Project Drawing List:

St Andrew's Rental Tower - DP Board Submission

SK - 0.01	Title Sheet	N/A
SK - 0.02	Design Rationale	N/A
SK - 0.03	Design Rationale	N/A
SK - 0.04	Design Rationale	N/A
SK - 0.05	Landscape Design Rationale	N/A
SK - 0.06	Landscape Design Rationale	N/A
SK - 1.01	Context Plan	1" = 60'-0"
SK - 1.02	Site Plan w/ Typical Floor	1" = 20'-0"
SK - 1.03	Development Statistics	N/A
SK - 1.04	Unos Plan	1" = 20'-0"
SK - 1.05	Comparision to Original	1" = 20'-0"
SK - 1.06	Subdivision Plan	1" = 20'-0"
SK - 1.07	Construction Staging	1" = 30'-0"
SK - 2.01	Aerial / Survey Overlay	1" = 20'-0"
SK - 2.02	Existing Conditions	1" = 20'-0"
SK - 2.03	Existing Site Photos	1" = 50'-0"
SK - 3.01	Site Plan w/ Parking Level	1/16" = 1'-0"
SK - 3.02	Site Plan w/ Ground Floor	1/16" = 1'-0"
SK - 3.03	Site Plan w/ Typical Floor	1/16" = 1'-0"
SK - 3.04	Roof Plans	1/16" = 1'-0"
SK - 4.01	Ground Floor Plan	3/16" = 1'-0"
SK - 4.02	Typical Floor Plan	3/16" = 1'-0"
SK - 5.01	Site Section AA	3/16" = 1'-0"
SK - 5.02	Site Section BB	3/16" = 1'-0"
SK - 6.01	West Elevation	3/32" = 1'-0"
SK - 6.02	North Elevation	3/32" = 1'-0"
SK - 6.03	South Elevation	3/32" = 1'-0"
SK - 6.04	East Elevation	3/32" = 1'-0"
SK - 7.01	Unit Plans	1/4" = 1'-0"
SK - 7.02	Unit Plans	1/4" = 1'-0"
SK - 7.03	Unit Plans	1/4" = 1'-0"
SK - 8.01	Colour & Materials	1/4" = 1'-0"
SK - 9.01	Shadow Studies	N/A
LDP - 001	Tree Management Plan	N/A
LDP - 101	Landscape planting plan	N/A
LDP - 102	Landscape planting plan	N/A
LDP - 103	Landscape Planting plan enlargement	N/A
LDP - 104	Landscape Planting plan enlargement	N/A
LDP - 105	Landscape plan	N/A
LDP - 106	Landscape Sections	N/A
LDP - 107	Landscape Concept Images	N/A
	Total number of drawings	41 dwgs

St. Andrew's Rental Residences

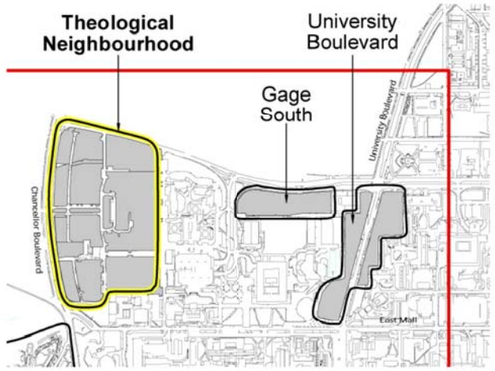
University of British Columbia

July 7, 2011 ~ Development Permit Board Submission

PWL partnership

RECOLLECTIVE

CONCERT PROPERTIES LTD

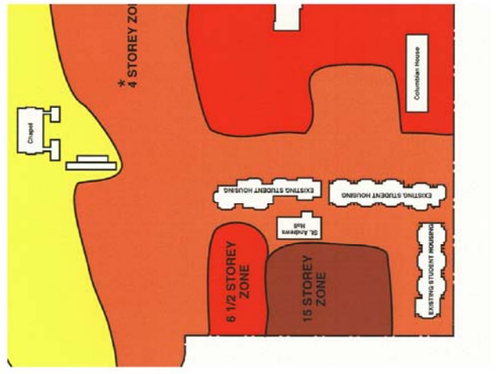


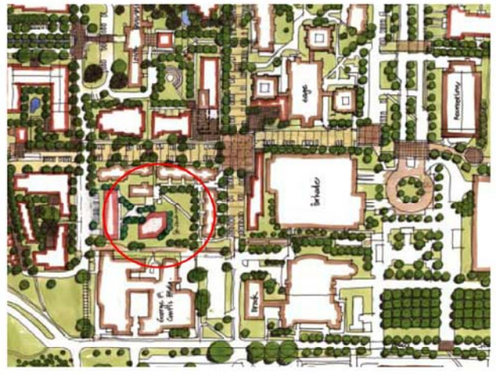
ZONING

The subject property is located in the Theological Neighbourhood and is the last remaining development parcel in the St. Andrews precinct. The site permits new residential development for students, staff and other university related housing and shall comply with the lot areas and guidelines as illustrated in Plan P-14e.

Plan P-14e allows for a development parcel with a height restriction of 15 storeys (41m) and an FSR of 2.75. Setbacks for the front, rear and side yard shall be provided as illustrated in Plan 14-e. The subject development is compliant with height, FSR and setbacks as prescribed in the zoning for the site.

As part of the Development Permit, 25,286 square feet of UNOS is required on the subject site. Part of this requirement includes pedestrian pathway with Walter Gage Road and St. Andrew's Hall. In addition, a new children's playground will be provided as part of the program space. The proposed development complies with the UNOS requirements. Please see the plan and layout of the UNOS area highlighted in the attached landscape plan.



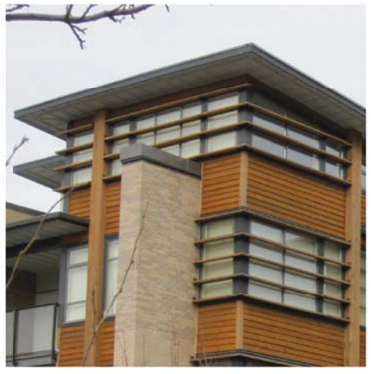


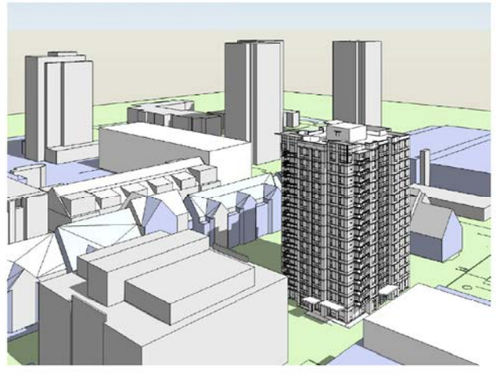
RESIDENTIAL ENVIRONMENTAL ASSESSMENT PROGRAM (REAP)

Recollective has been retained by Concert Properties Ltd. to act as the sustainability consultant in the design process of the St. Andrew's Rental Residence project. The design process for this project is integrated with the broader consultant team to ensure the proposed apartments are healthier places to live, more affordable to operate and have a decreased impact on the local environment.

Concert is using the REAP as a framework to guide the design process and are enclosing a REAP checklist that summarizes the projects Mandatory and Optional Design and Construction Credits. The checklist reflects the design of the overall building where particular focus will be paid to energy and water efficiency and storm water management. For example, a concerted effort is being paid to elevation design, window-wall ratio and shading of south and west elevations through balcony's to help reduce sun exposure.

A copy of the REAP checklist will be included as an appendix in the submission.





DEVELOPMENT PROGRAM

The 15 storey infill building will include 174 rental units including 58 studio and 116 one bedroom layouts varying in size from 414 to 554 SF.

The typical floor plate of approximately 631.72 m^2 will include 12 rental units per floor.

A single underground level of parking will have access via the existing ramp that will be shared with Stirling House to the north.

The following will be provided on this level:

- 58 car stalls of which 18 are visitor
- 288 resident bike racks and lockers
- Convenient, refuge and recycling room adjacent to the elevator lobby

The main building entry / drop-off area will front the shared driveway with Stirling House having direct access to Iona Drive. A resident move in area and service access is located on the west side of the building adjacent to the rental office area.

An important pedestrian entry has been located to the south for convenient campus access through the UNOS.

The ground floor level includes a rental reception / administration area adjacent to the main entry and common activity room adjacent to the southerly entrance.

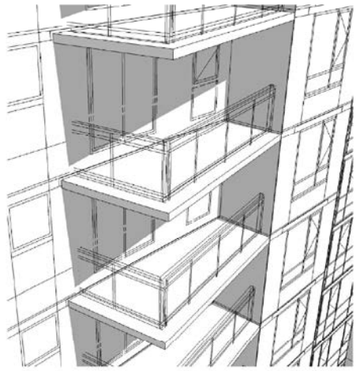
FORM AND CHARACTER

The building footprint has been placed within a new landscaped amenity (UNOS) space that is well connected with the Theological Neighbourhood and UBC campus.

Care has been taken to follow the Theological Neighbourhood objectives and established character elements have been included in the proposed design:

- Inclusion of granite incorporated in the landscape walls.
- Expression of varied cantilevered balcony forms.
- Broken roof profiles including dramatic sloped roof forms with clerestory glazing for an articulated skyline silhouette from close and long view points.
- Each building entrance will feature a cantilevered sloped roof canopy similar to the building sloped roof forms.
- Colourful attention to a varied expression and proportion of window openings including 2 and 3 storey window openings with spandrel glazing panels, punched window openings and feature window opening to minimize the exterior wall massing.

The disciplined geometry and composition of the varied building facades is intended to evoke a complementary design response to the Theological objectives.



SOLAR CONSIDERATIONS

In response to the West Coast climatic conditions, the following building components have been included in response to the solar influences:

- Balcony forms located on the southerly façade to shade the window areas.
- Balcony forms and slab edge extensions over the window on the westerly façade to shade these window areas.
- Orientation of the clerestory glazing and sloped ceilings away from the south and west building exposures.
- Window to exterior wall ratio under 40%.

MATERIALS & COLOURS

The selection of materials and colour palette respects the established Theological Neighbourhood objectives.

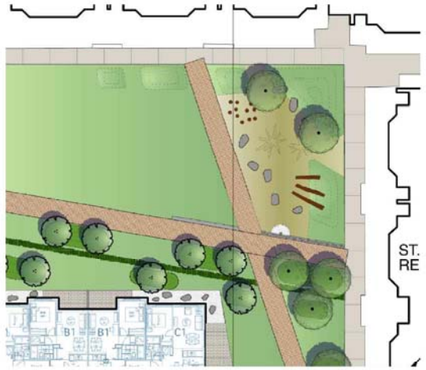
- The expressed concrete exterior (painted) also reduces the environmental impacts by using less secondary finishing materials.
- The materials and colour palette will be complementary to the adjacent Stirling House and Theological Neighbourhood buildings.
  ie: Painted concrete wall facades and balcony soffits.
  Granite Stone Veneer, Aluminum window and glazed balcony railings, wood entry canopy soffits.

The composition of the building components, detailing and selection of materials will express an interesting articulation to the varied building facades.

SAFETY AND SECURITY

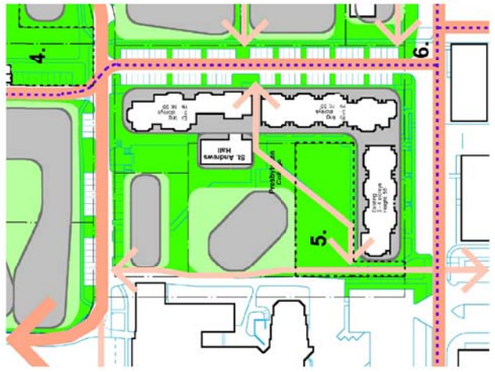
The CPTED principles have been incorporated in the building design with the following measures:

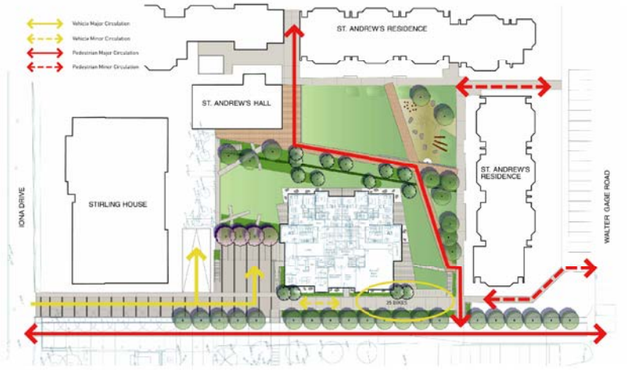
- Residential overlook to all building entrances, UNOS spaces and pedestrian circulation routes
- Entrance locations are visible upon approach
- Indoor common and administration areas are located adjacent to each building entrance.
- Adjacent landscaping has been designed to enhance inherent security measures.



CHILDREN'S PLAY AREA

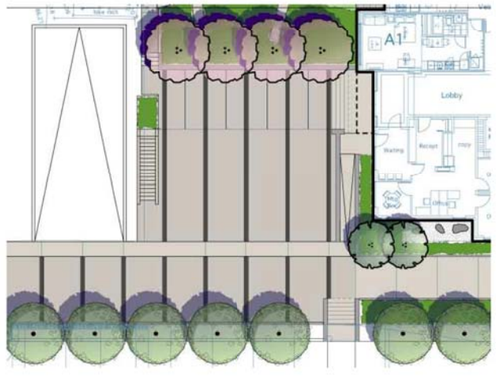
Located on the north east corner of the courtyard the children's play area is a sunny hub of activity. The focus of play is on adventure and discovery around natural forms and materials. Large round boulders, drift wood structures and grass covered mounds shape the play zone and allow children from infants to toddlers to discover the out doors. A rainwater wall along the west side of the play area not only directs the pedestrian circulation but provides interest and fun on, 'not so nice days'. The rain water wall can be activated in the summer with a garden hose to provide a bit of refreshing fun.





CIRCULATION

Although the St. Andrew's courtyard is the main gathering, social and play area for the St. Andrew's Neighbourhood it is also an important 'cut through' circulation route for the students and residents in this part of campus. The existing St. Andrew's residence buildings allow access to the UNOS open space at each of the four corners. The proposed internal courtyard circulation routes have considered these connection points to other campus venues. And to ensure University access a 2.0 M wide hard surface path is laid out on the predictable desire line and focus movement to the courtyard corners as well as helping to create a variety of courtyard rooms. Berms, planting and the careful location of low garden walls direct movement to reduce wear and tear on the landscape. The mews adjacent to the George F. Curtis Law Building is carried through to Walter Gage Road from Iona Drive forming part of the major pedestrian bike routes through this part of campus.



ENTRY DROP OFF, BIKE PARKING, LOADING AND PARKING ACCESS

The vehicle entry drive and parkade entry are shared with the adjacent Stirling House. Vehicle drop off is via an auto entry court on the northwest side of the building opposite the main building entry. The theme of charcoal and natural gray pavers currently in use on the parkade approach for the adjacent Stirling House will be continued through to the entry court. The resident move in area is located on the west side of the building and access directly from the entry drive. Exterior bike parking for 35 bicycles is provided at two locations; the west side of the building and the south side of St. Andrews Hall.

GARDENS

The overall landscape expression responds to the University and neighbourhood demographic by incorporating a number of active and passive characteristics. Shrubs are massed at strategic locations, typically on bermed planting areas to add interest and direct movement. Large expanses of lawn have been provided for play and gathering. Trees have been located to create vertical structure, seasonal interest and provide shade. An introspective garden space provides a green buffer for the residents of Stirling House to the north and a quiet escape for those seeking a little 'down time'. Landscape plants will be selected to provide seasonal interest, attract insects, butterflies and birds. Wherever possible native or non-invasive, drought tolerant plant species will be used in the garden spaces.

SUSTAINABILITY

Sustainable measures relating to UBC's REAP metric have been integrated into the overall project design. A linear rain garden has been created on the east side of the proposed rental building. The rain garden, although on slab will eliminate the need for multiple drains and bring awareness to the realities of storm water in B.C. High efficiency irrigation will be employed throughout the project and where ever possible permeable pavers will be used on walkway and drive way surfaces. Landscape lighting will focus on safety and security along the pedestrian travel routes and utilize the latest in high efficiency fixtures.