



November 5, 2024

Diona Fong
UBC Properties Trust
200 - 3313 Shrum Lane
Vancouver, BC V6S 0C8

**DEVELOPMENT PERMIT
DP24010 - REVISED**

**Re: DP24010: Orchard Childcare
The open space along West Mall in front of Orchard Commons, 6363 Agronomy Road**

Dear Diona Fong,

Development Permit DP24010 is hereby issued, for a one-storey, 239.4 m² (2,576.88 sq. ft.) childcare facility with 24 spaces for children ages three-to-five located within the open space along West Mall in front of Orchard Commons, 6363 Agronomy Road. 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 September 20, 2024 prepared by PUBLIC: Architecture + Design Inc. [13 pages]
- Landscape drawings dated September 20, 2024 prepared by Public Grounds Landscape Architecture [13 pages]
- Civil drawings dated October 2, 2024 prepared by InterCAD Consulting Engineers [1 page]
- Arboricultural Inventory and Report dated March 5, 2024 prepared by Diamond Head [23 pages]

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

- 2.1. All exterior building finishes and details are to be finalized in consultation with the University Architect, Planning and Design.
- 2.2. In advance of finalizing exterior 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 final building energy model report has been received and is acceptable, indicating achievement of the project's energy and emissions targets.

- 2.4. Provide documentation to the Director, Sustainability and Engineering to confirm that the building is an all-electric efficient mechanical design and meets NECB 2020 prescriptive envelope values.
- 2.5. Details related to landscaping elements, including site furnishings, and lighting, are to be finalized to the satisfaction of the University Landscape Architect.
- 2.6. The landscape plans shall comply with UBC's Technical Guidelines to the satisfaction of the Landscape Architect – Municipal Services and the Landscape Architect/Planner – Planning and Design.
- 2.7. The details on the landscape drawings are to be revised to respond to the comments from the Landscape Architect, Municipal Services on this DP submission. These include but are not limited to: grading, landscape composition and arrangement, hard surface paving, and exiting treatment.
- 2.8. The Utility Underlay (LSK-002) shall be shown on all Landscape Plan sheets to the satisfaction of the Landscape Architect – Municipal Services.
- 2.9. A Lighting Plan prepared by a registered professional lighting engineer is to be submitted indicating that the exterior lighting levels comply with the lighting guidelines in the Vancouver Campus Plan to the satisfaction of the Associate Director, Municipal Engineering.
- 2.10. Consider bird collision mitigation measures when selecting glazing products. The location and design of signage on site and/or on the exterior of a building is to be provided and be acceptable to the Director of Planning, Development Services.
- 2.11. 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.
- 2.12. A stormwater management plan, a construction site plan, a siltation control plan, and an excavation and sediment control plan must be to Campus and Community Planning to the satisfaction of the Director of Planning as advised by the Green Infrastructure Engineer, Sustainability and Engineering.
- 2.13. The existing detention tank shall be inspected to ensure there is sufficient storage capacity. The Green Infrastructure Engineer, Sustainability and Engineering shall be notified prior to the inspection. The inspection report shall be submitted and shall be to the satisfaction of the Green Infrastructure Engineer, Sustainability and Engineering.
- 2.14. If there is debris accumulated in the detention tank, the tank shall be cleaned prior to the storm service connection commissioning to the satisfaction of the Green Infrastructure Engineer, Sustainability and Engineering.
- 2.15. 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
- 2.16. Tree protection measures in accordance with the Tree Protection Guidelines in Part 3, Sec. 2.4.6 of the Vancouver Campus Plan are to be implemented to protect existing trees both on

and off the project site that are impacted and are to be retained to the satisfaction of the University Landscape Architect. A hydrovac method of excavation is to be used near existing tree roots.

- 2.17. The location of the new tree located at the northwest corner of the site shall be adjusted due to its conflict with the proposed sanitary and storm services to the satisfaction of the Mechanical Utilities Engineer, EWS.
 - 2.18. Finalize the content of tree removal notification signage in coordination with the Campus and Community Planning Public Engagement team, and prepare and install notification sign on site. Tree removal may commence 48 hours (2 working days) after installation of notification sign.
 - 2.19. A plan identifying the type, size and location of all new above or below ground storage tanks (including fuel tanks, acid neutralization tanks, oil water separators, grease traps, septic tanks, liquefied gas tanks, waste water collection and containment tanks), chillers and generators is required to the satisfaction of the Chief Risk Officer.
 - 2.20. The assessment of Development Cost Charges shall be coordinated with and submitted to the Planning Assistant, Development Services prior to submitting a full Building Permit application. All required fees shall be paid prior to Building Permit issuance.
3. **Prior to tender:**
 - 3.1. UBC Energy and Water Services reviews the main mechanical and electrical service and meter designs for Utility compliance and protection requirements. Any significant material or equipment changes after tender, which do not comply with UBC Technical Guidelines, must be approved by UBC Energy and Water Services **before** purchase.
 - 3.2. Project electrical and mechanical engineers must meet with UBC Energy and Water Services' staff to finalize the service locations, utility conflicts, and metering requirements. Energy and Water Services service designs for all buildings are to meet applicable Code requirements. Exemptions from the UBC Technical Guidelines for utility service requirements can only be granted by UBC Energy and Water Services.
 4. **Prior to Issuance of an Occupancy Permit:**
 - 4.1. Submit a 3D model of the final project design in accordance with [3D Model Submission Requirements](#) to the satisfaction of the Director of Planning, Development Services in consultation with the Planning Assistant, Planning and Design.
 - 4.2. Confirm that a whole building airtightness test has been conducted to the satisfaction of the Director, Sustainability and Engineering.
 - 4.3. An exterior signage plan shall be submitted for review and approval by the Manager, Transportation Engineering, Sustainability and Engineering. The location and design of signage on the exterior of the building is to be provided and be acceptable to the Director of Planning, Development Services and may be subject to a Development Permit amendment.
 5. **General Conditions:**

- 5.1. Should noise levels from mechanical equipment exceed acceptable levels 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.
- 5.2. If the number of bike racks provided is found to be insufficient, Student Housing and Community Services (SHCS) shall be responsible for providing additional rack(s). The location of the new rack(s) is subject to review and approval by the Manager, Transportation Engineering, Sustainability and Engineering.
- 5.3. Designer and Contractor Responsibilities for excavations at UBC must be confirmed by the Managing Director Building Operations according to UBC Technical Guidelines:
 - 5.3.1. **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.
 - 5.3.2. **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: K. Russell, Development Services
A. Krause, Accessibility Advisor

E. Lin, Chief Building Official
B. Liljefors, Urban Designer (Architect)
D. Gregory, Landscape Architect – Municipal Services
J. Li, Green Infrastructure Engineer, Municipal Engineer
J. Liu, Mechanical Utilities Engineer
J. Jimenez, Operations Facilities Manager, Parking
K. Falkner, Manager, Transportation Engineering
M. Rusticus, VFRS Fire Protection Office
M. Roddis, Associate Director, Campus Design
N. Vukojevic, Planning & Urban Design Assistant 2
N. Sagliocco, Community Safety Manager, Campus Security
P. Young, Director of Planning & Design, UBC Properties Trust
P. Martyn, Manager, Green Building
P. Brusse, Assoc. Director, Energy Conservation & Innovation
R. Lussier, Landscape Architect / Planner – Planning and Design C+CP
R. Hugli, Manager, Electrical Utilities
R. Cheung, Assistant Chief, UEL/UBC and Public Education
S. Lecocq, Building Official
S. Murphy, Director of Faculty Staff Housing & Relocation Services
BC Assessment
F. Desmarais, Facilities Manager
D. Kiloh, Director Facilities and Building Services
Martina Caniglia, PUBLIC: Architecture + Design Inc.
Dustin Dilts, Public Grounds Landscape Architecture