UBC Counselling Services Temporary Facility

Issued for Development Permit

Description

The scale of the building is driven by the modular manufacturing process, and is a single storey composition of multiple component modules, connected on site. The proposed new temporary modular building is 479.4 sqm (5,160 sq.ft) in size, and is expected to remain in place for three to five years, after which it may be relocated and capable of re-purposing for future alternative uses.

Design and Identity

As the modular counselling facility is to act as a secondary support space to the primary services provided in Brock Hall, the infrastructural requirements are limited. For example, all deliveries and storage for the new temporary building are to be provided via the existing Brock Hall infrastructure, as are all loading and refuse collection services.

The proposed new temporary modular building is 473.4 sqm (5,160 sq.ft) in size, and is expected to remain in place for three to five years, after which it may be relocated to an alternate site and re-purposed. No additional information as to potential future uses has been determined or provided.

Sustainability and Energy

A sustainable approach is fundamental to this project as it revolves around resource efficiency, reuse, and land use benefits. Further, in alignment with the UBC Green Building Action Plan, the sustainability objectives of this project aim to reduce Thermal Energy Demand Intensity (TED) and Energy Use Intensity (EUI) to meet UBC targets.

Drawn by
Ryder Architecture (Canada) Inc.

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Note: Site area/boundary determined by proponent based on reduced impact to existing infrastructure and vegetation.

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Back up

The current quantity of UBC Student Services health and counselling spaces available on campus is inadequate to meet the demand for services. Additional space is required to reach students most in need and connect them to the appropriate health care professional. A future Integrated Health Services (IHS) centre that will address this need is to be constructed as part of a UBC development project in the near future; however, in the interim, short term secondary support space is required to meet the demand. The objective of this project is to create a temporary solution that can be quickly brought online, and help address this immediate need.

The identity of the building is respective of the sensitive nature of the programme in that it presents a restrained, staid facade set against the active contextual background.

Although a temporary building, the material palette supports a campus cohesiveness through simple architectural, landscape and paving materials. In keeping with the UBC Campus Plan design strategies, the materials are robust and durable, with a mix of warm dark and light grey cementitious panel cladding, accented by warm, durable Acacia wood perimeter window surrounds that provide both shading and visual privacy benefits.

Consultant List

Ryder Architecture
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Steve Wong

Project Statistics

Gross Building Area (Exterior Footprint) : 473.4 sqm (5,160 sq.ft)
Programmed Areas : 440.6 sqm (5,964 sq.ft)
Circulation Areas : 32.8 sqm (354 sq.ft)
Net Structure : 35.7 sqm (385 sq.ft)
Site Area (extents as indicated on site plan): 770.9 sqm (8,298 sq.ft)
Site Coverage: 62.2%
FSR: 0.62
Building Height (modular building height): 3.35m (11')
Setbacks:
North (from site boundary) 0.0m (0'0")
East (from site boundary) 0.0m (0'0")
West (from site boundary) 4.69m (15'4")
South (facing The Bosque) 7.52m (24'8")

Parking: Not applicable
Loading: No loading required, existing Brock Hall loading to be utilized
Exclusions: Not applicable

Site Survey

E101 Lighting Plan
18-5236C-01 Utility Key Plan
18-5236C-02 Erosion & Sediment Control Plan
Grading Plan (forthcoming under separate cover)

Drawing List

DP0.01 Cover Sheet
DP0.02 Contact Plan
DP0.03 Site Plan
DP0.04 Site Photos
DP0.05 Site Access Plan
DP0.06 Shadow Studies
DP1.01 Floor Plan
DP1.02 Roof Plan
DP1.03 Sections
DP1.04 Elevations
DP1.05 Exterior Finishes
DP3.03 Exterior Views
L1 Landscape Plan
L2 Landscape Details

Background

The project is proposed as a new single storey modular temporary counselling services centre located adjacent to the south entry to the Brock Hall West Building, located on East Mall on the UBC Vancouver campus. Immediately next to student counselling services currently provided within Brock Hall, the proposed modular building will allow counsellors and services to be consolidated into close proximity, facilitating better service and more immediate attention for students.

As the modular counselling facility is to act as a secondary support space to the primary services provided in Brock Hall, the infrastructural requirements are limited. For example, all deliveries and storage for the new temporary building are to be provided via the existing Brock Hall infrastructure, as are all loading and refuse collection services.

The proposed new temporary modular building is 473.4 sqm (5,160 sq.ft) in size, and is expected to remain in place for three to five years, after which it may be relocated to an alternate site and re-purposed. No additional information as to potential future uses has been determined or provided.

Design and identity

The project brief is defined by the need to rapidly design and construct a modular counselling facility that meets the design and programmatic area requirements, while also robust and durable and capable of re-purposing for future alternative uses.

The scale of the building is driven by the modular manufacturing process, and is a single storey composition of multiple component modules, connected on site. The identity of the building is respective of the sensitive nature of the programme in that it presents a restrained, staid facade set against the active contextual background.

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