

# BCR - Lot 7

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DP Submission | 5th June 2024 | UBC Properties Trust | dys architecture



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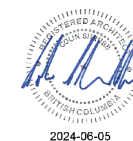
Tree Management Plan

REAP 3.3 Checklist

**SECTION I  
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## Project Statistics Summary:

UBC - BCR Lot 7

**Legal Description:** Lot 7, District Lot 6494  
Group 1, N.W.D Plan EPP8635

**Zoning:** Tower (Market Rental): SC3C  
Mid-rise (Faculty & Staff): SC3C

**Site Area:** 67,047 sq.ft (6228.9 sq.m)

**Max. Allowable FSR:** 3.5 = 234,644.5 sq.ft (21,801 sq.m)  
**Proposed FSR:** 3.5 = 234,481.7sq.ft (21,784.1 sq.m)

**Maximum Allowable Site Coverage:** 50%  
**Site Coverage (Incl. exterior walkways):** 50%

**Allowable Building Height:** 43m ( 141'-1")  
**Proposed Building Height:** 44.5m (146')  
**Variance Request:** 1.5m ( 4'-11")

**Total No. Units:** Market Rental: 189 units  
Faculty & Staff: 114 units

**Total Parking stalls:** 272 stalls  
**Total Bike Parking:** 675 (Class I)  
70 (Class II)

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## SECTION I PROJECT TEAM

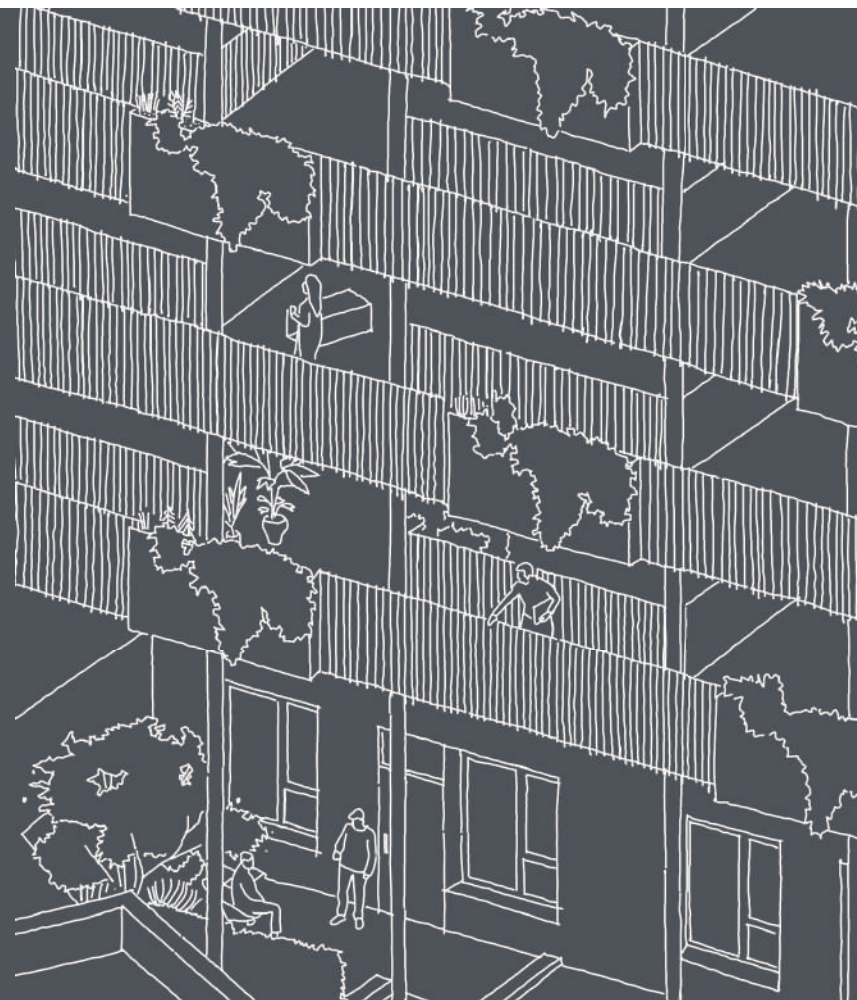
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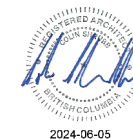
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# 2 Context





## 2.1 Neighbourhood Context

BCR Lot 7 located in Wesbrook Place has a unique urban character with a community plan focused on facilities which are within walking distance from the centre of the neighbourhood. The neighbourhood includes a high school, community centre, rental homes, family and senior housing options, and includes faculty and staff rental housing, market rental housing and market condominiums. The commercial town centre comprises of a large grocery store, restaurants, cafes, shops and services. The village itself radiates from the commercial town centre at the heart of Wesbrook Place, to several mid-rise housing communities each surrounding a public green space. These green spaces are connected either by water features or other hard landscape features to aid in wayfinding



1. Wesbrook Village Centre



2. Academy



3. Michael Smith Park



### SECTION II CONTEXT

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## 2.2 Site Context

BCR Lot 7 is just over 6,000 sq.m in area with Wesbrook Mall as the sole facing street. The BCR development lots surround a central green park, BC Research Park, which connects to the roads of the Research block on all four sides. The BC Research Park provides greenway access to Smith Park to the North, Council Trails in Pacific Spirit Regional Park to the East and direct connection to Wesbrook Mall greenway. Across the street from BCR 7 sits a six storey mid-rise residential building called Magnolia House which contains faculty and staff housing. BCR lots 8 & 9 to the North are recently completed 6 storey faculty & staff buildings. BCR 5/6 to the south is currently under construction and consists of an 18 storey market rental tower and two 6 storey faculty & staff buildings. One key challenge to the site is providing parkade and fire lane access to a site with one facing street at the short side of the site. Another key challenge is maintaining a physical and visual connection to BCR 8 & 9 with a 3m grade change along the North property line.

1. Magnolia House



2. Evolve - Completed August 2022  
3. Echo - Complete November 2023



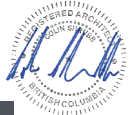
4. BCR Lot 5/6 - 2026



### SECTION II CONTEXT

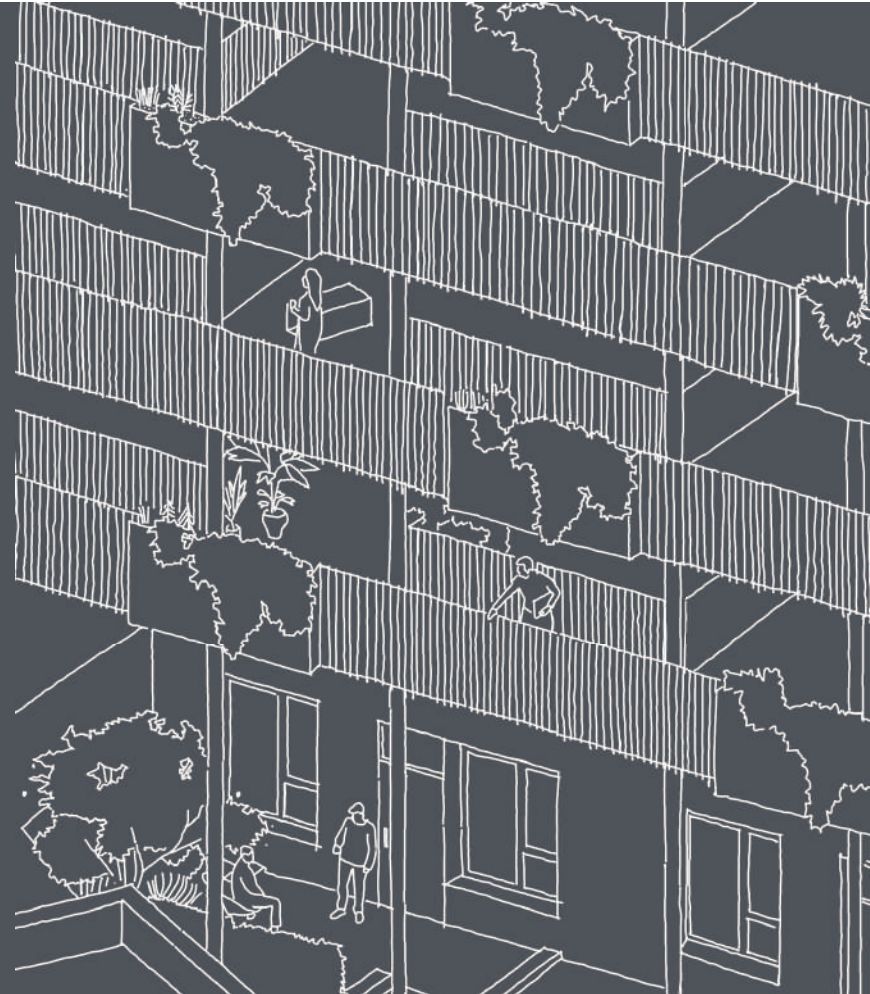
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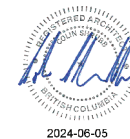
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# 3 Site Analysis





UBC - BCR Lot 7

### 3.1 Site Photos

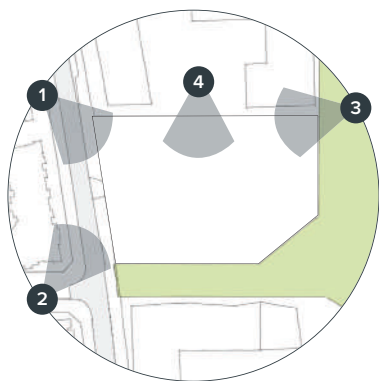
Walking south along Wesbrook Mall, the primary approach to the site is seen in image 1. This view looks at the relationship to BCR 8. The second approach to the site is shown in image #2, looking North-east from the corner of Ross Drive and Wesbrook Mall. Image #3 is looking west along the property line between BCR 8 & 9 and BCR 7. Lastly, image #4 is the view from BCR 8 & 9 courtyard looking south.



1. Corner from Mangolia House



2. Corner of Ross Drive and Wesbrook Mall



3. Connection BCR 7 and BCR 9



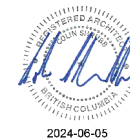
4. Courtyard BCR 8 & 9

#### SECTION III SITE ANALYSIS

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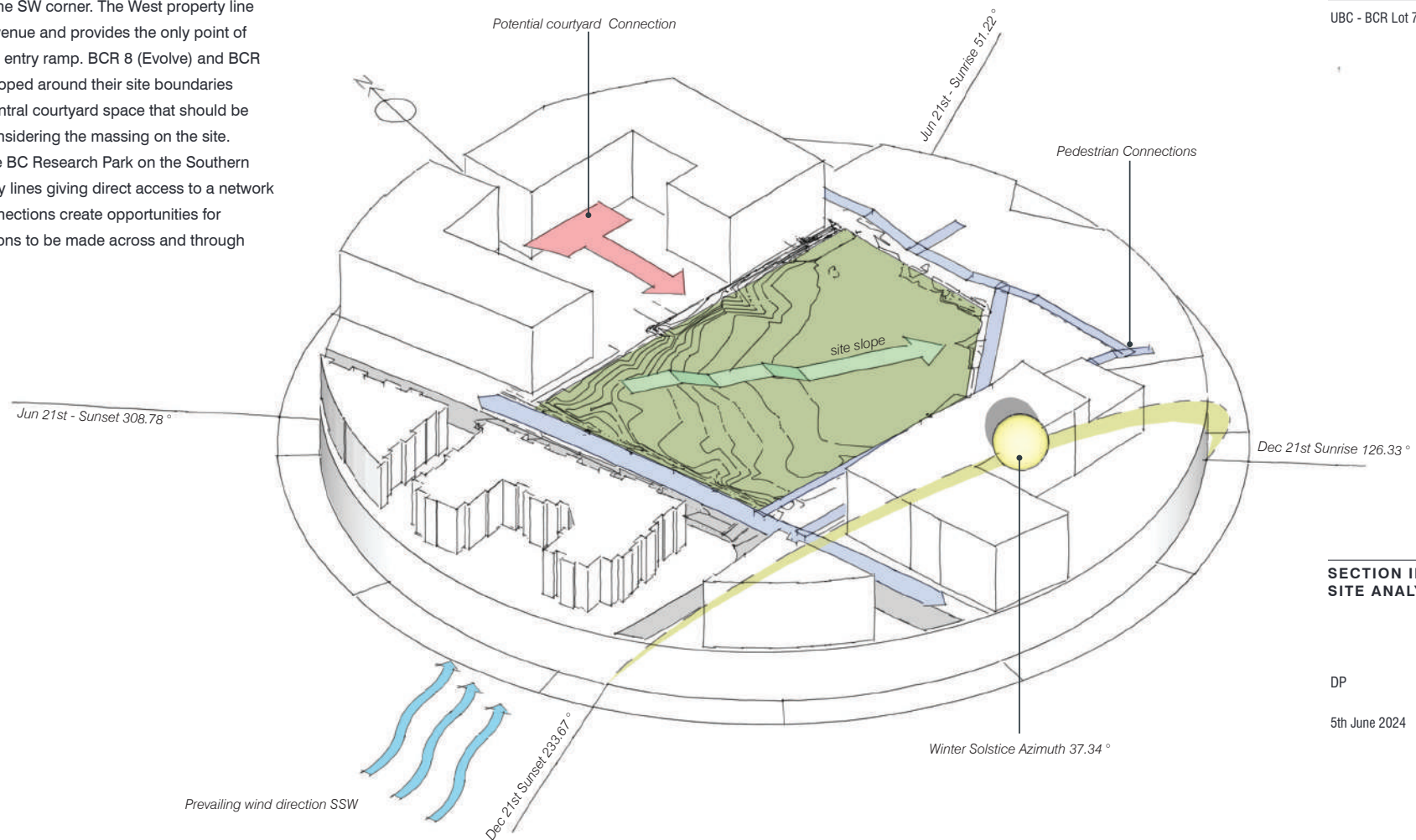


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UBC - BCR Lot 7

### 3.2 Site Analysis

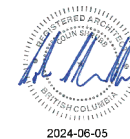
The topography of the site raises several design challenges, with a 12' (3.6m) grade change sloping from the NE corner of the site down to the SW corner. The West property line sits on Wesbrook Avenue and provides the only point of access for a parking entry ramp. BCR 8 (Evolve) and BCR 9 (Echo) have developed around their site boundaries creating an open central courtyard space that should be addressed when considering the massing on the site. The site borders the BC Research Park on the Southern and Eastern property lines giving direct access to a network of paths. These connections create opportunities for secondary connections to be made across and through BCR 7.



**SECTION III  
SITE ANALYSIS**

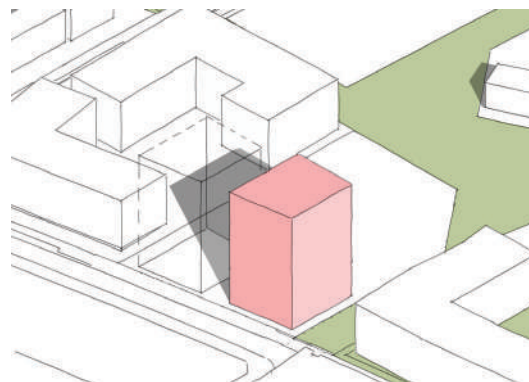
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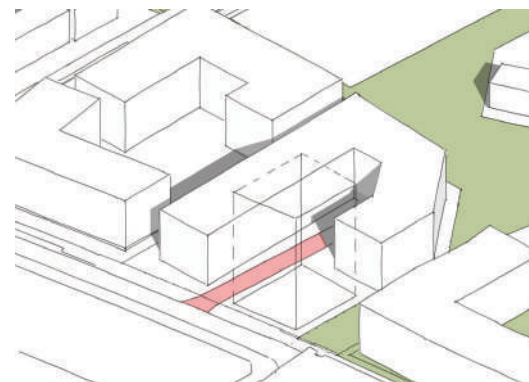
### 3.3 Site Response

The site massing moves were developed in response to neighbouring relationships to BCR 8 & 9, the BC Research Park and BCR 5/6, and also address key Design Guidelines in the Wesbrook Neighbourhood Plan. For example, enlivening gaps between buildings, maintaining the community living room feel of Wesbrook Village and creating a unique social living experience for residents.



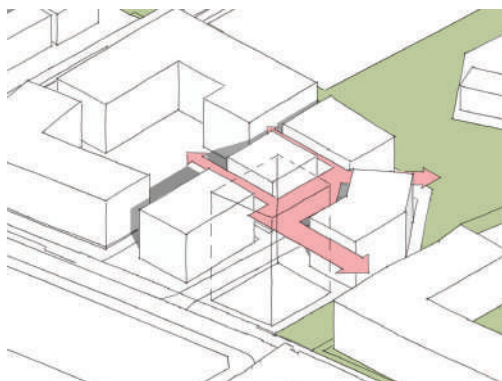
#### 1. Tower Placement:

As per the Wesbrook Place Neighbourhood Plan, 14-stories is allocated at the West portion of the site, along Wesbrook Mall. The tower was placed at the south west corner to minimize the shadowing impact on the courtyard of BCR 8 & 9.



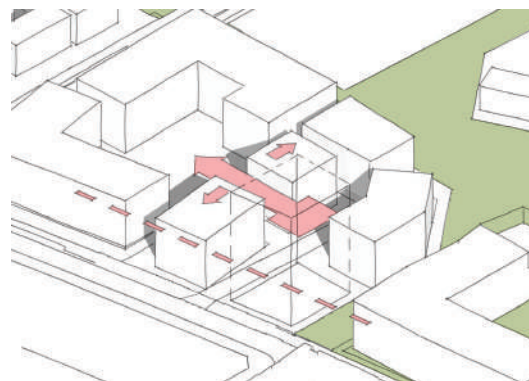
#### 2. Six Storey Massing and Fire Lane Requirement:

As the site only has street access on one side, a fire lane access is required to reach the building at the far east of the site and is placed down the centre. The 6-storey massing wraps around this to form a courtyard.



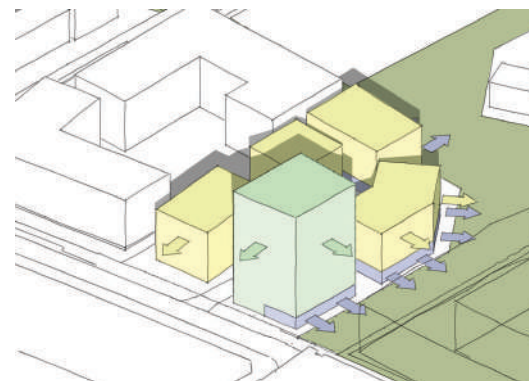
#### 3. Connections:

Significant connections to BCR 8 & 9 and the park have been made by breaking up the 6-storey massing at key locations.



#### 4. Widen Building B Gap and Align Street Frontage:

The gap between Buildings B & C is widened to increase the courtyard connection with BCR 8 & 9 and by twisting Building B to align with the street.



#### 5. Varied Housing Types:

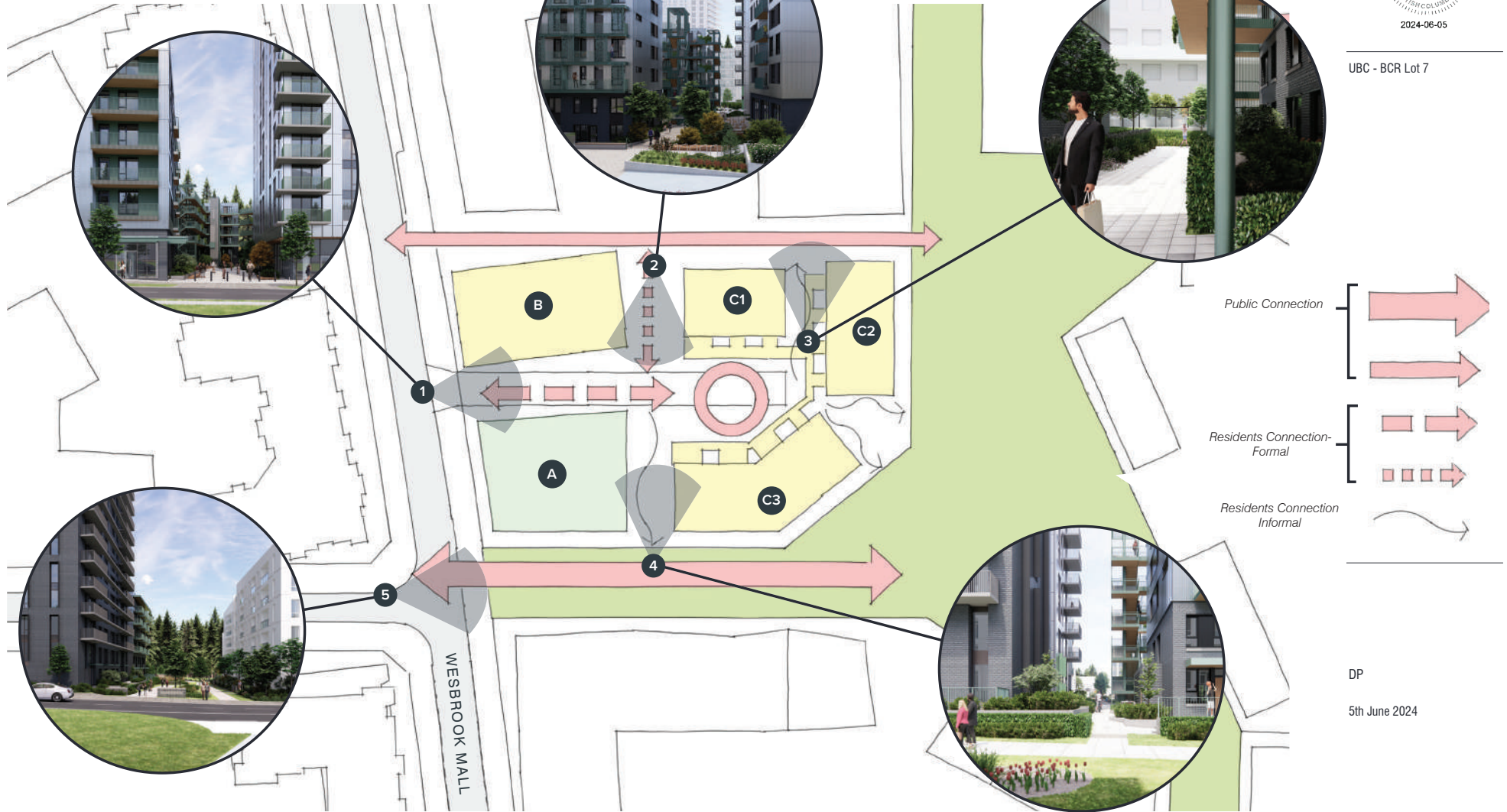
The resulting massing, allows for a variety of housing types. High-rise market housing in Building A, Faculty & Staff low-rise apartments in Building B, and Faculty & Staff exterior walkway access with dual aspect apartments above two-storey townhomes in Building C.



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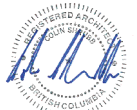
UBC - BCR Lot 7

### 3.4 Hierarchy of Connections



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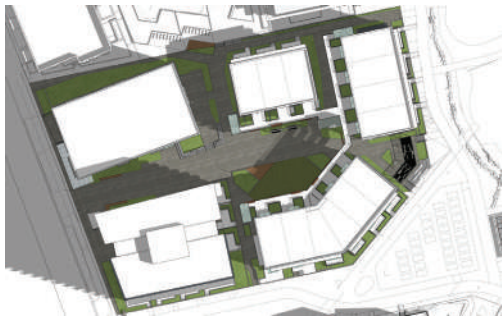


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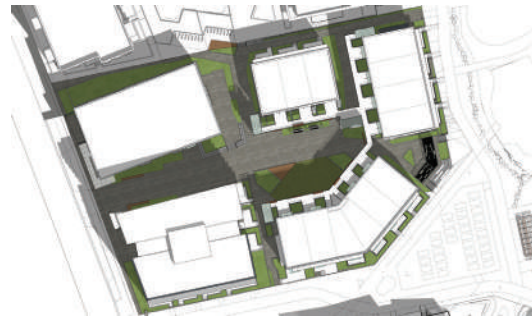


### 3.5 Shadow Studies



Summer Solstice

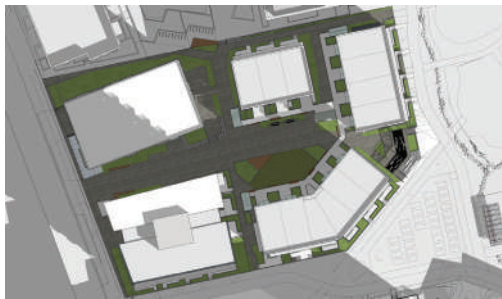
Jun 21st - 10:00



Jun 21st - 12:00

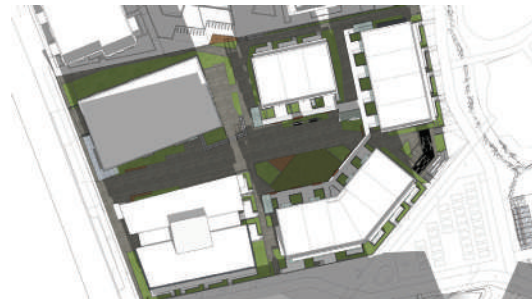


Jun 21st - 14:00



Autumnal Equinox

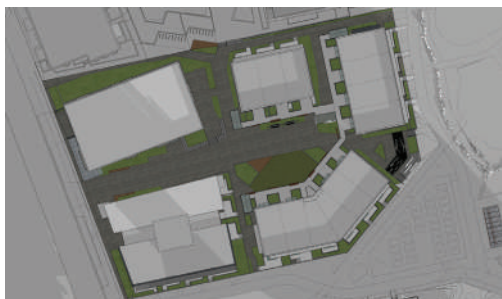
Sept 21st - 10:00



Sept 21st - 12:00



Sept 21st - 14:00



Winter Solstice

Dec 21st - 10:00



Dec 21st - 12:00

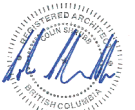


Dec 21st - 14:00

### SECTION III SITE ANALYSIS

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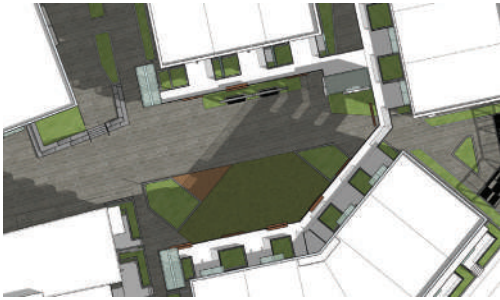
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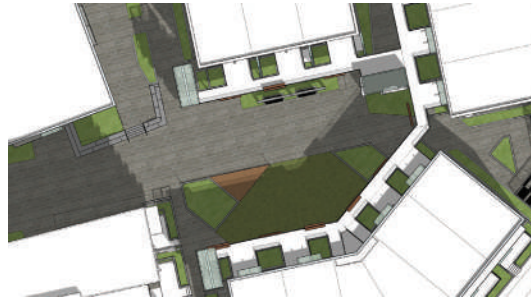
UBC - BCR Lot 7

### 3.5 Shadow Studies - Courtyard Detail

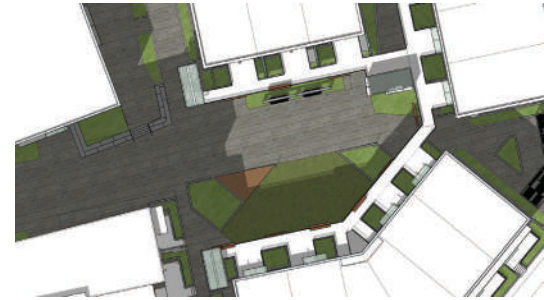


Summer Solstice

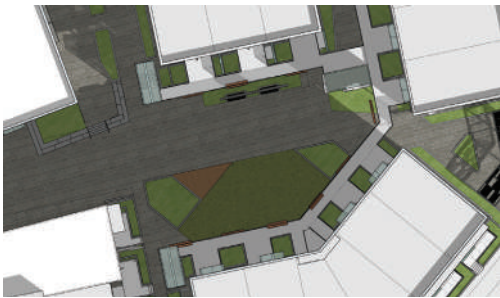
Jun 21st - 10:00



Jun 21st - 12:00

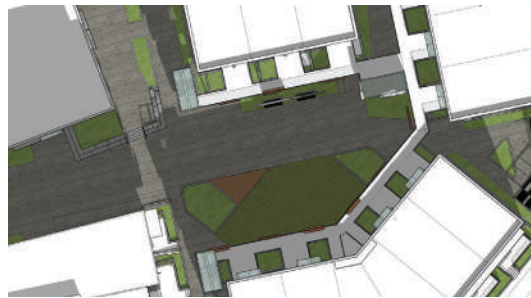


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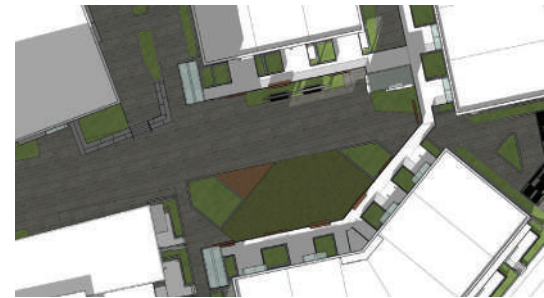


Autumnal Equinox

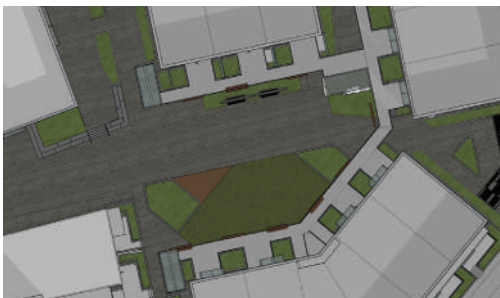
Sept 21st - 10:00



Sept 21st - 12:00

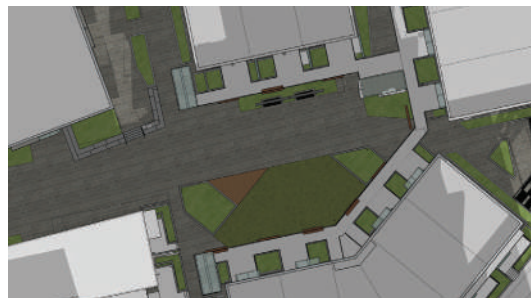


Sept 21st - 14:00

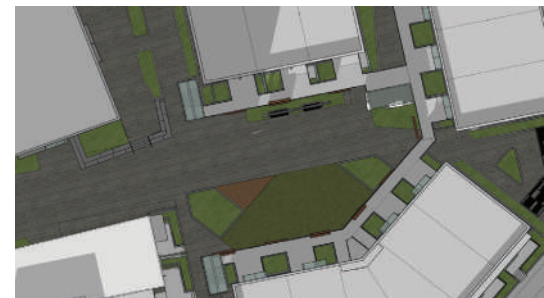


Winter Solstice

Dec 21st - 10:00



Dec 21st - 12:00

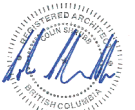


Dec 21st - 14:00

### SECTION III SITE ANALYSIS

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### 3.5 Shadow Studies - Courtyard Perspectives



Summer Solstice

Jun 21st - 10:00



Jun 21st - 12:00



Jun 21st - 14:00



Autumnal Equinox

Sept 21st - 10:00



Sept 21st - 12:00



Sept 21st - 14:00



Winter Solstice

Dec 21st - 10:00



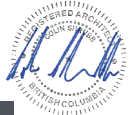
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Dec 21st - 14:00

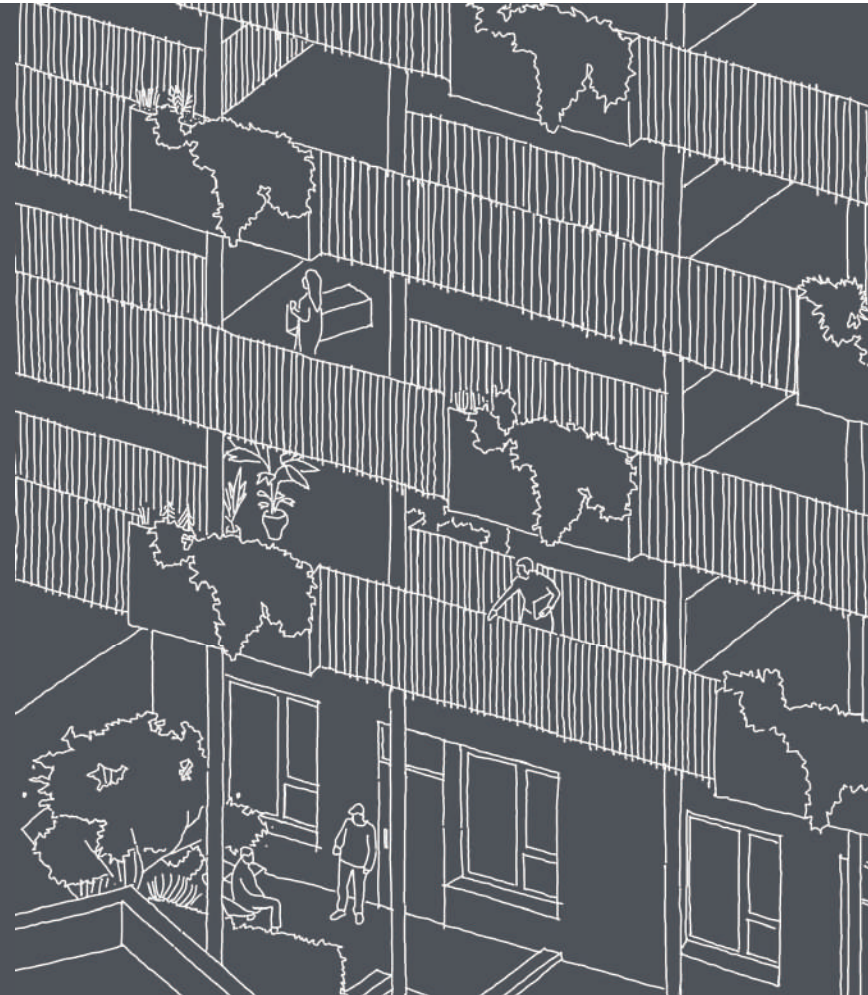
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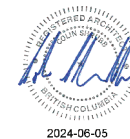
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# 4 Design Rationale





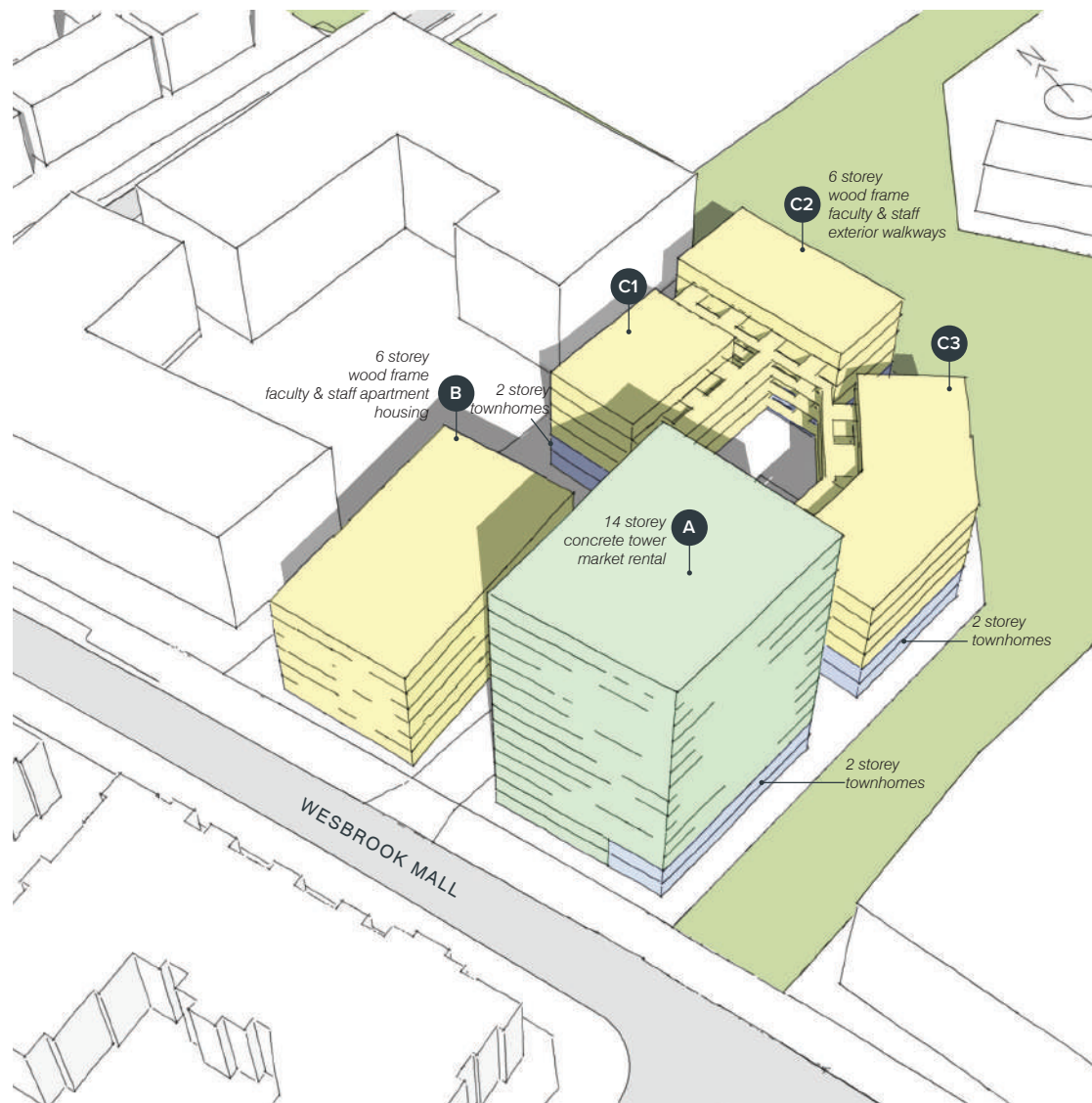
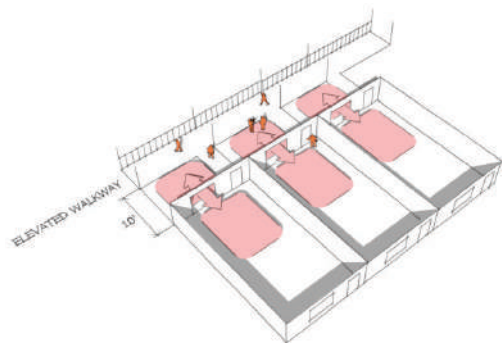
## 4.1 Building Typologies

The proposed massing for this development allows for various housing types which are as follows:

**Building A**, is a market rental tower with a 8477.7 sq.ft typical floor plate consisting of 14 units per floor for a total of 189 units.

**Building B**, is faculty & staff apartments with a 7609.5 sq.ft typical floor plate consisting of 8 units per floor for a total of 40 units.

**Building C** is also faculty & staff housing, consisting of 3 blocks all connected by exterior walkways. The base consists of 2 storey townhomes with at grade access to the outdoors. L3-6 are dual aspect units connected with exterior walkways at the courtyard side. The exterior walkways sit 10' away from the building face to provide private patios for the residents. The total unit count is 74, with the majority being 3-bed units.

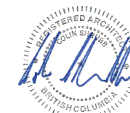


### SECTION IV DESIGN RATIONALE

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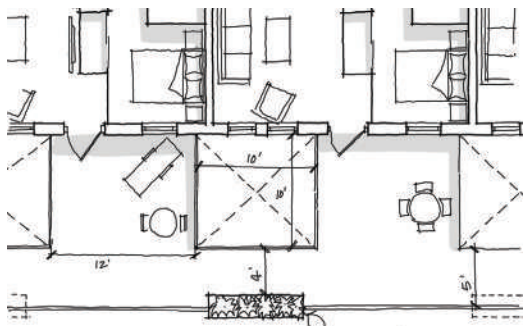




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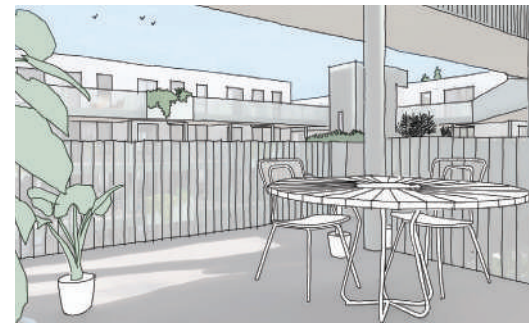
## 4.2 Residential Amenity - Patios on Walkways



Upper Patio Plan



Relationship to entrance



Relationship to walkway



Section through Elevated Patios



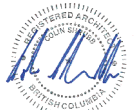
Section through Courtyard

### SECTION IV DESIGN RATIONALE

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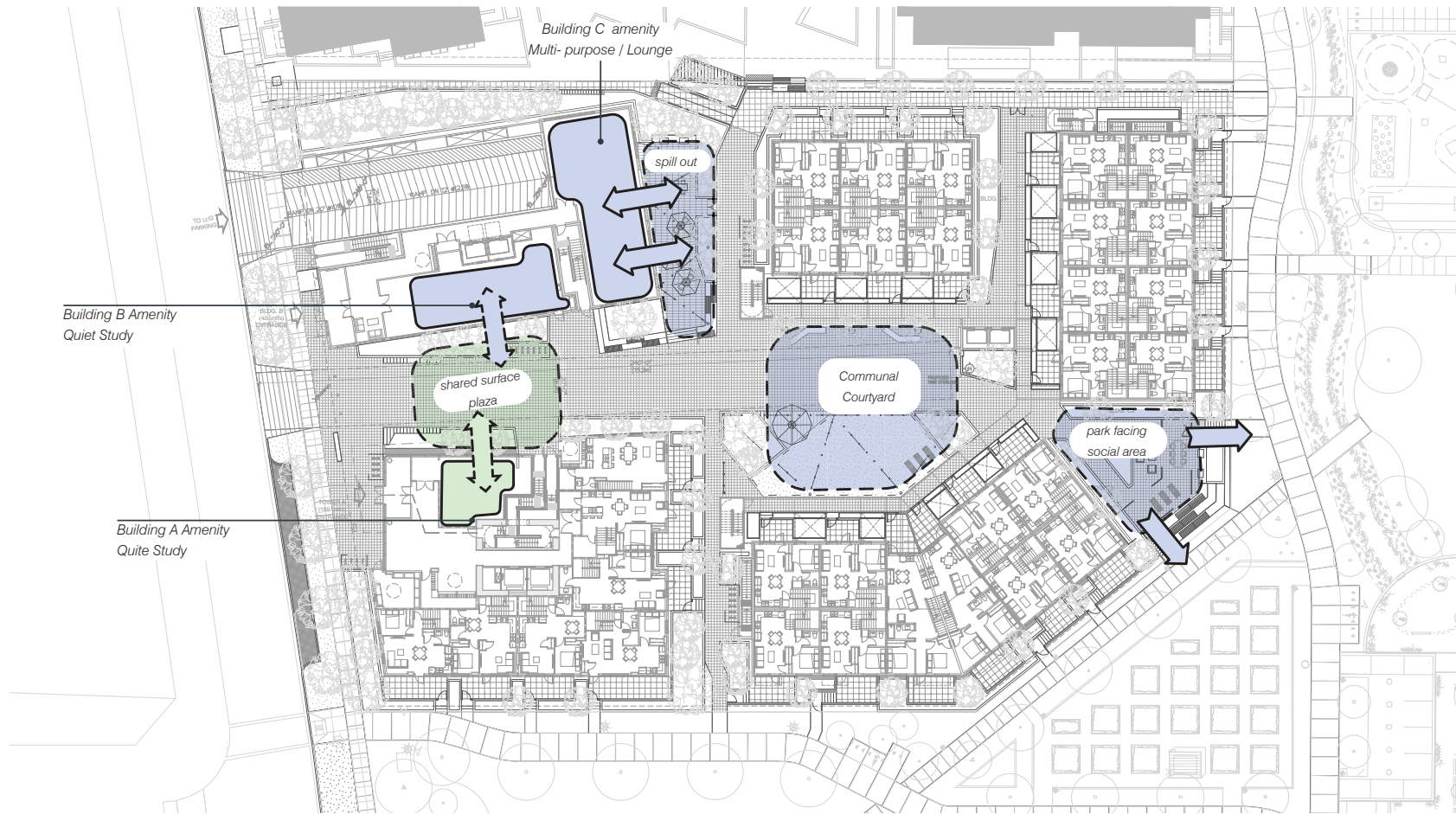
Building C apartments benefit from patios associated with the walkway access to create a sense of community and overlook. They are sized to be flexibly furnished with tables, chairs and planting. The walkway planters are located on the communal walkway next to the lightwell so that they can be easily maintained. The 2 foot depth of these planters allows for a variety of plants which will further animate the courtyard.



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### 4.3 Communal Amenity - Plan

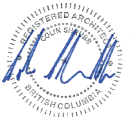


#### SECTION IV DESIGN RATIONALE

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Breaks in the building form create opportunities for external social spaces and internal amenity spill out. At the centre of this is the communal courtyard. A space animated by adjacent patios, walkways above and residents moving through the development.



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UBC - BCR Lot 7

#### 4.4 Communal Amenity - Sketch views



Spill out east of Building B



Park facing Social area



Communal Courtyard

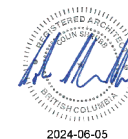


Shared surface Plaza adjacent to Building A and B amenity areas

#### SECTION IV DESIGN RATIONALE

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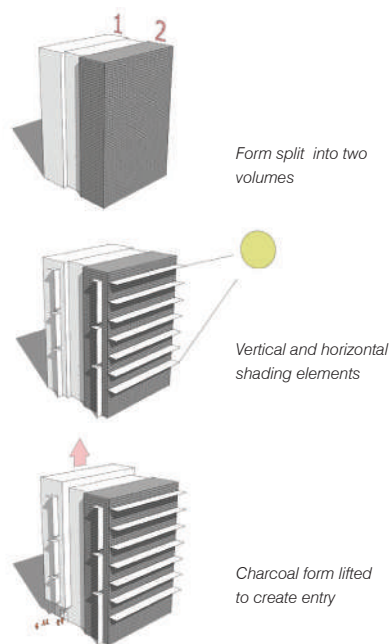


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## 4.5 Building A - Market Rental Tower

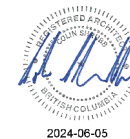
The tower form is split into two volumes to emphasize the verticality of a relatively squat tower form. The silver form consists of window wall with metal spandrel panels and the charcoal form is clad in brick. The glass break between the two forms extends down into the entrance lobby and amenity space. There are also vertical sun shading fins in response to the solar gains from the East and West. The south façade, has 5' deep projected balconies and connecting a 2' deep concrete strip, which serves as a horizontal sun shade. All balcony guards throughout the project are metal pickets and bird friendly.



### SECTION IV DESIGN RATIONALE

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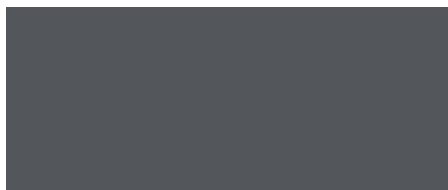


# BCR 7

## Building A - Wesbrook Village



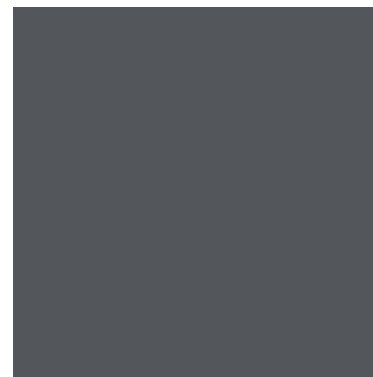
1 Brick colour: ironspot



2 Window Mullion colour: green



3 Handrail colour: green



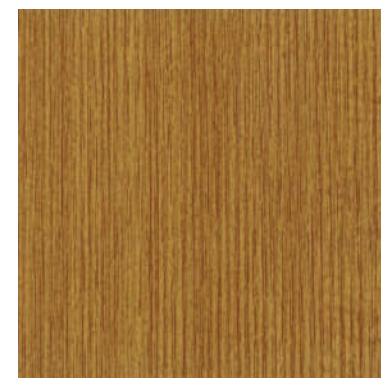
4 Glass Spandrel Panel colour: black



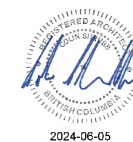
6 Glass Spandrel Panel colour: light grey



5 Aluminium Spandrel Panel and / or Window Mullion colour: silver

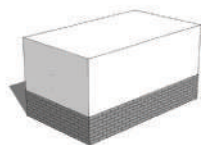


7 Wood Effect Metal Soffits : Autumn

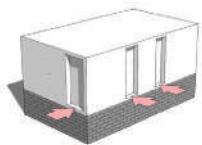


## 4.6 Building B - Faculty and Staff Low-rise Apartment

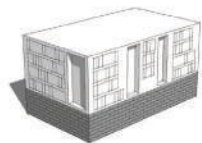
Building B's architectural expression is characterized by inset balconies which are further articulated by green metal zinc effect accent panels and a base of dark brick. Another key feature of Building B is the Faculty & Staff indoor amenity located on the ground floor expressed by an over height level 1 and large expanses of glazing.



Over height level 1  
expressed in brick



Zinc volume character-  
ized by inset balconies



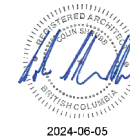
Common window and  
panel pattern with  
Building C



### SECTION IV DESIGN RATIONALE

DP

5th June 2024



# BCR 7

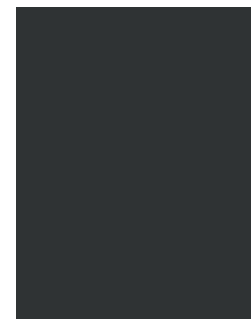
## Building B - Wesbrook Village



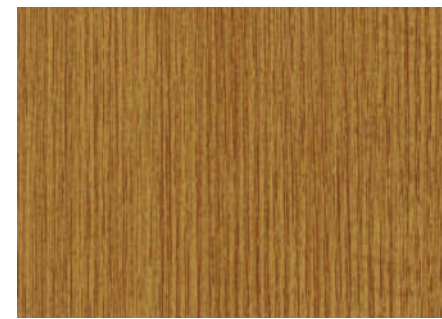
1 Corrugated Metal Panel colour: silver zinc



2 Face Brick colour: ironspot



3 Window Mullion colour: black



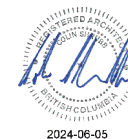
5 Wood Effect Metal Soffits : Autumn



4 Metal Panel colour: charcoal



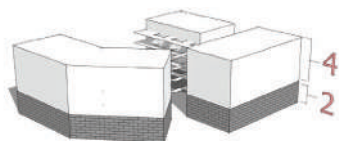
6 Metal Panel and Handrail colour: green



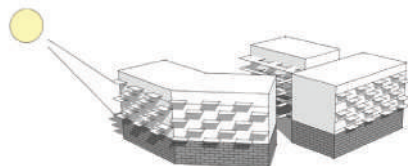
UBC - BCR Lot 7

## 4.7 Building C - Faculty and Staff walk-way access with dual aspect apartments above town-homes

Building C builds on the social aspects of the internal courtyard by moving the circulation to the exterior and connecting it to residents' private patios. All the units are designed such that the living areas are facing the exterior walkway to promote socialization and resident connection. The exterior walkway is painted steel with metal wood effect soffit panels. Metal planters are incorporated throughout to bring in natural elements and to soften the pallet. Similar to Building B, the main cladding materials are zinc effect metal with charcoal accent panels over 2-stories of dark brick.



2 Storey townhomes with dual aspect apartments above



Horizontal walkway and balcony expression provides solar shading

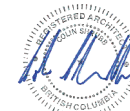


### SECTION IV DESIGN RATIONALE

DP

5th June 2024





2024-06-05

# BCR 7

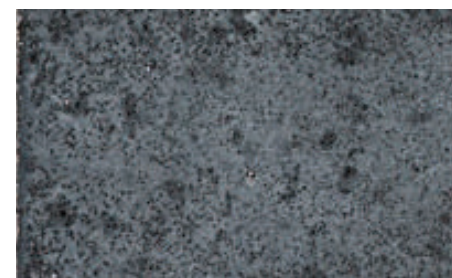
## Building C - Wesbrook Village



1 Corrugated Metal Panel colour: zinc



2 Metal elevator screen colour: green



3 Brick colour: ironspot



6 Window Mullion colour: black



4 Metal Panel and Handrail colour: green



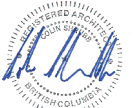
7 Metal Panel colour: gray



5 Architectural concrete finish with clear sealer Elevator



8 Wood Effect Metal Soffits : Autumn



2024-06-05

UBC - BCR Lot 7

## 4.8 CPTED Strategies

1. **Territoriality:** A series of boundary markers are implemented along the site edges, including landscape walls, hedges and fences to help define territory. As well, many of the outdoor private spaces are designed for active use and will be maintained at a high level.

2. **Defensible Space:** Established territory is seen at the private terraces fronting the adjacent park spaces East and West as well as inside the interior courtyard.

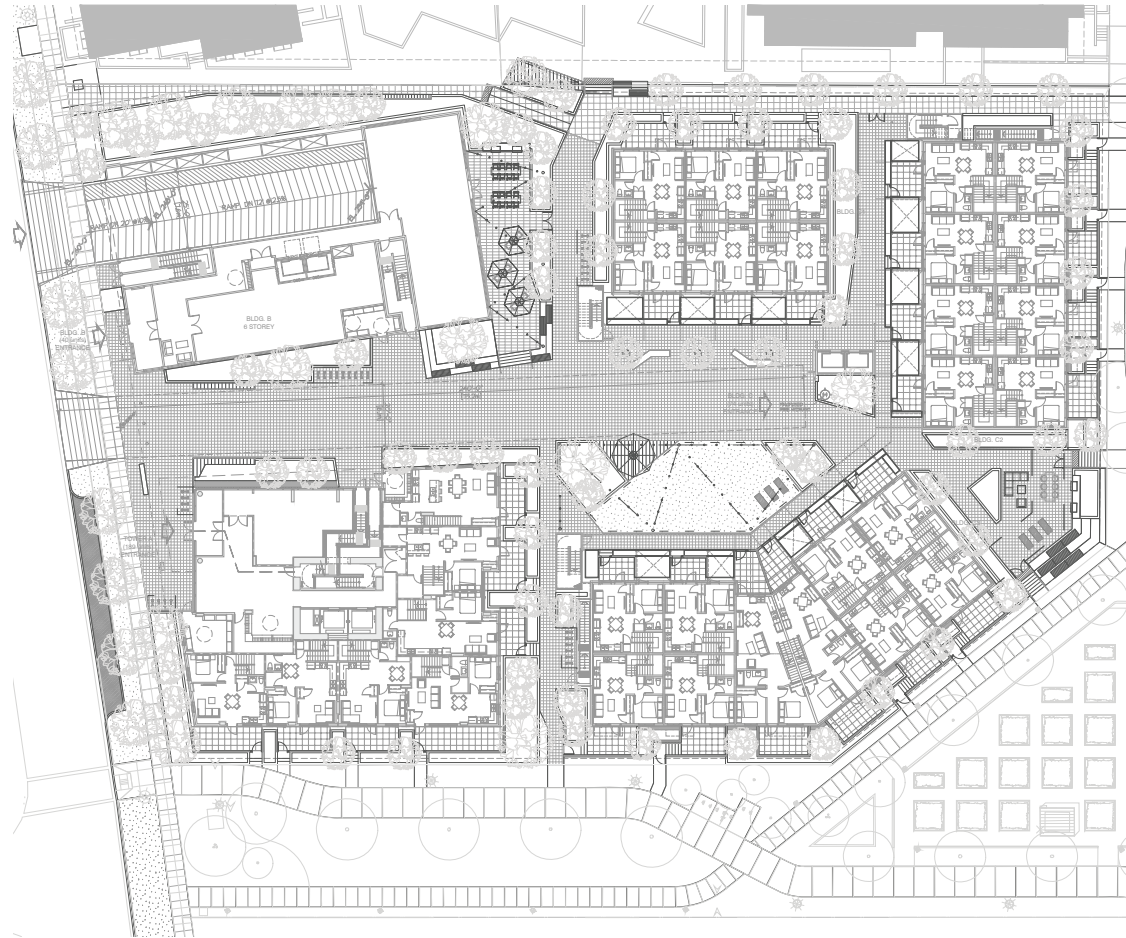
3. **Target Hardening:** There are many instances where target hardening is in play, for instance, reinforced entry doors to parking storage, bike storage and private garages, inclusion of security systems.

4. **Choice:** Courtyard access and egress has multiple points of entry and choice to avoid dead end routes.

5. **Lighting:** Public and semi-public spaces will be lit.

6. **Natural Surveillance:** Buildings and patios have oversite into internal courtyard and perimeter walkways and site edges.

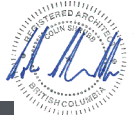
7. **Site Lines:** Meandering pathways will have site lines to entries, nodes and exit points within the landscape.



### SECTION IV DESIGN RATIONALE

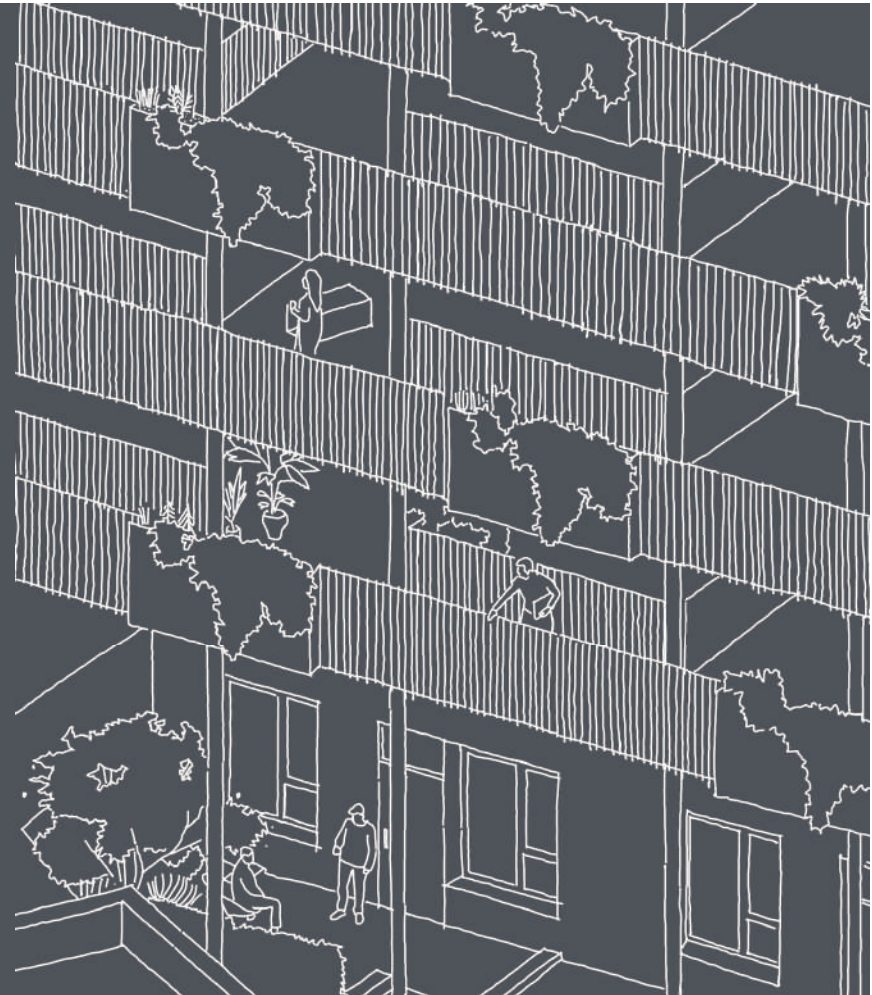
DP

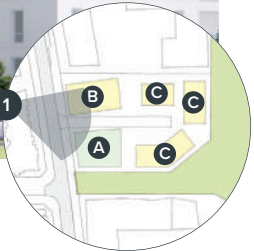
5th June 2024



2024-06-05

# 5 Perspectives





5.1 View along Wesbrook Mall



5.2 View from Research Park



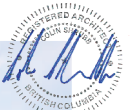


### 5.3 Park Facing Social Area





5.4 Internal Courtyard

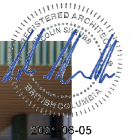


2024-06-05

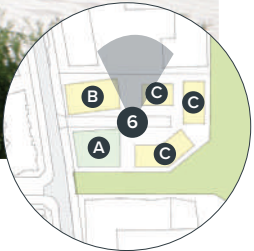


5.5 View South from Evolve and Echo

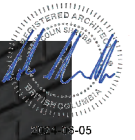




2024-08-05



5.6 View North Towards Evolve and Echo



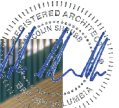
5.7 View between buildings C1 and C2





5.8 View between Buildings A and C3





2024-06-05

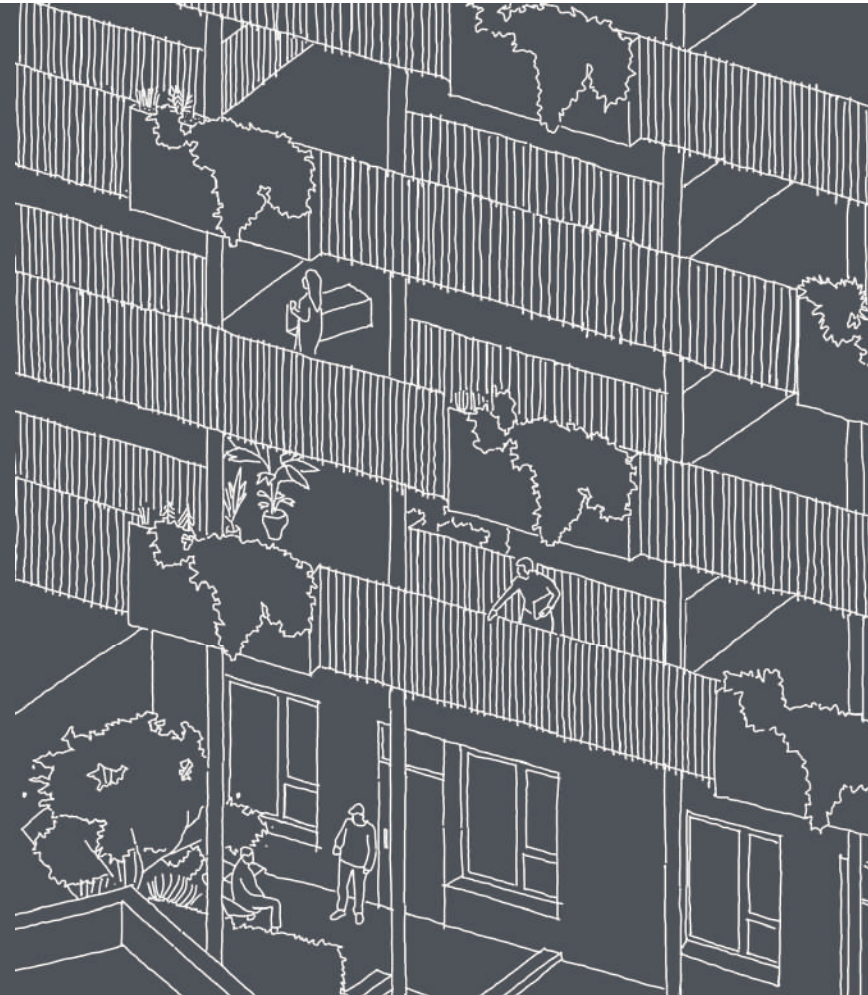


5.10 Internal Courtyard at night



2024-06-05

# 6 Required Drawings





NO. | DATE | ISSUE



2024-06-05

NO. | DATE | REVISION

<b>PROJECT STATISTICS</b>	
A223577 - UBC PROPERTIES TRUST - BC RESEARCH LOT 7	
<b>CIVIC ADDRESS</b>	BLDG. A 3688 WESBROOK MALL, VANCOUVER, BC BLDG. B 3688 WESBROOK MALL, VANCOUVER, BC BLDG. C 3578 WESBROOK MALL, VANCOUVER, BC
<b>LEGAL DESCRIPTION</b>	LOT 7, DISTRICT LOT 6484, GROUP 1, N.W.D. PLAN EPP869350
<b>ZONING</b> (AS PER UBC DEVELOPMENT HANDBOOK 2020)	SC3C HIGH DENSITY RESIDENTIAL - HIGHRISE/TOWNHOUSES
<b>SITE AREA</b>	67047.0 SQ.FT. 6228.9 SQ.M.

	ALLOWED		PROPOSED	
	M	FT	M	FT
<b>SETBACKS</b>				
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>				
BUILDING FSR AREA	3.50		3.50	
	21801.0 SQ.M.	234864.50 SQ.FT.	21773.7 SQ.M.	234399.9 SQ.FT.
<b>SITE COVERAGE</b>	50%		50.0%	(33492.9 SF)

	ALLOWED		PROPOSED	
	M	FT	M	FT
<b>BUILDING HEIGHT</b>				
BUILDING A - TOWER	43.0 M	141.1 FT	14 STOREYS (1MEZZANINE LVL)	*146.00 FT
BUILDING B - MID-RISE			6 STOREYS	
BUILDING C - MID-RISE			6 STOREYS	

**\* VARIANCE REQUEST**  
 Request height variance of 4'-11"(1.50m) due to the significant slope in the site from West to East

RESIDENTIAL AREA SUMMARY - BLDG A-TOWER (MARKET RENTAL)						
LEVEL	GROSS FLOOR AREA to exterior face (sq.ft)	BUILDING AREA to exterior face of stud wall (sq.ft)	EXCLUSION - AMENITY (sq.ft)	EXCLUSION - STORAGE (sq.ft)	EXCLUSION - MECH./ELEC. (sq.ft)	F.S.R AREA (sq.ft)
Rooftop						
14	8477.7	8280.8		90	65.5	8125.3
13	8477.7	8280.8		90	65.5	8125.3
12	8477.7	8280.8		90	65.5	8125.3
11	8477.7	8280.8		90	65.5	8125.3
10	8477.7	8280.8		90	65.5	8125.3
9	8477.7	8280.8		90	65.5	8125.3
8	8477.7	8280.8		90	65.5	8125.3
7	8477.7	8280.8		90	65.5	8125.3
6	8477.7	8280.8		90	65.5	8125.3
5	8477.7	8280.8		90	65.5	8125.3
4	8477.7	8280.8		90	65.5	8125.3
3	8477.7	8280.8		90	65.5	8125.3
2	8477.7	8280.8		90	65.5	8125.3
MEZZ.	5333.5	5194.5		200	0.0	4994.5
1	7758.0	7616.6	774.9	80	65.5	6696.2
<b>TOTAL</b>	<b>123,301.6</b>	<b>120,461.5</b>	<b>774.9</b>	<b>1,450.00</b>	<b>917.0</b>	<b>117,319.6</b>

UNIT SUMMARY - BLDG A: TOWER (MARKET RENTAL)						
LEVEL	STUDIO	1-BED	2-BED	3-BED	4-BED	TOTAL
Rooftop						
14	10	0	2	2	0	14
13	10	0	2	2	0	14
12	10	0	2	2	0	14
11	10	0	2	2	0	14
10	10	0	2	2	0	14
9	10	0	2	2	0	14
8	10	0	2	2	0	14
7	10	0	2	2	0	14
6	10	0	2	2	0	14
5	10	0	2	2	0	14
4	10	0	2	2	0	14
3	10	0	2	2	0	14
2	10	0	2	2	0	14
MEZZ.	0	0	0	0	0	0
1	0	0	0	4	3	7
<b>TOTAL</b>	<b>130</b>	<b>0</b>	<b>26</b>	<b>30</b>	<b>3</b>	<b>189</b>
<b>PERCENTAGE</b>	<b>68.8%</b>	<b>0.0%</b>	<b>13.8%</b>	<b>15.9%</b>	<b>1.6%</b>	

RESIDENTIAL AREA SUMMARY - BUILDING B-MID-RISE (FACULTY & STAFF)						
LEVEL	GFA	BA	AMENITY	STORAGE	MECH./ELEC.	FSR AREA
Rooftop						
6	7609.5	7406.0		104.0	18.0	7284.0
5	7609.5	7406.0		104.0	18.0	7284.0
4	7609.5	7406.0		104.0	18.0	7284.0
3	7609.5	7406.0		104.0	18.0	7284.0
2	7609.5	7406.0		104.0	18.0	7284.0
1	5105.2	4979.1	3155.0	0.0	18.0	1806.1
<b>TOTAL</b>	<b>43,152.7</b>	<b>42,009.1</b>	<b>3,155.0</b>	<b>520.0</b>	<b>108.0</b>	<b>38,226.1</b>

UNIT SUMMARY - BLDG B: MID-RISE (FACULTY & STAFF)							
LEVEL	STUDIO	1-BED	1-BED+D	2-BED	3-BED	4-BED	TOTAL
Rooftop							
6	0	1	2	2	0	3	8
5	0	1	2	2	0	3	8
4	0	1	2	2	0	3	8
3	0	1	2	2	0	3	8
2	0	1	2	2	0	3	8
re	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>5</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>15</b>	<b>40</b>
<b>PERCENTAGE</b>	<b>0.0%</b>	<b>12.5%</b>	<b>25.0%</b>	<b>25.0%</b>	<b>0.0%</b>	<b>37.5%</b>	

RESIDENTIAL AREA SUMMARY - BUILDING C-MID-RISE (FACULTY & STAFF)						
LEVEL	GFA	BA	AMENITY	STORAGE	MECH./ELEC.	FSR AREA
Rooftop						
6	13898.7	13461.0		360.0	0.0	13101.0
5	13898.7	13461.0		360.0	0.0	13101.0
4	13898.7	13461.0		360.0	0.0	13101.0
3	13898.7	13461.0		360.0	0.0	13101.0
2	13898.7	13461.0		390.0	0.0	13071.0
1	14144.5	13461.0	0.0	0.0	0.0	13461.0
<b>TOTAL</b>	<b>83,638.0</b>	<b>80,766.0</b>	<b>0.0</b>	<b>1,830.0</b>	<b>0.0</b>	<b>78,936.0</b>

UNIT SUMMARY - BLDG C: MID-RISE (FACULTY & STAFF)						
LEVEL		3-BED	3-BED+D	4B	TOTAL	
Rooftop						
6		11	2	0	13	
5		11	0	0	11	
4		11	0	2	13	
3		0	13	0	13	
2		0	0	0	0	
1		22	0	2	24	
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>55</b>	<b>15</b>	<b>74</b>
<b>PERCENTAGE</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>74.3%</b>	<b>20.3%</b>	<b>5.4%</b>

<b>SUBTOTAL</b>	<b>234,481.7</b>
<b>FSR</b>	<b>3.50</b>

<b>SUBTOTAL</b>	<b>303</b>
-----------------	------------

<b>SR AREA ALLOWED</b>	<b>234,664.5</b>
<b>FSR AREA DIFFERENCE</b>	<b>-182.80 SQ.FT.</b>

PLOT STAMP: 2024-May-22 @1:26pm - P:\A223577 - UBC - Lot 7\CAD\1-SD\A223577\_stats.dwg - A0.01-STAT

**PROJECT**  
 BCR 7

3568,3578,3588 WESBROOK MALL  
 VANCOUVER, BC

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**PROJECT** A223577  
**DRAWN** CHECKED  
**SCALE** 1/16" = 1'-0"  
**DATE** MAY 20, 2024

**A0.01**



NO. | DATE | ISSUE



2024-06-05

NO. | DATE | REVISION

PARKING SUMMARY			
VEHICLE PARKING	ALLOWED/REQUEST	PROPOSED	
BLDG A-MARKET RENTAL (TOWER)	123	137	0.65 space per principal dwelling unit
BLDG B-FACULTY&STAFF RENTAL (MIDRISE)	26	36	0.65 space per principal dwelling unit
BLDG C-FACULTY&STAFF RENTAL (MIDRISE)	49	67	0.65 space per principal dwelling unit
<b>RESIDENT SUBTOTAL</b>	<b>198</b>	<b>240</b>	
VISITOR STALLS	31	32	Min. of 0.1 spaces per principal dwelling unit
HANDICAP STLL (included in total)	4	4	
<b>TOTAL PARKING SPACES</b>	<b>229</b>	<b>272</b>	

INCLUDING :			
HANDICAP STALLS (included in total)	35	35	
BLDG A	19	19	
BLDG B	4	4	Min. of 0.1 spaces per principal dwelling unit
BLDG C	8	8	
VISITOR STALLS	4	4	
SMALL CAR STALLS (included in total)	57	24	Max. 25% of the required # of parking spaces
CAR WASH	2	2	For every 100 parking spaces

ELECTRIC CAR (included in total)  
 Fully Equipped Level 2 Charging Station  
 Level 2 Energized Outlets

		STANDARD	SMALL CAR	H/C	SUBTOTAL
P1	VISITOR	20	9	4	79
	RESIDENTIAL	40	7	0	
	<b>SUBTOTAL</b>	<b>60</b>	<b>16</b>	<b>4</b>	
P2	VISITOR	0	0	0	168
	RESIDENTIAL	129	8	31	
	<b>SUBTOTAL</b>	<b>129</b>	<b>8</b>	<b>31</b>	
P3	VISITOR	0	0	0	25
	RESIDENTIAL	25	0	0	
	<b>SUBTOTAL</b>	<b>25</b>	<b>0</b>	<b>0</b>	
<b>SUBTOTAL</b>					<b>272</b>

BICYCLE PARKING SUMMARY		REQUIRED	PROPOSED	
RESIDENT STALLS - CLASS I				* As per REAP 3.3 * An in building bicycle repair station; and * Provide Class 1 bicycle storage facilities at a rate of: 1.5 spaces per studio or one bedroom unit; 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
	BLDG A-TOWER	359		
	BLDG B-MID-RISE	93		
	BLDG C-MID-RISE	222		
<b>SUBTOTAL</b>		<b>674</b>	<b>675</b>	
VISITOR STALLS - CLASS II				* As per REAP 3.3 * 0.5 Class 2 bicycle storage spaces per dwelling unit; and * A 2 x 3 m concrete pad outside the building, close to the building entrance, with a standard outlet or conduit for electrified bike share.
	BLDG A-TOWER	95		
	BLDG B-MID-RISE	20		
	BLDG C-MID-RISE	37		
<b>SUBTOTAL</b>		<b>152</b>	<b>70</b>	

STORAGE LOCKER SUMMARY		REQUIRED	PROPOSED	
				* As per UBC Properties Trust Market Development Design Guidelines Feb2020 Ensure that a locker has been provided for every 3 Bed and 4 Bed units. Lockers to be 4'x6'x6" minimum
	BLDG A-TOWER	30		
	BLDG B-MID-RISE	15		
	BLDG C-MID-RISE	74		
<b>SUBTOTAL</b>		<b>119</b>	<b>140</b>	

PROJECT

BCR 7

3568,3578,3588 IVESBROOK MALL  
 VANCOUVER, BC

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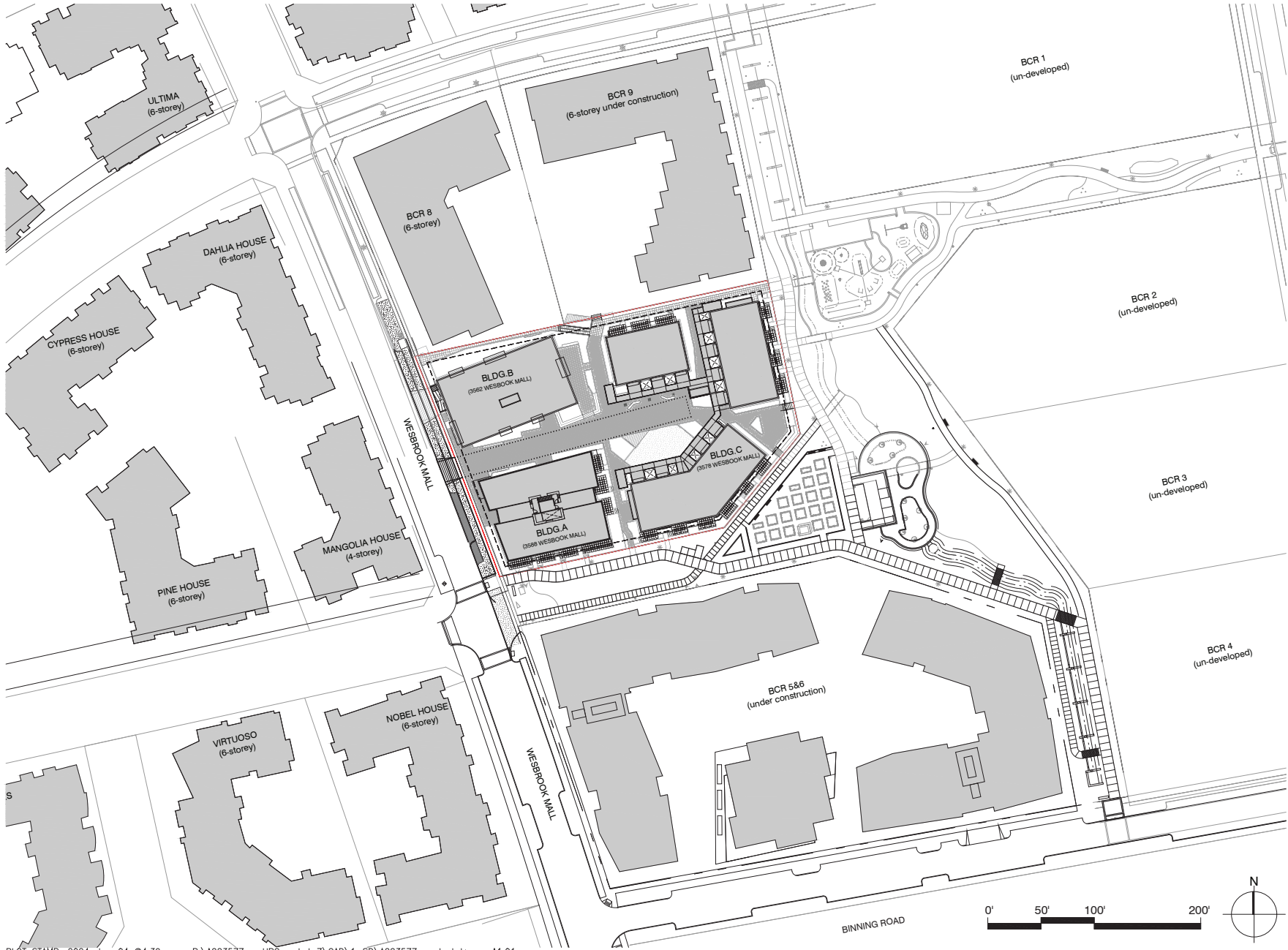
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PROJECT A223577  
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 SCALE 1/16" = 1'-0"  
 DATE MAY 20, 2024



**A0.02**





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**dys** architecture  
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PROJECT

**BCR 7**

3588, 3578, 3598 WESTBROOK MALL  
 VANCOUVER, BC

**CONTEXT PLAN**

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PROJECT A223577

DRAWN CHECKED

SCALE AS NOTED  
 DATE MAY 20, 2024

0' 50' 100' 200'



**A1.01**

CLIENT

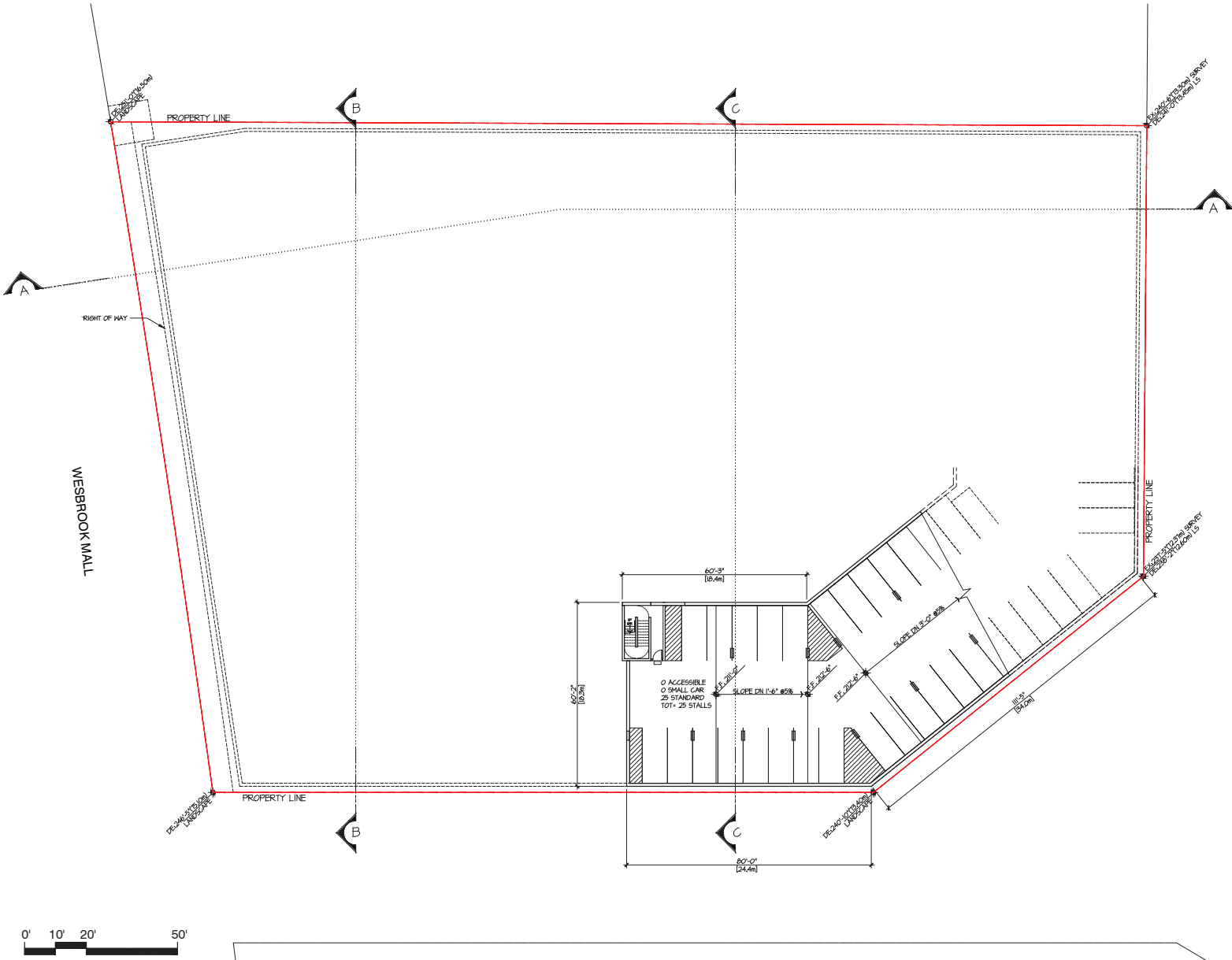


NO. | DATE | ISSUE



2024-06-05

NO. | DATE | REVISION



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PROJECT

BCR 7

3588, 3578, 3588 WESBROOK MALL  
 VANCOUVER, BC

**U/G PARKING  
 LEVEL P3 PLAN**

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PROJECT A223577

DRAWN  CHECKED

SCALE 1/16" = 1'-0"

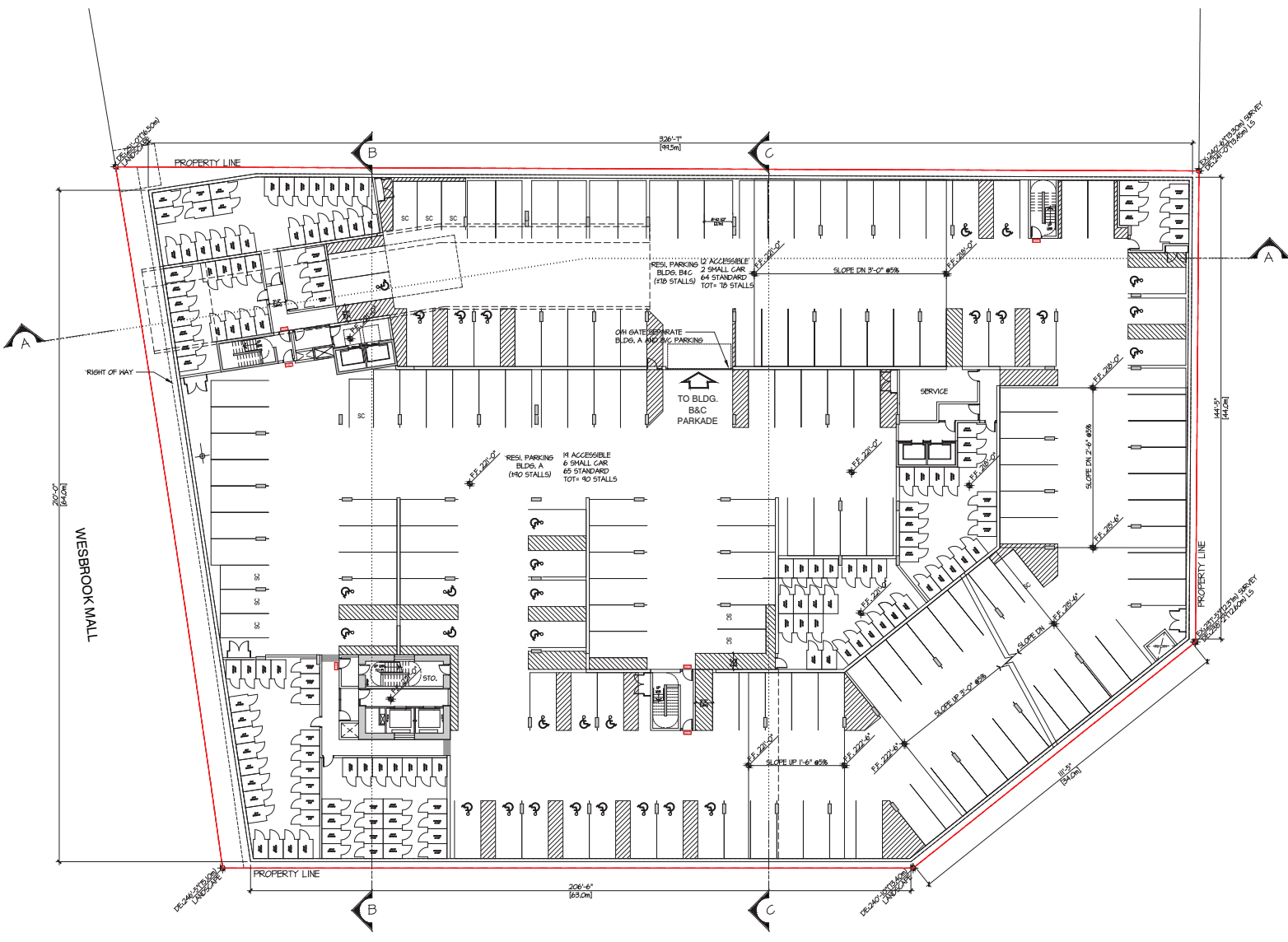
DATE JUNE 4, 2024



**A2.01**



2024-06-05



**PROJECT**  
**BCR 7**

3568, 3578, 3588 WESBROOK MALL  
 VANCOUVER, BC

**U/G PARKING**  
**LEVEL P2 PLAN**

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 DRAWN  CHECKED   
 SCALE 1/16" = 1'-0"  
 DATE JUNE 4, 2024

**A2.02**

CLIENT

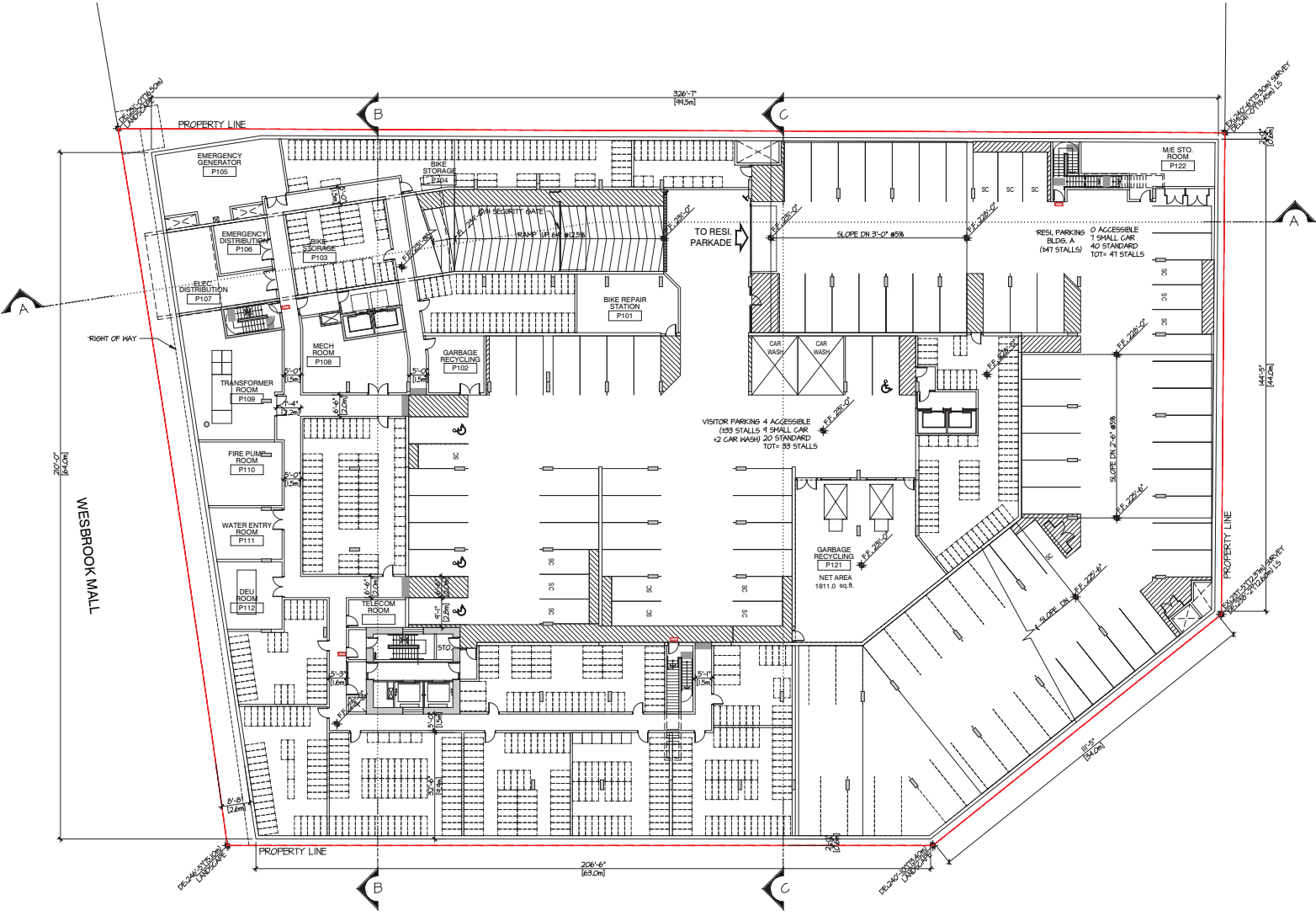


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NO. | DATE | REVISION



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**U/G PARKING  
LEVEL P1 FLOOR PLAN**

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PROJECT A223577

DRAWN CHECKED







SCALE 1/16" = 1'-0"

DATE JUNE 4, 2024

**A2.03**



LEGEND - UNIT TYPES

	MICRO STUDIO
	1-BEDROOM
	2-BEDROOM
	3-BEDROOM
	4-BEDROOM
	AMENITY

PROJECT

BCR 7

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SITE PLAN  
 (LEVEL 01)

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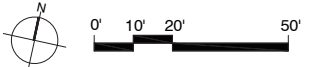
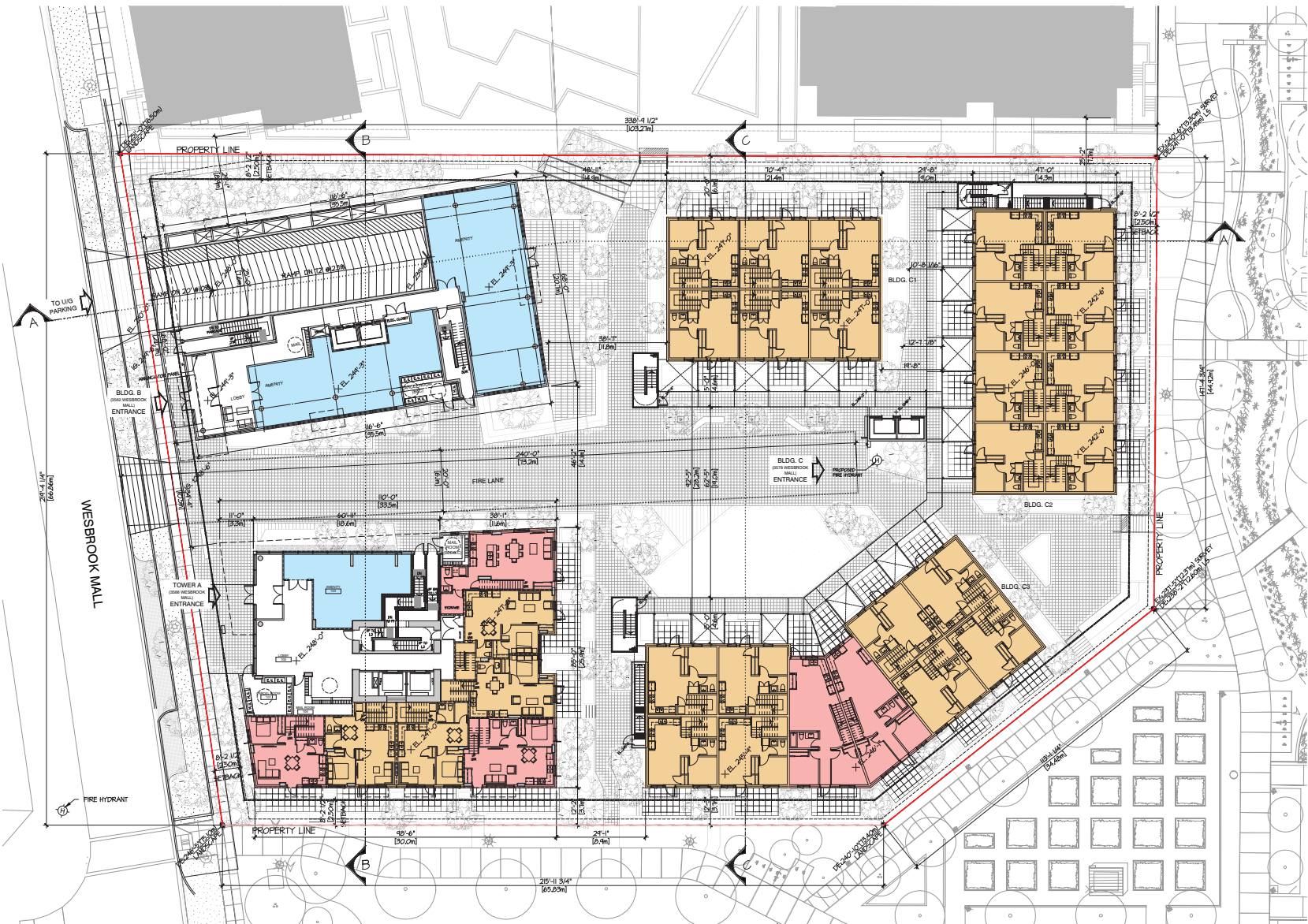
PROJECT A223577

DRAWN  CHECKED

SCALE 1/16" = 1'-0"

DATE JUNE 4, 2024

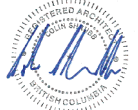
**A2.04**



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- LEGEND - UNIT TYPES
- MICRO STUDIO
  - 1-BEDROOM
  - 2-BEDROOM
  - 3-BEDROOM
  - 4-BEDROOM
  - AMENITY

PROJECT

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**SITE PLAN  
 (LVL 2/MEZZANINE)**

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DATE JUN 4, 2024



**A2.05**



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NO. | DATE | REVISION

LEGEND - UNIT TYPES

<span style="color: blue;">■</span>	MICRO STUDIO
<span style="color: green;">■</span>	1-BEDROOM
<span style="color: yellow;">■</span>	2-BEDROOM
<span style="color: orange;">■</span>	3-BEDROOM
<span style="color: red;">■</span>	4-BEDROOM
<span style="color: lightblue;">■</span>	AMENITY

PROJECT

BCR 7

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**SITE PLAN (LVL 3-6)**

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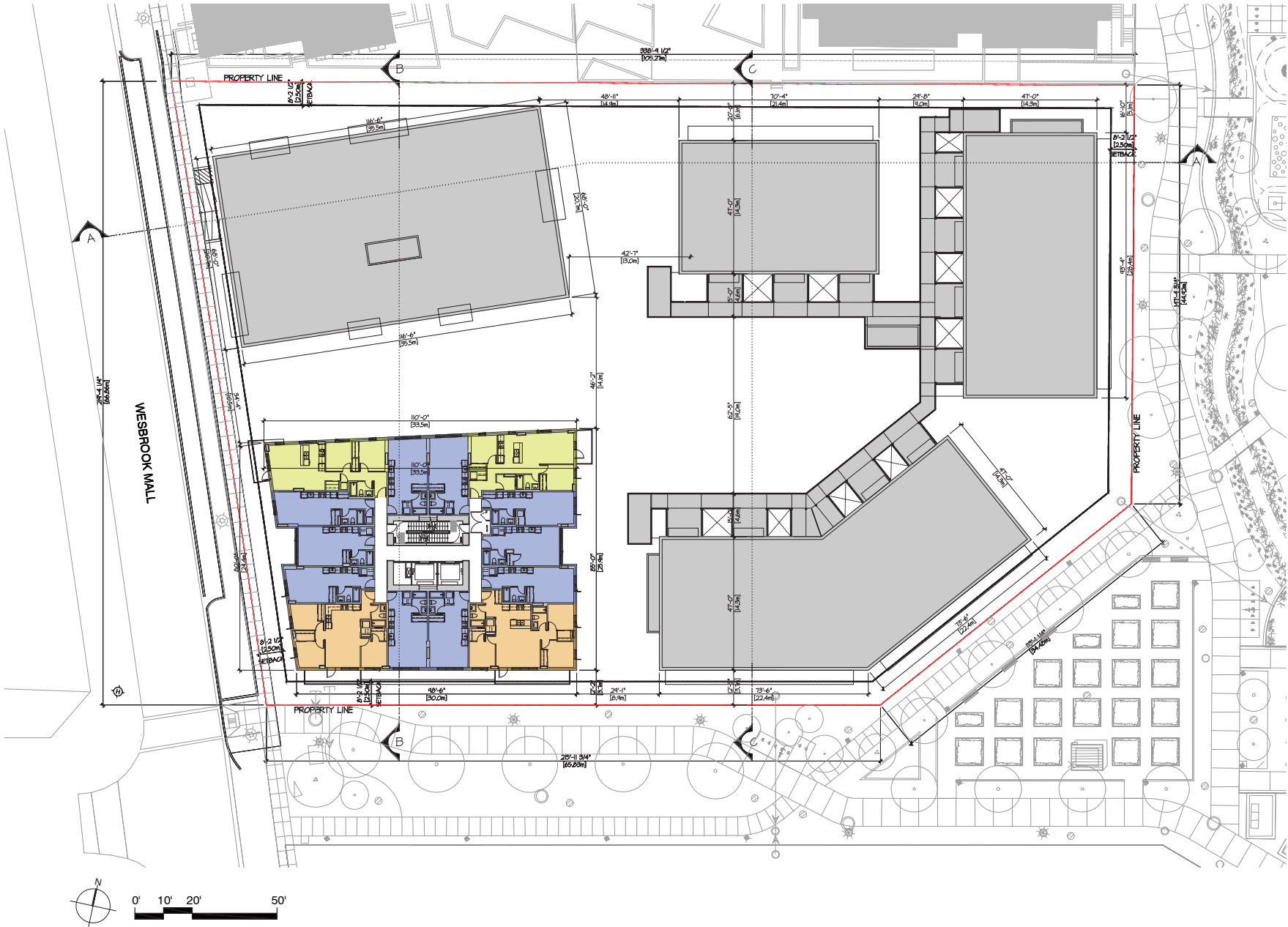
DRAWN  CHECKED

SCALE 1/16" = 1'-0"

DATE JUN 4, 2024

**A2.06**





LEGEND - UNIT TYPES

Blue	MICRO STUDIO
Green	1-BEDROOM
Yellow	2-BEDROOM
Orange	3-BEDROOM
Red	4-BEDROOM
Light Blue	AMENITY

PROJECT  
**BCR 7**

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**SITE PLAN (LVL 7-14)**

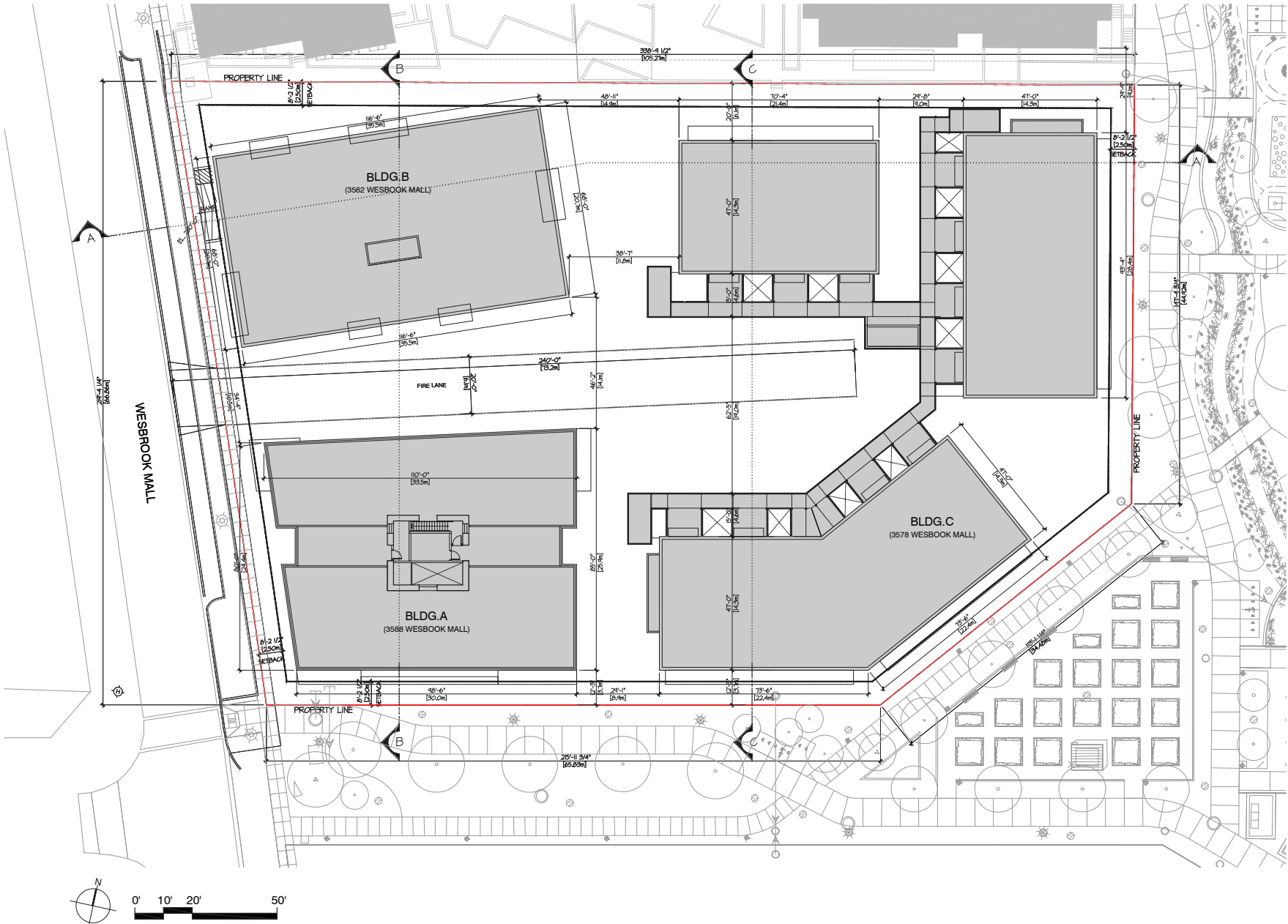
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PROJECT A223577  
 DRAWN  CHECKED   
 SCALE 1/16" = 1'-0"  
 DATE JUN 4, 2024

**A2.07**





- LEGEND - UNIT TYPES
- MICRO STUDIO
  - 1-BEDROOM
  - 2-BEDROOM
  - 3-BEDROOM
  - 4-BEDROOM
  - AMENITY


PROJECT  
**BCR 7**

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**ROOF PLAN**

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 DRAWN  CHECKED   
 SCALE 1/16" = 1'-0"   
 DATE JUN 4, 2024

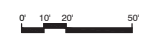
**A2.08**



1 WEST ELEVATION



2 EAST ELEVATION



**BUILDING ELEVATIONS**

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**A3.01**

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3 SOUTH ELEVATION



4 NORTH ELEVATION



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**BUILDING ELEVATIONS**

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SCALE 1/16" = 1'-0"

DATE JUNE 4, 2024



**A3.02**



5 INTERNAL ELEVATION NORTH



6 INTERNAL ELEVATION SOUTH



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**BUILDING ELEVATIONS**

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SCALE 1/16" = 1'-0"  
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**A3.03**

CLIENT



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**BUILDING ELEVATIONS**

**7 INTERNAL ELEVATION WEST**

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PROJECT A223577

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SCALE 1/16" = 1'-0"

DATE JUNE4, 2023



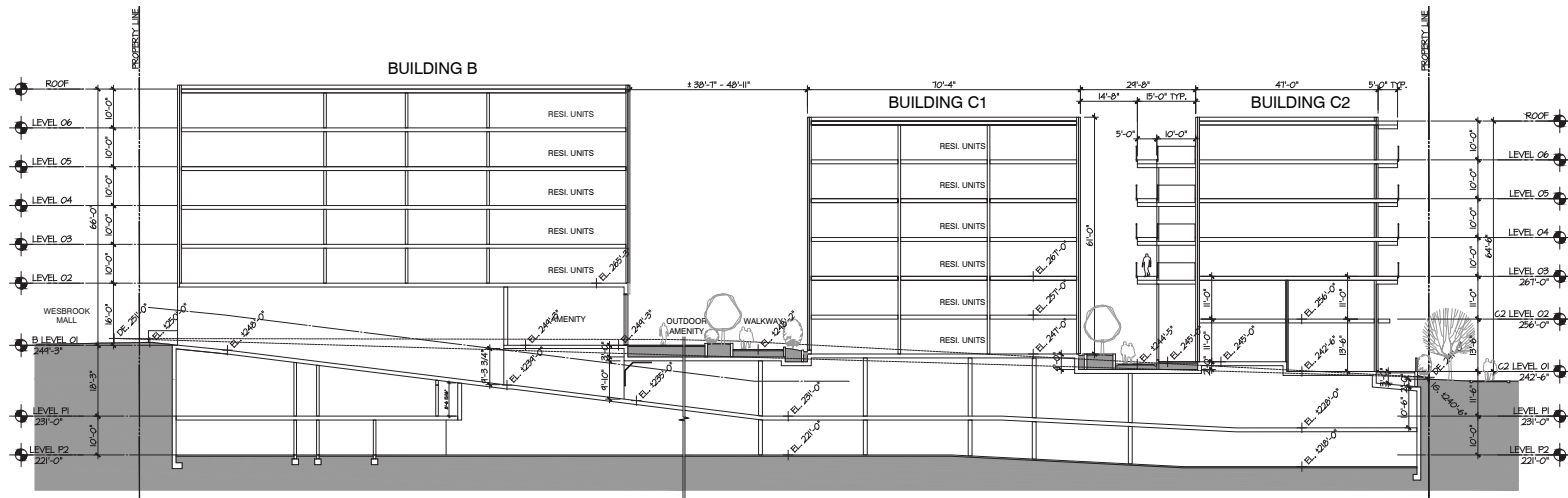
**A3.04**

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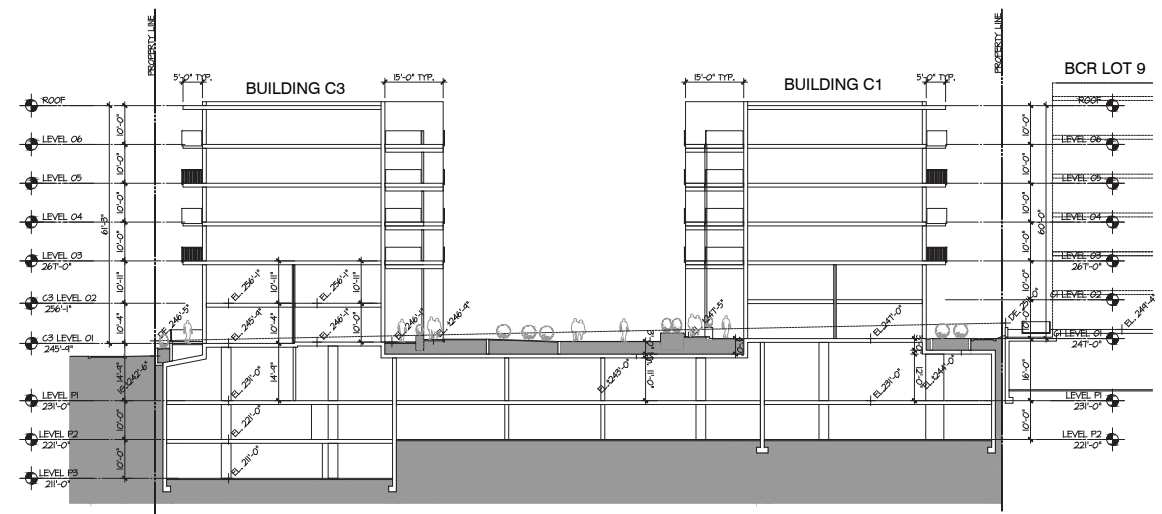


2024-06-05

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1 BUILDING SECTION A  
 1/16" = 1'-0"



2 BUILDING SECTION C  
 1/16" = 1'-0"



PROJECT

**BCR 7**

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**BUILDING SECTION A & C**

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PROJECT A223577  
 DRAWN CHECKED

SCALE 1/16" = 1'-0"  
 DATE JUNE 4, 2024

**A4.01**

CLIENT

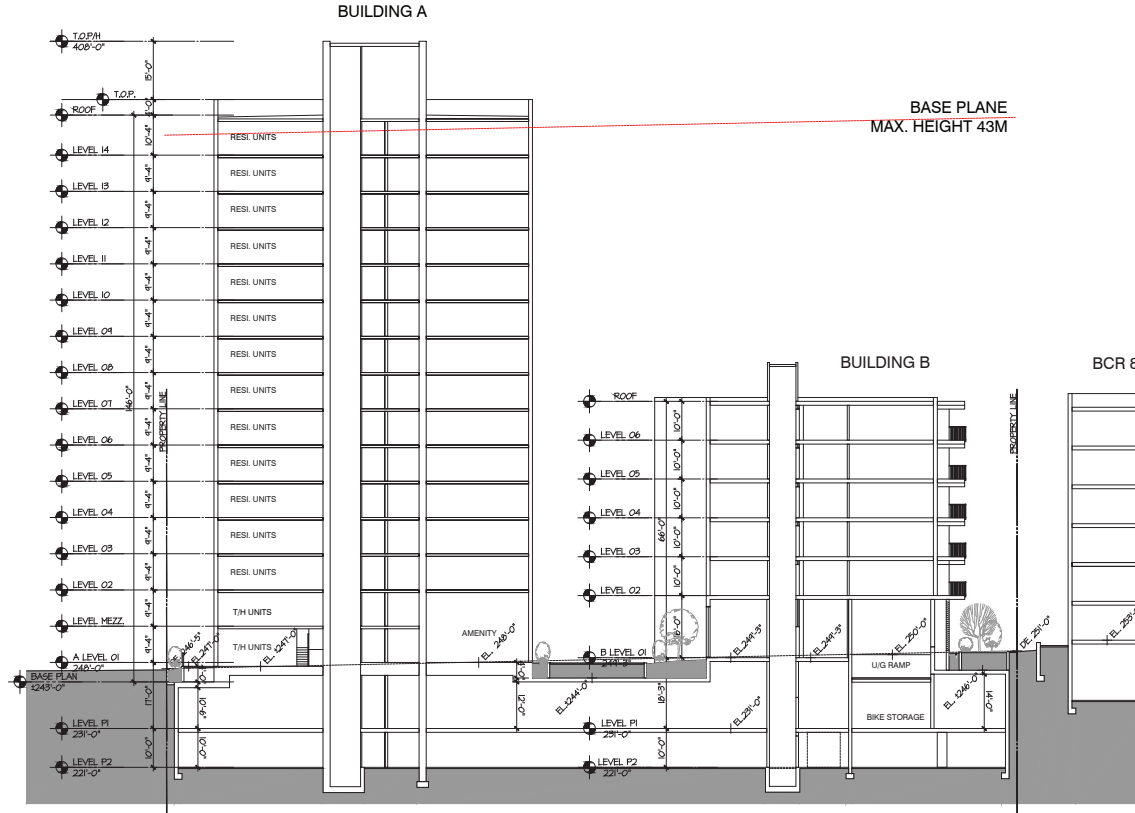


NO. | DATE | ISSUE



2024-06-05

NO. | DATE | REVISION



1 BUILDING SECTION B  
 1/16" = 1'-0"

PROJECT

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**BUILDING SECTION B**

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SCALE 1/16" = 1'-0"

DATE JUNE 4, 2024



**A4.02**

# Project: BCR - LOT 7



## UBC REAP 3.3 - Scorecard

Last Update: May 28th, 2024

Y	?	N	Energy & Emissions (E&E)		8/30
precondition			P1	Energy Step Code Compliance (Step 3)	-
precondition			P2	Zero Carbon Step Code Compliance (EL-2)	-
precondition			P3	Energy Star Appliances	-
precondition			P4	Programmable Thermostats	-
precondition			P5	Energy Modeling Workshop	-
precondition			P6	Energy Commissioning	-
precondition			P7	Maintenance Contract for in-building Heating	-
precondition			P8	Building Level Energy Metering and Reporting	-
precondition			P9	Domestic Hot Water Energy Use Sub-metering and Reporting	-
precondition			P10	Refrigerant Emission Reporting	-
precondition			P11	Electric Vehicle Charging Infrastructure	-
0		15	1.1	Optimized Energy Performance (Step Code I4/PH)	15
0		6	2.1	Renewable Energy	6
5		0	3.1	Enhanced Energy Submetering and Reporting	5
0		1	4.1	Smart Thermostat	1
3		0	5.1	Electric Vehicle Charging Stations	3

Y	?	N	Water (W)		5/15
precondition			P1	Low-Flow Plumbing Fixtures	-
precondition			P2	Outdoor Water Use Reduction	-
precondition			P3	Water Efficient Appliances	-
precondition			P4	Rainwater Management	-
1		6	1.1	Total Water Use Reduction	7
0		4	2.1	On-Site Rainwater Management	4
4		0	3.1	Domestic Hot Water Metering	4

Y	?	N	Biodiversity (B)		3/8
precondition			P1	Ecological Planting	-
precondition			P2	Light Pollution Reduction	-
precondition			P3	Bird Friendly Design - Basic	-
3		0	1.1	Planting for Biodiversity and Ecosystem Health	3
0		1	2.1	Site Green Space	1
0		3	3.1	Bird Friendly Design - Enhanced	3
0		1	4.1	Food Growing Opportunity	1

Y	?	N	Materials & Resources (M&R)		3/11
precondition			P1	Zero Waste Ready	-
precondition			P2	Embodied Carbon Reporting	-
precondition			P3	Construction and Demolition Waste	-
0		2	1.1	Responsibly Sourced Materials	2
2		4	1.2	Embodied Carbon Target	6
0		2	1.3	Mass Timber Superstructure	2
1		0	1.4	Healthy Building Materials	1

Y	?	N	Climate Adaptation (CA)		7/13
precondition			P1	2050 Climate Ready Thermal Comfort Modelling and Design	-
4		3	1.1	2050 Energy Efficient Climate Ready Design	7
3		0	1.2	Enhanced Resiliency	3
0		3	1.3	On Site Backup Power	3

Y	?	N	Place & Experience (P&E)		5/5
precondition			P1	Project Community Amenity Spaces	-
5		0	1.1	Project Exemplary Community Amenity Spaces	5

Y	?	N	Health & Wellbeing (H&W)		9/11
precondition			P1	Bicycle Parking & Storage Room(s)	-
precondition			P2	Low-Emitting Products	-
precondition			P3	Construction Indoor Air Quality Management	-
precondition			P4	Air Filtration Requirement	-
1		0	1.1	IAQ Assessment	1
0		2	2.1	Additional Bicycle Facilities	2
2		0	3.1	Low-Emitting Products	2
2		0	4.1	Connection to Nature	2
2		0	5.1	Daylight Access	2
2		0	6.1	Active Living	2

Y	?	N	Quality (Q)		3/7
precondition			P1	Sustainability Commitment	-
precondition			P2	Educate the Homeowner	-
precondition			P3	Educate the Sales & Leasing Staff	-
precondition			P4	Green Building Specialist	-
precondition			P5	Design for Security and Crime Prevention	-
precondition			P6	Integrated Design and Workshop	-
0		4	1.1	Durable Building	4
3		0	2.1	Education and Awareness	3

Y	?	N	Innovation & Research (I&R)		10/10
precondition			P1	Contribution to Low Carbon Development and Research	-
2		0	1.1	Exemplary Performance	2
3		0	1.2	Innovation or Pilot	3
5		0	2.1	Research	5

		Total			53 /100+10
Total	Y	?	N	Total Credits	100
	43	0	57	Additional Innovation & Research Credits	10
53	10	0	0		50
	Gold				60
	Gold Plus				70
	Platinum				80
	Platinum Plus				