

PROVINCE OF BRITISH COLUMBIA

ORDER OF THE MINISTER OF

MUNICIPAL AFFAIRS

University Endowment Land Act
[RSBC 1996] Chapter 469

Ministerial Order No. M294

I, Anne Kang, Minister of Municipal Affairs, order that pursuant to Sections 12(1) and 12 (2)(a) of the *University Endowment Land Act*:

a) The University Endowment Lands *Land Use, Building and Community Administration* Bylaw be amended as provided in Appendix 1 to this Order.

August 21, 2024



Date

Minister of Municipal Affairs

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section: University Endowment Lands Act, Section 12

Other: _____

**APPENDIX 1 TO THE MINISTER'S ORDER
AMENDMENT TO THE UNIVERSITY ENDOWMENT LANDS
LAND USE, BUILDING AND COMMUNITY ADMINISTRATION BYLAW**

INSTRUCTION

1. The Table of Contents is amended to reflect the changes to the Bylaw set out in this Amendment.
2. **Amend Section 2 of the Bylaw by adding the following Section 2.1:**

“2.1 CD-4 Comprehensive District Zone Definitions

For the purpose of the CD-4 Comprehensive District Zone, the following words and phrases shall have the following meanings:

- (a) **“CD-4 Lands”** means the area identified as Lot 1 on the Survey Plan EPP138663, a copy of which is included in Appendix 5 Building Siting, Form and Character Comprehensive District 4 Zoning Lot.
 - (b) **“Housing Agreement”** means a housing agreement entered into by the owner of the CD-4 Lands and His Majesty the King in the Right of the Province of British Columbia, pursuant to Section 12(2) of the *University Endowment Land Act*, RSBC 1996, c 469 relating to the provision of affordable dwelling units on the CD-4 Lands.
3. **Amend Section 7.1 of the Bylaw by adding a new Subsection (p) as follows:**

“(p) erect, demolish or replace a building in the Comprehensive District (CD-4)”

4. **Amend Section 26.1 of the Bylaw by adding a new Subsection (i) as follows:**

“(i) CD-4: Comprehensive District.”

5. **Amend the Bylaw by adding a new Section 38 as follows:**

“38.0 CD-4 Comprehensive District

38.1 Application. This CD-4 Comprehensive District regulates and applies to the CD-4 Lands.

38.2 Green Building Performance. All applications for development permits and building permits for the CD-4 Lands must include a summary of how each and every building will achieve the minimum requirements of the BC Energy Step Code that is applicable to the University Endowment Lands at the time of application.

38.3 Floor Area and Density.

- (1) For the purposes of subdivision, the CD-4 Lands shall have a minimum lot area of 2,856 square metres, prior to any dedications. For the purpose of Section 38.3(1) and (2), ‘dedications’ shall refer to any land dedicated pursuant to the *Land Title Act* and any land designated for public access or use pursuant to a registered statutory right of way.

- (2) The floor space ratio of the CD-4 Lands shall be 4.0, and computation of the floor space ratio will be based on the lot area of the CD-4 Lands, prior to any dedications.
- (3) Computation of floor area:
- (a) will include all floors having a minimum ceiling height of 1.2 metres above ground level, including earthen floor, measured to the extreme outer limits of the building;
 - (b) will exclude:
 - (i) open residential balconies or sundecks, and any appurtenances thereto which, in the opinion of the Manager, are similar to the foregoing, except that the total area of all such exclusions must not exceed 12% of the maximum permitted residential floor area;
 - (ii) covered entrances not exceeding 25 square metres in area;
 - (iii) uncovered patios, roof gardens and decks;
 - (iv) covered patios not exceeding 15 square metres in area;
 - (v) commercial canopies not exceeding a projection of 3.0 from the building face;
 - (vi) pergolas and trellises;
 - (vii) residential lobbies, common areas and amenity areas, provided that the total area of such exclusions must not exceed 550 square metres;
 - (viii) heating, cooling and mechanical equipment, elevator shafts, elevator lobbies, elevator machine rooms, electrical rooms, recycling facilities, garbage holding areas, loading areas, or uses which in the opinion of the Manager are similar to the foregoing, provided that the finished floor of those areas or portions thereof so used;
 - (ix) floor area for each adaptable dwelling unit provided, according to the following: (A) 1.9 square metres per one-bedroom adaptable dwelling unit provided, and (B) 2.8 square metres per two-plus bedroom adaptable dwelling unit provided;
 - (x) underground parking structures, including, without limitation, floor area used for the purpose of off-street loading, bicycle storage, and storage areas; and
 - (xi) areas of undeveloped storeys which are located (A) above the highest storey or half storey, including roof top heating, cooling,

mechanical, electrical rooms; or (B) adjacent to a storey with a ceiling height of less than 1.2 metres.

- (4) One (1) principal building is permitted on the CD-4 Lands.
- (5) Balconies may not be enclosed.

38.4 Building Height.

- (1) Subject to Subsections (2) and (3), the principal building on the CD-4 Lands shall not be higher than a geodetic datum of 149.74 metres, being approximately 58 metres from the highest point of the curb elevation on any road adjacent to the CD-4 Lands, provided that the top of the elevator overrun may be built to a geodetic datum of 154.79 metres.
- (2) The Manager may permit a greater height than otherwise permitted for the following items if they do not in total exceed one-half of the width of the building or buildings as measured on any elevation drawings:
 - (a) architectural appurtenances such as turrets and cupolas, provided that no additional floor area is created and no protrusion extends more than 1.2 metres above the height limitation;
 - (b) mechanical appurtenances such as elevator machine rooms, rooms containing heating, cooling and electrical equipment;
 - (c) access and infrastructure required to maintain green roofs, urban agriculture or roof-mounted energy technologies including solar panels and other such renewable energy devices, provided that the Manager considers their siting and sizing in relation to views, overlook, shadowing and noise impacts;
 - (d) venting skylights, opening clerestory windows designed to reduce energy consumption or improve natural light and ventilation; and
 - (e) items similar to any of the above.
- (3) The Manager may, for any building higher than 30 metres, permit a decorative roof, which may include items referred to in Subsection (2) to exceed the maximum height otherwise specified in the Bylaw, provided that:
 - (a) the Manager is satisfied that the roof enhances the overall appearance of the building and appropriately integrates mechanical appurtenances;
 - (b) the roof does not add to the floor area otherwise permitted; and
 - (c) the Manager refers the matter to the Advisory Design Panel for comment.

38.5 Dwelling Units

- (1) No dwelling unit shall have a floor area less than 25 square metres.
- (2) No portion of a building located below the 2nd storey shall be designed or occupied as a dwelling unit.
- (3) A minimum of 10% of the total number of residential dwelling units in the CD-4 Comprehensive District shall be used for affordable rental housing for moderate-income households, comprising of those dwelling units designated as 'Affordable Rental Units (Moderate)' pursuant to a Housing Agreement.
- (4) A minimum of 20% of the total number of residential dwelling units in the CD-4 Comprehensive District shall be used for affordable rental housing for low-income households pursuant to the terms of a Housing Agreement, comprising of:
 - (a) a minimum of 8% of the total number of residential dwelling units in the CD-4 Comprehensive District designated as 'Affordable Rental Units (Low)' pursuant to a Housing Agreement; and
 - (b) a minimum of 12% of the total number of residential dwelling units in the CD-4 Comprehensive District designated as 'Affordable Rental Units (Graduate)' pursuant a Housing Agreement.

38.6 Site Coverage

- (1) The maximum site coverage shall be 56% (1,598 square metres) of the site area of the CD-4 Lands.
- (2) For the purposes of this CD-4 Comprehensive District, the following shall be excluded from site coverage:
 - (a) open balconies;
 - (b) covered entrances not exceeding 23 square metres in area;
 - (c) commercial canopies not exceeding a projection of 2.4 metres from the building face;
 - (d) covered patios not exceeding 14 square metres in area;
 - (e) pergolas and trellises; and
 - (f) underground parking structures.

38.7 Minimum Siting Requirements

- (1) No part of any building or structure shall project beyond the building lines shown on Schedule 5 of the University Endowment Lands *Land Use, Building and Community Administration Bylaw*, excepting covered entrances to multiple

dwelling buildings, which may project into the required setbacks at the discretion of the Manager.

38.8 Setbacks

- (1) On the northern frontage, the building face will setback at least 4 metres from the property line and any retail canopy will be setback at least 2.20 metres from the property line.
- (2) On the eastern frontage, the building face will setback at least 2.75 metres from the property line.
- (3) On the southern frontage, the building face will setback at least 9.85 metres from the property line.
- (4) On the western frontage, the building face will setback at least 5.65 metres from the property line and any retail canopy will be setback at least 3.85 metres from the property line.
- (5) Setbacks shall not apply to areas below grade.
- (6) The Manager, after consulting with the Advisory Design Panel, may permit variances to the building setbacks to improve design articulation and building appearance.

38.9 Adaptable Dwelling Units. At least 25% of the dwelling units in the building on the CD-4 Lands shall be adaptable dwelling units.

38.10 Commercial Uses. A minimum of 900 square meters of ground floor area on the CD-4 Lands shall be for commercial uses.

38.11 Siting, Form and Character. The siting, form and character of the mixed-use residential-commercial buildings constructed on the CD-4 Lands will align substantively with the Building Siting, Form and Character Drawings for CD-4: Comprehensive District in Appendix 5.

38.12 Outright Approved Uses.

Subject to all other provisions of this Bylaw, the uses listed in this Section 38.12 shall be permitted in this CD-4: Comprehensive District, provided that any residential floor space constructed on the CD-4 Lands will only be used for multiple dwelling and residential amenity space and for related accessory buildings or accessory uses:

- (1) Artist gallery
- (2) Child day care facility
- (3) Restaurant
- (4) Grocery market

- (5) Liquor store
- (6) Multiple dwelling, provided that the tenure and rental rates of any residential dwelling units reserved for affordable rental housing pursuant to Section 38.5(3) and (4) are secured consistent with and secured by a Housing Agreement
- (7) Office
- (8) Farmers market
- (9) Food truck
- (10) Outdoor plaza and courtyard
- (11) Park and playground
- (12) Parking area
- (13) Personal service
- (14) Public authority building or use
- (15) Public utility
- (16) Residential amenity space
- (17) Retail
- (18) School or academy
- (19) Institution of a religious, philanthropic, cultural or charitable character
- (20) Accessory buildings customarily ancillary to any of the uses listed in this Section
- (21) Accessory uses customarily ancillary to any of the uses listed in this Section.

38.13 Conditional Approval Uses. Subject to all other provisions of this Bylaw and all the other applicable regulations, the Manager may approve any of the uses listed below, subject to such conditions or additional regulations the Manager may decide, provided that before making a decision the Manager considers the intent of the Bylaw, the Form and Character Guidelines in Appendix 5, the recommendations of the Advisory Design Panel, and has notified such adjacent property owners and residents that the Manager deems may be affected:

- (1) Animal hospital or daycare
- (2) Home occupation
- (3) Laundromat
- (4) School (professional, vocational, or trade)

- (5) Social service centre
- (6) Special needs residential facility

38.14 Parking and Loading Requirements

- (1) In the CD-4 Comprehensive Zone, the following requirements shall apply to off-street parking spaces:

Minimum vehicle parking requirement:

- 1.1 parking spaces per dwelling unit other than the dwelling units designated as 'Affordable Rental Units (Graduate)', 'Affordable Rental Units (Low)' and 'Affordable Rental Units (Moderate)' pursuant to a Housing Agreement;
- No parking spaces required for the dwelling units designated as 'Affordable Rental Units (Graduate)' pursuant to a Housing Agreement
- 0.5 parking spaces per dwelling unit designated as 'Affordable Rental Units (Low)' and 'Affordable Rental Units (Moderate)' pursuant to a Housing Agreement;
- no parking spaces will be required for commercial uses; and
- 30 parking stalls for use by Regent College, which will be in addition to any visitor parking stalls required for the building on the CD-4 Lands.

Size of Parking Spaces

- The number of off-street parking spaces for small cars on the CD-4 Lands shall not exceed 25% of the total parking spaces required for all uses combined. All off-street parking spaces for small cars shall: (i) be a minimum of 4.6 metres in length; (ii) be a minimum of 2.3 metres in width, except that where one side of any space abuts any portion of a fence or structure in a manner that impedes the swing of the door of a parked vehicle, the minimum width shall be 2.6 metres or where both sides abut any portion of a fence or structure in a manner that impedes the swing of the door of a parked vehicle, the minimum width shall be 2.7 metres; and (iii) have a minimum vertical clearance of 2.0 metres, except that parking spaces may be designed to allow equipment to be affixed over vehicle hoods and in such case, the minimum vertical clearance will be 1.5 meters.

Electric Vehicle Parking and Charging Stations

- All off-street residential parking spaces will be designed with an AC Level 2 charging station at 240 V or higher.
- Two (2) on-street parking spaces along Western Parkway will be provided with a DC charging station for electric vehicles.

Car-share incentive reduction

- For every space designated as a car share space the minimum number of required parking spaces shall be reduced by 1 parking space, with the intent that every single parking space designated as a car share space shall be considered to be 2 parking spaces for the purpose of satisfying minimum parking requirements.

- (2) In the CD-4 Comprehensive Zone, the following requirements shall apply to loading spaces:

Minimum loading spaces requirement:

- The minimum number of loading spaces required for all commercial uses shall be one loading space per 500 square metres of floor area on the CD-4 Lands.
- One loading space on the CD-4 Lands may be an open-surface loading space located on Western Parkway.

- 38.15 Bicycle Parking Requirements** In the CD-4 Comprehensive Zone, the following requirements shall apply to bicycle parking:

Minimum Required Bicycle Parking Spaces

- 1.5 Class A spaces per residential dwelling unit PLUS a minimum of 6 Class B spaces
- 1.5 Bicycle Parking Class A space per 500 square metres of commercial floor area, plus a minimum of 6 Bicycle Parking Class B spaces for commercial uses

38.16 Sign Control

- (1) Schedule 4 is not applicable in the CD-4: Comprehensive District.

- (2) Types

The following sign types and no others shall be permitted on the CD-4 Lands:

- (a) Projecting or hanging signs, where the sign is typically supported from an awning or canopy;
- (b) Awning signs, with painted on vinyl lettering or incised lettering with applied backing where the maximum awning drop/skirt is 40 cm in depth;
- (c) Fascia or wall-mounted signs, where the sign is mounted on the frontage of the premises, to which the sign applies;
- (d) Window signs that are not constructed of paper, cardboard, or fabrics, with the exception of cut out vinyl surface applied to the inside glazing;

- (e) Building directories, where the directory is located at the front entrance of a building;
- (f) Wayfinding and banner signs, the primary purpose of which is to provide direction and orientation to the public rather than advertisement for a particular premises;
- (g) Real estate signs, the purpose of which is to advertise properties for sale or lease, that do not exceed 1 square metre in size;
- (h) Residential building signs; the primary purpose of which is to provide building identification;
- (i) Temporary on-site development or construction signs, the primary purpose of which is to market a development project which is located on the CD-4 Lands, the design, size and duration of which will be at the discretion of the Manager; and
- (j) All other forms of signs are prohibited, including but not limited to billboards, revolving signs, roof signs, balloons or other gas-filled inflatable devices, changeable copy signs, back-lit signs, and other forms of temporary signs.

(3) Number of Signs

- (a) The maximum number of permanent signs permitted per business frontage, with the exception of projecting or hanging signs, shall not exceed 2, except in the case of any commercial tenants that occupy a minimum of 929 square metres of gross floor space, in which case the maximum number of permanent signs, with the exception of projecting or hanging signs, shall not exceed 3 per business frontage.
- (b) For clarity, where a premises has more than one frontage, each frontage may have the maximum number of signs permitted.
- (c) The maximum number of projecting or hanging signs permitted per business frontage shall not exceed 1, except for Anchor Tenants where one additional perpendicular blade sign may be permitted per entrance.
- (d) The maximum number of residential building signs permitted per residential building shall be 1.

(4) Size and Placement

- (a) The maximum permitted sign size, not including awning signs, is 2.0 square metres per sign except in the case of an anchor tenant, in which case the maximum permitted sign size is 3.0 square metres;

- (b) The maximum permitted lettering size on any sign is 45 cm, except in the case of an anchor tenant, in which case the maximum permitted lettering size on any sign is 60 cm;
- (c) Projecting or hanging signs shall not project more than 1.2 metres from the building face and be mounted in the middle one-third of the frontage of the premises;
- (d) Residential building signs shall have a maximum sign size of 0.9 square metres.
- (e) Signs attached to a building shall be located no higher than the finished third storey level, except for residential building signs which shall be located no higher than the finished first storey level;
- (f) Signs located over pedestrian areas or sidewalks shall have a minimum clearance of 2.4 metres above finished grade.

(5) Visibility

- (a) Visibility into shops from the street shall be maintained;
- (b) Any solid signage, advertising or blackout panels placed against the inside surfaces of storefront glazing are prohibited;
- (c) Clear glass should be used for retail storefronts.

(6) Materials, Colour, and Symbols

- (a) Exposed surfaces of signs may be constructed of any material with the exception of fiberglass, plywood or particle board either painted or unfinished;
- (b) Colour of signage must be coordinated with the building façade with which it is associated;
- (c) No back-lit signs, advertising displays, or product machines that would limit visibility into any commercial use may obscure any windows;
- (d) Symbols are encouraged, depicting the nature of the business occupation.

(7) Lighting

- (a) Signs may incorporate front-lighting for their illumination;
- (b) Limited use of rear (unenclosed) lighting is permitted, provided it is restricted to:

- (i) Individually incised plastic or glass letters or symbols mounted in a solid, opaque sign face; or
- (ii) Individual halo-lit lettering or symbols mounted on a solid, opaque background;
- (c) No rear (unenclosed) lighting may be installed under awnings;
- (d) Enclosed backlit signs are prohibited.

(8) Comprehensive Sign Plan

- (a) For the purpose of the CD-4 Comprehensive District, “**Comprehensive Sign Plan**” means a comprehensive sign plan showing the size, type, location and number of signs for the CD-4 Lands, pursuant to which the design, placement and colour of the signs shall be coordinated with the architectural elements of the building on the CD-4 Lands and which shall take into consideration the intent of the Design Guidelines the CD-4 Lands;
- (b) No permanent sign shall be placed on a lot until a Comprehensive Sign Plan has been submitted and approved by the Manager.
- (c) Prior to approving a Comprehensive Sign Plan, the Manager shall consider:
 - (i) Conformance of the proposed signs with the Bylaw, CD-4: Comprehensive District and the Design Guidelines for the CD-4 Lands;
 - (ii) The consistency of the plan with signs on adjoining lots; and
 - (iii) The recommendation of the University Endowment Lands Advisory Design Panel.
- (d) When a Comprehensive Sign Plan is approved, all signs placed on the CD-4 Lands must be in compliance with the Comprehensive Sign Plan.

(9) Application for Sign Permit

- (a) Before any person places, erects or alters a sign, that person shall make application in writing to the Manager and shall obtain a sign permit.
- (b) An application shall be on a form prescribed by the Manager and shall include:
 - (i) A statement by the owner confirming that they approve the application and that the proposed sign conforms with the Comprehensive Sign Plan;

- (ii) Drawings to scale for each side of the sign, giving all pertinent dimensions as well as the colour scheme, materials, copy and type face and details; and
- (iii) Drawings to scale showing the position of the sign painted on or attached to the building or structure together with the location of any existing signs.

6. **Amend the Bylaw by adding the following to the end of Schedule 3:**

“Sections 5 [Electric Vehicle Parking and Charging Stations and 6 [Table of Required Parking Spaces] shall not apply to the CD-4: Comprehensive District. Unless otherwise expressly provided for, Schedule 3 of the Bylaw is applicable in the CD-4: Comprehensive District. To the extent of any conflict or inconsistency between the requirements of Section 38.14 and this Schedule 3, the provisions of Section 38.14 shall, in respect of the CD-4 Comprehensive Zone, take precedence and prevail.”

7. **Amend the Bylaw by adding a new Appendix 5 “Building Siting, Form and Character Drawings for CD-4: Comprehensive District”.**

8. **Amend the Bylaw by the following to the end of Appendix 1.**

“To the extent of any conflict or inconsistency between this Appendix 1 or the provisions of Section 38 or Appendix 5, the provisions of Section 38 and Appendix 5 shall, in respect of the CD-4 Comprehensive Zone, take precedence and prevail.”

Appendix 5 : Pursuant to University Endowment Lands

Land Use, Building and Community Administration Bylaw

Building, Siting, Form and Character Drawings for
CD-4 : Comprehensive District



REGENT HOUSE

5800 UNIVERSITY BLVD. VANCOUVER, BC V6T 2E4

Rezoning Submission	June 3, 2022
Rezoning Resubmission	Sept 27, 2022
Development Permit Submission	Dec 20, 2023
Development Permit Submission	June 10, 2024
CD-3 Amendment Drawings	June 19, 2024 Polygon dys architecture





Project team

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**POLYGON
REGENT HOUSE**

5800 UNIVERSITY BLVD, VANCOUVER, BC, V6T 2E4

**DEVELOPMENT PERMIT
RESUBMISSION**

JUNE 10, 2024



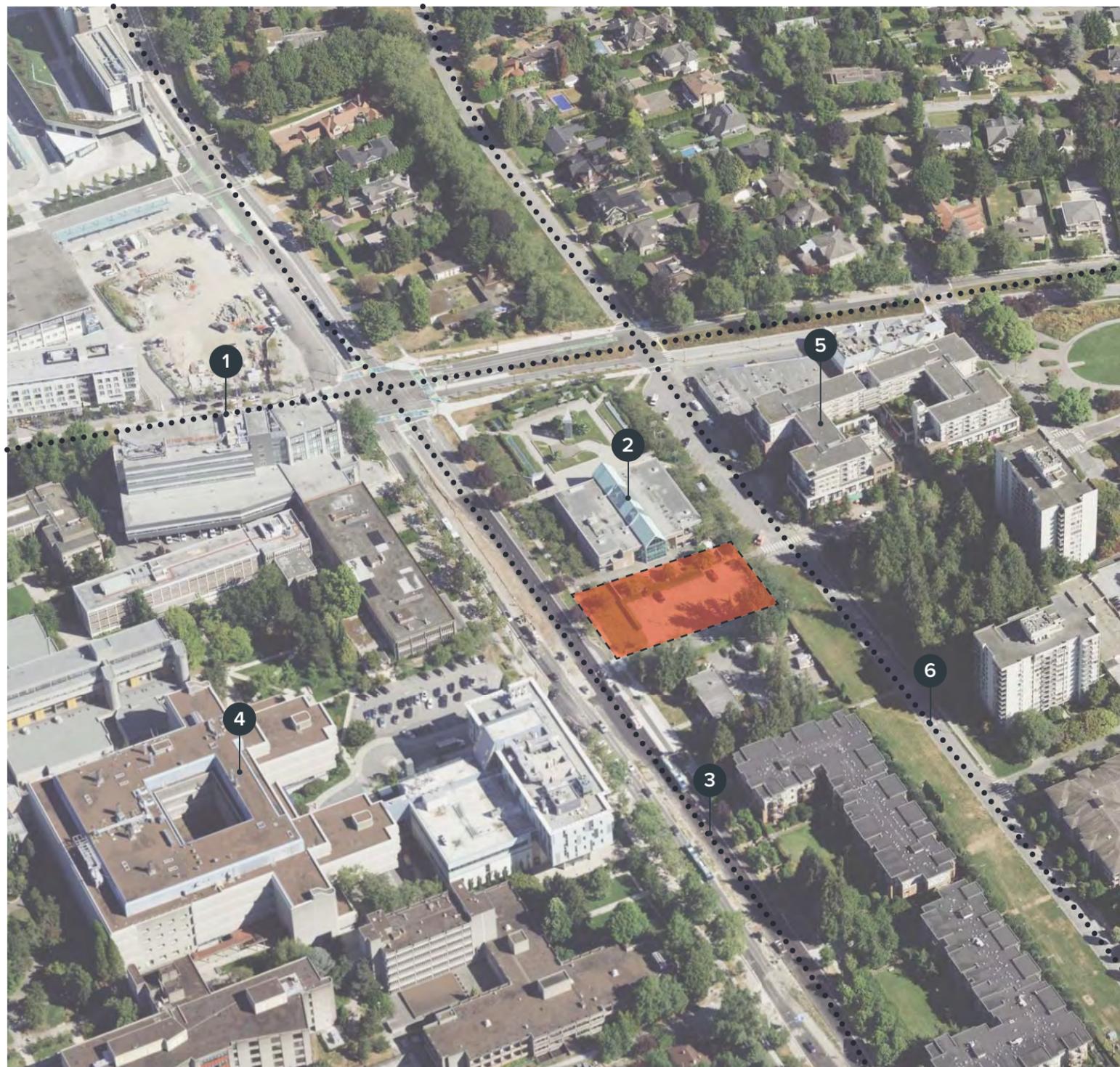
Site Context

The project is situated in the Area D Neighbourhood of University Endowment Lands (UEL) at 5800 University Boulevard. It is currently used as the surface parking for Regent College which is a private graduate school of theology. The Land Use designation for this site noted in the Area D Neighbourhood Plan is Commercial Residential High Rise CR-2.

Area D is a diverse neighborhood with multi-unit residential, commercial and institutional buildings. The site is bordered by Wesbrook Mall to the West and Western Parkway to the East. Further West is UBC hospital and beyond Western Parkway is Dalhousie Road leading to the 'U Hill Village' Commercial Centre. U Hill Village is a local shopping destination, with retail and services, within easy walking access of residential areas in Area D, and the larger UEL community. North of the Regent College building is University Boulevard connecting the site to UBC Exchange bus services and providing a vehicular link to West Point Grey.



1. University Boulevard
2. Regent College
3. Wesbrook Mall
4. UBC Hospital
5. 'U Hill Village' Commercial Centre
6. Western Parkway



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Area D Neighbourhood Plan

The Area D Neighbourhood Plan notes the land use as CR-2. This allows for multi-unit residential and commercial uses in a high-rise building form. It also stipulates that proposals should contribute to the public realm and pedestrian connectivity. Buildings must also emphasize street fronting activity including shops or services.

The height allowance is up to 18 storeys / 58m (190'-4") and the maximum allowable FAR is 1.25 with a density bonus of up to 2.75 when public benefits are provided. This proposal has been guided by those requirements and is a mixed-use building which has a podium of commercial units with student accommodation, Rental residential and Strata residential above. The space between the proposed building and the existing Regent College creates a new public gathering space and increases East-West pedestrian connectivity.



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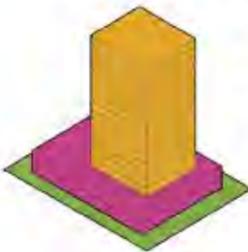
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Response to CR2 Requirements

CR-2
Commercial Residential (High-Rise)



To allow multi-unit residential and commercial uses in a high-rise building form, contributing to the public realm and pedestrian connectivity. Sites must be mixed-use and can include commercial, institutional, or live/work. Buildings must emphasize street-fronting activity including shops or services.

Mixed-use mid-rise to high-rise buildings with commercial on the lower floors and residential above.
Up to 18 storeys and maximum 58 m.



Building Height and Access

The proposed building is 18 storeys and has an overall height of approximately 54.75 m to the roof of the top residential floor. The FSR proposed is the maximum of 4.0 (122, 837.7 SF). The podium floor area is 14,880 SF and the typical tower floors are 6,500 SF. The tower portion is located West of centre in relation to the commercial podium to maximise the common student roof terrace at Level 2. Access to commercial loading and below ground residential parking is from the South East corner of the site. A vehicular entry ramp also provides access to secured underground bike parking and residential storage within the parkade. Staff parking for Regent College has been relocated to the first level of underground parking and blended with visitor spaces. Below this are a further two levels of parking for Rental and Strata residential units.

Program

The residential entry is on the East side of the podium and connects behind the commercial units to the main vertical circulation. The commercial units are accessed either from the front facing the public realm or from the South via a commercial loading corridor.

Above the podium there are 2 levels of accommodation for Regent College Graduate students. This consists primarily of studios with two accessible 1 bed units and one 2 bed unit. There is a Student common area on Level 2 with an associated roof terrace. Levels 4-6 are Rental residential units and Strata residential is on Levels 7-18. The Rental and Strata levels contain a mixture of studio, 1 and 2 bedroom apartments.

New Public Realm

An integral part of this proposal is new public gathering and circulation space between the new building and existing Regent College. It will provide potential for spill out seating for future restaurants, cafes, and shops etc. and create a new public connection from Dalhousie Road through to the UBC campus. It will also serve as the back drop to a new piece of public art which will build on themes of connection from Regent College to the new building and to the wider UBC and UEL community.

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JUNE 10, 2024



Perspective Views 01



Plaza view toward Residential Entrance



Common Terrace from above



Eastern Elevation

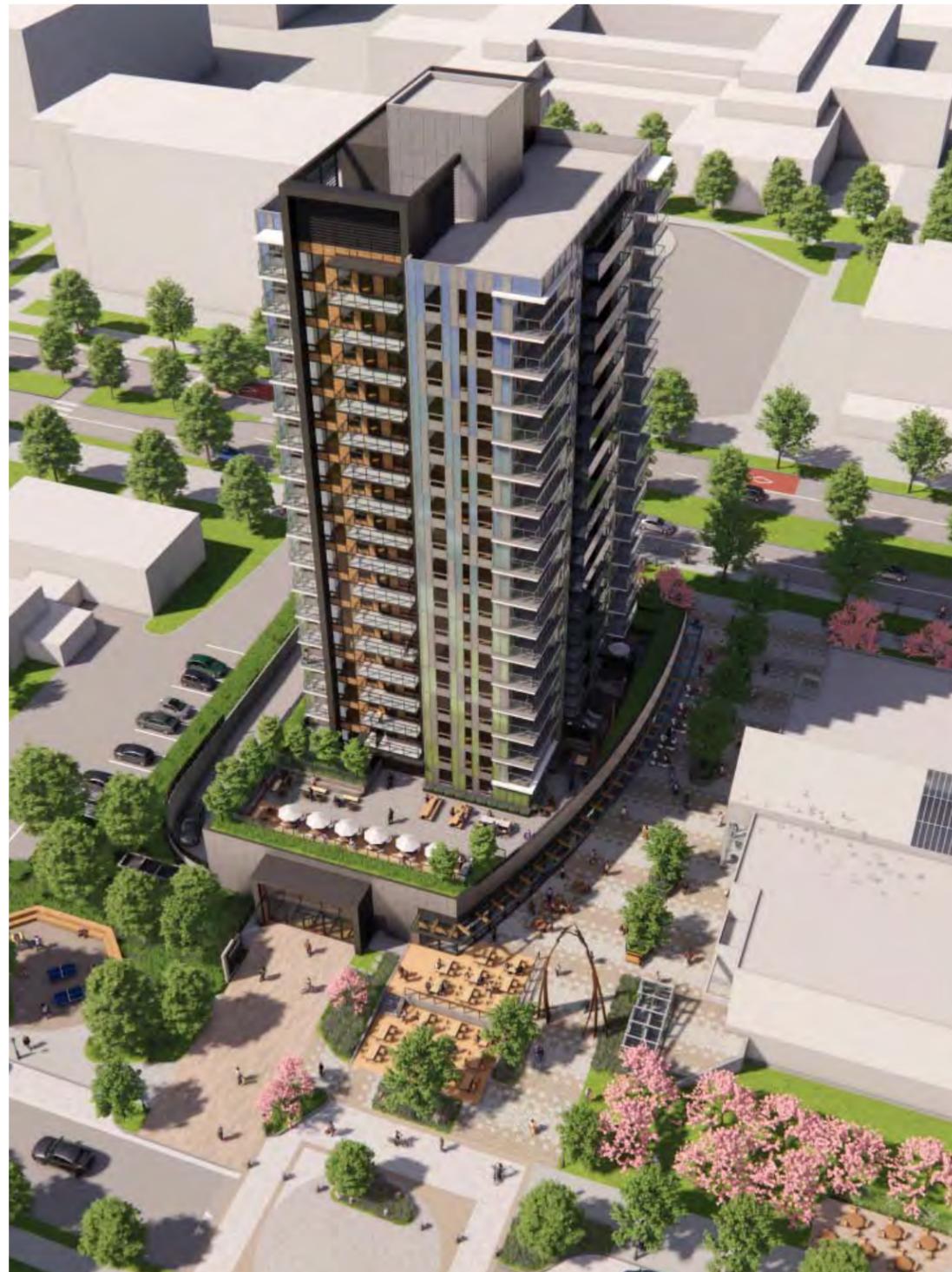
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Perspective Views 02



Plaza from above



Entry to Plaza from Western Parkway



View from existing Regent College Atrium

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Perspective Views 03



Student Common Area



Entry to existing Regent College



Student Common Area Terrace



Residential Entry



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Materials

- 1. Aluminium Window Wall
Standard Silver / Charcoal



- 2. Glass Guard Rail



- 3. Glass Spandrel Panel
Green / Blue



- 4. Metal Spandrel Panel
Standard Silver



- 5. Wood Effect Metal Panel



- 6. Curtain Wall

- 7. Metallic Grey ACM Cladding



- 8. Metal Louvres



Perspective View



Mid-level Detail view
Spandrel colour transitions from Green to Blue



North Elevation Detail view
Natural Wood colour integrated with metal and glass facade



Podium Detail view
Curtain Wall with Wood / Glass / Steel canopy above

Detail Views

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JUNE 10, 2024

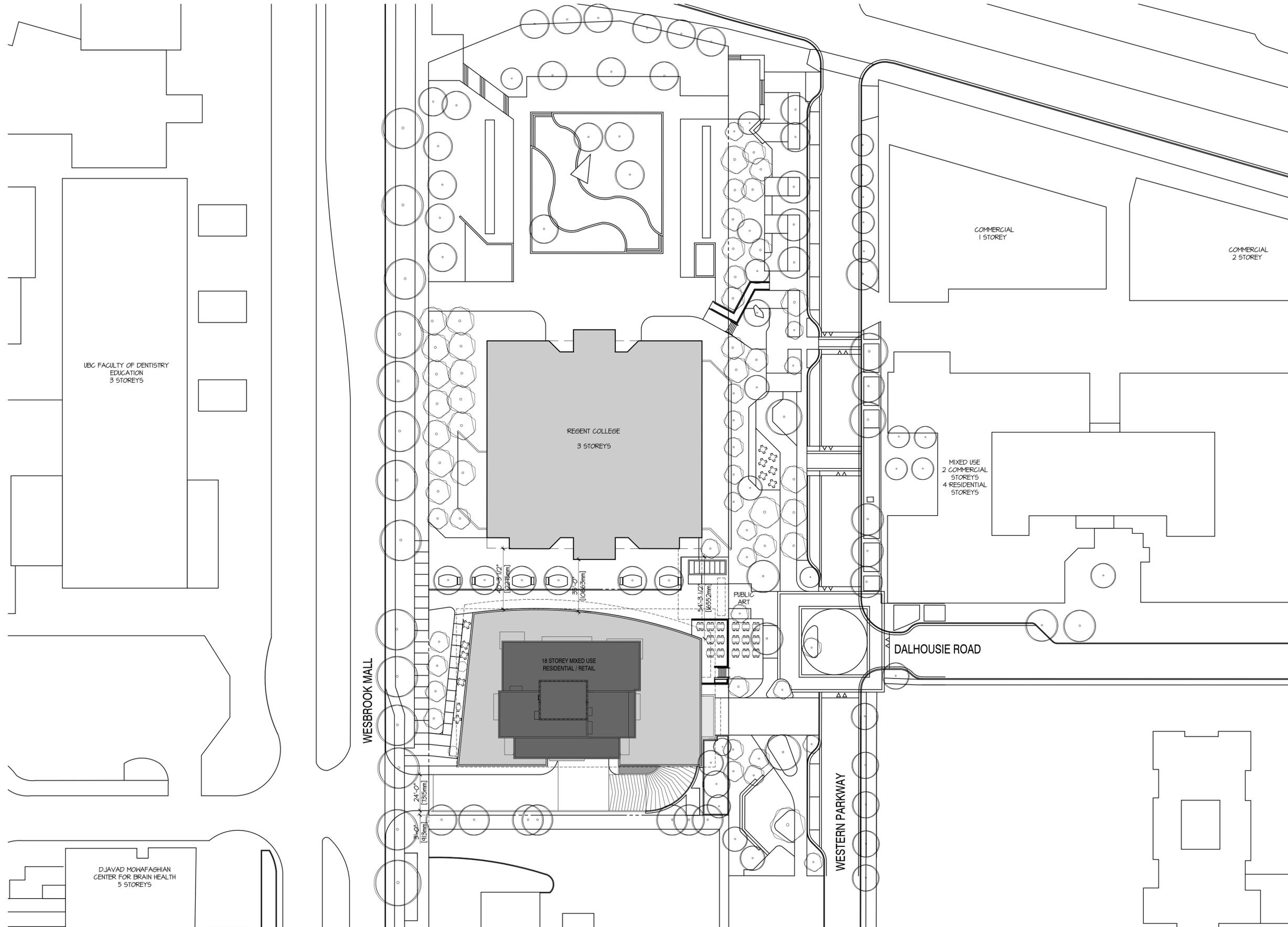
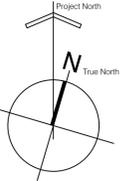
CLIENT



NO. | DATE | ISSUE

- 1 | 2022-06-03 | ISSUED FOR REZONING
- 2 | 2022-09-27 | RE-ISSUED FOR REZONING
- 3 | 2023-12-20 | ISSUED FOR DP
- 4 | 2024-06-10 | ISSUED FOR DP

NO. | DATE | REVISION



PROJECT

**POLYGON
 REGENT HOUSE**

5800 UNIVERSITY BLVD, VANCOUVER, BC, V6T 2E4

CONTEXT PLAN

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PROJECT A221534
 DRAWN LM / DP CHECKED CS

SCALE 1/32"=1'-0"
 DATE JUNE 10, 2024

A1.01

CLIENT

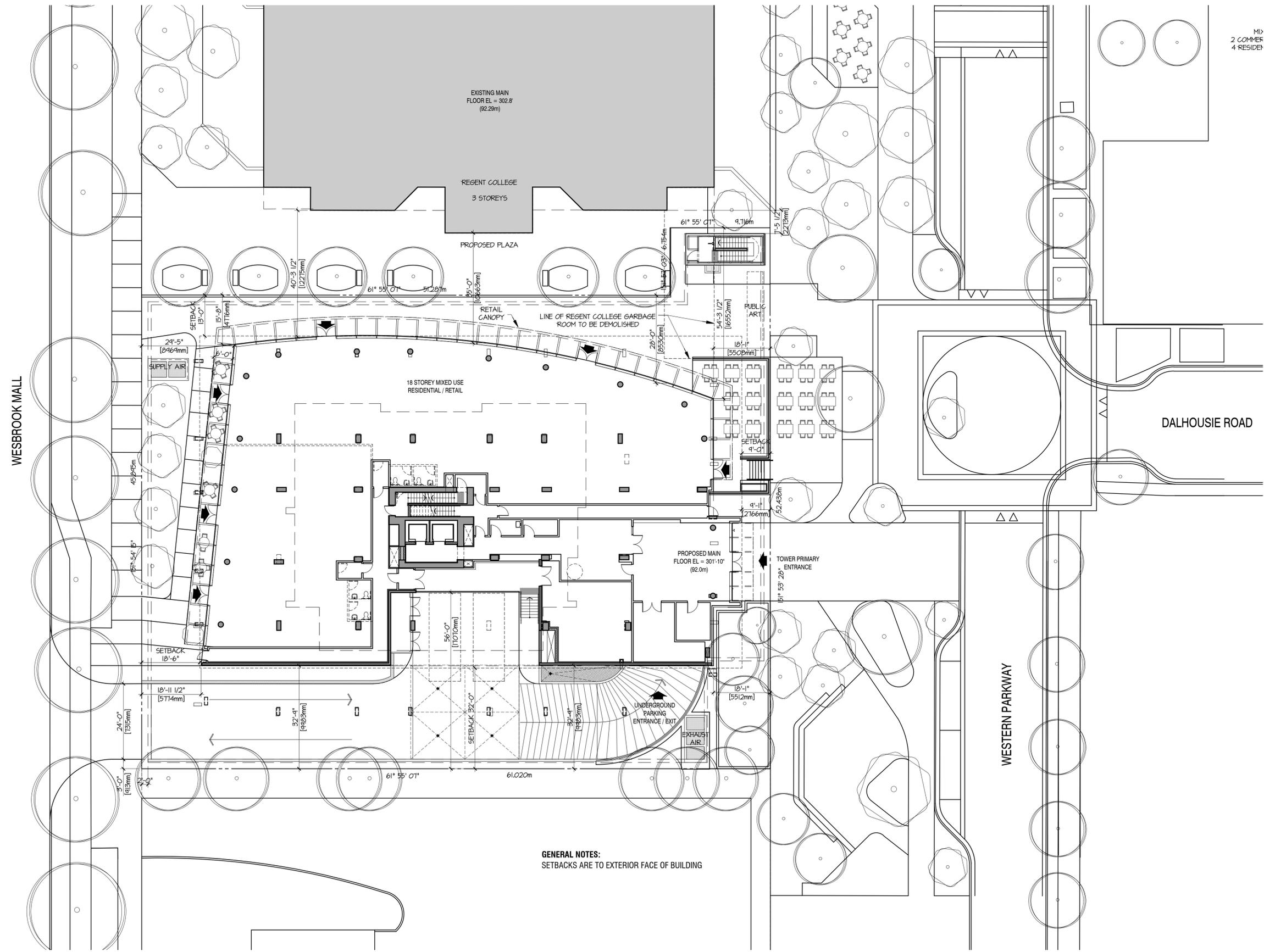
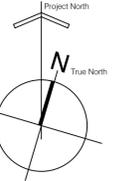


POLYGON

NO. | DATE | ISSUE

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- 3 | 2023-12-20 | ISSUED FOR DP
- 4 | 2024-06-10 | ISSUED FOR DP

NO. | DATE | REVISION



GENERAL NOTES:
 SETBACKS ARE TO EXTERIOR FACE OF BUILDING

PROJECT

**POLYGON
 REGENT HOUSE**

5800 UNIVERSITY BLVD, VANCOUVER, BC, V6T 2E4

SITE PLAN

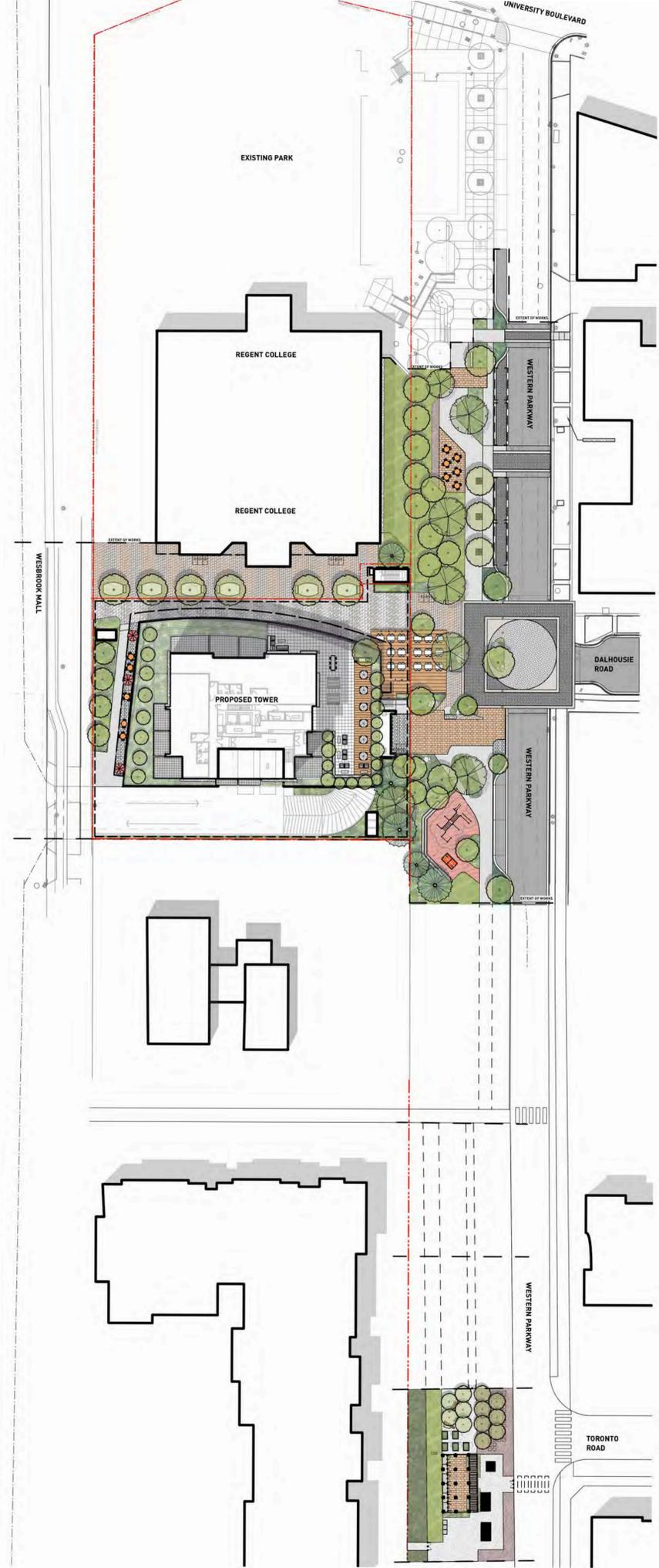
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PROJECT A221534
 DRAWN LM / DP CHECKED CS

SCALE 1/16"=1'-0"
 DATE JUNE 10, 2024

A1.02



PROJECT NAME
 REGENT COLLEGE ONSITE

CIVIC ADDRESS
 5800 UNIVERSITY BOULEVARD, VANCOUVER, BC, V6T 2E4

LEGAL ADDRESS

DRAWING CONTENTS

- L0.00 COVER
- L0.01 TREE MANAGEMENT PLAN OFFSITE
- L0.02 TREE MANAGEMENT PLAN OFFSITE
- L0.01 LAYOUT AND MATERIALS PLAN OFFSITE
- L1.02 LAYOUT AND MATERIALS PLAN OFFSITE
- L1.03 LAYOUT AND MATERIALS PLAN OFFSITE
- L2.01 GRADING PLAN OFFSITE
- L2.02 GRADING PLAN OFFSITE
- L3.01 PLANTING PLAN OFFSITE
- L3.02 PLANTING PLAN OFFSITE
- L3.03 PLANTING LIST
- L4.01 SOIL DEPTH PLAN OFFSITE
- L4.02 SOIL DEPTH PLAN OFFSITE
- L4.03 LIGHTING PLAN OFFSITE
- L4.04 LIGHTING PLAN OFFSITE
- L5.01 IRRIGATION PLAN OFFSITE
- L5.02 IRRIGATION PLAN OFFSITE
- L4.01 LIGHTING PLAN
- L4.02 LIGHTING PLAN
- L4.03 LIGHTING PLAN
- L4.04 LIGHTING PLAN
- L5.01 SECTIONS



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REVISIONS AND ISSUES

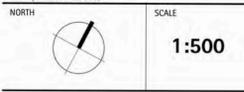
NO.	DATE	DESCRIPTION
4	2024-05-15	REISSUED FOR PRE-DP
3	2023-12-20	ISSUE FOR DP
2	2023-08-31	ISSUED FOR CLIENT REVIEW
1	2023-05-12	ISSUED FOR REZONING
5	2024-06-10	ISSUED FOR DP

PROJECT
 REGENT COLLEGE
 ONSITE

ADDRESS
 5800 UNIVERSITY BOULEVARD, VANCOUVER, BC,
 V6T 2E4

DRAWING TITLE
 COVER

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PROJECT NO.	21073
DATE	2022-12-09
FILE NAME	21073 PLAN.vwx
PLOTTED	2024-06-07
DRAWN	HG
REVIEWED	GB/JZ

DRAWING
 L0.00

REGENT COLLEGE: DESIGN RATIONALE

Located in the existing parking lot south to Regent College at UBC, the Polygon mixed-use project includes a tower form building with a large public realm with public and private amenity spaces at the ground level, a podium with retail at grade, and a tower above with a mix of housing types.

The landscape design will include public realm improvements along Western Parkway from Dalhousie Road possibly to University Boulevard. These improvements will be intended to improve the use of this area for farmers' markets and other festivals events that will build community and create neighbourhood identity. Careful integration of the project's landscape and public realm improvements with the existing Regent College building will also be a critically important part of the design work.

The public realm will create generous and flexible public spaces that can be programmed for events and activities to celebrate the sense of place in different seasons. The walkability will be enhanced with human scale design and with a range of uses and amenities to create interest and diversity for gatherings and activities. The site plan will employ building orientation and ground level arrangement to ensure good pedestrian flow and enhance distinctive public spaces. The streetscape design will minimize the impact of street parking and promote social intersection in the street. The landscape elements also include natural features, such as native plants and rain gardens to ensure the environmental sustainability both on site and off site.

The tower east frontage uses the setback zone off Western Parkway to offer a public plaza and retail unit outdoor patio to connect the village public realm eastward and open up the pedestrian corridor westward to Westbrook Mall Blvd. The landscape elements in the plaza create a distinct place for public use and access to the mixed-use building ground level retail and lobby. The plaza promotes the public seating and gathering opportunities. The sidewalk from the Dalhousie Rd is aligned with this east-west pedestrian corridor to enhance the pedestrian linkage for the overall university campus.

The east and west corridor is created to increase the pedestrian linkage as the extension of Dalhousie Rd westward. It also provides an animated building edge along the south entrance of Regent College and the north edge of the mixed-use building. The corridor experiences gentle grade change to seamlessly connect the ground level at both the mixed building and Regent College to the public realm. The line of deciduous trees and feature plantings are proposed to facilitate the pedestrian flow and offer a series of spaces for seating and gathering. The entrance to Regent College is integrated with the pedestrian corridor to further create distinct outdoor space with more foot traffic.

The design of the streetscape of Western Parkway westside is to create a green and pedestrian walkway at north-south direction. It should be a pedestrian oriented street with parallel parking stalls, curb bulge outs and raised crosswalks. The street furnishing and paving would suggest slow vehicular speed and encourage public seating opportunities and a range of activities for different seasons. The pedestrian crossing of the street would be safe and comfortable. A pedestrian sidewalk at the west side of the street is proposed to accommodate a series of planting and seating areas.



REVISIONS AND ISSUES

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5	2024-06-10	ISSUED FOR DP

PROJECT

**REGENT COLLEGE
ONSITE**

ADDRESS

5800 UNIVERSITY BOULEVARD, VANCOUVER, BC,
V6T 2E4

DRAWING TITLE

**PRECEDENT IMAGES
AND
DESIGN RATIONALE**

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NORTH

SCALE

Scale

PROJECT NO. 21073

DATE 2022-12-09

FILE NAME 21073 PLAN.vwx

PLOTTED 2024-06-07

DRAWN HG REVIEWED GB/JZ

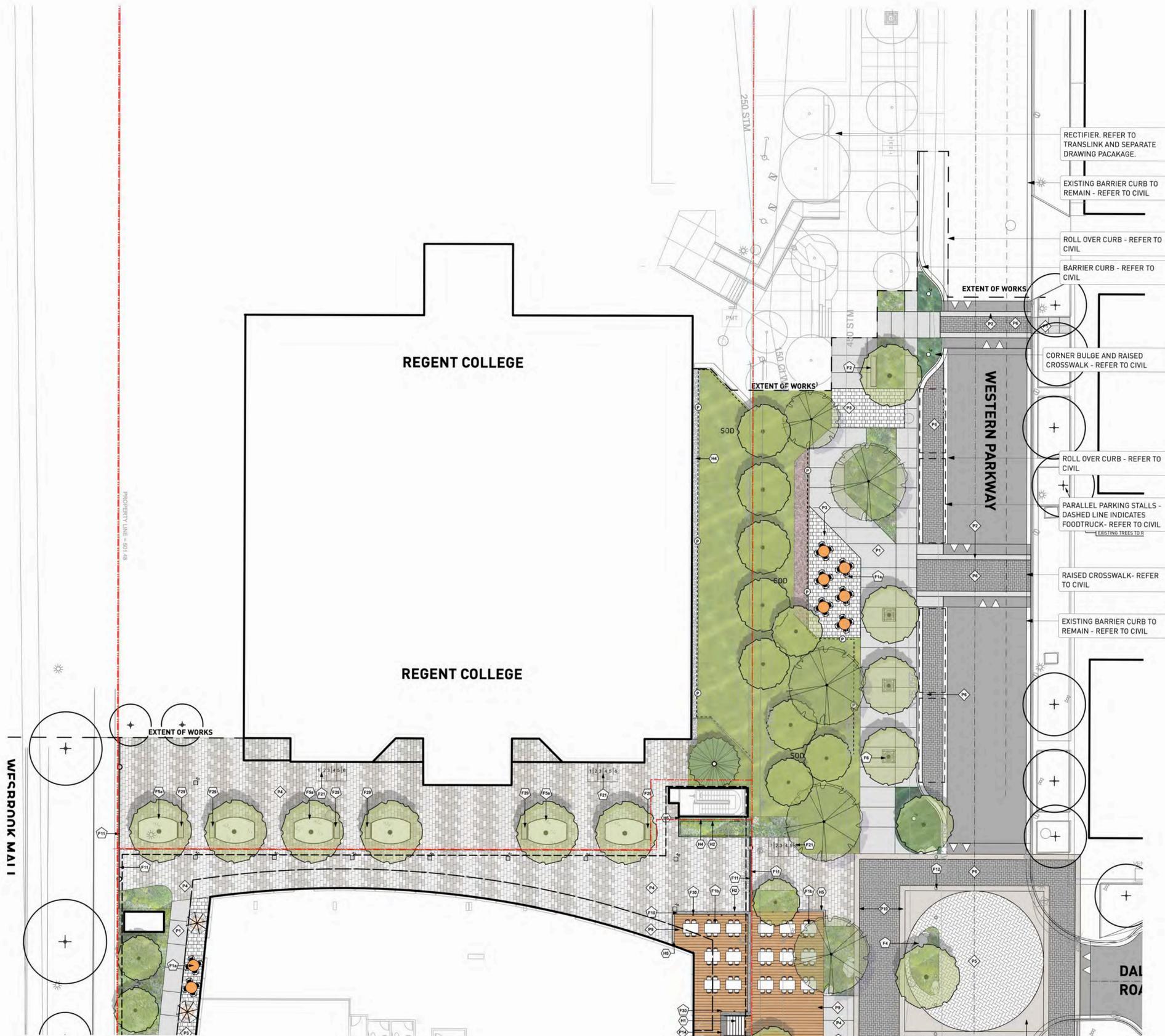
DRAWING

L0.03



REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
4	2024-05-15	REISSUED FOR PRE-DP
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1	2023-05-12	ISSUED FOR REZONING
5	2024-06-10	ISSUED FOR DP



RECTIFIER. REFER TO
TRANSLINK AND SEPARATE
DRAWING PACKAGE.

EXISTING BARRIER CURB TO
REMAIN - REFER TO CIVIL

ROLL OVER CURB - REFER TO
CIVIL

BARRIER CURB - REFER TO
CIVIL

CORNER BULGE AND RAISED
CROSSWALK - REFER TO CIVIL

ROLL OVER CURB - REFER TO
CIVIL

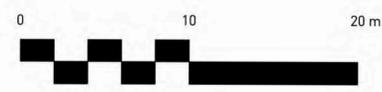
PARALLEL PARKING STALLS -
DASHED LINE INDICATES
FOODTRUCK - REFER TO CIVIL

RAISED CROSSWALK- REFER
TO CIVIL

EXISTING BARRIER CURB TO
REMAIN - REFER TO CIVIL

WESPRINK MAI

DAI
ROA



PROJECT

**REGENT COLLEGE
ONSITE**

ADDRESS

5800 UNIVERSITY BOULEVARD, VANCOUVER, BC,
V6T 2E4

DRAWING TITLE

**LAYOUT AND MATERIALS
PLAN**

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NORTH



SCALE

1:200

PROJECT NO. 21073

DATE 2022-12-09

FILE NAME 21073 PLAN.vwx

PLOTTED 2024-06-07

DRAWN HG REVIEWED GB/JZ

DRAWING

L1.01



UNIVERSITY BOULEVARD

WESTERN PARKWAY

REGENT COLLEGE EXTENT OF WORKS
(FOR COORDINATION ONLY)

TRANSLINK RECTIFIER EXTENT OF WORKS

EXISTING PARK

REGENT COLLEGE

PROJECT NAME
REGENT COLLEGE RECTIFIER

CIVIC ADDRESS
5800 UNIVERSITY BOULEVARD, VANCOUVER, BC, V6T 2E4

LEGAL ADDRESS

DRAWING CONTENTS

- L0_00 COVER
- L0_01 TREE MANAGEMENT PLAN
- L0_02 PRECEDENT IMAGES AND DESIGN RATIONALE
- L1_01 LAYOUT AND MATERIALS PLAN
- L2_01 GRADING PLAN
- L3_01 PLANTING PLAN
- L4_01 LIGHTING PLAN
- L5.01 SECTIONS



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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2024-04-23	ISSUED FOR CLIENT REVIEW
2	2024-06-17	ISSUED FOR DP

PROJECT

REGENT COLLEGE RECTIFIER

ADDRESS

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DRAWING TITLE

COVER

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NORTH



SCALE

1" = 10'0"

PROJECT NO. 21073

DATE 2022-12-09

.JL. NAME 21073 Rectifier.vwx

PLOTTED 2024-06-17

DRAWN KM/AL R.VL.W.D GB/JZ

DRAWING

LO_00



REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
4	2024-05-15	REISSUED FOR PRE-DP
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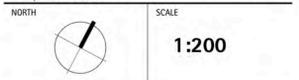


PROJECT
**REGENT COLLEGE
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DRAWING TITLE
**LAYOUT AND MATERIALS
 PLAN**

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PROJECT NO.	21073
DATE	2022-12-09
FILE NAME	21073 PLAN.vwx
PLOTTED	2024-06-07
DRAWN	HG
REVIEWED	GB/JZ

L1.02



REVISIONS AND ISSUES

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4	2024-05-15	REISSUED FOR PRE-DP
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DRAWING TITLE
**LAYOUT AND MATERIALS
 PLAN**

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NORTH	SCALE
	1:200

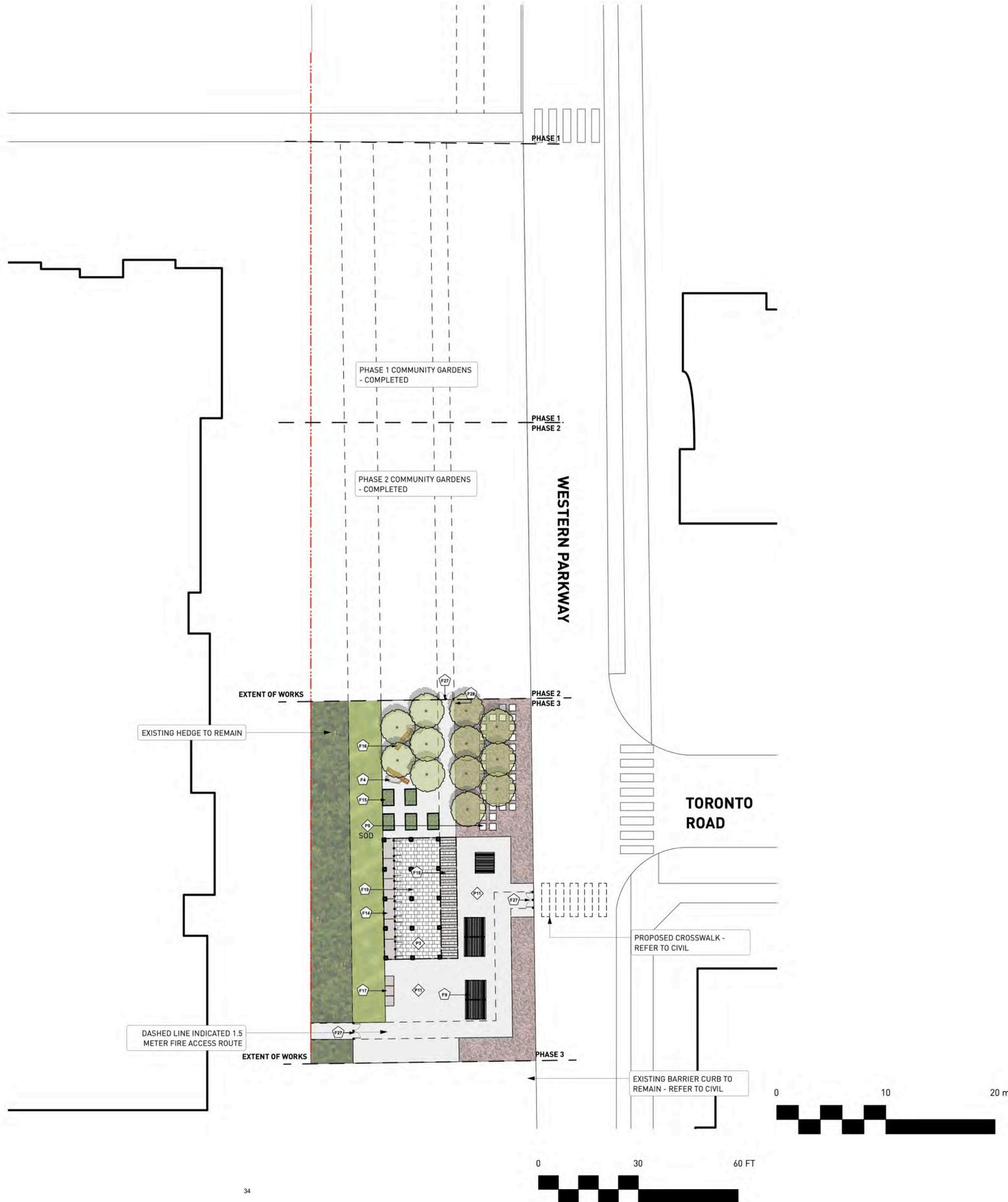
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DATE	2022-12-09
FILE NAME	21073 PLAN.vwx
PLOTTED	2024-06-07
DRAWN	HG
REVIEWED	GB/JZ

DRAWING
L1.03



REVISIONS AND ISSUES

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4	2024-05-15	REISSUED FOR PRE-DP
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DRAWING TITLE
**LAYOUT AND MATERIALS
 PLAN**

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NORTH	SCALE
	1:200

PROJECT NO.	21073
DATE	2022-12-09
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PLOTTED	2024-06-07
DRAWN	HG
REVIEWED	GB/JZ

DRAWING

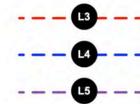
L1.04



EXISTING POLE LIGHTS

LEGEND

- L1** Pedestrian Scale Pole Light
- L2** Bollard Light
- L3** LED Strip Light
- L4** Catenary Light
- L5** Wall Light



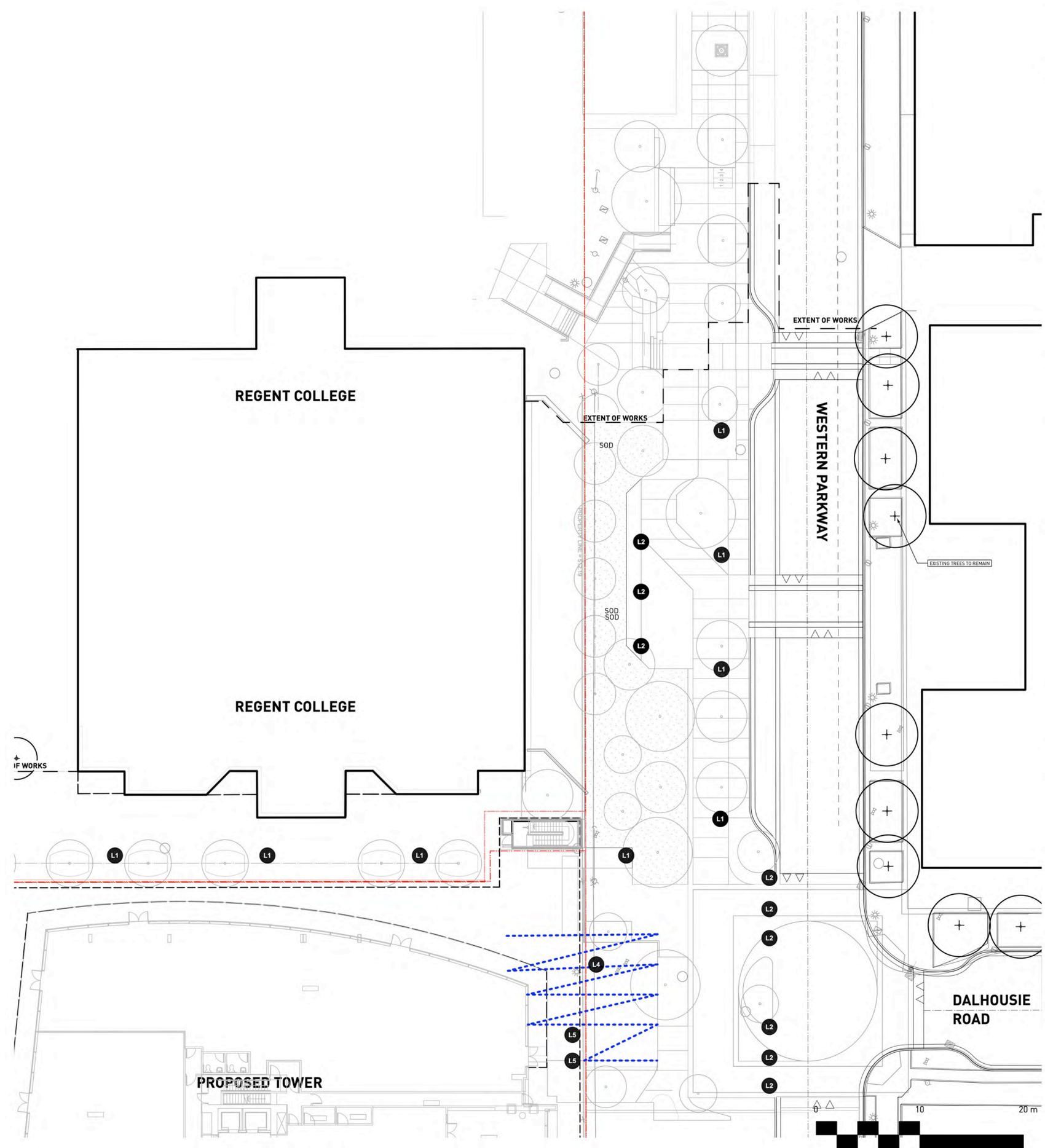
1. PEDESTRIAN SCALE POLE LIGHT



1. PEDESTRIAN SCALE POLE LIGHT



4. CATENARY LIGHT



REVISIONS AND ISSUES

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PROJECT
**REGENT COLLEGE
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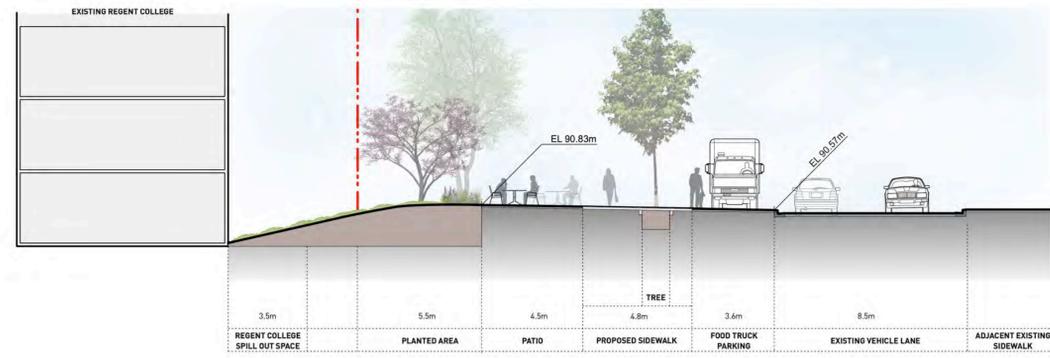
DRAWING TITLE
LIGHTING PLAN

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PROJECT NO.	21073
DATE	2022-12-09
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PLOTTED	2024-06-07
DRAWN	HG
REVIEWED	GB/JZ

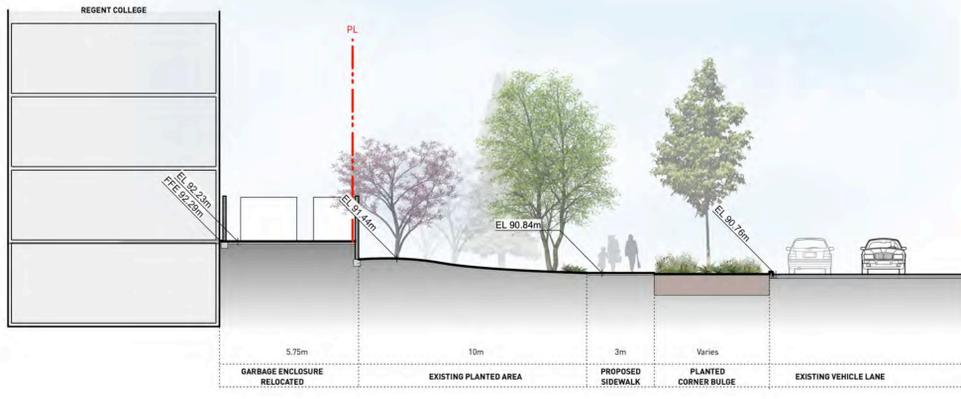
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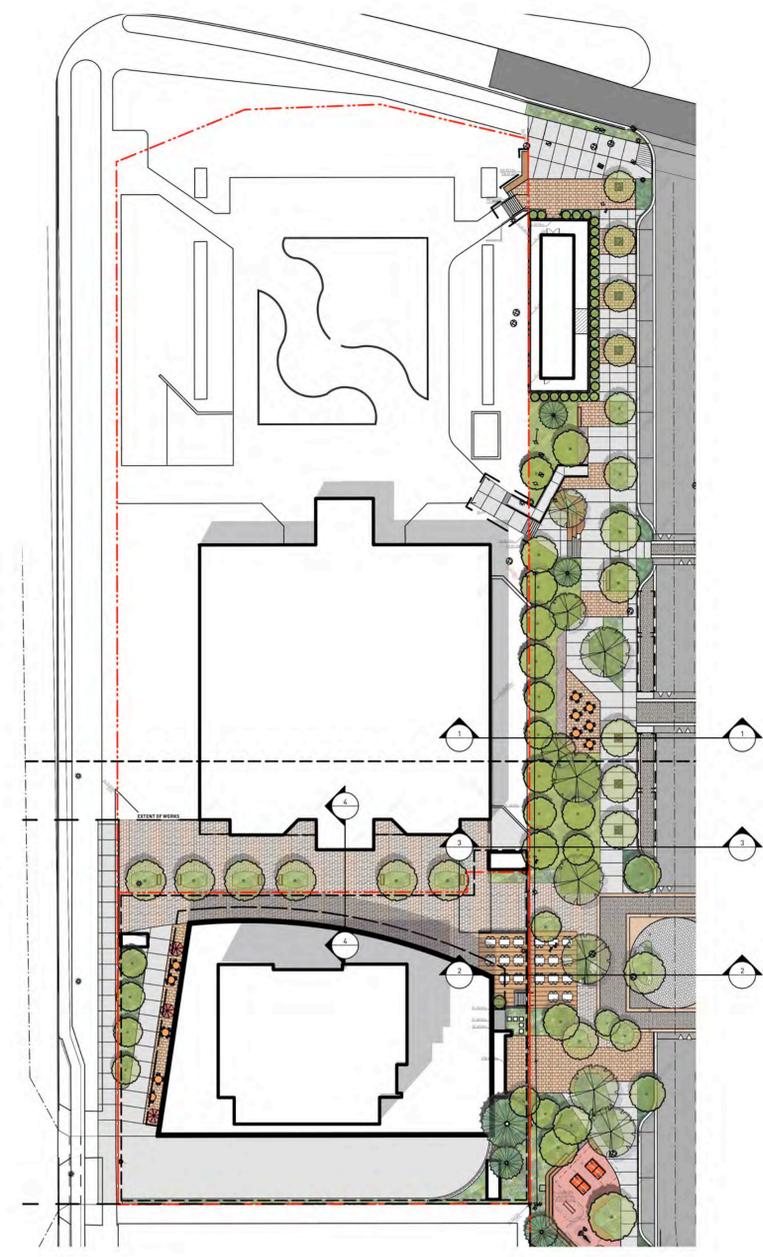
1 SECTION 1 - EASTWEST THROUGH WESTERN PARKWAY
Scale: 1:150



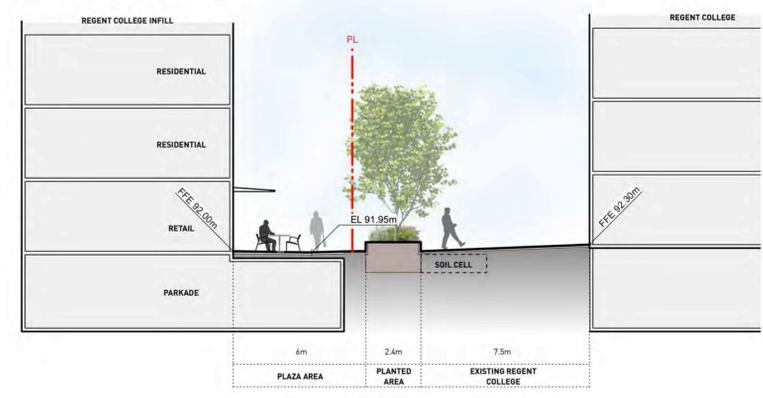
2 SECTION 2 - EASTWEST THROUGH WESTERN PARKWAY
Scale: 1:150



3 SECTION 4 - EASTWEST THROUGH WESTERN PARKWAY
Scale: 1:150



KEY PLAN 1:500



4 SECTION 5 - NORTH SOUTH MAIN PLAZA
Scale: 1:150



REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
A	2022-12-09	ISSUED FOR REZONING
B	2023-05-12	ISSUED FOR REZONING
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D	2023-12-20	ISSUED FOR DP
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PROJECT
REGENT COLLEGE

ADDRESS
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LEGAL ADDRESS

DRAWING TITLE
SECTIONS

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NORTH

SCALE
1:150

PROJECT NO.	21073
DATE	2022-10-25
FILE NAME	21073 SECTION.vwx
PLOTTED	2023-08-31
DRAWN	HG
REVIEWED	

L5.01