

WRITTEN DESCRIPTION

Totem Park Residences In-Fill Phase 2 is part of the Student Housing and Hospitality Services (SHHS) strategy to address the long student wait list for on-campus housing. Throughout the winter academic session, it will serve 350 first and second year students. In the summer session, the facility will operate as accommodation for conference attendees. The site is adjacent to the Totem Park student commons, a hub for international students and the greater UBC community.

Vision

The project site is at the southern edge of the campus housing precinct framed by Lower Mall and Marine Drive, and borders land zoned as Green Academic. For the first and second year students concerned with the undergraduate experience, the project creates a critical mass by combining the two building typology typical to Totem Park into one. The proposed building's main entry aligns with a significant diagonal pedestrian connection to the academic core of campus. The building form creates an informal outdoor commons for recreation and outdoor study along its northeastern edge adjacent to the building entry. The building defines the western edge of the Totem precinct through a massing that follows the Marine Drive street alignment.

Program

The program consists private rooms for residents and shared uses such as lounges and washrooms. The shared spaces are critical spaces for students to socialize. There are three scenarios for building operation. For eight months of the year the building will be home to first and second year students. In this condition each floor is a home for 60 people living communally in two 30 person wings. Each resident has access to building wide amenities including a house lounge, kitchen and laundry located centrally.

During the summer the building amenity area can be used separately for conferences. The central lounge, kitchen and washrooms are used independent of the resident areas. During the summer the building may also be used as a hotel. In this scenario the floor lounges may be locked and guests access residents rooms and washrooms only. The building must be efficiently and discretely serviced by staff responsible for regular housecleaning.

The program is configured into a six-storey building which accommodated the majority of the spaces including 350 private rooms, shared washrooms, and floor lounges. A single-storey amenity building accommodates the residence-wide amenities including the house lounges and laundry facilities. A basement level accommodates the key services spaces including the main

mechanical and electrical rooms as well as secure storage for SHHS. The roof of the six-storey building accommodates the project's air-handling units, which are contained within a penthouse screen

Public Realm

The proposed public realm design includes a reference to the heritage iconic brick courtyard placed adjacent to the front door to the new building. Framed by low seat walls, reminiscent of the original walls near the entries to the building, this area is meant to be a place for all the students of the building to come together rather than separate them. With the extended canopy of the annex it will be a great meeting point all through the school year. The seat walls drop down in conjunction with elegant stairs bringing students down to the open lawn. Providing a flexible open space to suit the changing needs of the students from relaxing on a sunny day to games of volley ball the lawn will be a focal point of student activity in conjunction with the entry plaza.

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215-3811 COPCOUAVST
VANCOUVER/BC/AB/ES
TEL: 604 683-4323
FAX: 604 683-4313
WWW.PUBLICDESIGNCA

UBC Totem Park Infill
Phase 2

2525 West Mall, Vancouver, BC

PROJECT CODE 1537	STATUS DD
SCALE	DATE September 25, 2015

Written Description

SHEET

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DESIGN POLICY COMPLIANCE

This Development Permit Application accompanies the bound booklet simultaneously submitted to the UBC Advisory Urban Design Panel.

In addition to meetings with the campus urban designer, architect, landscape architect, director of planning, fire department and campus utilities, a pre-application workshop was held with the Advisory Urban Design Panel on July 16, 2015. Further development of the design and responses to panel comments are described in detail in the bound booklet.

Totem Park is situated the campus' Forest Edge Character District. A reminder of the once lushly forested site is located along the north edge and western edges of the Totem Park precinct.

Architecture

The existing Totem Park precinct adopts the original design elements of the Lawrence Halpin/John Lantzius 1964 plan. This plan is characterized by an orthogonal geometry, with the sets of two six-storey residence buildings extending into the continuous green setback along Marine Drive. Designed by Thompson Berwick & Pratts, the original buildings at Totem feature a composition of vertical brick panels woven with a tartan of precast concrete spandrel panels. The weave derives variation with a rhythm of lounges, single and double rooms. The Totem Park Infill 2 project, as described in the Materials narrative below, adopts and modernizes this composition of materials and frames the southern edge of the precinct.

The setback areas along Marine Drive are used by Totem residents for informal recreation. The areas between buildings, which have recently undergone a revitalization in the spirit of the original plan, are more lushly vegetated and contemplative in character. Separating active and contemplative spaces, however, unnecessarily dilutes the 'undergraduate experience' and can draw the majority of public activity away from building entries creating a potentially unsafe condition. Drawing upon an evolving understanding of how students inhabit the public realm, the project team has establish an attitude towards energize the public realm by types by linking the two spatial types together. This is described in more detail in the accompanying booklet submission.

The site constraints include mature trees and access road to the north, below grade services to the north and west, future Green Academic use to the south and future residential use to the east. Fitting the program in the resulting buildable footprint resulted in a geometry that aligns with the campus grid in the east/west direction and the Marine Drive curve to the west.

Materials

The architecture and material palette derives inspiration from the irregular nature of the vegetation found throughout UBC's recreation areas. For many international students that will call this project home, walking through a rain forest is a new multi-sensory experience.

One unique texture found on a typical forest walk is cedar bark. As cedars grow in circumference the outer bark cracks in vertical planes, revealing the growing part of the trunk. This exposed layer annually produces new bark and new wood to contribute to the growth of the tree. Annual renewal is a notion that resonates deeply with the project team and will inform the architecture of the masonry skin enveloping the building.

Variation of windows organized to express stairs, lounges, and social spaces together with various brick glaze, texture, and bond patterns convey an organic character. At the same time the composition relates to the vertical brick patterns found in the original totem buildings.

The primary cladding materials draw upon materials already found in the Totem Park Precinct and complement the west coast forest setting. The simple material palette comprises of brick, glazing and metal panels. The brick colour proposed for the project is similar to that used in the original Totem residences and used again in the Totem park Infill 1 project. Similarly, the windows proposed for the project are similar to the window wall system used in the Infill 1 project. Metal panel will form the main material enclosing the amenity building and penthouse enclosure.

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215-381-1100
VANCOUVER, BC V6B 1E5
TEL: 604 683-4323
FAX: 604 683-4313
WWW.PUBLICDESIGNCA

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Design Policy
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ISSUES + REVISIONS		
NO.	DATE	DESCRIPTION

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Landscape

The extension of the existing public realm seeks to build upon the original design elements of the Lawrence Halpin / John Lantzius 1964 plan. The proposed public realm design includes a reference to the heritage iconic brick courtyard placed adjacent to the front door to the new building. Framed by low seat walls, reminiscent of the original walls near the entries to the building, this area is meant to be a place for all the students of the building to come together rather than separate them. With the extended canopy of the annex it will be a great meeting point all through the school year. The seat walls drop down in conjunction with elegant stairs bringing students down to the open lawn. Providing a flexible open space to suit the changing needs of the students from relaxing on a sunny day to games of volley ball the lawn will be a focal point of student activity in conjunction with the entry plaza.

There are many sustainable features included within the design including simple things like locally appropriate plants and the restoration of the forest character original to the site but the key visible feature will be the rain gardens. Capturing the water from the building roof areas and the adjacent plaza, similar to what was implemented at Infill Phase 1, the rain garden will be the foreground to the building facing into the courtyard. Through the overlay of the annex connection over the rain garden it will appear as though the building was placed through an existing forest landscape strengthening the connection to the natural landscape of the cliffs to the west and the emerging character of Totem Park.

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216-3891 WOODCOCK ST
VANCOUVER, BC V6B 1E5
TEL: 604 683-4623
FAX: 604 683-4113
WWW.PUBLICDESIGNCA

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