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March 4, 2022

Karen Russell, RPP, FCIP
Manager, Development Services
Campus and Community Planning
2210 West Mall
Vancouver, BC V6T 1Z4

Re: BCR 9 Development Permit Amendment

Dear Karen,

Please find here with updated Architectural and landscape package issued for DP Amendment for our BCR 9 project, located at 5728 Gray Avenue (formerly addressed as 5768 Gray Avenue), Wesbrook Village, University of British Columbia, Vancouver, BC

The drawing set include only the affected drawing sheets, and all changes are bubbled in red with notes for your convenience. A clean copy without the revision bubbles is also included. Summary of changes are as follows:

Architectural Changes:

- Revised roof plan with the added elevator stop, elevator lobby and roof amenity area
- Revised building elevation and sections with the added elevator stop, elevator lobby and roof amenity area. Elevator overrun currently at 80.75' (24.61m)

Landscape Changes:

- Revised roof landscape plans and sections with the newly added rooftop amenity area

Sincerely,

ZGF Architects Inc. + R Kim Perry & Associates Inc.
Sophia Zhu + Michael Patterson

Development Permit Amendment

March 4, 2022

BCR



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Itemized Responses to Development

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Project Overview

Data Overview

Site Area
47,172 SF | 4,382 m²

Density Floor Space Ratio
With Maximum Allowable
In-Suite Storage Exclusion (40 SF / Unit)
2.80

Proposed Height
6 Storeys
65.0' | 19.81m To Top of Parapet, at Frame
71.89' | 21.91m To Top of Service Stair
80.75' | 24.61m To Top of Elevator Overrun

Site Coverage Max Allowable 55%
49.6%

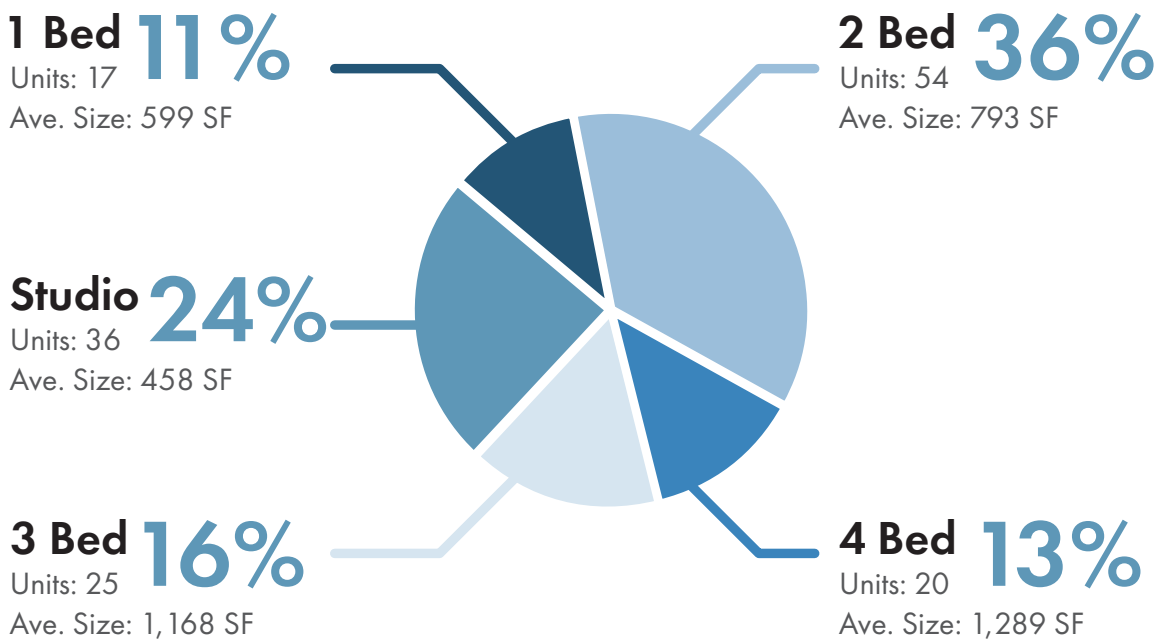
Efficiency
89.4%

Gross Floor Area
139,172 SF | 12,930 m²

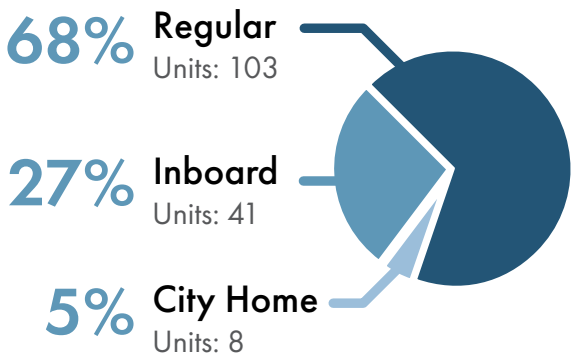
Total Residential FSR Area Inclusion
124,434 SF | 11,560 m²

Indoor Amenity FSR Area Exclusion
1,074 SF | 100 m²

Unit Breakdown



Total Units: 152



Parking



Vehicles
103
6 Visitors + 97 Residents
68 Standard Car Stalls
11 Accessible Car Stalls
24 Small Car Stalls



Bikes
316
Class I Bike Storages
301 2' X 6' Horizontal Bike Storage
15 2' X 3'4" Vertical Bike Storage



Lockers
49
Storage Lockers

Drawing Requirements

Project Statistics, Detailed

SITE INFORMATION			
CIVIC ADDRESS	5728 Gray Avenue (Formerly Addressed as 5768 Gray Avenue), Vancouver, BC		
LEGAL DESCRIPTION	Lot 9 District Lot 6494 Group 1 New Westminster District Plan EPP86350 030-727-812		
PARCEL IDENTIFIER (PID)			
DEVELOPMENT AREA	SC2A	MEDIUM DENSITY RESIDENTIAL	
GROSS SITE AREA	47,172 SF	/	4,382 SqM

SETBACK & BUILDING HEIGHT INFORMATION					
SITE COVERAGE		ALLOWED		PROPOSED	
		55% MAXIMUM		49.6%	
SETBACKS		ALLOWED		PROPOSED	
	NORTH (GRAY AVENUE)	8.2 FT / 2.5 m	6.1 FT to 8.3 FT / 1.85 m to 2.54 m		
	SOUTH (BCR 7)	8.2 FT / 2.5 m	12.8 FT to 13.2 FT / 3.89 m to 4.02 m		
	WEST (BCR 8)	8.2 FT / 2.5 m	20.1 FT to 21.1 FT / 6.14 m to 6.44 m		
	EAST (GREENWAY)	8.2 FT / 2.5 m	6.1 FT to 8.0 FT / 1.87 m to 2.45 m		
BUILDING HEIGHT		ALLOWED		PROPOSED	
		6 STOREYS		6 STOREYS	
		75.46 FT / 23.00 m		TO TOP OF PARAPET, TYPICAL	
				65.00 FT / 19.81 m	
				TO TOP OF PARAPET, AT FRAME	
				80.75 FT / 24.61 m	
				TO TOP OF ELEVATOR OVERRUN	
				71.89 FT / 21.91 m	
				TO TOP OF SERVICE STAIR	
				72.42 FT / 22.07 m	
				TO TOP OF MECHANICAL EQUIPMENT	

PARKING & LOADING CALCULATIONS		
PARKING STALLS PERMITTED:		
FACULTY AND STAFF RENTAL (NON-MARKET HOUSING)	152 STALLS	1.0 STALL PER PRINCIPAL DWELLING UNIT
VISITOR	16 STALLS	0.1 STALL PER PRINCIPAL DWELLING UNIT
TOTAL PARKING SPACES PERMITTED:	168 STALLS	
OF WHICH: ACCESSIBLE STALLS	16 STALLS	0.1 STALL PER PRINCIPAL DWELLING UNIT
PARKING STALLS PROVIDED:		
RESIDENTIAL PARKING STALLS	97 STALLS	0.64 STALLS PER PRINCIPAL DWELLING UNIT
VISITOR STALLS	6 STALLS	6% OF TOTAL PROVIDED STALLS
TOTAL PARKING STALLS PROVIDED	103 STALLS	
OF WHICH: ACCESSIBLE STALLS	11 STALLS	10.7% OF TOTAL STALLS
SMALL STALLS	24 STALLS	23.3% OF TOTAL STALLS (MAXIMUM 25% ALLOWABLE)
STANDARD	68 STALLS	66.0% OF TOTAL STALLS

BICYCLE STORAGE CALCULATIONS		
BICYCLE SPACES REQUIRED:		
FACULTY AND STAFF RENTAL (NON-MARKET HOUSING)	228 CLASS I STALLS	1.50 SPACES PER DWELLING
REAP 3.1 - SS 2.1 - ADDITIONAL BIKE FACILITIES	72 CLASS I STALLS	0.25 SPACES PER BEDROOM + IN-BUILDING REPAIR STATION
TOTAL CLASS I BIKE STALLS	300 CLASS I STALLS	
CLASS II	76 CLASS II STALLS	0.50 SPACES PER DWELLING
BICYCLE SPACES PROVIDED:		
TOTAL CLASS I BIKE STALLS	316 CLASS I STALLS	2.08 SPACES PER DWELLING
OF WHICH: HORIZONTAL BIKE STORAGE	301 CLASS I STALLS	
VERTICAL BIKE STORAGE	15 CLASS I STALLS	4.7% OF TOTAL STALLS
TOTAL CLASS II BIKE STALLS		
OF WHICH:	46 CLASS II STALLS	
	38 STALLS	82.6% LOCATED ON-SITE
	8 STALLS	17.4% LOCATED OFF-SITE (OUTSIDE OF PROPERTY LINE)

STORAGE LOCKER CALCULATIONS		
STORAGE LOCKER REQUIRED BY UBCPT		
FACULTY AND STAFF RENTAL (NON-MARKET HOUSING)	52 LOCKERS	1.00 LOCKER FOR EACH 3 BED, 3 BED+DEN, AND 4 BED DWELLING UNITS INCLUDING THE 8 CITY HOMES
STORAGE LOCKER PROVIDED		
STORAGE LOCKERS	49 LOCKERS	0.32 LOCKERS PER DWELLING

REQUESTED VARIANCES	
1	Reducing the number of vehicle parking stalls required for visitors from 0.1 stall per principal dwelling unit (16 stalls required) down to 6% of total vehicle parking stalls provided (6 stalls) for visitor use. Using recent projects as a precedent, this reduced parking ratio provides a sufficient number of stalls for its intended use within a minimal amount of parkade levels.
2	Reducing the number of accessible parking stalls required from 0.1 stall per principal dwelling unit (16 stalls required) down to allocating and sizing 10% of the provided vehicle parking stalls (11 stalls) for accessible use only. Using recent projects as a precedent, this reduced parking ratio provides a sufficient number of stalls for its intended use within a minimal amount of parkade levels.
3	Reducing the number of Class II bike stalls required from 0.5 stall per dwelling (76 stalls required) down to 0.30 stall per dwelling (46 stalls provided). Proposing to share Class II bike stalls across BCR8 (110 residential units) and BCR9 (152 residential units) as the two sites share a common courtyard, providing a total of 94 Class II bike stalls (0.36 stall per dwelling unit for the combined total of 262 residents units between BCR8 and BCR9). - BCR 8 = 48 stalls (20 onsite in the courtyard, 28 offsite on Gray Avenue and Westbrook Mall. - BCR 9 = 46 stalls (38 onsite in the courtyard, 8 offsite on Gray Avenue by the building entrance.
4	17.4% of Class II bike stalls (8 stalls) are place outside of the property line. These offsite bike stalls are placed by the building entrance off Gray Avenue, where such placement provides easy access and better utilization.
5	FSR area projection encroaching into the 2.5m setback from Level 3 to Level 6 at northwest corner of the site along Gray Avenue. Encroaching into the setback by 0.41m to 0.69m over a length of 7.73m. FSR area projection encroaching into the 2.5m setback from Level 3 to Level 5 at northeast corner of the site along the future park pathway. Encroaching into the setback by 0.65m over a length of 7.05m.

AREA SUMMARY				
TOTAL RESIDENTIAL AREA	(INCLUDED FROM FSR)	124,496 SF	/	11,566 SqM
TOTAL INTERIOR CIRCULATION & LOBBY AREA	(INCLUDED FROM FSR)	12,613 SF	/	1,172 SqM
TOTAL SERVICES	(INCLUDED FROM FSR)	980 SF	/	91 SqM
TOTAL AMENITY AREA	(EXCLUDED FROM FSR)	1,083 SF	/	101 SqM
TOTAL GROSS FLOOR AREA		139,173 SF	/	12,930 SqM
DEDUCT: IN-SUITE UNIT STORAGE	(EXCLUDED FROM FSR)	(MAX. ALLOWABLE 40 SF / 3.72 SqM PER DWELLING UNIT)		
BUILDING EFFICIENCY	(RESIDNETIAL AREA / GROSS FLOOR AREA)	89.5%		
FSR (FLOOR SPACE RATIO)		ALLOWED		PROPOSED
		2.80 FSR	132,081 SF / 12,271 SqM	2.80 FSR 132,010 SF / 12,264 SqM
		*WITH MAXIMUM ALLOWABLE IN-SUITE STORAGE EXCLUSION		
		**FSR = TOTAL GROSS FLOOR AREA - TOTAL AMENITY AREA - IN-SUITE UNIT STORAGE		

AMENITY SPACE CALCULATIONS				
AMENITY	ALLOWED			PROPOSED
	13,917 SF / 1,293 SqM	10%	OF TOTAL GFA	1,083 SF / 101 SqM 0.78% OF TOTAL GFA
	INDOOR AMENITY (765 SF) & GUEST SUITE (309 SF)			

AREA BREAKDOWN BY FLOOR																					
LEVEL	GFA			FSR INCLUSION						FSR EXCLUSION				FLOOR AREA CONTRIBUTE TO FSR							
				RESIDENTIAL UNITS		CIRCULATION		SERVICES		AMENITY		IN-SUITE STORAGE									
LEVEL 1	23,390 SF	/	2,173 SqM	19,389 SF	/	1,801 SqM	2,690 SF	/	250 SqM	229 SF	/	21 SqM	1,083 SF	/	101 SqM	1,160 SF	/	108 SqM	21,148 SF	/	1,965 SqM
LEVEL 2	23,390 SF	/	2,173 SqM	21,520 SF	/	1,999 SqM	1,720 SF	/	160 SqM	150 SF	/	14 SqM	-	/	-	920 SF	/	85 SqM	22,470 SF	/	2,088 SqM
LEVEL 3	23,134 SF	/	2,149 SqM	20,932 SF	/	1,945 SqM	2,051 SF	/	191 SqM	150 SF	/	14 SqM	-	/	-	1,000 SF	/	93 SqM	22,134 SF	/	2,056 SqM
LEVEL 4	23,134 SF	/	2,149 SqM	20,932 SF	/	1,945 SqM	2,051 SF	/	191 SqM	150 SF	/	14 SqM	-	/	-	1,000 SF	/	93 SqM	22,134 SF	/	2,056 SqM
LEVEL 5	23,134 SF	/	2,149 SqM	20,932 SF	/	1,945 SqM	2,051 SF	/	191 SqM	150 SF	/	14 SqM	-	/	-	1,000 SF	/	93 SqM	22,134 SF	/	2,056 SqM
LEVEL 6	22,992 SF	/	2,136 SqM	20,791 SF	/	1,932 SqM	2,051 SF	/	191 SqM	150 SF	/	14 SqM	-	/	-	1,000 SF	/	93 SqM	21,992 SF	/	2,043 SqM
TOTAL	139,173 SF	/	12,930 SqM	124,496 SF	/	11,566 SqM	12,613 SF	/	1,172 SqM	980 SF	/	91 SqM	1,083 SF	/	101 SqM	6,080 SF	/	565 SqM	132,010 SF	/	12,264 SqM

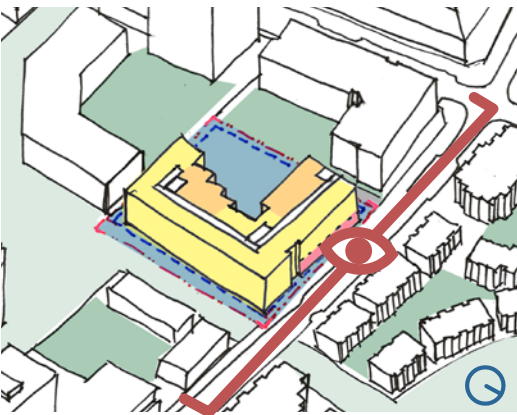
RESIDENTIAL AREA BREAKDOWN											
UNIT MIX											
UNIT TYPE	UNIT AREA RANGE		AVG. UNIT SIZE		NUMBER OF UNITS PER FLOOR						TOTAL UNITS IN BUILDING
					L1	L2	L3	L4	L5	L6	
STUDIO	405 SF - 523 SF		458 SF / 43 SqM		13	11	3	3	3	3	36
ONE BED	533 SF - 646 SF		599 SF / 56 SqM		1	4	3	3	3	3	17
ONE BED + DEN	- - -		#DIV/0! / #DIV/0!		-	-	-	-	-	-	-
TWO BED	689 SF - 857 SF		748 SF / 70 SqM		2	2	7	7	7	8	33
TWO BED + DEN	761 SF - 853 SF		809 SF / 75 SqM		1	1	3	3	3	3	14
THREE BED	947 SF - 1,086 SF		1,027 SF / 95 SqM		1	2	4	4	4	3	18
THREE BED + DEN	1,151 SF - 1,470 SF		1,255 SF / 117 SqM		6	-	2	2	2	2	14
FOUR BED	1,147 SF - 1,862 SF		1,289 SF / 120 SqM		5	3	3	3	3	3	20
TOTAL			819 SF / 76 SqM		29	23	25	25	25	25	152

*153 UNITS TOTAL IF INCLUDE GUEST SUITE STUDIO

OF WHICH:	REGULAR	INBOARD	CITY HOME	TOTAL
STUDIO	36			36
ONE BED	11	6		17
ONE BED + DEN	-			-
TWO BED	9	24		33
TWO BED + DEN	14			14
THREE BED	7	11		18
THREE BED + DEN	8		6	14
FOUR BED	18		2	20
TOTAL UNITS	103	41	8	152
%	68%	27%	5%	100%

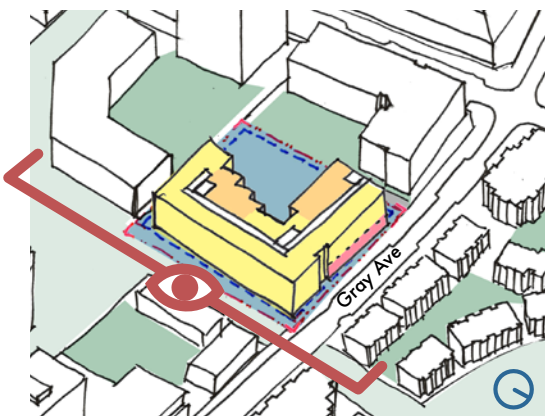


Streetscape Datums



Streetscape Elevation, North | Along Gray Avenue

Streetscape Datums



Streetscape Elevation, East | Along Greenway

Legend

STUDIO

1 BEDROOM

2 BEDROOM

3 BEDROOM

4 BEDROOM

1 BEDROOM (INBOARD)

2 BEDROOM (INBOARD)

3 BEDROOM (INBOARD)

3 BEDROOM (CITY HOME)

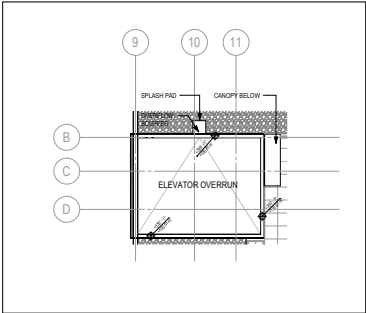
4 BEDROOM (CITY HOME)

AMENITY

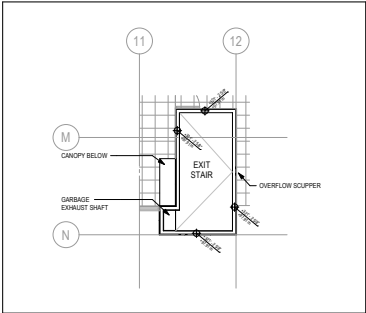
CIRCULATION

SERVICES

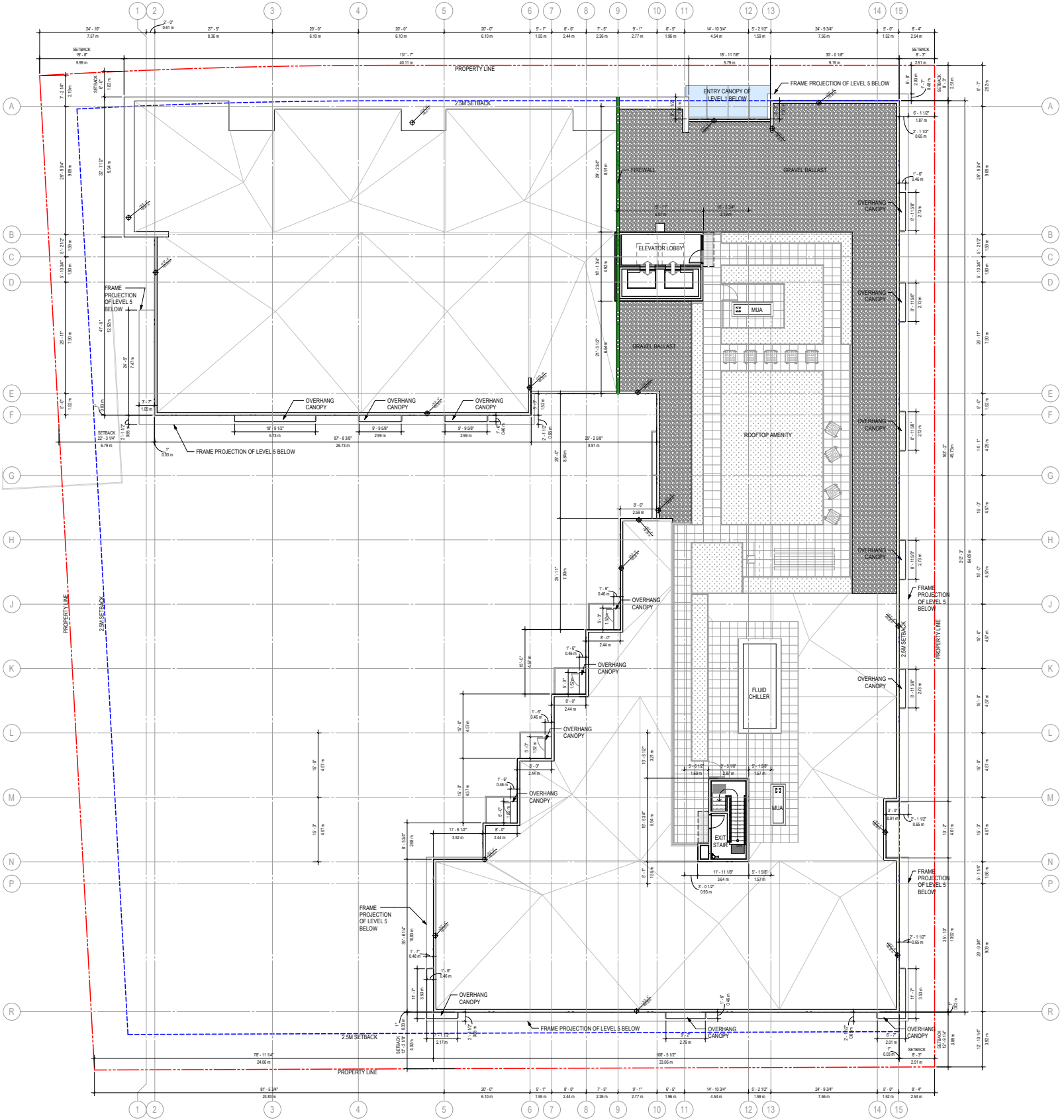
FIRE SEPARATION



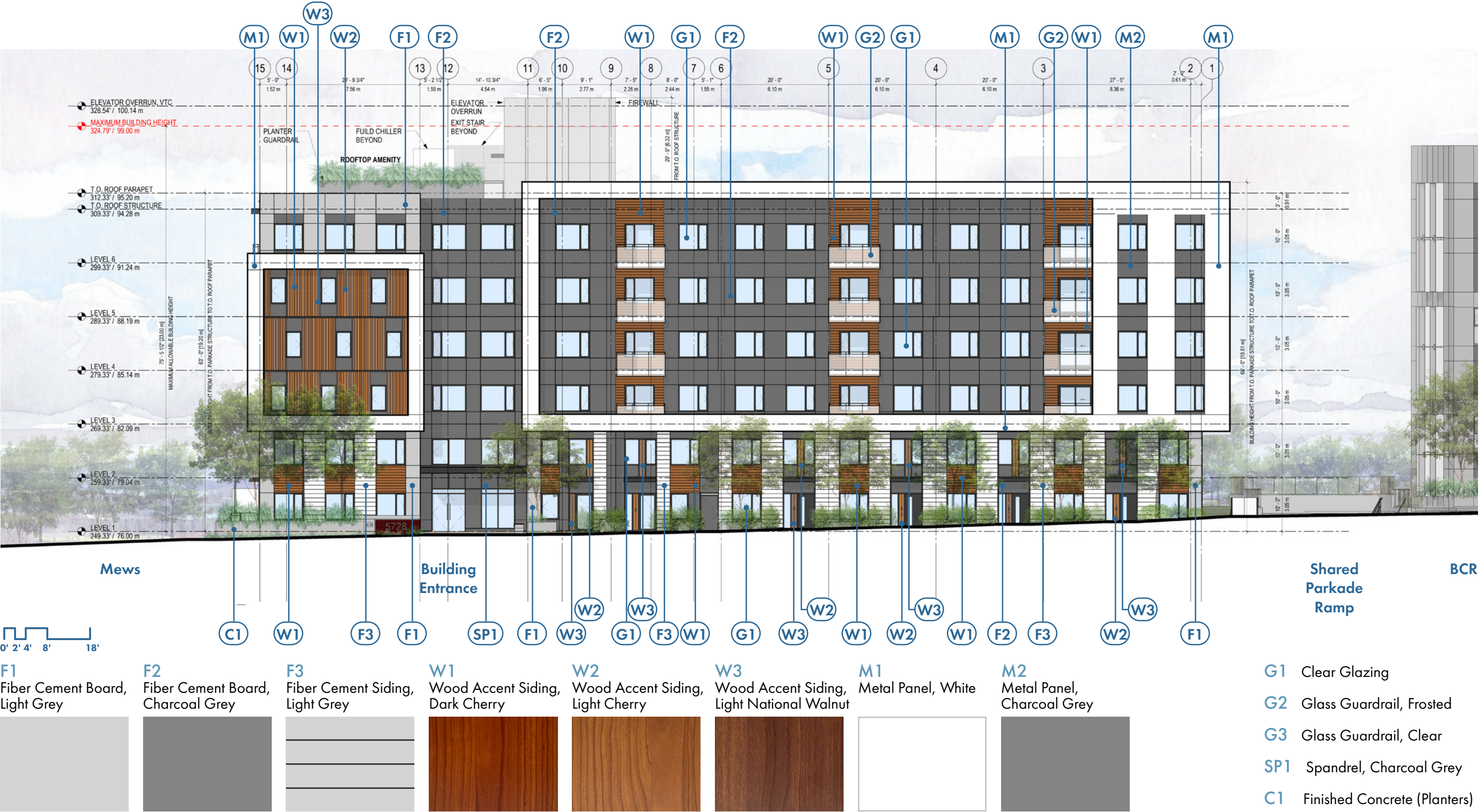
Roof of Elevator Overrun



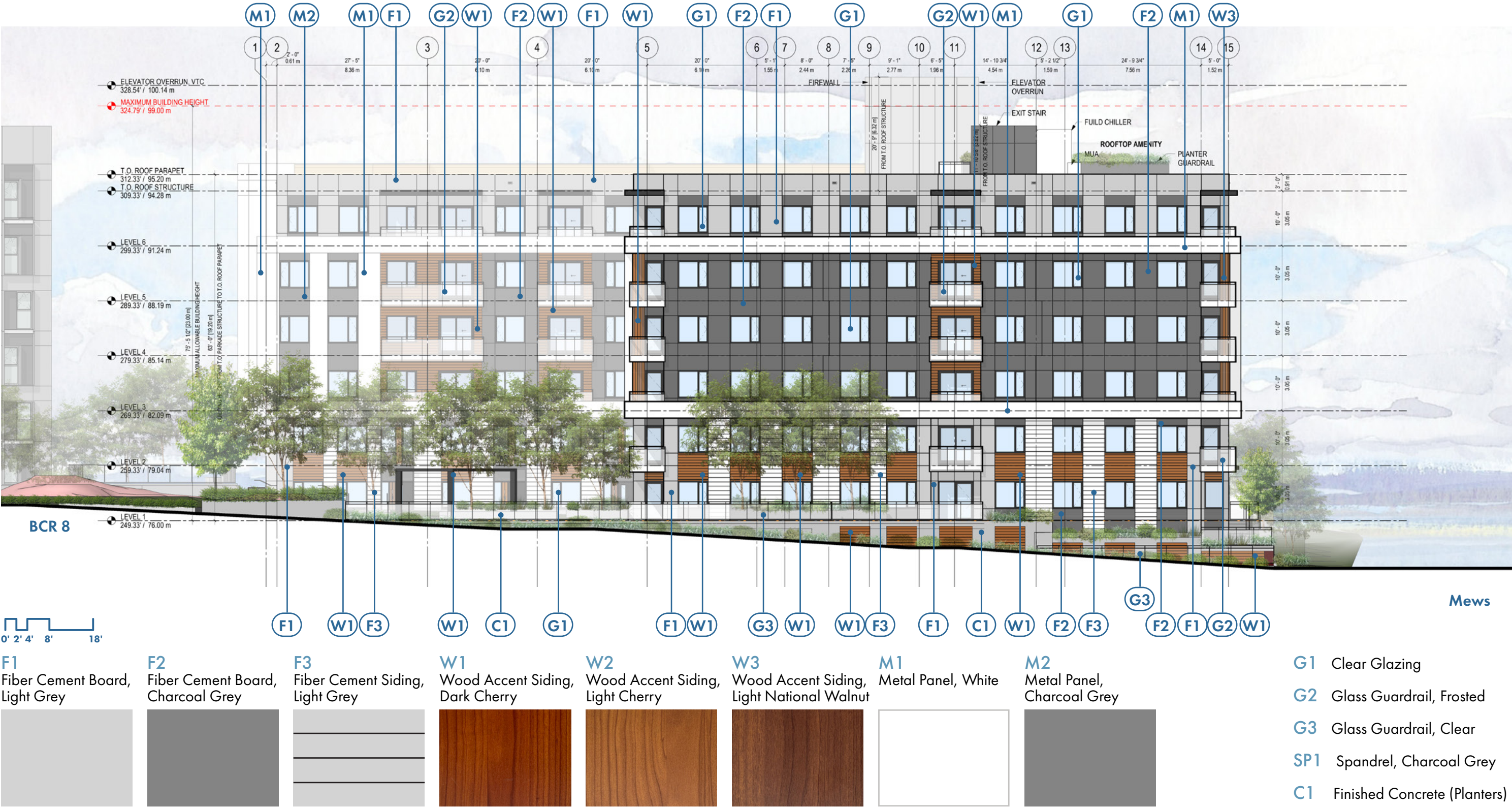
Roof of Stair Popup



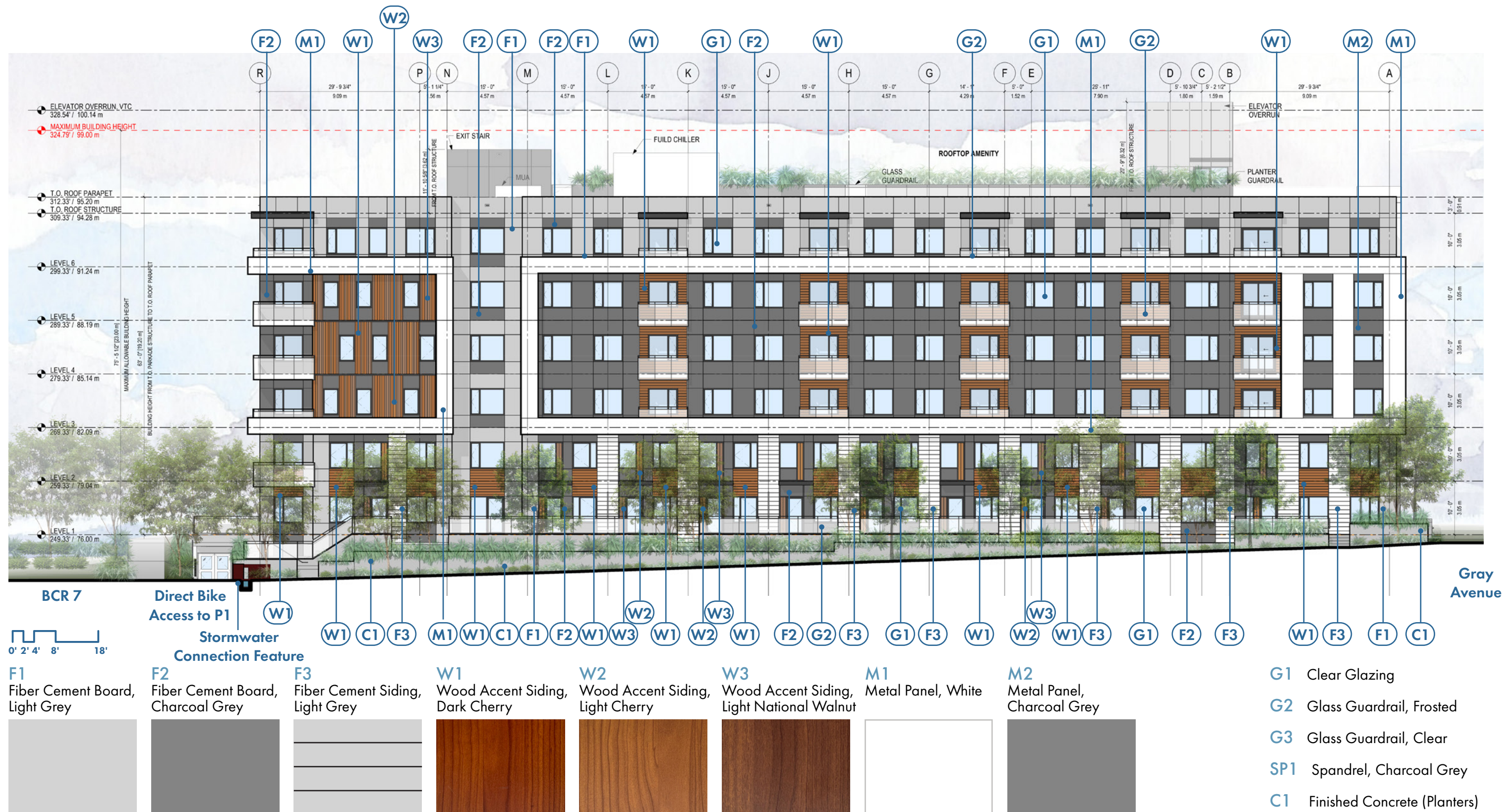
North Elevation | Along Gray Ave.



South Elevation | Along Pathway Connection Between BCR 7, 8 and 9



East Elevation | Along Greenway

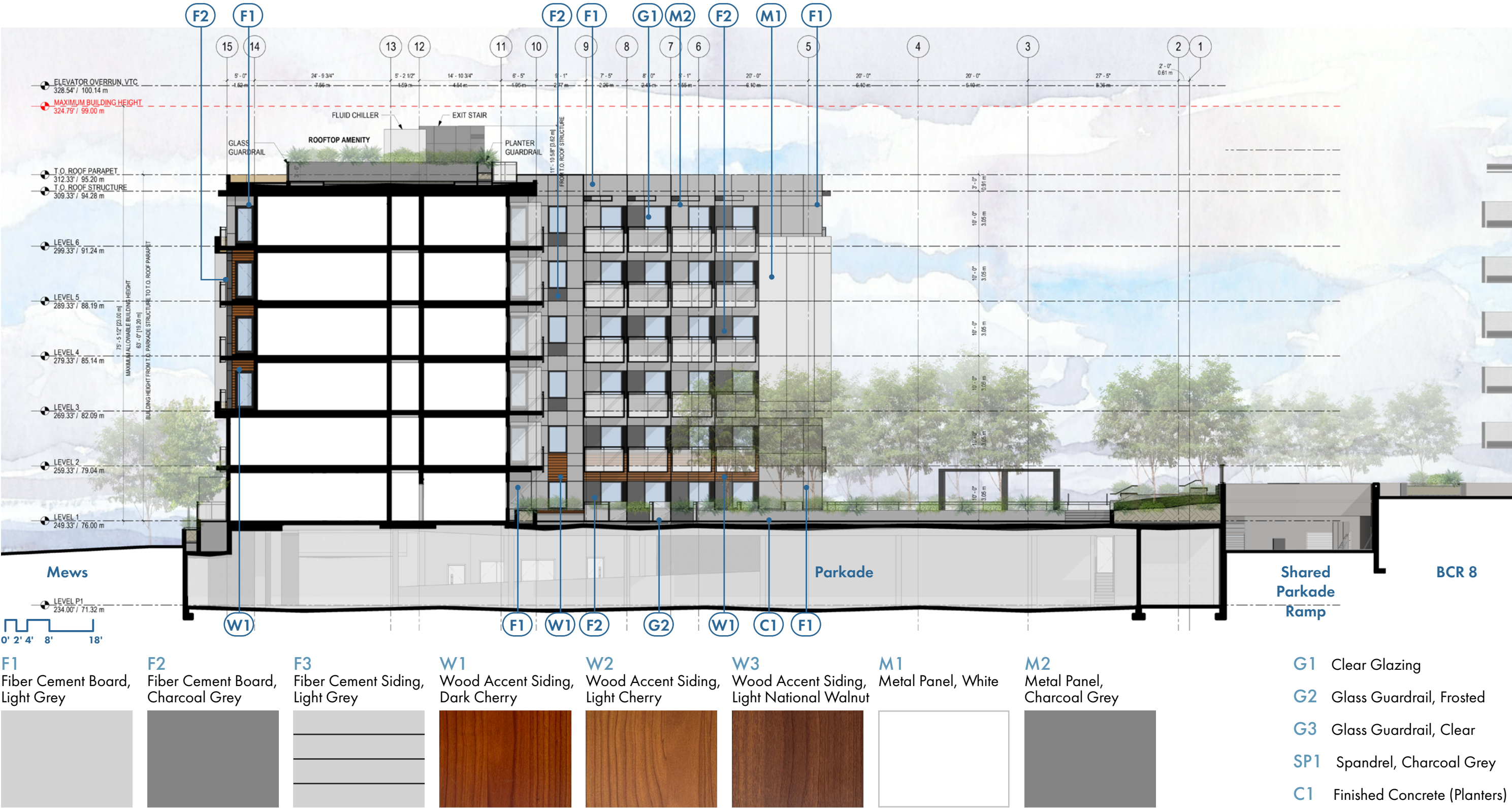




Courtyard Elevation | North

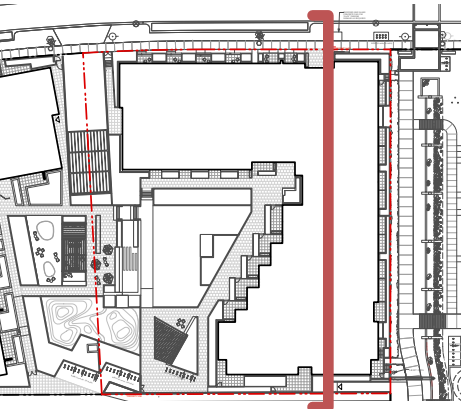


Courtyard Elevation | South

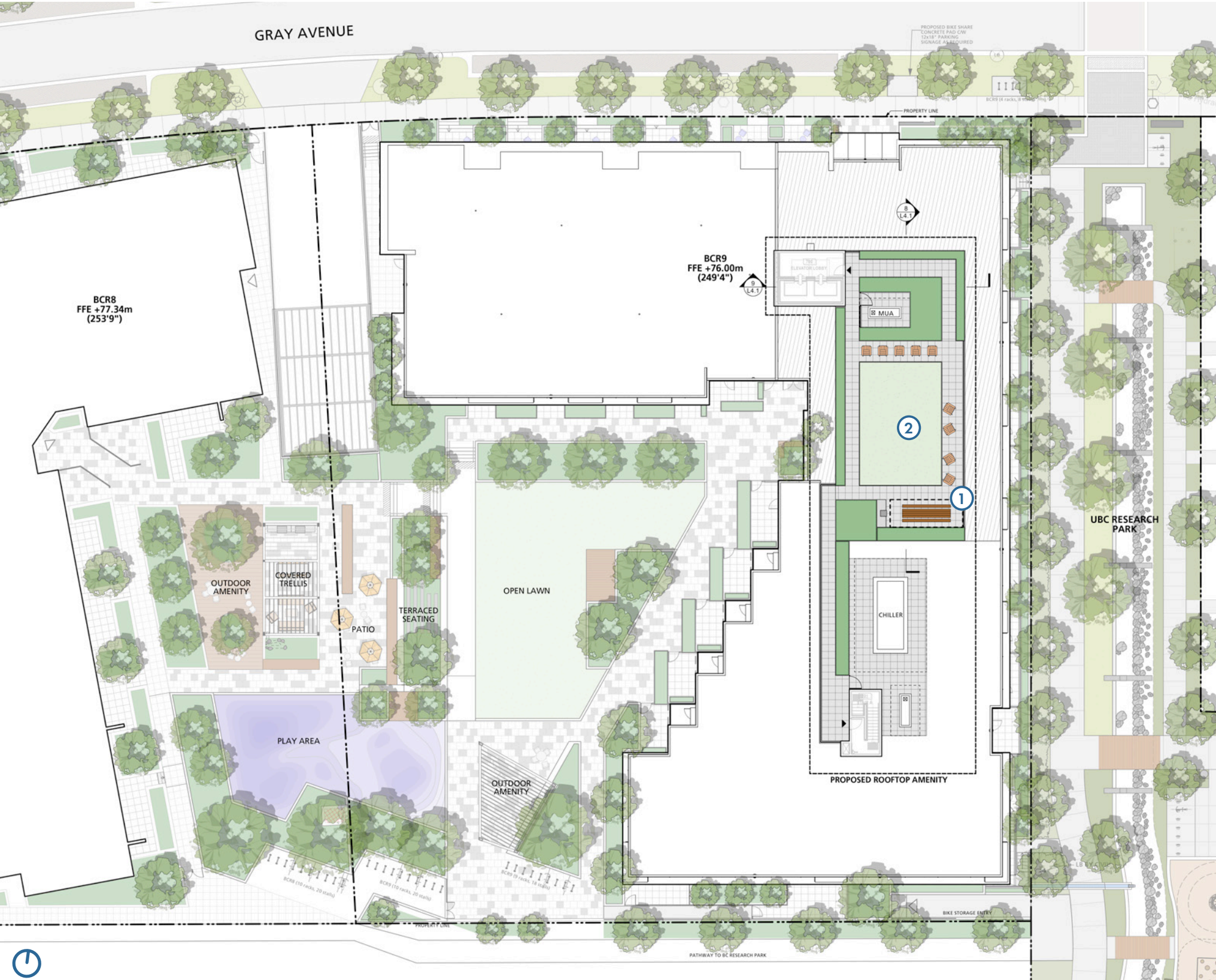
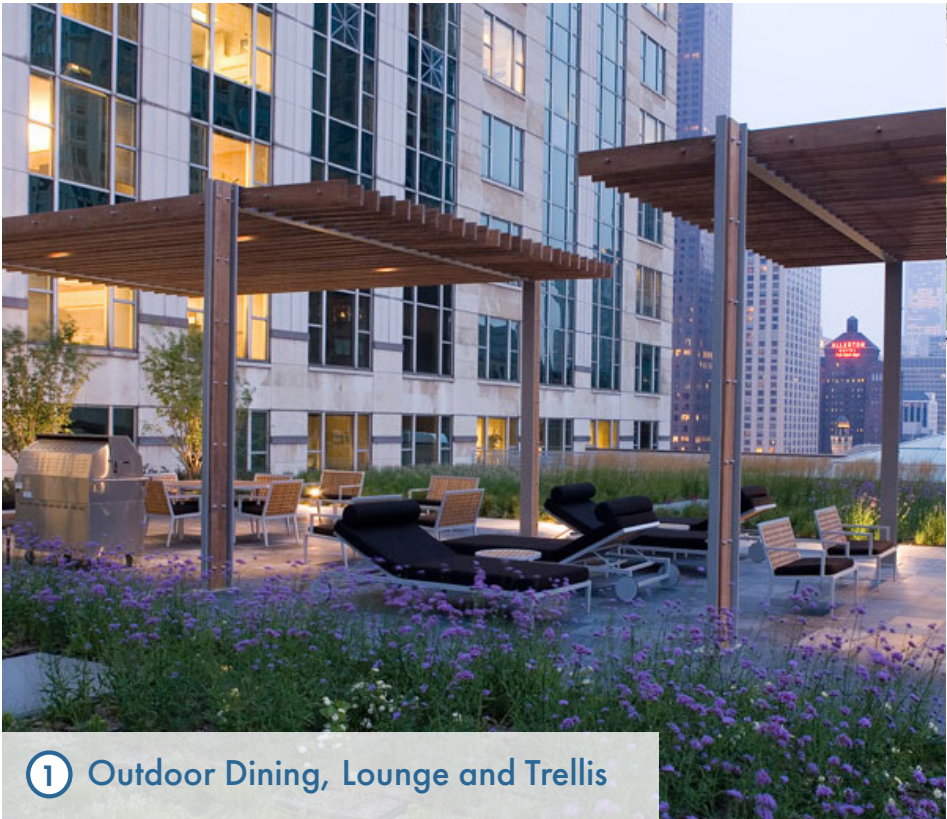


Drawing Requirements

Section

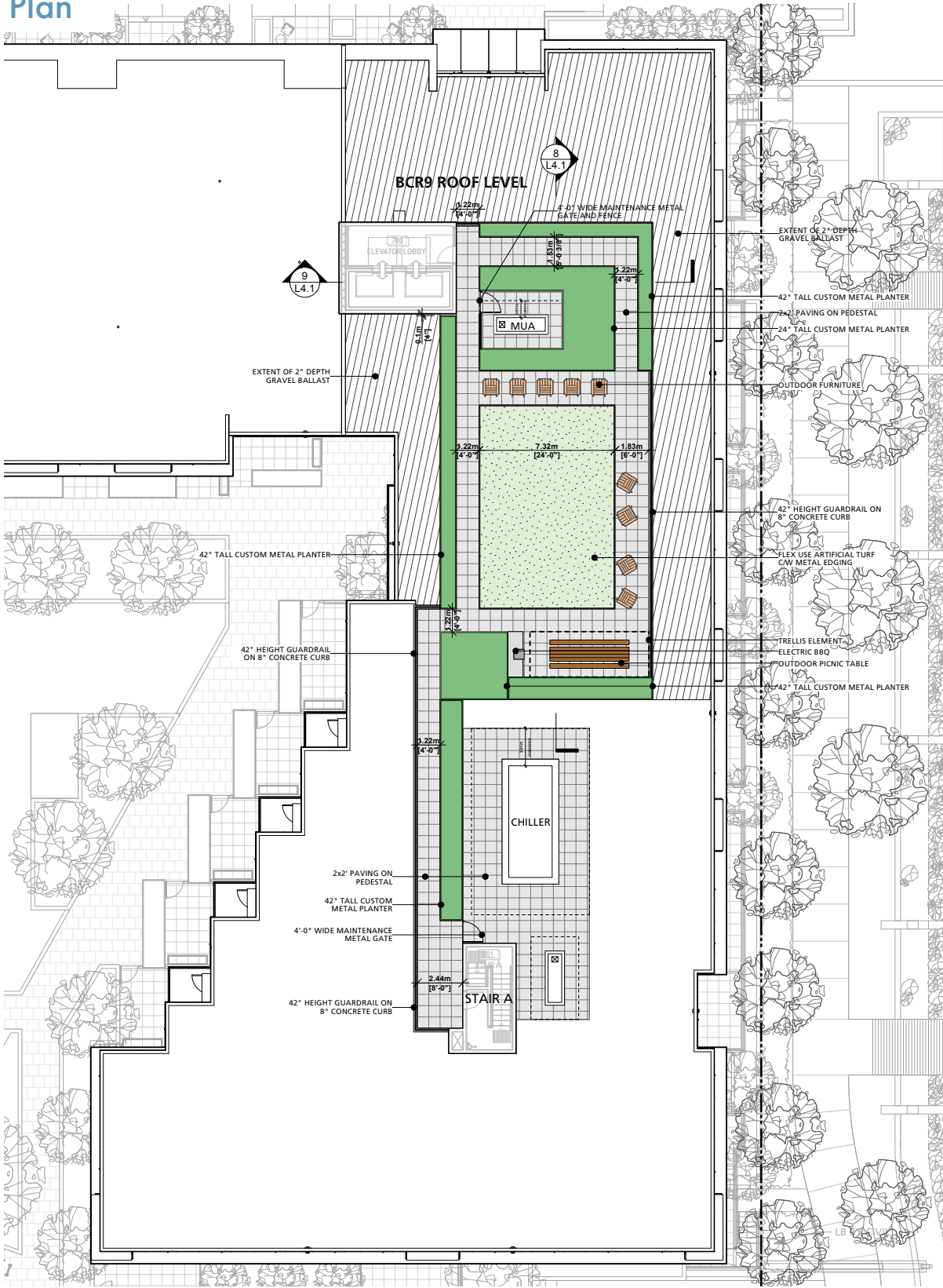


Landscape Precedents | Rooftop Amenity

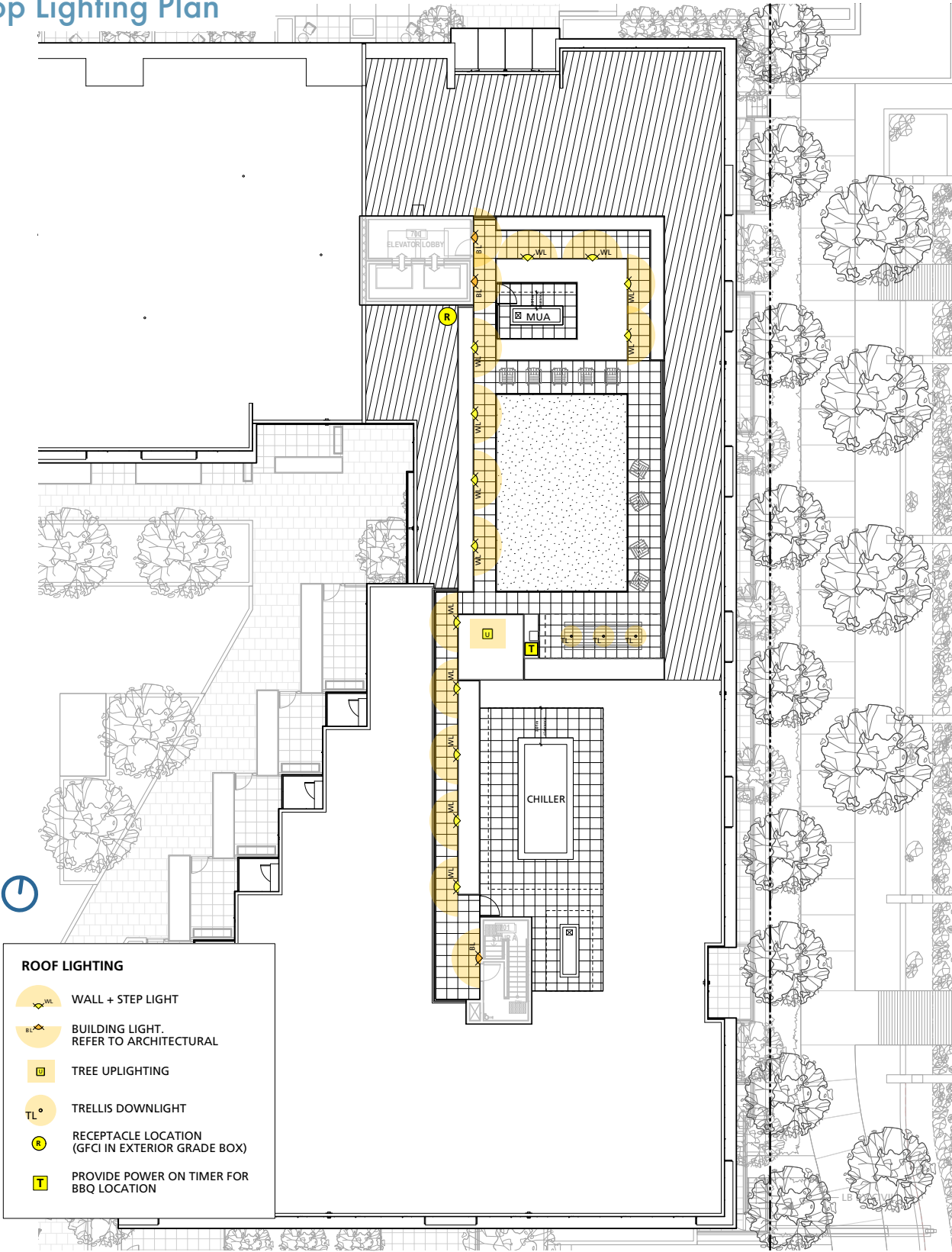


Landscape | Rooftop Key Plan and Lighting Plan

Rooftop Key Plan

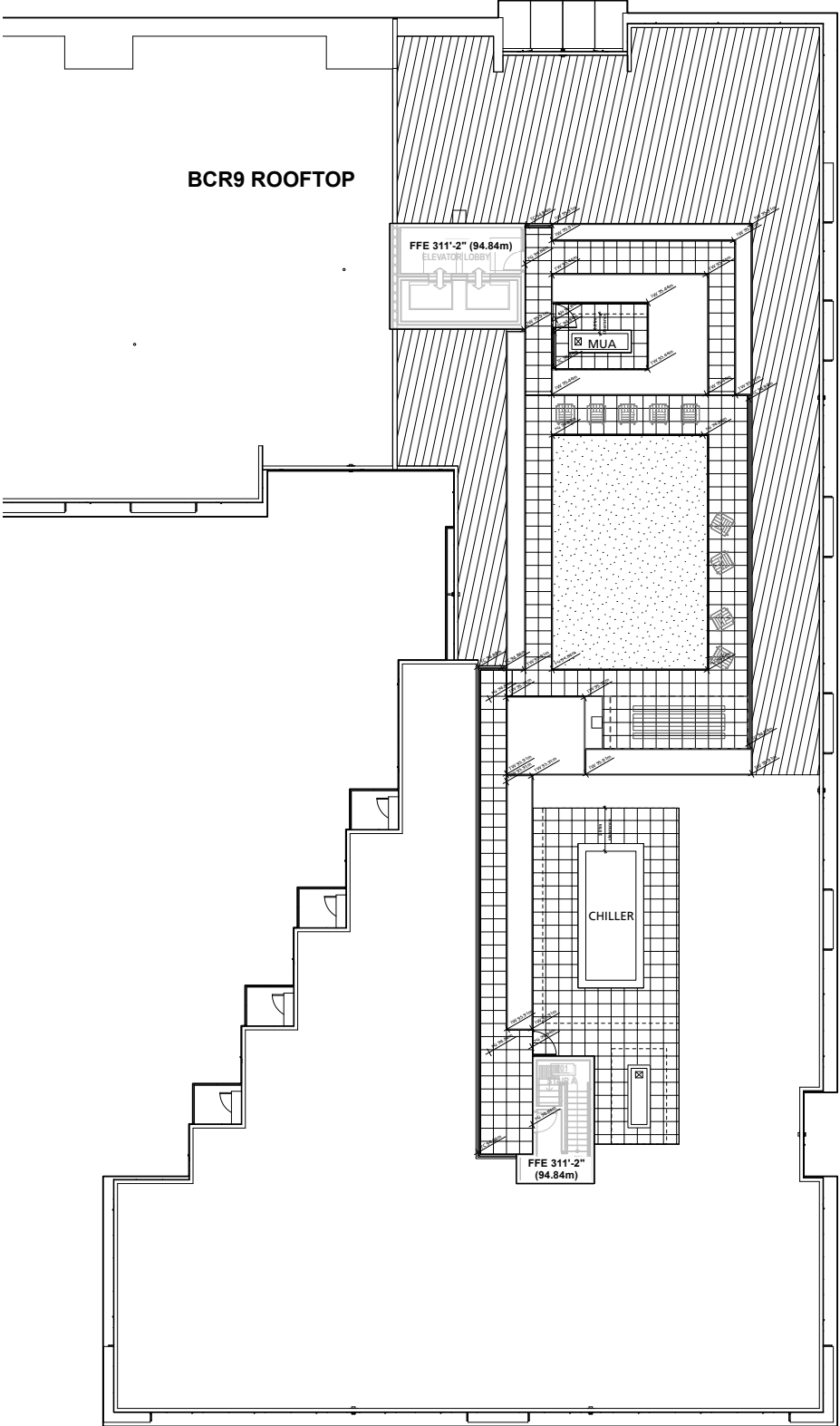


Rooftop Lighting Plan

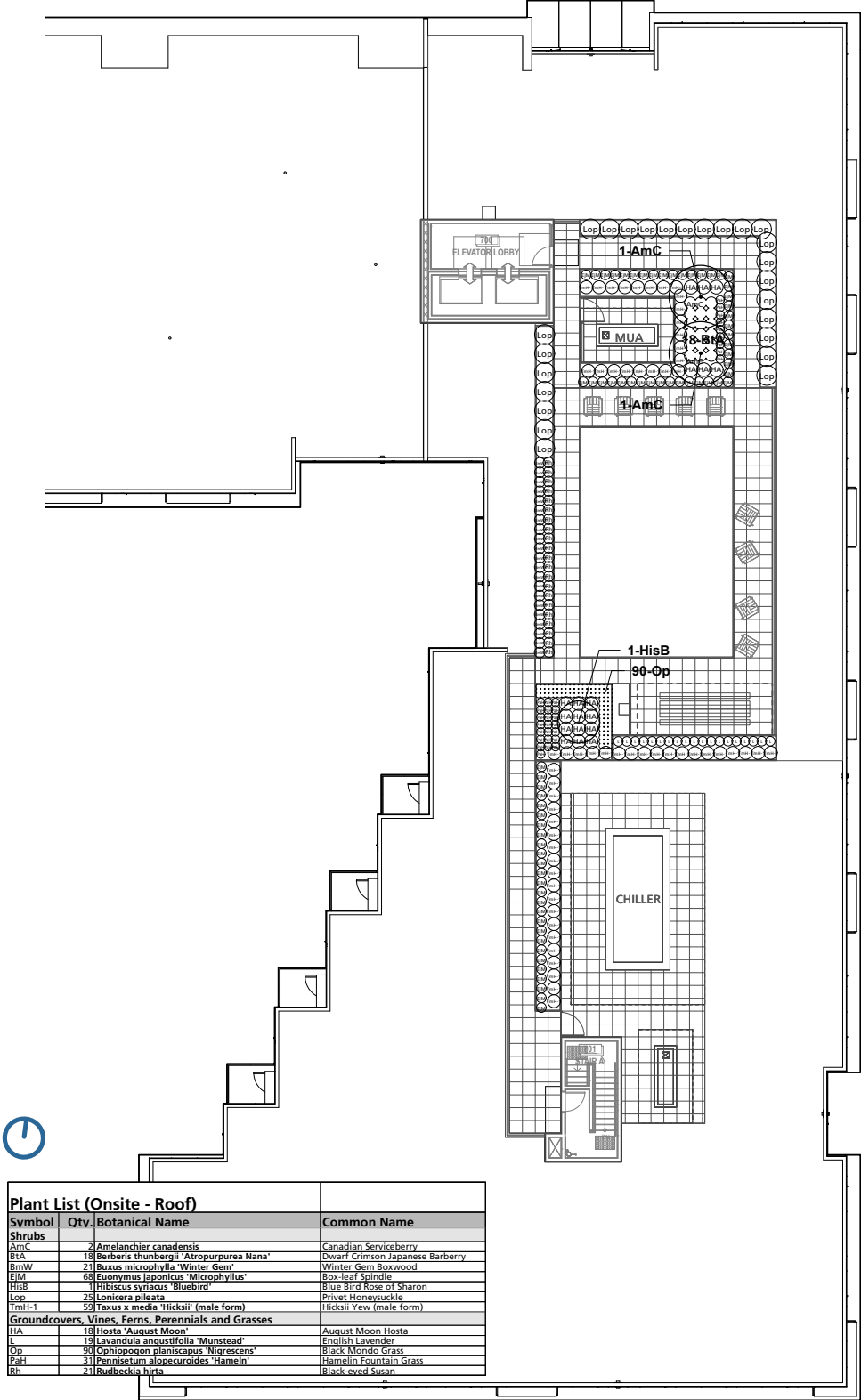


Landscape | Rooftop Grading Plan and Planting Plan

Rooftop Grading Plan



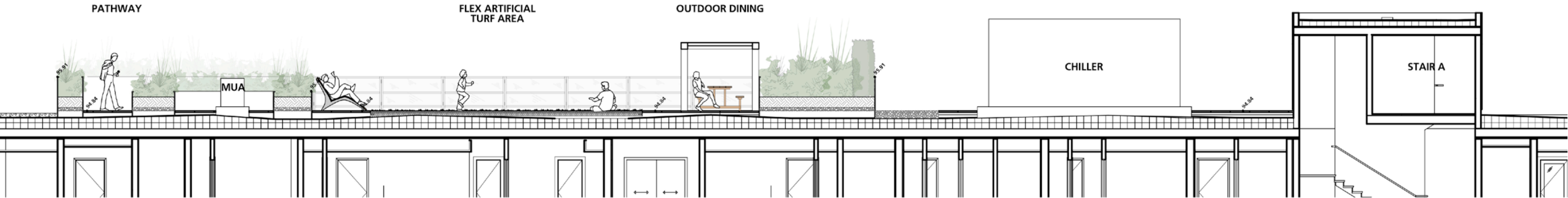
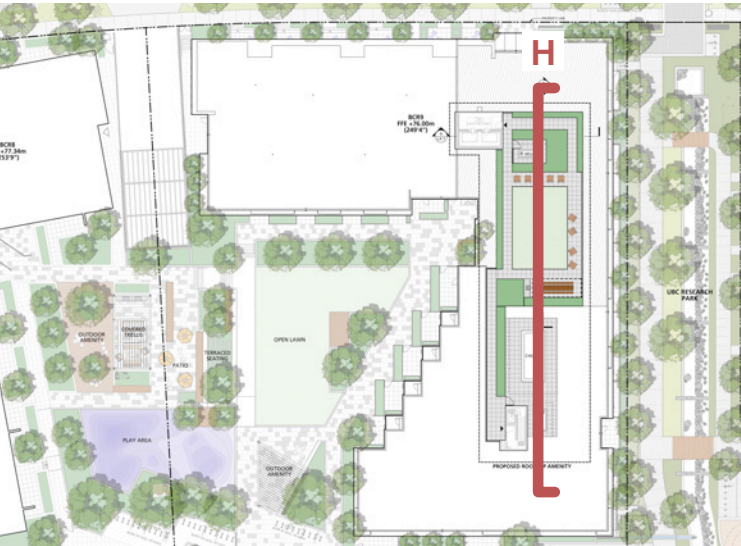
Rooftop Planting Plan



Plant List (Onsite - Roof)			
Symbol	Qty.	Botanical Name	Common Name
Shrubs			
AmC	2	Amelanchier canadensis	Canadian Serviceberry
BT	18	Berberis thunbergii 'Atropurpurea Nana'	Dwarf Crimson Japanese Barberry
BmW	21	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood
EM	68	Euonymus japonicus 'Microphyllus'	Box-leaf Spindle
HisB	1	Hibiscus syriacus 'Bluebird'	Blue Bird Rose of Sharon
Lop	23	Lonicera pilgata	Privet Honeysuckle
LmH-1	53	Laurus x media 'Hicksii' (male form)	Hicksii Yew (male form)
Groundcovers, Vines, Ferns, Perennials and Grasses			
HA	18	Hosta 'August Moon'	August Moon Hosta
L	19	Lavandula angustifolia 'Munstead'	English Lavender
Op	90	Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass
Parl	31	Pennisetum alopecuroides 'Hameln'	Hamelin Fountain Grass
Rh	21	Rudbeckia hirta	Black-eyed Susan

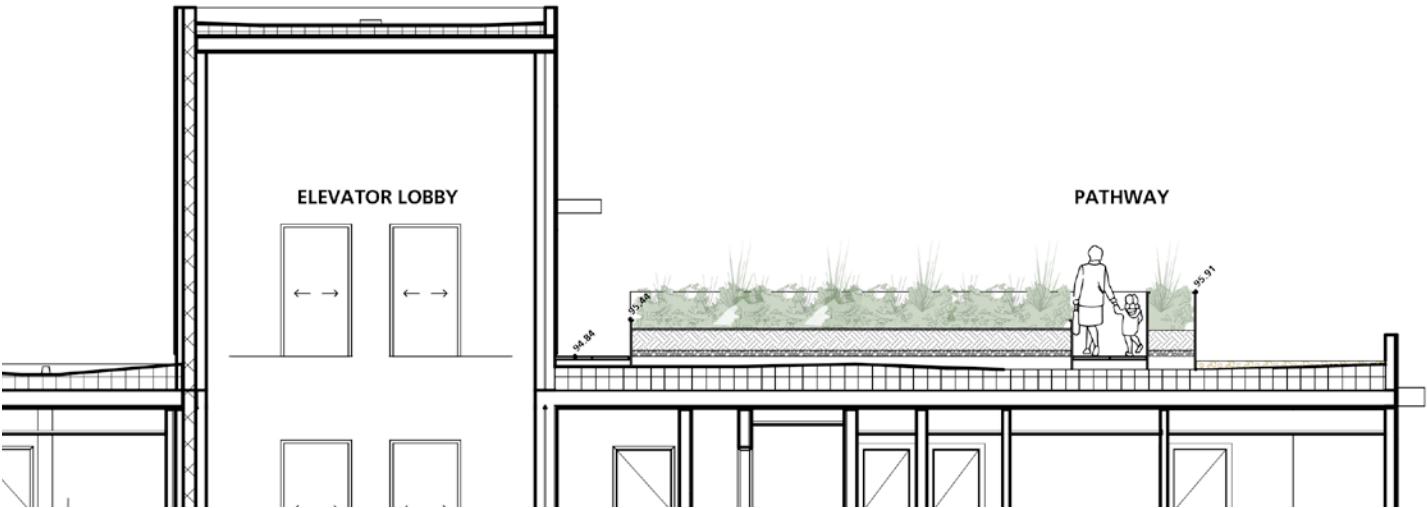
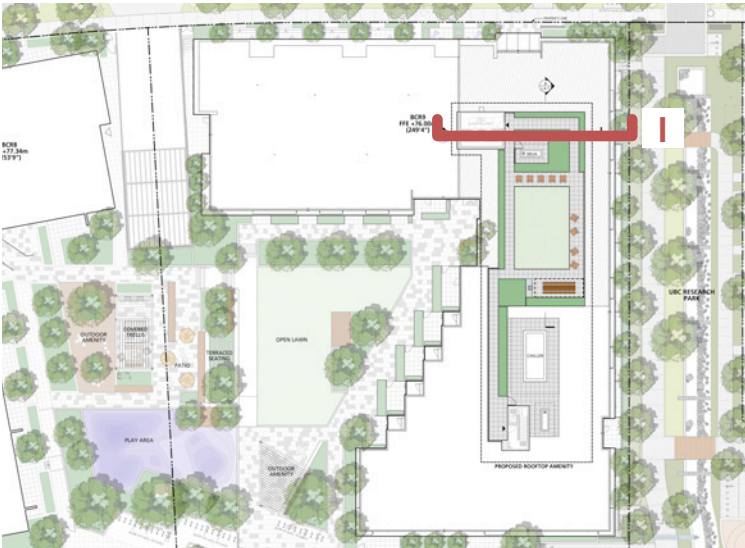


Landscape | Rooftop Sections



Section H - Rooftop Amenity, Flex Artificial Turf and Outdoor Dining Area

Landscape | Rooftop Sections



Section I - Rooftop Elevator Lobby and Pathway

Development Permit Amendment

March 4, 2022

BCR



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Updated Mar 4, 2022

Note: Updates/revisions are highlighted through document.

New pages added for rooftop amenity

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With Maximum Allowable
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2.80

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65.0' | 19.81m To Top of Parapet, at Frame

71.89' | 21.91m To Top of Service Stair

80.75' | 24.61m To Top of Elevator Overrun

Site Coverage

Max Allowable 55%

49.6%

Efficiency

89.4%

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FSR Area Inclusion

124,434 SF | 11,560 m²

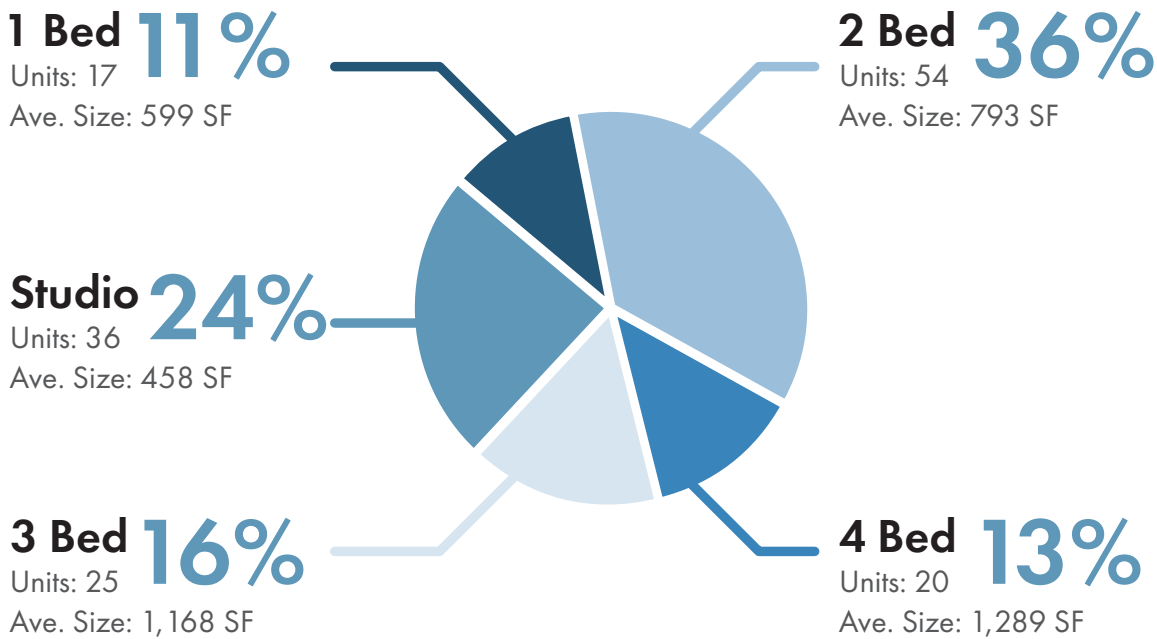
Indoor Amenity

FSR Area Exclusion

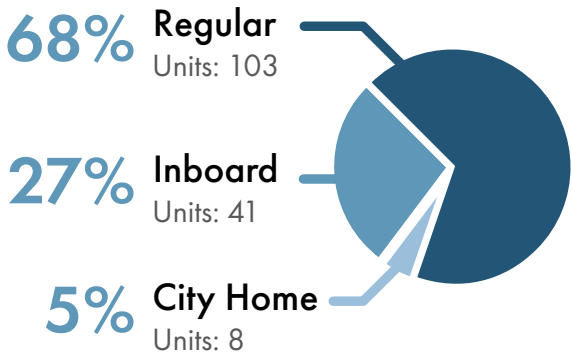
1,074 SF | 100 m²

Updated

Unit Breakdown



Total Units: 152



Parking



Vehicles

103

6 Visitors + 97 Residents

68 Standard Car Stalls

11 Accessible Car Stalls

24 Small Car Stalls



Bikes

316

Class I Bike Storages

301 2' X 6' Horizontal Bike Storage

15 2' X 3'4" Vertical Bike Storage



Lockers

49

Storage Lockers

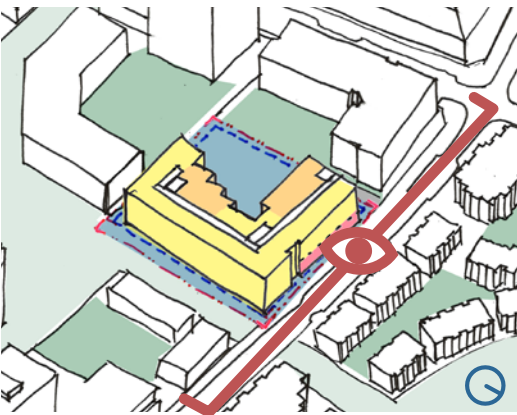
47,172 SF / 4,382 SqM

OF WHICH:	REGULAR	INBOARD	CITY HOME	TOTAL
STUDIO	36			36
ONE BED	11	6		17
ONE BED + DEN	-			-
TWO BED	9	24		33
TWO BED + DEN	14			14
THREE BED	7	11		18
THREE BED + DEN	8		6	14
FOUR BED	18		2	20
TOTAL UNITS	103	41	8	152
%	68%	27%	5%	100%

Streetscape Datums

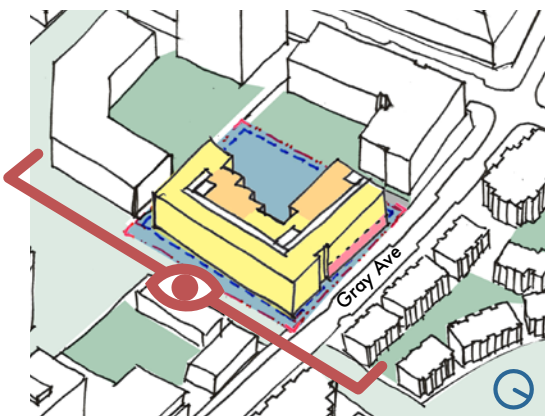
Updated Mar 4, 2022

Elevation Update, added rooftop amenity



Streetscape Elevation, North | Along Gray Avenue

Streetscape Datums

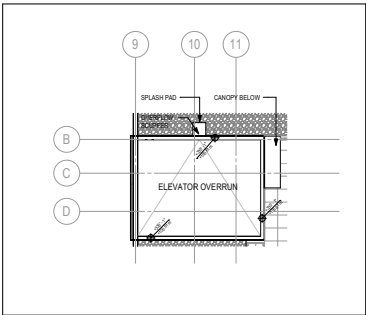


Streetscape Elevation, East | Along Greenway

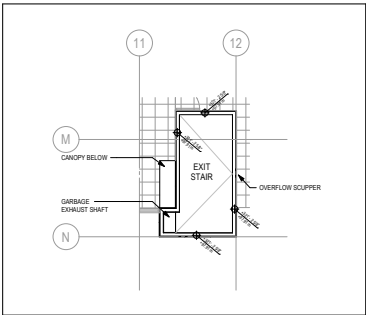
Updated

Added rooftop amenity area

- Added elevator stop at roof level
- Planters and a turfed lawn area
- Lounge chairs and picnic benches with an open trellis.
- An electric BBQ.



Roof of Elevator Overrun



Roof of Stair Popup

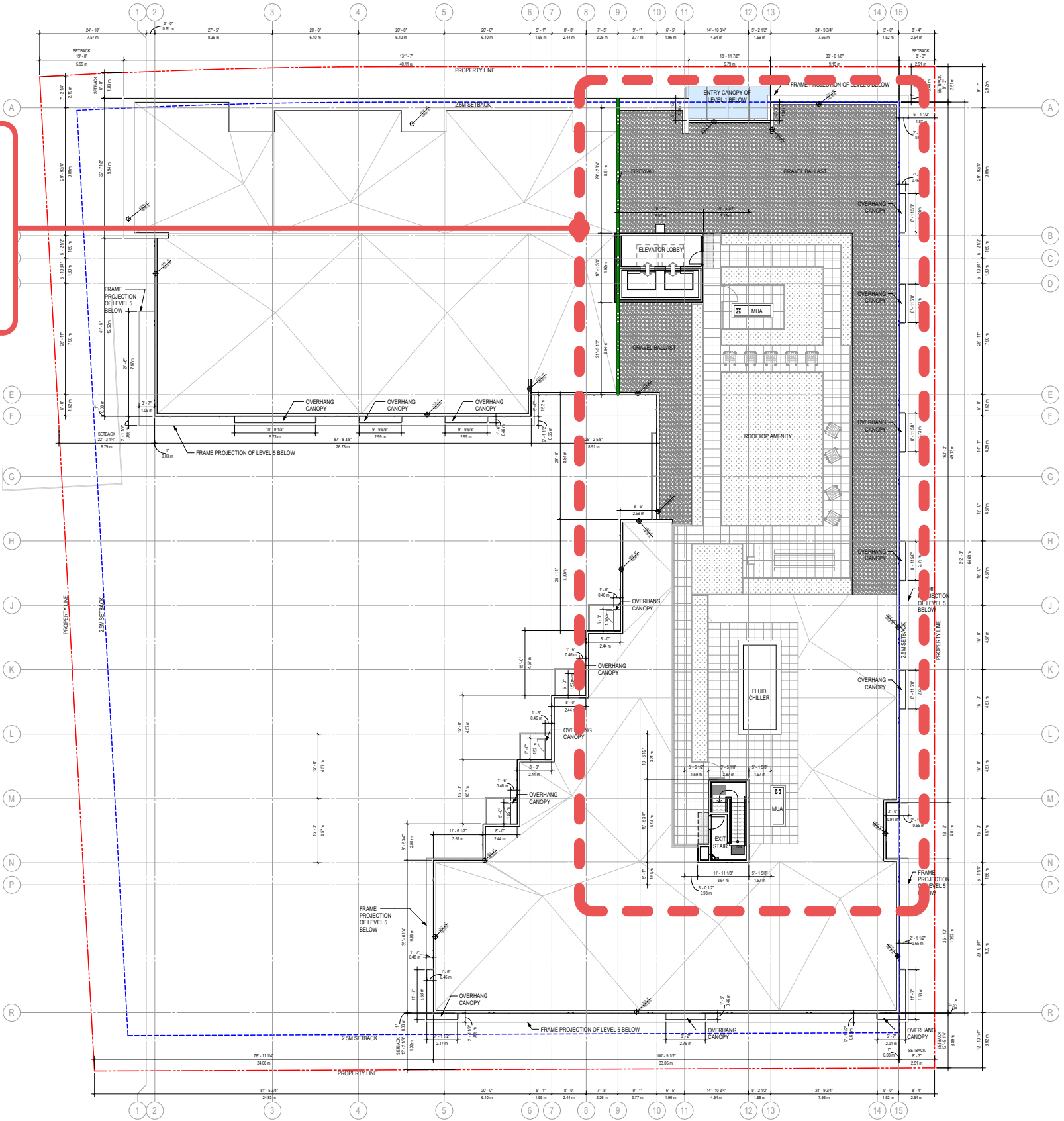
Legend



0' 2' 4' 8' 16'

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- 1 BEDROOM (INBOARD)
- 2 BEDROOM (INBOARD)
- 3 BEDROOM (INBOARD)
- 3 BEDROOM (CITY HOME)
- 4 BEDROOM (CITY HOME)

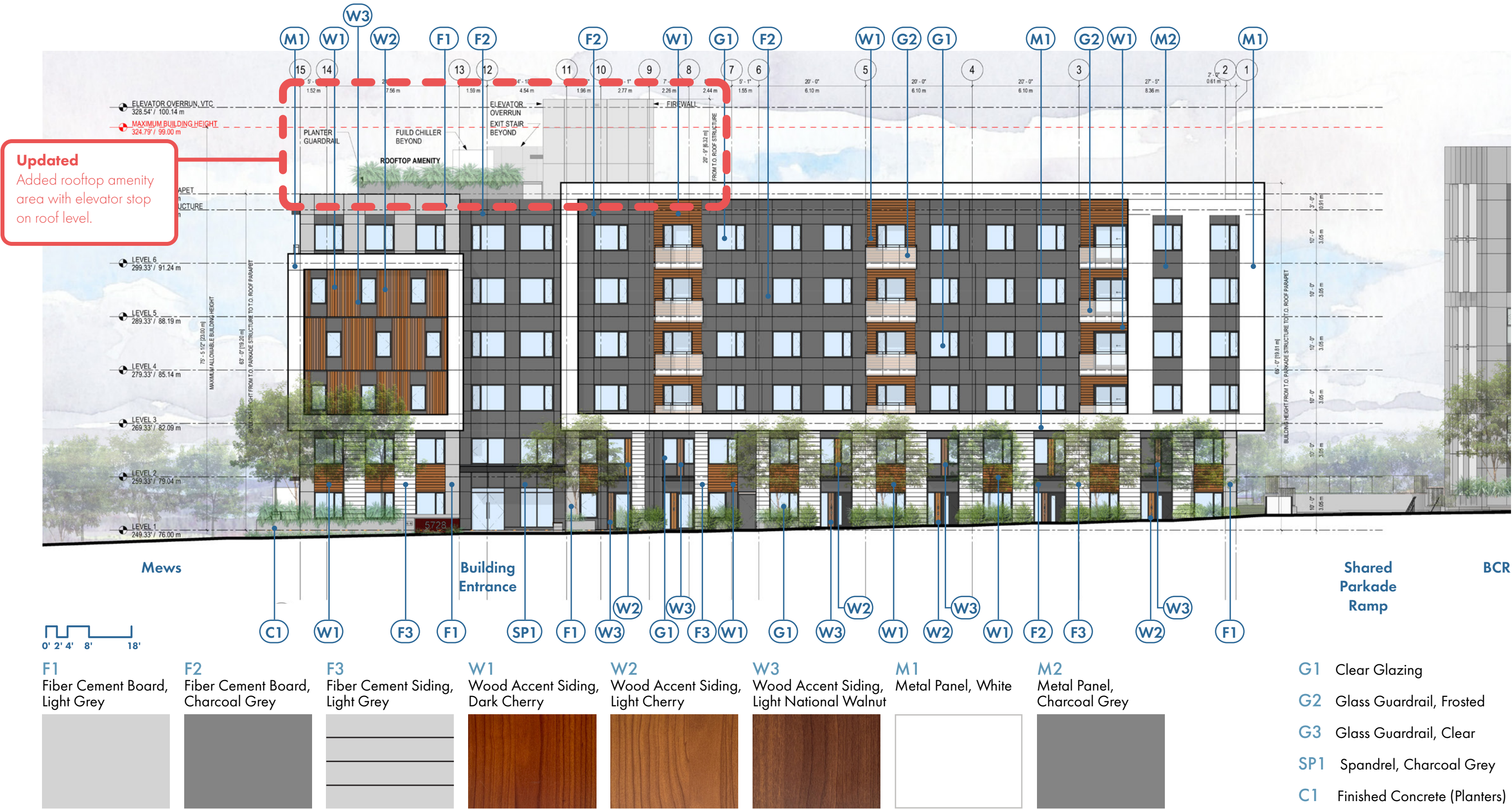
- AMENITY
- CIRCULATION
- SERVICES
- FIRE SEPARATION



North Elevation | Along Gray Ave.

Updated Mar 4, 2022

Added rooftop amenity





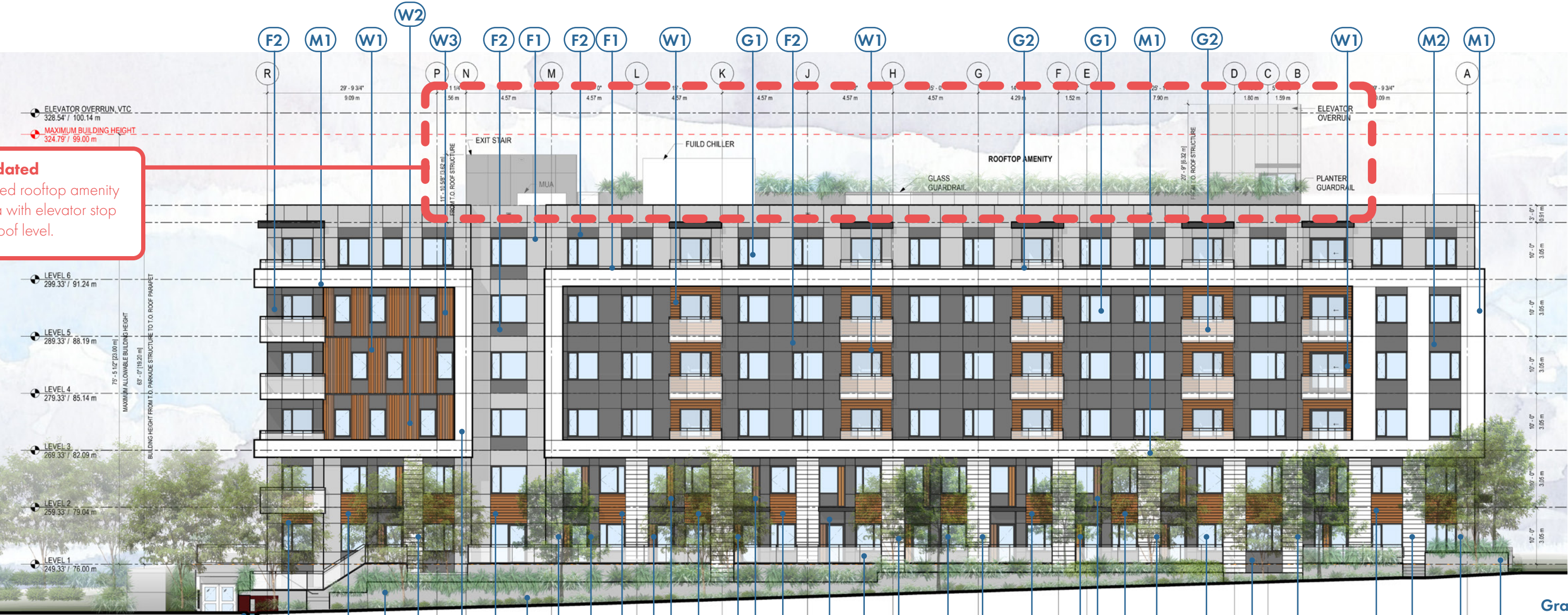
East Elevation | Along Greenway

Updated Mar 4, 2022

Added rooftop amenity

Updated

Added rooftop amenity area with elevator stop on roof level.



F1 Fiber Cement Board, Light Grey	F2 Fiber Cement Board, Charcoal Grey	F3 Fiber Cement Siding, Light Grey	W1 Wood Accent Siding, Dark Cherry	W2 Wood Accent Siding, Light Cherry	W3 Wood Accent Siding, Light National Walnut	M1 Metal Panel, White	M2 Metal Panel, Charcoal Grey	G1 Clear Glazing	G2 Glass Guardrail, Frosted	G3 Glass Guardrail, Clear	SP1 Spandrel, Charcoal Grey	C1 Finished Concrete (Planters)



Courtyard Elevation | North

Updated Mar 4, 2022

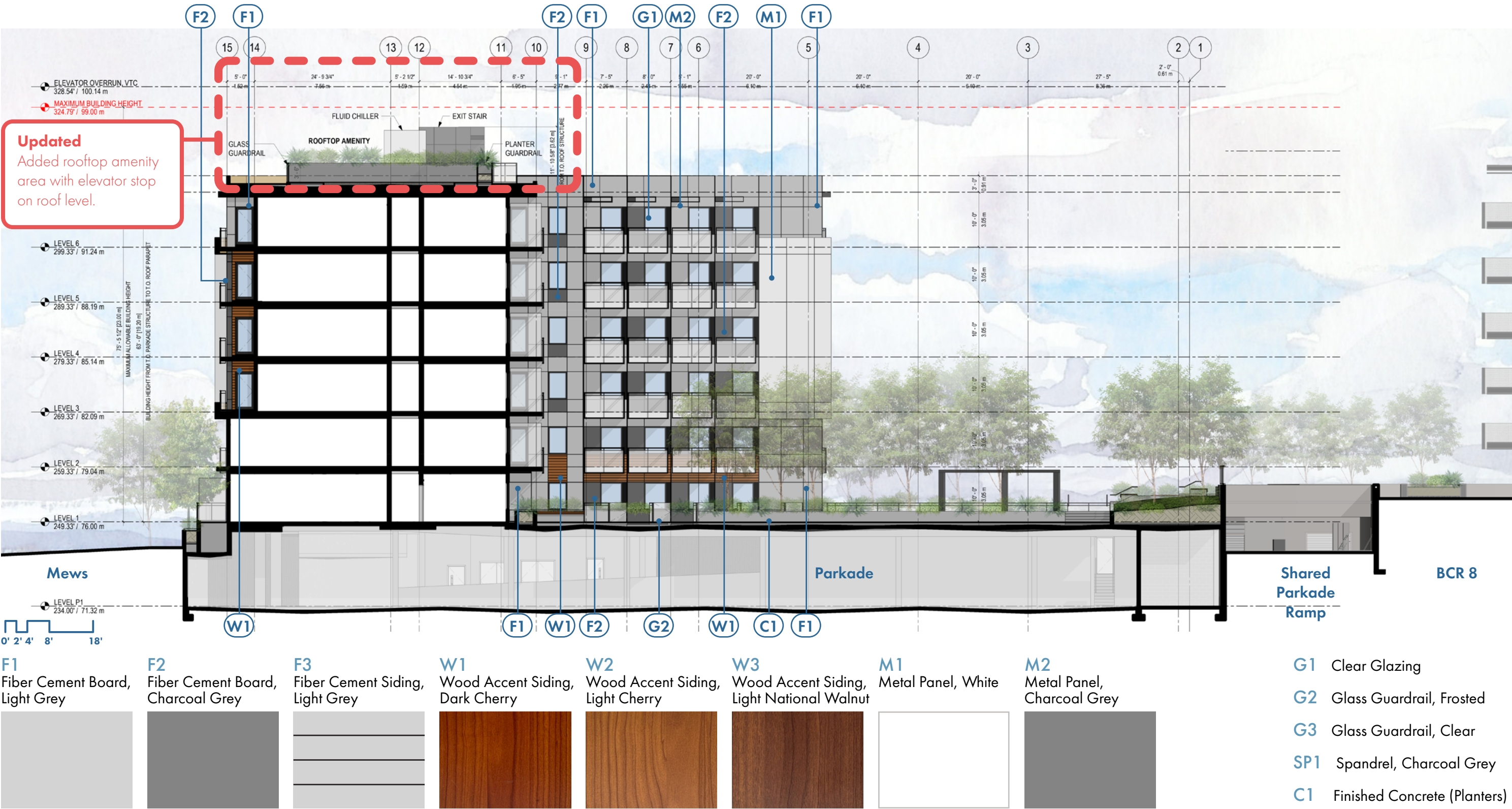
Added rooftop amenity

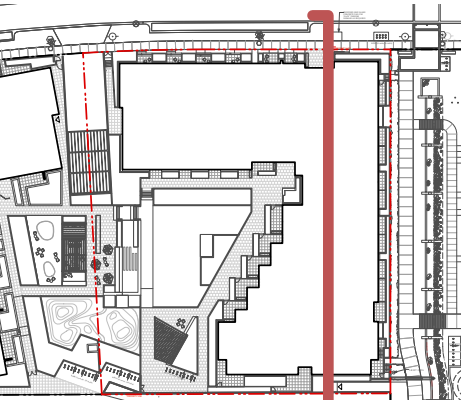


Courtyard Elevation | South

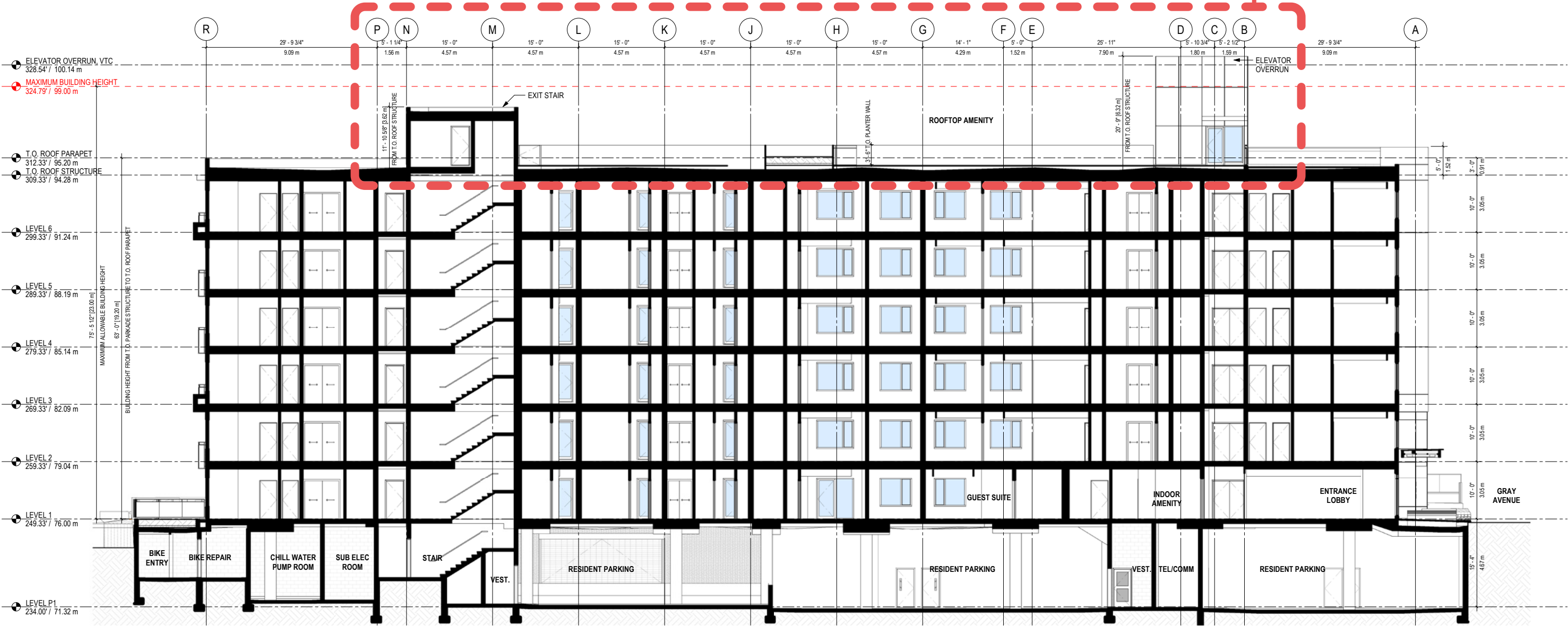
Updated Mar 4, 2022

Added rooftop amenity





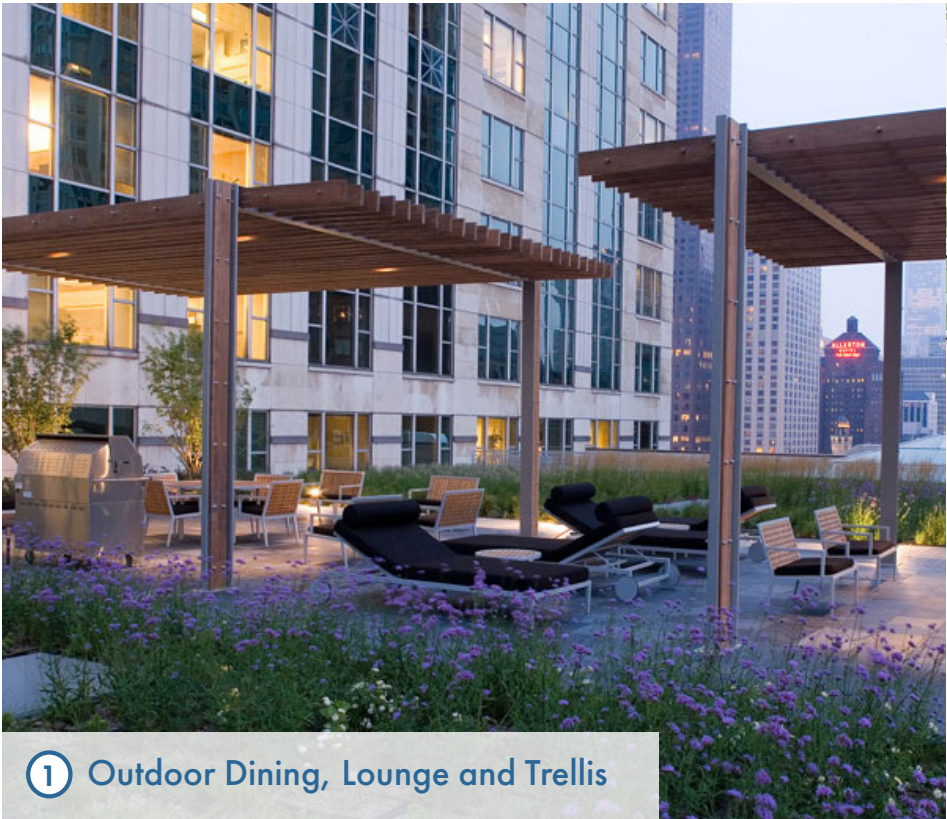
Updated
Added rooftop amenity
area with elevator stop
on roof level.



Landscape Precedents | Rooftop Amenity

Updated Mar 4, 2022

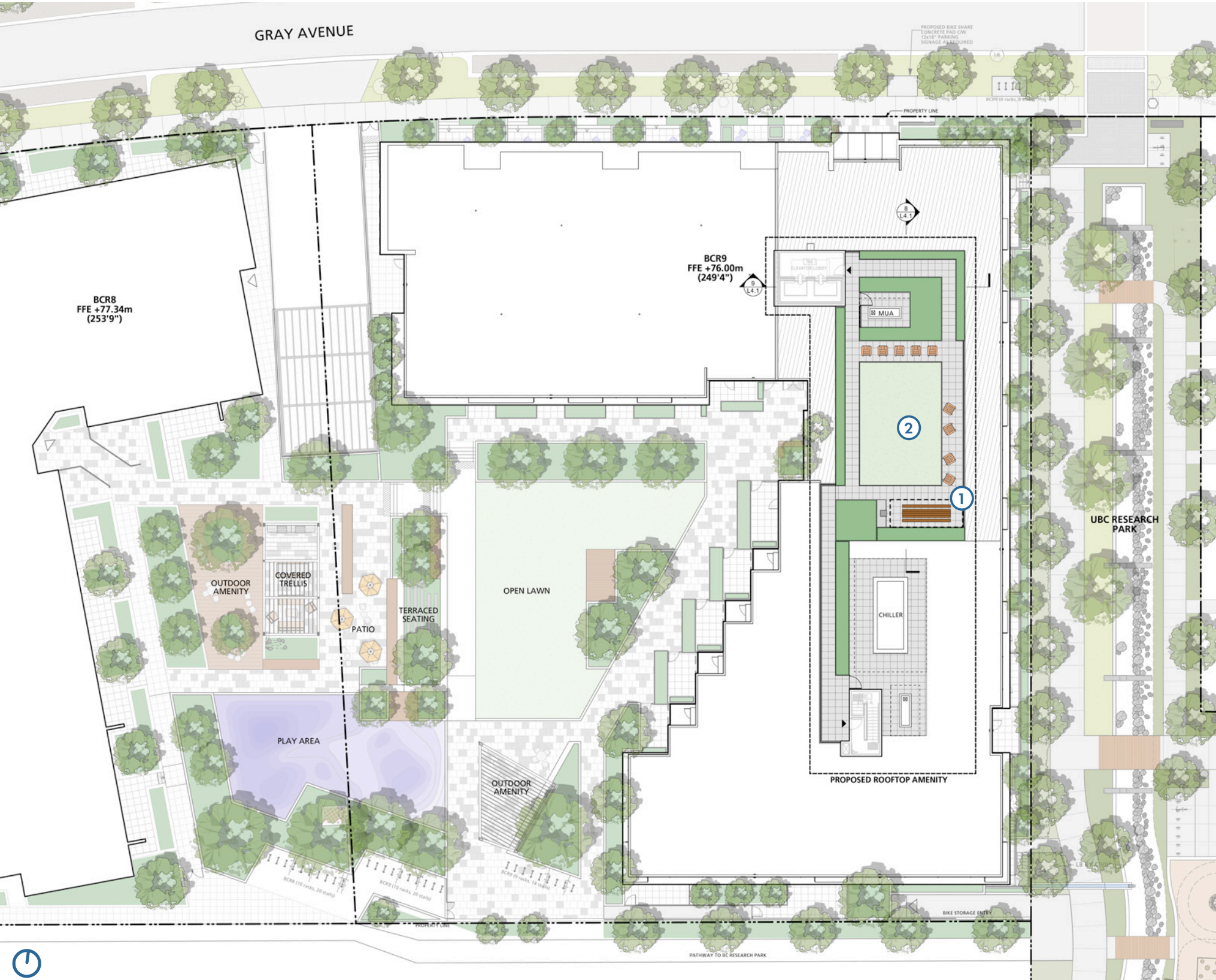
Added rooftop amenity



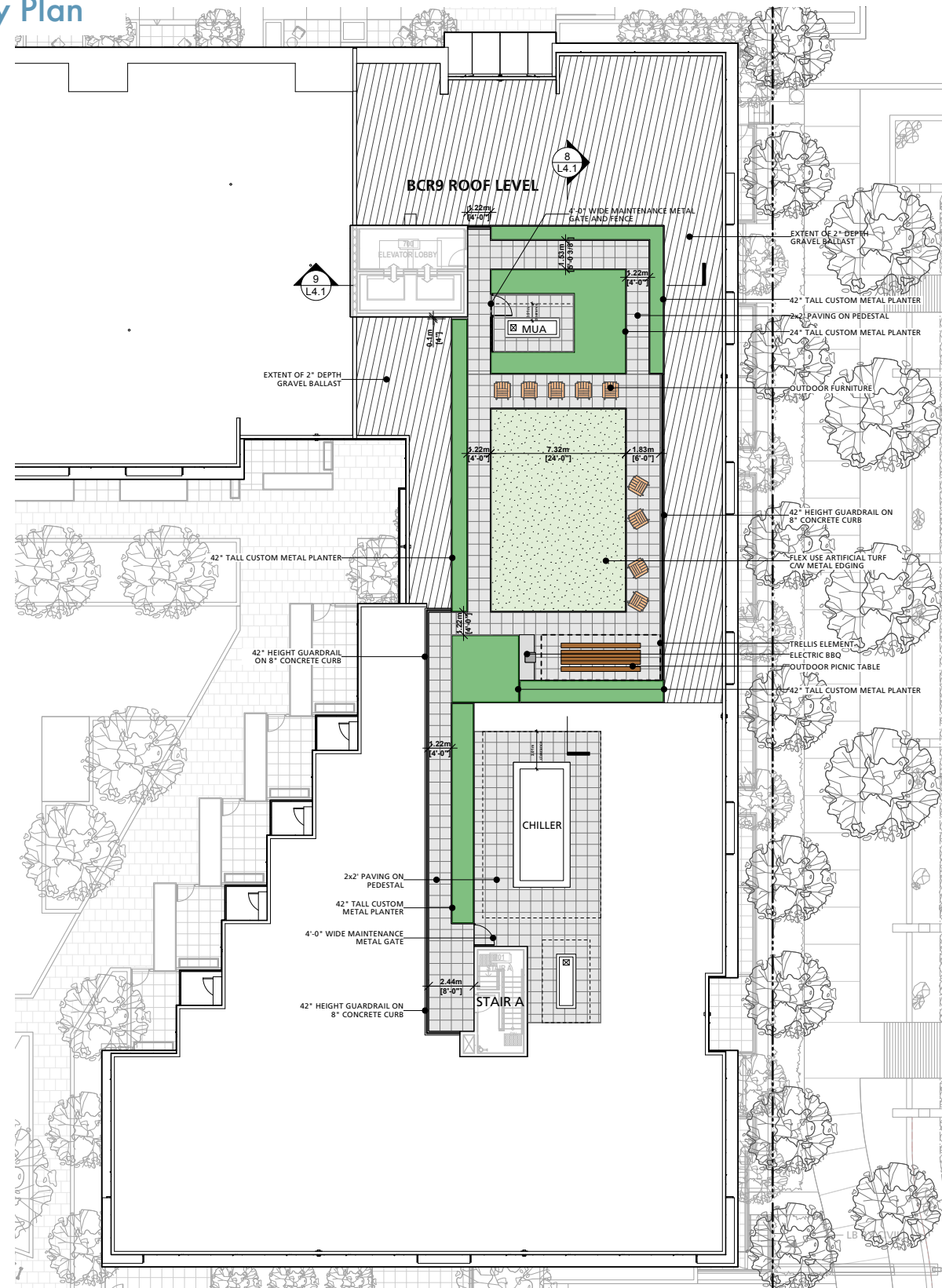
1 Outdoor Dining, Lounge and Trellis



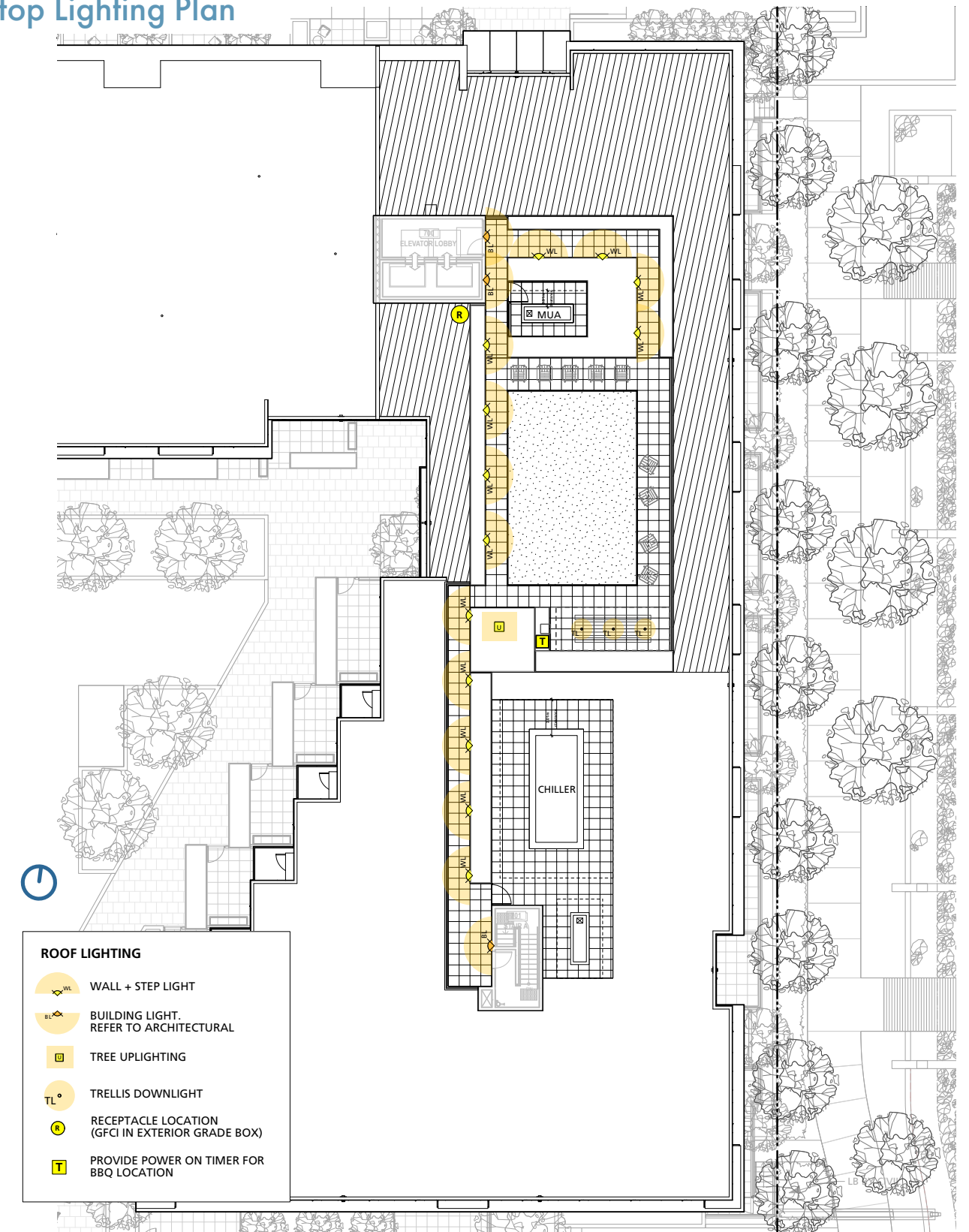
2 Flex Artificial Turf Area



Rooftop Key Plan



Rooftop Lighting Plan

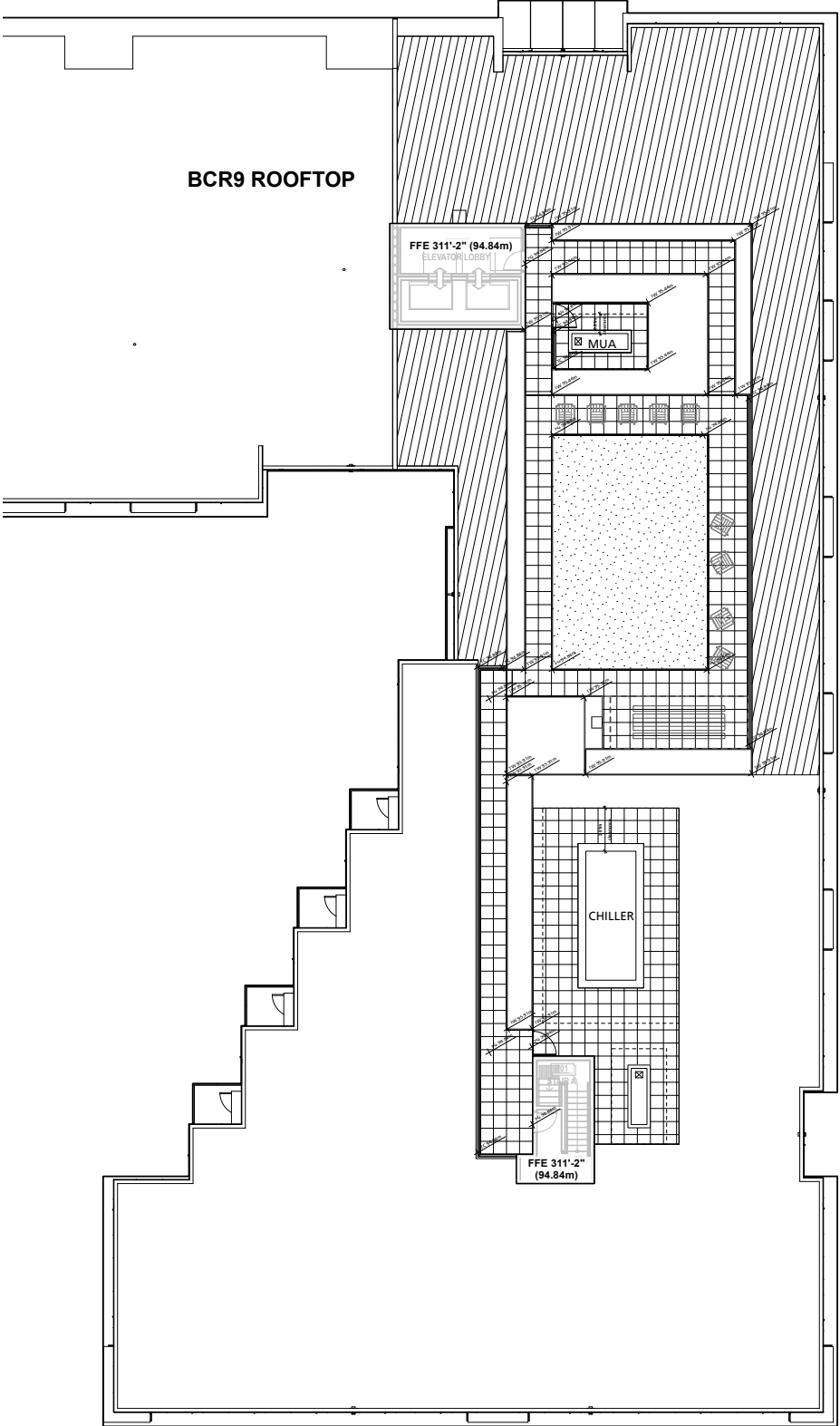


Landscape | Rooftop Grading Plan and Planting Plan

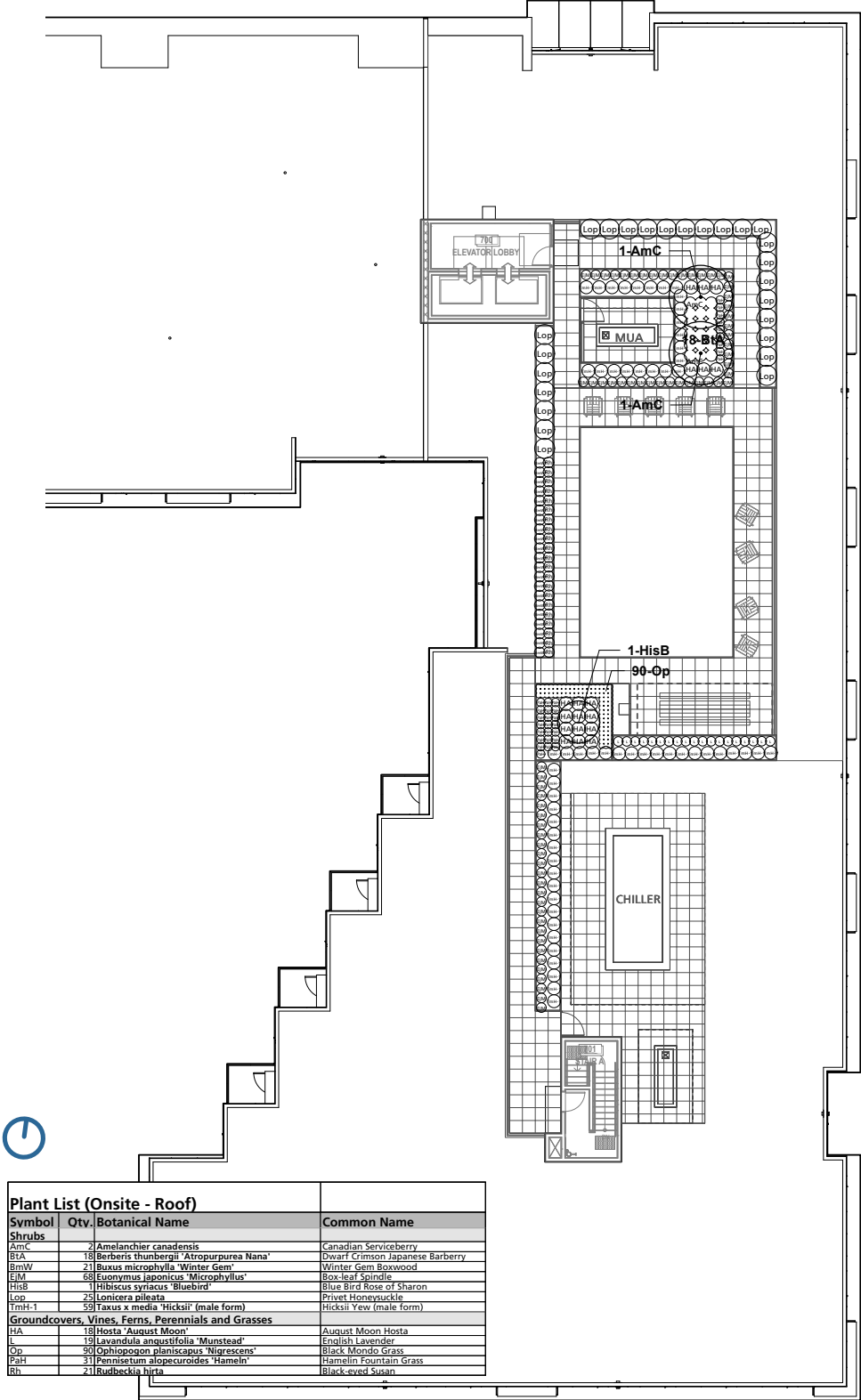
Updated Mar 4, 2022

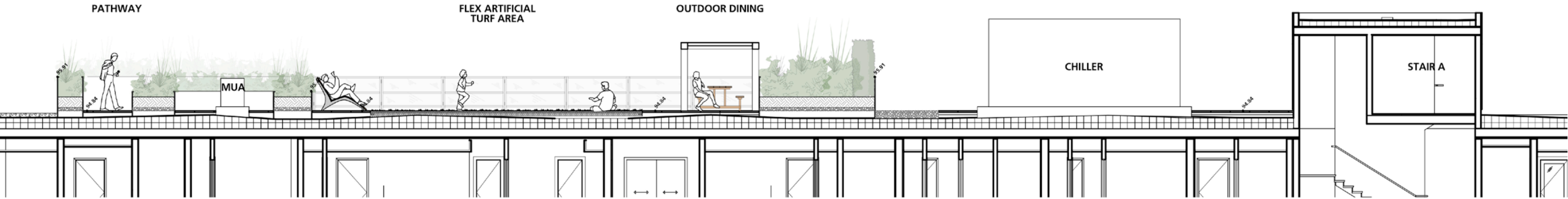
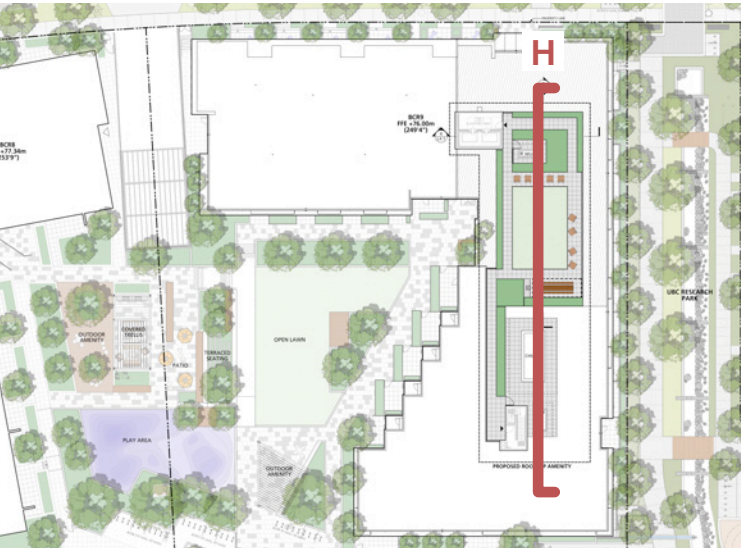
Added rooftop amenity

Rooftop Grading Plan

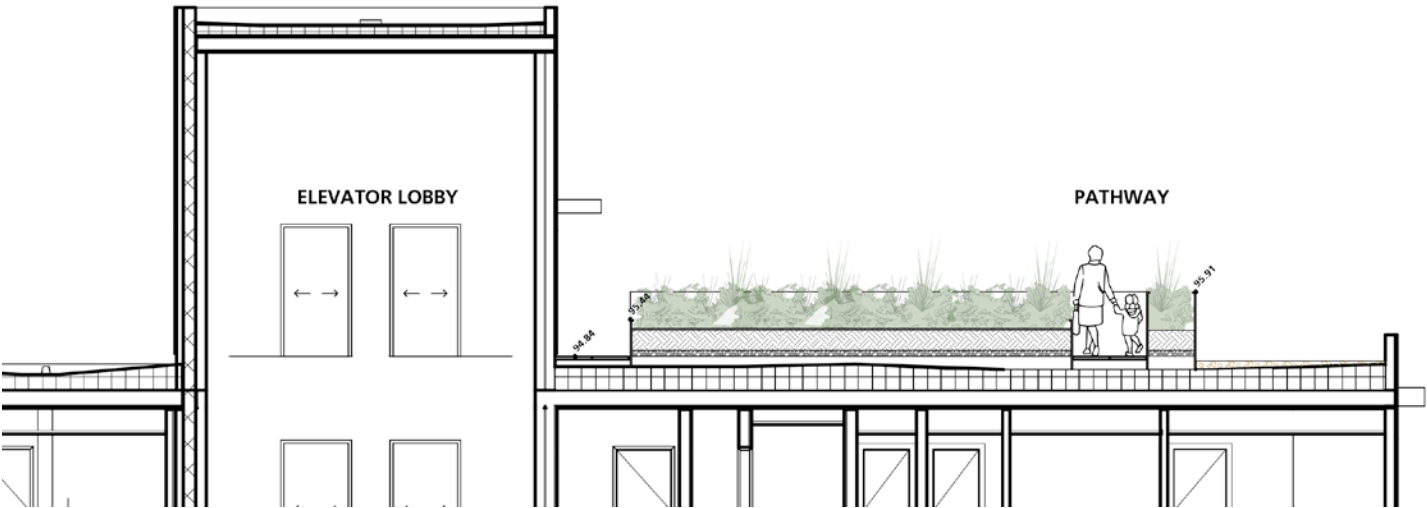
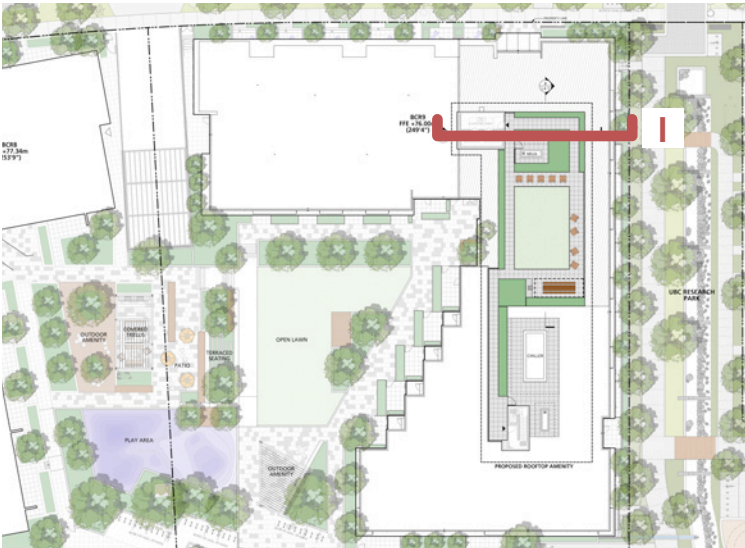


Rooftop Planting Plan





Section H - Rooftop Amenity, Flex Artificial Turf and Outdoor Dining Area



Section I - Rooftop Elevator Lobby and Pathway