



UBC PROPERTIES TRUST

ZGF P+A

Development Permit Amendment Application Submission
June 28th, 2018

WESBROOK LOT 11



Project Information

Site Location:

3381 (Tower) & 3383 (Townhomes) Ross Drive,
Wesbrook Village,
University of British Columbia,
Vancouver BC

Title:

Lot 11, District Lot 6494, Group 1,
New Westminster District, Plan EPP29484
Parcel Identifier: 029-436-796

Zoning:

SC2B

Project Address Has
Now Been Determined

Project Team

Client:

UBC Properties Trust
Contact: Megan Pohanka
604-742-3233
mpohanka@ubcproperties.com

Architect:

ZGF Architects Inc.
Contact: Patrick Cotter/Liam Davis
604-558-8405
liam.davis@zgf.com

Landscape Architect:

Perry + Associates Inc.
Contact: Michael Patterson
604-738-4118
mp@perryandassociates.ca

Drawing List

Project Information:

001 Cover Page
002 **Project Information**
003 Development Overview
004 Deign Rationale & Design Policy Compliance

Architectural Drawings:

005 **Development Data**
006 **Context Plan**
007-17 Project Context + Photographs
018-19 Wesbrook Village Density & Development Plans
020 **Site Plan**
021 Survey Plan (Topographical + Tree)
022 Shadow Analysis
023-25 Perspectives
026 **Tower Ground Floor Plan**
027 **Tower Level 02 Floor Plan**
028 **Tower Level 03 Floor Plan**
029 **Typical Tower Level 04-12 Floor Plan**
030 **Tower Level 13 Floor Plan**
031 **Tower Level 14 Floor Plan**
032 **Tower Roof Deck Level Floor Plan**
033 Townhomes Basement Level Floor Plan
034 Townhomes Level 1 Floor Plan
035 Townhomes Level 2 Floor Plan
036 Townhomes Level 3 Floor Plan
037 **Development Roof Plan**
038 **P2 Parkade Level Floor Plan**
039 **P1 Parkade Level Floor Plan**
040 **Elevation Along Ross Drive**
041 **Elevation Along Greenway**
042 **Tower North + South Elevation**
043 Townhomes North + South Elevation
044 Site Section
045 Site Cross Section Through Townhomes

Landscape Drawings:

046 Wesbrook Village Connectivity
047 Lot 11 Connectivity
048 Tree Retention/ Removal Plan
049 **Landscape Plan**
050 Planting Plan
051 Landscape Lighting Plan
052 Landscape Grading Plan
053 Rooftop Layout Plan
054 Rooftop Planting Plan
055 Landscape Sections
056 Landscape Sections
057 Landscape Sections
058 Landscape Palette

Appendix:

059-63 Written Responses to AUDP & DRC Commentary

All Amended Drawings
Are Indicated In Red

DEVELOPMENT DATA

GROSS SITE AREA	54,610 SqFt	5,073 SqM
SITE COVERAGE	35.0%	(MAXIMUM 50%)
TOTAL TOWNHOUSE AREA	32,118 SqFt	2,983.86 SqM
TOTAL TOWER UNIT AREA	107,488 SqFt	9,985.96 SqM
COMMON STAIRWELLS, ELEVATOR SHAFT & LOBBY	19,547 SqFt	1,815.94 SqM
TOTAL AMENITY AREA	845 SqFt	78.52 SqM
GROSS FLOOR AREA	159,998 SqFt	14,864.27 SqM
F.S.R (FLOOR SPACE RATIO)	2.80 F.S.R	(2.8 F.S.R ALLOWABLE FOR THIS SITE)
NET RESIDENTIAL AREA	139,606 SqFt	12,969.82 SqM
NET RESIDENTIAL/GFA (OVERALL EFFICIENCY)	87.25%	

PARKING & LOADING CALCULATIONS

PARKING STALLS PERMITTED:		
TOWN HOUSING (MARKET HOUSING)	40 STALLS	2.0 STALL PER PRINCIPAL DWELLING UNIT
APARTMENT HOUSING (MARKET RENTAL)	170 STALLS	1.0 STALL PER 70 SqM OF BUILDING AREA MAXIMUM
VISITOR	18 STALLS	0.1 STALL PER PRINCIPAL DWELLING UNIT
TOTAL PARKING SPACES PERMITTED:	228 STALLS	
PARKING STALLS PROVIDED:		
TOWNHOUSE PARKING STALLS	40 STALLS	2.0 STALLS PER PRINCIPAL DWELLING UNIT
TOWER PARKING STALLS	82 STALLS	0.52 STALLS PER PRINCIPAL DWELLING UNIT
VISITOR STALLS	13 STALLS	10% OF PROVIDED STALLS - VARIANCE REQUIRED
TOTAL PARKING STALLS PROVIDED	135 STALLS	
OF WHICH:		
ACCESSIBLE STALLS	14 STALLS	10.4% OF PROVIDED STALLS - VARIANCE REQUIRED
SMALL STALLS	28 STALLS	20.7% OF TOTAL STALLS (MAXIMUM 25% ALLOWABLE)

LOADING: ONE 26'-3" x 16'-5" (5m x 8m) LOADING STALL LOCATED ON-SITE AND AT GRADE IN THE CENTRAL PLAZA BETWEEN THE TOWNHOMES AND THE TOWER

BICYCLE STORAGE CALCULATIONS

BICYCLE SPACES REQUIRED:		
TOWNHOMES	30 CLASS I STALLS	1.50 SPACES PER DWELLING
TOWER	239 CLASS I STALLS	1.50 SPACES PER DWELLING UNIT
CLASS II	90 CLASS II STALLS	0.5 SPACES PER DWELLING (AS PER UPDATED DEVELOPMENT HANDBOOK)
	(Or: 6 x 16-SPACE BICYCLE RACKS)	
BICYCLE SPACES PROVIDED:		
TOWNHOMES	40 CLASS I SPACES	LOCATED WITHIN INDIVIDUAL UNITS
TOWER	240 CLASS I SPACES	LOCATED WITHIN BELOW GRADE BICYCLE STORAGE ROOMS
CLASS II	90 CLASS II SPACES	LOCATED ACROSS THE SITE AT GRADE

SETBACK & BUILDING HEIGHT INFORMATION

REQUIRED SETBACKS:	ALLOWABLE BUILDING HEIGHT:
EAST (ROSS DRIVE): 8.2' / 2.5m FRONT YARD SETBACK	14 storeys / 141' / 43m
SOUTH: 8.2' / 2.5m SIDE YARD SETBACK	
WEST: 8.2' / 2.5m REAR YARD SETBACK	PROPOSED BUILDING HEIGHT:
NORTH: 8.2' / 2.5m SIDE YARD SETBACK	14 STORIES - LESS THAN 141'/43m FROM BASE PLANE

REQUESTED VARIANCES

1: Reducing the number of vehicle parking stalls required for visitors from 0.1 stall per principal dwelling unit (18 stalls required) down to providing an additional 10% of vehicle stalls provided (15 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.

2: Encroachments into setbacks: Encroachments of architectural details, canopies and balconies are detailed and dimensioned on the submitted floor plans. All habitable space and FSR recorded floor area falls within the setback lines - with only some architectural details canopies and balconies projecting beyond these setback lines. The largest encroachment across the project measures 2'-1" (0.64m)

GFA SUMMARY

TOWER RESIDENTIAL AREA:					
UNIT TYPE	% OF TOTAL	NO.	UNIT AREA	TOTAL AREA	
MICRO SUITE	16.4%	26 x UNITS	371 - 414 SqFt	9,852 SqFt	915.29 SqM
JUNIOR ONE BEDROOM	22.0%	35 x UNITS	458 - 511 SqFt	17,104 SqFt	1,588.99 SqM
ONE BED	12.6%	20 x UNITS	490 - 626 SqFt	11,692 SqFt	1,086.24 SqM
TWO BEDROOM	41.5%	66 x UNITS	693 - 900 SqFt	55,986 SqFt	5,201.28 SqM
THREE BEDROOM	8%	12 x UNITS	1,071 - 1,071 SqFt	12,854 SqFt	1,194.16 SqM
THREE BEDROOM MEZZANINE UNITS	0%	0 x UNITS	0 - 0 SqFt	0 SqFt	0.00 SqM
TOWER TOTAL:	100%	159 x UNITS		107,488 SqFt	9,985.96 SqM
TOWNHOUSE RESIDENTIAL AREA:		20 x UNITS	1,601 - 1,623 SqFt	32,118 SqFt	2,983.86 SqM
TOTAL RESIDENTIAL AREA:		179 x UNITS		139,606 SqFt	12,969.82 SqM
TOTAL CIRCULATION & LOBBY AREA				19,547 SqFt	1,815.94 SqM
TOTAL AMENITY AREA (EXCL. FROM FSR)				845 SqFt	78.52 SqM
TOTAL GFA				159,998 SqFt	14,864.27 SqM
INSUITE UNIT STORAGE (EXCL. FROM FSR - Max. 3.7SqM / 40SqFt allowable per dwelling unit)				6,082 SqFt	565.04 SqM

SUMMARY OF FLOOR AREA BY LEVEL AND EXCLUSIONS

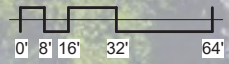
TOWER:	AREA EXCLUDED
LEVEL 1	Lobby Amenity - 845 SqFt 78.52 SqM In-suite Storage - 228 SqFt 21.18 SqM
LEVEL 2	In-suite Storage - 275 SqFt 25.55 SqM
LEVEL 3	In-suite Storage - 405 SqFt 37.63 SqM
LEVEL 4	In-suite Storage - 401 SqFt 37.25 SqM
LEVEL 5	In-suite Storage - 401 SqFt 37.25 SqM
LEVEL 6	In-suite Storage - 401 SqFt 37.25 SqM
LEVEL 7	In-suite Storage - 401 SqFt 37.25 SqM
LEVEL 8	In-suite Storage - 401 SqFt 37.25 SqM
LEVEL 9	In-suite Storage - 401 SqFt 37.25 SqM
LEVEL 10	In-suite Storage - 401 SqFt 37.25 SqM
LEVEL 11	In-suite Storage - 401 SqFt 37.25 SqM
LEVEL 12	In-suite Storage - 401 SqFt 37.25 SqM
LEVEL 13	In-suite Storage - 401 SqFt 37.25 SqM
LEVEL 14	In-suite Storage - 364 SqFt 33.82 SqM
ROOF DECK ACCESS VESTIBULE	- REMOVED - Excluded from F.S.R
	6,127 SqFt 569.23 SqM
TOWNHOMES:	
BASEMENT	- Excluded from F.S.R
LEVEL 1	
LEVEL 2	In-suite Storage - 800 SqFt / 74.32 SqM
LEVEL 3	
	800 SqFt 74.32 SqM
Total Project Exclusions =	6,927 SqFt 643.55 SqM

AMENITY SPACE CALCULATIONS

MAXIMUM ALLOWABLE AMENITY SPACE:	16,000 SqFt	1,486.43 SqM (10% OF TOTAL G.F.A)
AMENITY SPACE PROVIDED:	LOBBY AMENITY:	845 SqFt 79 SqM 0.5% OF TOTAL G.F.A

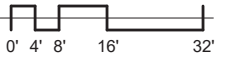
All Amended Data Is Indicated In Red

Context Plan
Scale: 1/64" = 1'-0"



Updated Outdoor
Amenity Patio

Site Plan



1/32" = 1'-0"

BIRNEY AVENUE

ROSS DRIVE

FIRE HYDRANT

FIRE HYDRANT

BUILDING SETBACK 2.50 m
69'-10 1/4"
(21.29 m)

181'-1 1/8"
(55.20 m)

ENTRANCE TO UNDERGROUND PARKADE
112' (34.00 m)
112' (34.00 m)

291'-10 1/2"
(89.96 m)

BUILDING SETBACK 2.50 m
6'-5 5/8"
(2.00 m)

19'-8 1/4" (6 m)
9'-10 1/8" (3 m)
FIRE LANE

LOADING BAY 8x3 m

32'-9 3/4" (10.00 m)
TREE #2599 ROOT PROTECTION AREA

124'-8 1/8"
(38.00 m)

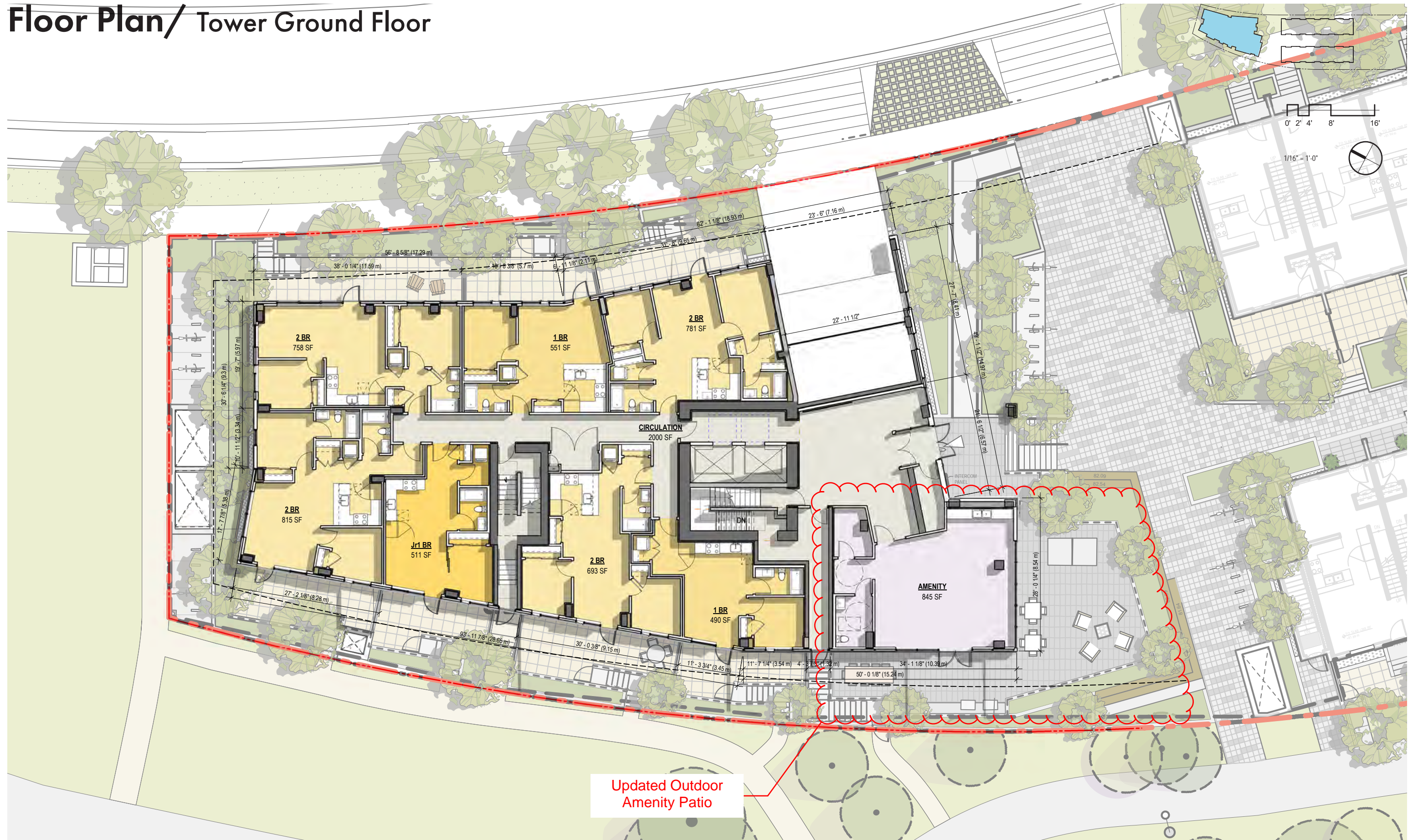
306'-10"
(93.52 m)

198'-1 5/8"
(60.39 m)

BUILDING SETBACK 2.50 m
5'-2 3/8"
(1.60 m)

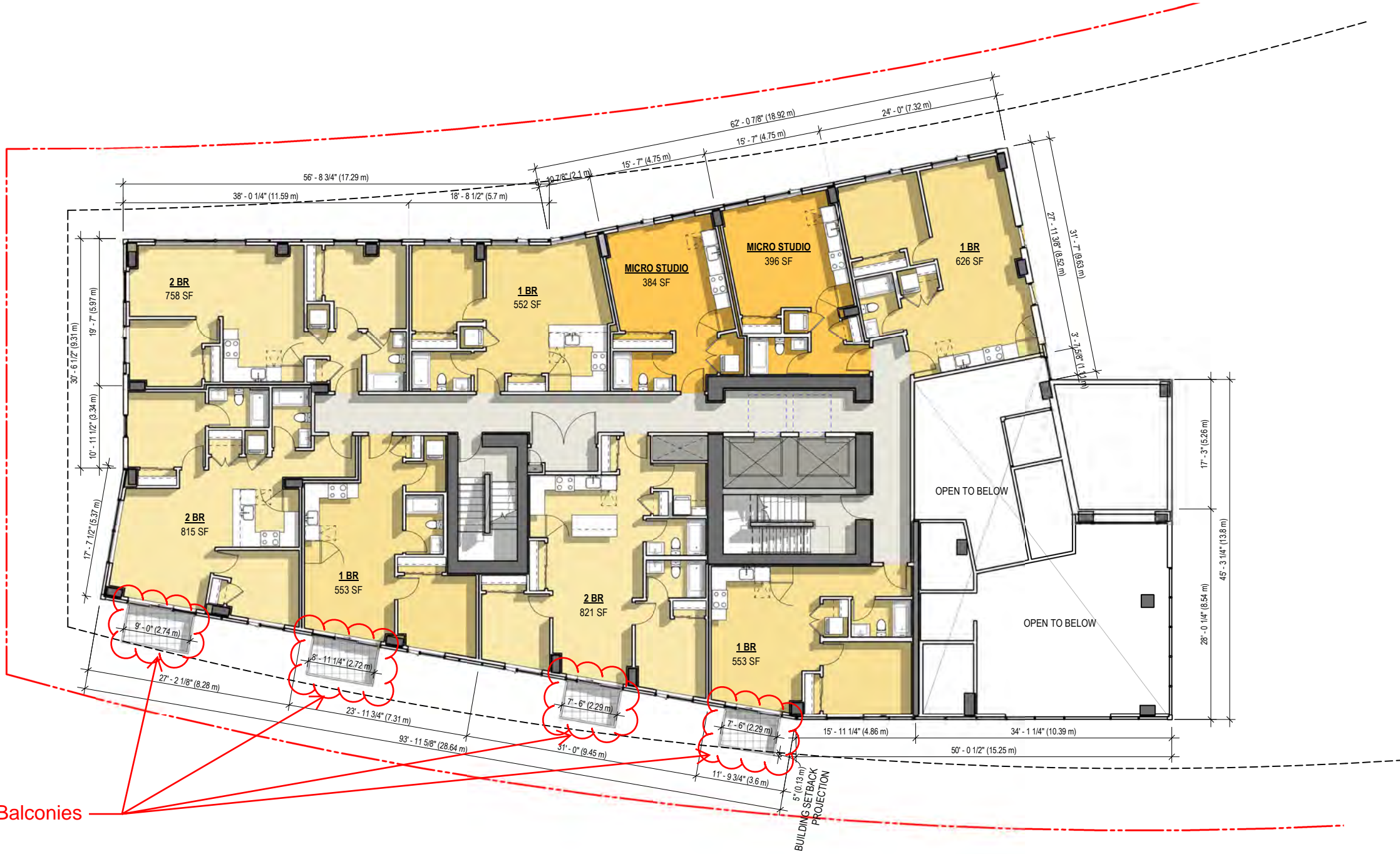
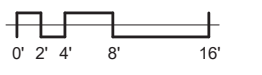
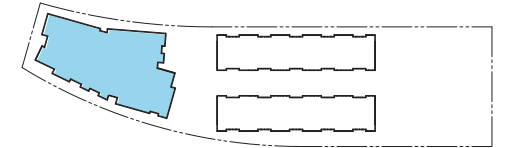
Updated Outdoor Amenity Patio

Floor Plan/ Tower Ground Floor



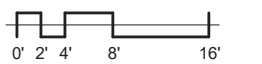
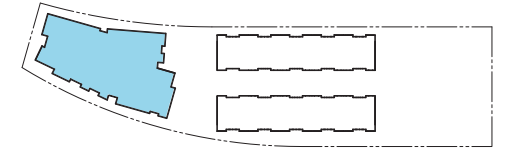
Updated Outdoor
Amenity Patio

Floor Plan/ Level 2

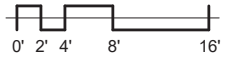
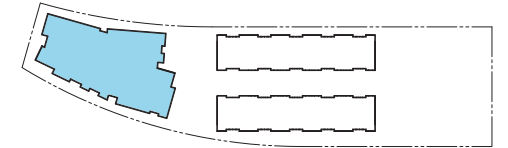


Additional Balconies

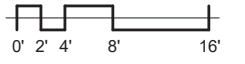
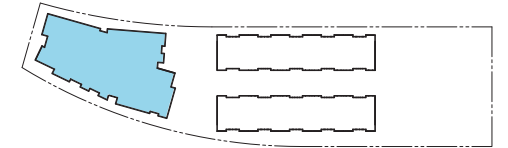
Floor Plan/ Level 03



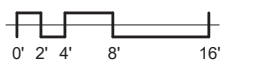
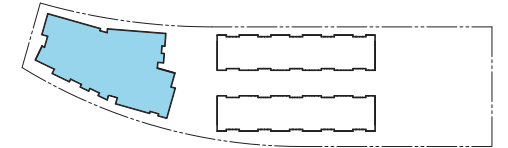
Floor Plan/ Typical Level 04-12



Floor Plan/ Level 13

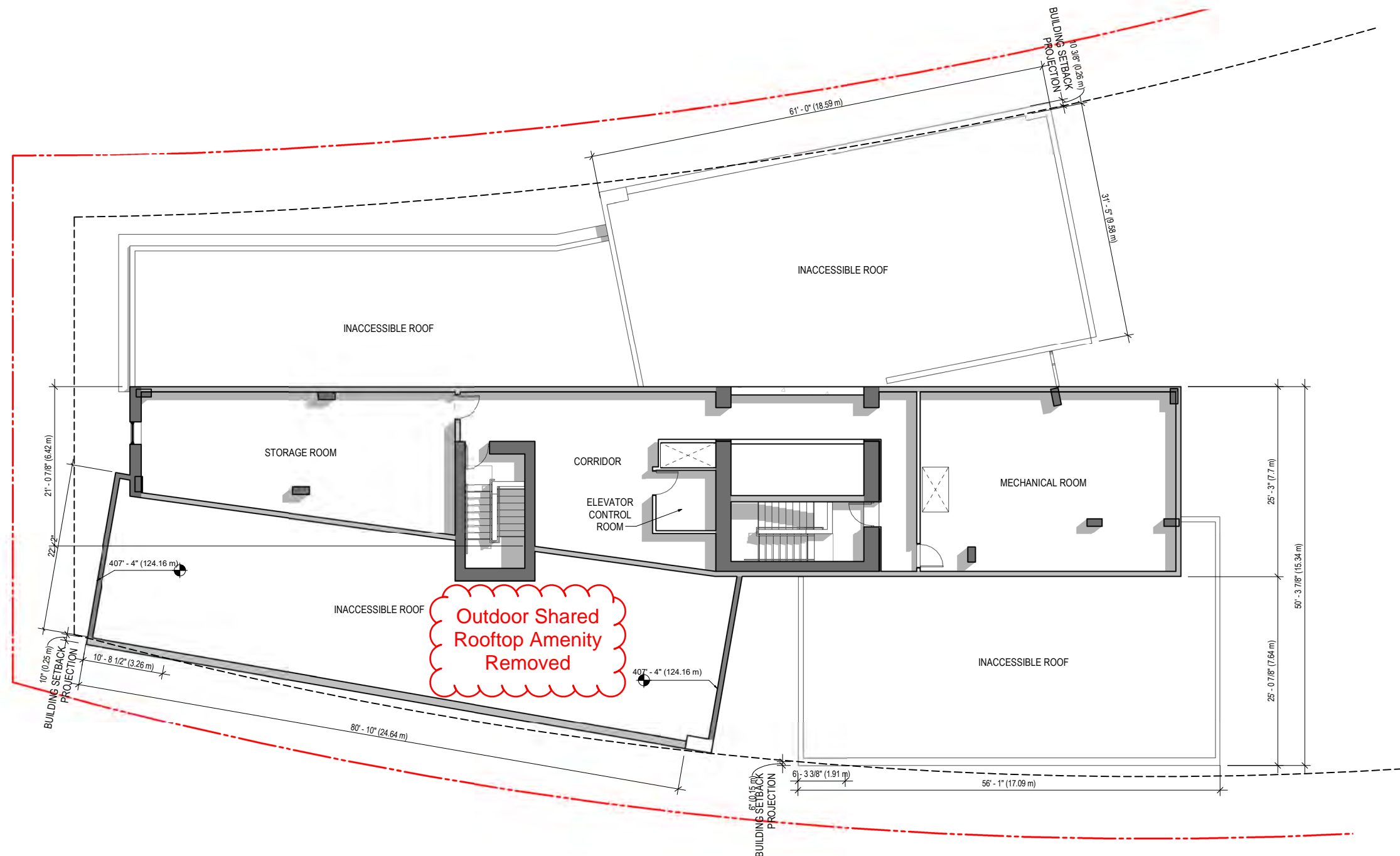
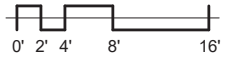
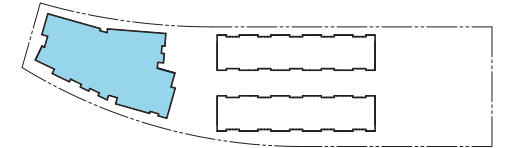


Floor Plan/ Level 14

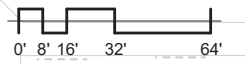
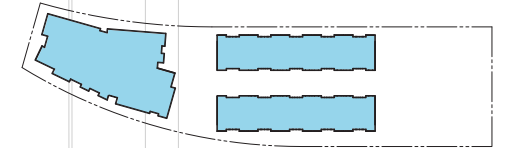


Additional Balcony

Floor Plan/ Tower Roof Plan



Development Roof Plan



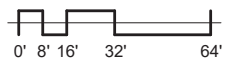
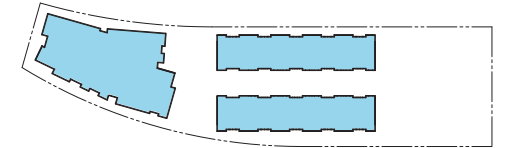
1/32" = 1'-0"



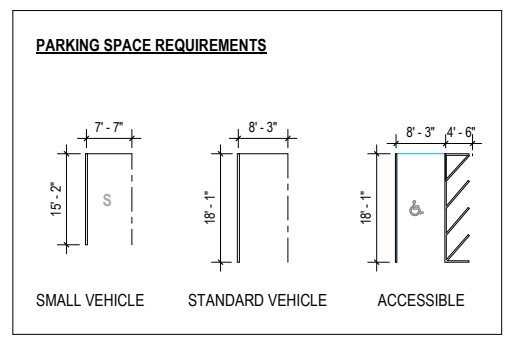
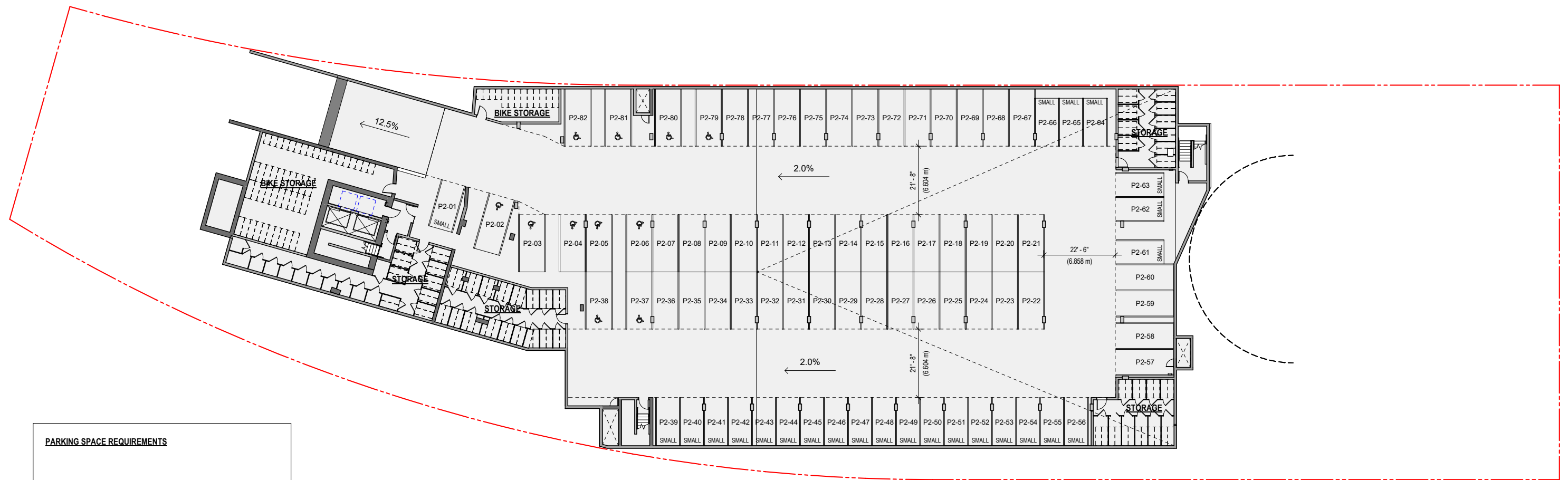
Outdoor Shared
Rooftop Amenity
Removed

298'-2" (90.88 m)

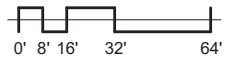
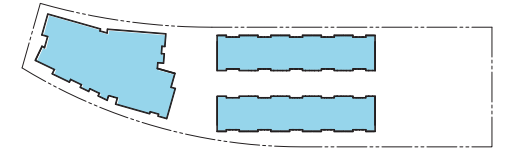
P2 Level



1/32" = 1'-0"



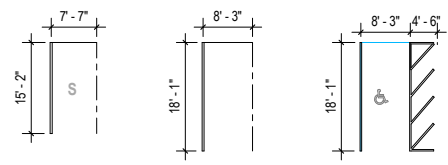
P1 Level



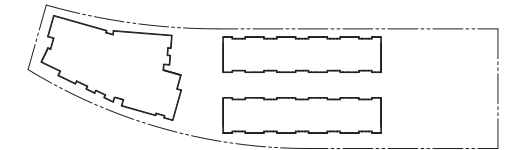
1/32" = 1'-0"



PARKING SPACE REQUIREMENTS

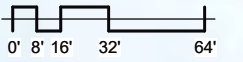


North East Elevation / Ross Drive



MATERIALS

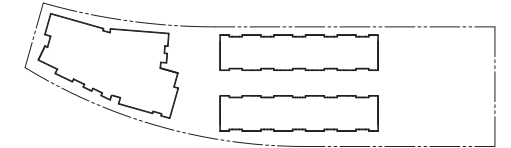
- 1 FIBER CEMENT PANEL SIDING - WHITE
- 2 FIBER CEMENT PANEL SIDING - CHARCOAL
- 3 COMPOSITE WOOD PANEL
- 4 BUFF BRICK
- 5 ARCHITECTURAL CONCRETE



1/32" = 1'-0"

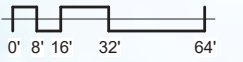


South West Elevation/ Greenway



MATERIALS

- 1 FIBER CEMENT PANEL SIDING - WHITE
- 2 FIBER CEMENT PANEL SIDING - CHARCOAL
- 3 COMPOSITE WOOD PANEL
- 4 BUFF BRICK
- 5 ARCHITECTURAL CONCRETE

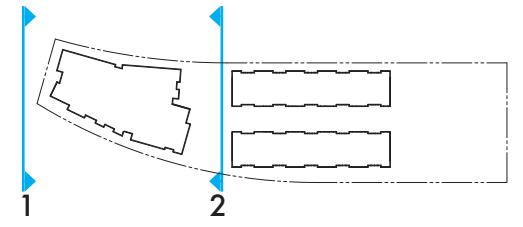


1/32" = 1'-0"



North West Elevation/ Tower

South East Elevation/ Tower



MATERIALS

- 1 FIBER CEMENT PANEL SIDING - WHITE
- 2 FIBER CEMENT PANEL SIDING - CHARCOAL
- 3 COMPOSITE WOOD PANEL
- 4 BUFF BRICK
- 5 ARCHITECTURAL CONCRETE

Scale: 1/32" = 1'-0"



Updated Outdoor Amenity Patio

- LEGEND**
- 1 CONCRETE UNIT PAVERS 12"x12", GREY + CHARCOAL COLOUR
 - 2 UNIT PAVERS 12" x 24", CHARCOAL COLOUR
 - 3 HYDRAPRESSED SLAB PAVERS 24" x 24", SAND COLOUR
 - 4 CONCRETE STAIR
 - 5 C.I.P. BROOMX FINISH CONCRETE
 - 6 C.I.P. CONCRETE RETAINING WALL
 - 7 RESYSTA BENCH
 - 8 BARK MULCH
 - 9 URBAN STAPLE BIKE RACK, URBAN RACKS
 - 10 BENCH, SUPPLIED BY MAGLIN
 - 11 CHILDRENS PLAY EQUIPMENT
 - 12 LAWN



Landscape Plan