



UBC PROPERTIES TRUST

ZGF P+A

Development Permit Application Submission

June 29, 2018

4
WESBROOK

PROJECT NO: V24178

DRAWING NO: 001

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Project Information

Civic Address

6038 Birney Avenue, Vancouver, BC

Wesbrook Village, University of British Columbia

Legal Description

Lot 4 District Lot 6494 Group 1

New Westminster District, Plan EPP29484

Parcel Identifier (PID)

029-436-681

Total Site Area

41,457 SF / 3,851 SqM

Development Area

SC2A Medium Density Residential

Project Team

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Project Overview



Site + Context

Lot 4 is situated at the center of Wesbrook Place Neighbourhood. The site is bound by a main traffic route to the North - Birney Avenue, two pedestrian mews to the East and West - Shrum Lane and Webber Lane, and a pedestrian / cycle path to the South - Scholar's Greenway, overlooking Mundell Park.

Proposed Project

Per the zoning and density allocation within the Wesbrook Place Neighbourhood Plan, the project consists of a 6-storey wood frame structure for faculty and staff rental. The project breaks away from the traditional horseshoe shape to allow variety along Birney Avenue, and porosity through the site, permitting both physical and visual connection from the street and to the park beyond. A generous courtyard is provided with an open outlook pavilion anchoring on the south side, integrated with landscaping forming an animated edge along Scholar's Greenway.

Utilizing the existing grade change, the project provides direct bike and stroller access to the parkade from Scholar's Greenway, as well as a bike repair area. The proposal aims to allocate extra bike storage and reduce car parking on site in supporting UBC's goal of promoting a more sustainable environment for the community.

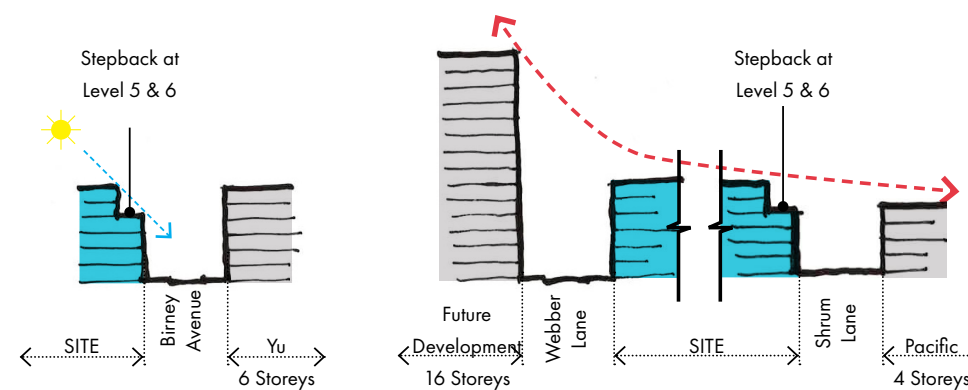
Residential units within the 6-storey faculty and staff housing offer a mixture of studio, 1-bedroom, 2-bedroom, 3-bedroom and 4-bedroom units. The project provides both indoor and outdoor amenity programs within the ground floor and in the courtyard.

Design Rationale & Design Policy Compliance

Neighbourhood Context

The finer detail and urban design being developed throughout this project is aiming to complement the existing built form, public realm and landscape design in Wesbrook Village.

The project is offering ground-orientated dwelling units throughout the scheme with unique unit addressing and lighting to create a strong identity and presence along Birney Avenue, Webber Lane and Shrum Lane, as well as in the courtyard. Outdoor living spaces associated to these ground-orientated units increase their livability and provide the neighbourhood with increased security through passive surveillance and an active street frontage.



Architecture & Materiality

To give the project a greater relationship to its surroundings, the design uses subtle cues to help shape its massing, orientation, materiality and detailing:

- The project offers a building that both maximizes the allowable density prescribed within the Wesbrook Place Neighbourhood Plan and a reduced mass that aligns with the existing context and urban grain. Stepping back the upper levels, breaking up the mass by notches and articulations are devices used to reduce the perceived size of the overall development.
- The project situates among the center of Wesbrook Village. The two linked buildings pay close attention to the surrounding urban context to enhance the vibrant village feel. The 6-storey west wing respond to the future 16-storey development on the adjacent site to the west. The 6-storey east wing steps back at Level 5 and 6 to create and continue the existing 4-storey street wall along Birney Avenue and Shrum Lane to the east. The stepback also reduces shadow impact on the existing 6-storey development along Birney Avenue and the 4-storey on Shrum Lane.
- Utilizing the special location in between the urban streets and park/greenway, the opening created by the two linked masses allow variety along Birney Avenue, and porosity through the site, permitting both physical and visual connection from the street and to the park beyond. The layout aimed to maximize the number of ground related units along Birney Avenue, Webber Lane and Shrum Lane; whilst opening up the south edge to increase solar exposure in the courtyard and as well as providing views to the greenway and park beyond.
- The continuation of a simple, contextual material palette offers honest west coast textures and colours. The project utilizes three key contrasting tones to help highlight the breakdown of building mass:
 - White paneling is used as the main façade material to lighten up the mass (used on the lower level on the east wing, and a portion of the west wing);
 - Grey panel siding ties the building together (used on the receding upper levels on the east wing, the linking bridge, and part of the west wing);
 - Warm tones of wood accent siding is used to add interest to the recessed balconies and create focal points (entrance lobby, courtyard lookout, etc.)

Amenity

The development is providing an active and expansive amenity area adjoining interior spaces and outdoor spaces via the courtyard. The indoor amenity space is intending to be a bright and vibrant multi-use space for residents to both work and socialize, with a focus on encouraging a sense of community amongst all residents. A guest suite is also provided as a popular demand from UBCPT's previous rental developments.

The indoor amenity space is adjacent to an outdoor amenity area within the central courtyard, further encouraging continuous animation and activity of this space. An open pavilion anchoring on the south edge provides pleasant covered resting area overlooking Mundell Park and beyond. Integrated with the landscape, the pavilion separates the semi-private courtyard from the public realm, but at the same time provides an animated edge along Scholar's Greenway.

Utilizing the existing grade change, the project offers direct bike and stroller access to the parkade from Scholar's Greenway to enhance a safe and pleasant environment that separates pedestrian/cyclist from vehicular path. A bike repair area is also provided off Scholar's Greenway to add more variety to the amenity offered on site.

Building Performance

Project Performance Targets: Reap Gold (minimum) + BC Step Code Step 1

The Lot 4 multi-family residential building will serve as a model project for future UBCPT buildings to reach more ambitious energy targets than are currently required. These targets, driven by the BC Energy Step Code, will soon be required of all UBCPT projects via the REAP certification system. The project will target BC Energy Step Code Step 1. This target is equivalent to NECB 2011 requirements, with an additional requirement for air tightness testing. This goal will be an economical introduction to the processes and requirements of the Step Code, and serve as an example for future UBCPT projects. In addition to energy, site design will provide outdoor amenity spaces and enhanced bike facilities (changing rooms, showers, repair workshop, additional parking) to encourage a healthy campus lifestyle and connection to the outdoors.

Project Statistics

SITE INFORMATION

CIVIC ADDRESS	6038 BIRNEY AVENUE, VANCOUVER, BC	
LEGAL DESCRIPTION	LOT 4 DISTRICT LOT 6494 GROUP 1 NEW WESTMINSTER DISTRICT, PLAN EPP29484	
PARCEL IDENTIFIER (PID)	029-436-681	
DEVELOPMENT AREA	SC2A	MEDIUM DENSITY RESIDENTIAL
GROSS SITE AREA	41,457 SF	/ 3,851 SqM

SETBACK & BUILDING HEIGHT INFORMATION

SITE COVERAGE	ALLOWED	PROPOSED
	55% MAXIMUM	53.3%
SETBACKS	ALLOWED	PROPOSED
NORTH (BIRNEY AVENUE)	8.20 FT / 2.50 m	8.27 FT to 9.25 FT / 2.52 m to 2.82 m
SOUTH (SCHOLAR'S GREENWAY)	8.20 FT / 2.50 m	9.13 FT to 15.68 FT / 2.78 m to 4.78 m
WEST (WEBBER LANE)	8.20 FT / 2.50 m	8.20 FT to 8.58 FT / 2.50 m to 2.62 m
EAST (SHRUM LANE)	8.20 FT / 2.50 m	8.20 FT to 8.74 FT / 2.50 m to 2.66 m
BUILDING HEIGHT	ALLOWED	PROPOSED
	6 STOREYS 75.46 FT / 23.00 m	6 STOREYS 61.50 FT / 18.75 m TO TOP OF PARAPET, TYPICAL 63.54 FT / 19.37 m TO TOP OF PARAPET, WEST WING 70.00 FT / 21.34 m TO TOP OF ELEVATOR OVERRUN

PARKING & LOADING CALCULATIONS

PARKING STALLS PERMITTED:		
FACULTY AND STAFF RENTAL (NON-MARKET HOUSING)	135 STALLS	1.0 STALL PER PRINCIPAL DWELLING UNIT
VISITOR	14 STALLS	0.1 STALL PER PRINCIPAL DWELLING UNIT
TOTAL PARKING SPACES PERMITTED:	149 STALLS	
OF WHICH:		
ACCESSIBLE STALLS	14 STALLS	0.1 STALL PER PRINCIPAL DWELLING UNIT
PARKING STALLS PROVIDED:		
RESIDENTIAL PARKING STALLS	59 STALLS	0.44 STALLS PER PRINCIPAL DWELLING UNIT
VISITOR STALLS	7 STALLS	10% OF TOTAL PROVIDED STALLS
TOTAL PARKING STALLS PROVIDED	66 STALLS	
OF WHICH:		
ACCESSIBLE STALLS	7 STALLS	10.6% OF TOTAL STALLS
SMALL STALLS	16 STALLS	24.2% OF TOTAL STALLS (MAXIMUM 25% ALLOWABLE)
STANDARD	43 STALLS	65.2% OF TOTAL STALLS

BICYCLE STORAGE CALCULATIONS

BICYCLE SPACES REQUIRED:		
FACULTY AND STAFF RENTAL (NON-MARKET HOUSING)	203 CLASS I STALLS	1.50 SPACES PER DWELLING
CLASS II	62 CLASS II STALLS	16 STALLS PER 35 DWELLING UNITS
(Or:	4 x 16-SPACE BICYCLE RACKS)	(1 x 16-SPACE RACK PER 35 UNITS)
BICYCLE SPACES PROVIDED:		
TOTAL CLASS I BIKE STALLS	487 CLASS I STALLS	3.61 SPACES PER DWELLING
OF WHICH:		
HORIZONTAL BIKE STORAGE	352 CLASS I STALLS	
VERTICAL BIKE STORAGE	135 CLASS I STALLS	27.7% OF TOTAL STALLS
TOTAL CLASS II BIKE STALLS	64 CLASS II STALLS	LOCATED IN THE COURTYARD
OF WHICH:		
	32 STALLS	LOCATED ON-SITE (BY COURTYARD ENTRY)
	32 STALLS	LOCATED OFF-SITE (OUTSIDE OF PROPERTY LINE)

STORAGE LOCKER CALCULATIONS

STORAGE LOCKER REQUIRED BY UBCPT		
FACULTY AND STAFF RENTAL (NON-MARKET HOUSING)	34 LOCKERS	1.00 LOCKER FOR EACH 3 BED, 3 BED+DEN, AND 4 BED DWELLING UNITS
STORAGE LOCKER PROVIDED		
4' x 6' LOCKERS (TWO HORIZONTAL BIKE STORGAE)	36 LOCKERS	
(EQUIVALENT OF	72 HORIZONTAL BIKE STORGAE)	

REQUESTED VARIANCES

- Reducing the number of vehicle parking stalls required for visitors from 0.1 stall per principal dwelling unit (14 stalls required) down to 10% of total vehicle parking stalls provided (7 stalls) for visitor use. Using recent projects as a precedent, this reduced parking ratio provides a sufficient number of stalls for its intended use within a minimal amount of parkade levels.
- Reducing the number of accessible parking stalls required from 0.1 stall per principal dwelling unit (14 stalls required) down to allocating and sizing 10% of the provided vehicle parking stalls (7 stalls) for accessible use only. Using recent projects as a precedent, this reduced parking ratio provides a sufficient number of stalls for its intended use within a minimal amount of parkade levels.
- 50% of Class II bike stalls (32 stalls) are place outside of the property line. These offsite bike stalls are placed by unit patio entries, and by the direct access to the parkade bike stroage along Scholar's Greenway, where such placement provides easy access and better utilization.

AREA SUMMARY

TOTAL RESIDENTIAL AREA	(INCLUDED FROM FSR)	104,424 SF / 9,701 SqM
TOTAL INTERIOR CIRCULATION & LOBBY AREA	(INCLUDED FROM FSR)	15,993 SF / 1,486 SqM
TOTAL SERVICES	(INCLUDED FROM FSR)	779 SF / 72 SqM
TOTAL AMENITY AREA	(EXCLUDED FROM FSR)	781 SF / 73 SqM
TOTAL GROSS FLOOR AREA		121,977 SF / 11,332 SqM
DEDUCT: IN-SUITE UNIT STORAGE	(EXCLUDED FROM FSR)	(MAX. ALLOWABLE 40 SF / 3.72 SqM PER DWELLING UNIT)
		5,400 SF / 502 SqM

FSR (FLOOR SPACE RATIO)

	ALLOWED	PROPOSED
	2.80 FSR	2.79 FSR
	116,080 SF / 10,784 SqM	115,796 SF / 10,758 SqM
		*WITH MAXIMUM ALLOWABLE IN-SUITE STORAGE EXCLUSION
		**FSR = TOTAL GROSS FLOOR AREA - TOTAL AMENITY AREA - IN-SUITE UNIT STORAGE

AMENITY SPACE CALCULATIONS

AMENITY	ALLOWED	PROPOSED
	12,198 SF / 1,133 SqM	781 SF / 73 SqM
	10% OF TOTAL GFA	0.64% OF TOTAL GFA
		INDOOR AMENITY & GUEST SUITE

AREA BREAKDOWN BY FLOOR

LEVEL	GFA		FSR INCLUSION				FSR EXCLUSION				FLOOR AREA CONTRIBUTE TO FSR	
			RESIDENTIAL UNITS		CIRCULATION		SERVICES		AMENITY			
LEVEL 1	21,342 SF / 1,983 SqM	17,515 SF / 1,627 SqM	2,750 SF / 255 SqM	297 SF / 28 SqM	781 SF / 73 SqM	920 SF / 85 SqM	19,642 SF / 1,825 SqM					
LEVEL 2	22,076 SF / 2,051 SqM	19,300 SF / 1,793 SqM	2,679 SF / 249 SqM	96 SF / 9 SqM	- / -	1,000 SF / 93 SqM	21,076 SF / 1,958 SqM					
LEVEL 3	22,086 SF / 2,052 SqM	19,305 SF / 1,794 SqM	2,685 SF / 249 SqM	96 SF / 9 SqM	- / -	1,000 SF / 93 SqM	21,086 SF / 1,959 SqM					
LEVEL 4	21,721 SF / 2,018 SqM	18,940 SF / 1,760 SqM	2,685 SF / 249 SqM	96 SF / 9 SqM	- / -	1,000 SF / 93 SqM	20,721 SF / 1,925 SqM					
LEVEL 5	17,658 SF / 1,640 SqM	14,964 SF / 1,390 SqM	2,598 SF / 241 SqM	96 SF / 9 SqM	- / -	760 SF / 71 SqM	16,898 SF / 1,570 SqM					
LEVEL 6	17,093 SF / 1,588 SqM	14,399 SF / 1,338 SqM	2,598 SF / 241 SqM	96 SF / 9 SqM	- / -	720 SF / 67 SqM	16,373 SF / 1,521 SqM					
TOTAL	121,977 SF / 11,332 SqM	104,424 SF / 9,701 SqM	15,993 SF / 1,486 SqM	779 SF / 72 SqM	781 SF / 73 SqM	5,400 SF / 502 SqM	115,796 SF / 10,758 SqM					

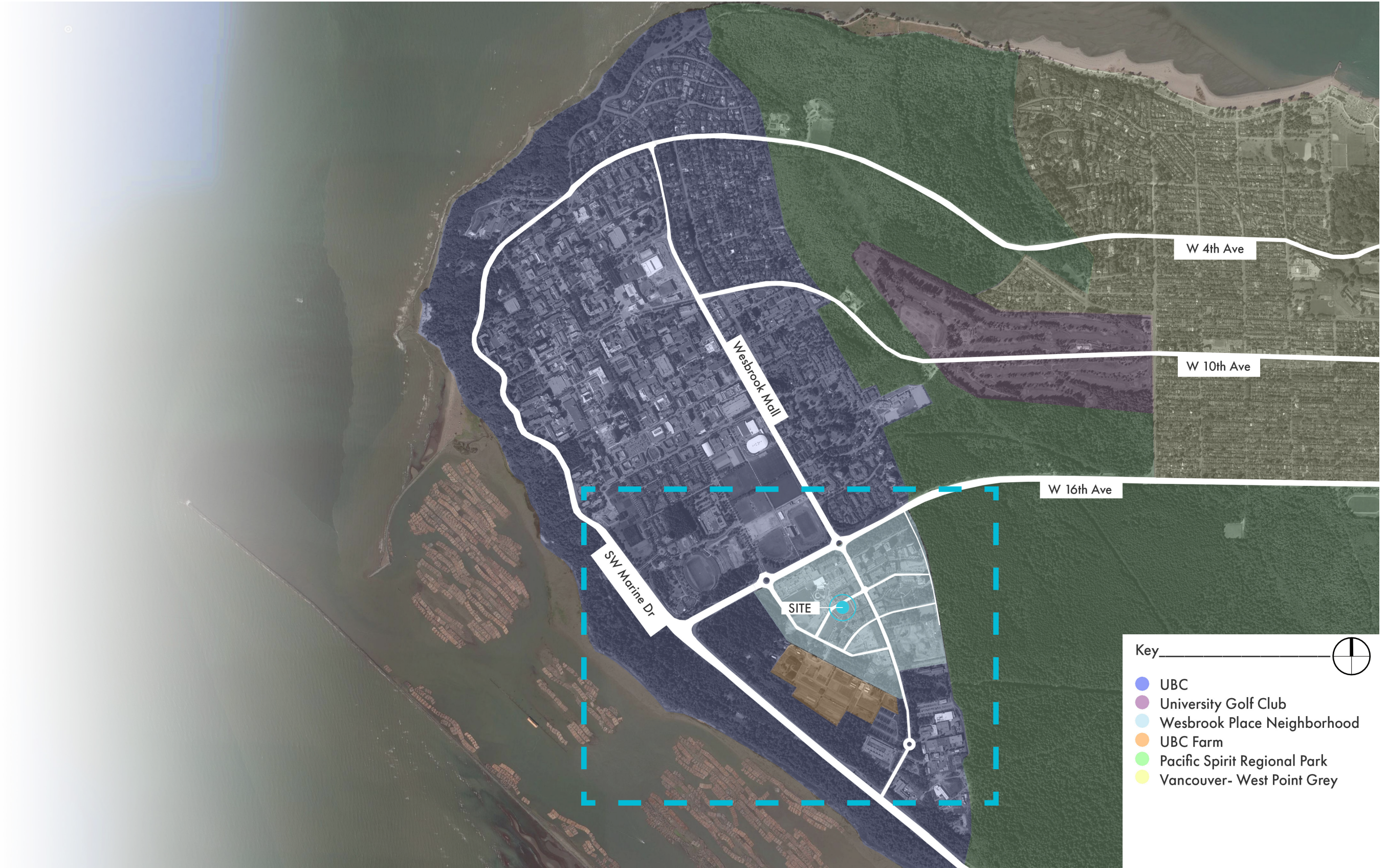
RESIDENTIAL AREA BREAKDOWN

UNIT MIX	UNIT AREA RANGE	AVG. UNIT SIZE	NUMBER OF UNITS PER FLOOR						TOTAL UNITS IN BUILDING	% OF TOTAL	TOTAL AREA	
			L1	L2	L3	L4	L5	L6				
STUDIO	314 SF - 448 SF	422 SF / 39 SqM	4	3	3	3	4	3	20	14.8%	8,430 SF / 783 SqM	
ONE BED	500 SF - 578 SF	549 SF / 51 SqM	0	1	1	2	2	2	8	5.9%	4,388 SF / 408 SqM	
ONE BED + DEN	552 SF - 639 SF	587 SF / 55 SqM	5	6	6	5	0	0	22	16.3%	12,923 SF / 1,201 SqM	
TWO BED	630 SF - 829 SF	759 SF / 71 SqM	2	2	2	3	5	5	19	14.1%	14,420 SF / 1,340 SqM	
TWO BED + DEN	774 SF - 870 SF	846 SF / 79 SqM	7	7	7	7	2	2	32	23.7%	27,065 SF / 2,514 SqM	
THREE BED	926 SF - 1,020 SF	997 SF / 93 SqM	2	2	2	1	2	2	11	8.1%	10,968 SF / 1,019 SqM	
THREE BED + DEN	1,000 SF - 1,120 SF	1,056 SF / 98 SqM	2	3	3	3	1	1	13	9.6%	13,729 SF / 1,275 SqM	
FOUR BED	1,173 SF - 1,303 SF	1,250 SF / 116 SqM	1	1	1	1	3	3	10	7.4%	12,501 SF / 1,161 SqM	
TOTAL			23	25	25	25	19	18	135	100%	104,424 SF / 9,701 SqM	

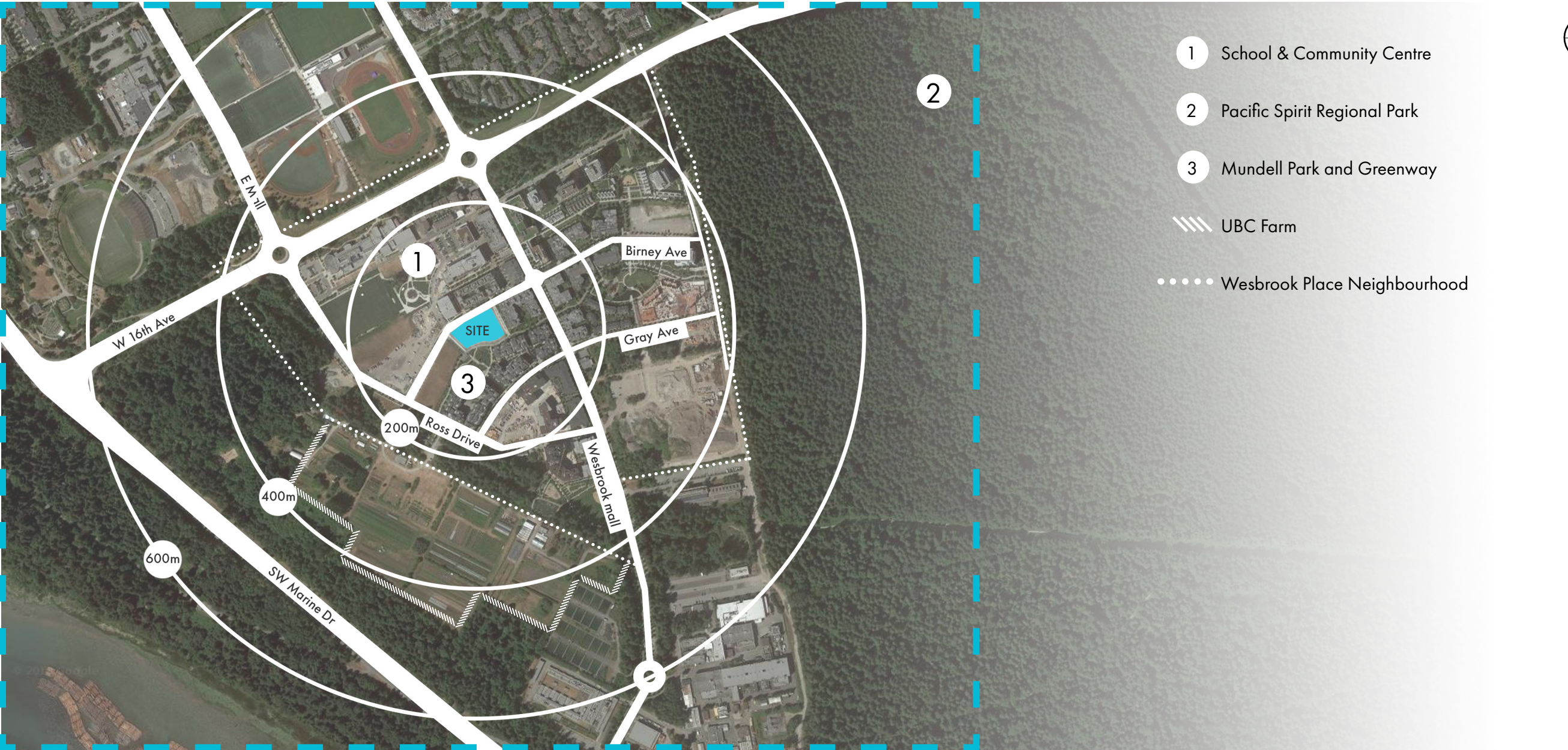
Context Plan



UBC Campus Location Plan





Wesbrook Village Location Plan



Site Context + Photos | Key Plan



Key 

 Location/Orientation of Site Photos

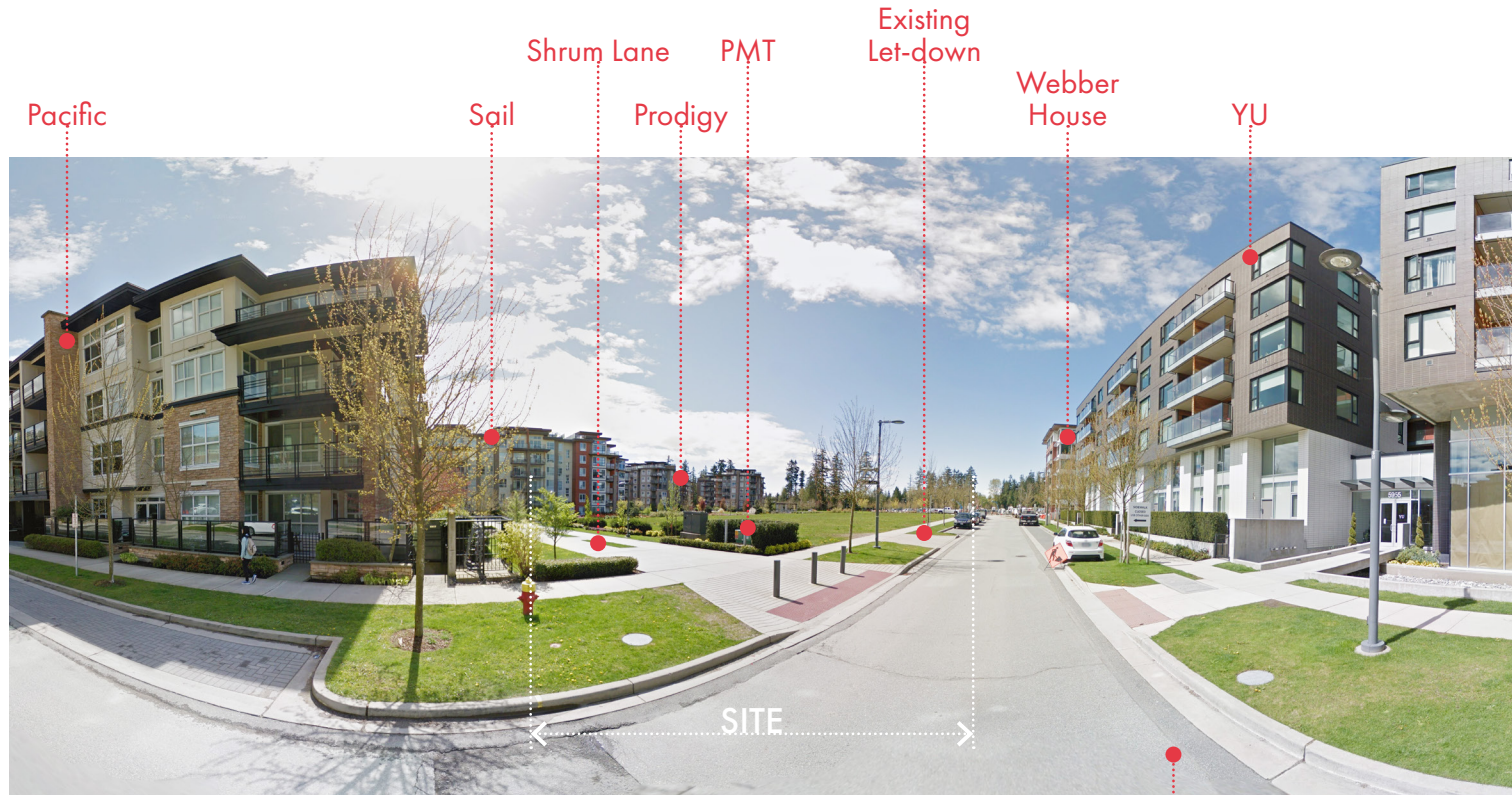
Site Context + Photos



A CORNER OF BIRNEY AVENUE AND WEBBER LANE LOOKING EAST



B BIRNEY AVENUE LOOKING SOUTH

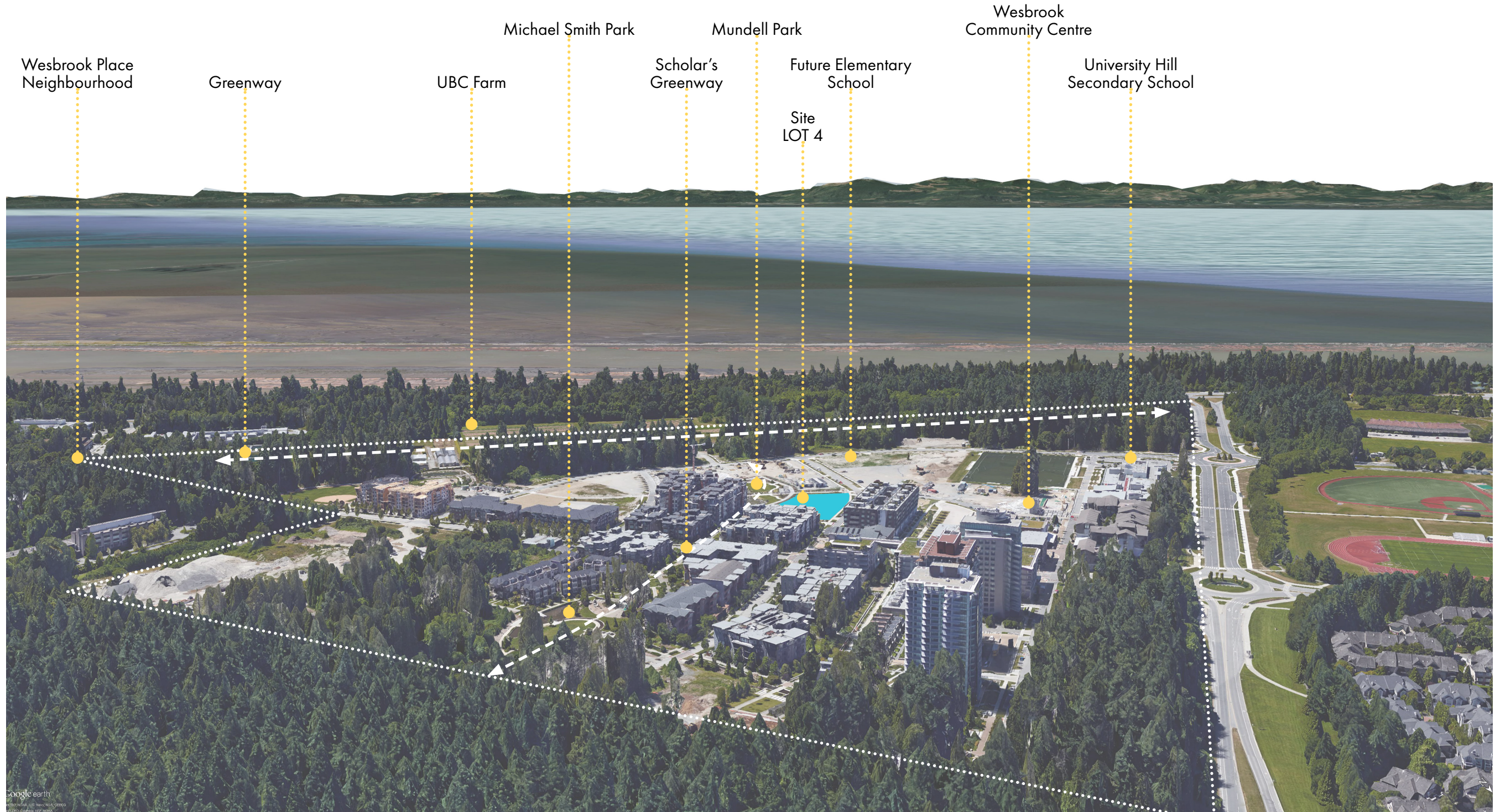


C CORNER OF BIRNEY AVENUE AND SHRUM LANE LOOKING WEST



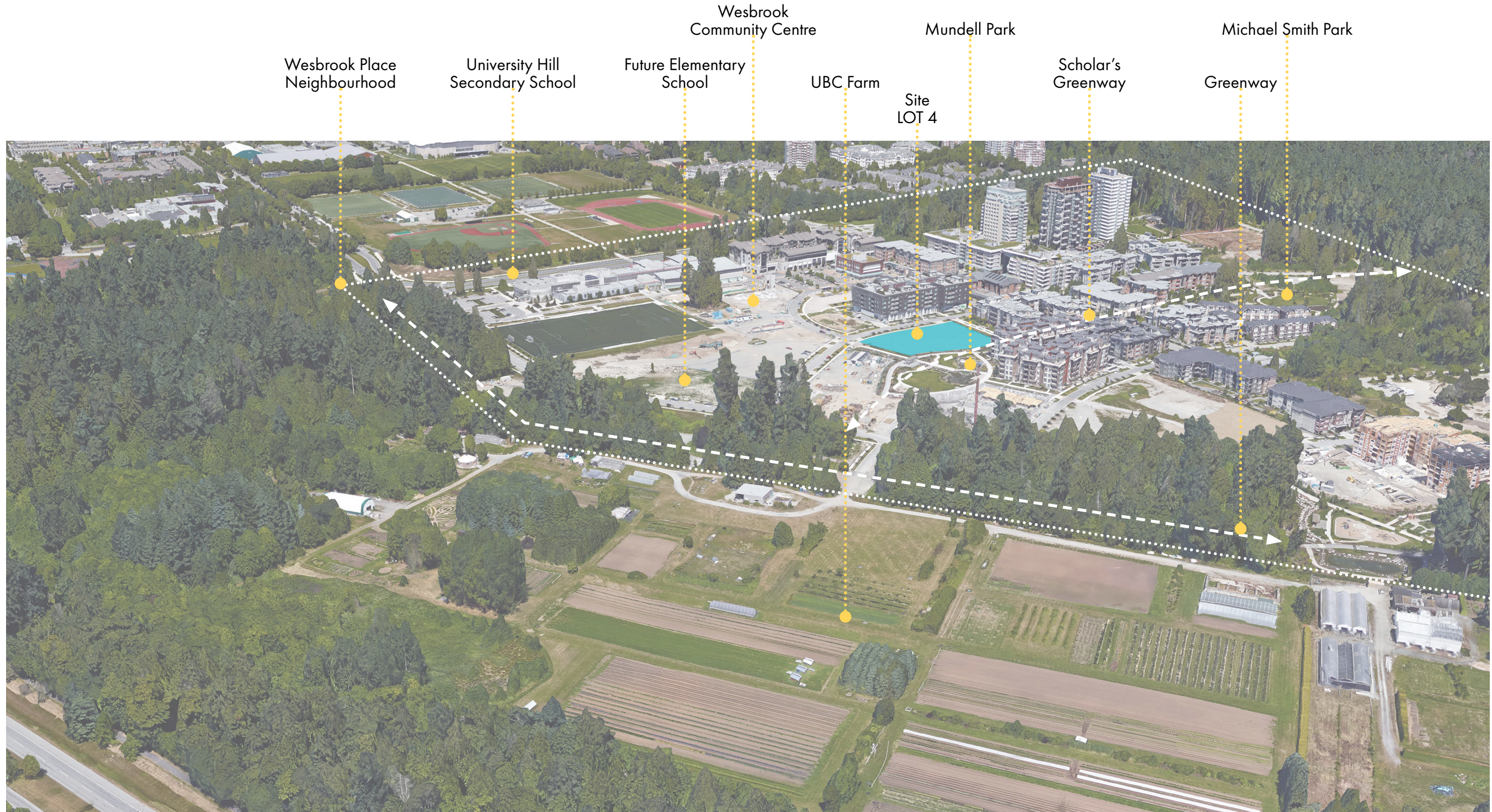
D MUNDELL PARK LOOKING NORTH

Wesbrook Village | Context Aerial



VIEW LOOKING WEST

Wesbrook Village | Context Aerial

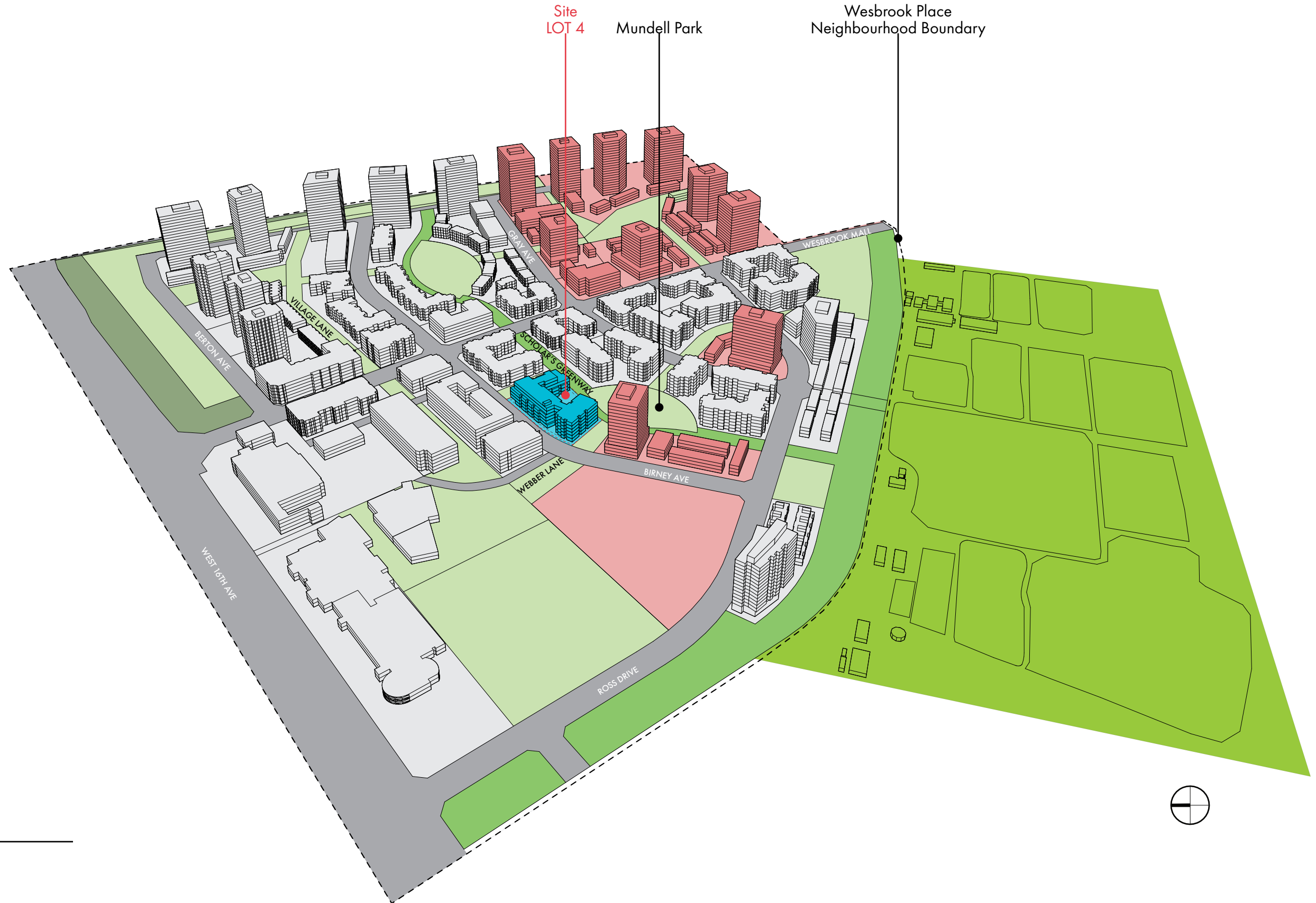


VIEW LOOKING NORTH

Wesbrook Village | Density Plan



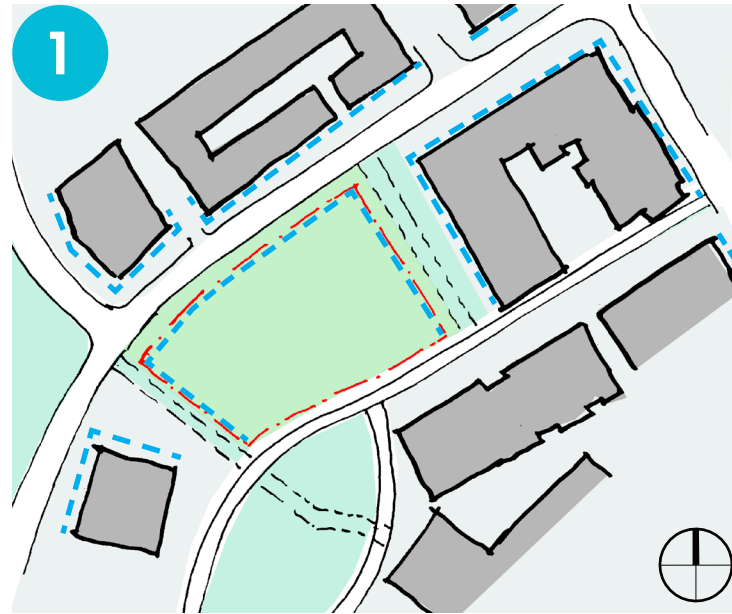
Wesbrook Village | Development Plan



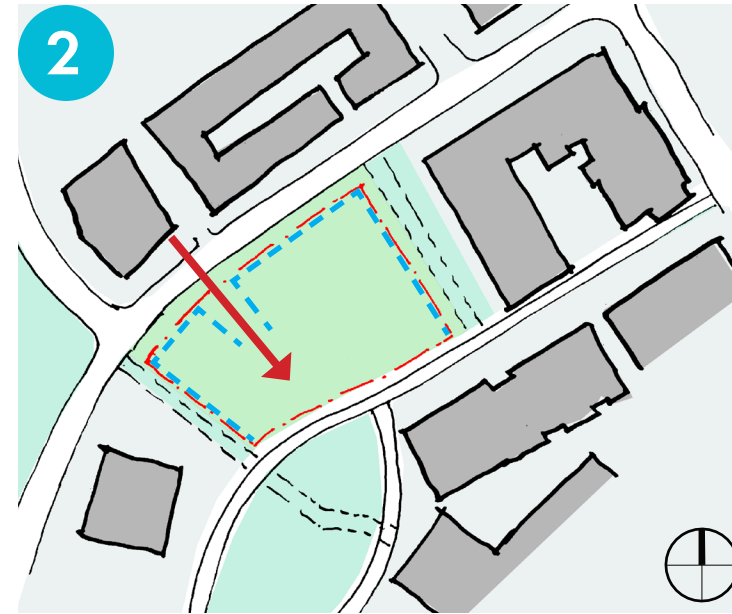
- Built and Current Development
- Future Development
- Green Edge
- Usable Neighbourhood Open Space (UNOS)
- Greenway
- UBC Farm
- Site



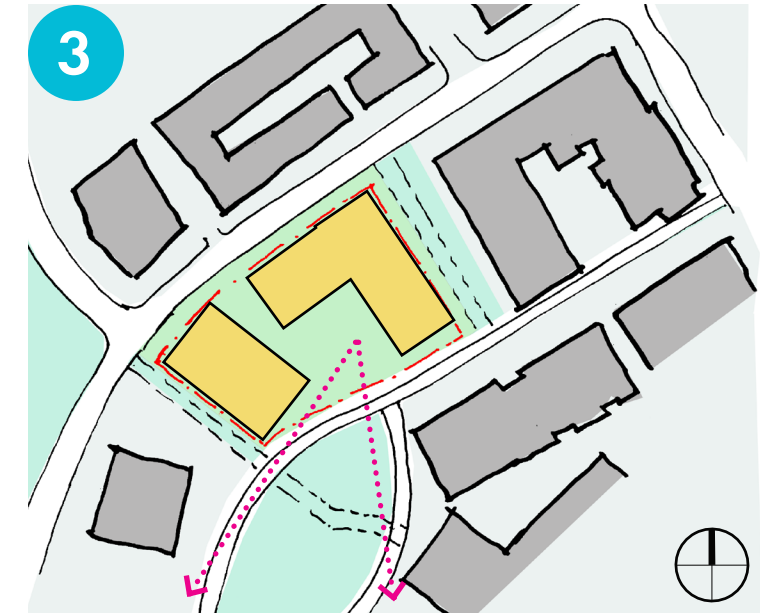
Concepts | Site Strategies



1 Load site perimeter with buildings to create street wall / urban village feel.



2 Create visual and physical connection from Birney Avenue to Mundell Park. Public access through Webber Lane and semi-public access through the courtyard.

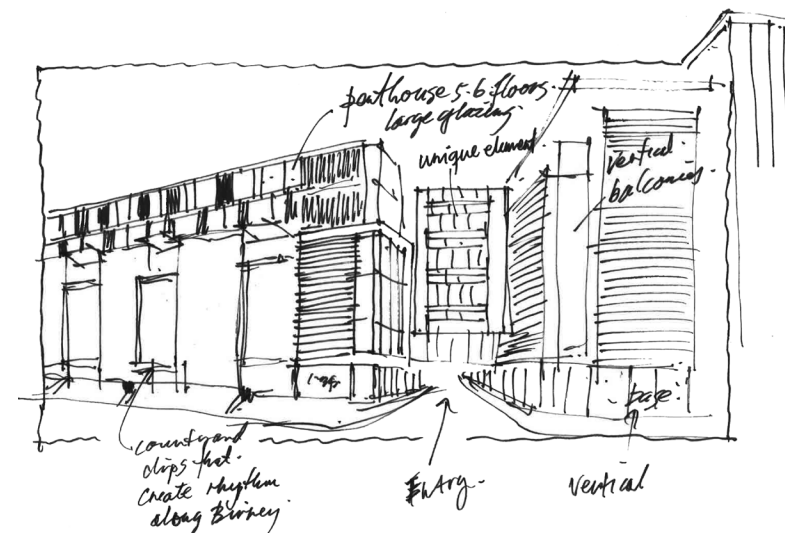


3 Maximize the efficiency of the two blocks allowing for views to the park and towards south.

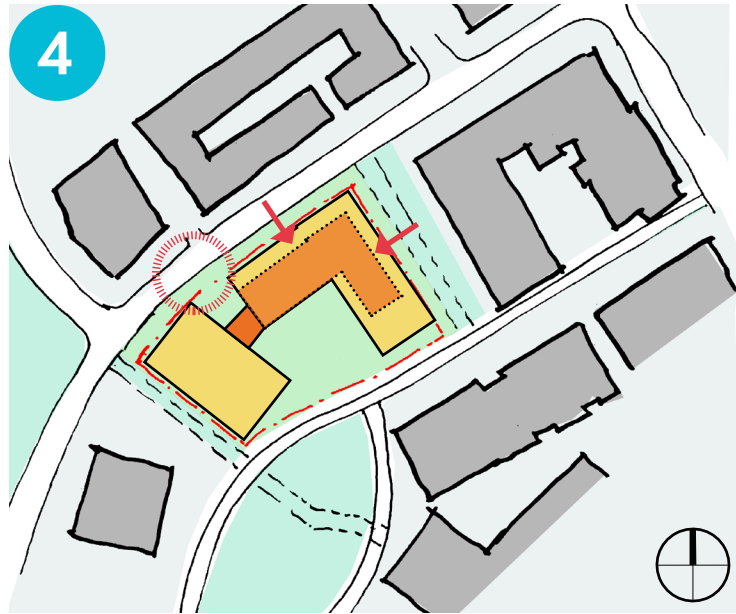
The final concept is expressed as two building masses connected by an upper level penthouse bridge pulled back along Birney Avenue. The pedestrian experience and neighbourhood scale is prioritized.

The following are the design gestures that informed the final proposal.

The indent massing over the ground floor opening breaks the continuity of a single facade, adding variety and texture to the streetscape along Birney Avenue.

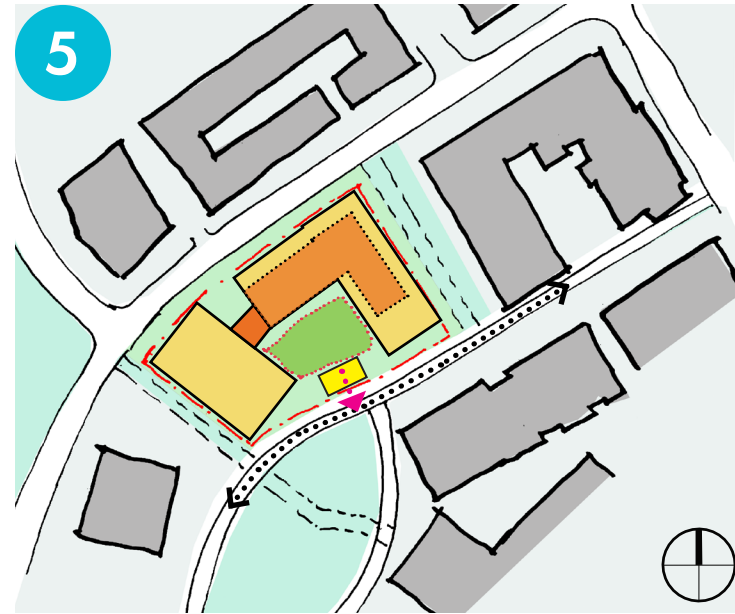


Concepts | Site Strategies



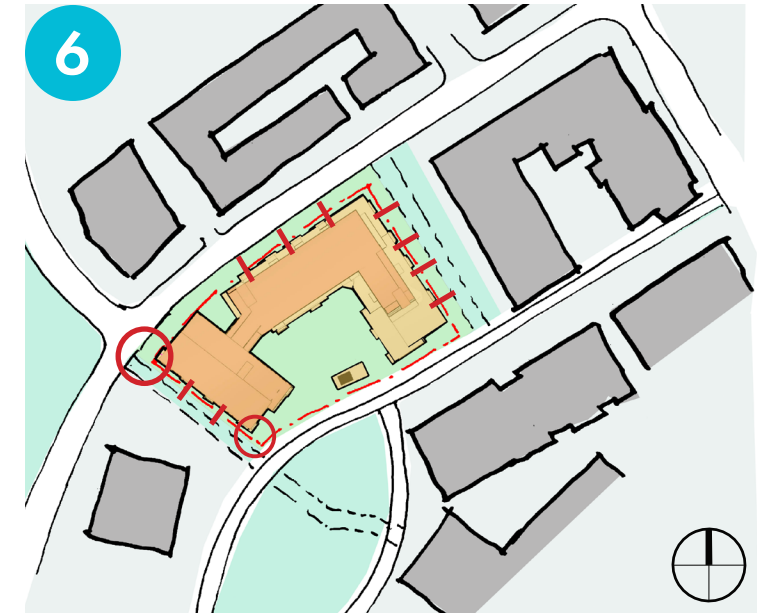
Create a 4-storey street wall by stepping back at Level 5 and 6 to minimize shadow impact and avoid tunnel effect along Birney Avenue. Transition in height from west to east to respond to the building

height differences on adjacent sites. 6-storey massing along Webber Lane facing the 16-storey future development; stepback at Level 5 and 6 along Shrum Lane to create a 4-storey street wall facing the 4-storey Pacific Spirit Residence.



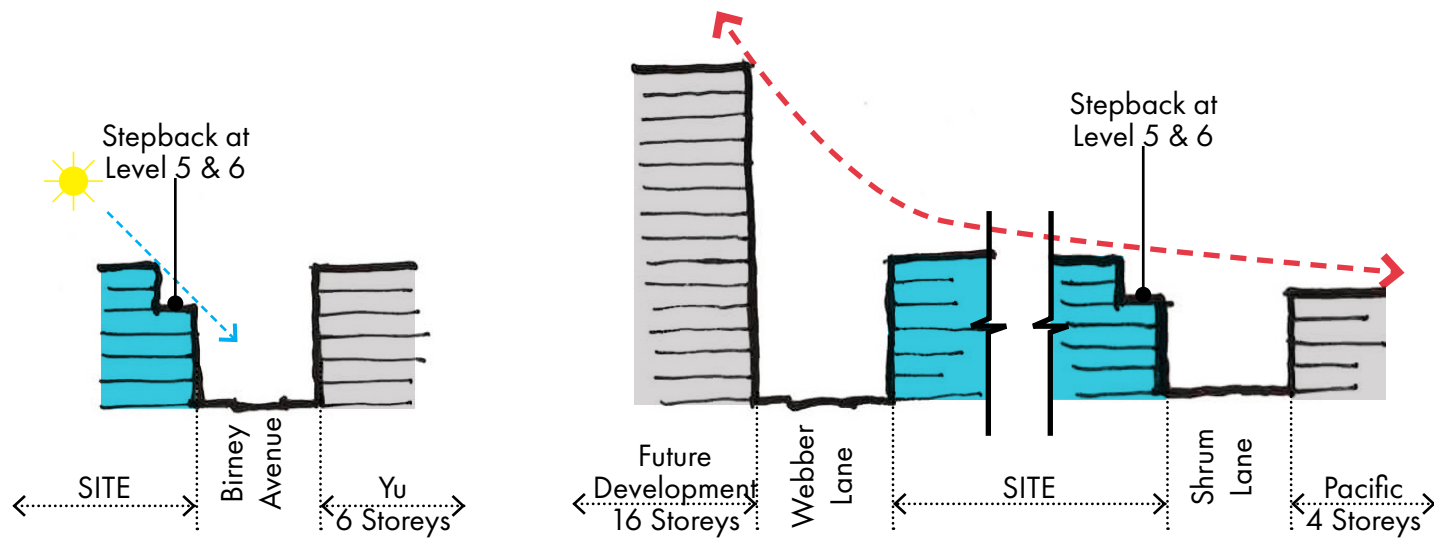
Add multipurpose area to frame the courtyard and allow views to the park.

Connection to the bike path system with a direct bike storage entrance to the parkade.

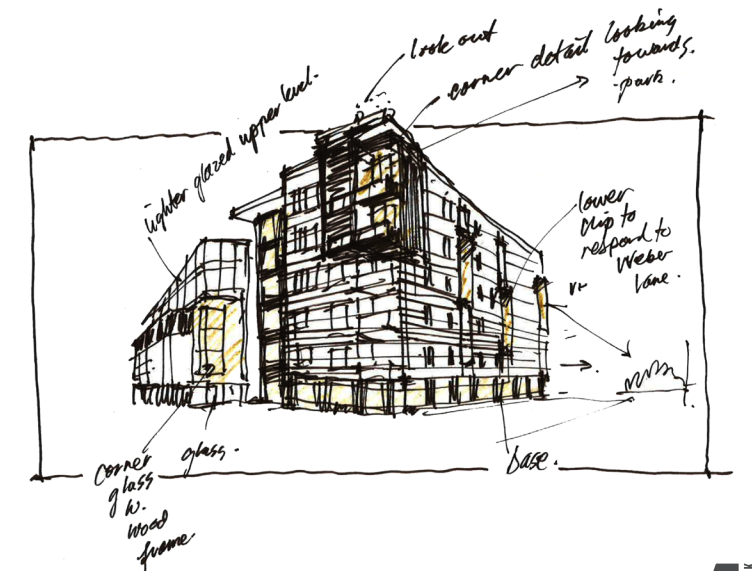
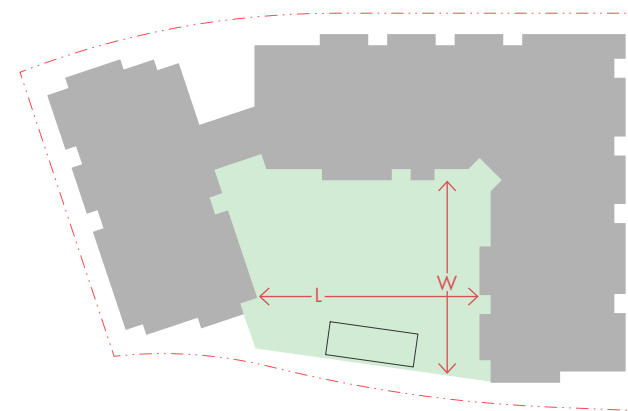


The final concept is expressed as two buildings connected by an upper level penthouse bridge. Pulled back along Birney Avenue, the pedestrian experience and neighbourhood scale is prioritized.

Articulate the facades and openings to create rhythm and sequence around the building to create scale and connect with the neighbourhood.



LOT 4	6 Storeys
Dimensions	L: 98'-9" (30.1m)
	W: 90'-0" (27.4m)
Courtyard Area	8,675 SF
Building : Courtyard	1 : 0.38



Wesbrook Village | Courtyard Comparison, Key Plan



Webber House (3388 Webber Lane)



1 Yu (5955 Birney Avenue)



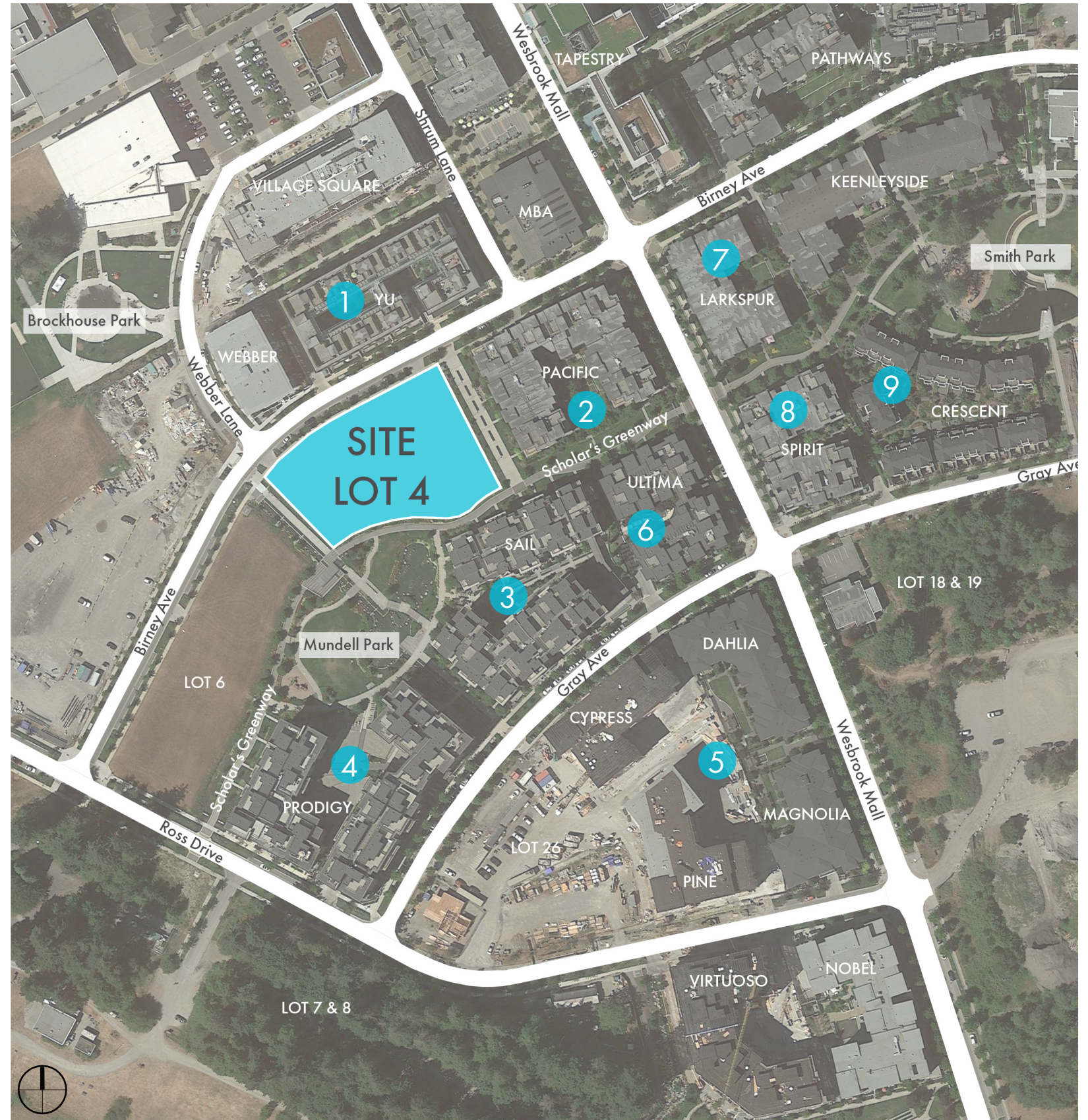
2 Pacific (5928 Birney Avenue)



3 Sail (5983 Gray Avenue)



4 Prodigy (6033 Gray Avenue)

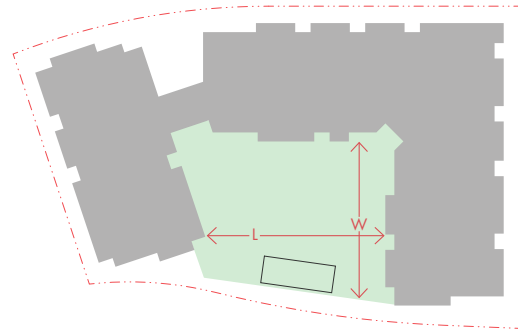


Wesbrook Village | Courtyard Comparison

One of the key drivers is a courtyard with ample scale and light. The dimension and scale of surrounding building projects with courtyard are looked at closely to better inform the design proposal.

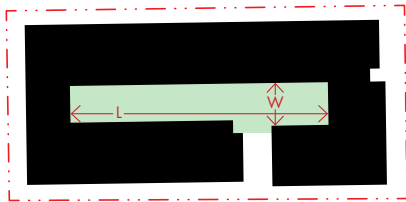
SITE

LOT 4 6 Storeys
 Dimensions L: 98'-9" (30.1m)
 W: 90'-0" (27.4m)
 Courtyard Area 8,675 SF
 Building : Courtyard 1 : 0.38



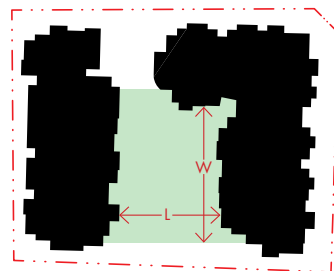
1

YU 6 Storeys
 Dimensions L: 184'-4" (56.2m)
 W: 26'-3" (8.0m)
 Courtyard Area 4,840 SF
 Building : Courtyard 1 : 0.21



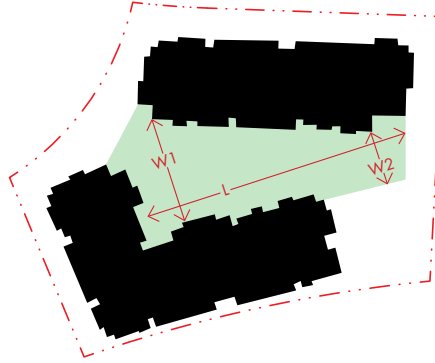
2

PACIFIC 4 Storeys
 Dimensions L: 71'-0" (21.7m)
 W: 101'-8" (31.0m)
 Courtyard Area 7,400 SF
 Building : Courtyard 1 : 0.32



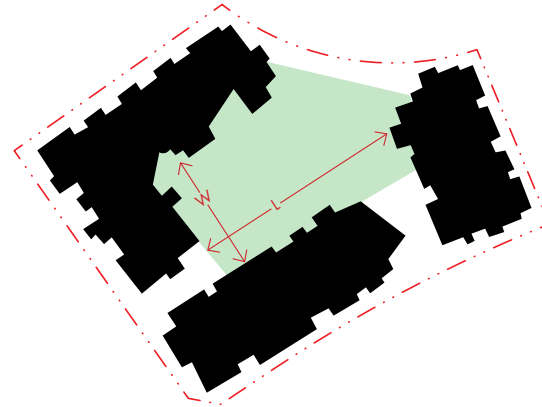
3

SAIL 6 Storeys
 Dimensions L: 162'-4" (49.5m)
 W1: 84'-0" (25.6m)
 W2: 31'-5" (9.6m)
 Courtyard Area 10,300 SF
 Building : Courtyard 1 : 0.41



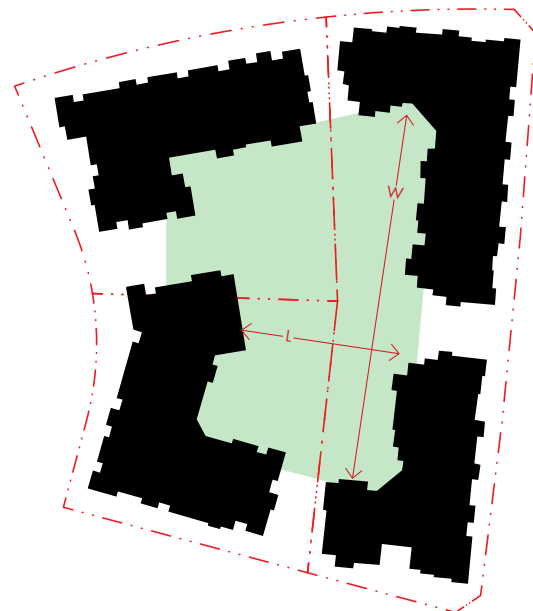
4

PRODIGY 6 Storeys
 Dimensions L: 148'-8" (45.3m)
 W: 83'-6" (25.5m)
 Courtyard Area 13,170 SF
 Building : Courtyard 1 : 0.43



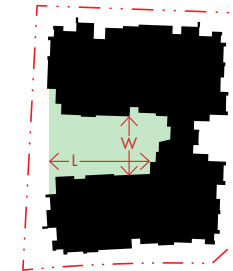
5

CYPRESS 6 Storeys
DAHLIA 4 Storeys
PINE 6 Storeys
MAGNOLIA 4 Storeys
 Dimensions L: 126'-7" (38.6m)
 W: 259'-2" (79.0m)
 Courtyard Area 33,280 SF
 Building : Courtyard 1 : 0.62



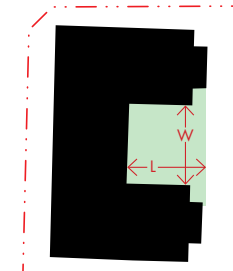
6

ULTIMA 4 Storeys
 Dimensions L: 74'-9" (22.8m)
 W: 38'-1" (11.6m)
 Courtyard Area 3,150 SF
 Building : Courtyard 1 : 0.21



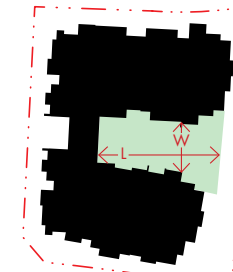
7

LARKSPUR HOUSE 4 Storeys
 Dimensions L: 45'-6" (13.9m)
 W: 57'-0" (17.4m)
 Courtyard Area 2,585 SF
 Building : Courtyard 1 : 0.18



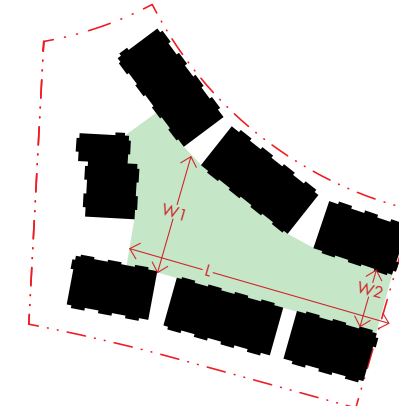
8

SPIRIT 4 Storeys
 Dimensions L: 88'-6" (27.0m)
 W: 33'-0" (10.0m)
 Courtyard Area 3,120 SF
 Building : Courtyard 1 : 0.20



9

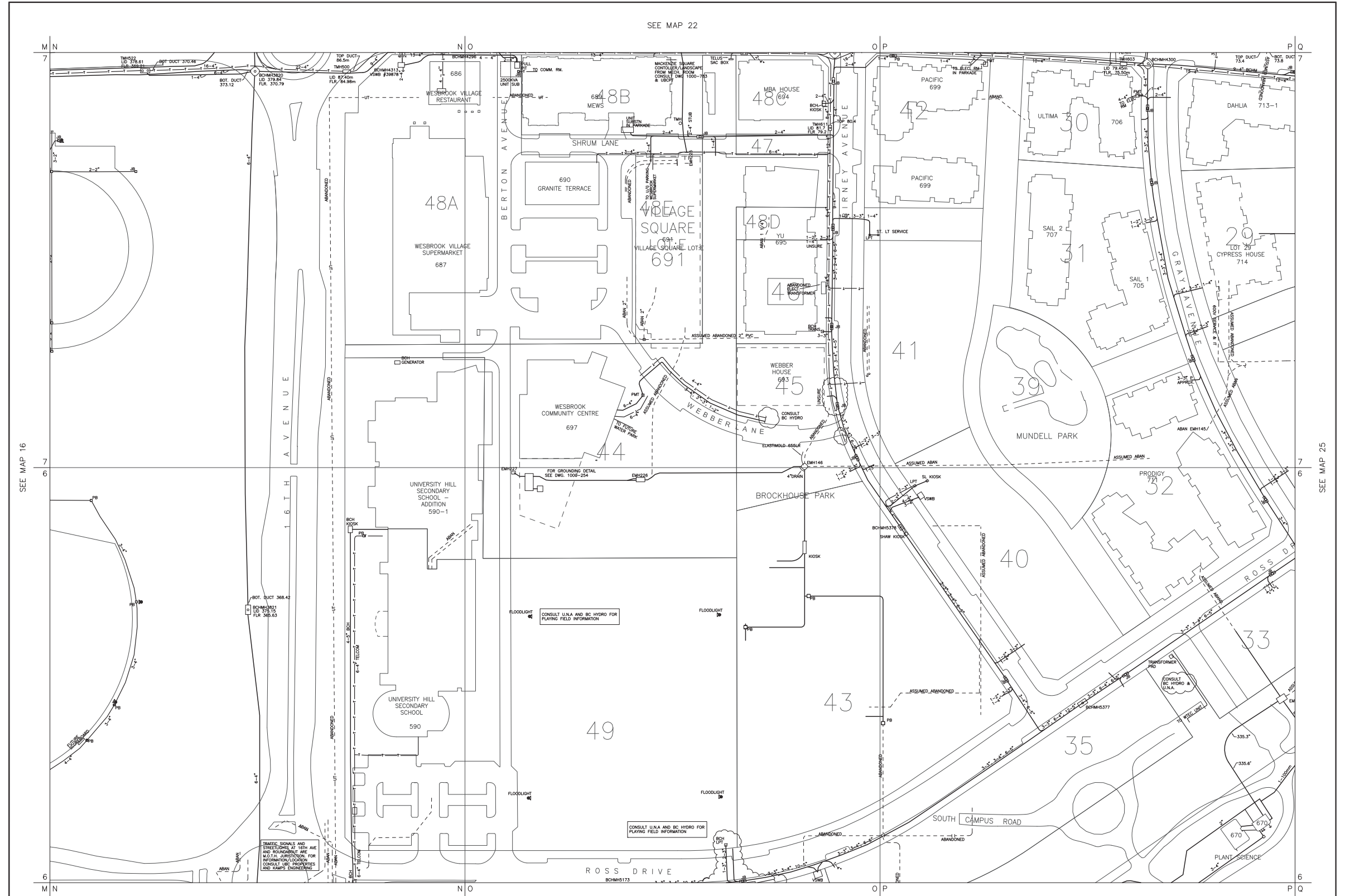
CRESCENT WEST 3 Storeys
 Dimensions L: 181'-4" (55.3m)
 W1: 90'-10" (27.7m)
 W2: 43'-4" (13.2m)
 Courtyard Area 12,000 SF
 Building : Courtyard 1 : 0.68



Site Plan



Utility Plan | Electrical



NOTE: When converting metric to imperial elevations include 91.62 feet to the imperial geodetic base. For details refer to UBC Monument - Plan Standard No.01-01

REVISED TO LATEST DATE

NO	DESCRIPTION	DATE	BY
21	THUNDERBOLT PARK PLAYING FIELDS	MAY 22/12	DCB
22	BC HYDRO ON BRINEY AVE, GRAY AVE, ROSS DR.	FEB 14/13	DCB
23	ROSS ROUND & DEL OLD SIGNALS, SERVICE MENS/AMBA/PACIFIC	NOV 6/14	DCB
24	U. HILL SECONDARY POWER AND TELECOM	JUNE 3/15	DCB
25	WESBROOK COMM. CENTRE & PLAYING FIELDS W/EC D.E.S. UNIT	NOV 2/16	DCB

SECTOR INDEX	
NO	DESCRIPTION
1	8
2	7
3	6
4	5
5	4
6	3
7	2
8	1

THE UNIVERSITY OF BRITISH COLUMBIA ASSUMES NO RESPONSIBILITY FOR CORRECTNESS OF INFORMATION SHOWN.

The University of British Columbia
Energy and Water Services

SCALE: 1:600
1" = 50'

ELECTRICAL
(EXCLUDING STREET LIGHTS)

SECTOR 21

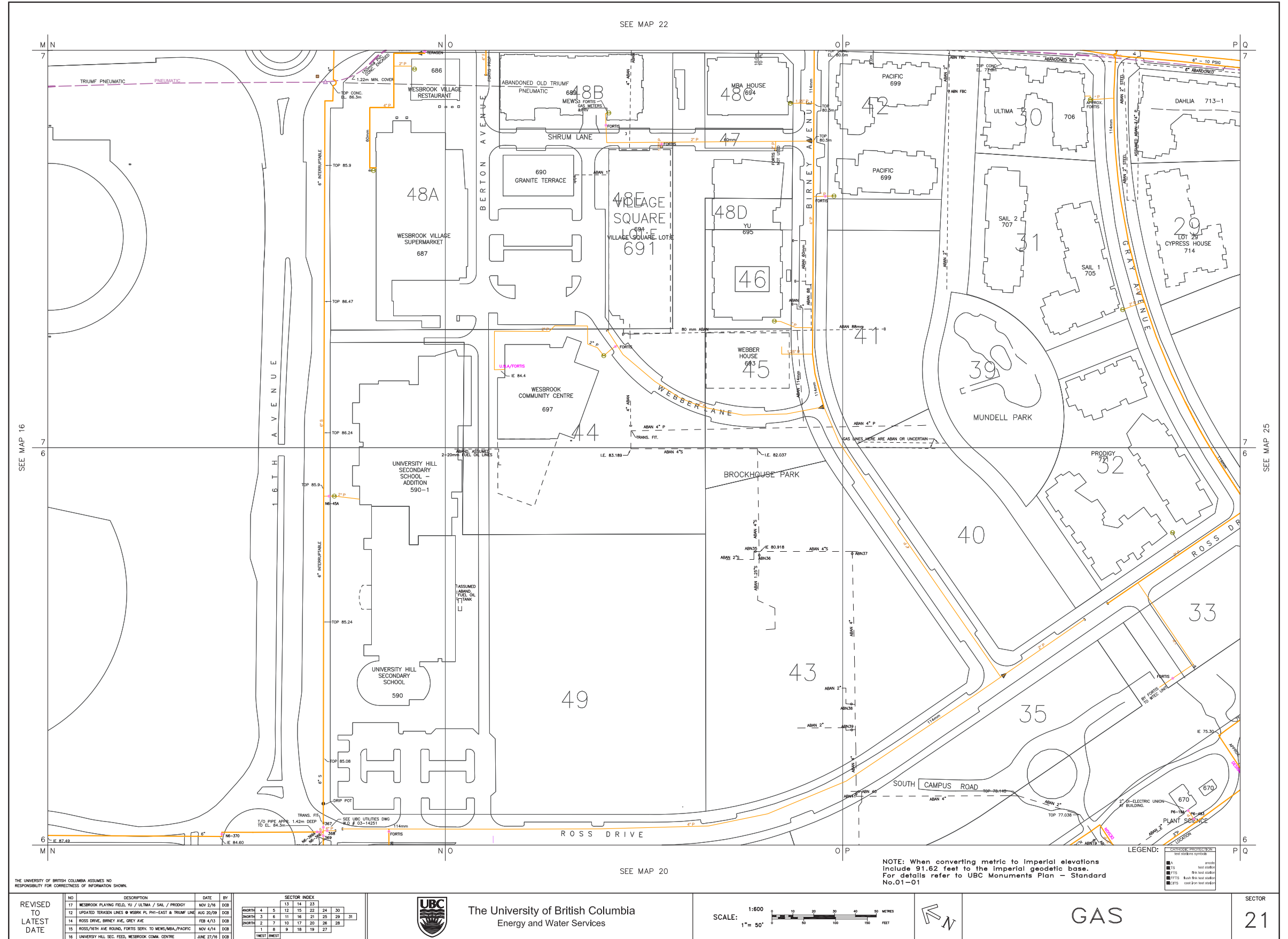


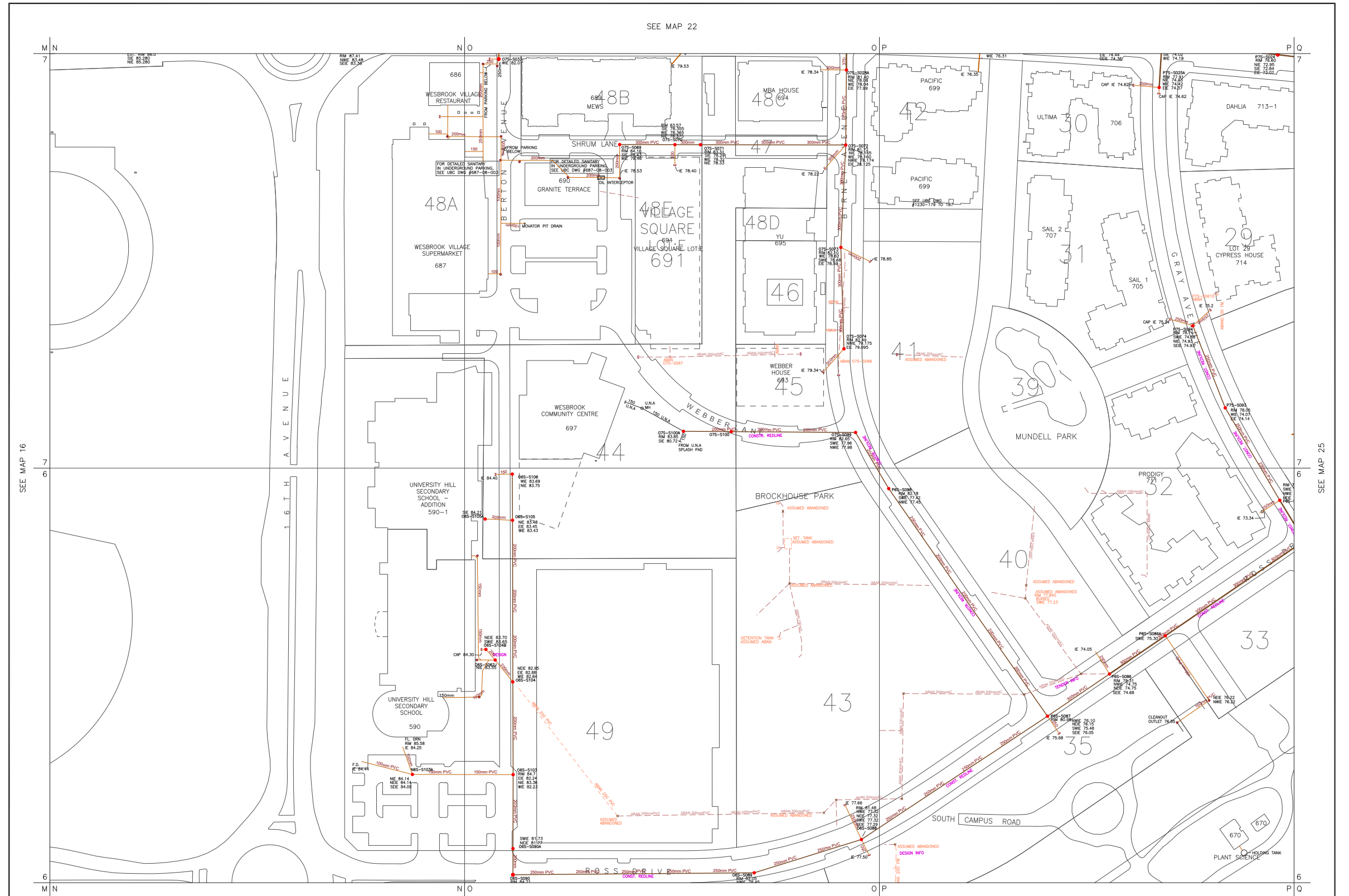
PROJECT NO: V24178

DRAWING NO: 021

DEVELOPMENT PERMIT APPLICATION SUBMISSION | JUNE 29, 2018





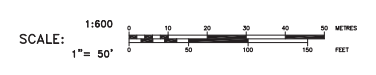


THE UNIVERSITY OF BRITISH COLUMBIA ASSUMES NO RESPONSIBILITY FOR CORRECTNESS OF INFORMATION SHOWN.

NO	DESCRIPTION	DATE	BY
16	WESBROOK COMMUNITY CENTRE & PLAYING FIELD	OCT 31/16	DCB
12	ANIMAL CARE CENTRE SANITARY BACK FLOW PREVENTION	JUNE 23/11	DCB
13	WESBROOK PLACE WEST TENDER INFO	FEB 10/12	DCB
14	16TH/PROSS ROAD, WESBROOK WEST BLDGS 689/694/699	OCT 29/14	DCB
15	UNIVERSITY HILL SECONDARY	MAY 14/15	DCB

SECTOR INDEX	
13	14
15	16
17	18
19	20
21	22
23	24
25	26
27	28
29	30
31	32
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99	100

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SANITARY

21



UBC PROPERTIES TRUST



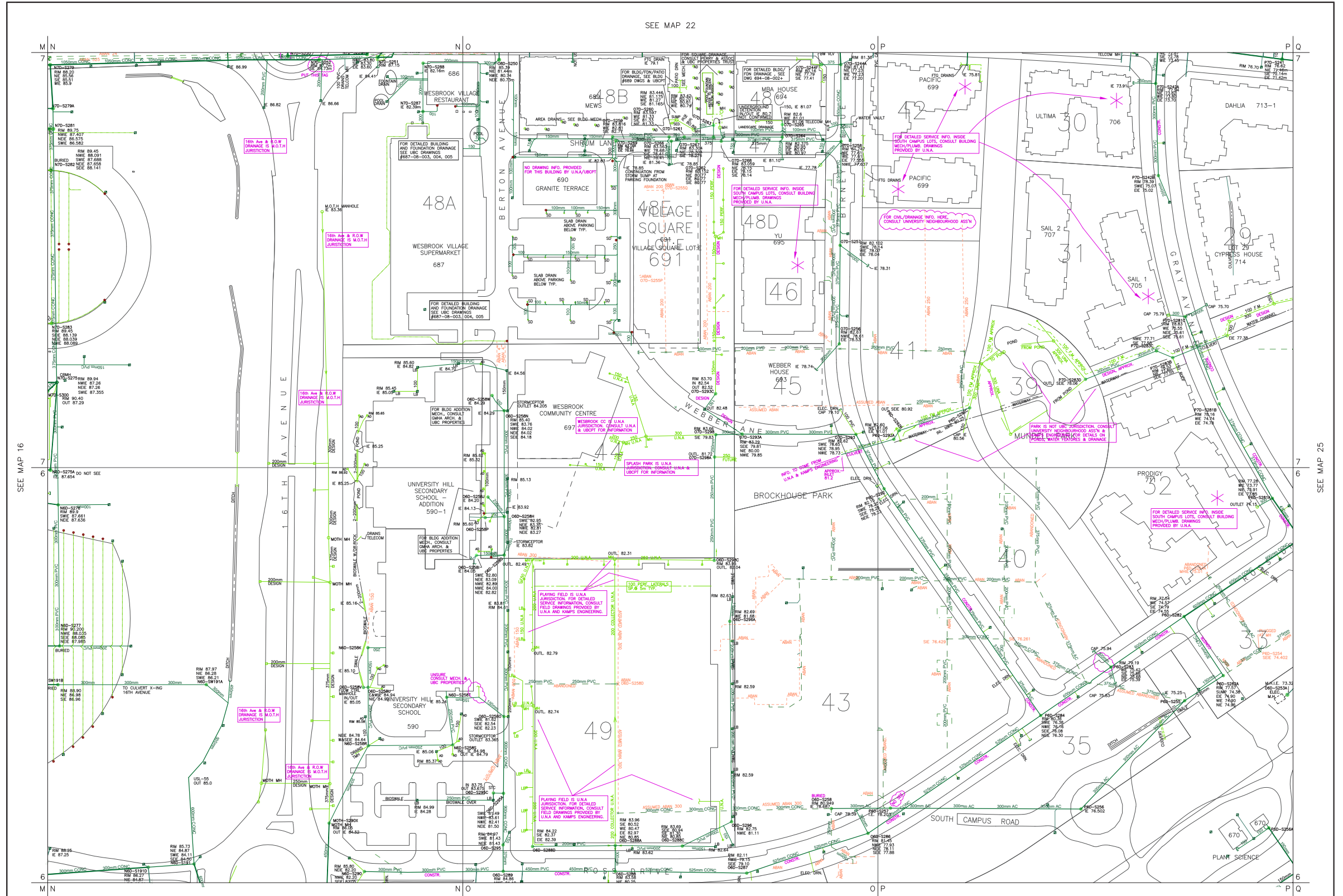
PROJECT NO: V24178

DRAWING NO: 023

DEVELOPMENT PERMIT APPLICATION SUBMISSION | JUNE 29, 2018




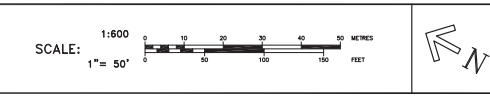
Utility Plan | Storm



THE UNIVERSITY OF BRITISH COLUMBIA ASSUMES NO RESPONSIBILITY FOR CORRECTNESS OF INFORMATION SHOWN.

NO	DESCRIPTION	DATE	BY
16	WESBROOK COMMUNITY FIELD, NU / ULTIMA / SAIL / PRODIGY	OCT 27/16	DCB
12	16TH AVE./ROSS ROUNDAB, WESBK WEST BLDGS 688/ 694/ 689	OCT 27/14	DCB
13	UNIVERSITY HILL SEC. ADDN. & ACCESS, MUNDELL PARK PRELIM	MAY 13/15	DCB
14	MUNDELL PARK GREENWAY LOT 39 REVISED, VILLAGE SQ GREENWAY	APRIL 30/18	DCB
15	WESBROOK COMMUNITY CTR, WEEC AT UBC FARM ROAD	JULY 7/16	DCB


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STORM
 21

NOTE: When converting metric to Imperial elevations include 91.62 feet to the Imperial geoid/c base. For details refer to UBC Monuments Plan - Standard No.01-01



UBC PROPERTIES TRUST



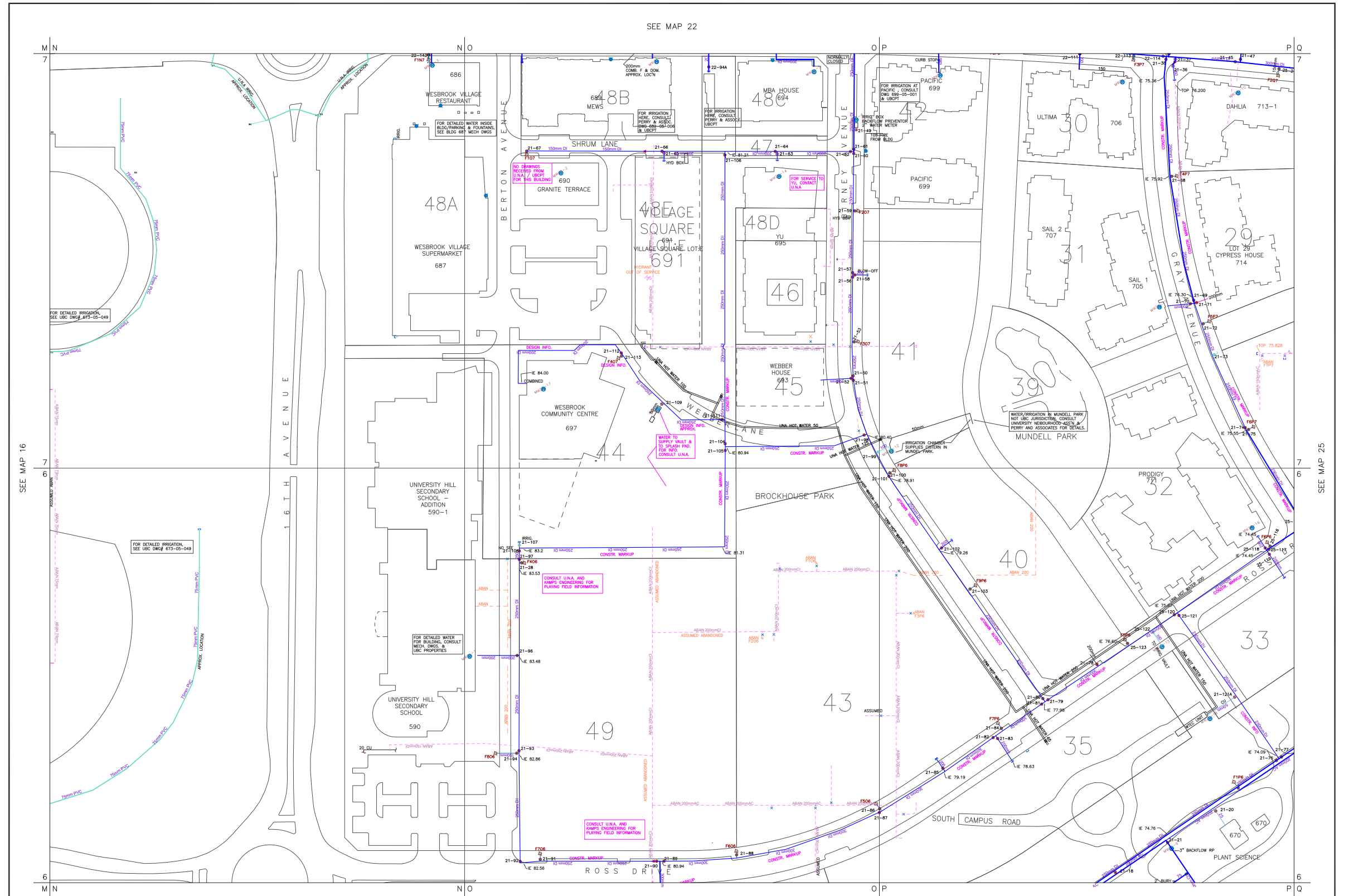
PROJECT NO: V24178

DRAWING NO: 024

DEVELOPMENT PERMIT APPLICATION SUBMISSION | JUNE 29, 2018



Utility Plan | Water

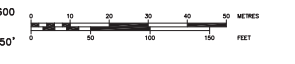


THE UNIVERSITY OF BRITISH COLUMBIA ASSUMES NO RESPONSIBILITY FOR CORRECTNESS OF INFORMATION SHOWN.

REVISED TO LATEST DATE	NO	DESCRIPTION	DATE	BY
	16	WESBROOK COMMUNITY CTR., WTEC HOT WATER UNIT	JUNE 30/18	DCB
	17	WESBROOK PLAY FIELD, 1/2/SAL/PRODDY, UNA HOT WATER	NOV 14/16	DCB
	13	ROSS DR, BRINEY AVE. & GRAY AVE (CONSTR) WATER MAINS	NOV 15/12	DCB
	14	ROSS ROUND, WESBROK WEST BLDG 688/689/690/691 WACKENZIE SQ	OCT 31/14	DCB
	15	UNIVERSITY HILL SEC. CIVIL MUNDELL PARK SUPPLY	MAY 21/15	DCB

SECTOR INDEX	
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25	26
27	28
29	30
31	32


The University of British Columbia
 Energy and Water Services

SCALE: 1:600
 1" = 50'



WATER
 SECTOR 21



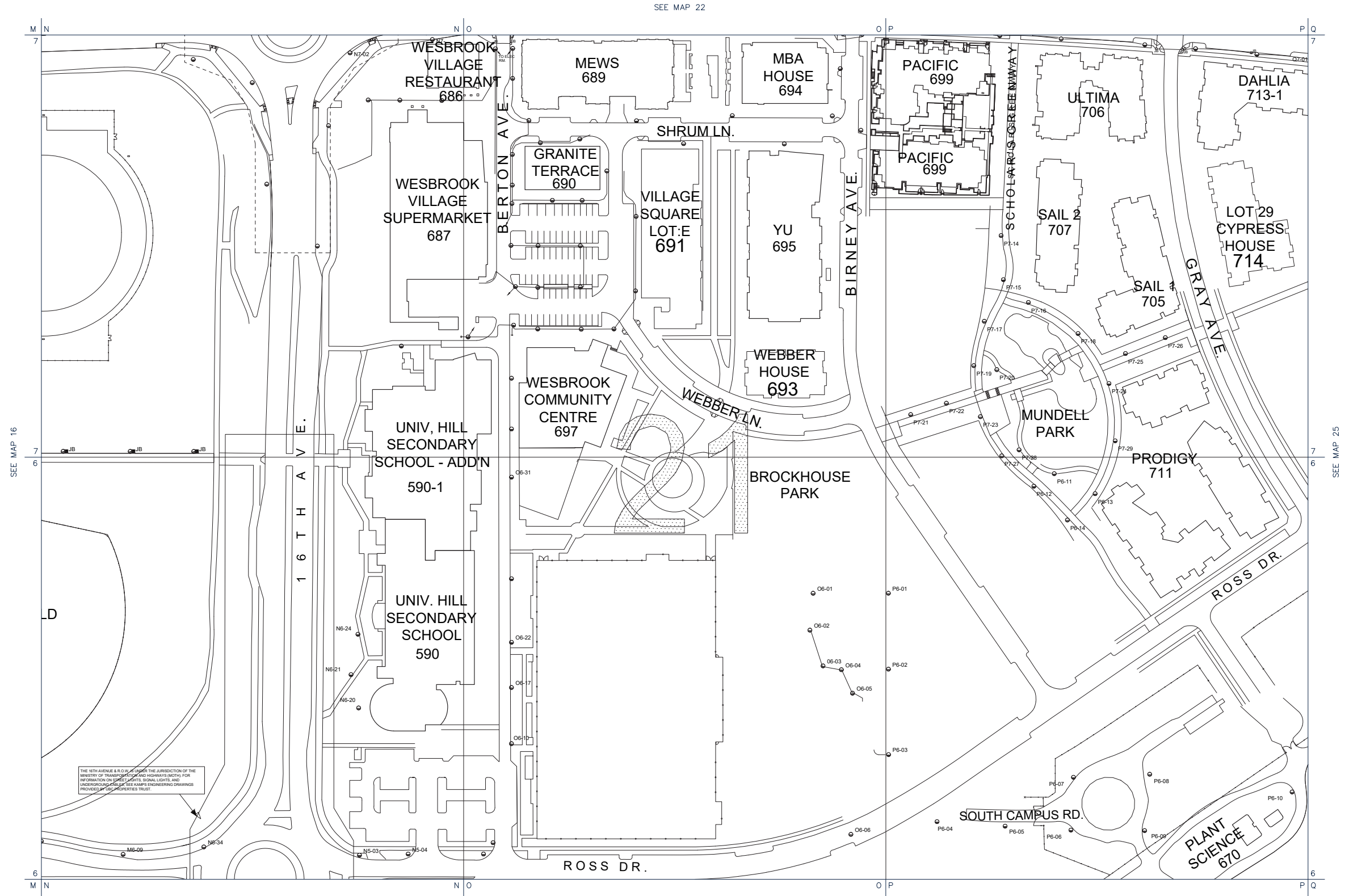
PROJECT NO: V24178

DRAWING NO: 025

DEVELOPMENT PERMIT APPLICATION SUBMISSION | JUNE 29, 2018



Utility Plan | Street Light



THE UNIVERSITY OF BRITISH COLUMBIA ASSUMES NO RESPONSIBILITY FOR CORRECTNESS OF INFORMATION SHOWN.

NOTE: WHEN CONVERTING METRIC TO IMPERIAL ELEVATIONS INCLUDE 91.62 FEET TO THE IMPERIAL GEODETIC BASE. FOR DETAILS REFER TO UBC MONUMENT - PLAN STANDARD NO.01-01

THE UNIVERSITY OF BRITISH COLUMBIA INFRASTRUCTURE DEVELOPMENT	NO	DESCRIPTION	DATE	BY	<table border="1"> <tr> <th colspan="2">SECTOR INDEX</th> </tr> <tr> <td>13</td> <td>14</td> </tr> <tr> <td>15</td> <td>16</td> </tr> <tr> <td>17</td> <td>18</td> </tr> <tr> <td>19</td> <td>20</td> </tr> <tr> <td>21</td> <td>22</td> </tr> <tr> <td>23</td> <td>24</td> </tr> <tr> <td>25</td> <td>26</td> </tr> <tr> <td>27</td> <td>28</td> </tr> <tr> <td>29</td> <td>30</td> </tr> <tr> <td>31</td> <td>32</td> </tr> </table>	SECTOR INDEX		13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
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29	30																										
31	32																										
06	ROUNDABOUT INFORMATION DWG. 1070-162	20 JAN 10	DCK																								
07	STREET LIGHTS AROUND BLDG. 487 (SAVE ON FOODS)	22 DEC 10	HGR																								
08	SIRIUM LANE NEW LIGHTING	07 JAN 11	HGR																								
09	STREET LIGHTING AS PER DESIGN	29 JUN 11	EL																								
10	WESBROOK PLACE PHASE 1 EAST	14 OCT 17	HGR																								

FOR REFERENCE ONLY

STREET LIGHT

SECTOR **21**



PROJECT NO: V24178

DRAWING NO: 026

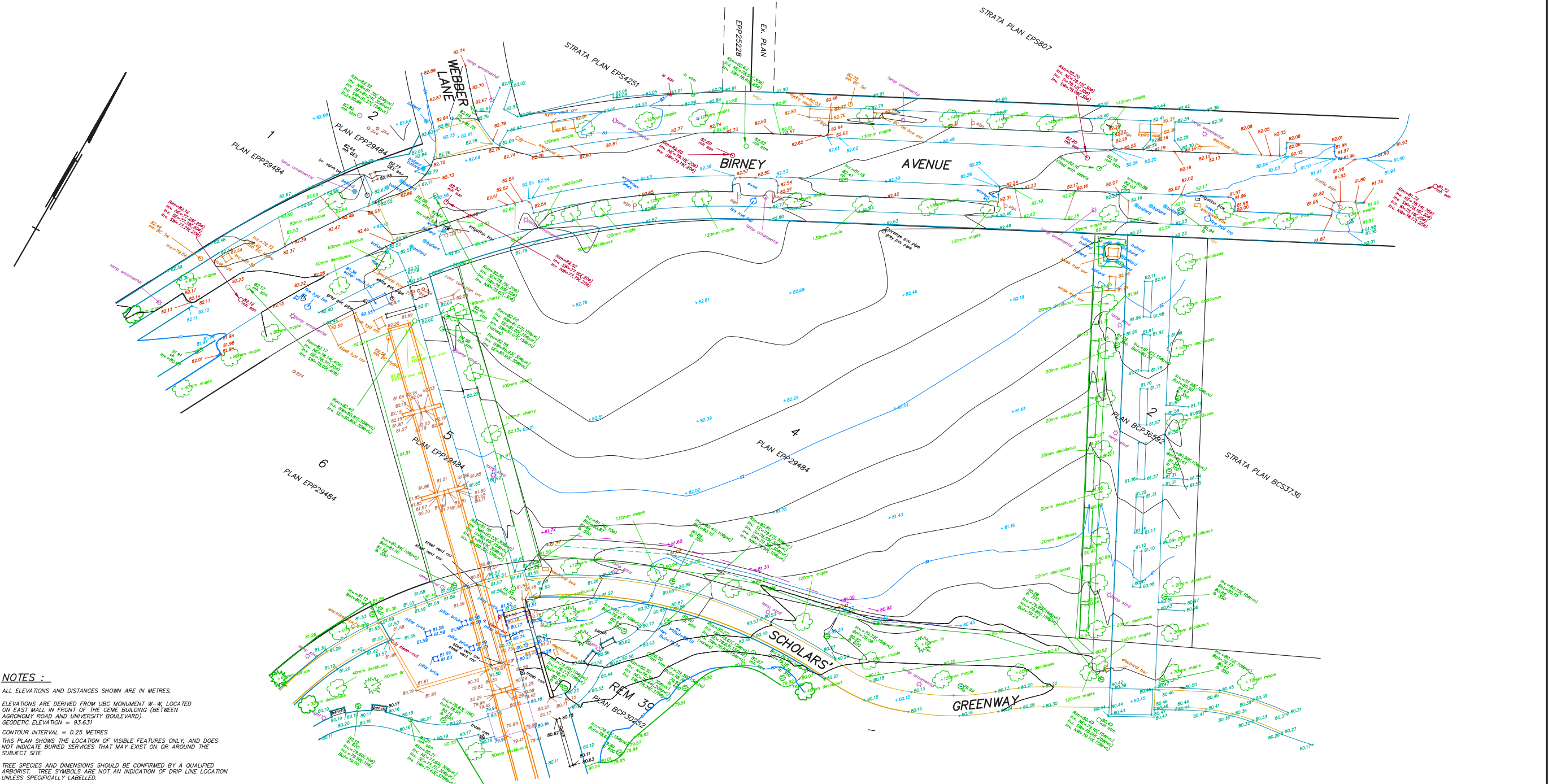
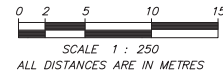
DEVELOPMENT PERMIT APPLICATION SUBMISSION | JUNE 29, 2018



Acad 21.0s (LMS Tech) R:\UBC_Maps\baselighting\dwg\street-light-base.dwg [21], Sep 11, 2017 - 8:47am

Survey Plan

TOPOGRAPHIC SURVEY OF
LOT 4, DISTRICT LOT 6494, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN EPP29484

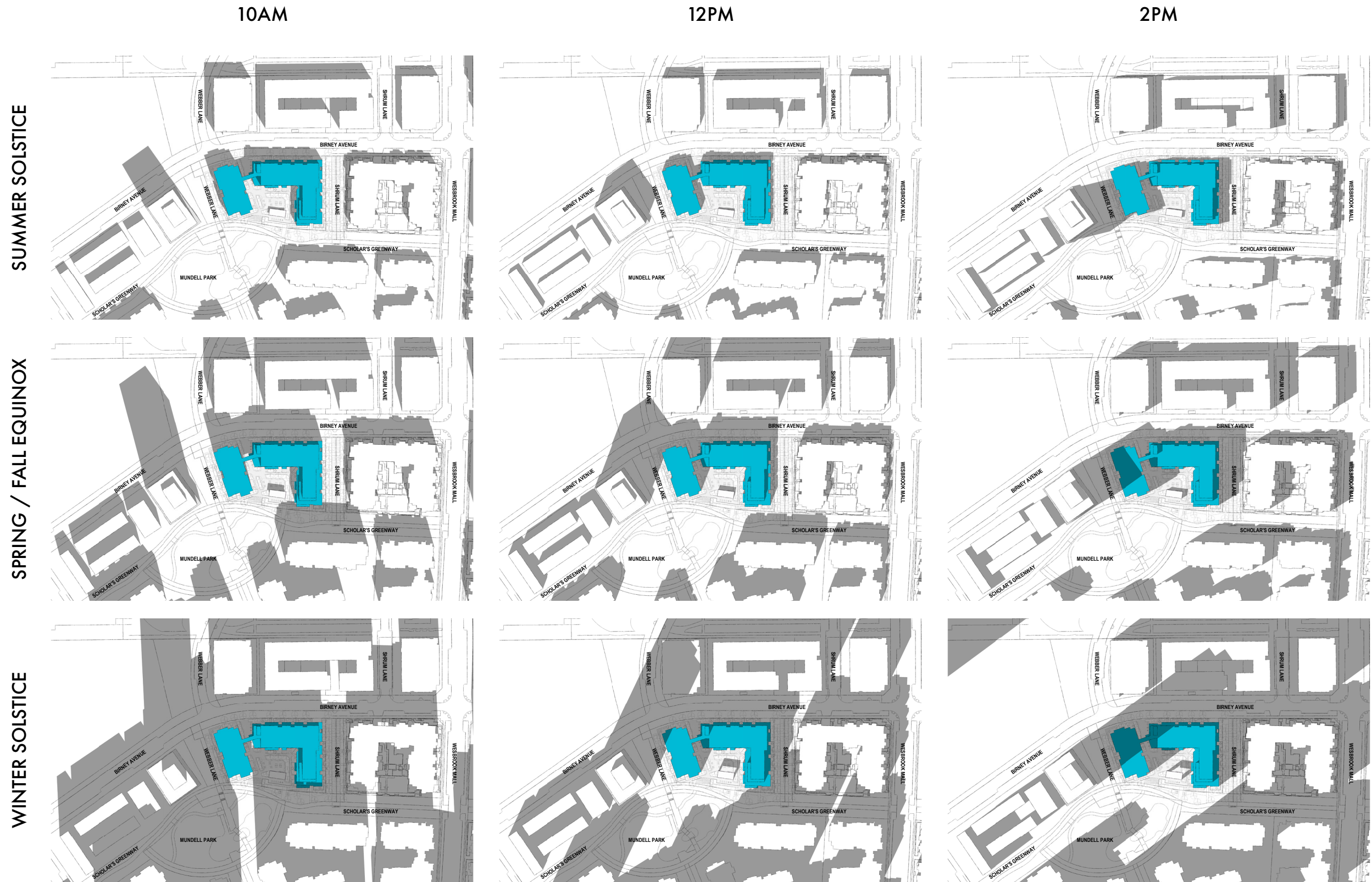


NOTES :
ALL ELEVATIONS AND DISTANCES SHOWN ARE IN METRES.
ELEVATIONS ARE DERIVED FROM UBC MONUMENT W-W, LOCATED ON EAST MALL IN FRONT OF THE CEME BUILDING (BETWEEN AGRONOMY ROAD AND UNIVERSITY BOULEVARD)
GEOIDIC ELEVATION = 93.631
CONTOUR INTERVAL = 0.25 METRES
THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE
TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. TREE SYMBOLS ARE NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELLED.

MURRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
201-12448 82nd AVENUE
SURREY, BC V3W 3E9
(604) 597-9189

SURVEY COMPLETED: DECEMBER 15, 2017
FILE 8613CA-267

Shadow Analysis



Perspective View | From Mundell Park Looking North

6-storey west wing facing the 16-storey future development

Stepback at Level 5 and Level 6 along Birney Avenue to minimize shadow impact

Open outlook pavilion integrated with landscaping, forming an animated edge along Scholar's Greenway

Stepback at Level 5 and Level 6 along Shrum Lane and Scholar's Greenway to create a 4-storey street wall facing the 4-storey Pacific Residence. Individual decks for each unit are provided on the roof area created by the stepbacks.



Bike and storage direct access to P1 from Scholar's Greenway
Clerestory windows provided in the bike repair room brings light into the parkade

Tiered landscaping to create gradual transition from the courtyard to Mundell Park

Perspective View | From Corner of Birney Ave and Webber Lane

Stepback at Level 5 and Level 6 along Birney Avenue to minimize shadow impact

6-storey west wing facing the 16-storey future development



Parkade Entry at Existing Let-down

Building Entry Lobby

Pedestrian Access to Courtyard

Perspective View | Courtyard Entry Along Birney Ave

Stepback at Level 5 and Level 6 along Birney Avenue to minimize shadow impact

The indent massing over the ground floor opening breaks the continuity of a single facade, adding variety and texture to the streetscape along Birney Avenue

6-storey west wing facing the 16-storey future development



BIRNEY AVENUE

6038

Building Entry Lobby

Pedestrian Access to Courtyard
(Visual and physical connection between Birney Avenue and Mundell Park)

Perspective View | From Corner of Birney Ave and Shrum Lane

Stepback at Level 5 and Level 6 along Shrum Lane to create a 4-storey street wall facing the 4-storey Pacific Residence

Stepback at Level 5 and Level 6 along Birney Avenue to minimize shadow impact



Existing PMT

Parkade Entry at Existing Let-down

Perspective View | From Scholar's Greenway Looking East

6-storey west wing facing the 16-storey future development

Tiered seating steps leading up to the courtyard space, creating nice resting area overlooking the park

Open outlook pavilion integrated with landscaping, forming an animated edge along Scholar's Greenway



Bike and storage direct access to P1 from Scholar's Greenway

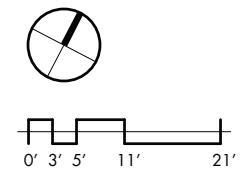
Tiered landscaping to create gradual transition from the courtyard to Mundell Park

Floor Plan | Parkade Level

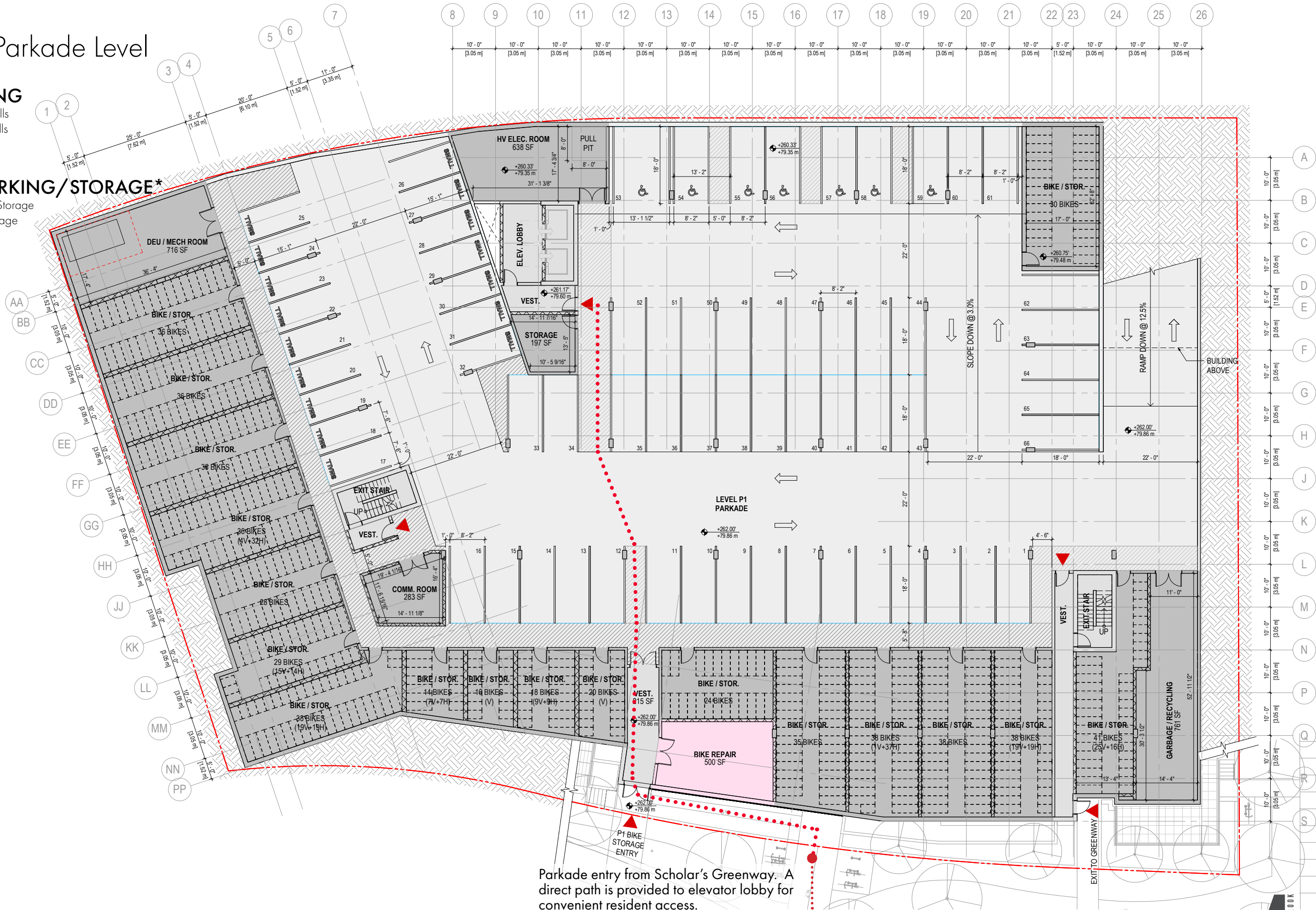
66 CAR PARKING
 43 Standard Car Stalls
 7 Accessible Car Stalls
 16 Small Car Stalls

551 BICYCLE PARKING/STORAGE
 416 Horizontal Bike Storage
 135 Vertical Bike Storage

***Note:**
 Two horizontal bike storages can be converted to one 4' x 6' storage locker. 416 bike storages is equivalent to 208 storage lockers in the Lot 4 development. The allocation of bicycle parking/storage lockers will be determined based on faculty and staff demand.



- LEGEND**
- STUDIO
 - 1 BED / 1 BED + DEN
 - 2 BED / 2 BED + DEN
 - 3 BED / 3 BED + DEN
 - 4 BED
 - AMENITY
 - CIRCULATION
 - STORAGE / SERVICE
 - PARKADE



Parkade entry from Scholar's Greenway. A direct path is provided to elevator lobby for convenient resident access.

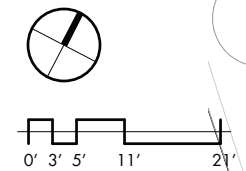
Floor Plan | Ground Floor

23 /23 UNITS

with direct street access and patio spaces

15 /23 UNITS

with in-suite flexible storage area for bikes/strollers/misc. Noted with ●



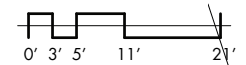
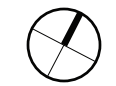
LEGEND

- STUDIO
- 1 BED / 1 BED + DEN
- 2 BED / 2 BED + DEN
- 3 BED / 3 BED + DEN
- 4 BED
- AMENITY
- CIRCULATION
- STORAGE / SERVICE
- PARKADE



Floor Plan | Level 2

22 / 25 UNITS
with balconies



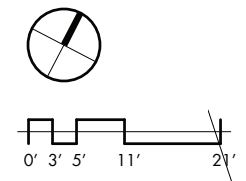
LEGEND

- STUDIO
- 1 BED / 1 BED + DEN
- 2 BED / 2 BED + DEN
- 3 BED / 3 BED + DEN
- 4 BED
- AMENITY
- CIRCULATION
- STORAGE / SERVICE
- PARKADE



Floor Plan | Level 3

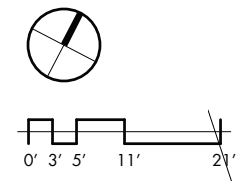
22 / 25 UNITS
with balconies



- LEGEND**
- STUDIO
 - 1 BED / 1 BED + DEN
 - 2 BED / 2 BED + DEN
 - 3 BED / 3 BED + DEN
 - 4 BED
 - AMENITY
 - CIRCULATION
 - STORAGE / SERVICE
 - PARKADE

Floor Plan | Level 4

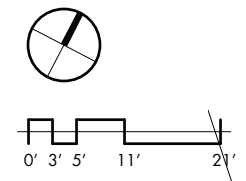
23 / 25 UNITS
with balconies



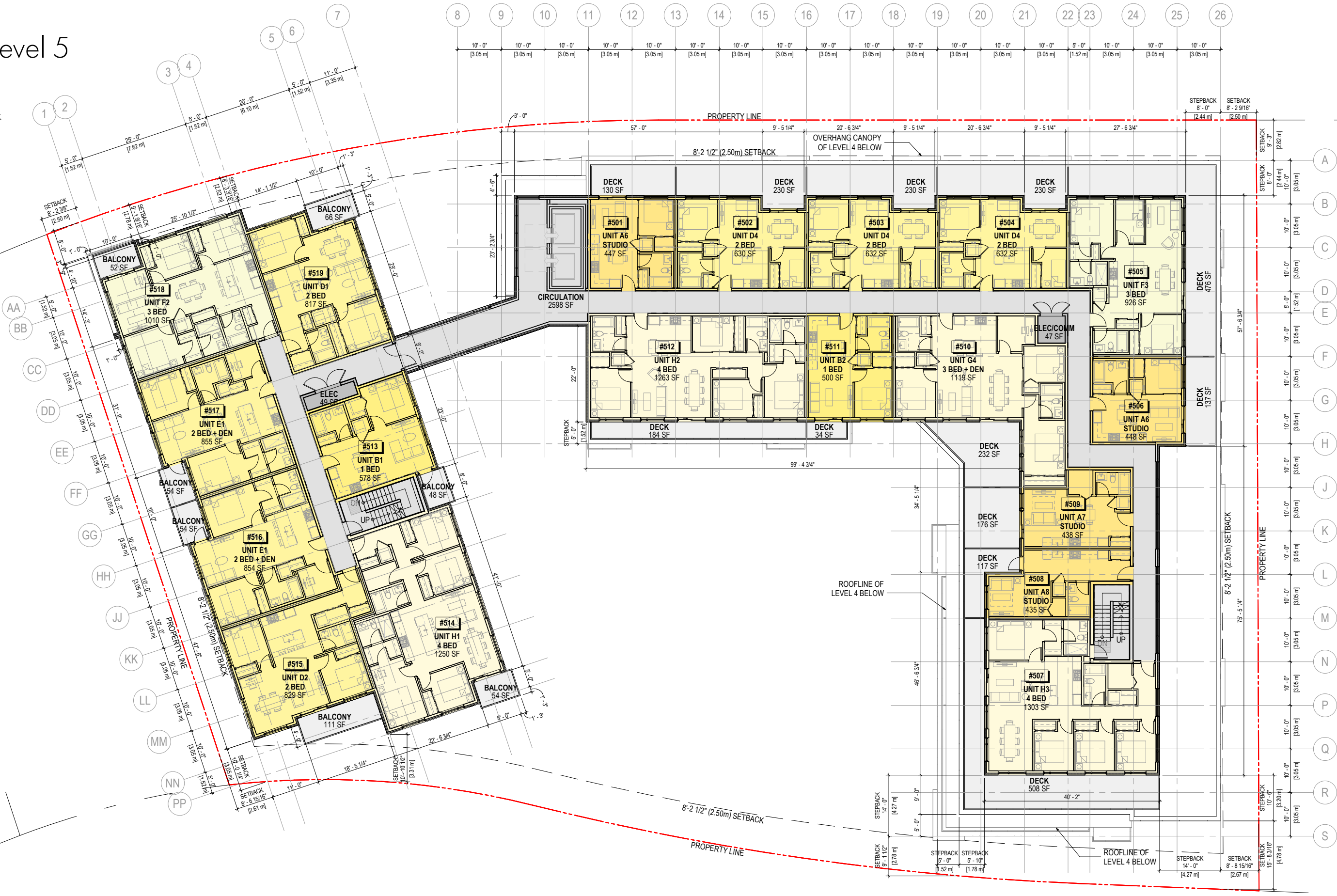
- LEGEND**
- STUDIO
 - 1 BED / 1 BED + DEN
 - 2 BED / 2 BED + DEN
 - 3 BED / 3 BED + DEN
 - 4 BED
 - AMENITY
 - CIRCULATION
 - STORAGE / SERVICE
 - PARKADE

Floor Plan | Level 5

19 / 19 UNITS
with balconies / deck

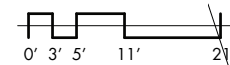
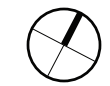


- LEGEND**
- STUDIO
 - 1 BED / 1 BED + DEN
 - 2 BED / 2 BED + DEN
 - 3 BED / 3 BED + DEN
 - 4 BED
 - AMENITY
 - CIRCULATION
 - STORAGE / SERVICE
 - PARKADE



Floor Plan | Level 6

17 / 18 UNITS
with balconies



LEGEND

- STUDIO
- 1 BED / 1 BED + DEN
- 2 BED / 2 BED + DEN
- 3 BED / 3 BED + DEN
- 4 BED
- AMENITY
- CIRCULATION
- STORAGE / SERVICE
- PARKADE

