



# UBC Okanagan Downtown Campus

## Development Permit Public consultation summary

### Background

As part of the City of Kelowna's Development Permit approval process for the UBC Okanagan (UBCO) Downtown Campus project, UBC Properties Trust hosted a public consultation to provide the local community an opportunity to learn about the project scope, design and potential impacts.

The public was invited to an in-person information session held May 30, 2022 from 4:00pm–7:00pm at Laurel Packinghouse in downtown Kelowna. Information materials included display boards and a model of the proposed project. The information session was advertised by mail and in the local newspaper. The mail-out post card notification was sent to 464 addresses within 100m of the project on May 10, 2022. Advertisements for the information session were published May 5, 12 and 26, 2022. Information about the information session was also available on the project website <https://ok.ubc.ca/about/ubco-downtown/>.

At the Information Session on May 30, UBC Properties Trust staff and members of the consultant design team were on hand to answer questions about the project. A feedback form was made available to those who attended in person, with an online version available on the project website.

Approximately 35 people visited the in-person information session. There were 12 feedback forms received, with seven people sharing their input in person and five people participating online.

### Feedback

Overall, the feedback received regarding the proposed development was positive. Participants indicated that the materials provided had the required information and that project representatives were able to answer all their questions.

Comments included:

- “Well-thought out plan. Glad to see all the sustainable/envirom features.”
- “Let’s get going!”

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# TA22-0013 Z21-0110

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- “Very excited about the project. Looks great!”
- “Looking forward to this! Great work!”
- “We appreciate maintaining and planting new trees in the area”
- “More green space!”
- “Looking forward to having the energy of both students and a university campus in our neighbourhood! We live on Ellis!”
- “I'd like to see UBC Okanagan fund the capital construction and operational requirements for a UBC Okanagan Downtown Campus Library for its UBC Okanagan Downtown Campus.”
- “More a question for the city than the university, but will be curious about the infrastructure development for the downtown core given the scale of change that is arriving. (.e.g. traffic, parking, bus)”

## Appendix – Information session materials



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#### Share your feedback - UBC Okanagan Downtown Campus

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##### About the project

##### UBC Okanagan Downtown Campus Project

Located in the middle of downtown Kelowna at the northeast corner of Saint Paul's Street and Doyle Avenue, the proposed development is a 45-storey, mixed-used development with four storeys of underground parking. The first 10 storeys are dedicated to Academic and Educational Services, and the remaining 35 storeys are dedicated to University affiliated market rental suites.

At grade, the proposal includes a four-storey atrium for the main entrance to the campus, a covered courtyard plaza for social gatherings, a cafe, and a commercial space. With an approximate area of 48,500 sqm and height of 150 meters, the proposed development aligns with the City of Kelowna 2040 Official Community Plan.

We welcome your thoughts and comments about the UBC Okanagan Downtown Campus Project.

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##### Open house

##### 1) Did you attend the open house about the project held on May 30, 2022 at Laurel Packinghouse in Kelowna?

- Yes
- No



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**Project information materials – online**

**2) Did you review information about the project online?**

- Yes
- No

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**Project information materials – in-person**

**3) Did the materials provided clearly explain the proposed development for the UBC Okanagan Downtown Campus?**

- Yes
- No
- Somewhat

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**Missing or unclear information**

**4) What information was unclear or missing?**

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**Project representatives**

**5) Did you speak with any representatives from the project?**

- Yes
- No



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**Project representatives – knowledge**

**6) Were they knowledgeable about the project / able to answer your questions?**

- Yes
- No
- Somewhat

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**Comments**

**7) Please provide any comments you have about the project.**

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**Thank You!**

**Thank you for taking the time to fill out our form. Your feedback is valued and appreciated.**

**If you have any questions, please contact UBC Properties Trust at [info@ubcproperties.com](mailto:info@ubcproperties.com).**



**CONTEXT**  
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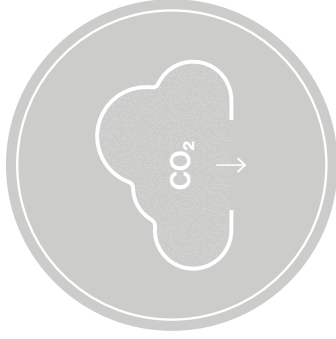
## Sustainability and Climate Action

The project is striving to exemplify the principles of sustainable design and demonstrate leadership in response to climate change in the city of Kelowna. The design team is committed to reducing emissions from buildings both in construction and upon construction. To guide design decision making the team set clear performance targets to respond to these climate and sustainability commitments, with a clear emphasis on planning for the future.

The design approach is rooted in passive principles to reduce energy demand and improve indoor air quality and cool the building. A passive approach optimizes conditions inherent in site and climate through the architecture, so only a minimum of energy is needed to run supporting active systems. Optimized active systems reduce reliance on resources to deliver energy, water, and air to occupants.

Project Performance targets:  
 BREEAM: Step Code 3  
 LEED: Gold  
 Greenhouse Gas Emissions target: TBD

Aggressive performance targets demand an integrated approach and the design strategies described rely on one another to contribute to overall performance.



### 01 Low carbon concrete

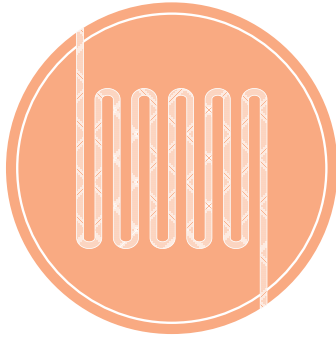
A combination of supplementary cementitious materials (SCMs), recycled sand/aggregate and sequestering CO<sub>2</sub> into concrete significantly lowering the carbon footprint associated with traditional cement.



### 02 Step Code 3 (TED1)

An efficient envelope supports efficient active systems. The BC Energy Step Code demands a very efficient envelope system with high levels of insulation, airtightness, and solar heat gain with shading, balanced with consideration for good daylight and ventilation. High R-value and minimized thermal mass associated with heating, cooling, and ventilation.

Design compliances with Step Code 3 requirements for Thermal Energy Use Intensity (TEUI) and Thermal Energy Demand Intensity (TED1).



### 03 Regenerative Resource Centre (L11)

The mechanical room on Level 11 is strategically located in between the residential tower and the academic podium so that heat generated from the academic podium can be recovered and used in the residential tower. The project is optimizing the window to wall ratio and managing solar heat gain with shading, balanced with consideration for good daylight and ventilation. High R-value and minimized thermal mass associated with heating, cooling, and ventilation.

- Heat generated by academic cooling will be recovered for use in the residential tower.
- Heat generated from residential showers drains will be recovered for the academic heating system.
- Water generated from residential showers can be recovered, treated, and reused in the academic areas for irrigation and cooling.
- Air from corridors between the ventilation system and the solar wall is enabled to deliver preheat to residential corridors.

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### 04 Solar wall on the South facade

A Solar Wall system is incorporated on the south facade to preheat ventilation air passively during winter months. It is designed to preheat outdoor air before it is delivered to corridors in the residential tower.



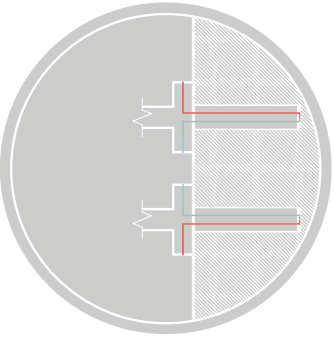
### 05 Shower Drain Water Heat Recovery

The residential tower will use large quantities of hot water which increases both energy demand and carbon emissions. Gravity will be used to preheat incoming cold water from the residential tower from the 11th floor. The Phoenix showerwater heat recovery system from Sharc Energy Systems is proposed as a suitable unit for heat recovery. The system consists of a self-contained heat pump, which recycles the energy from the hot water and transfers it to the warm shower drain water to preheat incoming cold water.



### 06 Greywater Reuse

Shower drain water is the least contaminated and the simplest water to treat and reuse. Water is being collected for heat recovery via the shower drain water recovery system. The greywater recycling system after the heat is recovered. The greywater recycling system is located adjacent to the Phoenix unit and uses biological treatment and chemical dosing to purify the water to a safe standard where it can be reused for toilet flushing. The system is designed to be self-contained and expected along with a savings for both potable water cost and sanitary water costs.



### 07 Ground Source Heat Exchange

The project is considering hydronic heating and cooling by integrating a ground-source heat exchange system into the structural design. The ground-source heat exchange system is a viable solution to meet the project's heating and cooling needs in the City of Kelowna and can take advantage of the piping already required for the structure below the parking. The geotiles can provide 20-50% of the heating and cooling load with further opportunities to exchange surplus energy with the residential tower.



### 08 Green Building Certification

The team is using the LEED v4 Building Design and Construction rating system strategically to evaluate performance as design progresses. The project is targeting LEED Gold certification upon completion via third party verification. The preliminary scorecard shows a minimum of 60 points, to earn Gold certification.





**SUSTAINABILITY STRATEGIES**  
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- LEARNING SPACES
- PUBLIC ENGAGEMENT LEARNING SUITE
- FACULTY OF HEALTH & SOCIAL DEVELOPMENT (FHS) DEVELOPMENT
- FACULTY OF CREATIVE & CRITICAL STUDIES (FCCS) AND FACULTY OF ENGINEERING (F-E)
- OFFICE OF VP RESEARCH
- UBCO EXECUTIVE OFFICE
- UBCO SERVICES AND ACADEMIC SUPPORT SPACE
- UBCO UNASSIGNED ACADEMIC SPACE
- BUILDING SUPPORT
- RESIDENTIAL LOBBY

LEVEL 1  
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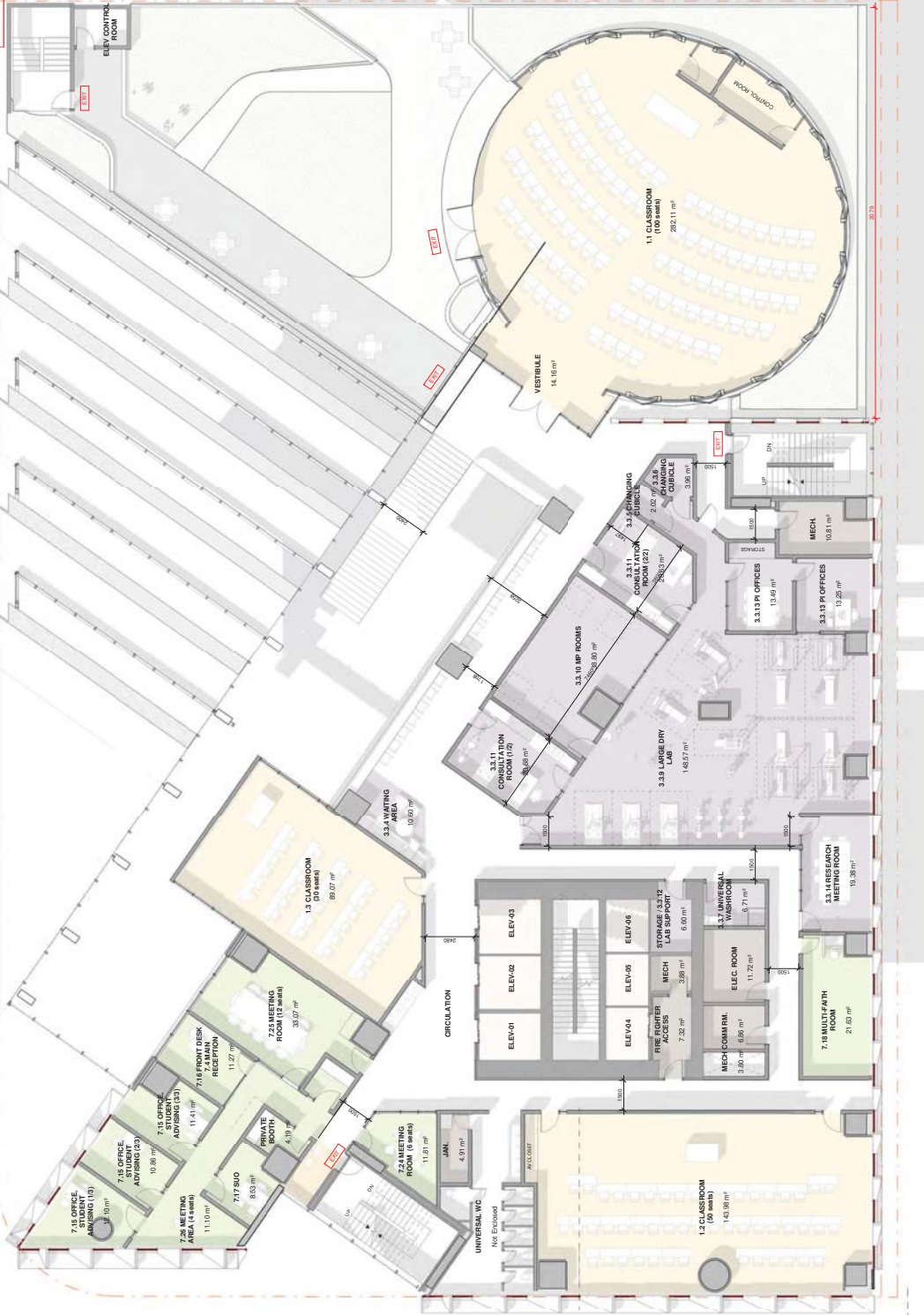




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- FACULTY OF CREATIVE & CRITICAL STUDIES (FCCS) AND FACULTY OF ENGINEERING (FoE)
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**LEVEL 2**  
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- LEARNING SPACES
- PUBLIC ENGAGEMENT LEARNING SUITE
- FACULTY OF HEALTH & SOCIAL DEVELOPMENT (FHSO)
- FACULTY OF CREATIVE & CRITICAL STUDIES (FCCS) AND FACULTY OF ENGINEERING (F&E)
- OFFICE OF VP RESEARCH
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LEVEL 3  
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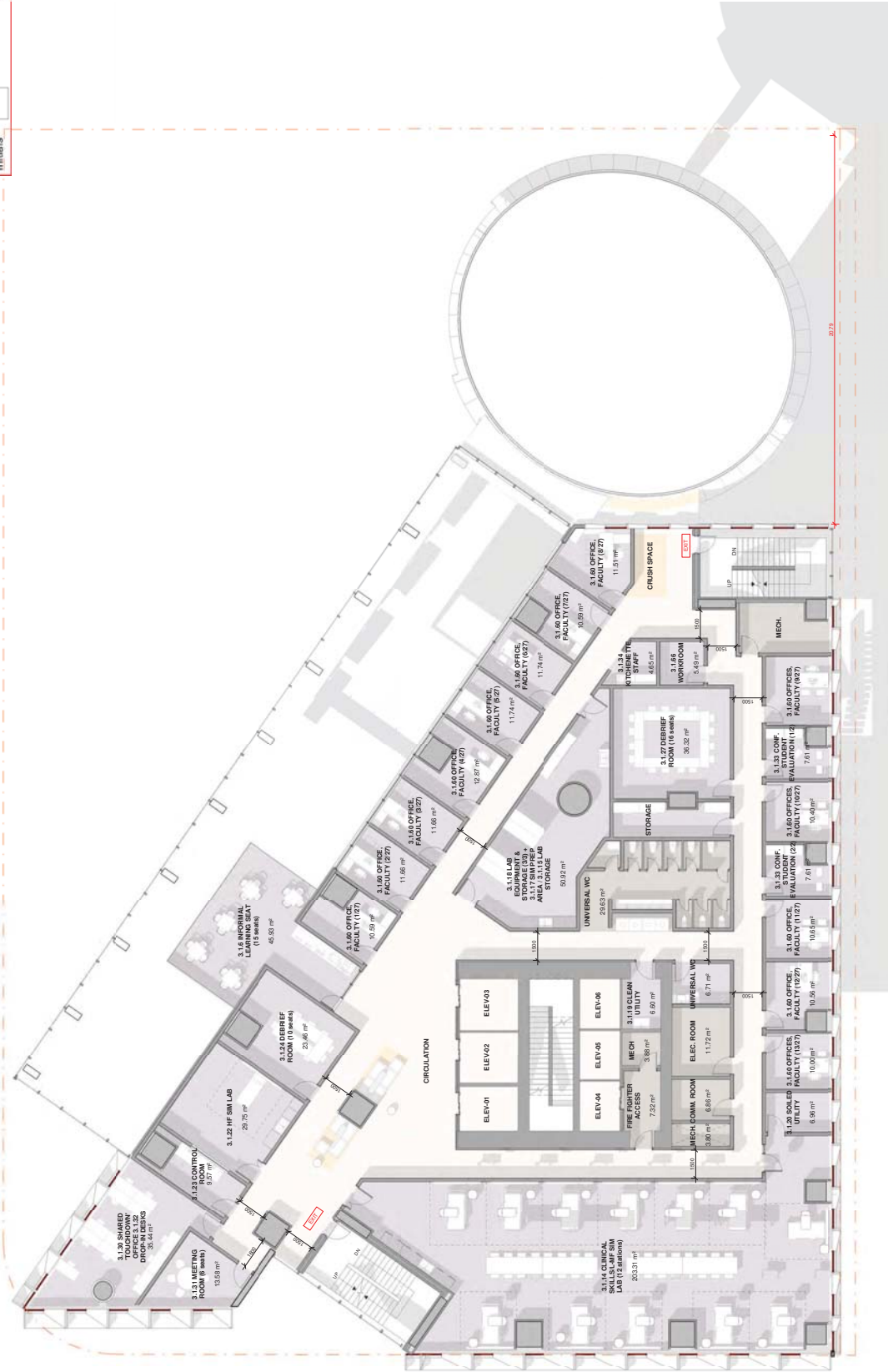
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- FACULTY OF HEALTH & SOCIAL DEVELOPMENT (FHS&D)
- FACULTY OF CREATIVE & CRITICAL STUDIES (FCCS) AND FACULTY OF ENGINEERING (F&E)
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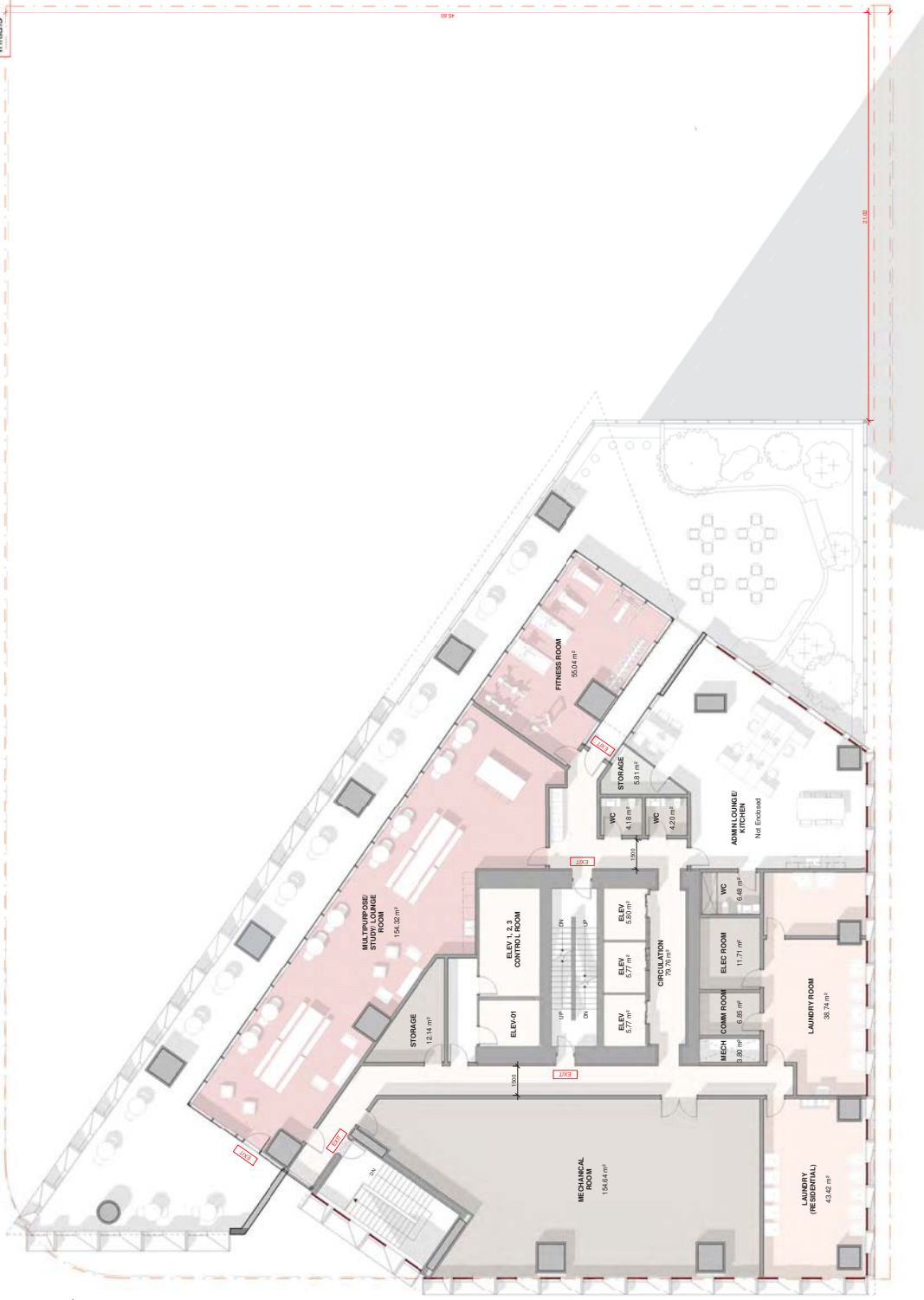
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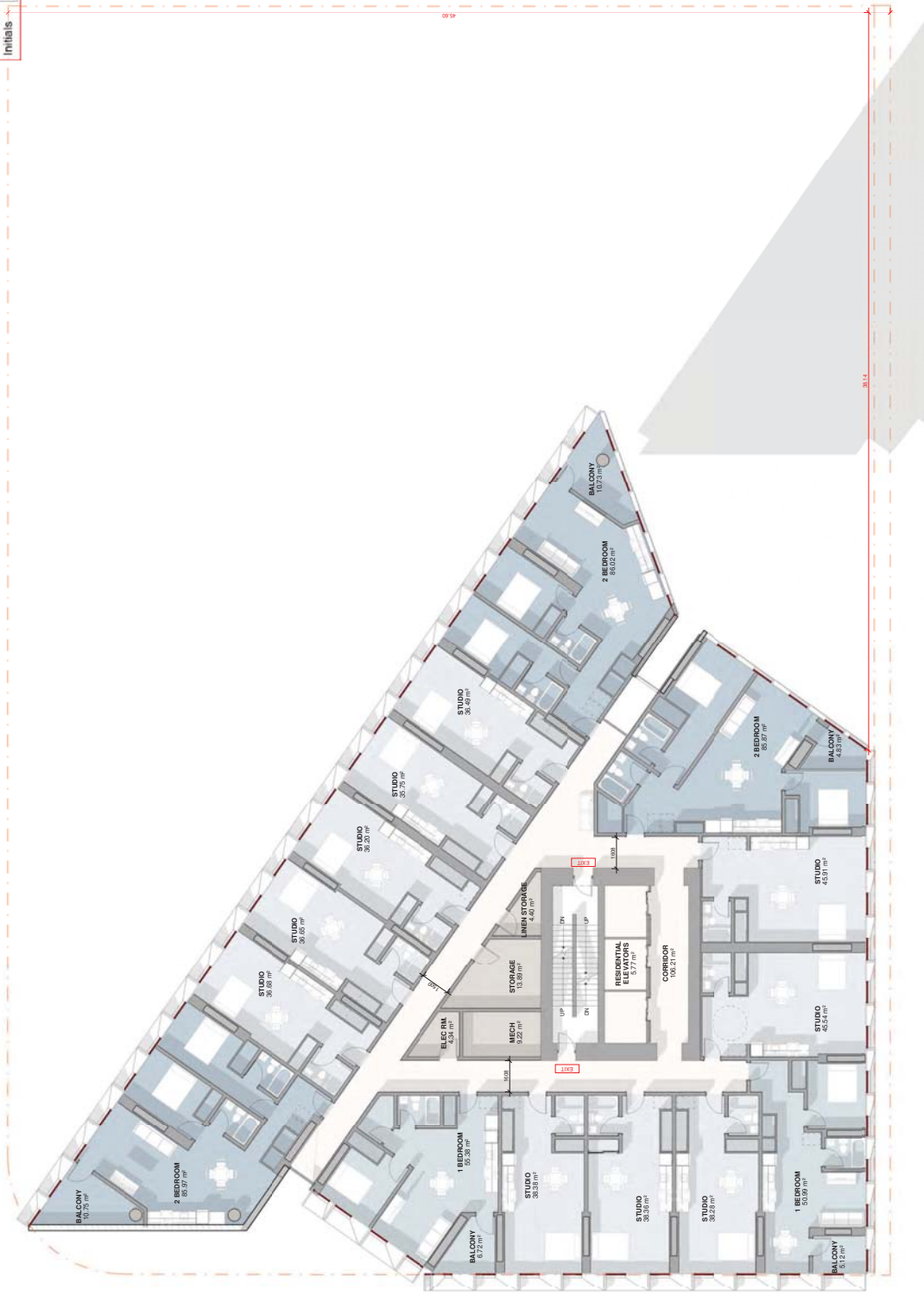
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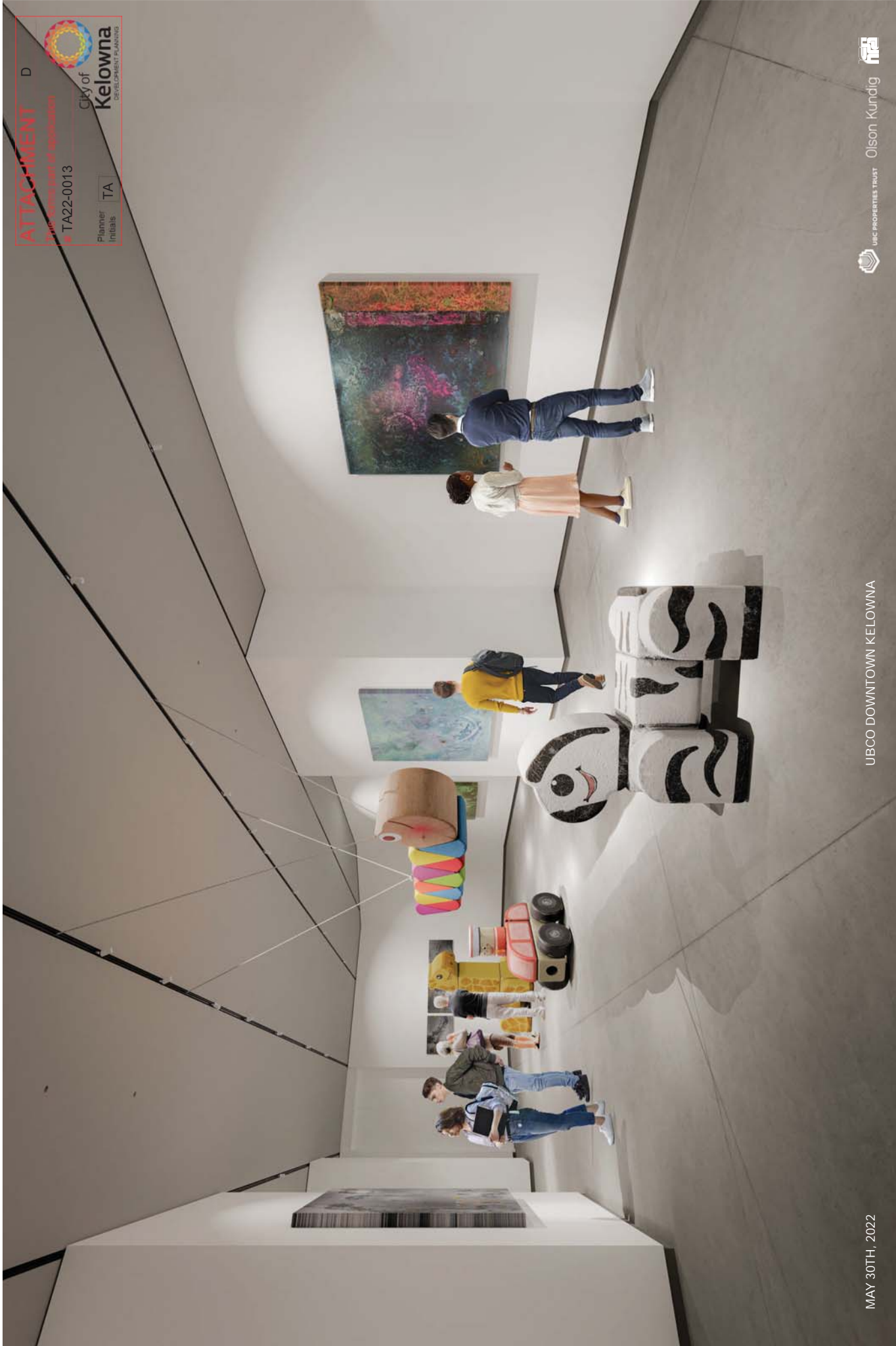
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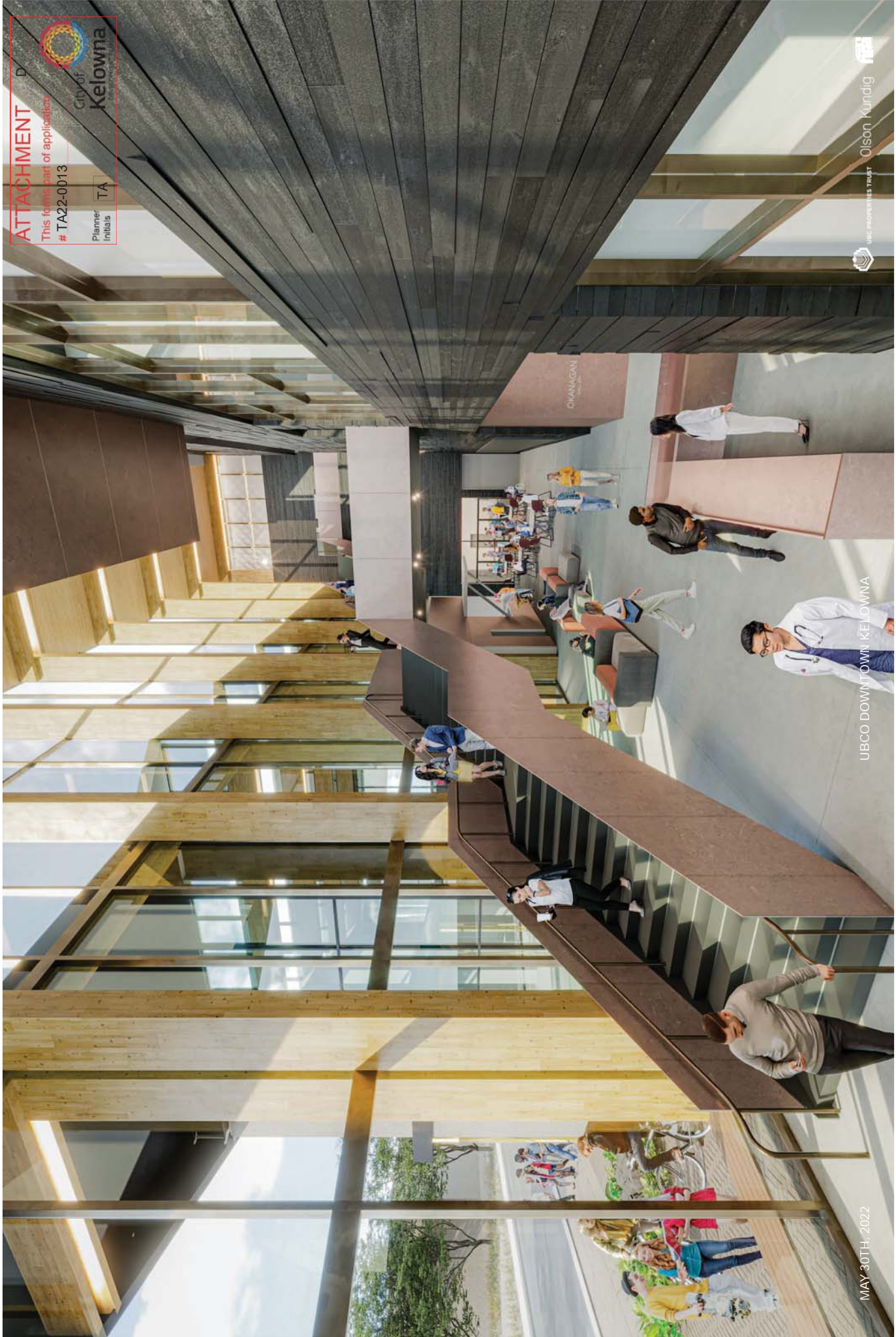


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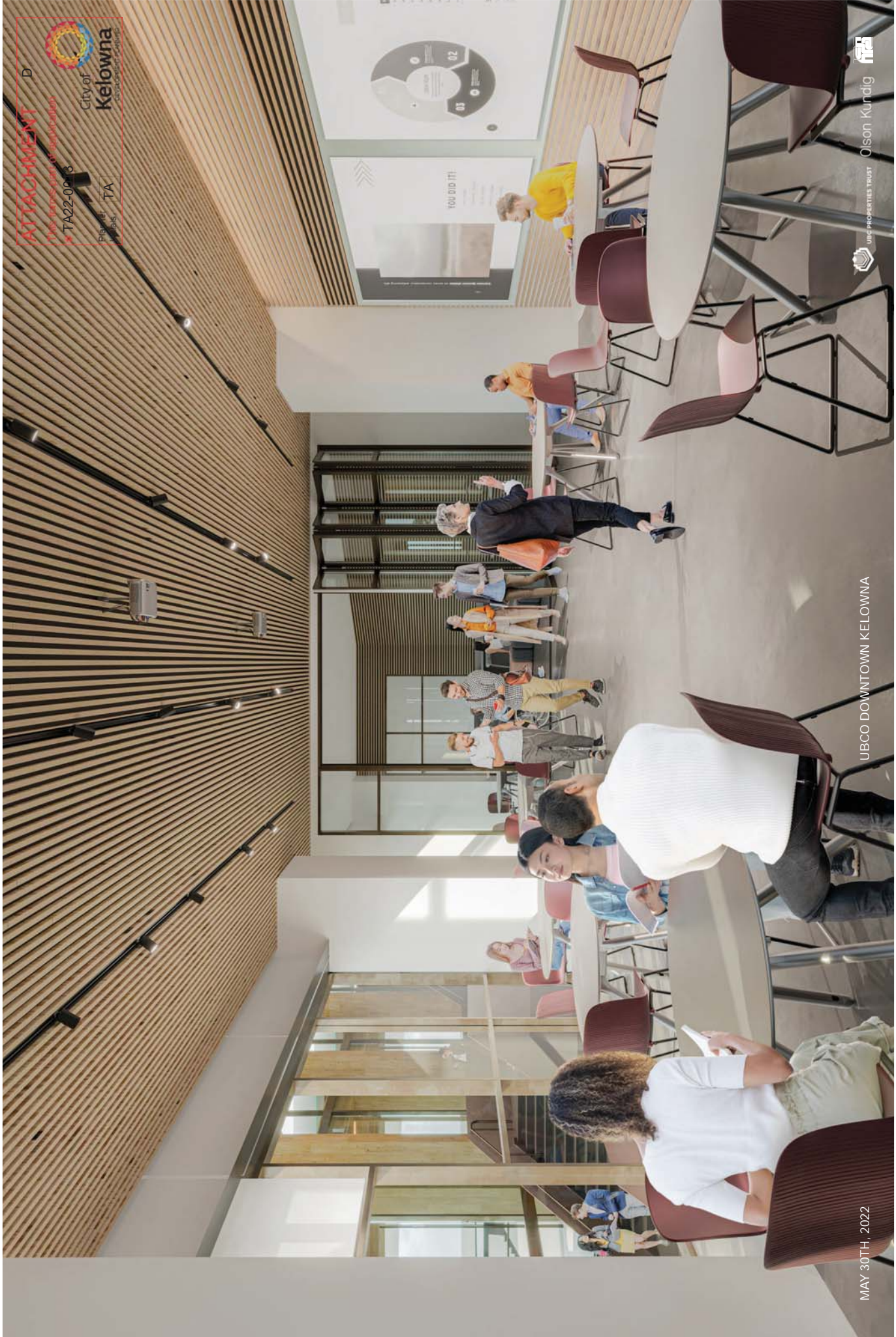


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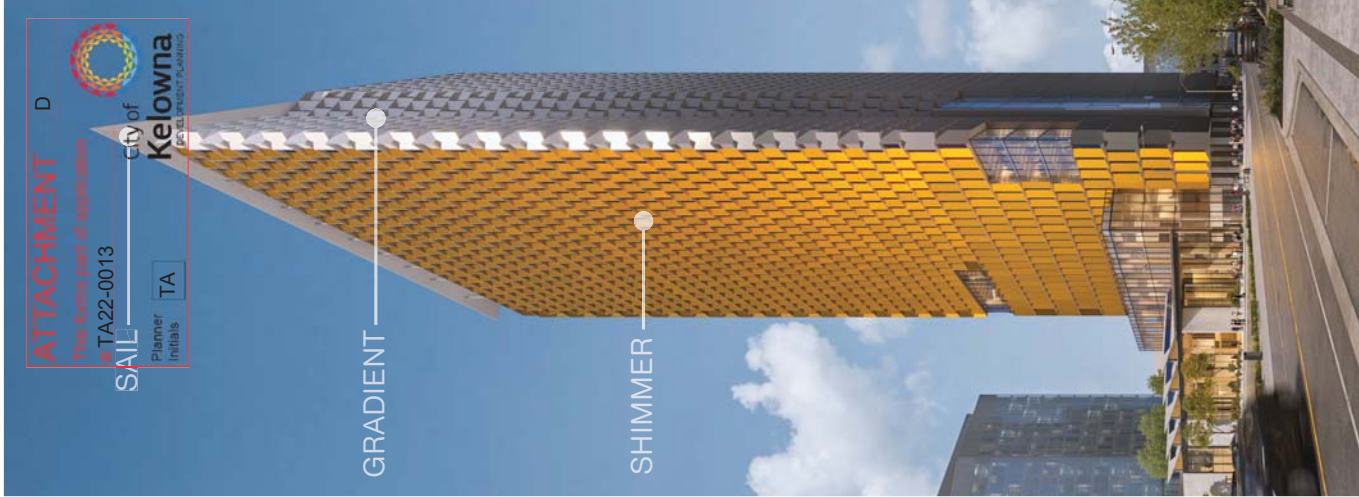


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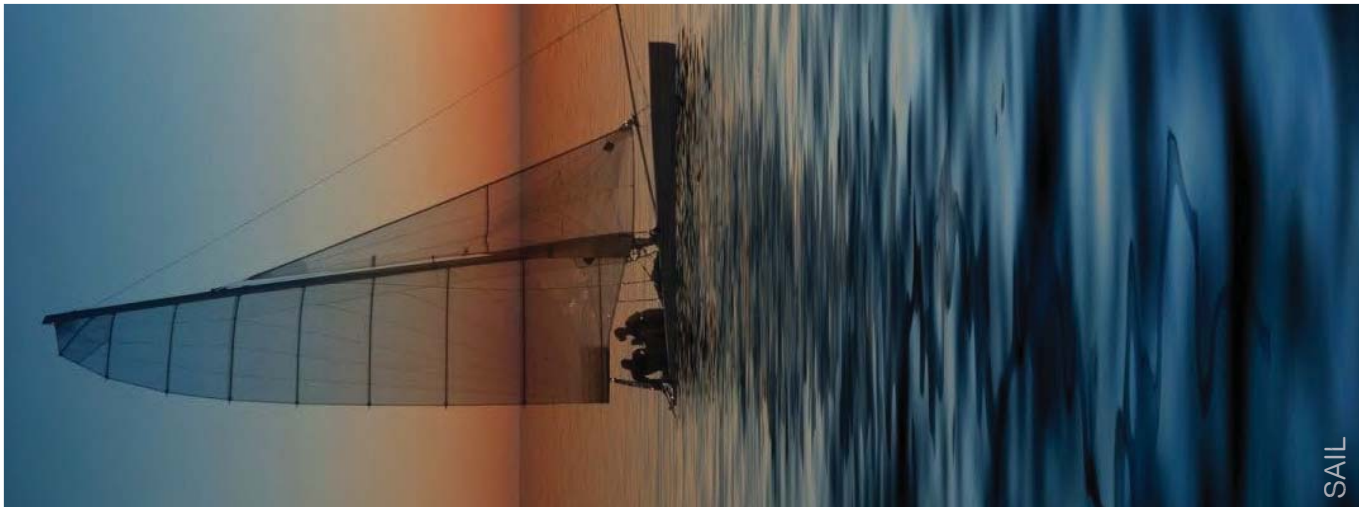


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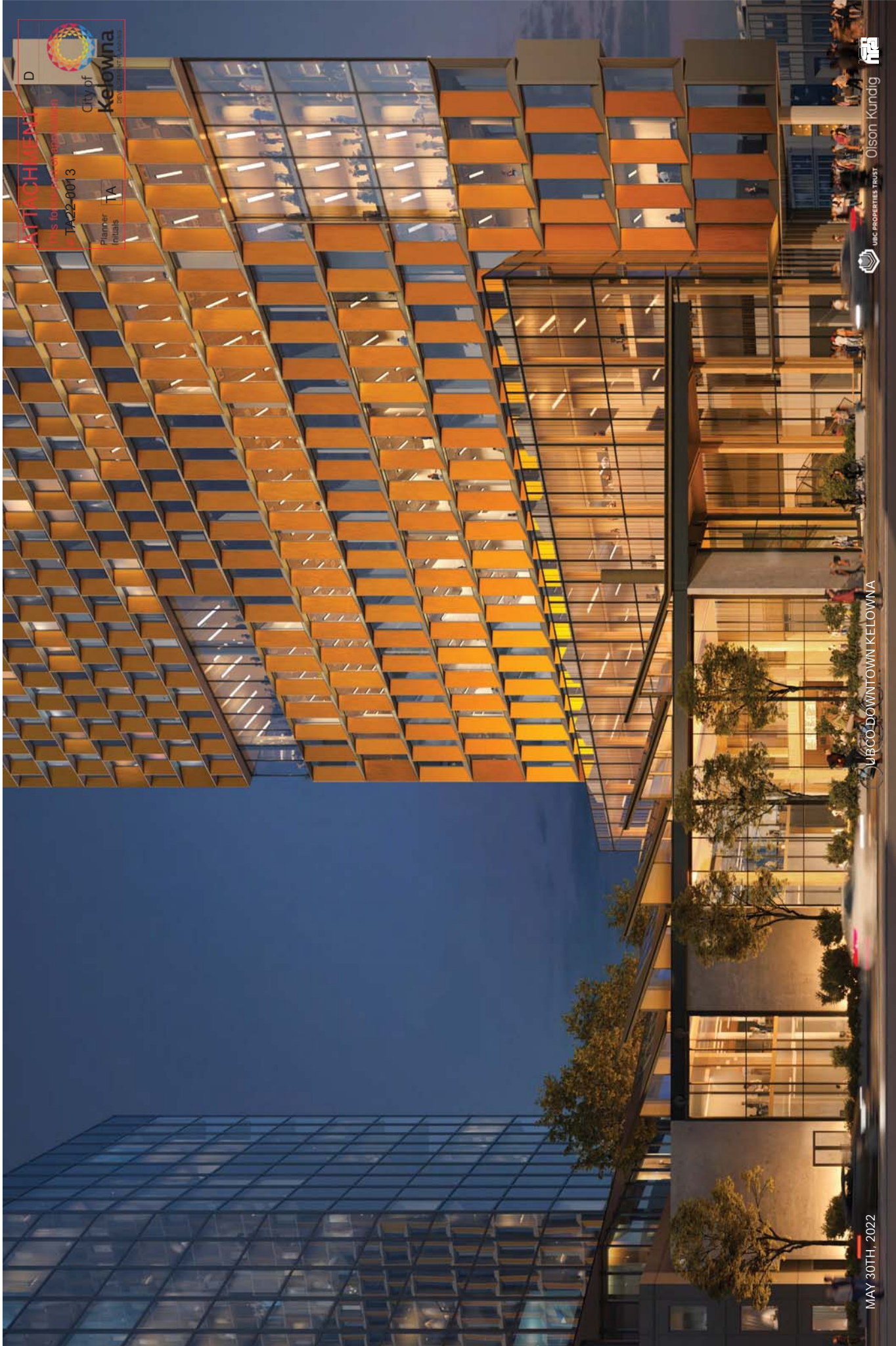


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UBCO Forms and Application  
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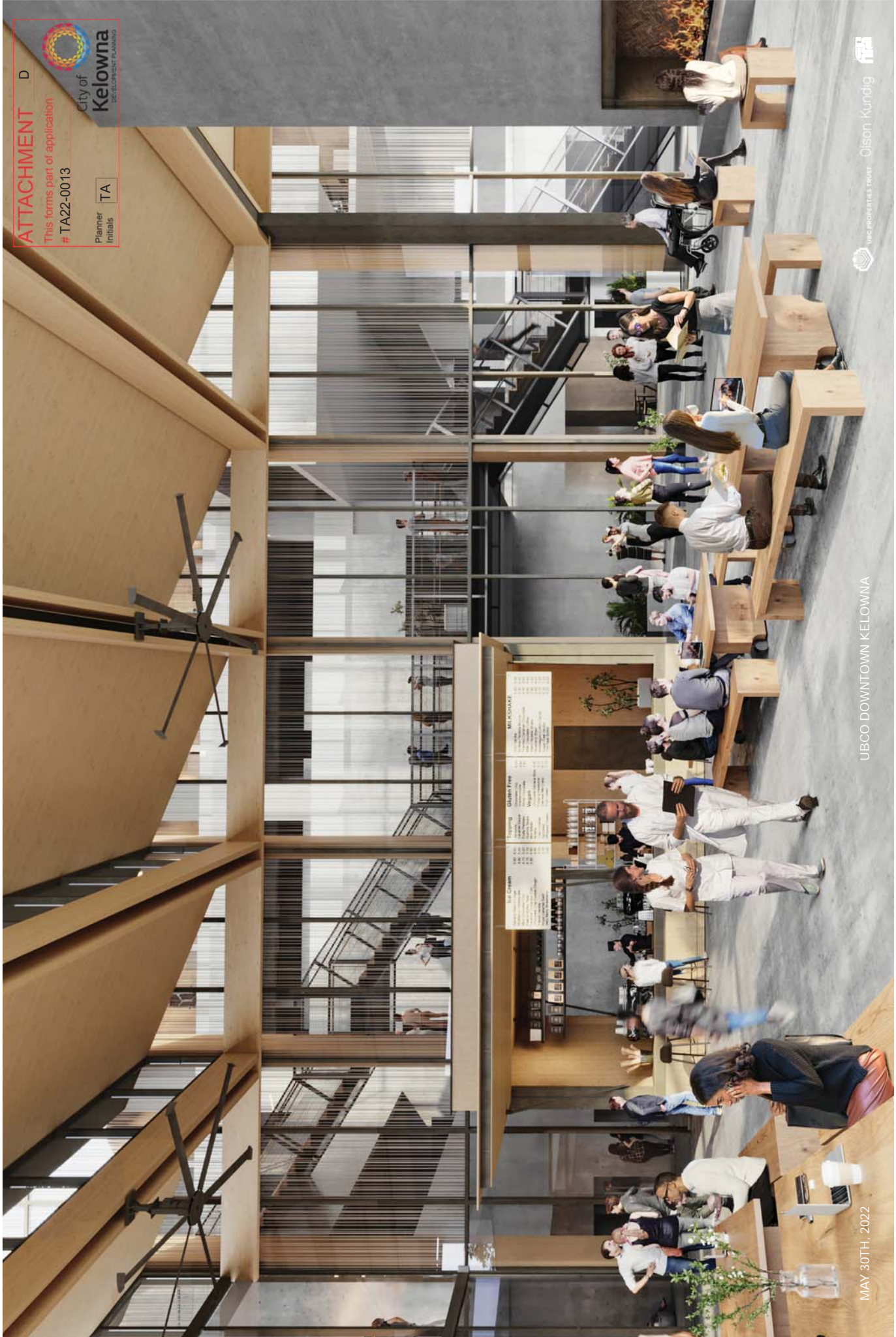


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MAY 30TH, 2022



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Final Concept Plan for Development  
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