

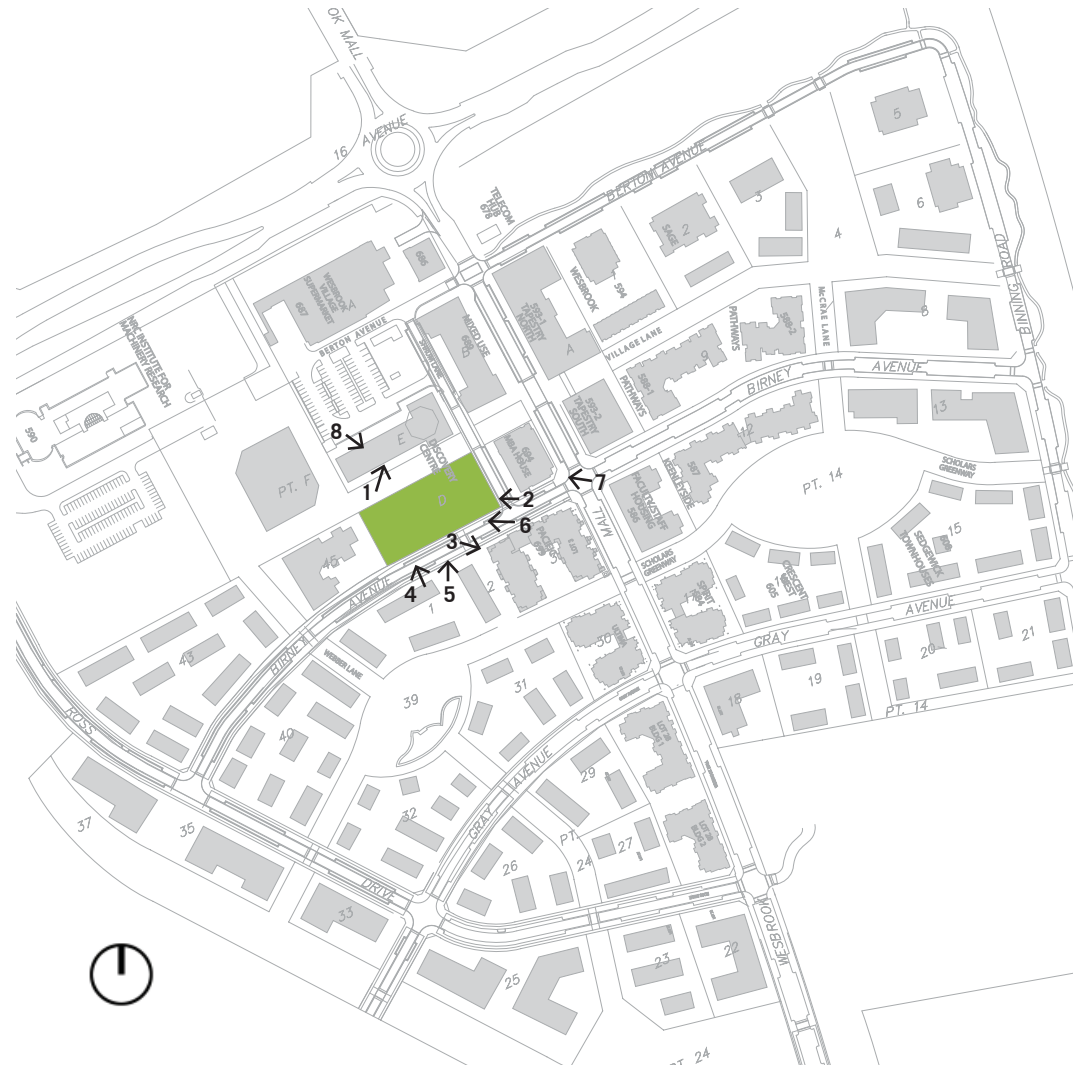
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WESBROOK - MODERN GREEN

DEVELOPMENT APPLICATION AUDP SUBMISSION
MARCH 28, 2011



1. View North at Village Lane



2. View West at Birney Avenue - South-East corner of site



3. View South-East at Birney Avenue



4. View North at Birney Avenue



5. View North-East at Birney Avenue



6. View North at Shrum Lane



7. View North-West at Birney Avenue and Wesbrook Mall



8. View South-East from Save-on-Foods parking lot

CONTEXT PHOTOS + PLAN

Located at the southern tip of the University of British Columbia campus and adjacent to Pacific Spirit Regional Park, Wesbrook Place is a new 100-acre residential development that provides students, faculty members, seniors, and the general public alike the opportunity to live in a community close to where they work, study, and play. Wesbrook Place includes a wide range of market and rental unit types and provides amenities within easy walking distance.

Wesbrook Place will be the largest of eight University Town Neighbourhoods currently planned at UBC, and it will support the principles of “Smart Growth” and the sustainability design guidelines set out by the Residential Environmental Assessment Program (REAP).

The proposed site is located on Birney Avenue and is bordered by Village Lane, a Green Street for pedestrian-only access, and Shrum Lane, which is available for vehicular access and street parking. The site area is 38,750 square feet, and the proposed design will provide 105 units with a mix of townhouse, 1-bedroom, 2-bedroom, and 3-bedroom unit types. At Ground Level, a double-height 5,000 square foot Research and Development Centre will showcase the developer’s most current and innovative technologies in sustainable design and will relate to the work of UBC’s Centre for Interactive Research on Sustainability (CIRS) and other leading-edge developments abroad.

Compliance with the eight physical planning principles in ‘A Legacy and a Promise’:

1. The University Lands: As One



Each physical change is to enrich and complete the whole campus

As part of a larger plan to offer neighbourhoods that integrate the ability to live, work, study and play, UBC has planned eight University Town Neighbourhoods throughout campus.

The proposed plan for Modern Green will enhance the campus experience by providing an extension to the programs of the Centre for Interactive Research on Sustainability (CIRS) and by exhibiting present and future technologies in the Research and Development Centre, encouraging awareness of research initiatives, integrating academic functions into the urban fabric, and reflecting a community of higher learning.

2. The Community: Vibrant and Ever-Changing



Build a vibrant and ever-changing community

The project will create an active and vibrant community by providing exterior spaces that will become thresholds for all units, either facing into the courtyard or facing the street. Exterior spaces will facilitate social interaction among the residents and create a sense of community. The Green Street will serve as an extension of the building's play area for residents with young families. This will allow parents the ability to supervise their children as they play on the pedestrian street, while also enjoying the landscaped environment.

3. The Experience: A Place to Remember



Strong, positive and enduring places to remember

This project provides a unique experience through its design features, which highlight the sustainable goals of the project. The rainwater collection pool will be used for irrigation and toilet flushing in the R+D Centre. The various green terraces at the courtyard and the roof gardens create calming views and allow for native landscaping and pervious landscape surfaces.

The distinct treatment of the building façade and its use of durable regional materials complement the palette of materials used in the surrounding buildings, while adding richness in colour and texture.

4. The Environment: Incredible Riches



Demonstrate the means to a sustainable community (environmental responsibility) and in harmony with the natural setting

The project's courtyard scheme provides an opportunity for natural cross ventilation and daylight to all the units. This will provide a distinctive built environment with a strong connection to the natural settings that surround the community: the neighbourhood parks, Pacific Spirit Regional Park, and the waterfront.

5. The Endowment: A Legacy Retained



Maintain the 1,000 acres land endowment in perpetuity

The new 100-acre residential development at Wesbrook Place, with the provided amenities in close proximity, will ensure that the university lands will remain a place for its students, faculty, and staff to live, work, and play.

6. The Perspective: A World Beyond



Evaluate from a world perspective (aesthetic, social, economic, and ecological)

The inclusion of residential neighbourhoods throughout the campus will create a more inviting environment for students, faculty, and staff who wish to minimize their carbon footprint by living close to where they study and work. This will also create an economic support network for the campus, by creating greater density to support local businesses, enliven the campus day and night, and provide for local residents and international visitors a greater choice of a place to live.

7. The Opportunity: Global Leadership in a Changing World



Global leadership opportunities

The university is currently at the forefront of setting a new standard for universities of the future. By creating and developing its own Residential Environmental Assessment Program (REAP), it is encouraging developers and designers to work beyond the basic requirements set out by LEED. Currently this project is able to achieve REAP Gold rating.

DESIGN POLICY COMPLIANCE

8. The Process: Open and Integrated



Collaborate with the community

The careful design and collaboration of the architectural and consulting team is an integral part of this project. The team also sought to involve the broader community and seek their input during the design process.

Compliance with the South Campus Neighbourhood Plan

- It provides a range of unit sizes and types to suit university faculty, staff, and students.
- It connects the academic and research community through the proposed R+D Centre, encouraging public awareness of research initiatives.
- Its street and greenway orientation promote street activity and enhance neighbourhood safety.
- It contributes to the neighbourhood's objective to be "vibrant, complete, and ecologically sensitive" by reducing its environmental impact through the design features and choice of systems used. The proposed system will be designed to connect to the district energy system when this is in place.
- Alternative energy systems are being considered for the R+D Centre.
- Provision of a large, convenient, and secured bicycle storage is provided at Ground Level within the building, supporting the neighbourhood's initiative to reduce automotive travel and encourage use of bicycles.
- The entry is clearly visible and emphasized by the location and orientation of the R+D Centre, the water feature, and the composition of massing and materials used.

Crime Prevention through Environmental Design (CPTED) Strategies

- Project follows the guidelines of CPTED including active street wall, public realm and semi-public spaces which have surveillance and active programs.