



1 view of Gateway North looking southwest
NTS

UBC Gateway North

University of British Columbia

Client UBC Properties Trust James Bremner 200 - 3313 Shrum Lane Vancouver BC V6S 0C8 T 604.731.3103	Architect Acton Ostry Architects Inc Matt Wood / Noah Jarvis 111 East 8th Avenue Vancouver BC V5T 1R8 T 604.739.3344	Laboratory Designer Architecture49 Ana Coppinger 270-1075 West Georgia Vancouver, BC V6E 3C9 T 604.736.5329	Building Code GHL Consultants Ltd. Dilip Rathinakumar 800 - 700 W Pender Vancouver BC V6C 1G8 T 604.689.4449	Mechanical WSP Canada Group Ltd. Ali Mostafid / Kenneth Ng 840 Howe Street Vancouver BC V6Z 2S9 T 604.685.9381	Electrical AES Engineering Andy Su 950 - 505 Burrard Street, Box 91 Vancouver BC V7X 1M4 T 604.569.6500	LEED & Commissioning Kane Consulting Partnership Joe Stano 775-1199 W Pender St. Vancouver BC V6E 2R1 T 604.924.0094	Landscape Hapa Collaborative Chris McBride 403 - 375 West 5th Ave Vancouver BC V5Y 1J6 T 604.909.4150	Elevator Apex Elevator Consulting Inc. Duncan Audley 101 - 4664 Lougheed Highway Burnaby, BC V5C 5T5 T 604.968.1844	Geotechnical GeoPacific Consultants Ltd. James Carson 1779 West 75th Avenue Vancouver BC V6P 3T1 T 604.439.0922	Structural Glotman Simpson Consulting Engineers Anthony El-Araj / Nick Maerkl 101 - 1661 West 5th Avenue Vancouver BC V6J 1N5 T 604.734.8822
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Surveyor Alpin Martin Greg Marston 201 - 12448 82nd Avenue Surrey BC V3W 3E9 T 604.597.9189	Civil InterCAD Services Ltd Graham Wood 1111 West 8th Avenue Vancouver BC V6H 1C5 T 604.739.7707	Building Envelope & Energy Model Entuitive Salah Imam / Sam Lane 1020 - 1075 W Georgia St Vancouver BC V6E 3C9 T 604.900.6224
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Project Data

Project Name
UBC Gateway North

Project Description
New six-story mixed-use building with retail on Levels 1 and 2 and laboratory space above, located in the University Boulevard Precinct.

Civic Address
TBD
University of British Columbia
Vancouver, BC

Legal Description
Parcel Identifier: 015-891-909
DISTRICT LOT 3044 GROUP 1 NEW WESTMINSTER DISTRICT EXCEPT
FIRSTLY; PART ON PLAN 6147
SECONDLY; PART ON PLAN 9301
THIRDLY; PART ON PLAN BCP6556
FOURTHLY; PART ON PLAN BCP23719

Building Height
permitted: N/A
proposed: 38,125 m

Setbacks
Front Yard (north): N/A
Rear Yard (south): N/A
Side Yard (east): N/A
Side Yard (west): N/A

Gross Floor Area by Use
Group E (Mercantile): 1826 sq.m.
Group F-2 (Laboratory): 5886 sq.m.

Area
Building Area: 7712.0 sq.m. (refer to area tabulation)
Site Coverage: 962.0 sq.m. (building footprint)
Site Coverage: 1244.6 sq.m. (includes overhang floor area)
Site Area: 2535 sq.m. (LEED site boundary)
FSR permitted: N/A
FSR proposed: 3.04

Parking + Loading Spaces
Vehicle parking spaces: none
Loading Spaces: 2 indoor
1 outdoor shared with War Memorial Gym

Bicycle
Office (Lab)
Class 1 (long term): 0.4 - 0.8 spaces per 100 sq.m.
5886 sq.m = 24 spaces
Class 2 (short term): 0.6 spaces per 10 students
140 occupants = 9 spaces

Commercial (CRU and Grocery Store)
Class 1 (long term): 1 space per 750 sq.m.
1826 sq.m. = 3 spaces
Class 2 (short term): 1 space per 750 sq.m. but not < 4
1826 sq.m. = 4 spaces (min)

Class 1 (long term): permitted 27 / provided 27
Class 2 (short term): permitted 13 / provided 16

Variations Requested
None

Area Tabulation

LEVEL	GROSS AREA (sq.m.)	EXCLUSIONS* (sq.m.)
Basement Level		
Storage Rooms (3)	335.0	
Biorepository	48.0	
DES Room	56.0	49.2
Water Entry	16.5	18.8
Elevator Room (2)	22.3	
Operations Office	10.5	
Bicycle Storage Room	70.9	48.0
End-of-Trip Facilities (2)	17.0	17.0
Generator Room	52.3	52.3
Main Electrical Room	141.2	141.2
Comm. Room	15.1	15.4
Circulation	240.5	
	1025.3	341.9
Level 1		
CRU (2)	269.0	
CRU Back-of-house	55.0	
Retail Loading	101.0	101.0
Retail Back-of-house	176.1	
Retail Entry & Vestibule	81.7	
Lab Loading and Garbage	47.8	47.8
Lab Back-of-house	75.7	
Lab Entry & Vestibule	35.0	
Lab Flex Space	26.6	
Circulation	94.2	
	962.0	148.8
Level 2		
Retail	1101.5	
Elec. & Comm.	18.9	18.7
Washrooms & Jan.	28.5	
Circulation	95.7	
	1244.6	18.7
Level 3		
Lab Shell	1101.5	
Elec. & Comm.	18.9	18.7
Washrooms & Jan.	28.5	
Circulation	95.7	
	1244.6	18.7
Level 4		
Provincial GMP Lab	1101.5	
Elec. & Comm.	18.9	18.7
Washrooms & Jan.	28.5	
Circulation	95.7	
	1244.6	18.7
Level 5		
Support Lab	1101.5	
Elec. & Comm.	18.9	18.7
Washrooms & Jan.	28.5	
Circulation	95.7	
	1244.6	18.7
Level 6		
GMP Lab	1101.5	
Elec. & Comm.	18.9	18.7
Washrooms & Jan.	28.5	
Circulation	95.7	
	1244.6	18.7
Service Space		
Mechanical	597.3	597.3
Circulation	86.0	
	683.3	597.3
Subtotal	8893.5	
Exclusions	1181.5	
Building Area*	7712.0	

*per UBC Development Handbook Definition of Building Area

Drawing List

Architectural	18 Drawing Sheets
A001	Cover
A002	Context Plan
A003	Site Plan
A004	Shadow Analysis
A100	Basement Level Plan
A101	Ground Level Plan
A102	Level 2 Plan
A103	Level 3 Plan
A104	Level 4 Plan
A105	Level 5 Plan
A106	Level 6 Plan
A107	Service Level Plan
A108	Roof Plan
A201	Sections
A202	Sections
A301	Elevations
A302	Elevations
A303	Elevations

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Issues	
22 Oct 2024	Issued for 100 % SD
29 Oct 2024	Issued for DP Pre-Application
19 Nov 2024	Issued for DP Application

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DRAWINGS TO FOLLOW

UBC Gateway North

UBC Properties Trust

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NTS	19 Nov 2024
project code	status
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drawn	checked
NJ	MW

Cover

drawing number

A001



1 view of the site looking west from Wesbrook Mall



2 view of the site looking southwest from Wesbrook Mall



3 view of the site looking south from UBC Exchange Terminal

approximate building footprint ————



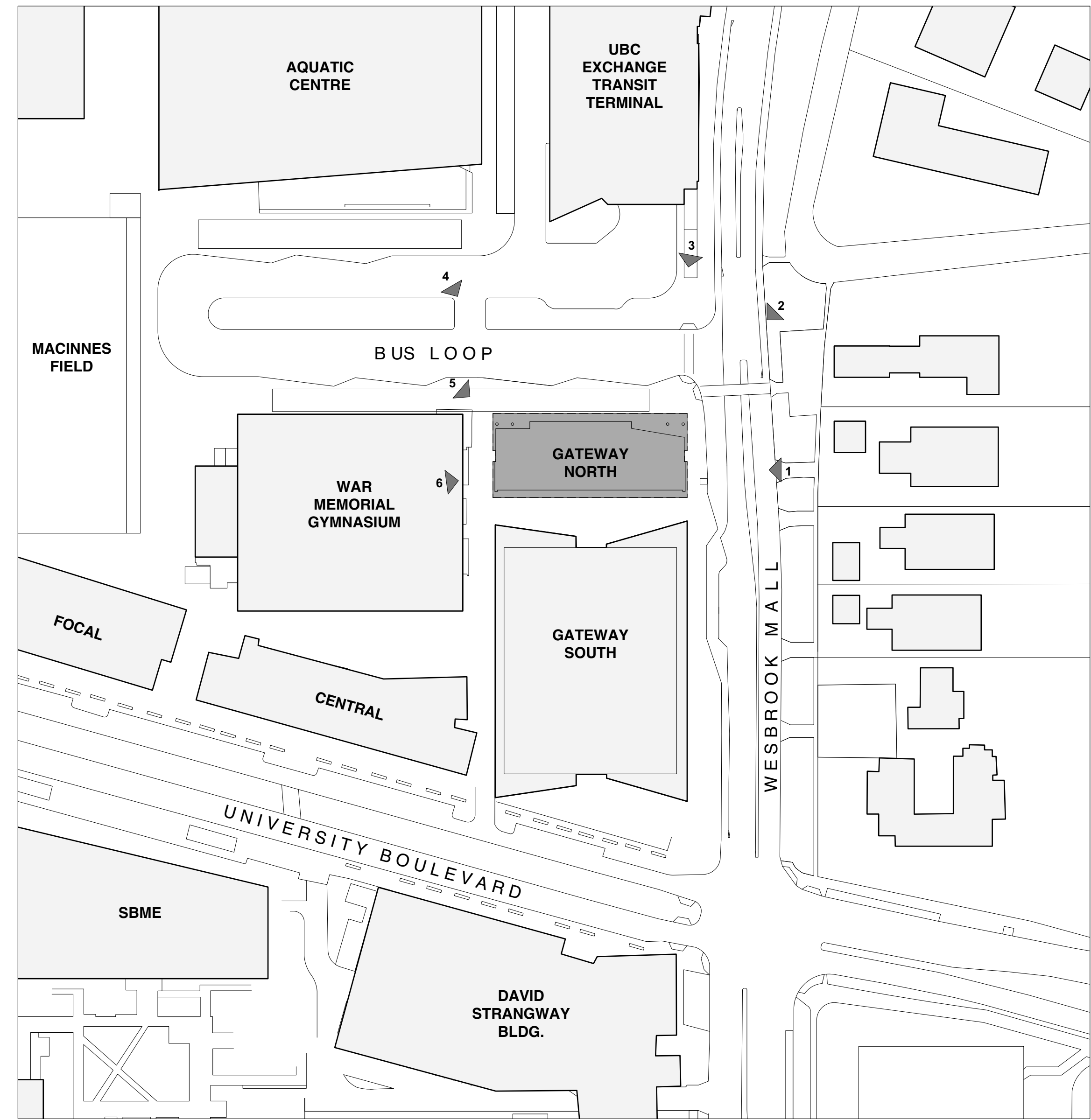
4 view of the site looking southeast from the bus loop



5 view looking southeast from the bus loop



6 view of the site looking east from War Memorial Gym



1 site context plan
1:1000

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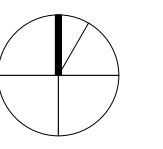
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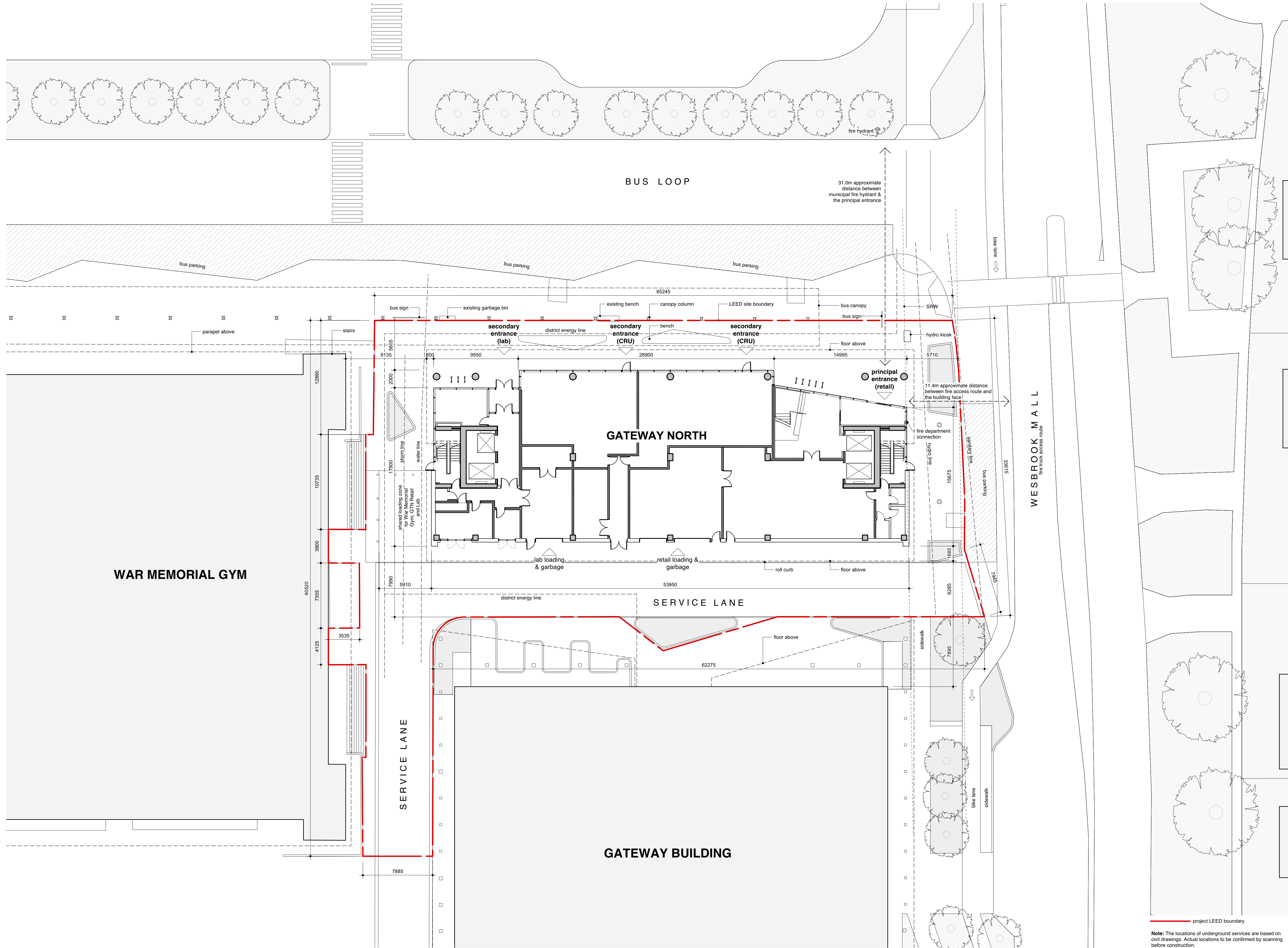


Context Plan

drawing number
A002

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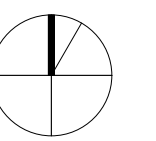
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Site Plan

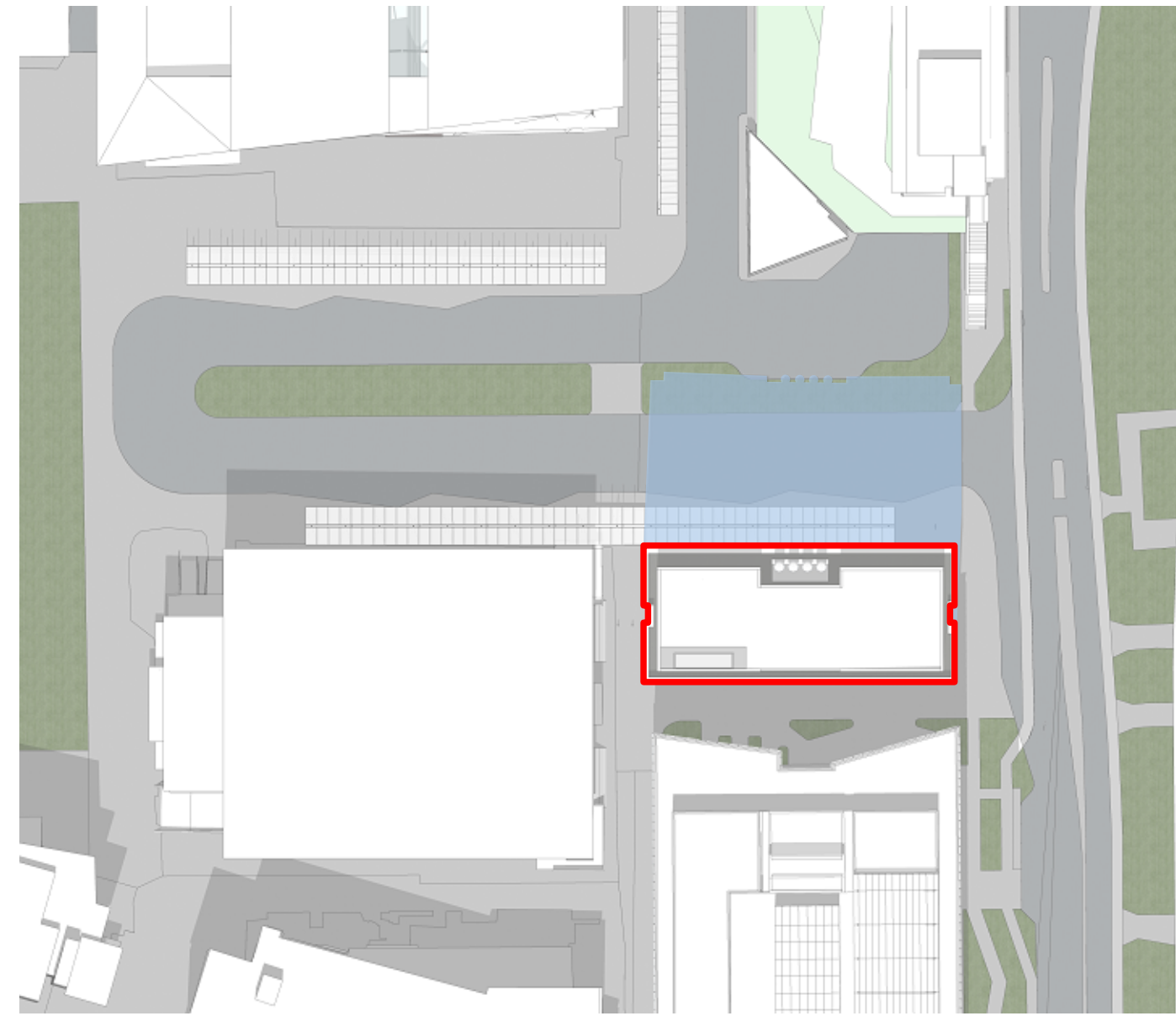
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A003

Note: The locations of underground services are based on civil drawings. Actual locations to be confirmed by scanning before construction.

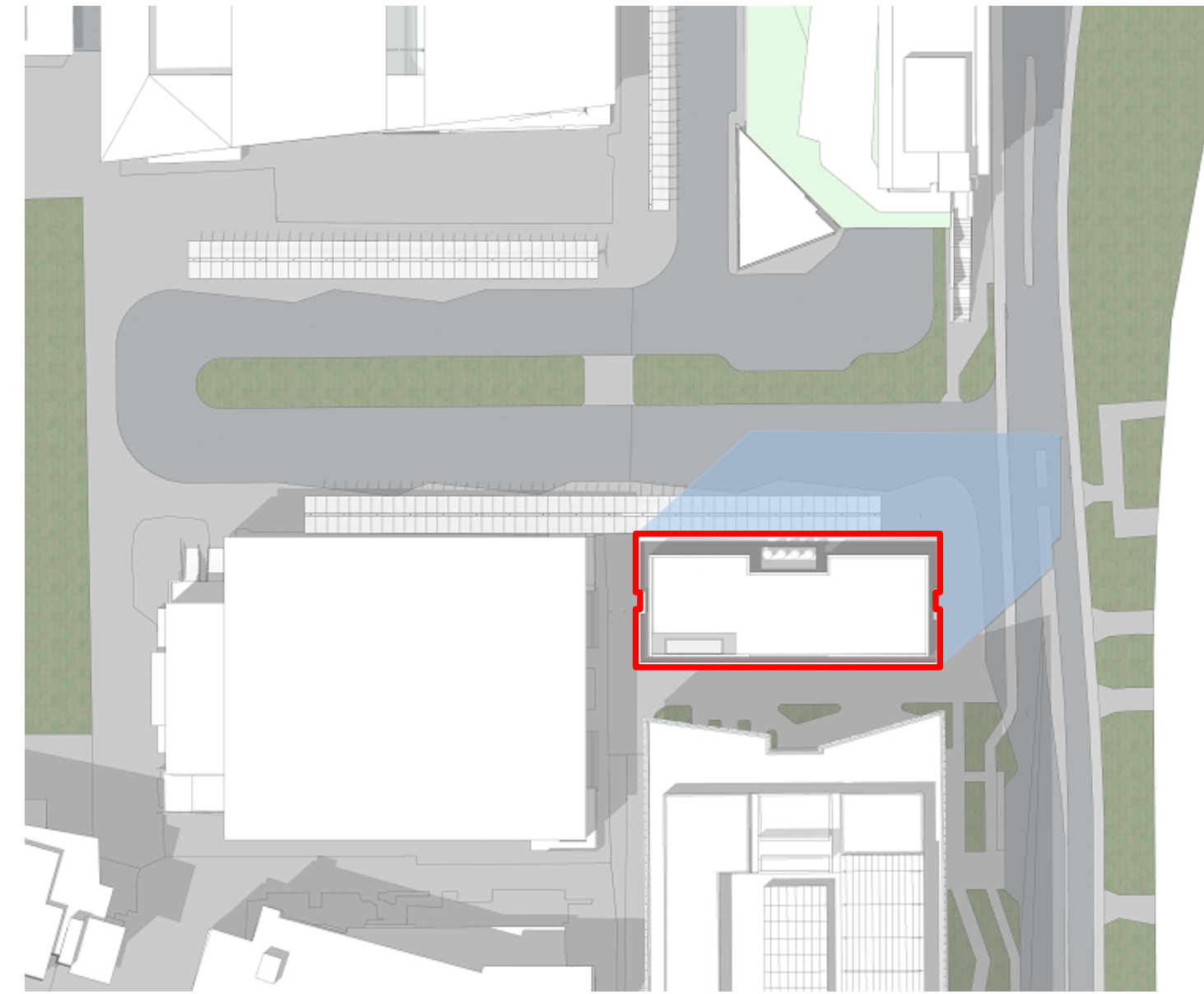
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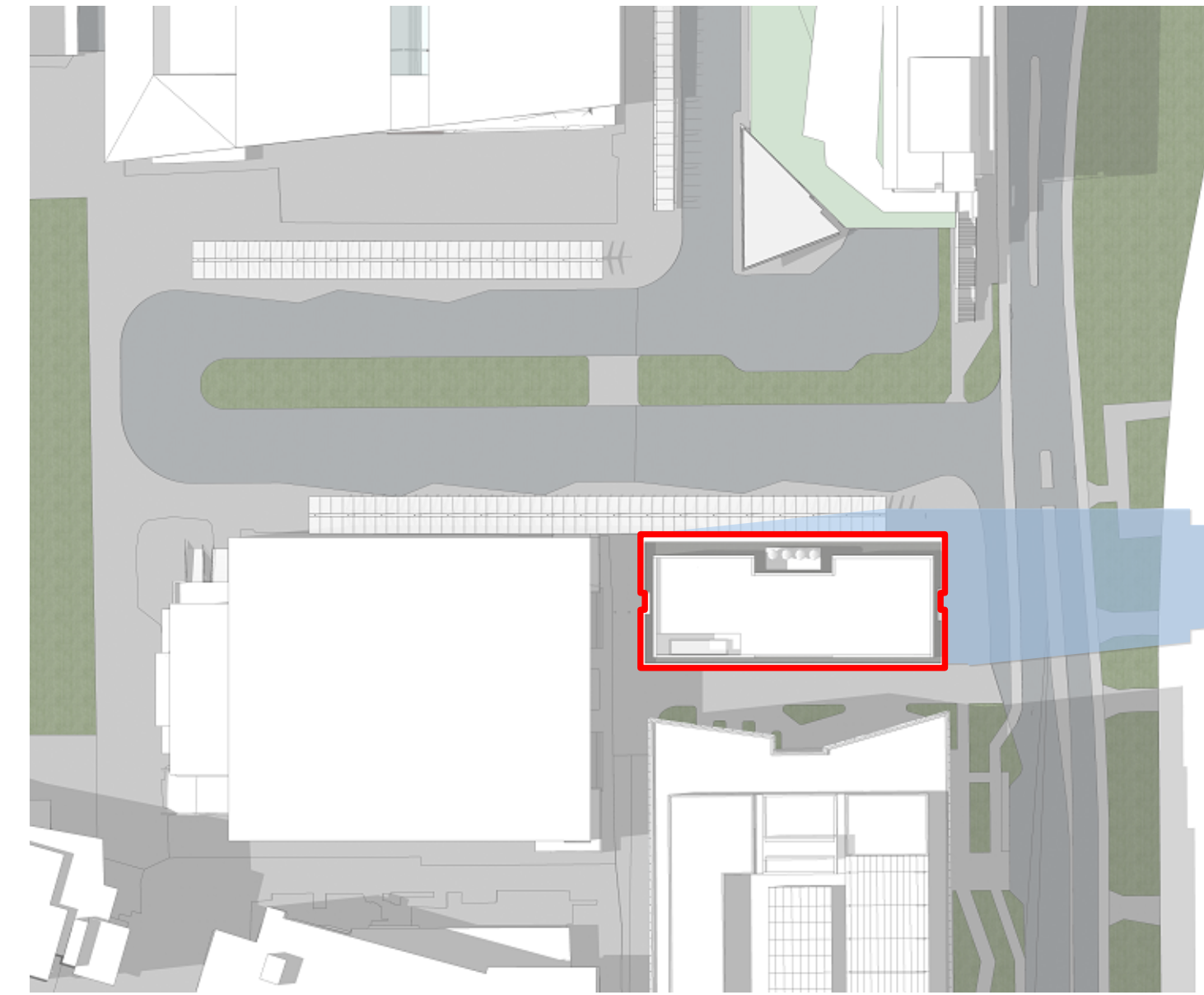
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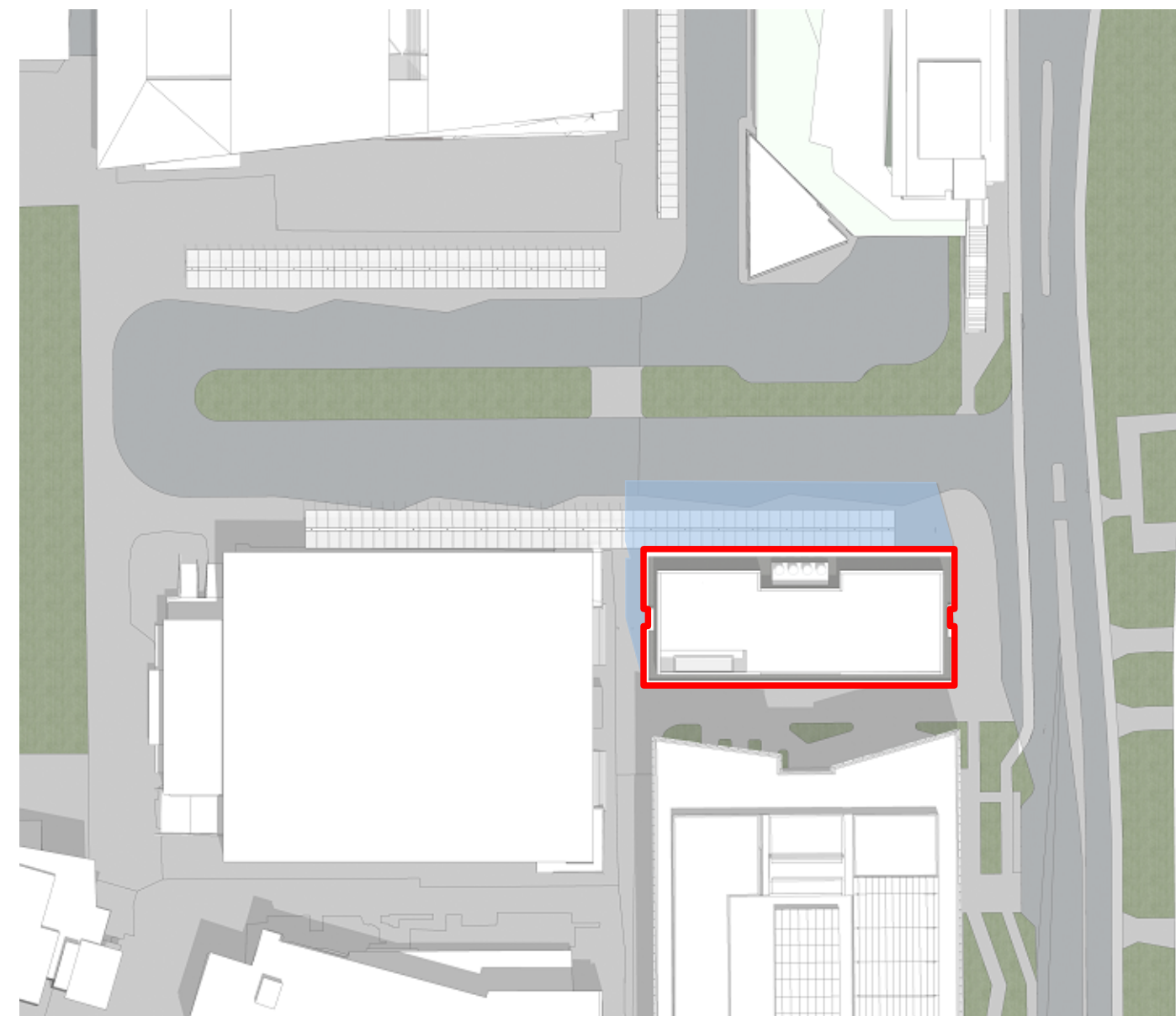
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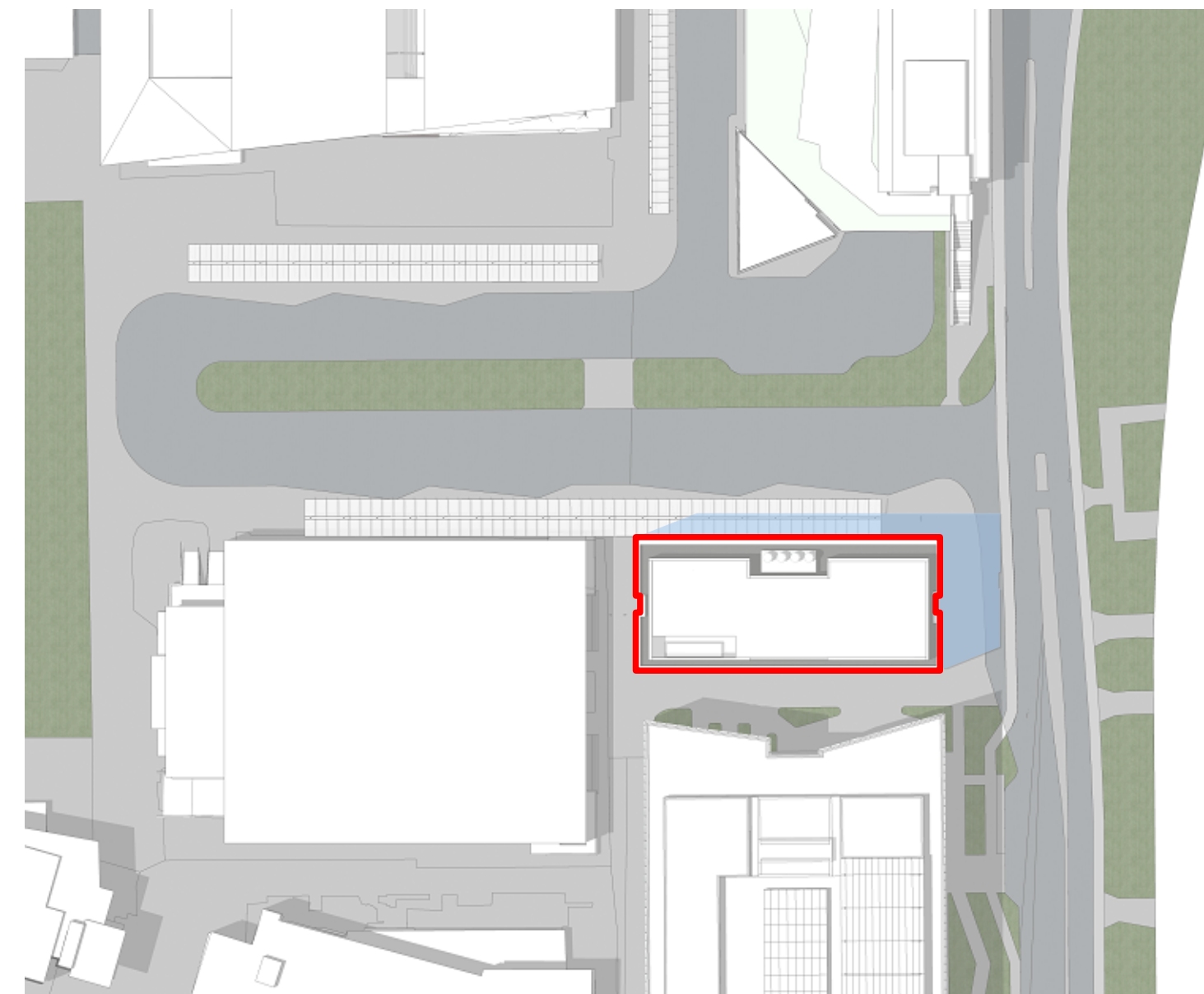
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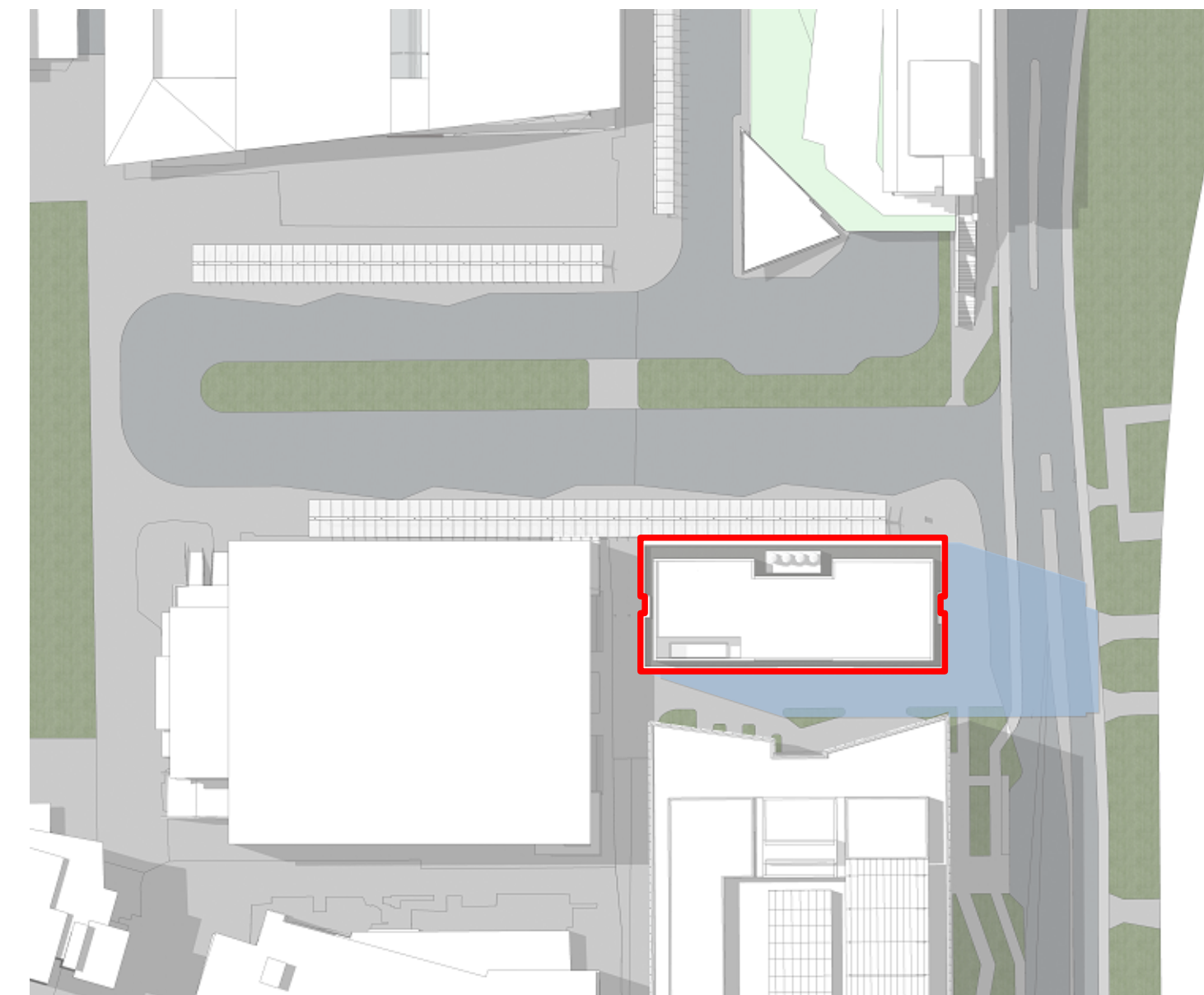
3 spring 21 March 2pm



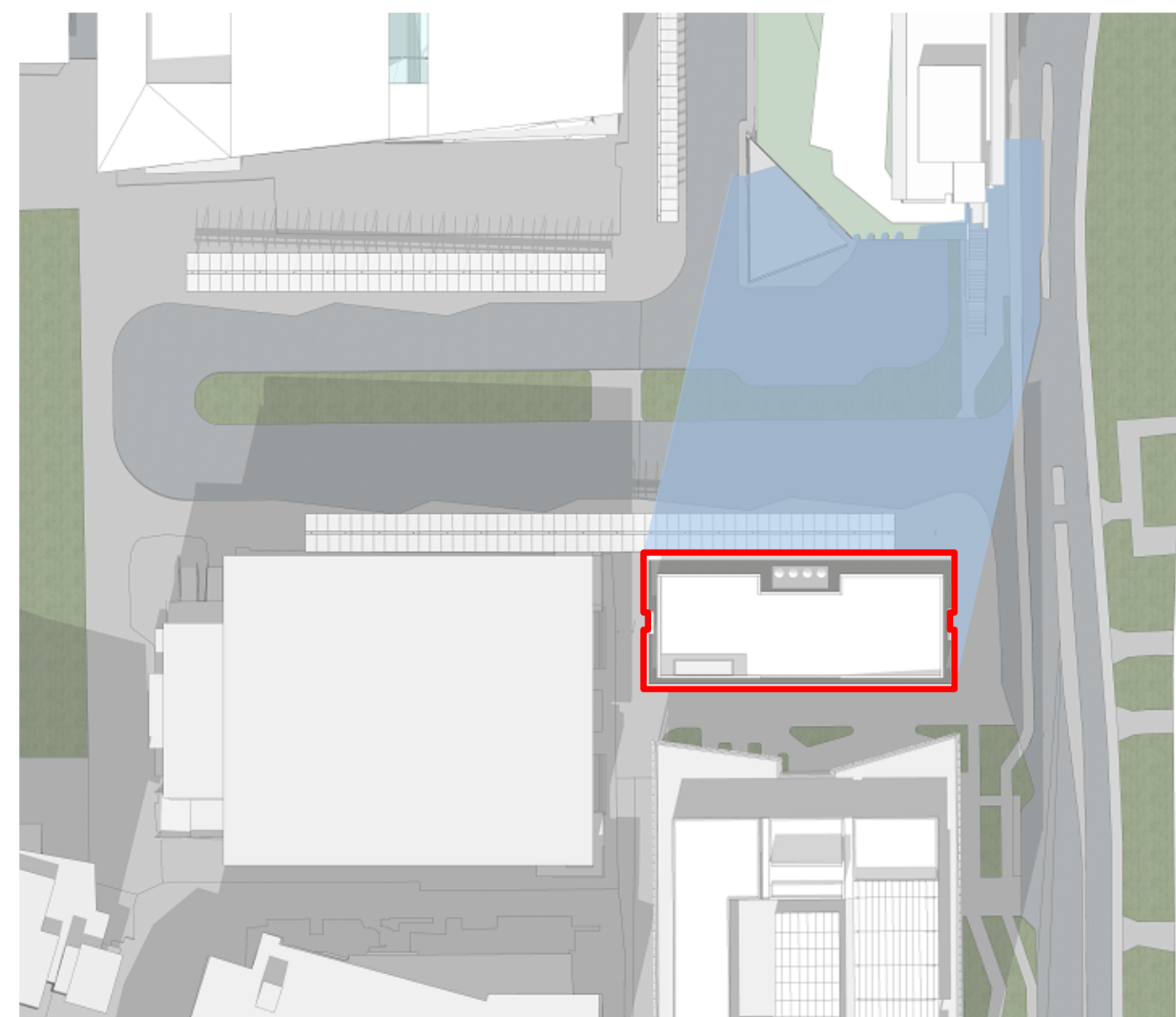
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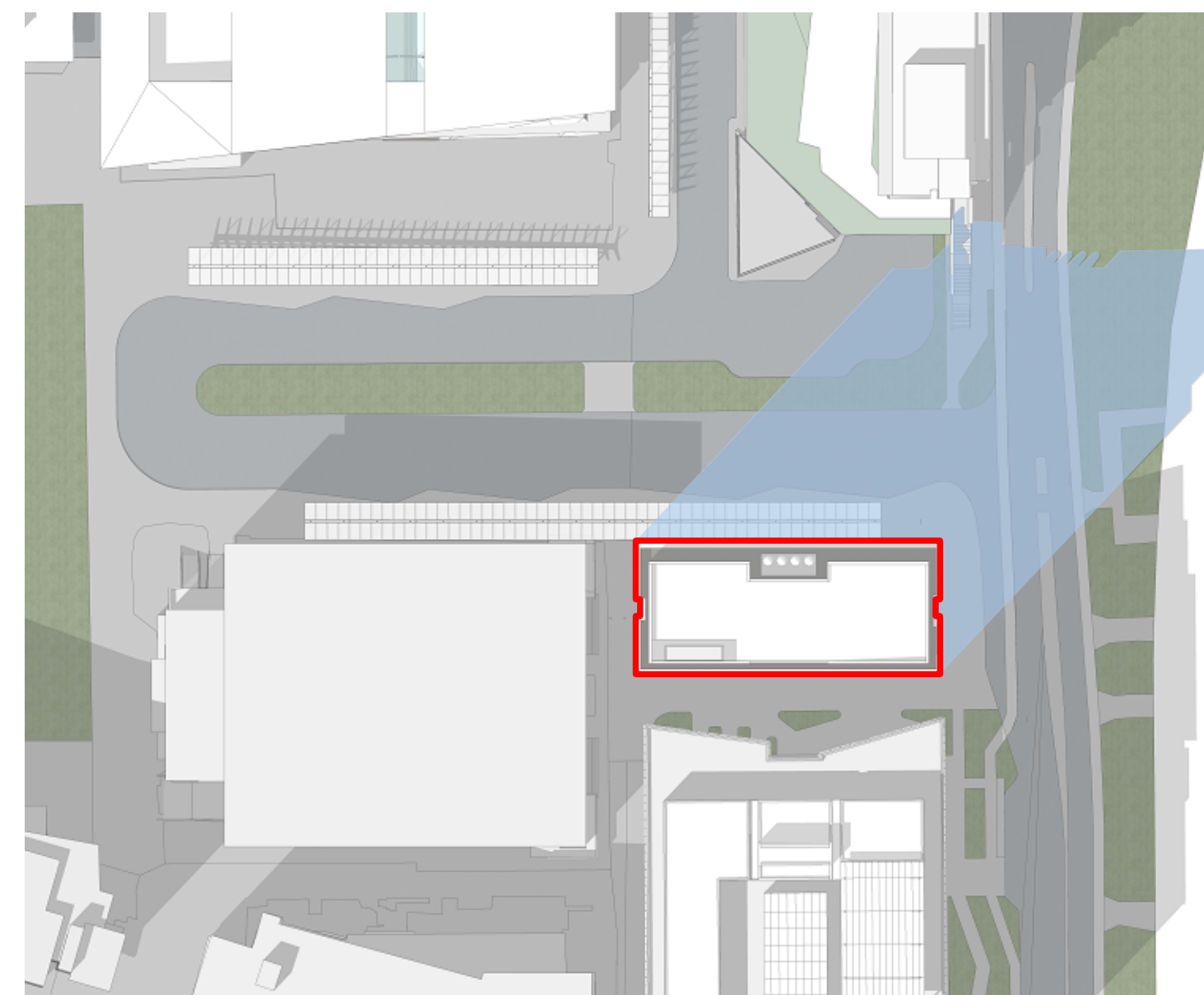
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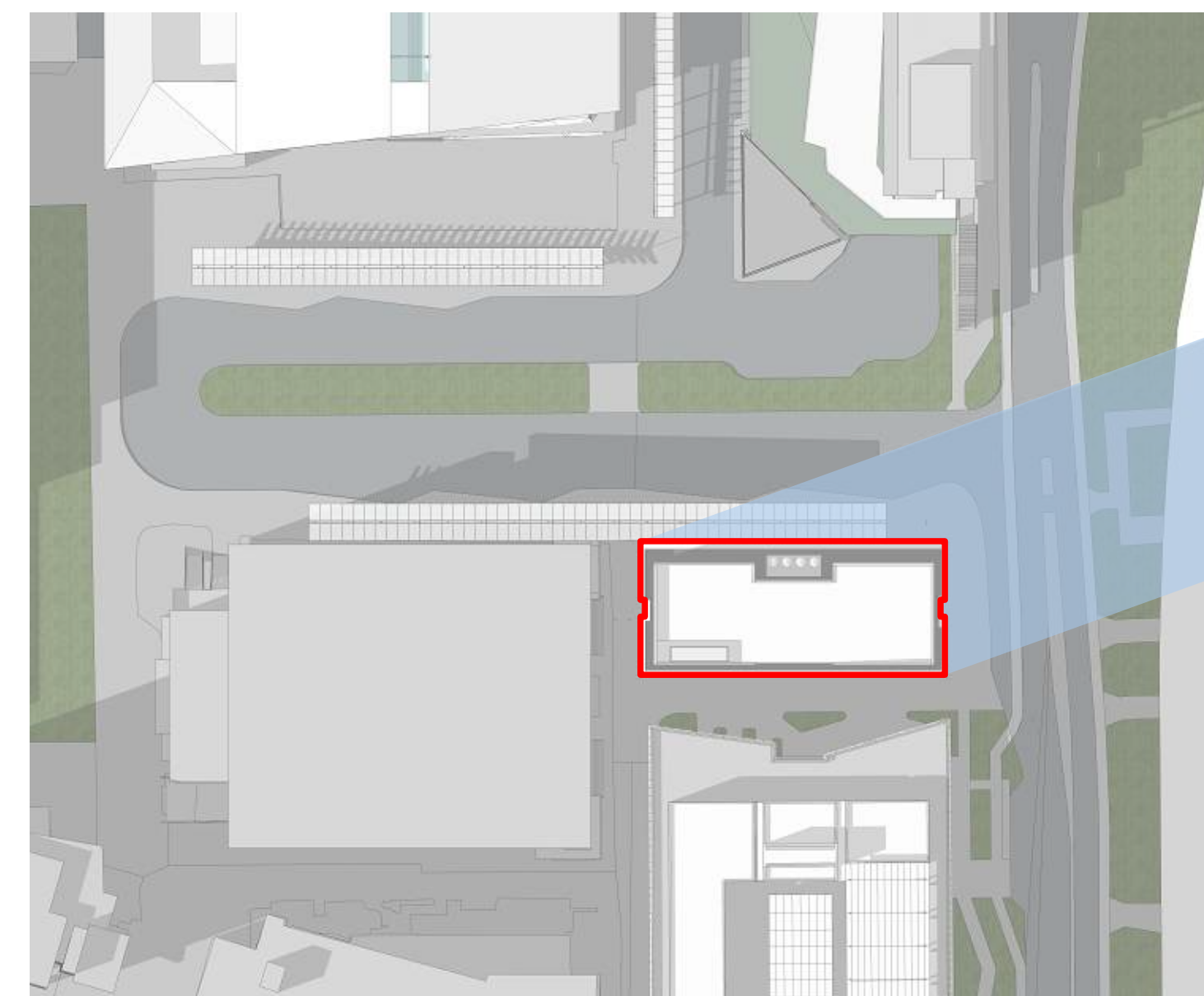
6 summer 21 June 2pm



7 winter 21 December 10am



8 winter 21 December 12pm



9 winter 21 December 2pm

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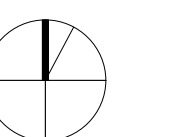
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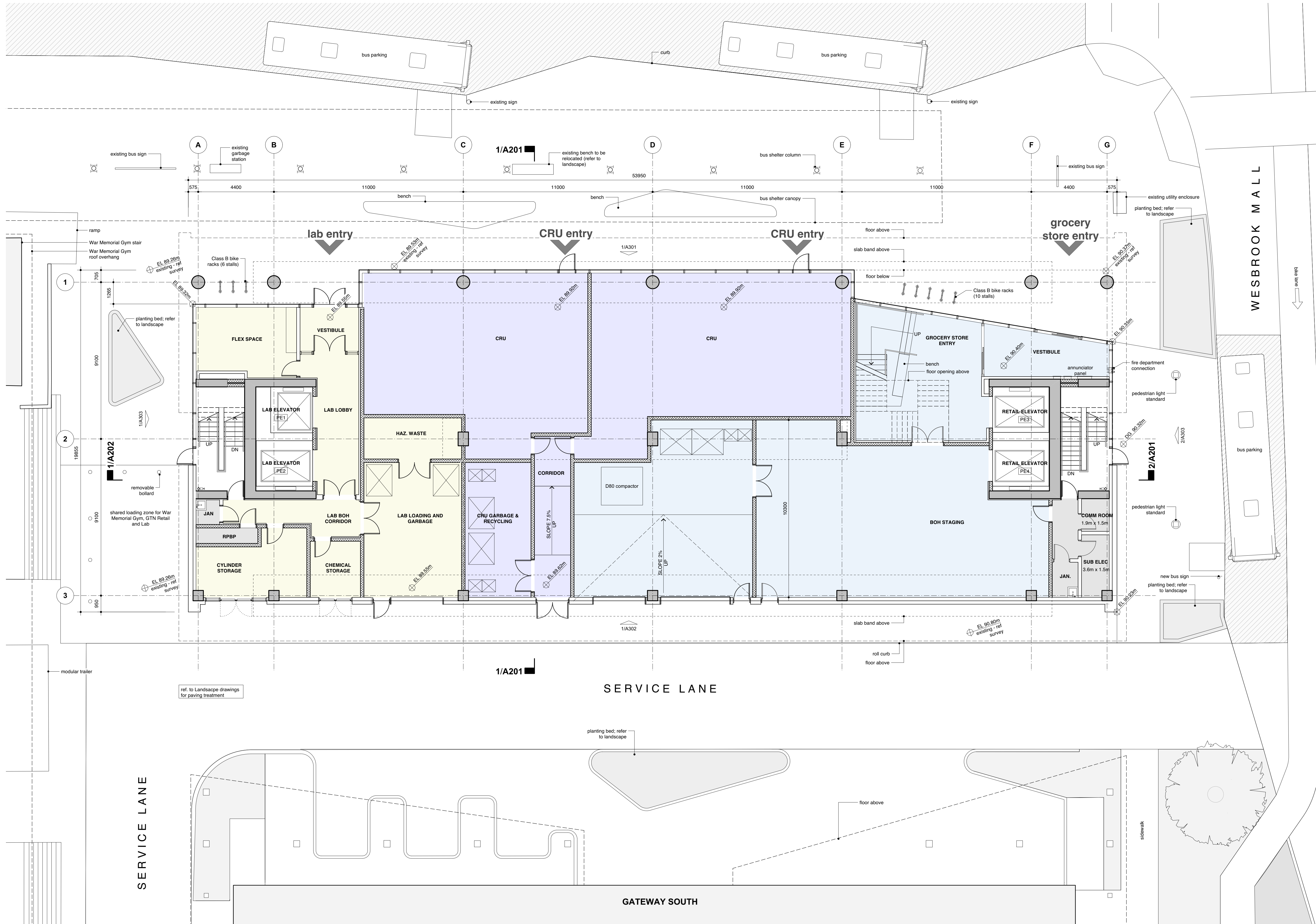


key
proposed development
shadow of proposed development

Shadow Analysis

drawing number

A004



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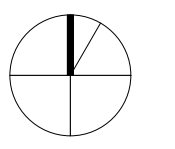
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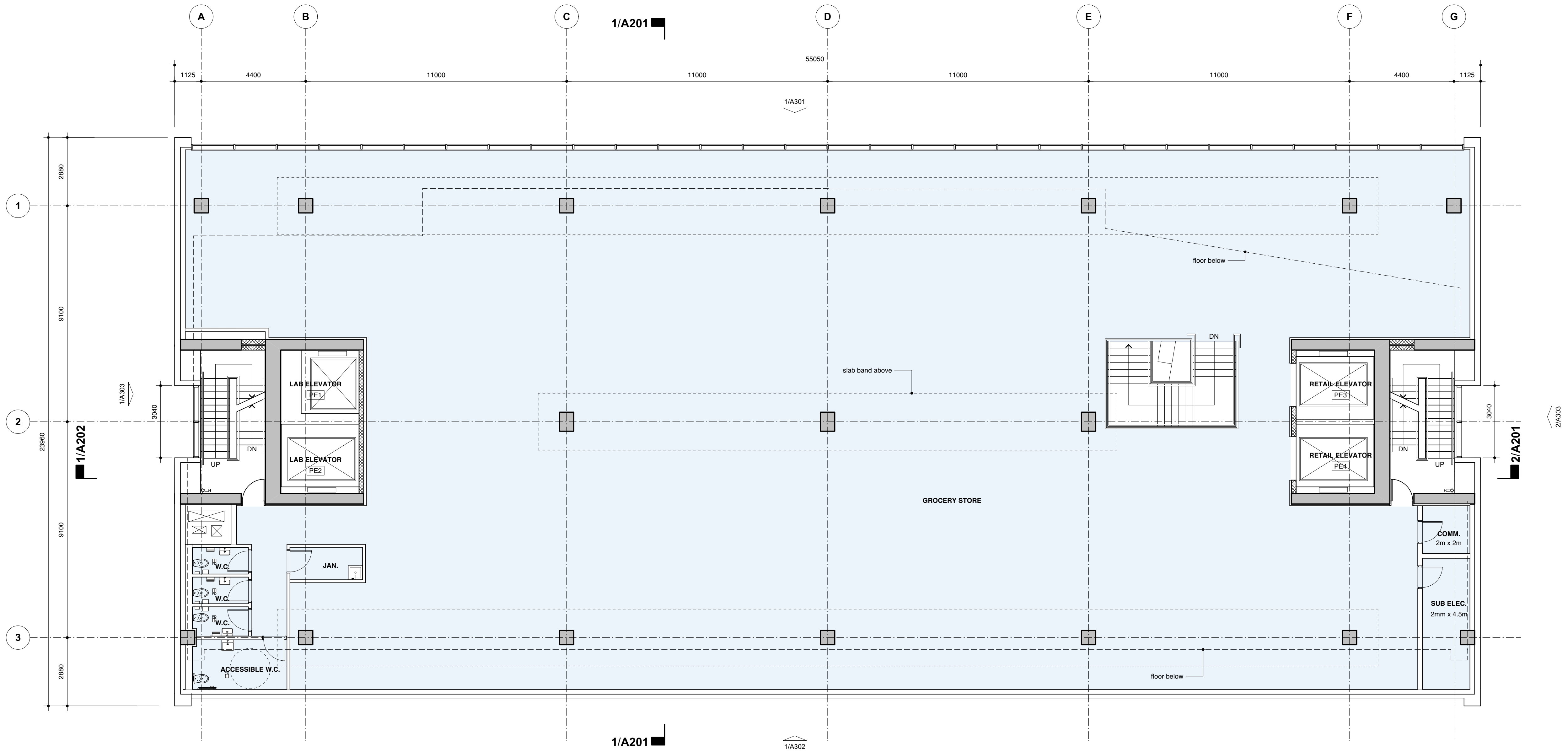
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Ground Level Plan

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A101



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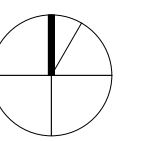
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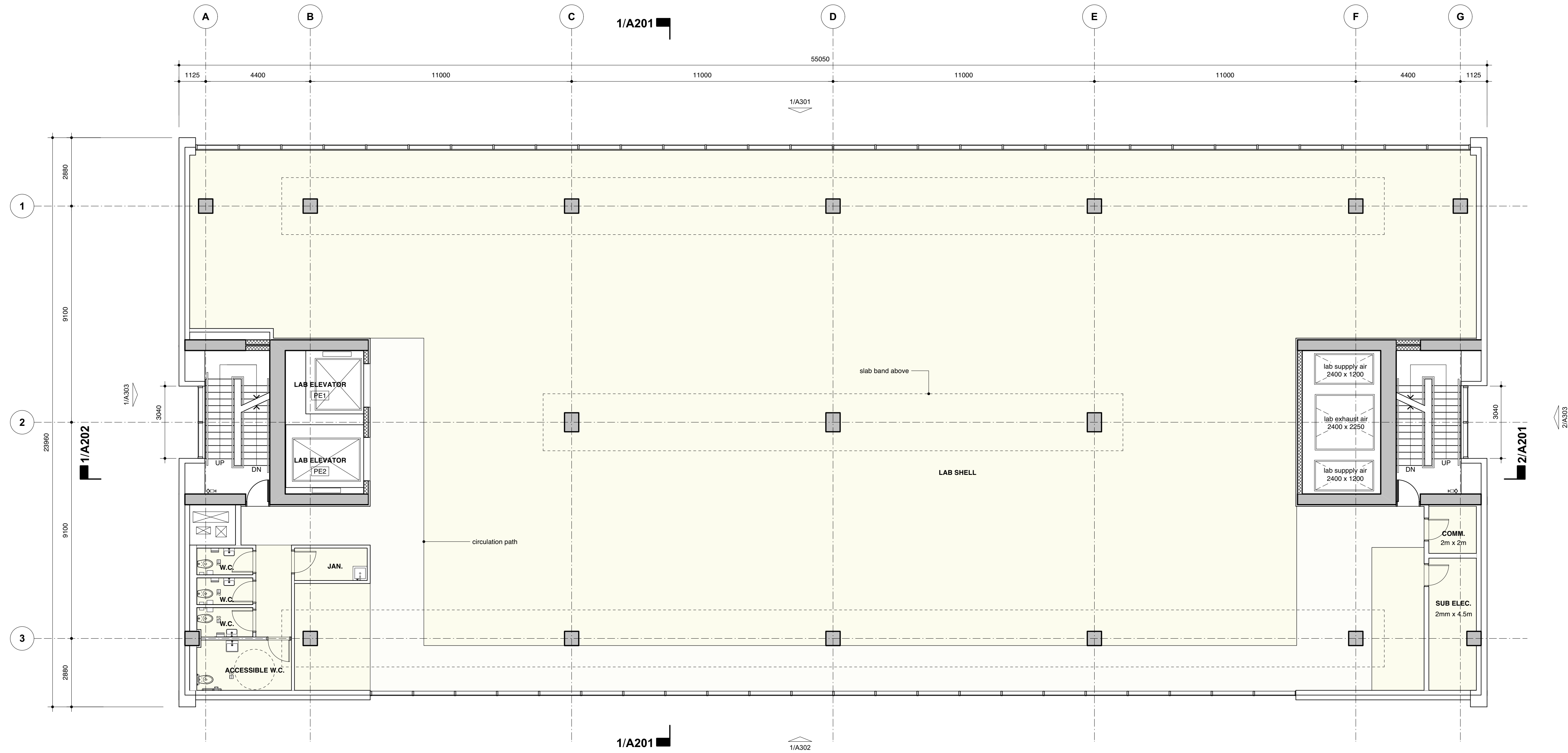
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Level 2 Plan

drawing number
A102



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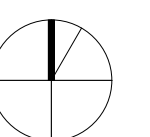
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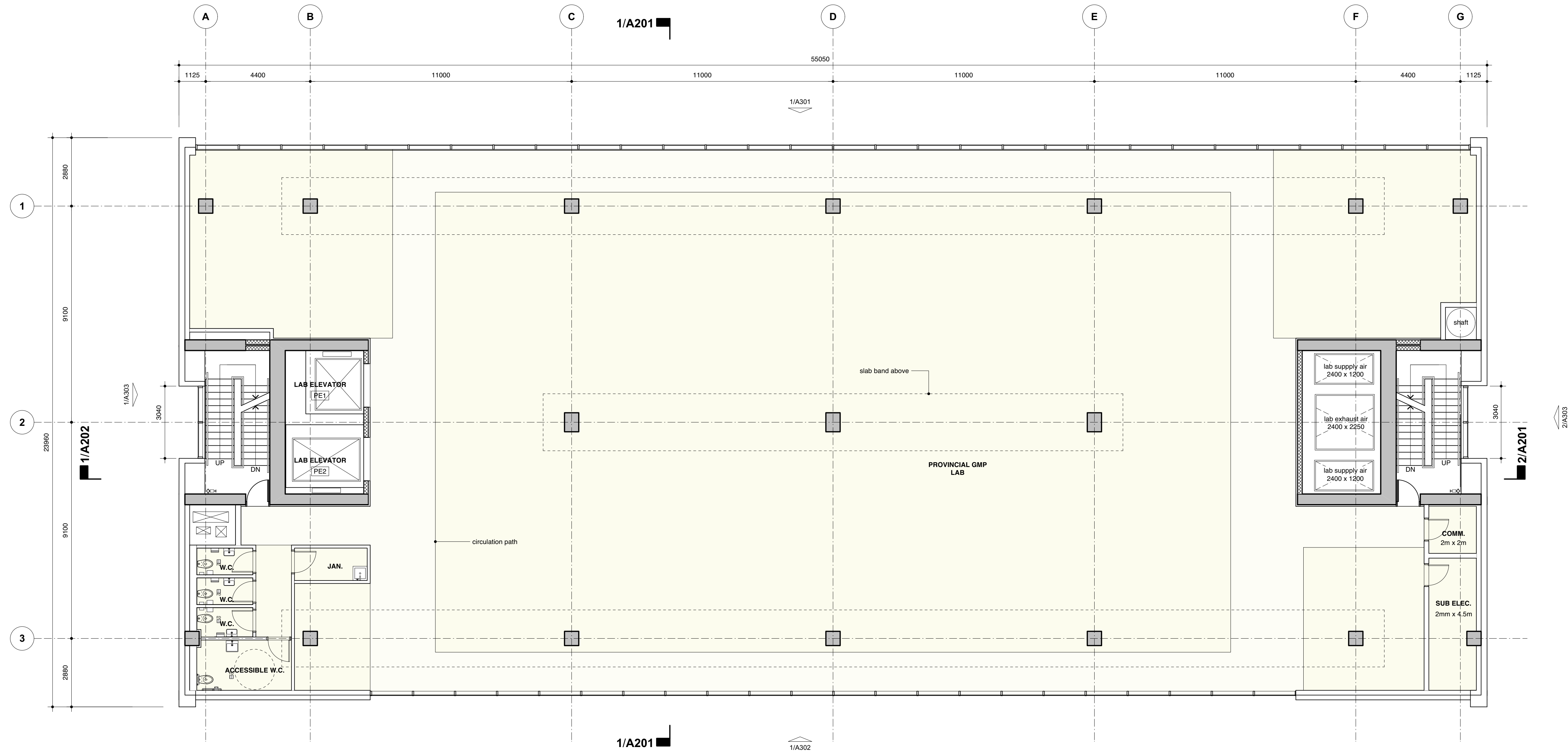
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Level 3 Plan

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A103



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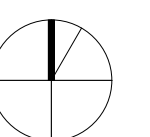
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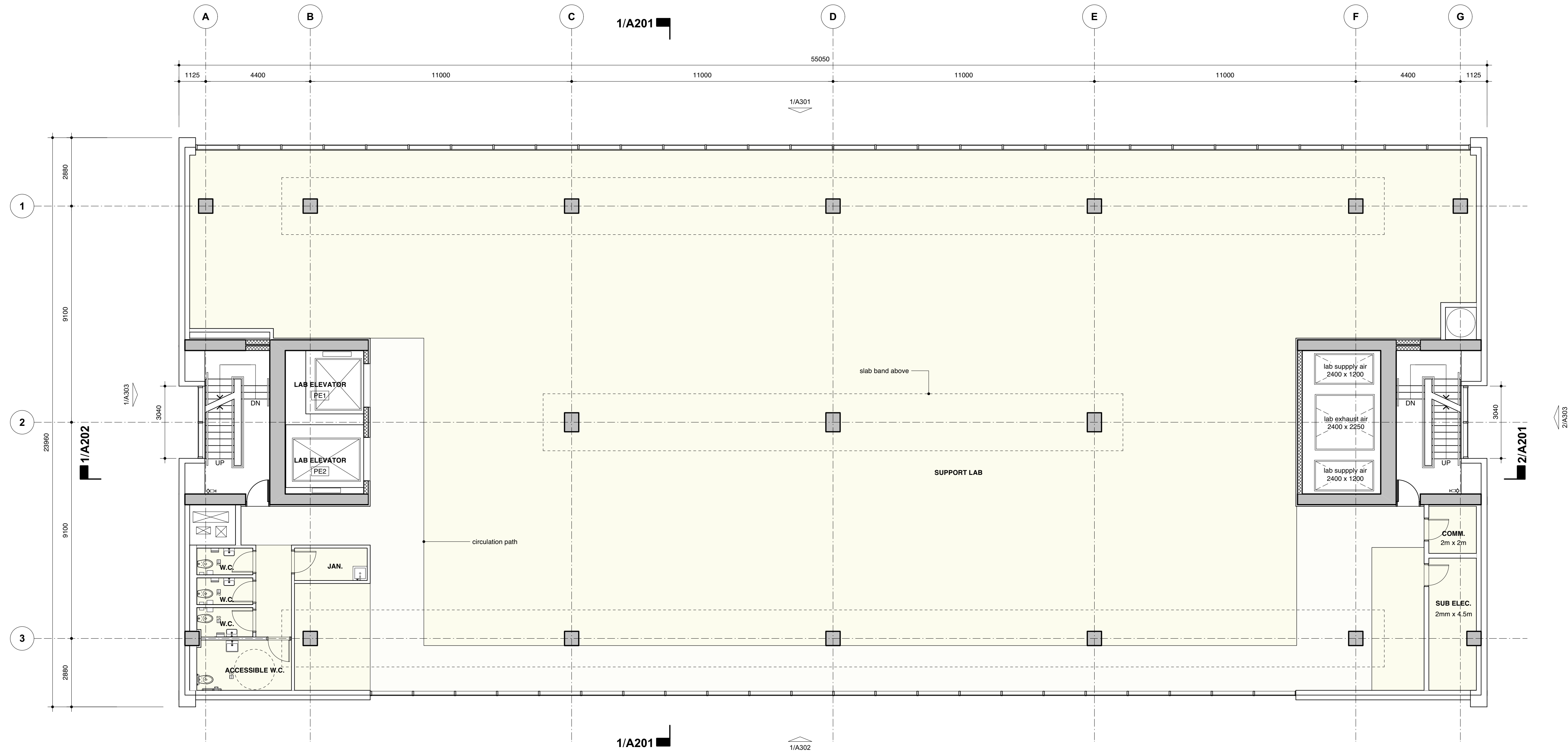
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Level 4 Plan

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A104



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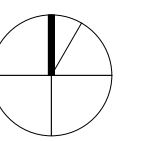
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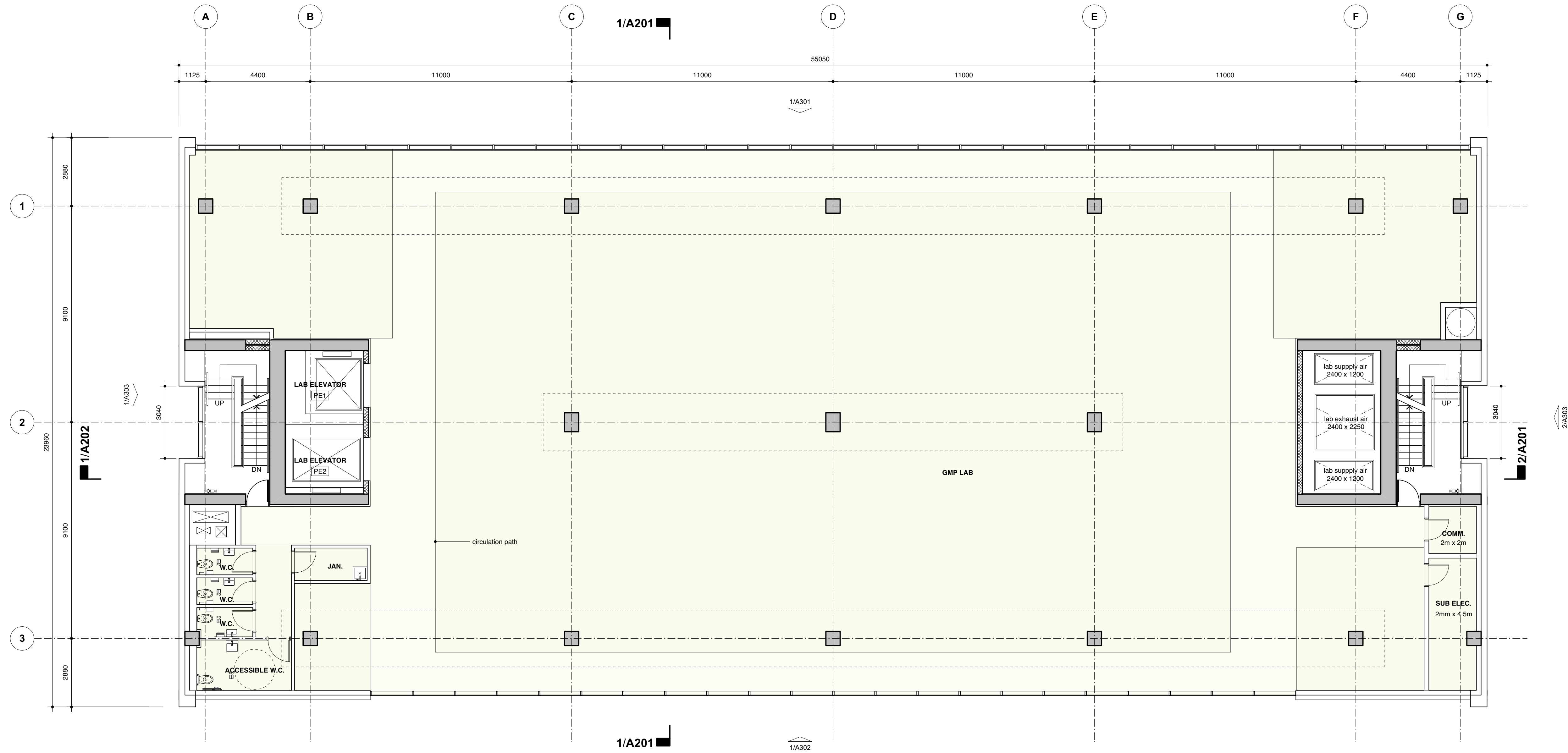
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Level 5 Plan

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A105



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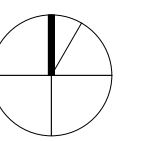
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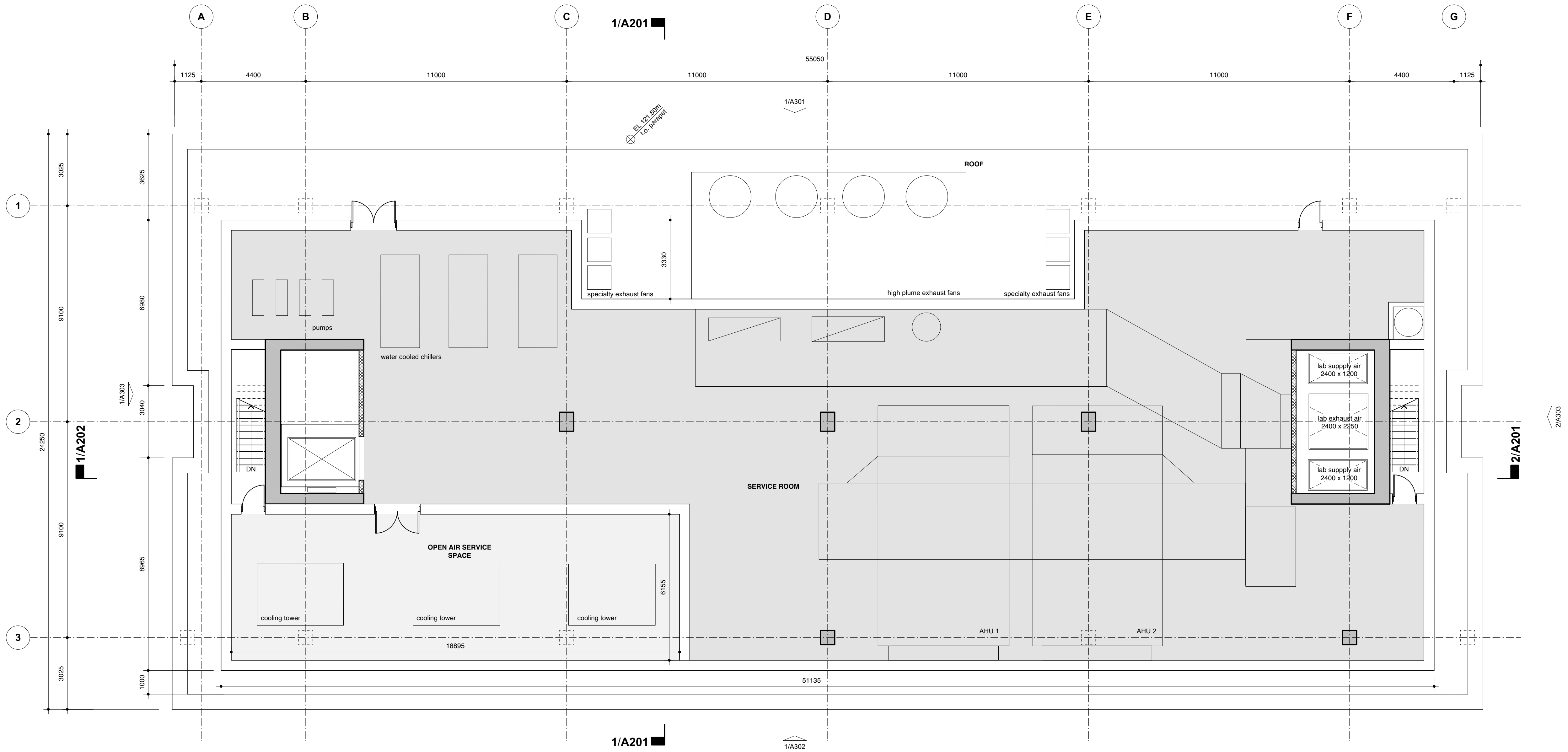
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Level 6 Plan

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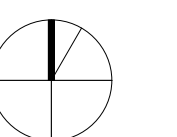
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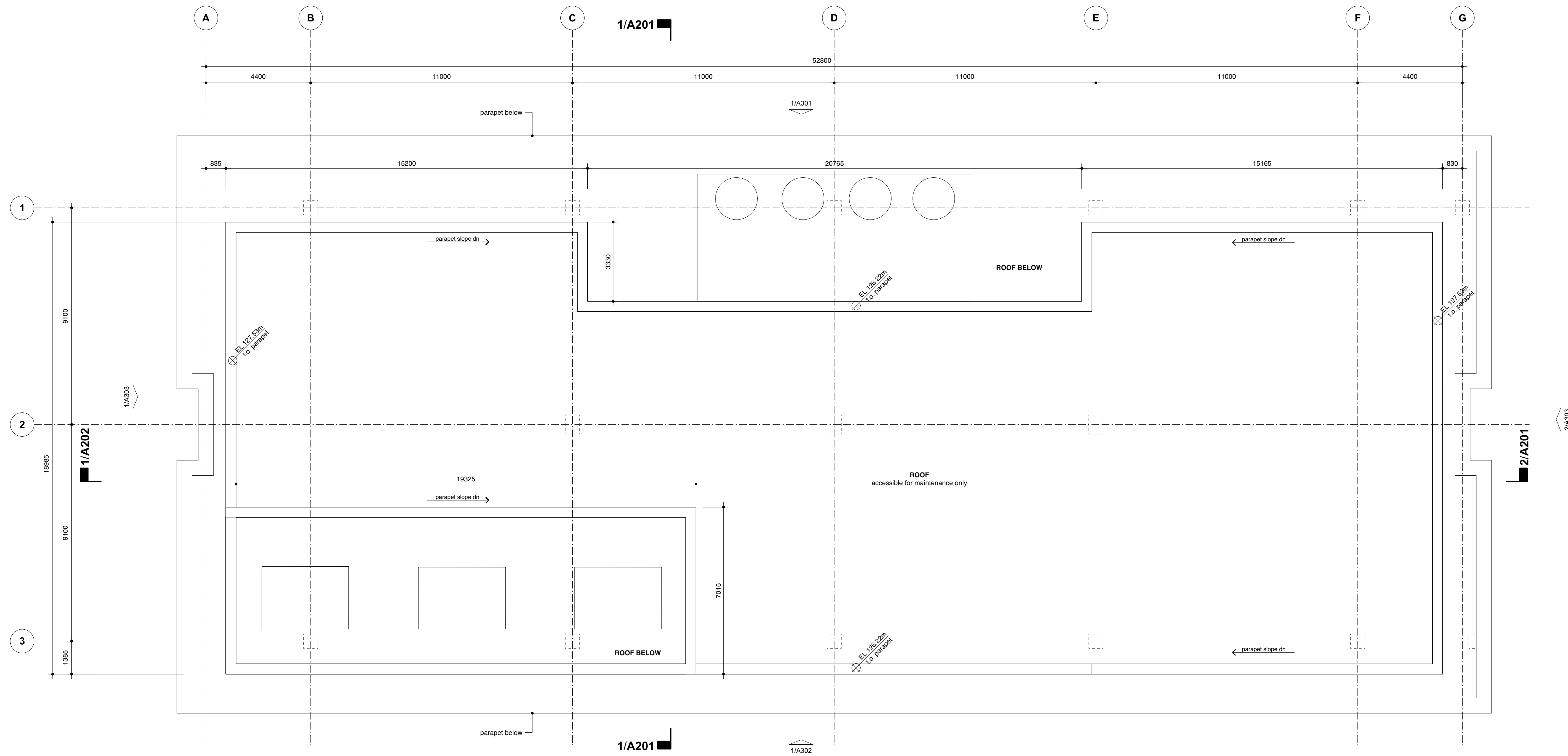


Service Level Plan

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A107

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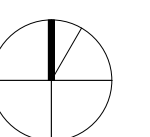
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Roof Plan

drawing number

A108

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Sections

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A201



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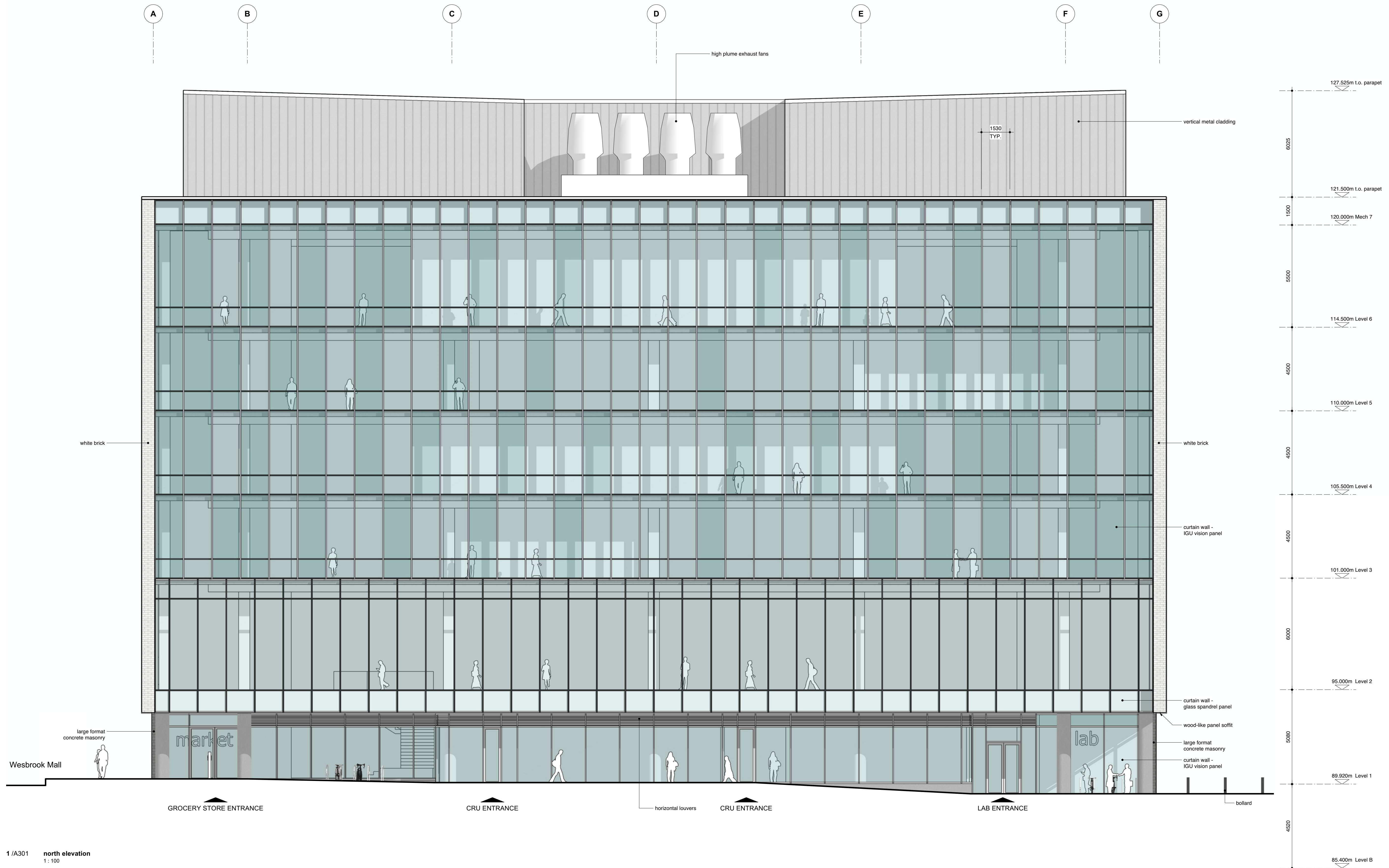
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Sections

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A202



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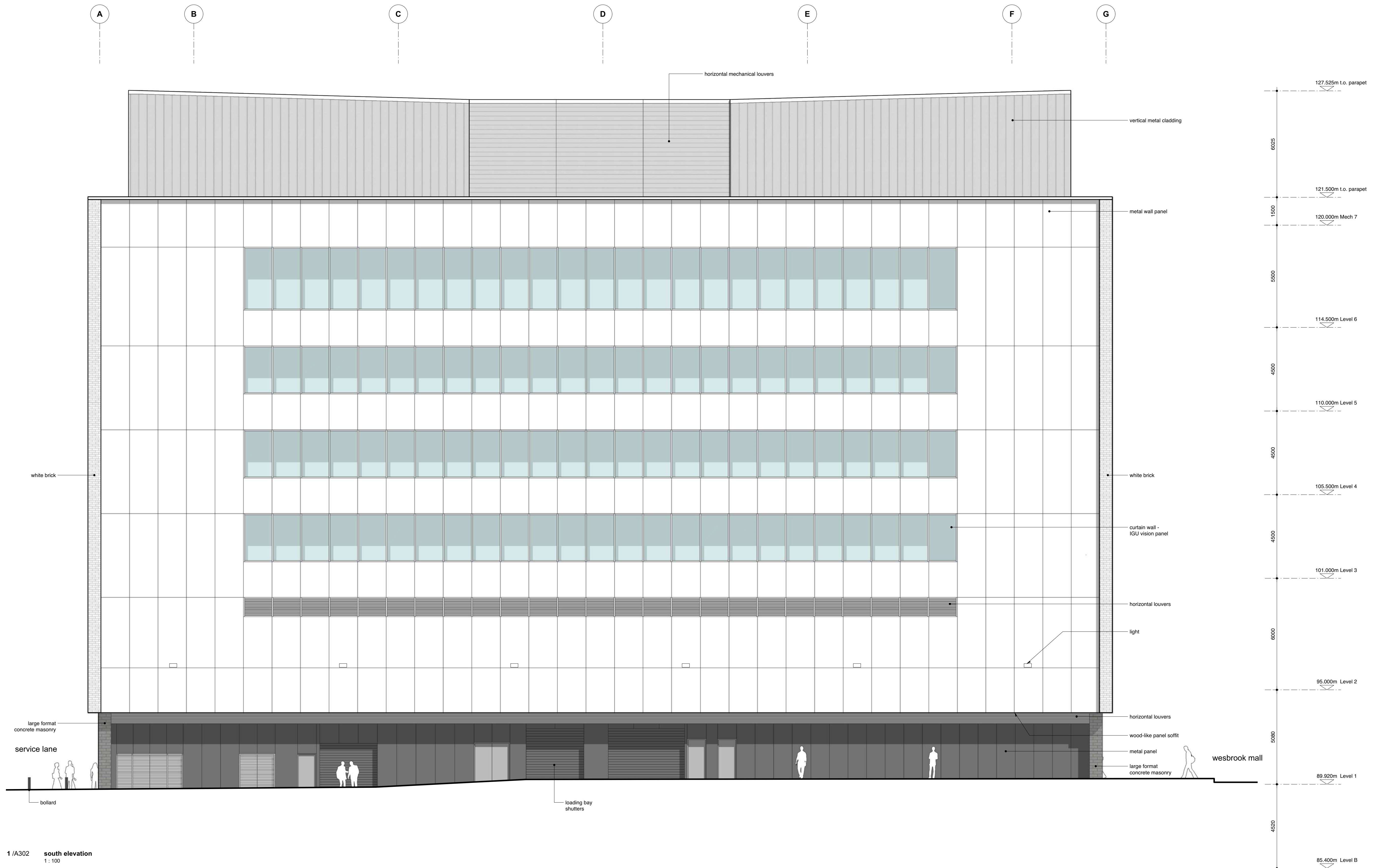
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Elevations

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A301

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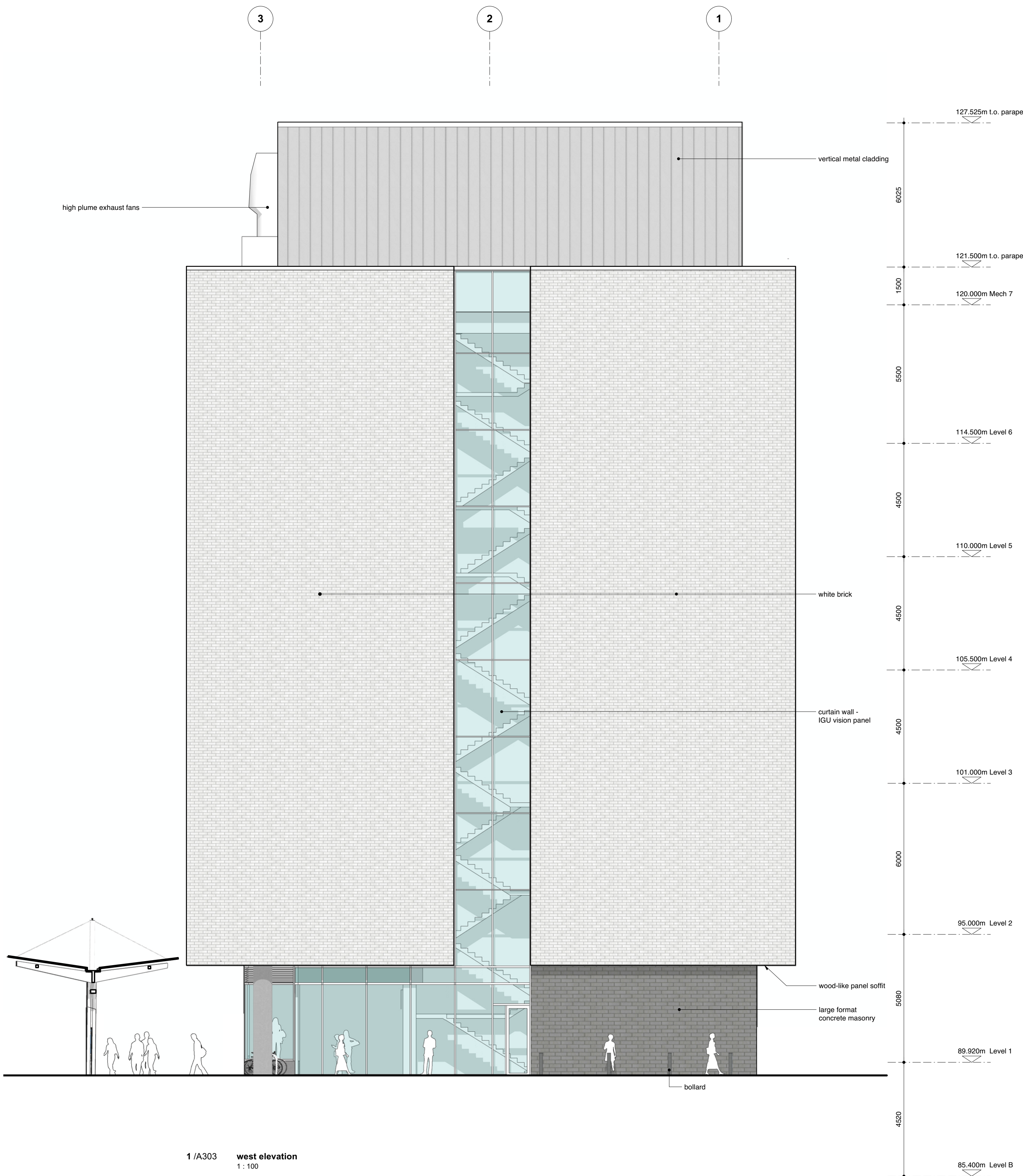
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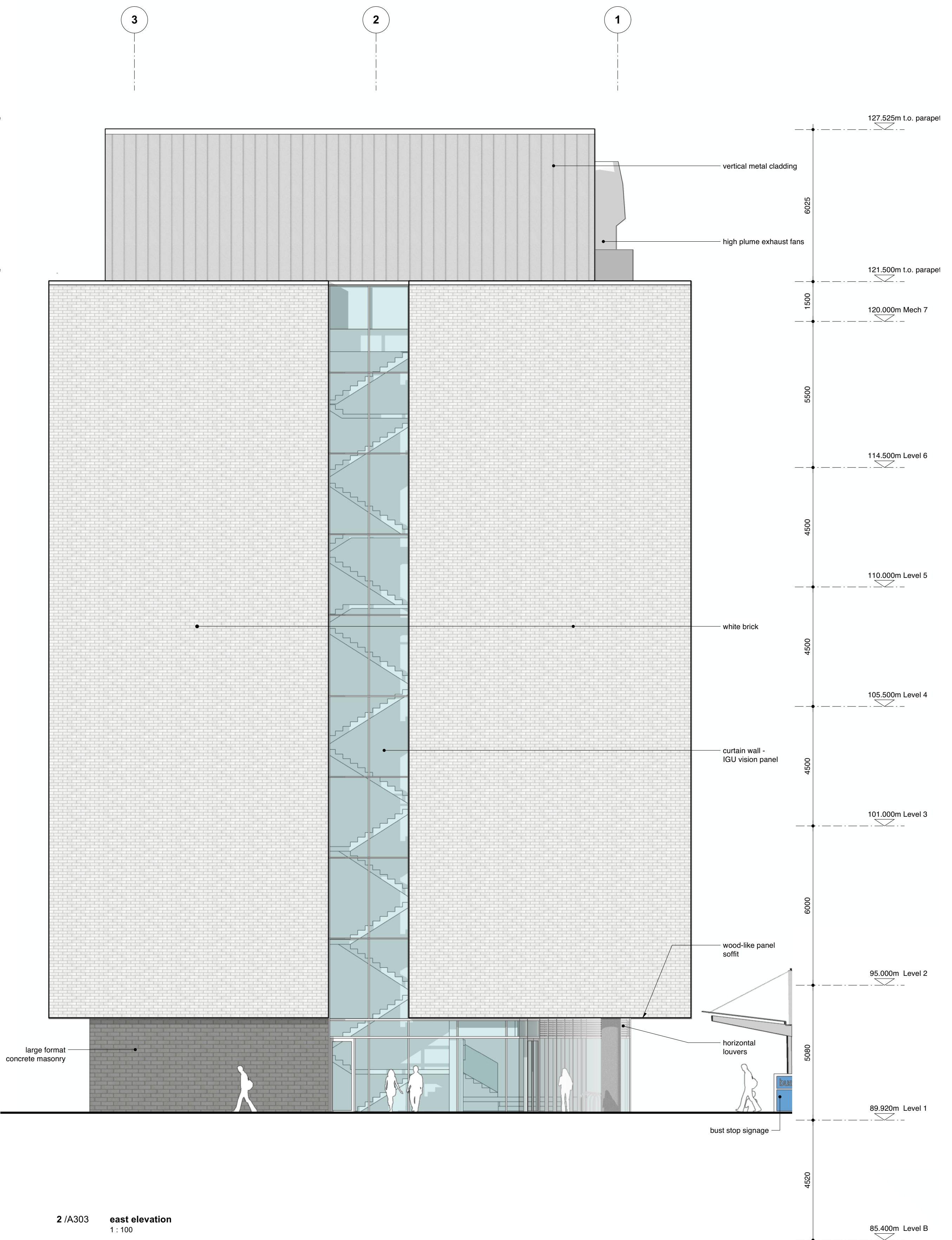
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A302

Issues

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1 /A303 west elevation
 1:100



2 /A303 east elevation
 1:100

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North

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Elevations

drawing number
A303