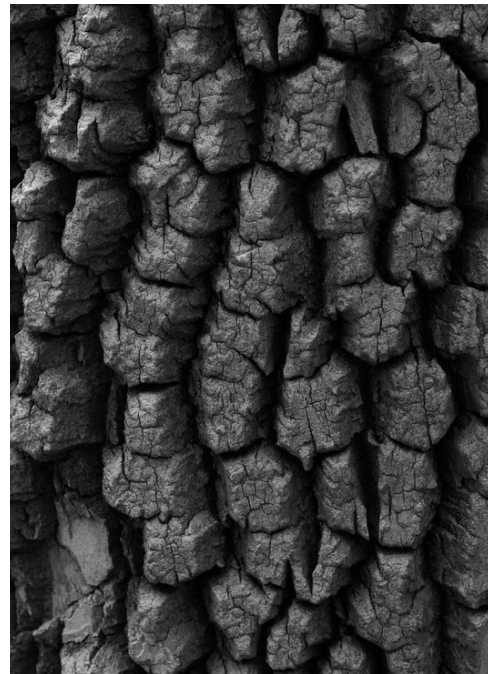


SHAPED BY THE FORCES OF **NATURE**



**CLIENT:**



**DESIGN TEAM:**



**PROJECT STATISTICS**  
**A220488 - UBC PROPERTIES TRUST - BC RESEARCH LOT 5& 6**

<b>CIVIC ADDRESS</b>	
<b>LEGAL DESCRIPTION</b>	LOT 5 AND LOT 6, DISTRICT LOT 6494, GROUP 1, N.W.D, PLAN EPP86350
<b>ZONING</b> (AS PER UBC DEVELOPMENT HANDBOOK 2020)	SC3C HIGH DENSITY RESIDENTIAL – HIGHRISE/TOWNHOUSES
<b>SITE AREA</b>	115288.4 SQ.FT. 10710.6 SQ.M.

SETBACKS	ALLOWED		PROPOSED	
	M	FT	M	FT
FRONT YARD SETBACK	2.5	8.2	2.5	8.2
SIDE YARD SETBACK	2.5	8.2	2.5	8.2
REAR YARD SETBACK	2.5	8.2	2.5	8.2
<b>FSR</b>	3.5		3.50	
BUILDING AREA	37487.2 SQ.M.	403509.40 SQ.FT.	37480.7 SQ.M.	403438.7 SQ.FT.
<b>SITE COVERAGE</b>	50%		50.8%	

BUILDING HEIGHT	ALLOWED		PROPOSED	
	M	FT	M	FT
BUILDING A - TOWER	18 STOREYS		18 STOREYS	
	53.0 M	173.9 FT	*54.18 M	177.8 FT
BUILDING B - MID-RISE			6 STOREYS	
BUILDING C - MID-RISE			6 STOREYS	

**\* VARIANCE REQUEST**  
 Request height variance of 3'-11" to ensure the daycare space at L1 of the tower has adequate ceiling height

PARKING SUMMARY			
VEHICLE PARKING	ALLOWED/REQUEST	PROPOSED	
BLDG.A-MARKET RENTAL (TOWER)	144	147	0.65 space per principal dwelling unit (per UBC Property Trust)
BLDG.B-FACULTY&STAFF RENTAL (MIDRISE)	103	105	0.65 space per principal dwelling unit (per UBC Property Trust)
BLDG.C-FACULTY&STAFF RENTAL (MIDRISE)	90	92	0.65 space per principal dwelling unit (per UBC Property Trust)
<b>RESIDENT SUBTOTAL</b>	<b>337</b>	<b>344</b>	
VISITOR STALLS	52	52	Min. 0.1 spaces per principal dwelling unit (UBC Development Handbook)
CHILD CARE - DROP-OFF	5	5	*1 parking stall for every 8 full time equivalent childcare spaces
CHILD CARE - STAFF	2	2	*Min. of 2 parking spaces for staff
			* As per City of Vancouver Childcare Design Guidelines#1.6

TOTAL PARKING SPACES	396	403	
INCLUDING :			
HANDICAP STALLS (included in total)	52	60	Min. 0.1 spaces per principal dwelling unit (UBC Development Handbook)
SMALL CAR STALLS (included in total)	99	40	Max. 25% of the required # of parking spaces
CAR WASH	4	4	For every 100 parking spaces (per UBC Property Trust)

	MAIN LEVEL P1			UPPER LEVEL P0			P0 MEZZ.			SUBTOTAL
	STANDARD	SMALL CAR	H/C	STANDARD	SMALL CAR	H/C	STANDARD	SMALL CAR	H/C	
DAYCARE	5	0	2	0	0	0	0	0	0	7
VISITOR	40	6	6	0	0	0	0	0	0	52
RESIDENTIAL	112	19	44	135	15	8	11	0	0	344
SUBTOTAL	157	25	52	135	15	8	11	0	0	403
		<b>234</b>			<b>158</b>			<b>11</b>		

BICYCLE PARKING SUMMARY		REQUIRED	PROPOSED	
RESIDENT STALLS - CLASS I				As per REAP 3.2
BLDG A-TOWER	400	398		• An in building bicycle repair station; and
BLDG B-MID-RISE	355	236		• Provide Class 1 bicycle storage facilities at a rate of: 1.5 spaces per studio or one bedroom unit;
BLDG C-MID-RISE	314	208		2.5 spaces per 2 bedroom unit;
				and 3 spaces per 3 or 4 bedroom units.
				(Requirements include 10% oversize spaces, and one electrical outlet per two spaces); and
<b>SUBTOTAL</b>	<b>1068</b>	<b>*842</b>		

\*Proposed Bike Parking Reduction to allow for reduced parkade & balance with residential storage

VISITOR STALLS - CLASS II				As per REAP 3.2
BLDG A-TOWER	111			• 0.5 Class 2 bicycle storage spaces per dwelling unit; and
BLDG B-MID-RISE	79			• A 2 x 3 m concrete pad outside the building, close to the building entrance,
BLDG C-MID-RISE	69			with a standard outlet or conduit for electrified bike share.
<b>SUBTOTAL</b>	<b>258</b>	<b>72</b>		

<b>PROJECT STATISTICS</b>
A220488 - UBC PROPERTIES TRUST - BC RESEARCH LOT 5&6

RESIDENTIAL AREA SUMMARY - BLDG A-TOWER (MARKET RENTAL)						
LEVEL	GROSS FLOOR AREA external face (sq.ft)	BUILDING AREA to exterior face of stud wall (sq.ft)	EXCLUSION - AMENITY (day care, ammenity] (sq.ft)	EXCLUSION - STORAGE (sq.ft)	EXCLUSION - MECH. / ELEC. (sq.ft)	F.S.R AREA (sq.ft)
Rooftop						0.0
18	8456.2	8151.4			65.5	8085.9
17	8456.2	8151.4			65.5	8085.9
16	8456.2	8151.4			65.5	8085.9
15	8456.2	8151.4			65.5	8085.9
14	8456.2	8151.4			65.5	8085.9
13	8456.2	8151.4			65.5	8085.9
12	8456.2	8151.4			65.5	8085.9
11	8456.2	8151.4			65.5	8085.9
10	8456.2	8151.4			65.5	8085.9
9	8456.2	8151.4			65.5	8085.9
8	8456.2	8151.4			65.5	8085.9
7	8456.2	8151.4			65.5	8085.9
6	8456.2	8151.4			65.5	8085.9
5	8456.2	8151.4			65.5	8085.9
4	8456.2	8151.4			65.5	8085.9
3	8456.2	8151.4			65.5	8085.9
2	8456.2	8151.4			65.5	8085.9
1	8456.2	8151.4	5569.6		65.5	2516.3
<b>TOTAL</b>	<b>152,211.6</b>	<b>146,725.2</b>	<b>5,569.6</b>	<b>-</b>	<b>1179.0</b>	<b>139,976.6</b>

RESIDENTIAL AREA SUMMARY - BUILDING B-MID-RISE (FACULTY & STAFF)						
LEVEL	GFA	BA	AMENITY	STORAGE	MECH./ELEC.	FSR AREA
Rooftop						0.0
6	23276.9	22479.8		650.4	68.2	21761.2
5	23276.9	22479.8		650.4	68.2	21761.2
4	26479.0	25589.2		677.1	68.2	24843.9
3	26479.0	25589.2		677.1	68.2	24843.9
2	25976.9	25090.0		643.6	68.2	24378.2
1	26099.9	25211.3	757.7	547.3	68.2	23838.1
<b>TOTAL</b>	<b>151,588.6</b>	<b>146,439.3</b>	<b>757.7</b>	<b>3,845.9</b>	<b>409.2</b>	<b>141,426.5</b>

RESIDENTIAL AREA SUMMARY - BUILDING C-MID-RISE (FACULTY & STAFF)						
LEVEL	GFA	BA	AMENITY	STORAGE	MECH./ELEC.	FSR AREA
Rooftop						0.0
6	20227.9	19521.7	292.9	467.2	68.2	18693.4
5	23642.2	22839.0	292.9	467.2	68.2	22010.7
4	23642.2	22839.0	292.9	467.2	68.2	22010.7
3	23642.2	22839.0	292.9	467.2	68.2	22010.7
2	23642.2	22839.0	292.9	467.2	68.2	22010.7
1	17317.8	16556.9	911.4	277.9	68.2	15299.4
<b>TOTAL</b>	<b>132,114.5</b>	<b>127,434.6</b>	<b>2,375.9</b>	<b>2,613.9</b>	<b>409.2</b>	<b>122,035.6</b>

<b>SUBTOTAL</b>	<b>403,438.7</b>
<b>FSR</b>	<b>3.50</b>

<b>PROJECT STATISTICS</b>
A220488 - UBC PROPERTIES TRUST - BC RESEARCH LOT 5&6

UNIT SUMMARY -BLDG A: TOWER (MARKET RENTAL)						
LEVEL	STUDIO (MICRO)	1-BED	2-BED	3-BED	CITY HOME	TOTAL
Rooftop						
18	8	2	1	2		13
17	8	2	1	2		13
16	8	2	1	2		13
15	8	2	1	2		13
14	8	2	1	2		13
13	8	2	1	2		13
12	8	2	1	2		13
11	8	2	1	2		13
10	8	2	1	2		13
9	8	2	1	2		13
8	8	2	1	2		13
7	8	2	1	2		13
6	8	2	1	2		13
5	8	2	1	2		13
4	8	2	1	2		13
3	8	2	1	2		13
2	8	2	1	2		13
1	0	0	0	0		0
<b>TOTAL</b>	<b>136</b>	<b>34</b>	<b>17</b>	<b>34</b>		<b>221</b>
<b>PERCENTAGE</b>	<b>62%</b>	<b>15%</b>	<b>8%</b>	<b>15%</b>		

TARGET	30%	22%	21%	18%	9%
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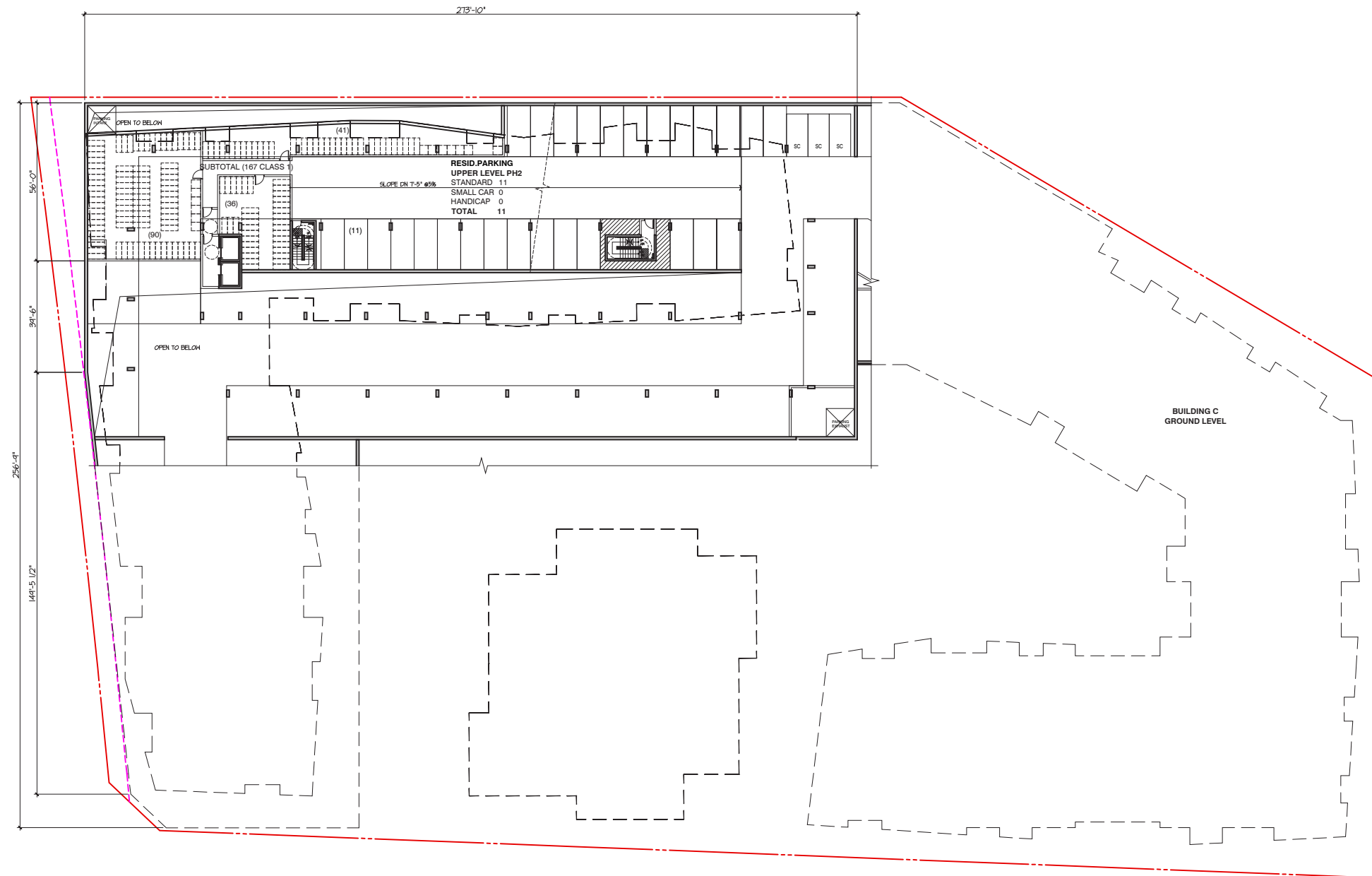
UNIT SUMMARY - BLDG B: MID-RISE (FACULTY & STAFF) ORIGINAL							
LEVEL	STUDIO	1-BED+D	2-BED	2-BED+D	3-BED	4-BED	TOTAL
Rooftop							
6	1	8	2	6	4	3	24
5	1	8	2	6	4	3	24
4	2	9	2	7	5	3	28
3	2	9	2	7	5	3	28
2	2	8	2	7	5	3	27
1	3	8	0	7	5	3	26
<b>TOTAL</b>	<b>11</b>	<b>50</b>	<b>10</b>	<b>40</b>	<b>28</b>	<b>18</b>	<b>157</b>
<b>PERCENTAGE</b>	<b>7.0%</b>	<b>31.8%</b>	<b>6.4%</b>	<b>25.5%</b>	<b>17.8%</b>	<b>11.5%</b>	

TARGET	7%	28%	13%	19%	19%	13%
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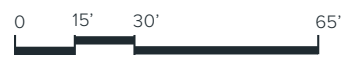
UNIT SUMMARY - BLDG C: MID-RISE (FACULTY & STAFF) ORIGINAL							
LEVEL	STUDIO	1-BED+D	2-BED	2-BED+D	3-BED	4-BED	TOTAL
Rooftop							
6	1	6	3	6	4	1	21
5	2	6	5	6	4	2	25
4	2	6	5	6	4	2	25
3	2	6	5	6	4	2	25
2	2	6	5	6	4	2	25
1	1	5	0	6	3	1	16
<b>TOTAL</b>	<b>10</b>	<b>35</b>	<b>23</b>	<b>36</b>	<b>23</b>	<b>10</b>	<b>137</b>
<b>PERCENTAGE</b>	<b>7.3%</b>	<b>25.5%</b>	<b>16.8%</b>	<b>26.3%</b>	<b>16.8%</b>	<b>7.3%</b>	

TARGET	7%	28%	13%	19%	19%	13%
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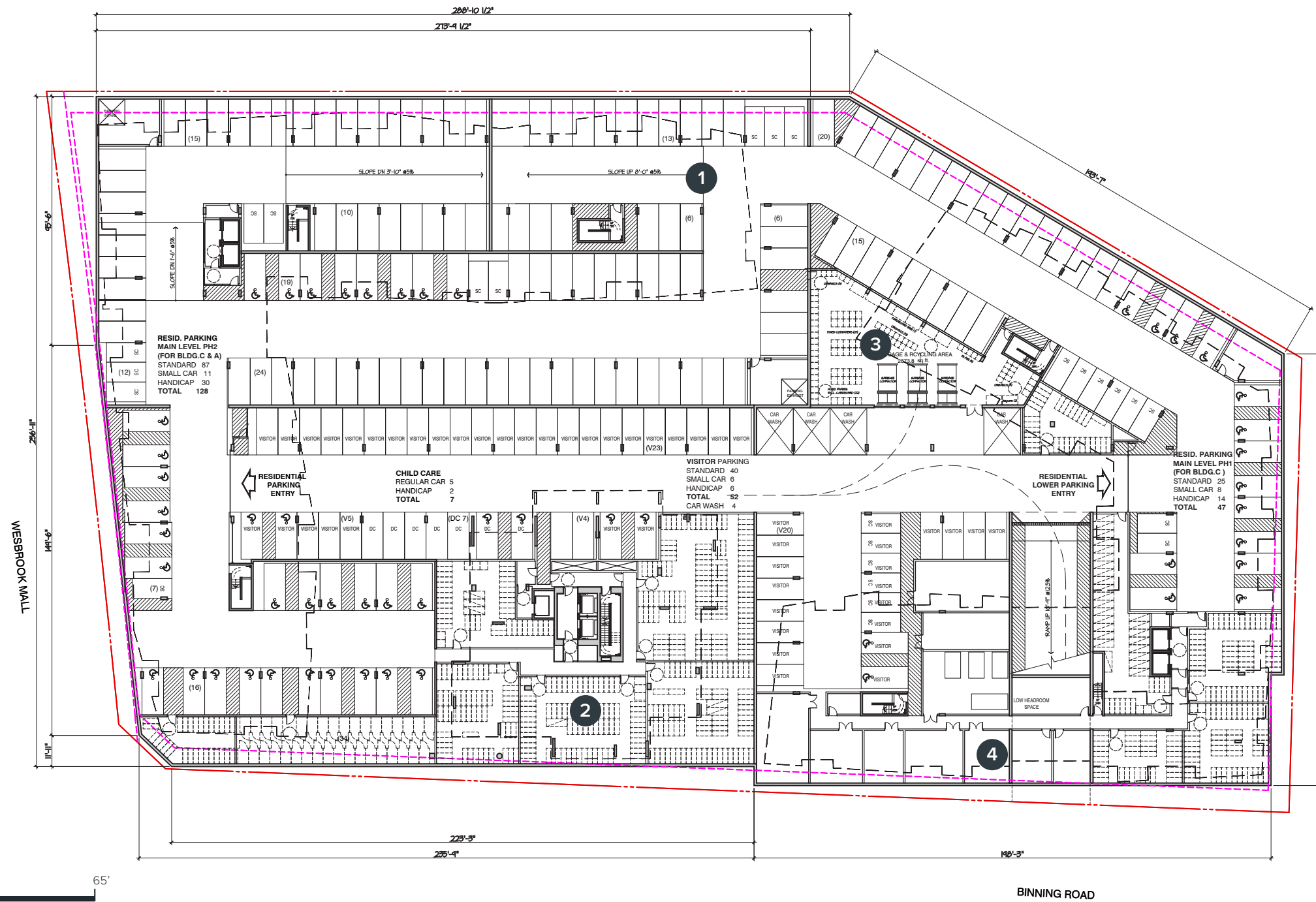
<b>SUBTOTAL</b>	<b>515</b>
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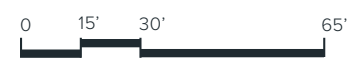
## P0 MEZZANINE PARKING PLAN



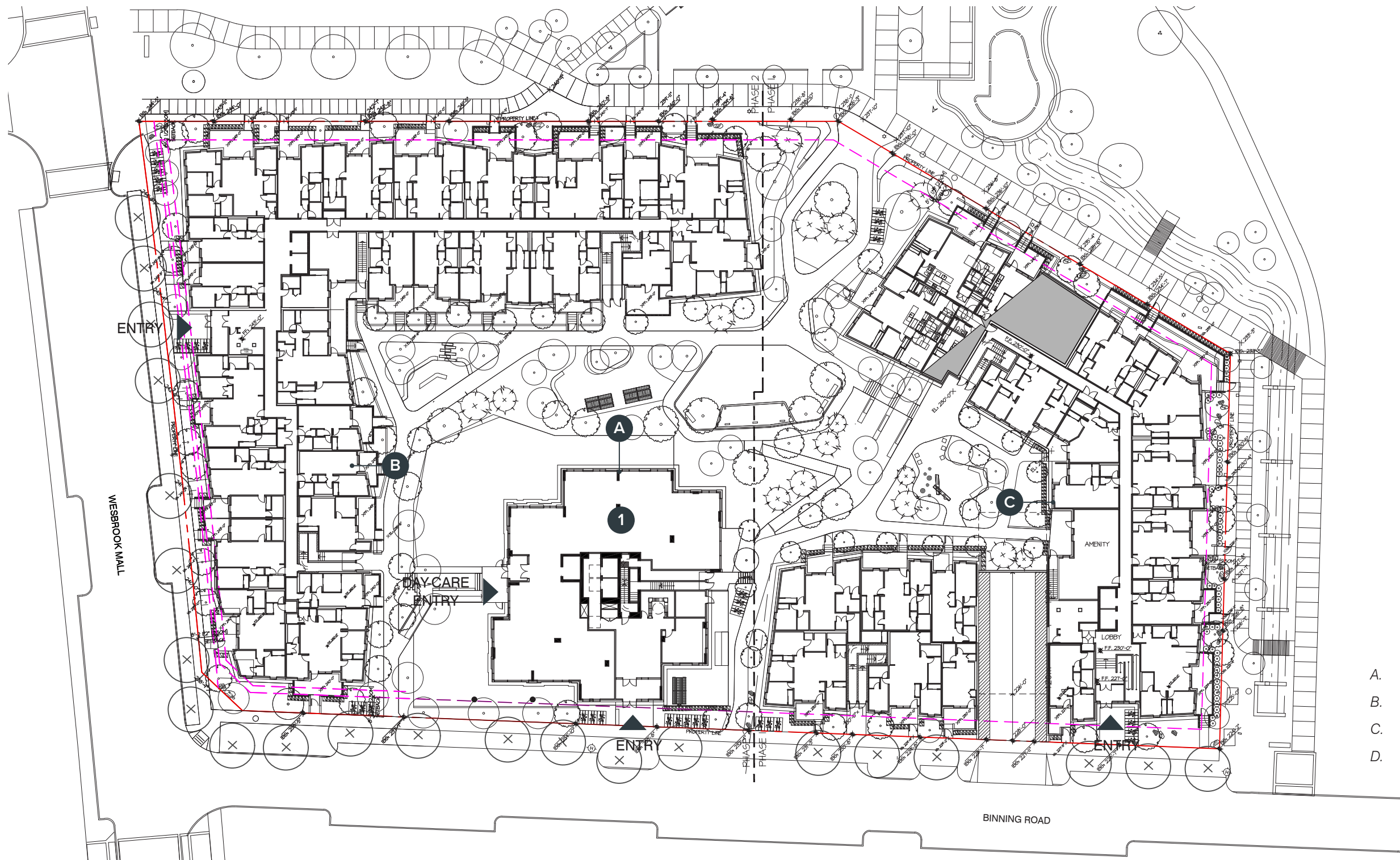
# P0 PARKING PLAN & LEVEL 1 BUILDING



- 1. Residents Upper Parking
- 2. Combined Bike Storage Rooms
- 3. Combined Garbage & Recycling
- 4. Service Rooms



# P1 PARKING PLAN

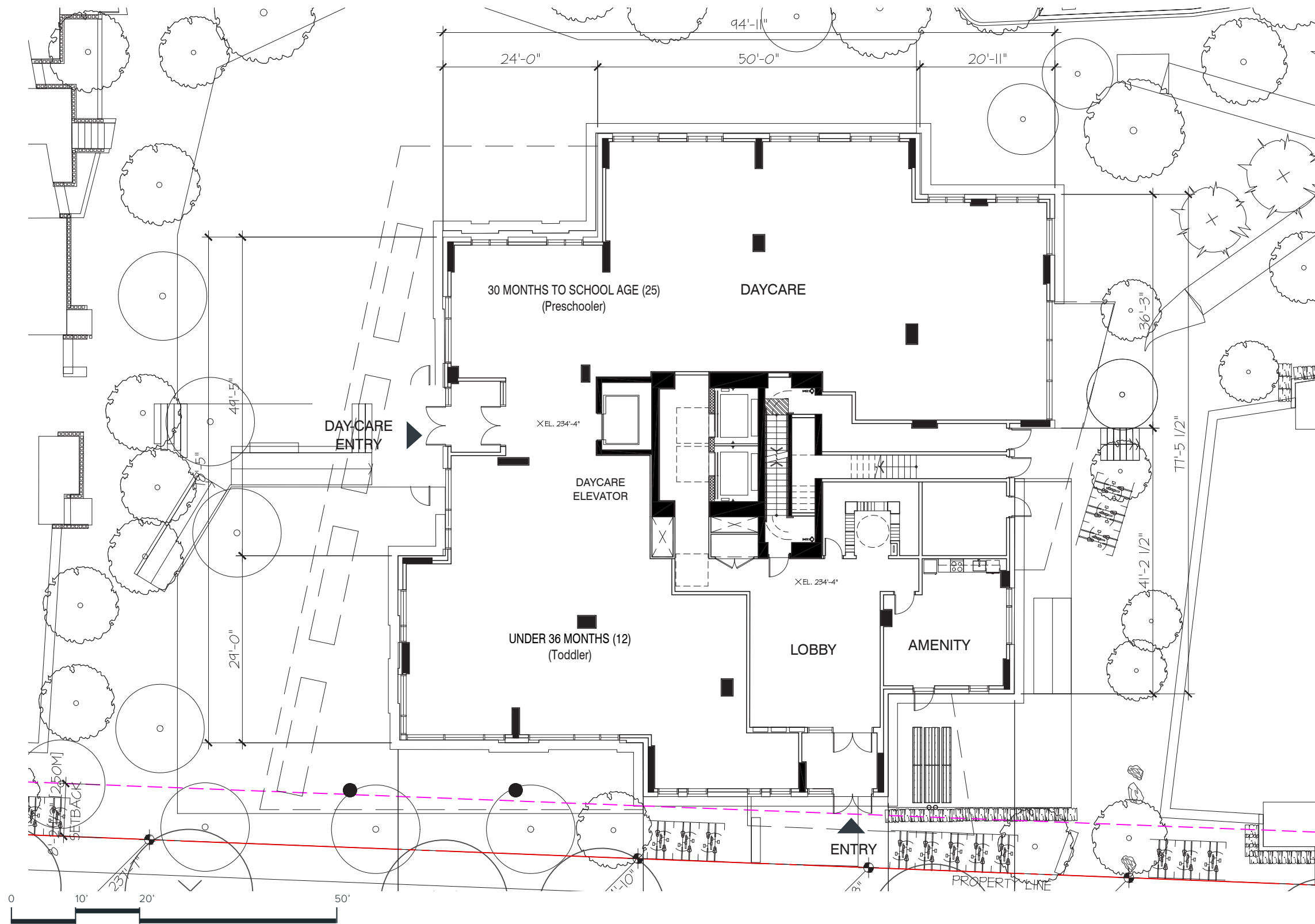


- A. Market rental
- B. Faculty & Staff Housing
- C. Faculty & Staff Housing
- D. Childrens Day-care

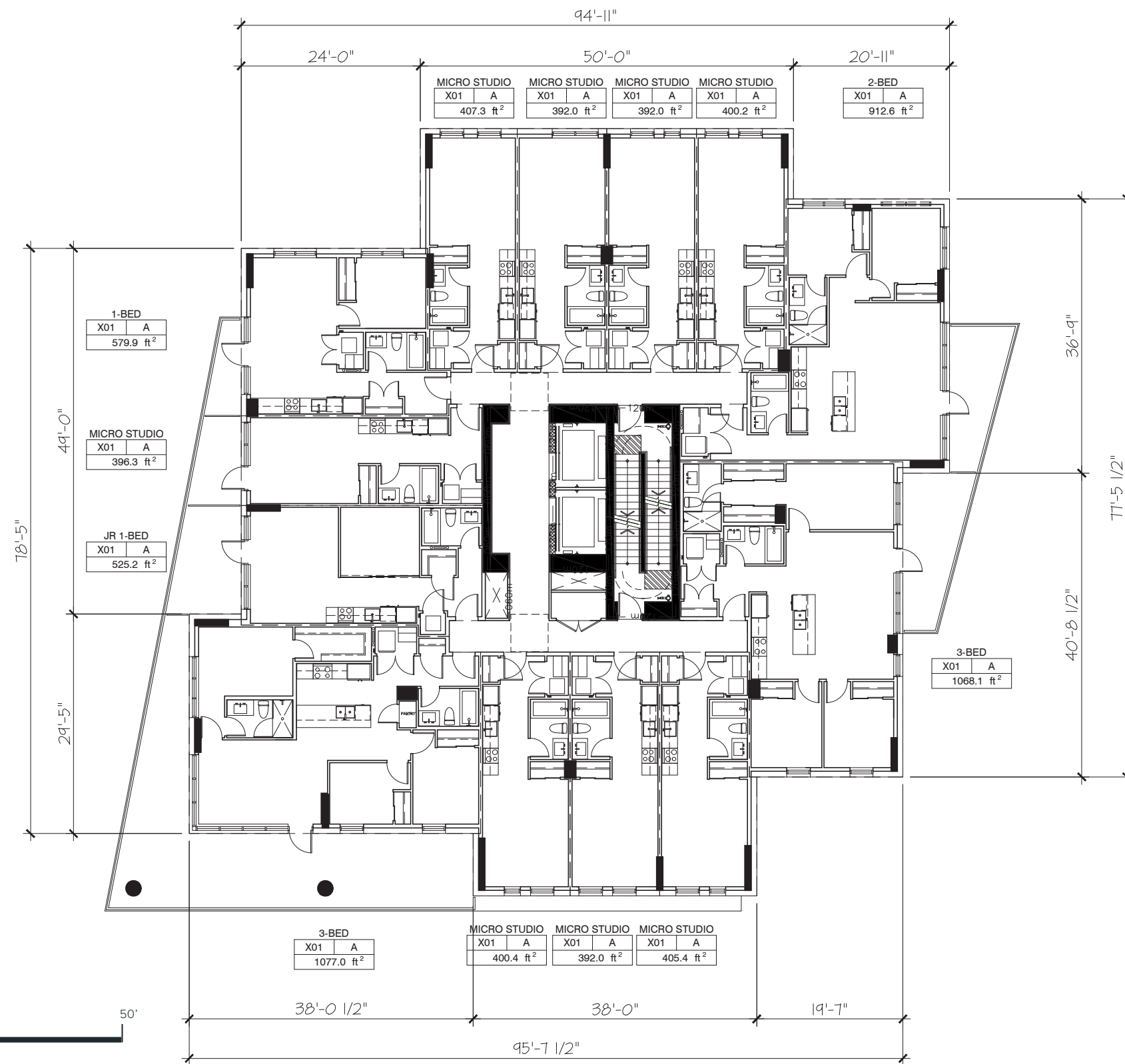


### LEVEL 01 SITE PLAN





**BUILDING A LEVELS 01**



BUILDING A LEVELS 02-18



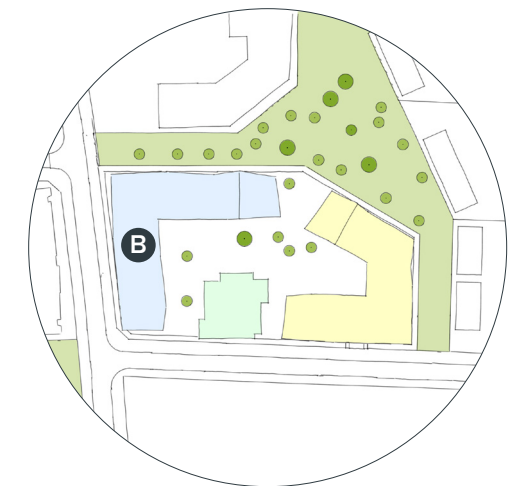


# BUILDING B - LEVEL 01



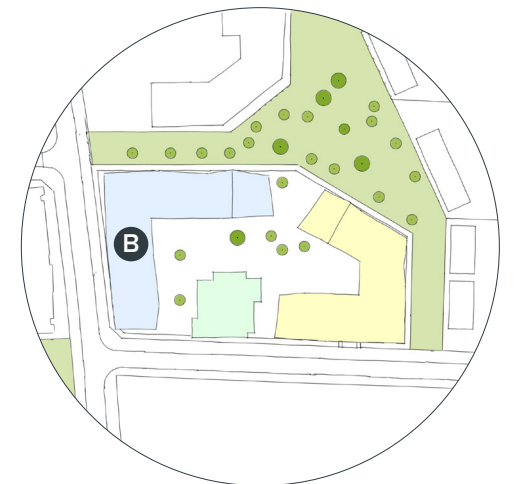


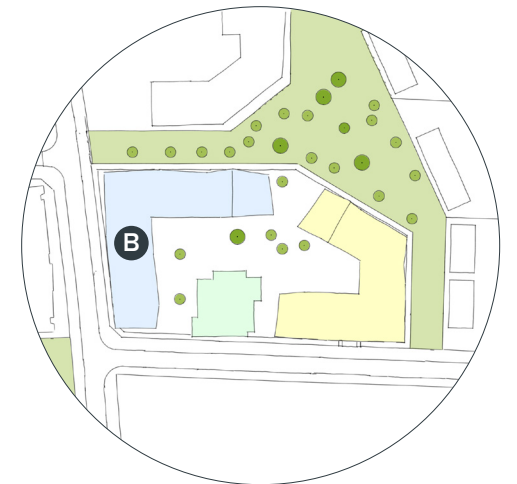
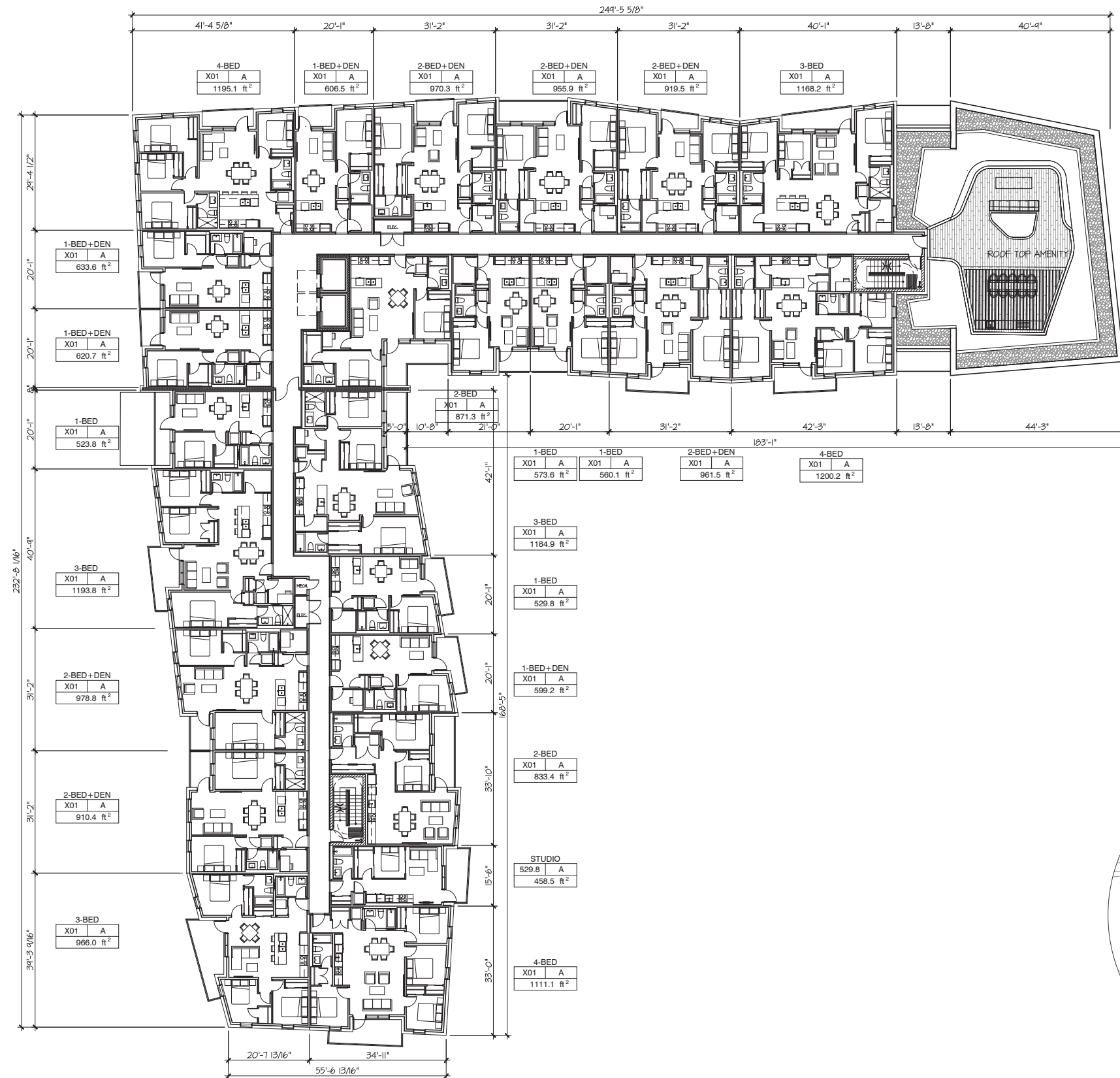
**BUILDING B - LEVEL 02**



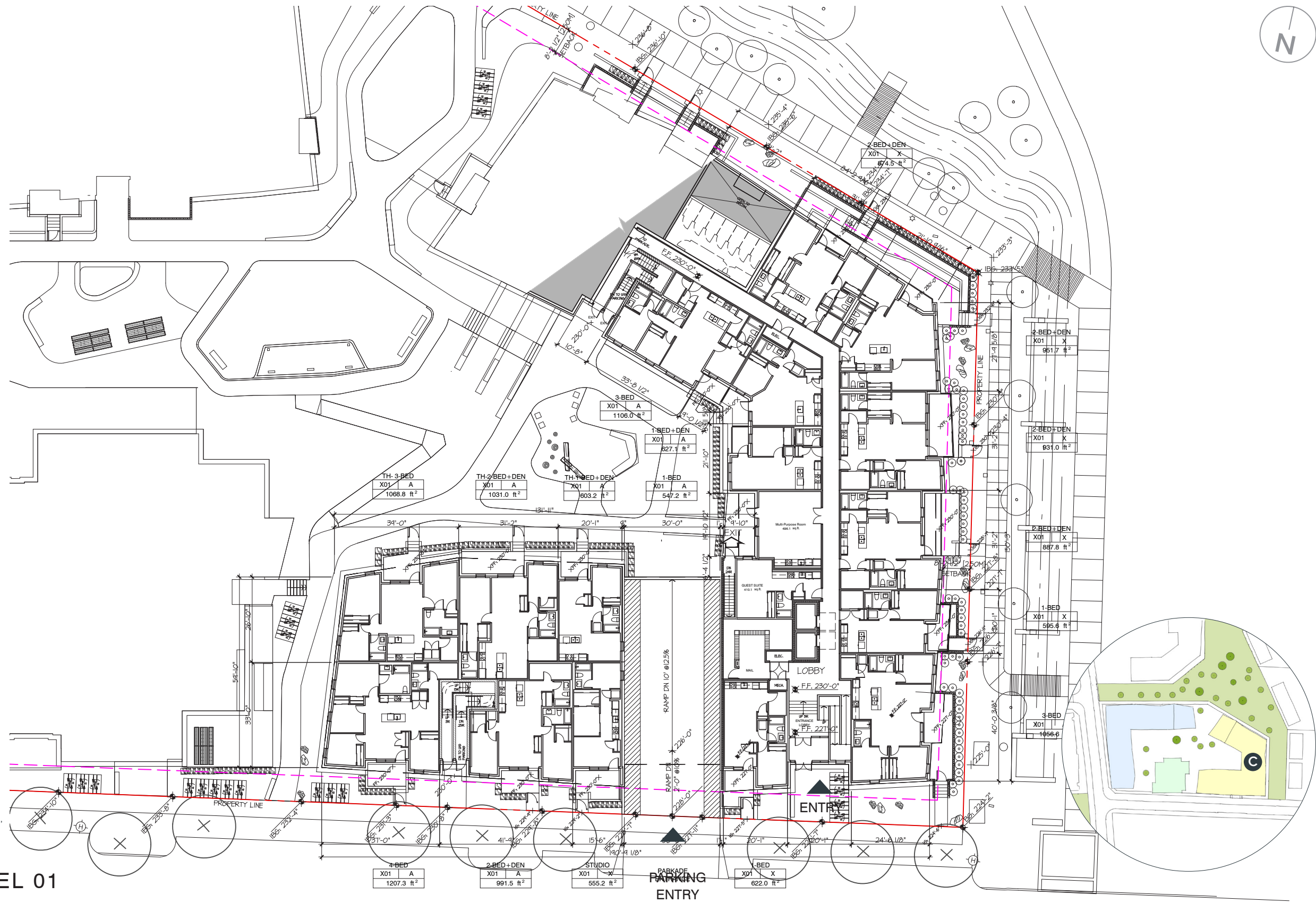


# BUILDING B - LEVEL 03-04





**BUILDING B - LEVEL 05-06**



**BUILDING C - LEVEL 01**

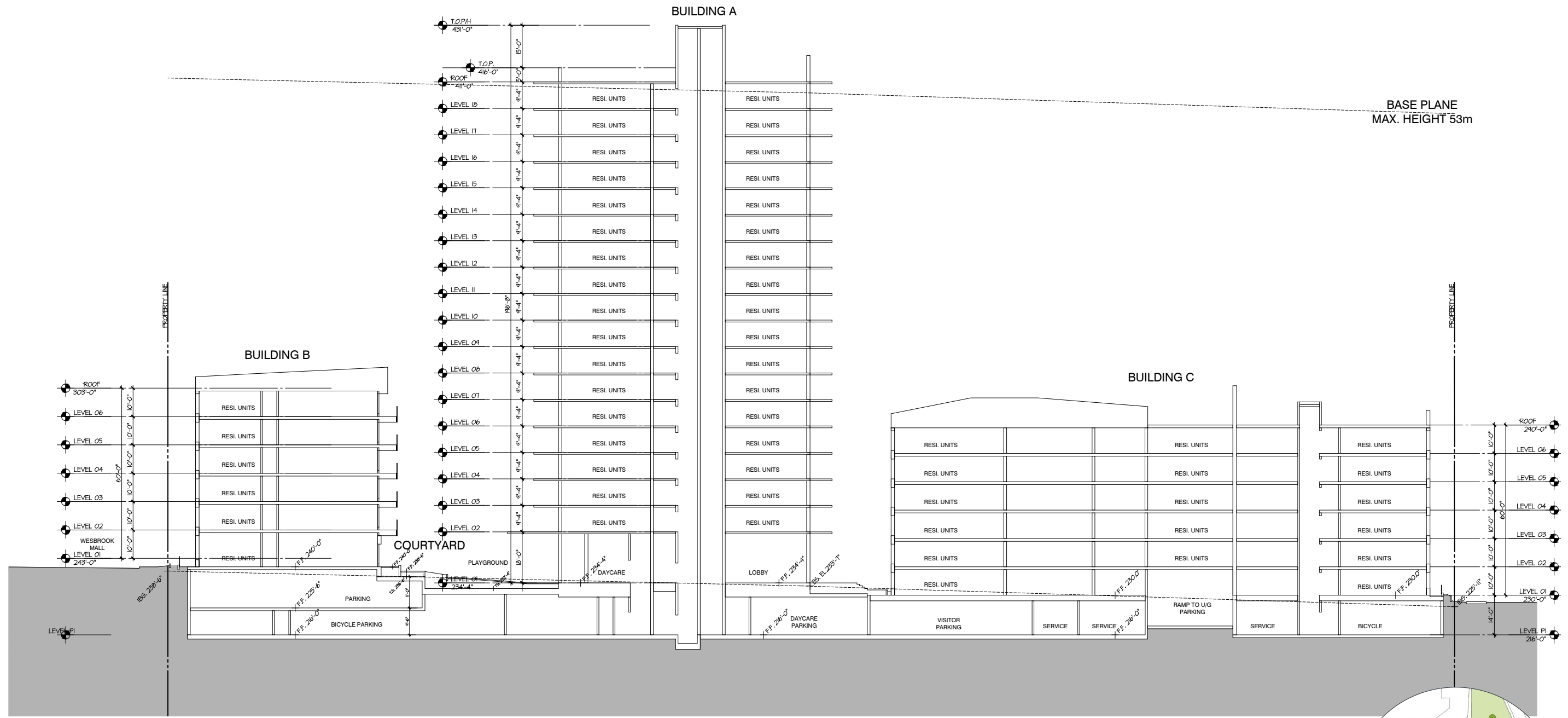


BUILDING C - LEVEL 02-05

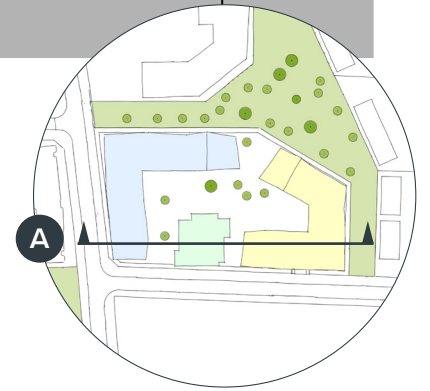


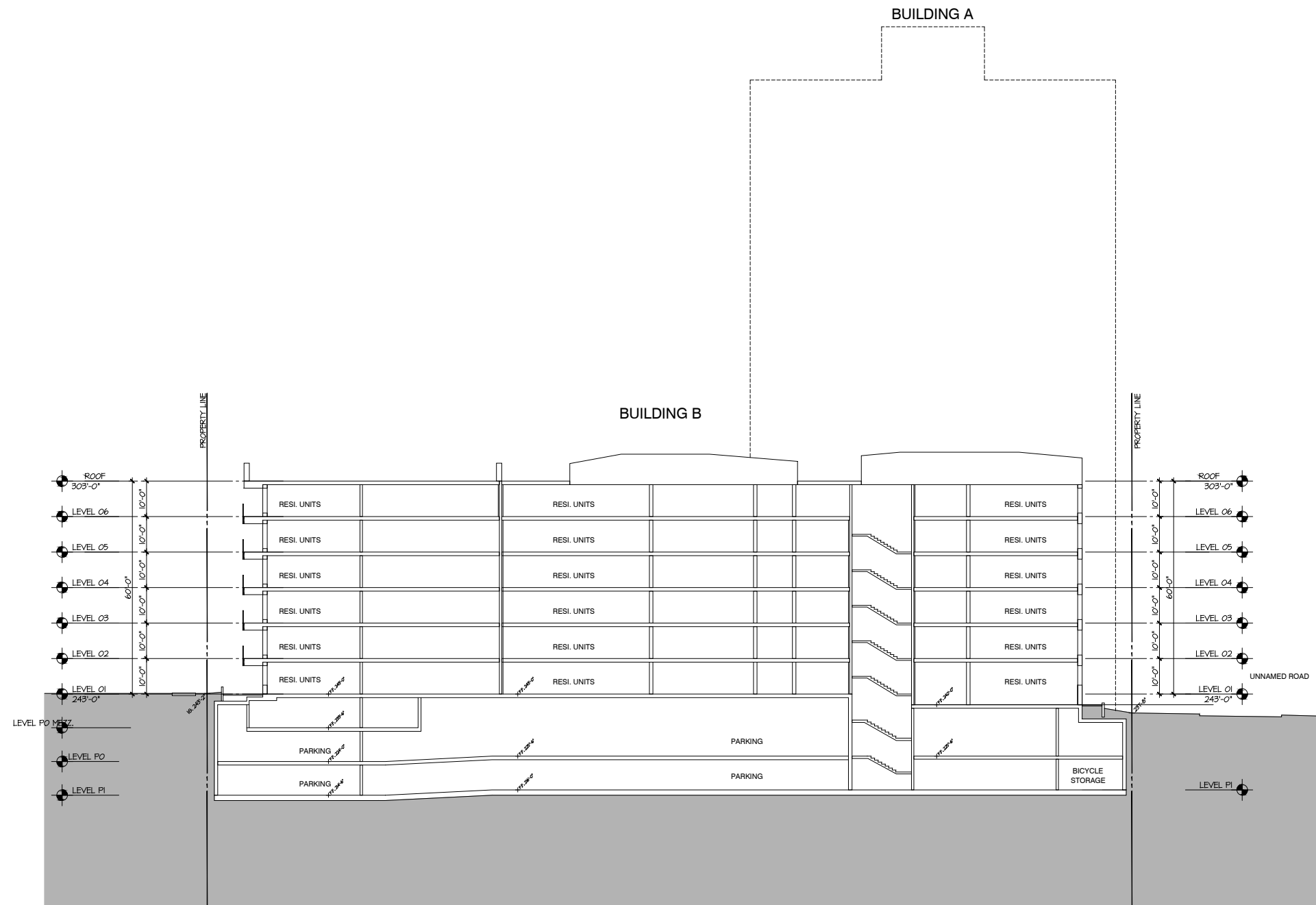


**BUILDING C - LEVEL 06**

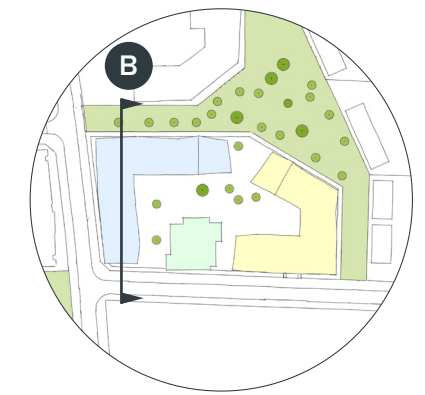


**SECTION A**





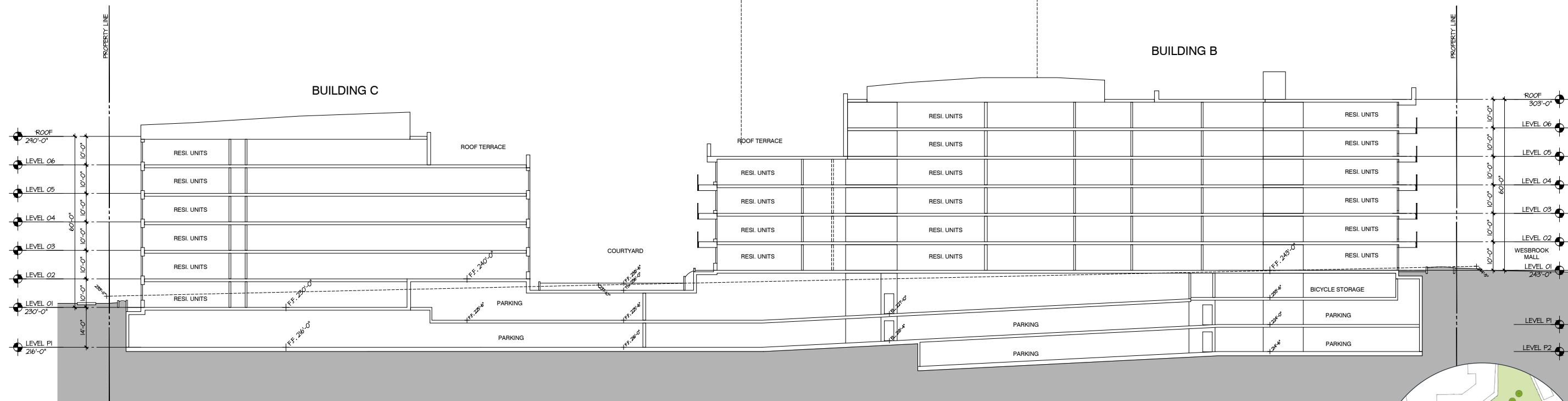
SECTION B



BUILDING A

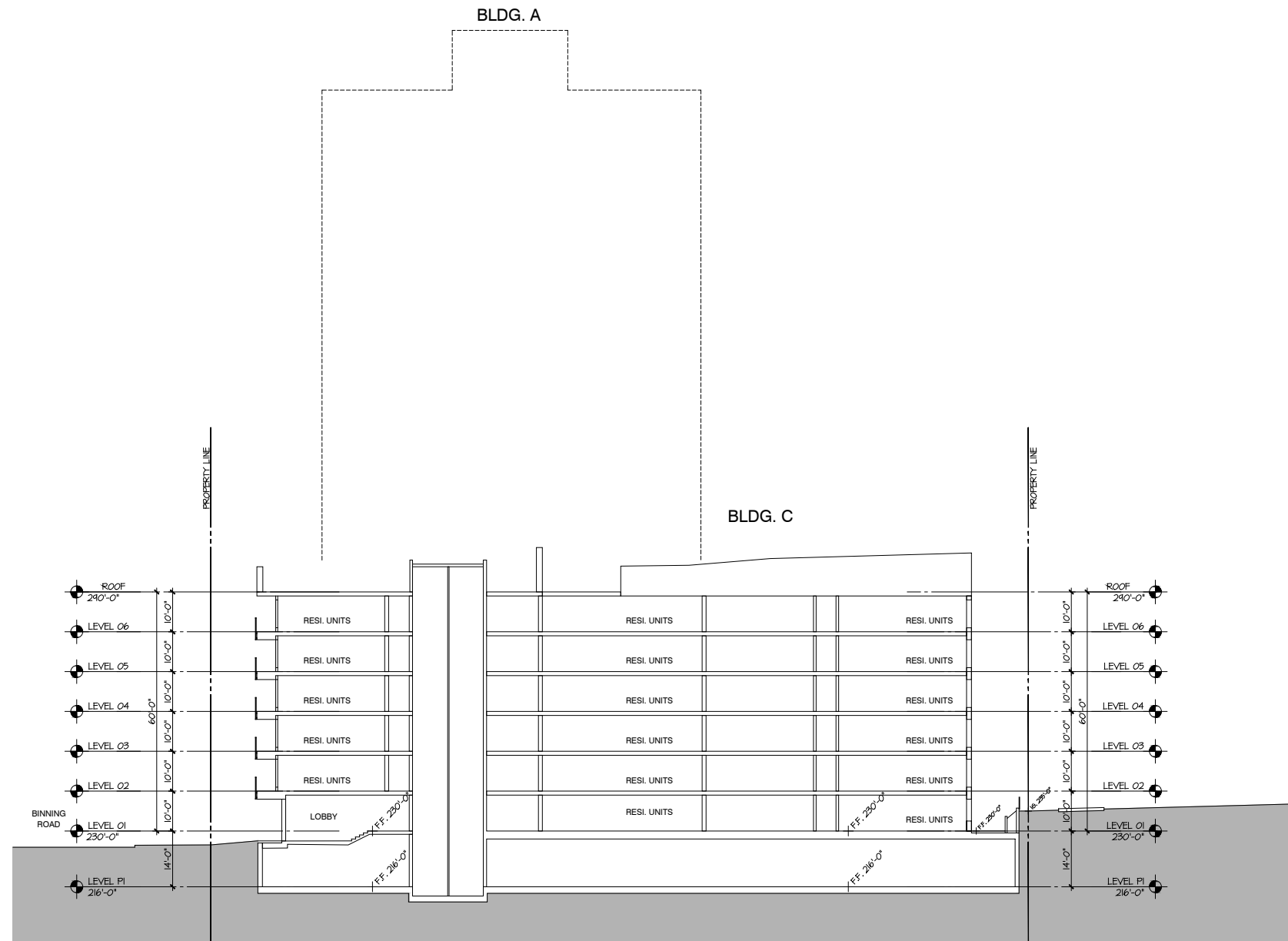
BUILDING B

BUILDING C



SECTION C





SECTION D

