

CONTENTS

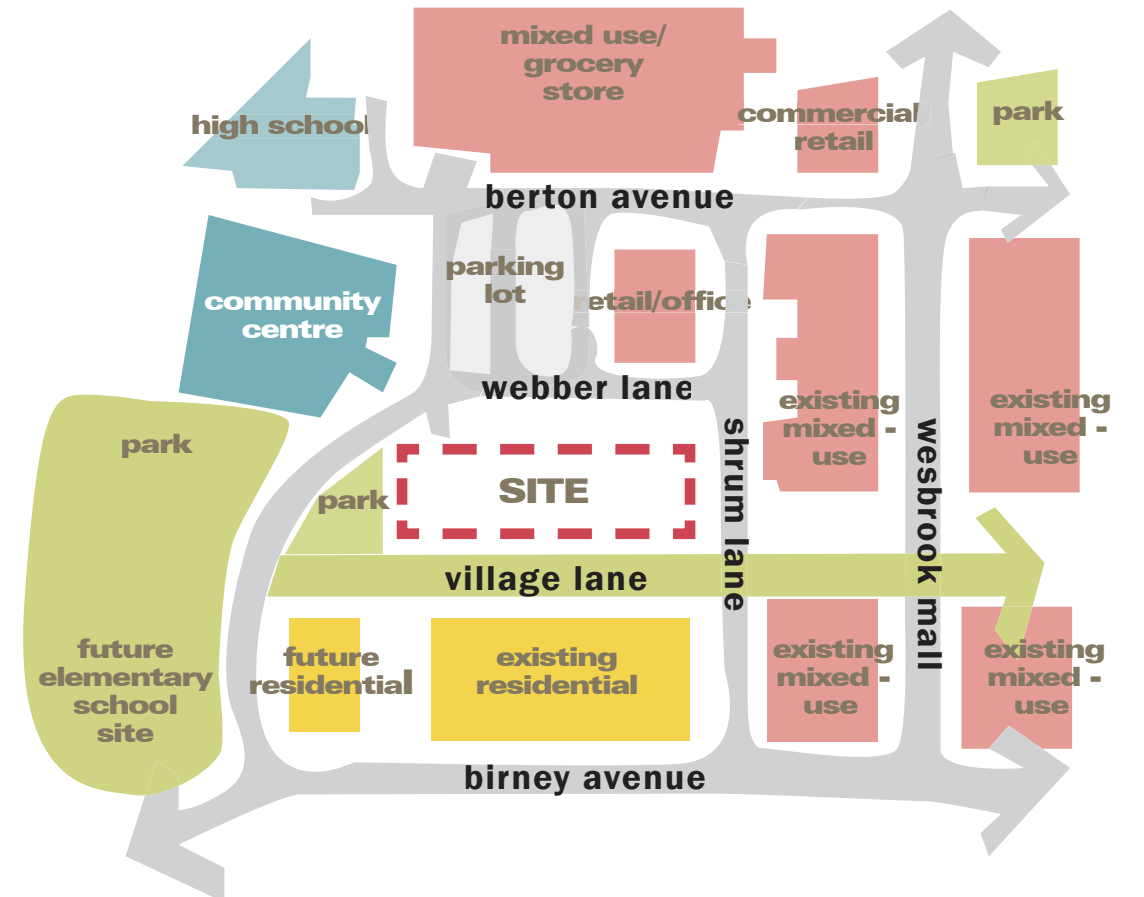
Location & Context Plan	2
Site Analysis	3
Design Rationale	4
Plans - Level 1	5
Plans - Level 2	6
Plans - Level 3-6	7
Plans - Parkade Level	8
Landscape - Level 1	9
Landscape - Level 3	10
Landscape - Design Rationale	11
Elevations	12
Section 1	13
Section 2	14
Materiality	15
Perspectives	16



PRE-APPLICATION AUDP SUBMISSION
PROJECT - LOT E - SOUTH CAMPUS
March 5, 2015



location plan
(south campus)



context plan

LOCATION & CONTEXT PLAN


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Overview

This prominent site in Wesbrook Village is surrounded by a rich mixture of uses including ground oriented residential, small scale retail, mixed use with retail and/or commercial at grade, a future community centre, park space and pedestrian green way.

This varied context provides a unique opportunity to mix residential, park and commercial at the ground level while at the same time complimenting the existing context.

Two urban design conditions frame this development :

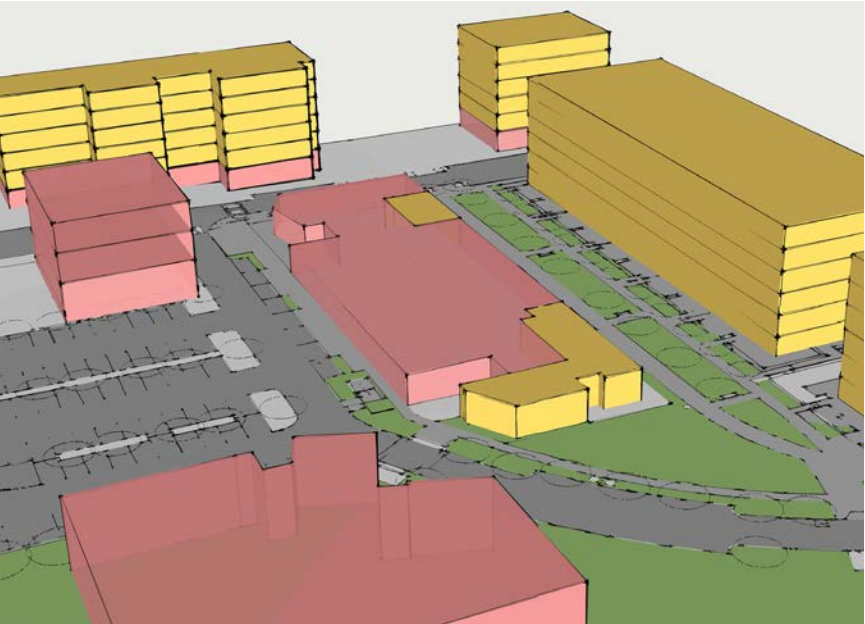
 active public uses including street level retail, commercial and community centre

 passive ground oriented residential, park/green open space and a pedestrian/cycle pathway

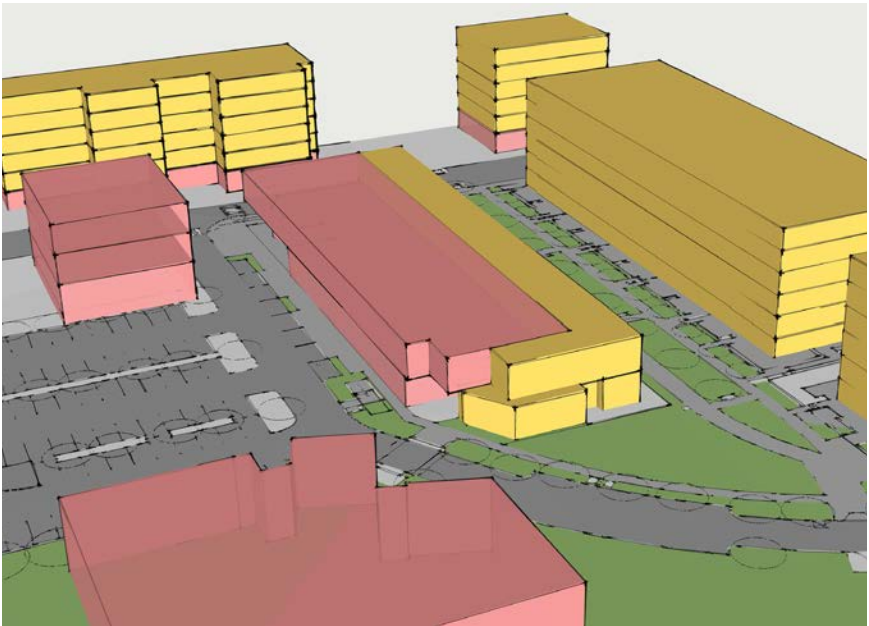
Proposed Response



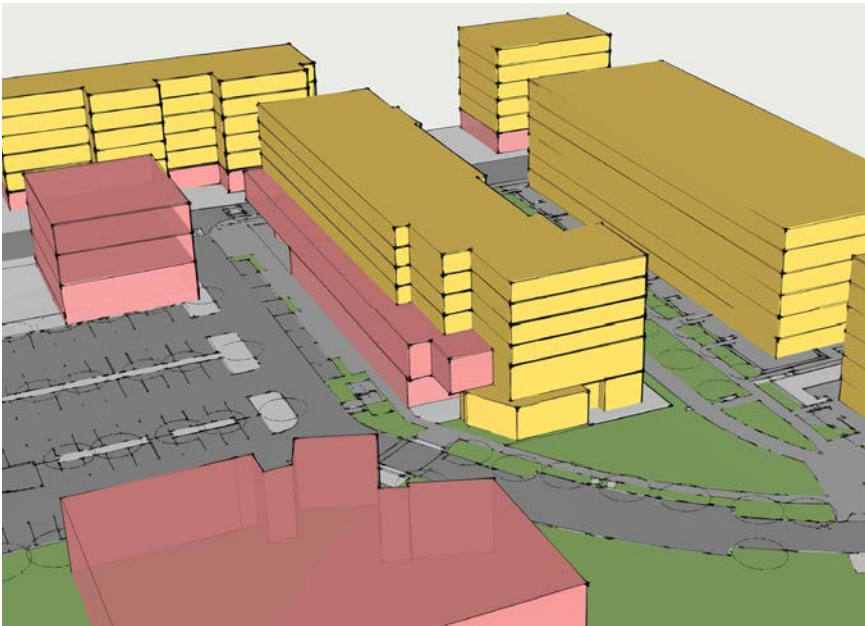
Massing Study



street level

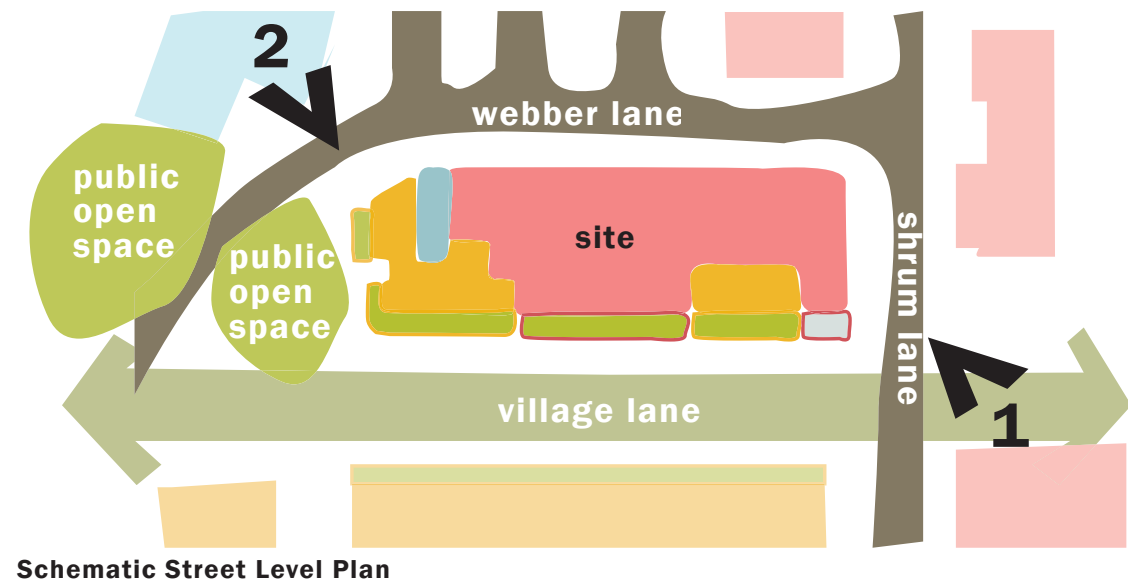


second level



upper levels

SITE ANALYSIS



Key Concepts:

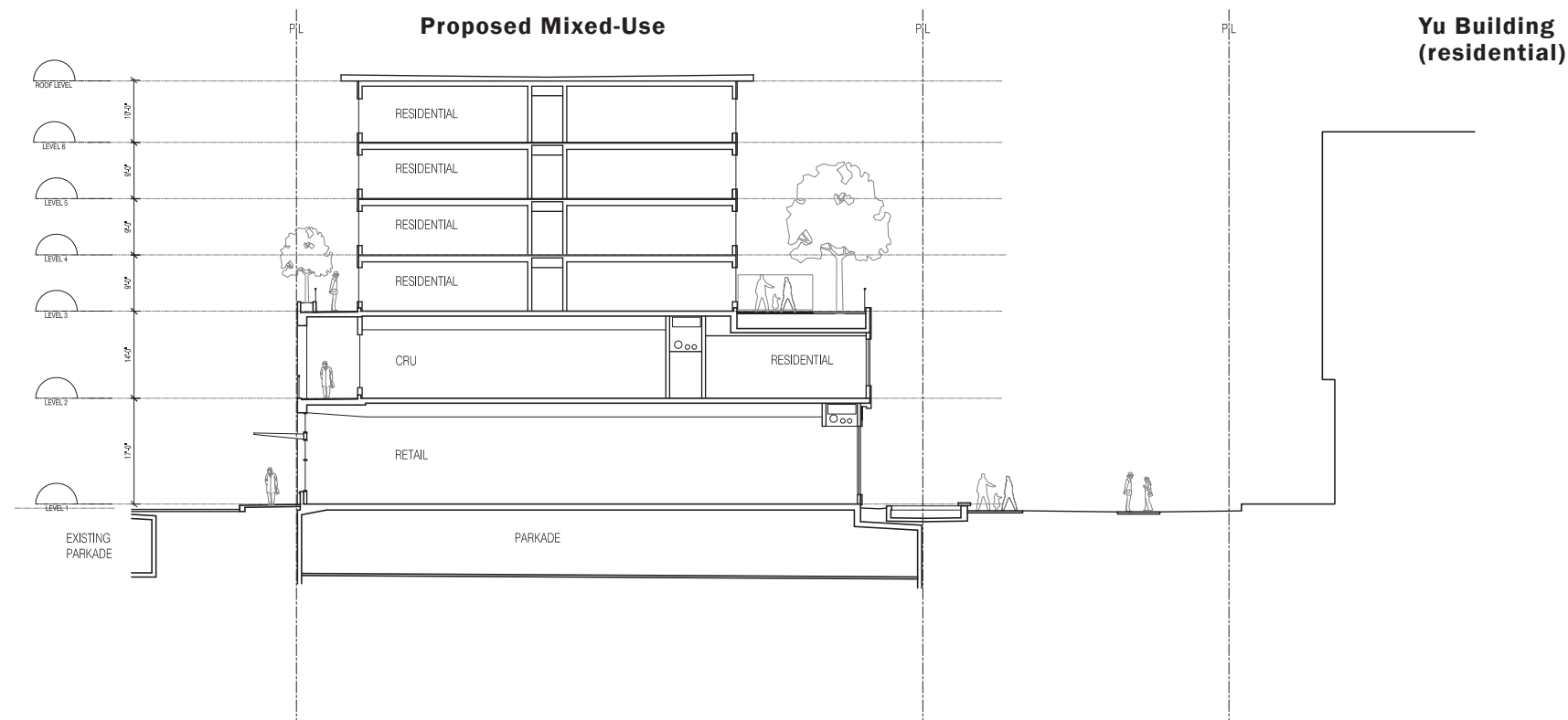
1. The overall building form and massing are determined by the methods of construction and location of uses:
 - Concrete construction on the first two levels
 - Building program at Levels 1 & 2 defined by immediate context
 - North and East elevations of Level 1 & 2 are predominately commercial use
 - South and West elevations are predominately residential use
 - Residential on Levels 3-6 are wood frame construction that have been set back to create relief at the facade, particularly on the south facade facing the Green Lane. This also accommodates patios and outdoor amenity space on Level 3.
2. Proposed use of a surface that formally resolves the two distinctly different methods of construction.



View 1 : from southeast

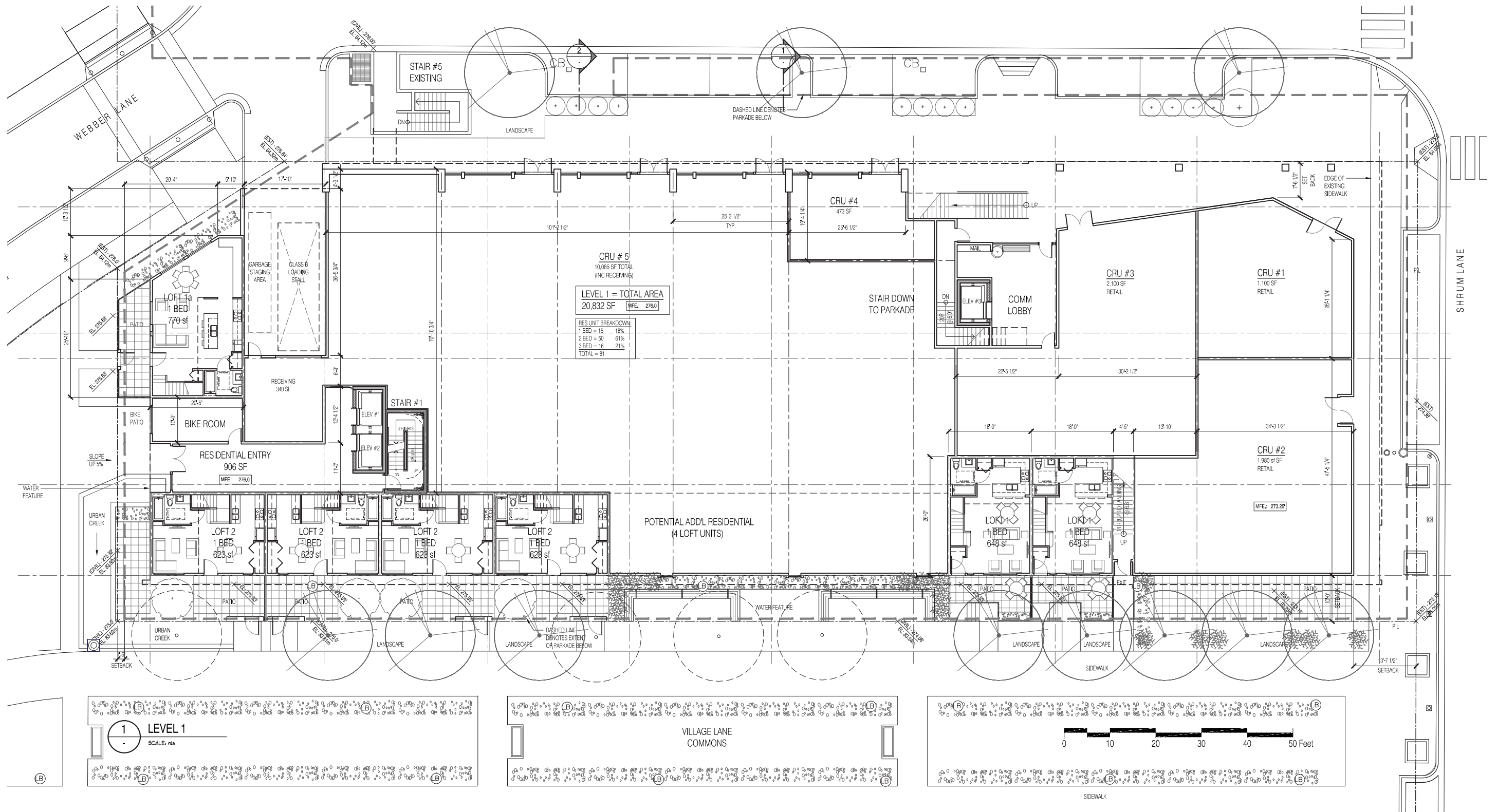


View 2: from northwest



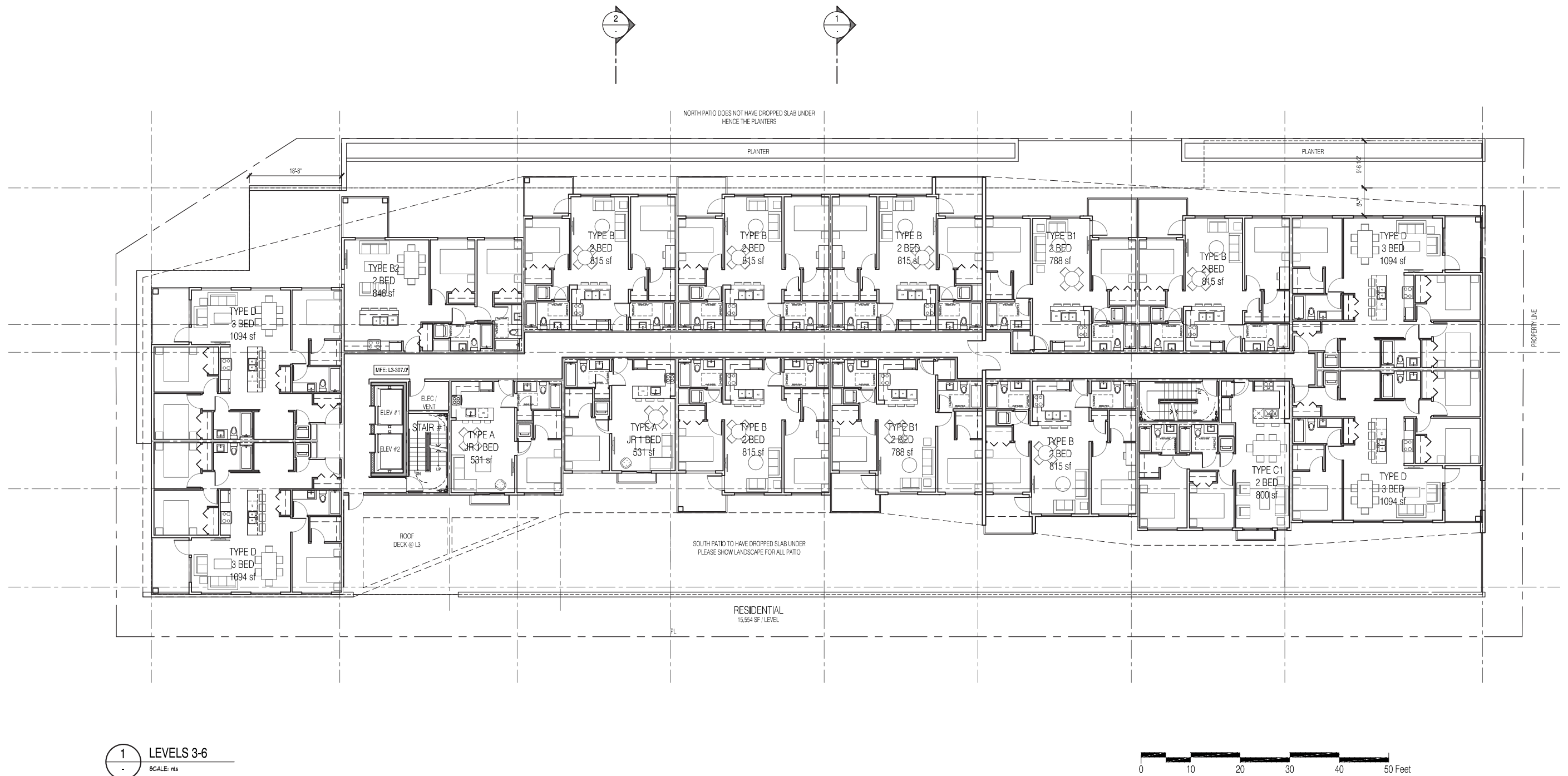
DESIGN RATIONALE

PRE-APPLICATION AUDP SUBMISSION
 PROJECT - LOT E - SOUTH CAMPUS
 March 5, 2015



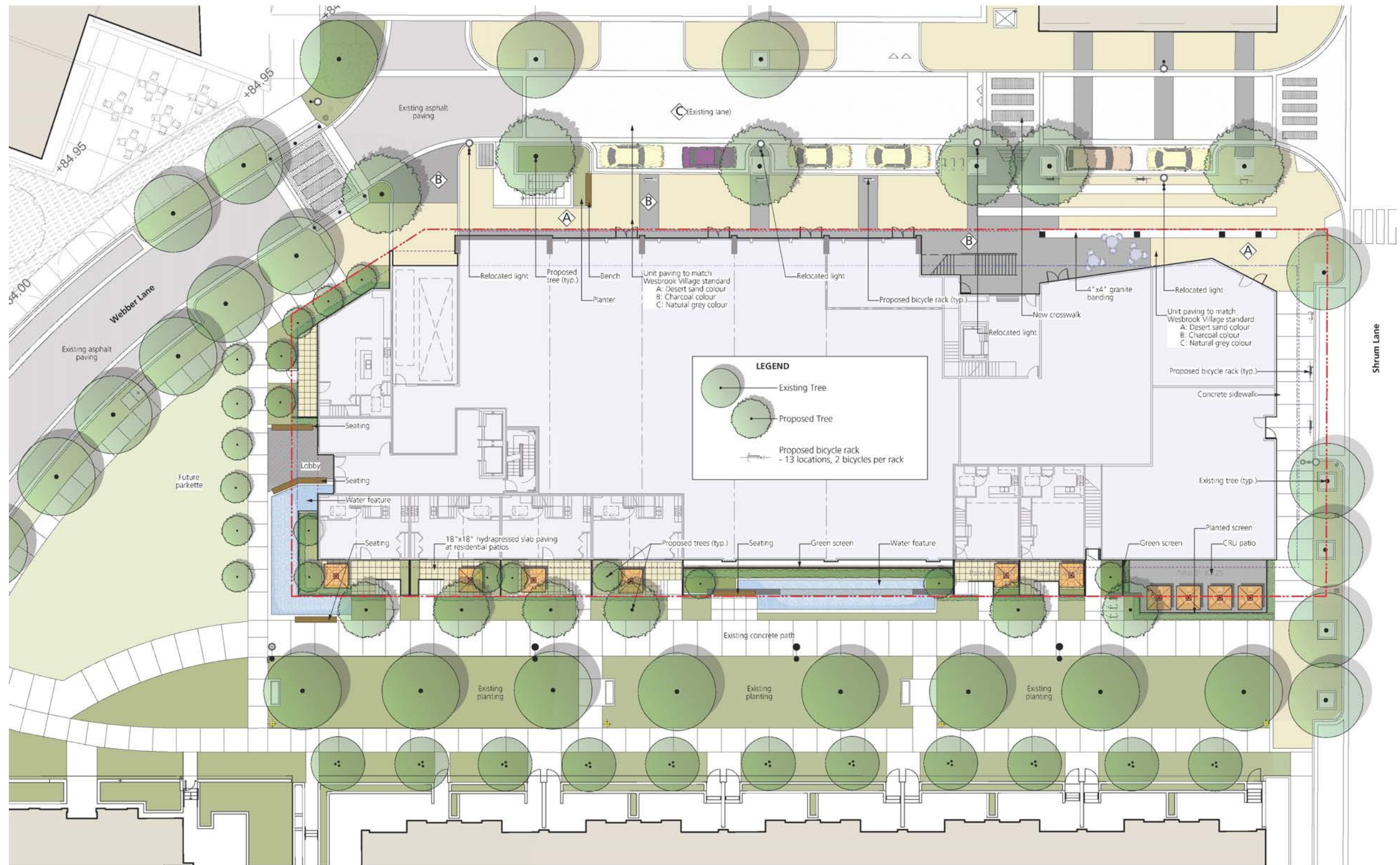
PLANS - LEVEL 1

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PROJECT - LOT E - SOUTH CAMPUS
March 5, 2015



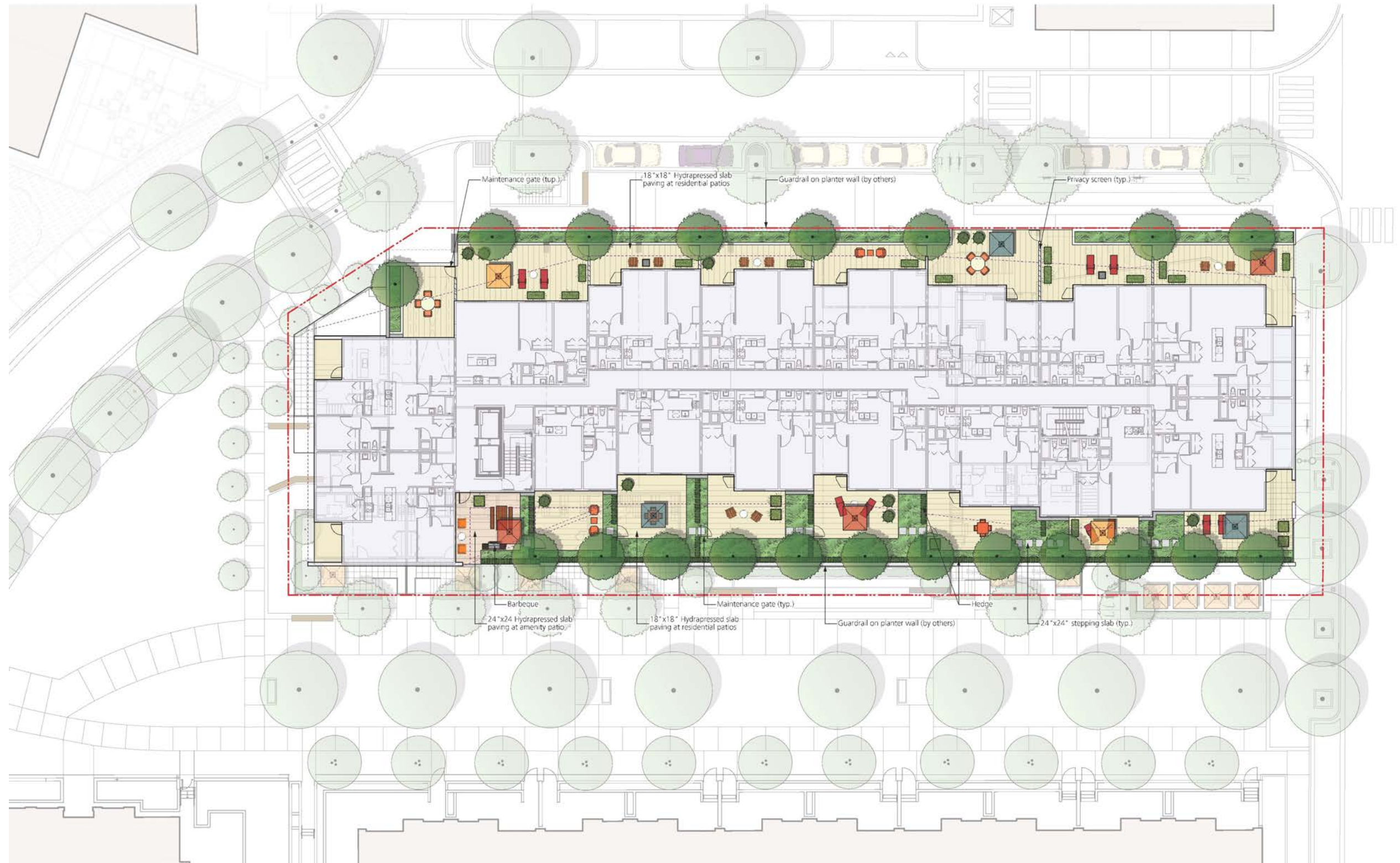
PLANS - LEVELS 3-6

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PROJECT - LOT E - SOUTH CAMPUS
March 5, 2015



LANDSCAPE - LEVEL 1

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LANDSCAPE - LEVEL 3

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UBC SC LOT E LANDSCAPE RATIONALE

CONTEXT

THE LOT E PROJECT ANCHORS THE SOUTH EDGE OF THE VIBRANT WESBROOK VILLAGE COMMERCIAL AREA. THE PROJECT IS ADJACENT THE VILLAGE LANE GREENWAY TO THE SOUTH AND FRAMES THE NORTH EDGE OF THIS WALK. ALONG THE WEST SIDE IS A FUTURE PARKETTE AND LINK TO THE COMMUNITY CENTRE AND TO THE EAST IS SHRUM LANE. THE PROJECT IS CENTRALLY LOCATED IN THE VILLAGE IN EASY WALKING DISTANCE TO WESBROOK VILLAGE SHOPS, THE FUTURE COMMUNITY CENTER, THE HIGH SCHOOL AND FUTURE ELEMENTARY SCHOOL, SPORTS FIELDS, PARKS AND GREENWAYS.

THE SITE IS RELATIVELY FLAT WITH THE LARGEST GRADE CHANGE OCCURRING NORTH TO SOUTH WITH THE SOUTH EDGE ±.6M LOWER THAN THE NORTH COMMERCIAL EDGE. THE SITE IS CURRENTLY USED FOR MULTIPURPOSE FUNCTIONS AND IS A GRAVEL SURFACE WITH NEWER PLANTED TREES ALONG THE NORTH AND SOUTH EDGE.

DESIGN INTENT

THE LANDSCAPE DESIGN FOR THIS PROJECT PROVIDES A CONTEMPORARY EXPRESSION UTILIZING MATERIALS THAT REFLECT THE CHARACTER OF THE WESBROOK PLACE VILLAGE NEIGHBOURHOOD. THE PRINCIPAL PEDESTRIAN CONNECTIONS TO THE BUILDING OFF THE VILLAGE PARKING AREA FEATURES CONCRETE UNIT PAVING AND GRANITE SETS IN A PATTERN TO MATCH THAT USED AT THE GRANITE TERRACE (FOODSTORE) PROJECT. ALONG THE SOUTH, GREENWAY, EDGE OF THE PROJECT THE PAVING WILL BE CONCRETE IN KEEPING WITH THE EXISTING CHARACTER OF THE VILLAGE GREENWAY. AT THE SOUTHEAST CORNER OF THE PROJECT AN EXTERIOR PATIO WILL BE PROVIDED FOR FUTURE CRU USE TO CAPTURE ONE OF THE SUNNIER SPOTS ON THE SITE AND IN THE VILLAGE. ALONG THE GREENWAY EDGE THE RESIDENTIAL UNITS WILL HAVE A LOW WALL WITH A PLANTED SEPARATION BETWEEN THE GREENWAY AND THE PATIO FOR PRIVACY. A SEATING NODE IS PROVIDED MIDWAY ALONG THE SOUTH ELEVATION TO TAKE ADVANTAGE OF THE SUN AND TO PROVIDE A RESTING PLACE. THIS NODE WILL BE INTEGRATED WITH A SMALL WATER FEATURE AND A GREEN SCREEN ELEMENT ADJACENT THE BUILDING EDGE. EACH UNIT WILL BE PROVIDED DIRECT WALKWAY CONNECTIONS TO THE EXISTING GREENWAY WALKWAY. PATIOS HAVE BEEN MADE AS GENEROUS AS POSSIBLE WHILE STILL PROVIDING FOR ADEQUATE ROOM FOR SOFT LANDSCAPE SCREENING FROM THE PUBLIC REALM. PATIO PAVING MATERIALS WILL INCLUDE 300MM X 600MM SHOT BLAST FINISH HYDROPRESTRESSED SLABS SET IN A STACKED BOND PATTERN. PLANTINGS HAVE BEEN DESIGNED TO REINFORCE THE STREET EDGE, PROVIDE PRIVACY BETWEEN ADJACENT UNIT PATIOS AND WINDOWS, AND TO PROVIDE COLOUR AND INTEREST THROUGH THE SEASONS. PLANTS HAVE BEEN SELECTED TO SUIT THE VARIOUS MICROCLIMATES AROUND THE BUILDING WITH PREFERENCE GIVEN TO DROUGHT TOLERANT AND INSECT RESISTANT PLANTS. A DRIP IRRIGATION SYSTEM WILL BE PROVIDED TO MAINTAIN PLANT QUALITY THROUGH THE SUMMER MONTHS.

AT THE RESIDENTIAL LEVEL GENEROUS ROOF DECK PATIOS HAVE BEEN PROVIDED FOR EACH UNIT. ALONG THE NORTH EDGE THE PATIOS WILL HAVE A PLANTED NORTH EDGE TO PROVIDE SCREENING FROM THE ADJACENT PARKING AND TO PROVIDE VISUAL INTEREST AND ANIMATION WHEN VIEWED FROM THE PARKING LOT. ALONG THE SOUTH SIDE OF THE PROJECT THE ROOF DECK PATIOS ARE GENEROUS IN SIZE AND HAVE EXTENSIVE PLANTINGS. PLANTER DEPTHS HAVE BEEN COORDINATED TO KEEP THE PLANT MATERIAL AT THE LEVEL OF THE PATIO PAVING AND TO PROVIDE A .6M - .9M DEPTH OF GROWING MEDIUM FOR SHRUBS AND TREES. THE TREES WILL PROVIDE SOLAR SCREENING FOR THE PROJECT THROUGH THE SUMMER MONTHS AND WILL PROVIDE A STRONG VISUAL AMENITY TO THE PEDESTRIAN EXPERIENCE OF THE GREENSTREET.

BIKE PARKING

EXTERIOR CLASS 2 BIKE STALLS HAVE BEEN PROVIDED. WE HAVE LOCATED 16 BIKES UNDER COVER AT THE MAIN STAIRED ENTRY AND HAVE PLACED THE REMAINDER OF THE BIKES AROUND HE SITE AS INDICATED ON THE PLANS.



1 East Elevation
SCALE: 1/16" = 1'-0"



2 South Elevation
SCALE: 1/16" = 1'-0"



3 West Elevation
SCALE: 1/16" = 1'-0"

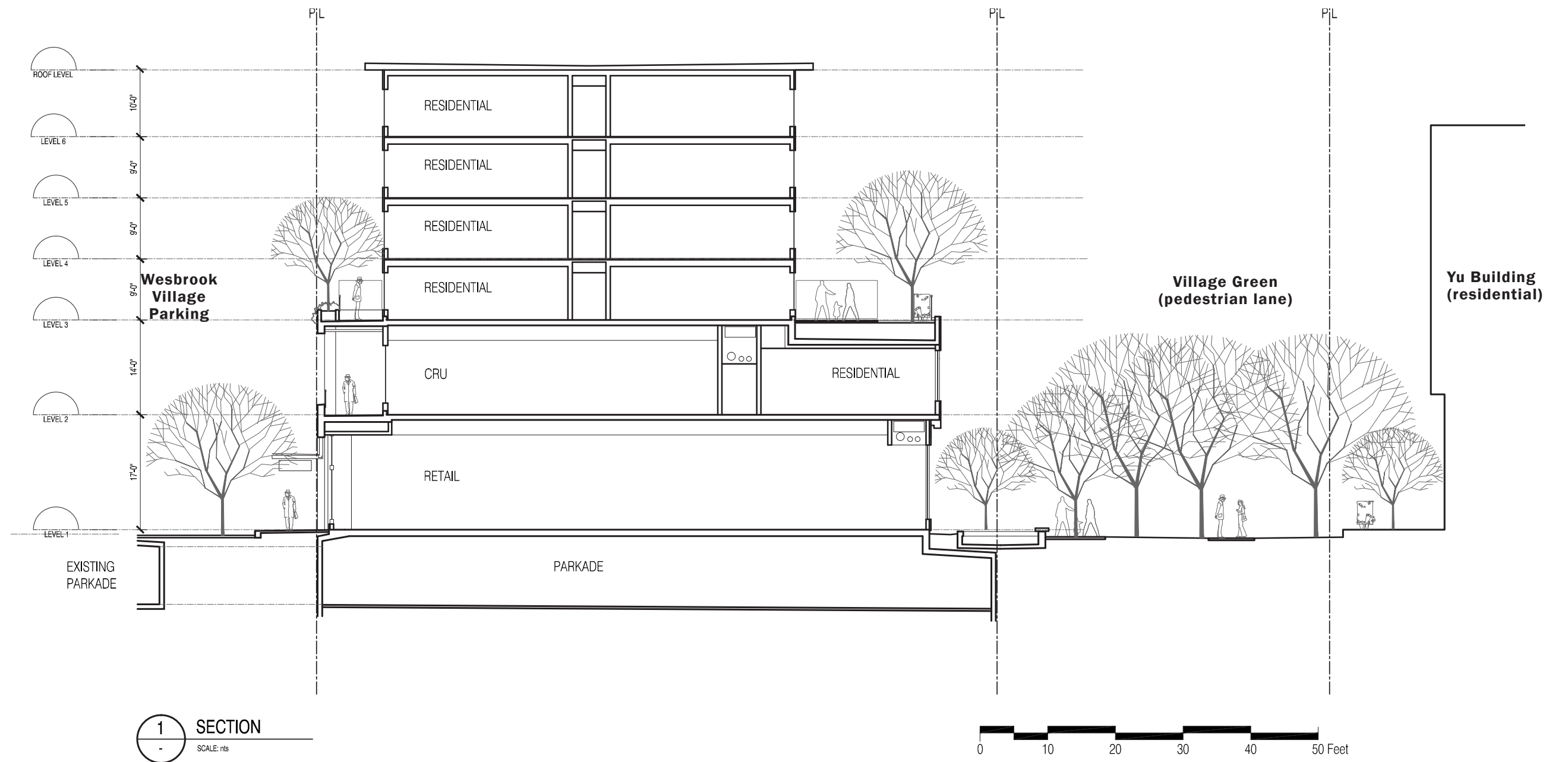


4 North Elevation
SCALE: 1/16" = 1'-0"

* Note: Differentiating colour (TBD) to define vertical circulation

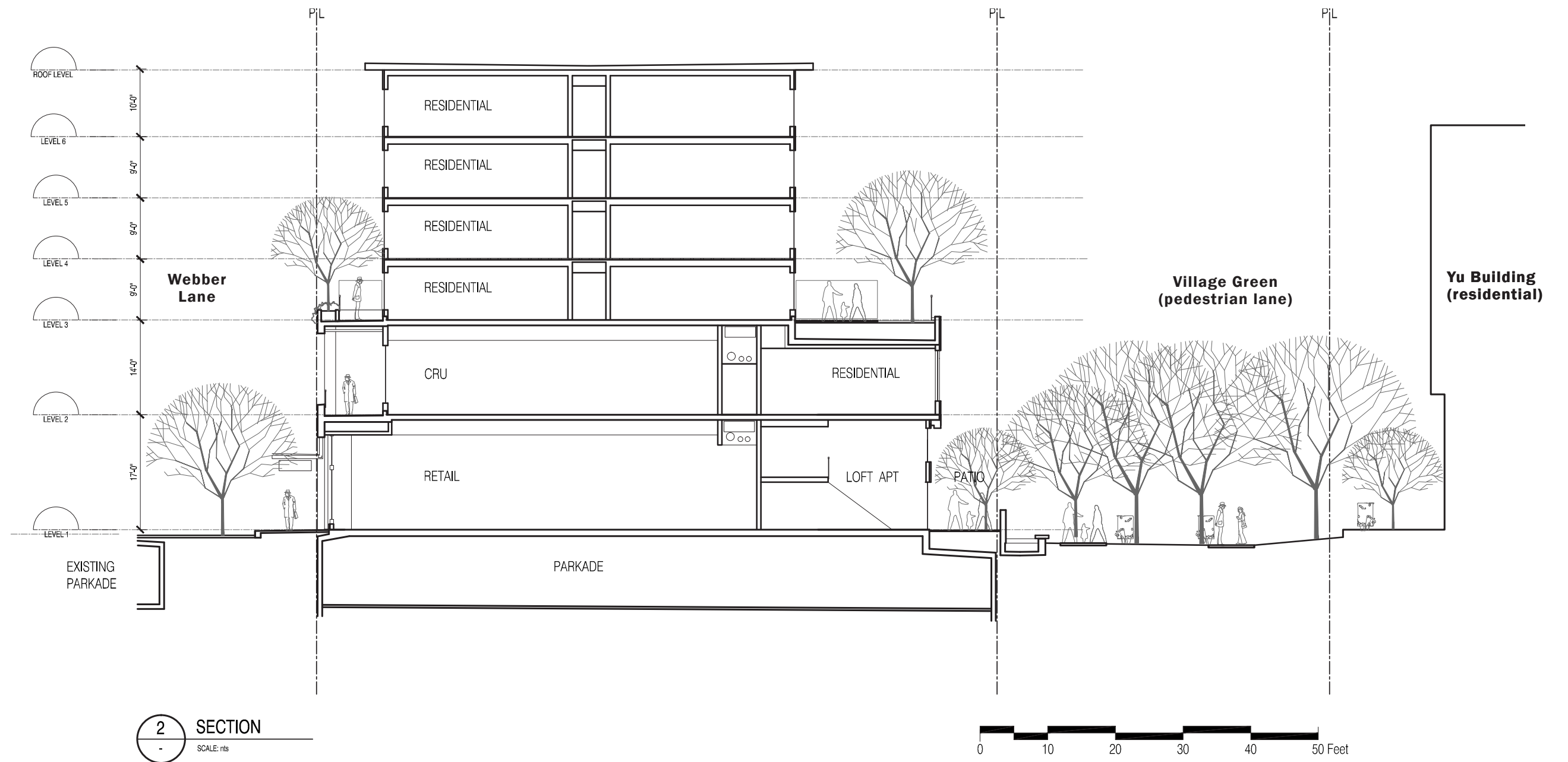
ELEVATIONS

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SECTION 1

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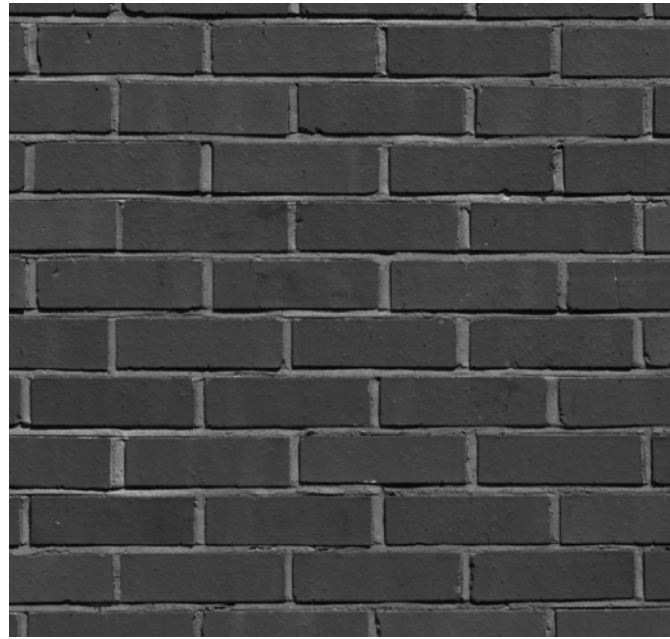


SECTION 2

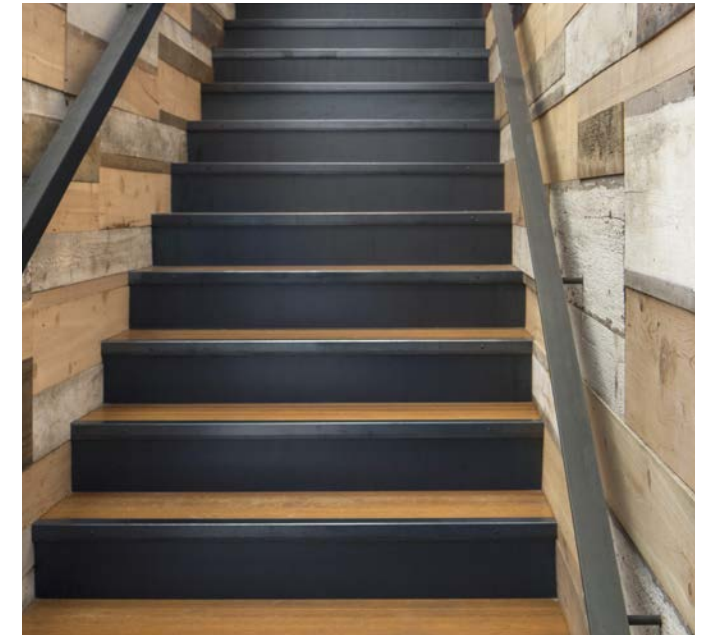
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*granite
porous paving*



dark brick



wood



green walls



storefront



hardie cladding & metal trim

MATERIALITY

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PERSPECTIVES

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