

# BCR - Lot 7

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

dys architecture





2024-06-05

UBC - BCR Lot 7

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Project Statistics Summary:

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)

Client	UBC Properties Trust 3313 Shrum Lane Suite 200 Vancouver, BC V6S 0C8 604-731-3103
Architect	dys architecture 1770 Burrard Street Suite 260 Vancouver, BC V6J 3G7 604-669-7710
Landscape	Perry and Associates Inc. 12 East Broadway Vancouver, BC V5T 1V9 604-738-4118

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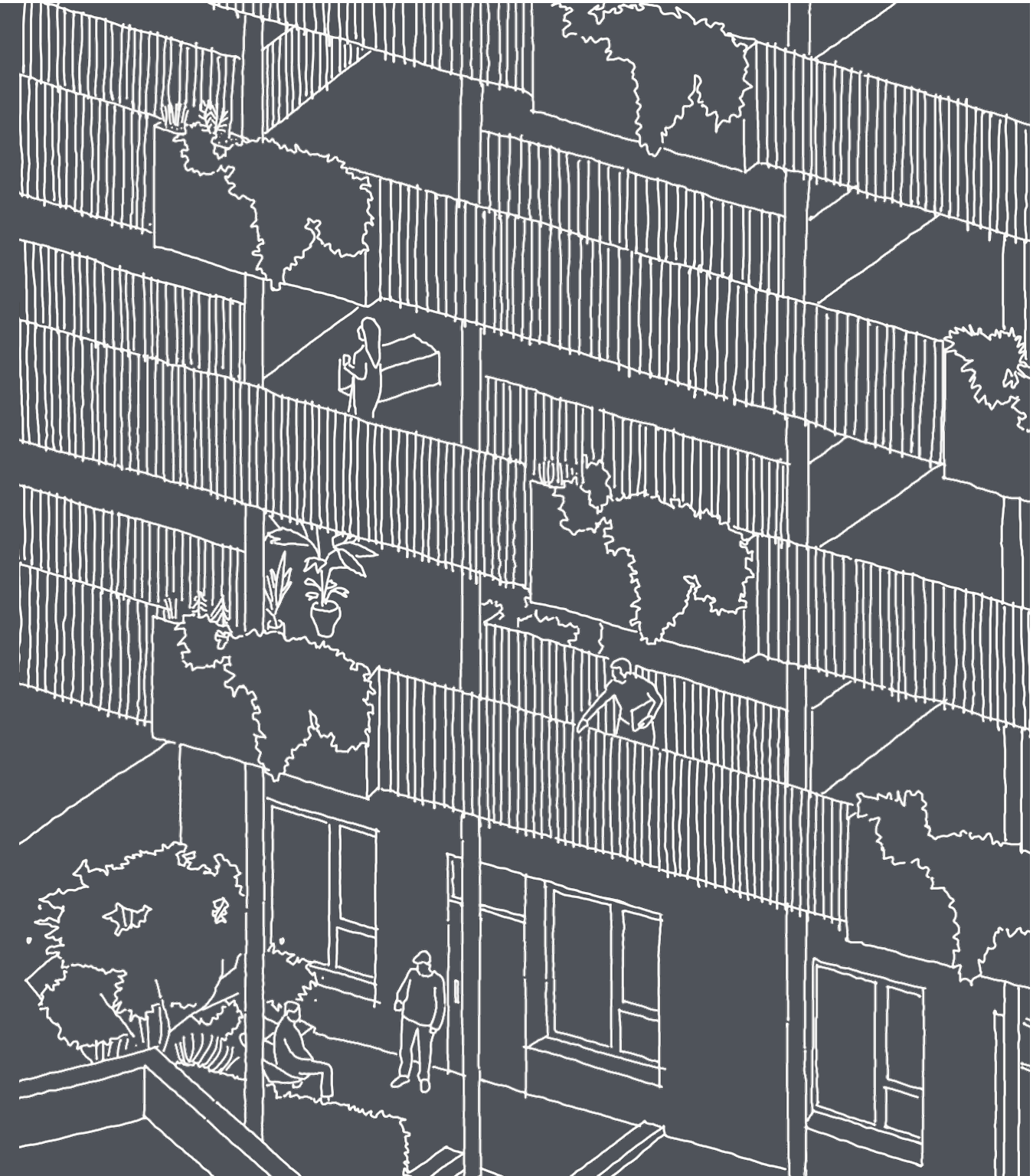
SECTION I  
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# 2 Context





## 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



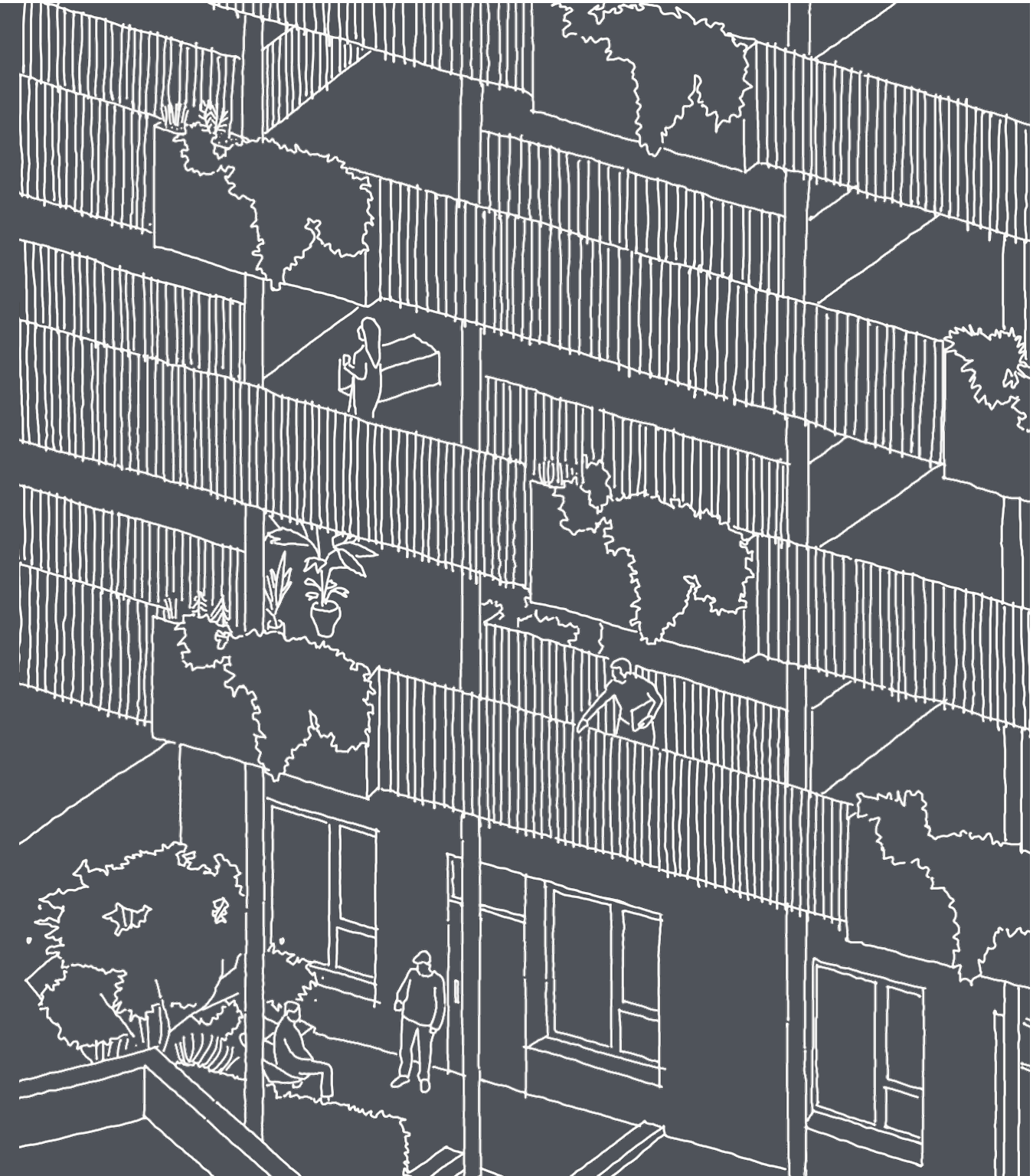
### SECTION II CONTEXT

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# 3 Site Analysis





## 3.1 Site Photos

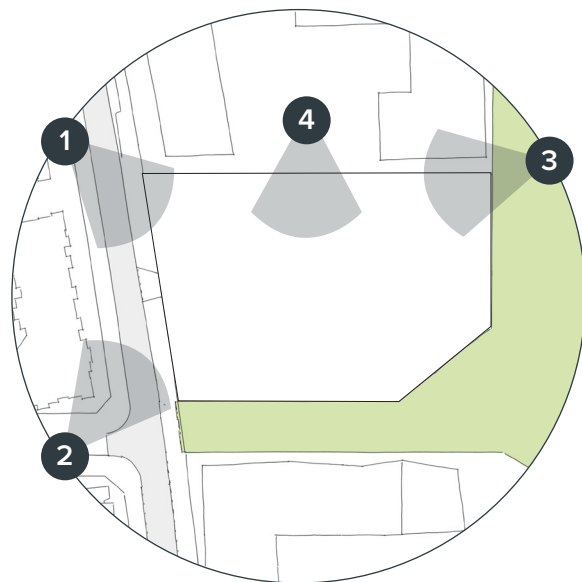
Walking south along Wesbrook Mall, the primary approach to the site is seen in image 1. This view looks at the relationship to BCR 8. The second approach to the site is shown in image #2, looking North-east from the corner of Ross Drive and Wesbrook Mall. Image #3 is looking west along the property line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



1. Corner from Mangnolia 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

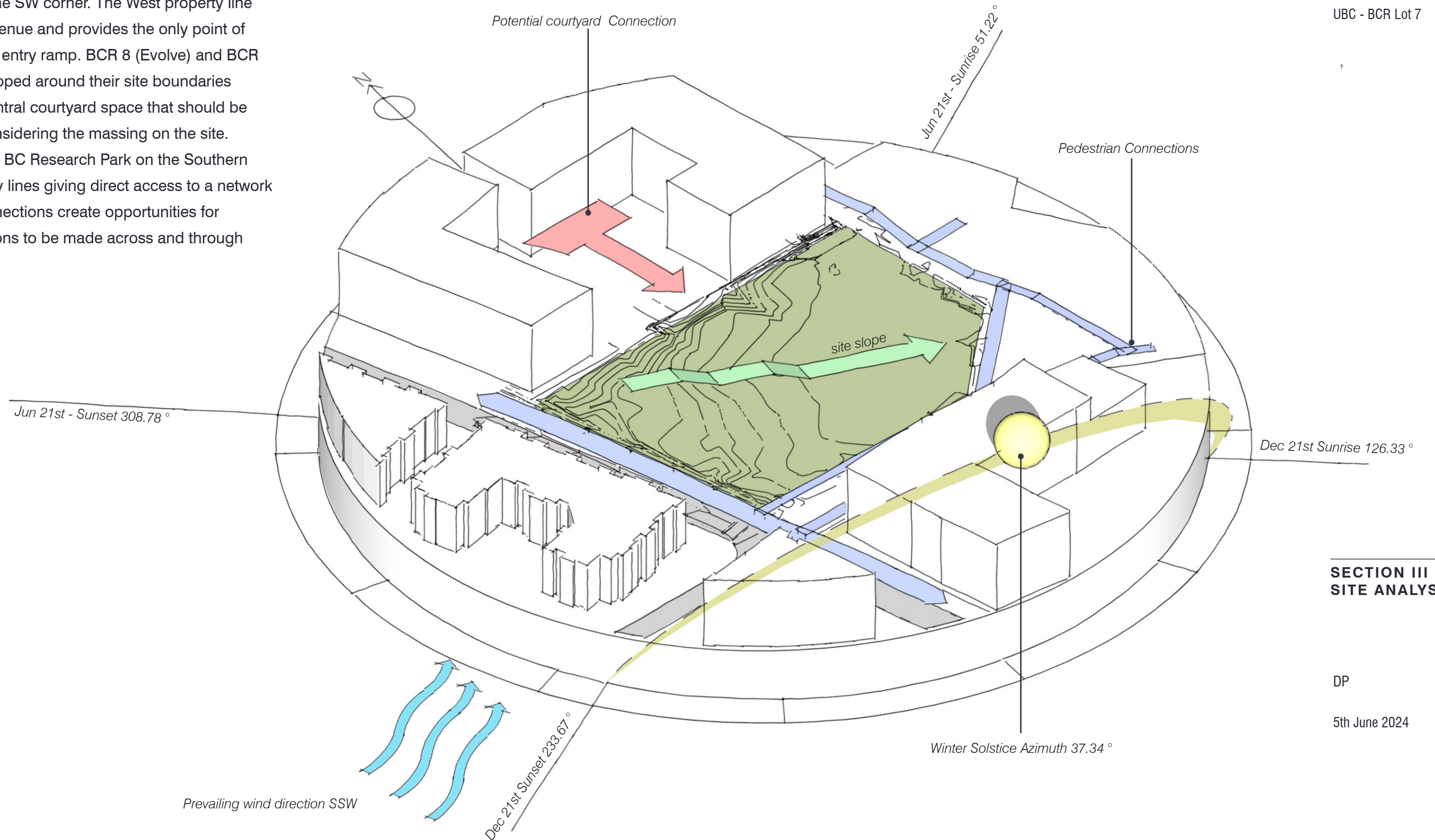
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## 3.2 Site Analysis

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

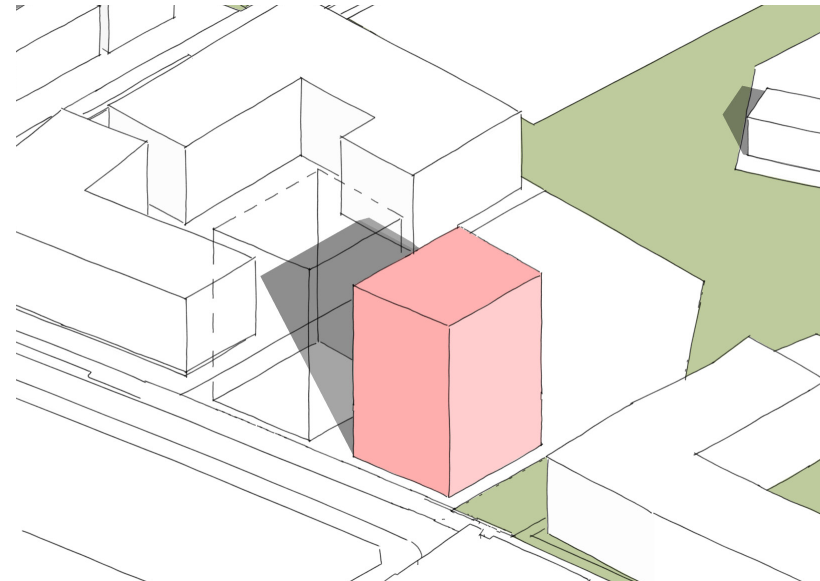
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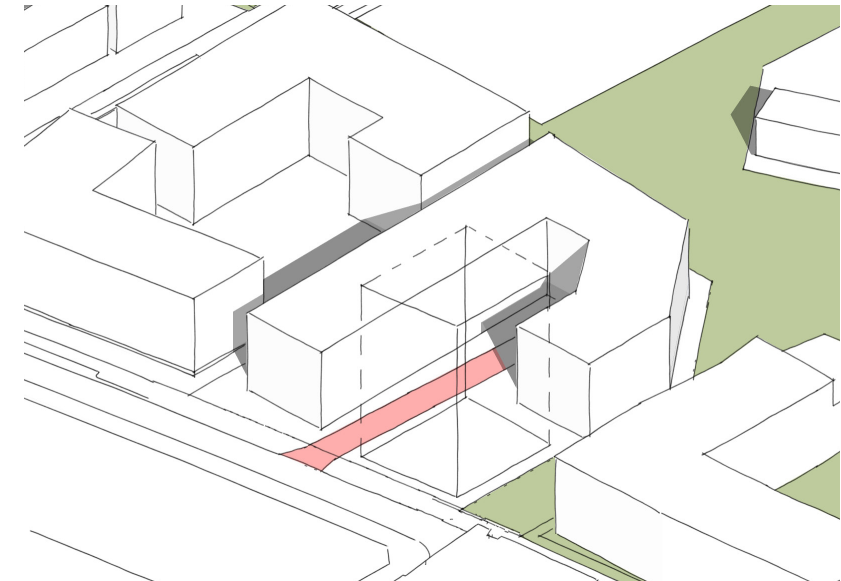
### 3.3 Site Response

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.



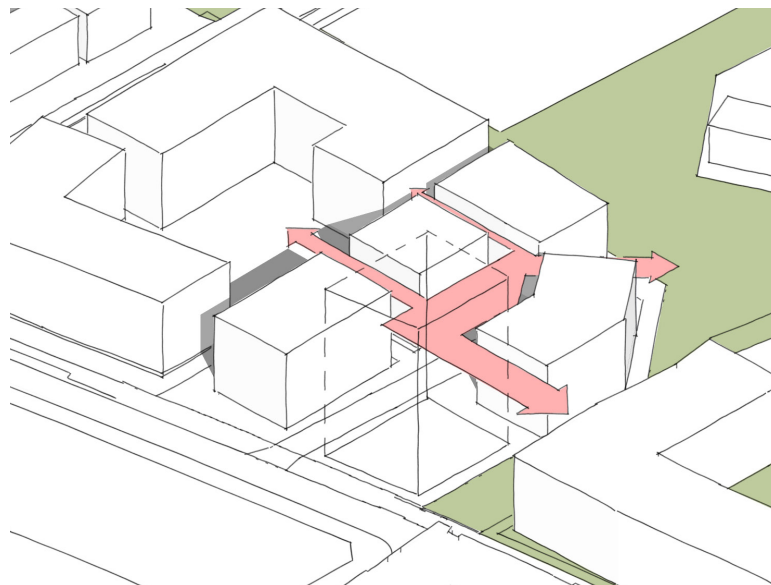
#### 1. Tower Placement:

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.



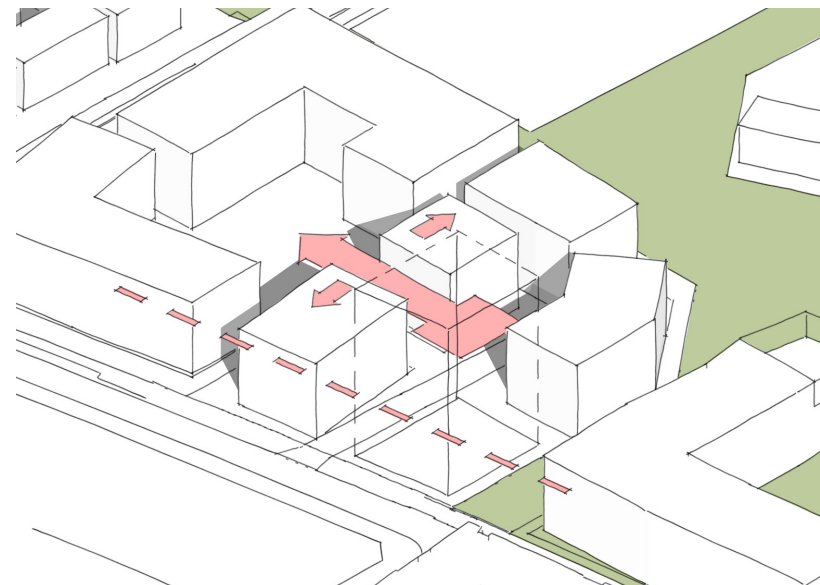
#### 2. Six Storey Massing and Fire Lane Requirement:

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.



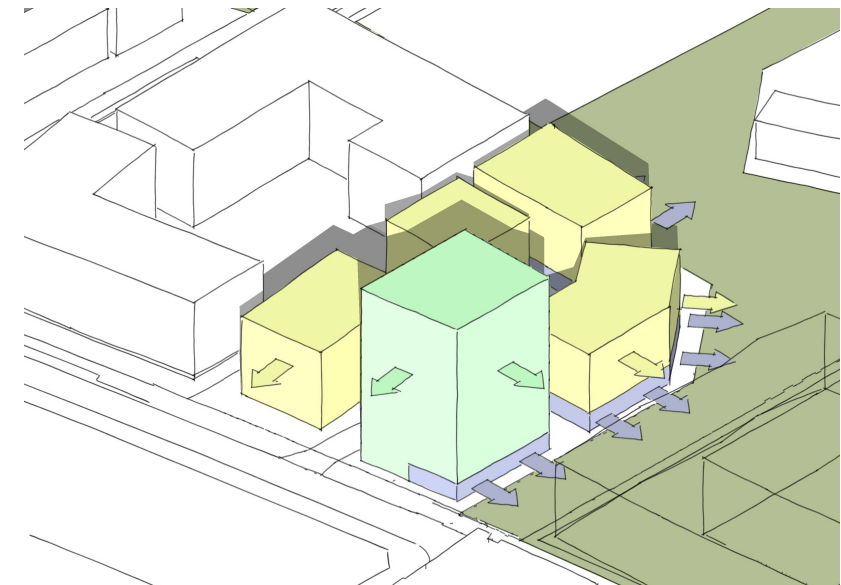
#### 3. Connections:

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.

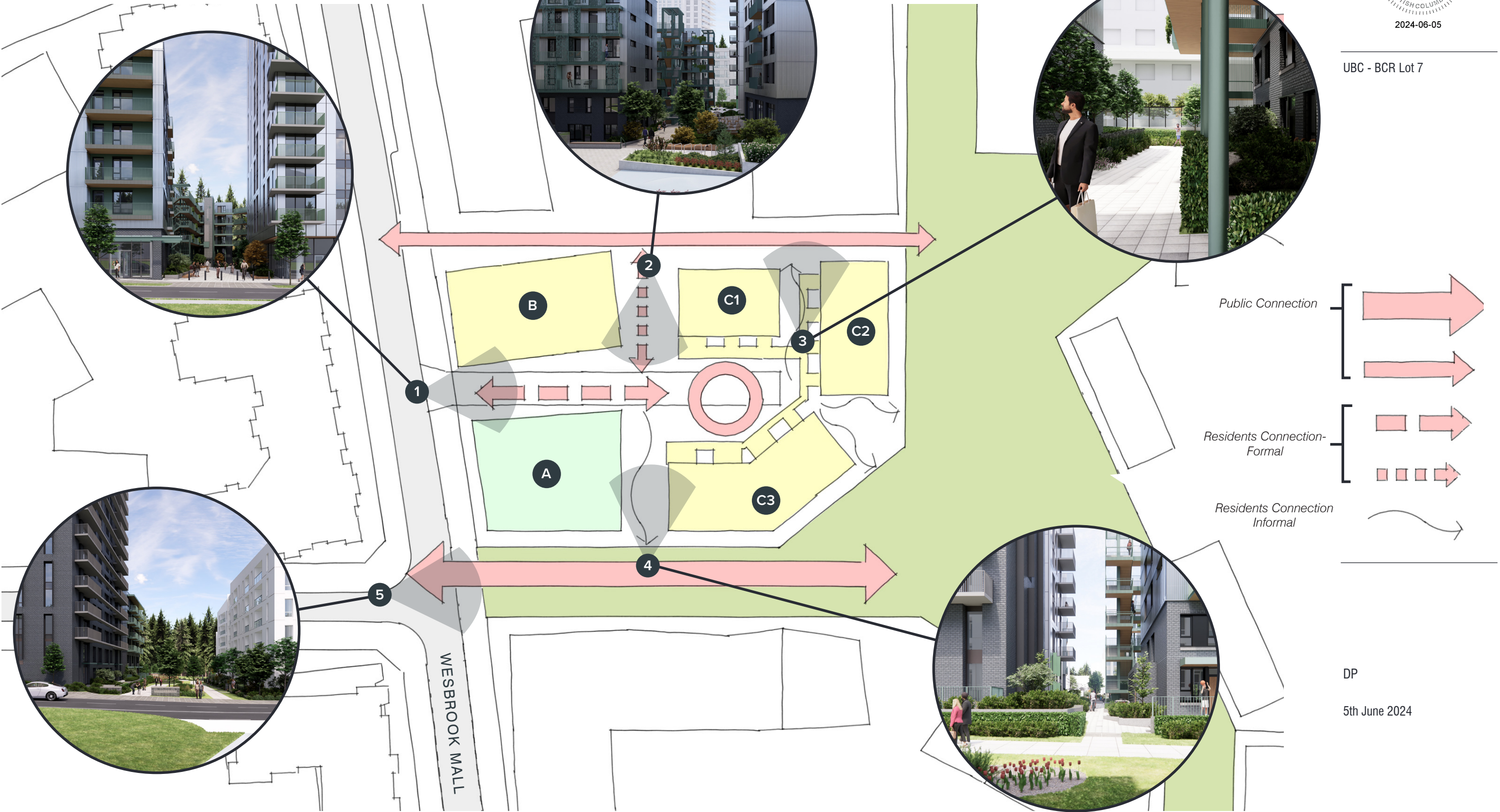
### SECTION III SITE ANALYSIS

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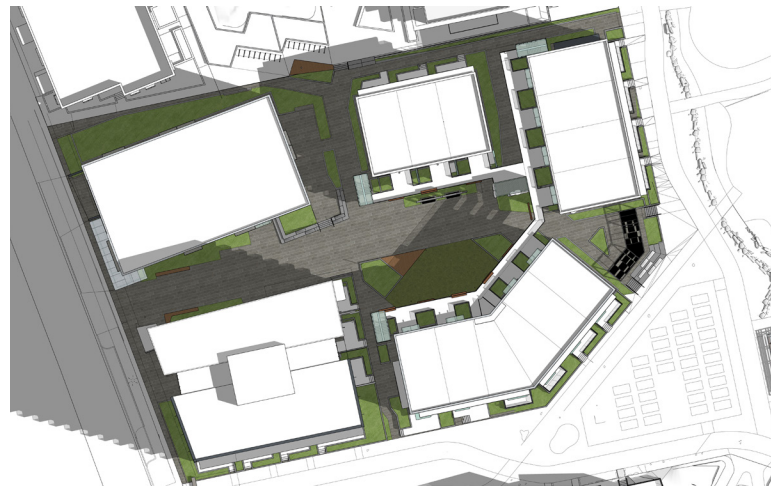


### 3.4 Hierarchy of Connections





## 3.5 Shadow Studies



**Summer Solstice**

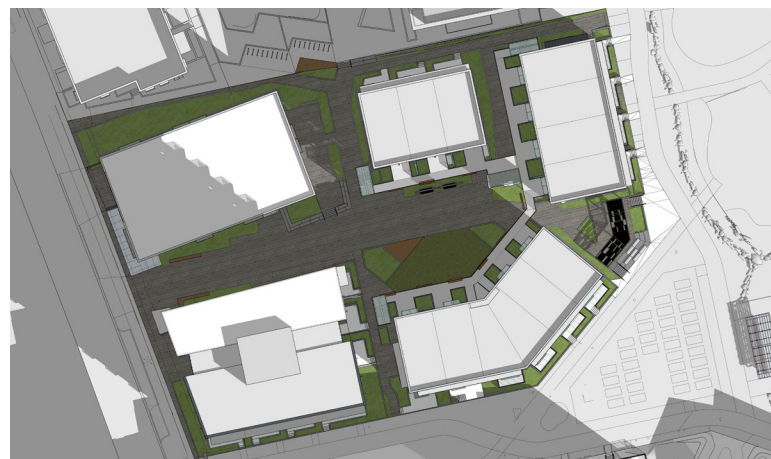
*Jun 21st - 10:00*



*Jun 21st - 12:00*

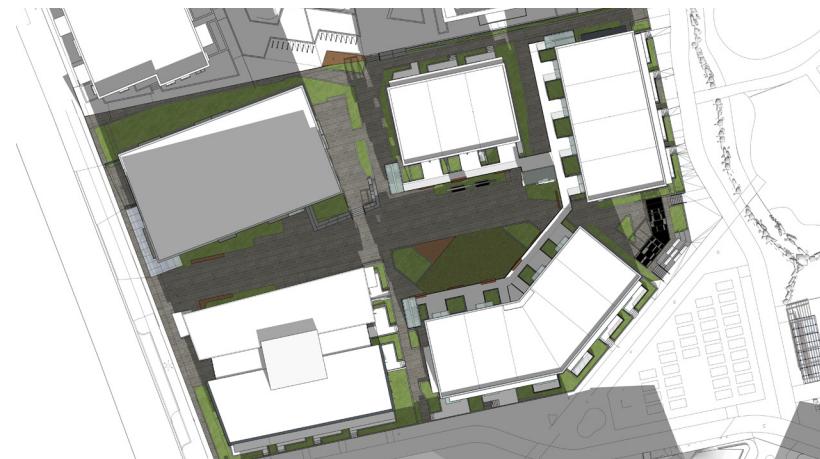


*Jun 21st - 14:00*

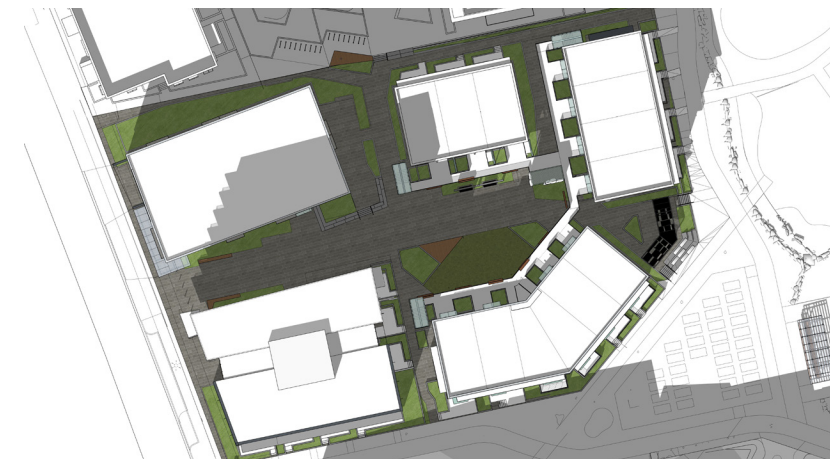


**Autumnal Equinox**

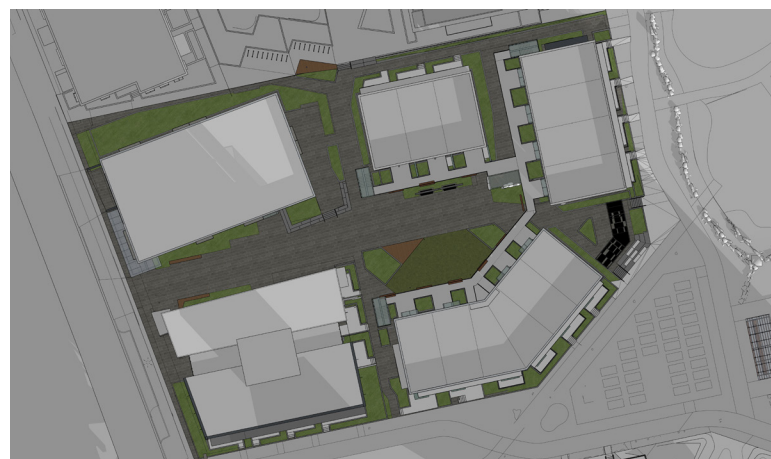
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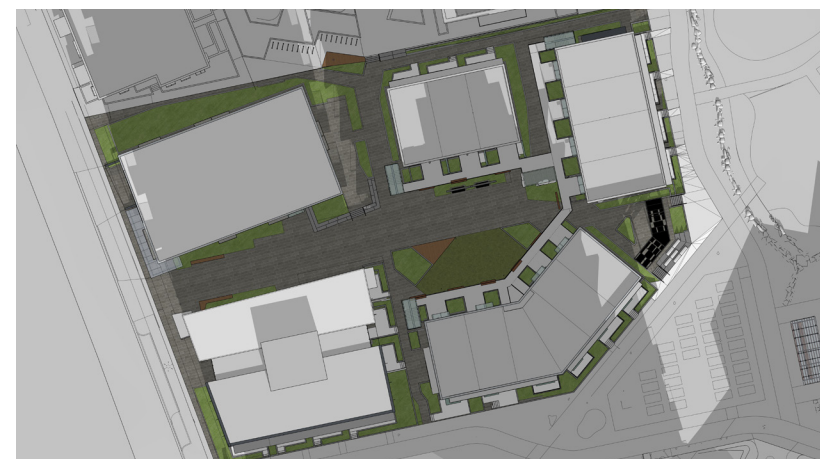


*Sept 21st - 14:00*



**Winter Solstice**

*Dec 21st - 10:00*



*Dec 21st - 12:00*



*Dec 21st - 14:00*

### SECTION III SITE ANALYSIS

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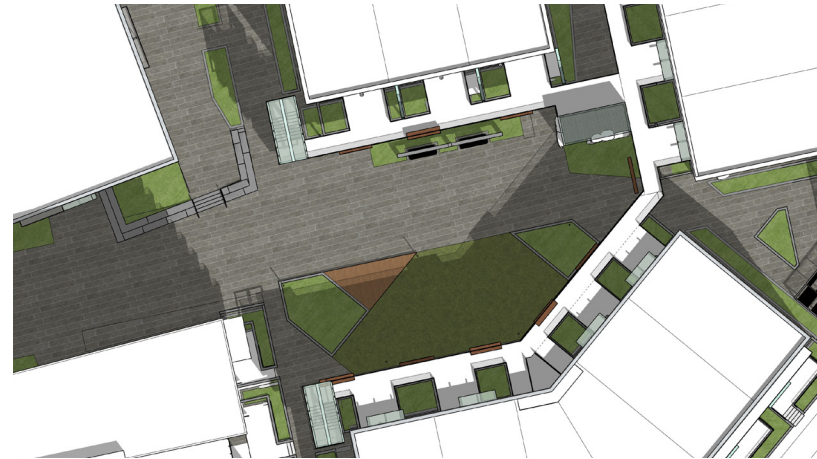


## 3.5 Shadow Studies - Courtyard Detail

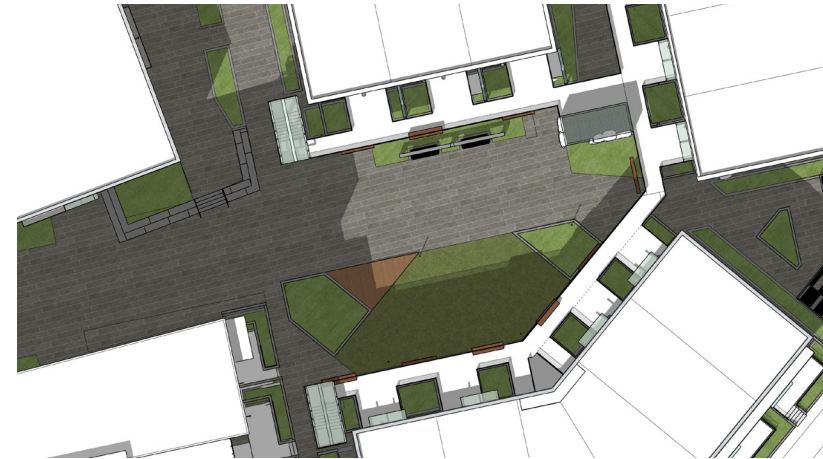


**Summer Solstice**

*Jun 21st - 10:00*



*Jun 21st - 12:00*

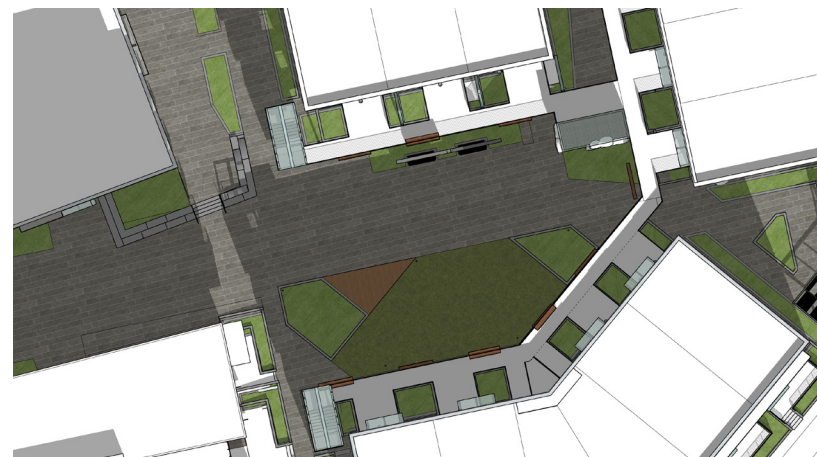


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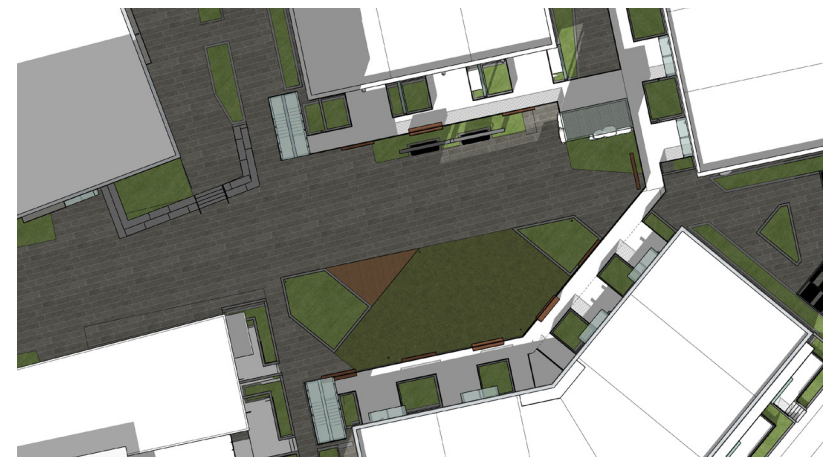


**Autumnal Equinox**

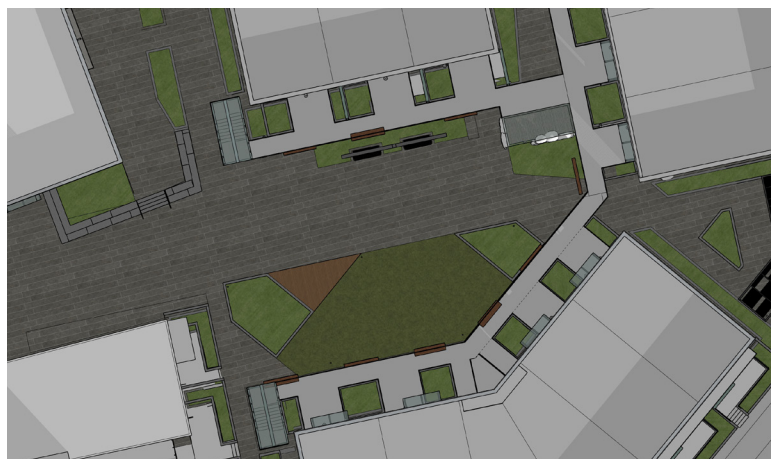
*Sept 21st - 10:00*



*Sept 21st - 12:00*

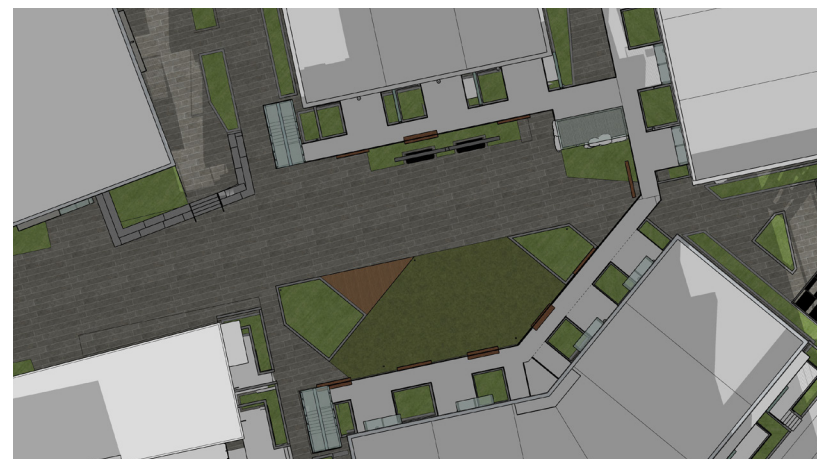


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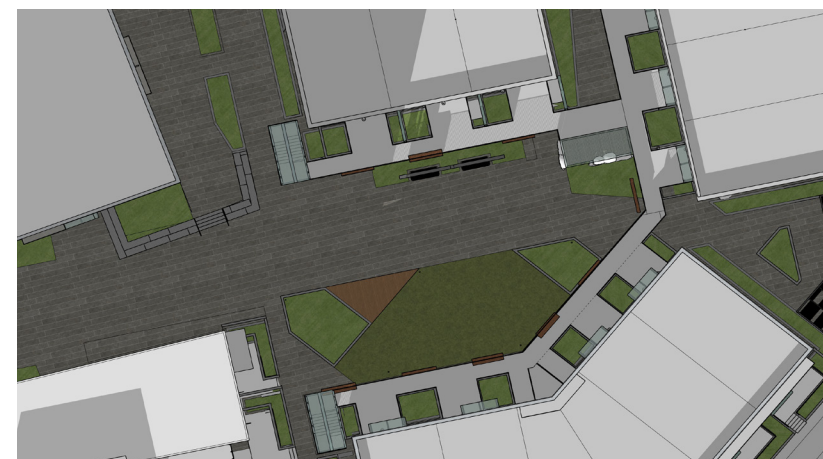


**Winter Solstice**

*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*



*Dec 21st - 12:00*



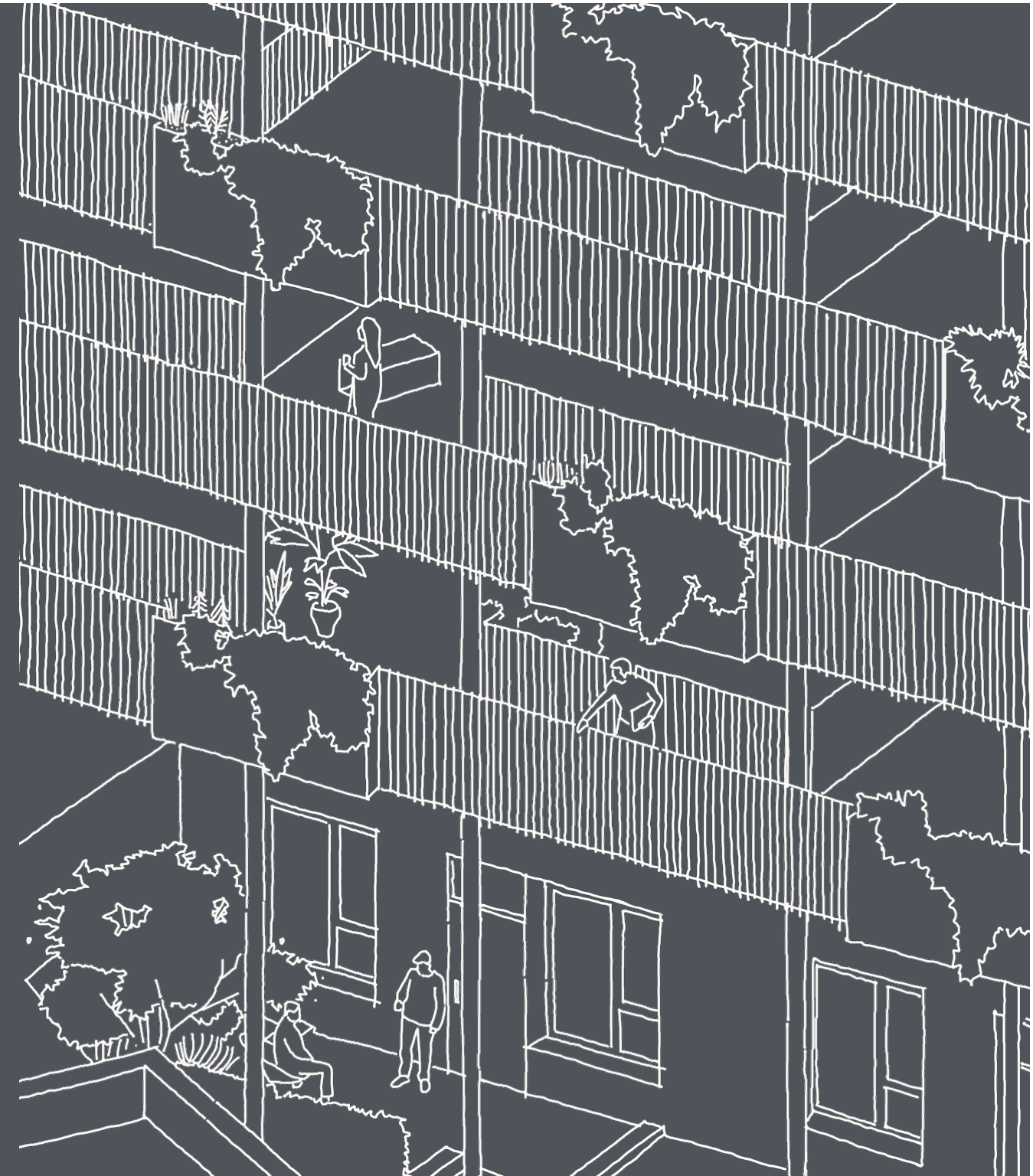
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# 4 Design Rationale





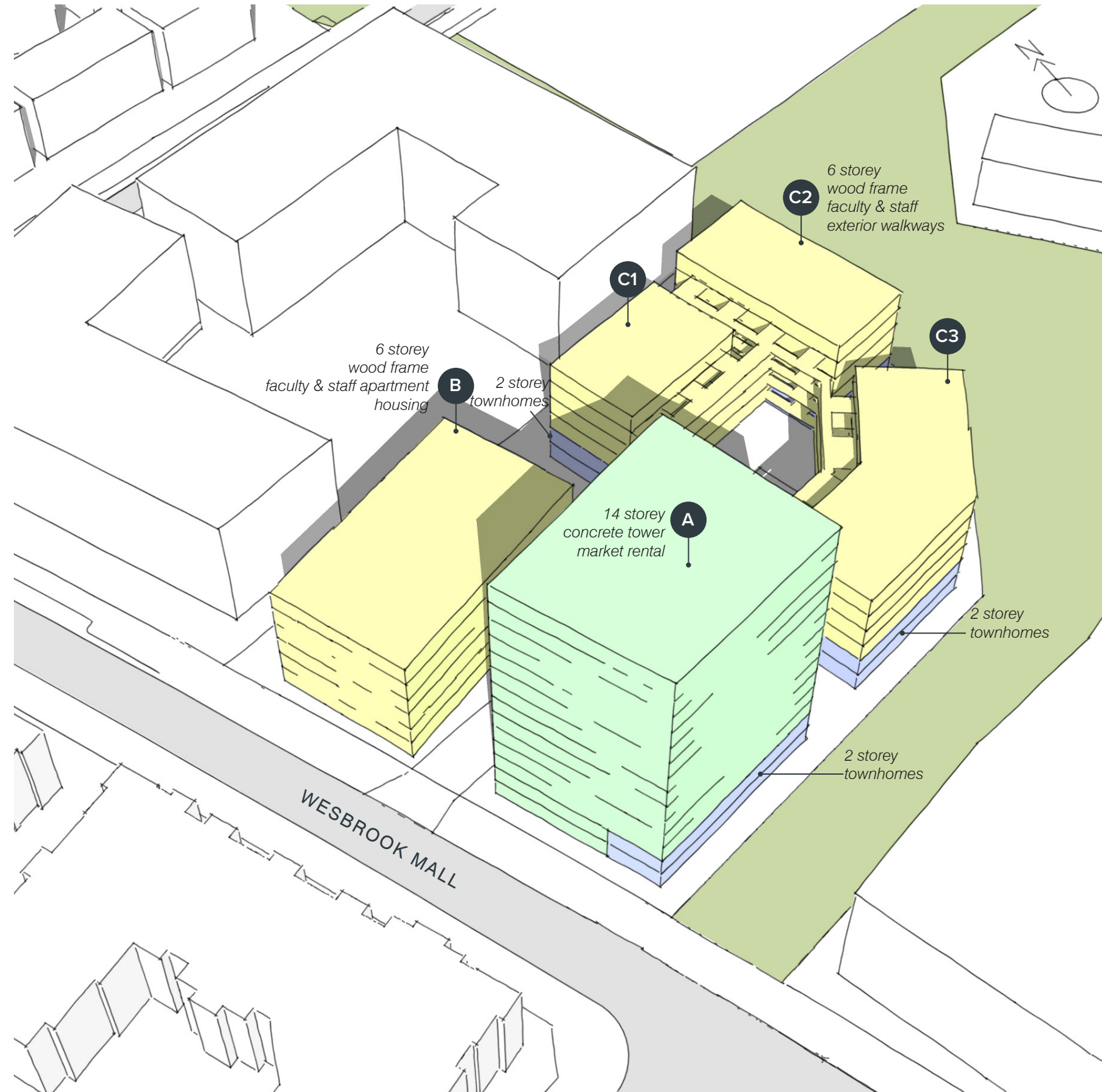
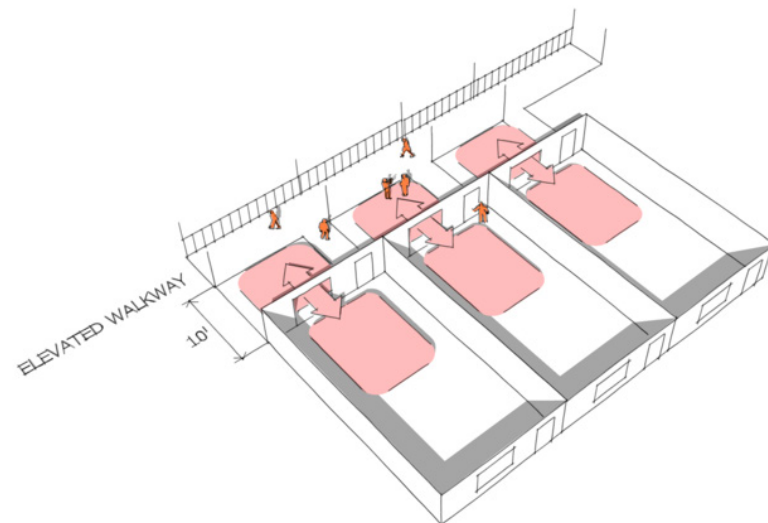
## 4.1 Building Typologies

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.



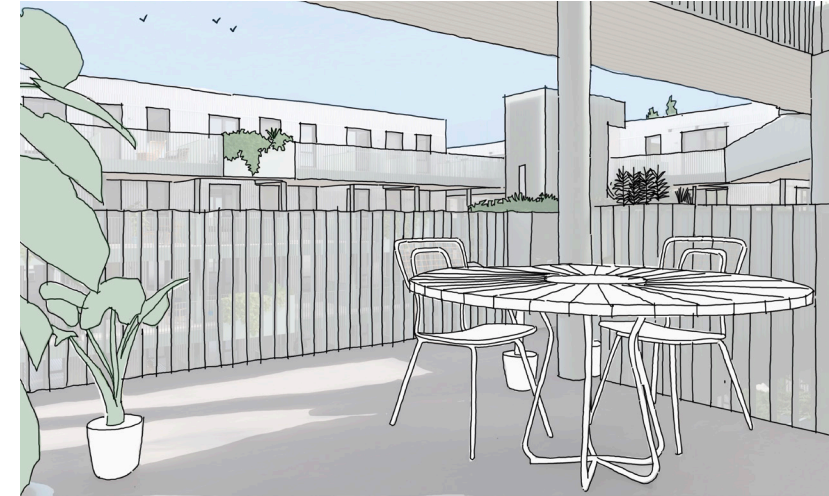
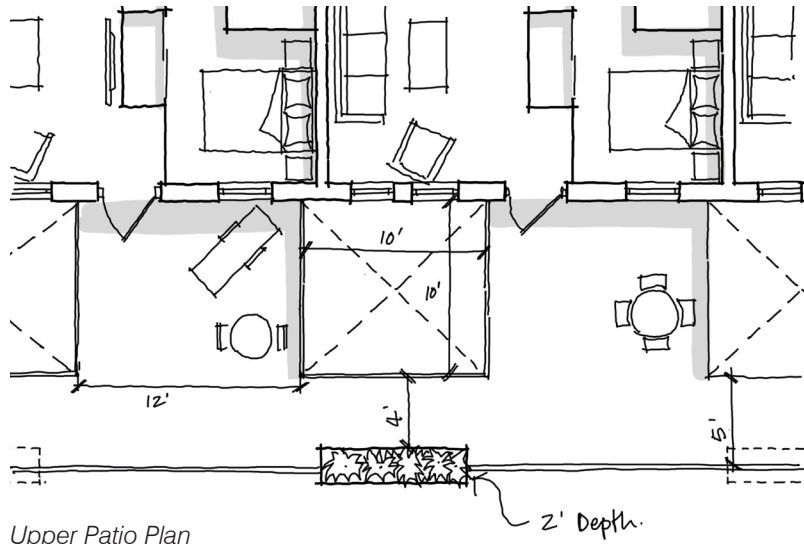
### SECTION IV DESIGN RATIONALE

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## 4.2 Residential Amenity - Patios on Walkways



### SECTION IV DESIGN RATIONALE

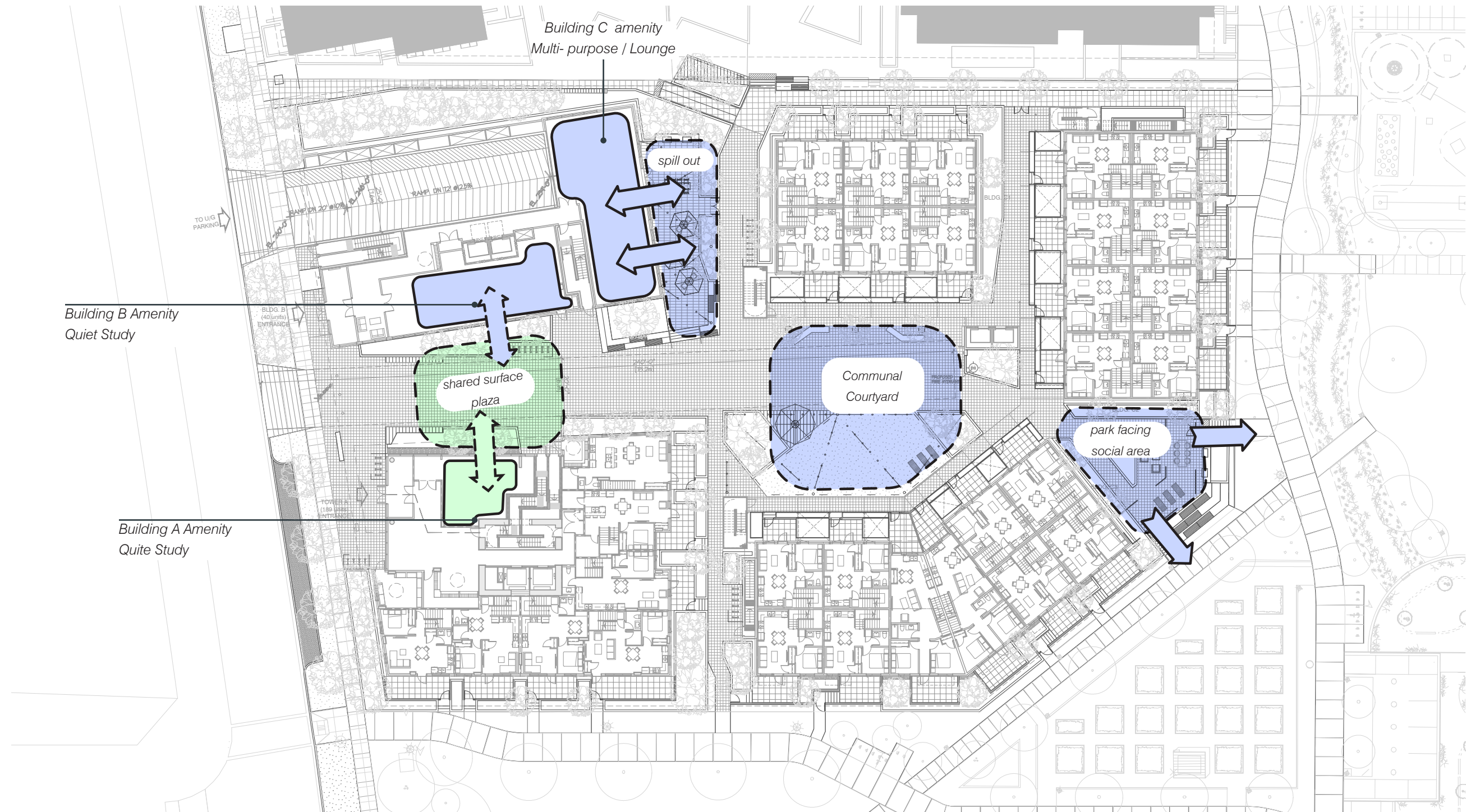
DP

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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.



## 4.3 Communal Amenity - Plan



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.



## 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

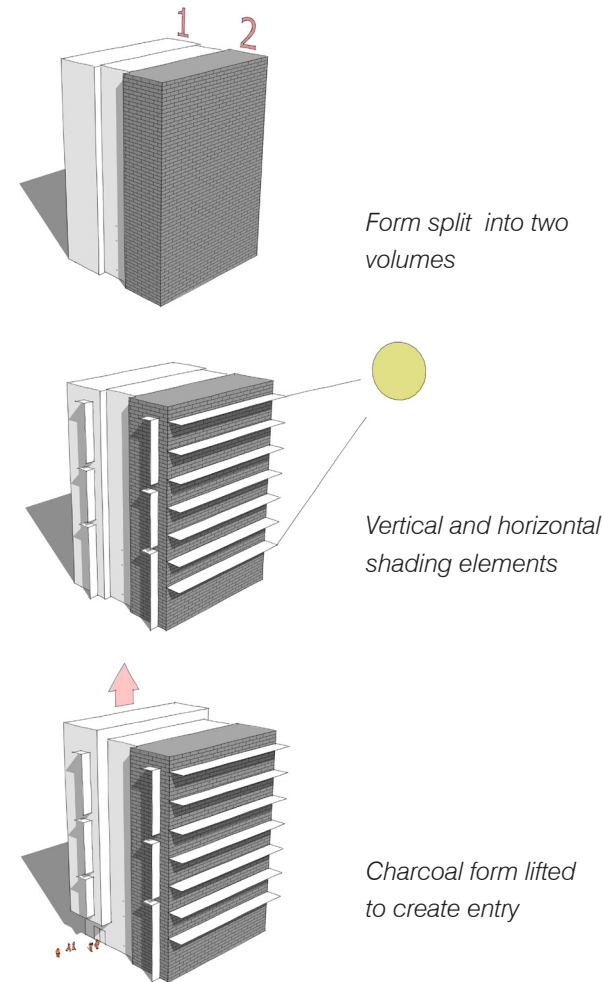
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# 4.5 Building A - Market Rental Tower

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

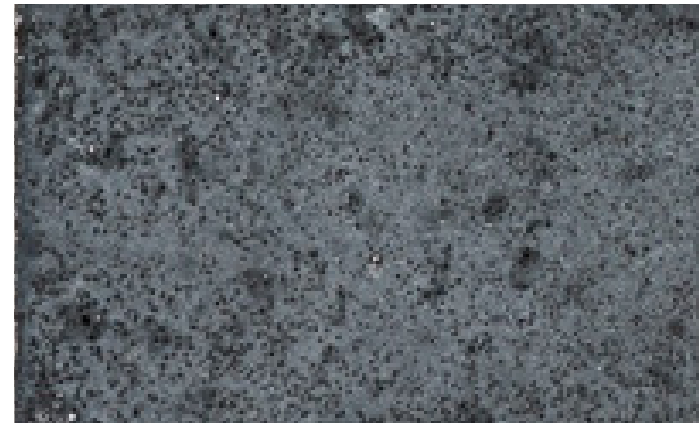
DP

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# BCR 7

## Building A - Westbrook Village



1 Brick colour: *ironspot*



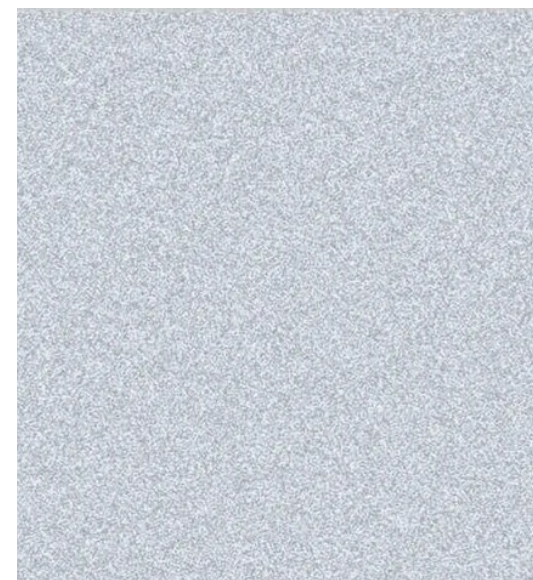
2 Window Mullion colour: *green*



3 Handrail colour: *green*



4 Glass Spandrel Panel colour: *black*



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



6 Glass Spandrel Panel colour: *light grey*



7 Wood Effect Metal Soffits : *Autumn*

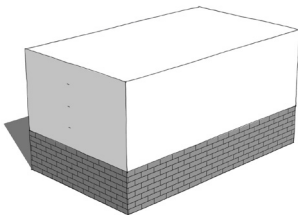




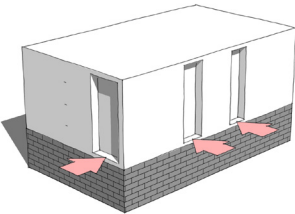
UBC - BCR Lot 7

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

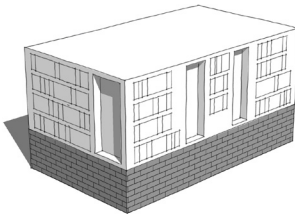
Building B’s architectural expression is characterized by inset balconies which are further articulated by green metal zinc effect accent panels and a base of dark brick. Another key feature of Building B is the Faculty & Staff indoor amenity located on the ground floor expressed by an over height level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



Over height level 1 expressed in brick



Zinc volume characterized by inset balconies



Common window and panel pattern with Building C



## SECTION IV DESIGN RATIONALE

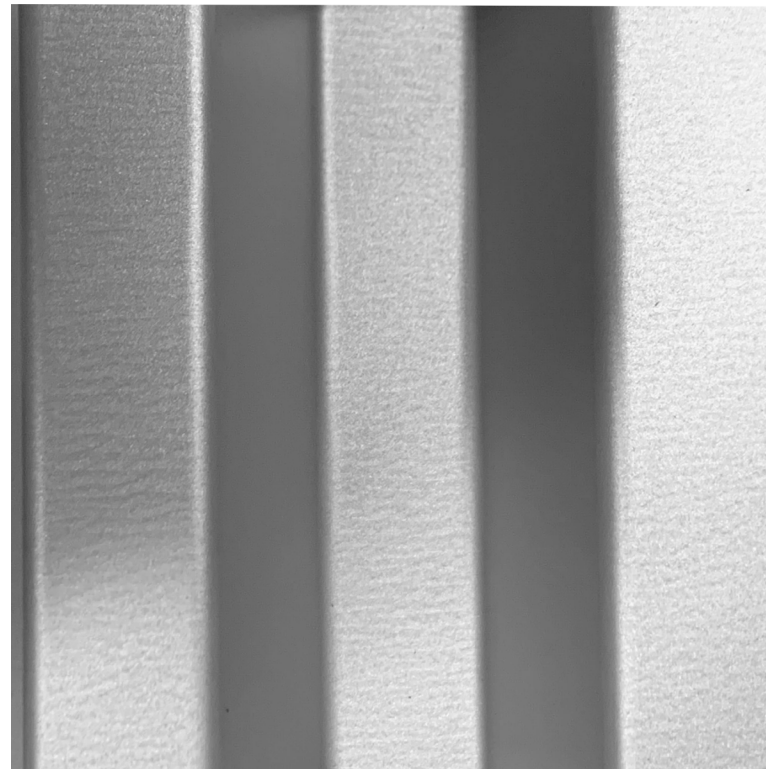
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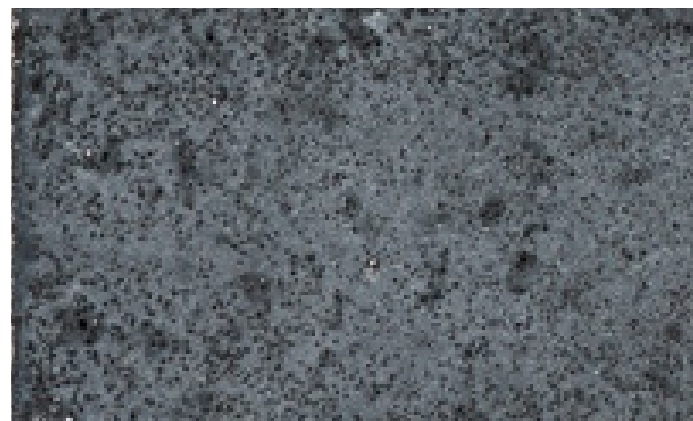


# BCR 7

## Building B - Wesbrook Village



**1** Corrugated Metal Panel *colour: silver zinc*



**2** Face Brick *colour: ironspot*



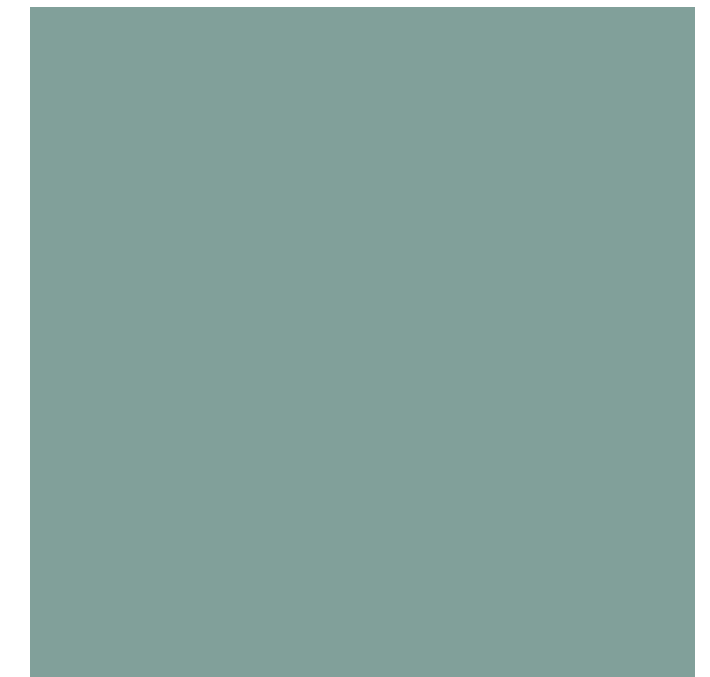
**3** Window Mullion  
*colour: black*



**5** Wood Effect Metal Soffits : *Autumn*



**4** Metal Panel *colour: charcoal*



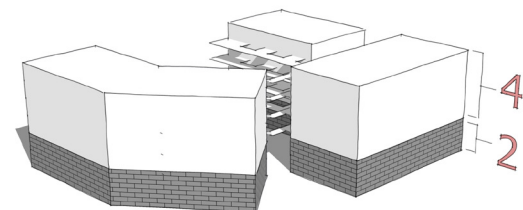
**6** Metal Panel and Handrail *colour: green*



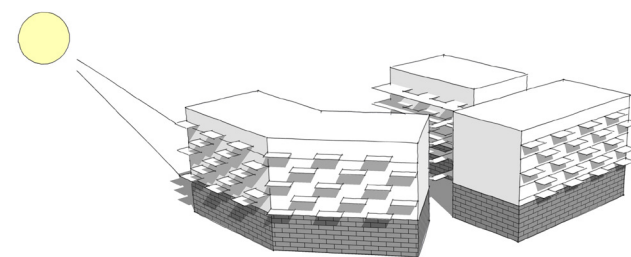
## 4.7 Building C - Faculty and Staff walk-way access with dual aspect apartments above town-homes

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.

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2 Storey townhomes with dual aspect apartments above



Horizontal walkway and balcony expression provides solar shading



### SECTION IV DESIGN RATIONALE

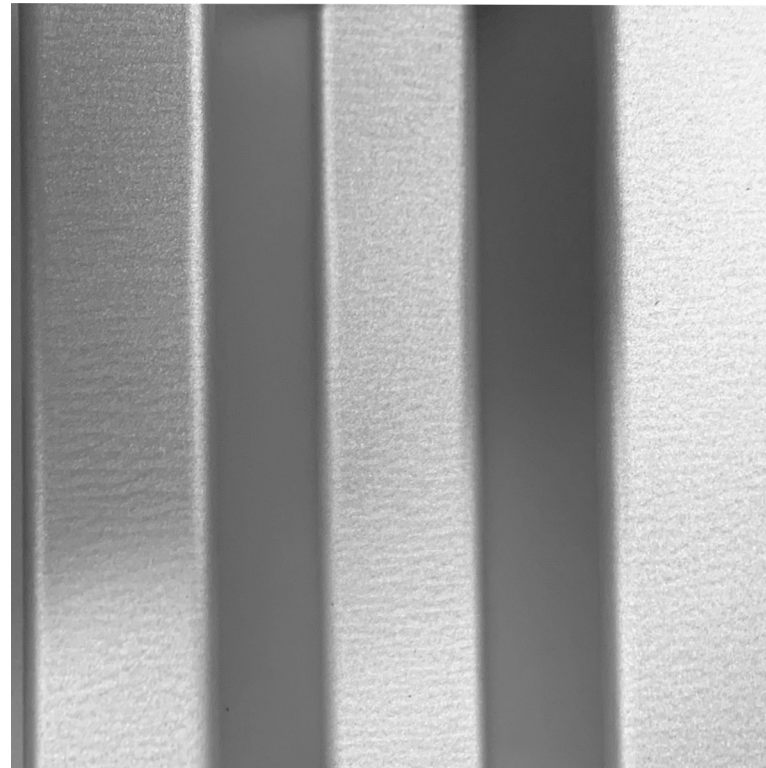
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# BCR 7

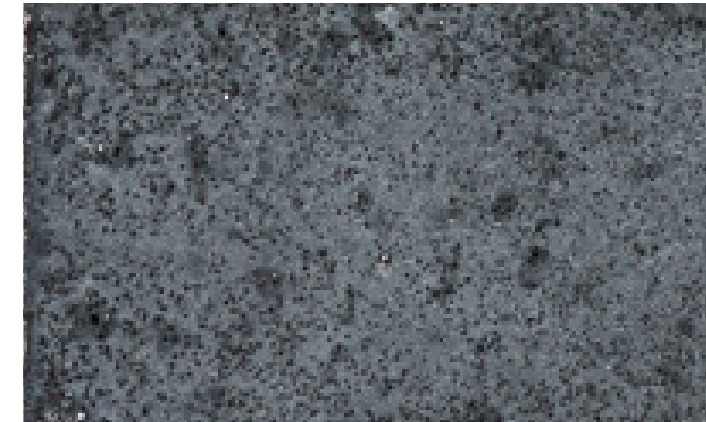
## Building C - Wesbrook Village



1 Corrugated Metal Panel colour: zinc



2 Metal elevator screen colour: green



3 Brick colour: ironspot



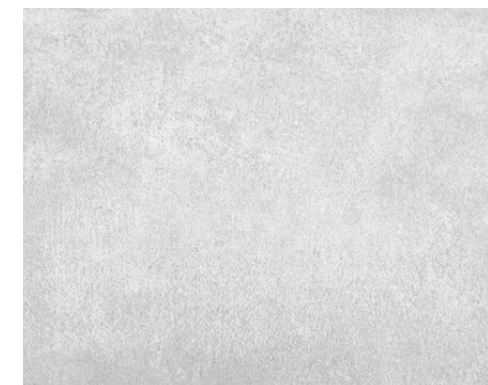
6 Window Mullion colour: black



4 Metal Panel and Handrail colour: green



7 Metal Panel colour: gray



5 Architectural concrete finish with clear sealer Elevator

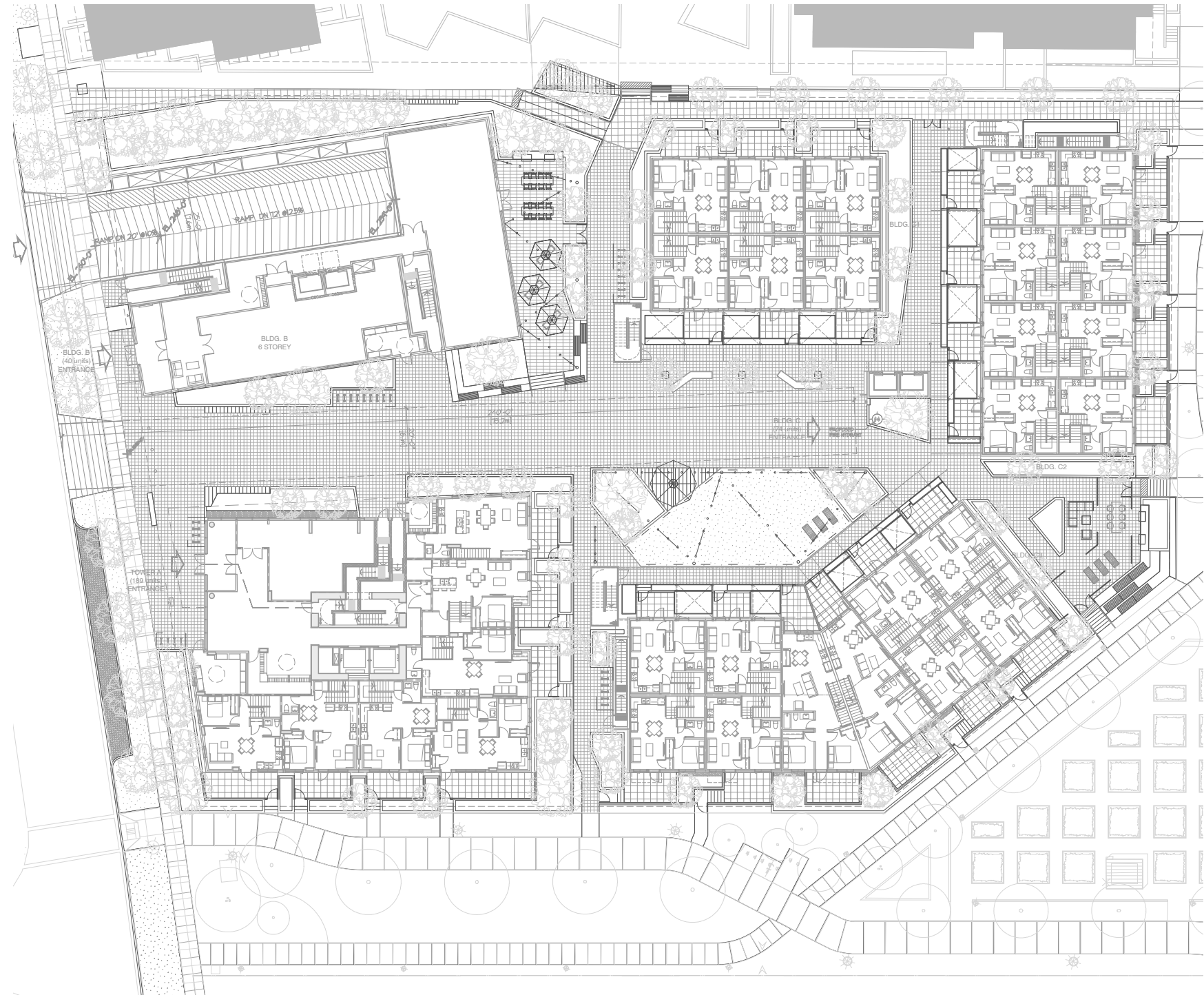


8 Wood Effect Metal Soffits : Autumn



## 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 oversight 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.



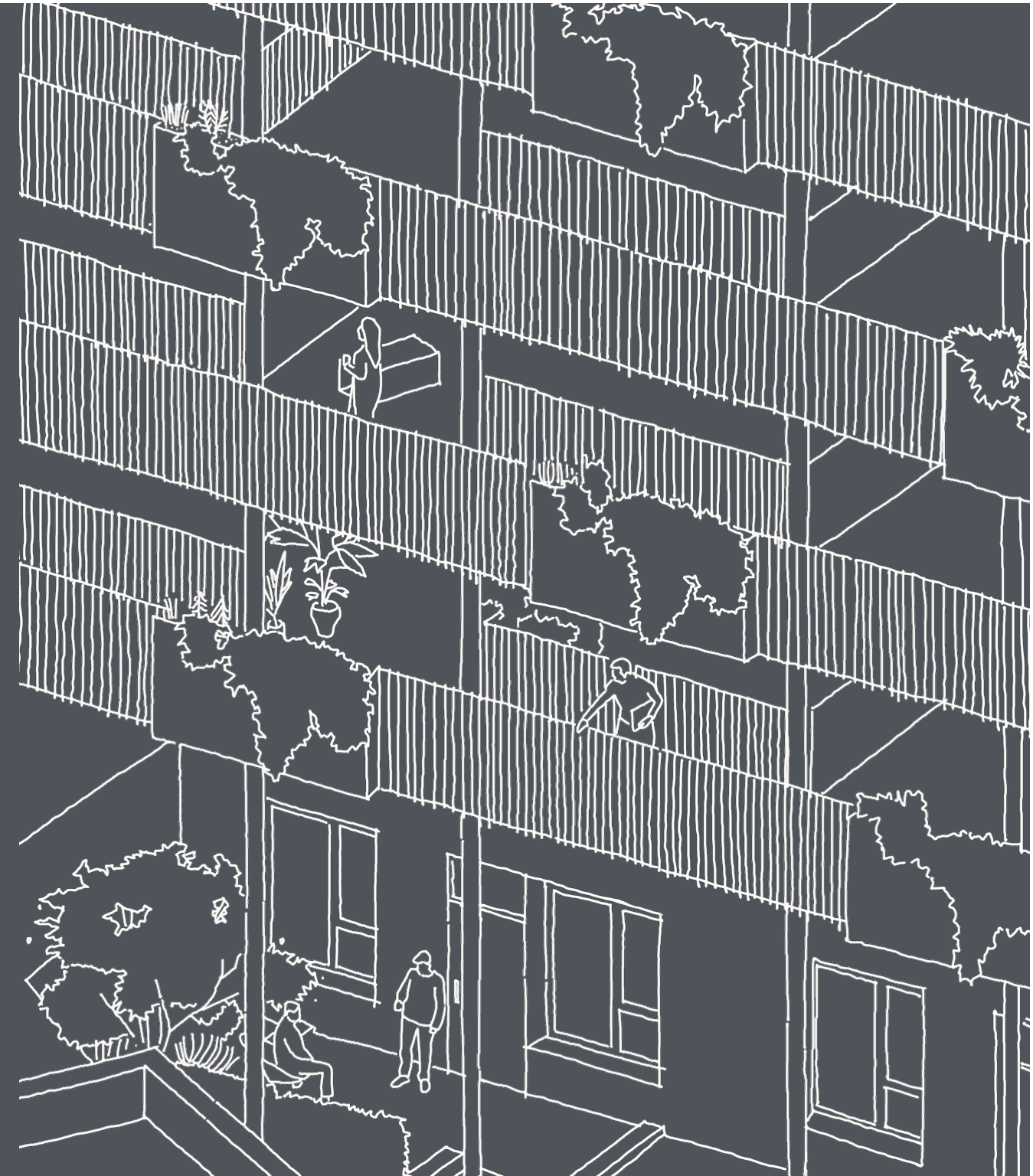
### SECTION IV DESIGN RATIONALE

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# 5 Perspectives







5.1 View along Wesbrook Mall





5.2 View from Research Park





## 5.3 Park Facing Social Area





## 5.4 Internal Courtyard





5.5 View South from Evolve and Echo





**5.6** View North Towards Evolve and Echo





5.7 View between buildings C1 and C2





5.8 View between Buildings A and C3





**5.9** View from elevated Walkways





5.10 Internal Courtyard at night



# 6 Required Drawings





PROJECT STATISTICS					
A223577 - UBC PROPERTIES TRUST - BC RESEARCH LOT 7					
CIVIC ADDRESS	BLDG. A	3588 WESBROOK MALL, VANCOUVER, BC			
	BLDG. B	3568 WESBROOK MALL, VANCOUVER, BC			
	BLDG. C	3578 WESBROOK MALL, VANCOUVER, BC			
LEGAL DESCRIPTION		LOT 7, DISTRICT LOT 6494, GROUP 1, N.W.D, PLAN EPP86350			
ZONING (AS PER UBC DEVELOPMENT HANDBOOK 2020)		SC3C	HIGH DENSITY RESIDENTIAL – HIGHRISE/TOWNHOUSES		
SITE AREA		67047.0 SQ.FT.	6228.9 SQ.M.		
SETBACKS	ALLOWED		PROPOSED		
		M	FT	M	FT
	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
FSR	3.50		3.50		
	BUILDING FSR AREA	21801.0 SQ.M. 234664.50 SQ.FT.	21773.7 SQ.M.	234369.9 SQ.FT.	
SITE COVERAGE		50%	50.0% (33492.9 SF)		

BUILDING HEIGHT		ALLOWED		PROPOSED	
BUILDING A -TOWER		14 STOREYS		14 STOREYS (1MEZZANINE LVL)	
	43.0 M		141.1 FT	*44.50 M	*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 external 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
TOTAL	123,301.6	120,461.5	774.9	1,450.00	917.0	117,319.6

RESIDENTIAL AREA SUMMARY - BUILDING B-MID-RISE (FACULTY & STAFF)						
LEVEL	GFA	BA	AMENITY	STORAGE	MECH./ELEC.	FSR AREA
Rooftop						0.0
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
TOTAL	43,152.7	42,009.1	3,155.0	520.0	108.0	38,226.1

RESIDENTIAL AREA SUMMARY - BUILDING C-MID-RISE (FACULTY & STAFF)						
LEVEL	GFA	BA	AMENITY	STORAGE	MECH./ELEC.	FSR AREA
Rooftop						0.0
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
TOTAL	83,638.0	80,766.0	0.0	1,830.0	0.0	78,936.0

SUBTOTAL	234,481.7	
FSR	3.50	
SR AREA ALLOWED	234,664.5	
	FSR AREA DIFFERENCE -182.80 SQ.FT.	

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
TOTAL	130	0	26	30	3	189
PERCENTAGE	68.8%	0.0%	13.8%	15.9%	1.6%	

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
TOTAL	0	5	10	10	0	15	40
PERCENTAGE	0.0%	12.5%	25.0%	25.0%	0.0%	37.5%	

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	
TOTAL	0	0	0	55	15	4	74
PERCENTAGE	0.0%	0.0%	0.0%	74.3%	20.3%	5.4%	

SUBTOTAL	303	
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PROJECT

BCR 7

3568,3578,3588 WESBROOK MALL  
VANCOUVER, BC

## PROJECT STATISTICS

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SCALE 1/16" = 1'-0"

DATE MAY 20, 2024



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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
RESIDENT SUBTOTAL	198	240	
VISITOR STALLS	31	32	Min. of 0.1 spaces per principal dwelling unit
HANDICAP STLL (included in total)	4	4	
TOTAL PARKING SPACES	229	272	

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	
	SUBTOTAL	60	16	4	
P2	VISITOR	0	0	0	168
	RESIDENTIAL	129	8	31	
	SUBTOTAL	129	8	31	
P3	VISITOR	0	0	0	25
	RESIDENTIAL	25	0	0	
	SUBTOTAL	25	0	0	
SUBTOTAL					272

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		
SUBTOTAL		674	675	
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		
SUBTOTAL		152	70	

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		
SUBTOTAL		119	140	

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BCR 7

3568,3578,3588 WESBROOK MALL  
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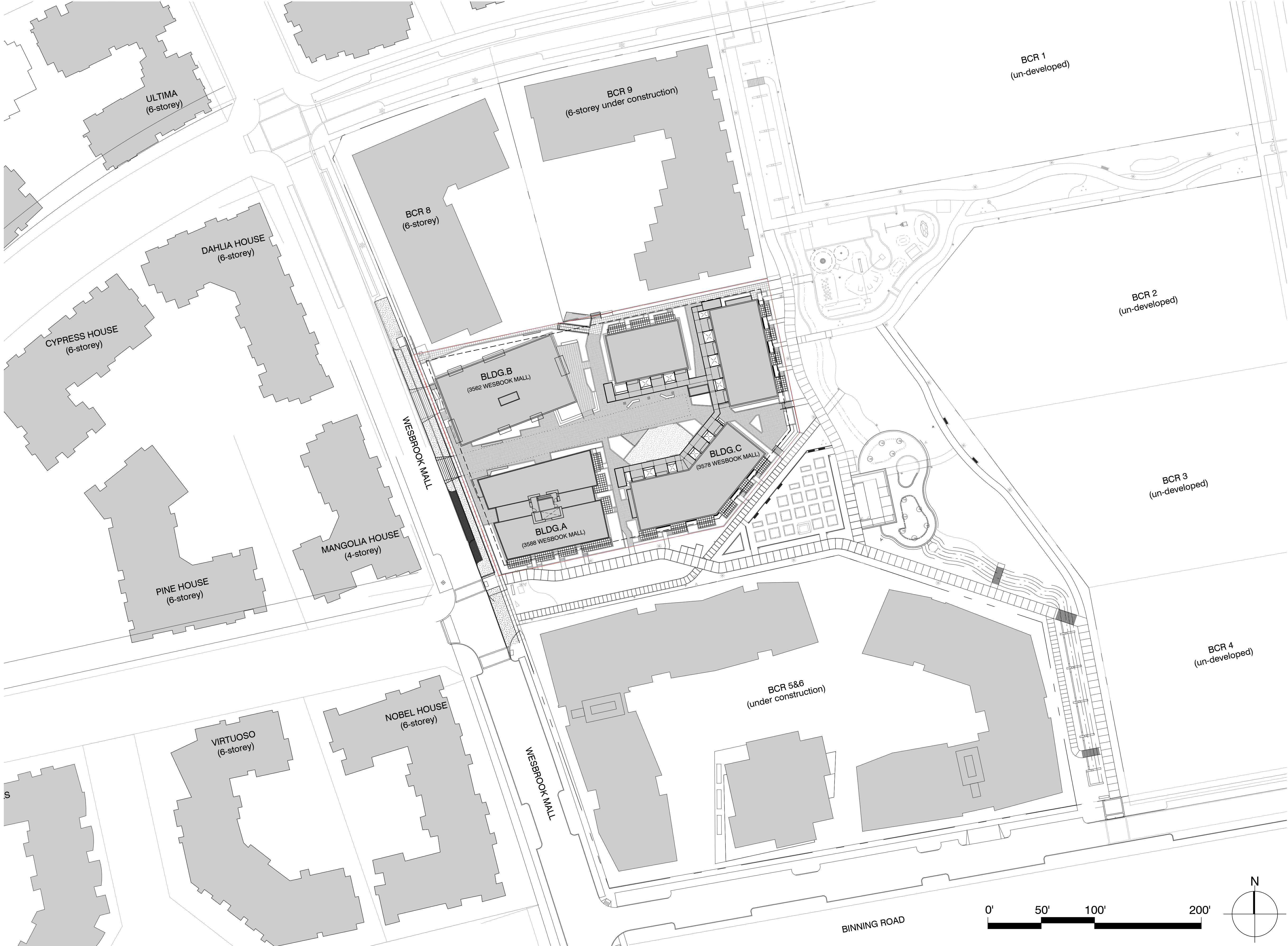
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DATE MAY 20, 2024



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PROJECT

**BCR 7**

3568,3578,3588 WESBROOK MALL  
VANCOUVER, BC

**CONTEXT PLAN**

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SCALE

AS NOTED

DATE

MAY 20, 2024



**A1.01**







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3568,3578,3588 WESBROOK MALL  
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## U/G PARKING LEVEL P2 PLAN

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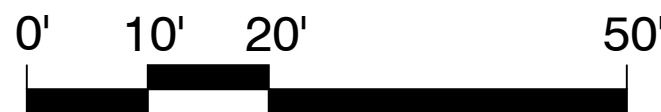
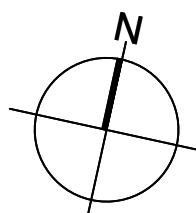
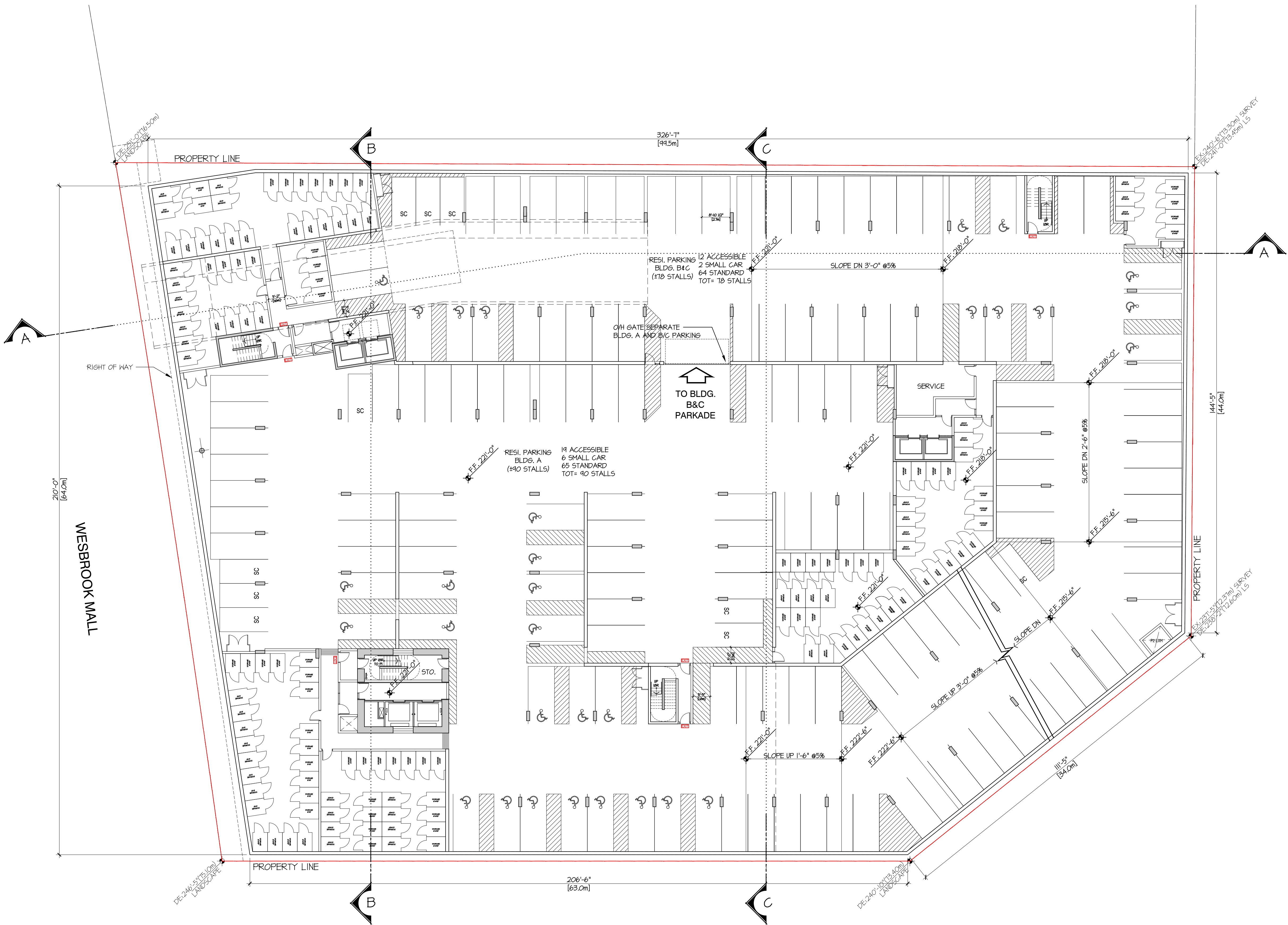
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A2.02





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## U/G PARKING LEVEL P1 FLOOR PLAN

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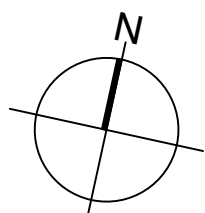
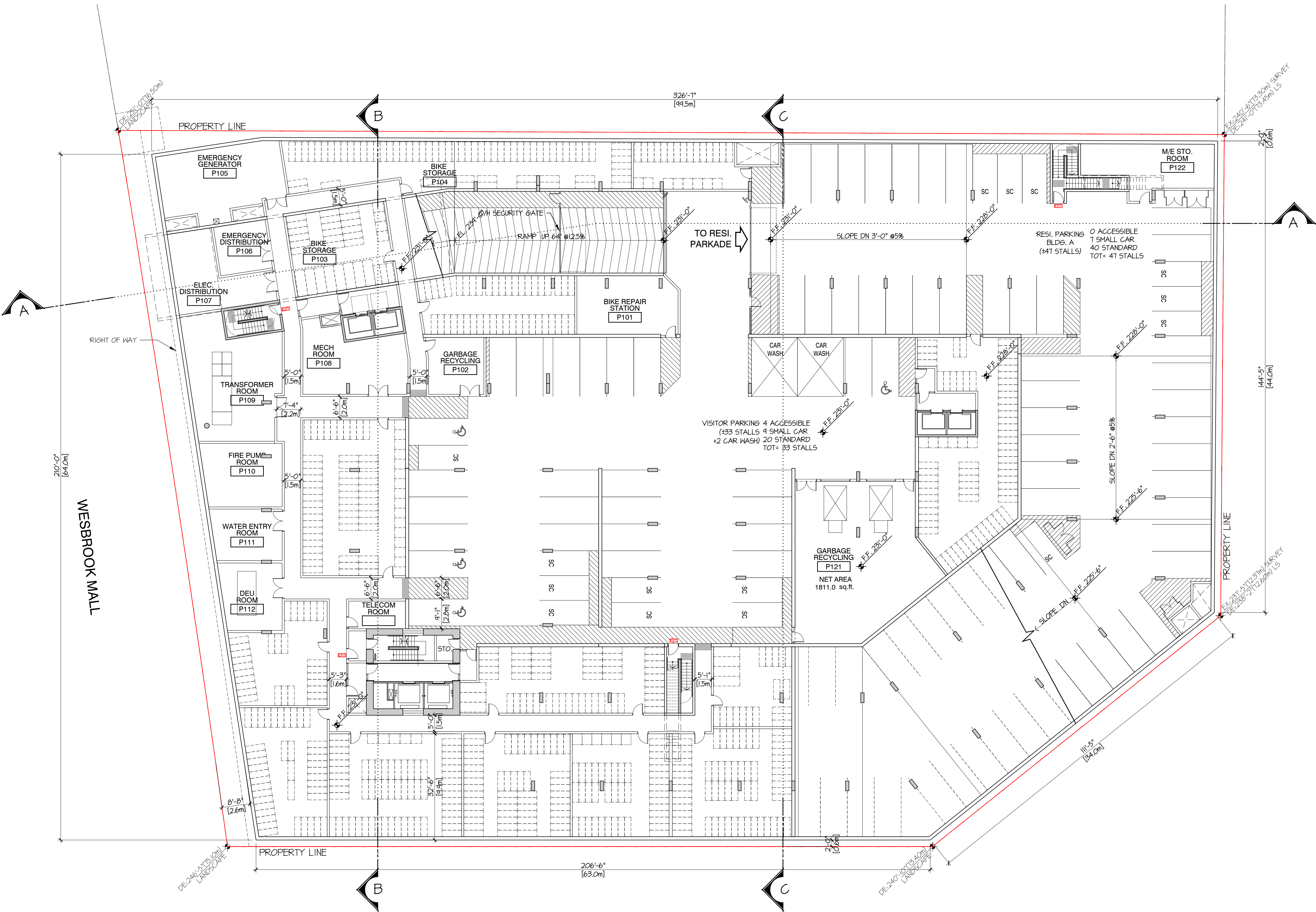
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SCALE 1/16" = 1'-0"

DATE JUNE4, 2024



A2.03



0' 10' 20' 50'



LEGEND - UNIT TYPES

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

PROJECT

BCR 7

3568,3578,3588 WESBROOK MALL  
VANCOUVER, BC

SITE PLAN  
(LEVEL 01)

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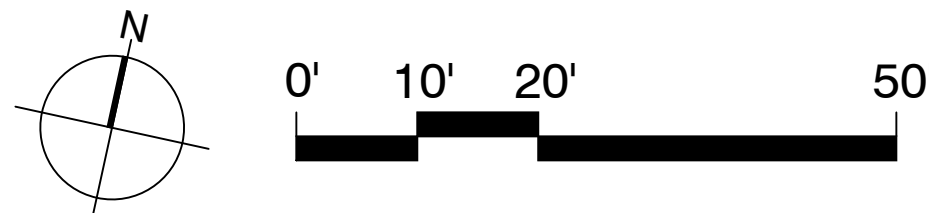
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SCALE 1/16" = 1'-0"

DATE JUNE 4, 2024



A2.04







LEGEND - UNIT TYPES

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

PROJECT

BCR 7

3568,3578,3588 WESBROOK MALL  
VANCOUVER, BC

SITE PLAN  
(LVL 2/MEZZANINE)

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DATE JUN4, 2024



A2.05





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LEGEND - UNIT TYPES	
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## SITE PLAN (LVL 3-6)

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DRAWN

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SCALE 1/16" = 1'-0"

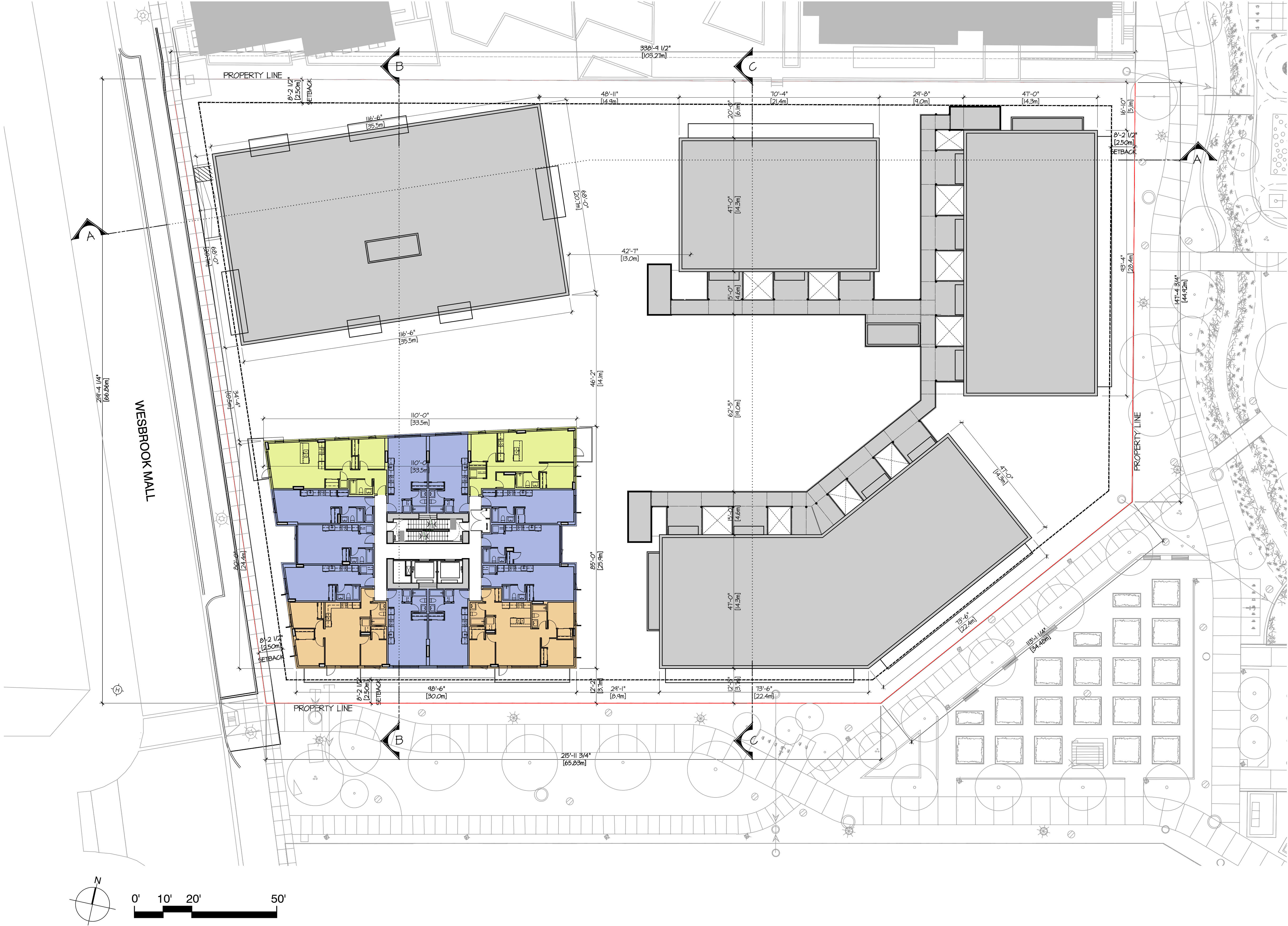
DATE JUN4, 2024



A2.06







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2024-06-05

NO. | DATE | REVISION

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

PROJECT

BCR 7

3568,3578,3588 WESBROOK MALL  
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SITE PLAN (LVL 7-14)

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DRAWN

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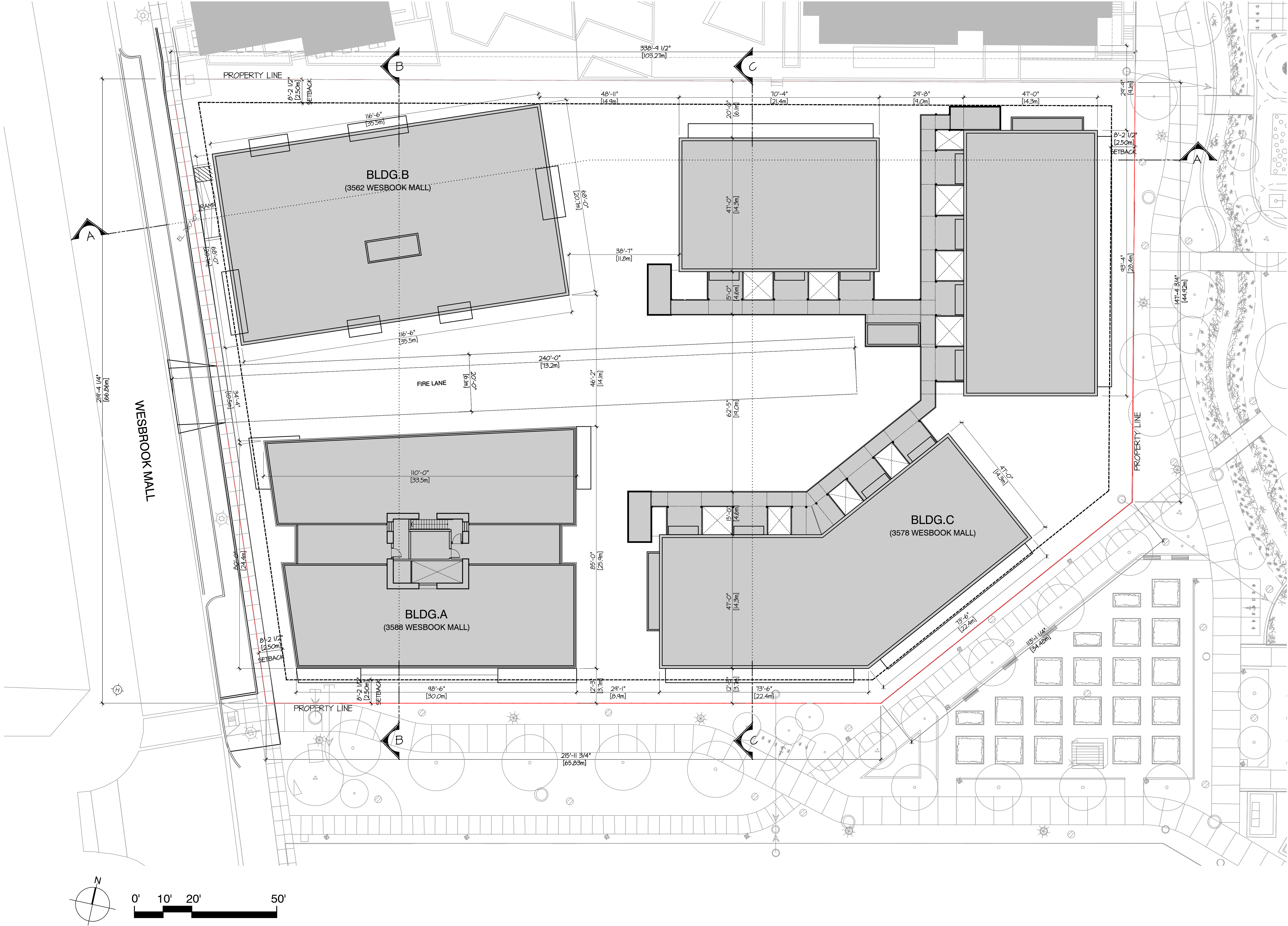
SCALE 1/16" = 1'-0"

DATE JUN4, 2024



A2.07





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2024-06-05

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LEGEND - UNIT TYPES	
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<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span>	3-BEDROOM
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<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span>	AMENITY

PROJECT

BCR 7

3568,3578,3588 WESBOOK MALL  
VANCOUVER, BC

## ROOF PLAN

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PROJECT A223577

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SCALE 1/16" = 1'-0"

DATE JUN4, 2024



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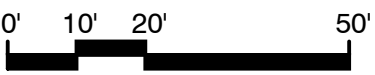




1 WEST ELEVATION



2 EAST ELEVATION



CLIENT



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PROJECT

BCR 7

3568,3578,3588 WESBROOK MALL  
VANCOUVER, BC

## BUILDING ELEVATIONS

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SCALE 1/16" = 1'-0"

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A3.01



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3 SOUTH ELEVATION

4 NORTH ELEVATION

PROJECT

BCR 7

3568,3578,3588 WESBROOK MALL  
VANCOUVER, BC

BUILDING ELEVATIONS

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PROJECT A223577

DRAWN

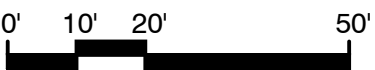
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SCALE 1/16" = 1'-0"

DATE JUNE4, 2024



A3.02





CLIENT



NO. | DATE | ISSUE



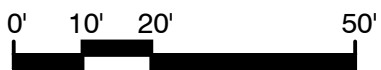
2024-06-05

NO. | DATE | REVISION

5 INTERNAL ELEVATION NORTH



6 INTERNAL ELEVATION SOUTH



PROJECT

BCR 7

3568,3578,3588 WESBROOK MALL  
VANCOUVER, BC

BUILDING ELEVATIONS

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DRAWN

CHECKED

SCALE 1/16" = 1'-0"

DATE JUNE4, 2024



A3.03



CLIENT



NO. | DATE | ISSUE



2024-06-05

NO. | DATE | REVISION



7 INTERNAL ELEVATION WEST

PROJECT

BCR 7

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VANCOUVER, BC

BUILDING ELEVATIONS

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PROJECT A223577

DRAWN

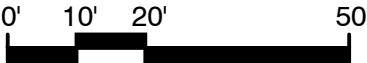
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SCALE 1/16" = 1'-0"

DATE JUNE4, 2023



A3.04





CLIENT

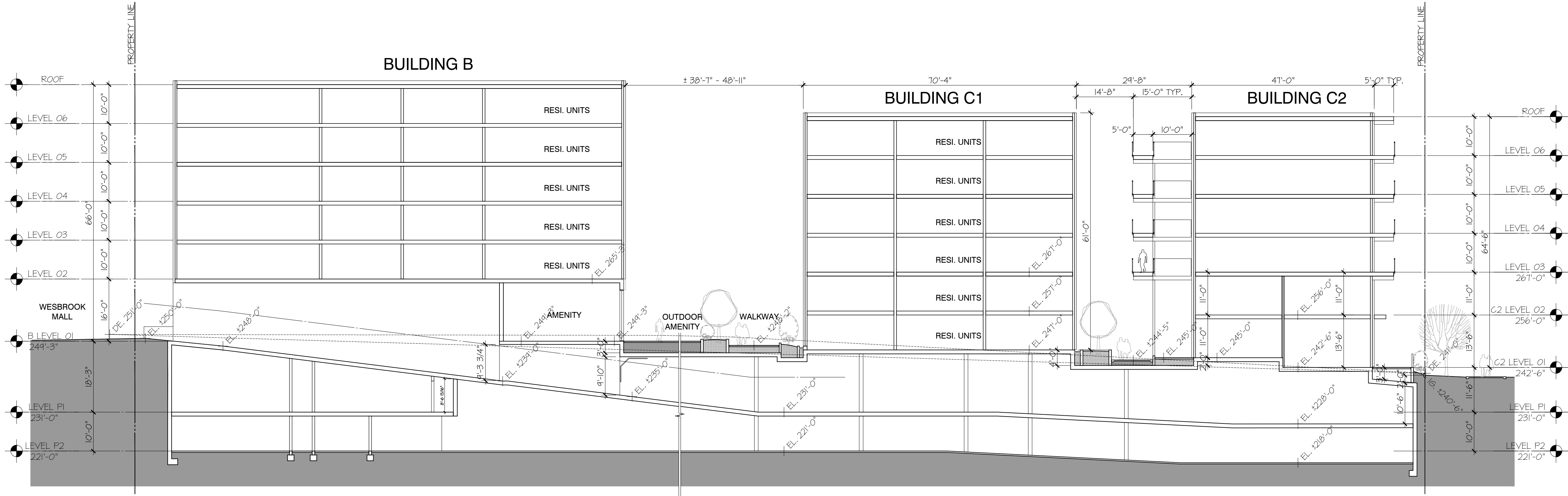


NO. | DATE | ISSUE



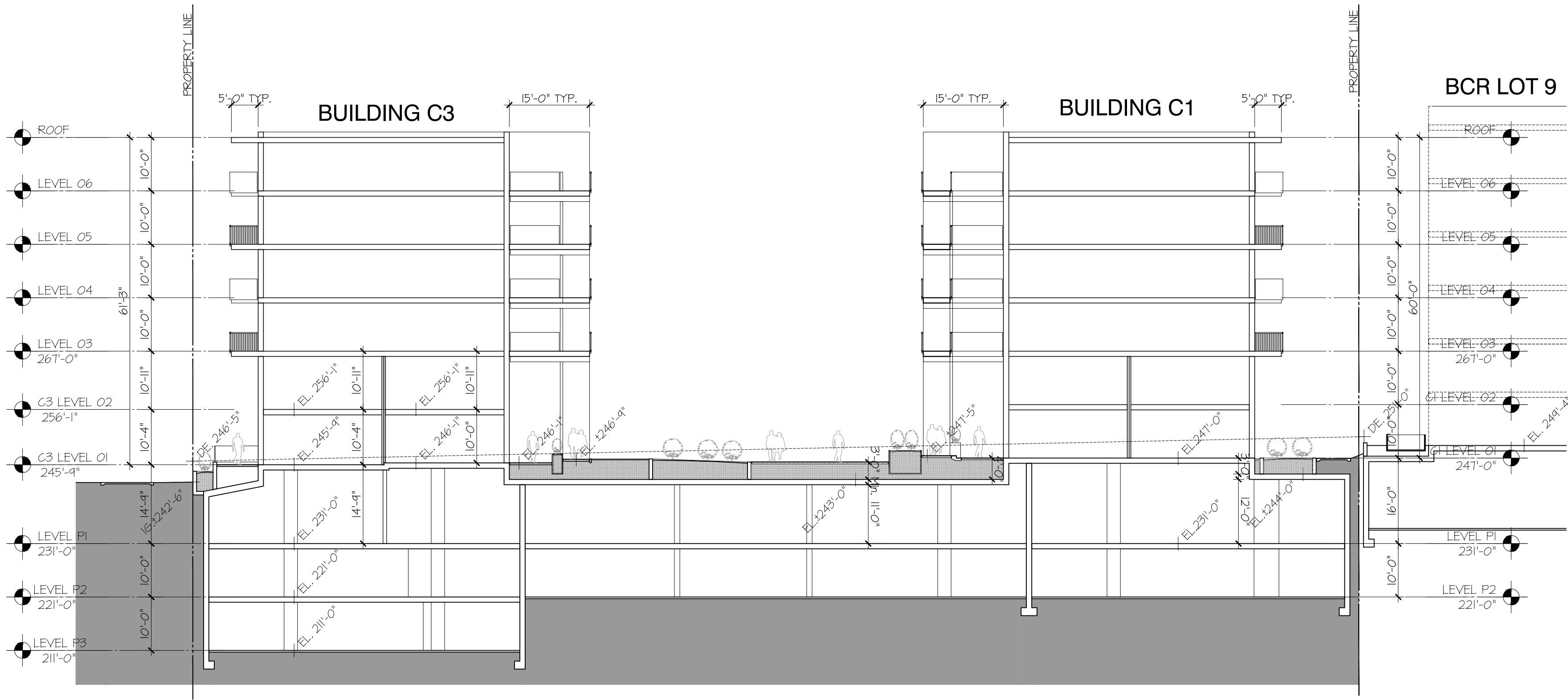
2024-06-05

NO. | DATE | REVISION



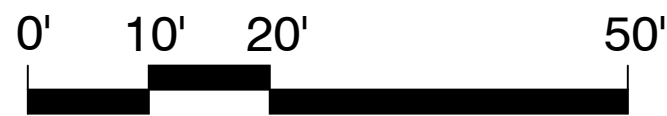
**BUILDING SECTION A**

1/16"=1'-0"



**BUILDING SECTION C**

1/16"=1'-0"



PROJECT

**BCR 7**

3568,3578,3588 WESBROOK MALL  
VANCOUVER, BC

## BUILDING SECTION A & C

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PROJECT A223577

DRAWN

CHECKED

SCALE 1/16" = 1'-0"

DATE JUNE 4, 2024





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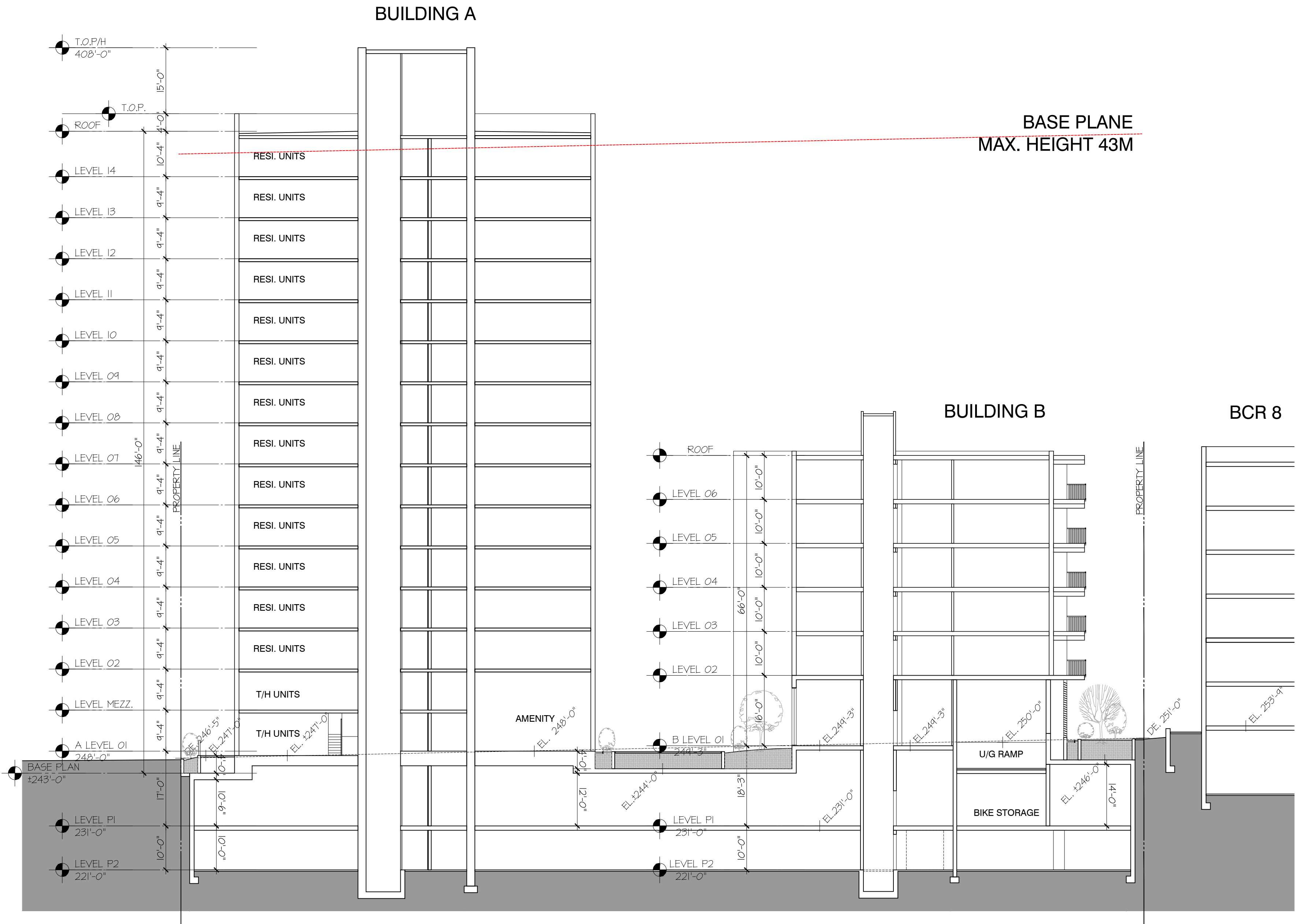


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2024-06-05

NO. | DATE | REVISION



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

PROJECT

BCR 7

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BUILDING SECTION B

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SCALE 1/16" = 1'-0"

DATE JUNE4, 2024



A4.02