

UBC FACULTY & STAFF RENTAL HOUSING DEVELOPMENT **LOTS 27/29 ~ WESBROOK PLACE, UBC**

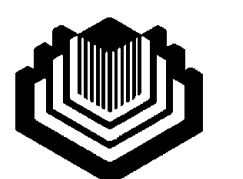
Development Application - January 27, 2015

Amended Development Application: September 23, 2015



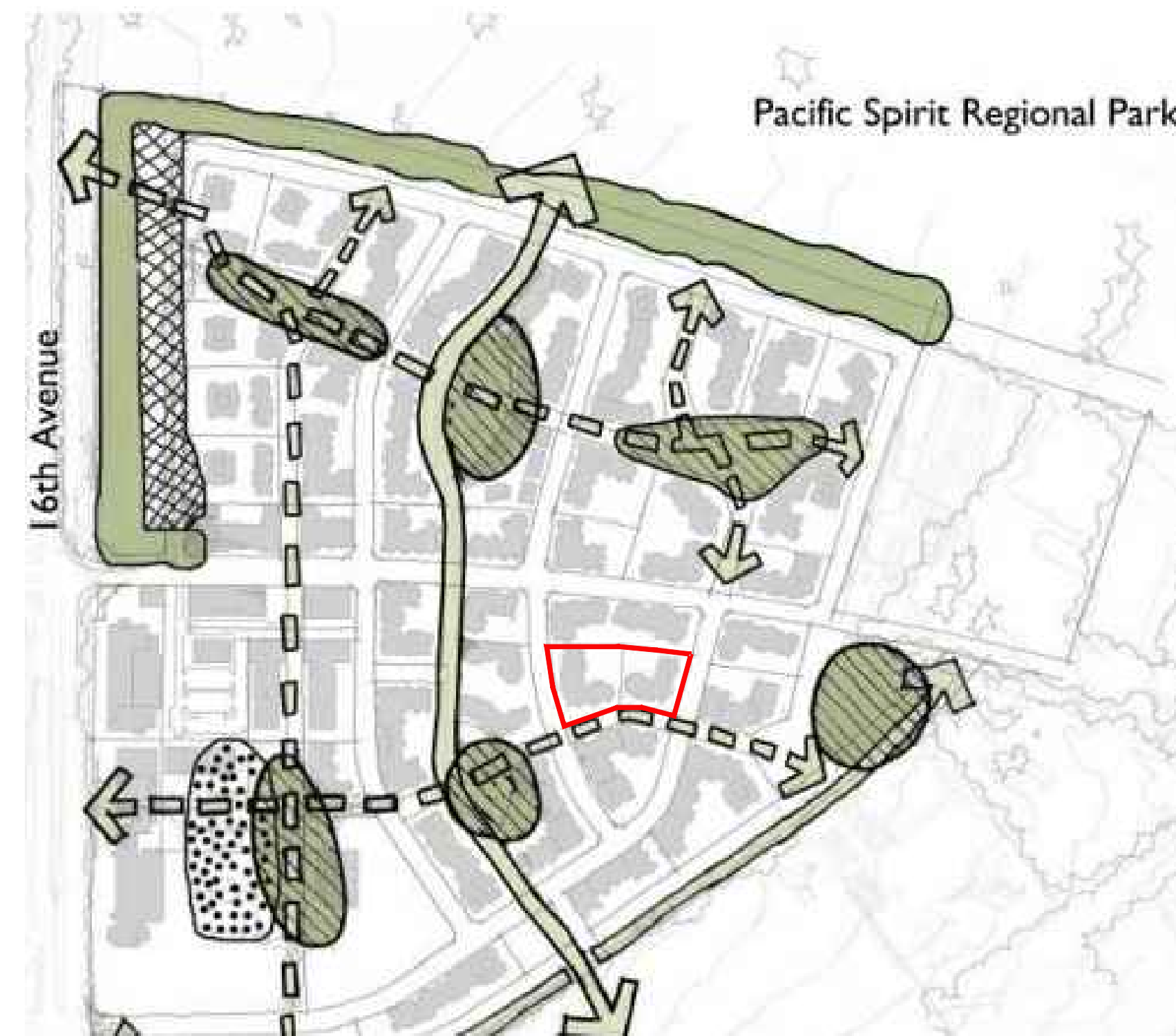
LOTS 27/29 ~ WESBROOK PLACE, UBC

September 23, 2015



UBC Properties Trust





SITE

The site is approximately 0.615 ha (66,200 SF/1.52 acres) in size having a street frontage of 55 m (180 feet) on Ross Drive and 69.5 m (228 feet) on Gray Avenue to the north and 95.8 m (314 feet) to the west on the pedestrian greenway.

CONTEXT

The site is located west of Wesbrook Mall and is adjacent to the following:

- Magnolia House and Dahlia House (4 storey buildings) to the east
- Sail (6 storey building) to the north
- a future 6 storey residential building to the south and a 9 storey residential building to the west

DEVELOPMENT PROGRAM

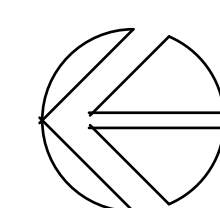
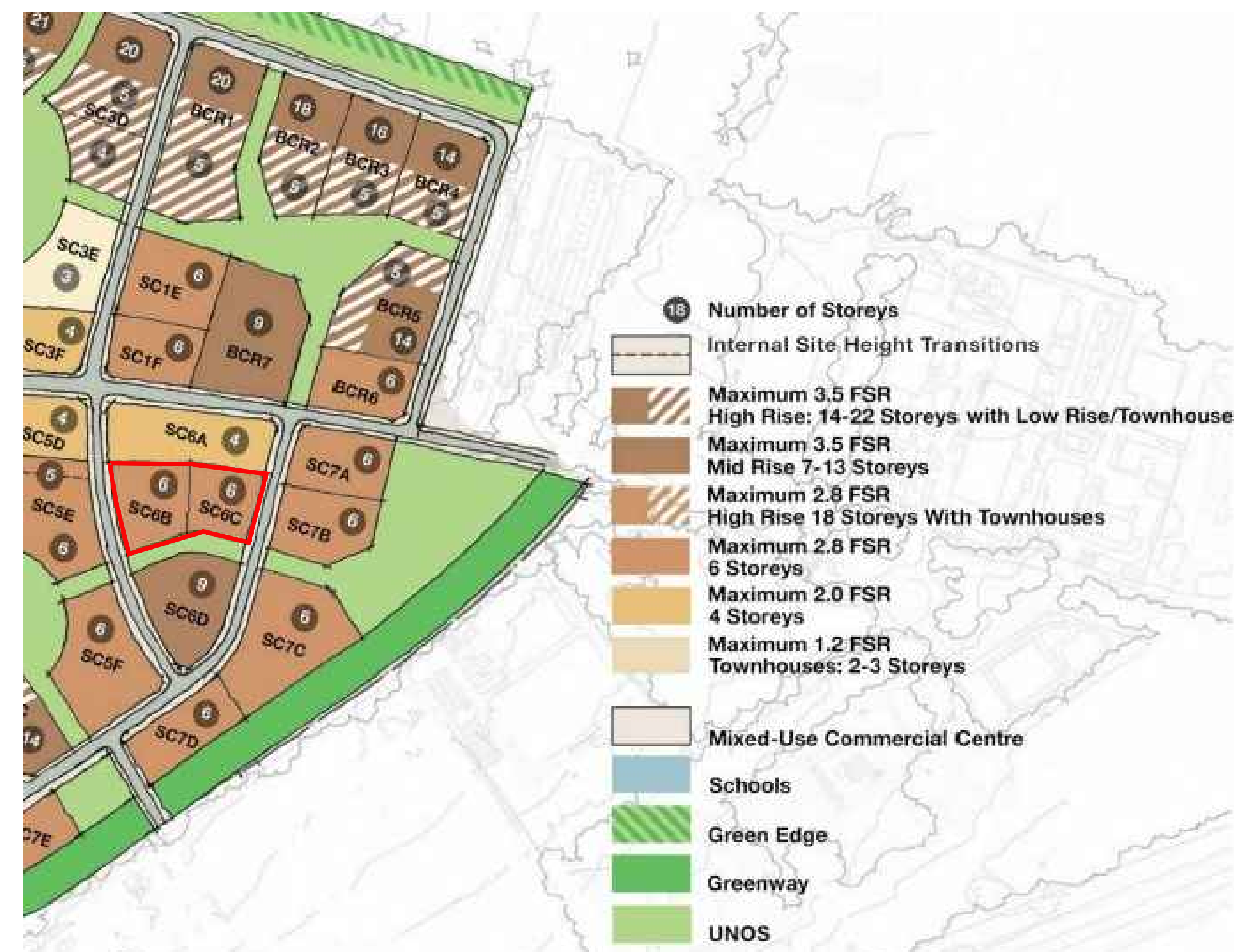
This six storey UBC Faculty and Staff development will include approximately 185,200 SF or an FSR of 2.8.

The unit mix will include a range of unit types from studio, one, two and three bedroom units to 4 bedroom units to reflect the market demand for this accommodation need.

These residences will take advantage of the close proximity to Wesbrook Village and to the comprehensive network of pedestrian connections and open space amenities including Nobel and Mundell Parks.

Access to the underground parking maybe shared with Magnolia and Dahlia House's existing parking ramp to avoid a new parking ramp between the buildings but also to maximize and share in the allocation of parking between these buildings.

A direct access to each courtyard is included from the main floor level of each building.

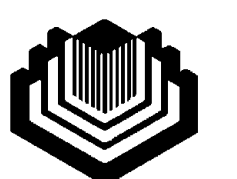


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DESIGN RATIONALE

September 23, 2015

Sk-0.2



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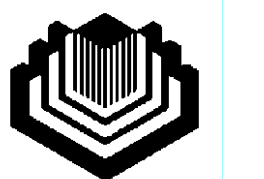
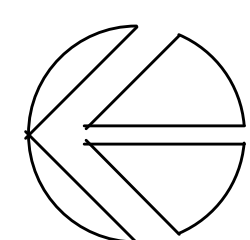
- Existing Buildings
- Future Buildings
- Proposed Buildings

LOTS 27/29 ~ WESBROOK PLACE, UBC

CONTEXT PLAN

September 23, 2015

Sk-0.3



UBC Properties Trust

BUILDING TYPOLOGY



PRECEDENT - YU



PRECEDENT - PARCEL 22



TRIPARTITE COMPOSITION



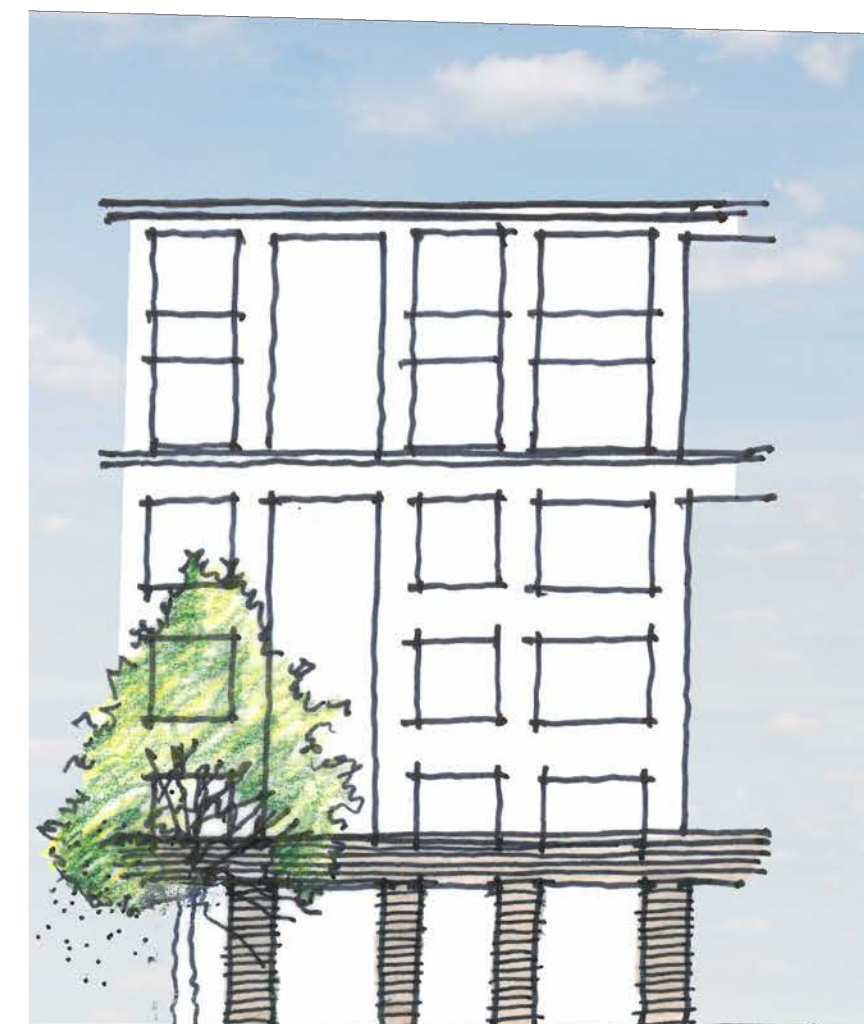
CAP
MID
BASE



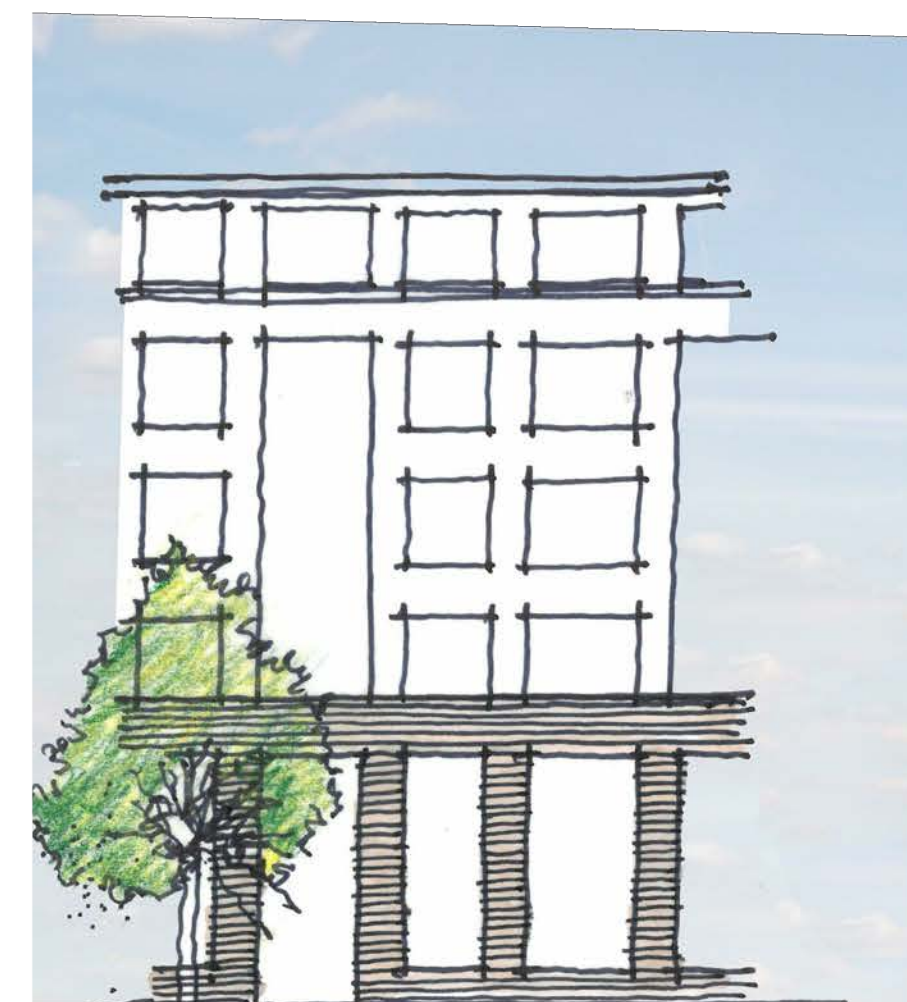
AMENDED FACADE COMPOSITION



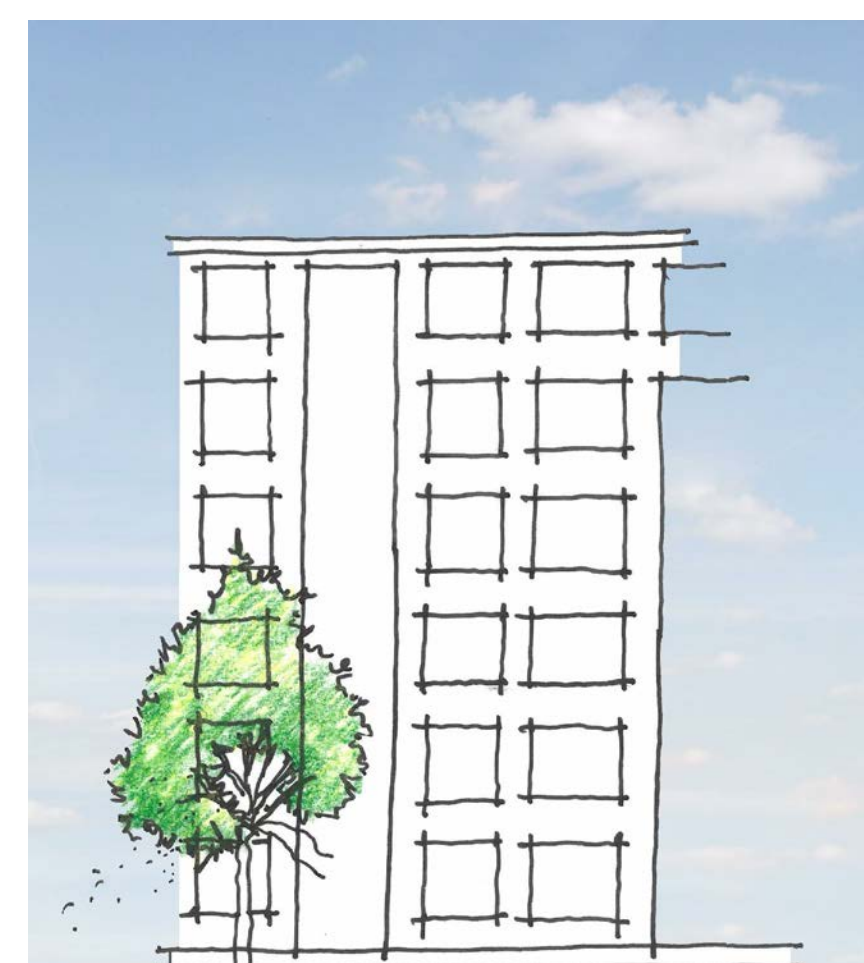
2/2/2



2/3/1



1/3/2



TRIPARTITE COMPOSITION

The proposed architectural expression is rooted in the historic tripartite building precedents for mid-rise buildings but now proposed in a contemporary manner.

The building facade components (building base, mid and top components) are imbedded in the design to provide an ordered composition in a comfortable and recognized manner to each elevation.

These defined building elements also reduces the apparent scale of the building, provides pedestrian scale and richness to the street level with an interesting composition of building elements above.

BUILDING FACADE

The design of the amended building facades expresses a unified and distinct composition based on the historic tripartite principles that includes a distinct building base, mid and top building segments.

The building base provides a rich, durable urban character at the pedestrian level to complement the established Wesbrook Streetscape in a contemporary way. The brick facade, composition of window wall accent glazing, recessed terrace forms and lobby and stair entrance features, provide an interesting and inviting composition to the street and courtyard frontages.

The mid building area is well articulated to provide interest and to reduce the apparent scale of the buildings. The alternating and varied window treatments, balcony forms and accent features provide ample articulation to this segment of the building facade.

Windows are surrounded by a trim dimension in an accent colour.

The building top is clearly defined from the mid building with the built up horizontal profile, horizontal siding and darker colour palette.

A substantial roof overhang having a stained wood soffit, caps the building with an attractive building component while providing weather protection for the building facade.

Original two parcel lot would only yield approximately FSR 2.3, well under the permitted FSR 2.8.

The large common open space lacks definition for more personal and defined multiple activity zones.

- Pros:
- Larger commons
 - More direct wayfinding
 - Minimizes overshadowing of bldgs to east
 - Works with existing lot lines

- Cons:
- Unacceptable sacrifice of buildable area (GBA)



CONCEPT A. FSR 2.3

The overhead "building bridge" between the buildings shortens up the central wing but results in difficult grading and connecting floor level transitions between the building.

The connected building westerly elevation is very long and does have a dark zone under the "building bridge."

Difficult phasing a single building.

- Pros:
- Reduces length of central wing /provides more separation from bldgs to east

- Cons:
- Attaching buildings creates long western facade
 - 18 fewer desirable corner units
 - Code issues due to how ht is measured
 - Single bldg is difficult to phase. (Bldgs need to work independently)

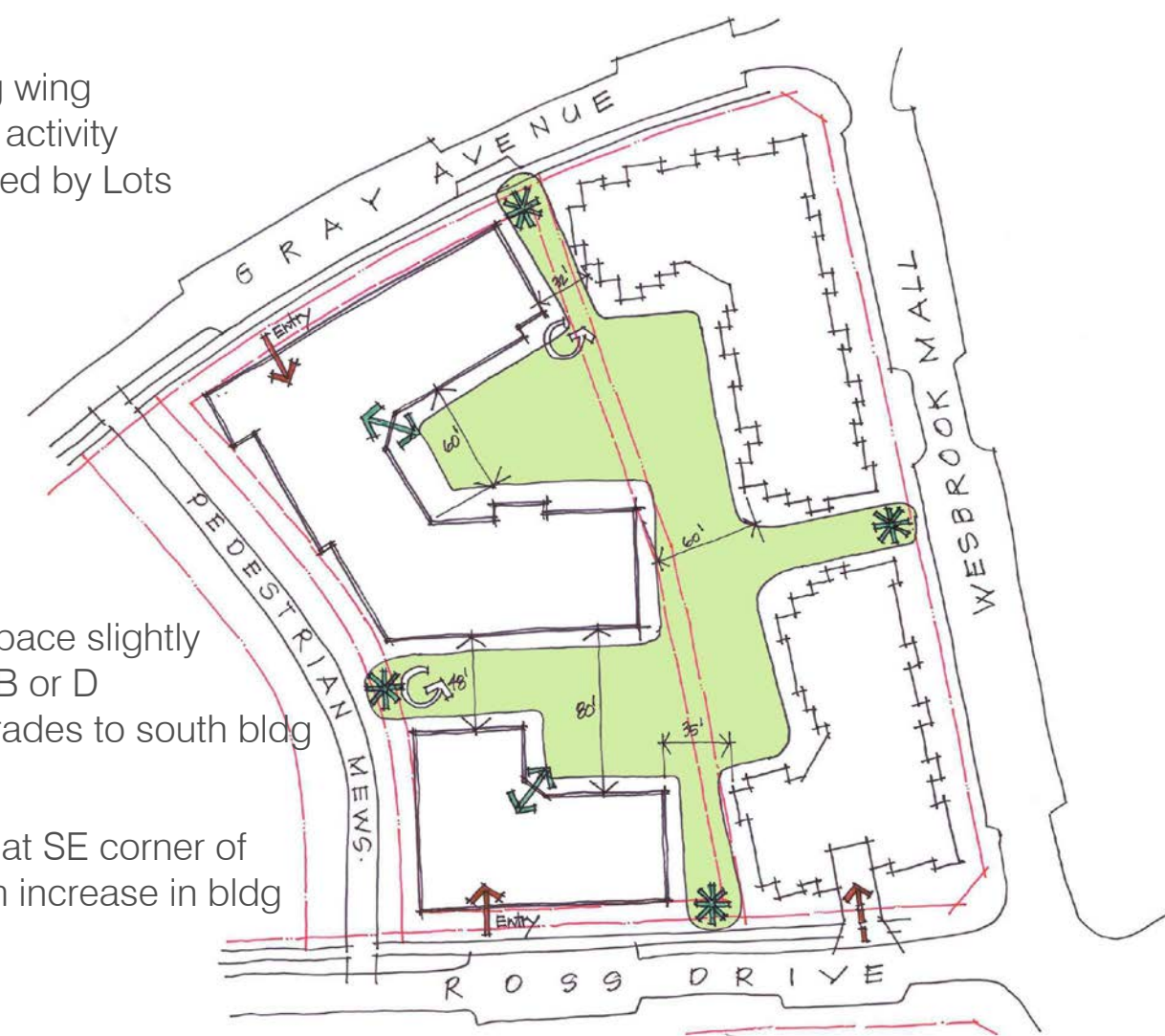


CONCEPT B. FSR 2.8

The central building wing defines two distinct activity amenity zones shared by Lots 28, 27 and 29.

- Pros:
- East/west open space slightly more direct than B or D
 - Improved entry grades to south bldg

- Cons:
- Grading problem at SE corner of north bldg (1.62m increase in bldg elev.)



CONCEPT C. FSR 2.8

This selected concept takes best advantage of the site grades and development phasing.

Four gateway portals (including the existing portal on Westbrook) mark the amenity frontages.

- Pros:
- Minimized bldg height adjacent to existing bldgs to the east
 - Allows open space connections while restricting direct visual route through site
 - Can be phased
 - Achieves density
 - Optimizes grading

- Cons:
- Central wing longer than Option B
 - East-west open space link has some grade change



CONCEPT D. FSR 2.8

SITE DEVELOPMENT

In order to achieve the permitted density for this site, the building footprints are organized to form two courtyard amenity spaces that will complement and enhance the existing amenity spaces and features of the Magnolia and Dahlia Houses.

The site planning alternatives are indicated by the adjacent diagrams. Option A would only yield an FSR of 2.3 while Option D is the preferred option due to the site grading considerations and to provide two distinct amenity open spaces that will provide unique social and activities in each amenity area.

DESIGN RESPONSE

The proposed building frontages and massing closely follows the intent of the South Campus Neighbourhood Plan objectives.

The street, greenway and courtyard frontages will have well defined perimeter edges to take advantage of the urban street contexts.

Careful design attention has been considered for the sloping site grades and relationships of the ground floor residences to the adjacent sidewalks. Inclusion of varied brick walls, gates, fencing and landscaping will extend the already established street character of Westbrook Place.

The ground floor garden homes will be expressed in brick façade elements to reinforce the sense of desirability and building quality .

The clear articulation of the façade elements form an interesting collection of complementary and distinct building elements. The selection of the façade materials, extensive glazing, varied roof profiles and bay forms further define this design intent.

The building corners include great rooms having glazing on two sides to take advantage of views and to provide a building "transparency" at these corner locations.

The composition of these building components and selection of materials and colours is intended to express an interesting and well composed building massing with having simple articulation of the building facades in a contemporary manner.

The Gold REAP rating, as defined by the UBC Residential Environmental Assessment Program, will be achieved by this development .



LANDSCAPE PLAN
CONCEPT D

ORIGINAL SUBMISSION CONCEPT



Nobel House



Clements Green



AMENDED SUBMISSION CONCEPT

LEGEND

- Gateway to courtyard.
- Shared courtyard.
- Building feature gateway to pedestrian gateway.
- Shared under amenity.
- Building/unit entry.
- Parking garage entry (shared existing).

DESIGN MODIFICATIONS

The following design modifications have been incorporated for this application resubmission:

- The context of the adjacent buildings and potential future buildings has now been indicated by the concept plan.
- The northerly wing of the south building has been deleted to enlarge and to amalgamate the central amenity area for Dahlia House, Magnolia House and for lots 27 and 29.
- The FSR area has been reduced by approximately 31, 500 SF.
- The landscape design for this amenity area will feature a shared amenity building and terrace adjacent to the existing barbeque areas.
- Convenient access from all four residential buildings is provided. Direct access from each of the lobby areas is now provided for buildings 27 and 29.
- The solar aspect of this larger amenity area has been improved with this change.
- The end portions of the sixth floor level for each building have been stepped back to respect the scale of the adjacent 4 storey Dahlia and Magnolia Houses.
- The unit mix has been adjusted to reflect the current expectations for the anticipated residents:
 - 7% studio
 - 32% one bedroom
 - 38% two bedroom
 - 20% three bedroom
 - 3% four bedroom
- Building elevation modifications:
 - The composition of the building elevations has been further articulated with the introduction of the new unit types.
 - Additional brick has been added to key building areas to strengthen the significance of these elements.
 - The colour palette has been enriched with deeper colour and variation for each building.



ORIGINAL SUBMISSION CONCEPT

EXISTING SITE AREAS				
LOT 27	0.278 ha	0.687 acres	29,922.6 SF	
LOT 29	0.337 ha	0.833 acres	36,273 SF	
PROPOSED SITE AREAS	0.615 ha	1.520 acres	66,195.6 SF	
PERMITTED FSR	2.8		185,347.7 SF	
PERMITTED BUILDING HEIGHT	6 storeys (30,891.3 SF / floor)	(two buildings)		

FSR CALCULATION

GROSS AREAS	164,861 SF		2.34 FSR
STORAGE EXEMPTION OF 40 SF PER UNIT MAXIMUM	(Excluded) 7,000 SF		
ELEVATOR SHAFT	(Excluded) 1,668 SF		
LOBBIES	(Excluded) 776 SF		
SERVICE SPACES	(Excluded) 822 SF		
TOTAL FSR	154,595 SF		185,348 SF
		PERMITTED FAR 2.8	UNDER by 30,753 SF divided by 6 flrs 5125 SF

LEGAL DESCRIPTION

SITE AREAS

TOTAL AREA	1,5189 acres	6,149.6 SM	66,196 SF
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SITE COVERAGE

AREA (Exclude Balconies)	66,196 SF	Permitted 55%	Proposed 42.4%
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REQUIRED PARKING SPACES

RESIDENT PARKING SPACES	BUILDING A	1.0 SPACE / UNIT MIN.	93.0	
	BUILDING B	1.0 SPACE / UNIT MIN.	82.0	175.0
VISITOR PARKING SPACES	BUILDING A	0.1 SPACE / UNIT MIN.	9.3	
	BUILDING B	0.1 SPACE / UNIT MIN.	8.2	17.5
DISABILITY SPACES	REQUIRED	BCBC 2006 - 1 PER 100 SPACES INCLUDED IN RES. REQ. ABOVE OR 0.10 PER UNIT BASED ON UBC REQUIREMENTS	9.3	SPACES
TOTAL		1.1 SPACES / UNIT	192.5	PARKING SPACES 201.8 SPACES
SMALL CAR SPACES	PERMITTED	25%		48.13 SPACES

PROPOSED PARKING SPACES

RESIDENT PARKING SPACES	BUILDING A	0.8 SPACE / UNIT	74	
	BUILDING B	0.8 SPACE / UNIT	49	123
VISITOR PARKING SPACES	BUILDING A	0.1 SPACE / UNIT	9	
	BUILDING B	0.1 SPACE / UNIT	8	17
DISABILITY SPACES			8	SPACES
TOTAL		0.8 SPACES / UNIT	140	PARKING SPACES 148 SPACES
SMALL CAR SPACES	PROPOSED	29%		41 SPACES

REQUIRED BICYCLE SPACES

RESIDENT BICYCLE SPACES	BUILDING A	1.5 SPACES / UNIT	139.5	CLASS A
	BUILDING B	1.5 SPACES / UNIT	123.0	CLASS A
VISITOR BICYCLE SPACES	BUILDING A	16.0 SPACES / 35 UNITS	42.5	CLASS B
	BUILDING B	16.0 SPACES / 35 UNITS	37.5	CLASS B
TOTAL		2.0 SPACES / UNIT	342.5	BICYCLE SPACES 342.5 SPACES

PROPOSED BICYCLE SPACES

RESIDENT BICYCLE SPACES	BUILDING A	1.4 SPACES / UNIT	170	CLASS A - UNDERGROUND
	BUILDING B	1.4 SPACES / UNIT	116	CLASS A - UNDERGROUND
VISITOR BICYCLE SPACES	BUILDING A	4.0 SPACES / 35 UNITS	12	CLASS B - ON SURFACE
	BUILDING B	4.0 SPACES / 35 UNITS	8	CLASS B - ON SURFACE
TOTAL		1.7 SPACES / UNIT	306	BICYCLE SPACES 306 SPACES

Definition of Building Area
building area: the sum of all horizontal areas of each storey within the exterior stud face of all exterior and basement walls (including any potential floor area within an atrium space above which there would be 3.7 m or more of vertical clearance and which might be used for additional living space), but excluding:
 - open residential balconies, sun decks, patios, porches, and roof gardens;
 - areas used exclusively for parking of vehicles and bicycles within the standards set out in this Handbook;
 - areas used exclusively for loading, and for electrical and mechanical equipment;
 - habitable areas with ceilings less than 1.2 m above finished grade;
 - amenity areas such as day care, recreation, and meeting rooms to a maximum of 10% of the total gross floor area;
 - up to 3.7 m² of in-suite storage space per dwelling;
 - areas of undeveloped floors above the highest storey to which there is only hatch access; and
 - habitable space more than 1.2 m under grade to be excluded from building area in Floor Space Ratio calculations within the Theological Neighbourhood.
 building envelope: the potential volume within the lines prescribed by the required yards

DEVELOPMENT SUMMARY

BUILDING A (LOT 27) 93 units

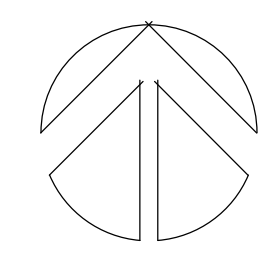
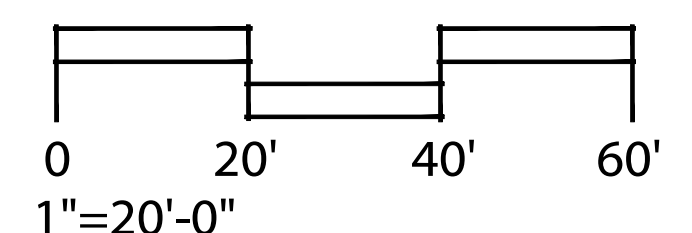
Room Type	Parking	Main	2nd floor	3rd Floor	4th Floor	5th Floor	6th Floor	Total Units	Net Area	Total Net Area	FSR Area	Total FSR Area	Unit Mix
A2 Studio		1	1	0	0	0	0	2	548 SF	1,096 SF	508 SF	1,016 SF	2%
A5 1 Bedroom		1	1	1	1	1	1	6	641 SF	3,846 SF	601 SF	3,606 SF	2%
A5a 1 Bedroom		1	1	1	1	1	1	6	599 SF	3,594 SF	559 SF	3,354 SF	6%
A6 Studio		1	2	2	2	2	1	10	418 SF	4,180 SF	378 SF	3,780 SF	11%
A7 1 Bedroom		0	0	0	0	0	1	1	730 SF	730 SF	690 SF	690 SF	1%
A8 1 Bedroom+den		1	0	0	0	0	0	1	652 SF	652 SF	612 SF	612 SF	1%
B 2 Bedroom		0	0	4	4	4	4	16	767 SF	12,272 SF	727 SF	11,632 SF	17%
B-lower 2 Bedroom		3	3	0	0	0	0	6	808 SF	4,848 SF	768 SF	4,608 SF	6%
B3 2 Bedroom-inside		1	2	2	2	2	2	11	627 SF	6,897 SF	587 SF	6,457 SF	12%
C 2 Bedroom-corer		1	1	1	1	1	0	5	861 SF	4,305 SF	821 SF	4,105 SF	5%
Ca 2 Bedroom-corer		1	1	1	1	1	1	6	851 SF	5,106 SF	811 SF	4,866 SF	6%
C1 3 Bedroom-outside		1	1	1	1	1	0	5	1,102 SF	5,510 SF	1,062 SF	5,310 SF	5%
C1c 3 Bedroom-outside		1	1	1	1	1	1	6	1,138 SF	6,828 SF	1,098 SF	6,588 SF	6%
C2 3 Bedroom-outside		1	1	1	1	1	1	6	1,246 SF	7,476 SF	1,206 SF	7,236 SF	6%
D2 3 Bedroom		1	1	1	1	1	1	6	1,187 SF	7,122 SF	1,147 SF	6,882 SF	6%
#UNIT / FLOOR		15	16	16	16	16	14	93	UNITS	74,462 SF		70,742 SF	100%
UNIT AREA/FLOOR		12,294 SF	12,687 SF	12,783 SF	12,783 SF	12,783 SF	11,132 SF						
Common Area		1,993 SF	1,600 SF	1,602 SF	1,602 SF	1,602 SF	1,603 SF			10,002 SF		10,002 SF	excluded
Bike Storage Room													excluded
Storage Locker													excluded
Garbage/Recycling													excluded
Maintenance													excluded
Elevator Shaft		139 SF	139 SF	139 SF	139 SF	139 SF	139 SF			834 SF		834 SF	excluded
Lobby		222 SF	222 SF	222 SF	222 SF	222 SF	222 SF			444 SF		444 SF	excluded
Service Spaces		57 SF	57 SF	57 SF	57 SF	57 SF	57 SF			342 SF		342 SF	excluded
GROSS FLOOR AREA		14,705 SF	14,705 SF	14,581 SF	14,581 SF	14,581 SF	12,931 SF			86,084 SF		79,124 SF	
NET EFFICIENCY		83.6 %	86.3 %	87.7 %	87.7 %	87.7 %	86.1 %			86.5 %			

BUILDING B (LOT 29) 82 units

Room Type	Parking	Main	2nd floor	3rd Floor	4th Floor	5th Floor	6th Floor	Total Units	Net Area	Total Net Area	FSR Area	Total FSR Area	Unit Mix
A5 1 Bedroom		3	4	4	4	4	4	23	641 SF	14,743 SF	601 SF	13,823 SF	28%
A5 Alt 2 Bedroom		2	3	3	3	3	3	17	710 SF	12,070 SF	670 SF	11,390 SF	21%
B 2 Bedroom		0	0	1	1	1	1	4	767 SF	3,068 SF	727 SF	2,908 SF	5%
B-lower 2 Bedroom		1	1	0	0	0	0	2	808 SF	1,616 SF	768 SF	1,536 SF	2%
B1 2 Bedroom-inside		0	1	1	1	1	1	5	926 SF	4,630 SF	886 SF	4,430 SF	6%
B1a 1 Bedroom-inside		1	0	0	0	0	0	1	687 SF	687 SF	647 SF	647 SF	1%
B2 2 Bedroom+den		1	0	0	0	0	0	1	1,073 SF	1,073 SF	1,033 SF	1,033 SF	1%
Ca 2 Bedroom-corer		2	2	2	2	2	1	11	851 SF	9,361 SF	811 SF	8,921 SF	13%
C1a1 3 Bedroom-outside		1	1	1	1	1	1	6	1,104 SF	6,624 SF	1,064 SF	6,384 SF	7%
C1e 3 Bedroom-outside		1	1	1	1	1	1	6	1,167 SF	7,002 SF	1,127 SF	6,762 SF	7%
D 4 Bedroom		1	1	1	1	1	1	6	1,322 SF	7,932 SF	1,282 SF	7,692 SF	7%
#UNIT / FLOOR		13	14	14	14	14	13	82	UNITS	68,806 SF		65,226 SF	100%
UNIT AREA/FLOOR		9,786 SF	9,593 SF	9,552 SF	9,552 SF	9,552 SF	8,701 SF						
Common Area		2,996 SF	3,477 SF	3,478 SF	3,478 SF	3,478 SF	3,488 SF			20,395 SF		20,395 SF	excluded
Bike Storage Room													excluded
Storage Locker													excluded
Garbage/Recycling													excluded
Maintenance													excluded
Elevator Shaft		139 SF	139 SF	139 SF	139 SF	139 SF	139 SF			834 SF		834 SF	excluded
Lobby		332 SF	332 SF	332 SF	332 SF	332 SF	332 SF			332 SF		332 SF	excluded
Service Spaces		80 SF	80 SF	80 SF	80 SF	80 SF	80 SF			480 SF		480 SF	excluded
GROSS FLOOR AREA		13,333 SF	13,289 SF	13,249 SF	13,249 SF	13,249 SF	12,408 SF			78,777 SF		84,275 SF	
NET EFFICIENCY		73.4 %	72.2 %	72.1 %	72.1 %	72.1 %	70.1 %			87.3 %			

TOTAL SITE

Room Type	Parking	Main	2nd floor	3rd Floor	4th Floor	5th Floor	6th Floor	Total Units	Net Area	Total Net Area	FSR Area	Total FSR Area	Unit Mix
A2 Studio		1	1	0	0	0	0	2	548 SF	1,096 SF	508 SF	1,016 SF	1%
A5 1 Bedroom		4	5	5	5	5	5	29	641 SF	18,589 SF	601 SF	17,429 SF	17%
A5 Alt 2 Bedroom		2	3	3	3	3	3	17	710 SF	12,070 SF	670 SF	11,390 SF	10%
A5a 1 Bedroom		1	1	1	1	1	1	6	599 SF	3,594 SF	559 SF	3,348 SF	3%
A6 Studio		1	2	2	2	2	1	10	418 SF	4,180 SF	378 SF	3,780 SF	11%
A7 1 Bedroom		0	0	0	0	0	1	1	707 SF	707 SF	667 SF	667 SF	1%
A8 1 Bedroom+den		1	0	0	0	0	0	1	652 SF	652 SF	612 SF	612 SF	1%
B 2 Bedroom		0	0	5	5	5	5	20	767 SF	15,340 SF	727 SF	14,540 SF	11%
B-lower 2 Bedroom		4	4	0	0	0	0	8	808 SF	6,464 SF	768 SF	6,144 SF	5%
B1 2 Bedroom-inside		0	1	1	1	1	1	5	918 SF	4,590 SF	878 SF	4,390 SF	3%
B1a 1 Bedroom-inside		1	0	0	0	0	0	1	714 SF	714 SF	674 SF	674 SF	1%
B2 2 Bedroom+den		1	0	0	0	0	0	1	1,073 SF	1,073 SF	1,033 SF	1,033 SF	1%
B3 2 Bedroom-inside		1	2	2	2	2	2	11	627 SF	6,897 SF	587 SF	6,457 SF	6%
C 2 Bedroom-corer		1	1	1	1	1	0	5	861 SF	4,305 SF	821 SF	4,105 SF	3%
Ca 2 Bedroom-corer		3	3	3	3	3	2	17	836 SF	14,212 SF	796 SF	13,797 SF	10%
C1 3 Bedroom-outside		1	1	1	1	1	0	5	1,096 SF	5,480 SF	1,056 SF	5,280 SF	3%
C1a1 3 Bedroom-outside		1	1	1	1	1	1	6	1,101 SF	6,606 SF	1,061 SF	6,366 SF	3%



LOTS 27/29 ~ WESBROOK PLACE, UBC

SITE PLAN

September 23, 2015

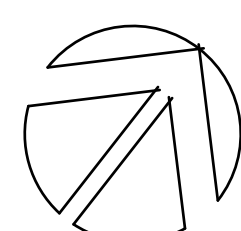
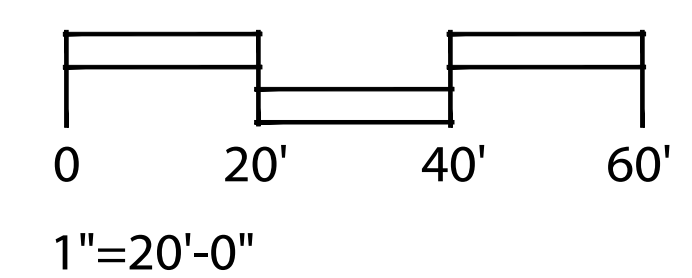
Sk-1.2



UBC Properties Trust



Parking P1 Level



LOTS 27/29 ~ WESBROOK PLACE, UBC
PARKING P1 PLAN

September 23, 2015

Sk-1.3



UBC Properties Trust



Ross Drive, South Building



LOTS 27/29 ~ WESBROOK PLACE, UBC
SOUTH BLDG RENDERINGS
September 23, 2015 Sk-1.5



UBC Properties Trust

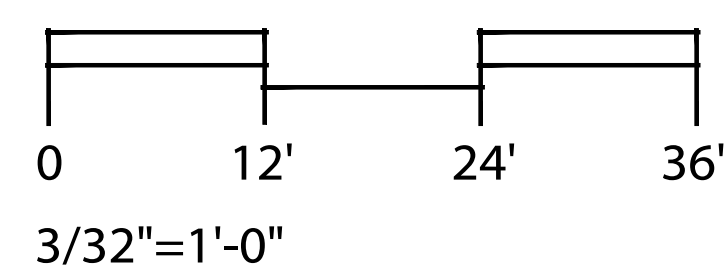


Pedestrian Mews, South Building



LOTS 27/29 ~ WESBROOK PLACE, UBC
SOUTH BLDG RENDERINGS
September 23, 2015 Sk-1.6





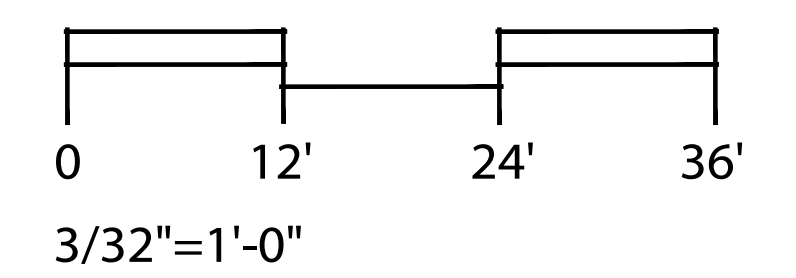
LOTS 27/29 ~ WESBROOK PLACE, UBC
ROSS DRIVE STREETScape
 September 23, 2015 Sk-1.7





WEST ELEVATION
North Building B

WEST ELEVATION
South Building A



LOTS 27/29 ~ WESBROOK PLACE, UBC
PEDASTRIAN MEWS STREETSCAPE

September 23, 2015

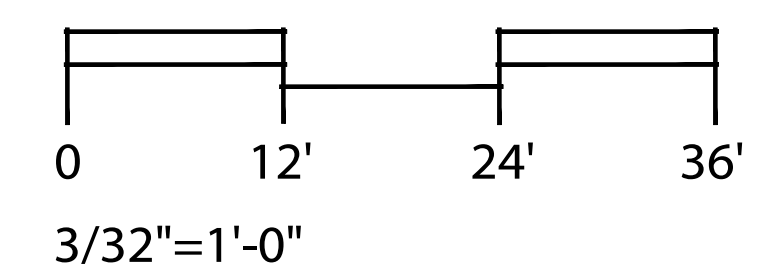
Sk-1.8





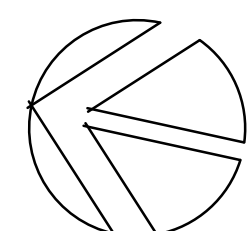
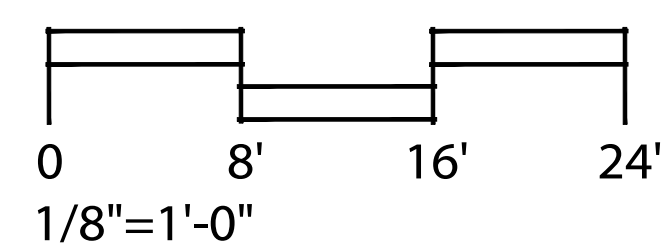
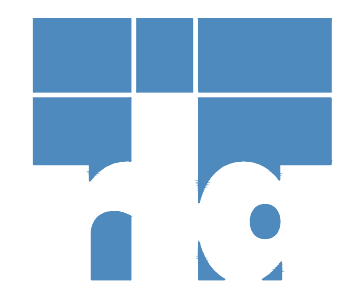
LOT 28

NORTH (GRAY AVENUE) ELEVATION
North Building B



LOTS 27/29 ~ WESBROOK PLACE, UBC
GRAY AVENUE STREETSCAPE
 September 23, 2015 Sk-1.9

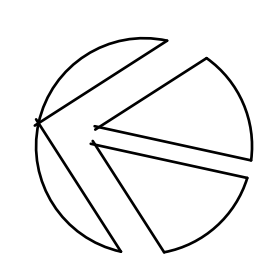
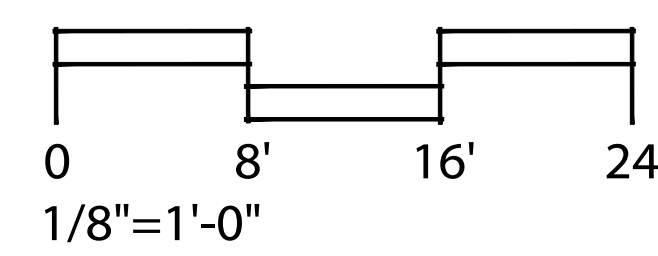




LOTS 27/29 ~ WESBROOK PLACE, UBC
BLDG A - MAIN FLOOR PLAN
 September 23, 2015 Sk-2.0



UBC Properties Trust



LOTS 27/29 ~ WESBROOK PLACE, UBC
BLDG A - 2ND FLOOR PLAN
 September 23, 2015 Sk-2.1

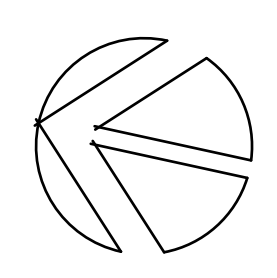
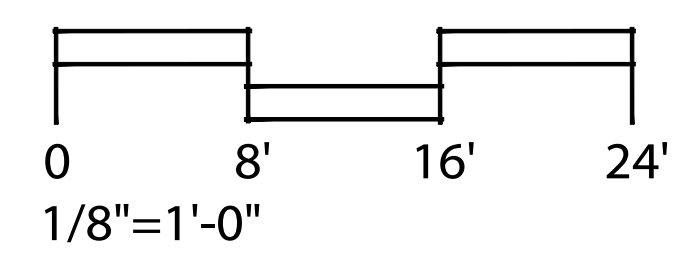


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South Building A
93 Units

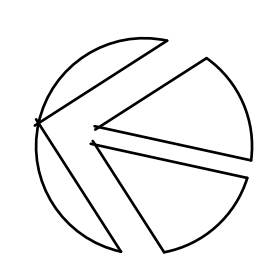
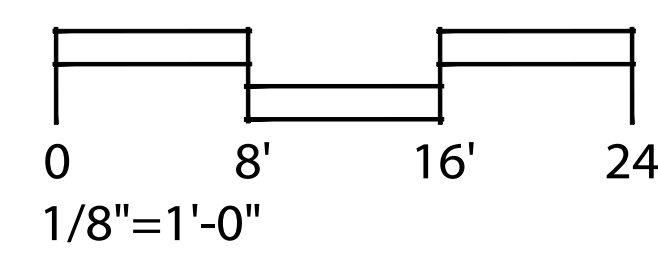
3rd 14581 sf



LOTS 27/29 ~ WESBROOK PLACE, UBC
BLDG A - 3RD FLOOR PLAN
 September 23, 2015 Sk-2.2



UBC Properties Trust



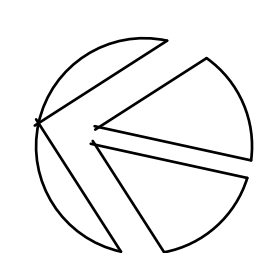
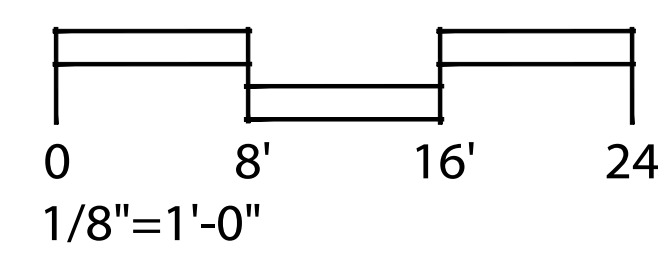
LOTS 27/29 ~ WESBROOK PLACE, UBC
BLDG A - 4TH FLOOR PLAN

September 23, 2015

Sk-2.3



UBC Properties Trust



LOTS 27/29 ~ WESBROOK PLACE, UBC
BLDG A - 5TH FLOOR PLAN
 September 23, 2015
 Sk-2.4

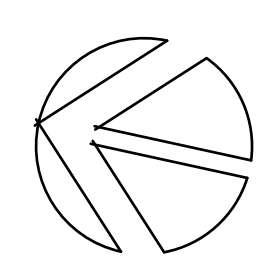
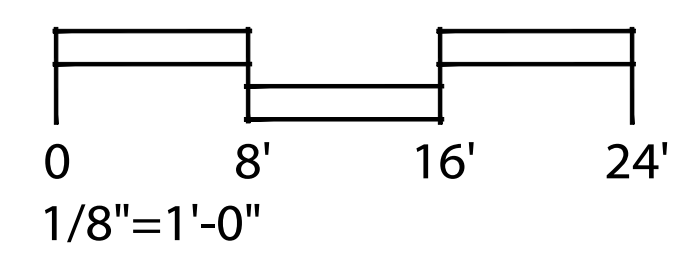


UBC Properties Trust



South Building A
93 Units

6th 12931 sf



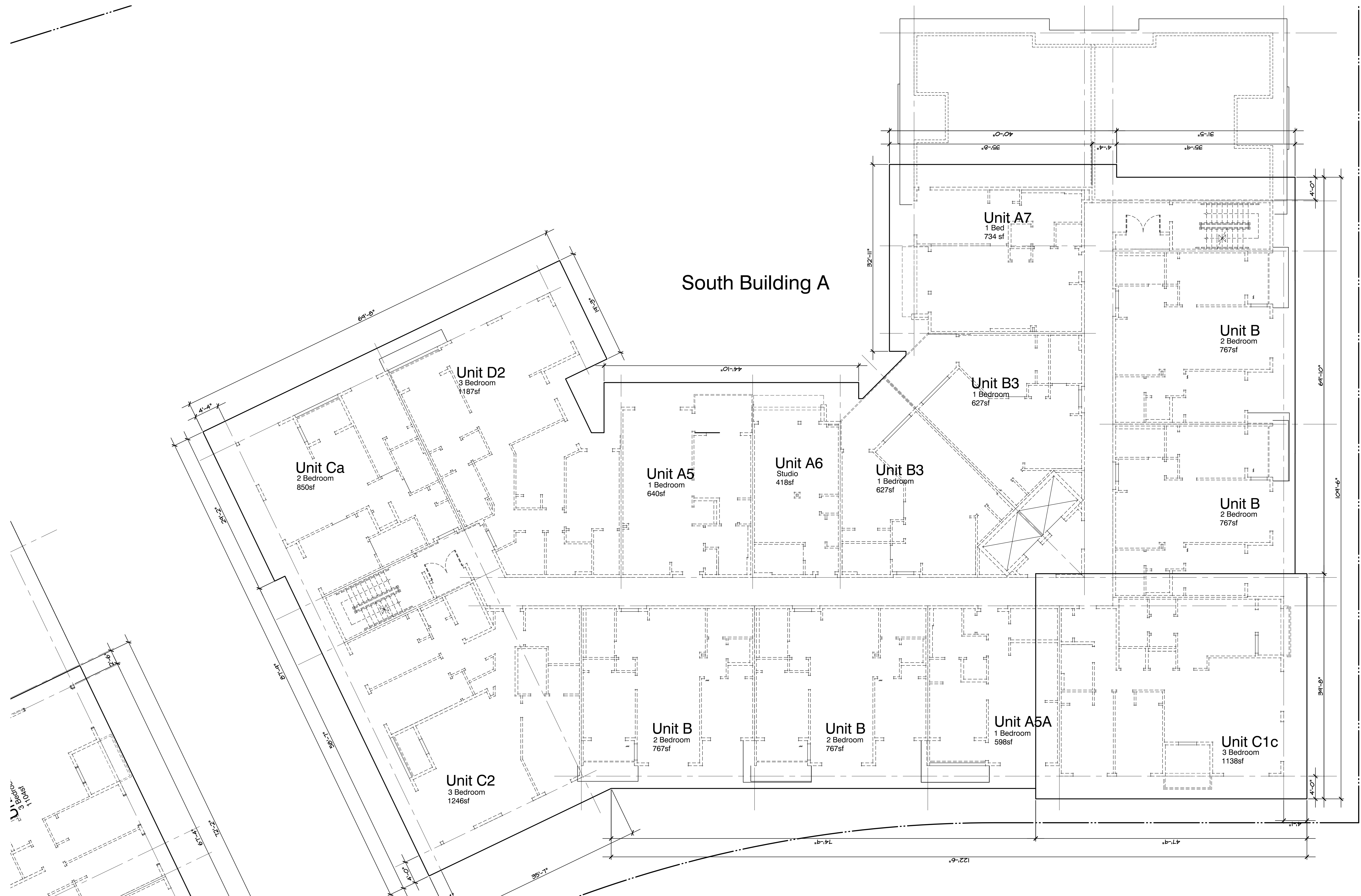
LOTS 27/29 ~ WESBROOK PLACE, UBC
BLDG A - 6TH FLOOR PLAN

September 23, 2015

Sk-2.5



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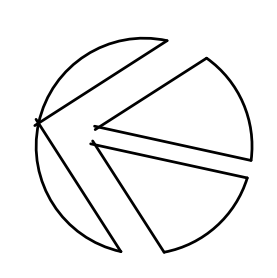
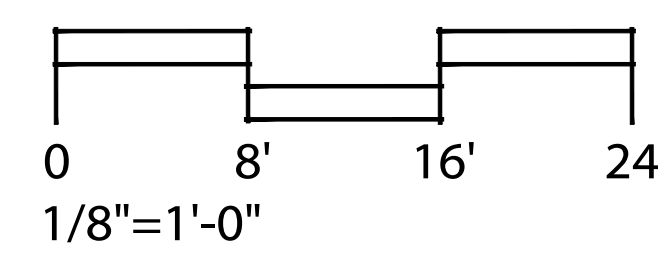
South Building A

LOTS 27/29 ~ WESBROOK PLACE, UBC

BLDG A - ROOF PLAN

September 23, 2015

Sk-2.6

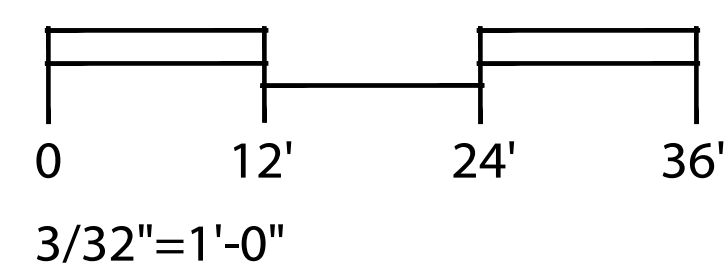


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SOUTH (ROSS DRIVE) ELEVATION
South Building A

PARCEL 28



LOTS 27/29 ~ WESBROOK PLACE, UBC
BLDG A - ELEVATIONS
 September 23, 2015 Sk-2.7

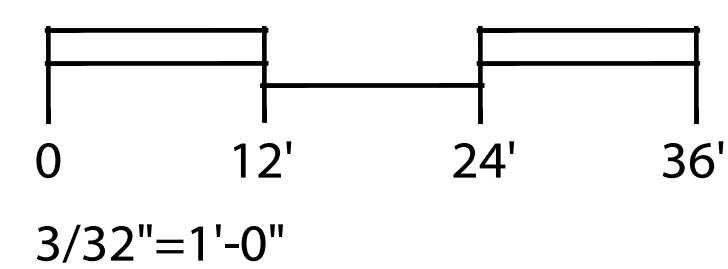


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WEST ELEVATION
North Building B

WEST ELEVATION
South Building A

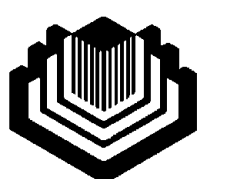


LOTS 27/29 ~ WESBROOK PLACE, UBC

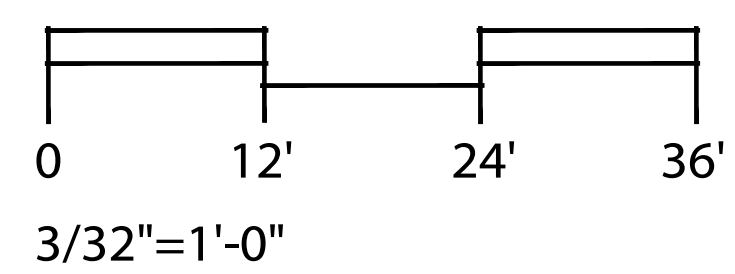
BLDG A - ELEVATION

September 23, 2015

Sk-2.8



UBC Properties Trust



LOTS 27/29 ~ WESBROOK PLACE, UBC
BLDG A - ELEVATIONS
 September 23, 2015 Sk-2.9

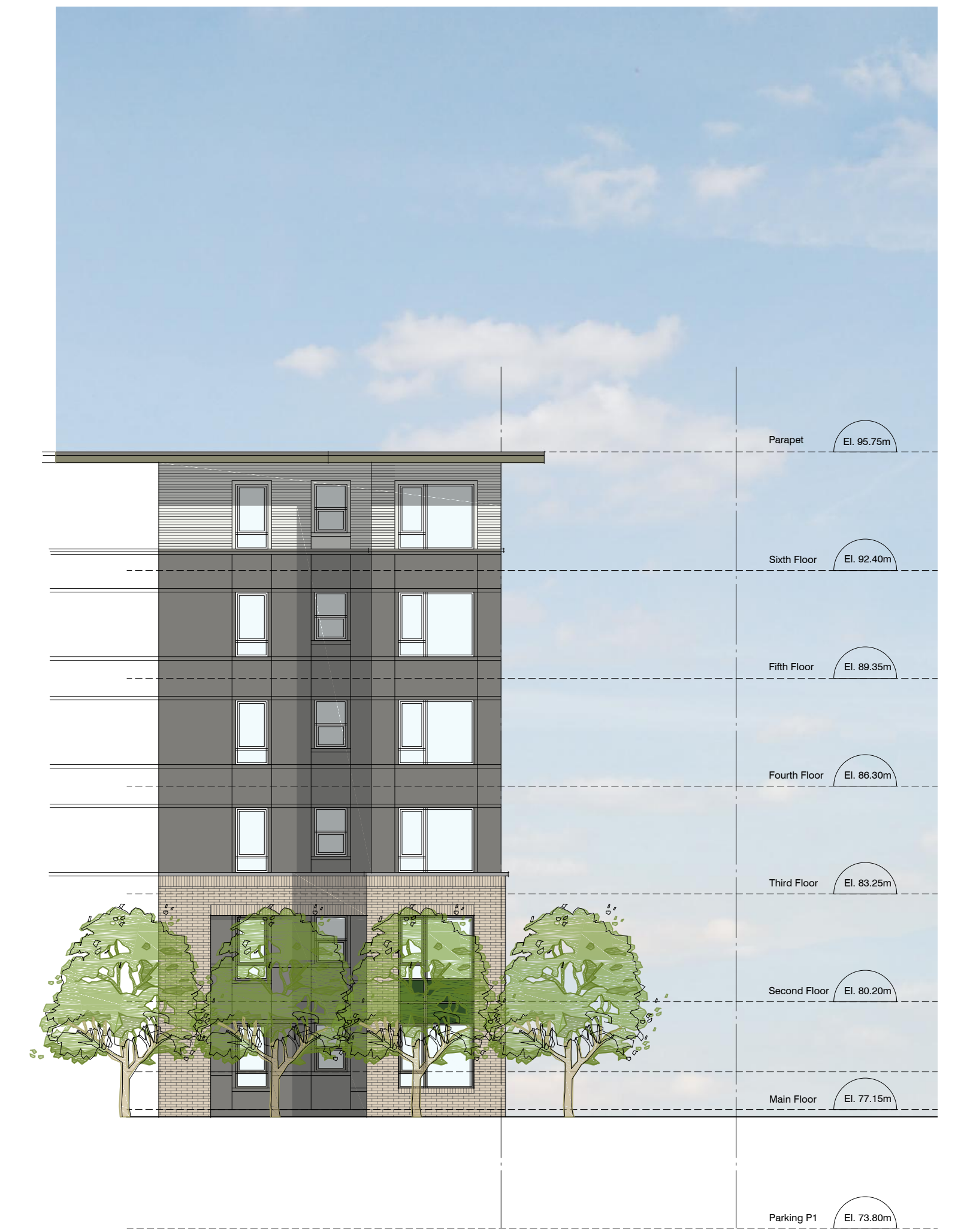




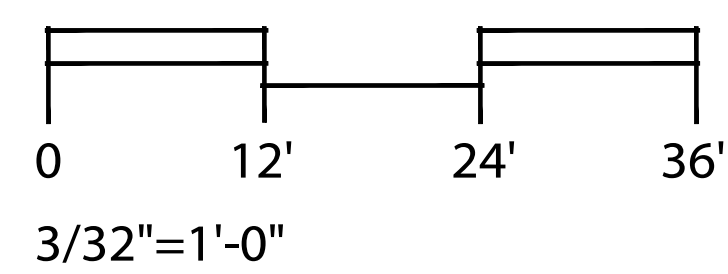
COURTYARD ELEVATION - LOOKING SOUTH
South Building A



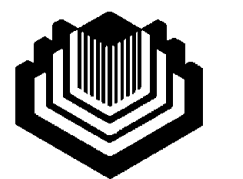
COURTYARD ELEVATION - LOOKING WEST
South Building A



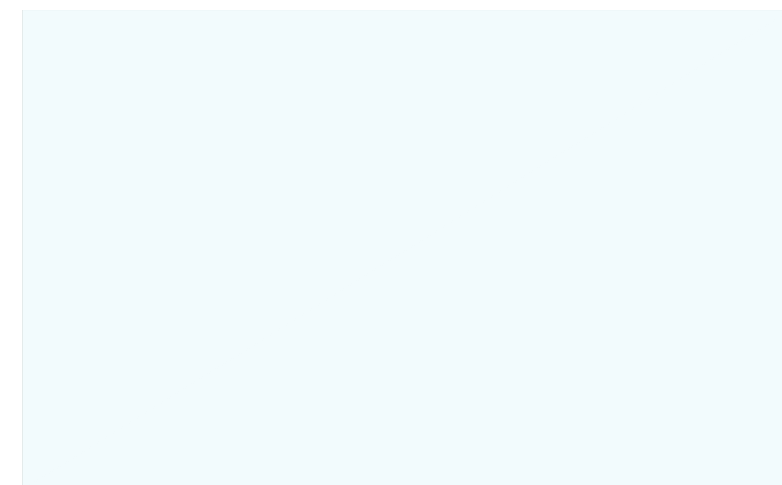
COURTYARD ELEVATION - LOOKING NORTH
South Building A



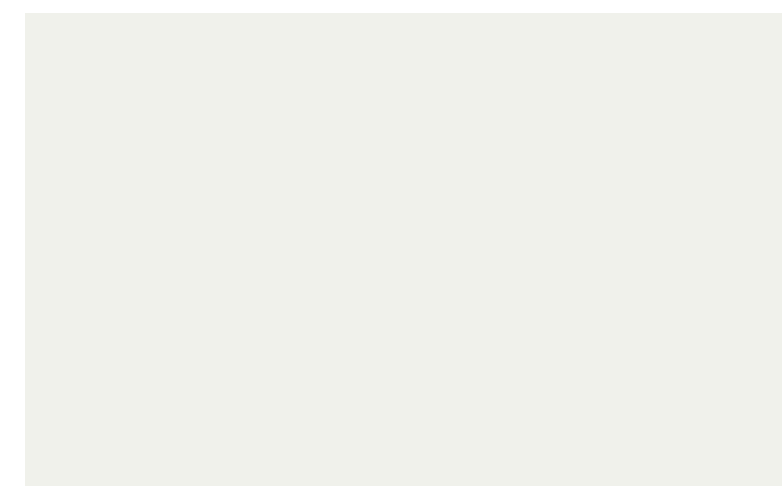
LOTS 27/29 ~ WESBROOK PLACE, UBC
BLDG A - ELEVATIONS
 September 23, 2015
 Sk-2.10



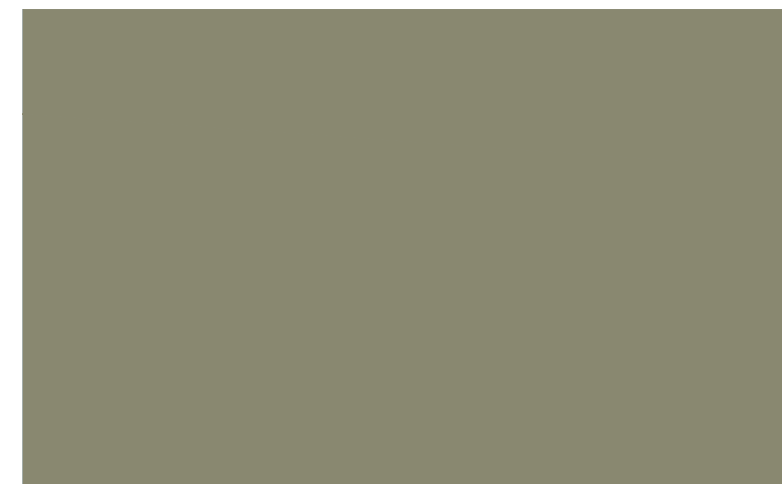
UBC Properties Trust



Aluminum Frame Window
Anodized Charcoal



Vinyl Frame Window
Standard White



Roof Fascia - HC-103, "Cromwell Gray",
Benjamin Moore Paints



Flashings, Railings, Metal Window
"Charcoal", Vicwest Metals



Brick Veneer - "Castle Grey",
Mission, Mutual Materials

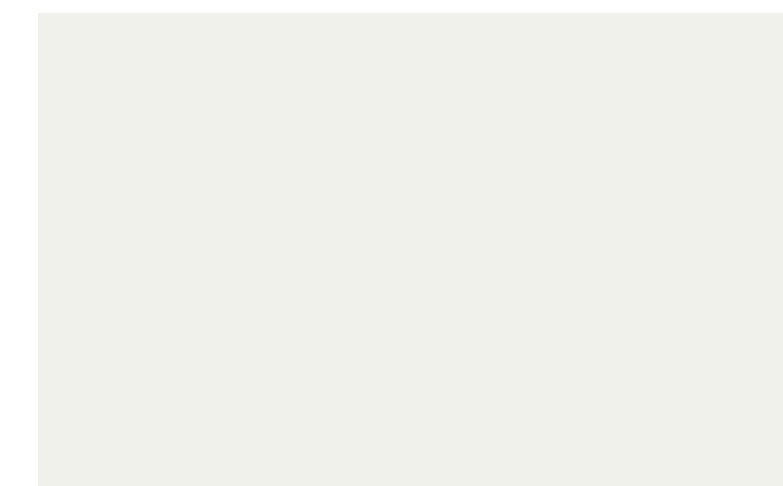
- Gutters:**
pre-finished aluminum
Gentek
- Roof Fascias:**
2x6" on 2x12" Wood, Painted
HC-103, "Cromwell Gray"
Benjamin Moore Paints
- Siding colour #1:**
Fibre Cement Siding, 3" Exposure, Painted
OC-57, "Heron White"
Benjamin Moore Paints
- Typical Windows:**
Low-E, Double Glazing in Vinyl Frames,
Colour: White
- Concrete Coping:**
Precast Concrete,
Architectural Sandblast Finish
- Brick Veneer:**
Norman Brick Size, Mission,
"Castle Grey"
Mutual Materials Co.
- Feature Windows:**
Low-E, Double Glazing in
Aluminum Frames,
Colour: Anodized Charcoal



- Roofing:**
SBS - 2 ply Roofing Membrane,
Granulated Cap sheet
Min. 2% slope
- Soffit:**
1x6" T&G Wood Soffit,
V-Groove profile, with 2" strip vents
Stain, Natural Cedar Colour
- Siding colour #1:**
Fibre Cement Siding, 3" Exposure, Painted
OC-57, "Heron White"
Benjamin Moore Paints
- Siding Panel colour #3:**
Fibre Cement Panels c/w Aluminum Reveals, Painted
CC-548, "Asphalt"
Benjamin Moore Paints
- "Eye Brow" Feature:**
Preformed Aluminum End Cap, Full Perimeter, Colour: Charcoal
Outside Face: Fibre Cement Panels, Painted, as Adjacent Wall Surface
Inside Faces: Horizontal T & G Wood, Stain, Natural Cedar Colour
- Balcony Fascias:**
2x6" on 2x12" Wood, Solid Stain
- Window Trims**
Fibre Cement Trims,
CC-548, "Asphalt"
Benjamin Moore Paints
- Balcony Glazing:**
6mm Clear,
White Ceramic Frit,
Vitrum
- Balcony Guard Rails:**
Charcoal colour frames,
2" min. - 6mm screened glass panels supported on 4 sides
- Feature Guard Rails:**
Anodized Aluminum
Colour: Charcoal
- Canopy:**
Steel Edge Canopy,
Colour: Charcoal
- Spandrel Glass**
"Clear Green",
Vitrum Industries Ltd.
- Feature Windows:**
Double Glazing in Aluminum Frame Window Wall,
Anodized Charcoal Colour
- Feature Landscape Walls:**
Granite Stone Veneer



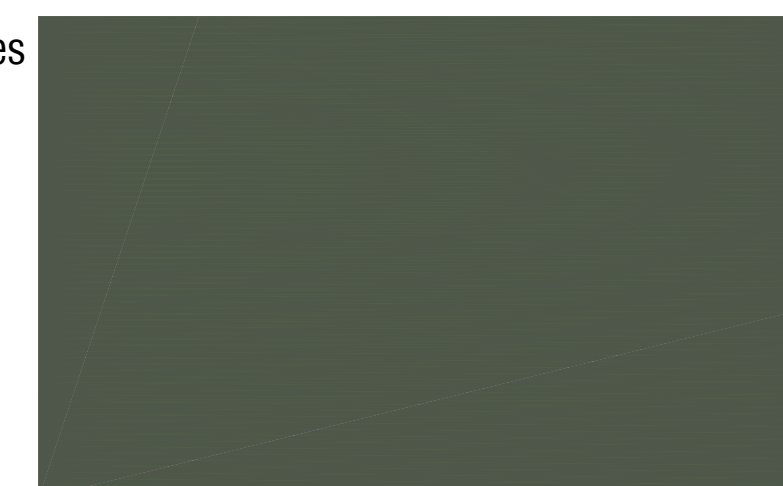
Wood Soffit
Natural Cedar Colour



Colour #1 - OC-57, "Heron White"
Benjamin Moore Paints



Colour #3 - CC-548, "Asphalt"
Benjamin Moore Paints



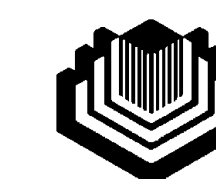
Spandrel Glass
"Clear Green", Vitrum Industries Ltd.



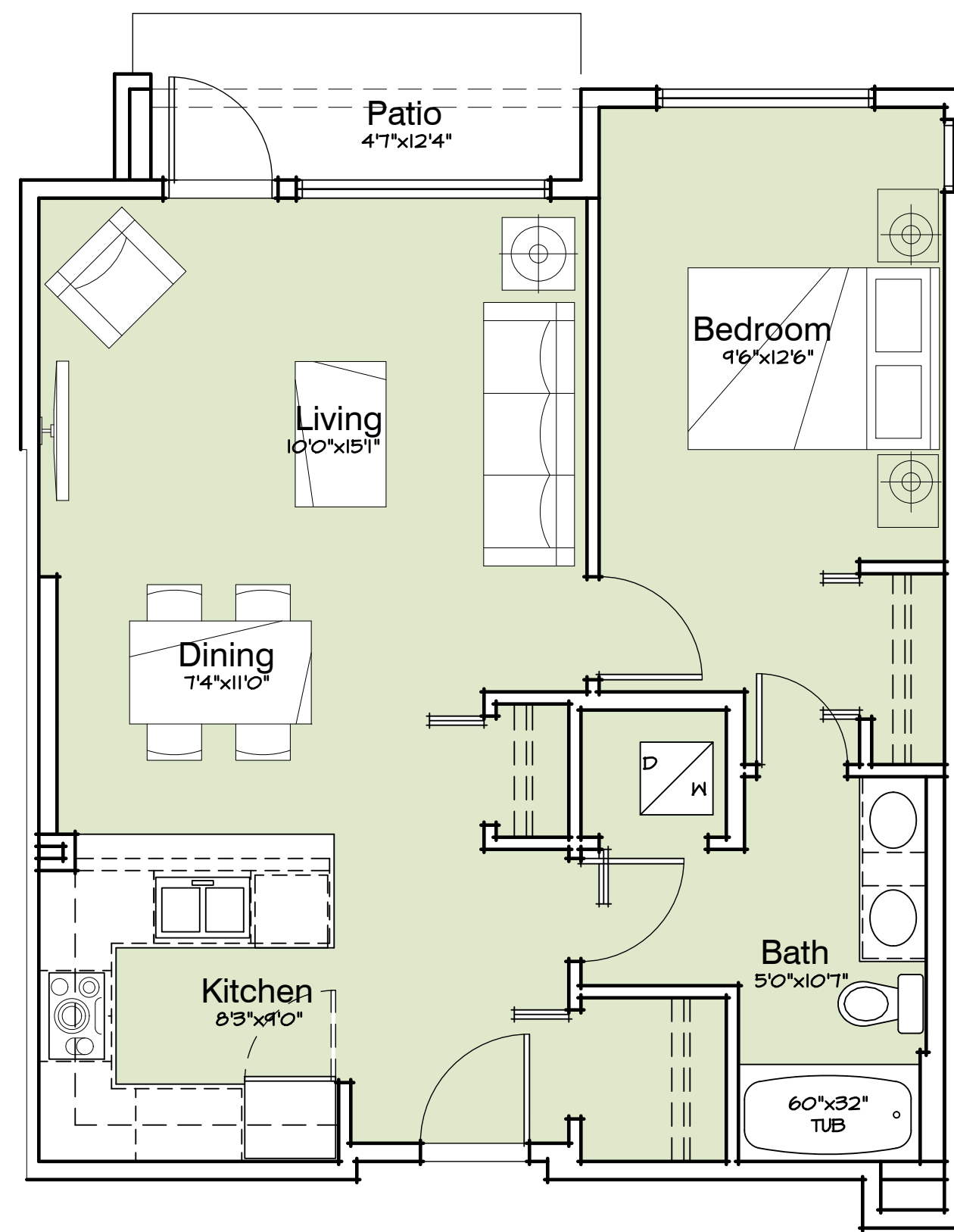
Stone Veneer
Granite,



LOTS 27/29 ~ WESBROOK PLACE, UBC
BLDG A - MATERIALS/COLOURS
 September 23, 2015 Sk-2.11

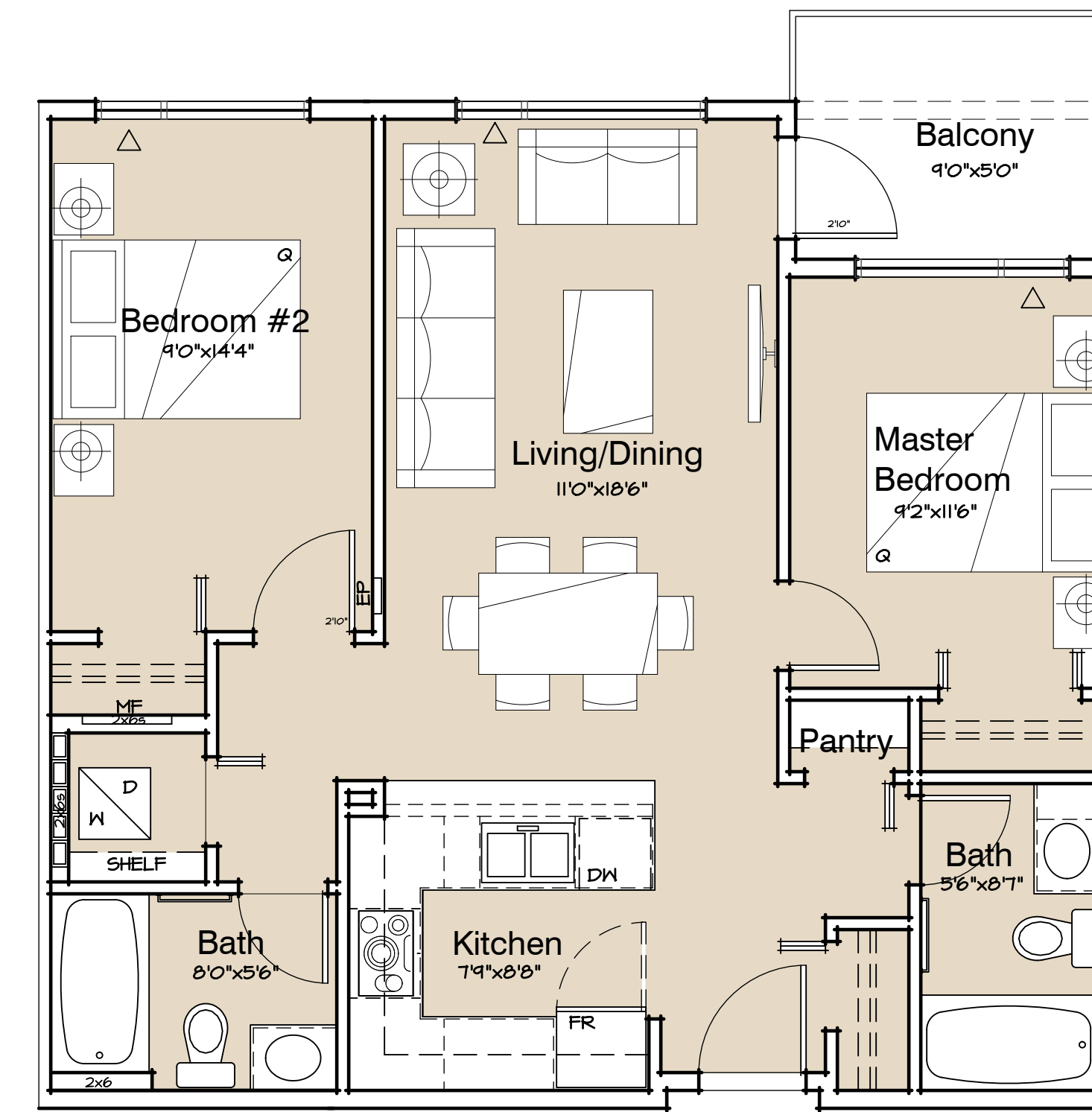


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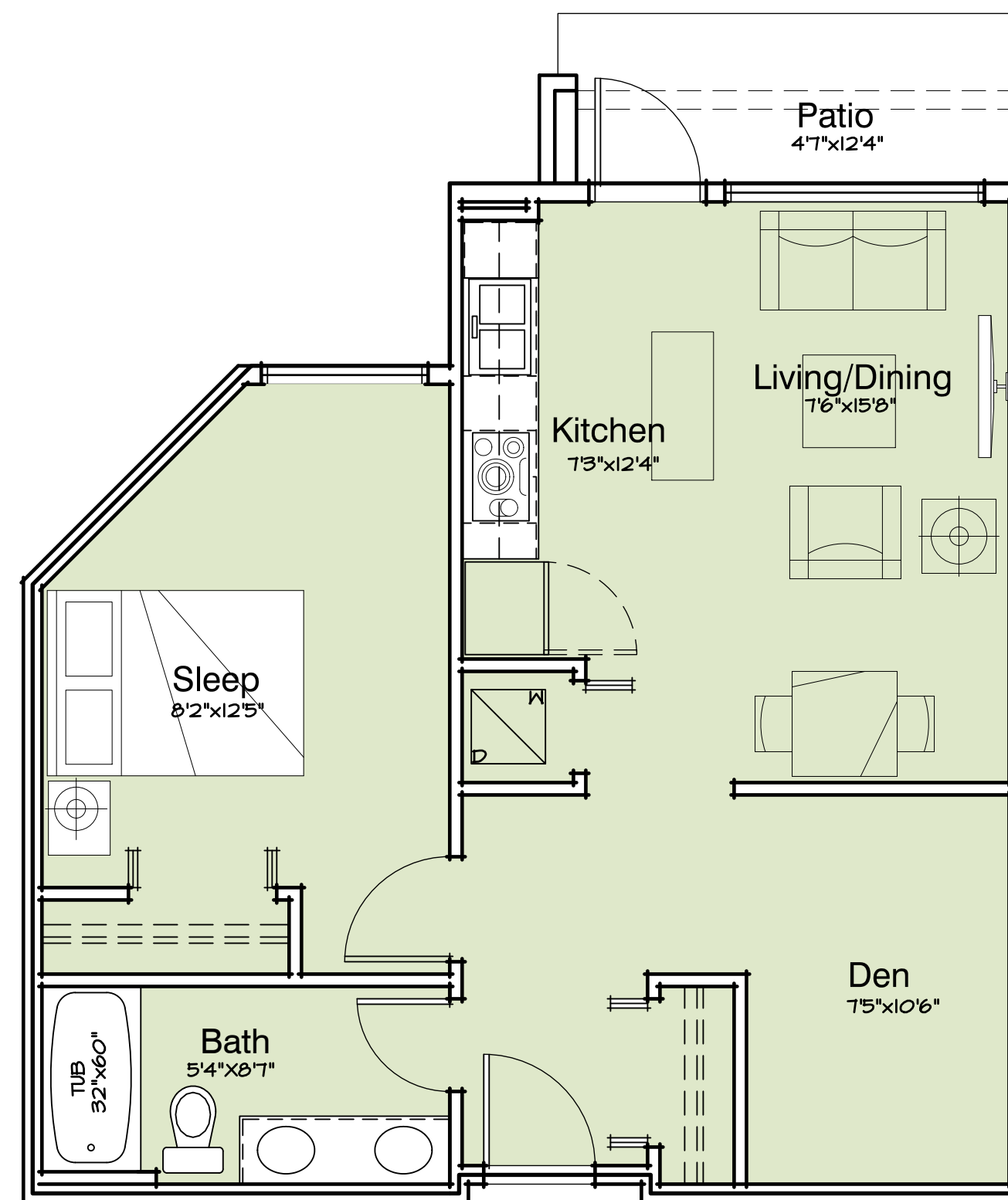
Unit Type A7

1 Bedroom
Area: 730 sf
1 of 93 units



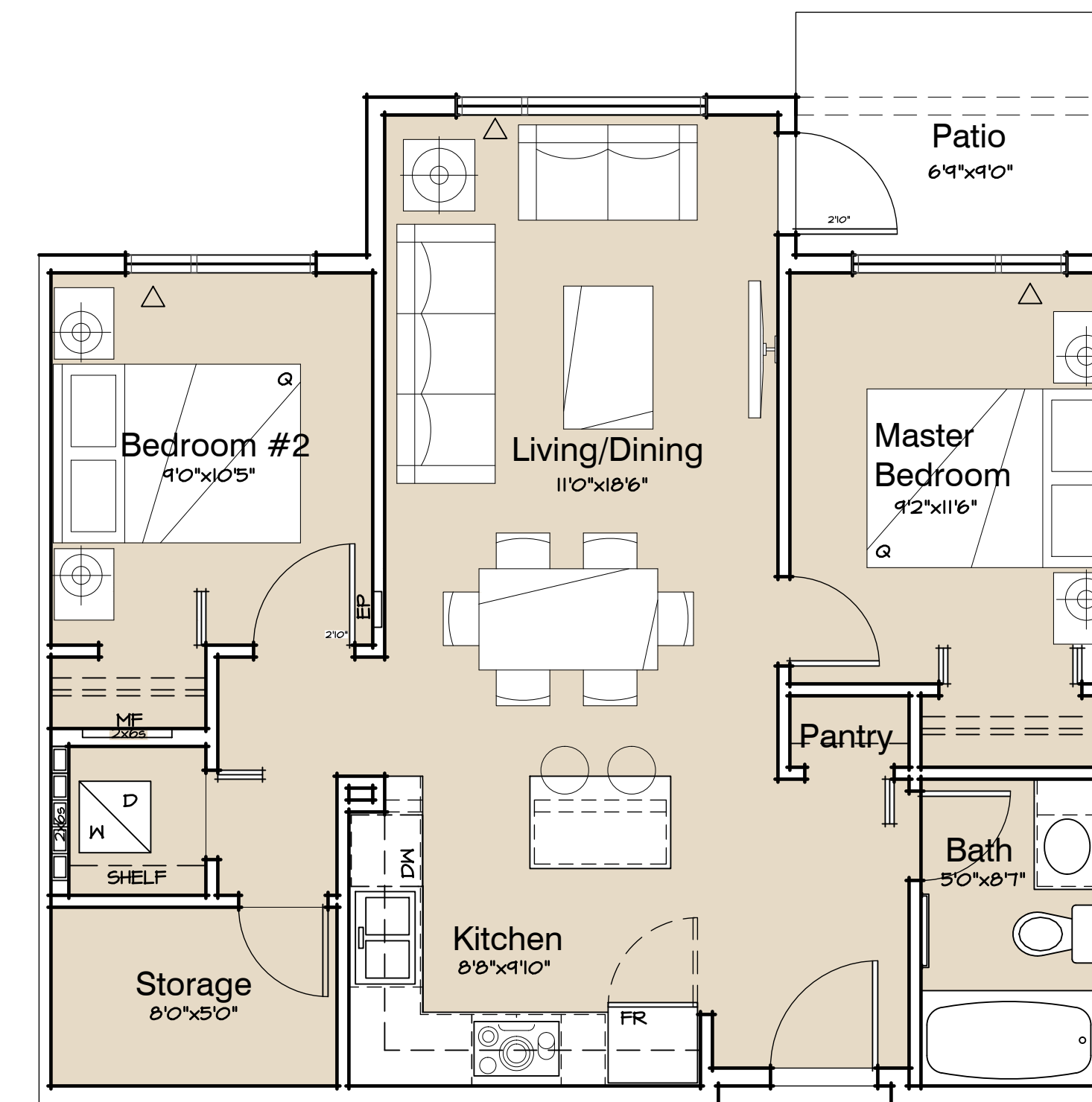
Unit Type B - Lower

2 Bedroom
Area: 808 sf
6 of 93 units



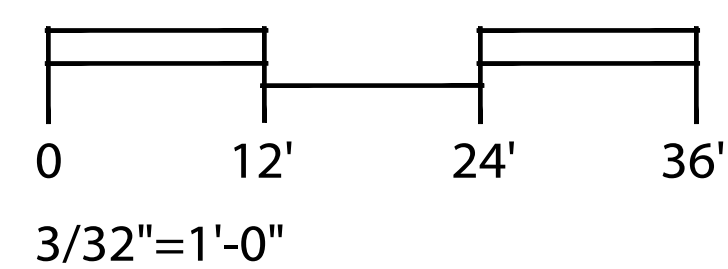
Unit Type A8

1 Bedroom
Area: 730 sf
1 of 93 units



Unit Type B

2 Bedroom
Area: 767 sf
16 of 93 units



LOTS 27/29 ~ WESBROOK PLACE, UBC

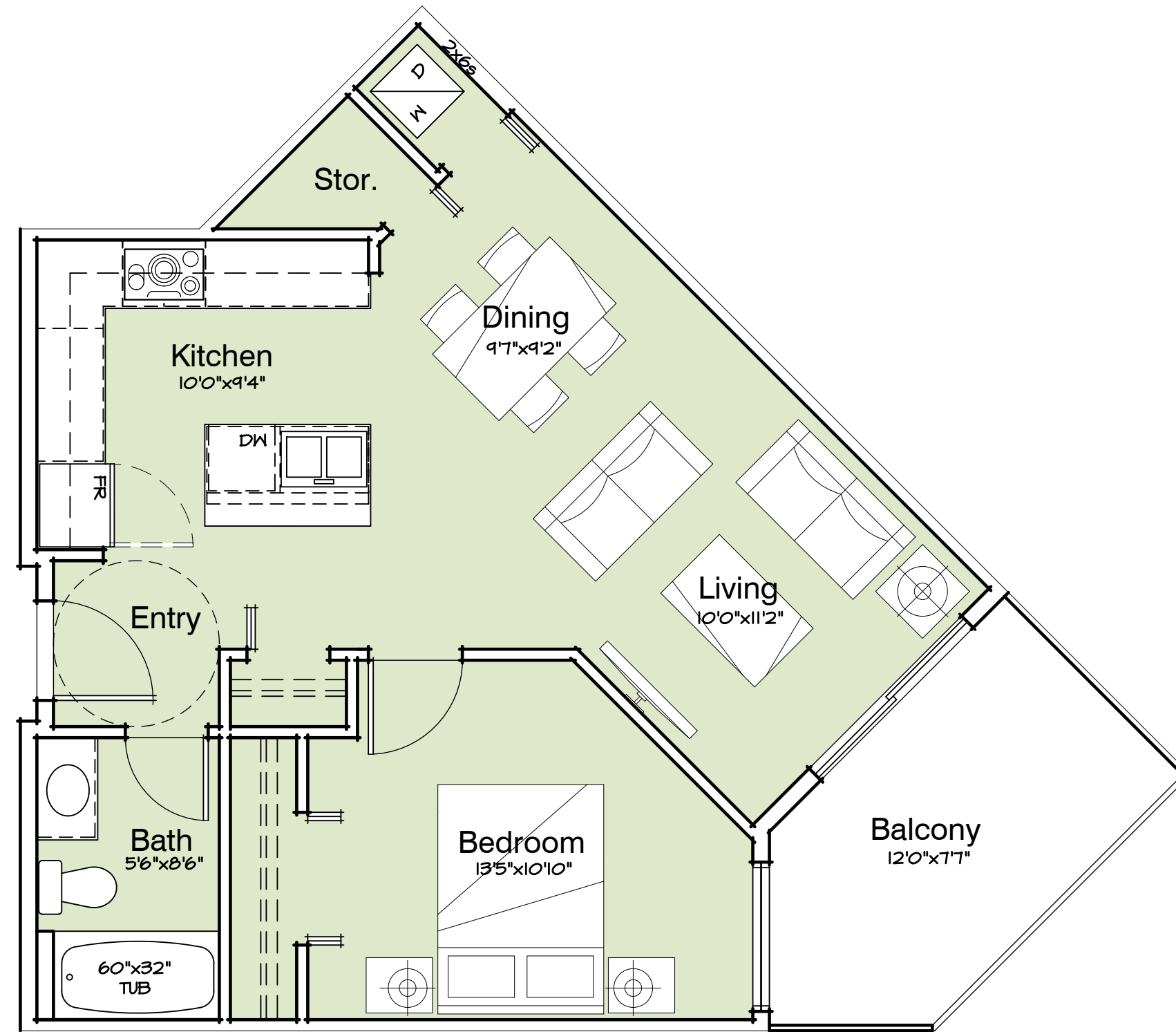
BLDG A - UNIT PLANS

September 23, 2015

Sk-2.12

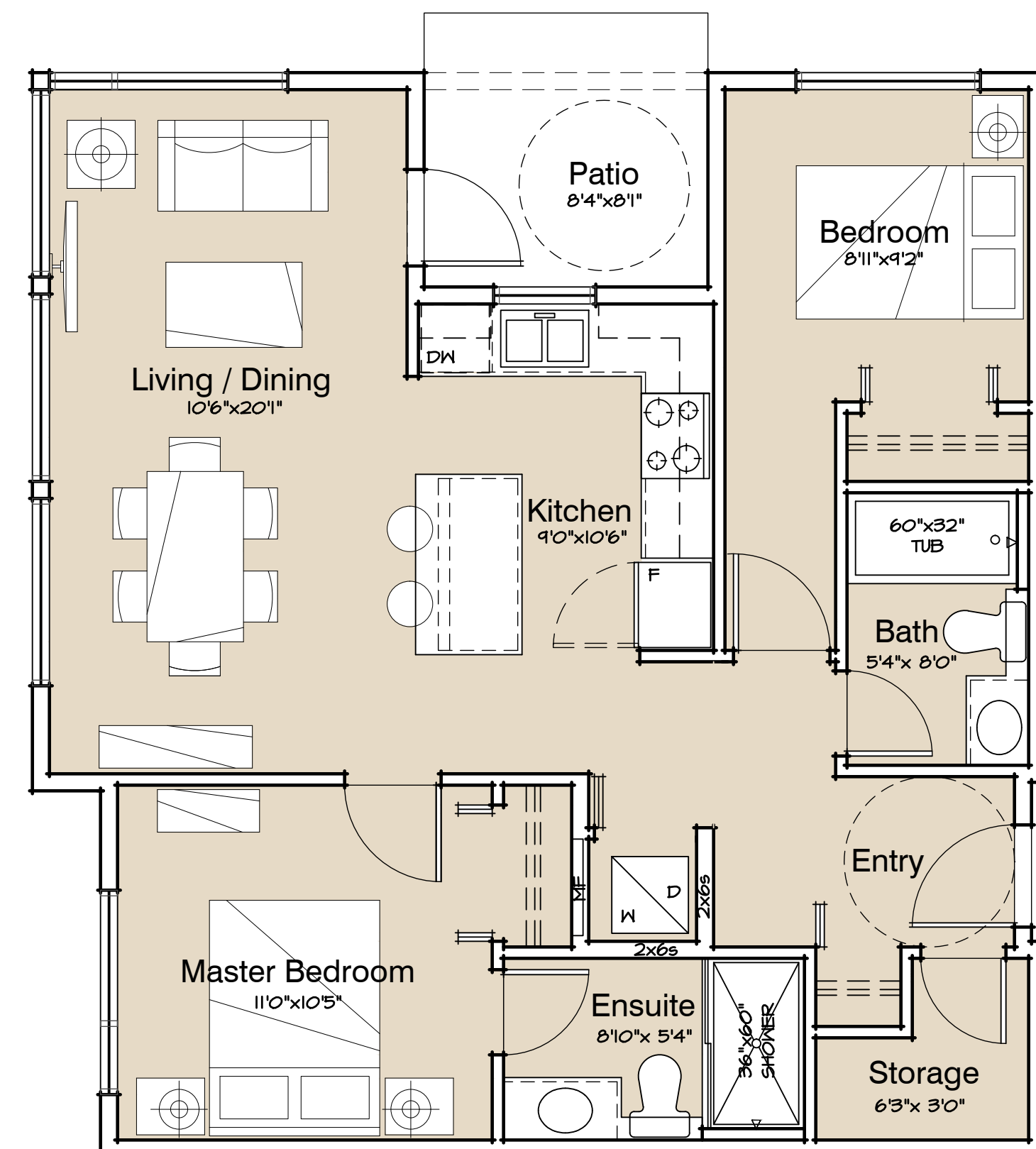


UBC Properties Trust



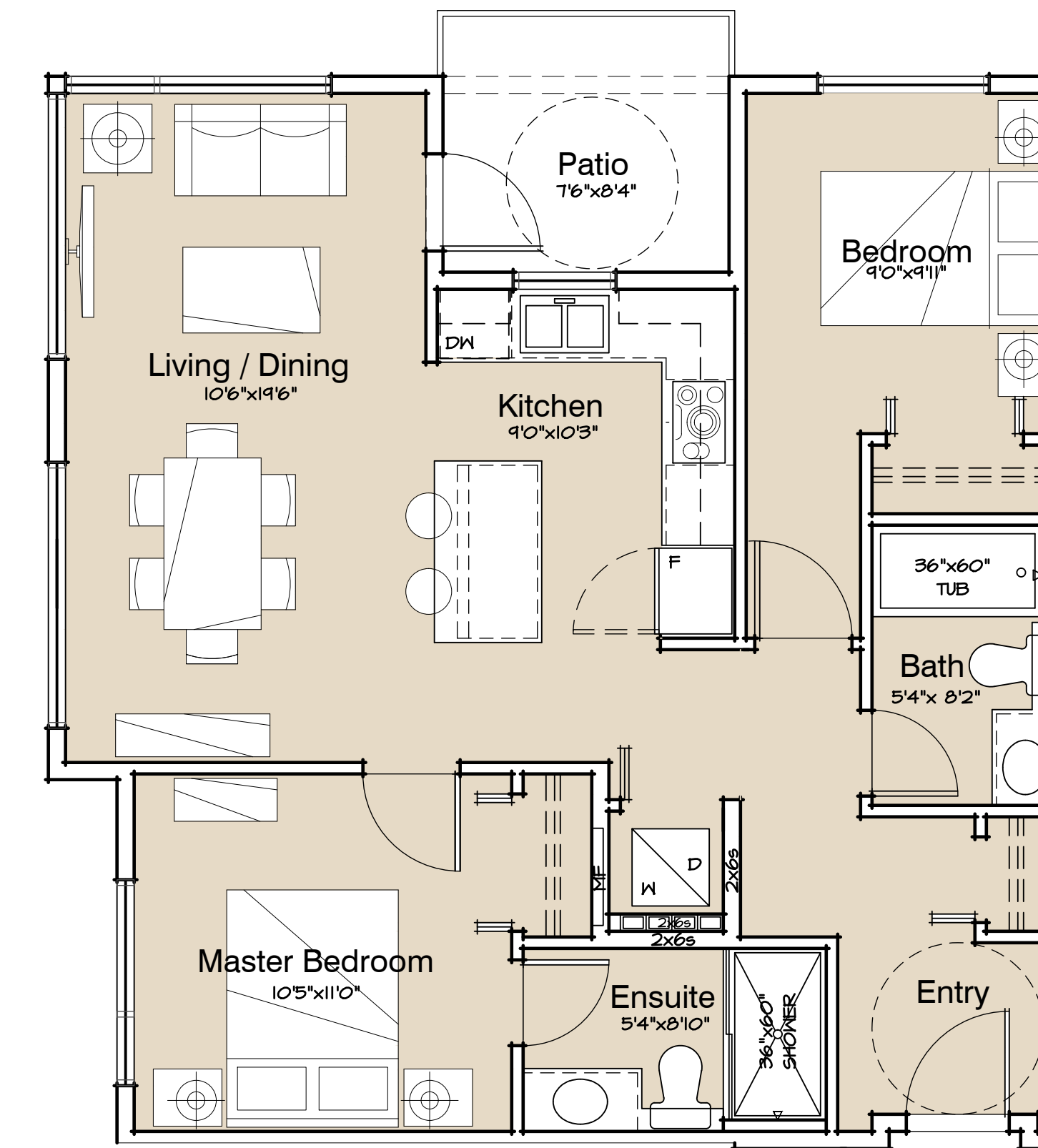
Unit Type B3

1 Bedroom
 Area: 627 sf
 11 of 93 units



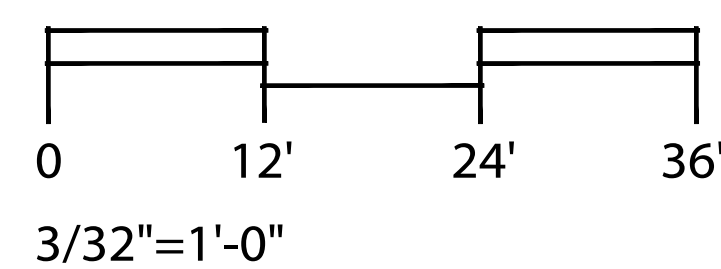
Unit Type C

2 Bedroom
 Area: 862 sf
 5 of 93 units



Unit Type Ca

2 Bedroom
 Area: 850 sf
 6 of 93 units

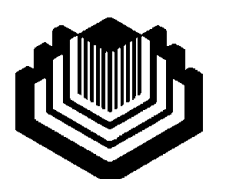


LOTS 27/29 ~ WESBROOK PLACE, UBC

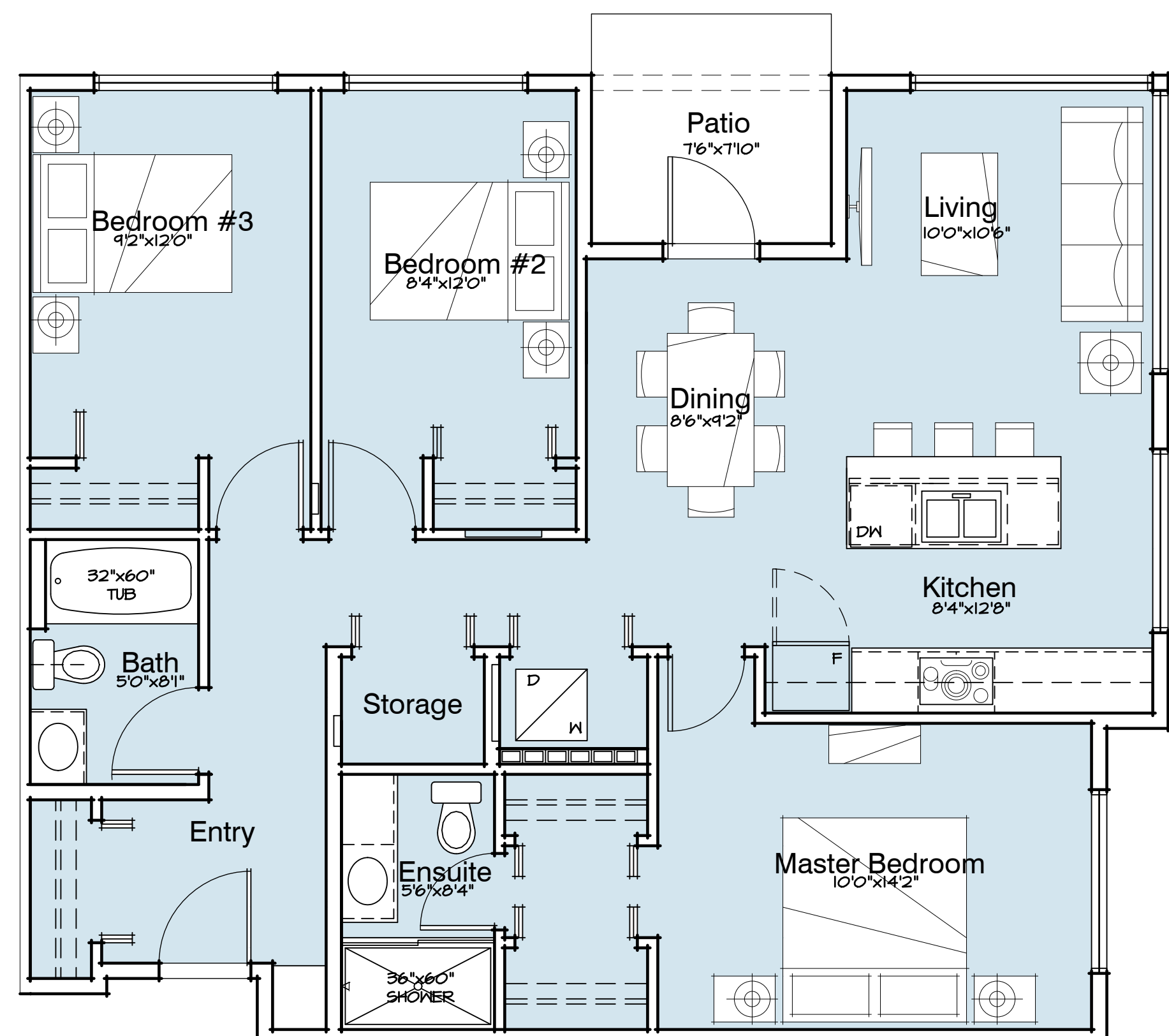
BLDG A - UNIT PLANS

September 23, 2015

Sk-2.13

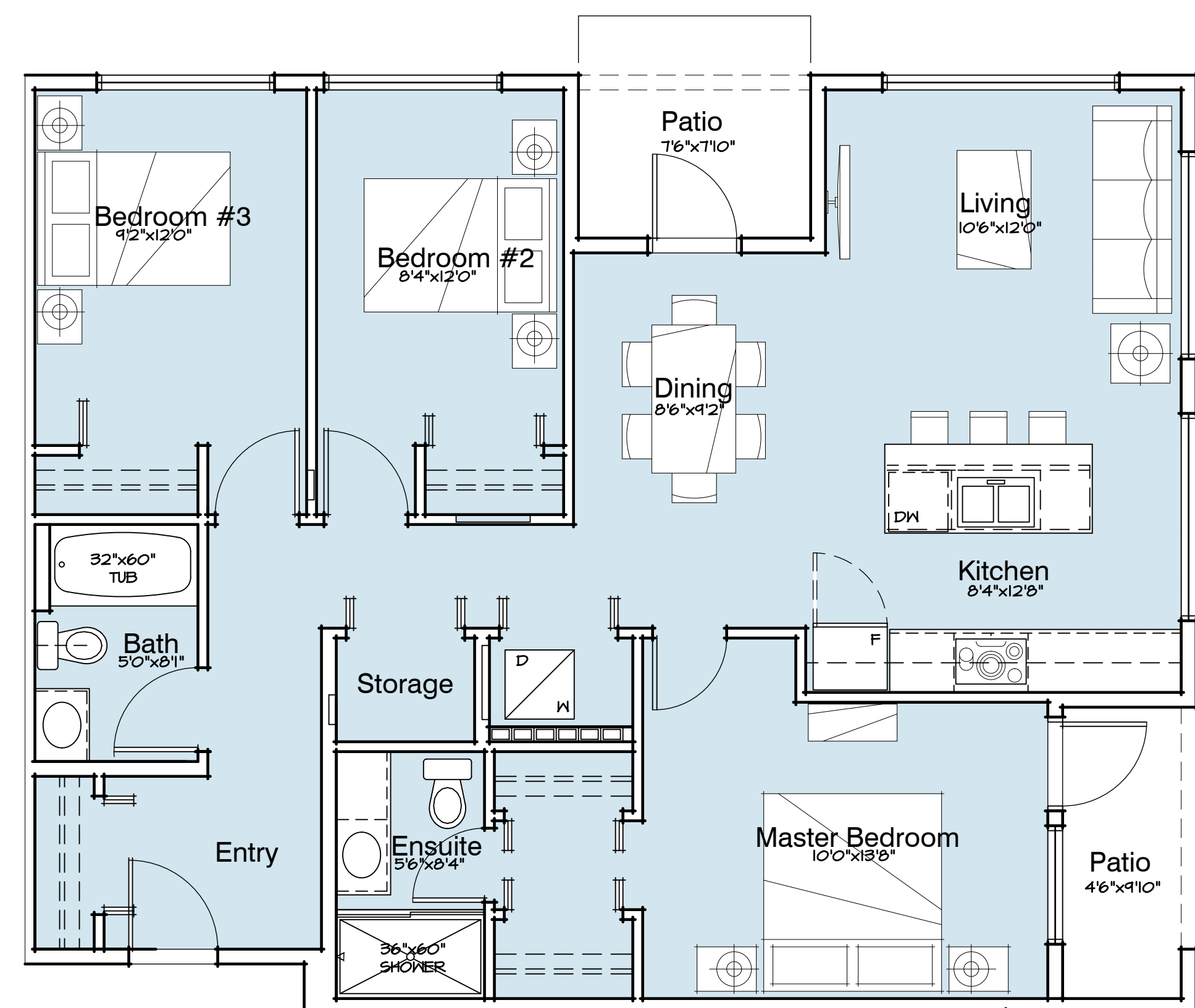


UBC Properties Trust



Unit Type C1

3 Bedroom
Area: 1102 sf
5 of 93 units



Unit Type C1c

3 Bedroom
Area: 1138 sf
6 of 93 units

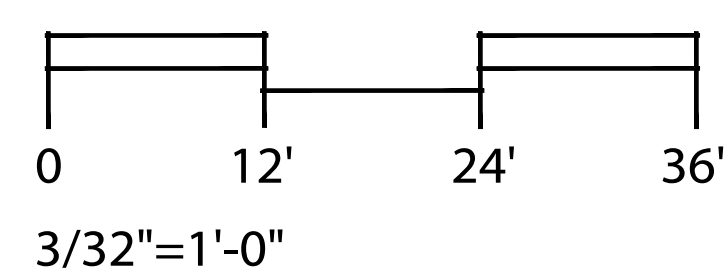
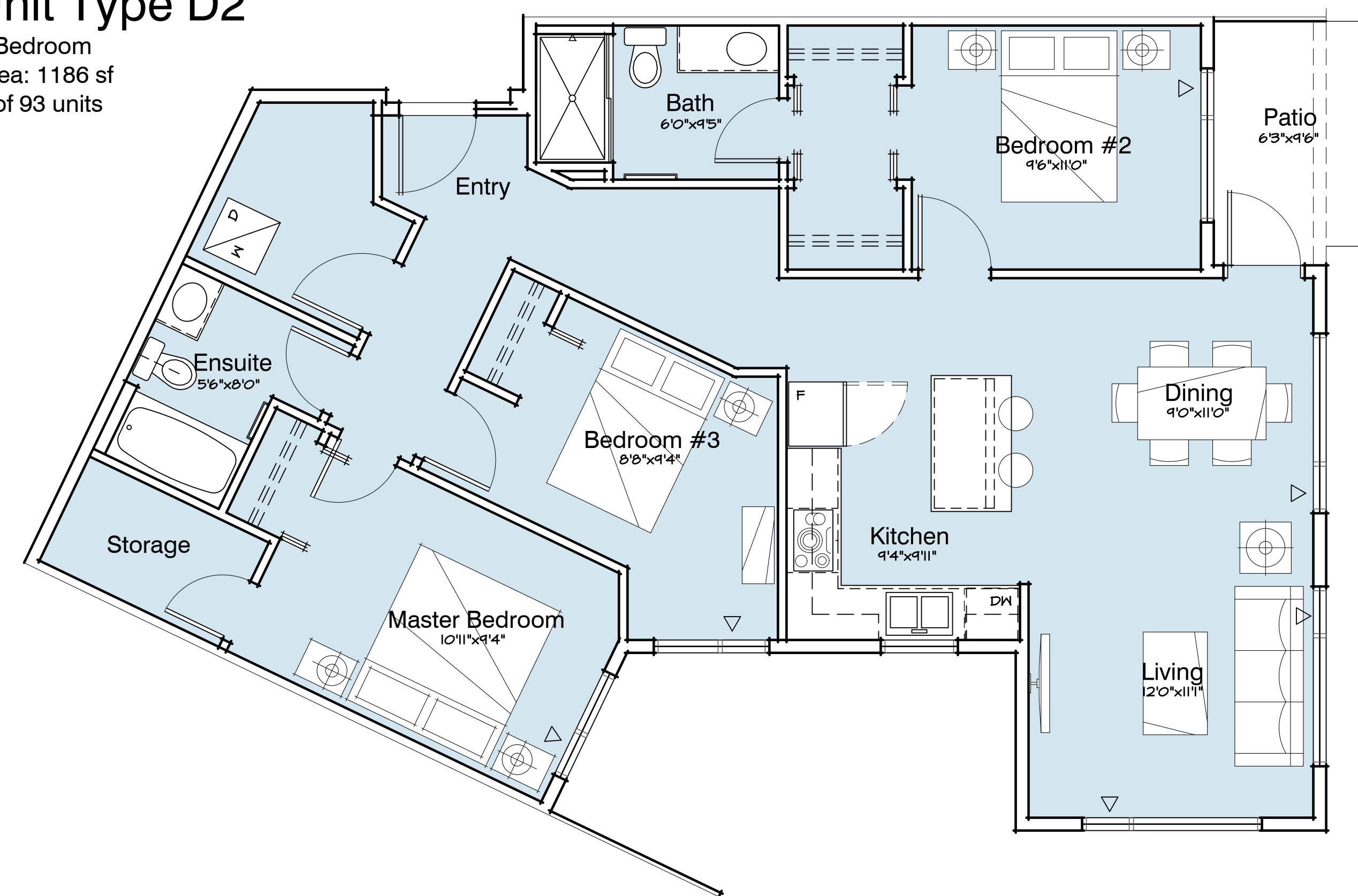


Unit Type C2

3+ Bedroom
Area: 1246 sf
6 of 93 units

Unit Type D2

3 Bedroom
Area: 1186 sf
6 of 93 units

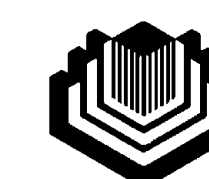


LOTS 27/29 ~ WESBROOK PLACE, UBC

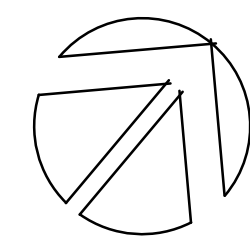
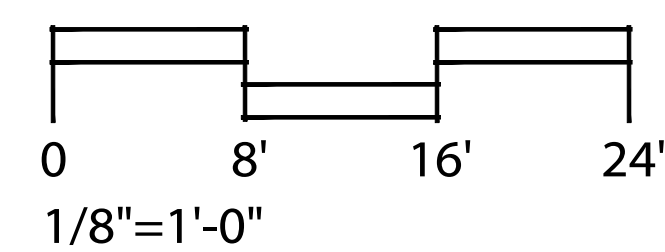
BLDG A - UNIT PLANS

September 23, 2015

Sk-2.14



UBC Properties Trust



LOTS 27/29 ~ WESBROOK PLACE, UBC
BLDG B - MAIN FLOOR PLAN

September 23, 2015

Sk-3.0



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