

SITE

The site is approximately 0.615 ha (66,200 SF/1.52 acres) in size having a street frontage of 55 m (180 feet) on Ross Drive and 69.5 m (228 feet) on Gray Avenue to the north and 95.8 m (314 feet) to the west on the pedestrian greenway.

CONTEXT

The site is located west of Wesbrook Mall and is adjacent to the following:

- Magnolia House and Dahlia House (4 storey buildings) to the east
- Sail (6 storey building) to the north
- a future 6 storey residential building to the south and a 9 storey residential building to the west

DEVELOPMENT PROGRAM

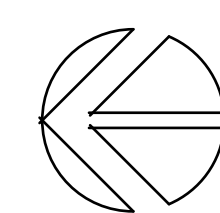
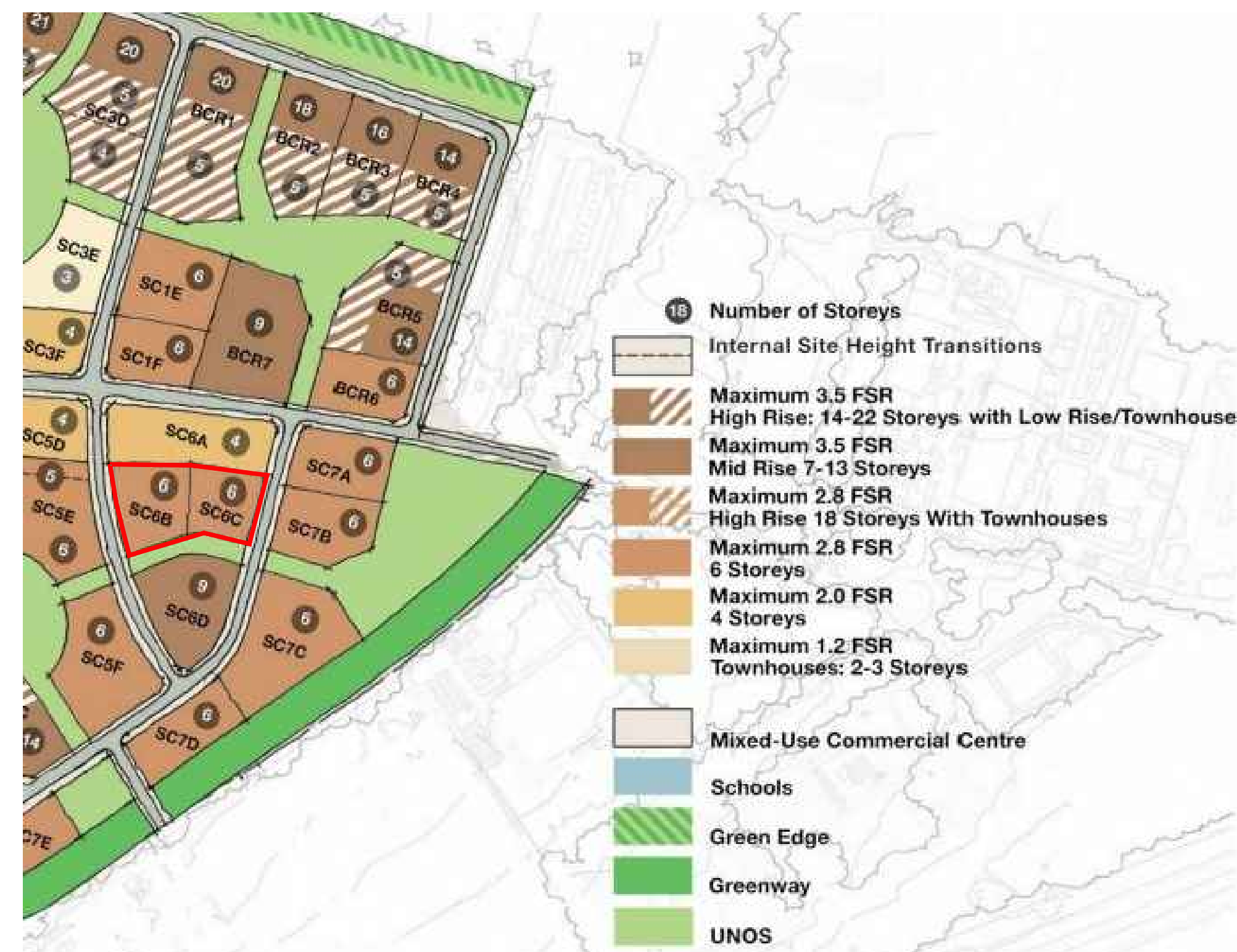
This six storey UBC Faculty and Staff development will include approximately 185,200 SF or an FSR of 2.8.

The unit mix will include a range of unit types from studio, one, two and three bedroom units to 4 bedroom units to reflect the market demand for this accommodation need.

These residences will take advantage of the close proximity to Wesbrook Village and to the comprehensive network of pedestrian connections and open space amenities including Nobel and Mundell Parks.

Access to the underground parking maybe shared with Magnolia and Dahlia House's existing parking ramp to avoid a new parking ramp between the buildings but also to maximize and share in the allocation of parking between these buildings.

A direct access to each courtyard is included from the main floor level of each building.

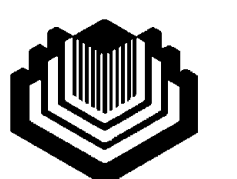


LOTS 27/29 ~ WESBROOK PLACE, UBC

DESIGN RATIONALE

September 23, 2015

Sk-0.2



UBC Properties Trust

BUILDING TYPOLOGY



PRECEDENT - YU



PRECEDENT - PARCEL 22



TRIPARTITE COMPOSITION



CAP

MID

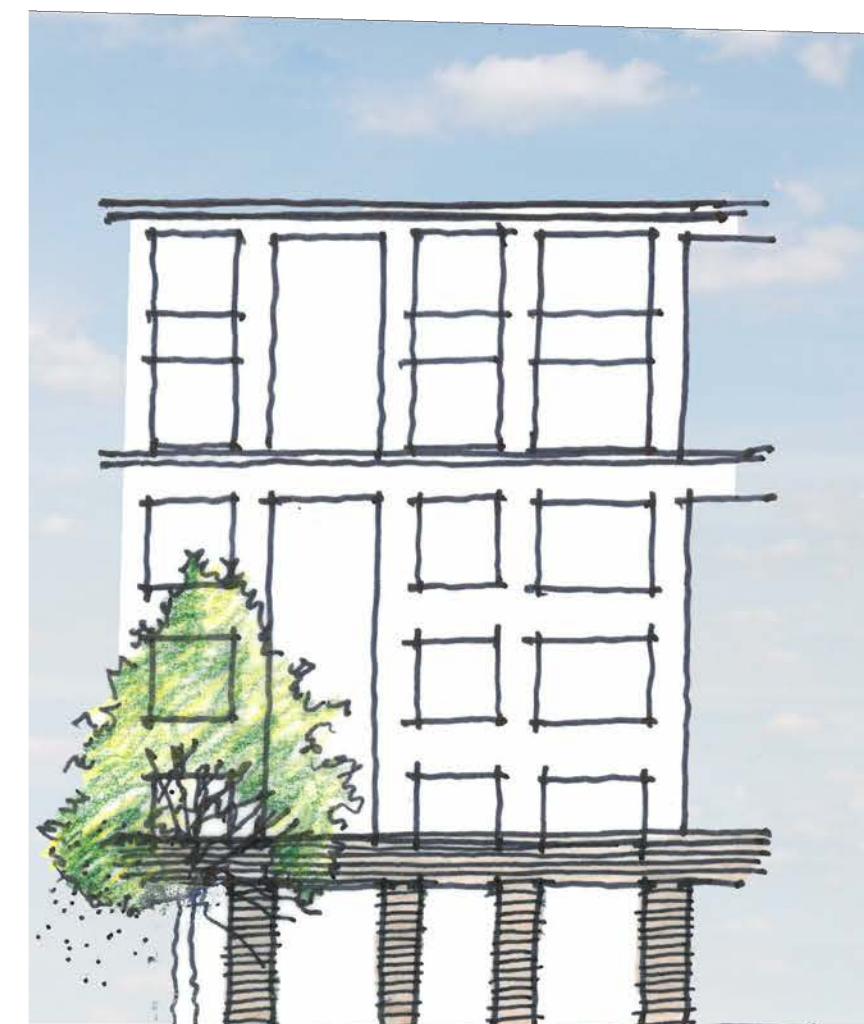
BASE



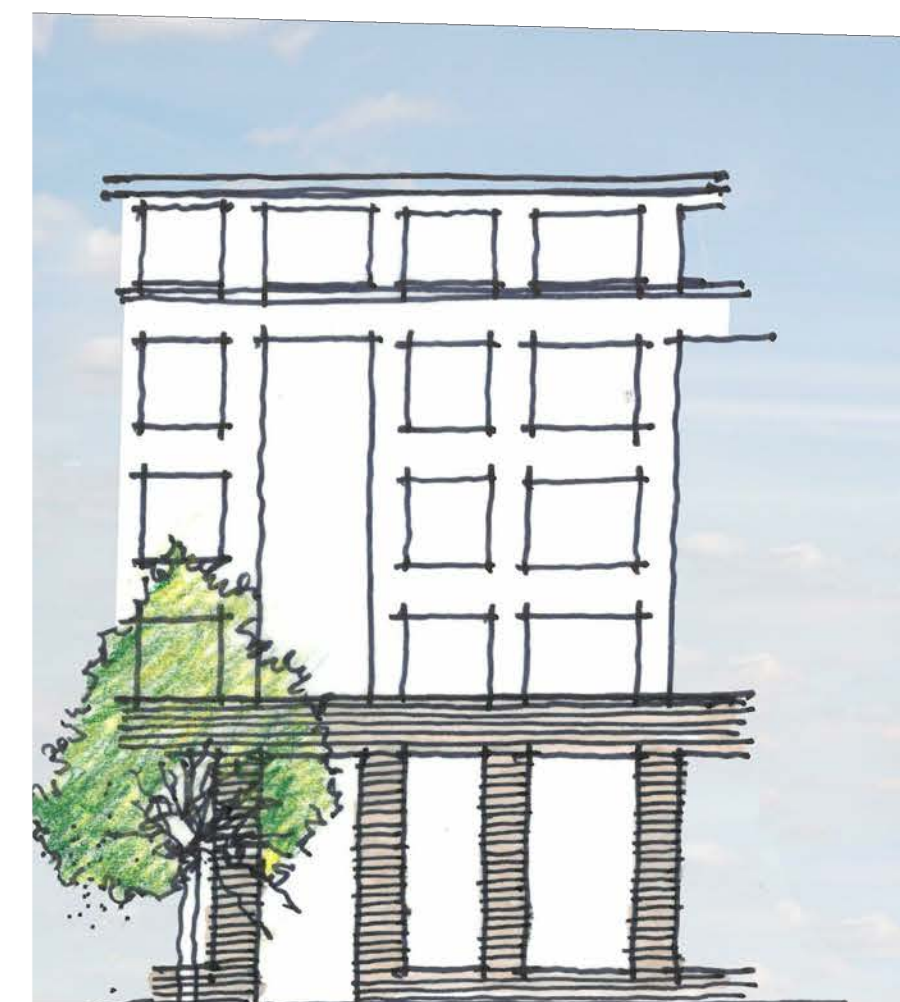
AMENDED FACADE COMPOSITION



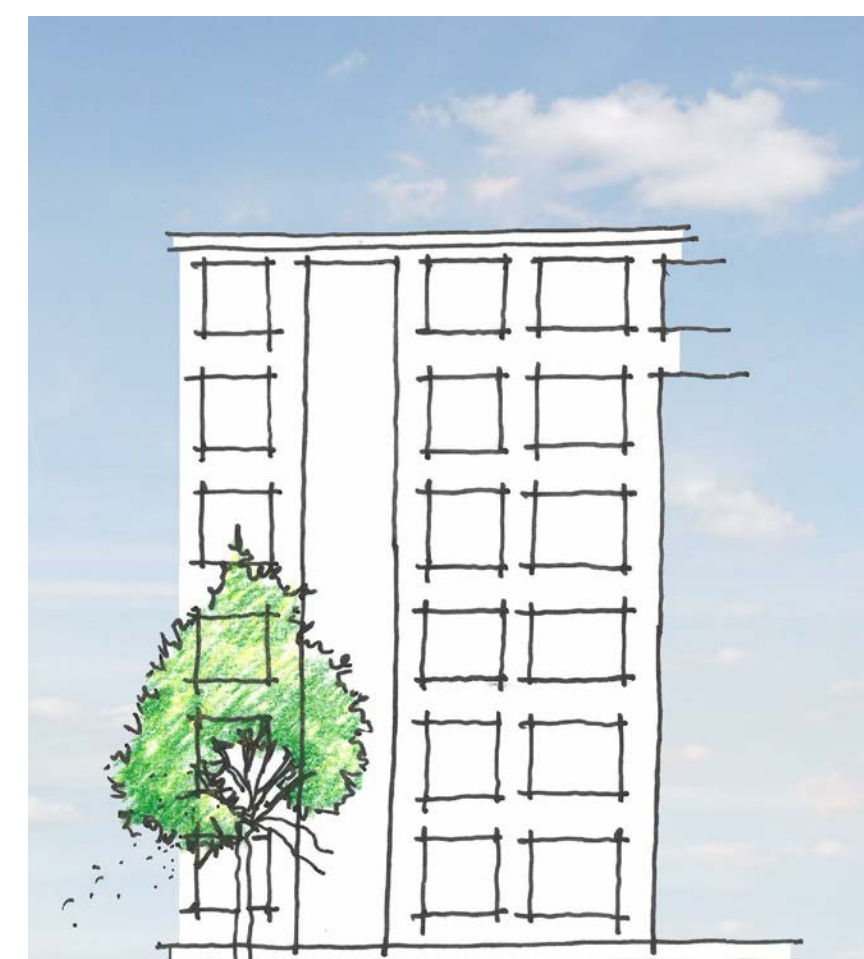
2/2/2



2/3/1



1/3/2



TRIPARTITE COMPOSITION

The proposed architectural expression is rooted in the historic tripartite building precedents for mid-rise buildings but now proposed in a contemporary manner.

The building facade components (building base, mid and top components) are imbedded in the design to provide an ordered composition in a comfortable and recognized manner to each elevation.

These defined building elements also reduces the apparent scale of the building, provides pedestrian scale and richness to the street level with an interesting composition of building elements above.

BUILDING FACADE

The design of the amended building facades expresses a unified and distinct composition based on the historic tripartite principles that includes a distinct building base, mid and top building segments.

The building base provides a rich, durable urban character at the pedestrian level to complement the established Wesbrook Streetscape in a contemporary way. The brick facade, composition of window wall accent glazing, recessed terrace forms and lobby and stair entrance features, provide an interesting and inviting composition to the street and courtyard frontages.

The mid building area is well articulated to provide interest and to reduce the apparent scale of the buildings. The alternating and varied window treatments, balcony forms and accent features provide ample articulation to this segment of the building facade.

Windows are surrounded by a trim dimension in an accent colour.

The building top is clearly defined from the mid building with the built up horizontal profile, horizontal siding and darker colour palette.

A substantial roof overhang having a stained wood soffit, caps the building with an attractive building component while providing weather protection for the building facade.

Original two parcel lot would only yield approximately FSR 2.3, well under the permitted FSR 2.8.

The large common open space lacks definition for more personal and defined multiple activity zones.

- Pros:
- Larger commons
 - More direct wayfinding
 - Minimizes overshadowing of bldgs to east
 - Works with existing lot lines

- Cons:
- Unacceptable sacrifice of buildable area (GBA)



CONCEPT A. FSR 2.3

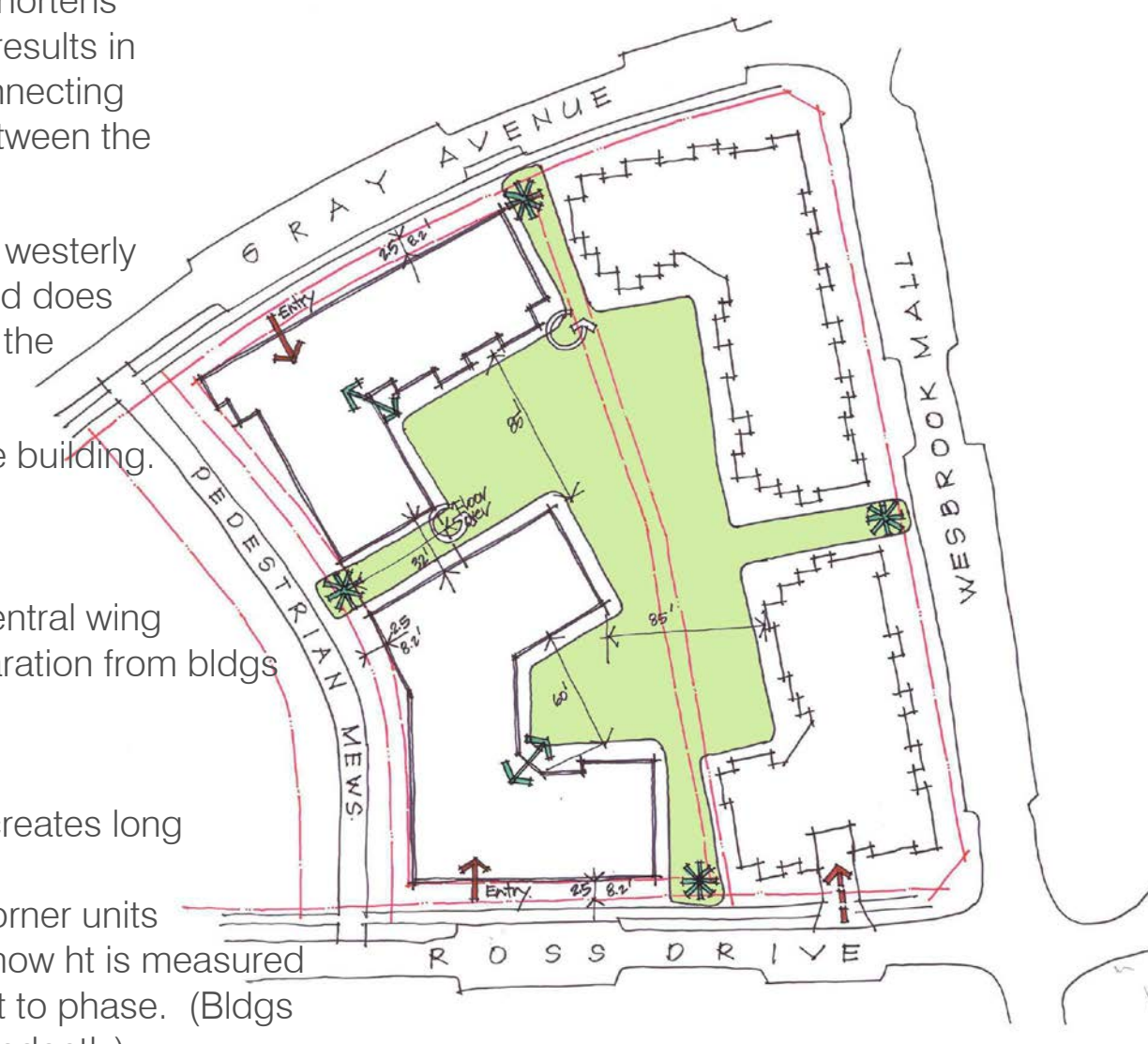
The overhead "building bridge" between the buildings shortens up the central wing but results in difficult grading and connecting floor level transitions between the building.

The connected building westerly elevation is very long and does have a dark zone under the "building bridge."

Difficult phasing a single building.

- Pros:
- Reduces length of central wing /provides more separation from bldgs to east

- Cons:
- Attaching buildings creates long western facade
 - 18 fewer desirable corner units
 - Code issues due to how ht is measured
 - Single bldg is difficult to phase. (Bldgs need to work independently)

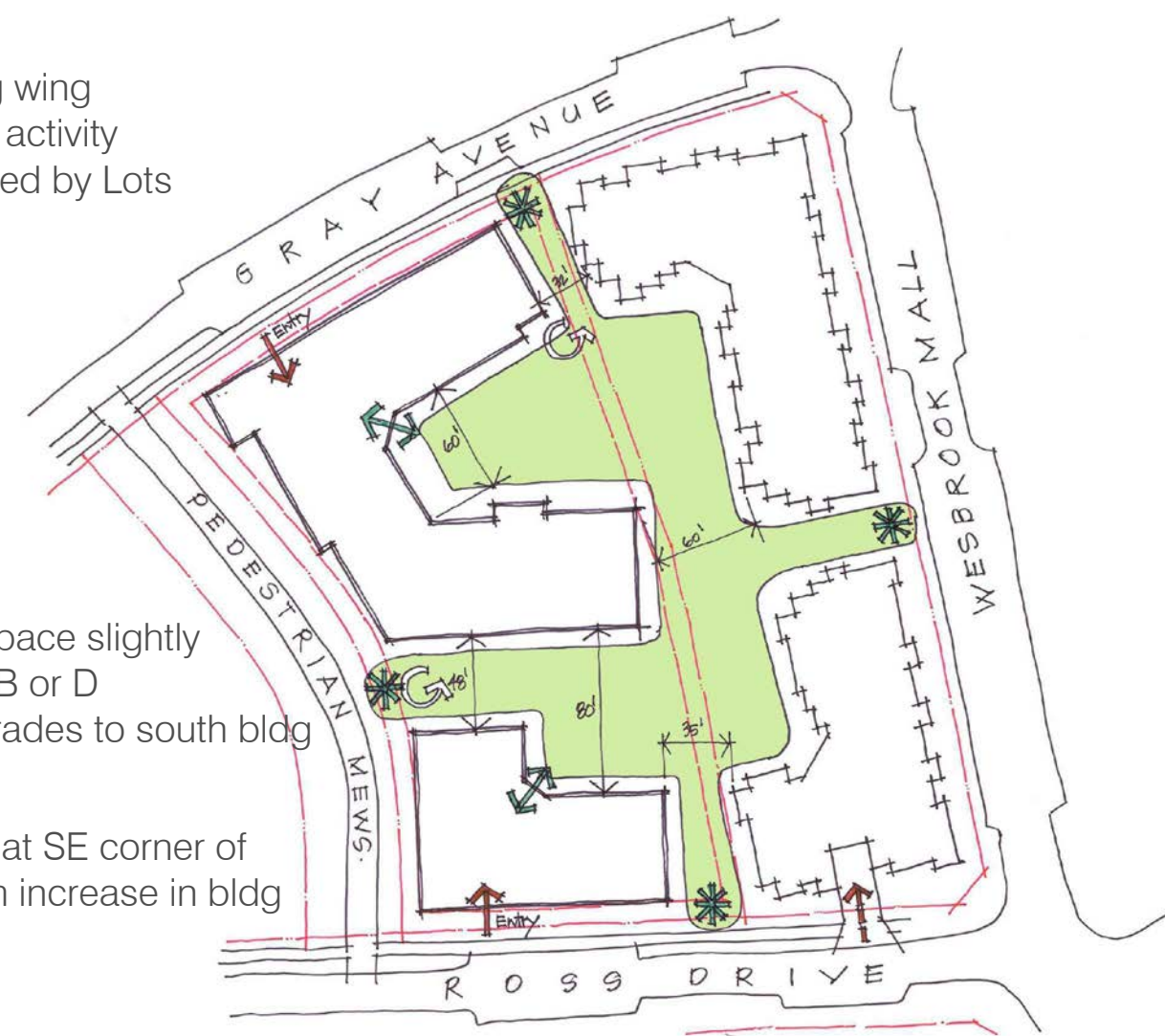


CONCEPT B. FSR 2.8

The central building wing defines two distinct activity amenity zones shared by Lots 28, 27 and 29.

- Pros:
- East/west open space slightly more direct than B or D
 - Improved entry grades to south bldg

- Cons:
- Grading problem at SE corner of north bldg (1.62m increase in bldg elev.)



CONCEPT C. FSR 2.8

This selected concept takes best advantage of the site grades and development phasing.

Four gateway portals (including the existing portal on Wesbrook) mark the amenity frontages.

- Pros:
- Minimized bldg height adjacent to existing bldgs to the east
 - Allows open space connections while restricting direct visual route through site
 - Can be phased
 - Achieves density
 - Optimizes grading

- Cons:
- Central wing longer than Option B
 - East-west open space link has some grade change



CONCEPT D. FSR 2.8

SITE DEVELOPMENT

In order to achieve the permitted density for this site, the building footprints are organized to form two courtyard amenity spaces that will complement and enhance the existing amenity spaces and features of the Magnolia and Dahlia Houses.

The site planning alternatives are indicated by the adjacent diagrams. Option A would only yield an FSR of 2.3 while Option D is the preferred option due to the site grading considerations and to provide two distinct amenity open spaces that will provide unique social and activities in each amenity area.

DESIGN RESPONSE

The proposed building frontages and massing closely follows the intent of the South Campus Neighbourhood Plan objectives.

The street, greenway and courtyard frontages will have well defined perimeter edges to take advantage of the urban street contexts.

Careful design attention has been considered for the sloping site grades and relationships of the ground floor residences to the adjacent sidewalks. Inclusion of varied brick walls, gates, fencing and landscaping will extend the already established street character of Wesbrook Place.

The ground floor garden homes will be expressed in brick façade elements to reinforce the sense of desirability and building quality .

The clear articulation of the façade elements form an interesting collection of complementary and distinct building elements. The selection of the façade materials, extensive glazing, varied roof profiles and bay forms further define this design intent.

The building corners include great rooms having glazing on two sides to take advantage of views and to provide a building "transparency" at these corner locations.

The composition of these building components and selection of materials and colours is intended to express an interesting and well composed building massing with having simple articulation of the building facades in a contemporary manner.

The Gold REAP rating, as defined by the UBC Residential Environmental Assessment Program, will be achieved by this development .



LANDSCAPE PLAN
CONCEPT D

ORIGINAL SUBMISSION CONCEPT



Nobel House



Clements Green



AMENDED SUBMISSION CONCEPT

LEGEND

- Gateway to courtyard.
- Shared courtyard.
- Building feature gateway to pedestrian gateway.
- Shared under amenity.
- Building/unit entry.
- Parking garage entry (shared existing).

DESIGN MODIFICATIONS

The following design modifications have been incorporated for this application resubmission:

- The context of the adjacent buildings and potential future buildings has now been indicated by the concept plan.
- The northerly wing of the south building has been deleted to enlarge and to amalgamate the central amenity area for Dahlia House, Magnolia House and for lots 27 and 29.
- The FSR area has been reduced by approximately 31, 500 SF.
- The landscape design for this amenity area will feature a shared amenity building and terrace adjacent to the existing barbeque areas.
- Convenient access from all four residential buildings is provided. Direct access from each of the lobby areas is now provided for buildings 27 and 29.
- The solar aspect of this larger amenity area has been improved with this change.
- The end portions of the sixth floor level for each building have been stepped back to respect the scale of the adjacent 4 storey Dahlia and Magnolia Houses.
- The unit mix has been adjusted to reflect the current expectations for the anticipated residents:
 - 7% studio
 - 32% one bedroom
 - 38% two bedroom
 - 20% three bedroom
 - 3% four bedroom
- Building elevation modifications:
 - The composition of the building elevations has been further articulated with the introduction of the new unit types.
 - Additional brick has been added to key building areas to strengthen the significance of these elements.
 - The colour palette has been enriched with deeper colour and variation for each building.



ORIGINAL SUBMISSION CONCEPT