

PRODIGY at Lot 32, UBC South Campus

Residential Development 6038 Grey Avenue and 3462 Ross Drive, UBC



120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

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ISSUED: DATE:
1. DP REVIEW BY UBCPT OCT.21.2013
2. DPA OCT.28.2013
3. PERFORMANCE TENDER NOV.18.2013
4. DP RE-SUBMISSION DEC.3.2013
4. DPA RE-SUBMISSION DEC.11.2013

ISSUED FOR
DP RE-SUBMISSION
December 11, 2013

NO. REVISION: DATE:
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ARCHITECTURAL SEAL:



PROJECT:
**PRODIGY at LOT 32
UBC South Campus**
Gray Avenue and Ross Road

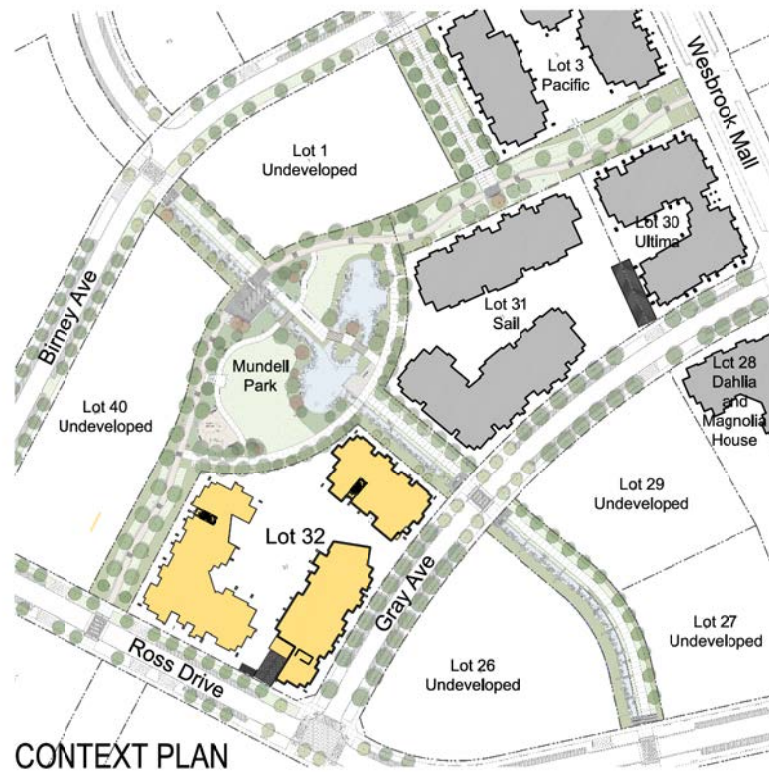
DRAWING TITLE:
**COVER SHEET
PROJECT STATISTICS**

DATABASE: 1322-A2.0.dwg
SCALE: 1/16"=1'-0"
PLOTDATE: DEC. 3, 2013
DRAWN: AY/GJ
CHECKED:

PROJECT NO. **1322**

DWG. NO. **A1.0**

D.P. No:
B.P. No:



CONTEXT PLAN

PROJECTS STATISTICS

PROJECT DESCRIPTION :

TWO 6 STOREY RESIDENTIAL
SITUATED OVER 1 1/2 LEVELS OF UNDERGROUND PARKING.

MUNICIPAL ADDRESS :

6038 GRAY AVENUE & 3462 ROSS ROAD, U.B.C.

LEGAL DESCRIPTION :

LOT 32 DISTRICT LOT 6494,
GROUP 1, NEW WESTMINSTER DISTRICT, PLAN BCP30252

ZONE :

SC2 - MEDIUM DENSITY RESIDENTIAL
(AMENDMENT TO WEBBROOK PLACE NEIGHBOURHOOD PLAN)

SITE AREA :

62,646 SQ. FT. (5,820 M SQ.) (1,438 AC) (0.582 HA)
AS PROVIDED BY MURRAY & ASSOCIATES; FILE: 8613CA-191

SETBACKS:

ALLOWABLE: 2.5 M (8.2') FROM PROPERTY LINES
PROPOSED: 2.5 M (8.2') FROM PROPERTY LINES
REFER TO LEVEL 1 PLAN - AMENDMENTS REQUIRED
AT LOCATIONS THAT ENCROACH

BUILDING HT.

ALLOWABLE: 6 STOREY
PROPOSED: 6 STOREY

FSR :

ALLOWABLE: 2.80 175,409 SQ.FT.
(AMENDMENT TO WEBBROOK PLACE
NEIGHBOURHOOD PLAN)

SITE COVER:

ALLOWABLE: 55 % (34,455 sq.ft. / 3,201 sq.m.)
PROPOSED: 47 % (29,562 sq.ft. / 2,746 sq.m.)

BIKE STORAGE

REQUIRED: RESIDENTIAL = 290 MIN 1.5 BIKES PER UNIT (CLASS I)
VISITORS = 86 MIN 16 BIKES PER 35 UNIT (CLASS II)

PROVIDED: RESIDENTIAL = 188 X 2 (DOUBLE WIDE) = 376 BIKES
VISITORS = 62 BIKES SPACES (VARIANCE REQUIRED)

DENSITY and PARKING:

LOT 32 UBC

Address: Gray Avenue, South Campus, UBC
Project No.: 1322
Date: December 3, 2013
Client: Adera

UNIT NAME	UNIT TYPE	UNIT AREA	W/STOR	UNITS	AREA	UNITS	AREA	UNITS	AREA	Mu %
A	1B+1B4	630	640	0	0	4	2560	4	2560	
A.3a	1B+1B4	630	640	0	0	1	675	1	675	
A.3b	1B+1B4	630	640	0	0	1	645	1	645	
A1	1B+1B4	534	534	0	0	5	2670	5	2670	
A1.RD	1B+1B4	521	561	0	0	1	561	1	561	
A2	1B+1B4	530	510	0	0	5	2550	5	2550	
A2.RD	1B+1B4	517	557	0	0	1	557	1	557	
A3	1B+1B4	650	640	5	3200	0	0	5	3200	13%
A3.RD	1B+1B4	650	640	1	640	0	0	1	640	
A4.7a	1B+1B4	519	559	0	0	1	559	1	559	
B	2B+2B4	750	750	4	3168	15	1372	20	15640	
B.7H	2B+2B4	775	815	1	815	3	2445	4	3260	
B.RD	2B+2B4	750	750	1	750	4	3168	5	3960	
B2	2B+2B4	750	750	0	0	1	750	0	0	
B2.7H	2B+2B4	775	815	1	815	0	0	1	815	24%
B2.RD	2B+2B4	750	750	2	1568	0	0	2	1568	
B3	2B+2B4	748	788	0	0	4	3192	4	3192	
B3.RD	2B+2B4	748	788	0	0	1	788	1	788	
C	2B+2B4	832	872	27	21644	5	4360	32	27504	
C.7H	2B+2B4	852	892	3	2951	0	0	3	2951	
C.RD	2B+2B4	832	872	6	5232	1	872	7	6104	
C1	2B+2B4	824	864	4	3456	0	0	4	3456	20%
C1.7H	2B+2B4	840	880	1	880	0	0	1	880	
C1.RD	2B+2B4	824	864	1	864	0	0	1	864	
D	2B+2B4	967	1007	3	3021	0	0	3	3021	2%
D.RD	2B+2B4	967	1007	1	1007	0	0	1	1007	
E	3B+3B4	942	982	0	0	4	3628	4	3628	
E.7H	3B+3B4	942	982	0	0	1	1028	1	1028	
E.RD	3B+3B4	942	982	0	0	1	982	1	982	
E1	3B+3B4	942	982	0	0	0	0	4	3628	
E1.7H	3B+3B4	962	1022	1	1022	0	0	1	1022	
E1.RD	3B+3B4	942	982	1	982	1	982	2	1964	
E1a	3B+3B4	942	982	0	0	0	0	0	0	
E1a.RD	3B+3B4	943	983	1	983	0	0	1	983	
E1b	3B+3B4	960	1000	0	0	13	13000	13	13000	
E1b.7H	3B+3B4	1000	1040	0	0	2	2080	2	2080	
E1b.RD	3B+3B4	960	1000	0	0	2	2000	2	2000	
E1c	3B+3B4	963	1023	4	4092	0	0	4	4092	30%
E1c.7H	3B+3B4	1023	1063	1	1063	0	0	1	1063	
E1c.RD	3B+3B4	963	1023	1	1023	0	0	1	1023	
E2	2B+2B4	942	982	4	3668	0	0	4	3668	
E2.7H	2B+2B4	962	1022	1	1022	0	0	1	1022	
E2.RD	2B+2B4	942	982	1	982	0	0	1	982	
E3	2B+2B4	1038	1078	4	4300	0	0	4	4300	
E3.7H	2B+2B4	1078	1118	1	1118	0	0	1	1118	
E3.RD	2B+2B4	1038	1078	1	1078	0	0	1	1078	
E4	3B+3B4	1000	1040	4	4160	0	0	4	4160	
E4.RD	3B+3B4	1050	1090	1	1090	0	0	1	1090	
E5	3B+3B4	942	982	0	0	5	4910	5	4910	
E5.RD	3B+3B4	1000	1040	0	0	1	1040	1	1040	100%

TOTAL SALEABLE BLDG. EFFICIENCY: 88.7%

COMMON AREA (BUILDABLE) 12555 SQ. FT.
COMMON AREA (COURT) (FSR) 1757 SQ. FT.

Category	Units	Area
Parking Provided:		
Residents	388	388
Visitor	23	23
Total	411	411
of which 30%	123	123

PROJECT DIRECTORY:

- OWNER:**
ADERA
2200 - 1055 DUNSMUIR ST.
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Fax: (604) 684-7709
Email: NormC@adera.com, BradJ@adera.com
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AMY YUNG
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Email: londonmah@telus.net
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Melissa Magnuson
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Fax: (604) 874-2358
Email: glenn.greenfield@exp.com
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- CONTACTS: Khash Vora**
Phone: (604) 689-4449
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Email: ezander@williamsengineering.com, dgambicourt@williamsengineering.com



CHARACTER SKETCH

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**Design Rationale
for PRODIGY
Lot 32, Wesbrook Neighbourhood, UBC**

Overview

This is the third six-storey development in the Wesbrook Neighbourhood. It is located west of Sail on Lot 31, across a new greenway. To the northeast is the new Mundell Park. A greenway extends from the park along the northern edge of the site to Ross Drive, which forms, along with Gray Avenue, the other two borders of the site. All other adjacent development sites are vacant.

The Land Planning

The concept of courtyard and quadrangle, recognitions of the university setting, have been found in earlier generations of development in the Wesbrook Neighbourhood. This proposal takes the concept of courtyard to the next level.

The orientation of the site is on an axis that is approximately 45 degrees off north-south. It provides an interesting opportunity where there are no units that are solely north-facing and where all units get sun year-round at some point of the day when the sun is out.

There are two buildings and they are positioned to provide street edges to Gray and Ross and building edges to the two greenways. The space within the buildings becomes a wonderfully proportioned courtyard. It is seen and accessed through a dramatic breezeway off Gray Avenue, through a portal between the two buildings on Ross Drive, and from a major opening beside Mundell Park. The greenway that leads west from Wesbrook Mall starts to curve south as it extends to Mundell Park. The courtyard opens up to and becomes a visual extension of the park.

The main entrance to Building 1 is at the breezeway on Gray Avenue. This location also provides access to Building 2 through the courtyard. A second lobby, and the titular address to Building 2, is on Ross Drive. The parkade entrance is also on Ross Drive under Building 1, which will be constructed as the first phase of the two-phase development.

The Building Design

The building design continues a westcoast contemporary approach, with flat roofs and broad overhangs. Large windows permit lots of natural light, and generous balconies offer spacious outdoor living. Each of the top floor units has direct access to its own roof garden.

The two buildings accommodate 188 units, 105 of which are in Building 1 which will be built as the first of two phases. There are 212 parking spaces in two levels of underground parking. The parkade has been designed so that it too can be phased. The elevators and storage lockers in each of the buildings have been designed to be easily accessed from the relevant units.

The landscape and retaining walls around the building are brick clad. The building itself features two and three storeys of brick, above which wood-clad columns and beams provide a soaring aspect. Horizontal cementitious siding provides a background to the other building materials. The roof and balcony soffits are all clad in natural cedar.

To one side of the breezeway there is a two-storey glazed lobby. Through the middle of the breezeway is a vista into the courtyard and its expansive water features, and above is a glazed bridge. The four-storey element spanning over the dramatic breezeway is clad in a white panel material to accentuate its bridging between the other two building components.

Across the courtyard and water feature is one of two lobbies for Building 2, and the lobby that benefits more significantly with its location in the courtyard. There is a careful interplay between water and landscaping; the intent is to suggest a zen quality about the environment, and have the outlook for the units facing into the courtyard equal to or greater in desirability than the units facing the streets and greenways.

Environmental

The Client is committing to achieving REAP Gold, and will seriously attempt to achieve REAP Platinum, as was achieved by their last building on Lot 31.

**Request for Variance
for PRODIGY
Lot 32, Wesbrook Neighbourhood, UBC**

HEIGHT

A variance for height is requested.

Extent:
1.5 M (5'-0") variance

Rationale:
The principle form of the building complies with the amendment to Wesbrook Place Neighbourhood Plan height plan of 21 M. The penthouse access to the rooftop lanai extends further into the height plan but are set back from the street and will not create greater shadowing on the adjacent streets and greenways. This lanai variance was permitted on Lots 3, 17, 30 and 31, all of which are close to this site.

SETBACKS

A variance for setbacks is requested.

Extent:
0.5 M for TH entries - worst case at building 1 unit 103
1.2 M for balcony columns - worst case at building 1 unit *06 and building 2 unit *02
1.4 M for cantilevered balconies - worst case at building 1 unit 2/3/4/503 and 2/3/4/502
2.0 M for balcony roof projections - worst case at building 1 PH 3 & 4.
1.0 M for Architectural Feature wall - worst case at building 1 unit *15.

Rationale:
The building itself complies with all required setbacks. A minor number of balcony columns and cantilevers, including their covered roofs, intrude into the setback and are the subject of the relaxation. A setback relaxation was granted for lots 3, 17, 30 and 31.

BICYCLE STALLS

A variance for numbers of required class II bicycle stall is requested.

Extent:
62 Class II bicycle stalls at grade.

Rationale:
Maintaining the open green courtyard without over crowding the entryway with 86 bicycle stalls. A reduction of Class II bicycle racks was granted for lots 3, 17, 30 and 31.



Rositch Hemphill Architects

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Vancouver, BC Canada
V6A 1G1

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1. DP REVIEW by UBCPT	OCT.21.2013
2. DPA	OCT.28.2013
3. PERFORMANCE TENDER	NOV.18.2013
3. DP RE-SUBMISSION	DEC. 3.2013
4. DPA RE-SUBMISSION	DEC.11.2013

ISSUED FOR
DP RE-SUBMISSION
December 11, 2013

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ARCHITECTURAL SEAL:

CLIENT:
 ADERA
LIVE WEST COAST

PROJECT:
**PRODIGY at LOT 32
UBC South Campus**
Gray Avenue and Ross Road

DRAWING TITLE:
**DESIGN
RATIONALE**

DATABASE: 1322-A0.5.dwg
SCALE: AS NOTED
PLOTDATE: DEC. 3.2013
DRAWN: AY/GJ
CHECKED:

PROJECT NO. **1322**

DWG. NO. **A0.09**

D.P. No :
B.P. No :

ISSUED:	DATE:
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CLIENT:
ADERA
LIVE WEST COAST

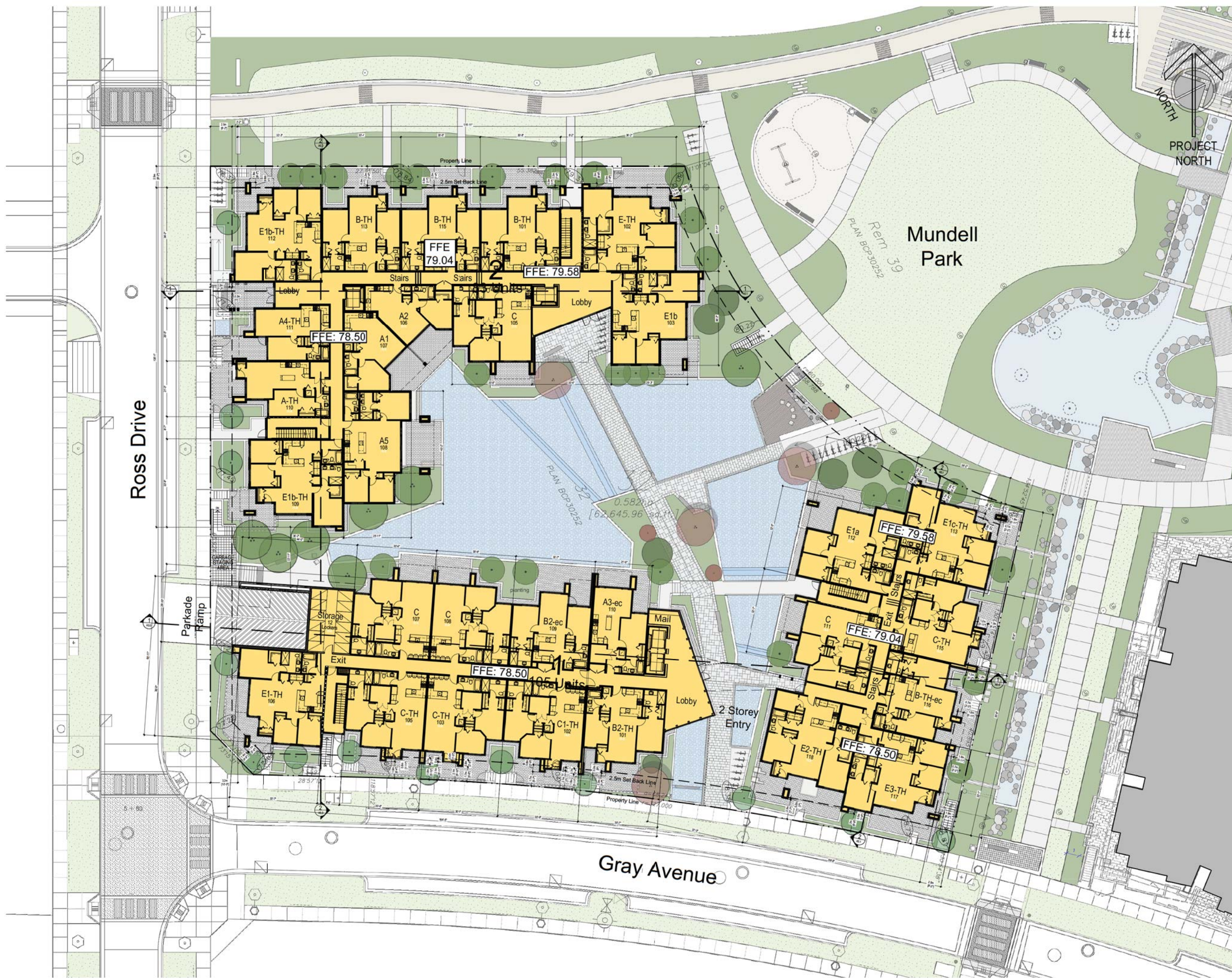
PROJECT:
PRODIGY at LOT 32
UBC South Campus
Gray Avenue and Ross Road
DRAWING TITLE:
SITE PLAN

DATABASE: 1322-A3.0.dwg
SCALE: 1/16"=1'-0"
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PROJECT NO. **1322**

DWG. NO.
A1.0

D.P. No:
B.P. No:



SKETCH SHOWING
LOT 32, DISTRICT LOT 6494, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN BCP30252



DISTANCES ARE IN METRES
THE INTENDED PLOT SIZE OF THIS PLAN IS 860mm IN WIDTH BY 564mm IN HEIGHT
(D SIZE) WHEN PLOTTED AT A SCALE OF 1:250

