



The Project

The project is to be constructed on an existing suspended slab above the current parkade. The current building footprint is approximately 6000sqft. The total size of the 3 floor building will be approximately 18,000sqft. The ground floor will consist of a BC Liquor store accounting for 3,500sqft - 4500sqft, with a restaurant/eatery making and potential third retail unit making up the remaining 1,500sqft. The floors above will be constructed as shelled out space reserved for future commercial office use.

Do to the load capacity of the existing suspended slab on which the building is to be constructed; the proposed building is to be of steel construction.

Parking

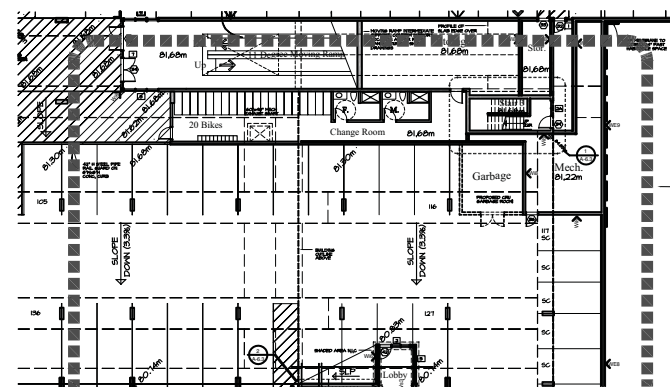
The building is to utilize the current underground parking facilities along with an additional 5 handicap parking stalls and 5 general parking stalls that will be restricted at times to allow for a BCLQ loading area.

Bike Storage

The project will provide racks for 11 bikes around the building's exterior. Proposed in the design for this building is a bike storage area located in the underground parkade. The intent of this bike storage area is to allow for additional weather protected bike storage for employees of the neighborhood.

Sustainability

Our goal is to achieve a LEED Silve equivalency with this project. Please see the attached LEED checklist outlining the targeted objectives.





Architectural Design Rationale

Context

Due to the central location within the established Wesbrook Village precinct, Granite Terrace III is thought of as being a pavilion building type that will be not only be viewed from all sides but also from above.

Design Response

The proposed ground floor retail storefronts will strengthen the retail vitality for the adjacent retail merchants due to this strategic central location and by adjoining the existing movator to the north.

A glazed canopy for weather protection is proposed for the entire building perimeter.

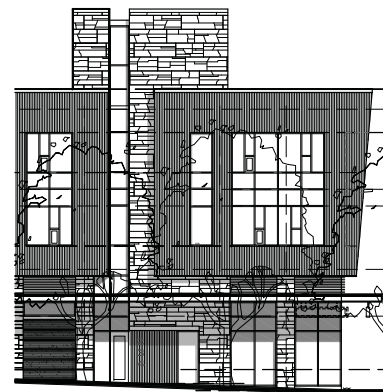
The granite faced colonnade, at the retail level (complementary to the stone already used in the village), will support the defined building form of the two levels of offices above.

The office component has been enclosed with a unique vertical, wood clad façade. The punched window openings are varied in size and proportion to result in greater visual interest and are articulated in response to solar considerations.

The use of pine beetle wood or a composite wood panel system is being considered. This wall cladding will compliment the existing buildings while expressing a more contemporary non-residential character.

The vertical elevator core form anchors the ground floor lobby and is capped at the roof by providing access to a roof terrace.

A green roof assembly is proposed for sustainability measures but also due to the overlook from the existing and proposed neighbouring buildings.





The building envelope has been considered to express the functions of the building:

Commercial level:

- a) Rhythm of glass and granite piers for more transparent retail expression
- b) Continuous steel and glass canopy to reinforce the horizontal commercial expression and to provide continuous rain protection and signage datum.

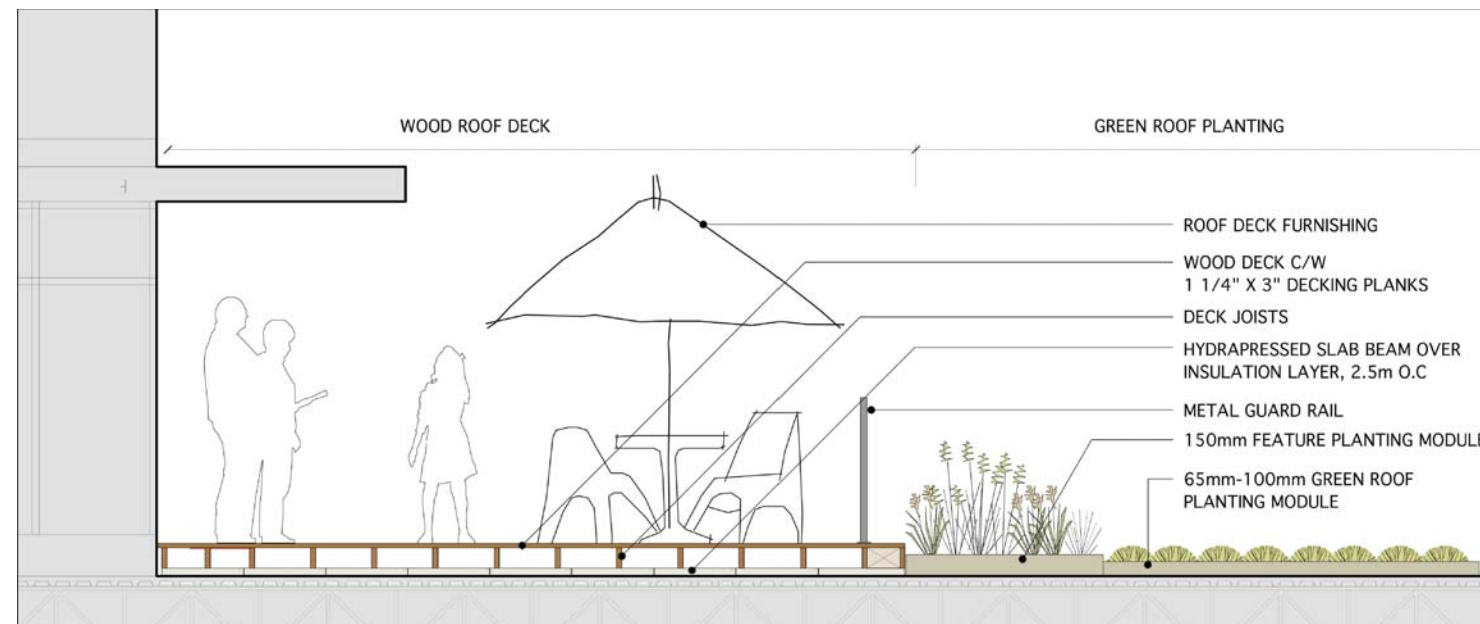
Office level:

- a) Distinct expression of the office use above the commercial through the use of wood cladding, cantilevered floors over commercial level and with the continuous steel canopy.
- b) Design expression of the office glazing and solar shading components responds to the solar orientations.

Landscape Design Rationale

The project has been designed to integrate into the existing streetscape infrastructure established for the completed Wesbrook food store project. Minor changes will be made to the ground plane to accommodate loading access for the ground floor tenant and additional exterior bike parking spaces.

A Green Roof and exterior amenity deck will be provided at the roof level. The deck will be for the building tenants use. The Green Roof acts to enhance the overlook view from the adjacent residential buildings while also providing some storm water retention and uptake by plants. The 1200sf amenity patio is envisioned to be constructed of a wood or wood like material, located to take advantage of solar orientation and to allow the Green Roof to wrap around the deck. The green roof is envisioned to be a pre vegetated invisible modular tray system as per the LiveRoof system or equivalent. The depth of the system is yet to be confirmed by Structural but the LiveRoof system allows for soil depths of 2 1/2", 4 1/4" and 6" depths. The green roof will be irrigated with a spray head system.



Supporting the Eight Physical Planning Principals

Granite Terrace III supports the Eight Physical Planning Principals, outlined in A Legacy & A Promise, in the following ways:

Principal 1 / The University Lands: As One

Granite Terrace III will provide additional retail and commercial space within Westbrook Village. The tenants that will be chosen for this location will assist in rounding out the retail mix and will enrich the diversity of businesses within the Village setting. Prominent retailers, such as a BC Liquor Store, will further act as an anchor for the Village and will aid in attracting future tenants, businesses and retailers.

Principal 2 / The Community: Vibrant & Ever-Changing

Situated in the centre of Westbrook Village, Granite Terrace III will act as a hub for retailers and businesses. Potential tenants, such as a Medical Clinic, BC Liquor Store and restaurant will enhance the products and services offered within the Village, animate the area and will aid in drawing visitors, not just from the immediate neighborhood, but staff, faculty and those living in nearby communities.

Principal 3 / The Experience: A Place to Remember

Granite Terrace III will continue to build on the Village experience. As a central feature, both from a circulation standpoint and business standpoint, GT3 will act to further animate the connective aspects of Westbrook Village: Shrum Lane, Norman McKenzie Square, and adjacent Green Streets.

Principal 4 / The Environment: Incredible Riches

Granite Terrace 3 will implement many green building practices into its construction, intended to save energy and enhance the environment within the space. With its use of natural materials, the buildings physical appearance will display design elements indicative of the surrounding wooded and marine environment as well as the neighboring buildings.



Principal 5 / The Endowment: A Legacy Retained

Granite Terrace III will further establish Wesbrook Village through the inclusion of additional retail and commercial businesses. These businesses will provide more key elements to the neighborhood and community as a whole and will aid in continually attracting new visitors.

Principal 6 / The Perspective: A World Beyond

The proposed project will broaden, not only the neighborhood experience, but the University experience as a whole. The inclusion of more businesses and amenities will aid in drawing existing staff, faculty and students to live in the area, while at the same time making the area more attractive to new and potential residents.

Principal 7 / The Opportunity: Global Leadership in a Changing World

Through a thorough examination of community needs, Granite Terrace III will provide a variety of fundamental services and products to the immediate neighborhood, surrounding communities and University as a whole. GT3 caters to the philosophy of encouraging students, staff and faculty to live at UBC by further supplying them with retail, commercial and social outlets in a uniquely designed, appealing environment.

Principal 8 / The Process: Open and Integrated

The implementation of Granite Terrace III has been driven by the needs and requirements of the Wesbrook Village Community and the University. The design, form and function of this building have been the result of incorporating the input from the community, Campus & Community Planning, the Advisory Design Panel, architects, planners and developers. This collaboration will ultimately lead to the success of the project.