



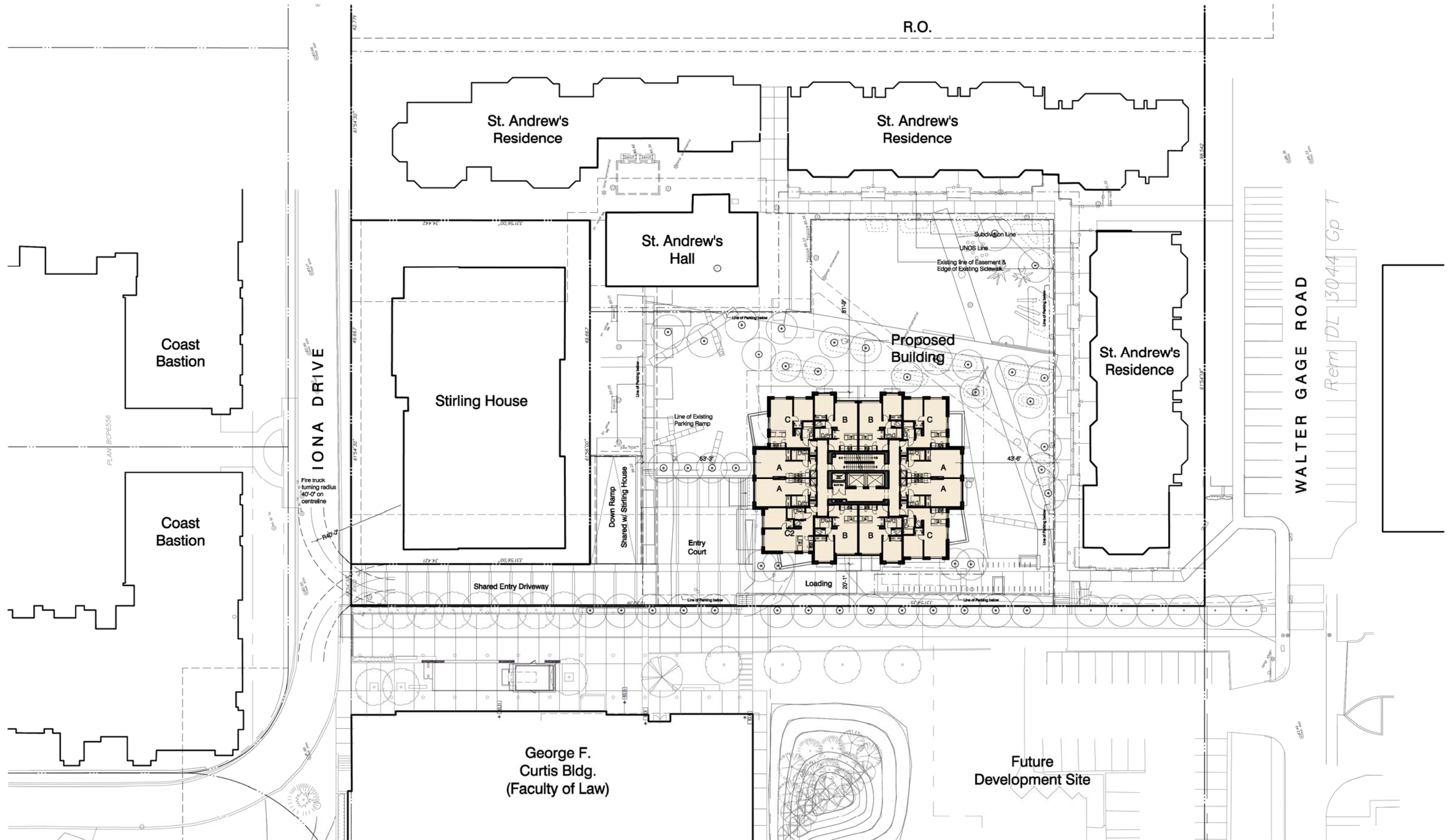
ST. ANDREW'S RENTAL RESIDENCES, UBC

CONTEXT AERIAL PLAN

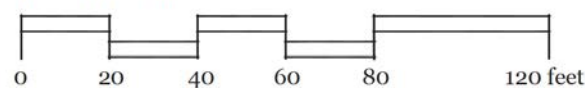
July 7, 2011

Sk-1.01

CONCERT
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1"=20'-0" scale



ST. ANDREW'S RENTAL RESIDENCES, UBC

SITE PLAN

July 7, 2011

Sk-1.02

CONC=RT
PROPERTIES LTD

WALTER GAGE ROAD

Rem DL 3044 Gp 1

Parking Statistics:

REQUIRED PARKING MAXIMUM

RESIDENT PARKING	1.00 CARS / UNIT	MIN.	174.0	UNDERGROUND		
VISITOR PARKING	0.10 CARS / UNIT	MIN.	17.4	ON SURFACE		
TOTAL	1.10 CARS / UNIT		191.4	CAR STALLS	191.4	CAR STALLS
SMALL CAR COUNT	PERMITTED		25%		47.9	STALLS
DISABILITY STALLS	REQUIRED	BCBC 2006 - 1 PER 100 STALLS INCLUDED IN RESI REQ. ABOVE OR 0.10 PER UNIT BASED ON UBC REQUIREMENTS			10%	

PROPOSED PARKING

RESIDENT PARKING	0.23 CARS / UNIT		40	UNDERGROUND		
VISITOR PARKING	0.10 CARS / UNIT		18	UNDERGROUND		
TOTAL	0.33 CARS / UNIT		58	CAR STALLS	58	CAR STALLS
SMALL CAR COUNT	PROPOSED		16%		9	STALLS
DISABILITY STALLS	VARIANCE	0.10 DISABLED STALLS / RESIDENT'S PARKING STALLS			4	STALLS
		DISABLED VISITOR STALLS			1	STALL

REQUIRED BIKES

RESIDENT BIKES	1.50 BIKES / UNIT	CLASS 1	261.0	UNDERGROUND		
VISITOR PARKING	16.00 BIKES / 35 UNITS	CLASS 2	79.5	ON SURFACE		
TOTAL	1.96 BIKES / UNIT		340.5	BIKES	340.5	BIKES

PROPOSED BIKES

RESIDENT BIKE RACK RM	0.84 BIKES / UNIT	CLASS 1	147.0	UNDERGROUND		
RESIDENT BIKE LOCKERS	0.52 BIKES / UNIT	CLASS 1	90.0	UNDERGROUND		
VISITOR BIKE RACK RM	0.40 BIKES / UNIT	CLASS 2	69.0	UNDERGROUND		
VISITORS BIKES	0.20 BIKES / UNIT	CLASS 2	35.0	ON SURFACE		
TOTAL	1.96 BIKES / UNIT		341	BIKES	341	BIKES

OTHER ZONING REQUIREMENTS

SETBACKS	TN6 ZONING		PROVIDED		SURPLUS/DEFICIT
FRONT (north)	4.5 M	14.8 FT	16.2 M	53.3 FT	38.5 FT
SIDE (east)	10.6 M	34.8 FT	24.9 M	81.8 FT	47.0 FT
SIDE (west)	10.6 M	34.8 FT	6.1 M	20.1 FT	-14.7 FT
REAR (south)	7.5 M	24.6 FT	13.3 M	43.5 FT	18.9 FT

Development Statistics:

ST. ANDREW'S RENTAL RESIDENCES

May 18, 2011

HIGH RISE DEVELOPMENT

University of British Columbia, Vancouver, B.C.

EXECUTIVE SITE AREAS SUMMARY

LOT 2 SITE AREA	1.432 acres	5,796.9 sm	62,399 SF	used for FSR
ALLOWABLE FSR			2.75 FSR	
GROSS BLDG AREA		15,941.4 sm	171,597 SF	allowable
GBA OF EXTG 4 BLDGS		7,029.9 sm	75,672 SF	
NET ALLOWABLE GBA		8,911.5 sm	95,925 SF	
UNOS/STAH SITE AREA	0.580 acres	2,349.1 sm	25,286 SF	

SITE AREA BREAKDOWN

ST.ANDREWS COLLEGE	1.009 acres	4,085.4 sm	43,976 SF	
RO AREA	0.559 acres	2,263.9 sm	24,369 SF	
STAH/UNOS AREA	0.580 acres	2,349.1 sm	25,286 SF	subdivided lot
ENTRY / RAMP AREA	0.093 acres	376.2 sm	4,049 SF	
TOWER SITE AREA	0.336 acres	1,359.3 sm	14,632 SF	37,952 sf
TOTAL SITE AREA	2.577 acres	10,433.8 sm	112,312 SF	Overall Site Area

FAR CALCULATION

GROSS AREAS	104,665 SF	COMMENTS:
STORAGE EXEMPTION OF 40 SF PER UNIT MAX.	3,086 SF	
* AMENITY AREAS	3,032 SF	* DENOTES CALCULATED AMENITY SPACE BELOW
AREAS <1.2 M ABOVE GRADE	0 SF	
AREAS USED FOR BIKE LOCKERS ON ABOVE GRADE SPACE	0 SF	N/A - ALL BELOW GRADE
** WALL EXCLUSIONS	199 sf per flr x 15 = 2,985 SF	EXCLUDED FROM GROSS FLOOR AREA BELOW
MECH/ELEC. EQUIPMENT ROOMS/ SHAFTS	208 sf per flr x 15 = 3,120 SF	EXCLUDED FROM GROSS FLOOR AREA BELOW
PROPOSED TOWER FSR AREA	92,442 SF	3,483 SF COMPARED TO NET ALLOWABLE GBA
EXISTING ST. ANDREW'S FSR AREA	75,672 SF	SURPLUS
TOTAL FSR CALCULATION	168,114 SF	2.69 FSR based on Lot 2 Site Area

SITE COVERAGE

TOWER FOOTPRINT	6,988 SF	Permitted	35%	
EX. ST. ANDREW'S HALL	2,670 SF			
EX. ST. ANDREW'S RESI	18,951 SF			
COMBINED FOOTPRINTS	28,609 SF			Proposed 25.5% based on Overall Site Area

DEVELOPMENT SUMMARY

15 Storey Tower						12					
Room Type		Main	2nd floor	Typical Floorplate	Typ Floor x No# plates		Total Units	Unit Area	Total Area	Less Area Exemption	Unit Mix
A Studio		0	4	4	48		56	410 SF	22,960 SF	392 SF	32.2%
A1 Studio grd flr		2	0	0	0		2	416 SF	832 SF	406 SF	1.1%
B 1 bedroom		0	4	4	48		56	510 SF	28,560 SF	490 SF	32.2%
B1 1 bedroom grd flr		2	0	0	0		2	506 SF	1,012 SF	486 SF	1.1%
C 1 bedroom - corner		0	3	3	36		42	550 SF	23,100 SF	534 SF	24.1%
C1 1 bdrm corner grd flr		2	0	0	0		2	520 SF	1,040 SF	512 SF	1.1%
C2 1 bdrm NE corner		0	1	1	12		14	543 SF	7,602 SF	528 SF	8.0%
#UNIT / FLOOR		6	12	12	144		174	UNITS			100.0%
UNIT AREA/FLOOR		2,884 SF	5,873 SF	5,873 SF	70,476 SF			85,106 SF	82,020 SF		
AVERAGE UNIT SIZE								489 SF	3,086 SF		
Common Area		917 SF	1,115 SF	1,115 SF	13,380 SF			16,527 SF			
* Entry Lobby & Circulation		784 SF						784 SF			**
* Rental Off, Copy Rm & Kit		759 SF						759 SF			**
* Mail Boxes		82 SF						82 SF			**
* Multi Purpose Room		172 SF						172 SF			**
* Exercise		953 SF						953 SF			**
* Common Washrooms		110 SF						110 SF			**
* Secure Holding Room		172 SF						172 SF			**
Bike Storage Rooms	2,817 sf										***
Locker Rooms	3,653 sf										***
Garbage/ Recycling	569 sf										***
Maintenance	282 sf										***
Parking Area & circ.	21,051 sf										***
Mech.Equip. Rooms	2,293 sf										***
GROSS FLOOR AREA	30,665 SF ***	6,833 SF	6,988 SF	6,988 SF	83,856 SF			104,665 SF			
NET EFFICIENCY		65.9 %	86.6 %	86.6 %	86.6 %		174	UNITS	85.7 %		

** excluded from efficiency calcs

*** excluded from efficiency calcs & FSR



ST. ANDREW'S RENTAL RESIDENCES, UBC

DEVELOPMENT STATISTICS

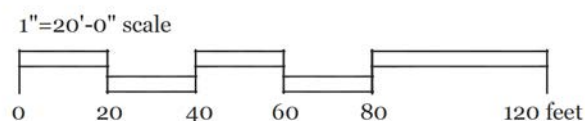
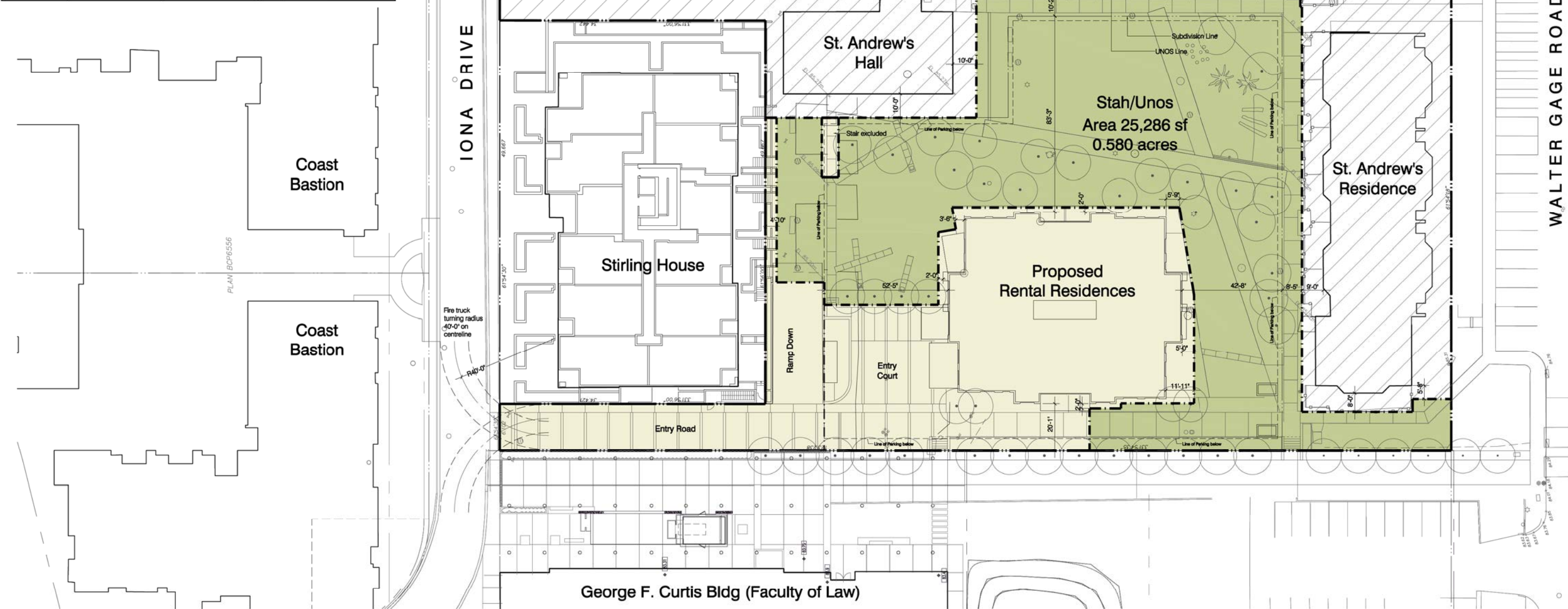
July 7, 2011

Sk-1.03

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Site Areas:

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UNOS/STAH SITE AREA	0.580 acres	2,349.1 sqm	25,286 SF
SITE AREA BREAKDOWN			
ST. ANDREWS COLLEGE	1.030 acres	4,169.4 sqm	44,881 SF
RO AREA	0.559 acres	2,263.9 sqm	24,369 SF
STAH/UNOS AREA	0.580 acres	2,349.1 sqm	25,286 SF subdivided lot
ENTRY / RAMP AREA	0.101 acres	408.5 sqm	4,397 SF
TOWER SITE AREA	0.307 acres	1,242.8 sqm	13,378 SF
TOTAL SITE AREA	2.577 acres	10,433.7 sqm	112,311 SF Overall Site Area
FAR CALCULATION			
GROSS AREAS	104,665 SF	COMMENTS:	
STORAGE EXEMPTION OF 40 SF PER UNIT MAX.	3,086 SF		
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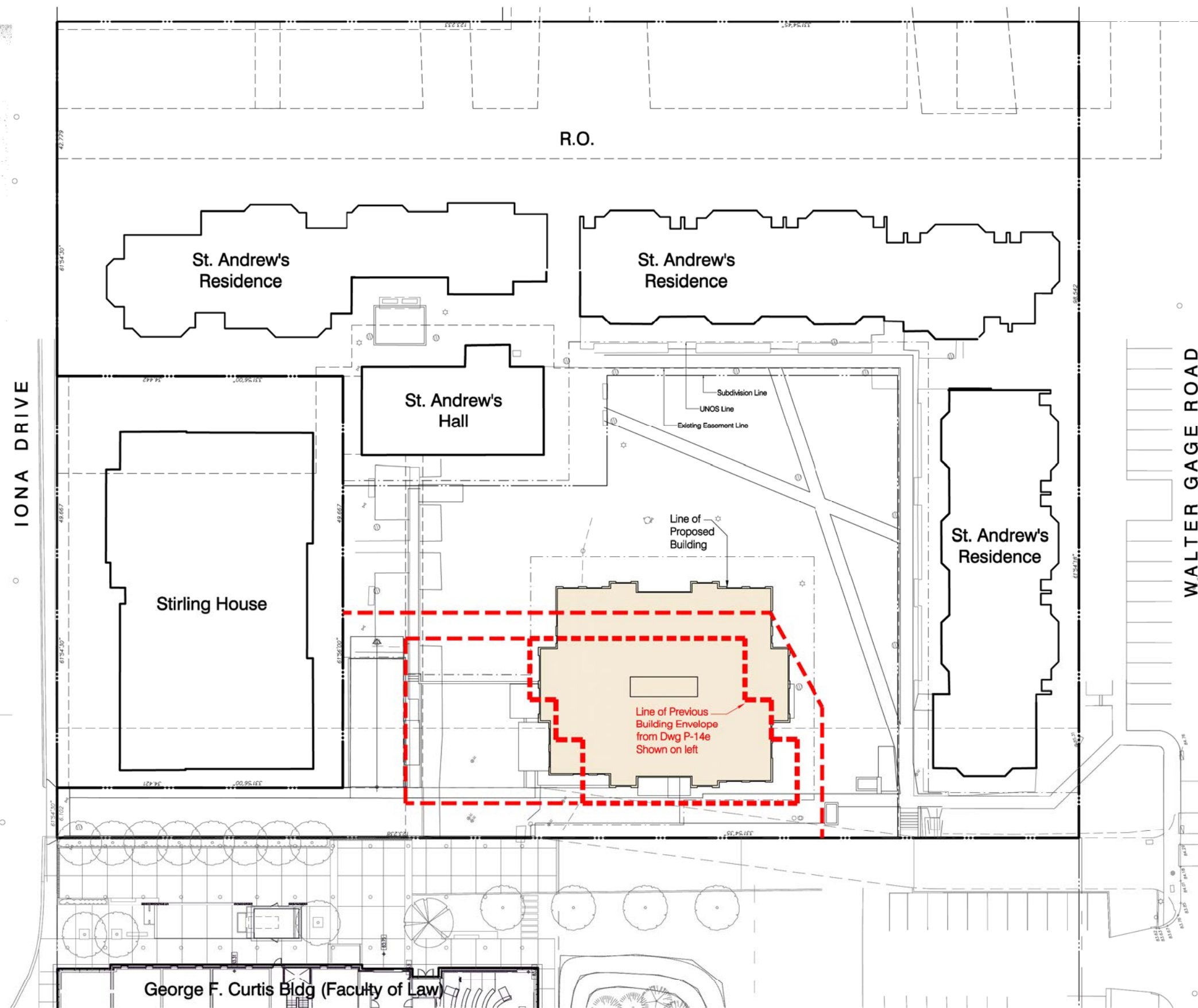
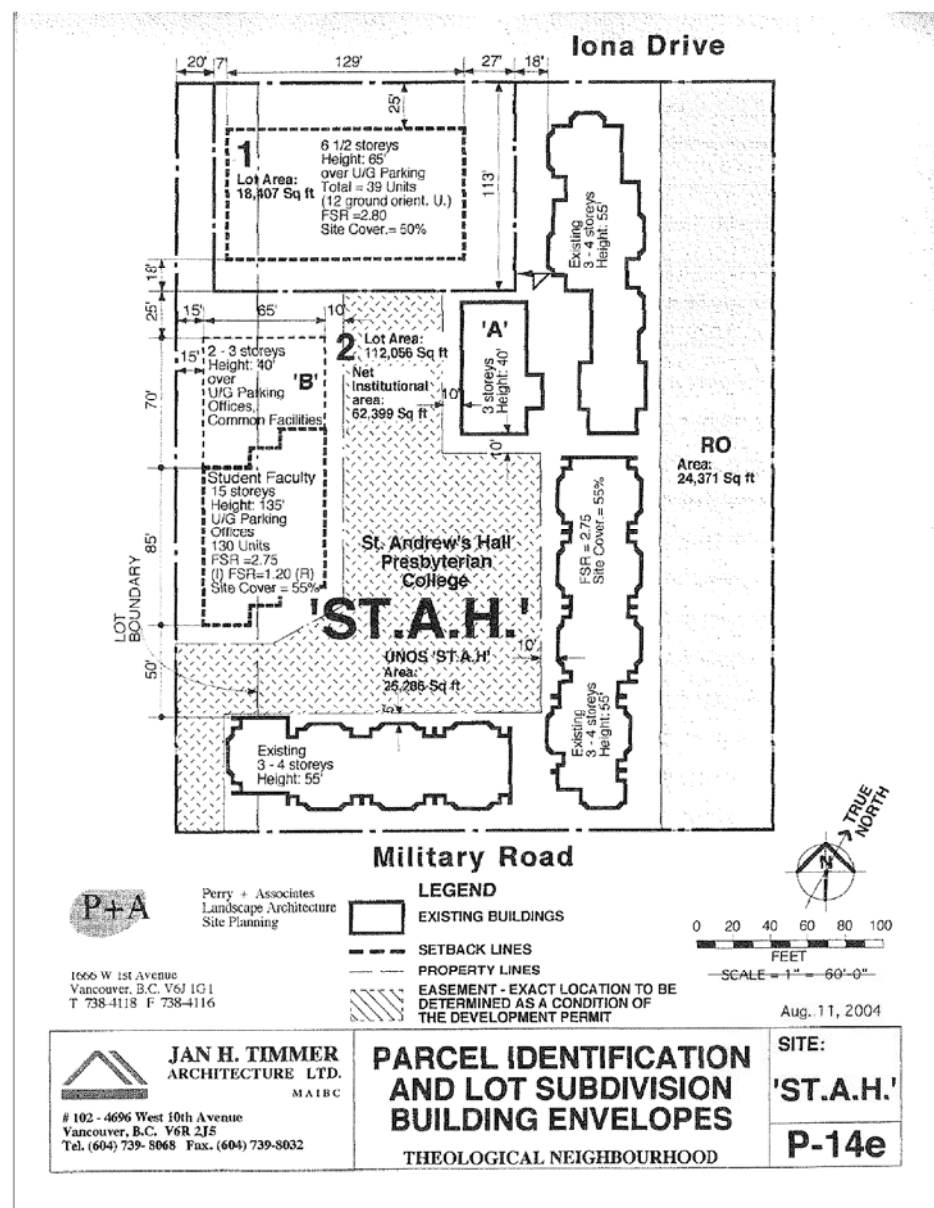


ST. ANDREW'S RENTAL RESIDENCES, UBC
UNOS PLAN

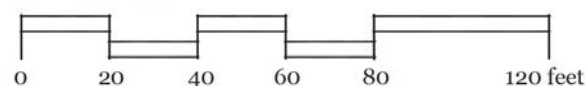
Aug 23, 2011

Sk-1.04

CONC=RT
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1"=20'-0" scale



ST. ANDREW'S RENTAL RESIDENCES, UBC COMPARISON TO ORIGINAL

July 7, 2011

Sk-1.05

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