



UBC EC4 Market Rental Housing

Vancouver, BC

Supporting the Eight Physical Planning Principles

The East Campus Lot 4 project supports the Eight Physical Planning Principles, contained in *A Legacy & A Promise*, in the following ways:

Principle 1 | The University Lands: As One |

This project will comprise an important element in the range of campus housing options. It occupies a strategic location between a precinct of student housing, a neighbourhood of Family Housing, and the academic core. This project will create residential rental units in a unique high rise tower, available to any members of the campus community.

Principle 2 | The Community: Vibrant and Ever-Changing |

Lot 4 will provide a variety of rental housing units from studios to larger two-bedroom suites. This diverse mix of units will provide housing opportunities, both short and long-term, for people at all stages of their lives.

Principle 3 | The Experience: A Place to Remember |

This project will continue to enforce the notion of a compact community where residents can walk or bike from their homes to other parts of UBC campus via streets and linear park connections. The high profile location will mark an entry point to the eastern part of the campus, and the building design will reflect the prominence of the location.

Principle 4 | The Environment: Incredible Riches |

The project architecture and materials support the Pacific maritime setting. Lasting material elements such as concrete, brick and glass are used on the exterior of the building, with an abstract pattern of "evergreen" coloured spandrel glass to reflect the surrounding environment. Brick will be used on the lower floors to respond to the palette and scale of neighbouring buildings. The project will incorporate sustainable features, designed to save energy and increase livability.

Principle 5 | The Endowment: A Legacy Retained |

Lot 4 will add to the East Campus neighbourhood and help establish UBC's University Town as a leading edge community through its environmental and sustainable contributions. The ongoing revenue stream will provide a legacy contribution to enhance the University's financial endowment.

Principle 6 | The Perspective: A World Beyond |

The project will assist the University in building a complete community that will encourage a diversity of residents to be able to call UBC their home. The location and unit mix will appeal to visiting researchers, health care professionals, faculty, staff and students, as well as other residents who wish to locate near the vibrancy of UBC's academic core.

Principle 7 | The Opportunity: Global Leadership in a Changing World |

This project demonstrates the University's leadership in providing rental housing opportunities on campus, to reinforce its academic mission, its community-building goals, and its role in helping meet regional objectives of providing housing in areas of significant employment and transit.

Principle 8 | The Process: Open and Integrated |

The design, form and function of this site and building started with the neighbourhood planning process some 10 years ago, and has throughout the process incorporated the input of Campus & Community Planning, the Advisory Urban Design Panel, architects, planners, developers and community stakeholders. This collaboration will continue in the future design and construction phases.

Supporting the East Campus Neighbourhood Plan

This project will provide a diversity of housing types: high-rise and ground-oriented units in a rental apartment economy; Studio, one-bedroom, one-bedroom and den and two-bedroom unit types from 519 to 1,064 sq. ft.

The building will include common areas for resident use and interaction, as well as open garden space for enjoyment by residents and surrounding neighbours. Existing trees are being retained along the east and south sides of the site. Ground-oriented units will have direct access from the sidewalks with high visibility to public areas.

The lower three storeys project out from the tower form to provide a strong base, with brick cladding to relate to the surrounding neighbours. The top floor of the building is stepped in from the tower to reduce apparent building mass while providing top floor units with large terraces. Overall, the design style evokes permanence, durability and playfulness that complement our west coast setting as well as the strength of character of the adjacent Campus buildings.

A garbage / recycling room will be provided in the underground parking area, and a pick-up area will be incorporated on the Spirit Park Apartment site to accommodate their existing containers.

LEGAL DESCRIPTION:

LOT 4, DISTRICT LOT 6494, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN BCP 45808
EAST CAMPUS
UNIVERSITY OF BRITISH COLUMBIA

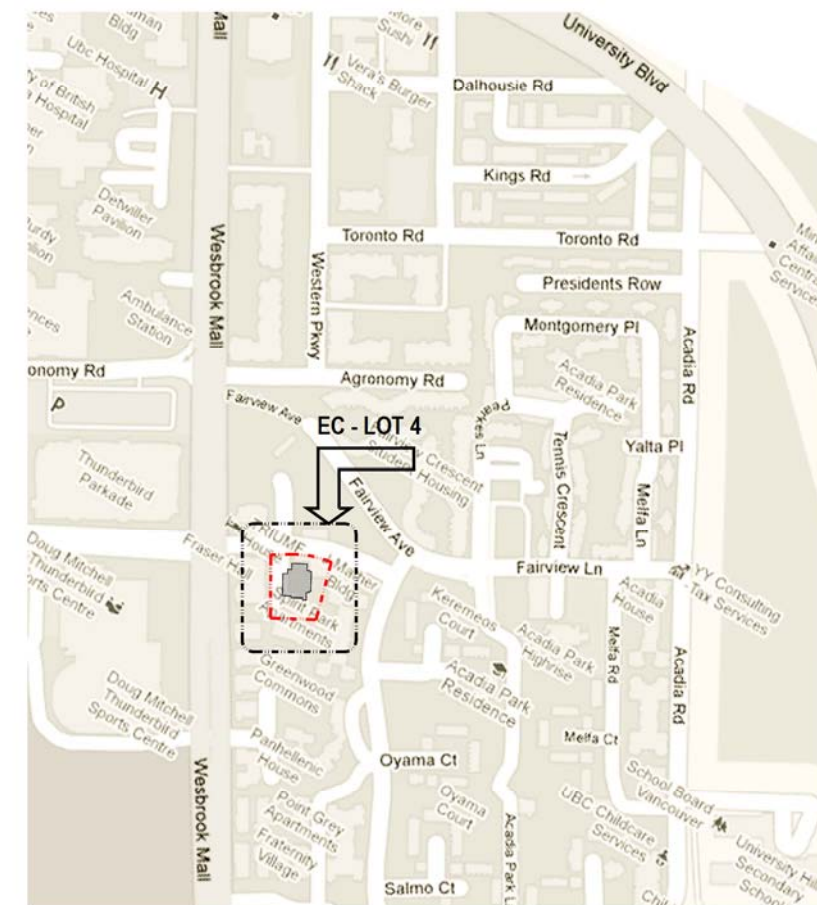
CIVIC ADDRESS:

THUNDERBIRD BOULEVARD
EAST CAMPUS
LOT 4

TABLE OF CONTENTS

1.0 PROJECT SUMMARY		4.0 BUILDING ELEVATIONS
DP-a1.00 TABLE OF CONTENTS, PROJECT STATS, CIVIC ADDRESS, LEGAL DESCRIPTION		DP-A4.01 TOWER ELEVATION - NORTH (STREET EDGE)
2.0 SITE ANALYSIS		DP-A4.02 TOWER ELEVATION - WEST (PUBLIC PATHWAY EDGE)
DP-a2.01 CAMPUS CONTEXT PLAN, PLANNING CIRCULATION DIAGRAM, SITE CONTEXT PLAN - LANDSCAPE CONTEXT VIEWS		DP-A4.03 TOWER ELEVATION - SOUTH (SECTION THROUGH DRAINAGE FIELD)
DP-a2.02		DP-A4.04 TOWER ELEVATION - EAST (ALONG EAST PROPERTY LINE)
DP-a2.03 VIEW STUDY		
DP-A2.05 VIEW STUDY		5.0 BUILDING SECTIONS
DP-A2.06 VIEW STUDY		DP-A5.01 SECTION A-A
DP-A2.07 SHADOW STUDY		DP-A5.02 SECTION B-B
3.0 PLANS		6.0 LANDSCAPE
DP-A3.01 SITE PLAN		DP-L1 LANDSCAPE FEATURES PLAN
DP-A3.02 PARKING LEVEL - P2 (LOWER)		DP-L2 MATERIALS & GRADING PLAN
DP-A3.03 PARKING LEVEL - P1		DP-L3 PLANTING PLAN
DP-A3.04 TOWER PLAN - LEVEL 1		DP-L4 SITE SECTIONS
DP-A3.05 TOWER PLAN - LEVEL 2 & 3		DP-L5 SITE SECTIONS
DP-A3.06 TOWER PLAN - LEVEL 4 & 5-13		
DP-A3.07 TOWER PLAN - LEVEL 14 PENTHOUSE TOWER PLAN - LEVEL 15 MAIN ROOF MECHANICAL PENTHOUSE TOWER PLAN - LEVEL 16 ELEVATOR PENTHOUSE OVERALL ROOF PLAN		

PROJECT STATISTICS										05-Apr-11			
UBC PROPERTIES TRUST - SITE 4.										UBC PROPERTIES TRUST			
TOWER SUMMARY													
RESIDENTIAL AREA SUMMARY													
Level (A)	Gross Floor Area (s.f.) (B)	Net Residential Floor Area (s.f.) (C)	Circulation (s.f.) (D)	Storage Area Excl. In FAR (E)	Amenity Incl. In FAR (F)	Wall Exclusions (G)	Mechanical Area Excl. In FAR (H)	FAR Area (H)(s.f.) J = (C+D+H)	STUDIO	1BD	1BD-D	2BD	Total Units
Elevator PH	661						661	0					
Mechanical PH	759						759						
14	5,421	4,471	750	200			5,221					5	5
13	6,862	5,789	772	301			6,561	1	3			4	8
12	6,862	5,789	772	301			6,561	1	3			4	8
11	6,862	5,789	772	301			6,561	1	3			4	8
10	6,862	5,789	772	301			6,561	1	3			4	8
9	6,862	5,789	772	301			6,561	1	3			4	8
8	6,862	5,789	772	301			6,561	1	3			4	8
7	6,862	5,789	772	301			6,561	1	3			4	8
6	6,862	5,789	772	301			6,561	1	3			4	8
5	6,862	5,789	772	301			6,561	1	3			4	8
4	6,862	5,789	772	301			6,561	1	3			4	8
3	7,593	6,466	772	303		52	7,239	1	1		1	5	8
2	6,511	5,446	774	248		43	6,220	1	2			3	7
1 (Ground)	7,138	4,368	1,913	208	592	57	6,873	1	2		1	2	6
TOTAL	98,703	78,641	11,929	3,969	592	152	1,420	91,162	13	35	3	55	106
(Metric Conversion)	8,983 sq.m.	7,305 sq.m.	1,108 sq.m.	369 sq.m.	65 sq.m.	14 sq.m.	132 sq.m.	8,459 sq.m.					
SITE AREA													
LOT COVERAGE ALLOWABLE	N/A												
LOT COVERAGE PROPOSED	7,138 / 32,615 = 21.88%												
BUILDING SETBACKS ALLOWABLE	N/A												
BUILDING SETBACKS PROVIDED	Refer to Site Plan for Dimensions (Dpa 3.01)												
RESIDENTIAL F.A.R. ALLOWABLE	2.8 X Site Area = Maximum Allowable F.A.R. (32,615 s.f. x 2.8) = 91,322.0 s.f. (8,484 sq.m.)												
RESIDENTIAL F.A.R. PROPOSED	91,162.0 s.f. (8,459 sq.m.)												
BUILDING HEIGHT ALLOWABLE	14 storeys (Top of Ground Level Slab to Top of Main Roof Slab = 132.00' or 40.23m)												
BUILDING HEIGHT PROPOSED	14 storeys (Top of Ground Level Slab to Top of Elevator Penthouse Roof parapet)												
OVERALL BUILDING HEIGHT	190.50' or 48.87m (Top of Ground Level Slab to Top of Elevator Penthouse Roof parapet)												
RESIDENTIAL PARKADE SUMMARY													
Level	Gross Floor Area	Full Size Stall	Small Car Stall	Handicapped Stall	Total Parking	TOTAL PARKING REQ'D - (Non Market Residential)		PARKING STALLS - PROVIDED		MAX. ALLOWABLE SMALL CAR STALLS			
LEVEL P1	25,290	38	2	2	42	Single Student	0.25 x 163 beds = 40.75 stalls or	41 stalls (maximum)	106 Units x 25% = 26.5	27 stalls	SMALL CAR STALLS - PROVIDED		
LEVEL P2	25,290	54	3	0	57	Family Student	0.8 x 106 units = 84.80 stalls or	85 stalls (maximum)		5 stalls	HANDICAPPED STALLS REQUIRED		
LEVEL P2(Lower)	2,798	7	0	0	7		0.2 x 106 units = 21.20 stalls or	21 stalls (maximum shared stalls)		2 stalls	HANDICAPPED PARKING STALLS PROVIDED		
TOTAL	53,378	99	5	2	106			108 stalls total		2 stalls			
(Metric Conversion)	4,959 sq.m.												
RESIDENTIAL BICYCLE SPACES - (Class A - Long Term)													
MINIMUM REQ'D	0.75 spaces x 106 units = 79.5												
MAXIMUM REQ'D	1.5 spaces x 106 units = 159												
PROVIDED	(1.25 spaces x 106 units) = 133 spaces												
RESIDENTIAL BICYCLE SPACES - (Class B - Short Term)													
MINIMUM REQ'D	0.2 spaces x 106 units = 22												
PROVIDED	22 spaces												



PROJECT STATISTICS
Scale: NTS

NEIGHBORHOOD PLAN
Scale: NTS

1 11-04-05 ISSUED FOR DP APPLICATION & ADP
NO 17-04-00 REVISION

NORTH

SEA:

PWL partnership

Buttjes Architecture Inc.
Telephone: (604) 298 3700
Facsimile: (604) 298 6091
www.buttjesarchitecture.com
3337 First Avenue Burnaby, BC
Canada V5C 2J9

PROPOSED RESIDENTIAL DEVELOPMENT FOR







UBC PROPERTIES TRUST

PROJECT No.: 1007
SCALE:
PLOT DATE: April 04, 2011
DRAWN BY:
CHECKED BY:

DRAWING #:
DP-a1.00

TOC, PROJECT STATS
CIVIC ADDRESS, LEGAL DESCRIPTION
NEIGHBORHOOD PLAN

LEGEND

-  Pedestrian movement
-  Vehicular movement
-  Primary shared circulation route
-  Lot 4 Development
-  Commercial / Retail
-  Park site

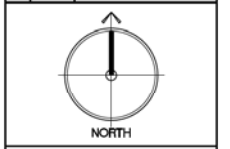


CIRCULATION DIAGRAM
Scale: NTS



SITE CONTEXT PLAN - LANDSCAPE
Scale: NTS

1	11-04-05	ISSUED FOR DP APPLICATION & ADP
NO	17-04-00	REVISION



SEAL:

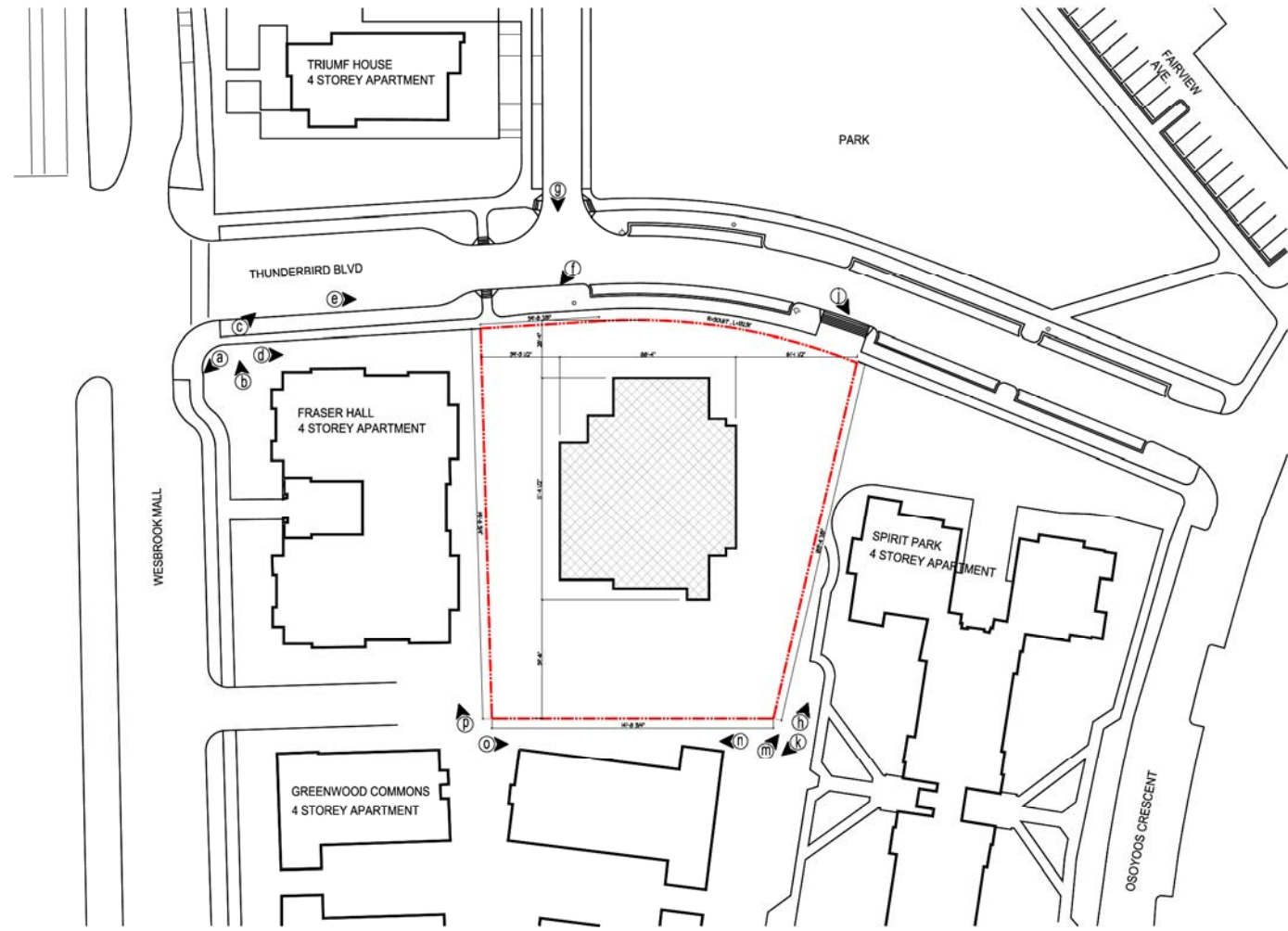
Buttjes Architecture Inc.
Telephone: (604) 298 3700
Facsimile: (604) 298 6391
www.buttjesarchitecture.com
3737 First Avenue Burnaby, BC
Canada V5C 3H6

PROPOSED RESIDENTIAL DEVELOPMENT FOR
UBC PROPERTIES TRUST

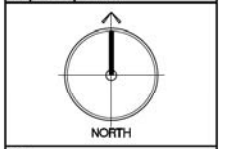
PROJECT No. : 1007
SCALE :
PLOT DATE : April 04, 2011
DRAWN BY :
CHECKED BY :
DRAWING #:

DP-a2.02

CIRCULATION DIAGRAM
SITE CONTEXT PLAN



1	11-04-05	ISSUED FOR DP APPLICATION & ALDP
NO	17-04-00	REVISION



SEAL:

Butties Architecture Inc.
 Telephone: (604) 298 3700
 Facsimile: (604) 298 6381
 www.buttiesarchitecture.com
 3737 First Avenue Burnaby, BC
 Canada V5C 3J6

PROPOSED RESIDENTIAL DEVELOPMENT FOR
UBC PROPERTIES TRUST

PROJECT No. : 1007
 SCALE :
 PLOT DATE : April 04, 2011
 DRAWN BY :
 CHECKED BY :

DRAWING #
DP-a2.03

CONTEXT VIEWS

CONTEXT VIEWS
 Scale: NTS