

LOT 31 - WESBROOK PLACE NEIGHBOURHOOD

Residential Development

A Submission to the
UBC Advisory Urban Design Panel

24 November 2011

Sail Adera Projects Ltd.
Rositch Hemphill Architects

Proposal: Two 6-storey buildings
172 units



SAIL
ADERA PROJECTS LTD

PROJECTS STATISTICS

PROJECT DESCRIPTION :

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

MUNICIPAL ADDRESS :

GRAY AVENUE, U.B.C.

LEGAL DESCRIPTION :

SURVEY PLAN OF LOT 31 DISTRICT LOT 6494
GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP30252
PARCEL IDENTIFIER: 027-088-481

ZONE :

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

SITE AREA :

57,274 SQ. FT. (5,321.6 M SQ.) (1.314 AC) (0.5321 HA)
AS PROVIDED BY MATSON PECK AND TOPLISS SURVEYORS & ENGINEERS

SETBACKS:

ALLOWABLE : 2.5 M (8.2') FROM PROPERTY LINES
PROPOSED : 2.5 M (8.2') FROM PROPERTY LINES

BUILDING HT.

ALLOWABLE : 6 STOREY - 21M (AMENDMENT TO WESBROOK PLACE NEIGHBOURHOOD PLAN)
PROPOSED : 6 STOREY - 22M (AMENDMENT REQUIRED)

FSR :

ALLOWABLE : 2.80 160,367 SQ.FT. (AMENDMENT TO WESBROOK PLACE NEIGHBOURHOOD PLAN)
PROPOSED : 2.73 156,610 SQ.FT.

SITE COVERAGE:

ALLOWABLE : 50 % (28,637 sq.ft. / 2,660 sq.m.)
PROPOSED : 50 % (28,635 sq.ft. / 2,660 sq.m.)

BIKE STORAGE

REQUIRED : RESIDENTIAL = 25MIN 1.5 BIKES PER UNIT (CLASS I)
VISITORS = 79 MIN 8 BIKES PER 35 UNIT (CLASS II)
PROVIDED : RESIDENTIAL = 182 X 2 (DOUBLE WIDE) = 364 BIKES
VISITORS = 40 BIKES SPACES (VARIANCE REQUIRED)

PROJECT DIRECTORY:

OWNER:

SAIL ADERA PROJECTS LTD.
2200 - 1055 DUNSMUIR ST.
VANCOUVER, B.C. V7X 1K8

LANDSCAPE
ARCHITECT:

Perry & Associates
#200 - 1558 W. 6th Ave
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ARCHITECT:

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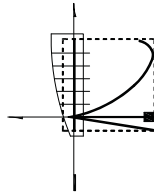
DENSITY:

UNIT NAME	UNIT TYPE	UNIT AREA	UNIT AREA W/ STOR	PHASE 1		PHASE 2		TOTAL	
				UNITS	AREA	UNITS	AREA	UNITS	AREA
A	1B+D+1Ba	567	607	0	0	5	3035	5	3035
A-RD	1B+1Ba	567	607	0	0	1	607	1	607
A1	1B+1Ba	574	614	5	3070	0	0	5	3070
A1-RD	1B+1Ba	574	614	1	614	0	0	1	614
A2	1B+D+1Ba	616	656	0	0	5	3280	5	3280
A2-RD	1B+1Ba	616	656	0	0	1	656	1	656
A3	1B+D+1Ba	627	667	5	3335	0	0	5	3335
A3-RD	1B+1Ba	627	667	1	667	0	0	1	667
B	2B+2Ba	755	795	18	14310	18	14310	36	28620
B-TH	2B+2Ba	795	835	2	1670	2	1670	4	3340
B-RD	1B+D+2Ba	755	795	4	3180	4	3180	8	6360
B1	2B+2Ba	765	805	10	8050	0	0	10	8050
B1-RD	1B+D+2Ba	765	805	2	1610	0	0	2	1610
B2	2B+2Ba	755	795	5	3975	0	0	5	3975
B2-RD	1B+D+2Ba	755	795	1	795	0	0	1	795
C	2B+D+2Ba	830	870	8	6960	8	6960	16	13920
C-TH	2B+D+2Ba	870	910	2	1820	2	1820	4	3640
C-RD	2B+2Ba	830	870	2	1740	2	1740	4	3480
C1	2B+D+2Ba	830	870	0	0	5	4350	5	4350
C1-RD	2B+2Ba	830	870	0	0	1	870	1	870
E	3B+2Ba	940	980	17	16660	8	7840	25	24500
E-TH	2B+D+2Ba	975	1,015	2	2030	1	1015	3	3045
E-RD	3B+2Ba	940	980	4	3920	2	1960	6	5880
E1	3B+2Ba	950	990	0	0	9	8910	9	8910
E1-TH	2B+D+2Ba	985	1,025	0	0	1	1025	1	1025
E1-RD	3B+2Ba	950	990	0	0	2	1980	2	1980
E2	2B+D+2Ba	988	1,028	4	4112	0	0	4	4112
E2-TH	3B+2Ba	1,028	1,068	1	1068	0	0	1	1068
E2-RD	2B+D+2Ba	988	1,028	1	1028	0	0	1	1028

TOTAL SALEABLE			95	80614	77	65208	172	145822	SQ. FT.
COMMON AREA (COUNTED IN FSR)				5974		4814		10788	SQ. FT.
AREAS EXCLUDED FROM FSR									
MECH./ELEC./ELEV. (non FSR)				836		734		1570	SQ. FT.
LOBBY (non FSR)				585		500		1085	SQ. FT.
TOTAL STORAGE (non FSR)	40 SF	PER UNIT	172 UNITS	3800		3080		6880	SQ. FT.
FSR				86588		70022		156610	2.73

PARKING REQUIREMENTS :

Parking Requirements :									
			G.F.A. (FSR)						
			156,610	sq.ft.					
Max. 1 stall per 753 sf.			208	753 sf / stall					
or 1.8 stall per units, which ever is less			310	1.8 stalls / unit					
Visitor	10% of units		17						
*HC stalls	10% of units		17	*HC stalls (10% of units) included in resident stalls					
Total Max. Parking allowable			225	stalls					
Parking Provided:									
	Residents	=	185	stalls					
	Visitor	=	17	stalls	provided underground				
	*HC stalls	=	17	stalls	included in resident stalls				



Lot 31, 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



ARCHITECTURAL DESIGN RATIONALE
Lot 31 - Wesbrook Place Neighbourhood

OVERVIEW

The project consists of two six-storey buildings containing 172 residential units on a two level underground parkade. Access to the parkade is shared with Ultima, the recently-completed building to the east.

The site is bordered by Gray Avenue to the south, by greenways on the west and north sides, a park to the northwest of the site, and by a four-storey building to the east.

SITE PLANNING

A significant feature of many of the buildings in the Wesbrook Neighbourhood is their courtyard design. These courtyards open visually or physically onto the adjacent streets and greenways. The placement of the buildings on Lot 31 continues that tradition, providing a generous courtyard that opens onto Gray Avenue and onto the park. Importantly it also provides an expansion of the courtyard for Ultima.

The two buildings on the site parallel and provide built edges to the street and the two greenways. To lessen their impact, the eastern ends of the two buildings provide generous setbacks from the property line and adjacent building.

A wide entry court with water, plazas and landscaping features an entry pavilion, a glulam post and beam structure that acts as the titular front door to the development. From the pavilion are views into the waterscaped courtyard which is framed by the two buildings, as well as covered loggias leading to the lobbies of each of the two buildings.

THE ARCHITECTURE

Six storey architecture is new to this neighbourhood. The approach to this design is to celebrate the six storey nature of the building with vertical, brick-clad or cedar-clad walls extending all six storeys. But intertwined with this verticality is a strong horizontality. At the ground floor, the lobbies are glazed and transparent to extend the horizontal view. And a strong cornice at the fifth floor, coupled with changes to the massing and treatment on the sixth floor, provides another horizontal aspect.

The suites are provided with generous outdoor spaces: large patios, generous balconies and exceptional rooftop lanai that accommodate private, individual outdoor living spaces for all top floor suites.

The materials reflect the scale and stature of the building. Cedar, finished to accentuate its natural colour and smooth surface, is used on all soffits, and on significant vertical masses at the ends or corners of the buildings. Brick is used in association with Hardie panels framed in metal channels. The balcony railings are tempered glass with aluminum frames. The residential windows are vinyl and the lobby windows are a crisper, thinner-framed metal.

SUSTAINABILITY

The Developer commits to achieving REAP Gold for this project, just as the previous three buildings have achieved.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The incidences of theft, vandalism and assaults are extremely low in this area. This situation is expected to continue. Notwithstanding, the project will feature extensive CPTED aspects. At its very basis, the design of the buildings and open spaces strongly support safety, security and surveillance.

Submitted by: Bryce Rositch, MAIBC

LANDSCAPE DESIGN RATIONALE
Lot 31 - Wesbrook Place Neighbourhood

SITE CONTEXT

The project is located within the UBC South Campus neighbourhood. The north elevation of the project overlooks Scholars greenway with ground floor unit patios directly connected to the greenway. To the northwest the project courtyard connects directly onto Mundell Park, to the southwest the ground floor patio units connect directly onto the Webber Lane Greenstreet. The project is bounded on the south side by Gray Avenue, with the ground floor units having direct access onto the Gray Avenue sidewalk. The project is within easy walking distance to parks, schools, community center, shopping, dining and the Save-On-Foods grocery store.

LANDSCAPE OVERVIEW

The landscape design for the Adera Sail project is intended to reinforce the architectural expression of the building and to provide residents with an evocative landscape that subtly articulates the theme of the development. The project is comprised of two buildings that have been sited to complement and extend the courtyard of the adjacent Ultima project. The result is a site plan that provides generous connected visual open space for both projects.

The main pedestrian arrival point for the two buildings proposed for this project is via a shared exterior covered walkway accessed off Gray Avenue. A generous paved walkway links the two buildings and provides covered seating for enjoyment of the stepped stream that flows along the east edge of the walkway. Lush plantings along this east edge provide a strong backdrop and help to filter views to and from the adjacent Ultima project. A secondary access into the site is from Mundell Park to the west. This secondary arrival point has been accented through the use of low landscape walls, layered plantings and entry pavilion.

The entry arrival to the building lobbies is further enhanced for both buildings by a slight narrowing of the walkway connection, a subtle change in paving materials, and the widening of the water feature to provide still pools of water edged by colourful and lush plantings.

The vehicular arrival off Gray Avenue is via a shared parkade ramp with the Ultima project. To further enhance this arrival sequence the water feature from the courtyard has been allowed to spill over the edge and down the tiled face of the parkade wall. An open wood trellis element will be added to the existing parkade entry to help filter the views of the down ramp from the overlooking units.

The east west courtyard space has been designed to provide visual interest for the overlooking units while at the same time providing connectivity for building residents to the larger public realm. The courtyard design elements play upon the theme of the project through the use of swelling curves and strong linear elements. Seating nodes have been incorporated to provide residents an opportunity to enjoy the richly layered space.

GROUND FLOOR UNITS

All of the ground floor units have been provided with generous useable outdoor patio areas. Along the exterior edges of the project the patios will have connection to the street or adjacent greenway/park. Along Gray Avenue the unit patios will be defined with: low landscape walls faced with a material to match the building facade, an entry gate and column with custom light fixture. These patios will be elevated from the street by two risers. This same treatment applies to the west facing units along Webber Lane and Mundell Park. The ground floor patios along the north Scholars lane are also at grade entries provided with gate columns and light fixtures. The patios will be enclosed with a low metal fence and screened through the addition of low (4' Ht) plantings.

LIGHTING

Overhead soffit lighting will be used to ensure the main connecting walkway is well lit while at the same time minimizing overspill. Low level lighting sources will be used to articulate the interior courtyard walkways. Accent lighting will be provided to feature the stream/pond features and building signage. The ground floor unit entry patios will be provided with a custom accent light to denote the unit entry.

Submitted by: Michael Patterson

Lot 31 - REQUESTS FOR VARIANCE

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 plane of 21 M. The penthouse access to the rooftop lanai extends further into the height plane 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 and 30, all of which are adjacent to this site.

SETBACKS

A variance for setbacks is requested.

Extent:
0.6 M for balcony columns and TH entries
0.55 M for cantilevered balconies
1.6 M for balcony roof projections

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

BICYCLE STALLS

Extent:
40 Class II bicycle stalls at grade.

Rationale:
Maintaining the open green courtyard without over crowding the entryway with 80 bicycle stalls. A reduction of Class II bicycle racks was granted for Lots 3, 17 and 30.