

# LOT 28 SOUTH CAMPUS, UBC

## Residential Development

### PROJECTS STATISTICS

**PROJECT DESCRIPTION :**  
2 APARTMENT BUILDING - 4 STOREY RESIDENTIAL SITUATED OVER 1 LEVEL UNDERGROUND PARKING.

**MUNICIPAL ADDRESS :**  
WESBROOK MALL, U.B.C.

**LEGAL DESCRIPTION :**

**ZONE :** MC2-MEDIUM DENSITY RESIDENTIAL

**SITE AREA :** 54,896 SQ. FT. (0.510 HA)

**SETBACKS :** 2.5 M (8.2) ALL SIDES

**BUILDING HT. :** ALLOWABLE : 4 STOREY, 14.0 METERS HT.  
PROPOSED : 4 STOREY, 14.0 METERS HT.

**FSR :** ALLOWABLE : 1.88  
PROPOSED : 1.879

**DENSITY :**

#### Building 1 (North)

Unit Type	Unit Area (Sq Ft.)	Unit Distribution per Floor Level				Total Units	Total Area (Sq. Ft.)	Unit Mix
		Level 1	Level 2	Level 3	Level 4			
A 1 Bedroom	676	0	1	1	1	3	2,028	4.8%
B 1 Bedroom	641	2	2	2	2	8	5,125	12.7%
C 2 Bedroom	815	4	5	5	5	19	15,477	30.2%
C1 2 Bedroom	815	2	2	2	2	8	6,520	12.7%
D 2 Bedroom	888	1	1	1	1	4	3,552	6.3%
D1 2 Bedroom	881	1	1	1	1	4	3,524	6.3%
D3 2 Bedroom	909	1	1	1	1	4	3,636	6.3%
E 3 Bedroom	1,091	2	2	2	2	8	8,728	12.7%
F 2 Bed + Den	991	1	1	1	1	4	3,964	6.3%
G 3 Bedroom	1,014	1	0	0	0	1	1,014	1.6%
<b>Units per Floor</b>		15	16	16	16	<b>63 Units</b>	<b>53,568</b>	<b>100.0%</b>
<b>Unit Area per Floor</b>	13,035	13,511	13,511	13,511			<b>53,568 Total Unit NFA</b>	
<b>Common Area per Floor</b>	2,079	1,989	1,989	1,989			<b>8,406 Total Common and Lobby Area</b>	
<b>Lobby</b>	360							
<b>Gross Floor Area</b>	15,474	15,500	15,500	15,500			<b>61,974 Total Building GFA</b>	
<b>Building Efficiency</b>	84.2%	87.2%	87.2%	87.2%			<b>86.4% Building Efficiency</b>	

#### Building 2 (South)

Unit Type	Unit Area (Sq Ft.)	Unit Distribution per Floor Level				Total Units	Total Area (Sq. Ft.)	Unit Mix
		Level 1	Level 2	Level 3	Level 4			
A1 1 Bedroom	576	1	0	0	0	1	576	2.1%
B1 1 Bedroom	698	2	2	2	2	8	5,584	16.7%
C 2 Bedroom	815	3	3	3	3	12	9,775	25.0%
C1 2 Bedroom	815	1	1	1	1	4	3,260	8.3%
C2 2 Bedroom	816	0	1	1	1	3	2,448	6.3%
D 2 Bedroom	881	1	1	1	1	4	3,525	8.3%
D2 2 Bedroom	907	1	1	1	1	4	3,628	8.3%
D4 2 Bedroom	850	1	1	1	1	4	3,400	8.3%
E 3 Bedroom	1,091	1	1	1	1	4	4,364	8.3%
E1 3 Bedroom	1,093	1	1	1	1	4	4,372	8.3%
<b>Total</b>		12	12	12	12	<b>48 Units</b>	<b>40,932</b>	<b>100.0%</b>
<b>Unit Area per Floor (sf)</b>	10,053	10,293	10,293	10,293			<b>40,932 Total Unit NFA</b>	
<b>Common Area per Floor (sf)</b>	1,494	1,363	1,363	1,363			<b>5,813 Total Common and Lobby Area</b>	
<b>Lobby (sf)</b>	230							
<b>Gross Floor Area (sf)</b>	11,777	11,656	11,656	11,656			<b>46,745 Total Building GFA</b>	
<b>Building Efficiency</b>	85.4%	88.3%	88.3%	88.3%			<b>87.6% Building Efficiency</b>	

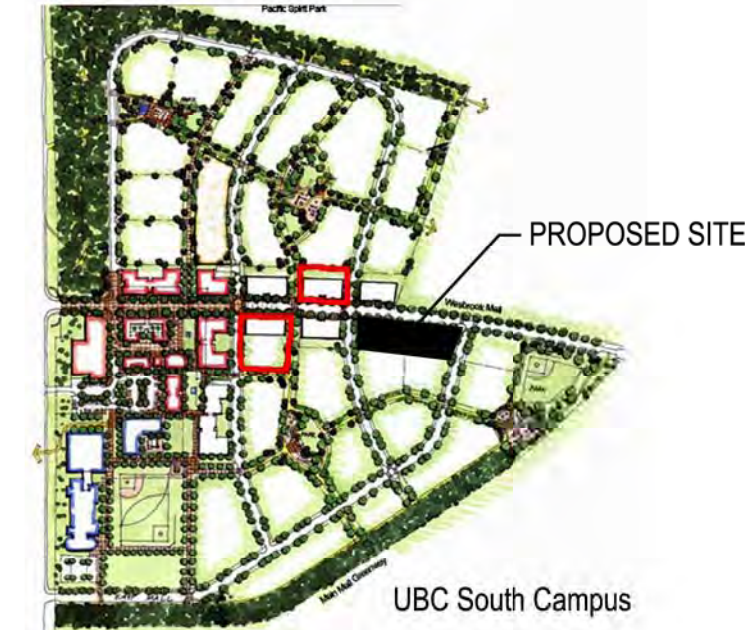
**Project Unit Count** 111 Units  
**Project Unit Area** 94,500.2 Sq.Ft.  
**Project Site Coverage** 27,251.0 Sq.Ft. 49.64% Coverage Proposed 50% Coverage Allowed  
**Project Gross Floor Area** 108,719.0 Sq.Ft.  
**Project Efficiency** 86.92%

#### FSR Calculation

Project Gross Floor Area (sf.)	Areas Deducted from the FSR				Total FSR Area Deductions	Net Area used for FSR Calculation	Site Area	FSR	
	Bldg 1 Lobby	Bldg 2 Lobby	40 Sq.Ft./Unit for Storage	Elev. Shaft Area Over 3				Proposed	Allowed
108,719.0 Sq.Ft.	360	230	4440	516	5,546.0	103,173.0	54,896.0 (0.510 ha)	1.879	1.880

#### Parking and Bicycle Requirements

Residence Parking	Total Number of Units	Residential Stalls Required	Residential Stalls Provided	Underground Visitor Stalls	Surface Stalls Provided	Residential Bike Storage Req'd	Bike Storage Provided	Surface Visitor Bikes Required	Surface Visitor Provided
1.0 Car/Unit	111	111	115	None Provided	-	1.5 Storage Units/Unit 166.5	167		



CONTEXT PLAN



CHARACTER SKETCH

### PROJECT DIRECTORY:

**OWNER:** UBC PROPERTIES TRUST  
SUITE 101-455 GREAT NORTHERN WAY  
VANCOUVER, BC V6T 1E2

**CONTACTS:** MICHELLE PAQUET  
Phone: (604) 731-3103  
Fax: (604) 731-2130  
Email: mpaquet@ubcproperties.com

**ARCHITECT:** ROSITCH HEMPHILL AND ASSOCIATES ARCHITECTS  
#10-120 POWELL STREET  
VANCOUVER, B.C. V6A 1G1

**CONTACTS:** KEITH HEMPHILL  
LUS BONDUC  
Phone: (604) 689-6002  
Fax: (604) 689-1091  
Email: keith@rositchhemphill.com

**LANDSCAPE:** PERRY + ASSOCIATES  
SUITE 200-1558 WEST 6TH AVE.  
VANCOUVER BC, V6J 1R2

**CONTACTS:** MICHAEL PATTERSON  
Phone: (604) 738-4118  
Fax: (604) 738-4118  
Email: mp@perryandassociates.ca

### DRAWING LIST

DEVELOPMENT PERMIT APPLICATION

A0.0	COVER/PROJECT STATS
A0.1	CHARACTER SKETCH
A0.2	CHARACTER SKETCH
A0.3	SKETCH UP 3D MASSING
A0.4	SKETCH UP 3D MASSING
A0.5	SKETCH UP 3D MASSING
A0.6	DESIGN RATIONALE
A1.0	SITE PLAN
A1.1	SITE PLAN - LEVEL 1
A2.0	PARKING PLAN
A3.0	BUILDING 1 - LEVEL 1
A3.1	BUILDING 1 - LEVEL 2,3 AND 4
A3.2	BUILDING 1 - ROOF PLAN
A3.3	BUILDING 2 - LEVEL 1
A3.4	BUILDING 2 - LEVEL 2,3 AND 4
A3.5	BUILDING 2 - ROOF PLAN
A4.0a	MATERIAL SCHEDULE - BUILDING 1
A4.0b	MATERIAL SCHEDULE - BUILDING 2
A4.01	STREETSCAPES
A4.1	BUILDING 1 - ELEVATIONS
A4.2	BUILDING 1 - ELEVATIONS
A4.3	BUILDING 2 - ELEVATIONS
A4.4	BUILDING 2 - ELEVATIONS
A5.0	CROSS SECTIONS
A5.1	CROSS SECTIONS

ROSITCH  
HEMPHILL  
a n d  
ASSOCIATES  
ARCHITECTS

PILKINGTON HOUSE  
10 - 120 POWELL STREET  
VANCOUVER, B.C.  
CANADA  
V 6 A 1 G 1  
TEL. (604) 669-6002  
FAX. (604) 669-1091

M.J. ISKOLA  
1. PRE-CPA  
2. DP APPLICATION  
14 JUN 2010

PARKING SYNOPSIS UPDATED: MAY 08  
BIKE STORAGE REQUIREMENT 25 MAR 08  
NO. REVISION DATE

This drawing as an instrument of service is the property of Rositch Hemphill and Associates, Architects and may not be reproduced without the firm's permission. All information shown on this drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL

CLIENT:

UBC PROPERTIES TRUST  
Suite 101-455 Great Northern Way, Vancouver, B.C.

PROJECT:  
LOT 28  
WESBROOK MALL & GRAY AVENUE  
SOUTH CAMPUS, UBC

DRAWING TITLE:  
COVER  
PROJECT STATS

DATABASE: 0722-30.dwg  
PLOT TRACK: 1-1  
SCALE: NTS  
DATE: MAR 2008  
DRAWN: LB  
CHECKED: EBR

PROJ. NO. 0924

DWG. NO.  
A0.0

PLOT DATE: 14 JUN 2010

# **LOT 28: DESIGN RATIONALE**

## **Development Permit Application**

### **OVERVIEW:**

This project is one of two lots being advanced together by UBCPT as part of a combined expansion of the housing precinct south of Wesbrook Village, and consisting at this time of three buildings, two on Lot 28 and one on Lot 22 (submitted as a separate package).

Lot 28 is situated on the west side of Wesbrook Mall between Gray Avenue and Ross Drive. The project proposes two buildings, both fronting on Wesbrook Mall, over a single underground parkade. The project is to be rental, and constructed in two phases beginning with the north building.

### **ORIENTATION:**

The site is long and narrow, running parallel to the north / south Wesbrook Mall which dictates the general layout of the buildings. This does provide good solar orientation to allow maximum daylight opportunity to both front and rear yards. Parking access is provided on the south from Ross Drive. The 'L' shape of each building frames a semi-private courtyard area on the west side which will contain outdoor common amenity areas suitable for afternoon and early evening activity in the western light.

### **ARCHITECTURAL DESIGN:**

Our approach to the architecture is to provide a project which tends toward a more traditional character. We have chosen a relatively simple approach to the massing, breaking the facade into a rhythm of larger strong masonry sections set apart by solid panels. The facades are further simplified through the use of a reduced number of balconies, reserving balcony locations for areas of architectural expression. Principal entries are emphasized by stronger vertical elements and use of heavy timber accents which tie together thematically with the smaller individual unit entries which face Wesbrook.

### **SUSTAINABILITY:**

This project will be built to a minimum of REAP Silver, while looking to achieve REAP Gold. Further work to confirm the proposed REAP standing will be done prior to the full DPA submission.

### **VARIANCE:**

This proposal conforms to the zoning with only one minor variance required. In order to preserve the live-ability and unit type of the west-most unit in Building 2, we request a side yard variance from 2.5m to 1.76m for a very short length of the property line.

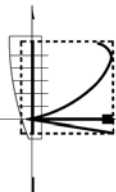
Submitted by: Keith S. Hemphill, MAIBC

### **LANDSCAPE:**

The landscape design intent for this project is to both complement the architectural style of the buildings and to create usable open space for the residents. The two buildings would have a unified streetscape treatment of low landscape walls clad in a complementary material with a rich layering of soft landscape elements of trees, shrubs and groundcovers. The ground floor units would have access to generous exterior patios all the building units would have access to the exterior amenity courtyards.

The central courtyard has been designed to accommodate access for units of both buildings. The courtyard is entered from the street through an overhead arbour element. The courtyard would have a decorative metal fence and gate to articulate the transition from the public streetscape realm to the semi-private courtyard space. The space has been designed to telescope to the west to a common feature amenity patio/overlook space. The courtyard for north building has been designed to create a shared outdoor amenity open space. The unit patios for this courtyard are nestled into to the landscape and access the common lawn area through a small set of stairs. By raising the lawn area we have been able to eliminate landscape walls and to maximize the amount of green space. The courtyard for the south building also has a common outdoor amenity space. We have used trellis elements and a layered planting approach to help define and screen the common patios from the individual unit patios.

Submitted by: Michael Patterson



## **LOT 28 UBC**

WESBROOK MALL & GRAY AVENUE SOUTH CAMPUS, UBC

ROSITCH HEMPHILL + ASSOCIATES ARCHITECTS  
10-120 POWELL STREET, VANCOUVER, B.C. CANADA V6A 1G1 FAX (604) 669-1091 TEL (604) 669-6002

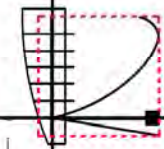
## **DESIGN RATIONALE**



PROJECT NO. 0924

14 JUNE 2010

**0.6**



**ROSITCH  
HEMPHILL**  
a n d  
**ASSOCIATES**  
ARCHITECTS

PILKINGTON HOUSE  
10 - 120 POMELL STREET  
VANCOUVER, B.C.  
CANADA  
V 6 A 1 G 1  
TEL: (604) 669-6002  
FAX: (604) 669-1091

NO. ISSUED:	DATE:
1. PRE-CPA	05 MAY 2010
2. DP APPLICATION	14 JUN 2010

ISSUED FOR  
**D.P. APPLICATION**  
14 JUNE 2010

NO. REVISION:	DATE:
---------------	-------

This drawing as an instrument of service is the property of Rositch Hemphill and Associates, Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:  
**UBC PROPERTIES TRUST**  
Suite 101-555 Great Northern Way, Vancouver, B.C.

PROJECT:  
**LOT 28**  
WESBROOK MALL & GRAY AVENUE  
SOUTH CAMPUS, UBC

DRAWING TITLE:  
**SITE PLAN**

DATABASE: 0924-1.0.dwg  
PLOT FACTOR: 1-1  
SCALE: 1" = 20'-0"  
DATE: DEC. 2009  
DRAWN: LB  
CHECKED: KSH

PROJ. NO. 0924

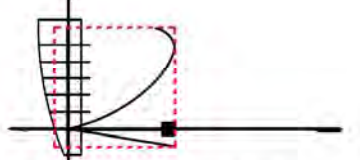
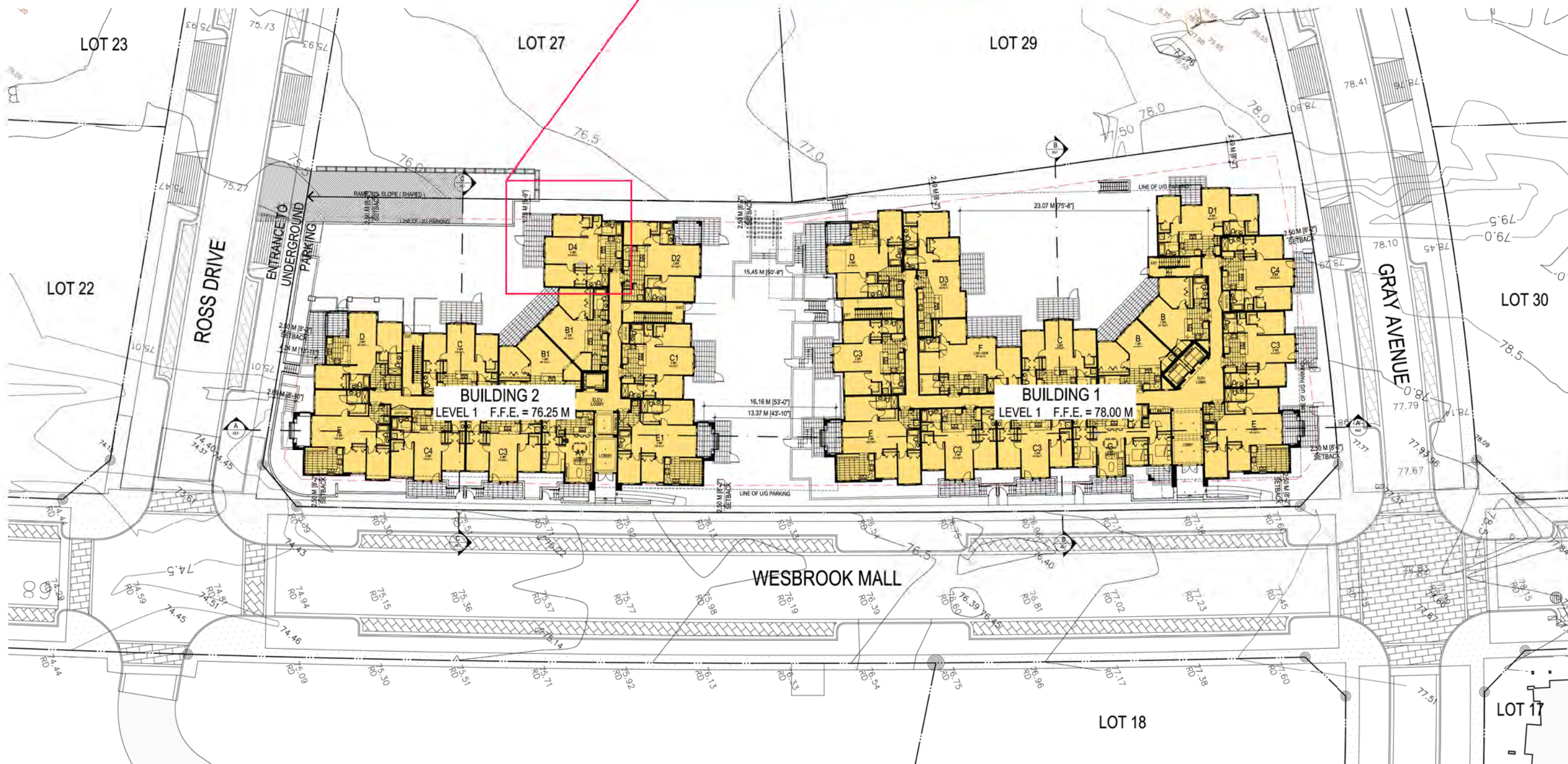
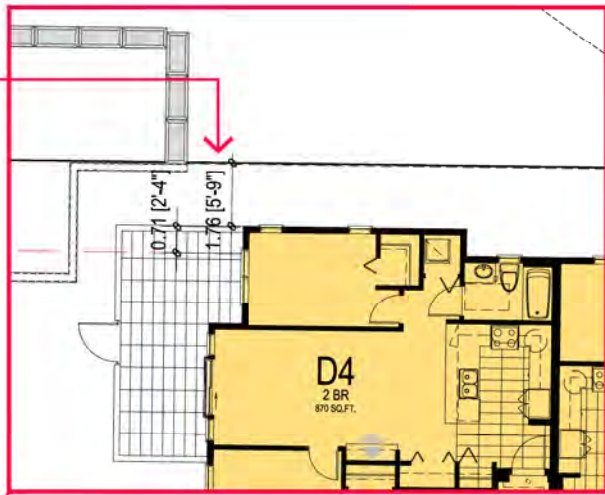
DWG. NO.  
**A1.0**

PLOT DATE: 14 JUN 2010



REQUEST FOR VARIANCE

1. REDUCE SETBACK FROM 2.50M TO 1.76M



**ROSITCH  
HEMPHILL**  
a n d  
**ASSOCIATES**  
ARCHITECTS

PILKINGTON HOUSE  
10 - 120 POWELL STREET  
VANCOUVER, B.C.  
CANADA  
V 6 A 1 G 1  
TEL: (604) 669-6002  
FAX: (604) 669-1091

NO. ISSUED:	DATE:
1. PRE-CPA	05 MAY 2010
2. DP APPLICATION	14 JUN 2010

ISSUED FOR  
**D.P. APPLICATION**  
14 JUNE 2010

NO. REVISION:	DATE:

This drawing as an instrument of service is the property of Rositch Hemphill and Associates, Architects and may not be reproduced without the firm's permission. All information shown on the drawing is for use in this specific project only and shall not be used otherwise without written permission from this office. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed of any discrepancies and variations shown on drawing.

ARCHITECTURAL SEAL:

CLIENT:  
**UBC PROPERTIES TRUST**  
Suite 101-255 Great Northern Way, Vancouver, B.C.

PROJECT:  
**LOT 28**  
WESBROOK MALL & GRAY AVENUE  
SOUTH CAMPUS, UBC

DRAWING TITLE:  
**SITE PLAN  
LEVEL 1**

DRAWING: 0924-1.0.dwg  
PLOT FACTOR: 1-1  
SCALE: 1" = 20'-0"  
DATE: DEC, 2009  
DRAWN: LB  
CHECKED: KSH

PROJ. NO. 0924

DWG. NO.  
**A1.1**

PLOT DATE: 14 JUN 2010