

Brock Commons

Phase 2

Development Application
DRC Presentation
25 July 2019

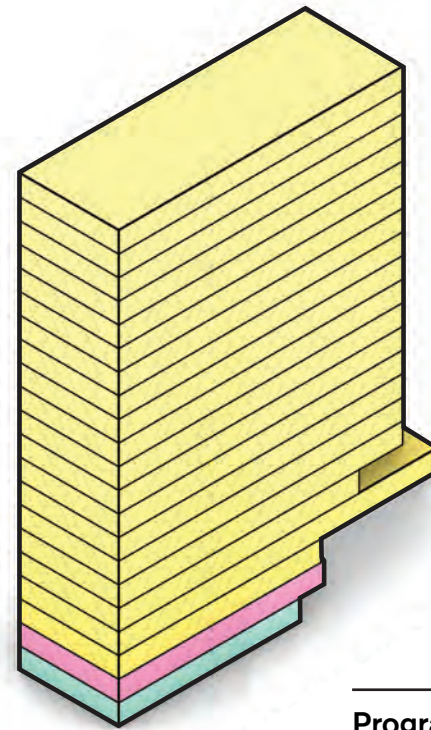
AGENDA

- 1. Project Overview**
- 2. Site Servicing**
- 3. Architecture/Facilities**

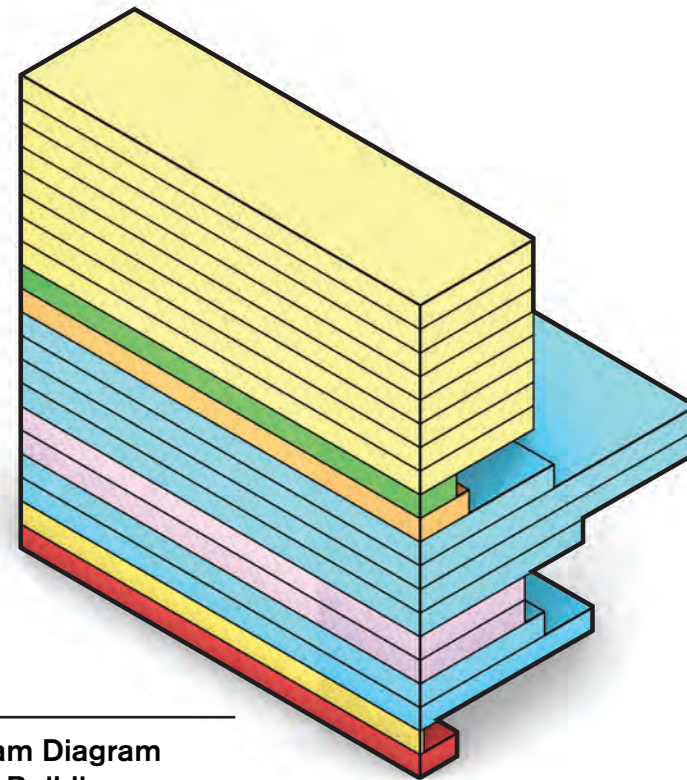
CAMPUS CONTEXT



BUILDING PROGRAM



Program Diagram
North Building



Program Diagram
South Building

- SHHS Residential
- Law Clinic
- Student Services
- Collegium
- Food Services
- Faculty Of Arts
- Childcare
- Commons

Description	Total NSM	Total GSM
SHHS	15,758	21,761
Student Housing & Support	14,943	20,505
Student Residences	13,540	19,000
Shared Residence Support	815	762
SHHS Offices & Support	238	300
Building Support (Residential)	350	443
Common/General-Use (SHHS-Serviced)	815	1,256
Childcare	490	755
Food Service	325	501
SHARED ALL BUILDING USERS	711	1,173
Building Support	711	1,173
Lobby	440	726
End-of-Trip	175	289
Custodial Services	96	158
ACADEMIC & INSTITUTIONAL	4,409	7,229
VP Academic General-Use Space	972	1,604
Classroom - 150 seats	315	520
Classroom - 80 seats	184	304
Executive Meeting Room	60	99
Emeritus College	93	153
Graduation/General Meeting Space	320	528
Shared Meeting Rooms	185	305
Faculty of Arts	1,034	1,706
Arts Administration Suite	304	502
Arts Academic Advising Suite	410	677
Arts Co-op Suite	180	296
CEDaR Indigitization Lab	65	107
Opinion Lab/DAE Call Centre	75	124
VP Students Office Suites	1,270	2,062
Office of the VP Students	230	365
Centre for Accessibility	234	386
Student Development and Services	364	582
Sexual Violence Prevention & Response	155	255
Equity and Inclusion	287	474
VP Students Common-Use Spaces	792	1,307
Event Room	110	182
Accommodated Exams Centre	297	490
Collegium	180	297
Multipurpose (Multi-Faith) Space	205	338
Peter A. Allard School of Law	156	245
Legal Clinics & Support	156	245
TOTAL PHASE 2 AREA	20,878	30,163

SUSTAINABILITY

LEED v4 BD+C PROJECT SCORECARD

PROJECT NAME: UBC Brock Commons P2
DATE: Jul-19
CERTIFICATION LEVEL: GOLD



Y ? N

1			Credit	Integrative Process	1
---	--	--	--------	---------------------	---

10	2	4	Location and Transportation		16
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
		2	Credit	High Priority Site	2
5			Credit	Surrounding Density and Diverse Uses	5
3	2		Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
		1	Credit	Reduced Parking Footprint	1
		1	Credit	Green Vehicles	1

7	3	Sustainable Sites		10
Y		Prereq	Construction Activity Pollution Prevention	Required
1		Credit	Site Assessment	1
2		Credit	Site Development - Protect or Restore Habitat	2
1		Credit	Open Space	1
2	1	Credit	Rainwater Management	3
	2	Credit	Heat Island Reduction	2
1		Credit	Light Pollution Reduction	1

7	4	Water Efficiency		11
Y		Prereq	Outdoor Water Use Reduction	Required
Y		Prereq	Indoor Water Use Reduction	Required
Y		Prereq	Building-Level Water Metering	Required
2		Credit	Outdoor Water Use Reduction	2
3	3	Credit	Indoor Water Use Reduction	6
2		Credit	Cooling Tower Water Use	2
	1	Credit	Water Metering	1

18	10	5	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
4	2		Credit	Enhanced Commissioning	6
10	4	4	Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
1		1	Credit	Demand Response	2
1	2		Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
	2		Credit	Green Power and Carbon Offsets	2

6	7	Materials and Resources		13	
Y		Prereq	Storage and Collection of Recyclables	Required	
Y		Prereq	Construction and Demolition Waste Management Planning	Required	
3	2		Credit	Building Life-Cycle Impact Reduction	5
	2		Credit	Building Product Disclosure - Environmental Product Declarations	2
1	1		Credit	Building Product Disclosure - Sourcing of Raw Materials	2
	2		Credit	Building Product Disclosure - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

6	10	Indoor Environmental Quality		16	
Y		Prereq	Minimum Indoor Air Quality Performance	Required	
Y		Prereq	Environmental Tobacco Smoke Control	Required	
1	1		Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
1	1		Credit	Indoor Air Quality Assessment	2
	1		Credit	Thermal Comfort	1
	2		Credit	Interior Lighting	2
	3		Credit	Daylight	3
	1		Credit	Quality Views	1
	1		Credit	Acoustic Performance	1

6	Innovation and Design		6	
1		Credit	Innovation in Design:	1
1		Credit	Innovation in Design:	1
1		Credit	Innovation in Design:	1
1		Credit	Innovation in Design:	1
1		Credit	Innovation in Design:	1
1		Credit	LEED Accredited Professional	1

4	Regional Priority		4	
1		Credit	Regional Priority Credit 1: Rainwater Management	1
1		Credit	Regional Priority Credit 2: Outdoor Water Use Reduction	1
1		Credit	Regional Priority Credit 3: Optimize Energy Performance	1
1		Credit	Regional Priority Credit 4: Building Life Cycle Impact Reduction	1

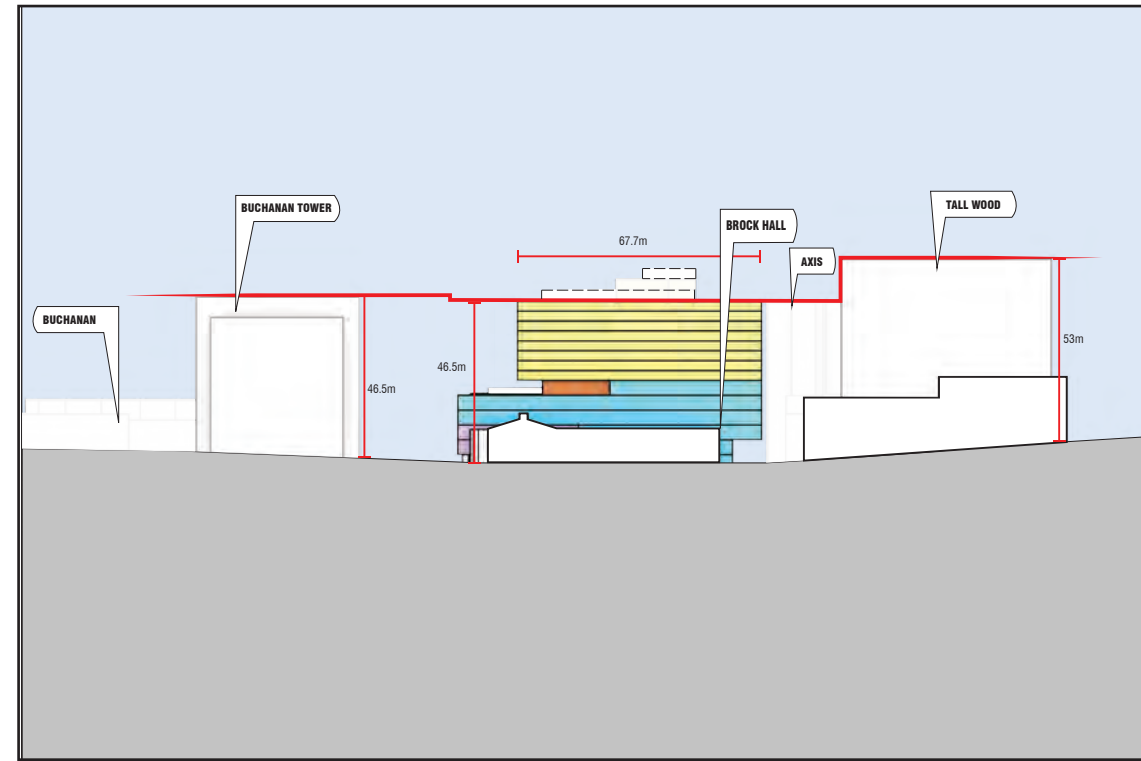
Y ? N

65	36	9	TOTAL SCORE	Possible Points:	110
----	----	---	--------------------	-------------------------	------------

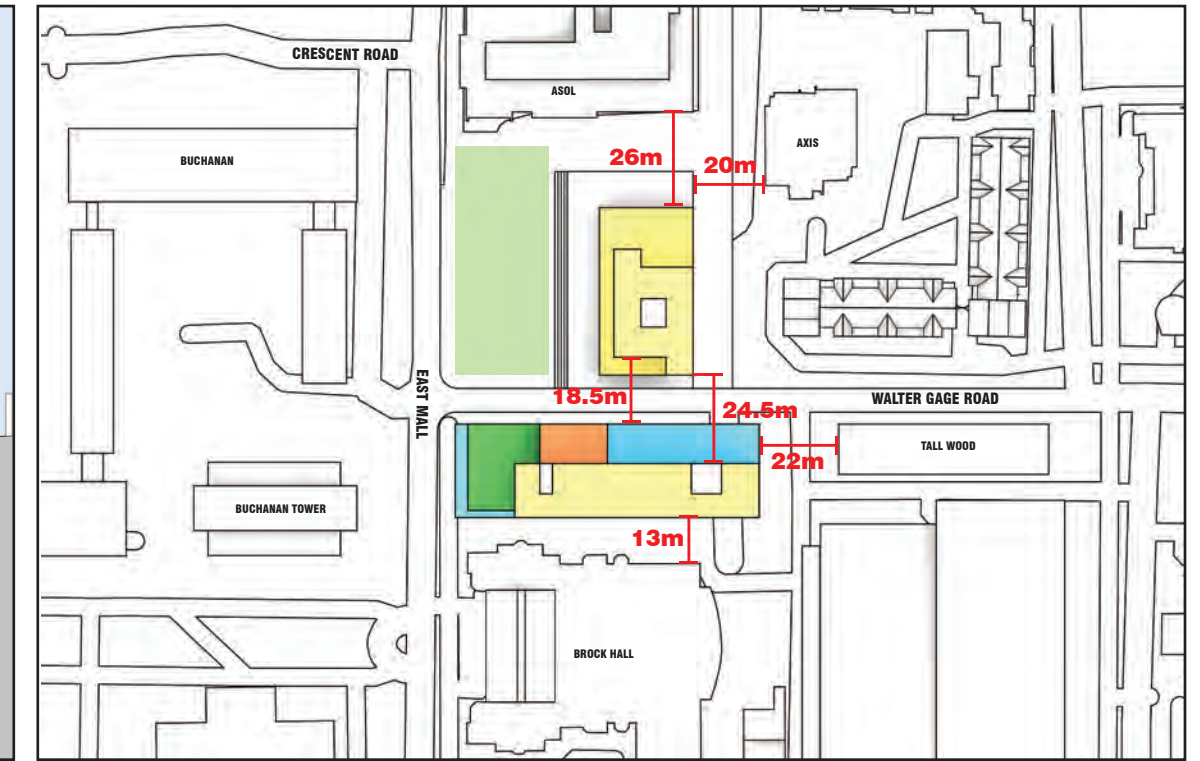
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

FORM OF DEVELOPMENT

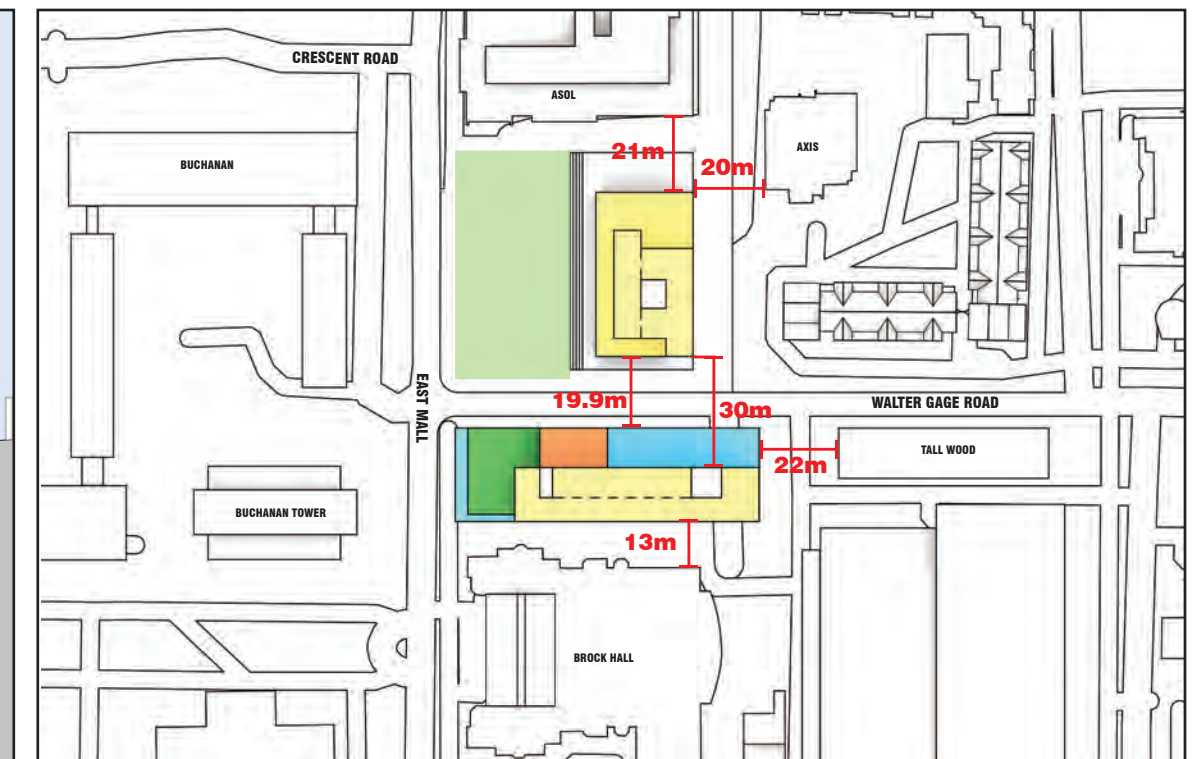
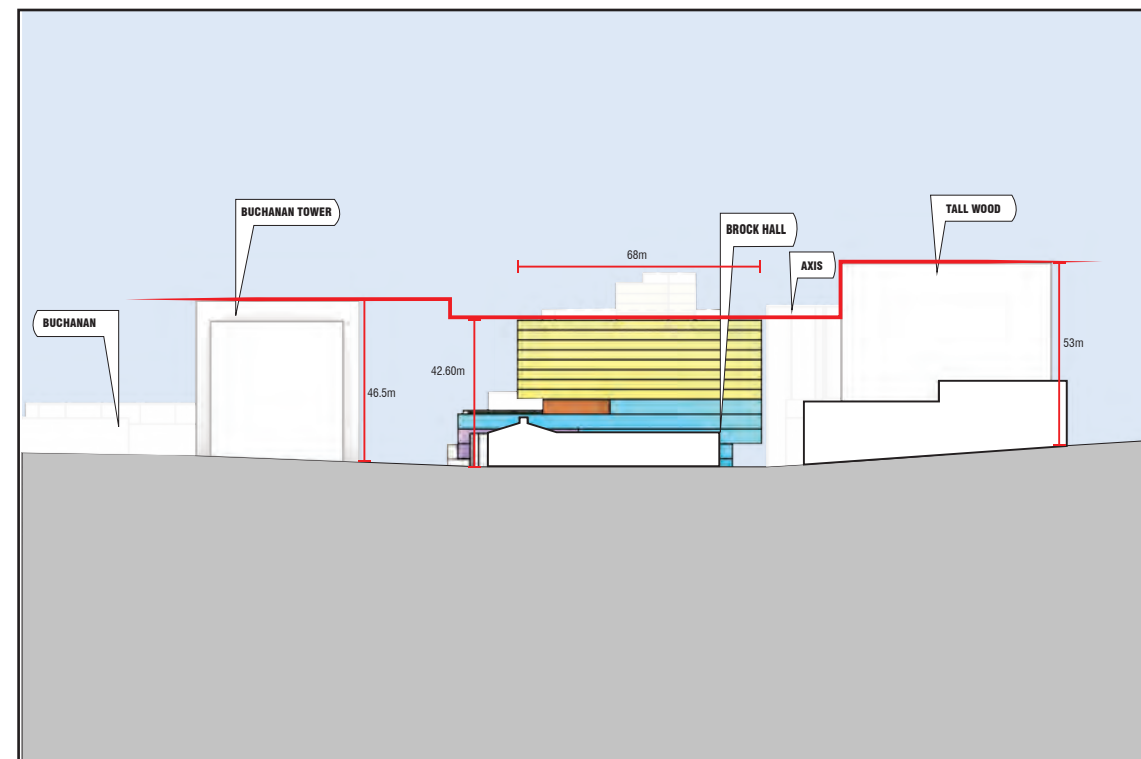
Pre-AUDP South Elevation of South Building



Pre-AUDP Building Locations



- SHHS Residential
- Law Clinic
- Student Services
- Collegium
- Food Services
- Faculty of Arts
- Childcare
- Commons

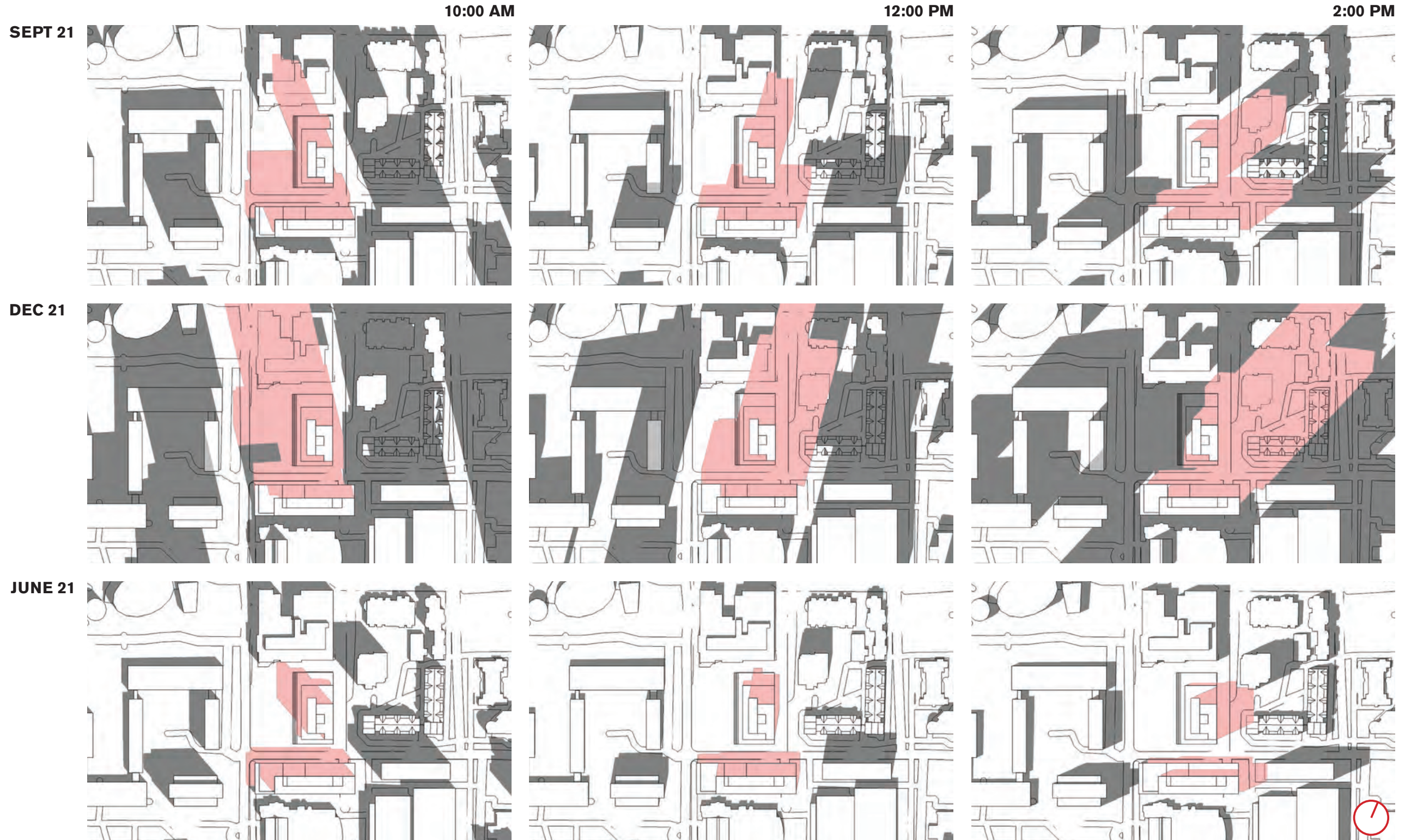


AUDP South Elevation of South Building

AUDP Building Locations

SUN/SHADE STUDY

Proposed



SITE PLAN

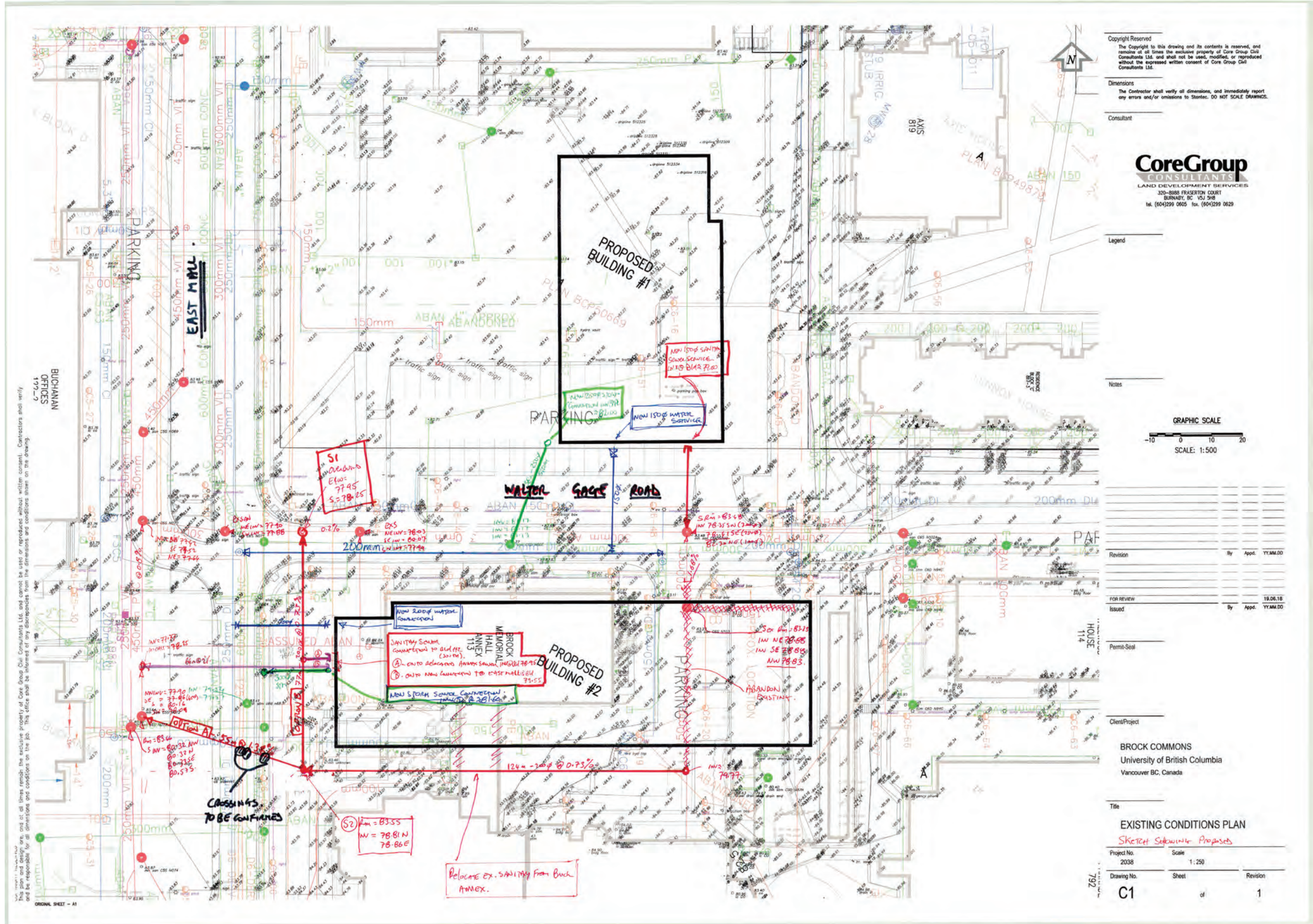


- ASOL
- COLLEGIUM
- SHHS
- FOOD SERVICES
- BUILDING SUPPORT
- SHARED

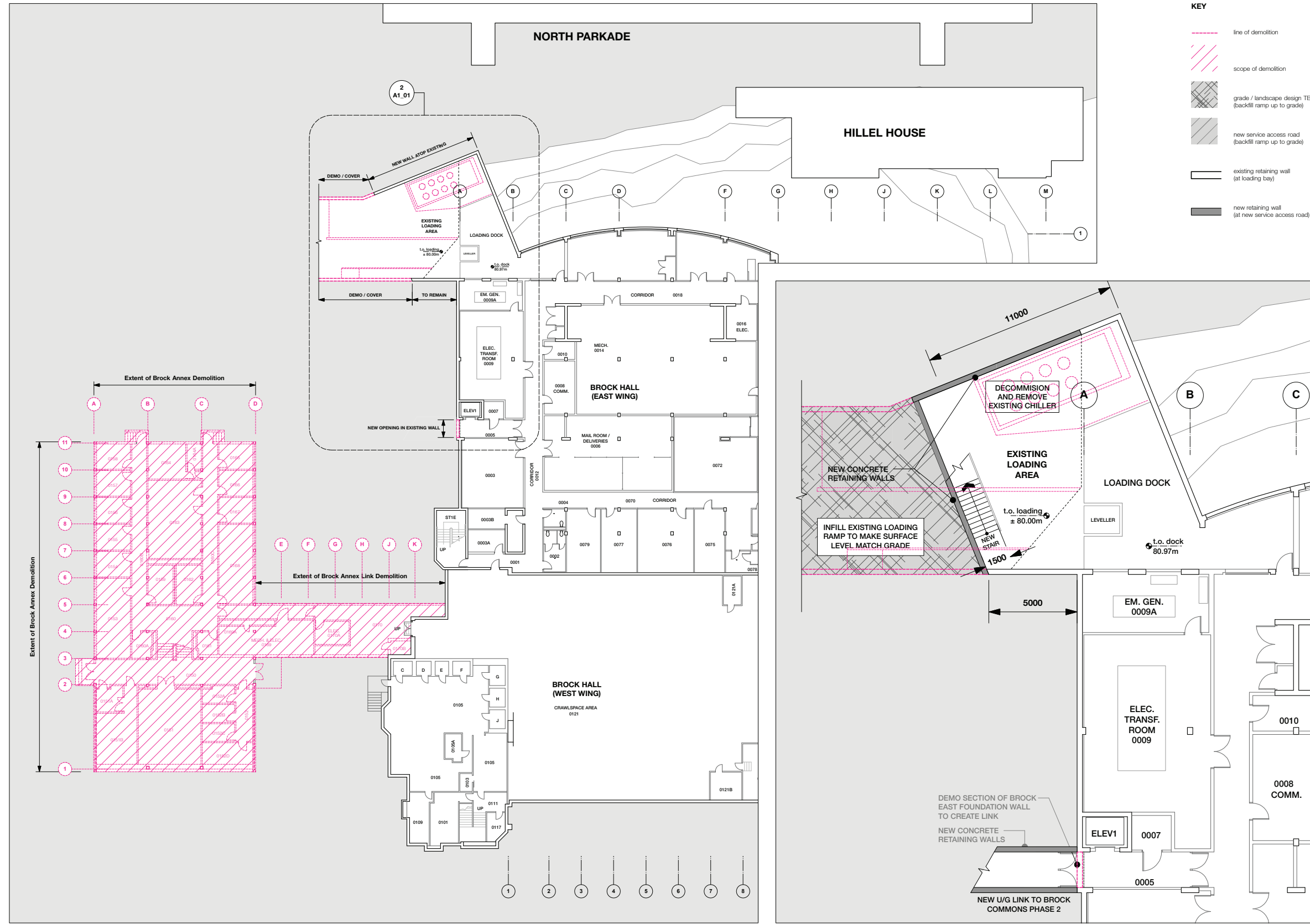
10m



SITE SERVICING



SITE SERVICING



- KEY**
- line of demolition
 - scope of demolition
 - grade / landscape design TBD (backfill ramp up to grade)
 - new service access road (backfill ramp up to grade)
 - existing retaining wall (at loading bay)
 - new retaining wall (at new service access road)

All drawings and related documents are the property of Ryder Architecture and may not be reproduced in whole or in part without written permission. All drawings are based upon site information supplied by third parties and as such, accuracy cannot be guaranteed.

Do not scale this drawing. Do not use this drawing to calculate areas. All dimensions to be verified on site by the Contractor and such dimensions to be used for their responsibility. All work must comply with relevant Building Codes, By-Laws and related documents. Omissions and errors must be reported immediately to Ryder Architecture.

CLIENT REVIEW
 31 January 2018

Revisions

1 Lower Floor Plan - Demolition
1 : 200

2 Lower Floor Plan - New Work
1 : 100

Ryder
 Ryder Architecture (Canada) Inc.
 3003-1290 Homer Street
 Vancouver BC V6B 2Y5
 www.ryderarchitecture.ca
 info@ryderarchitecture.ca

Project ID	Ryder Project No.
BAX	3262-00
Drawn By	Checked By
WSC	AJA
Scale	Status
1 : 200 (#22x34)	PRELIM

Project
Brock Hall Annex Demolition
 UBC Campus
 1874 East Mall, Vancouver BC
 V6T 1Z1

Drawing Name
Lower Floor Plan

Drawing No.
A1_01

SITE SERVICING

- 1** New Services to allow for demolition of Brock Annex:
- PMT added (Brock Hall/Brock South/Brock North)
 - Fibre re-route
 - Generator (Brock Hall/Brock South)
 - FDC/Fire Alarm Relocation (Brock Hall)
 - Garbage compactor, paper compactor (Brock Hall/Brock South)

- 2** Decommission/demolish existing Brock Hall Services:
- Generator decommissioned at Brock Hall service pit
 - Electrical substation at Brock Annex decommissioned
 - Build pit/fill-in existing driveway
 - Sewer relocation on-line
 - Chiller plant (retain existing during BC2 construction)
 - Route wastes to new compactors

- 3** Construct Brock Commons Phase 2 - North
- Tie-in electrical service to new Brock Hall PMT
 - New tie-ins for domestic water, stormwater, sewer, fiber, DES
 - No gas tie-in
 - New generator
 - New garbage compactor

- 4** Construct Brock Commons Phase 2 - South
- Relocate sewer
 - New shared chiller plant (Brock Hall/Brock South)
 - New tie-ins for domestic water, stormwater, sewer, fiber, DES, telephone (copper)
 - Gas tie-in for foodservice [TBC]

- 5** Decommission/demolish existing Brock Hall Services:
- Decommission Brock Hall chiller; route from BC2 South

Arts Student Centre

- Separate services (domestic water, sewer, stormwater, fiber)
- No DES connection. If DES connection required, sub-feed from Brock South
- No connection to generator (inverter/battery)
- Electrical feed TBC

Stormwater
[Phasing TBC]

- Stormwater detention/retention/infiltration to be confirmed

RENDERINGS



Aerial View to Southeast

RENDERINGS



Aerial View to Northwest

RENDERINGS



**View from East Mall looking southeast
across the Commons**

RENDERINGS



View along Walter Gage Road to West

RENDERINGS



View from East Mall to Northeast

RENDERINGS



Aerial view to Southwest

RENDERINGS



View to East along Walter Gage

RENDERINGS

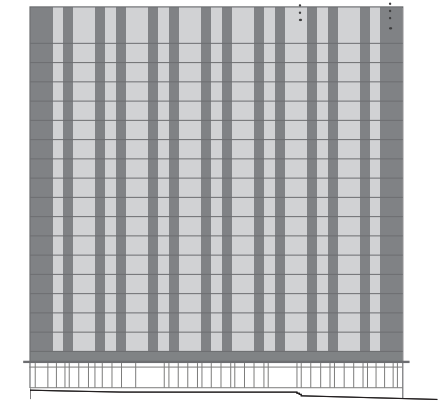
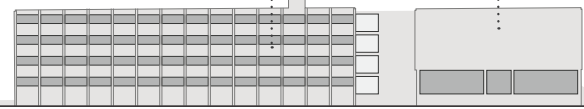
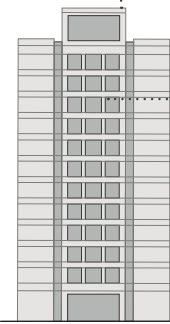
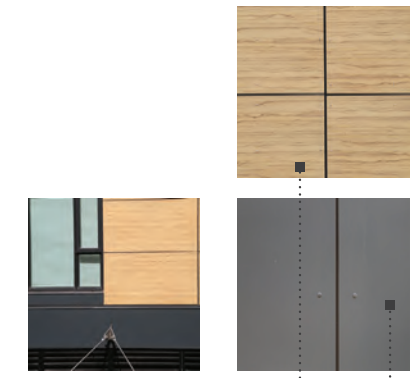


View along Walter Gage Road to West

RENDERINGS



PRECINCT MATERIALS



BUCHANAN TOWER

BUCHANAN E

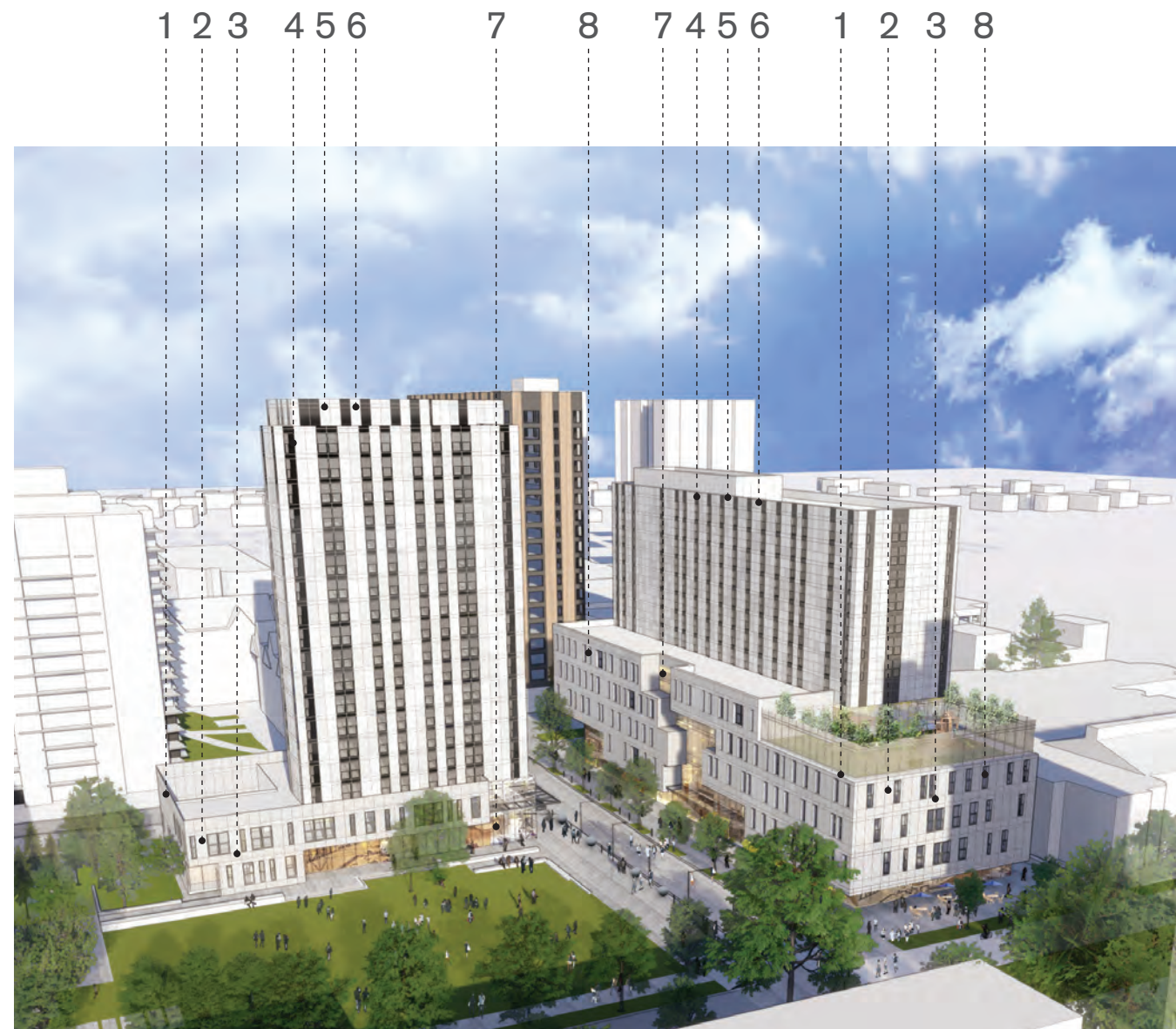
ALLARD SCHOOL OF LAW

AXIS RESIDENCES

ST. ANDREWS RESIDENCES

BROCK PHASE 1
TALL WOOD HOUSE

PROPOSED MATERIALS



1. TERRACOTTA
PANEL: THIN RIBS



2. TERRACOTTA
PANEL: MEDIUM
RIBS



3. TERRACOTTA
PANEL: WIDE RIBS

Option A: Terra Cotta



1. MASONRY:
SUPER WHITE
POLISHED



2. MASONRY:
SUPER WHITE
UNPOLISHED



3. MASONRY:
ROCK STONE
ULTRA WHITE

Option B: Brick Masonry

PROPOSED MATERIALS



4. METAL PANEL:
MATTE RRM GREY



5. METAL PANEL:
BPS PEARL



6. METAL PANEL:
MTLC SILVER



7. CURTAIN WALL
GLAZING



8. VISION GLAZING,
PUNCHED



9. WOOD SOFFIT

ELEVATIONS

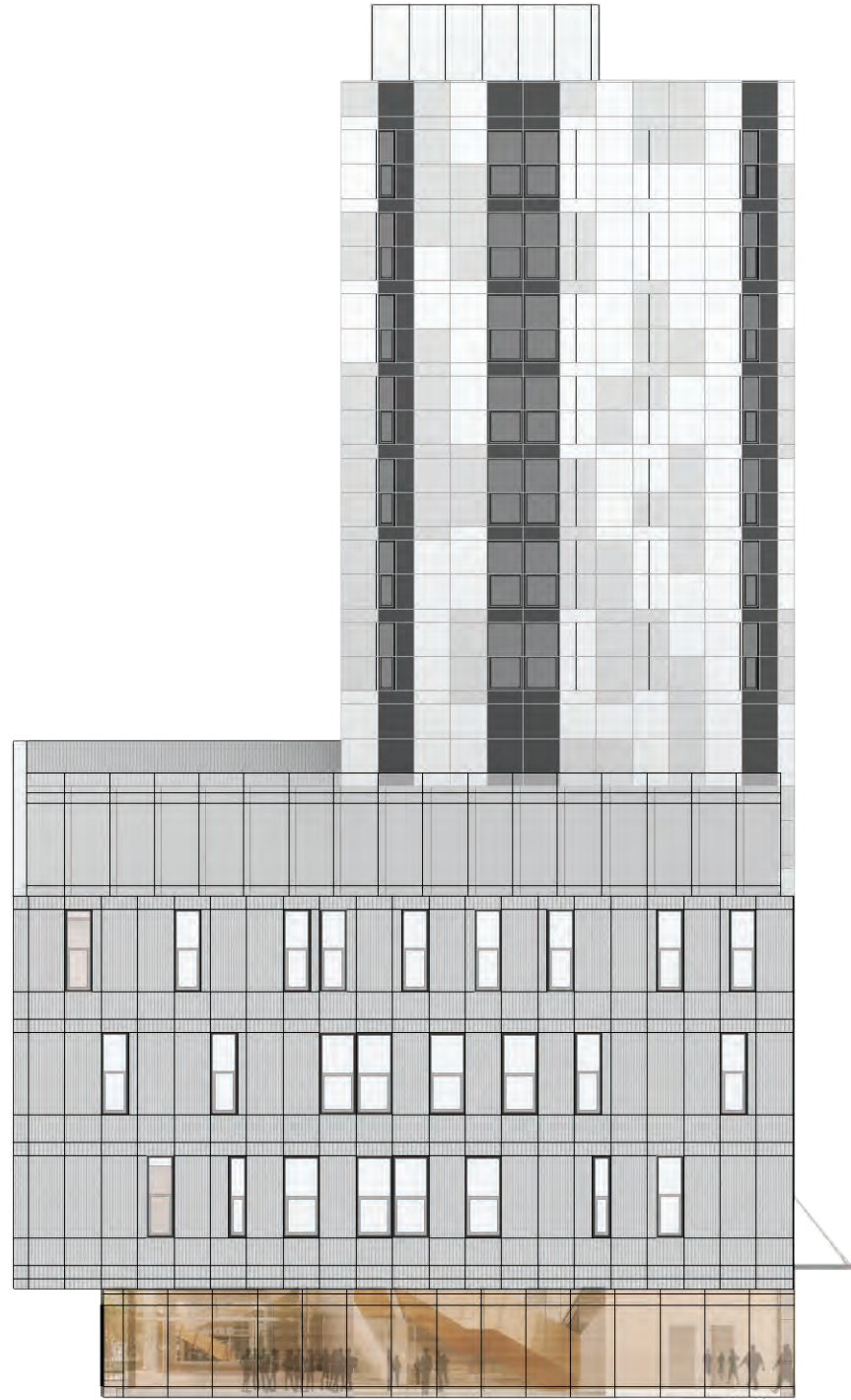
BROCK COMMONS SOUTH



North Elevation (South Building)

ELEVATIONS

BROCK COMMONS SOUTH



North-South Section (South Building)



East Elevation (South Building)

ELEVATIONS

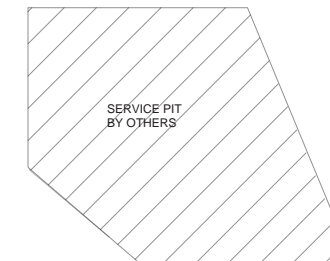
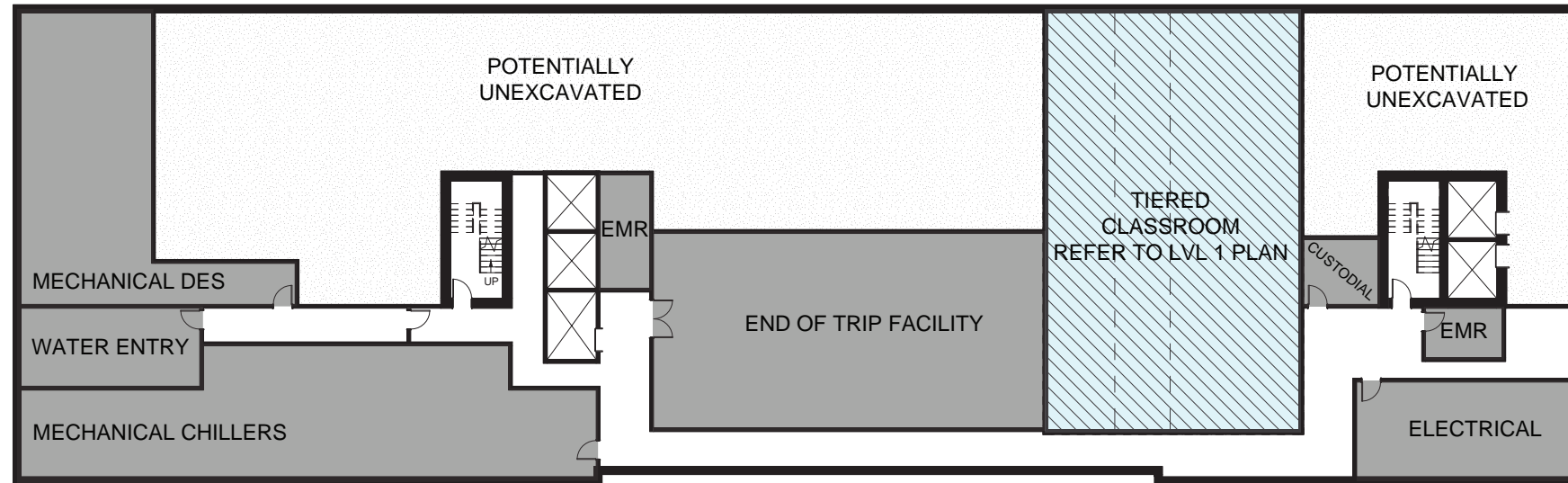
BROCK COMMONS SOUTH



South Elevation (South Building)

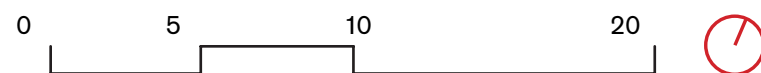
PLANS

BROCK COMMONS SOUTH



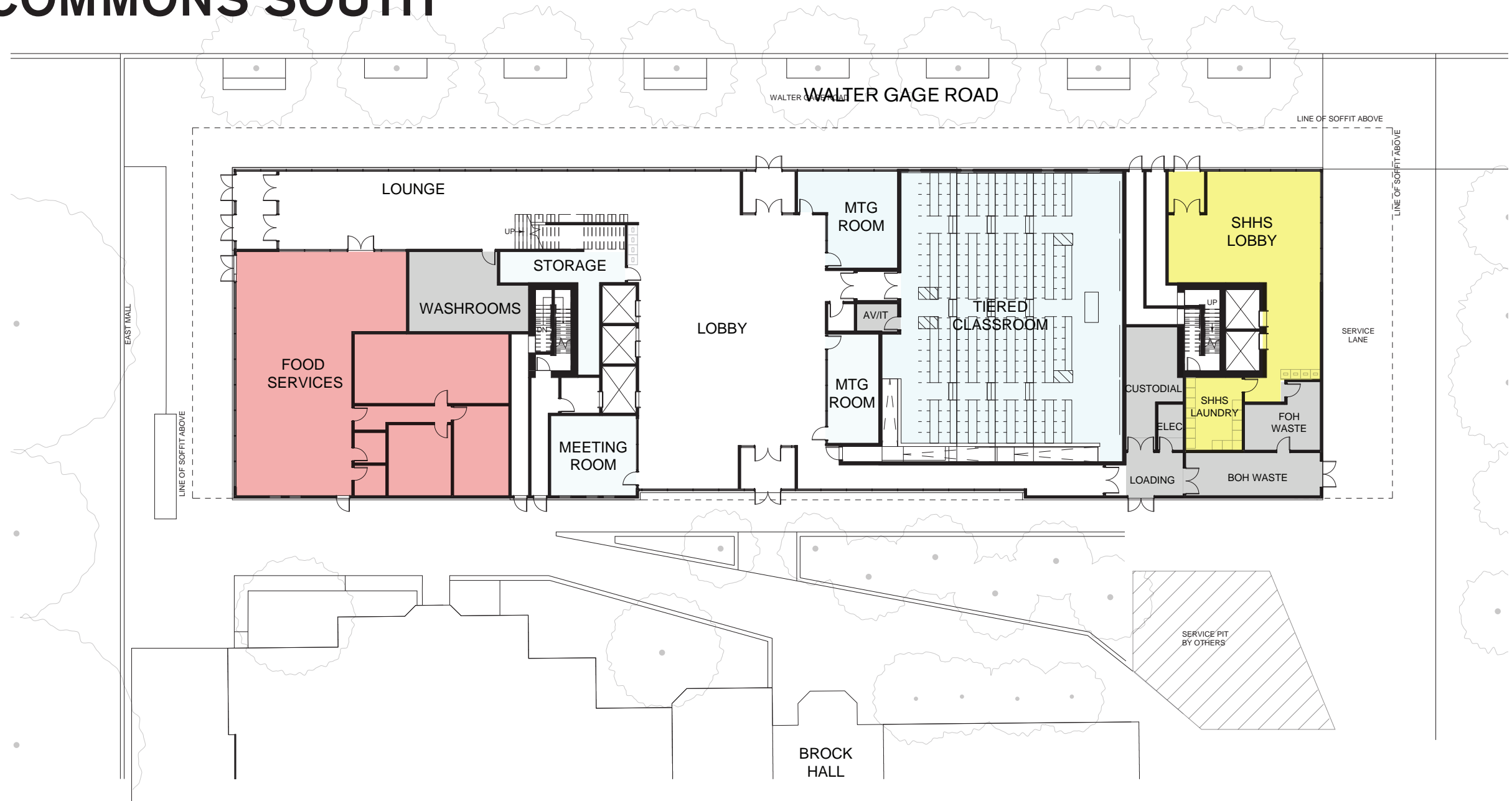
Level B1 (South Building)

1:250



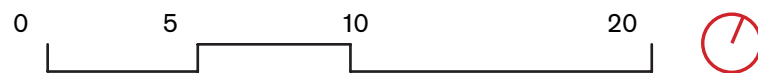
PLANS

BROCK COMMONS SOUTH



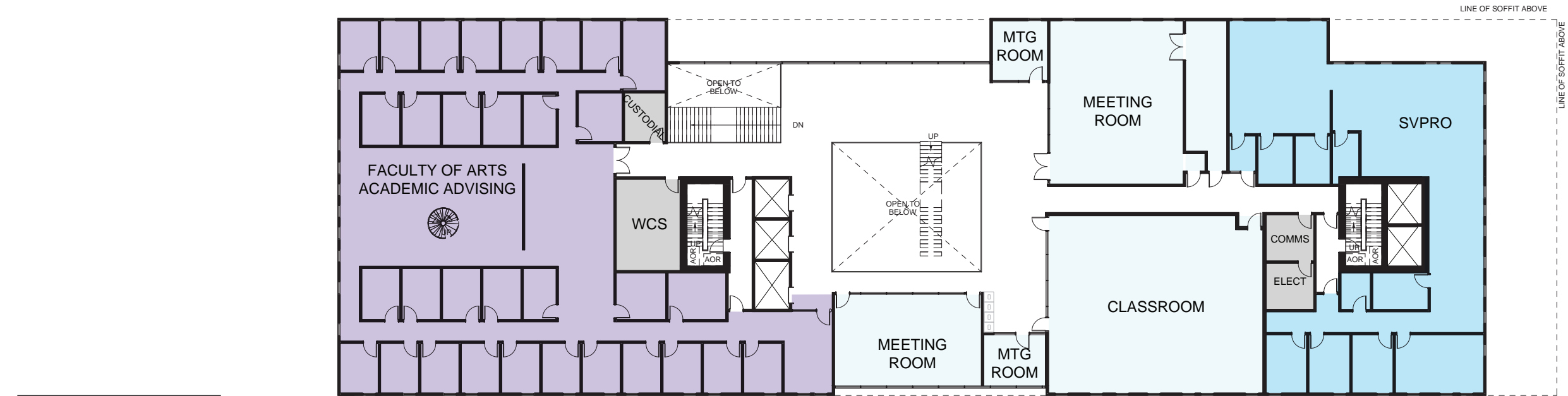
Level 1 (South Building)

1:250

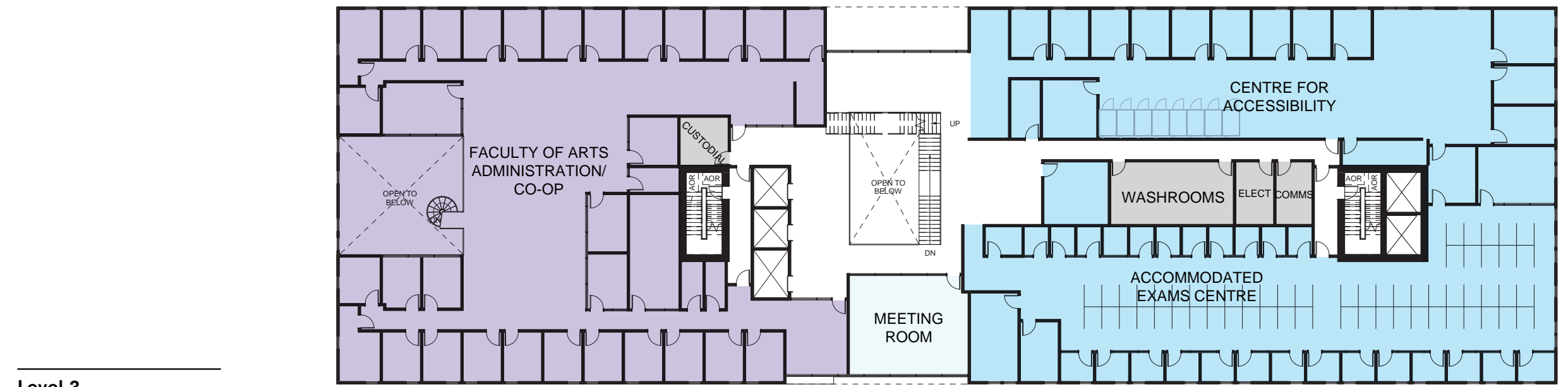


PLANS

BROCK COMMONS SOUTH



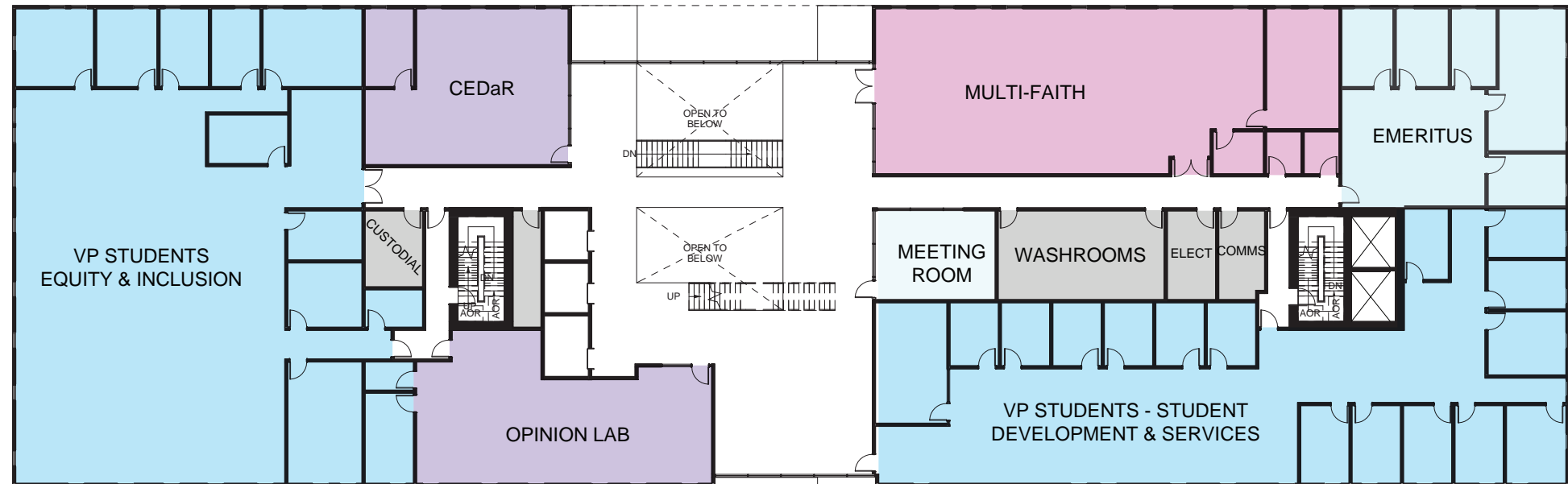
Level 2
1:250



Level 3
1:250

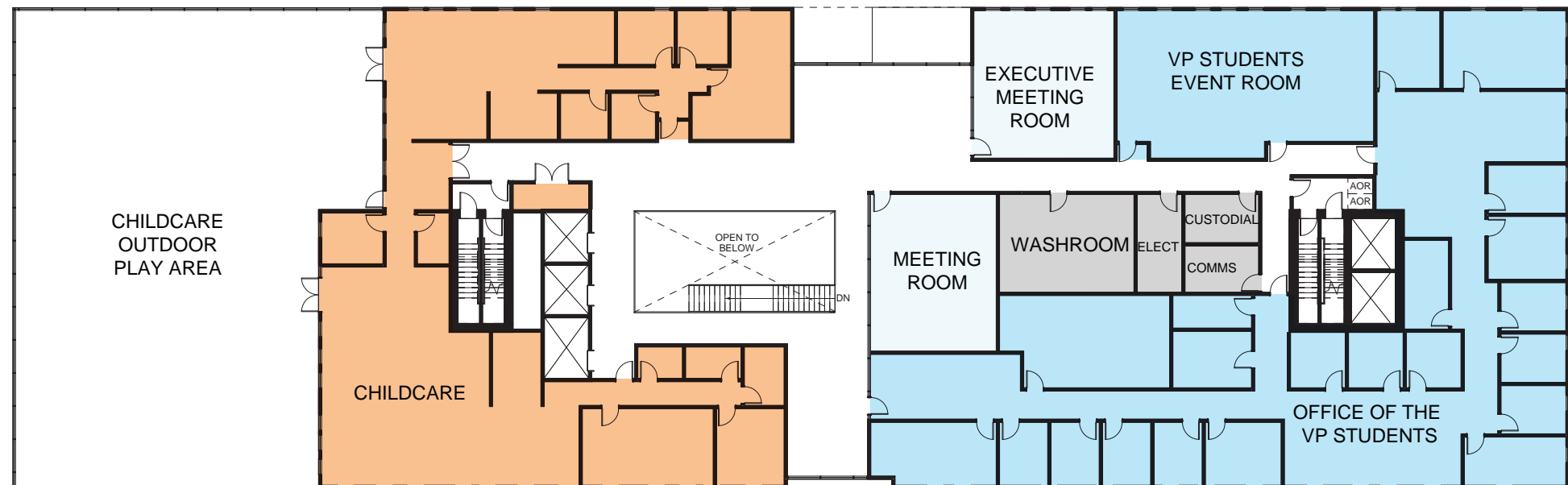
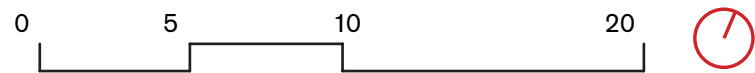
PLANS

BROCK COMMONS SOUTH



Level 4 (South Building)

1:250



Level 5 (South Building)

1:250



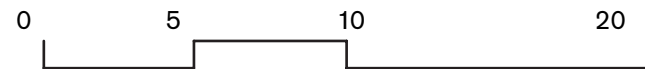
PLANS

BROCK COMMONS SOUTH

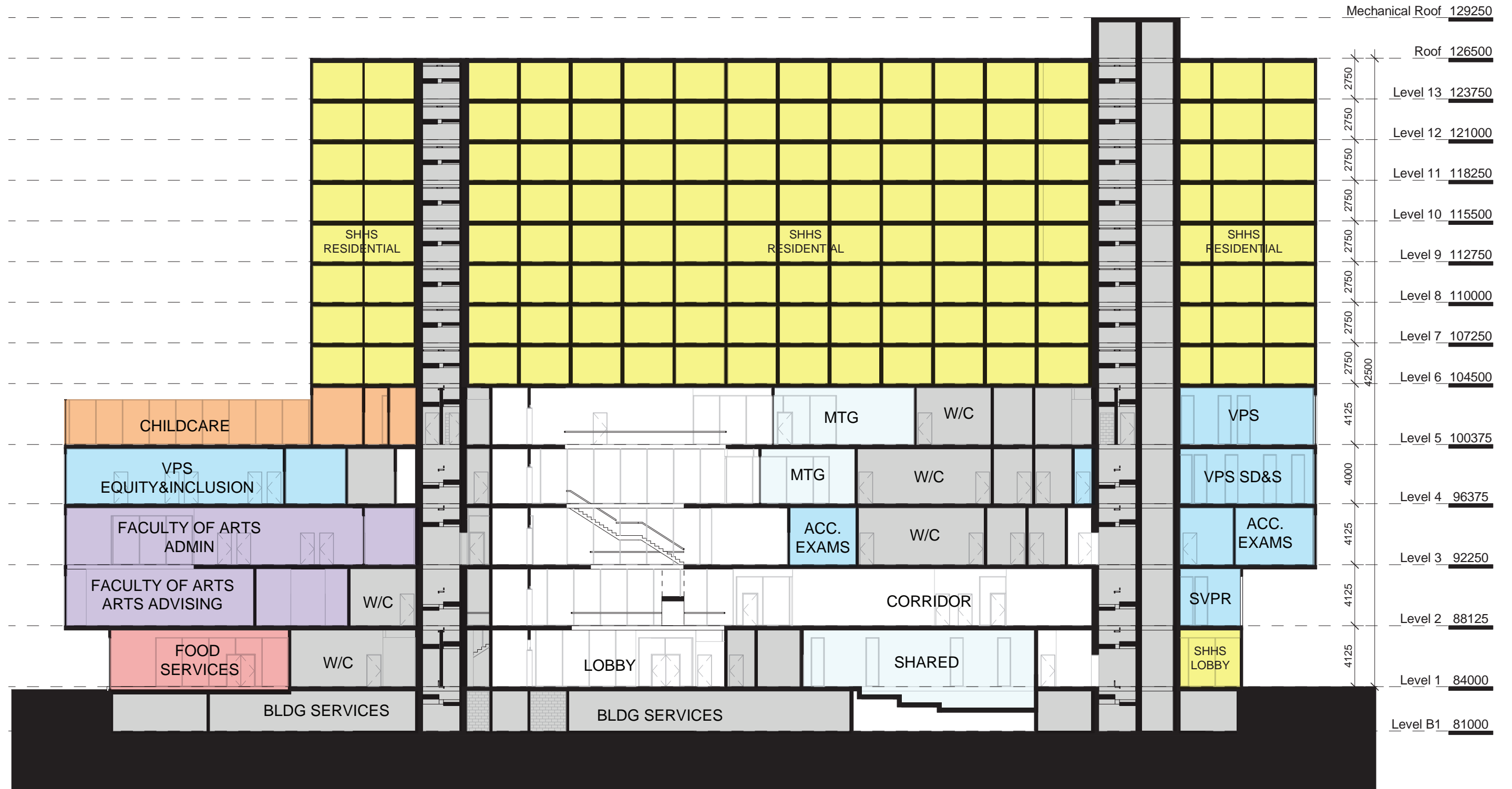


Typical Residential Floor
Levels 6-13

1:250

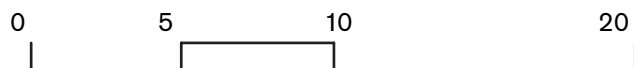


SECTION - BROCK COMMONS SOUTH

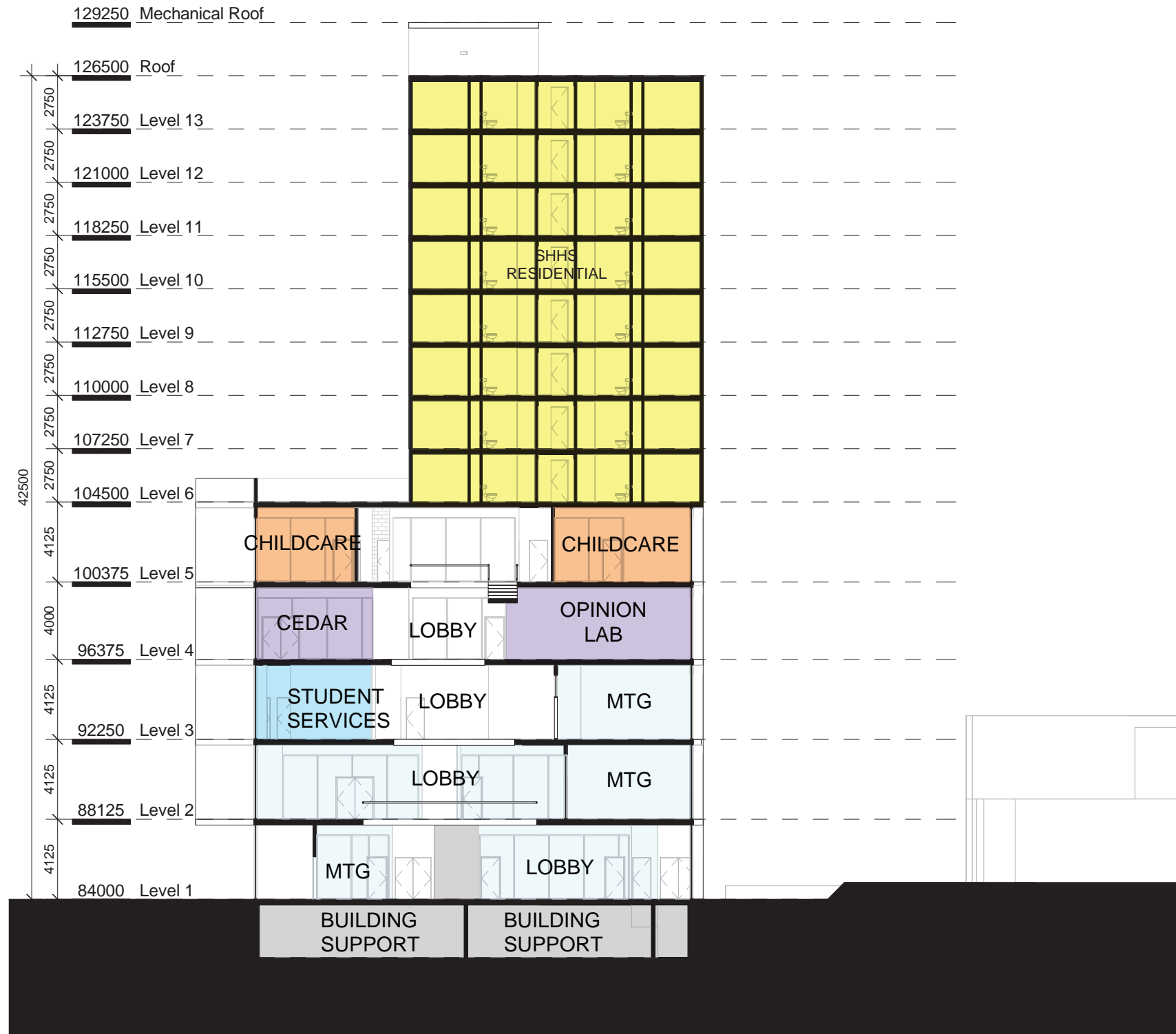


East-West Section (South Building)

1:250

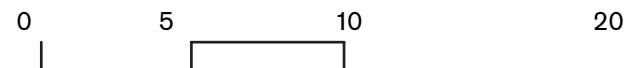


SECTION - BROCK COMMONS SOUTH



North-South Section (South Building)

1:250



ELEVATIONS

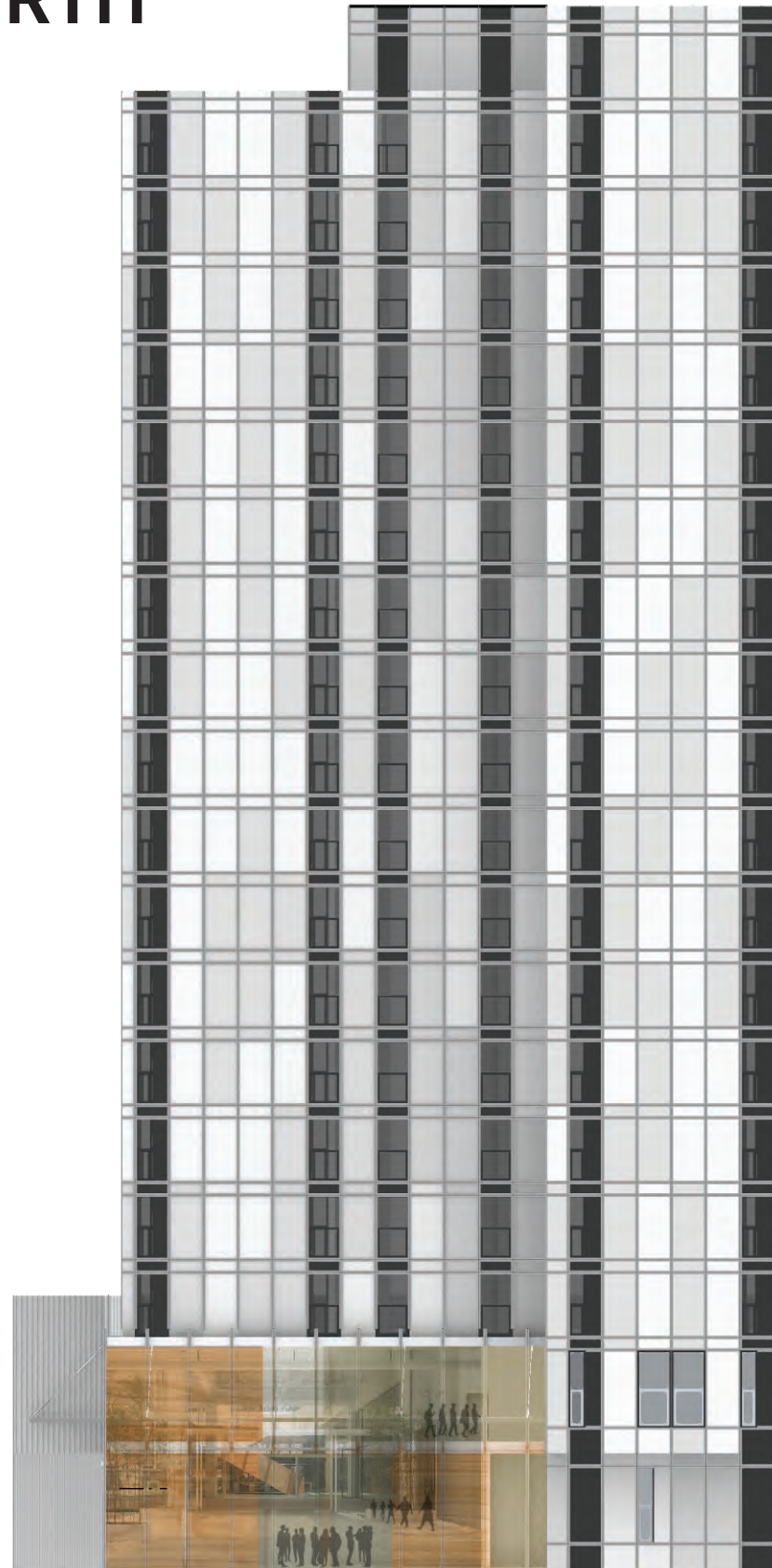
BROCK COMMONS NORTH

West Elevation (North Building)

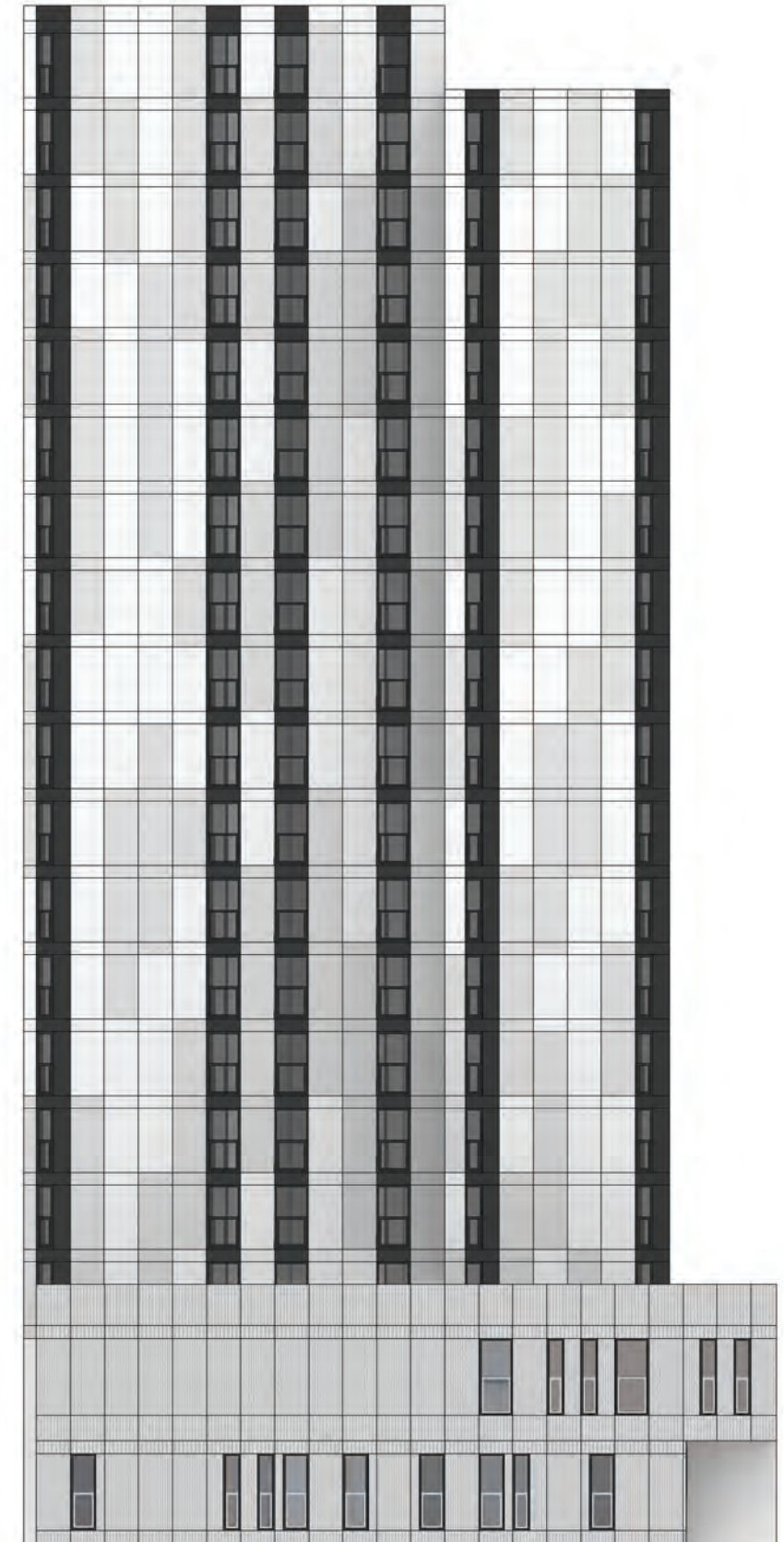


ELEVATIONS

BROCK COMMONS NORTH



South Elevation (North Building)

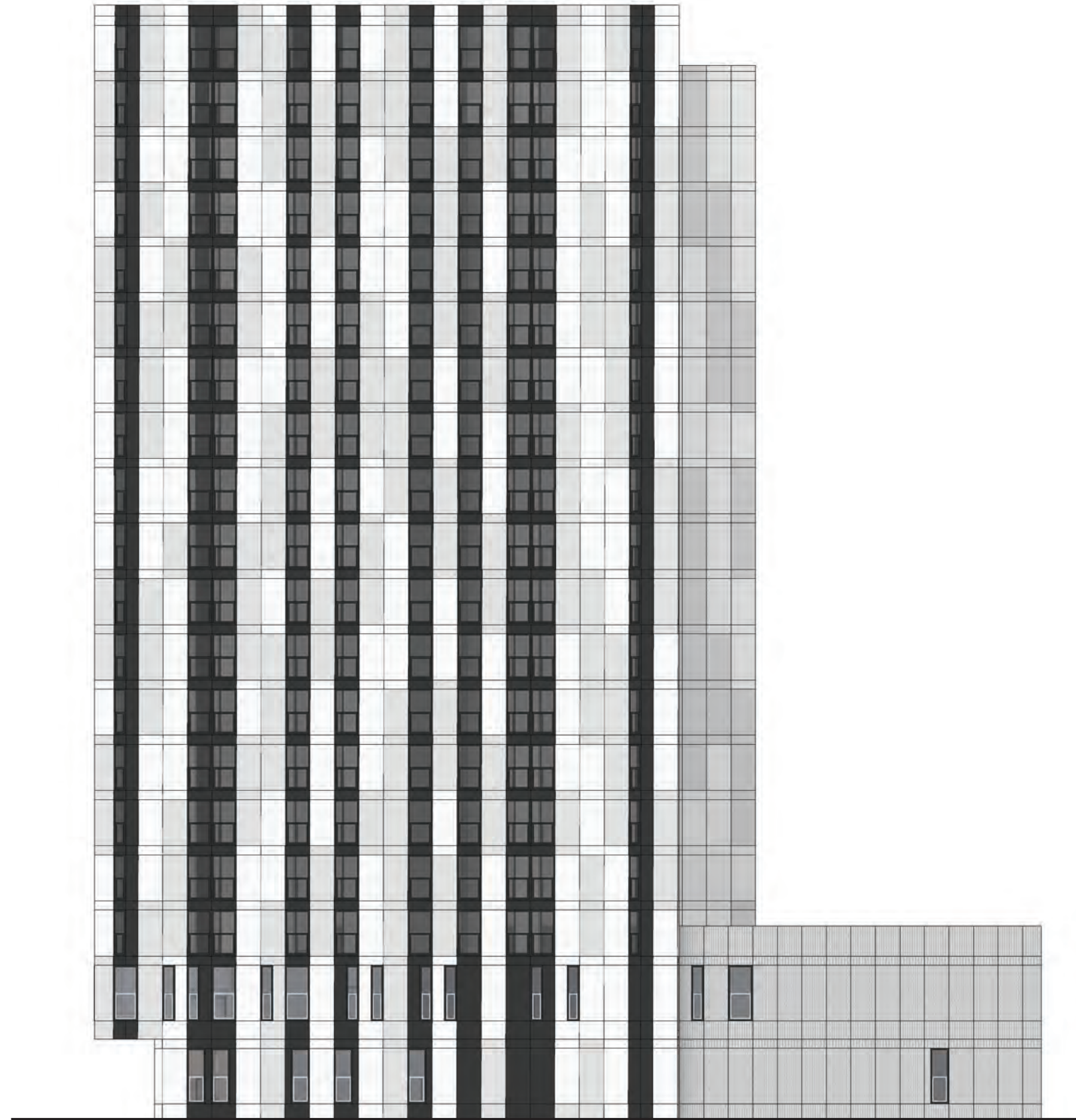


North Elevation (North Building)

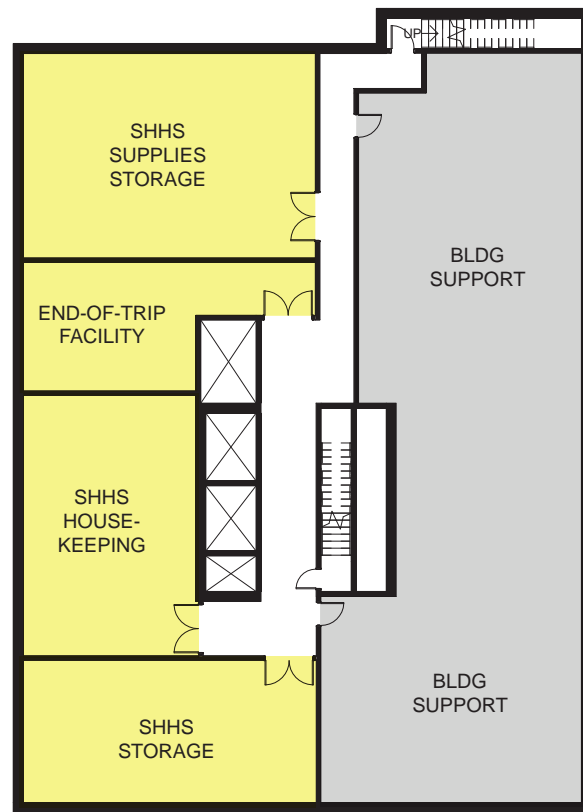
ELEVATIONS

BROCK COMMONS NORTH

East Elevation (North Building)

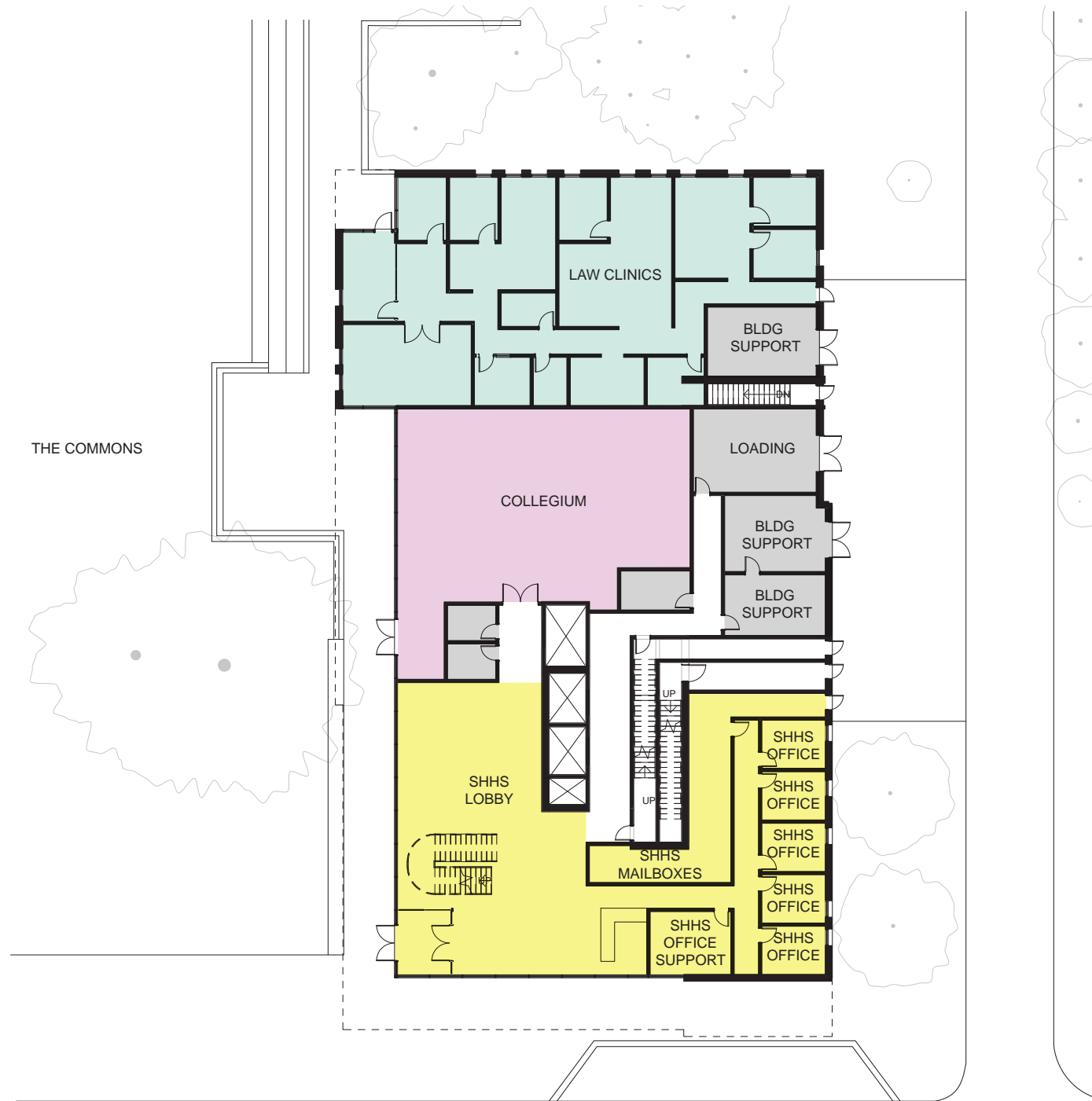
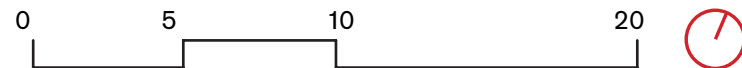


PLANS - BROCK NORTH



Level B1 (North Building)

1:250

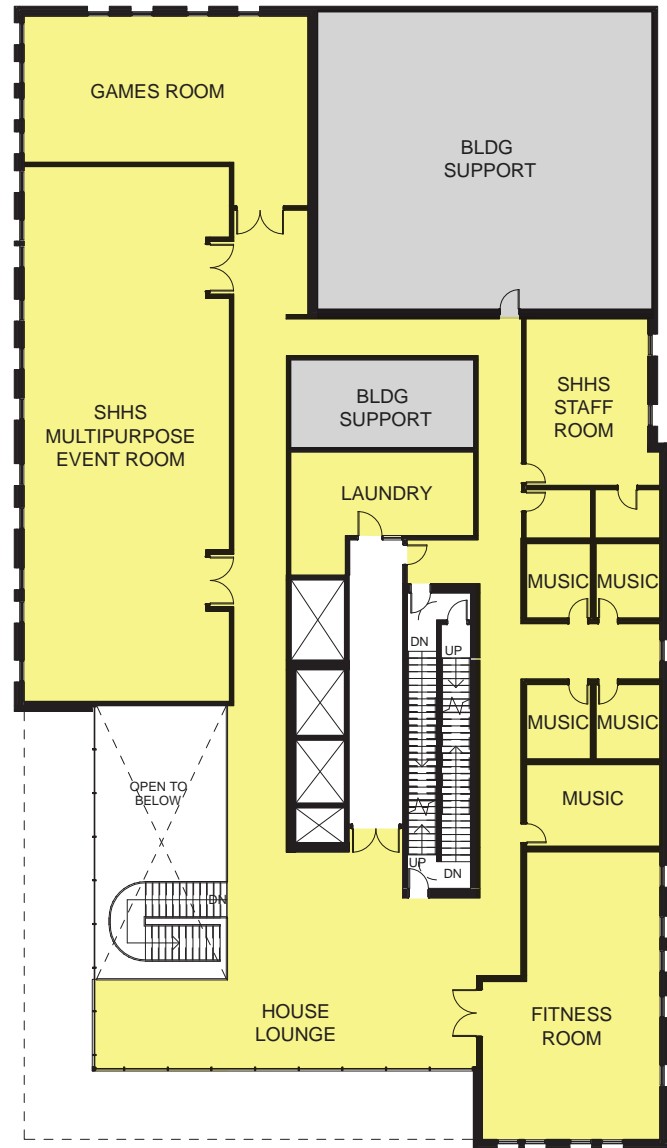


Level 1 (North Building)

1:250

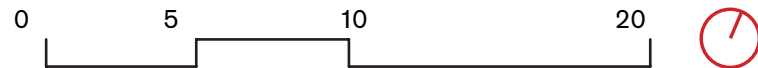


PLANS - BROCK NORTH



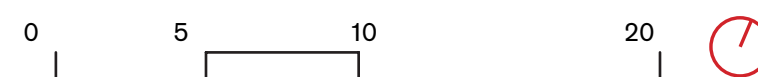
Level 2 (North Building)

1:250

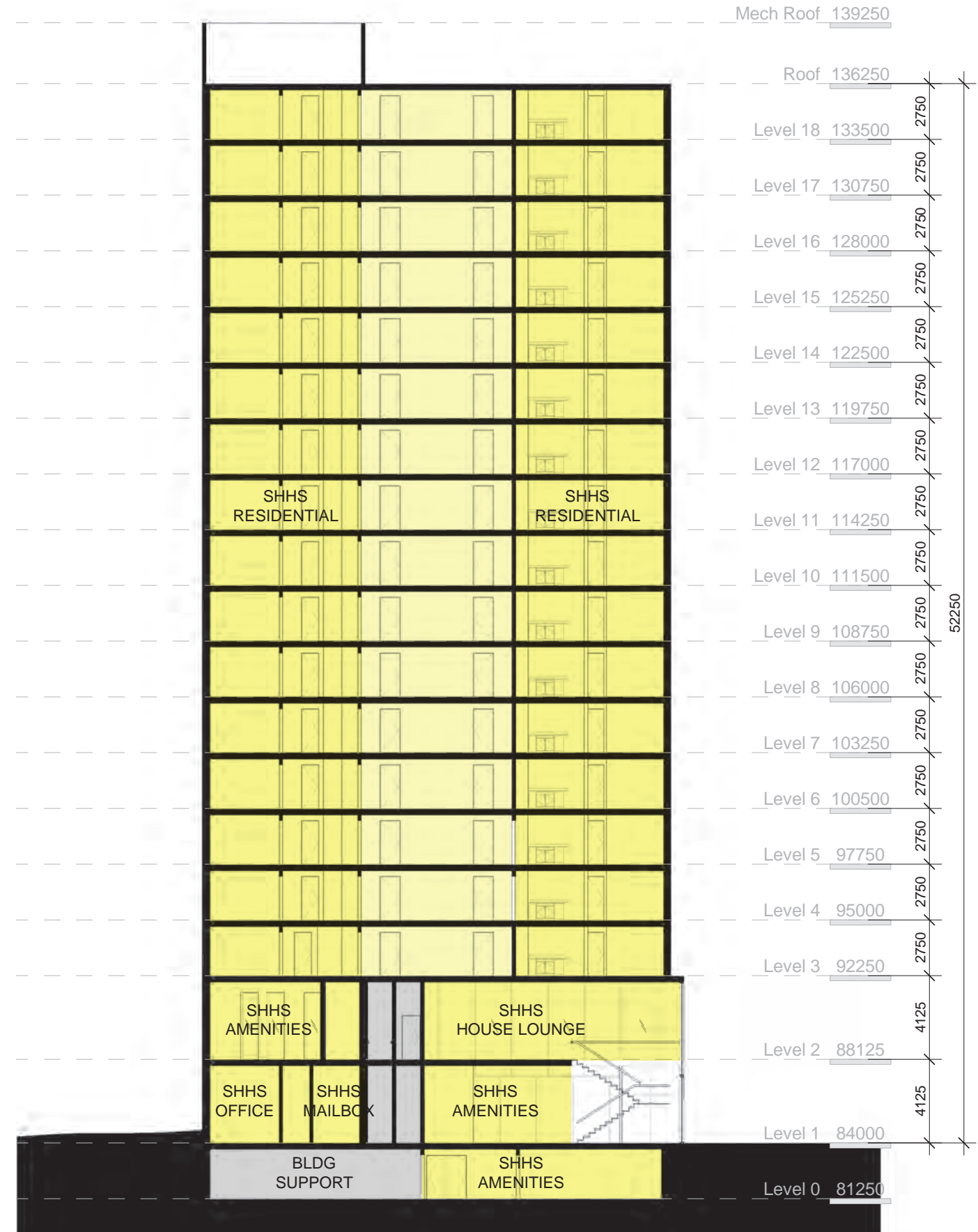


Typical Residential Floor, Levels 3-18

1:250

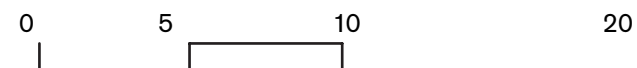


SECTION - BROCK NORTH

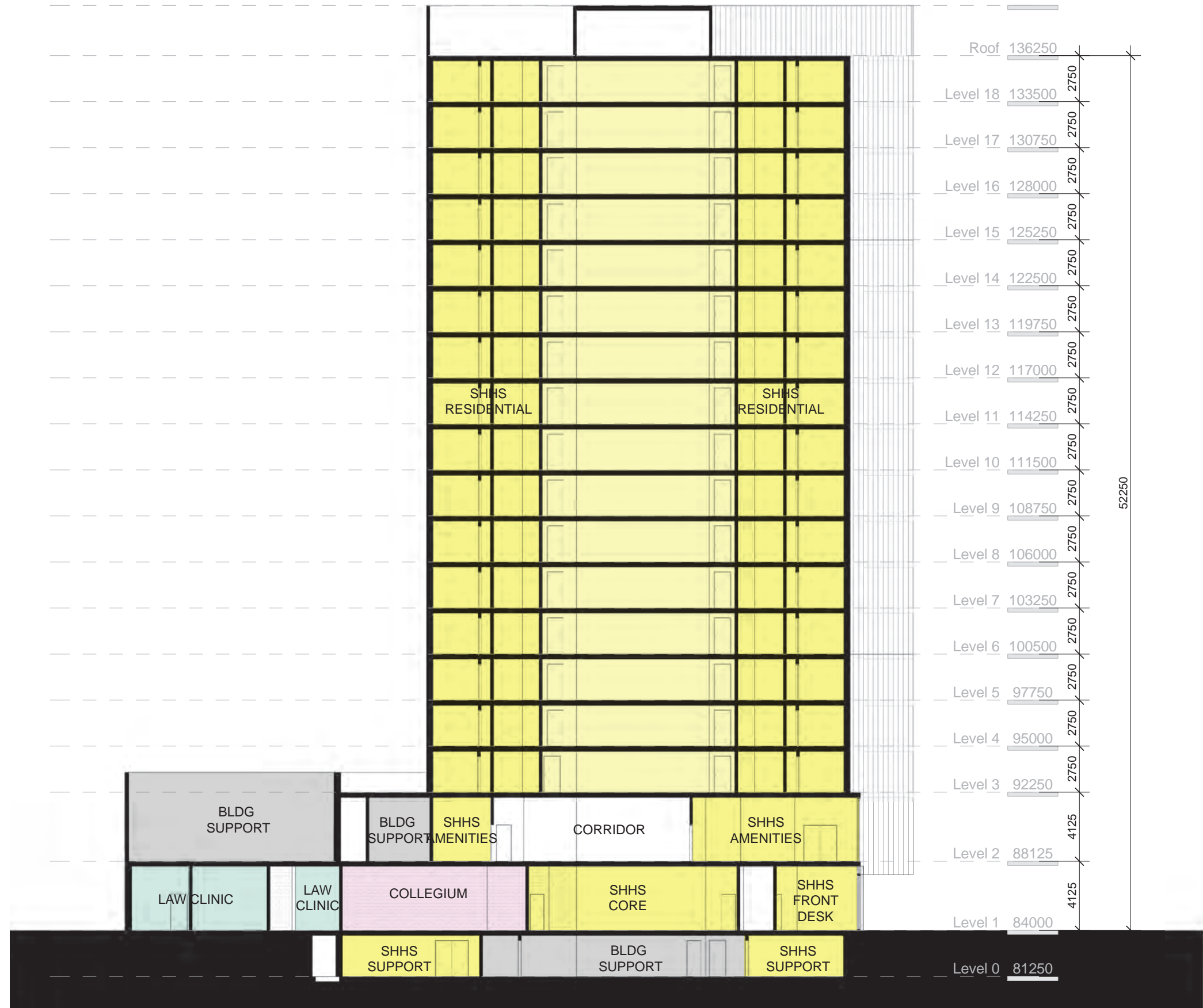


North-South Section (North Building)

1:250

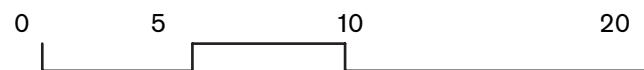


SECTION - BROCK NORTH



East-West Section (North Building)

1:250

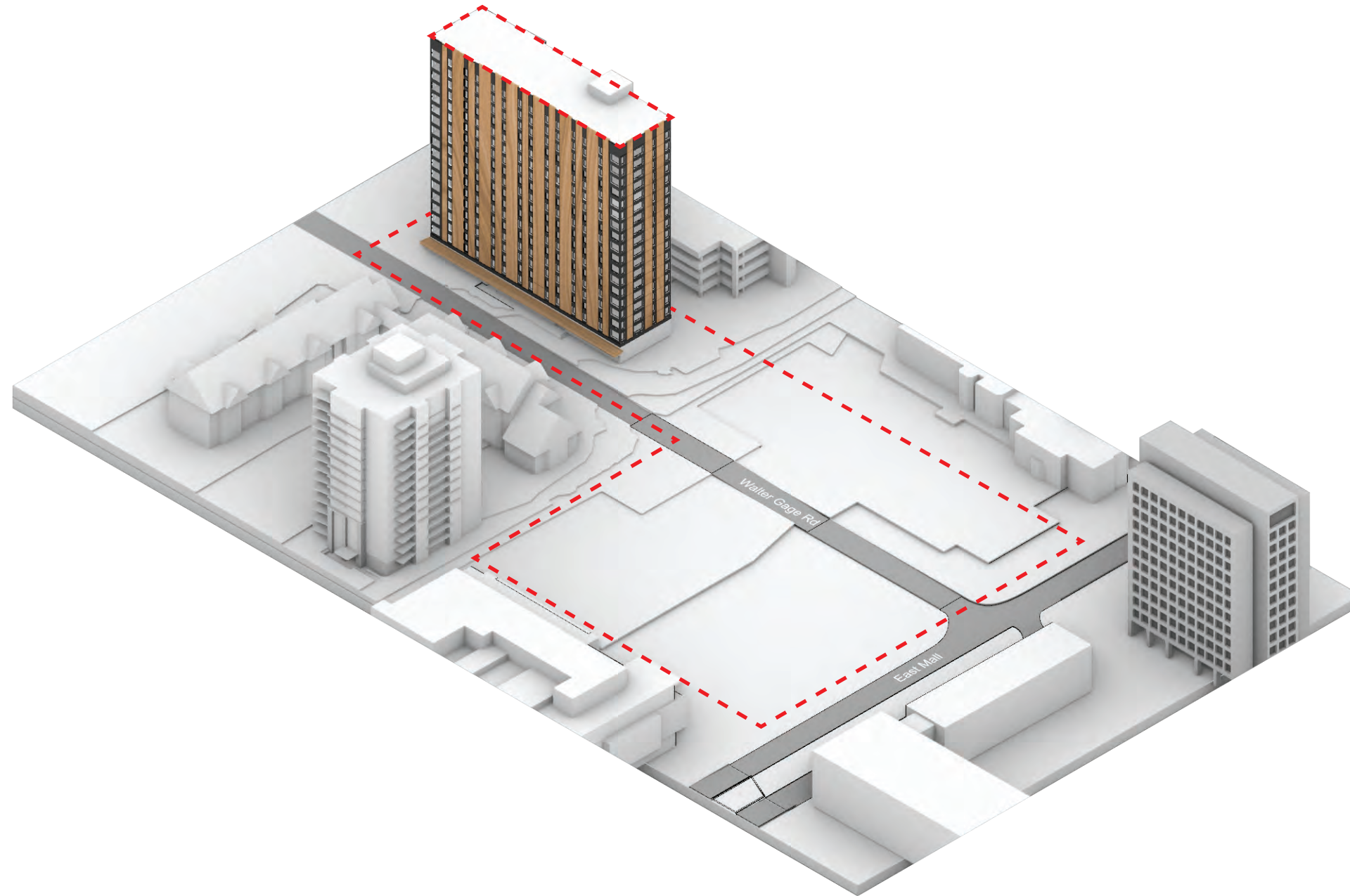


APPENDIX

KEY THEMES

Tall Wood House Relationship
Massing
Activating Edges: Public Realm
Facades

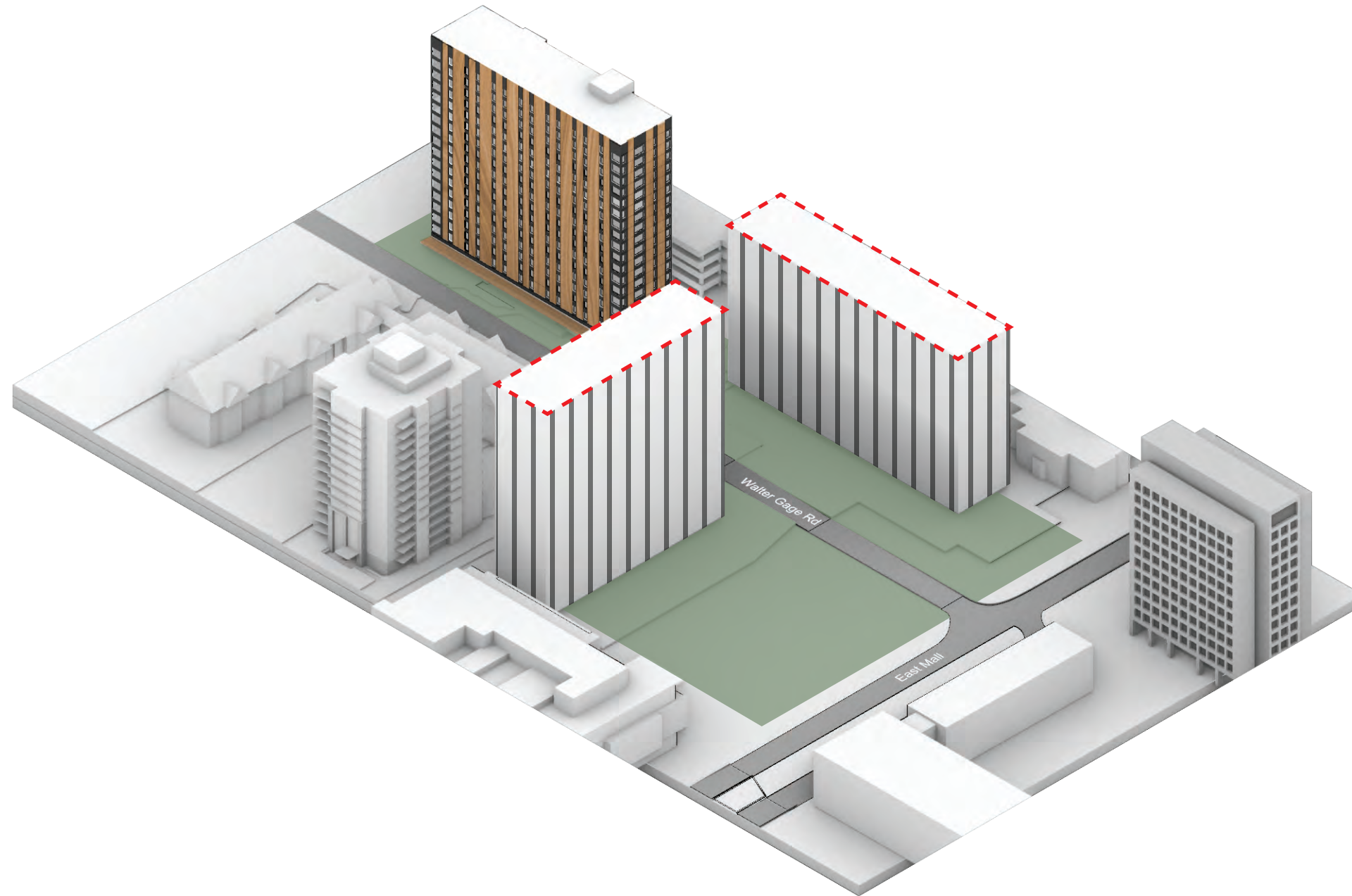
The Site: Brock Commons



KEY THEMES

Tall Wood House Relationship
Massing
Activating Edges: Public Realm
Facades

- Tallwood as Precedent
- Define the Urban Room



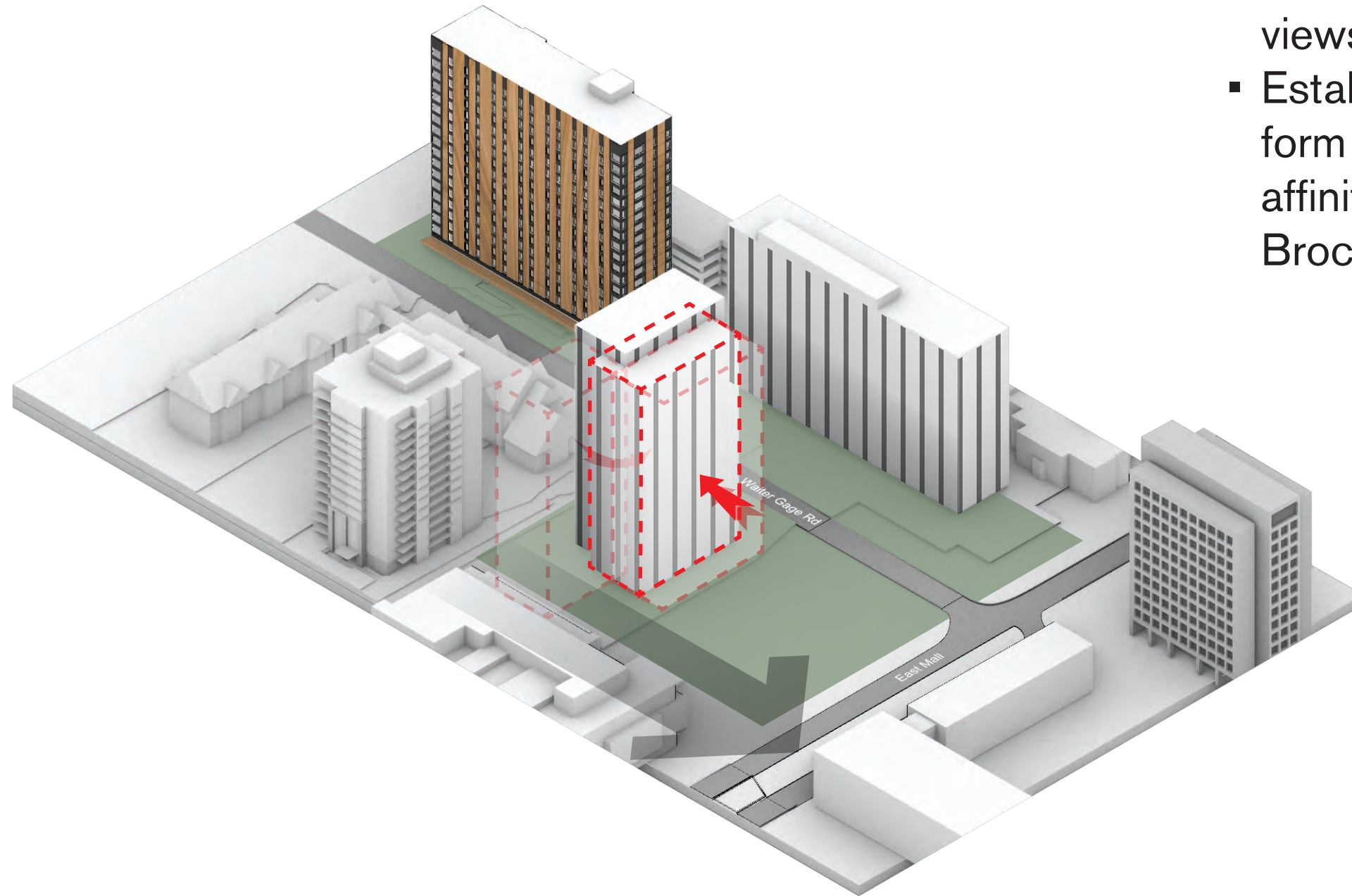
KEY THEMES

Tall Wood House Relationship

Massing

Activating Edges: Public Realm

Facades

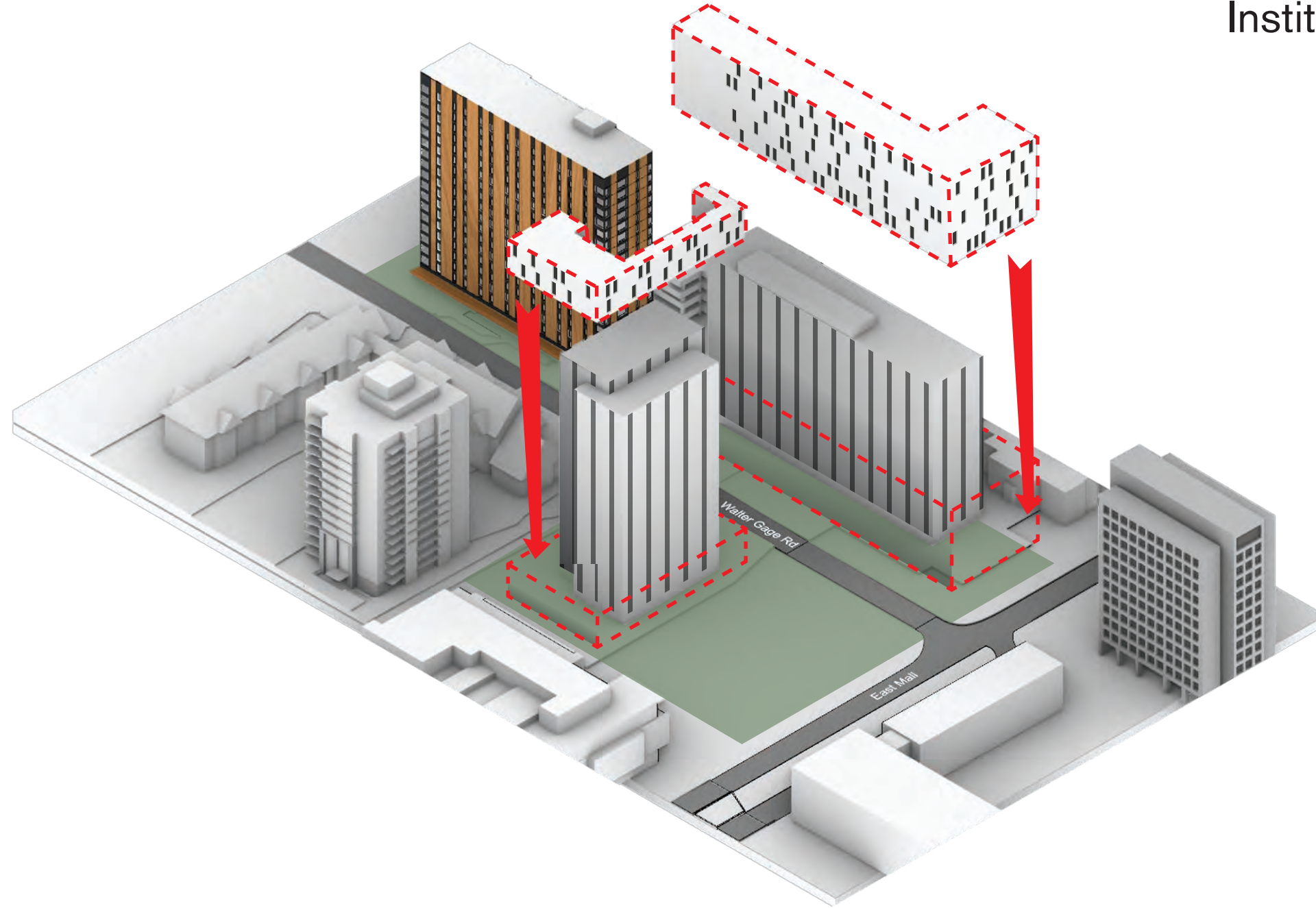


- Re-shape North Residential to preserve views from neighbours
- Establish a double-slab form to recuperate an affinity with Tallwood and Brock South

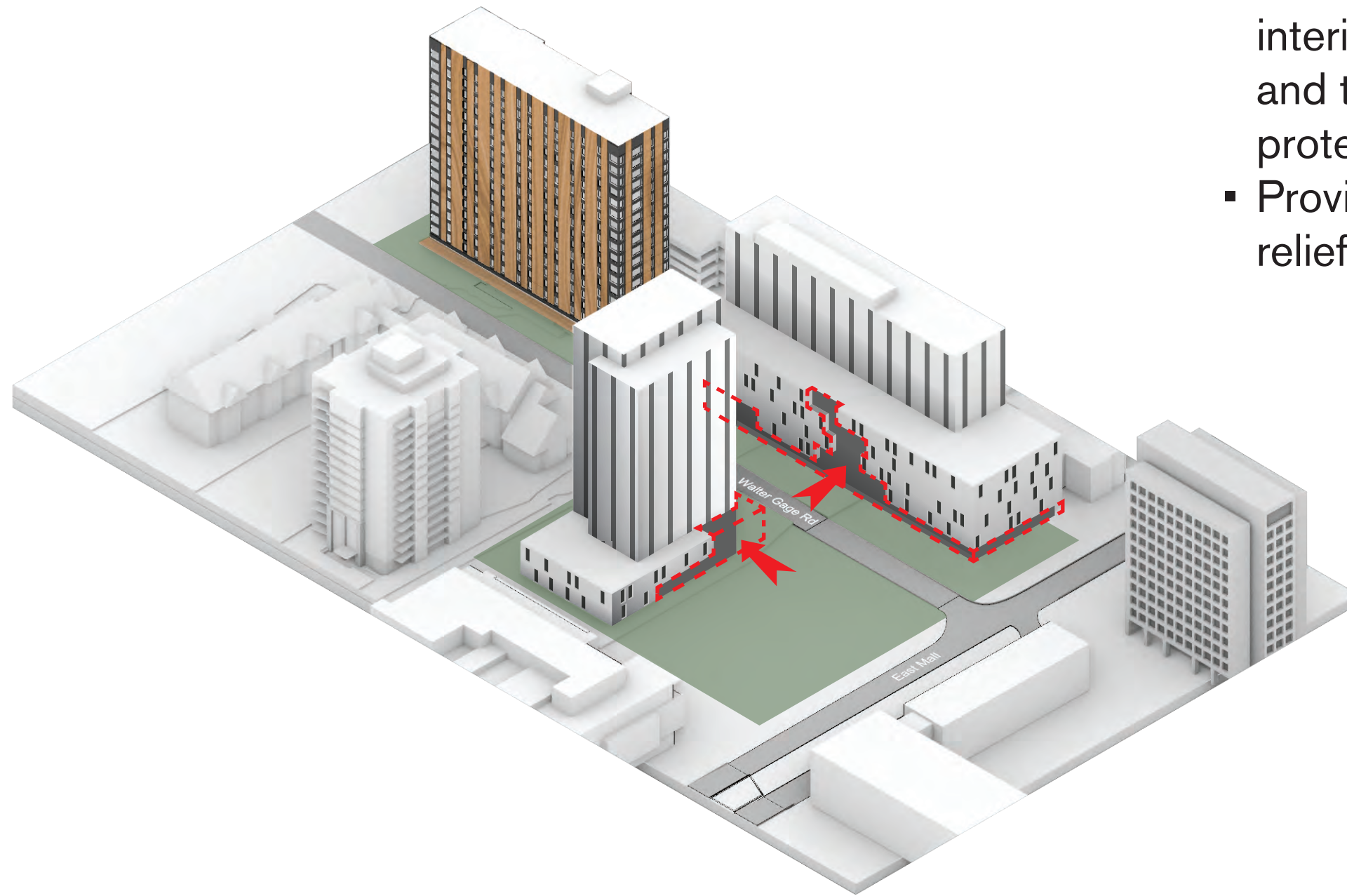
KEY THEMES

Tall Wood House Relationship
Massing
Activating Edges: Public Realm
Facades

- Wrap towers with Institutional Bases

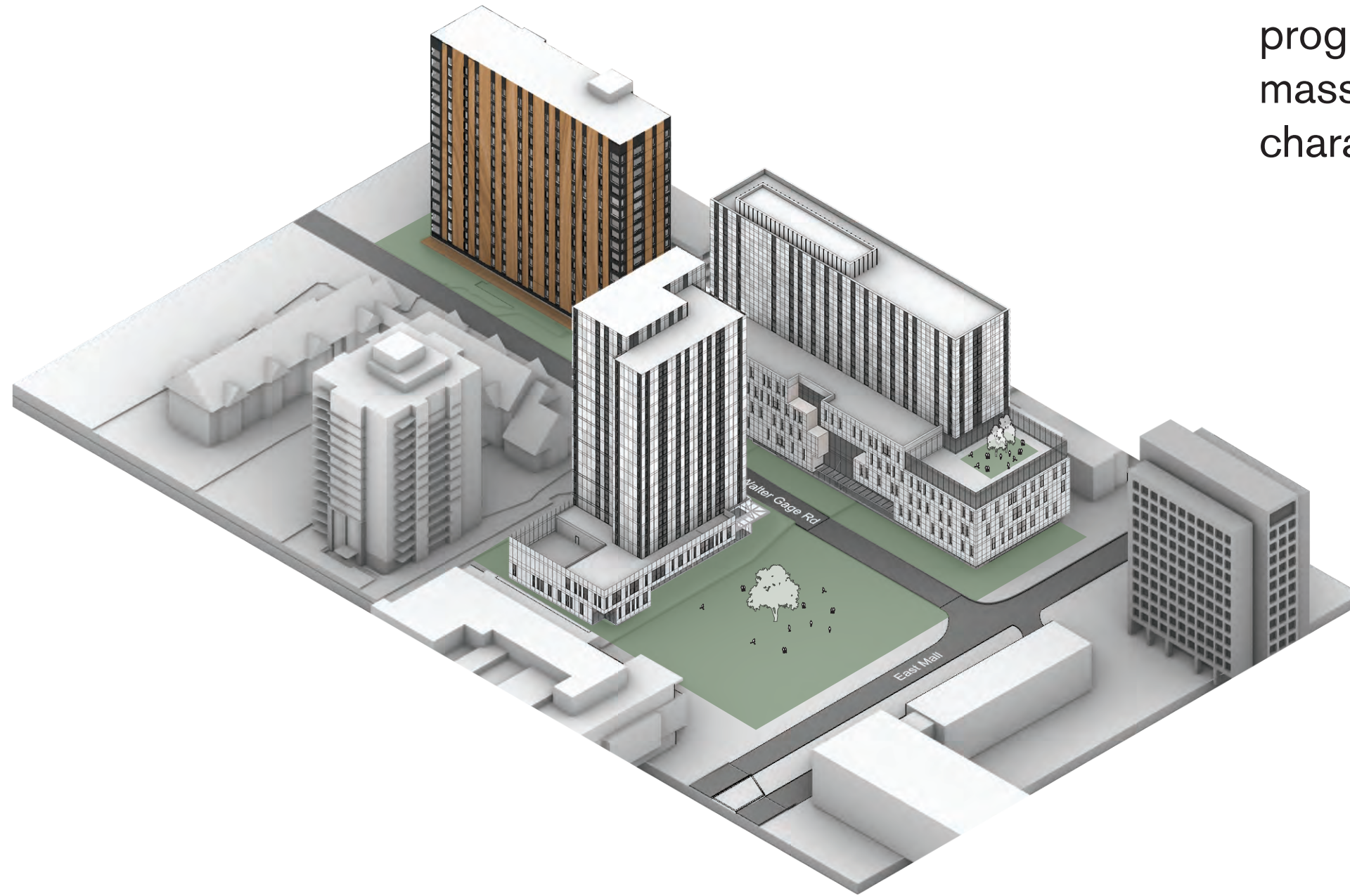


KEY THEMES



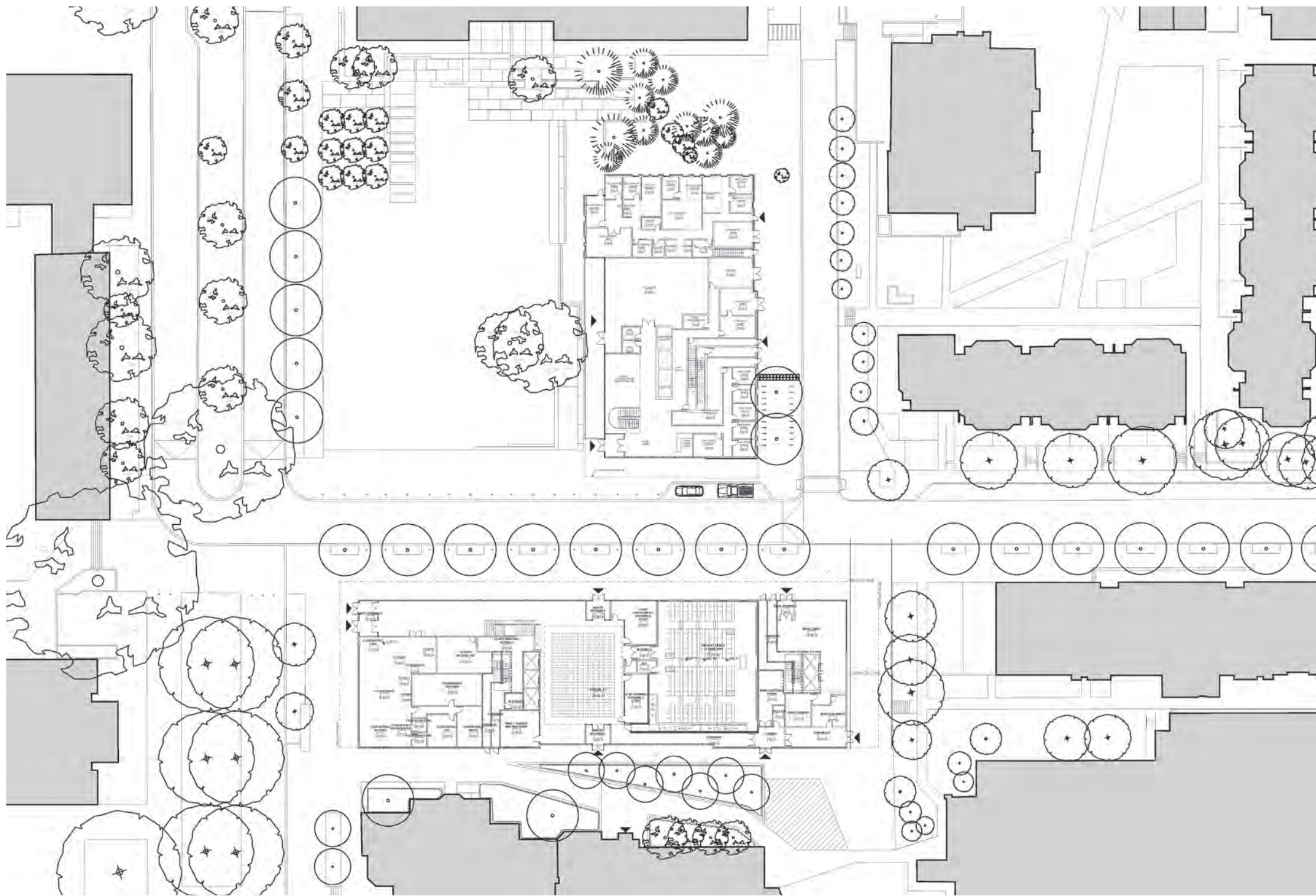
- Erode base massing to express entrances, interior lobby areas, and to provide weather protection
- Provide articulation and relief to the streetscape

KEY THEMES



- Articulate facade treatments to suit program and to reinforce massing and precinct character

SITE PLAN - OVERALL



#	DESCRIPTION	DATE

Brock Commons Phase 2 South

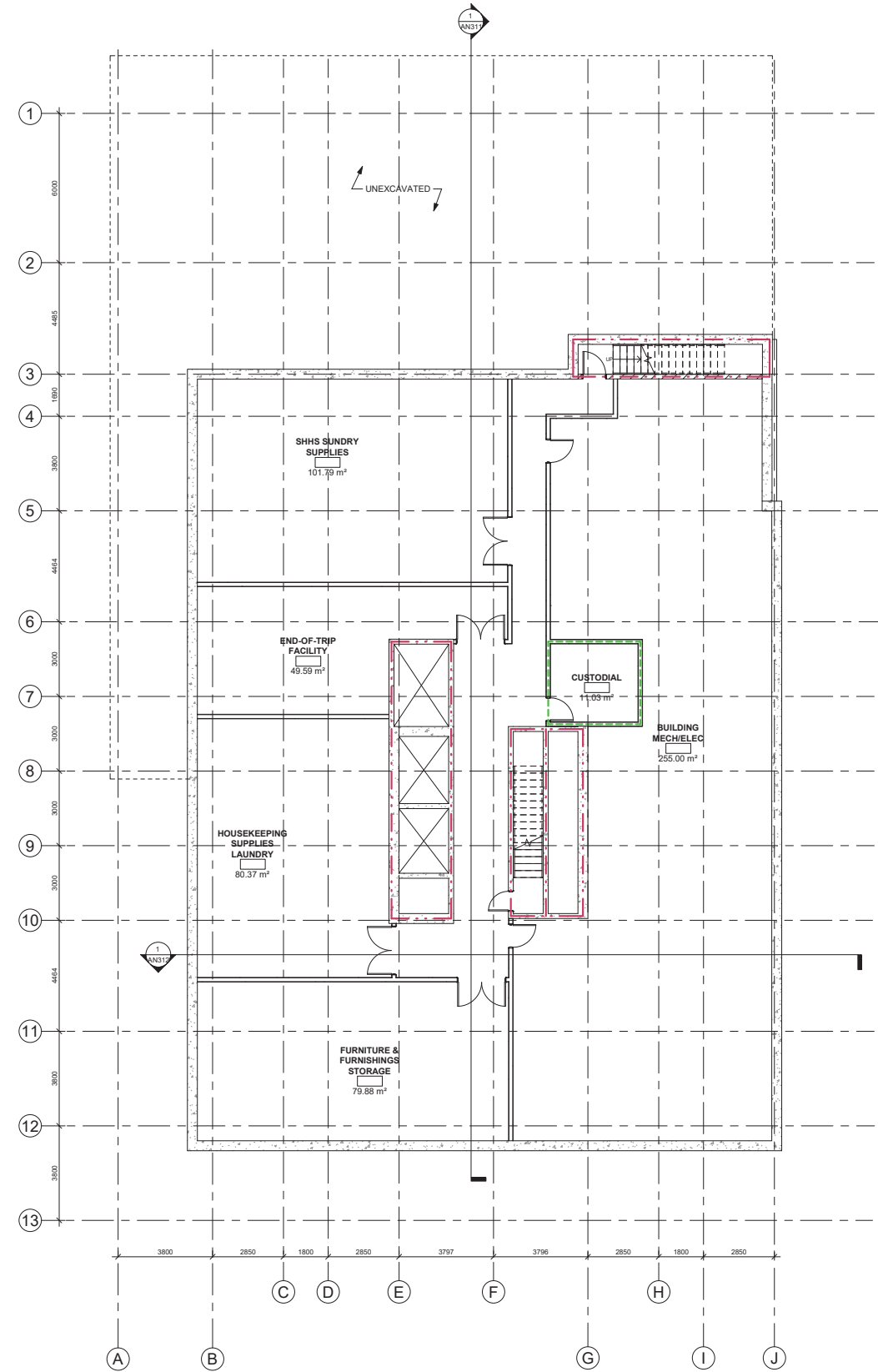
Brock Commons, UBC, BC

PROJECT # 18062
SITE PLAN



AS102.2

PLANS - BROCK NORTH



HCMA

#	ISSUED FOR DP	18 JUL 2019
#	DESCRIPTION	DATE
1		

PROFESSIONAL SEAL

Brock Commons Phase 2 North

Brock Commons, UBC, BC

PROJECT #: 15062

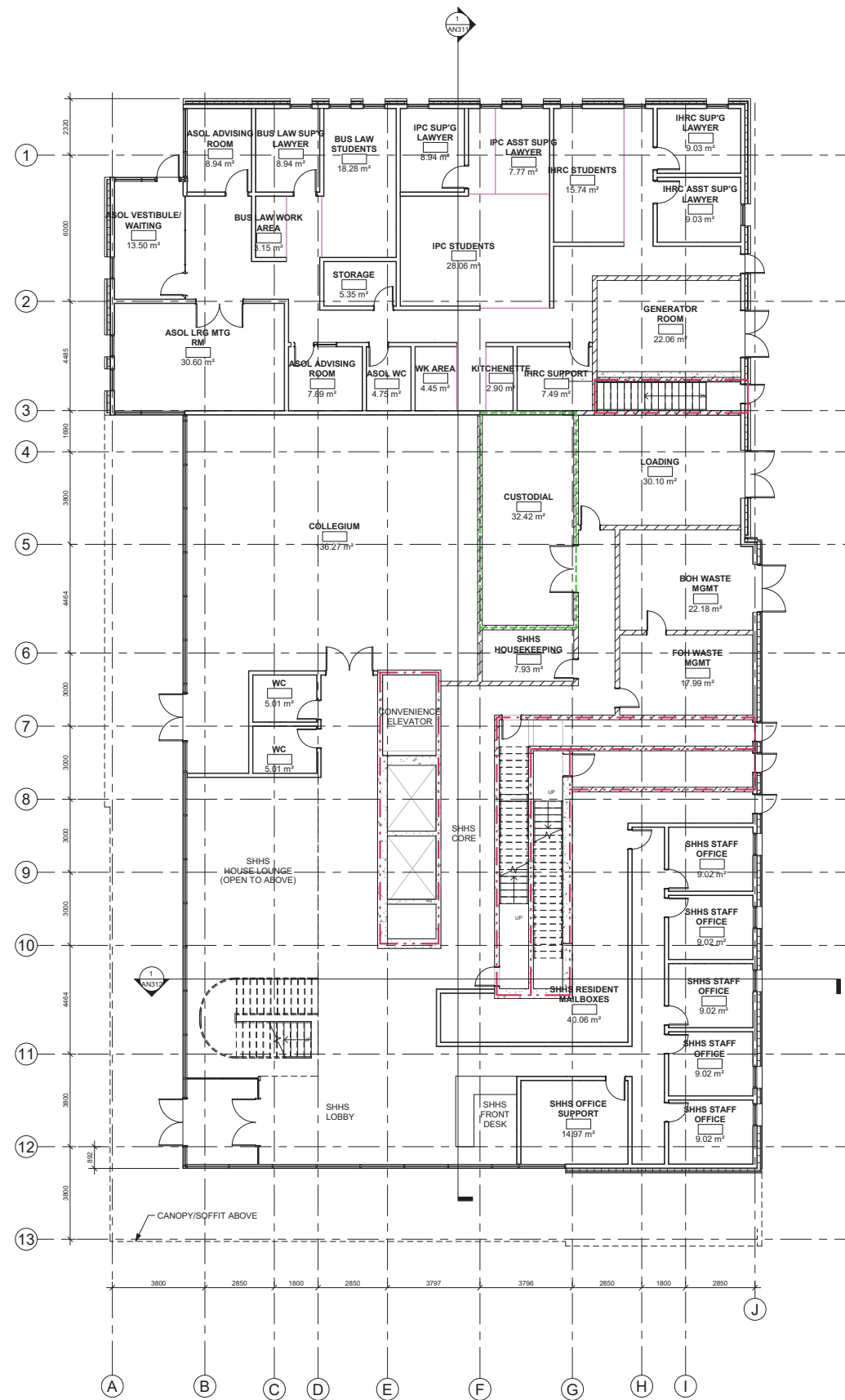
LEVEL B1 PLAN



AN200

PLANS - BROCK NORTH

HCMA



#	ISSUED FOR DP	18 JUL 2019
#	DESCRIPTION	DATE
1	ISSUED FOR DP	18 JUL 2019

PROFESSIONAL SEAL

Brock Commons Phase 2 North

Brock Commons, UBC, BC

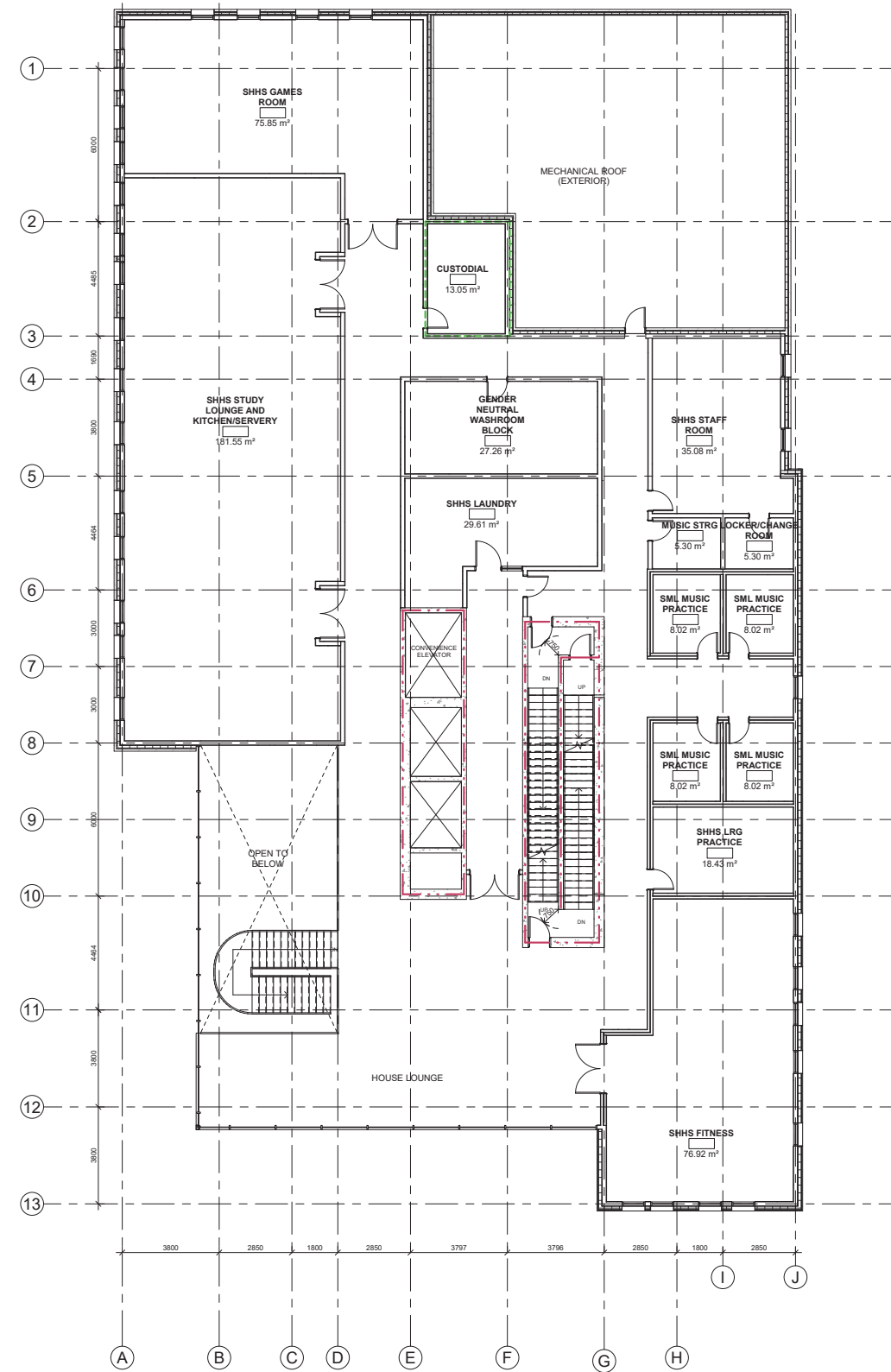
PROJECT #: 15062

LEVEL 1 PLAN

AN201

PLANS - BROCK NORTH

HCM



#	ISSUED FOR DP	18 JUL 2019
#	DESCRIPTION	DATE
1	ISSUED FOR DP	18 JUL 2019

PROFESSIONAL SEAL

Brock Commons Phase 2 North

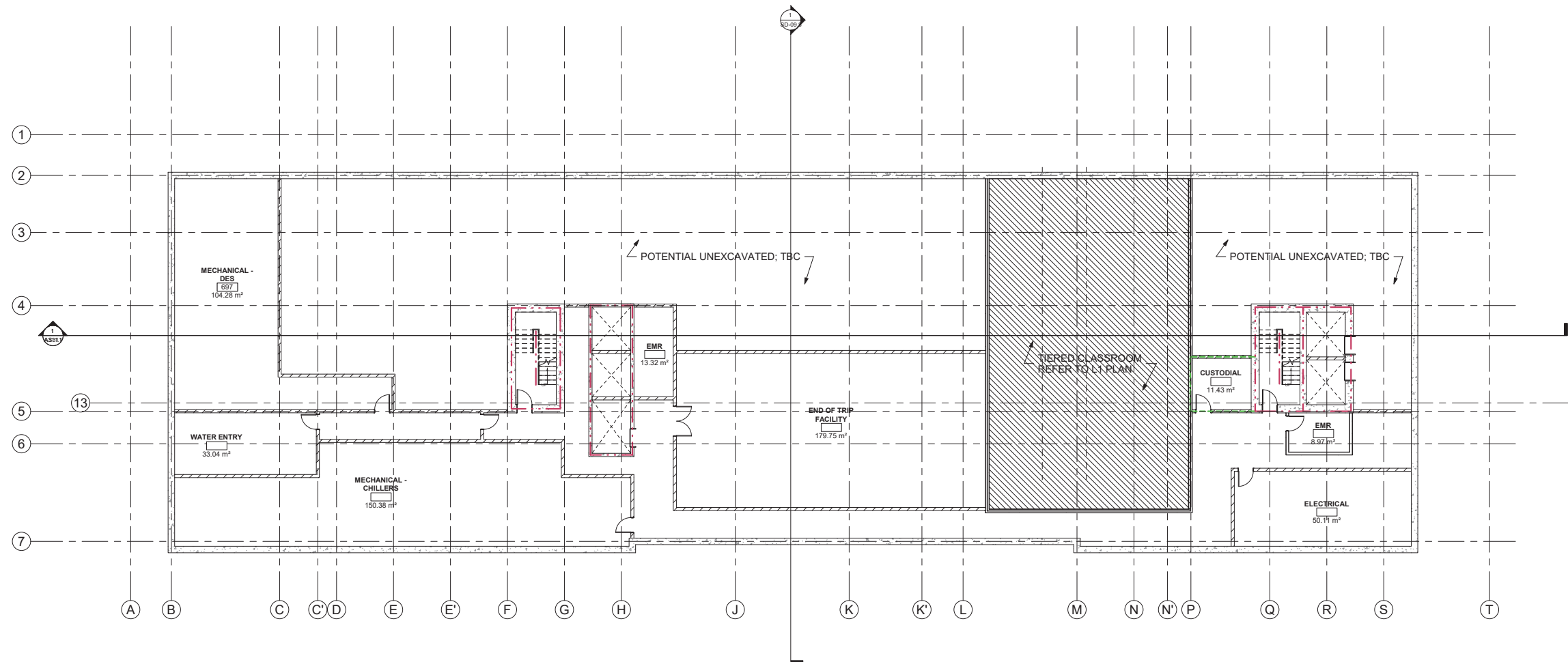
Brock Commons, UBC, BC

PROJECT #: 18062

LEVEL 2 PLAN

AN202

PLANS - BROCK SOUTH



#	ISSUED FOR DP	18 JUL 2019
1	DESCRIPTION	DATE

Brock Commons Phase 2 South

Brock Commons, UBC, BC

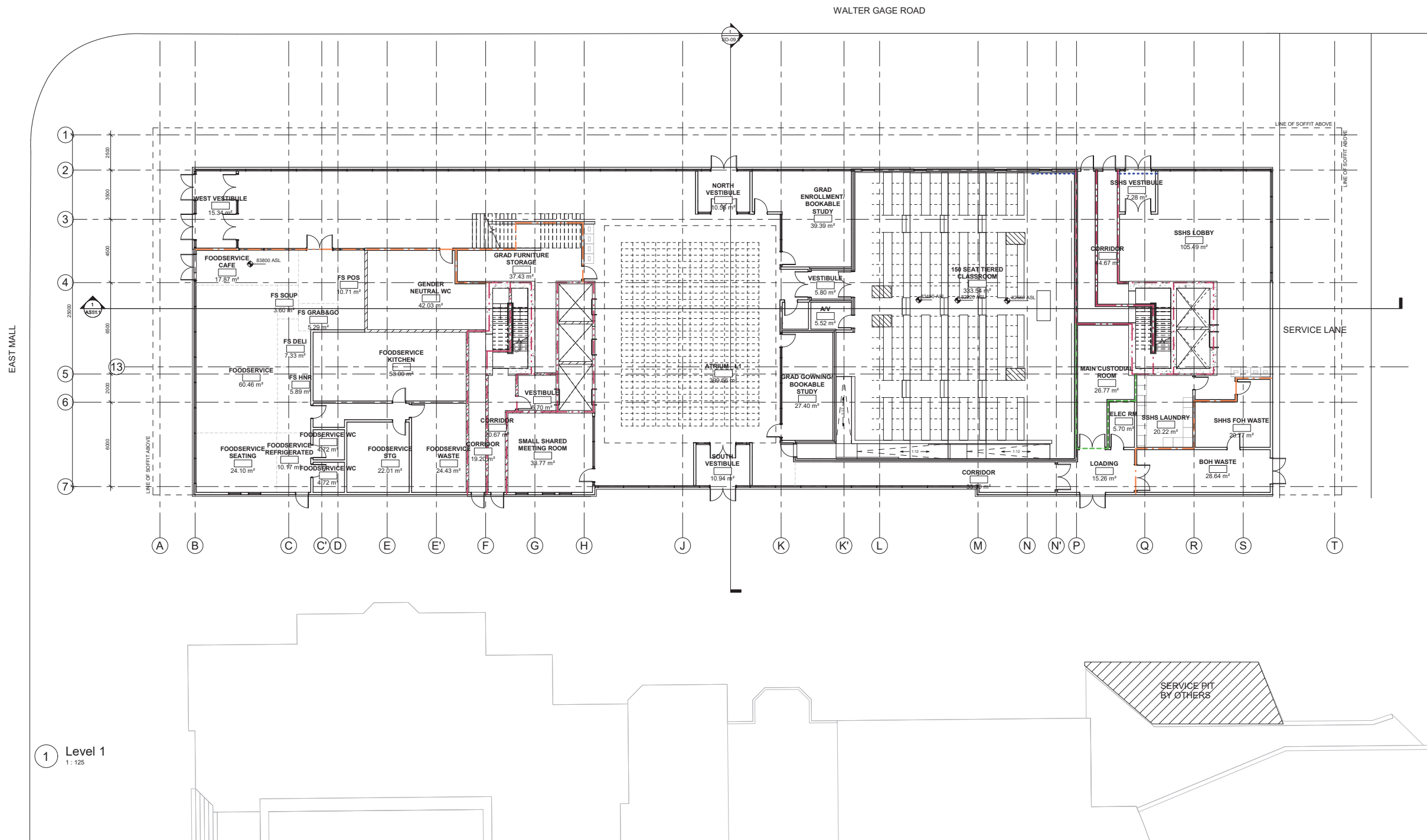
PROJECT #: 18062

FLOOR PLAN - BASEMENT

AS200

PLANS - BROCK SOUTH

HCMA



1 Level 1
1:125

#	ISSUED FOR DP	DATE
1	18 JUL 2019	
#	DESCRIPTION	DATE

Brock Commons Phase 2 South

Brock Commons, UBC, BC

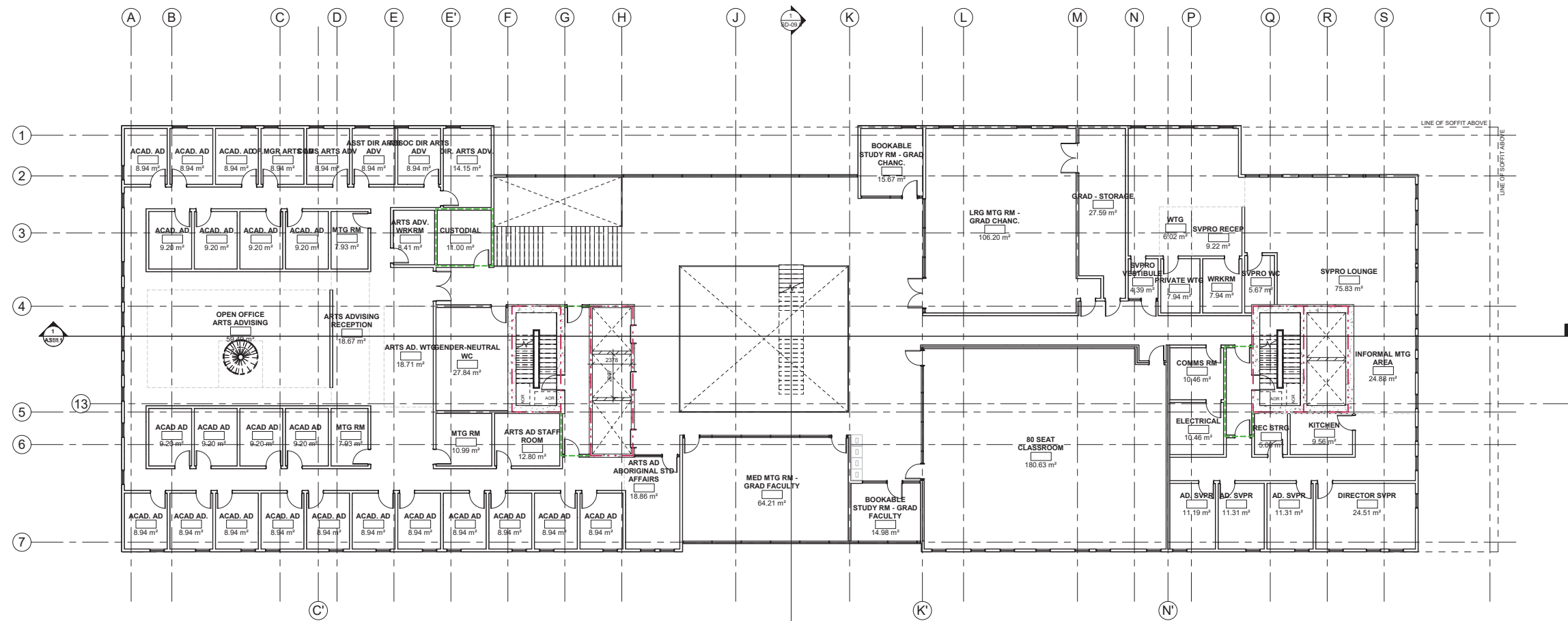
PROJECT #: 18062

FLOOR PLAN - LEVEL 1



AS201

PLANS - BROCK SOUTH



1	ISSUED FOR DP	18 JUL 2019
#	DESCRIPTION	DATE

Brock Commons Phase 2 South

Brock Commons, UBC, BC

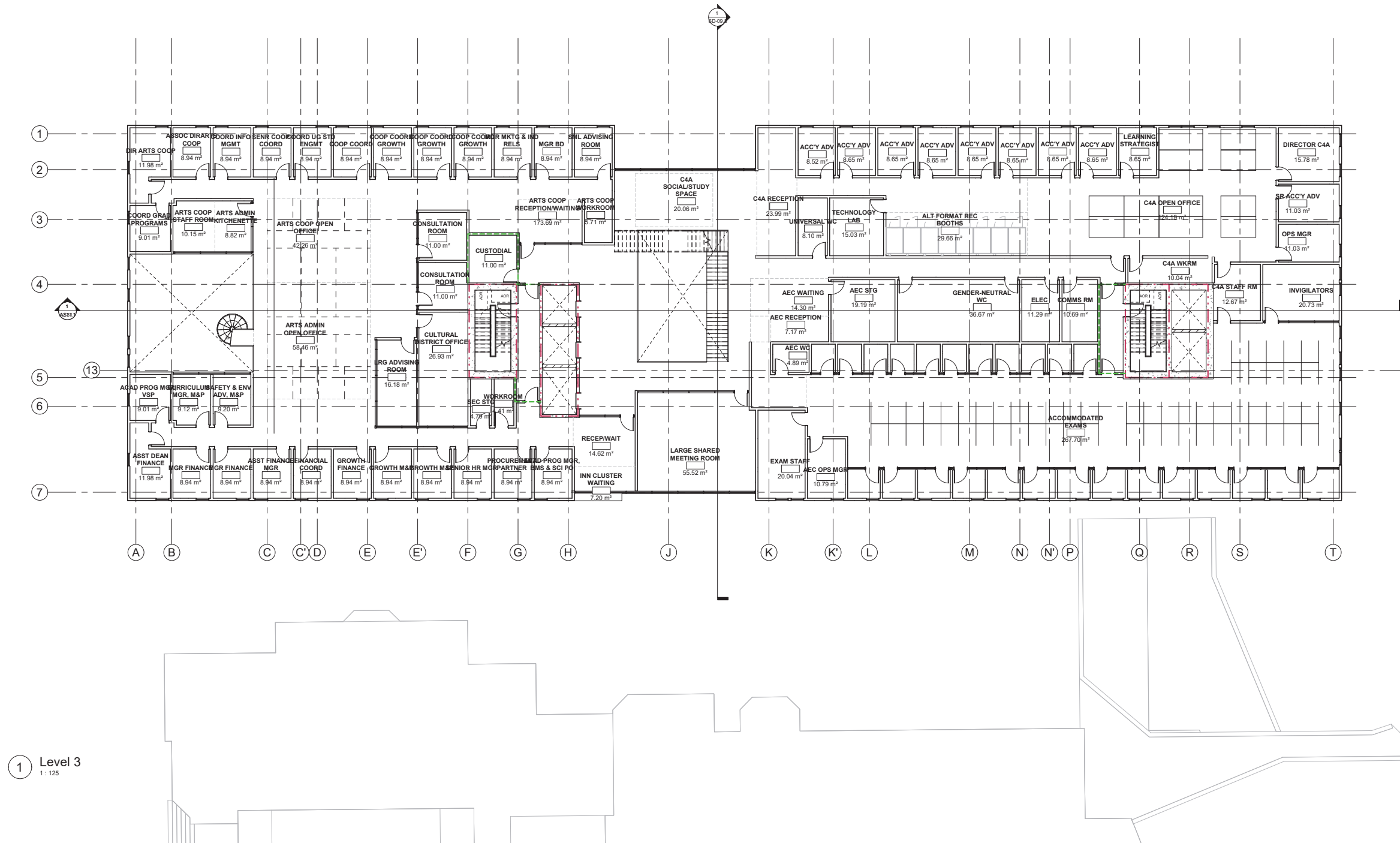
PROJECT #: 18062

FLOOR PLAN - LEVEL 2

AS202

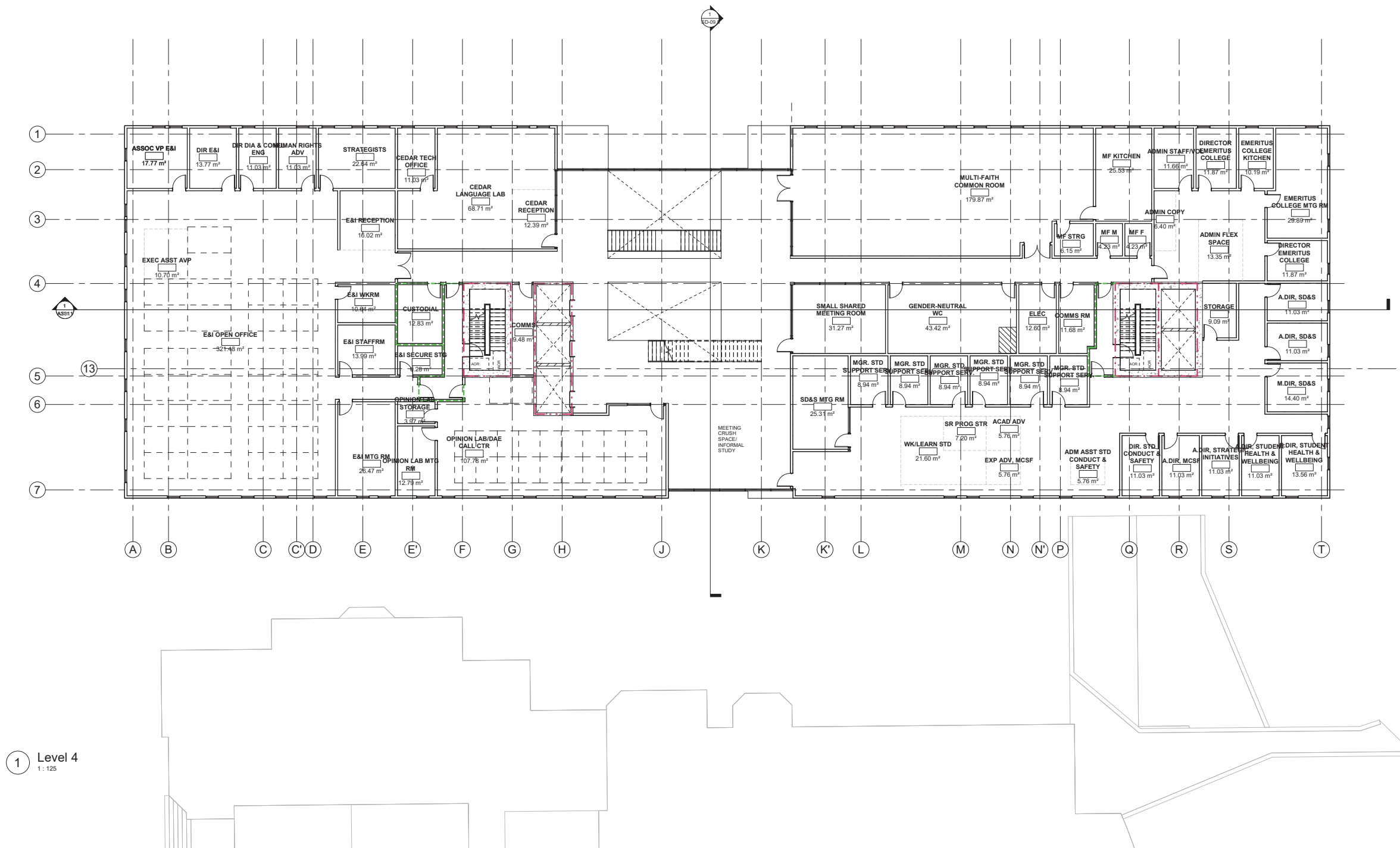
PLANS - BROCK SOUTH

HCMA



PLANS - BROCK SOUTH

HCMA



1 Level 4
1:125

#	ISSUED FOR DP	18 JUL 2019
1	DESCRIPTION	DATE

Brock Commons Phase 2 South

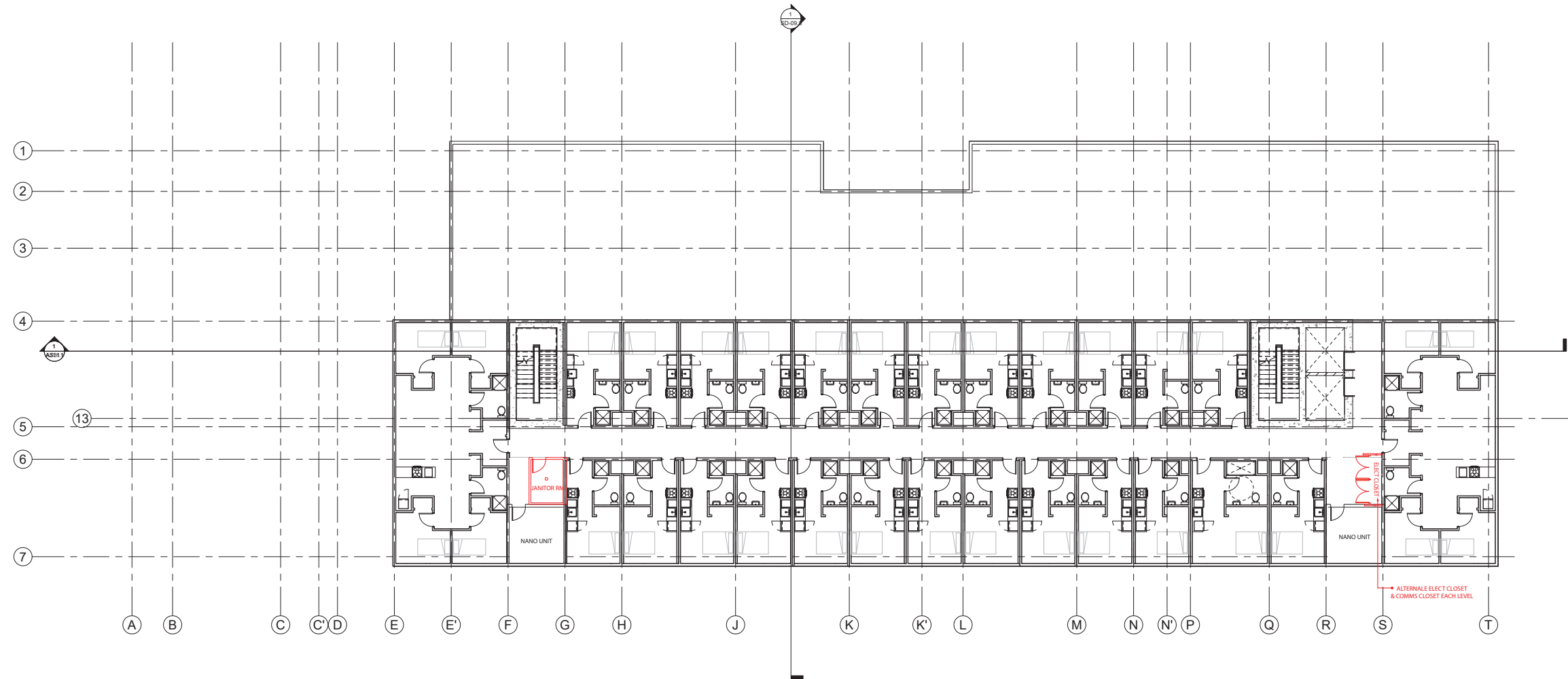
Brock Commons, UBC, BC

PROJECT #: 18062

FLOOR PLAN - LEVEL 4

AS204

PLANS - BROCK SOUTH



1 Level 6
1 : 125

#	ISSUED FOR DP	18 JUL 2019
1	DESCRIPTION	DATE

PROFESSIONAL SEAL

Brock Commons Phase 2 South

Brock Commons, UBC, BC

PROJECT #: 18062

FLOOR PLAN - TYPICAL RESIDENTIAL FLOOR

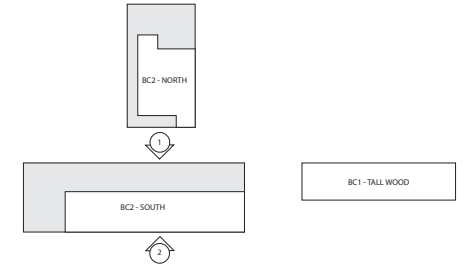


AS206

CONNECTIVITY



ELEVATIONS IN CONTEXT

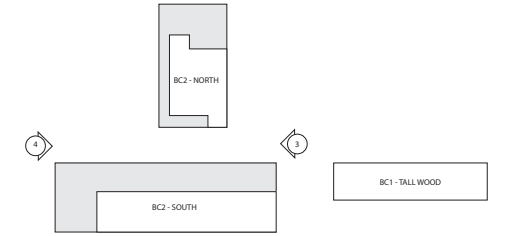


South Building, North Elevation



South Building, South Elevation

ELEVATIONS IN CONTEXT

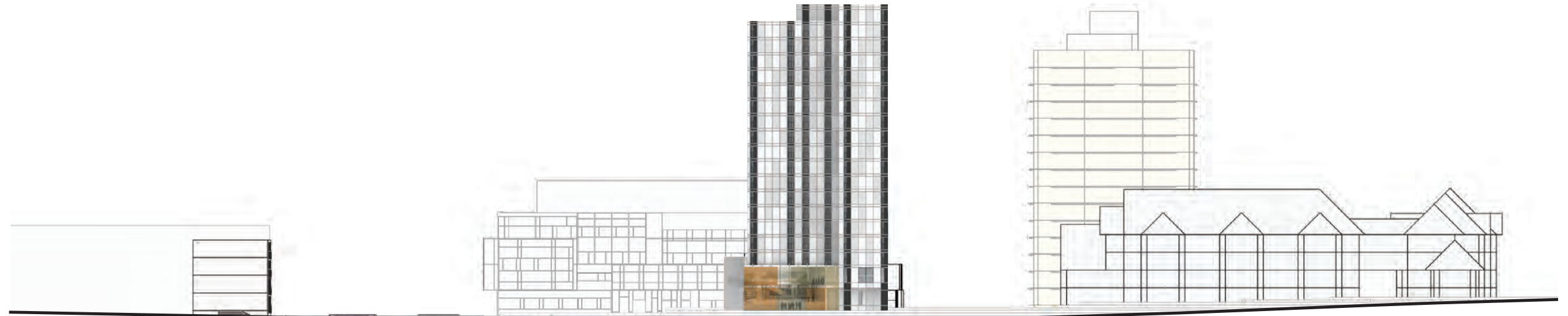
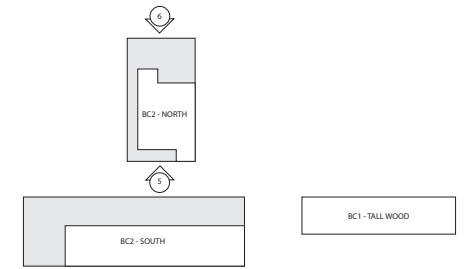


North and South Buildings, East Elevation



North and South Buildings, West Elevation

ELEVATIONS IN CONTEXT

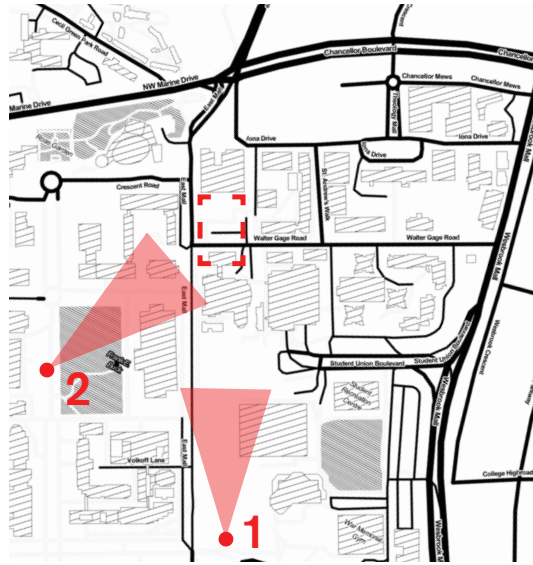


North Building, South Elevation



North Building, North Elevation

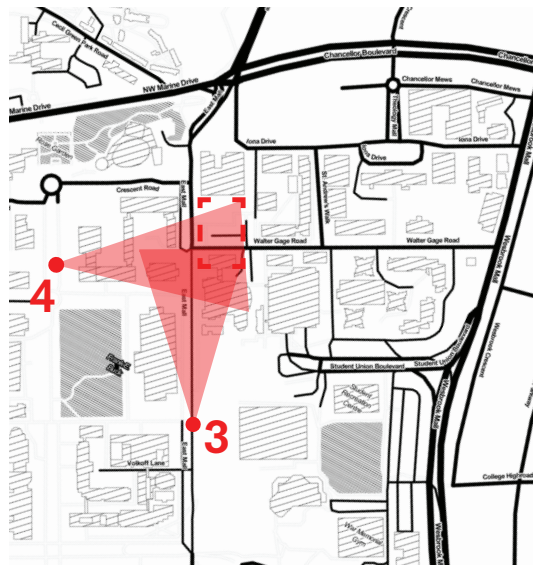
SKYLINE STUDIES



1. View from the Nest to North along Student Services Axis



2. View from Main Mall in front of Koerner Library



3. View north along East Mall at University Plaza



4. View east from Main Mall at Buchanan

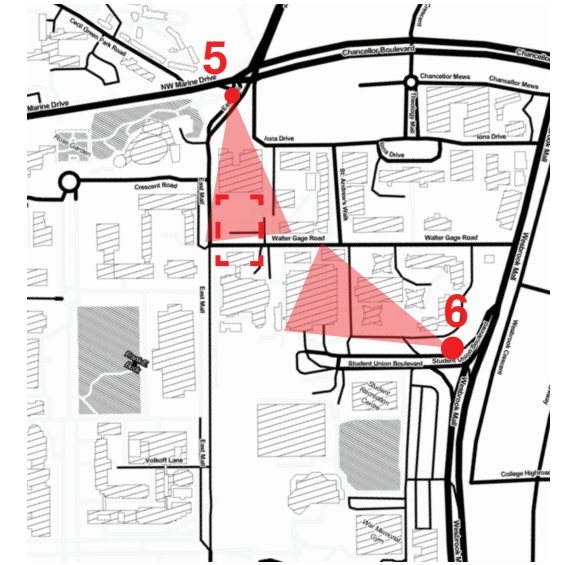
SKYLINE STUDIES



5. View from Entry to Campus at East Mall and Chancellor Boulevard



6. View from Bus Loop at Wesbrook Mall



7. View east along Walter Gage Road



8. View from Campus Entry at University Boulevard and Wesbrook Mall

