SHAPE BY THE FORCES OF NATURE
### Project Statistics

**A220486 - UBC Properties Trust - BC Research Lot 16**

#### Site Information
- **Legal Description:** LOT 5 AND LOT 6, DISTRICT LOT 6484, GROUP 1, N.W.O. PLAN EPRE75200
- **Zoning:** SD2C - High Density Residential - High Rise Townhouses
- **Site Area:** 11,888.4 SQ FT - 1,117.14 SQ M

#### Setbacks - Proposed
<table>
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<tr>
<th>Setback Type</th>
<th>M</th>
<th>FT</th>
<th>M</th>
<th>FT</th>
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### FSR
- **FSR:** 0.50
- **Building Area:**
  - 27,947.2 SQ M - 40,806.80 SQ FT
  - 37,603.7 SQ M - 40,343.97 SQ FT

#### Site Coverage
- **55%**
- **35.8%**

### Building Height
- **Building A - Tower**
  - **Allowed:** 16 STOREYS
  - **Proposed:** 16 STOREYS
  - **Height:** 175.8 FT
  - **Height:** 177.6 FT

- **Building B - Mid-Rise**
  - **Allowed:** 6 STOREYS
  - **Proposed:** 6 STOREYS

*Variance Request*

Request height variance of ±11.5% to ensure the clearview space at 11 of the tower has adequate ceiling height.

### Parking Summary

#### Vehicle Parking

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<tr>
<th>Building Type</th>
<th>Allowed/Request</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Building A</td>
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<td>Building B</td>
<td>108</td>
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<tr>
<td>Building C</td>
<td>92</td>
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</tbody>
</table>

#### Resident Stalls
- **Visitor Stalls:**
  - **52**
  - **52**
  - **Min. 0.1 spaces per principal dwelling unit (UBC Development Handbook)**
  - **Min. 0.1 spaces per principal dwelling unit (UBC Property Trust)**

#### Childcare - Drop Off
- **2**
- **2**
- **Min. 0.1 parking stall for every 24 full time equivalent childcare spaces**

#### Childcare - Staff
- **2**
- **2**
- **Min. 0.1 parking space for staff**

#### Handicap Stalls (Included in total)
- **39**
- **Min. 0.1 spaces per principal dwelling unit (UBC Development Handbook)**
- **Min. 0.1 spaces per principal dwelling unit (UBC Property Trust)**

#### Total Parking Spaces
- **295**
- **403**

#### O.K.Wash
- **2**
- **2**

#### Daycare
- **10**
- **10**
- **10**

#### Visitor Stalls
- **10**
- **10**
- **10**

#### Residential
- **135**
- **135**
- **135**

#### Subtotal Stalls
- **234**
- **344**

**Bicycle Parking Summary**

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<tr>
<th>Building Type</th>
<th>Required</th>
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<td>Building C - Mid-Rise</td>
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</table>

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

**Resident Stalls - Class I**
- **As per REAP 3.2**
- **Proposed 1 bicycle storage spaces per dwelling unit:**
  - **1.5 spaces per studio or one bedroom unit**
  - **2.5 spaces per two bedroom unit**

**Visitor Stalls - Class II**
- **As per REAP 3.2**
- **Proposed:**
  - **0.5 Class 2 bicycle storage spaces per dwelling unit**
  - **A 2 x 3 m concrete pad outside the building, clear of the building entrance, with a standard outlet for electric bike chargers.**

#### Subtotal
- **268**
### Residential Area Summary - Building A (Micro-Unit (Factory & Staff))

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<tr>
<th>LEVEL</th>
<th>GPA</th>
<th>BA</th>
<th>AMENITY</th>
<th>STORAGE</th>
<th>MECH</th>
<th>ELEC</th>
<th>FSR AREA</th>
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### Residential Area Summary - Building B (Mic-Rise (Factory & Staff))

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### Unit Summary - Building A (Micro-Unit (Factory & Staff))

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</tbody>
</table>

### Subtotal

| SUBTOTAL | 403,436.7 | 515 |
PARKING INTAKE PARKING EXHAUST SC

(11) RESID. PARKING UPPER LEVEL PH2
STANDARD  11
SMALL CAR  0
HANDICAP  0
TOTAL         11

BUILDING C GROUND LEVEL

P0 MEZZANINE PARKING PLAN
P1 PARKING PLAN

1. Residents Upper Parking
2. Combined Bike Storage Rooms
3. Combined Garbage & Recycling
4. Service Rooms
LEVEL 01 SITE PLAN

A. Market rental
B. Faculty & Staff Housing
C. Faculty & Staff Housing
D. Children's Day-care
BINNING ROAD
ENTRANCE
LOBBY
EXIT
EXIT
MAIL
PARKADE
ENTRANCE

3-BED ft 2
X01
627.1
A

1-BED+DEN
ft 2
X01
1106.0
A

3-BED
ft 2
X01
547.2
A

1-BED
ft 2
X01
555.2
A

STUDIO

4-BED
ft 2
X01
991.5
A

2-BED+DEN
ft 2
X01
622.0
A

1-BED
ft 2
X01
595.6
A

4-BED
ft 2
X01
1207.3
A

2-BED+DEN

2-BED+DEN

2-BED+DEN

2-BED+DEN

Multi-Purpose Room
496.1 sq.ft.

GUEST SUITE
410.1 sq.ft.