed plantings and small trees. Site lighting and careful attention to maintaining open sightlines will ensure CPTED principles are applied for comfort and safety.

Social life and outdoor activity will be attracted to the Mews by the existing cafeteria patio and the proposed café. Patio umbrellas and moveable furnishings will support the Mews as a convenient place to meet, sit, and eat in a small-scale, local, public space amenity.

Hub Plaza and Iona Woods

The Hub is a key connection for circulation on site, including between buildings. Most importantly, the Hub is the place where Carey College opens onto the Iona Woods open space with its large trees and forest character. Existing trees and lawn areas in the Iona Woods will be protected and retained; providing a soft and green balance to the more paved and active character of the proposed site development. Additional integration of this edge condition is being considered to improve the quality and character of the combined public realm.

Carey Courtyard

The courtyard is a much-valued place central to campus life and college experience at Carey. The courtyard will be reconfigured as an outdoor space closely integrated with adjacent interior spaces. The proposed pergolas, perimeter seating, and feature plantings will be balanced with patterned paving in an open space where moveable tables and seating can be arranged for a variety of outdoor activities.

Prayer Walk

This landscape element, which arose from construction of the 2005 building, provides a unique Carey outdoor experience. The Prayer Walk will be retained at the present location within the UNOS lands and will be enhanced as a meditative setting and interactive feature; with improved pathway surfacing, benches, soft lighting, and additional landscaping added. Extending the Prayer Walk to integrate into other areas of the Carey site is being considered.



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SEAL:

PROJECT:

Carey Theological College  
LOT 40 & LOT 42  
5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

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MRM

FILE NO.:

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2022.01.04

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Design Rationale

SHEET NO.: REVISION:

A-0.03 3



Sustainability Goals – REAP 3.2:

The Project’s sustainability goals are to provide implementable strategies to achieve low energy use and low emissions following UBC’s REAP 3.2 Program. Under the program, our anticipated points are 61.0 (Gold Plus)

The strategies being employed are being developed collaboratively and are supported by the Carey College who wish to provide occupant comfort and a highly efficient/low carbon building facility as their priority. As a commitment to achieving the priorities, Carey is incorporating occupant comfort-model approach through the use of building's envelope performance characteristics in combination with operable vent windows. The building’s enhanced thermal performance approach plays a significant role in reducing heating requirements (TED). Further within the REAP 3.2 submission is the summary of the Integrated Rainwater Management Plan & Site Plan, which has been co-developed with input by the Civil, Landscape Architect, Mechanical Engineer, and Architectural Team.

REAP - P1 Sustainability Statement

Carey College Campus (Lot 40b and 42) will be designed as an inspiring example for building owners, developers, design professionals, faculty, students and the general public of a project that will achieve high environmental standards relating to the UBC Green Building Action Plan and their REAP program. The project’s primary approach is to reduce carbon emissions to assist in climate change reductions which directly results in a low energy consumption building while balancing capital and long-term costs benefits at the same time being future climate resilient. This high-quality design will also form as a learning experience for students, faculty and other occupants of these buildings demonstrating how health and wellbeing, building materials, biodiversity and place and experience can form to be an integral part of the buildings. Systems will be designed so water, which is the planet’s most valuable resource, will be consumed as low as possible. Specifically, for the 8 component category areas, the following summarizes the highlights:

Energy & Emissions (E&E):

Despite the all the competing world-issues, the most critical issue we all face today is climate change. The Project’s primary approach is to reduce its carbon emissions. This will directly result in a low energy demand for the buildings. To achieve this, the buildings will include a high level of passive architectural concepts such as natural ventilation, high performance envelopes and windows, daylighting, and a series of building strategies to reduce/eliminate heat-loss/heat-gain. To optimize, the building will achieve Step Code 3 and will examine the possible use of on-site renewable energy if feasible through the Clean BC program. The building systems will be highly efficient and fully electrified fully taking advantage of the low carbon energy footprint of local hydro power and will be metered at the building level.

Water (W):

This project will deal with water resources by designing the systems to reduce the demand and use of water at the same time efficiently managing the flow of rainwater through the site. Systems such as irrigation and plumbing and fixtures/appliance will be specified and designed for the lowest flow possible to reduce water demand. To achieve optimization, the Landscape will work to assist the overall RWM through the integration of swales and rain gardens located where practical.

Biodiversity (B):

The Project incorporates landscape strategies to address the range of optimization items. See Landscape Design Rationale for summary.

Materials & Resources (M&R):

To achieve optimization, the Project will specify and utilize healthy materials which are compliant to the noted standards. Additionally, the Project will seek to employ local materials categorized as environmentally responsible and seek to utilize bio-based materials, and concrete mixes optimized to an average of 20% reduction in embodied carbon.

Climate Adaptation (CA):

The buildings have been modelled and will be designed to meet the thermal comfort requirements for 2020s and have a design strategy to meet 2050 requirements. The buildings will be providing operable windows for individual occupant comfort and resiliency, and a highly efficient cooling system designed for future climate extremes. Carey’s operational approach is to address “enhanced resiliency” and to optimize occupant use and health in light of changing climate extremes which predict more frequent; forest fires, heat wave, heat domes, power outages, and other climate related emergencies.

Place & Experience (P&E):

Throughout the Project, Place & Experience (P&E) has been deeply integrated within as a part of the design approach. (See Architectural Design Rationale for further information). Both indoor and outdoor amenity spaces have been integrated within the programming of the Carey site/campus/building levels. Opportunities for small scale and large scale uses are integrated and the indoor spaces are set up for flexibility of both users and activities. The outdoor courtyard offers individual contemplative spaces and can be transformed to further support community. The centrally located patio terraces support socialization between the Lot 40 and Lot 42 building occupants and also encourages overall community / neighbourhood engagements. Each residential floor contain an well positioned Amenity Lounge designed to promote interaction while connecting the occupants to the views and place of the site.

Health & Wellbeing (H&W):

Throughout the Project, Health & Wellbeing (H&W) and occupant experience is deeply considered. Low emitting products will be specified and a rigid IAQ program will be instituted. All rooms and common spaces are designed to receive daylight access and to be connected to nature. In addition to connecting to the streets and site, the Project utilizes the site’s unique location to the well treed Iona UNOS, West UNOS, and its new internal courtyard for daylight and connection. New and existing rooftops will receive “green roof” to assist with connecting to nature.

Quality (Q):

Carey’s vision and outlook is for min of 100+yrs and as such is will construct with durability in mind. All building systems and cladding will have a long

UBC REAP 3.2									
Y	?	N	Energy & Emissions (E&E)				15/15		
precondition			P1	Energy Step Code Compliance (Step 2)			-		
precondition			P2	Greenhouse Gas Intensity Reporting			-		
precondition			P3	Building Level Energy Metering and Reporting			-		
precondition			P4	Domestic Hot Water Energy Use Sub-metering and Reporting			-		
precondition			P5	Overall R-Value			-		
precondition			P6	Energy Star Appliances			-		
precondition			P7	Electric Vehicle Charging Infrastructure			-		
precondition			P8	Commissioning			-		
precondition			P9	Energy Modeling Workshop			-		
precondition			P10	Contribution to Low Carbon Transportation			-		
precondition			P11	Refrigerant Emission Reporting			-		
precondition			P12	Programmable Thermostats			-		
8		13	1.1	Optimized Energy Performance (Step Code 3/4/PH)			21		
4		2	2.1	Renewable Energy			6		
2		3	3.1	Enhanced Energy Submetering and Reporting			5		
1		2	4.1	Electric Vehicle Charging Stations			3		
Y	?	N	Water (W)				7/15		
precondition			P1	Low-Flow Plumbing Fixtures			-		
precondition			P2	Outdoor Water Use Reduction			-		
precondition			P3	Water Efficient Appliances			-		
precondition			P4	Rainwater Management			-		
4		3	1.1	Total Water Use Reduction			7		
2		2	2.1	On-Site Rainwater Management			4		
1		3	3.1	Domestic Hot Water Metering			4		
Y	?	N	Biodiversity (B)				7/8		
precondition			P1	Ecological Planting			-		
precondition			P2	Light Pollution Reduction			-		
precondition			P3	Bird Friendly Design - Basic			-		
3		0	1.1	Planting for Biodiversity and Ecosystem Health			3		
1		0	2.1	Site Green Space			1		
3		0	3.1	Bird Friendly Design - Enhanced			3		
0		1	4.1	Food Growing Opportunity			1		
Y	?	N	Materials & Resources (M&R)				7/8		
precondition			P1	Zero Waste Ready			-		
precondition			P2	Embodied Carbon Reporting			-		
precondition			P3	Construction and Demolition Waste			-		
4		0.0	1.1	Environmentally Responsible Materials			4.0		
2		0	1.2	Local Materials			2		
0		1	1.3	Mass Timber Superstructure			1		
1		0	1.4	Healthy Building Materials			1		
Y	?	N	Climate Adaptation (CA)				6/13		
precondition			P1	2050 Climate Ready Thermal Comfort Modelling			-		
5		2	1.1	2050 Climate Ready Energy Efficient Design			7		
1		2	1.2	Enhanced Resiliency			3		
0		3	1.3	On Site Backup Power			3		
Y	?	N	Place & Experience (P&E)				5/5		
precondition			P1	Project Community Amenity Spaces			-		
5		0	1.1	Project Exemplary Community Amenity Spaces			5		
Y	?	N	Health & Wellbeing (H&W)				6/8		
precondition			P1	Bicycle Parking & Storage Room(s)			-		
precondition			P2	Low-Emitting Products			-		
precondition			P3	Construction Indoor Air Quality Management			-		
1		0	1.1	IAQ Assessment			1		
0		2	2.1	Additional Bicycle Facilities			2		
2		0	3.1	Low-Emitting Products			2		
1		0	4.1	Connection to Nature			1		
1		0	5.1	Daylight Access			1		
1		0	6.1	Active Living			1		
Y	?	N	Quality (Q)				8/8		
precondition			P1	Sustainability Statement			-		
precondition			P2	Educate the Homeowner			-		
precondition			P3	Educate the Sales & Leasing Staff			-		
precondition			P4	Green Building Specialist			-		
precondition			P5	Design for Security and Crime Prevention			-		
4		0	1.1	Integrated Design			4		
2		0	2.1	Durable Building			2		
2		0	3.1	Education and Awareness			2		
Y	?	N	Innovation & Research (I&R)				/10		
0		2	1.1	Exemplary Performance			2		
0		3	1.2	Innovation or Pilot			3		
0		5	2.1	Research			5		
Total							61 /100+10		
Y	?	N							
61	0	39.0	Total Credits				100		
0	0	10	Additional Innovation & Research Credits				10		
Gold							50		
Gold Plus							60		
Platinum							70		
Platinum Plus							80		

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SEAL:

PROJECT:

Carey Theological College

LOT 40 & LOT 42

5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:

MRM

FILE NO.:

DATE:

2022.01.04

SCALE:

TITLE:

Sustainability Statements

SHEET NO.: REVISION:

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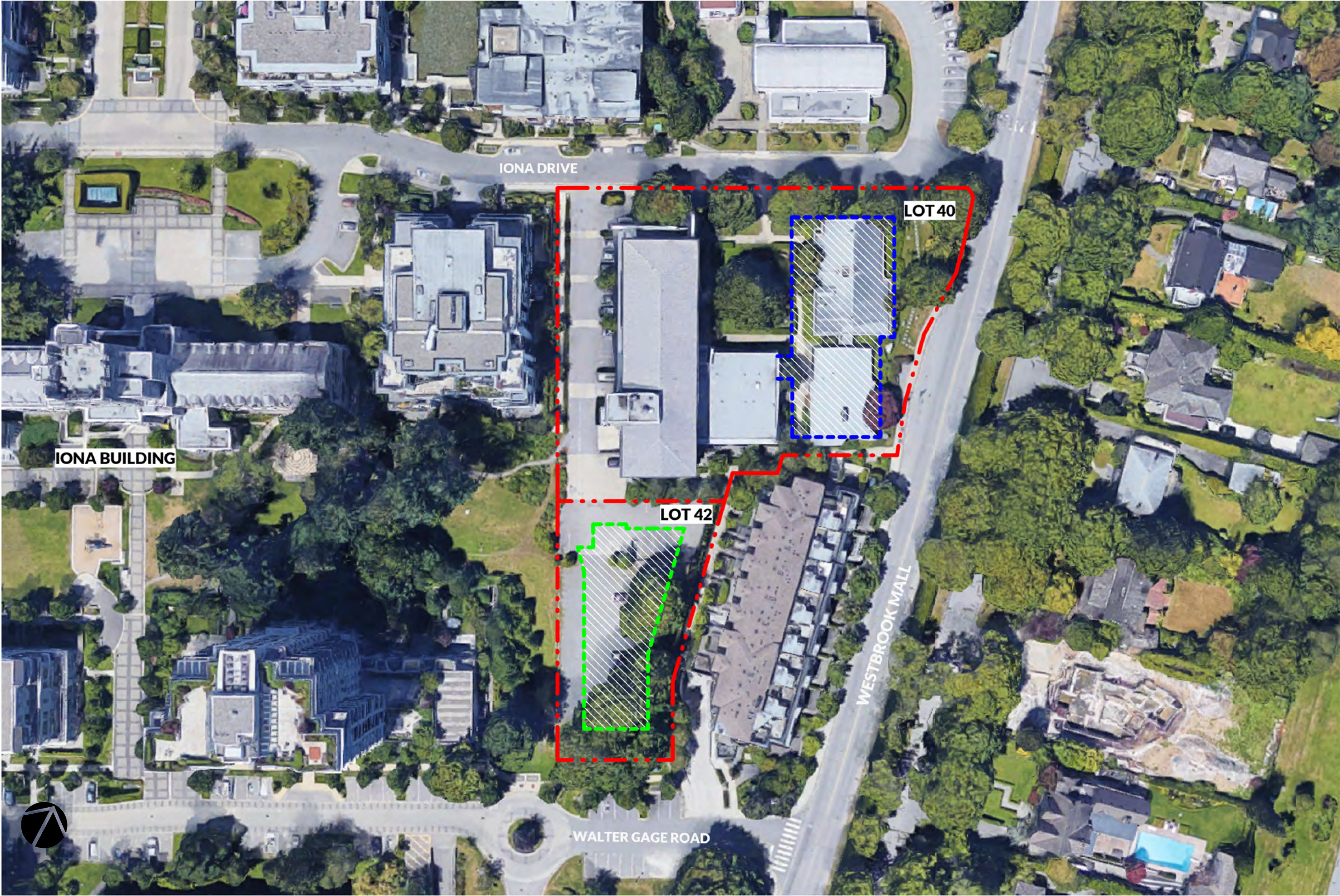


Carey is an affiliated college of the University of British Columbia located in the Chancellor Place neighborhood. It is also an accredited institution of the Association of Theological Schools (ATS) in the United States and Canada, an associate member of the Asia Theological Association (ATA), a ministry of the Canadian Baptists of Western Canada denomination and a certified charity with the Canadian Centre of Christian Charities. It was incorporated by the B.C. Legislature in 1959 under the Carey Hall Act, where it began to pursue a vocation as a Christian residence for undergraduate UBC students. For over 60 years, it has served as a residential community conducive to social, spiritual and academic growth. In 1975, Carey expanded to deliver contextualized, graduate theological programs both in person and online. Carey's vision is to empower faithful Christian leaders for every generation, culture and community. It aspires to achieve this through offering a quality living environment for UBC's undergraduate students with discipleship program, theological education for pastors and ministry leaders globally, and providing resources and facilities for their communities.

To further its ministries, and through the generous support of avid donors, Carey is undergoing organizational growth. This campus build-out will expand its infrastructure to provide additional dorm rooms and other types of rental accommodations to meet the waiting list demands and create more discipleship opportunities. As well, the facilities may serve as funding of financial resources to further support scholarships and bursaries to train our graduate students who are mostly active pastors, missionaries and laymen. Moreover, this build-out will elevate the overall campus community living experience with the additions of enhanced amenities. With acknowledgement that Carey plays a role in not only the Theological Neighborhood but the broader UBC campus experience, Carey looks forward to extending its facilities to the UBC community.



The Carey campus fronts Iona Dr., Westbrook Mall, Walter Gage Rd., and connects to the Iona Greens UNOS open space. The site consists of Lot 40 and Lot 42 to the south. The existing 2005 Building sits to the west of Lot 40 and fronts Iona Dr., and its massing is oriented in the north-south direction. Existing vehicular and pedestrian access is established, leading to the entry of the 2005 Building. Two existing one-storey wood-framed buildings sit to the east of Lot 40 forming an open courtyard space. The existing Lot 42 is a gently sloping gravel parking area with existing trees to its perimeter. Lot 42 fronts Walter Gage Rd. to the south.



1. View from Iona Drive looking East



3. View from corner of Westbrook and Iona Drive



5. View from Walter Gage Road looking North-West



7. View from UNOS looking North-West



8. View from Loading Area looking North



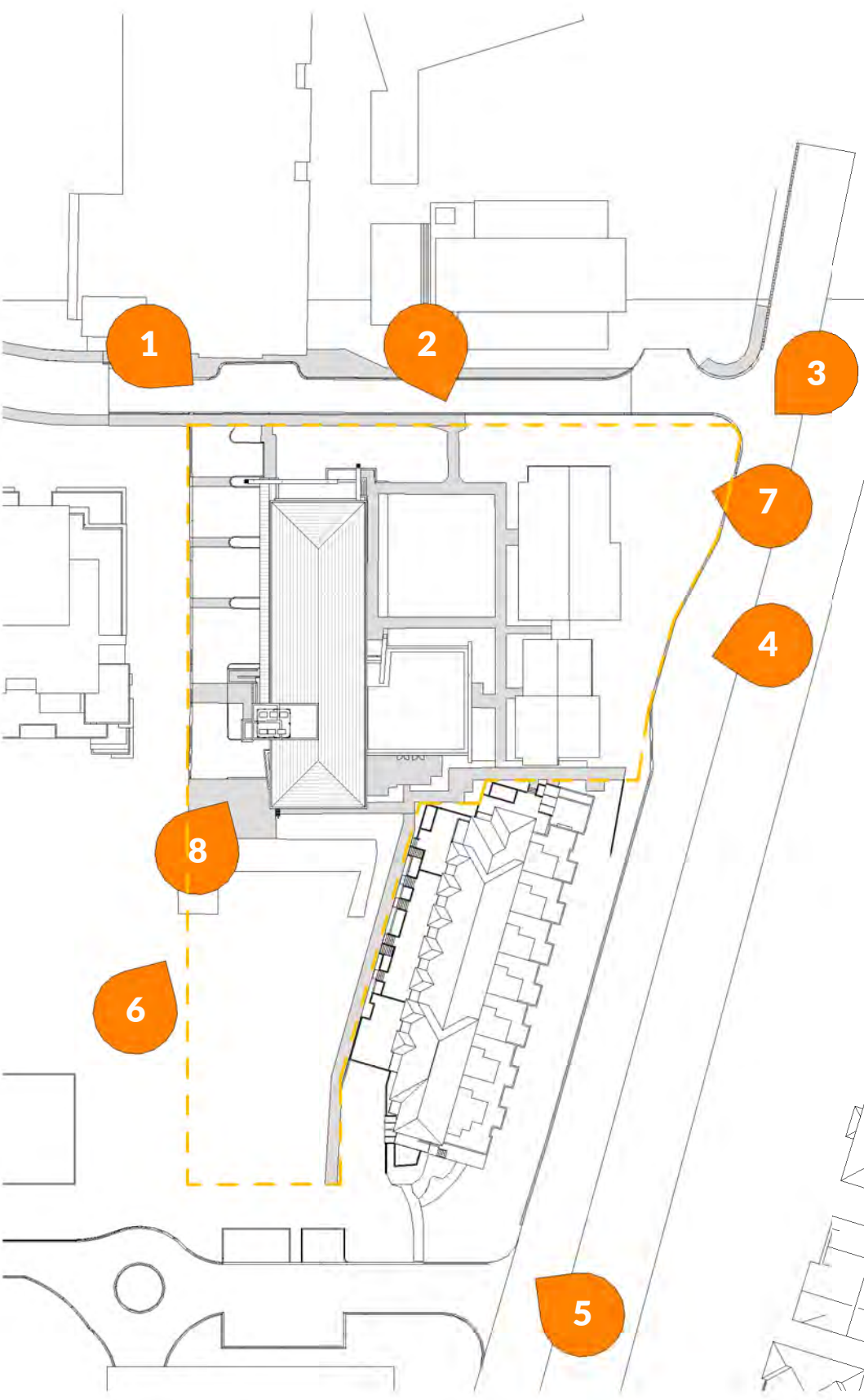
2. View from Iona Drive looking South-East



4. View from Westbrook looking West



6. View from Lot 42 looking North



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5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

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Fig.1 - View from Iona Looking South-East



Fig. 2 - View from driveway Looking South-East

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LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC
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Fig.3 - View from Gage Road Looking North-West



Fig. 4 - View from Wesbrook Looking North-West

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Fig.5 - View from Above Looking @ Courtyard



Fig. 6 - View from Mews Looking South-West

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Fig.7 - View from Wesbrook Looking South-



Fig. 8 - View of Courtyard

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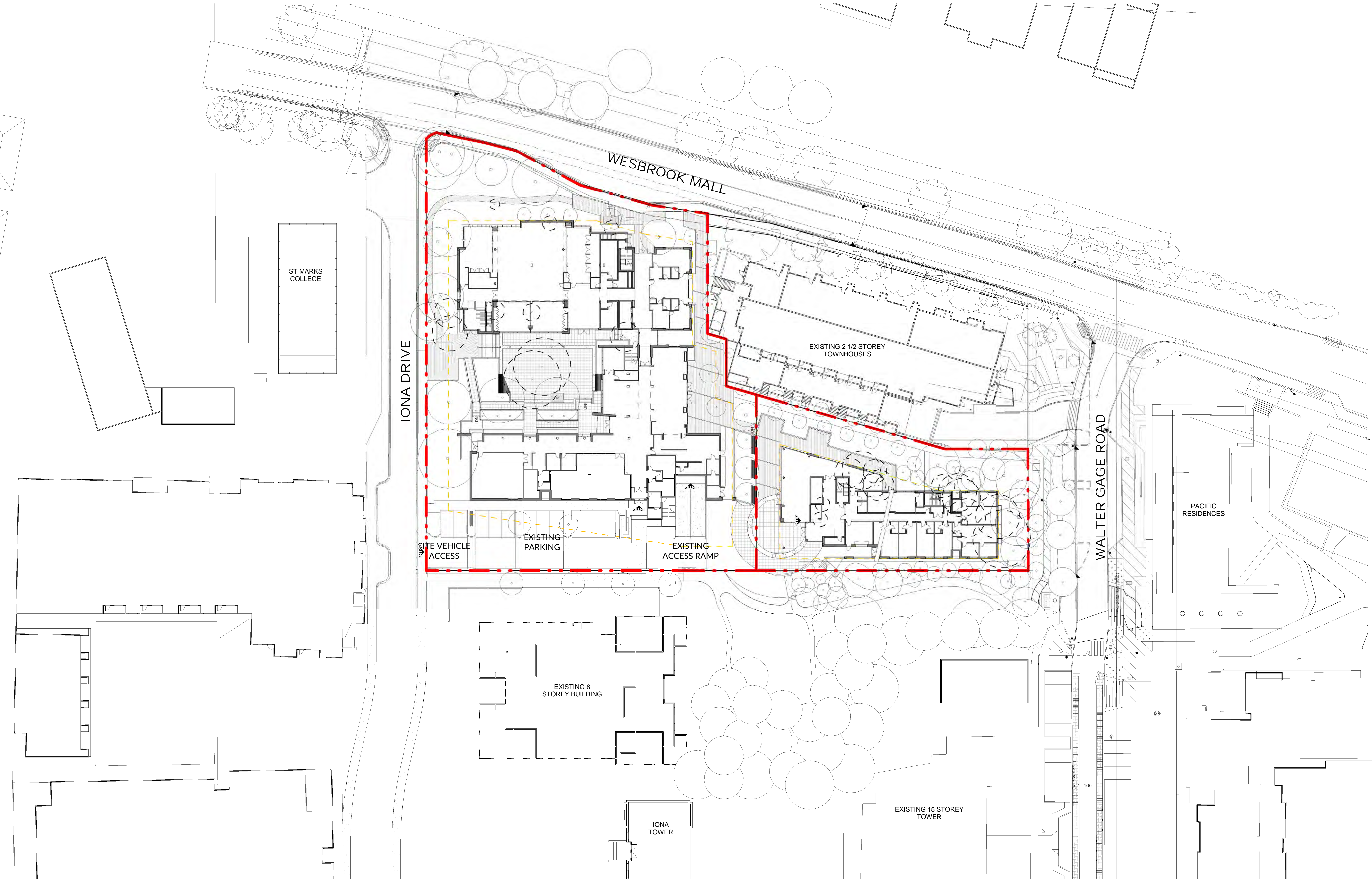
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Context Site Plan

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Vancouver, BC

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CONSULTANTS:

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3/64" = 1'-0"

TITLE:

## Proposed Westbrook Streetscape

SHEET NO.:

REVISION:

A-1.01

3

1

### Site Context - Westbrook Mall Elevation

3/64" = 1'-0"



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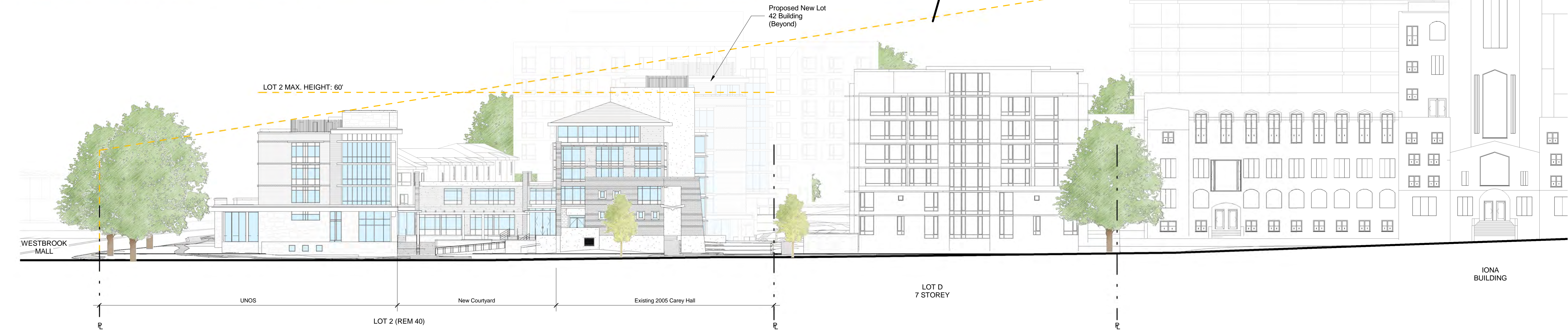
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Proposed Iona Streetscape

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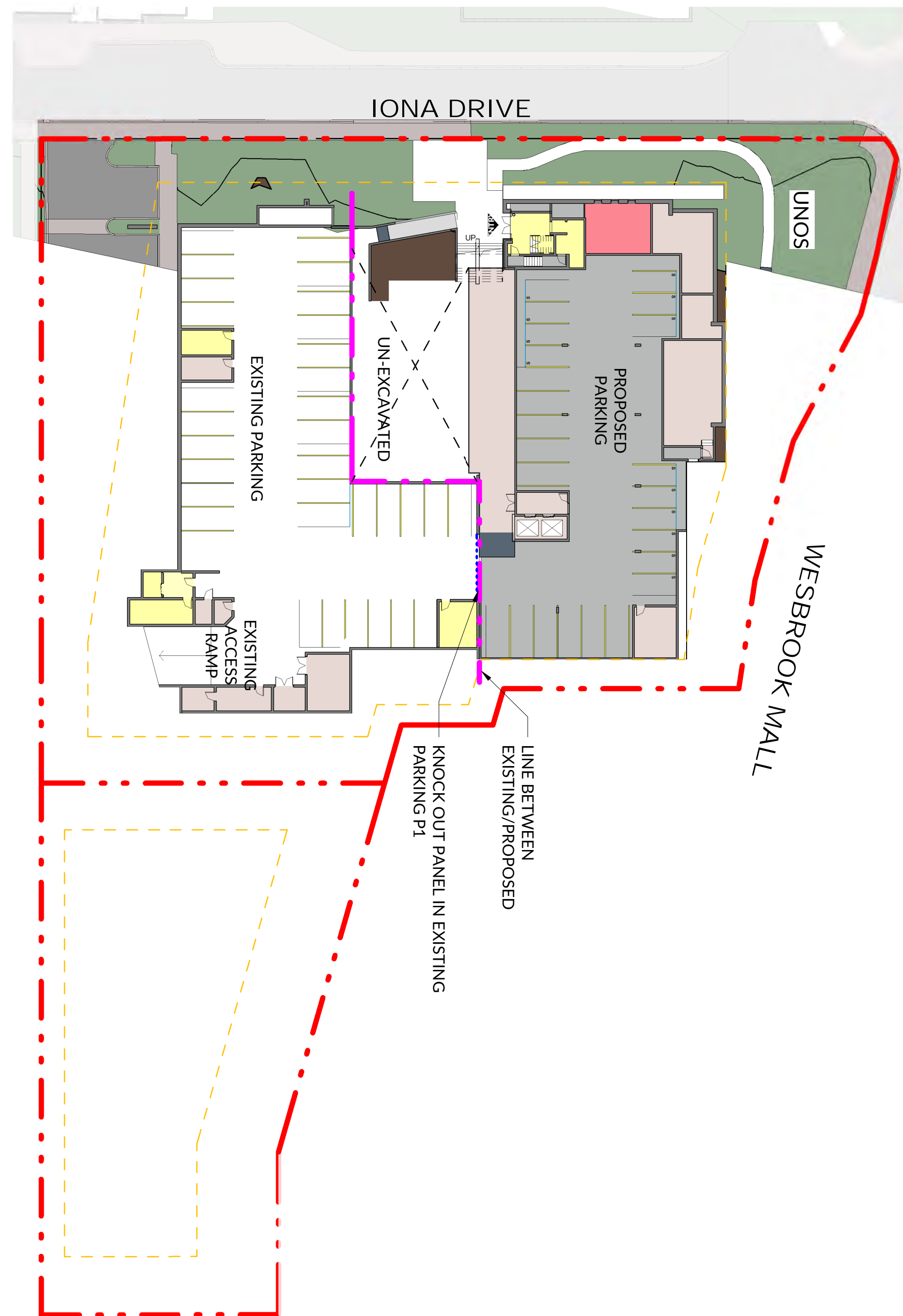
## Project Uses

SHEET NO.:

REVISION:

A-2.00

3



3 40-P1  
1/32" = 1'-0"

1 Full Site - Main Floor  
1/32" = 1'-0"

2 42-2  
1/32" = 1'-0"

RESIDENTIAL	CAFE AMENITY	VERTICAL CIRCULATION
EDUCATIONAL	RENOVATED OFFICES	SERVICE
FACULTY & STAFF	RENOVATED CAFETERIA	
AMENITY	CIRCULATION	



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As indicated

TITLE:

Project Uses

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1 42-3  
1/32" = 1'-0"

2 42-4  
1/32" = 1'-0"

3 42-5  
1/32" = 1'-0"

- |                 |                     |                      |
|-----------------|---------------------|----------------------|
| RESIDENTIAL     | CAFE AMENITY        | VERTICAL CIRCULATION |
| EDUCATIONAL     | RENOVATED OFFICES   | SERVICE              |
| FACULTY & STAFF | RENOVATED CAFETERIA |                      |
| AMENITY         | CIRCULATION         |                      |



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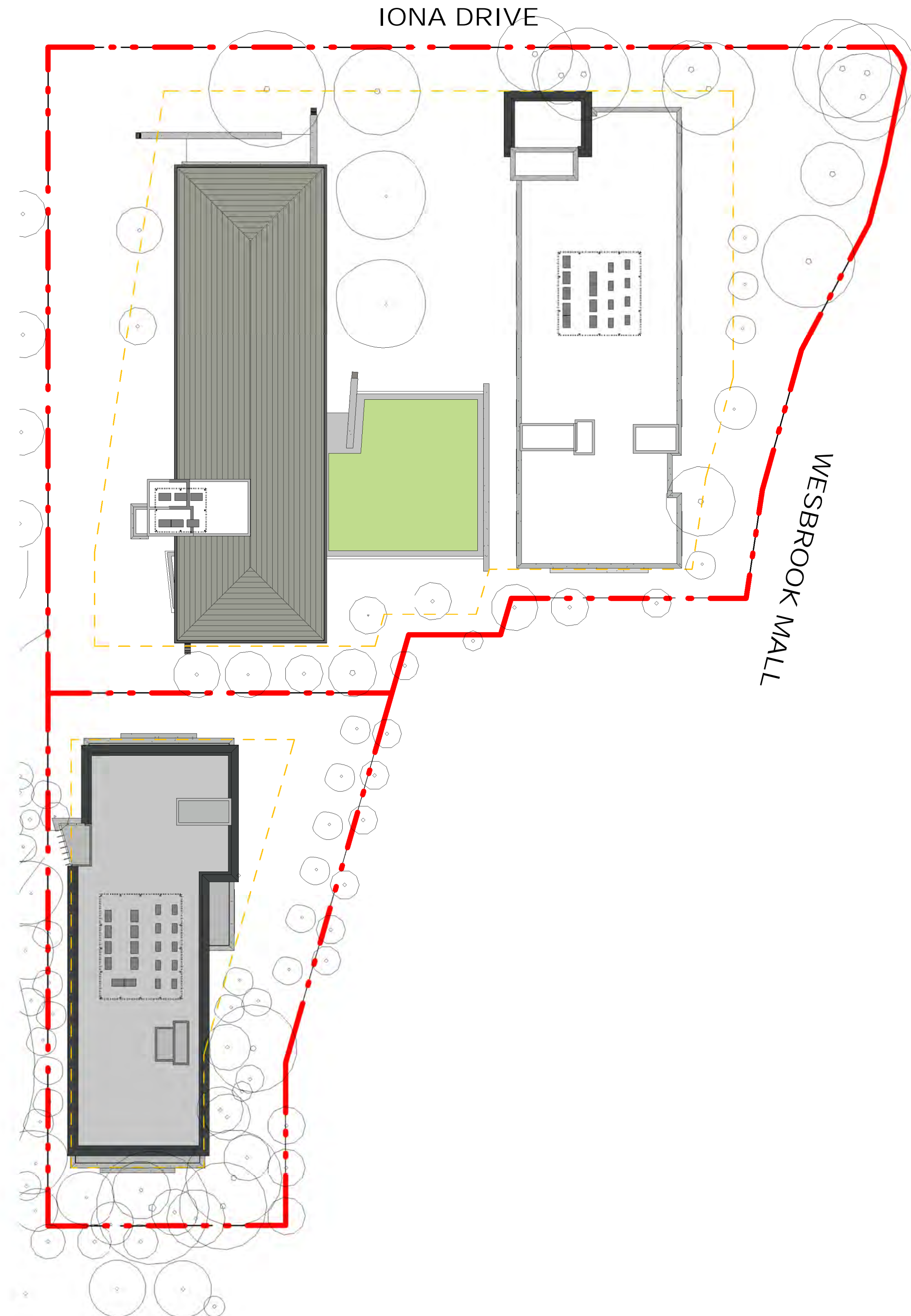
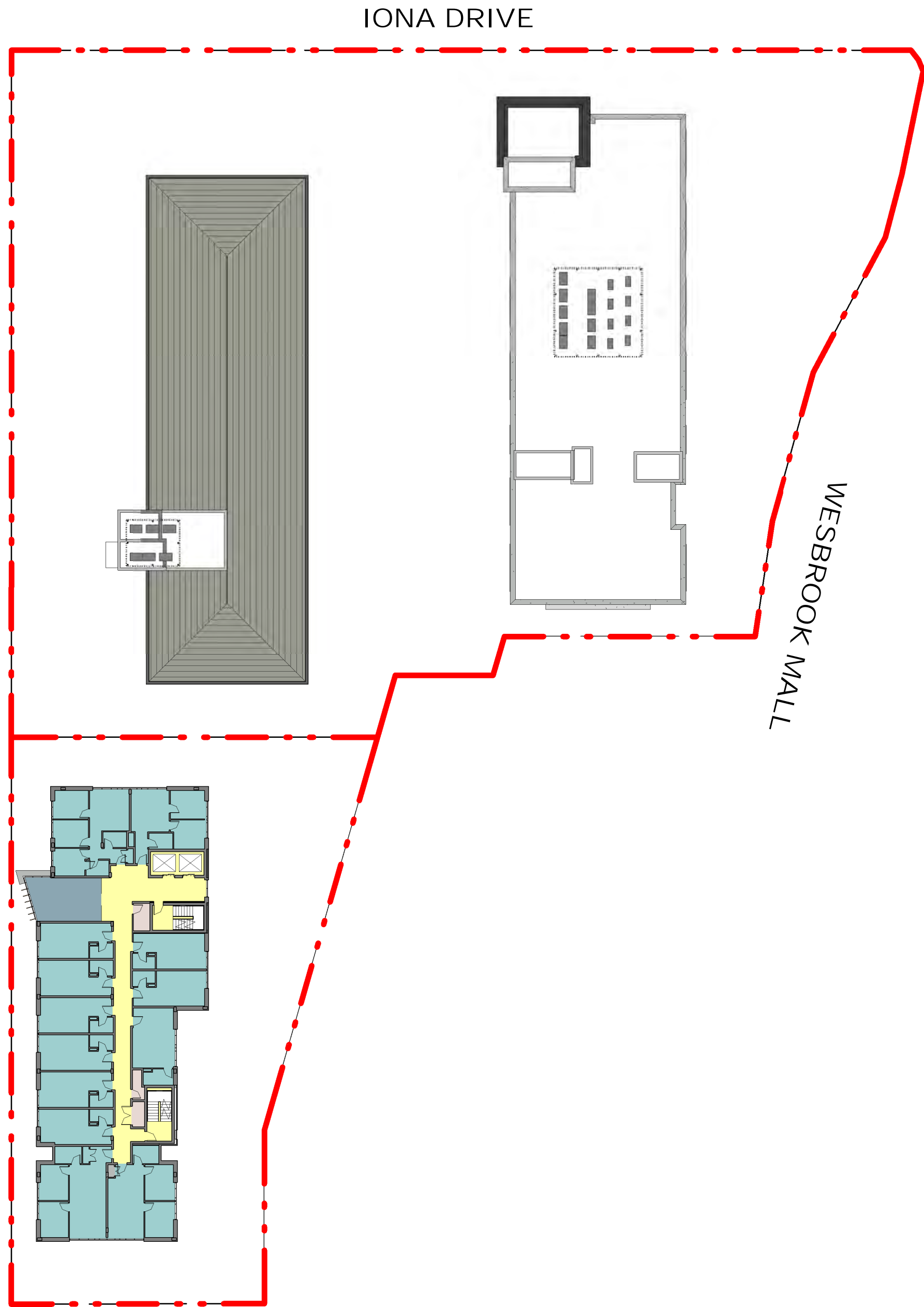
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Project Uses

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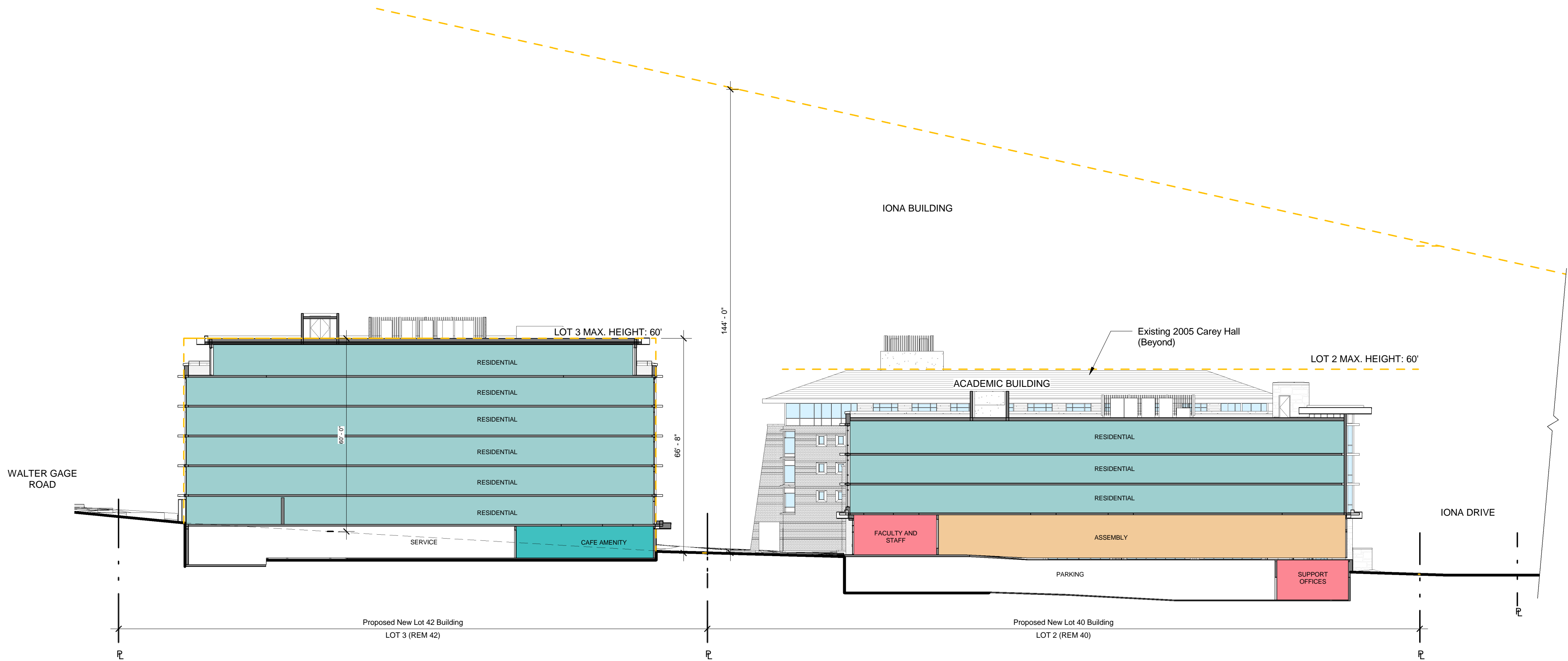
1 42-6  
1/32" = 1'-0"

2 42-7  
1/32" = 1'-0"

3 42-7 Copy 1  
1/32" = 1'-0"

- |                 |                     |                      |
|-----------------|---------------------|----------------------|
| RESIDENTIAL     | CAFE AMENITY        | VERTICAL CIRCULATION |
| EDUCATIONAL     | RENOVATED OFFICES   | SERVICE              |
| FACULTY & STAFF | RENOVATED CAFETERIA |                      |
| AMENITY         | CIRCULATION         |                      |

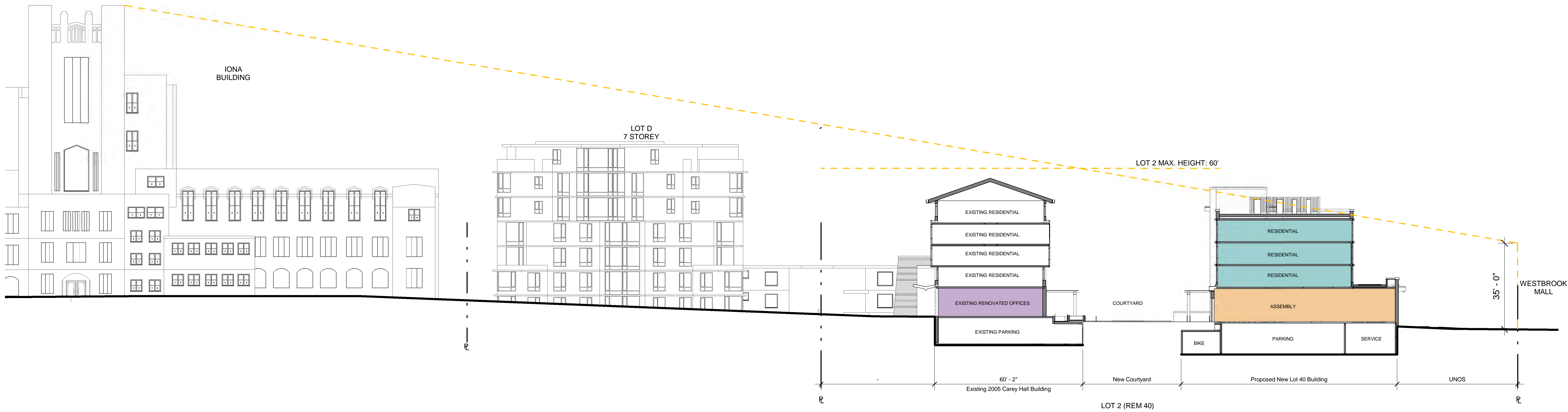




1 Building height Envelope - North/South Site Section  
3/64" = 1'-0"

3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04
No.	Description	Date

SEAL:



2 Building Height Envelope - East/West Mid  
3/64" = 1'-0"

RESIDENTIAL  
ASSEMBLY  
AMENITY  
CAFE AMENITY

RENOVATED OFFICES  
RENOVATED CAFETERIA  
CIRCULATION  
FACULTY AND STAFF

PROJECT:

Carey Theological  
College

LOT 40 & LOT 42

5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:

MRM

FILE NO.:

2022.01.04

DATE:

As indicated

SCALE:

Proposed Building  
Envelope Sections

TITLE:

SHEET NO.:

REVISION:

A-3.00

3



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3	Issue for Parapet Dimensions	2022.01.31
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04
No.	Description	Date
SEAL:		

PROJECT:

Carey Theological College  
LOT 40 & LOT 42  
5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:

MRM

FILE NO.:

DATE:

2022.01.04

SCALE:

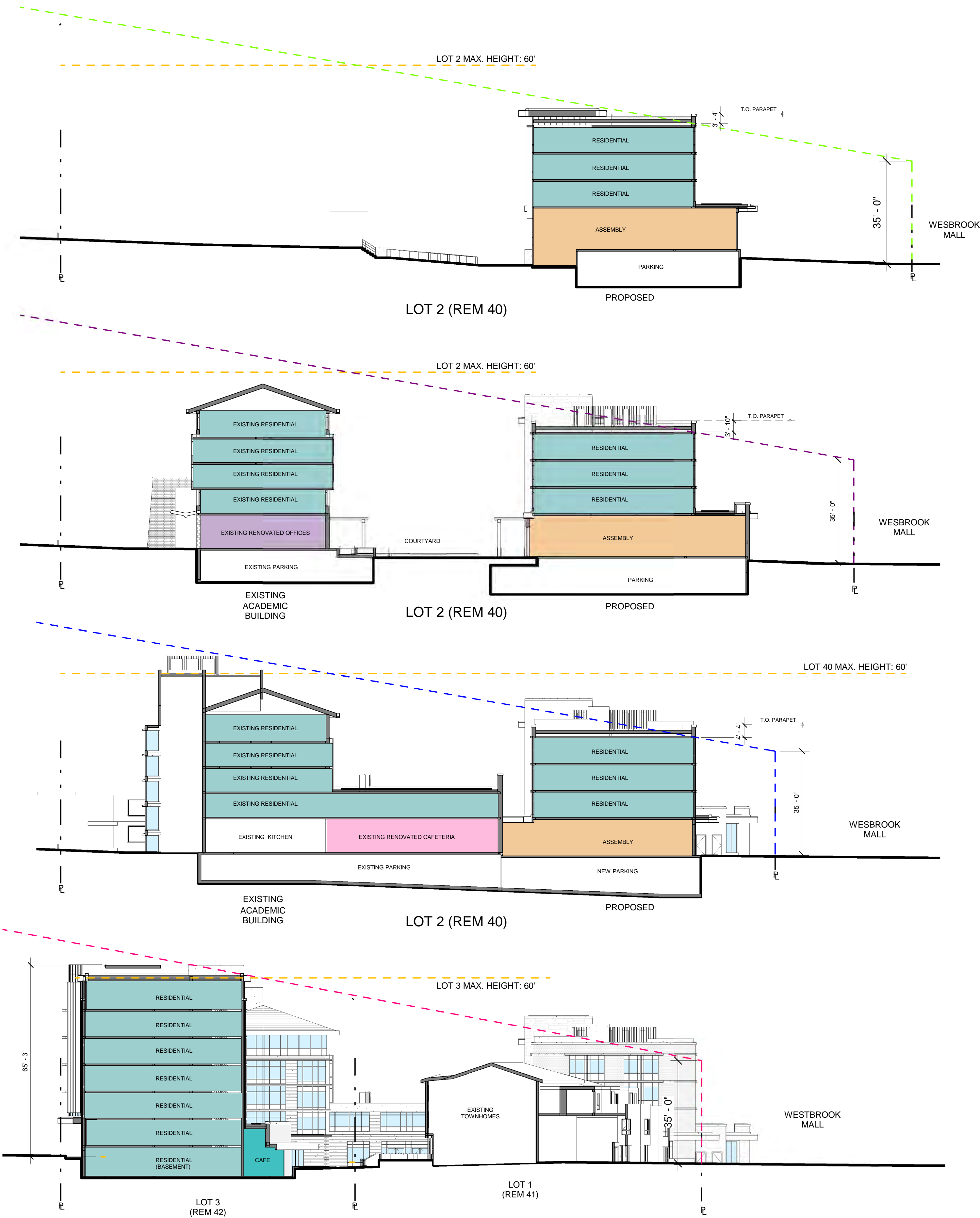
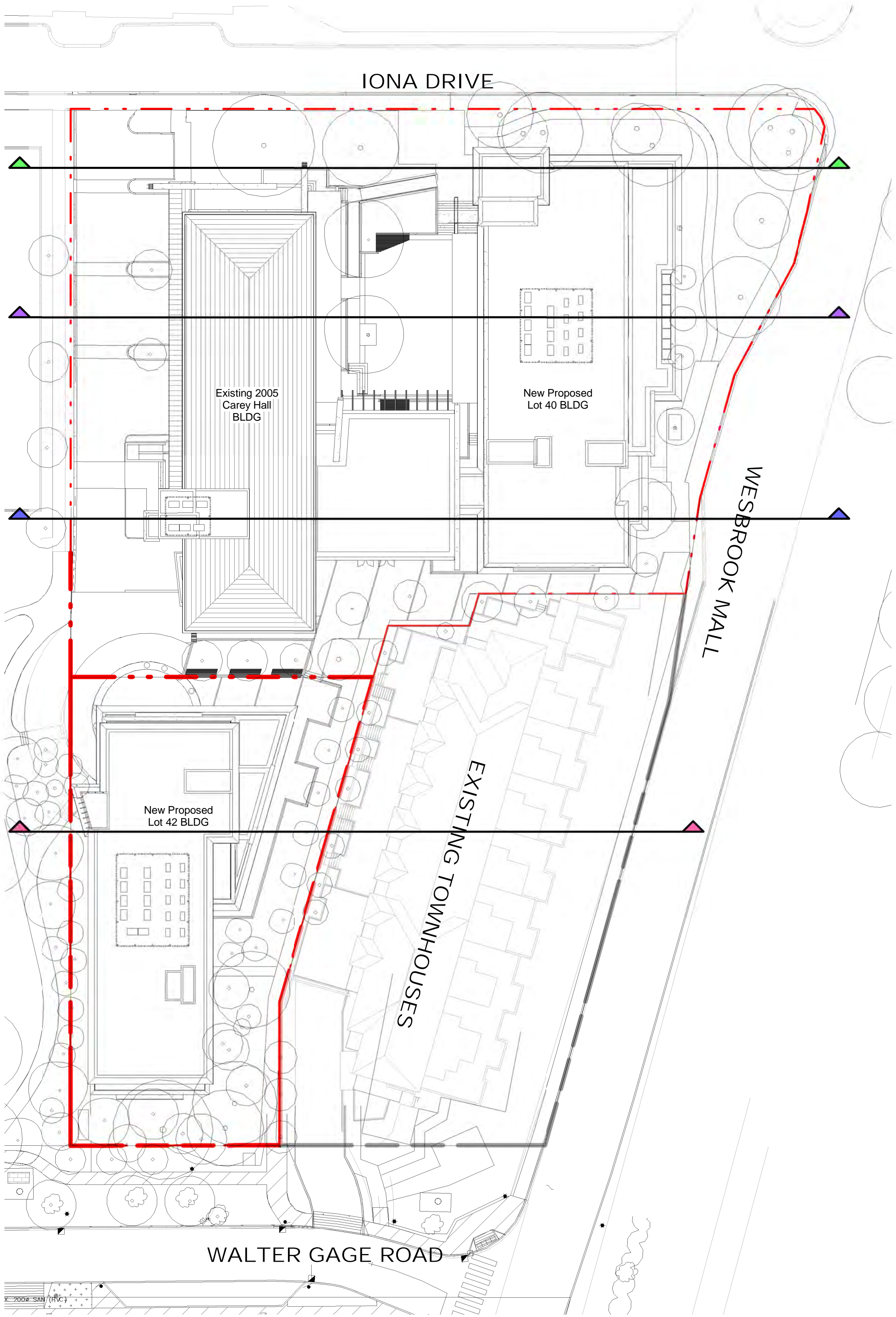
As indicated

TITLE:

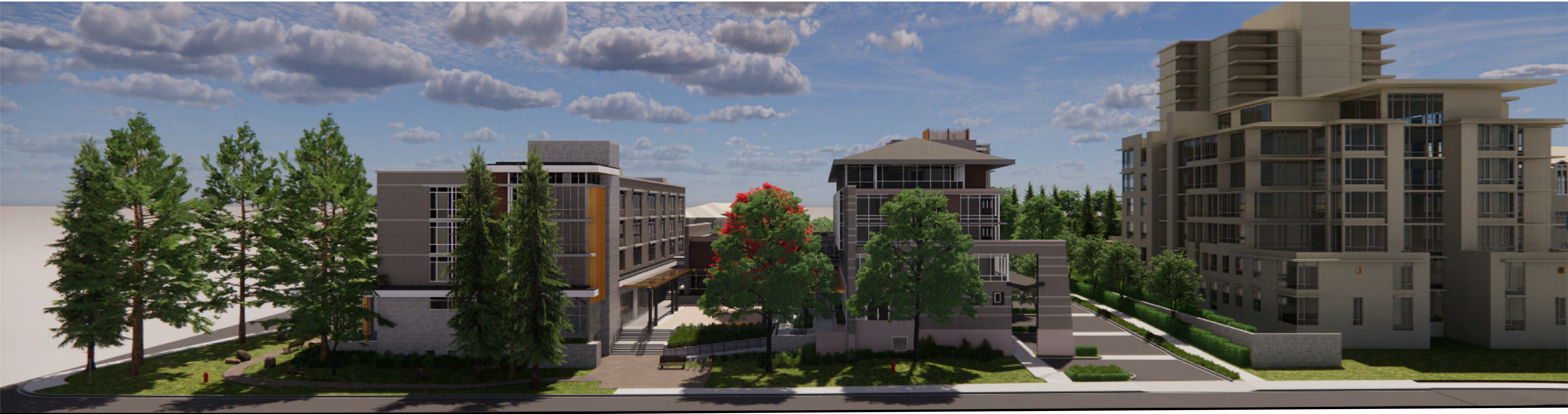
Proposed Building Envelope Site Sections

REVISION:

A-3.01 3







3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04
No.	Description	Date

SEAL:



Iona Drive - Street-scape / Context

PROJECT:

Carey Theological  
College

LOT 40 & LOT 42  
5920 Iona Drive  
Vancouver, BC

PROJECT NO.:

DP 2022 0104

CONSULTANTS:

DRAWN BY:

MRM

FILE NO.:

DATE:

2022.01.04

SCALE:

TITLE:

1/16" = 1'-0"

Site Elevations - Iona  
Drive

SHEET NO.:

REVISION:

A-4.00

3



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3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04
No.	Description	Date

SEAL:



Walter Gage Road - Street-scape / Context

PROJECT:

Carey Theological  
College  
LOT 40 & LOT 42  
5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:

MRM

FILE NO.:

DATE:

2022.01.04

SCALE:

1/16" = 1'-0"

TITLE:

Site Elevation -  
Walter Gage

SHEET NO.: REVISION:

A-4.01 3



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3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04
No.	Description	Date

SEAL:



Wesbrook Mall - Street-scape / Context

PROJECT:

Carey Theological College  
LOT 40 & LOT 42  
5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:

MRM

FILE NO.:

DATE:

2022.01.04

SCALE:

1/16" = 1'-0"

TITLE:

Site Elevations -  
Wesbrook

SHEET NO.: REVISION:

A-4.02 3

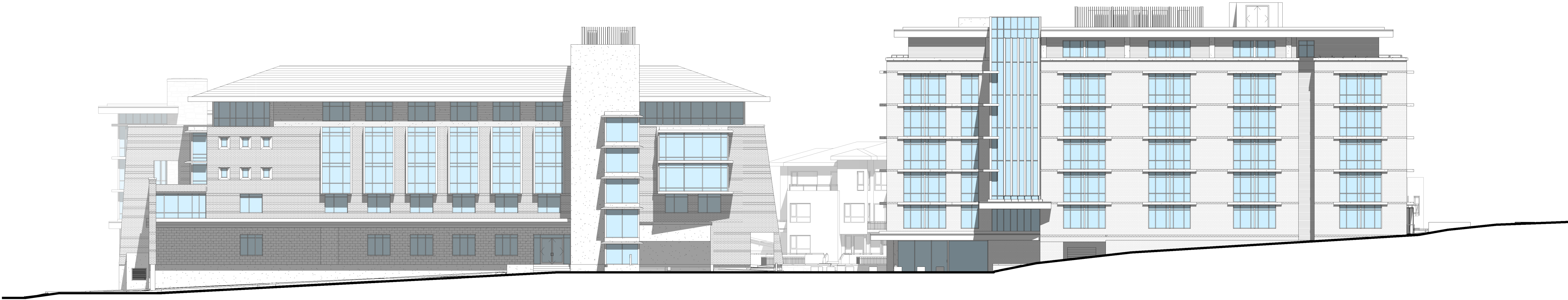


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3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04
No.	Description	Date

SEAL:



West UNOS - Street-scape / Context

PROJECT:

Carey Theological College  
LOT 40 & LOT 42  
5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:

MRM

FILE NO.:

DATE:

2022.01.04

SCALE:

1/16" = 1'-0"

TITLE:

Site Elevations -  
West Elevation

SHEET NO.: REVISION:

A-4.03 3



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LEGEND:  
TO BE DEMOLISHED

EXISTING ACADEMIC BUILDING - NORTH BLOCK (TO BE DEMOLISHED)

3	Re-issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04

No. Description Date

SEAL:

PROJECT:

Carey Theological College

LOT 40 & LOT 42  
5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:

MRM

FILE NO.:

DATE:

2022.01.04

SCALE:

1/16" = 1'-0"

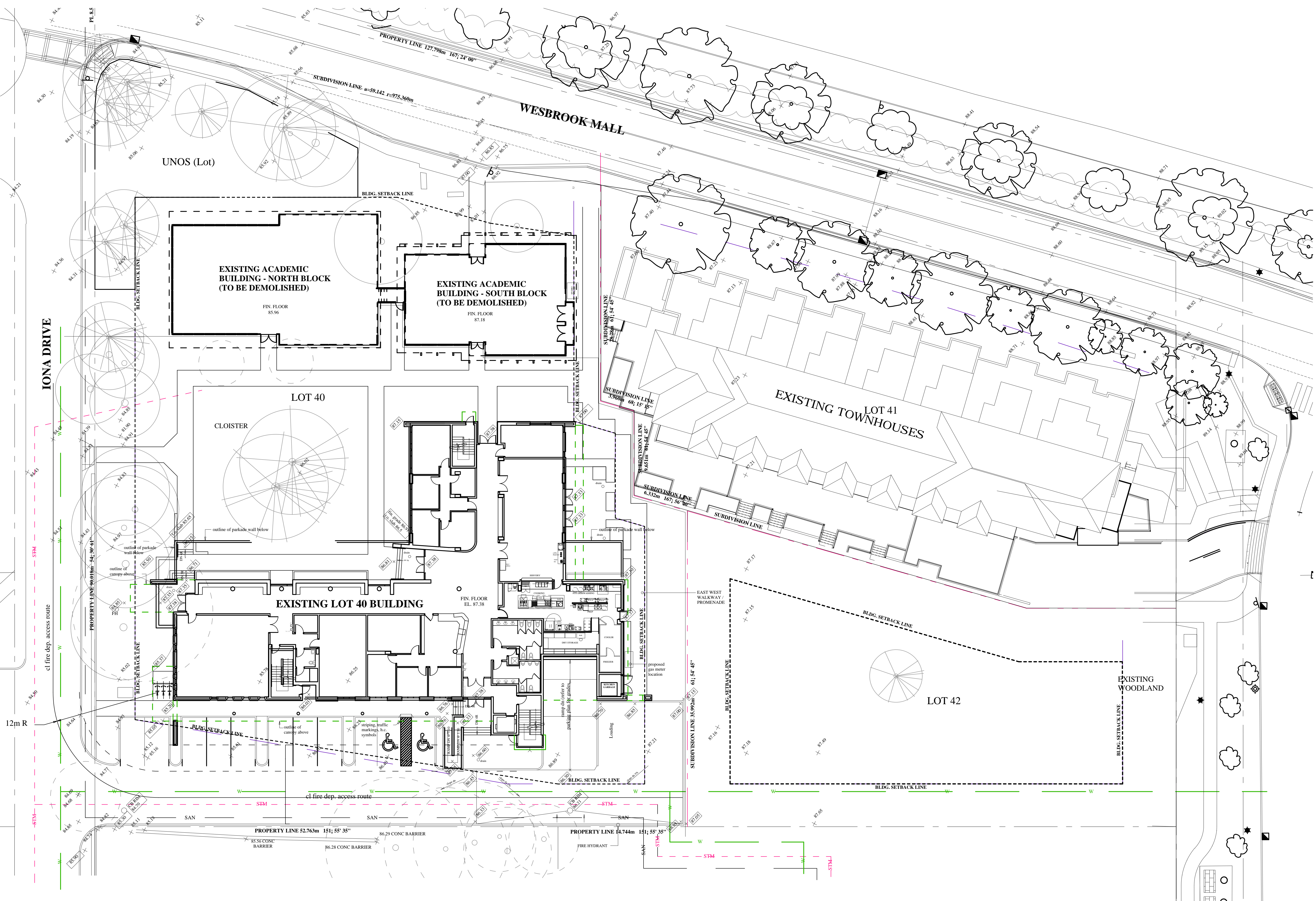
TITLE:

Existing Site Plan

SHEET NO.: REVISION:

A-5.00

3





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LEGEND:  
TO BE DEMOLISHED

EXISTING REINFORCED CONCRETE OR CMU BLOCK (TO BE DEMOLISHED)

EXISTING DOORS / GLAZING / OTHER (TO BE DEMOLISHED)

EXISTING FRAMED PARTITION WALLS (TO BE DEMOLISHED)

3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04
No.	Description	Date

SEAL:

PROJECT:

Carey Theological College  
LOT 40 & LOT 42  
5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:

MRM

FILE NO.:

DATE:

2022.01.04

SCALE:

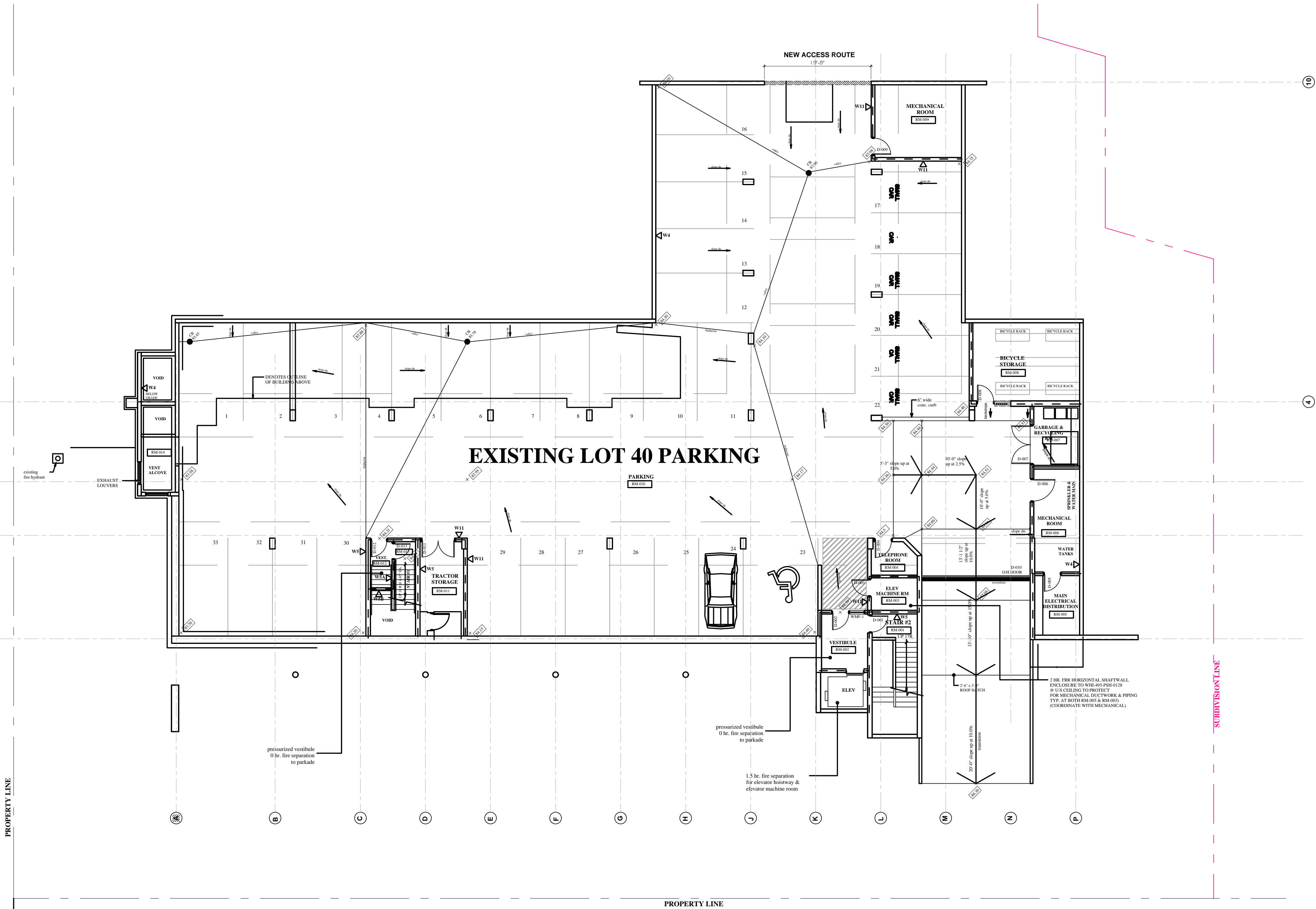
3/32" = 1'-0"

TITLE:

Existing Parking Level

SHEET NO.: REVISION:

A-5.01 3



1 Existing Parking Level  
3/32" = 1'-0"



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LEGEND:  
TO BE DEMOLISHED

- EXISTING REINFORCED CONCRETE OR CMU BLOCK (TO BE DEMOLISHED)  
EXISTING DOORS / GLAZING / OTHER (TO BE DEMOLISHED)  
EXISTING FRAMED PARTITION WALLS (TO BE DEMOLISHED)

3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04
No.	Description	Date

SEAL:

PROJECT:

Carey Theological College  
LOT 40 & LOT 42  
5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:

MRM

FILE NO.:

DATE:

2022.01.04

SCALE:

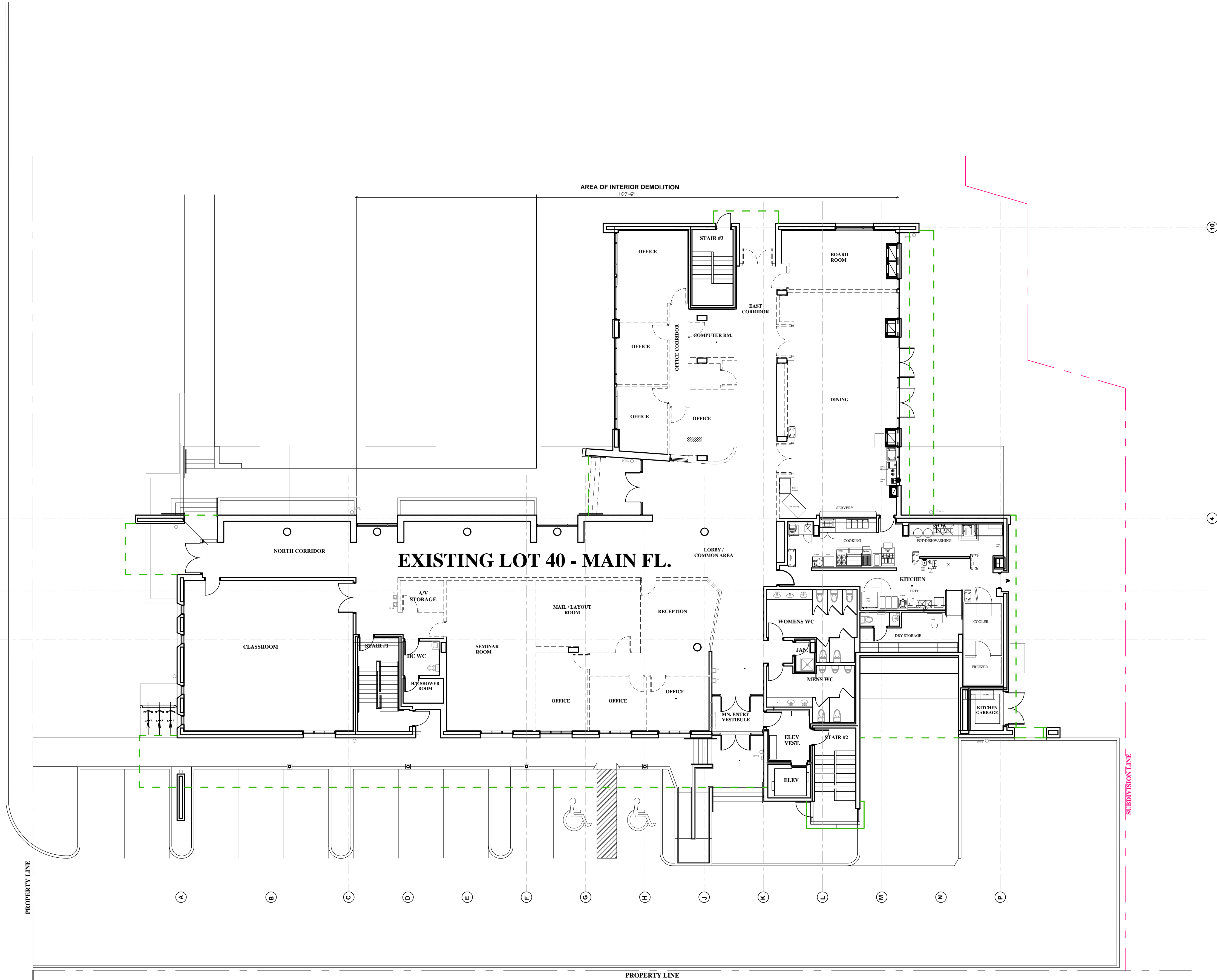
3/32" = 1'-0"

TITLE:

Existing Main Floor

SHEET NO.: REVISION:

A-5.02 3



1 Existing Main Floor  
3/32" = 1'-0"



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3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04
No.	Description	Date

SEAL:

PROJECT:

## Carey Theological College

LOT 40 & LOT 42

5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:

MRM

FILE NO.:

DATE:

2022.01.04

SCALE:

1/16" = 1'-0"

TITLE:

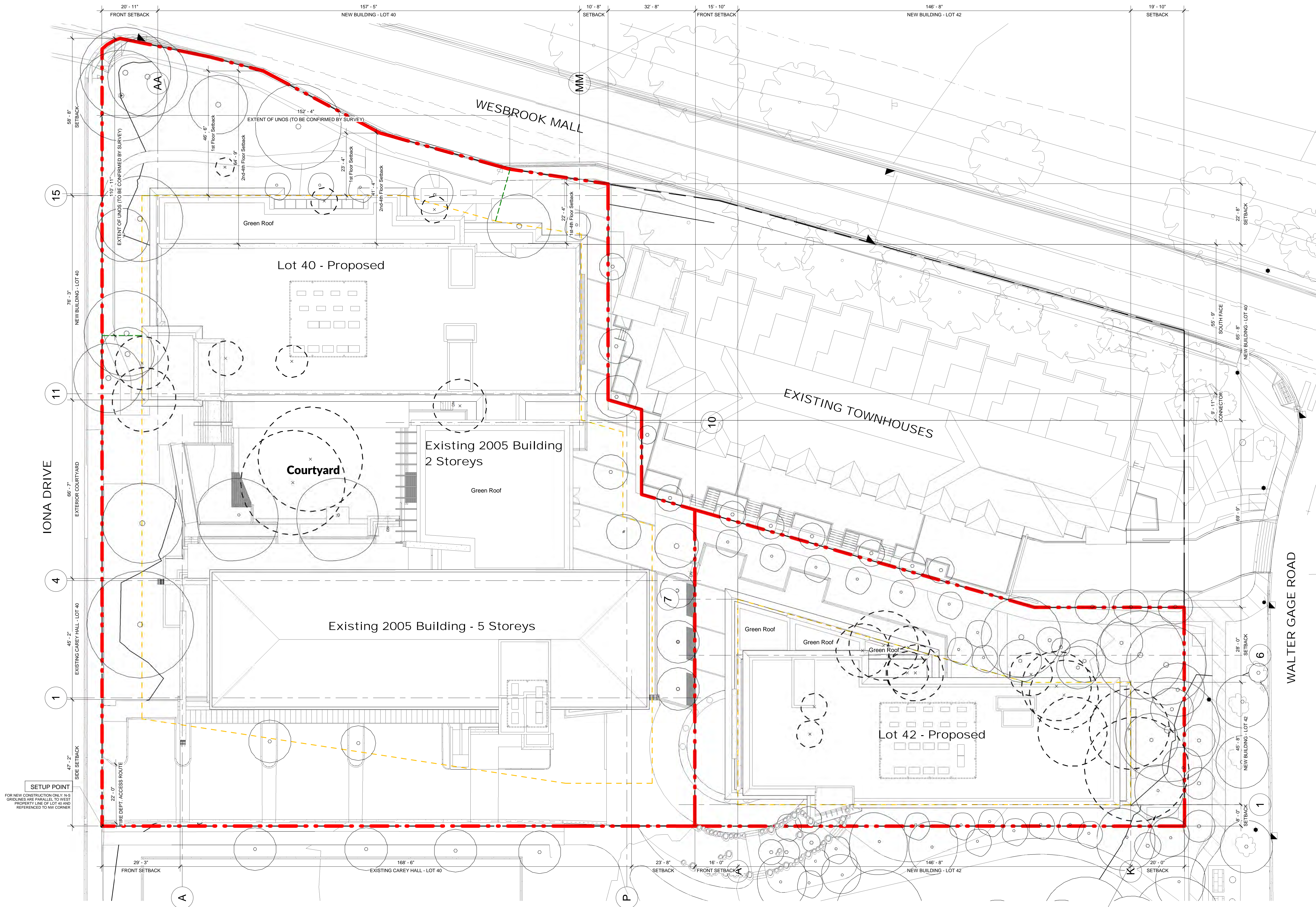
## Site Plan

SHEET NO.:

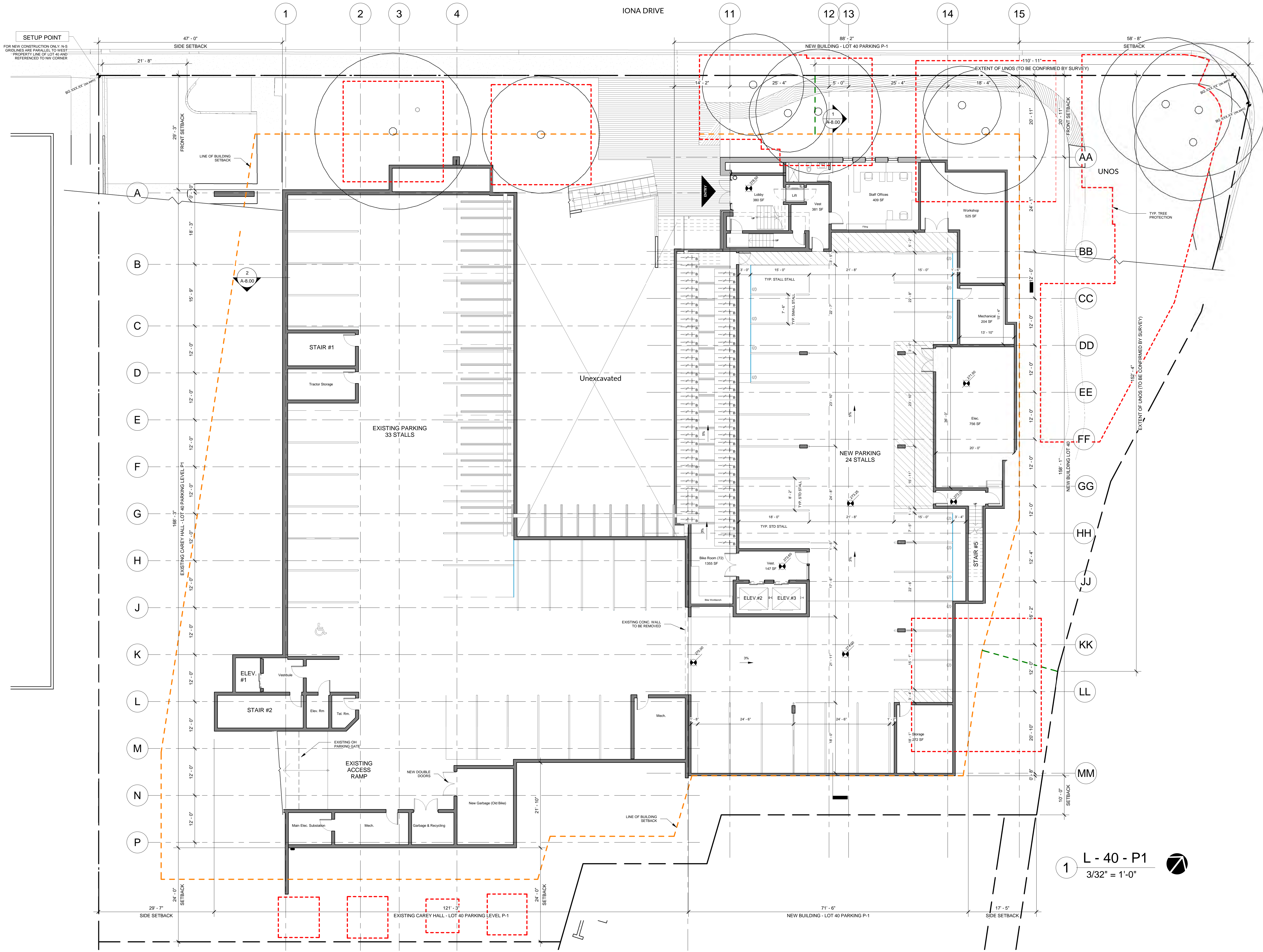
REVISION:

A-6.00

3







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3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04
No.	Description	Date
		SEAL:

PROJECT:  
**Carey Theological College**  
LOT 40 & LOT 42  
5920 Iona Drive  
Vancouver, BC

PROJECT NO.: **DP 2022 0104**

CONSULTANTS:

DRAWN BY:  
**MRM**

FILE NO.:

DATE:  
**2022.01.04**

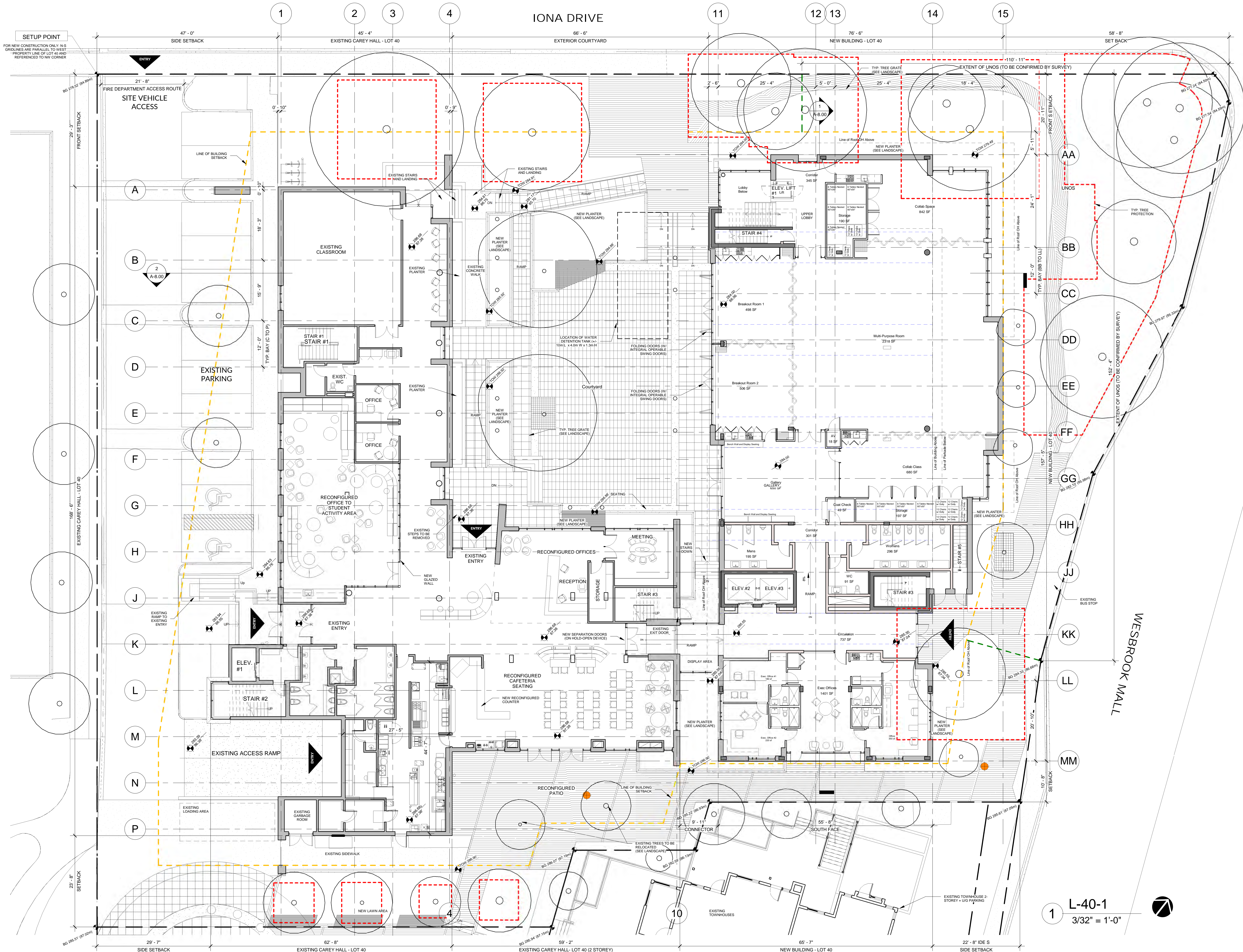
SCALE:  
**3/32" = 1'-0"**

TITLE:  
**Lot 40 - P1**

SHEET NO.:  
**A-6.01**

REVISION:  
**3**





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3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04
No.	Description	Date

SEAL:

PROJECT:  
**Carey Theological College**  
LOT 40 & LOT 42  
5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:  
MRM

FILE NO.:

DATE:  
2022.01.04

SCALE:  
3/32" = 1'-0"

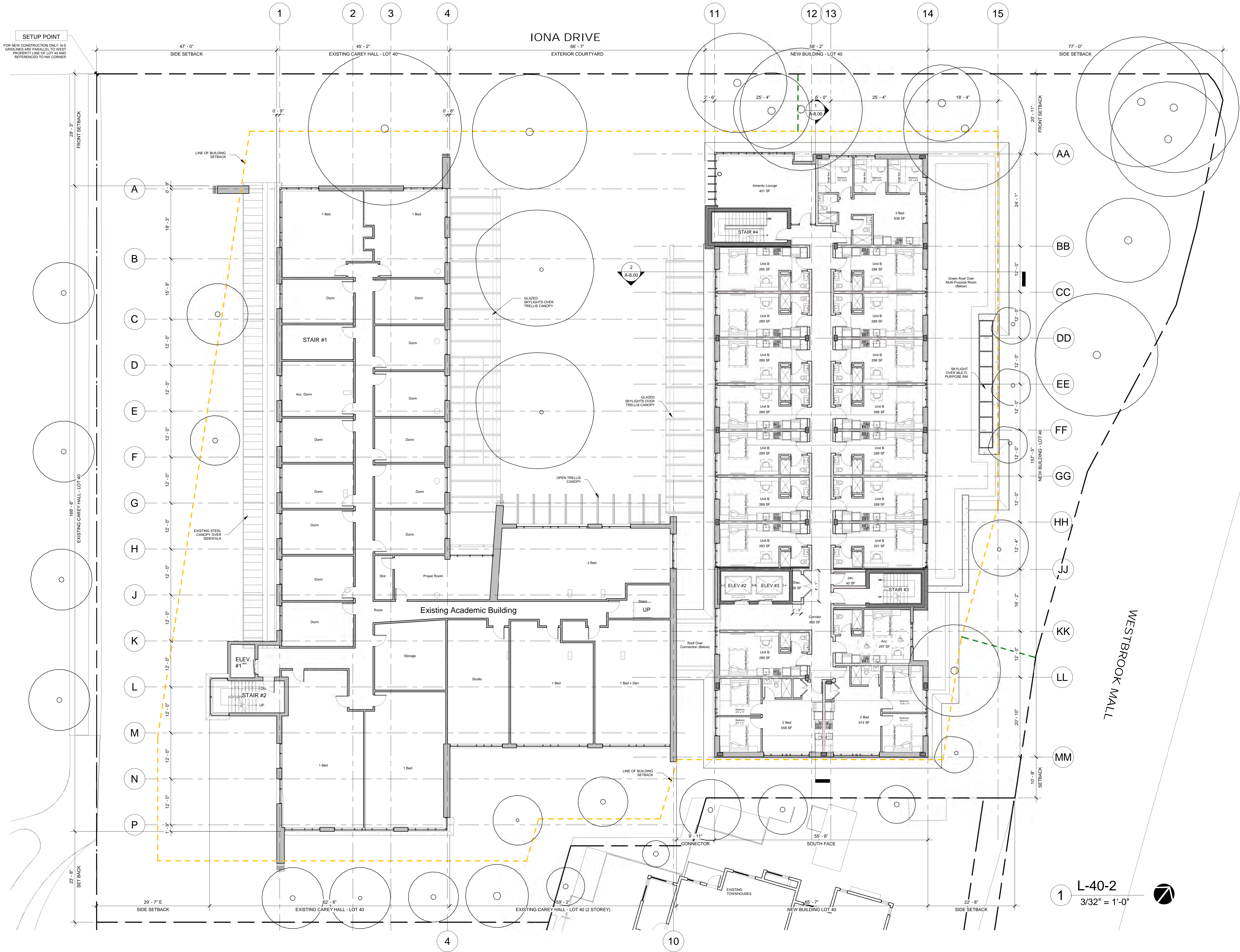
TITLE:  
**Lot 40 - Main Level**

SHEET NO.: REVISION:

**A-6.02** **3**

1 L-40-1  
3/32" = 1'-0"





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3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04
No.	Description	Date

SEAL:

PROJECT:  
**Carey Theological College**  
LOT 40 & LOT 42  
5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:  
MRM

FILE NO.:

DATE:  
2022.01.04

SCALE:  
3/32" = 1'-0"

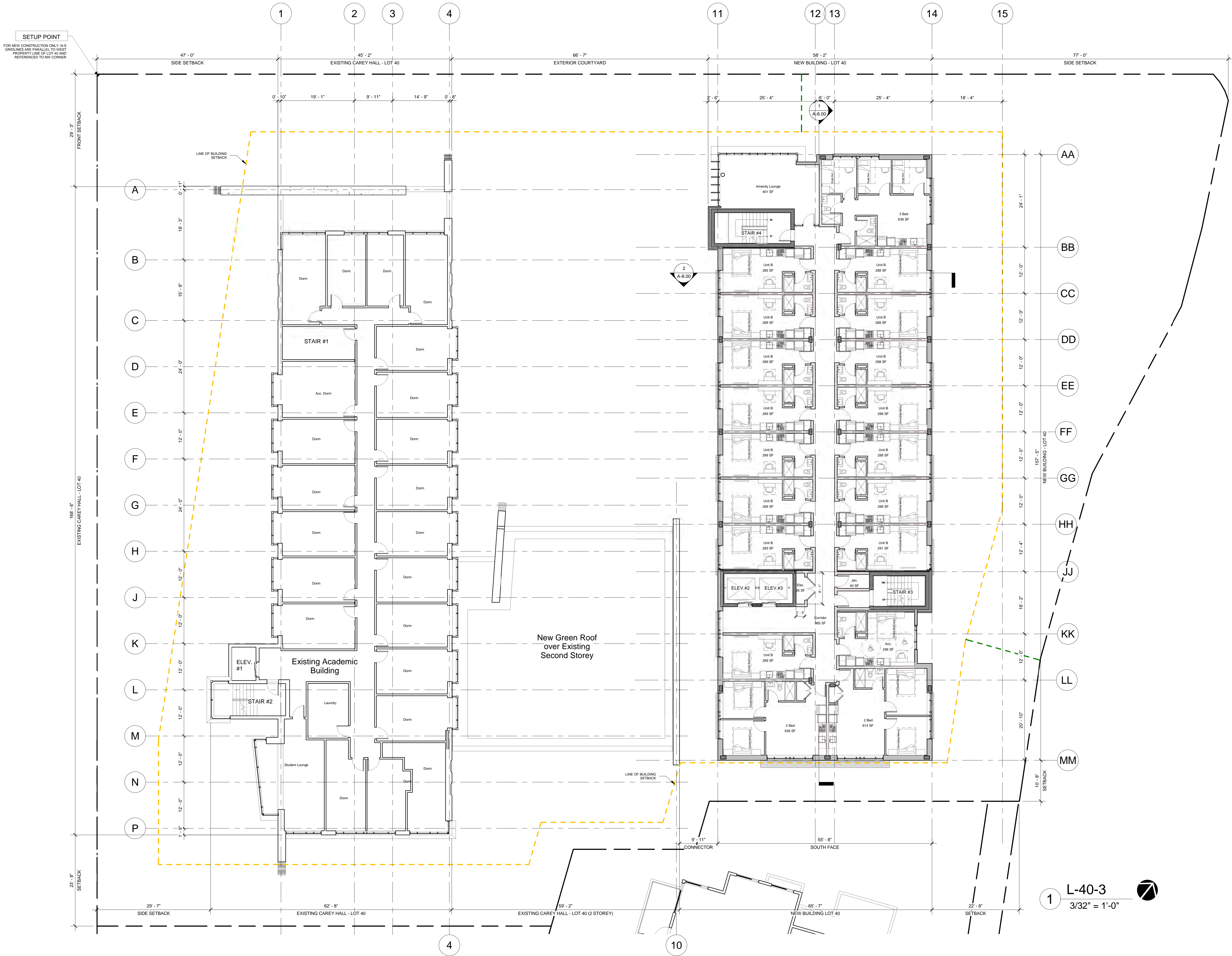
TITLE:  
**Lot 40 - 2nd Floor**

SHEET NO.: REVISION:

**A-6.03** **3**

1 L-40-2  
3/32" = 1'-0"





3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04
No.	Description	Date

SEAL:

PROJECT:

Carey Theological  
College  
LOT 40 & LOT 42  
5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:

MRM

FILE NO.:

DATE:

2022.01.04

SCALE:

3/32" = 1'-0"

TITLE:

Lot 40 - 3rd Floor

SHEET NO.: REVISION:

A-6.04 3

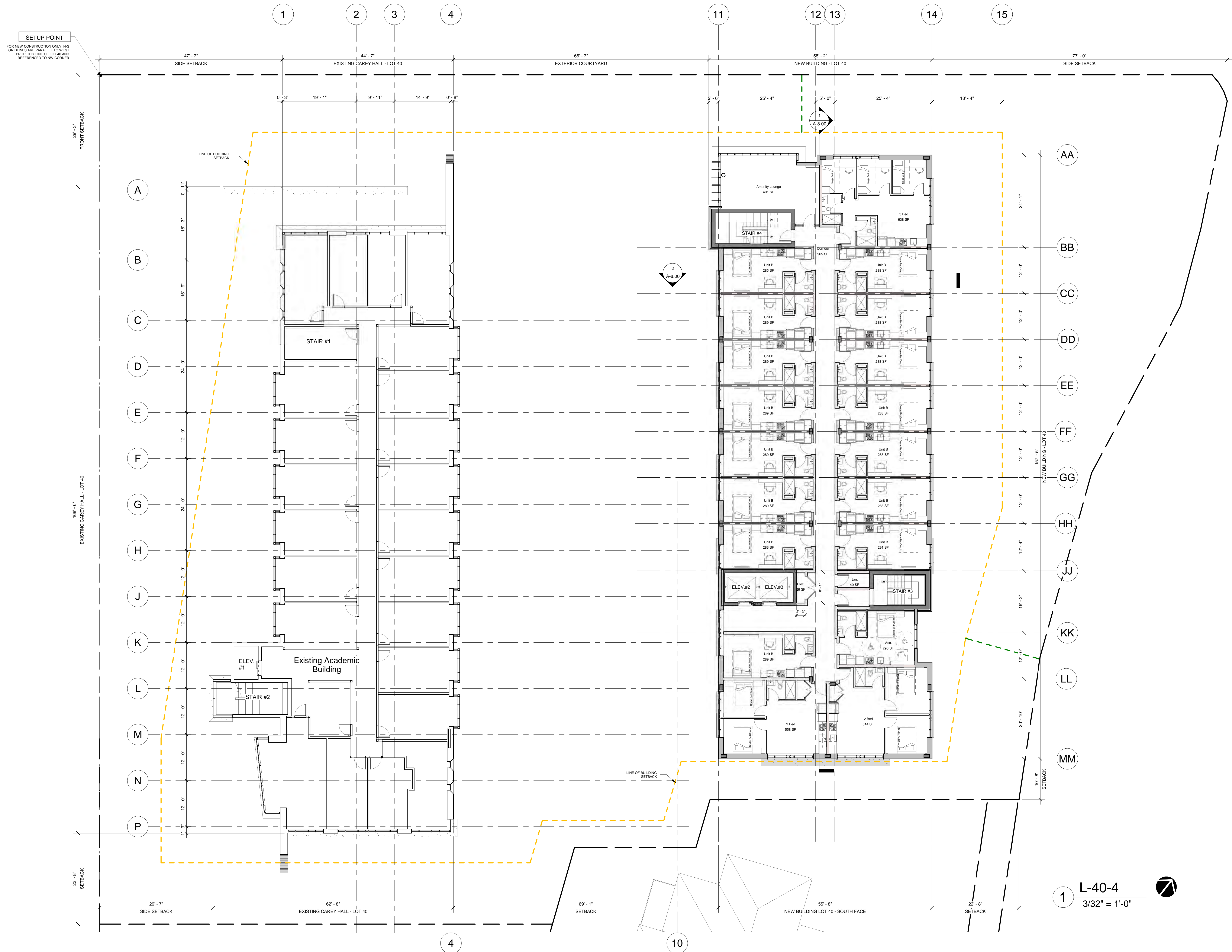
1 L-40-3  
3/32" = 1'-0"



### REAL:

CONSULTANTS:

A-6.05                      3





SEAL:

PROJECT:

LOT 40 & LOT 42

PROJECT NO.: DP 2022 0104

CONSULTANTS:

FILE NO.:

DATE: \_\_\_\_\_

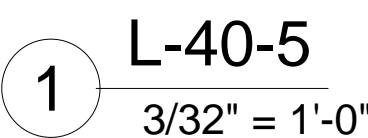
SCALE:

TITLE:

SHEET NO.

REVISION:

3





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3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04
No.	Description	Date

SEAL:

PROJECT:

## Carey Theological College

LOT 40 & LOT 42

5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:

MRM

FILE NO.:

DATE:

2022.01.04

SCALE:

3/32" = 1'-0"

TITLE:

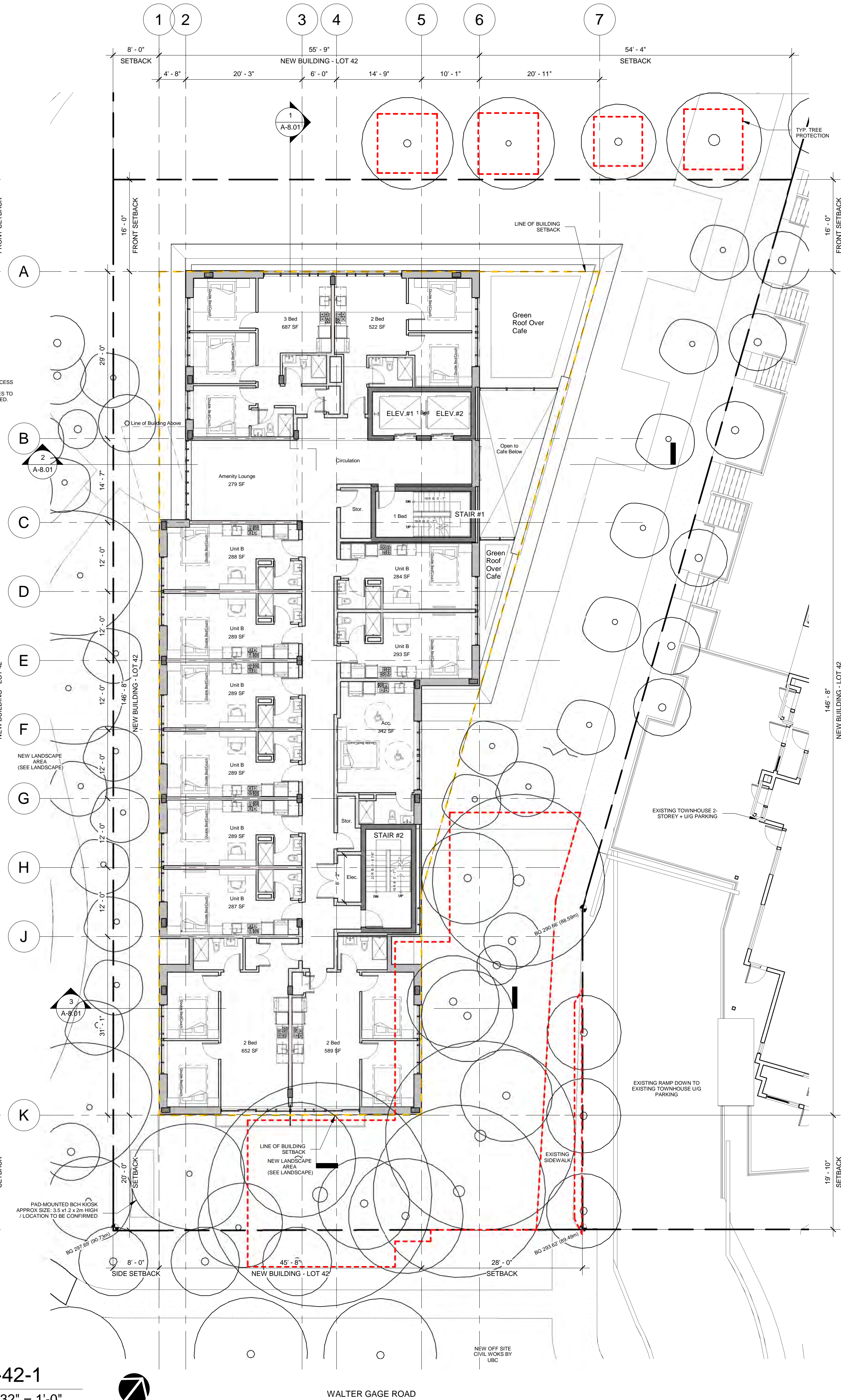
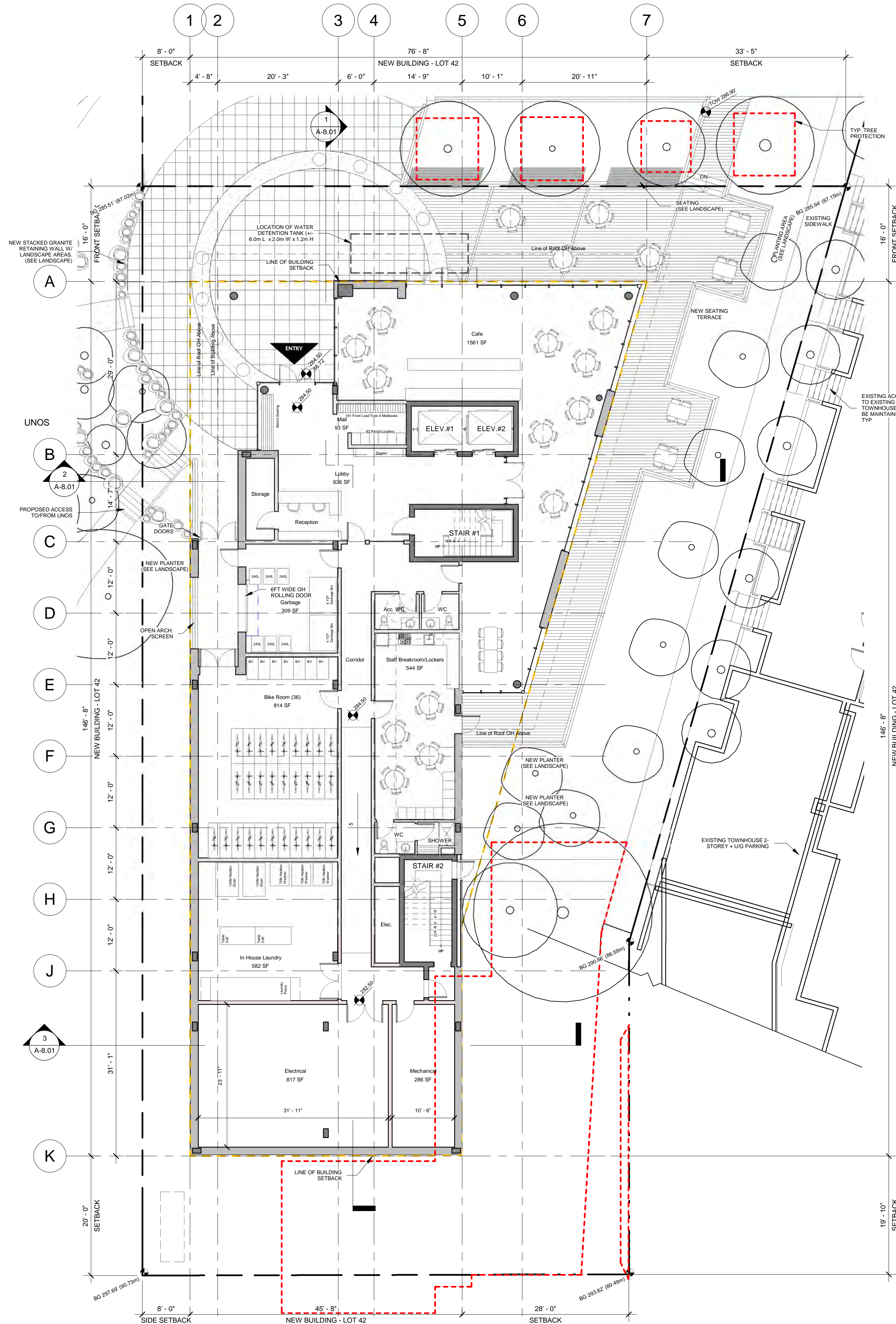
Lot 42 - Level 0 + 1

SHEET NO.:

REVISION:

A-6.07

3





3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04
No.	Description	Date

SEAL:

PROJECT:

## Carey Theological College

LOT 40 & LOT 42

5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:

MRM

FILE NO.:

DATE:

2022.01.04

SCALE:

3/32" = 1'-0"

TITLE:

Lot 42 - Level 2 + 3

SHEET NO.:

REVISION:

A-6.08

3



1 L-42-2  
3/32" = 1'-0"

2 L-42-3  
3/32" = 1'-0"



3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04
No.	Description	Date

SEAL:

PROJECT:

Carey Theological  
College

LOT 40 & LOT 42

5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:

MRM

FILE NO.:

DATE:

2022.01.04

SCALE:

3/32" = 1'-0"

TITLE:

Lot 42 - Level 4 + 5

SHEET NO.:

REVISION:

A-6.09

3



1 L-42-4  
3/32" = 1'-0"



2 L-42-5  
3/32" = 1'-0"



3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04
No.	Description	Date

SEAL:

PROJECT:

Carey Theological  
College

LOT 40 & LOT 42

5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:

MRM

FILE NO.:

DATE:

2022.01.04

SCALE:

3/32" = 1'-0"

TITLE:

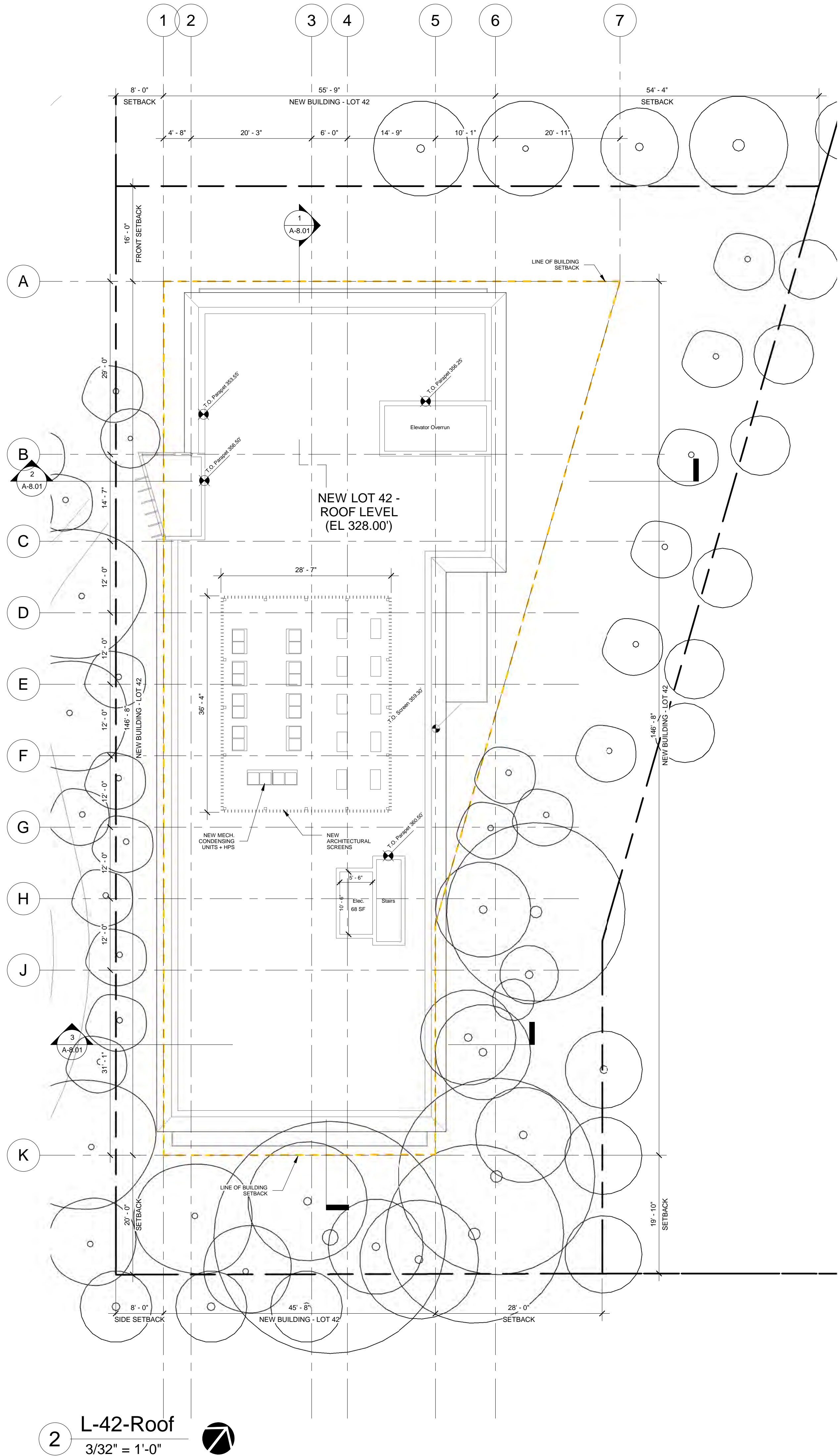
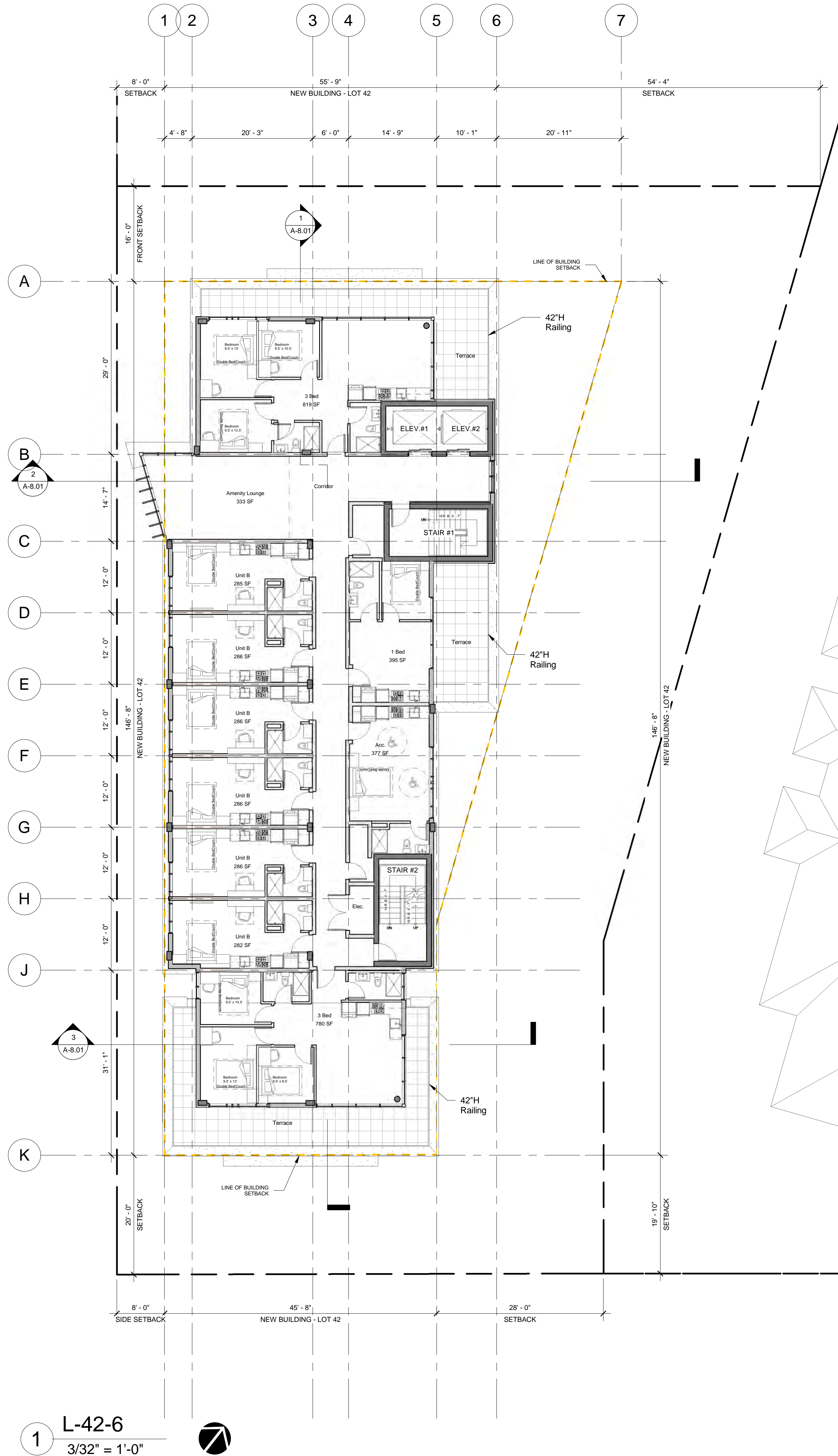
Lot 42 - Level 6 +  
Roof

SHEET NO.:

REVISION:

A-6.10

3

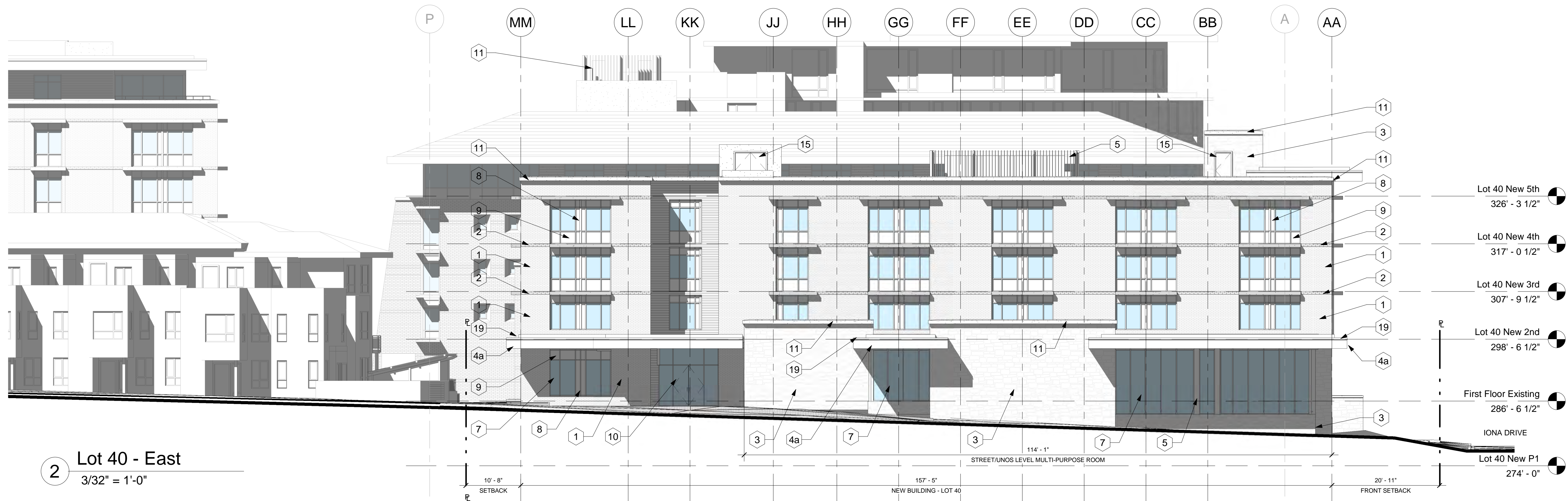






3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04
No.	Description	Date
		SEAL:

1 Lot 40 - North  
3/32" = 1'-0"



2 Lot 40 - East  
3/32" = 1'-0"

PROJECT:

Carey Theological  
College  
LOT 40 & LOT 42  
5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:

MRM

FILE NO.:

DATE:

2022.01.04

SCALE:

3/32" = 1'-0"

TITLE:

Lot 40 - Elevations

SHEET NO.:

REVISION:

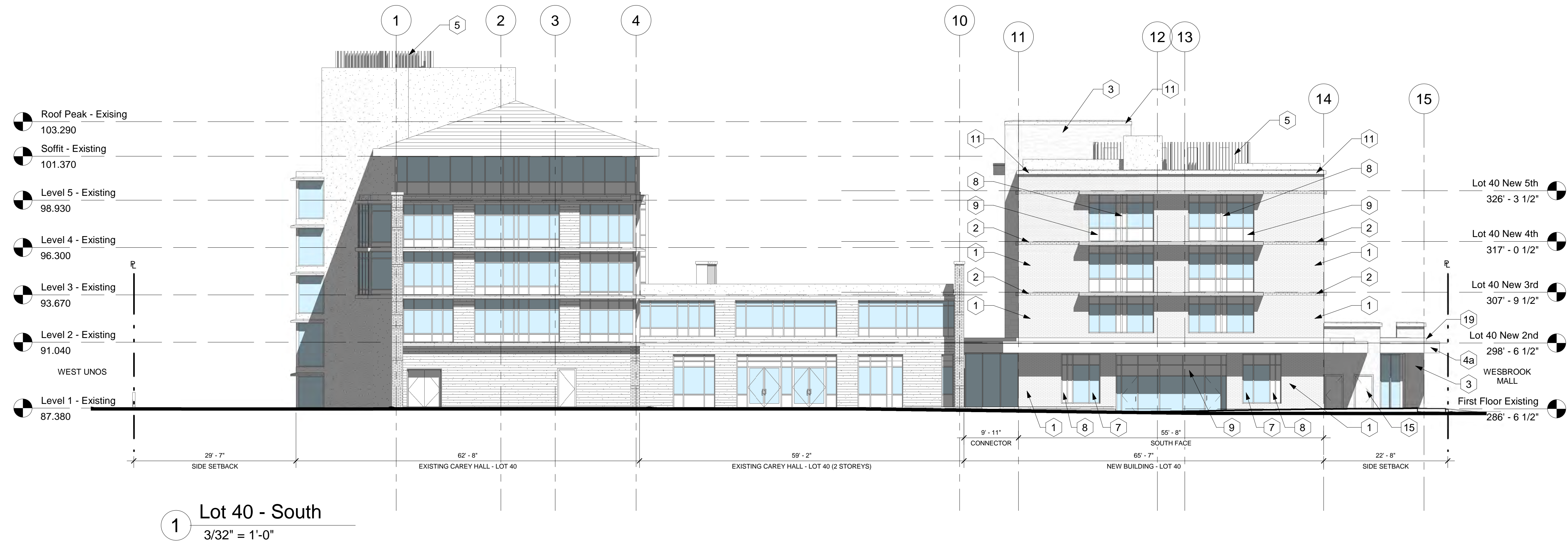
A-7.00 3



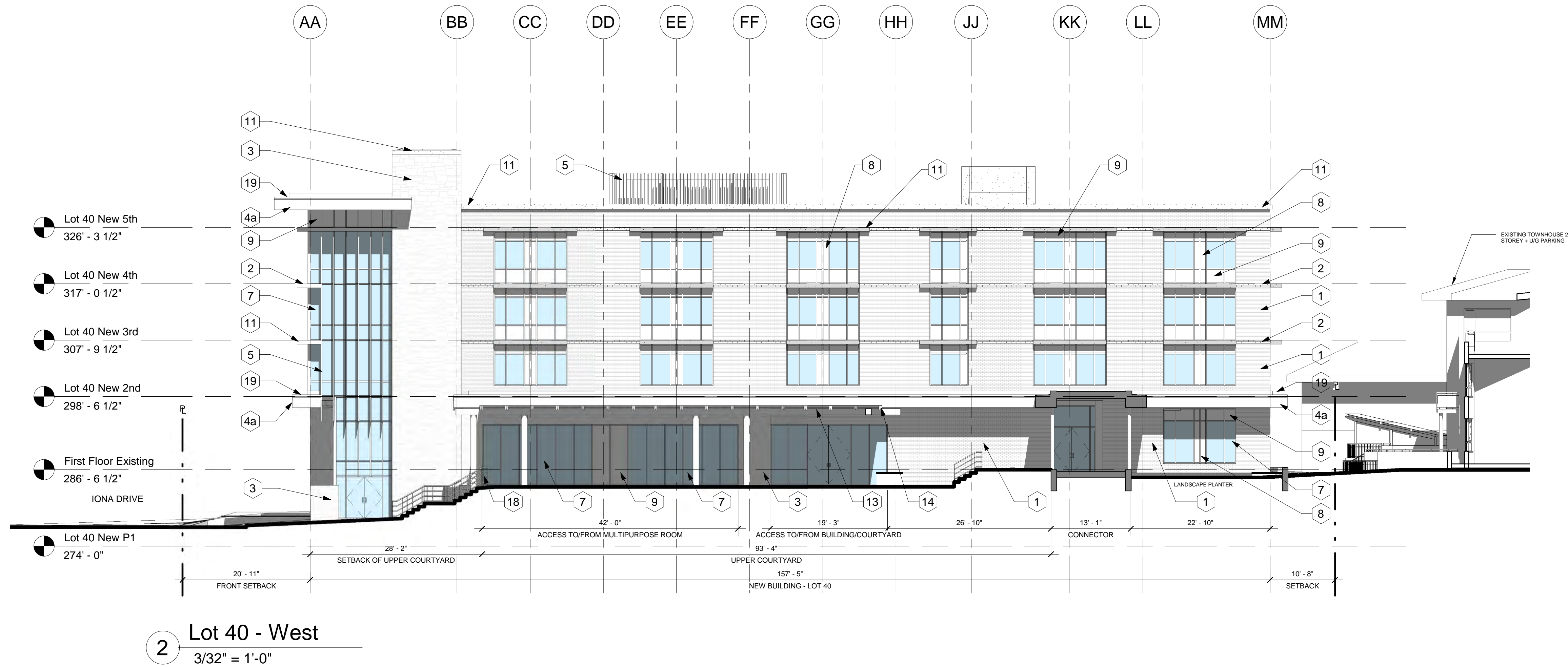
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3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04
No.	Description	Date

SEAL:



1 Lot 40 - South  
3/32" = 1'-0"



2 Lot 40 - West  
3/32" = 1'-0"

PROJECT:

Carey Theological  
College

LOT 40 & LOT 42

5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:

MRM

FILE NO.:

DATE:

2022.01.04

SCALE:

3/32" = 1'-0"

TITLE:

Lot 40 - Elevations

SHEET NO.:

REVISION:

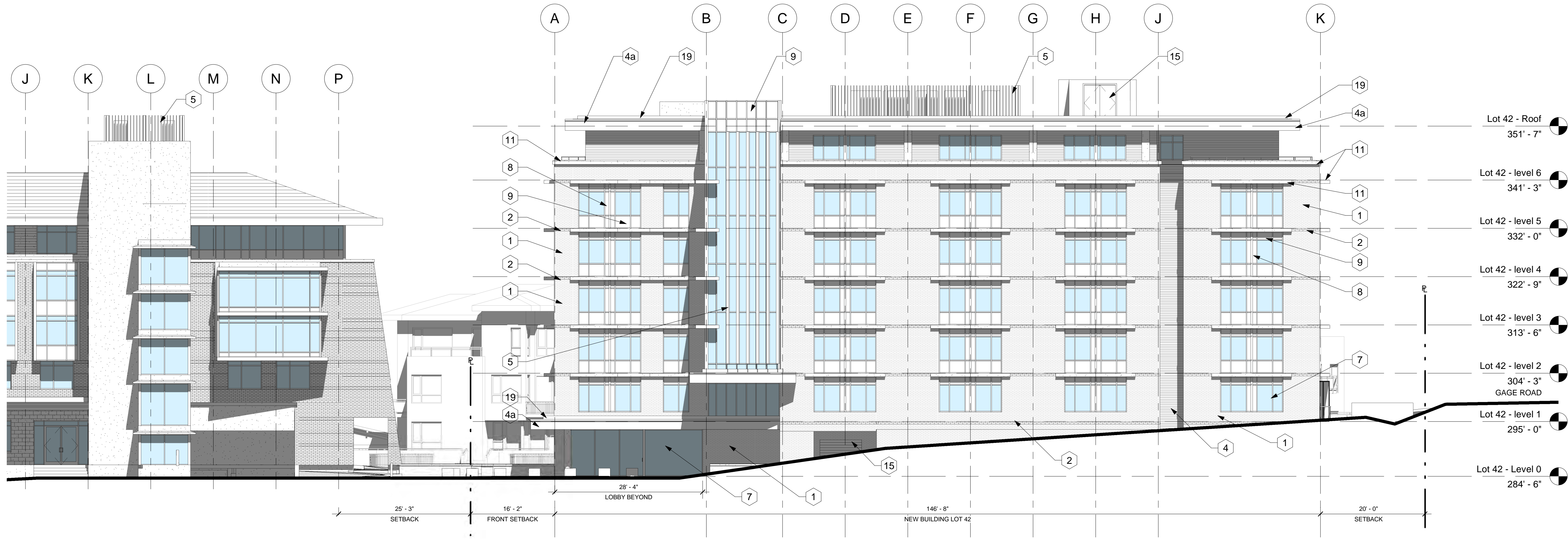
A-7.01

3

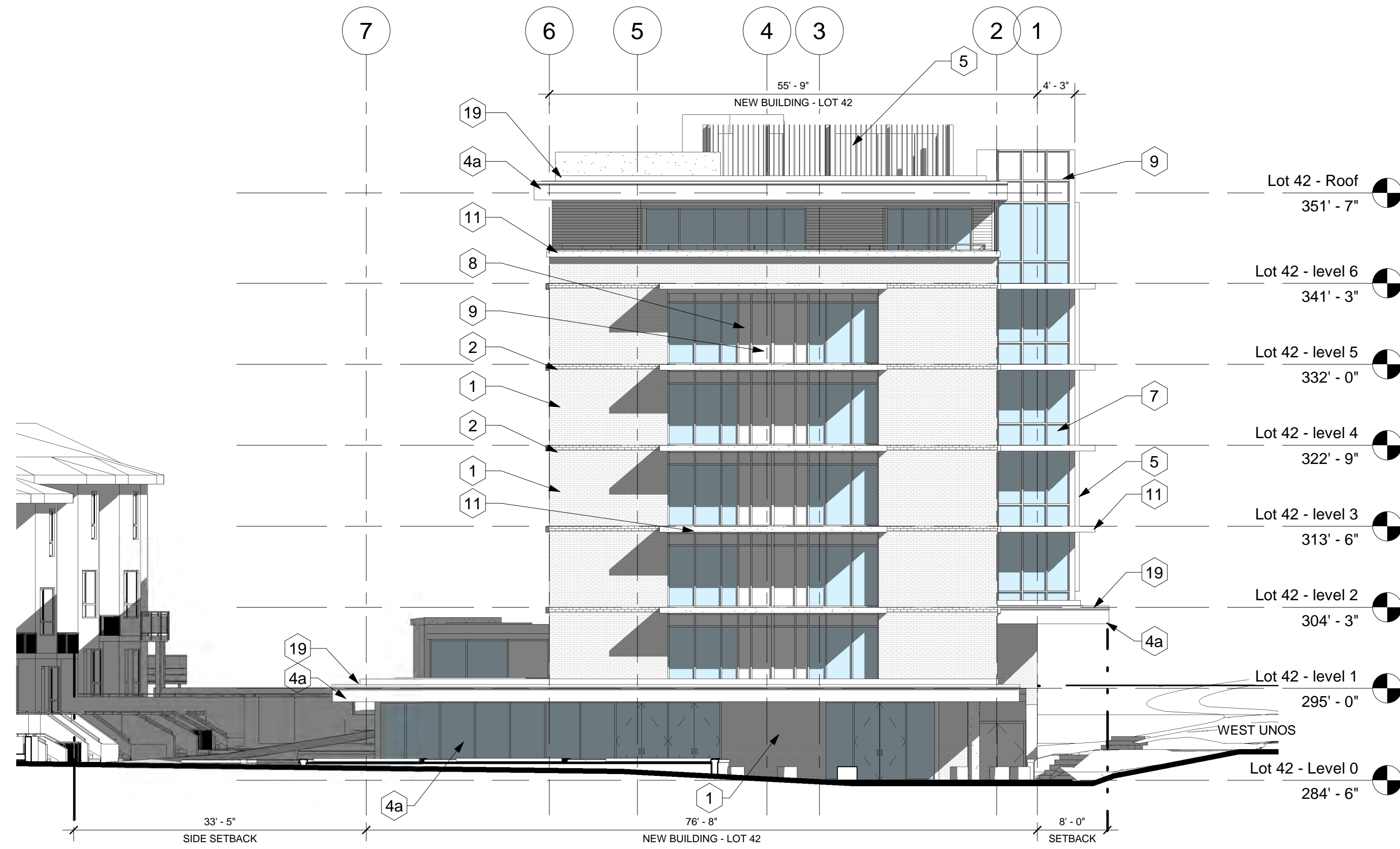


3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04
No.	Description	Date

SEAL:



1 Lot 42 - West  
3/32" = 1'-0"



2 Lot 42 - North  
3/32" = 1'-0"

PROJECT:

Carey Theological  
College

LOT 40 & LOT 42

5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:

MRM

FILE NO.:

DATE:

2022.01.04

SCALE:

3/32" = 1'-0"

TITLE:

Lot 42 - Elevations

SHEET NO.:

REVISION:

A-7.02

3

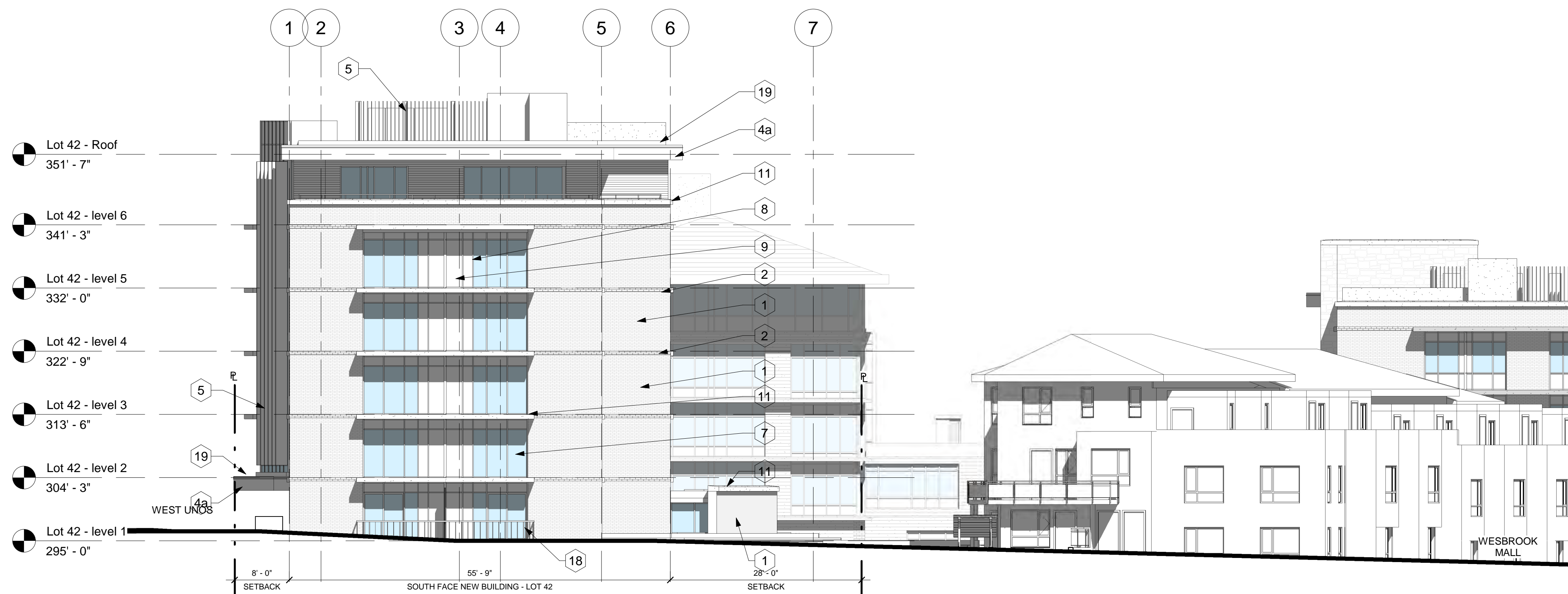


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2 Lot 42 - East  
3/32" = 1'-0"



1 Lot 42 - South  
3/32" = 1'-0"

PROJECT:

Carey Theological  
College

LOT 40 & LOT 42

5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:

MRM

FILE NO.:

DATE:

2022.01.04

SCALE:

3/32" = 1'-0"

TITLE:

Lot 42 - Elevations

SHEET NO.:

REVISION:

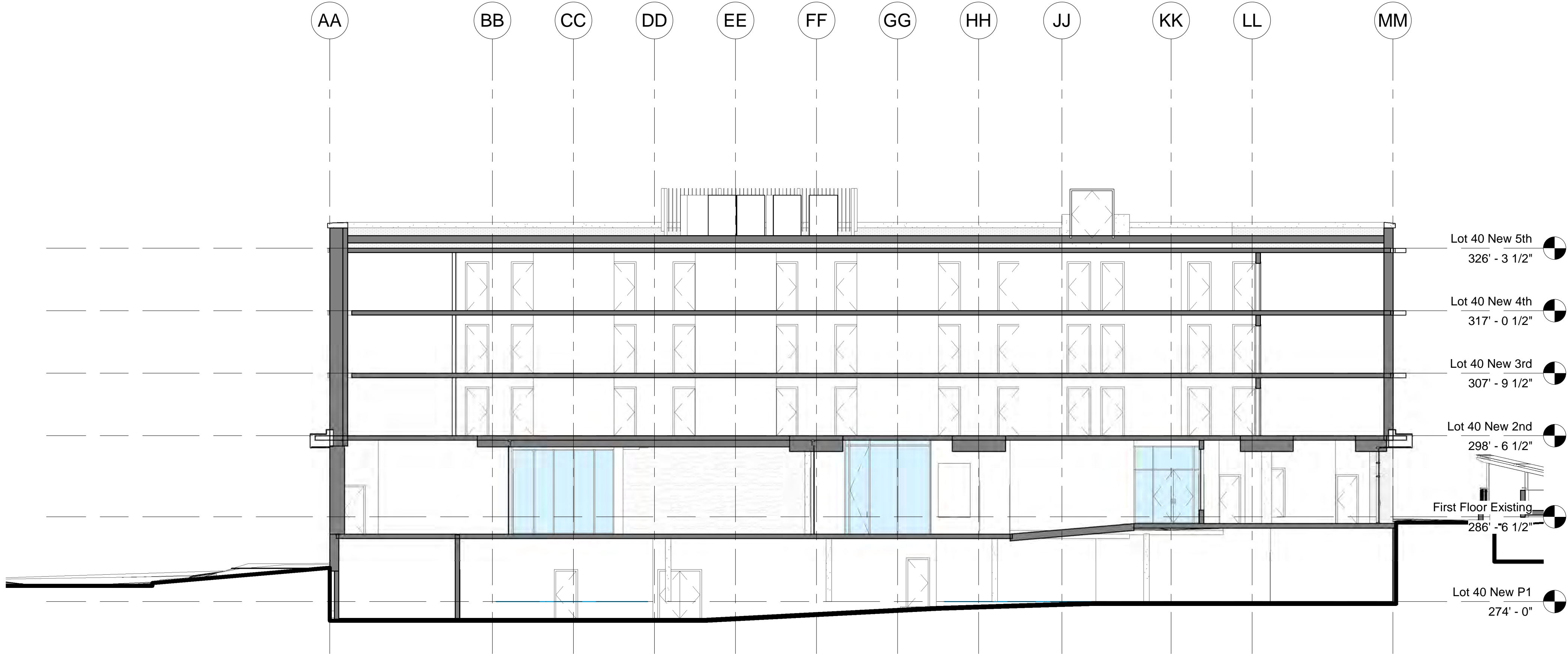
A-7.03

3

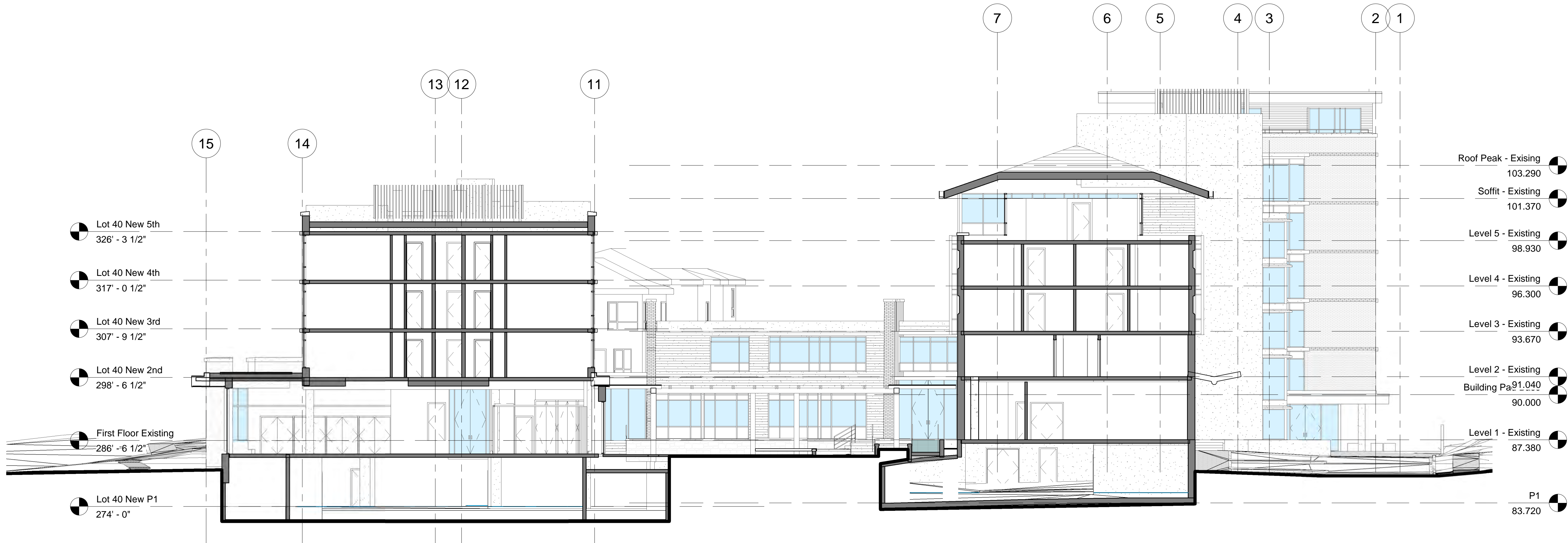


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3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04
No.	Description	Date
SEAL:		



1 40B North-South Section  
3/32" = 1'-0"



2 40B East-West Section  
3/32" = 1'-0"

PROJECT:

Carey Theological  
College  
LOT 40 & LOT 42  
5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:

MRM

FILE NO.:

DATE:

2022.01.04

SCALE:

3/32" = 1'-0"

TITLE:

Lot 40 - Sections

SHEET NO.:

REVISION:

A-8.00

3



3	Re-Issue for DP	2022.06.23
2	Issue for DP	2022.01.07
1	Development Application AUDP	2022.01.04
No.	Description	Date
SEAL:		

PROJECT:

Carey Theological  
College  
LOT 40 & LOT 42  
5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:

MRM

FILE NO.:

DATE:

2022.01.04

SCALE:

3/32" = 1'-0"

TITLE:

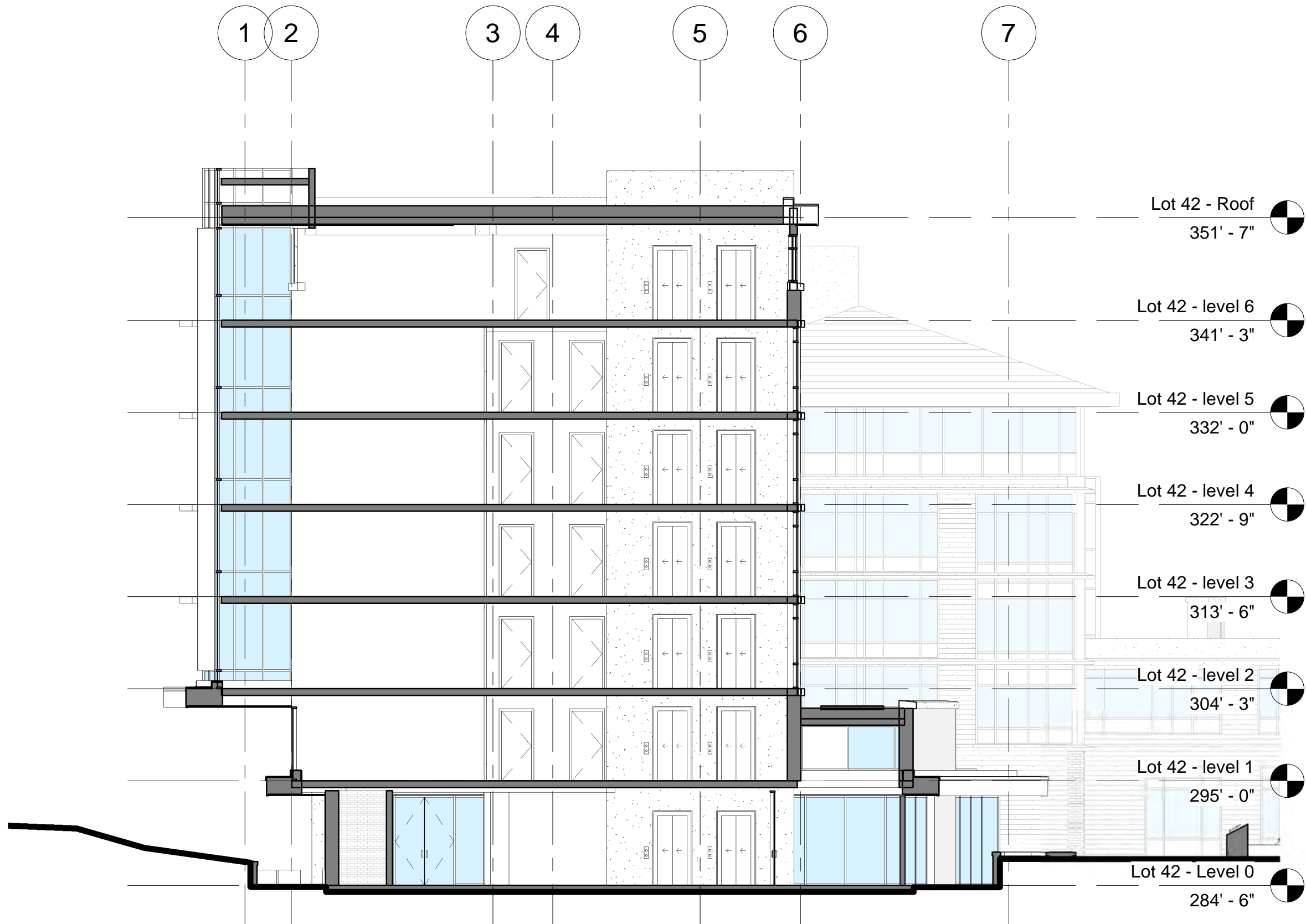
Lot 42 - Sections

SHEET NO.: REVISION:

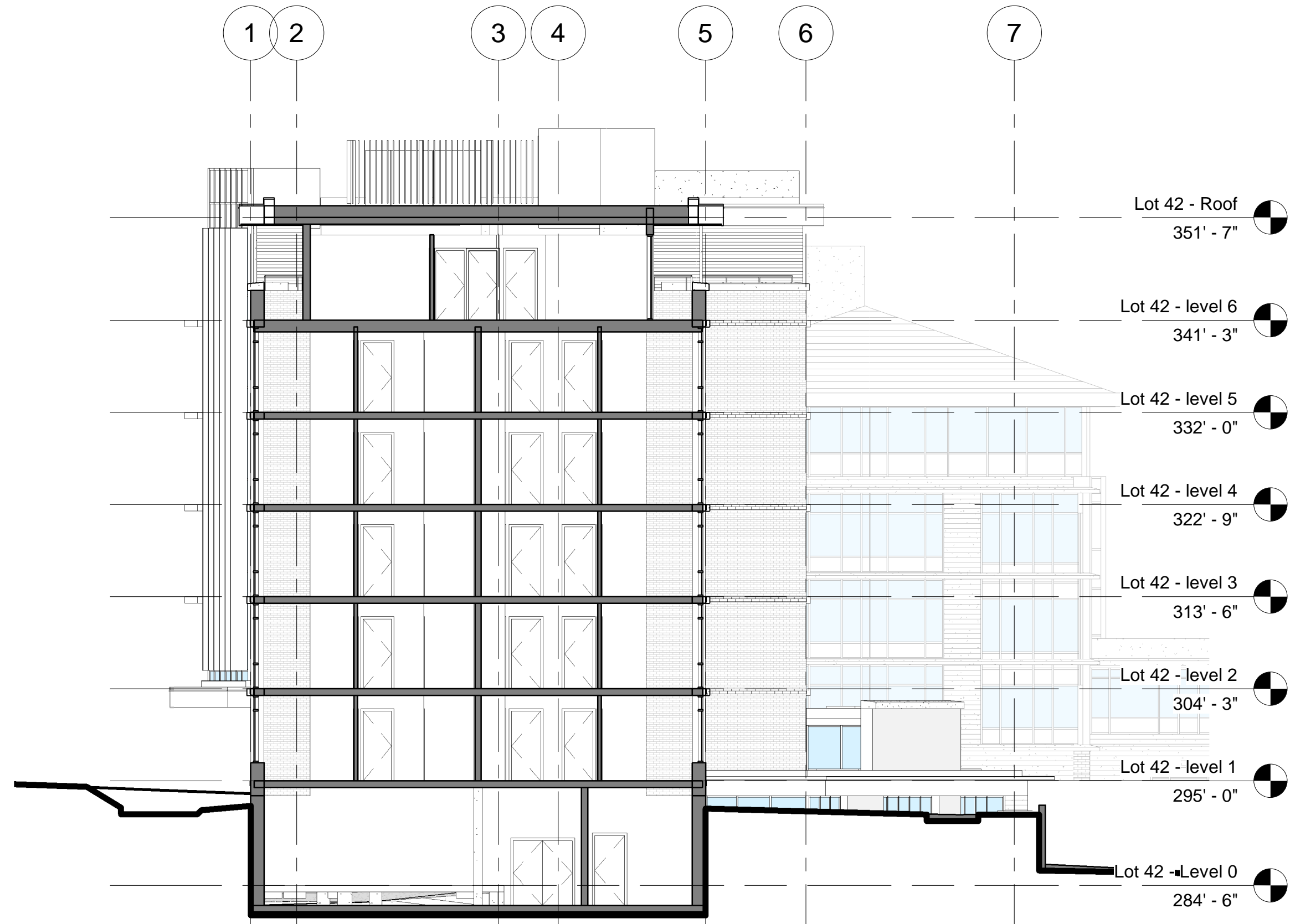
A-8.01 3



1 42 North-South Section  
3/32" = 1'-0"



2 42 East-West Section 1  
3/32" = 1'-0"



3 42 East-West Section 2  
3/32" = 1'-0"





Fig.1 - Carey Hall (Existing 2005 Building) - Typical Bays at Interior Courtyard



Fig.2 - 5977 Walter Gage Rd- Typical (Grey) Accent Colour, Quarried Stone, and Precast Concrete Caps/Sills



Fig.3 - Carey Hall (Existing 2005 Building) - Details at Interior Courtyard



Fig.4 - Carey Hall (Existing 2005 Building) - Details at Interior Courtyard



Fig.1 - Carey Hall (Existing 2005 Building) - View from NW



Fig. 5 - 5958 Iona Dr- Typical (Grey) Accent Colour, Quarried Stone, and "Slate Grey" Concrete Slab Edges w/ "White" painted Concrete Soffits, and "Wood-tone Soffits"

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Materials and Finishes - Precedent	
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The approach to Carey’s new Lot 40 and Lot 42 building material and colour applications are based on the context of: the existing 2005 Carey Building, and the context buildings immediately adjacent along Iona Dr., within the Chancellor Place Theological Neighbourhood.

The proposed main materials pallets are:

Stone Granite Cladding:

To provide contextual continuity Stone Granite Cladding is proposed as the main visual anchoring material to site and place. Framing openings within the Stone Cladded walls would be the pre-cast concrete lintels and sills. As a variation from the existing 2005 Building, we envision utilizing the Stone Granite Cladding in prime location, such as important corners and vertical features on both new Buildings.



Reference: Argyll House, 5958 Iona Dr.

Pre-cast concrete, copings, lintels and sills:

The Precast Concrete, Copings, Lintels and Sills will be custom shaped profiles to suite the various applications. Colours will be "Natural Grey". To add depth, the profiles will project from the brick cladding to create "shadow lines" and to accentuate variations in the façade and openings.

Modular Brick Masonry:

To complement the stone, we further propose utilizing modular brick masonry as a language to relate to Carey's existing 2005 Building and buildings in the wider UBC Campus. Carey's existing "buff-coloured" brick masonry informs the direction of for the new Lot 40 and Lot 42 Building. Framing openings within masonry walls would be the pre-cast concrete lintels and sills. We envision utilizing "buff-coloured" modular brick masonry cladding for wall surfaces as contextual continuity around the buildings in areas other than where Stone Cladding is employed.



Reference: Interstate Brick, "Pewter"

Accent Brick Banding:

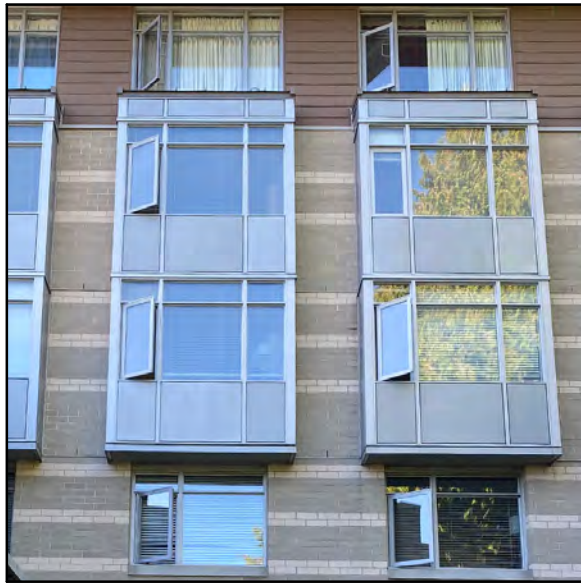
As per Carey's 2005 Building, to provide further material continuity, the new Lot 40 and Lot 42 buildings incorporate Accent Brick Bands within the overall brick cladding. The Accent Band are aligned with precast concrete sills/lintels to provide datums within the façade.



Reference: Interstate Brick "Ash"

Clear Anodized Aluminum Glazing Frames:

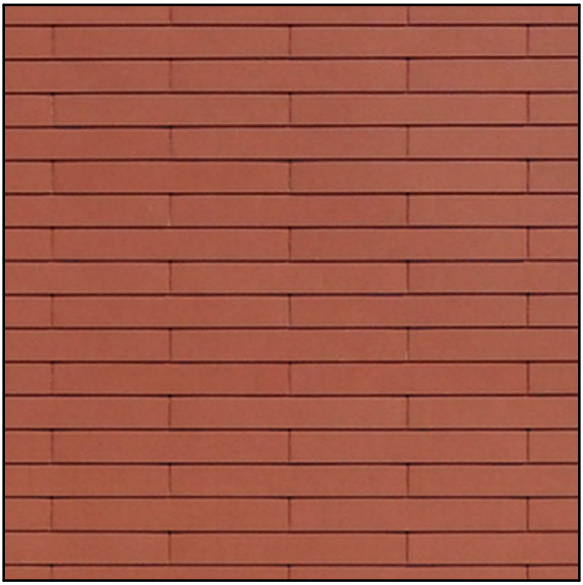
Window openings will be Anodized Aluminum Glazing Frames and in controlled locations matching Anodized Spandrel Panels will be utilized, as is similarly employed in the existing 2005 Building. The larger openings at the academic/institutional/conference areas will additionally employ Anodized Aluminum Glazing Frames and Spandrel Panels.



Reference: Carey Centre, 2005

Modular Panels: Modular Pre-Finished Cementatous Rainscreen Panel

Similar to neighbouring buildings, at the upper-levels of both Lot 40 and Lot 42, lighter appearing modular panel product will be utilized along with Clear Anodized Aluminum Glazing Frame openings. A high-quality Pre-finished Fibre Cement Panel Product is being considered, which is a modern, yet durable panel product offering modular flexibility, texture and colour ranges. Our choice is a "Swiss Pearl" colour in a "Coral" with smooth pattern to accentuate the lighter appearance of the top levels, reducing the visual appearance. The material's module dimensions are 1200mm long x 200 high.



Reference: Swiss Pearl Rainscreen Exterior Siding Systems

Modular Panels: Pre-Finished Cementatous Rainscreen Fascia Panel

At the horizontal fascia of both new Lot 40 and Lot 42 Buildings, the Project incorporates "Swiss Pearl" colour in a "Onyx" with smooth pattern to accentuate the lighter appearance at the lower and the top level horizontal fascias, reducing the buildings' visual appearance. The material's module dimensions are 2400mm long x Fascia high.



Reference: "Swiss Pearl" Pre-Finished Cementatous Rainscreen Fascia Panel – Colour: Onyx

Prefinished Woodtone - Vertical Fins

To enhance connection to the site, the Project incorporates Prefinished Woodtone - Vertical Fins of various dimensions throughout the new Lot 40 and Lot 42 buildings. Deep vertical fins are employed to assist with west-facing sun-screening to the vertically stacked Amenity Rooms. The woodtone colour connects the views to the adjacent trees.



Reference: "Longboard Floating Systems" 2"x 20" Vertical Beam – Colour: Western Cedar

Prefinished Woodtone – Metal Soffits

To enhance connection to the site, the Project incorporates Prefinished Woodtone – Metal Soffits in a "horizontal slat" pattern with 2" wide gaps between. The effect will accentuate the North / South directionality of the main massing forms.



Reference: "Longboard Slat Systems" 4" Wide x 1" high (with 2" Gaps) – Colour: Western Cedar

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LOT 40 & LOT 42
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Vancouver, BC
PROJECT NO.: DP 2022 0104
CONSULTANTS:

Accent Colours:

Colour: Spandrel Glass Panels BM 2066-20 (Evening Blue)

Colour: Structural Steel Canopies BM 2125-20 (Deep Space)

Colour: Architectural Metal Railings & Metal Doors BM 2126-40 (Sweatshirt Grey)

Colour: Prefinished Metal Flashings Iron Ore (Lam Metals)

Colour: Concrete Decks & Slab Edges Slate Grey (Vulkem Traffic Coating)

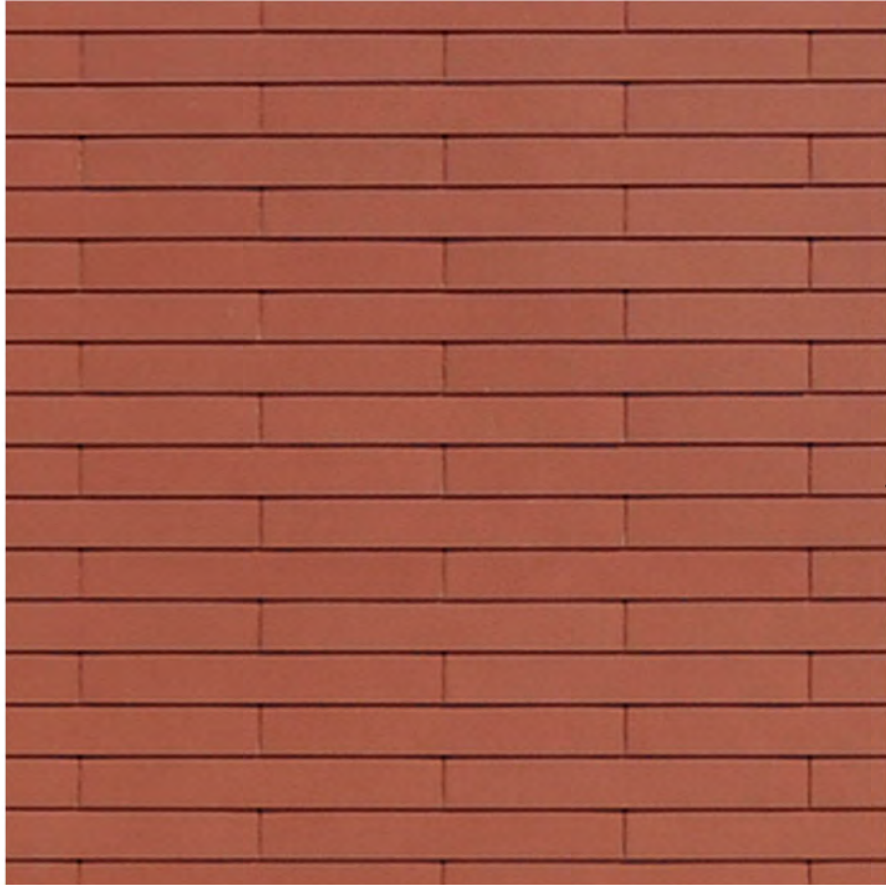
Colour: U/S of Concrete Decks & Slab Edges

Proposed Materials, Finishes and Colour Pallet for Lot 40 and Lot 42

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TITLE:	Proposed Materials, Finishes & Palette
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Architectural Materials



4. Cementitious Horizontal Panels



2. Modular Brick Masonry – Type 2



1. Modular Brick Masonry – Type 1



6. Prefinished Woodtone Soffit Slats



3. Stone Granite Cladding

1. Modular Brick Masonry – Type 1

Colour: Pewter as per manufacture's colour range.  
Texture: Smooth faced  
Mfr.: Interstate Brick Company, standard size

2. Modular Brick Masonry – Type 2

Colour: Ash as per manufacture's colour range.  
Texture: Smooth faced  
Mfr.: Interstate Brick Company, standard size

3. Stone Granite Cladding

Colour: Natural Grey  
Texture: Natural Quarried  
Pattern: Ashlar  
Mfr.: Quarried Stone with mortar joints

4. Pre-painted Cementitious Horizontal Siding Panels

Colour: Coral #7032 as per manufacture's colour range.  
Texture: Smooth  
Mfr.: Swiss Pearl – Clinar Clip  
Notes: Panel size 1200 x 200 x 6mm thk, Shingled Lapped.

4a. Pre-painted Cementitious Fascia Panels

Colour: Onyx # 7090 as per manufacture's colour range.  
Texture: Smooth  
Mfr.: Swiss Pearl  
Notes: Panel 1200 x facia depth x 6mm thk.

5. Woodtone – Vertical Aluminum Fins

Colour: "Western Cedar" as per manufacture's colour range.  
Texture: Woodtone  
Mfr.: Longboard Floating Systems  
Notes: - 2" x 20" Vertical Beam (at west windows – Amenity Spaces)  
- 1" x 5" Vertical Beams (at windows – Multi-Purpose Rm)  
- 1" x 5" Vertical Beams (at Roof Top Mech Screen Enclosures)

6. Prefinished Woodtone 4" Wide x 1" High Metal Soffit Slats spaced with 2" Gap.

Colour: Woodtone (Cedar)  
Mfr.: Longboard Architectural Panel Products; - Longboard Slats

7. Double Glazed Sealed Units in Prefinished Aluminum Glazing Frames

Colour: Anodized Alum  
Mfr.: Starline Windows 9600 series Thermally Enhanced Window Wall System w/ Operable Windows, or approved alternates  
Notes: - With Operable Windows  
- With insulated spandrel panels

8. Insulated Glass Spandrel Panels

Colour: Benjamin Moore 2066-20 (Evening Blue)  
Mfr.: Shop Fabricated, prefinished back-painted glass  
Notes: Insulated Spandrel to be integrated within Thermally Enhanced Window Wall System

9. Insulated Aluminum Spandrel Panels

Colour: Anodized Alum  
Mfr.: Shop Fabricated  
Notes: Insulated Spandrel to be integrated within Thermally Enhanced Window Wall System

10. Prefinished Aluminum Glazed Doors

Colour: Anodized Alum  
Mfr.: Starline 2500 Series Outswing Patio Doors, or Sliding Patio Doors, or approved alternates  
Notes: See Door Schedule for Door Type

11. Reinforced Precast Concrete Copings, Lintel/Sill

Colour: Colour: Natural Grey (smooth)  
Notes: See Drawings for profiles.

12. Architectural Concrete (CIP)

Colour: Natural Grey  
Mfr.: Cast-in-place, c/w light sandblast finish

13. Structural Steel (Painted)

Colour: Benjamin Moore 2125-20 (Deep Space)  
Mfr.: Shop Fabricated, primed and painted  
Notes: - Canopies

14. Wood Timber Purlins (stained)

Colour: Sikkens 077 Cedar  
Mfr.: Sikkens Prolux Cetol Translucent Stain  
Notes: - Canopy Trellises

15. Insulated Painted Metal Doors & Frames & OH Metal Door

Colour: Benjamin Moore 2126-40 (Sweatshirt Gray)  
Mfr.: Shop Fabricated, primed and painted  
Notes: See Door Schedule for Door Type

16. Architectural Metal Railings & Glazed Panels

Colour: 2126-40 (Sweatshirt Gray)  
Glazing: Clear  
Mfr.: Shop Fabricated, prefinished  
Notes: - Typ. Balconies

17. Prefinished Mech. Louvres & Vents

Colour: Anodized Alum.  
Mfr.: Shop Fabricated, prefinished

18. Architectural Metal Railings / Fencing (Painted)

Colour: Benjamin Moore 2126-40 (Sweatshirt Gray)  
Mfr.: Shop Fabricated, primed and painted

19. Prefinished Architectural Metal Flashings

Colour: Charcoal  
Notes: Lam Metals/Cascadia Metals

20. Concrete Decks & Slab Edges

Colour: Slate Gray  
Notes: As per Vulkem Traffic Coatings Colour Card  
Notes: - Painted sloped top face and face of slab edges (returned to drip line at u/s of slab edge)

21. U/S of Concrete Decks & Slab Edges

Colour: White  
Notes: Painted Conc. (Standard White)  
Notes: - Painted soffits to:  
A. U/S of Slab Edges  
B. U/S of Balconies  
C. All Exposed U/S of Concrete Surfaces / Soffits

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PROJECT:

Carey Theological College

LOT 40 & LOT 42  
5920 Iona Drive  
Vancouver, BC

PROJECT NO.: DP 2022 0104

CONSULTANTS:

DRAWN BY:

MRM

FILE NO.:

DATE:

2022.01.04

SCALE:

1/2" = 1'-0"

TITLE:

Materials and Finishes

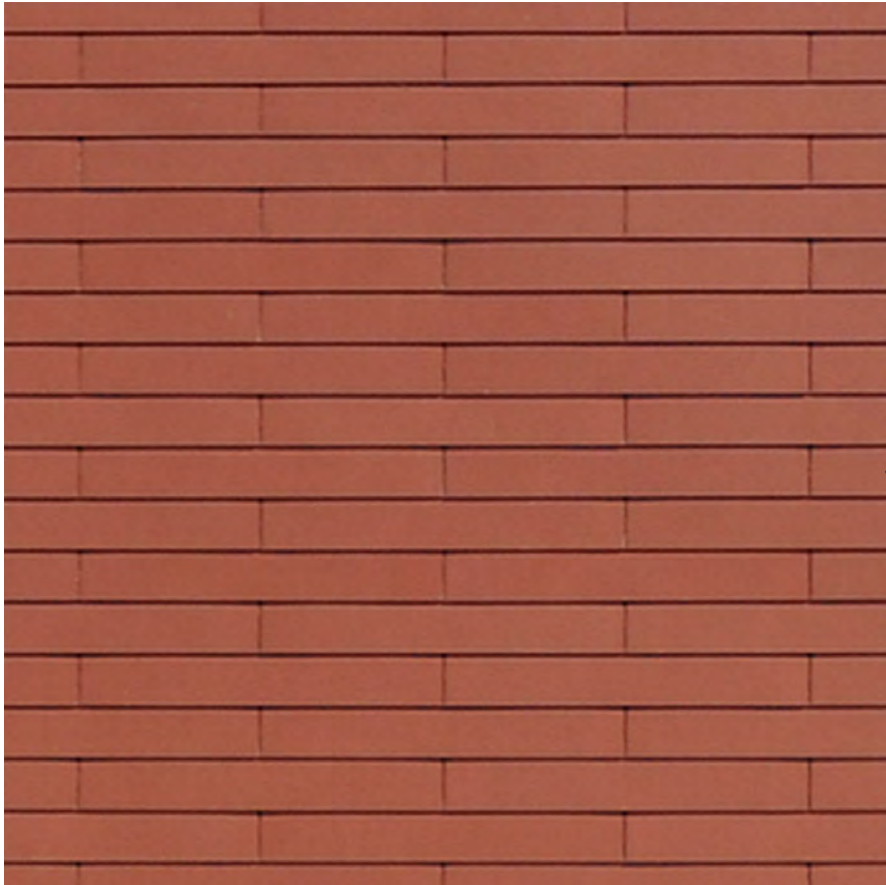
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4. Cementitious Horizontal Panels



2. Modular Brick Masonry – Type 2



1. Modular Brick Masonry – Type 1



5. Woodtone – Vertical Aluminum Fins

11. Reinforced Precast Concrete, Coping, Lintels/Sills



4a. Pre-painted Cementitious Fascia Panels



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Vancouver, BC	
PROJECT NO.: DP 2022 0104	
CONSULTANTS:	

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DATE:	
2022.01.04	
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TITLE:	
Materials and Finishes	
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3. Stone Granite Cladding



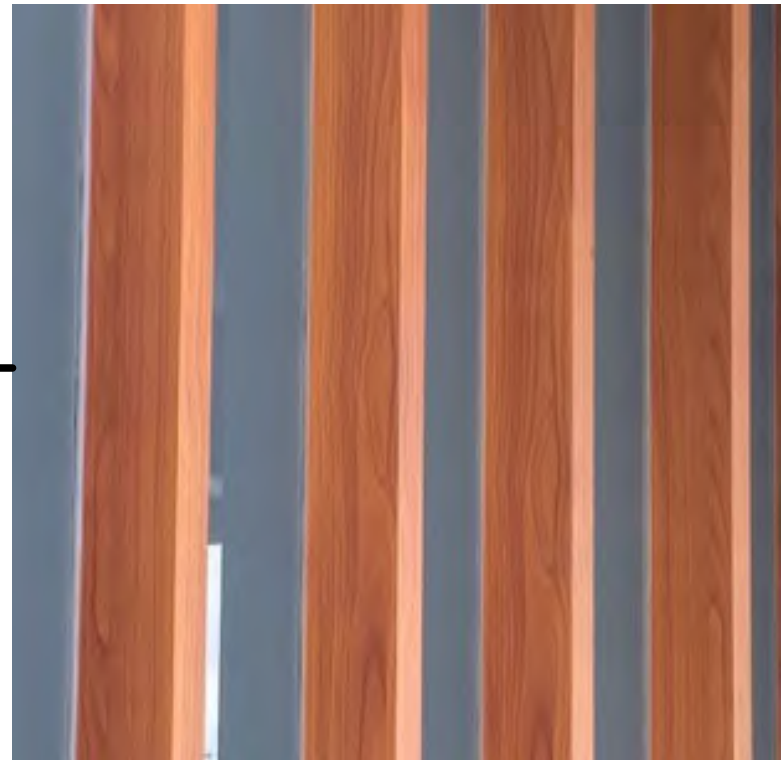
2. Modular Brick Masonry - Type 2



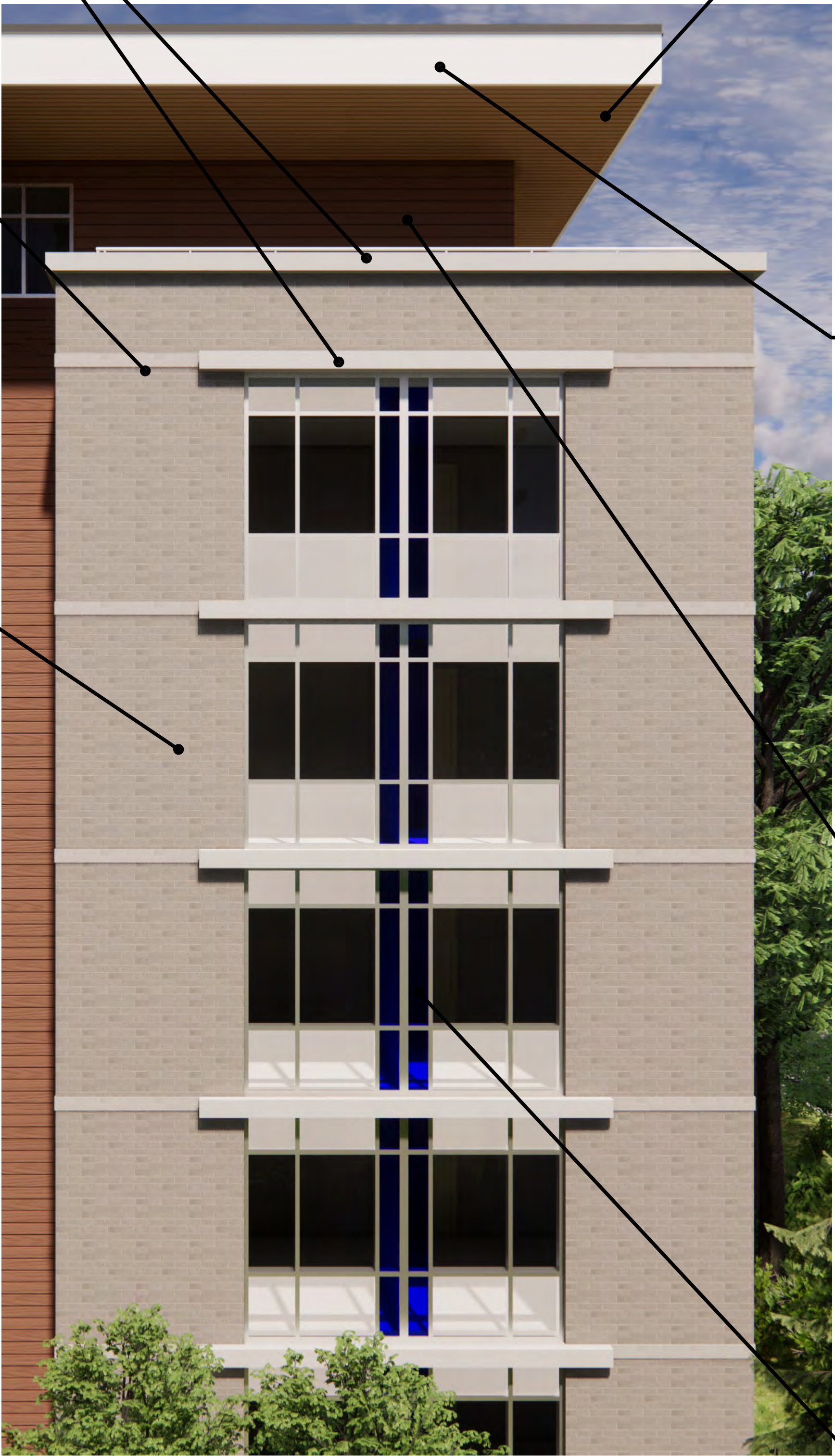
1. Modular Brick Masonry - Type 1



4a. Pre-painted Cementitious Fascia Panels



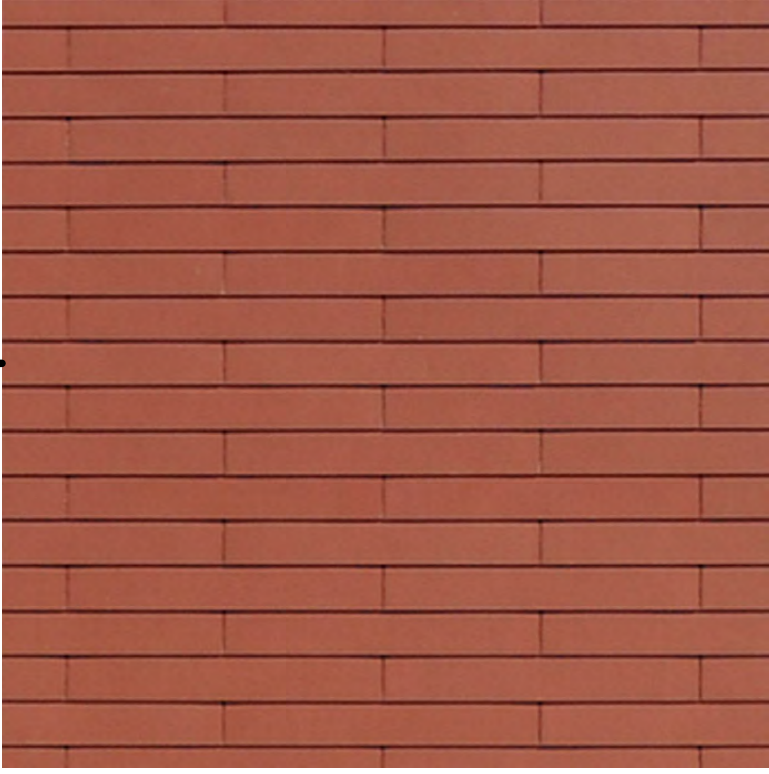
5. Woodtone - Vertical Aluminum Fins



6. Prefinished Woodtone Soffit Slats



4a. Pre-painted Cementitious Fascia Panels



4. Cementitious Horizontal Panels



8. Insulated Coloured Glass Spandrel - within Pre-finished Anodized Alum Frames

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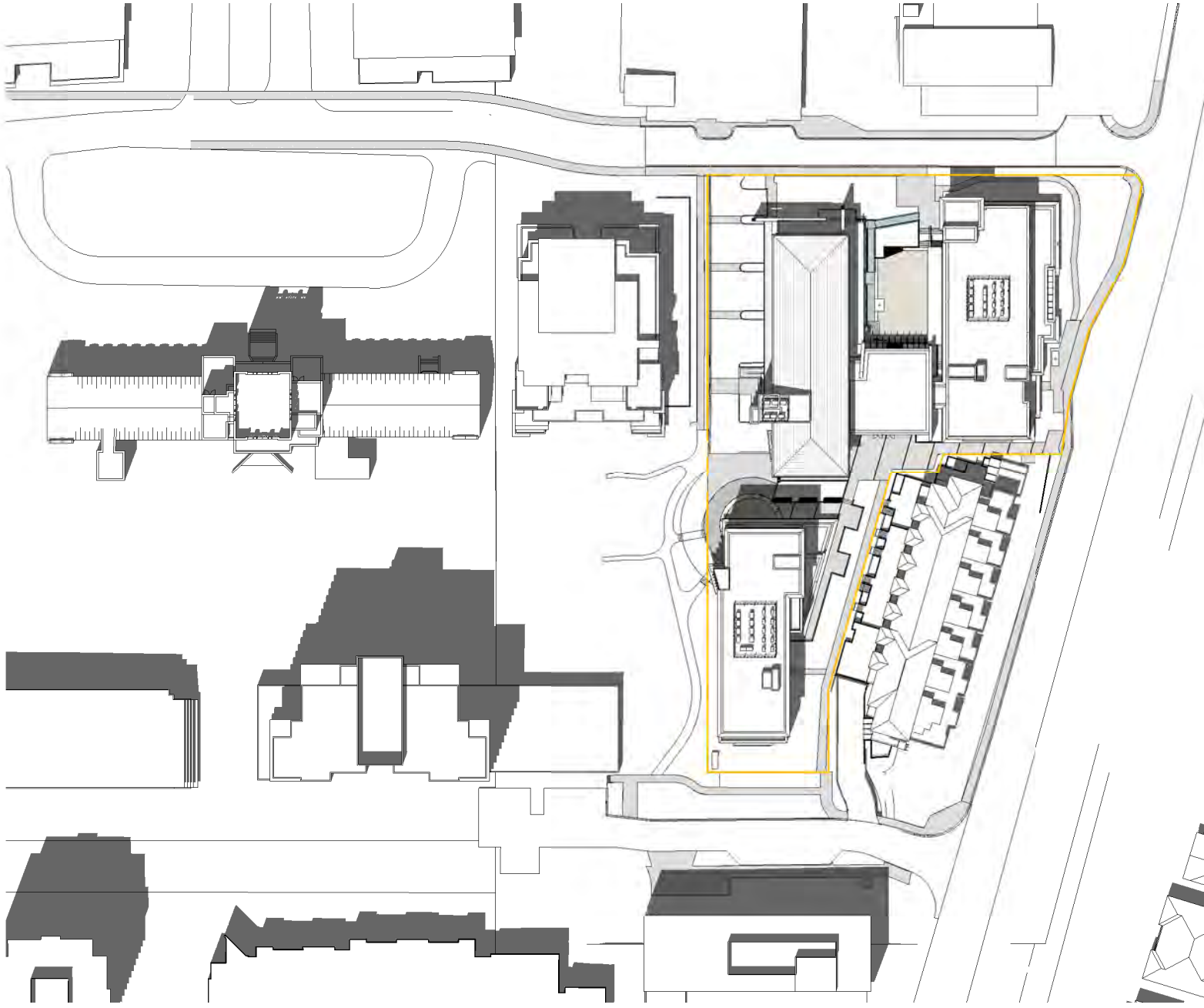
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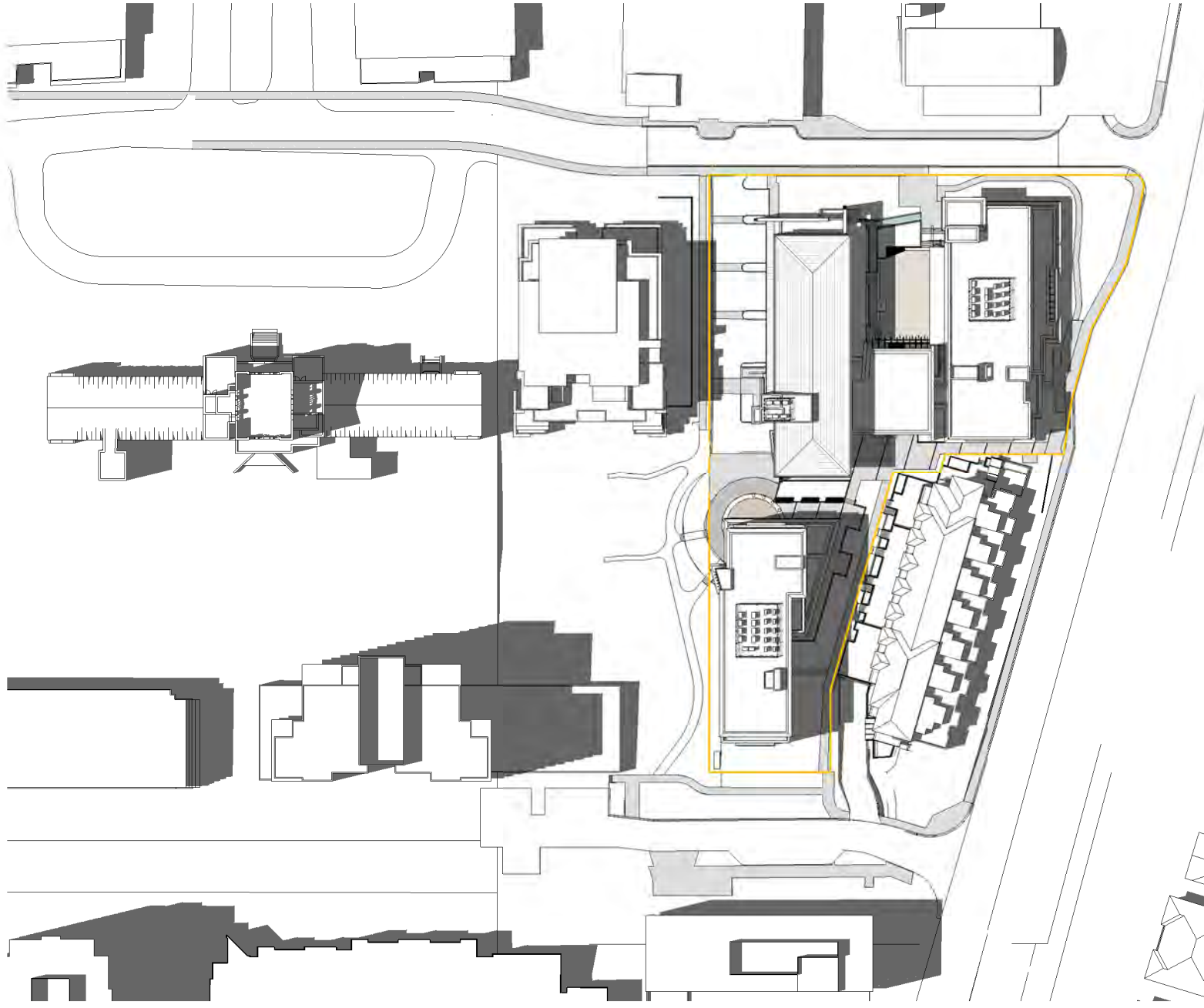
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June 21, 10am



June 21, 12pm



June 21, 2pm

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SEAL:



December 21, 10am



December 21, 12pm



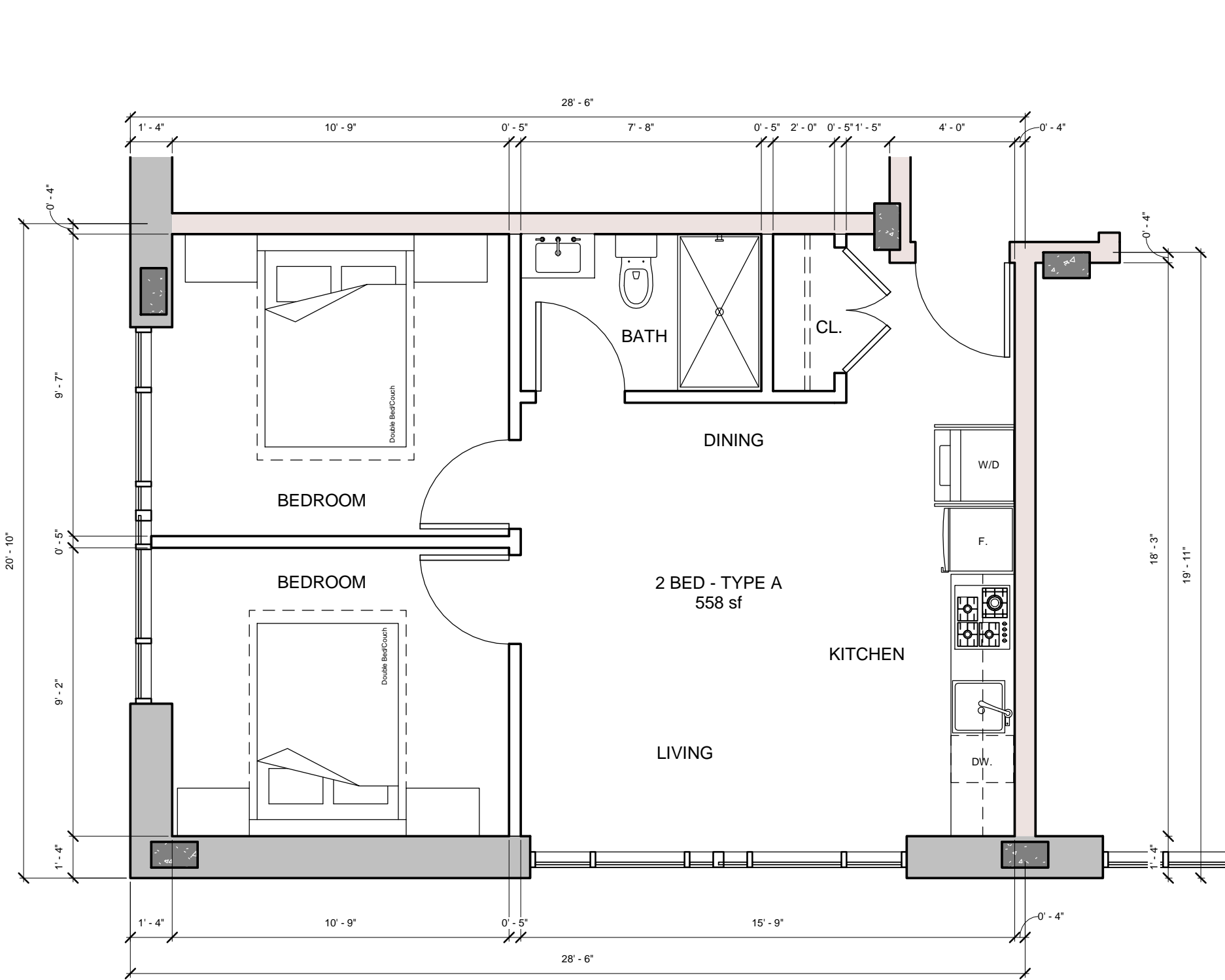
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PROJECT:  
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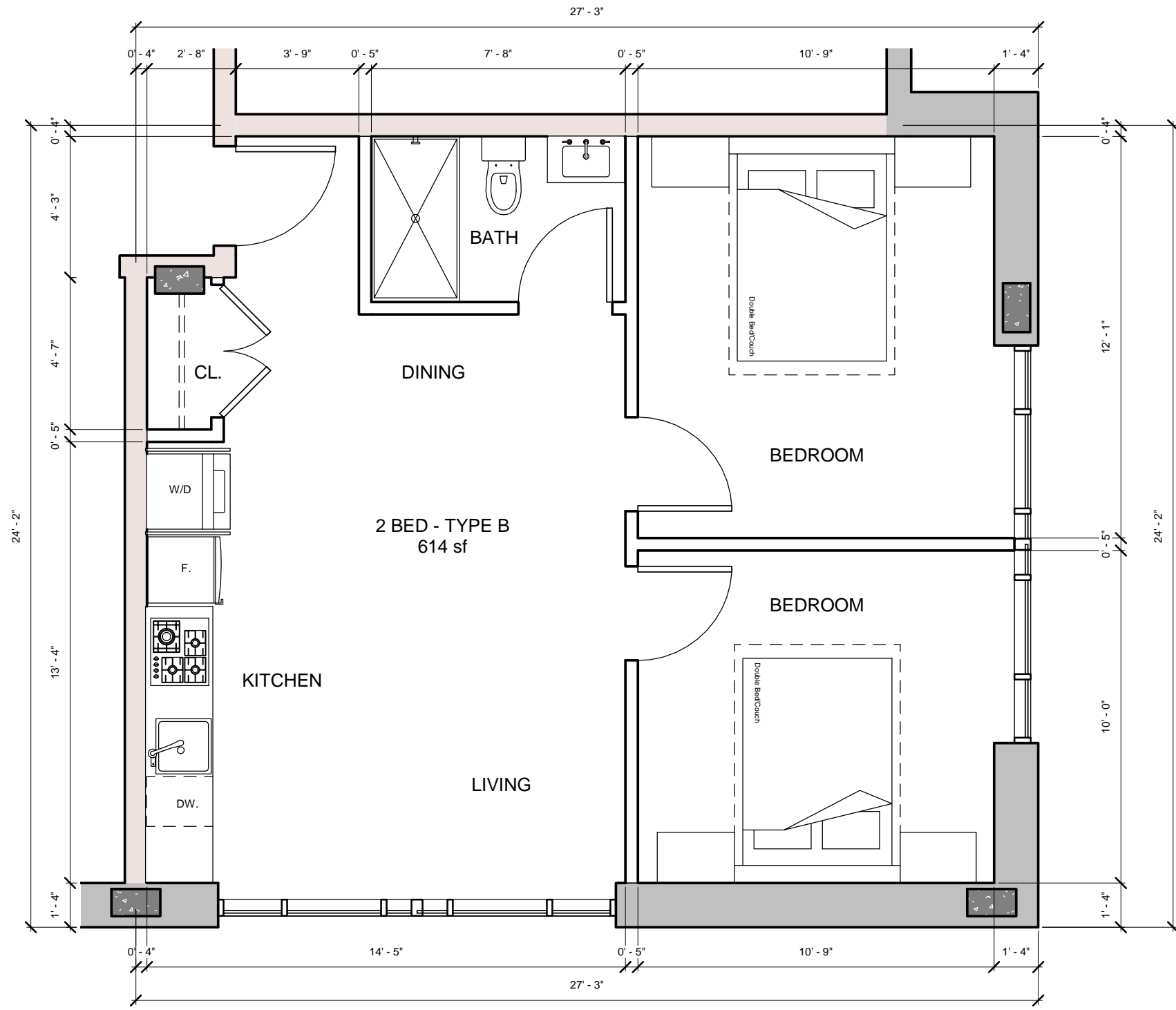
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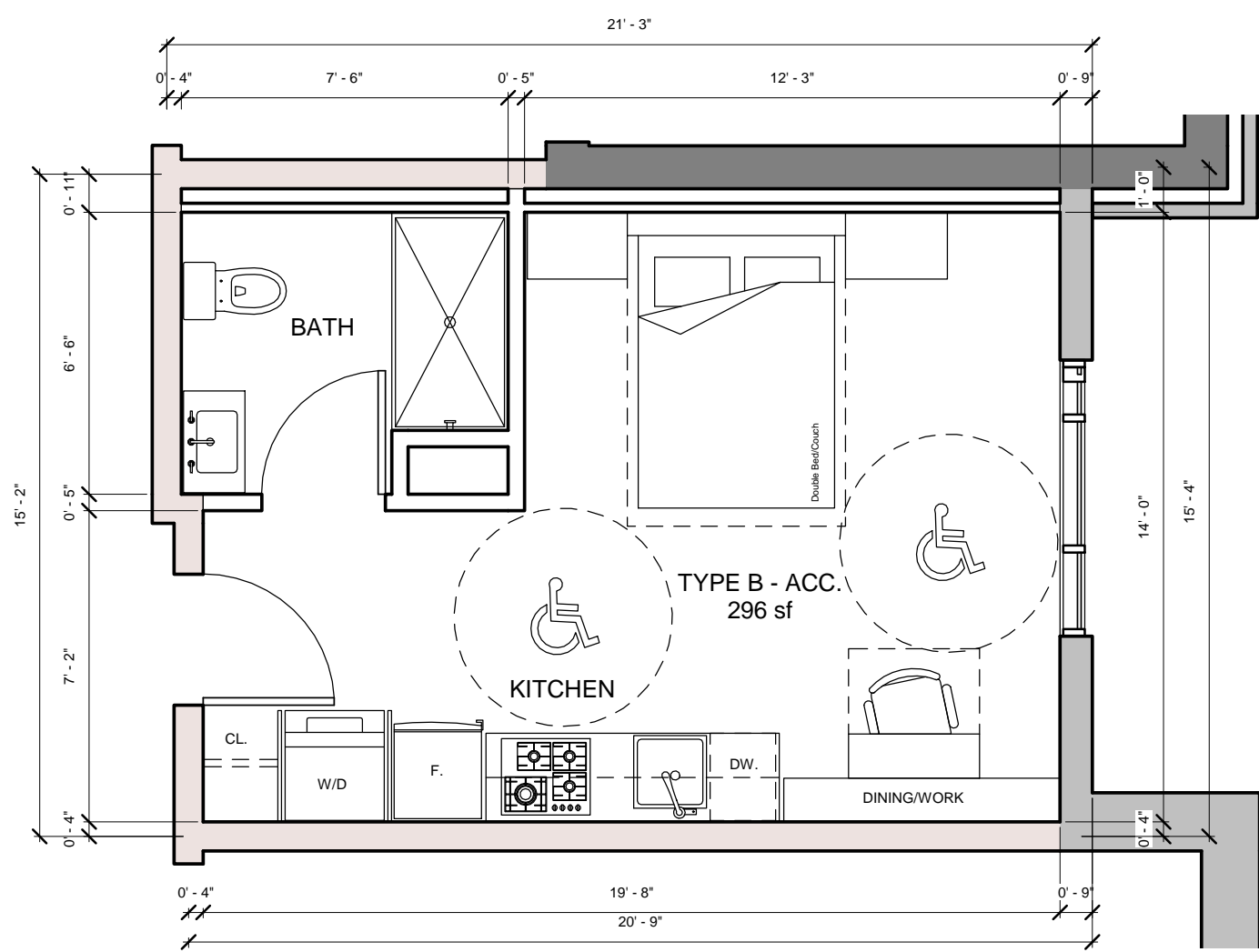




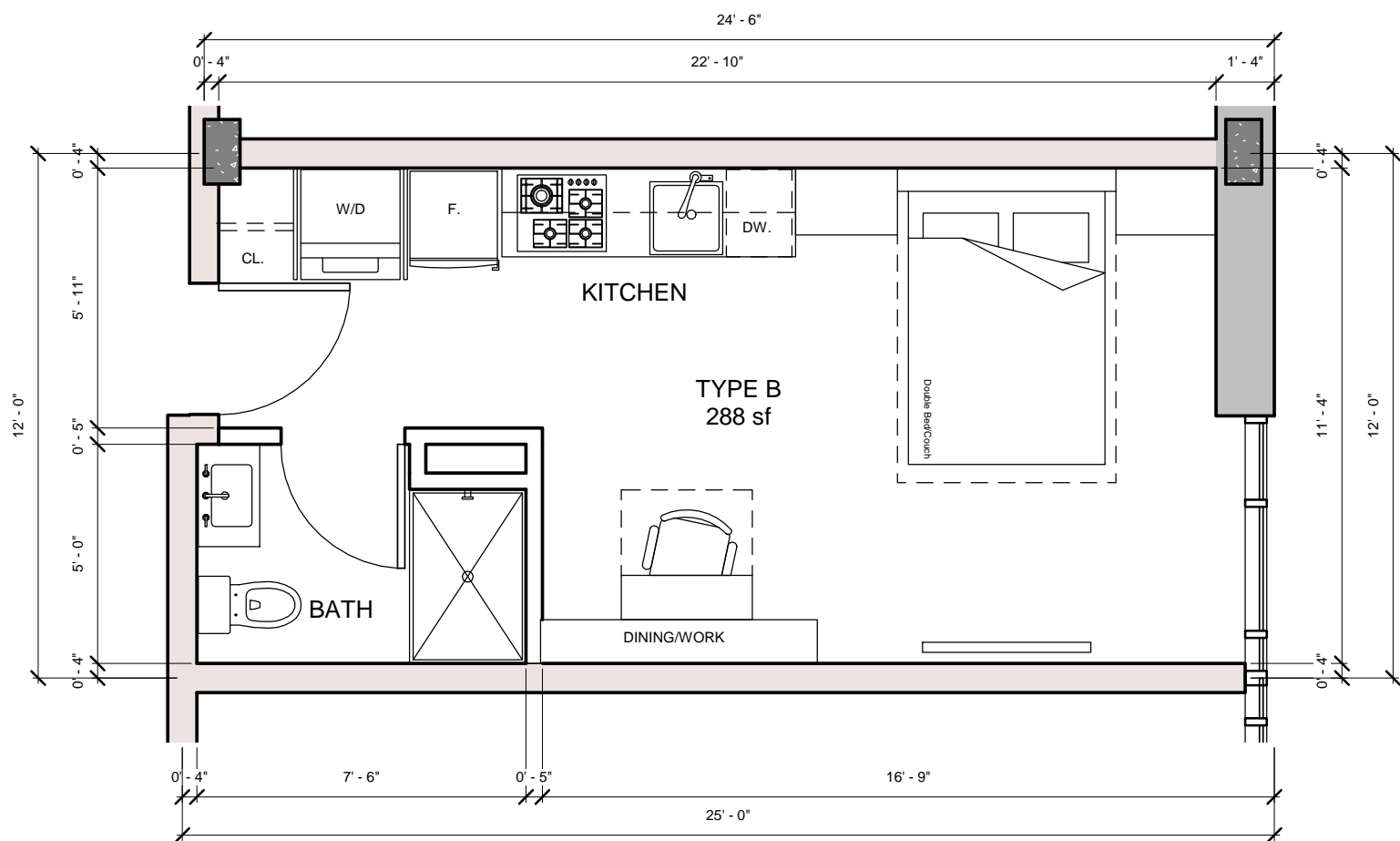
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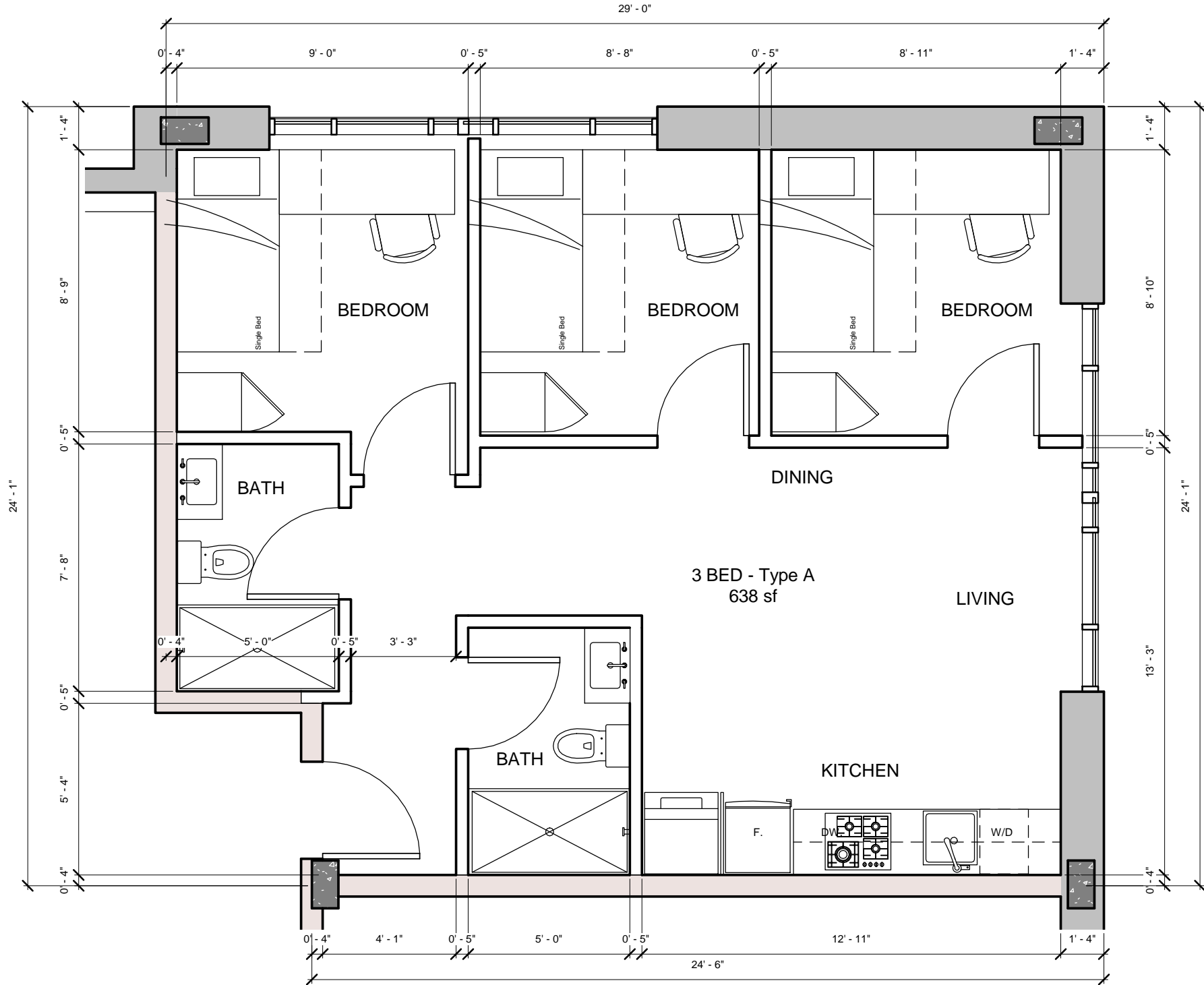
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3 Lot 40 - Accessible  
1/4" = 1'-0"



4 Lot 40 - Type B  
1/4" = 1'-0"



5 Lot 40 - 3 Bedroom Type A  
1/4" = 1'-0"

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FILE NO.:

DATE:

2022.01.04

SCALE:

1/4" = 1'-0"

TITLE:

Unit Plans - Lot 40

SHEET NO.: REVISION:

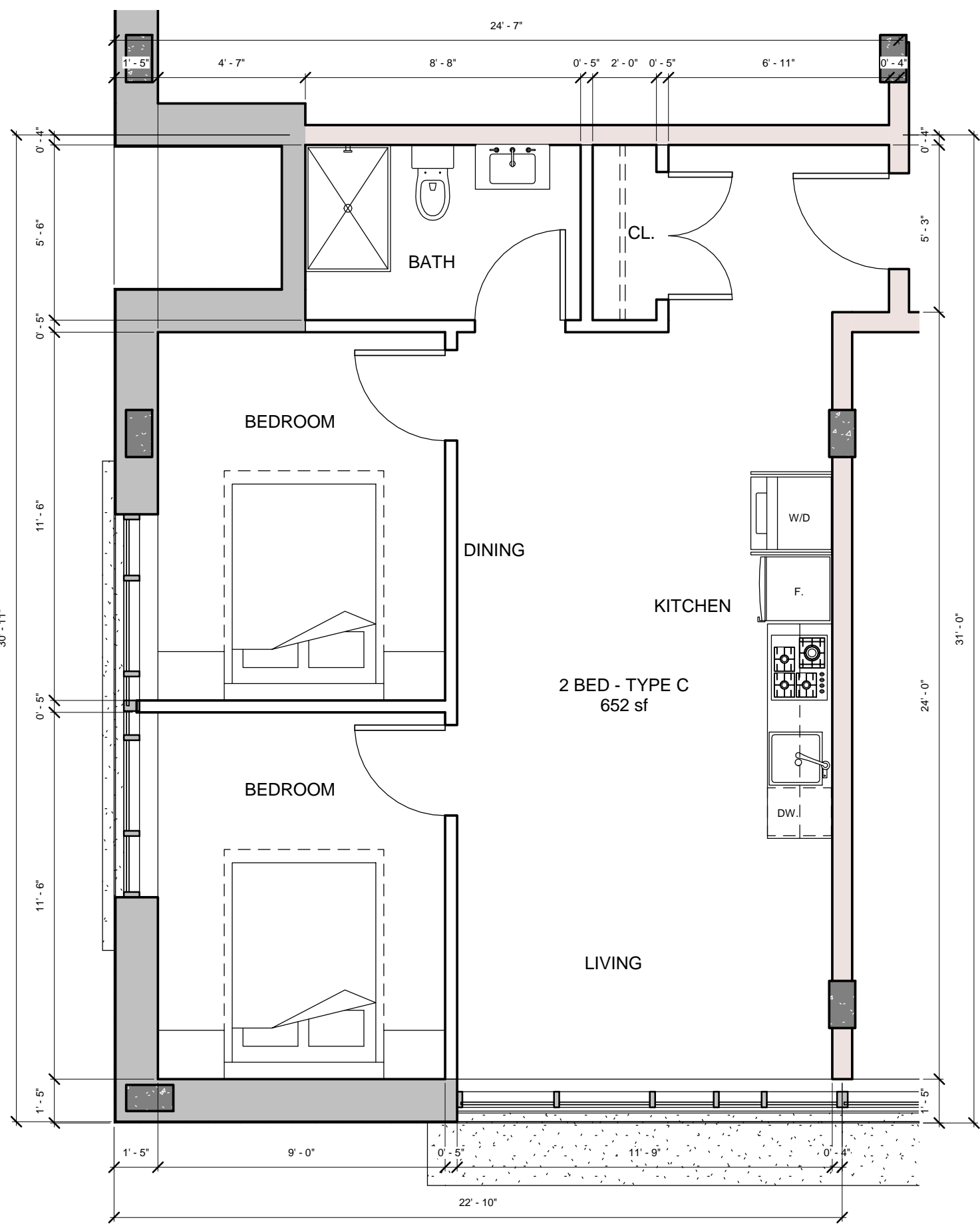
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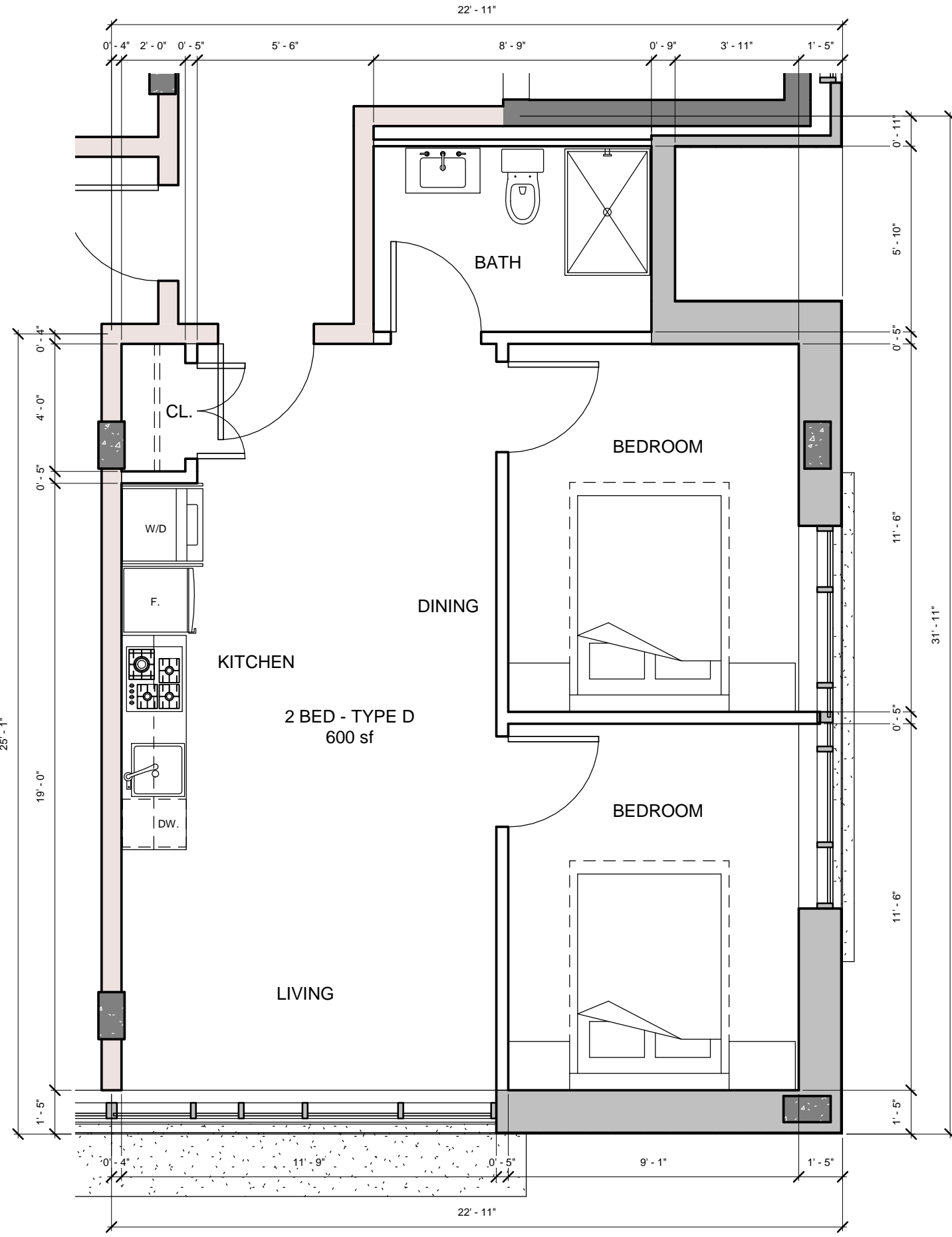
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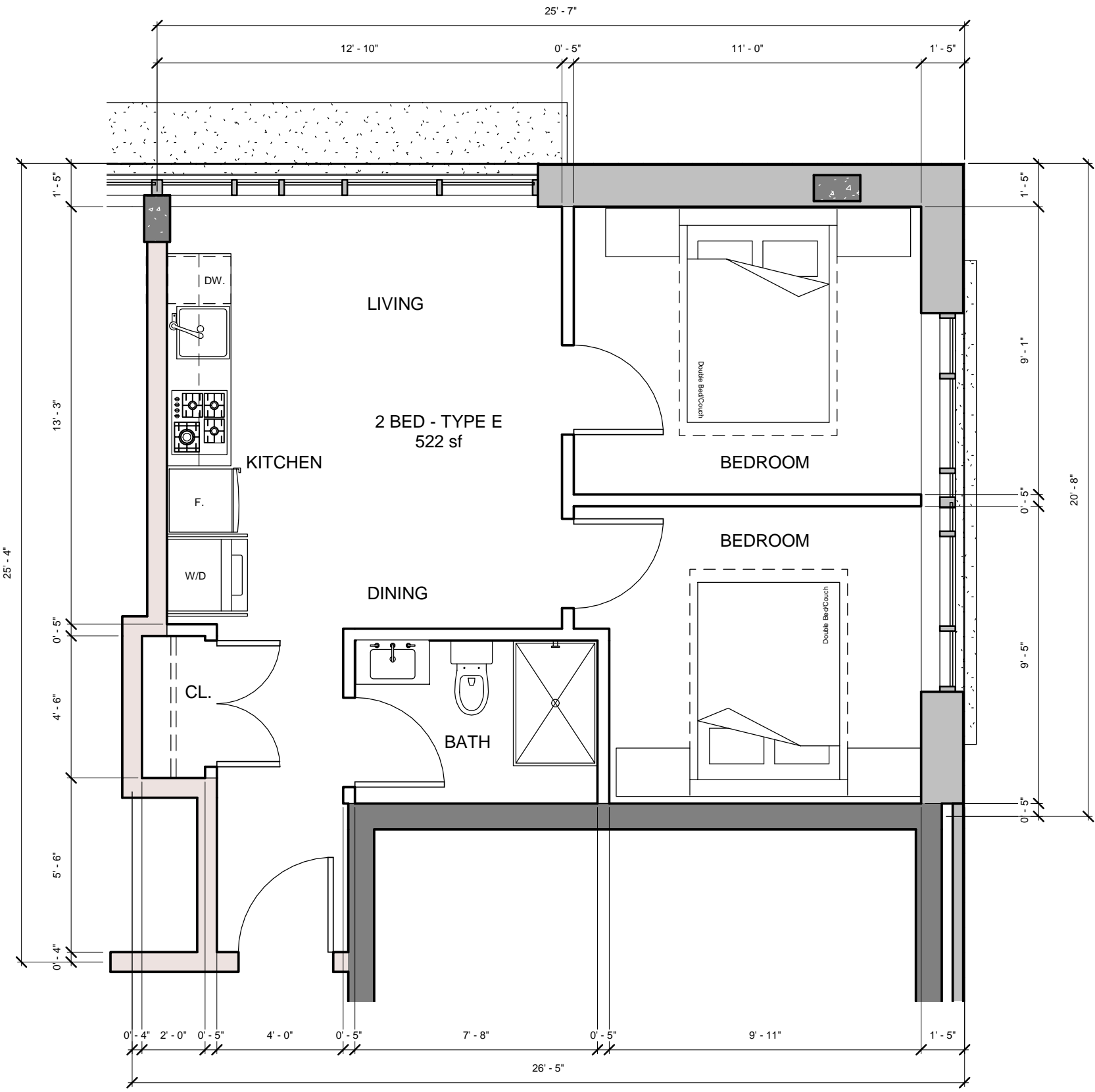
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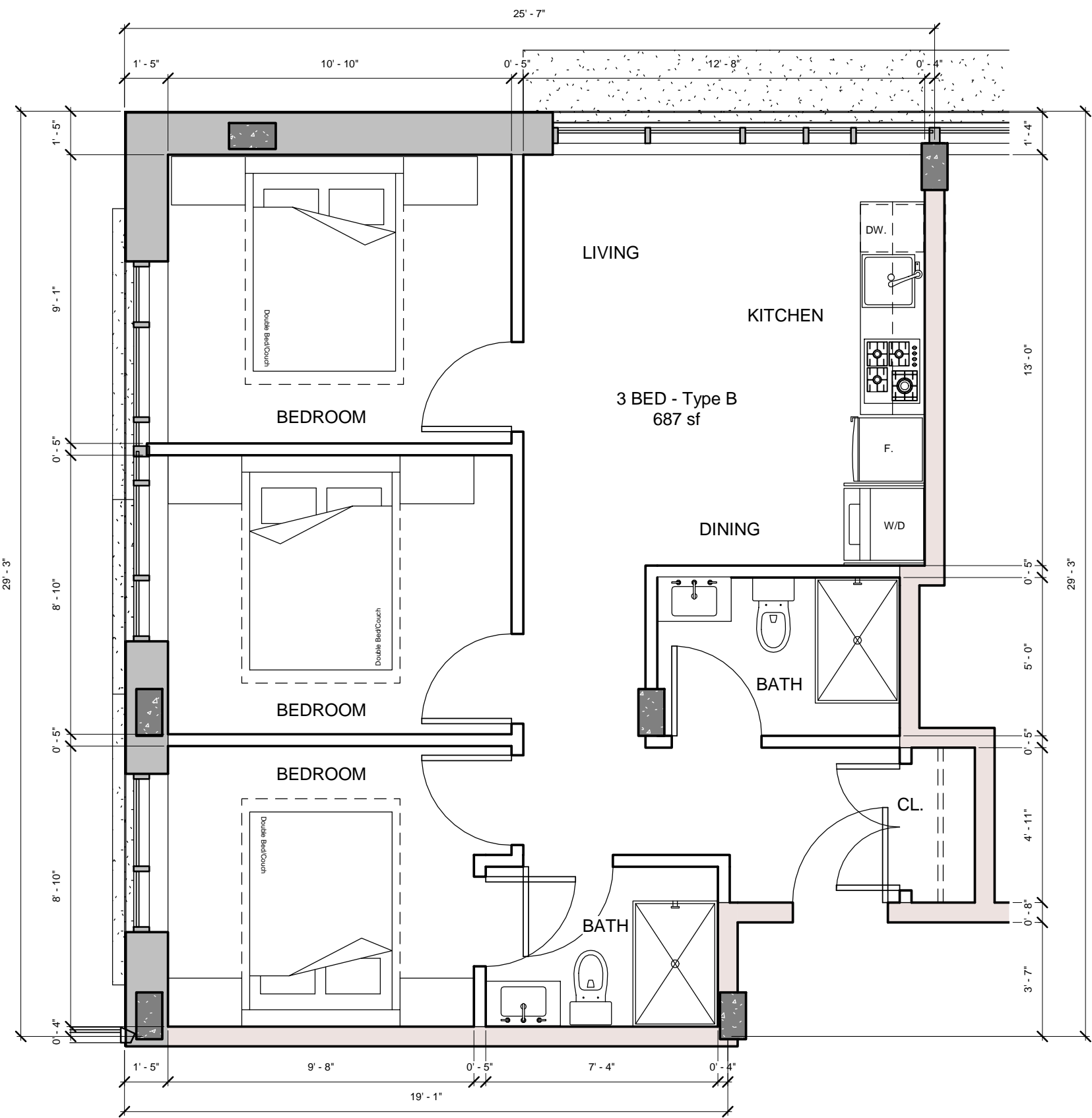
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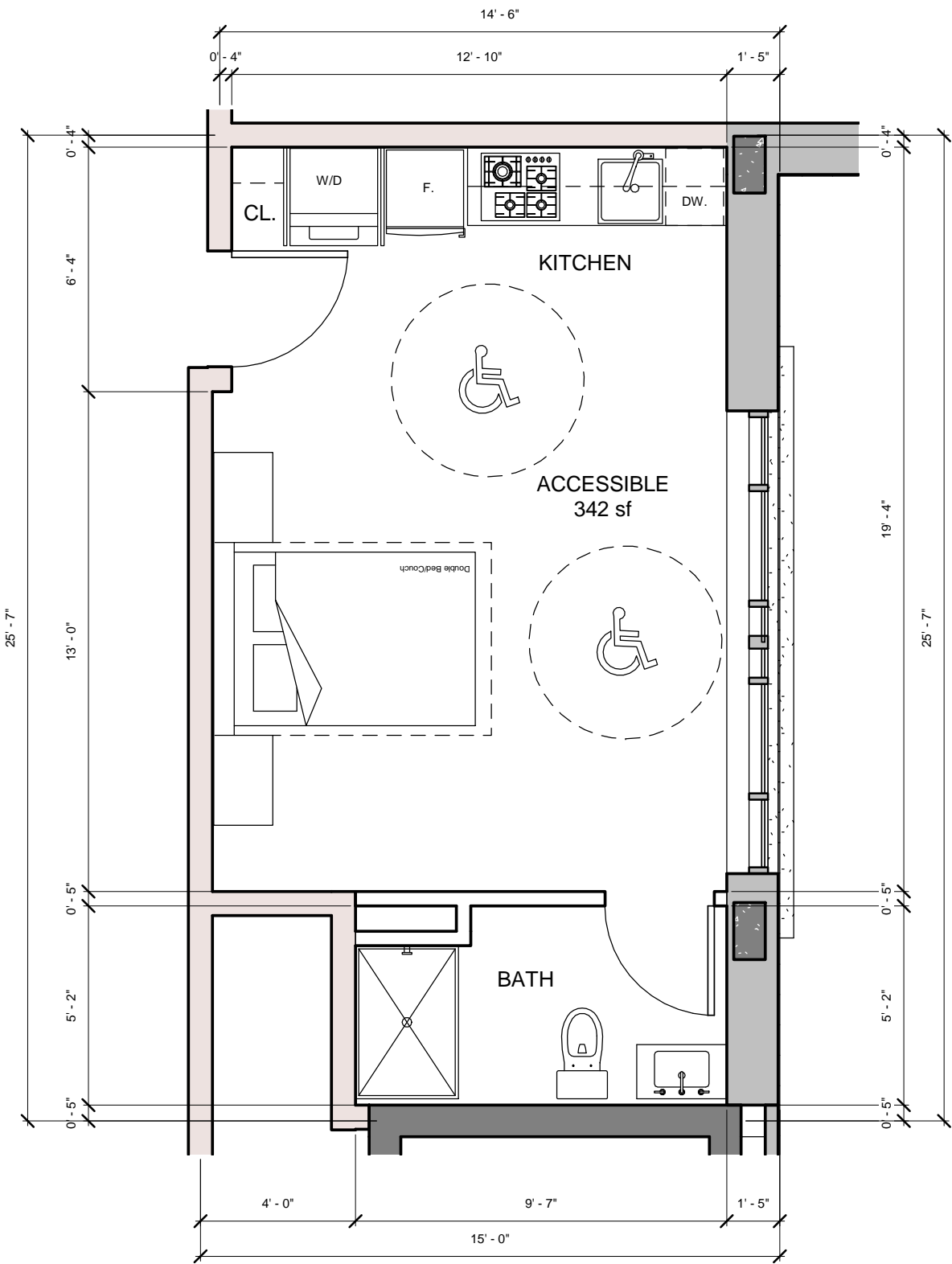
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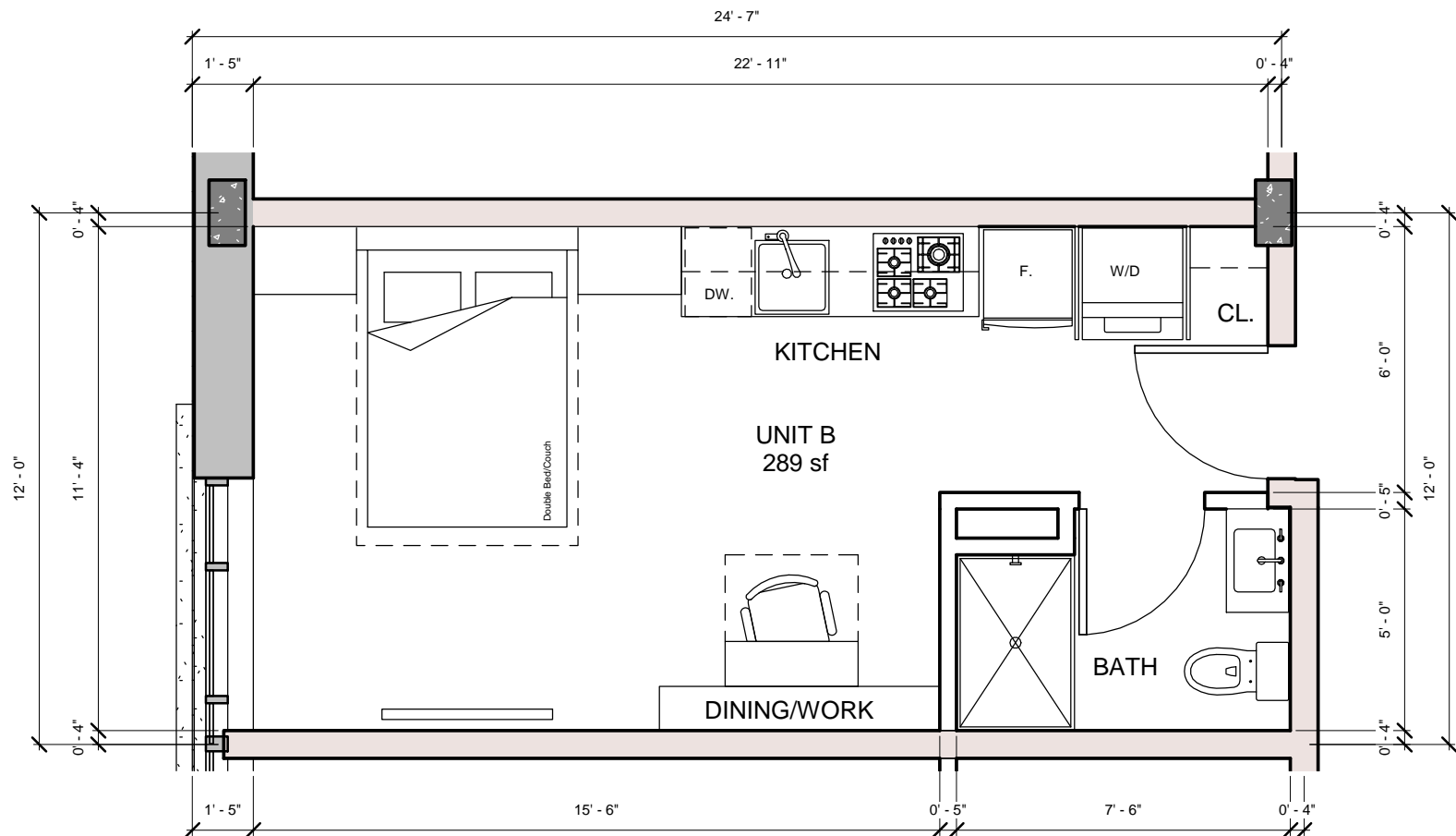
3 Lot 42 - 2 Bedroom Type E  
1/4" = 1'-0"



4 Lot 42 - 3 Bedroom Type B  
1/4" = 1'-0"



5 Lot 42 - Accessible  
1/4" = 1'-0"



6 Lot 42 - Unit B  
1/4" = 1'-0"

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1/4" = 1'-0"

TITLE:

Unit Plans - Lot 42

SHEET NO.:

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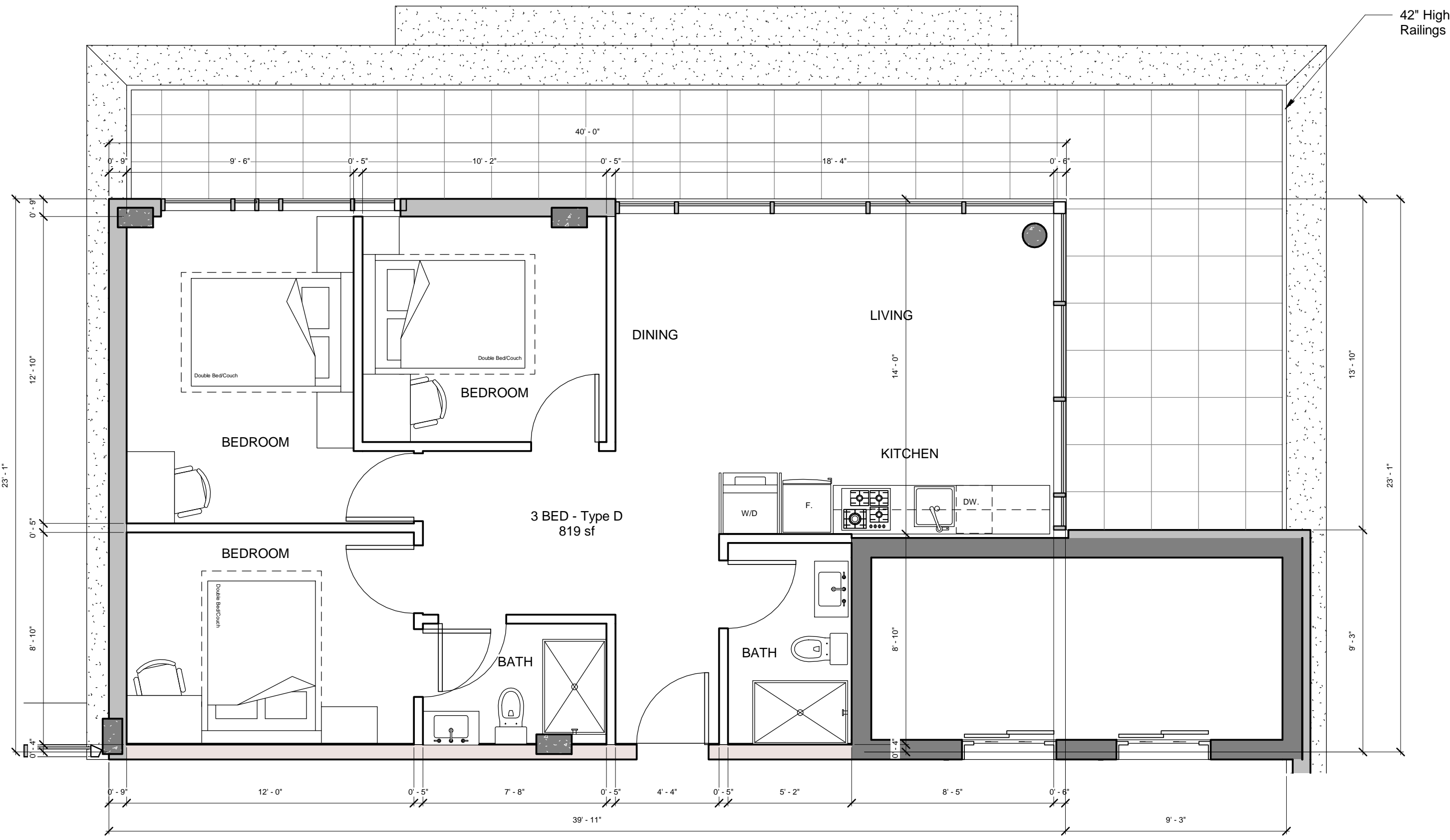
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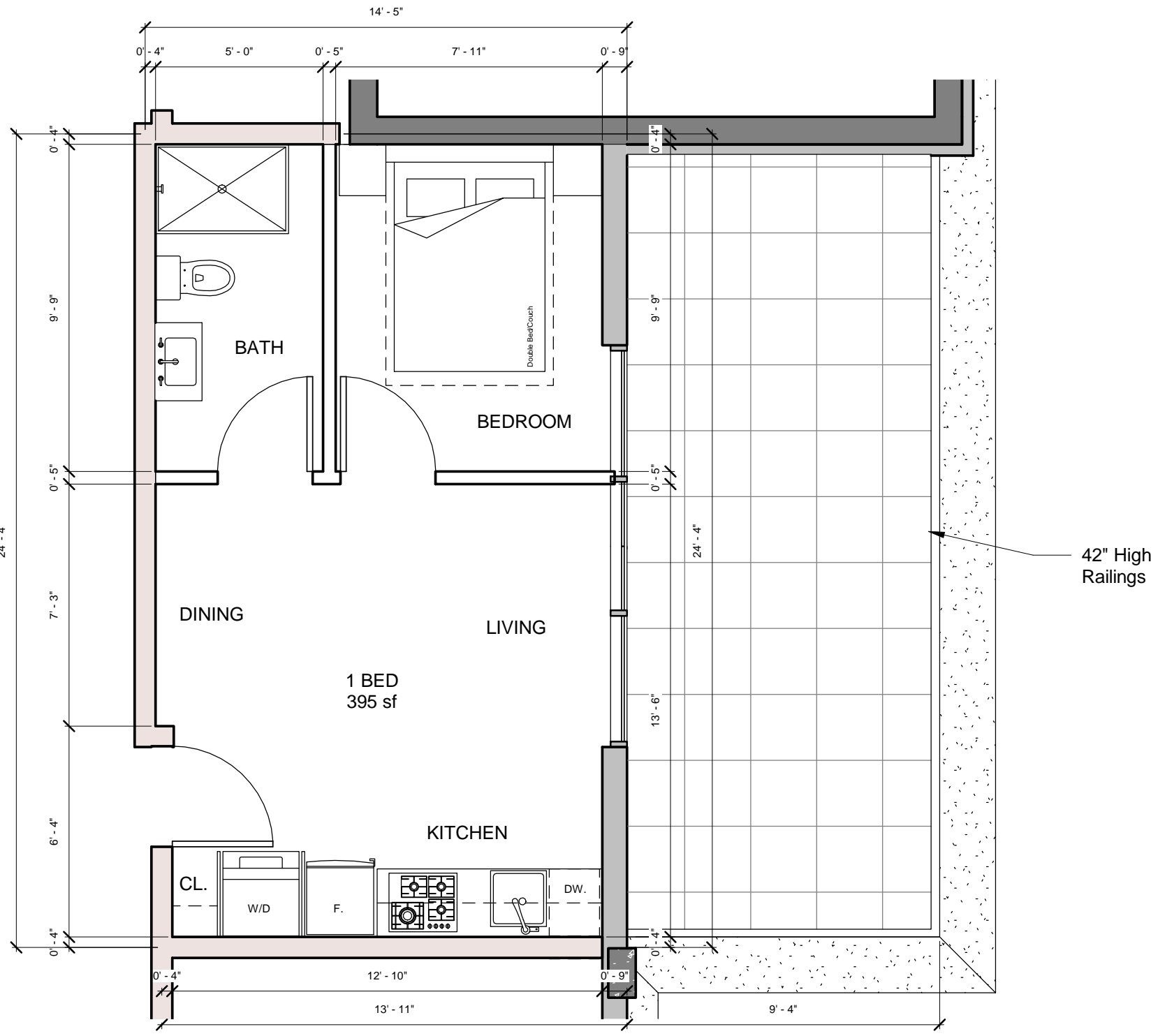


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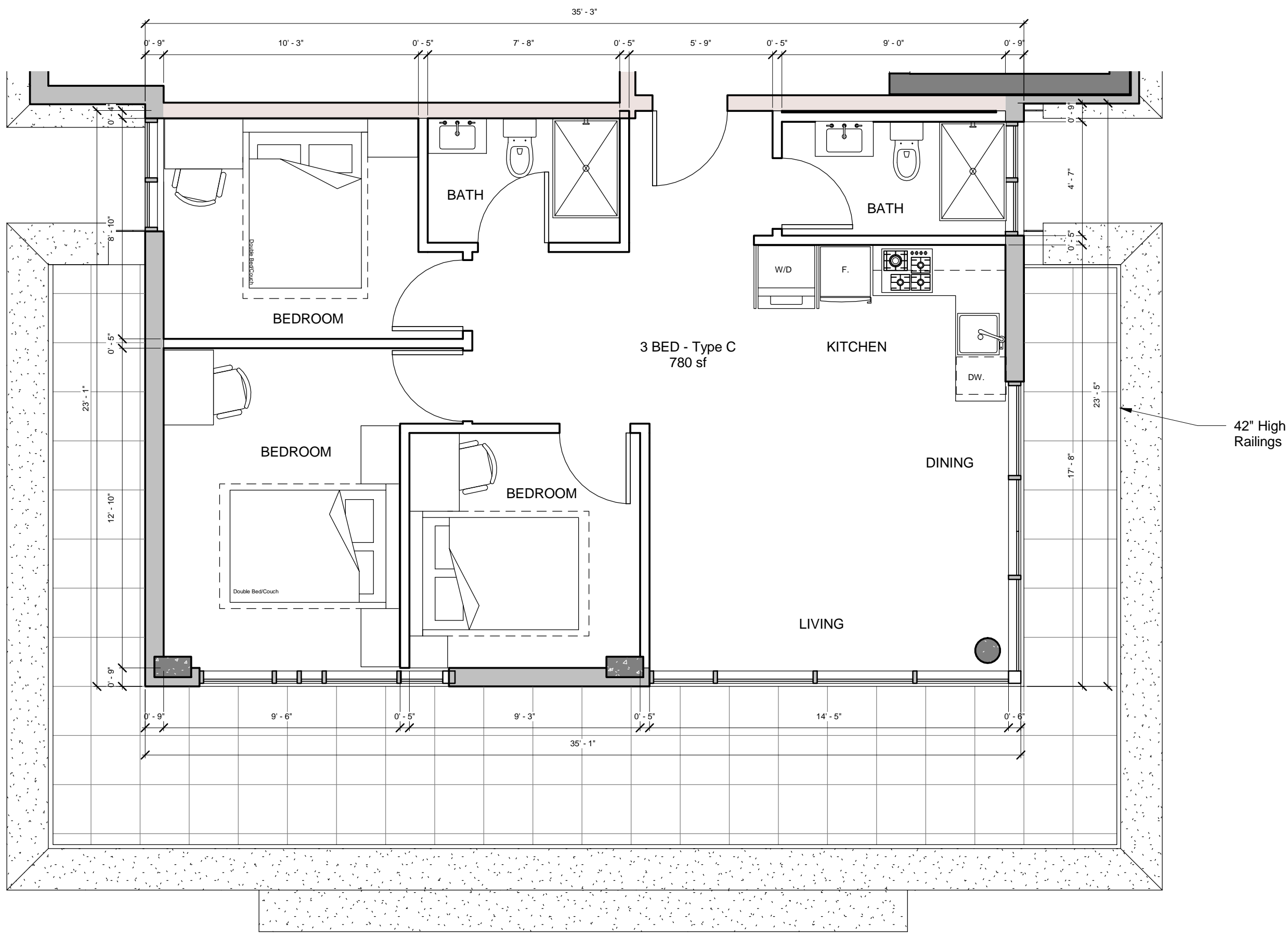
SEAL:



2 Lot 42 - 3 Bedroom Type D  
1/4" = 1'-0"



3 Lot 42 - 1 Bedroom  
1/4" = 1'-0"



1 Lot 42 - 3 Bedroom Type C  
1/4" = 1'-0"

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1/4" = 1'-0"

TITLE:

Unit Plans - Lot 42

SHEET NO.: REVISION:

A-11.02 3