

Brock Commons Phase 2



Issued for Development Permit
Design Rationale
18 July 2019



UBC Properties Trust

3313 Shrum Lane, Suite 200
Vancouver, BC
V6S 0C8

HCMA Architecture + Design

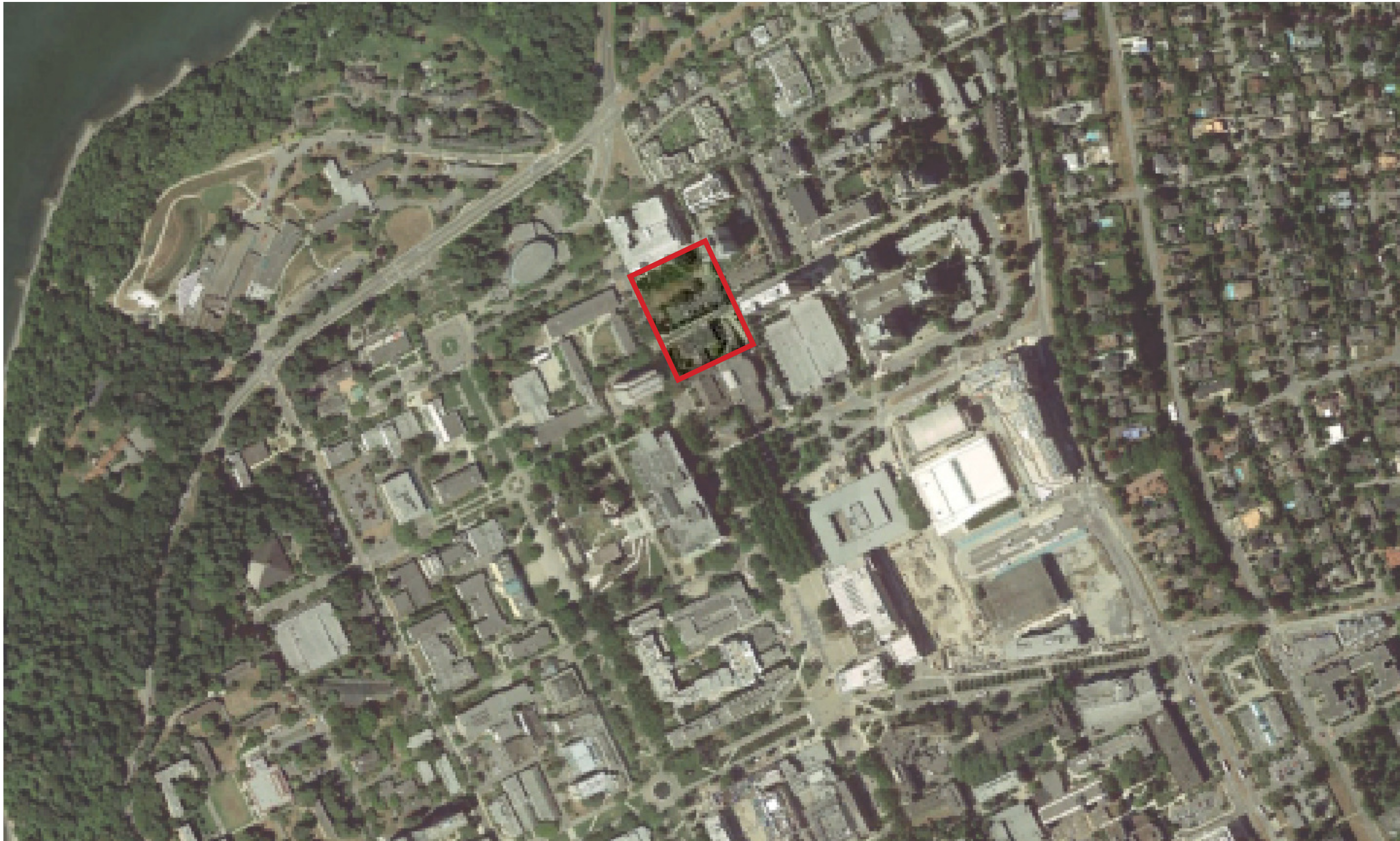
400-675 West Hastings Street
Vancouver, BC
V6B 1N2

PFS Studio

1777 West 3rd Avenue
Vancouver, BC
V6J 1K7

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1. INTRODUCTION

Location

The proposed location of Brock Commons Phase 2 comprises of two sites straddling either side of Walter Gage Road, along the east side of East Mall and opposite the Buchanan Complex of buildings.

The north site is adjacent to the existing Allard School of Law, as well as two buildings on private lands: the Axis Apartments and St. Andrew's Hall.

The south site sits atop the present location of Brock Annex, and is adjacent to Brock Hall to the south, Tall Wood House (Brock Commons Phase 1) to the east and the North Parkade to the Southeast. The demolition of Brock Annex and related work at Brock Hall to prepare the site is being handled under separate scope external to this project.

Project Description

Together with Tall Wood House, the two proposed buildings of Brock Commons Phase 2 will define the heart of the Brock Commons Campus Hub, as defined in the Campus Plan. Brock Commons will be the third of five planned Hubs on Campus, after Ponderosa Commons and Orchard Commons.

As a Campus Hub, Brock Commons will bring together a range of academic facilities, administrative components, student services and student housing all within a dense and compact urban form.

With considerable space dedicated towards counselling, advising, equity and inclusion, the institutional components to be housed at Brock Commons Phase 2 reinforce an overall theme of Wellness and of UBC as a community that values inclusion across cultures, ages and abilities.

Program Summary

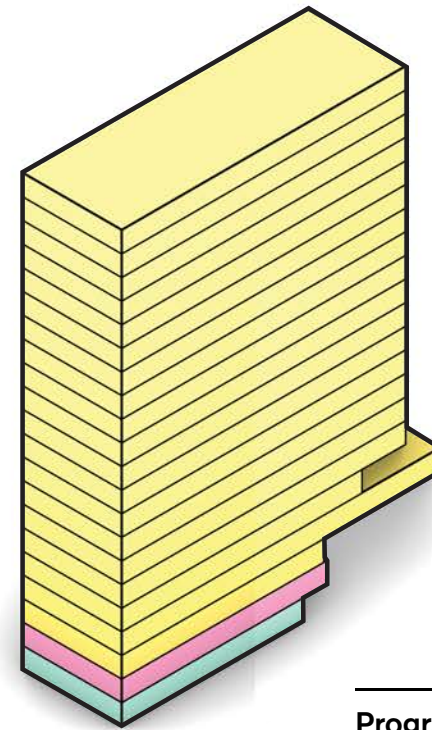
The following diagram represents the various building stakeholders and users of the future Brock Commons Phase 2.

Brock Commons Phase 2 will be home to a number of student services (both through the Faculty of Arts and VP Students), as well as meeting/classroom spaces through VP Academic (including graduation spaces), and Legal Clinics through the Allard School of Law. This is in addition to approximately 600 beds of student accommodations and associated SSHS services.

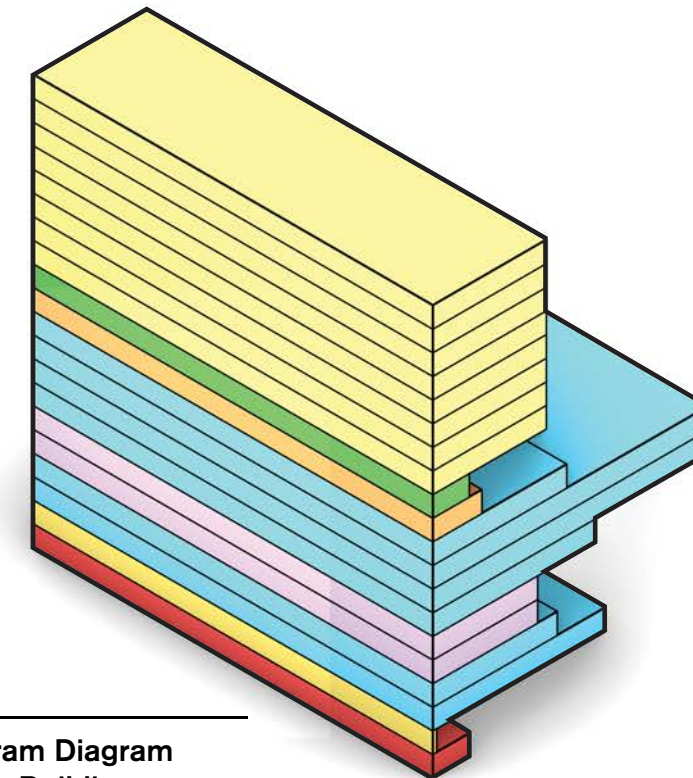
In general, the institutional program accommodated within Brock Commons Phase 2 tends to be student-focussed, incorporating a number of counselling, health and student support services. There is also space dedicated for administration for VP Students divisions as well as those from the Faculty of Arts.

The student housing component of the project is tied to a campus-wide program to substantially increase the number of beds available to UBC students.

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



Program Diagram
North Building



Program Diagram
South Building

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

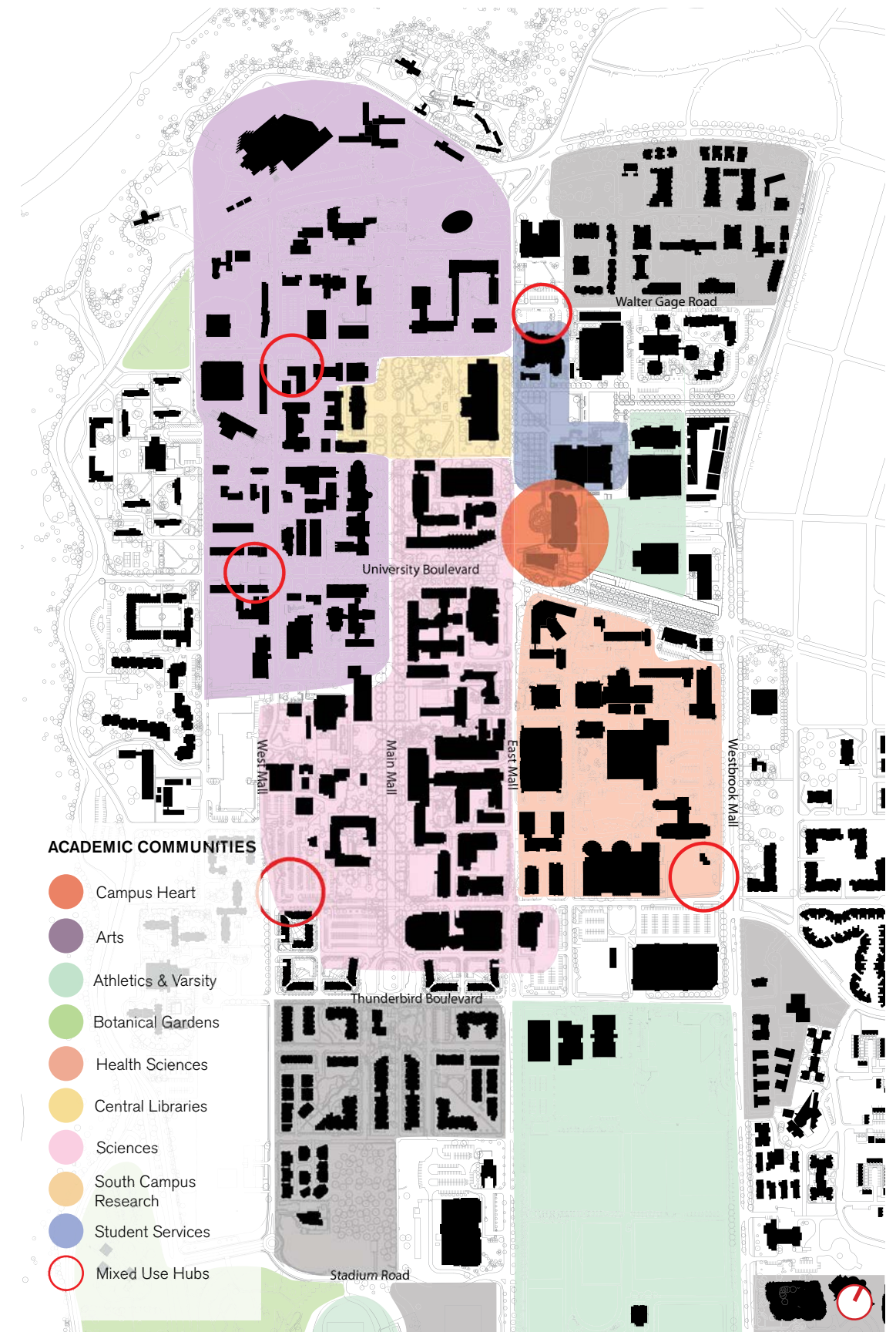
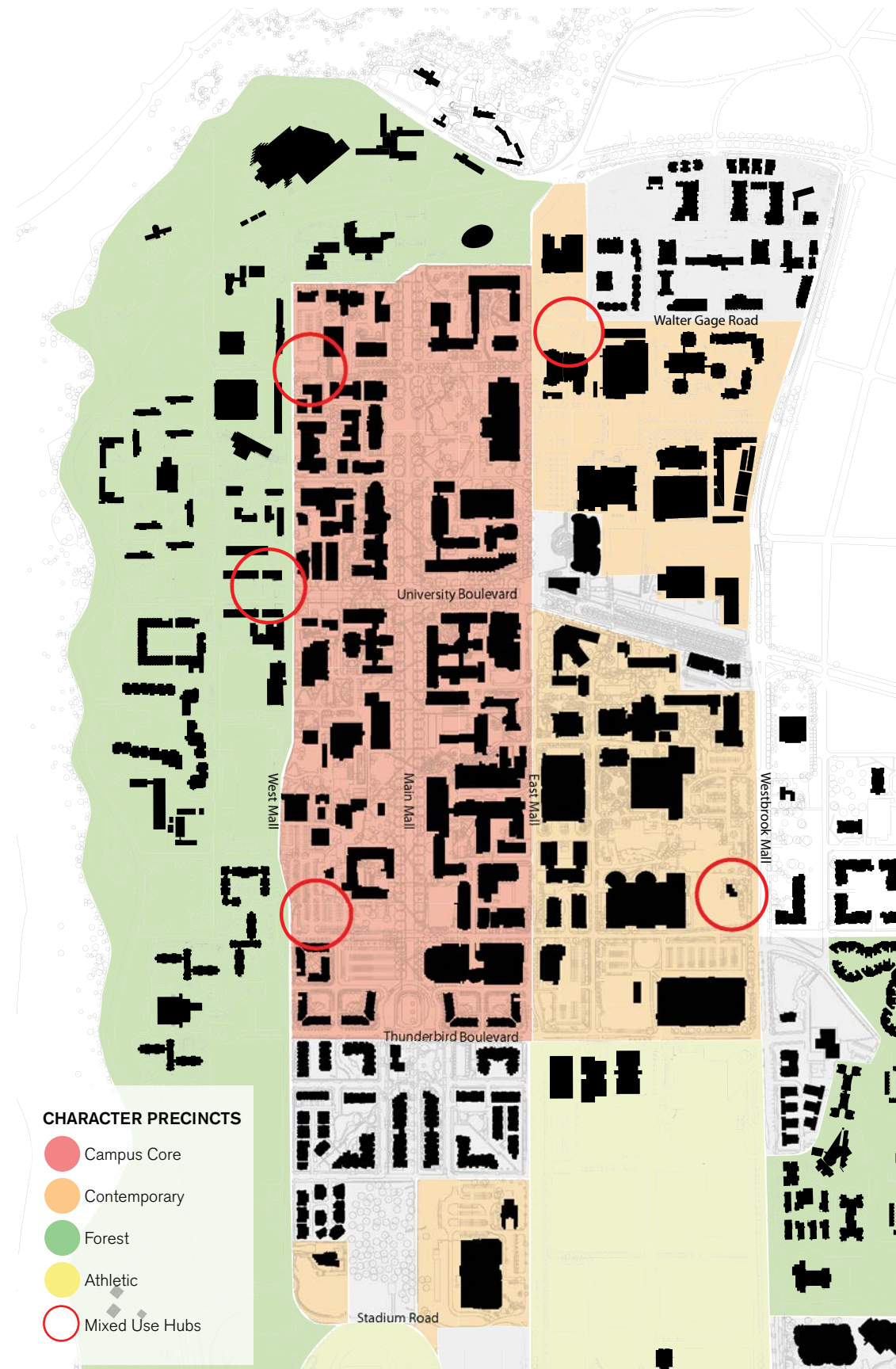
2. CAMPUS CONTEXT

Campus Plan Precincts

The proposed location of Brock Commons Phase 2 sits within the 'Contemporary' Character District as defined in the Campus Plan (Map 3-1). As a Mixed-Use Commons, however, Brock Commons should have a unique character that builds on the identity of the precinct while expressing a distinct sense of place befitting its role as a campus hub.

Map 2-4 of the Campus Plan describes generalized Academic Communities. Brock Commons lies at the intersection of several communities, and underscores its role as a mixed-use hub within the Campus.

In particular, the project program includes a significant number of student services. It thus continues the existing axis from Brock Hall, Faculty of Arts space across from the Buchanan Complex, Law Clinics adjacent to the Allard School of Law, and student housing expanding on the residential community to the east (including Tall Wood House).



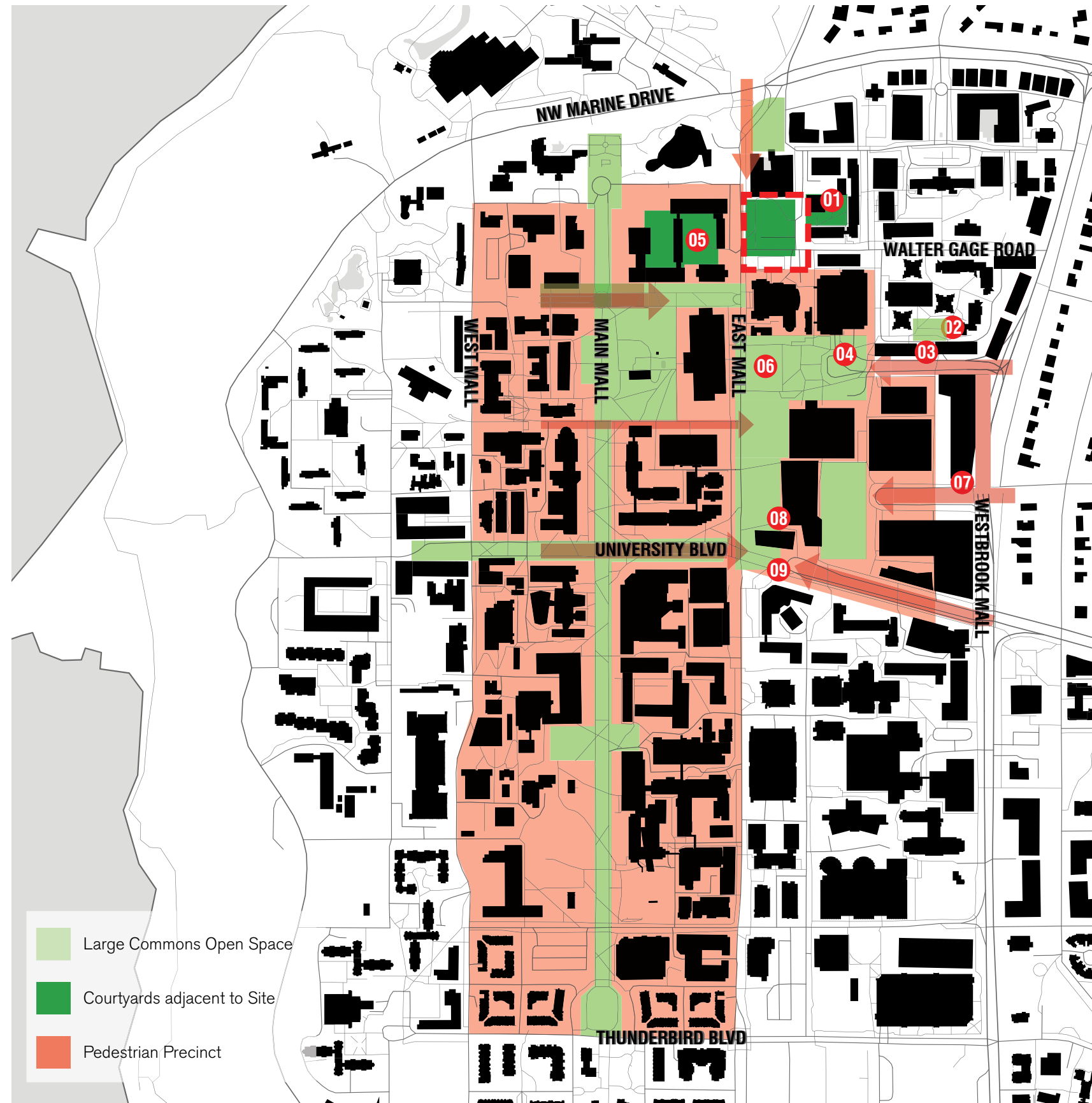
Campus Open Space Context

As described in the Campus Plan, mixed-use hubs like Brock Commons are centred around large open spaces that serve as the heart of the emerging precinct. These spaces both help to relieve increased density as well as provide much-needed public realm opportunities for members of the UBC community to gather, recreate and study.

The open Commons space within this project continues the existing sequence of courtyards running westwards from the Buchanan precinct. It also continues an open space sequence starting from Lee Plaza at University Boulevard and proceeding north to University Commons, the Bosque and finally towards Brock Commons. This sequence is punctuated by several key buildings - Alumni, Brock Hall and Allard Hall.

While not identified as a major gateway into campus, the new Brock Commons will serve as a terminus to Walter Gage Road.

As well, Brock Commons sits at the edge of the main campus pedestrian precinct. Part of the design challenge lies in finding ways to manage this transition.



- 01 BROCK COMMONS**
 - East Mall Conclusion to Open Space Sequence
 - Threshold to Academic Realm
 - High pedestrian movement
 - Open Green Space
 - Student space with outdoor activities (seating, gatherings)
- 02 GAGE COURT**
 - High pedestrian movement
 - Drop-off for hotel/students
 - Sense of address
 - Student space with outdoor activities (seating, gatherings)
- 03 STUDENT UNION BLVD**
 - Traditional urban street
 - Varying sidewalk widths based on pedestrian flow
 - Shared vehicle/bike lanes
 - Street trees in tree wells
 - Parallel parking both sides
- 04 ARRIVAL PIAZZA**
 - Pick up/drop off
 - Urban character
 - Defined Edges
 - Weather protection
- 05 QUAD**
 - Traditional campus green space
 - Defined edges
- 06 THE BOSQUE**
 - Formal green space
 - Provide opportunities to occupy
- 07 THE ARRIVAL**
 - Pedestrian Corridor
 - Transit Hub
 - Weather Protection
- 08 UNIVERSITY COMMONS**
 - Urban character
 - Large/organized campus events
 - Animated edges
- 09 LEE PLAZA**
 - Crossroads
 - Defined edges with seating platforms
 - Small scale events

Site Photos



1. View north along West Mall towards Allard Hall



2. View towards site from Buchanan Tower



3. View east along Gage Road from East Mall



4. View towards site and Allard Hall from NE corner of Brock Hall



5. View towards Buchanan from eastern edge of site



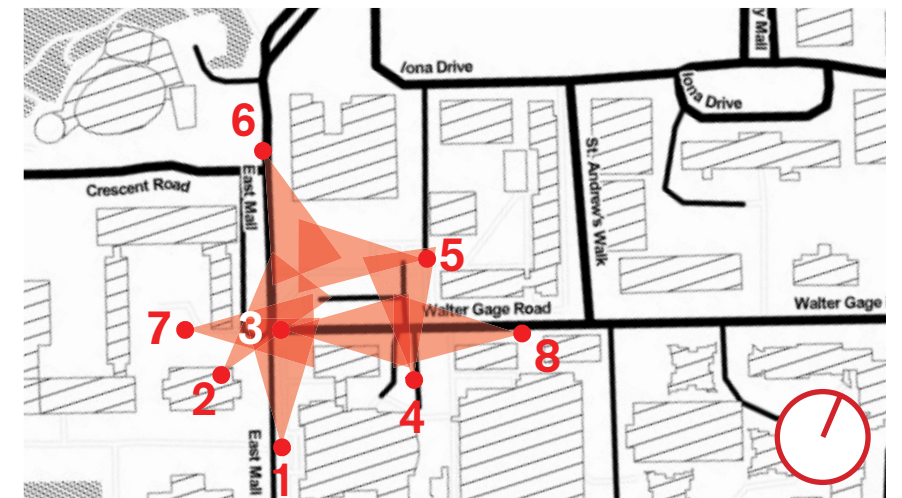
6. View towards Tall Wood from SW corner of Allard Hall



7. View from Buchanan eastwards towards Site



8. View west along Gage Road



Key Map

3. AUDP WORKSHOP

On March 18, 2019, the project team held a workshop with the Advisory Urban Design Panel to introduce the Brock Commons Phase 2 project and to solicit feedback on a number of potential massing strategies.

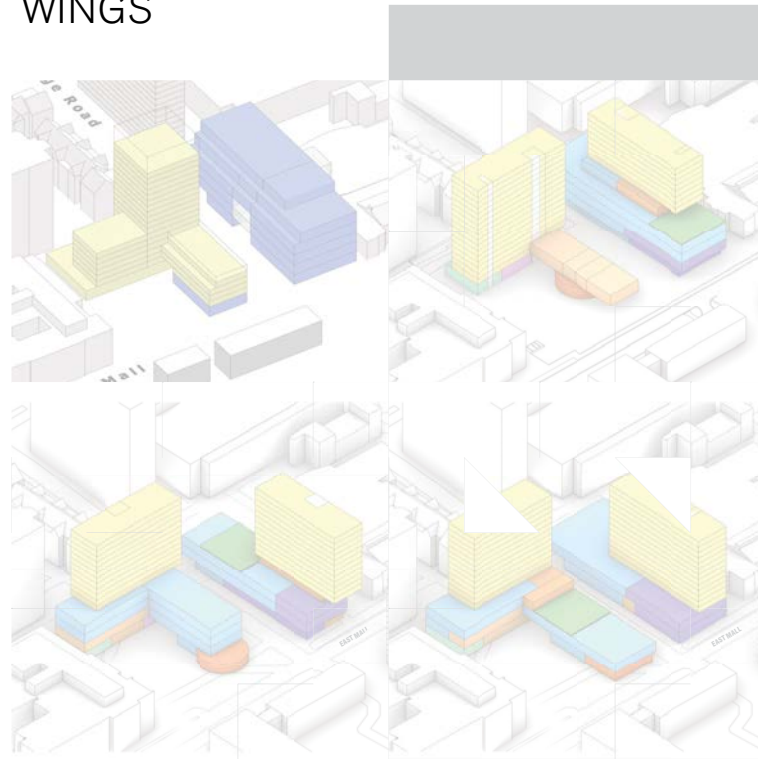
From this workshop, no clear massing favourite emerged from the options presented. Comments were made emphasizing respect to human scale, overshadowing of adjacent public spaces, and recognition of the view north along East Mall.

It was also felt that the Tall Wood tower should (Brock Commons Phase 1) be integrated with the rest of the Commons.

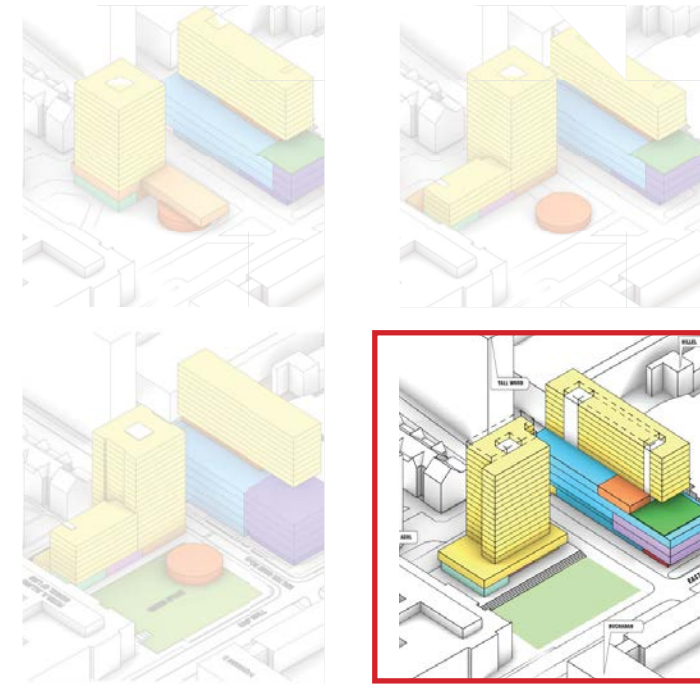
Based on further discussions with Campus and Community Planning and the stakeholder groups, a massing comprised of a residential bar tower at the Southern site and a Point Tower at the Northern site was selected.

It was felt that this option best mitigated potential impacts to adjacent buildings, created massing relationships to Tall Wood, and achieved efficient floorplates.

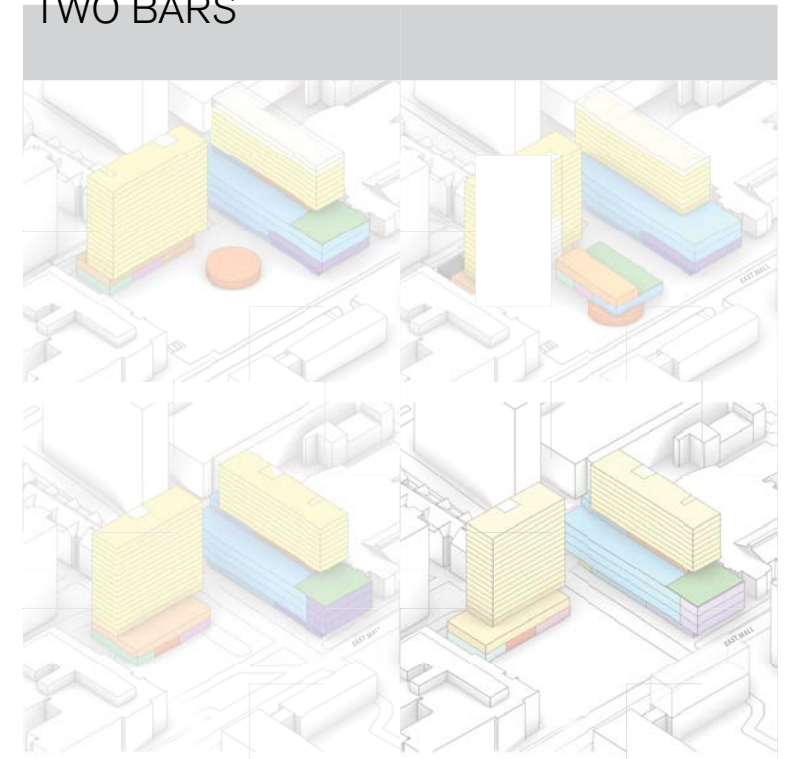
WINGS



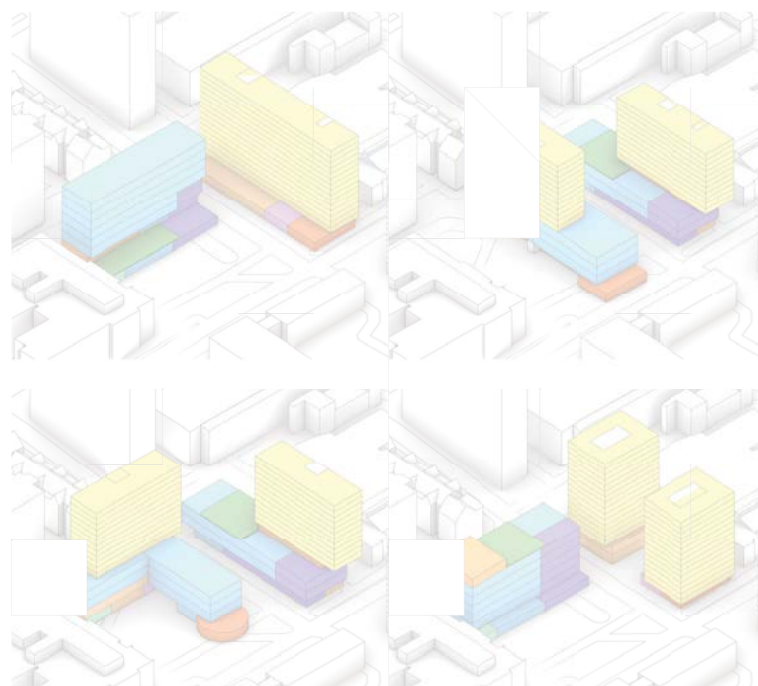
TOWER & BAR



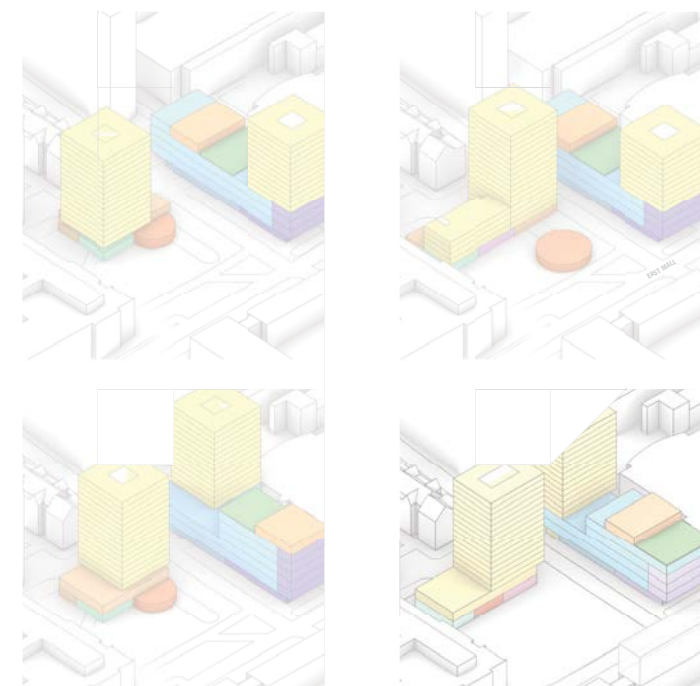
TWO BARS



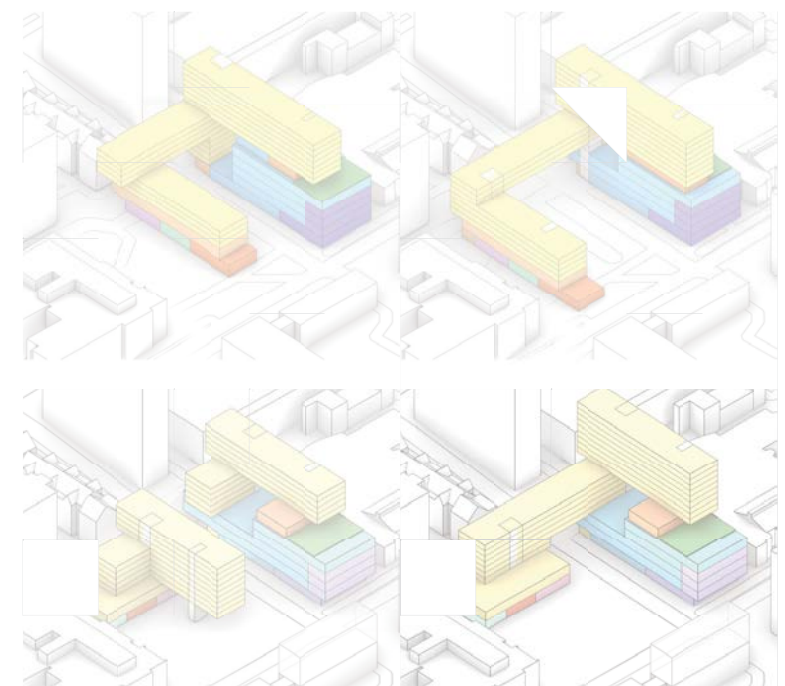
ACADEMIC ON NORTH



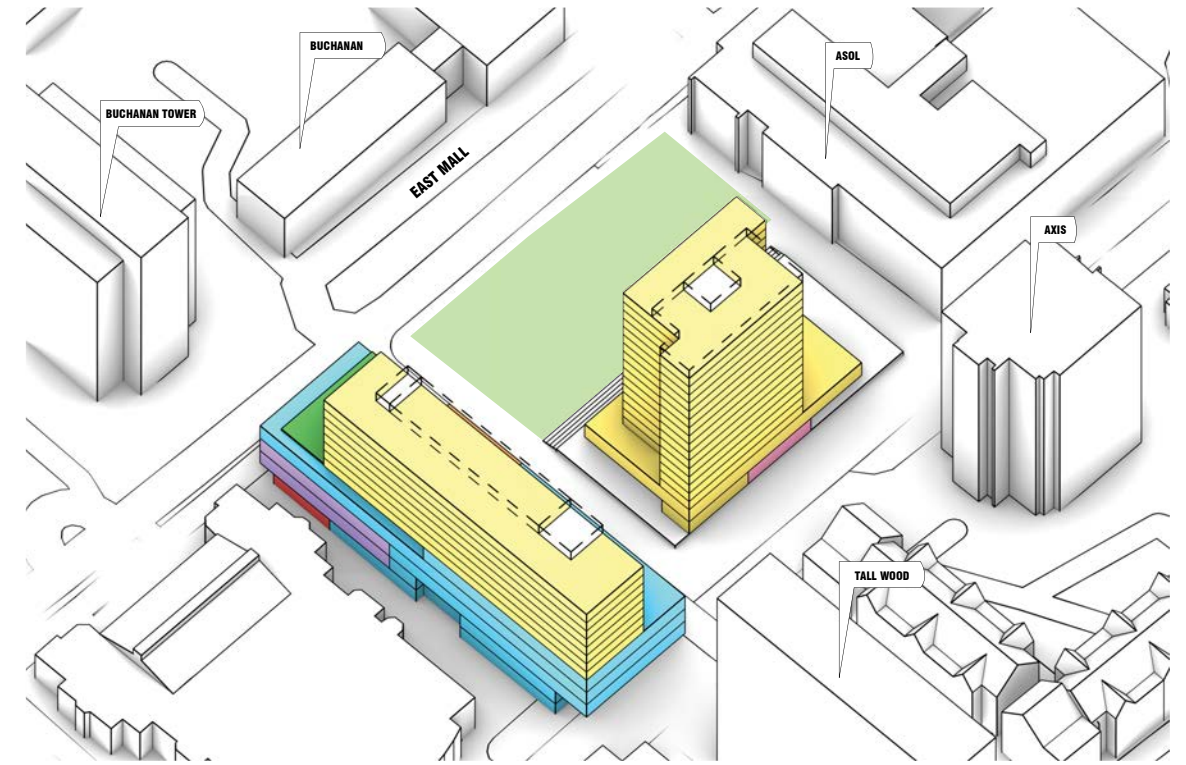
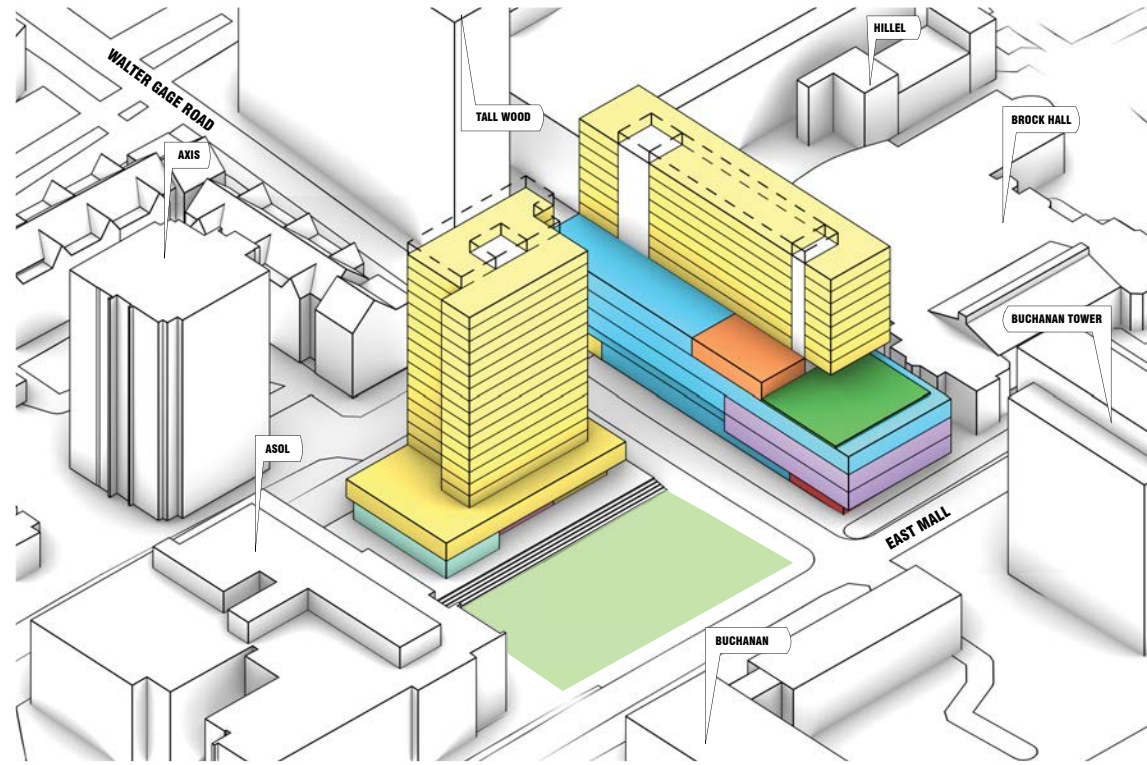
TWO TOWERS



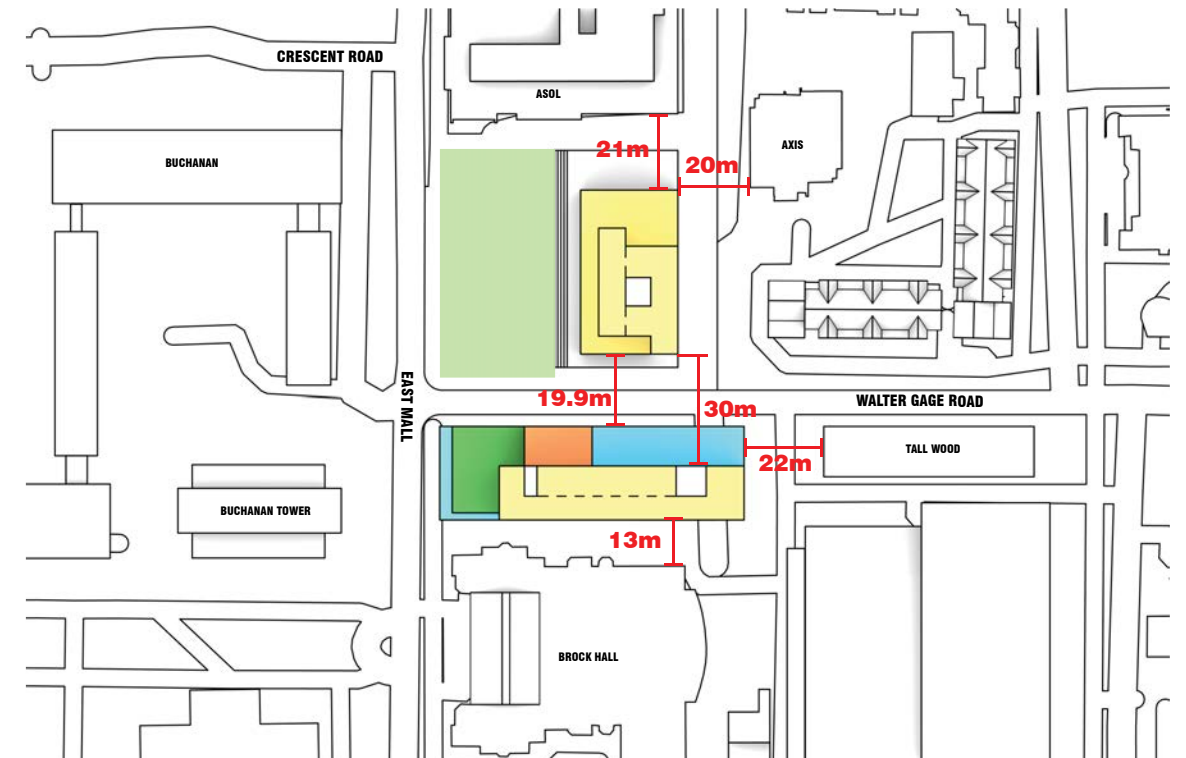
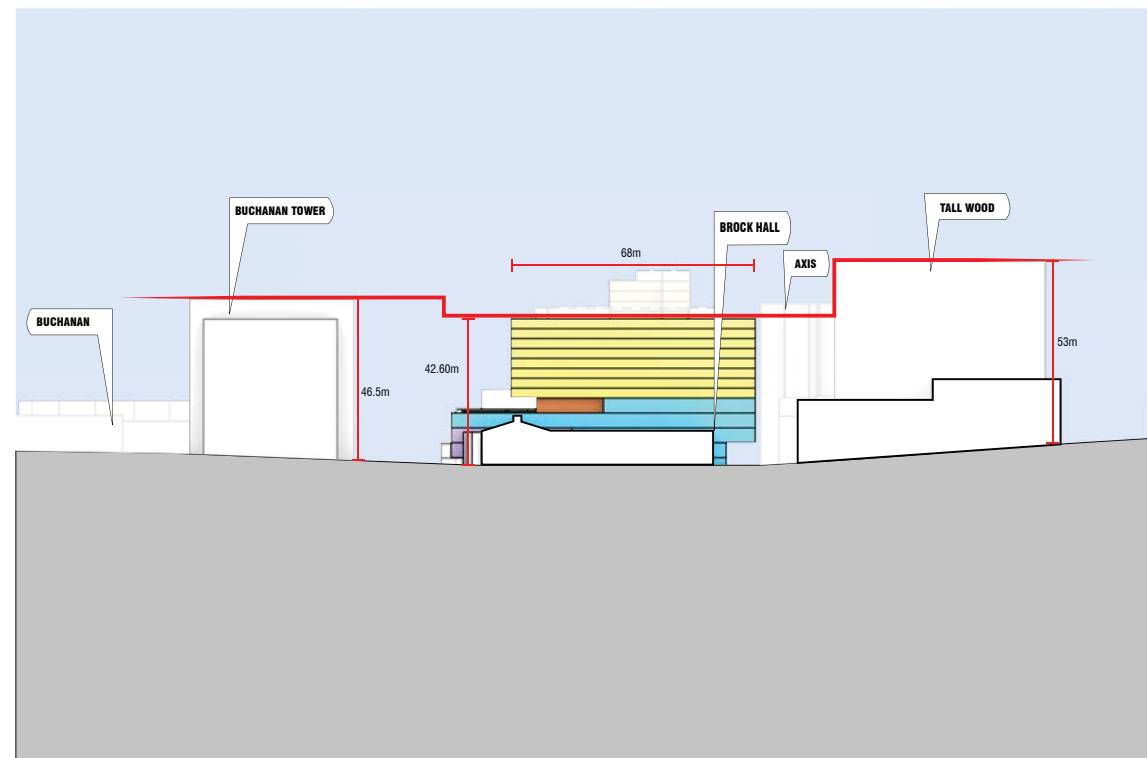
BRIDGING WALTER GAGE ROAD



4. FORM OF DEVELOPMENT



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



5. SITE STRATEGY

The overall site and massing strategy for Brock Commons Phase 2 has been developed with three key urban design themes in mind:

Expressing the Hub

As one of five planned mixed-use hubs, Brock Commons should have a distinct identity from the rest of the campus.

Fostering Campus Vibrancy

One of the key goals of mixed-use hubs such as Brock Commons is to foster campus vibrancy by concentrating a diverse range of uses within more intensive nodes. This goal is supplemented by co-location of quality public realm, both interior and exterior, as these spaces provide opportunities for the UBC community to gather, linger and interact.

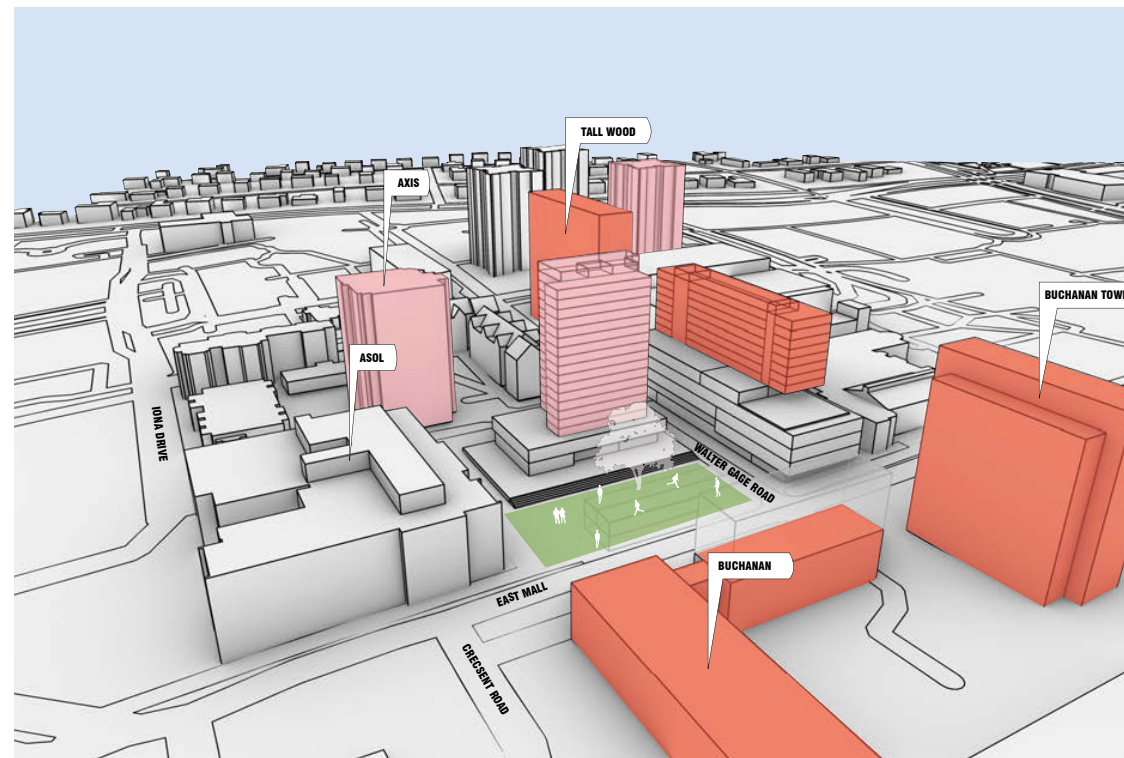
This theme also includes how new developments like Brock Commons can respect human scale and work towards activating key edges of the public realm.

Being a Good Neighbour

This theme relates to how the new development will minimize impacts to neighbours.



1. Expressing the Hub

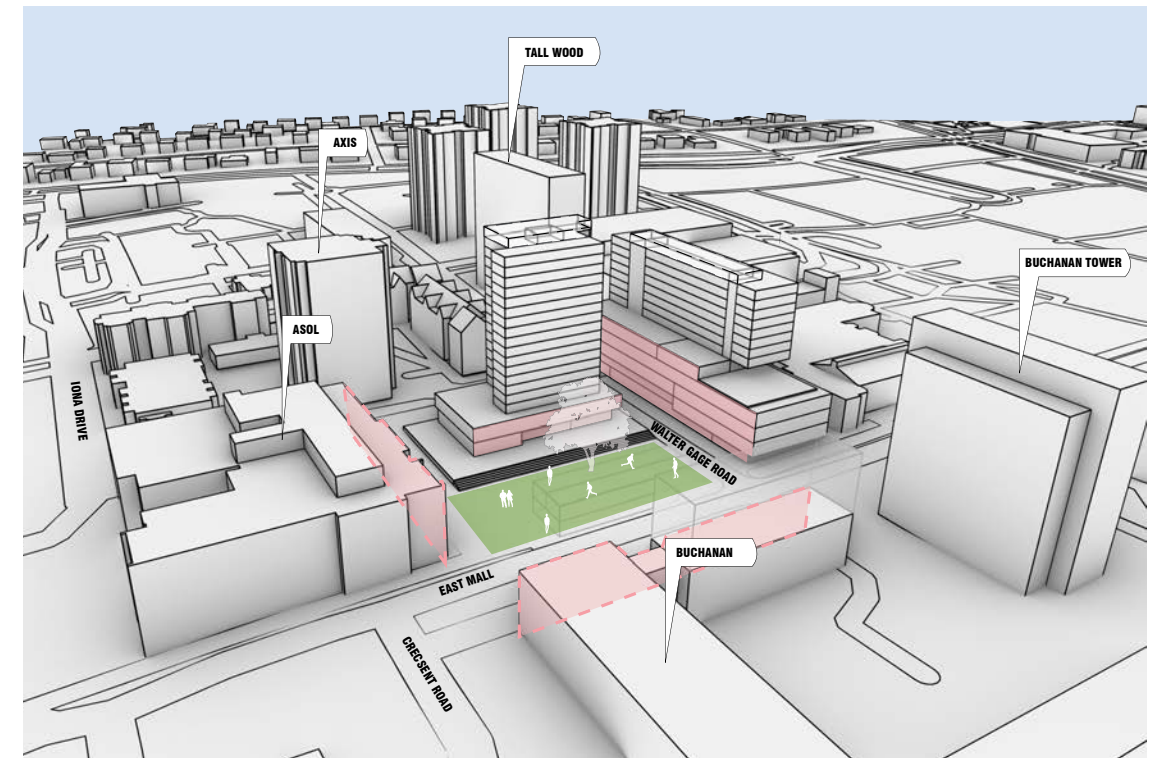


A Singular Identity for Brock Commons

The tower forms of the three buildings which comprise Brock Commons have been massed and facades developed to find formal relationships with the slab form of the existing Tall Wood building (Brock Commons Phase 1).

The south building is massed as a longer but shorter residential slab form compared to Tall Wood.

At the north building, in order to maintain adequate setbacks to adjacent buildings, a point tower form has been requested by Campus and Community Planning. The massing has been shaped to reduce the mass of the point tower and to 'recover' the slab to create a greater sense of cohesiveness with the other buildings that comprise Brock Commons.

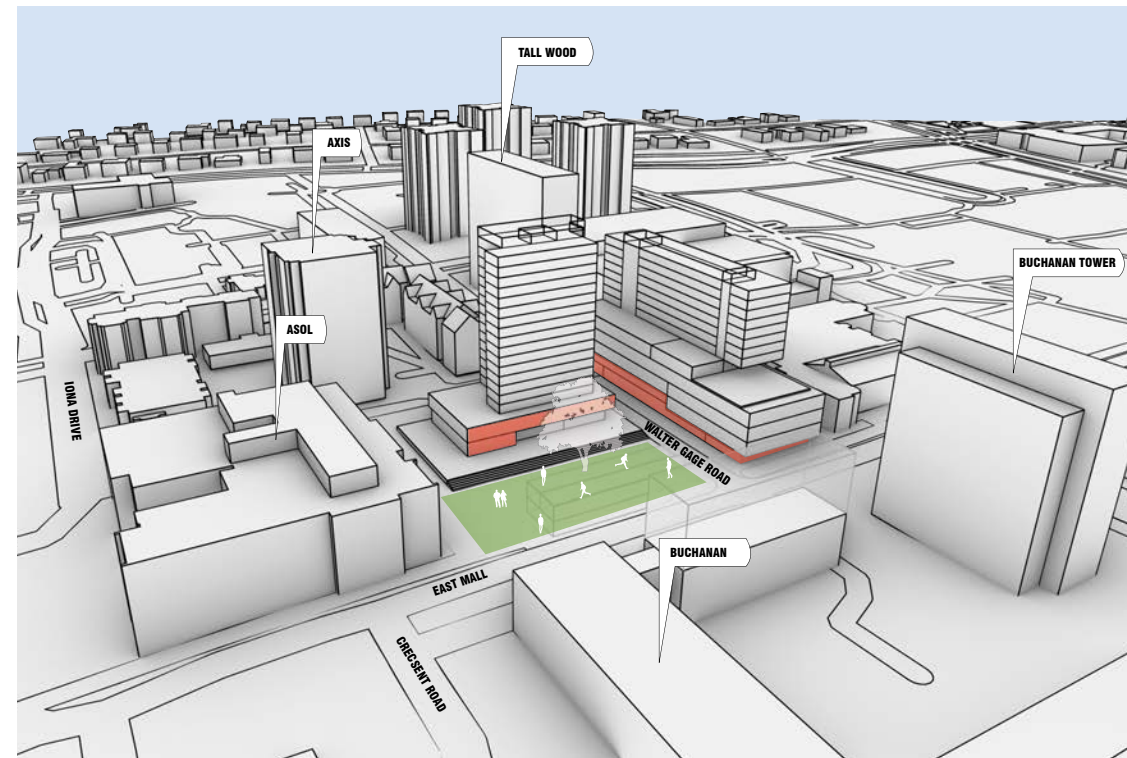


The Commons as an Urban Room

To help identify Brock Commons as a unique place on campus as an important centre of activity, the Commons is conceived as completing an 'urban room' flanked by the two new buildings of Brock Commons Phase 2, as well as the Allard School of Law, and by Buchanan Block E.

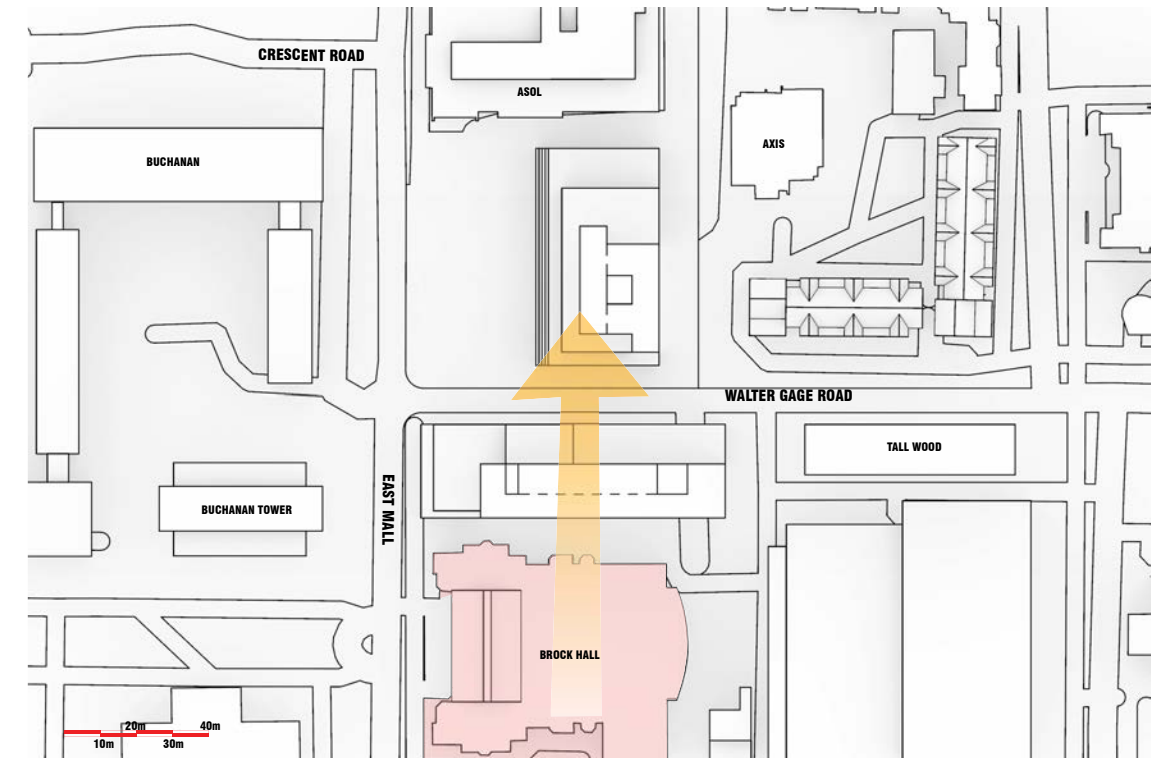
Architectural expression of each building podium reflects the general scale and materiality of the existing building opposite.

2. Fostering Campus Vibrancy



Active Edges at Grade

The streetscape along Walter Gage Road and along the eastern edge of the Commons are lined with extensive ground-level glazing and active uses, such as retail, collegium, law clinics and lobby spaces.

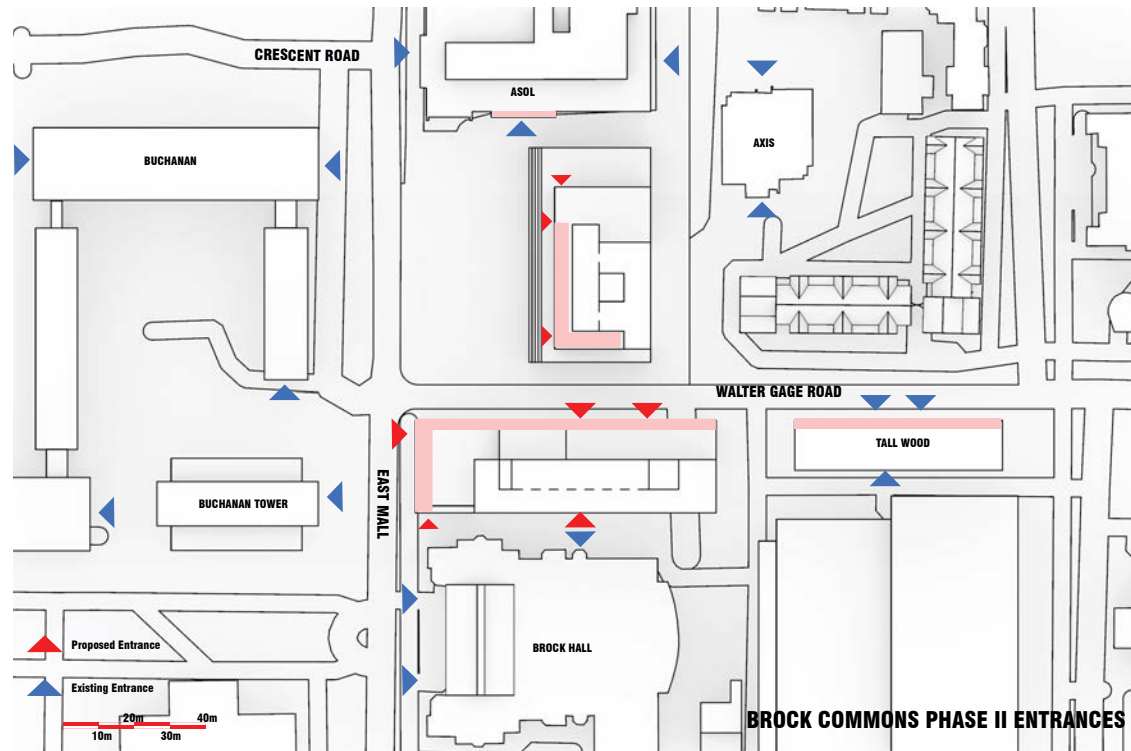


Extending the Student Services Axis

The existing axis running from the Nest and through the Brock Hall atrium is extended through the new buildings of Brock Commons.

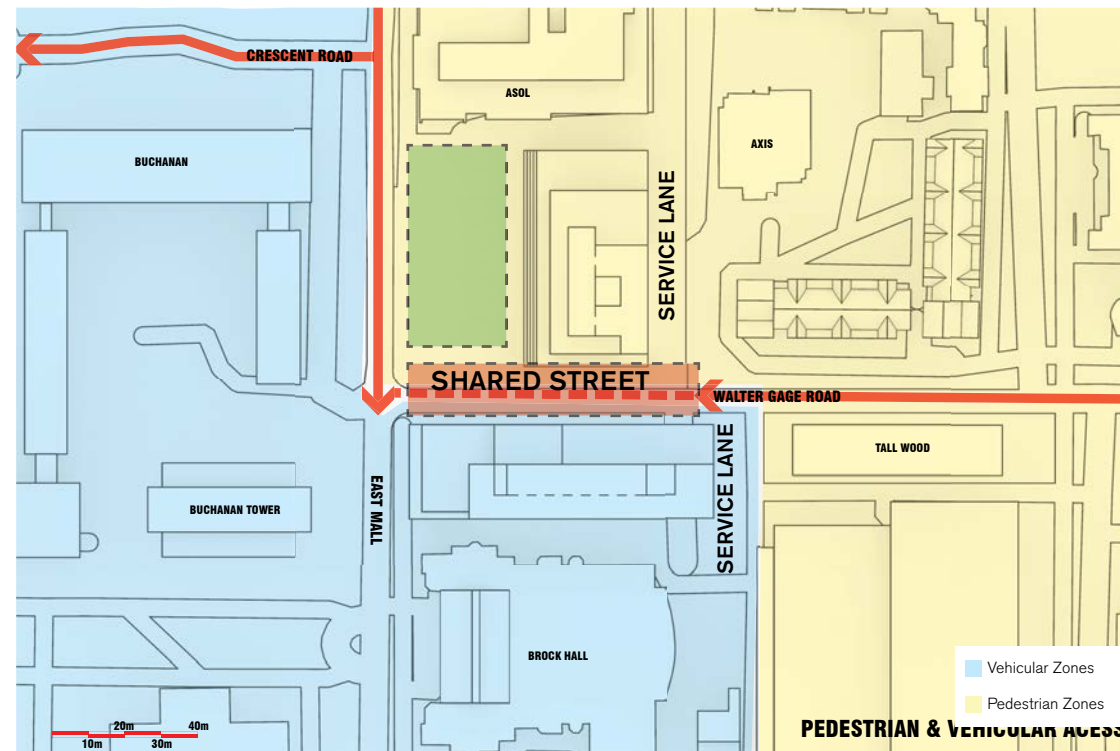
In the south building, pedestrian flows through this axis are continued through the main atrium space. Pedestrians may then walk across a new shared street at Walter Gage Road and along the western face of the North Building.

Both in the South Building atrium and along the western face of the North Building, active uses are encouraged to provide vibrancy.



Building Entrances/Weather Protected Walkways

Building entrances are located to encourage active frontages along Walter Gage Road and along the east side of the Commons. Wood soffits extend the weather protection to pedestrian areas along these frontages and provide cover to building entrances. Along Walter Gage Road, the wood soffit extends the expression of the CLT canopy at Tall Wood.



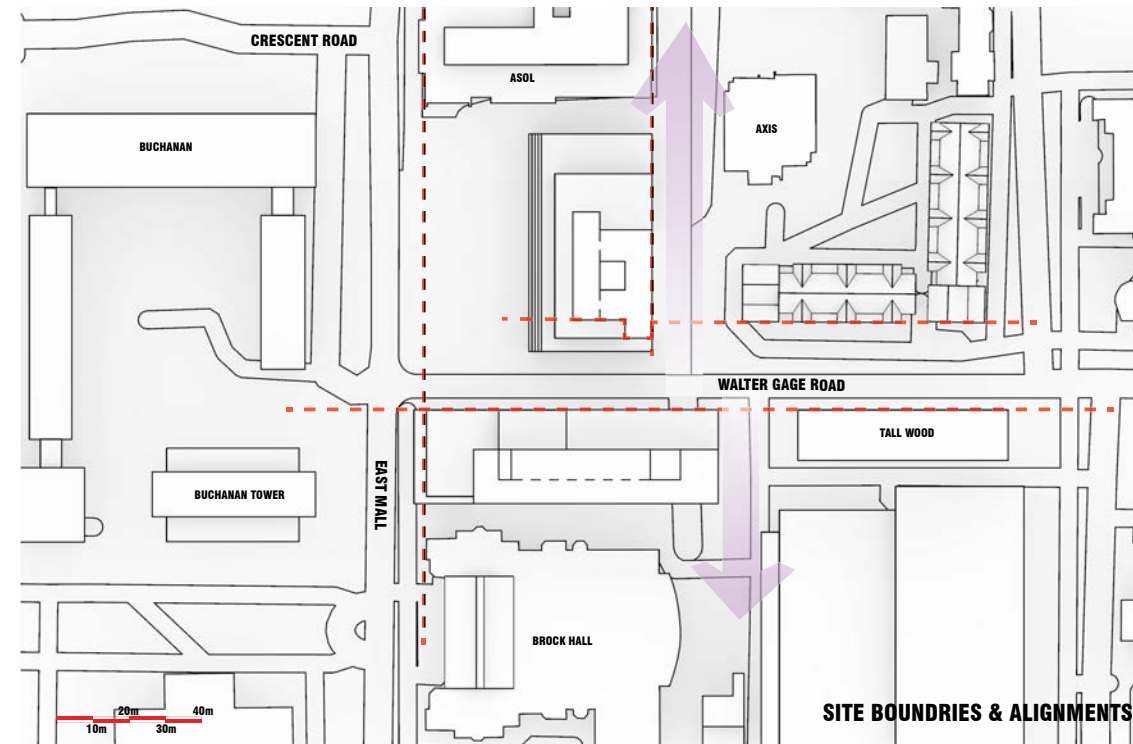
Pedestrian and Vehicular Zones

Brock Commons lies at the edge of the Main Campus pedestrianized zone. In this area general vehicular traffic is prohibited, with exceptions made for service, deliveries and emergency use.

To better tie the emerging Brock Commons Hub with the rest of campus, a shared street concept along Walter Gage Road is proposed between the two new buildings.

Vehicular access is required to remain along Walter Gage to East Mall for overall Campus connectivity and to prevent cars from rat-running through the private lands to the northeast of the site.

3. Being a Good Neighbour

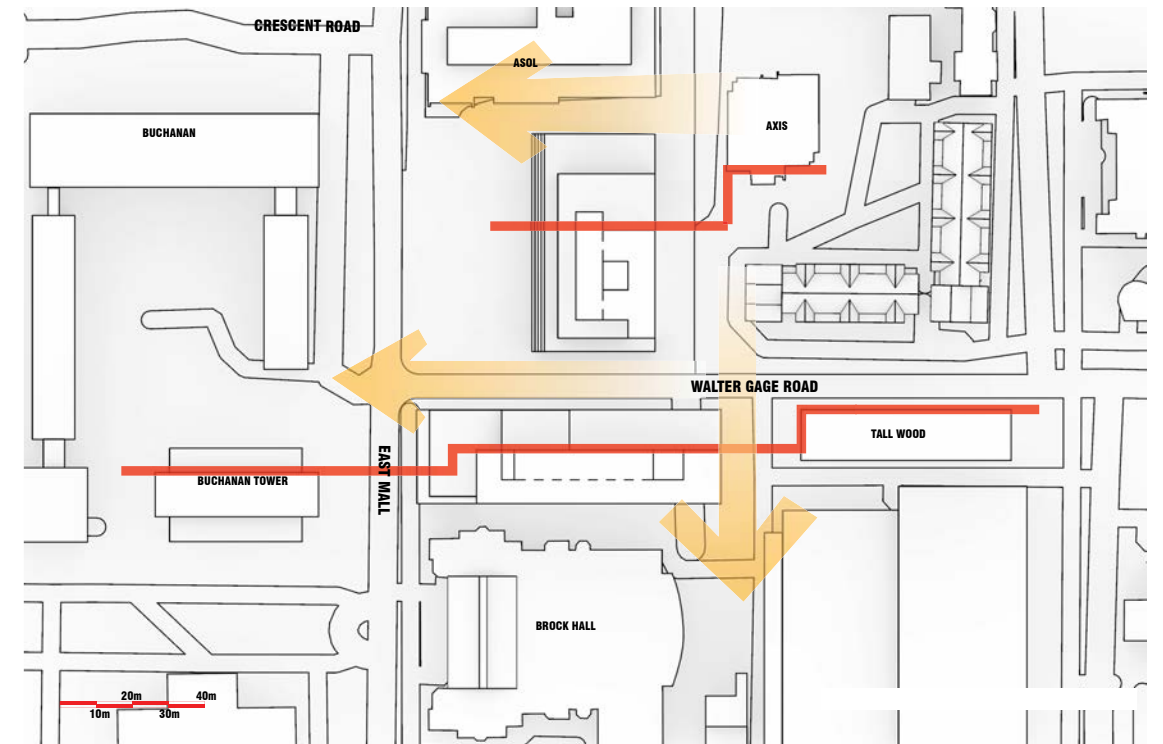


Site Boundaries and Alignments

New buildings at Brock Commons continue the existing street alignments with adjacent buildings.

The existing service lane along the eastern edge of the north site has been preserved, and will provide service access to both the new building and the Allard School of Law.

A laneway allowance has also been preserved along the eastern edge of the south building for service access serving both the new building and Brock Hall.



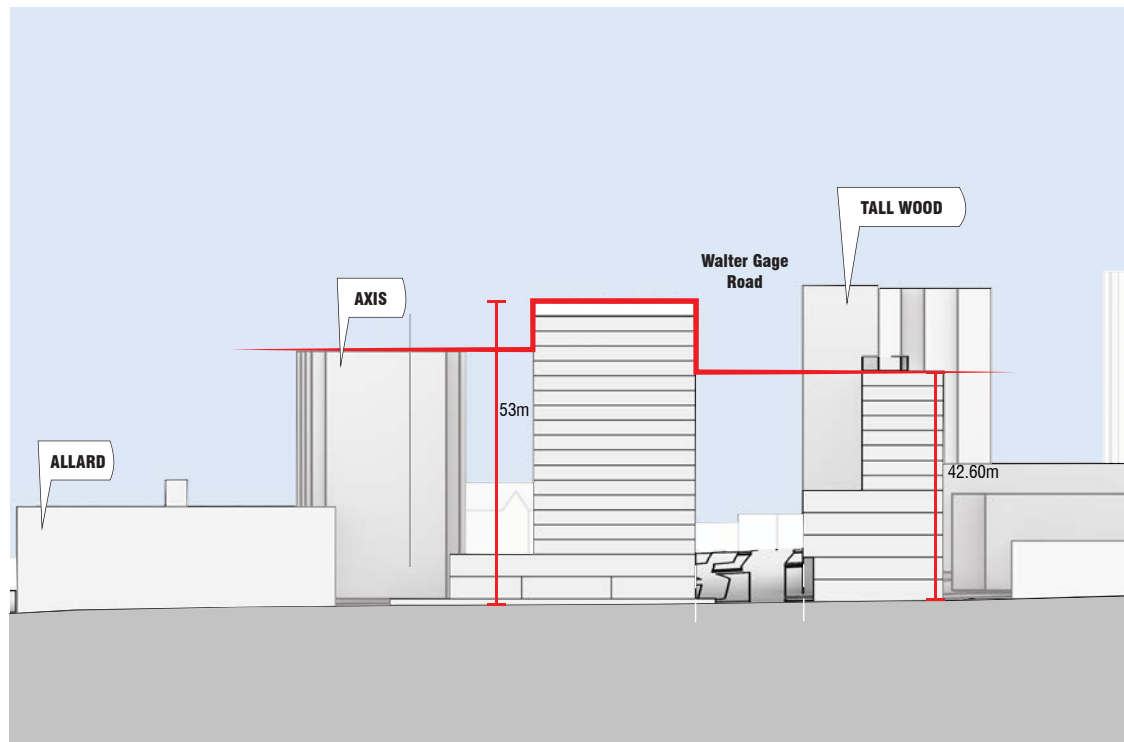
Preserving Views From Adjacent Buildings

Tower massing has been aligned to preserve views from adjacent buildings.

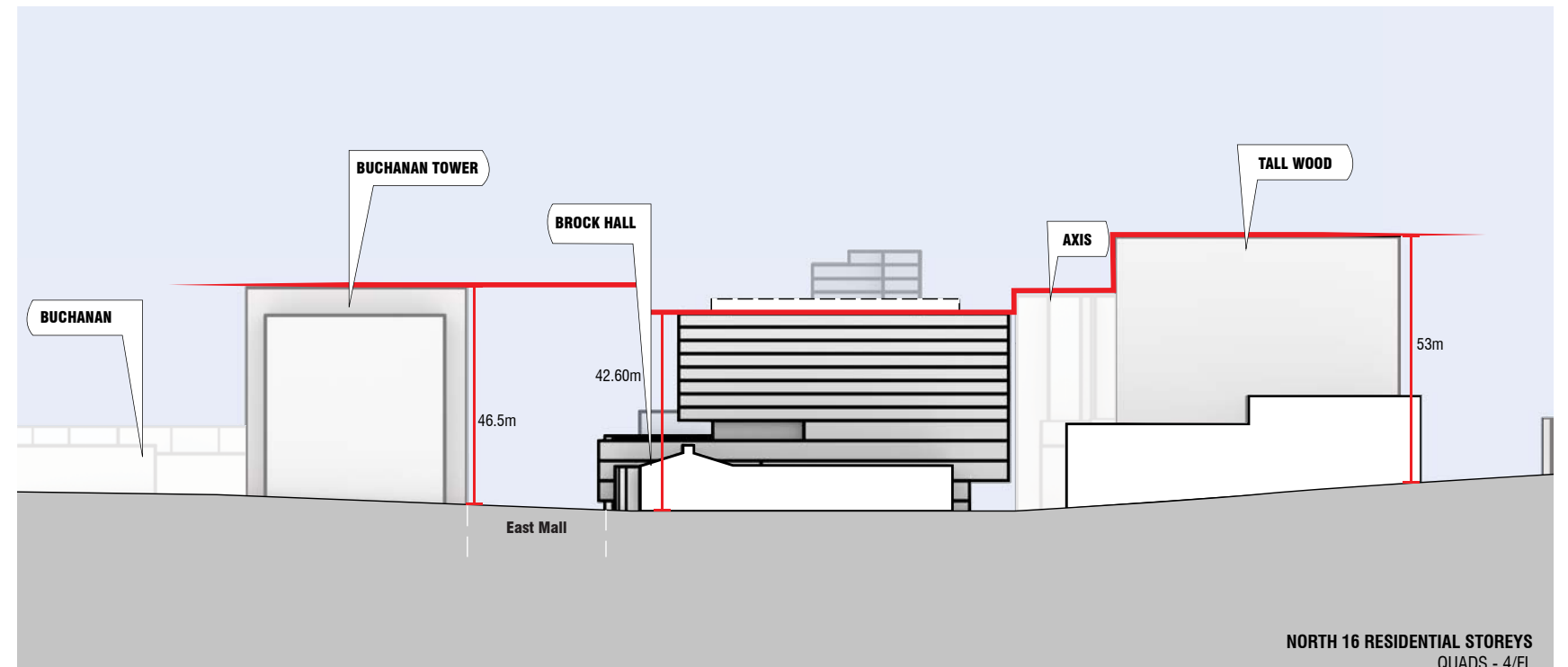
The North Building has been set away from the Axis Apartments to the northeast. Views from Axis both westwards and southwards between Brock South and Tall Wood have been preserved.

Views west from end units at Tall Wood have been preserved by shifting the South Building massing further from Gage Road. This also helps to reduce the effective mass of the tower along the street.

Building Height Relationships (N/S Elevation)



Building Height Relationships (E/W Elevation)



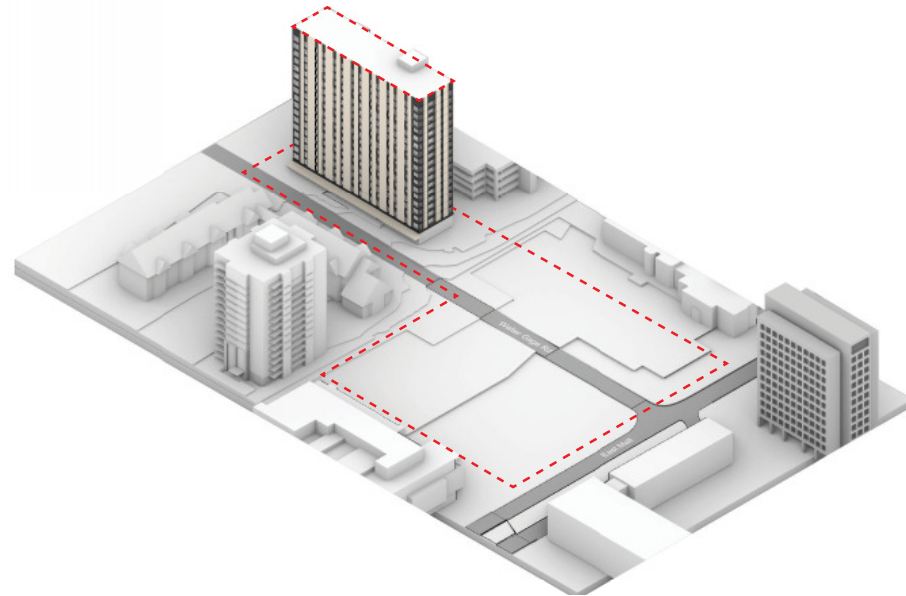
Building Height

The North Building is proposed to extend to the campus-wide 53m height limitation. This height is supported by Campus Plan policy for higher buildings to be located within multi-use hubs such as Brock Commons.

The height of the South Building is held below the maximum height. This is intended to provide a step-down in massing from Tall Wood, which is amplified by the higher grade elevation upon which Tall Wood sits. The lower height is more in keeping with the height of Buchanan Tower across East Mall.

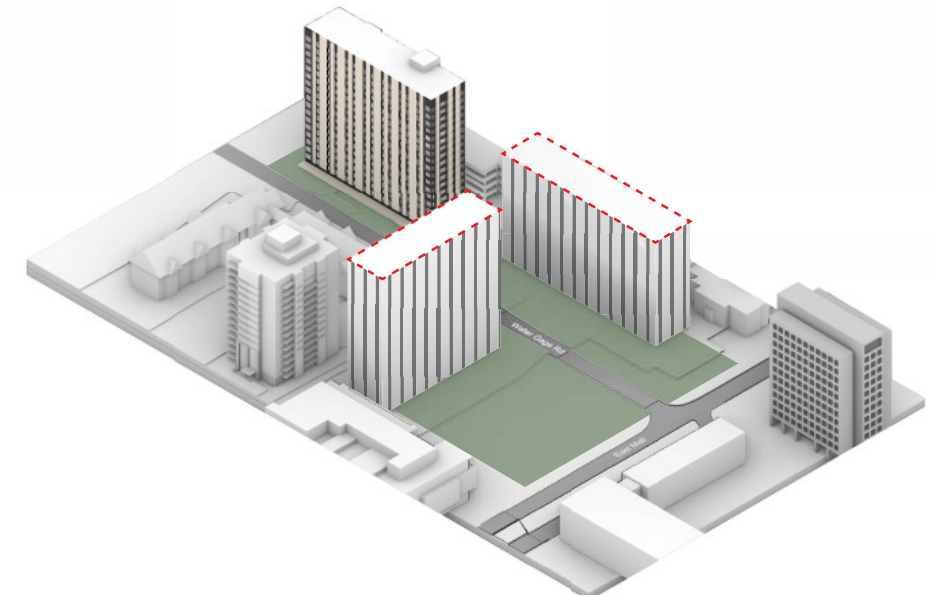
As can be seen in the view studies towards the end of this document, potential impacts of the building massing are mitigated by trees and existing buildings when seen from significant viewpoints.

6. BUILDING MASSING

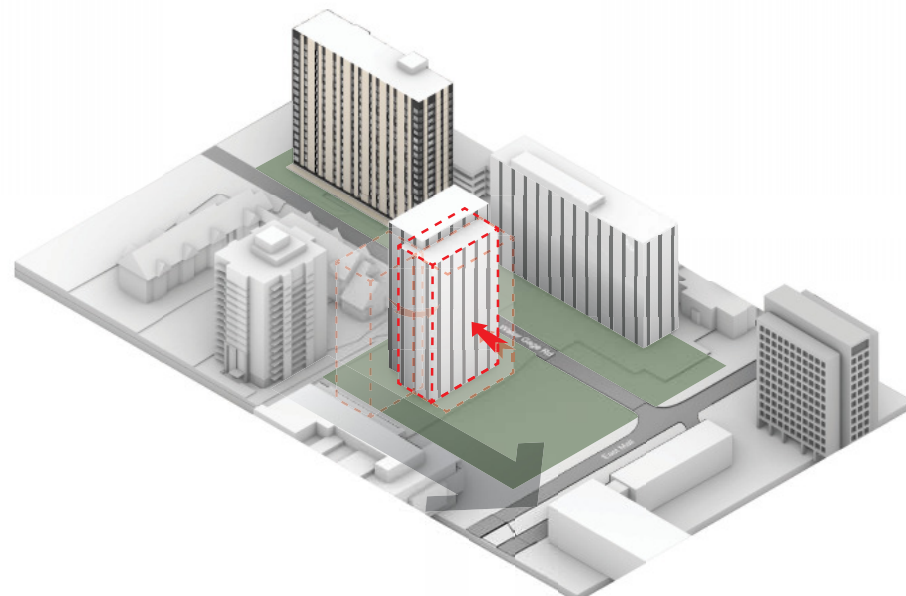


◀ 1. Building sites located on either side of Walter Gage Road, surrounding the Commons

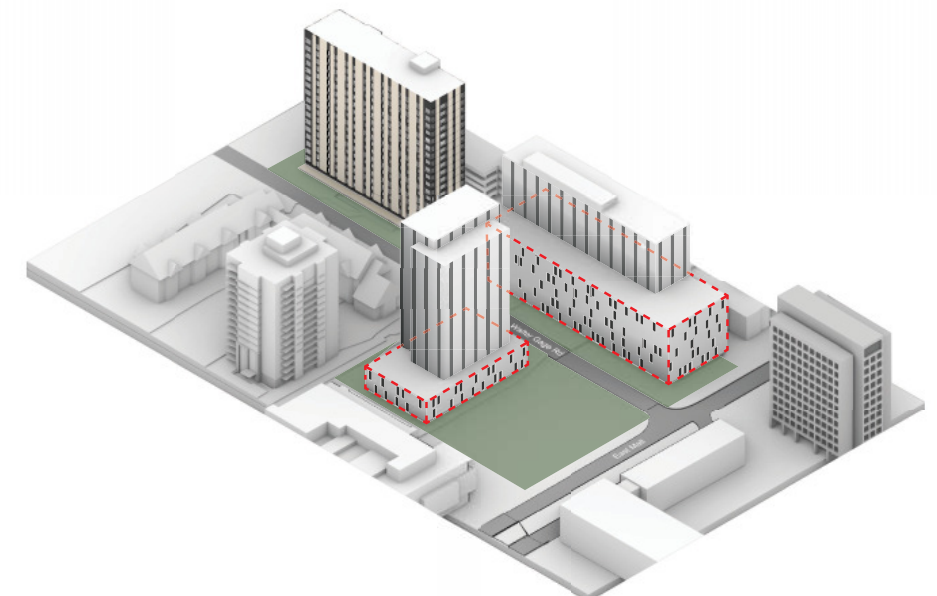
▶ 2. Emulate the form of Tallwood House to represent future student housing blocks and to define an 'urban room' bounded by Brock Commons Phase 2, Allard Hall and Buchanan E Block.

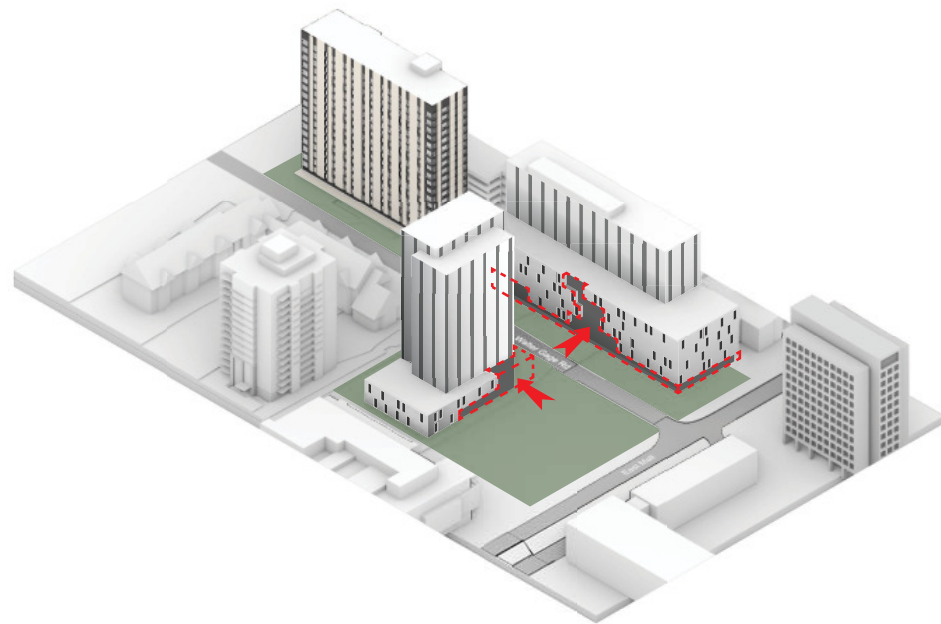


◀ 3. The North Building is trimmed to maintain views from adjacent buildings and to protect existing trees. The slab form is layered to preserve a family resemblance to Tallwood House within a point tower typology.



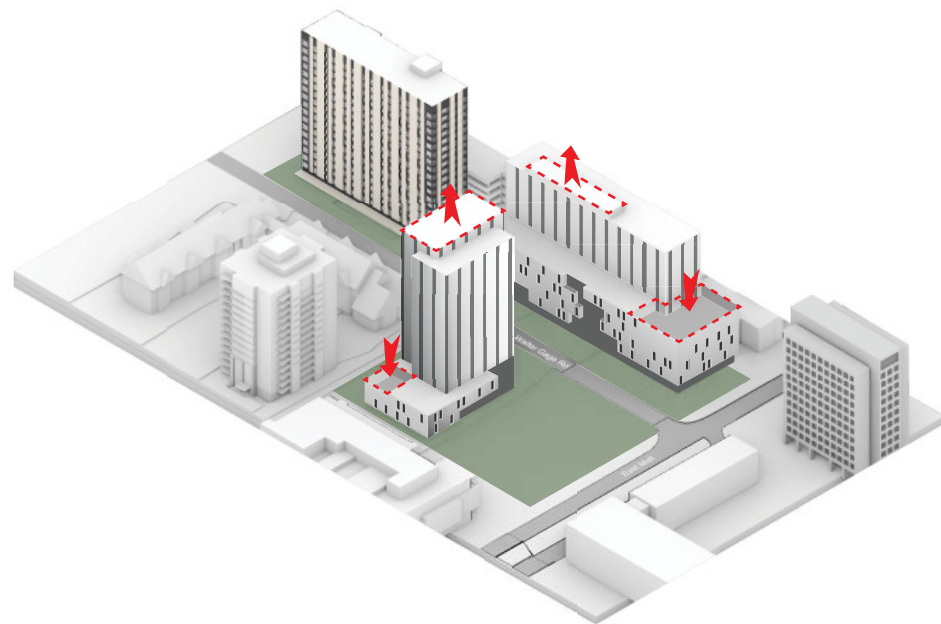
▶ 4. The tower forms are wrapped by podiums expressive of the more institutional program uses within and to create a coherent face towards the Commons public realm and surrounding streets.





- ◀ 5. Erode entry, lobby and retail areas at grade from the building mass to create welcoming entry points. These areas will be predominantly glazed and protected from the weather by wood soffits and glass canopies. These erosions are intended to allow internal building program to help activate the public realm and to provide visibility to interior activities.

Similarly, upper-level lobby areas are eroded to reduce overall mass at the street and break up long facades. These erosions also allow common gathering spaces within the building to be revealed, and to gain views from these spaces towards campus.



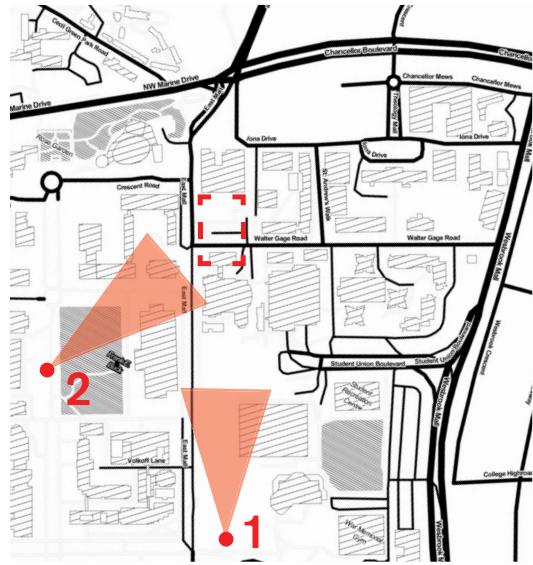
- ◀ 6. Shape the building roofline to reflect elevator over-runs and roof-top mechanical, as well as to create space for rooftop childcare outdoor play areas.

Roof-top mechanical will be screened from view and is intended to be read as part of the singular building mass below.

- ▶ 7. Proposed Brock Commons Phase 2



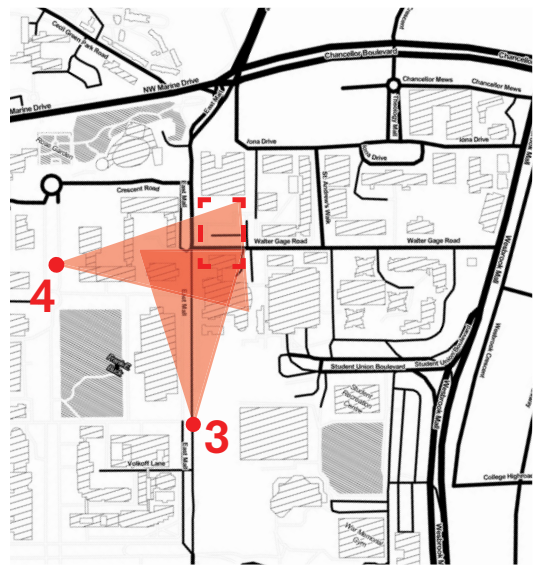
7. SKYLINE STUDIES



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



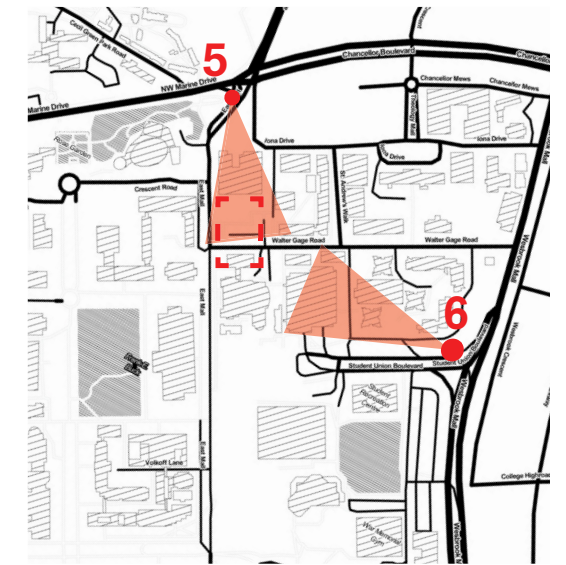
4. View east from Main Mall at Buchanan



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



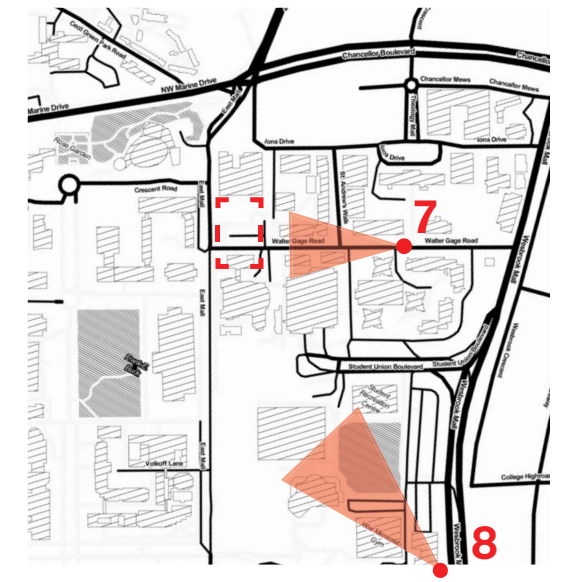
6. View from Bus Loop at Wesbrook Mall



7. View east along Walter Gage Road

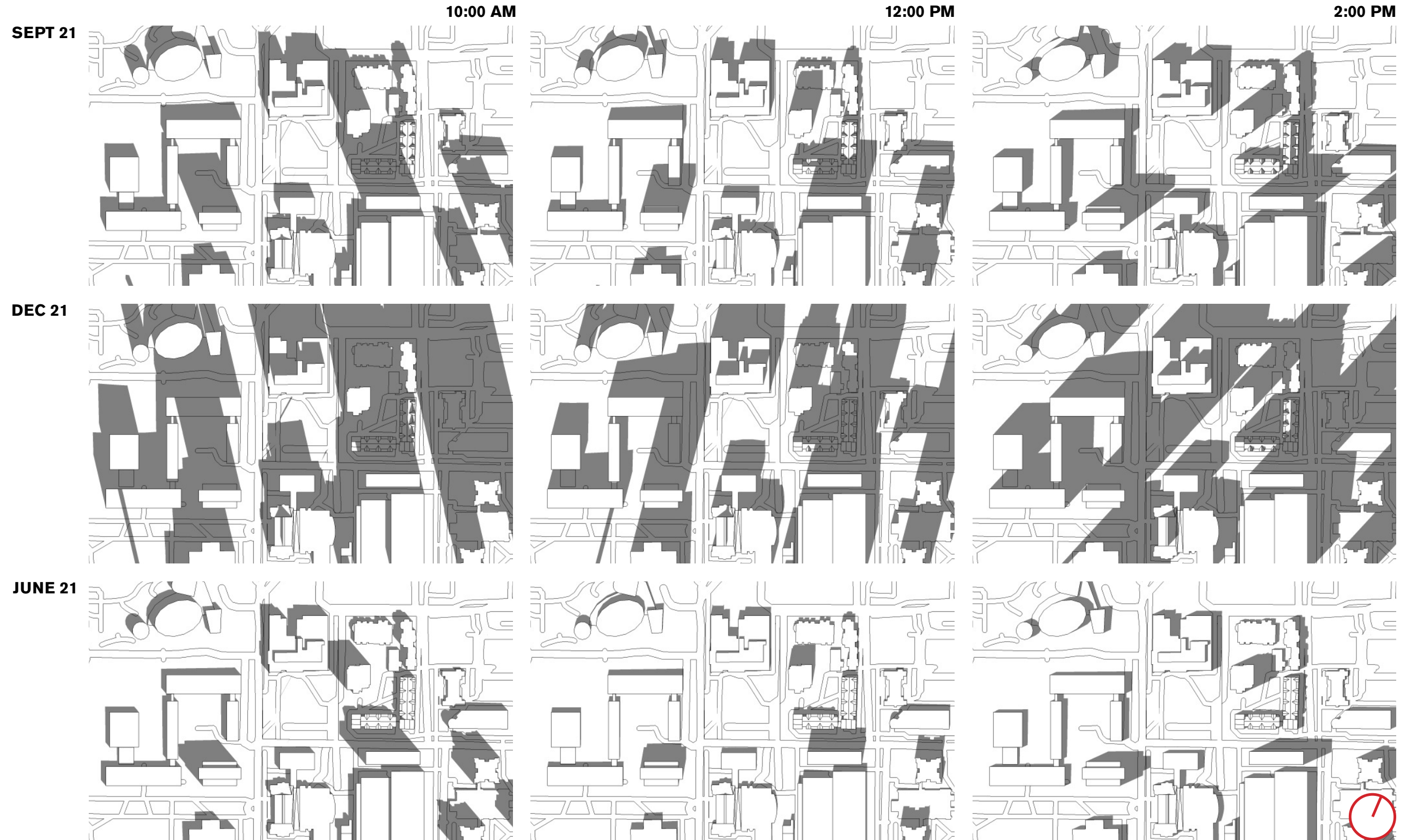


8. View from Campus Entry at University Boulevard and Wesbrook Mall

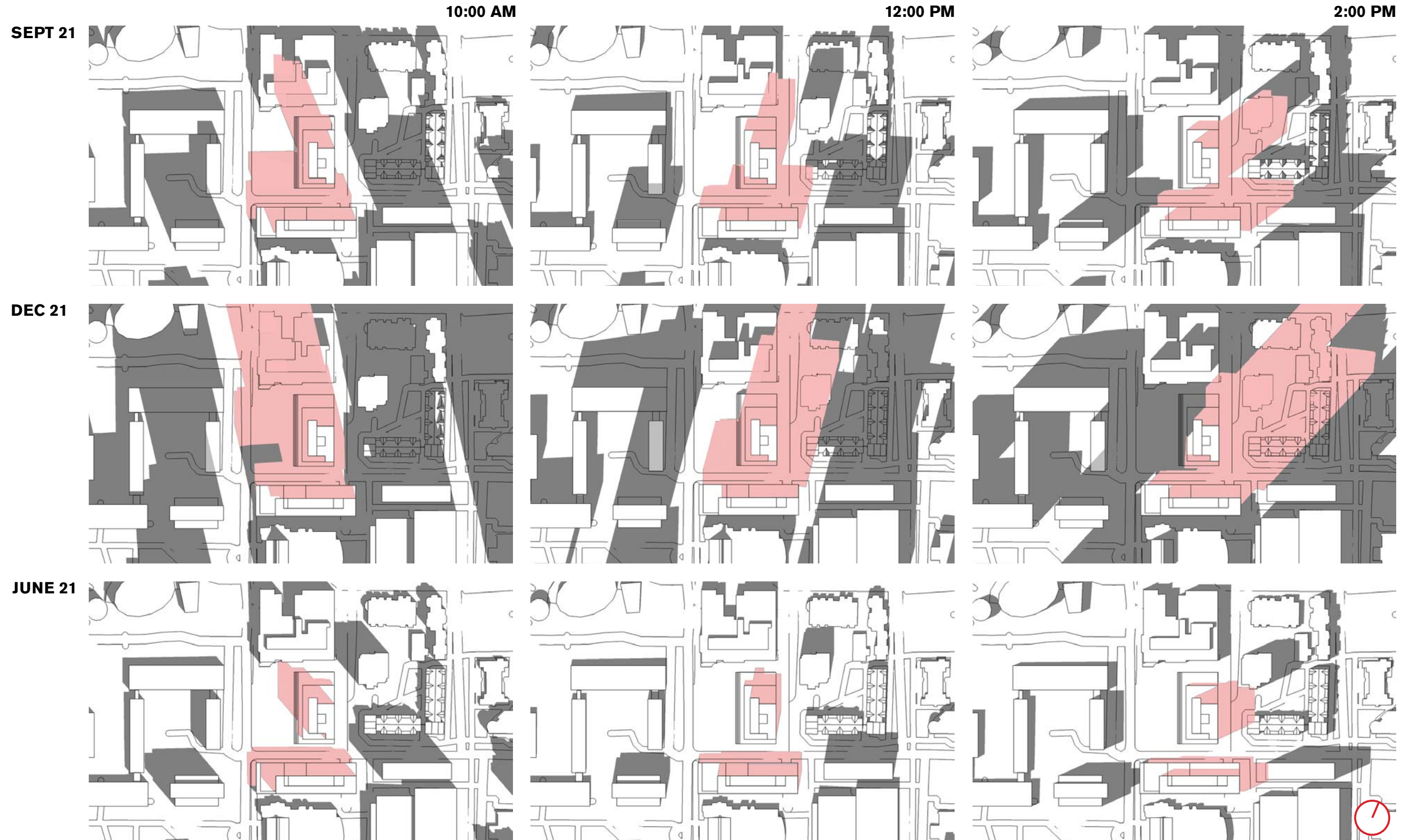


8. SOLAR STUDIES

Existing



Proposed



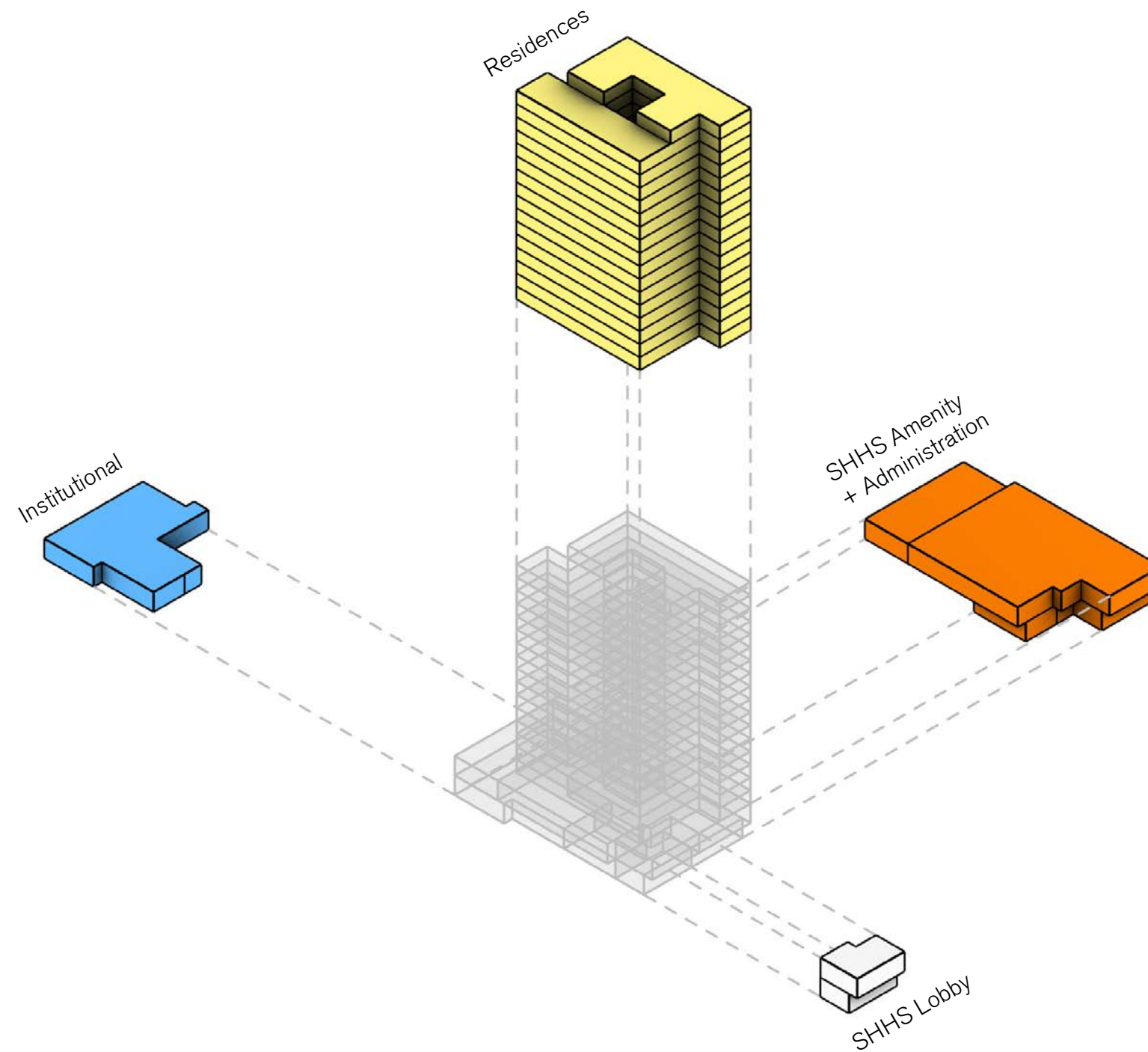
9. PROGRAM PLANNING

North Building

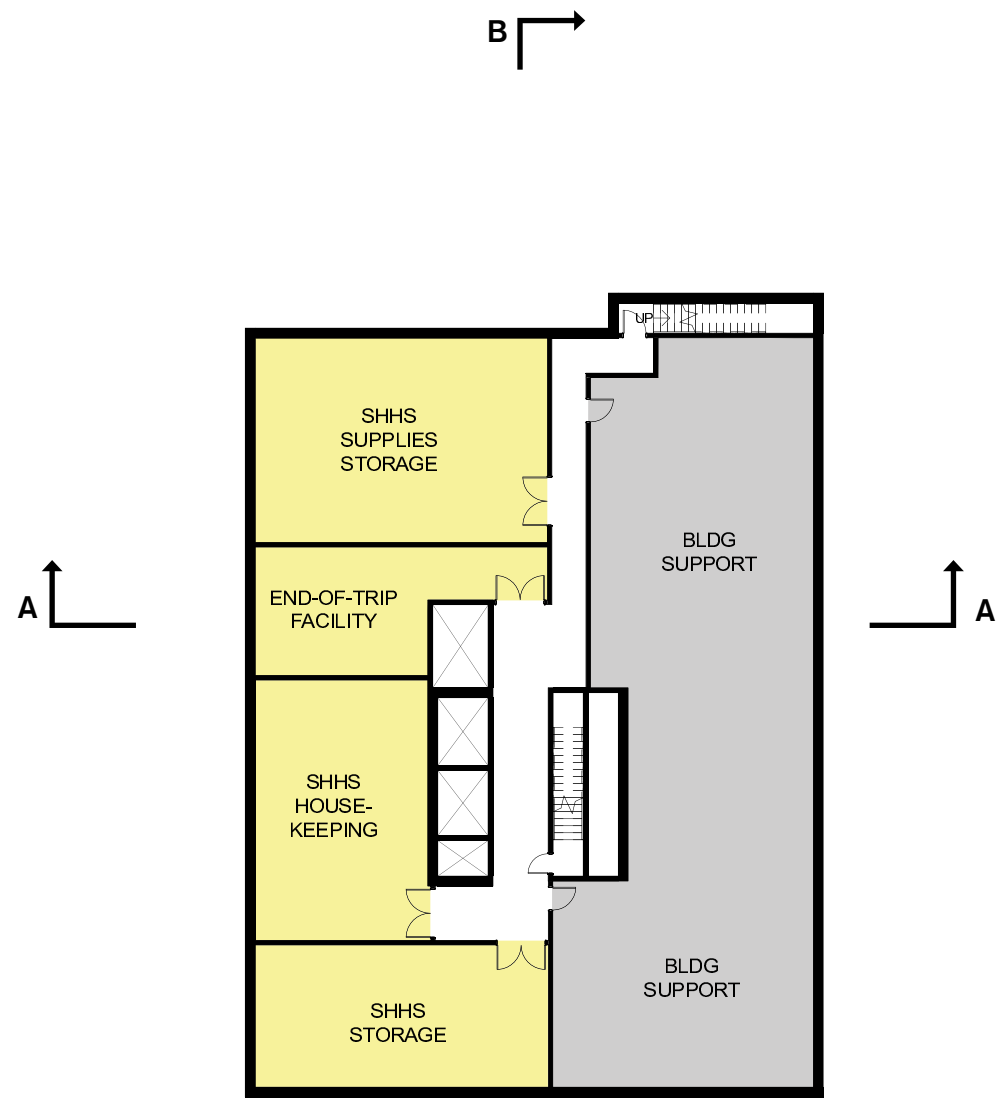
The North Building at Brock Commons defines the eastern edge of the Brock Commons open space and is home to approximately half of the required student accommodations, as well as SHHS services (reception, administration, fitness and common rooms, etc.).

Facing the open space and at ground-level are Legal Clinics associated with the Allard School of Law and a new Collegium. Together, these spaces provide a sense of transparency and activity at the base of the project and fronting the public realm.

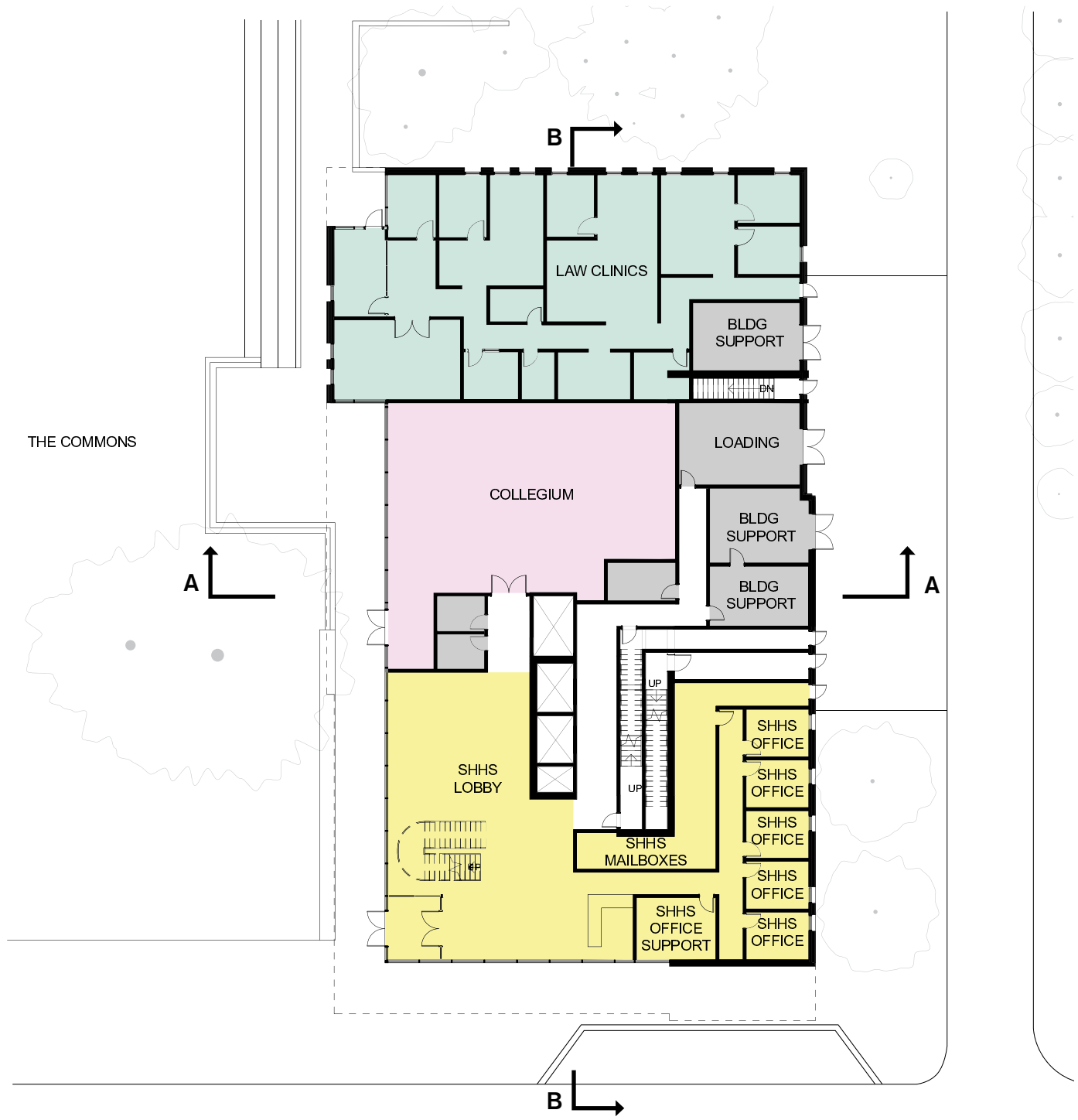
Point tower and slab forms were explored as options but feedback from Campus and Community Planning has indicated a preference for a point tower form in order to mitigate impacts to adjacent residential buildings at Axis and St. Andrew's Hall.



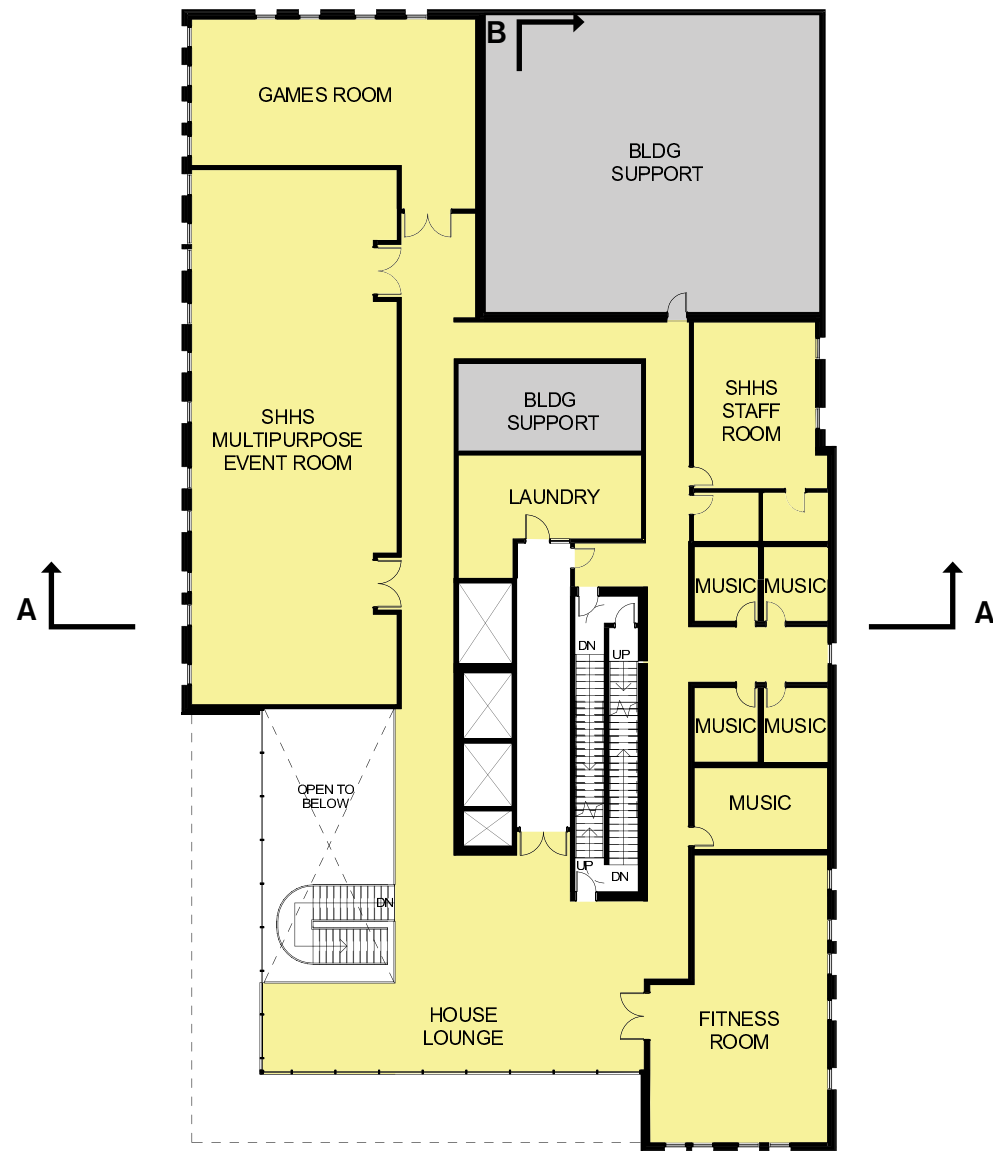
Exploded Axonometric



Level B1 (North Building)
 1:250

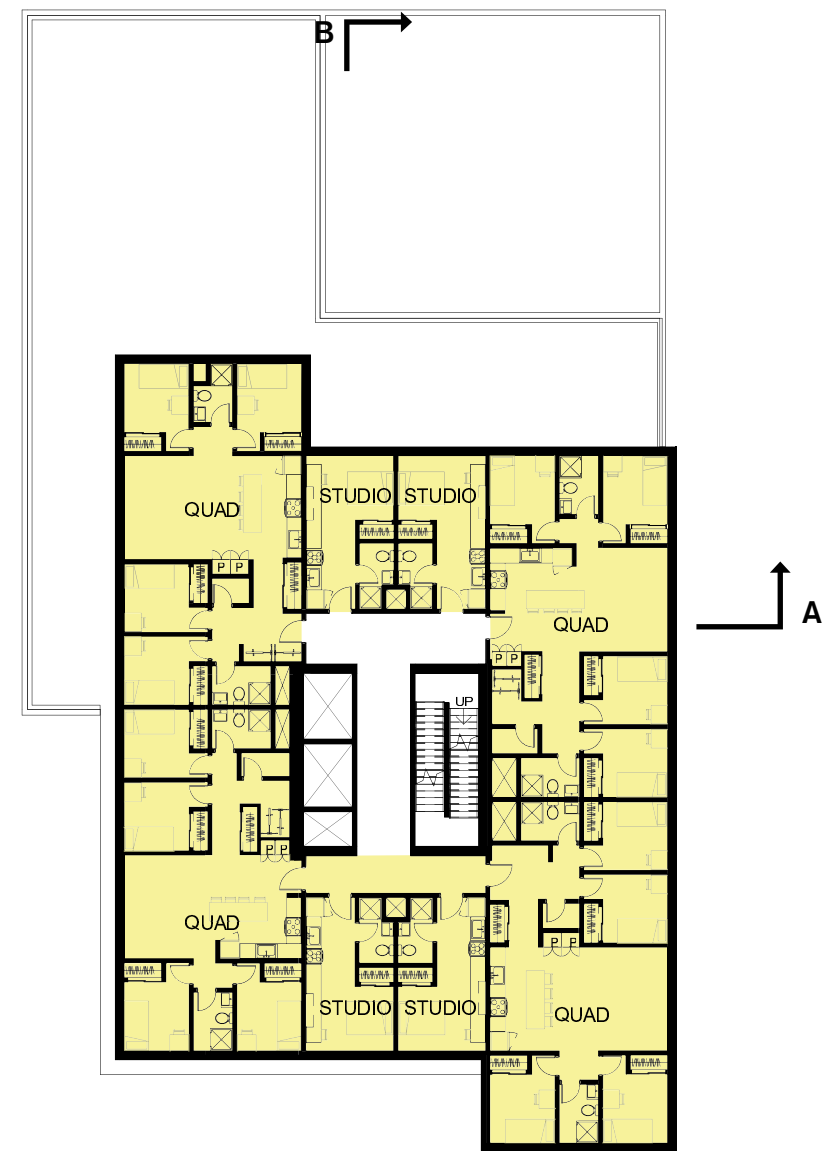
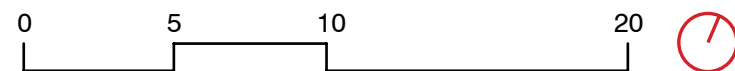


Level 1 (North Building)
 1:250



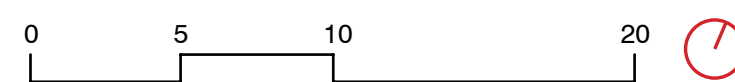
Level 2 (North Building)

1:250



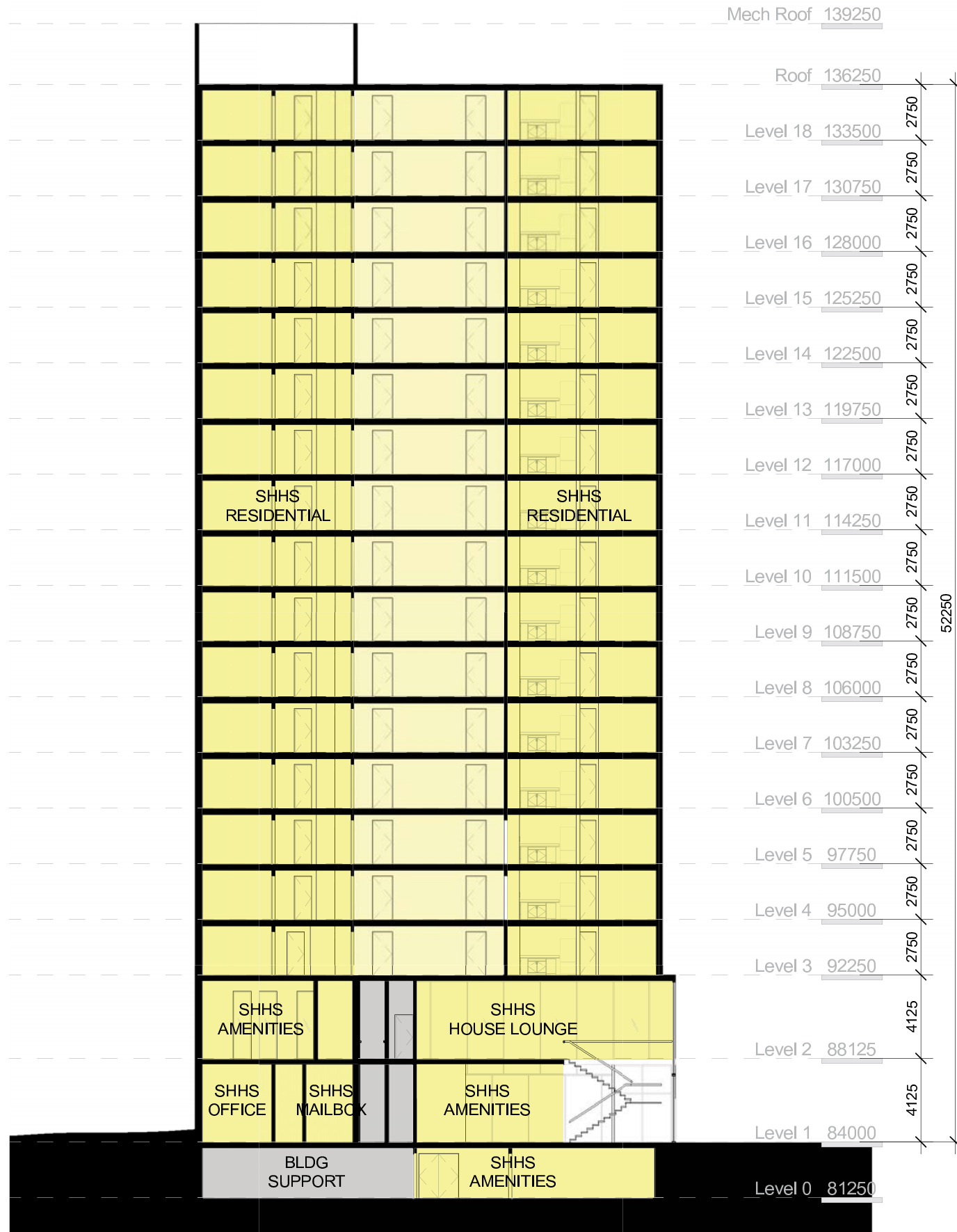
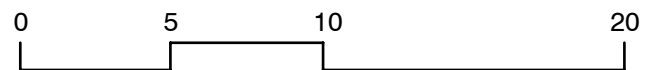
Typical Residential Floor, Levels 3-18

1:250



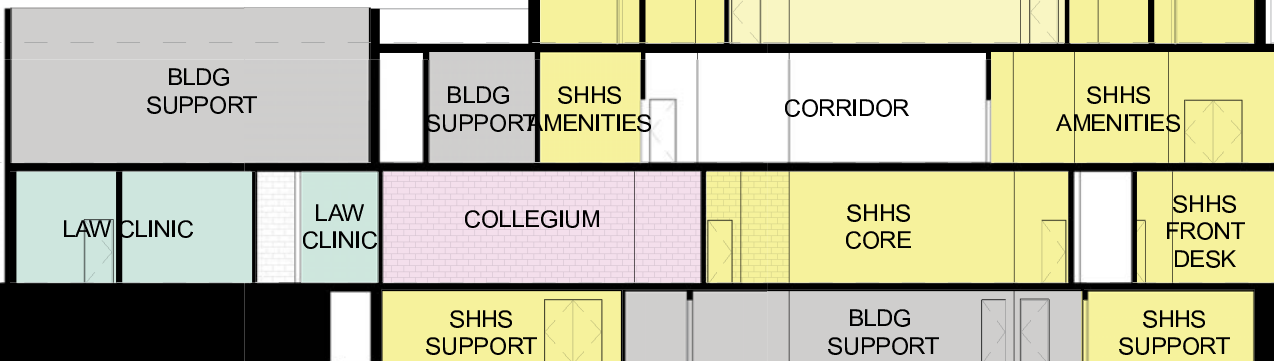
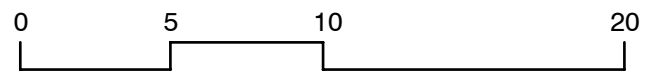
North-South Section A-A (North Building)

1:250



East-West Section B-B (North Building)

1:250



South Building

Functionally, the South Building can be characterized as being comprised of an institutional podium with student residences above.

This building contains the majority of institutional uses within Brock Commons, with a focus on student services and wellness.

Activated Ground Plane

At grade, the building program continues the positioning of lobby, collegium and other highly visible activities along Walter Gage Road, continuing the precedent set by Tall Wood.

Within the building, activities associated with heavy occupant loads are generally located towards the lower floors, with uses becoming more administrative as one rises through the building. This strategy mitigates impacts to egress systems while concentrating campus vibrancy towards ground level.

During graduation events, the lower floors of the building will be used for gowning and mustering prior to procession to the Chan Centre for convocation.

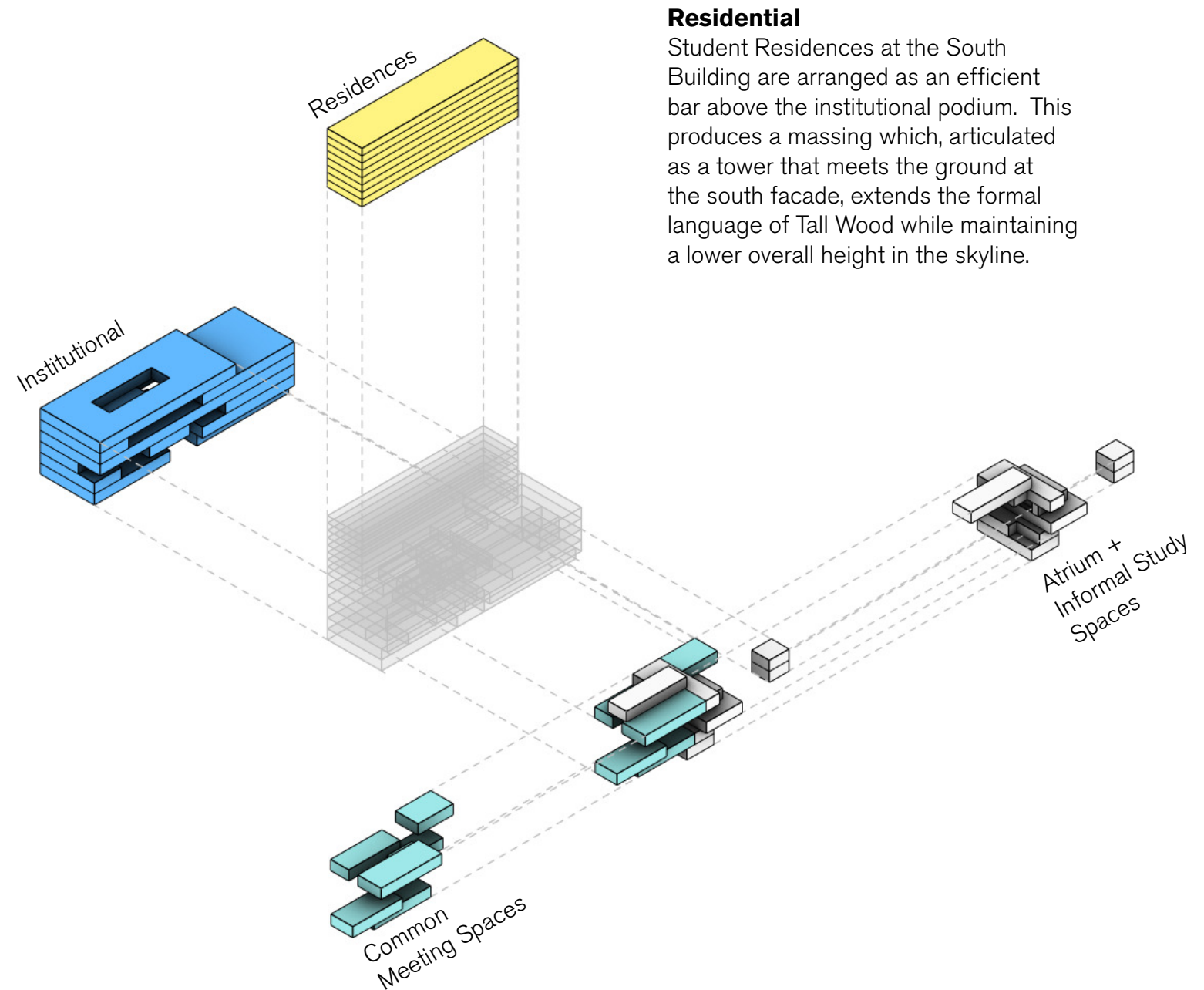
A 'Vertical Campus'

The building organization locates programmatic components on either side of a multi-storey central atrium space. This strategy promotes flexibility of departmental locations and maximizes opportunities for natural light and views.

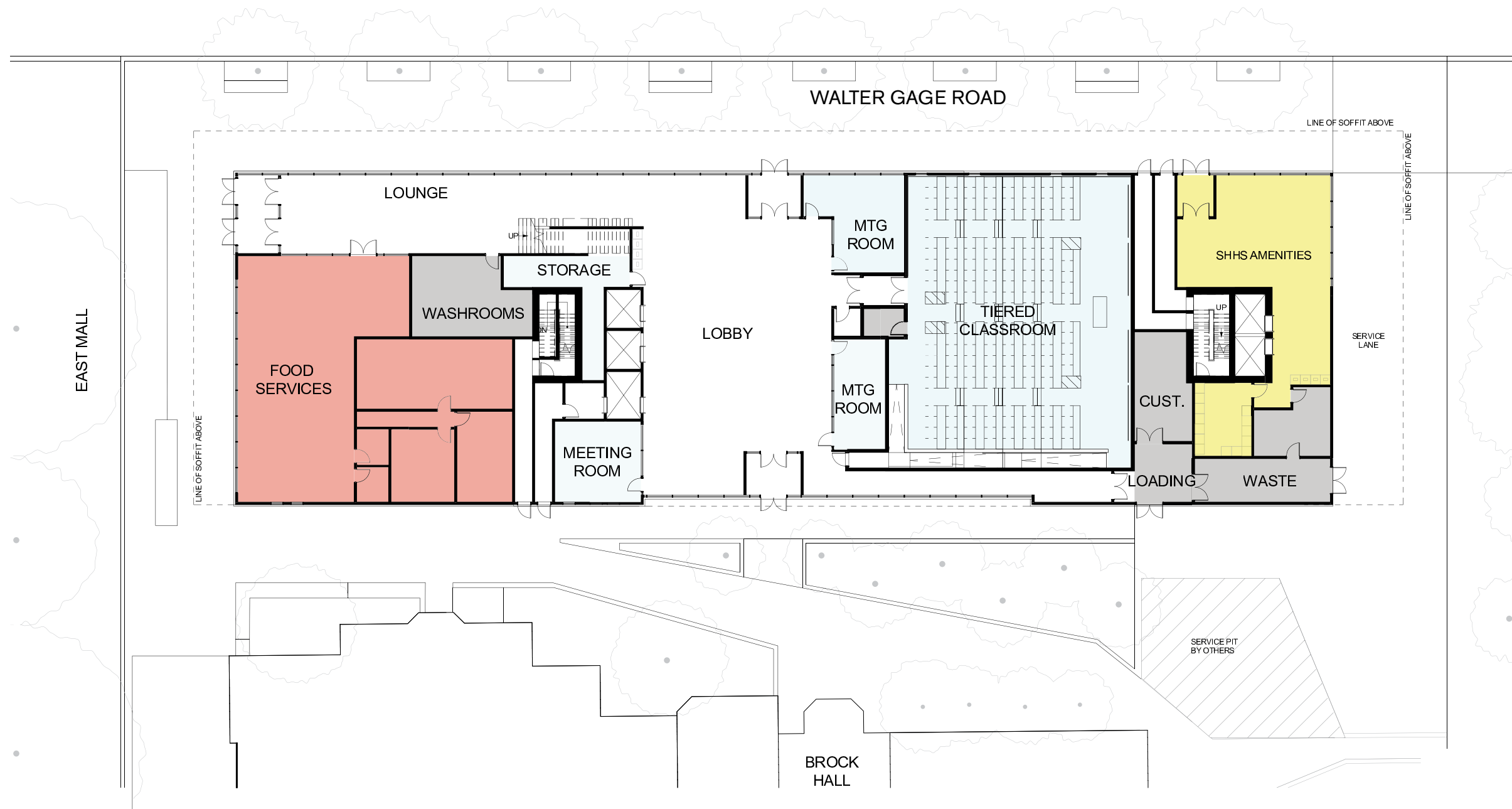
The central atrium is generally aligned with the Brock Hall student services axis, extending those activities into the new building and providing clear wayfinding at the Campus scale.

The atrium construes the building as a vertical campus in miniature, providing opportunities to extend social spaces at all levels of the building. Classrooms, departmental reception areas, common meeting spaces and informal gathering zones would be located adjacent to and within the main atrium and could be iconic moments within the architecture.

Bridges connect either side of the main atrium, creating opportunities for overlook and zones of activity. Depending on the floor, these bridges can exist as meeting rooms, waiting areas, study zones, or simply as part of the means of egress.

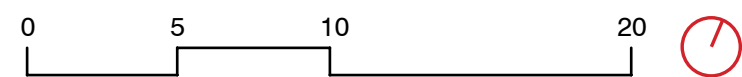


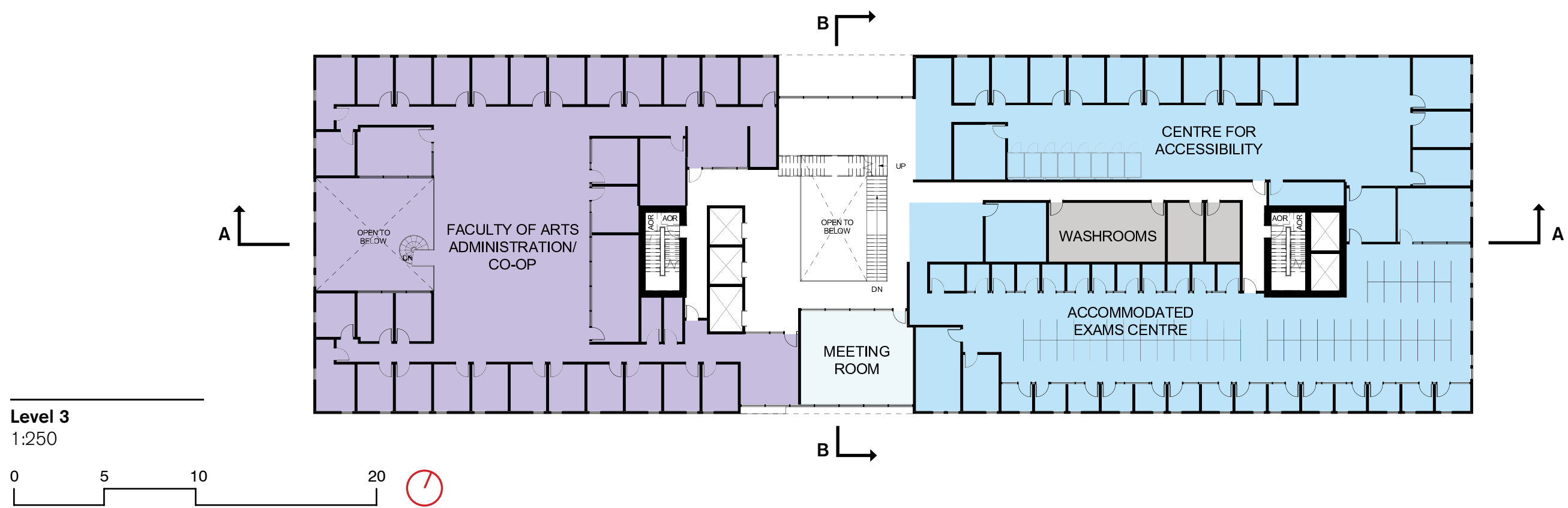
Exploded Axonometric

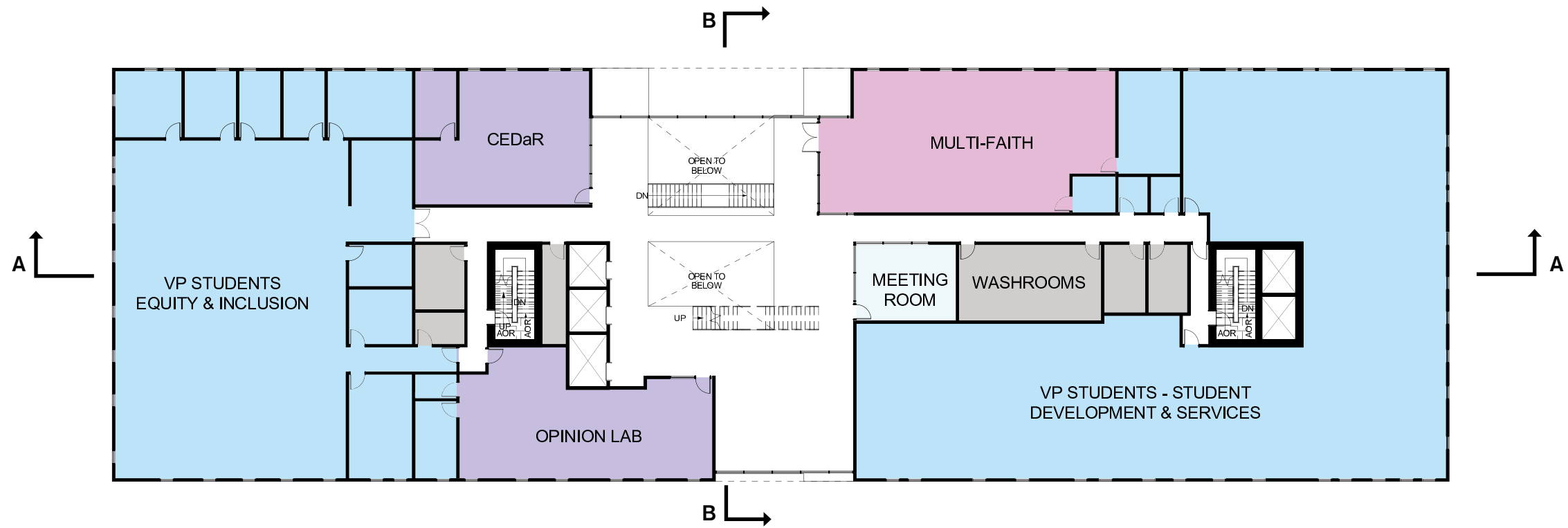


Level 1 (South Building)

1:250

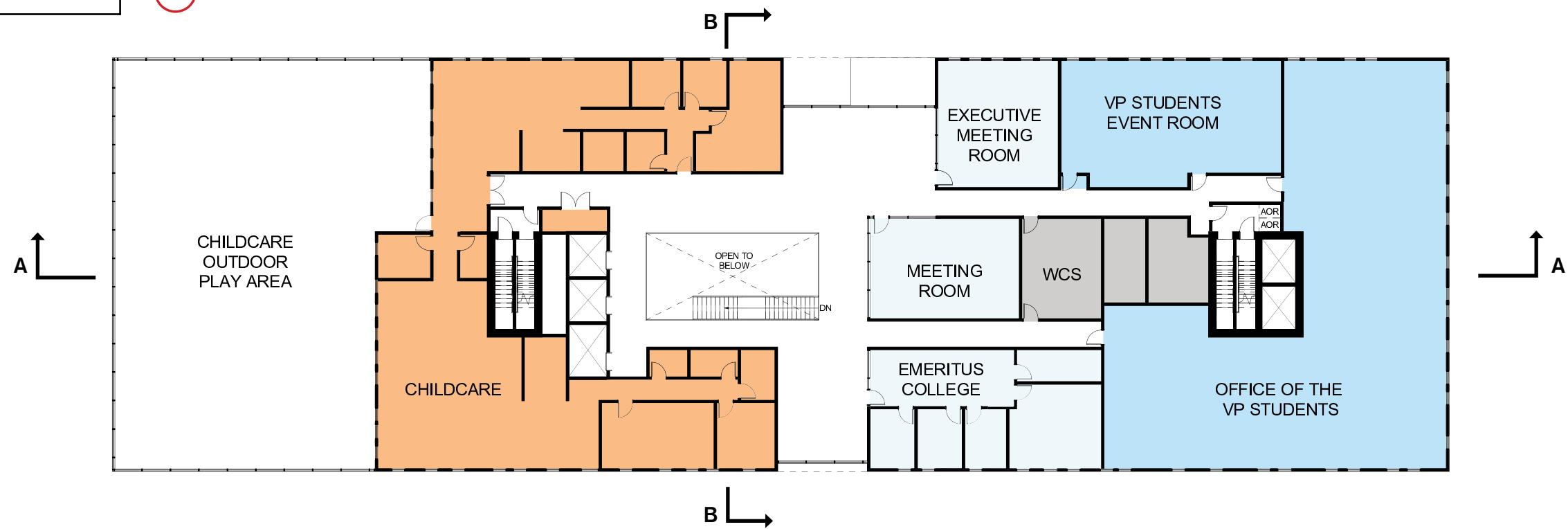
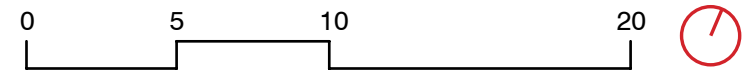






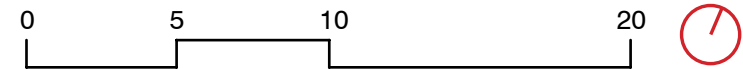
Level 4 (South Building)

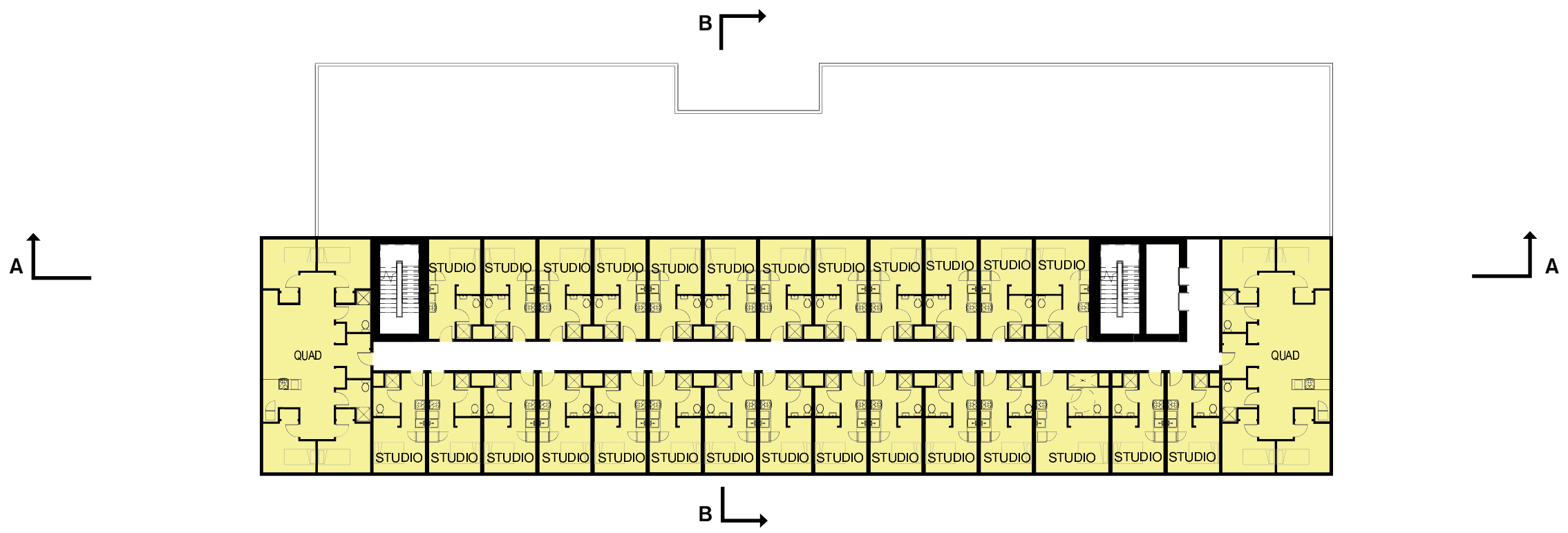
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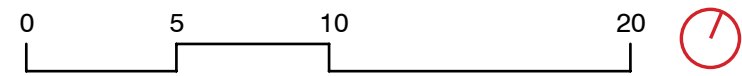
Level 5 (South Building)

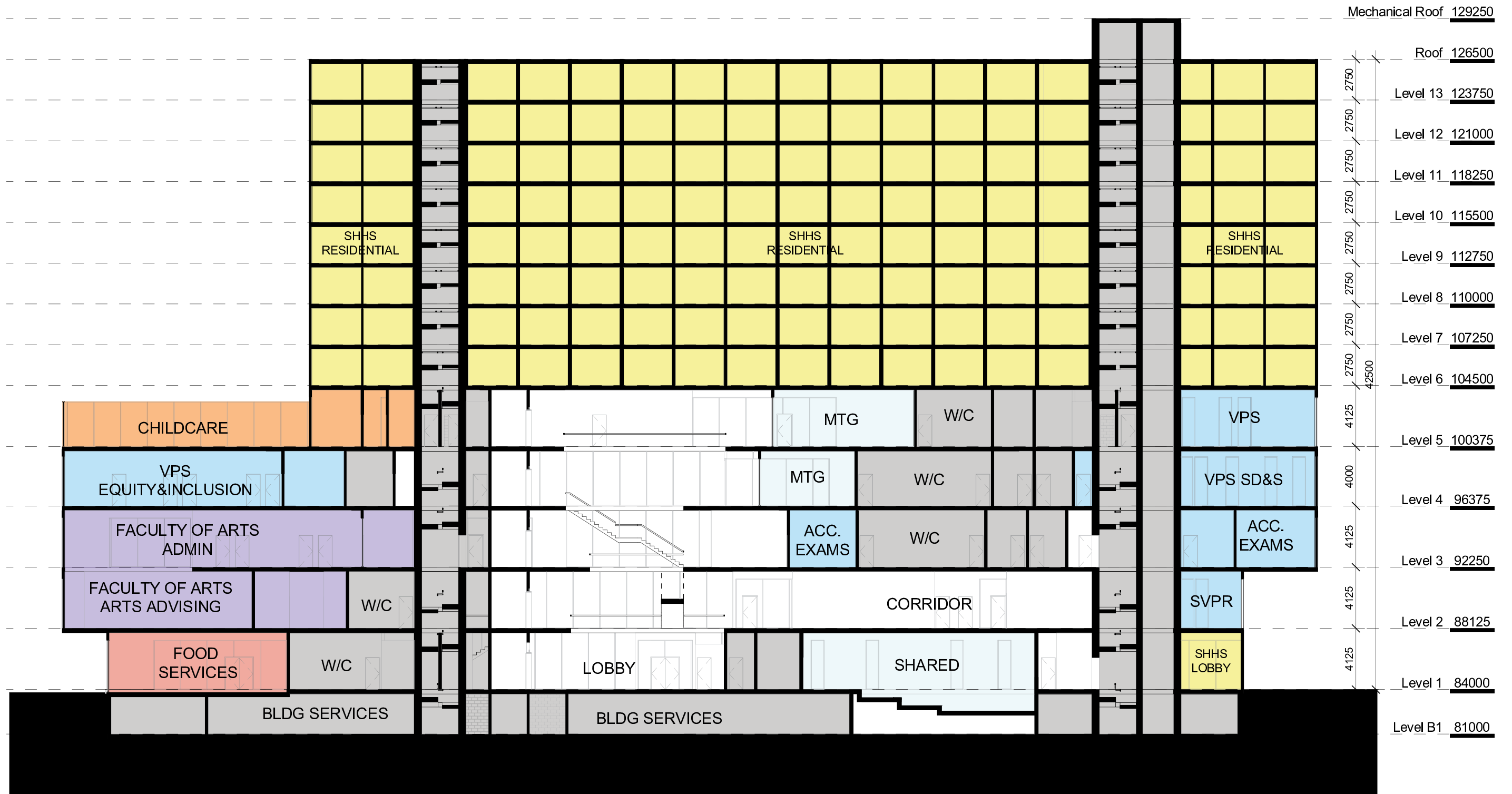
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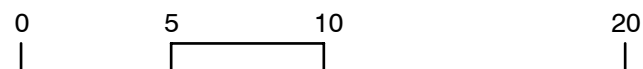
Typical Residential Floor
Levels 6-13
 1:250

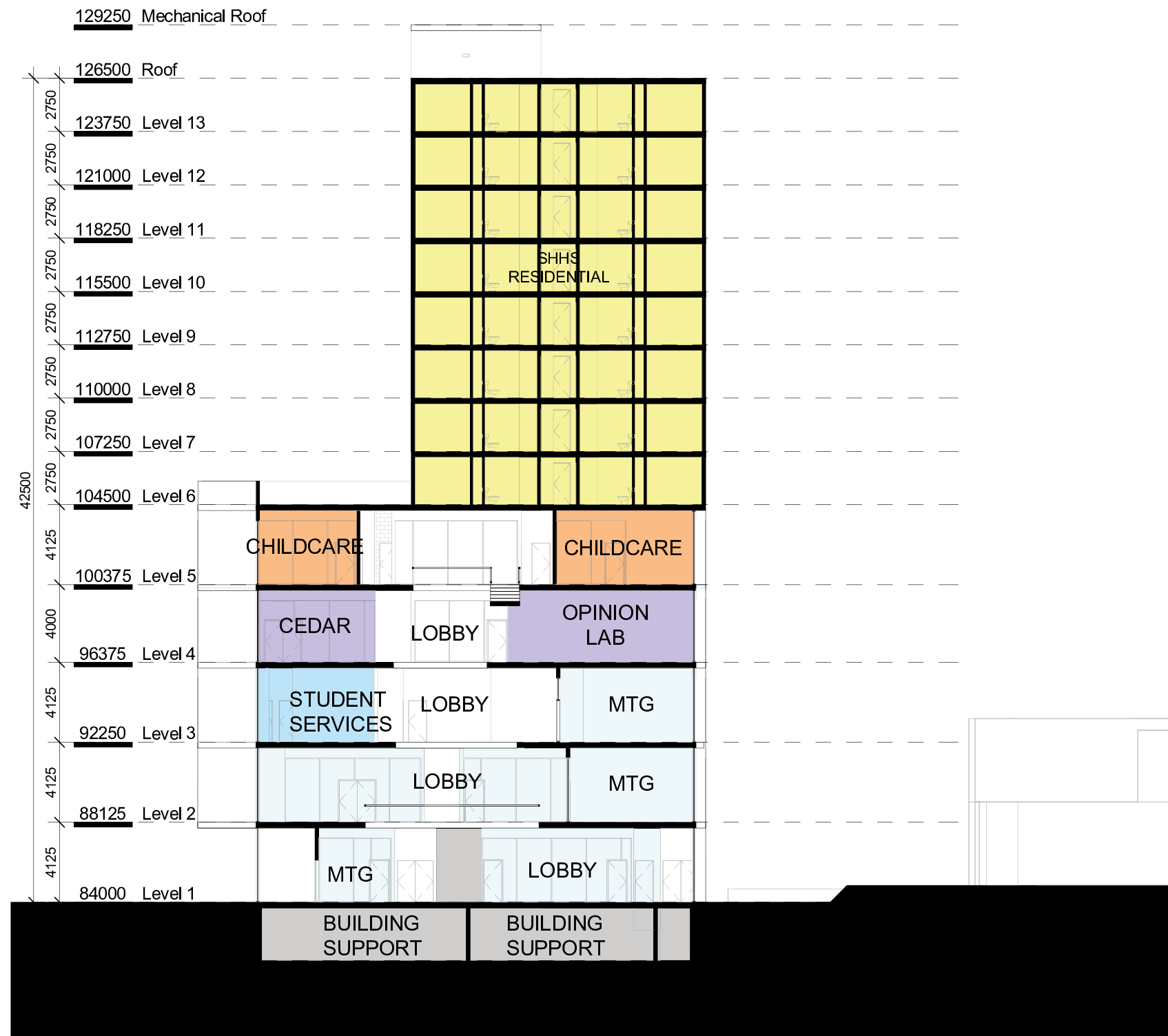




East-West Section A-A (South Building)

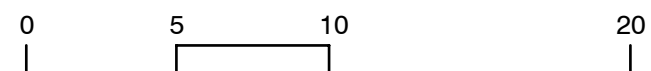
1:250





North-South Section B-B (South Building)

1:250



10. FACADE DEVELOPMENT

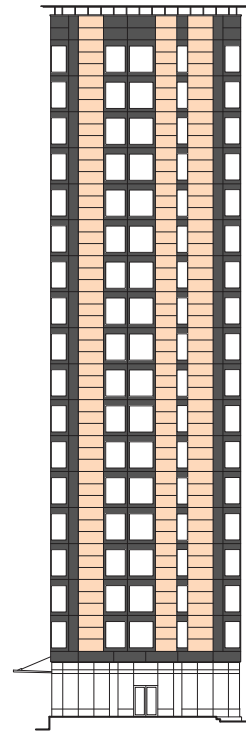
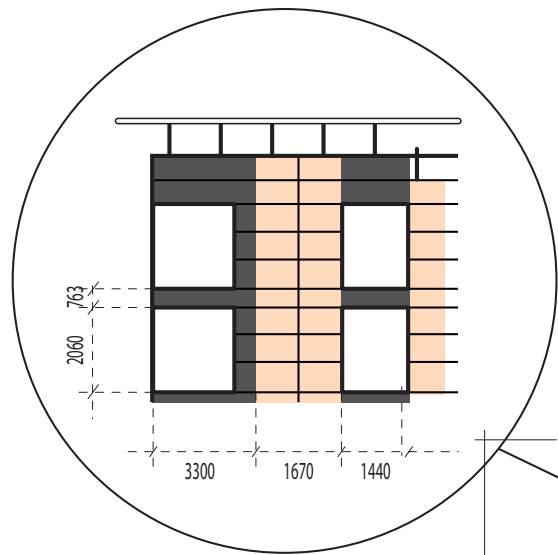
As seen in the Campus Character map earlier in this document, the project site lies within the Contemporary Precinct. However, it is also bounded by the Campus Core on the west and privately-held residential lands to the northeast.

The result is that Brock Commons is surrounded by a diverse range of building types, scales and styles, as can be seen below.

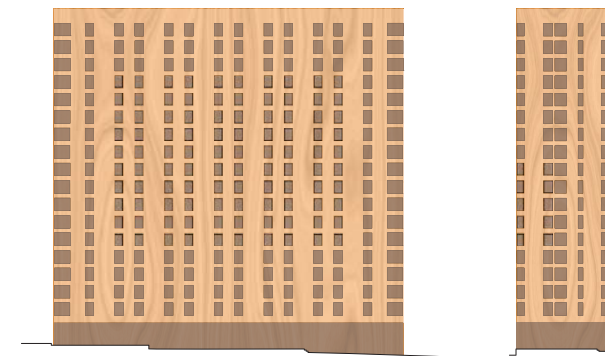
At the same time, the Campus Plan calls for multi-use hubs like Brock Commons to be formally distinct as identifiable 'places' within the campus. This is an opportunity for the emerging Hub to find a balance between contextual relationships and distinctive identity.



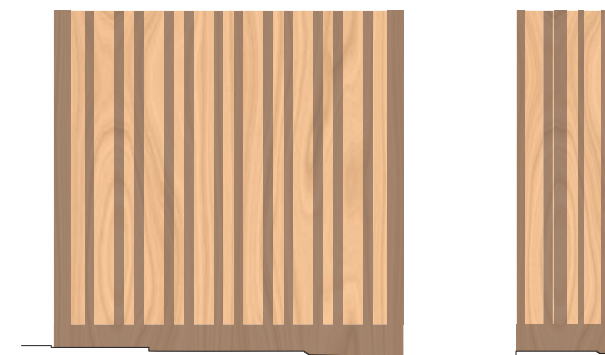
Contextual Materials



'Wood' finishes



Fenestration



Striation

Tallwood House - Analytic Diagrams

Proposed Materials

One of the key objectives of Brock Commons Phase 2 is to tie together the three buildings comprising Brock Commons into a more coherent whole with a specific precinct identity.

The proposed material treatment of Brock Commons Phase 2 takes the overall form of Tallwood House as its starting point, and seeks to hybridize and adapt this slab residential typology to meet the challenges of radically different programmatic requirements.

PRECINCT-COMMON THEMES

Tallwood House as a unique project within the context of both Brock Commons and UBC as a whole.

The wood Trespa cladding that wraps the building helps to signify its key innovative role within the construction industry as the first, and tallest, heavy timber building. The addition of two new buildings at Brock Commons needs to respect Tallwood House's specific history and position within campus - finding a balance between recognition of its uniqueness while bringing it into a conversation of family resemblances with Phase 2.

Shared Themes with Tallwood - Residential Block

Taking Tallwood House as a key point of departure, Brock Phase 2 emulates the blocky massing of the residential block and is clarified through architectural articulation, including setbacks and reveals.

Within this expressed massing, Brock Phase 2 also shares with Tallwood vertical striations running through a panelized field of smooth cladding.

Institutional 'Wrapper'

Brock Commons North and Brock Commons South introduce to the precinct a new language expressive of the institutional and student-focussed programming within the base levels.

The building bases are largely academic and administrative in nature and as such present a more public and institutional face towards the streets and the Brock Commons open space. This is expressed using textured white masonry. There is a preference for vertically-striated white terracotta panels, which will allow for considerable textural variation with a subtle lateral banding, referencing the more lateral expression of Allard Hall opposite.

Exposing Interior Common Spaces

As at Tallwood House, street-level expression is largely glazed. Expanses of SSG curtain wall glazing at grade stretch upward to express multi-storey lobby and gathering spaces.

At the atrium and at other major entrances, the building massing breaks open to expose wood interiors within, articulating areas of gathering and sociability.

Weather-Protected Routes

Due to the institutional podia unique to Brock Commons facing the public realm, Phase 2, pedestrian weather protection takes the form of soffits incorporated within the institutional 'wrapper' rather than canopies more associated with student housing. Wood finishes would be common to both Tallwood canopies and Brock Phase 2 soffits and would extend the pedestrian experience at street level while recognizing key functional differences in building typology.

Option A: Terra Cotta



1. TERRACOTTA
PANEL: THIN RIBS



2. TERRACOTTA
PANEL: MEDIUM
RIBS



3. TERRACOTTA
PANEL: WIDE RIBS

Option B: Brick Masonry



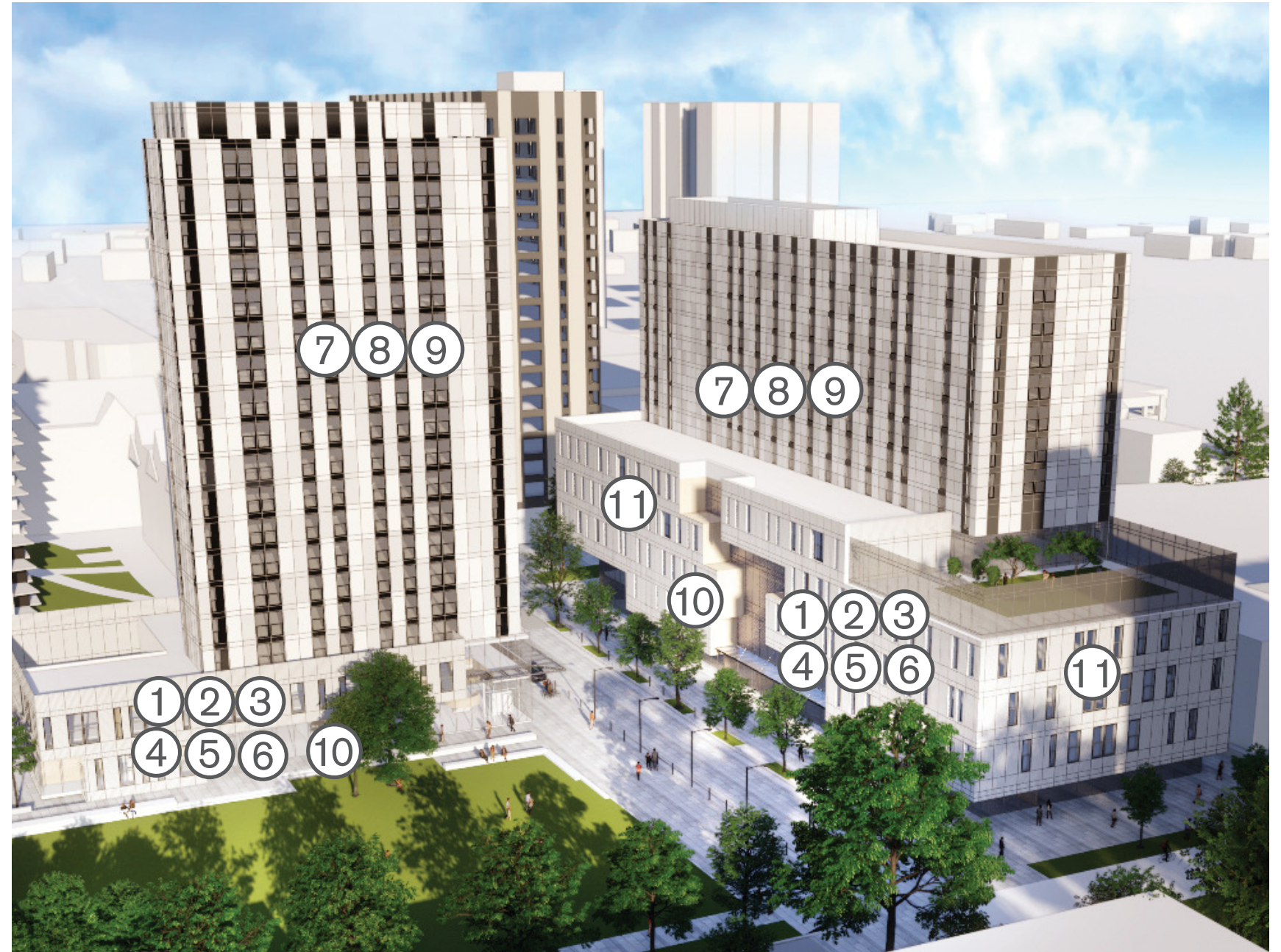
4. MASONRY:
SUPER WHITE
POLISHED

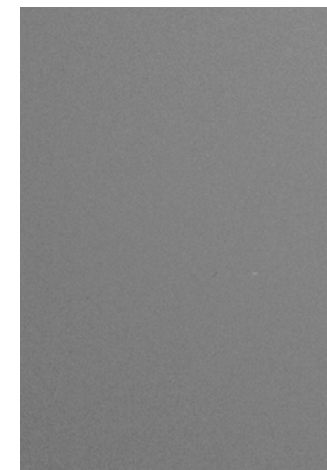


5. MASONRY:
SUPER WHITE
UNPOLISHED



6. MASONRY:
ROCK STONE
ULTRA WHITE





7. METAL PANEL:
MATTE RRM GREY



8. METAL PANEL:
BPS PEARL



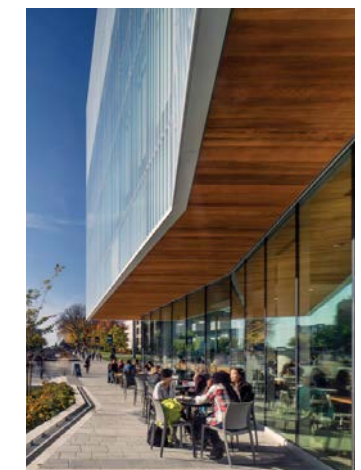
9. METAL PANEL:
MTLC SILVER



10. CURTAIN WALL
GLAZING



11. VISION
GLAZING,
PUNCHED

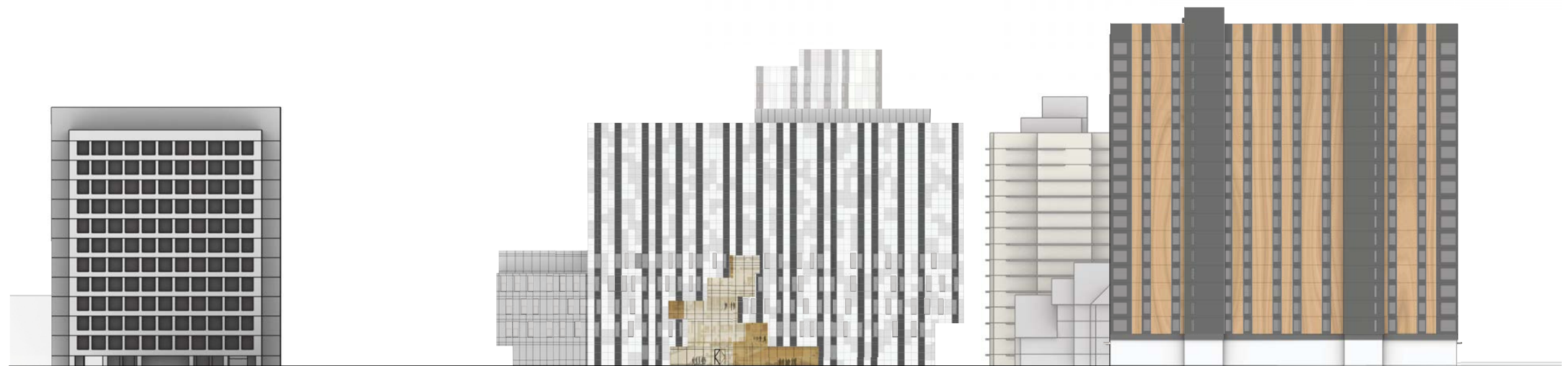


12. WOOD SOFFIT

Elevations - South Building



South Building, North Elevation



South Building, South Elevation



North and South Buildings, East Elevation



North and South Buildings, West Elevation

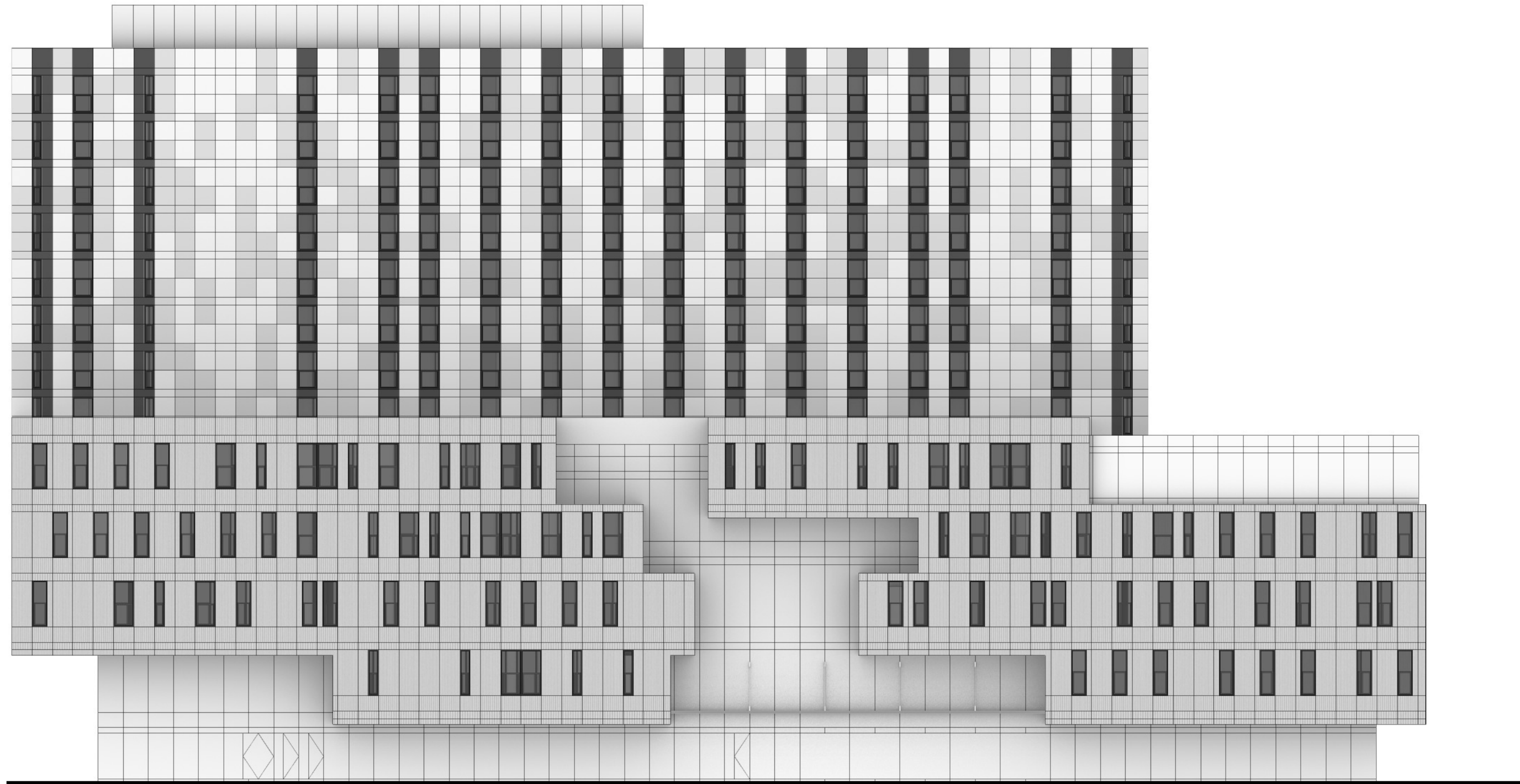
Elevations - North Building



North Building, South Elevation

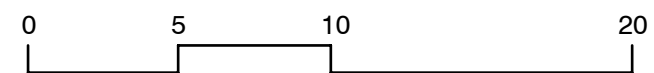


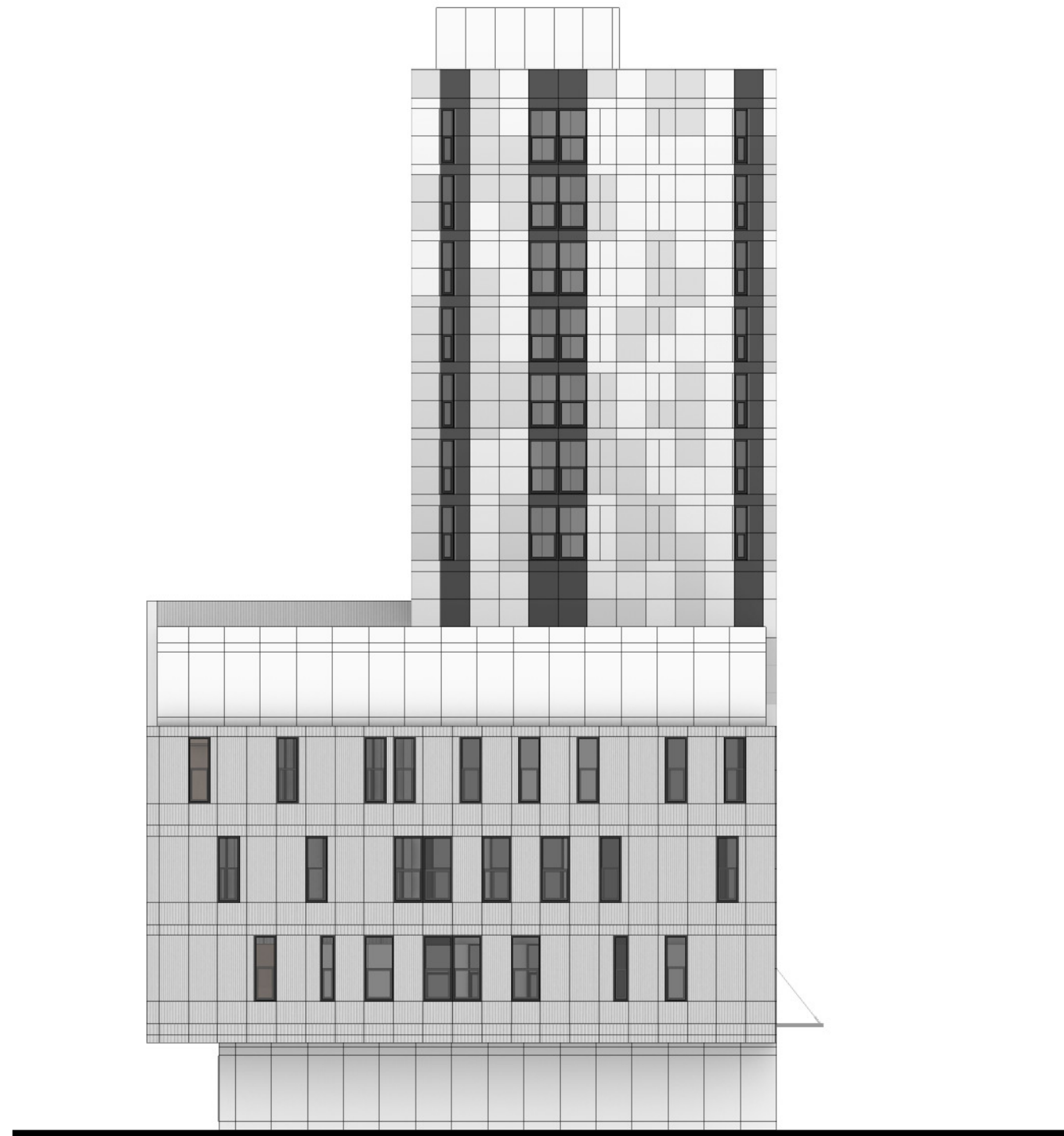
North Building, North Elevation



North Elevation (South Building)

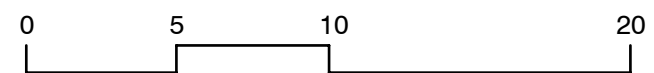
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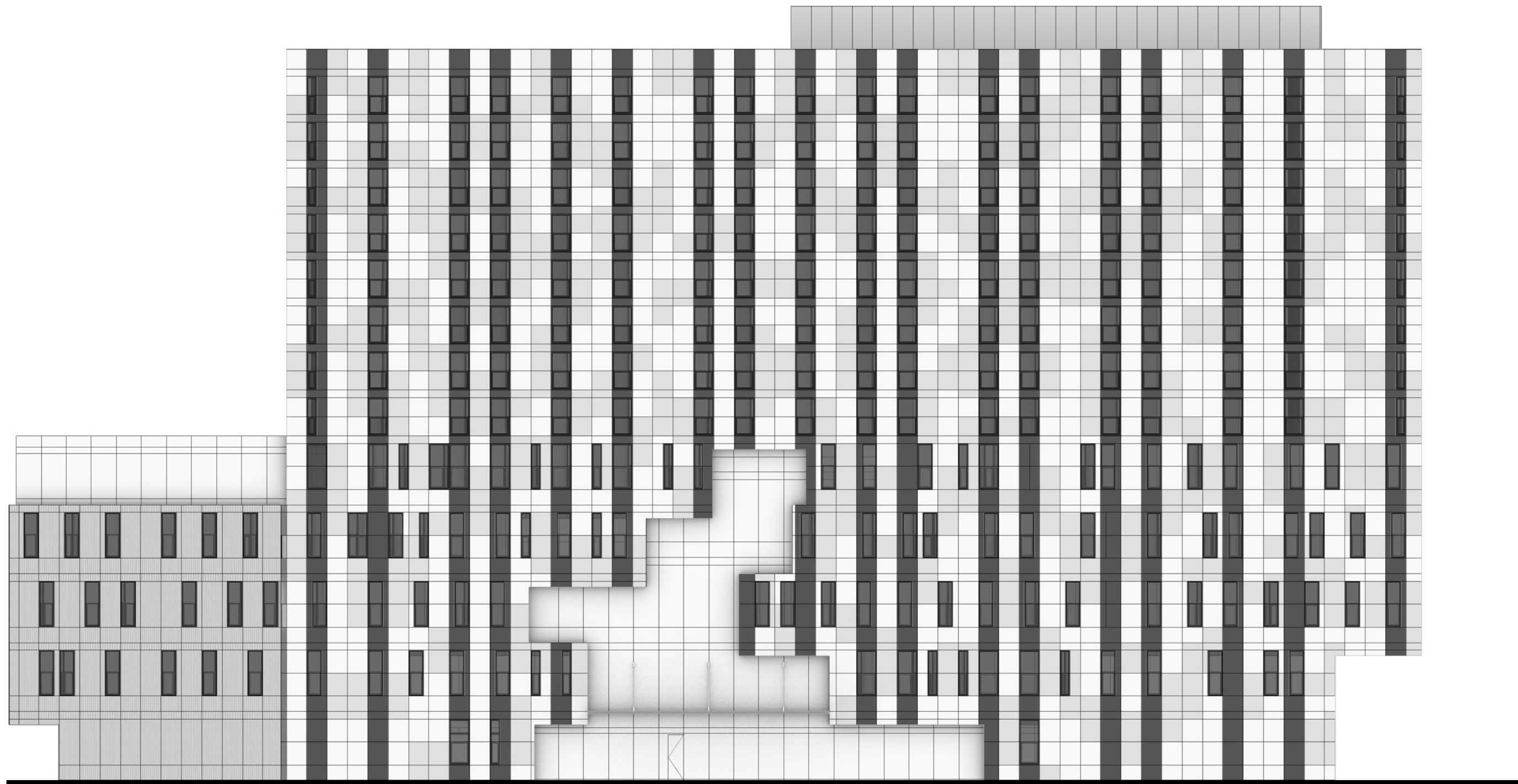




North-South Section (South Building)

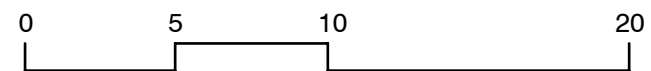
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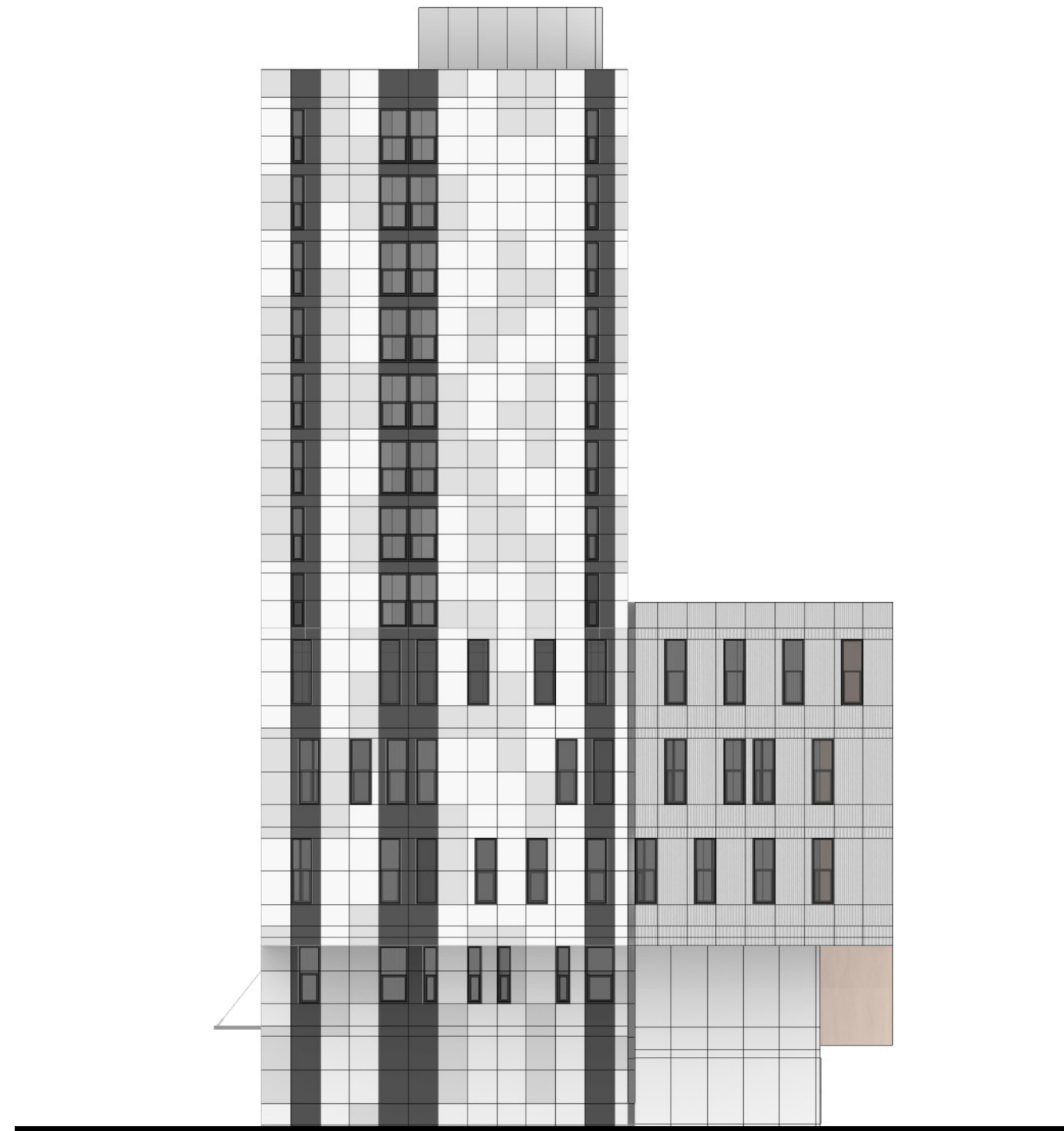




South Elevation (South Building)

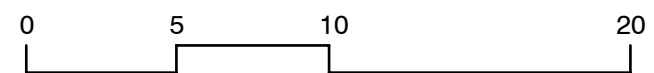
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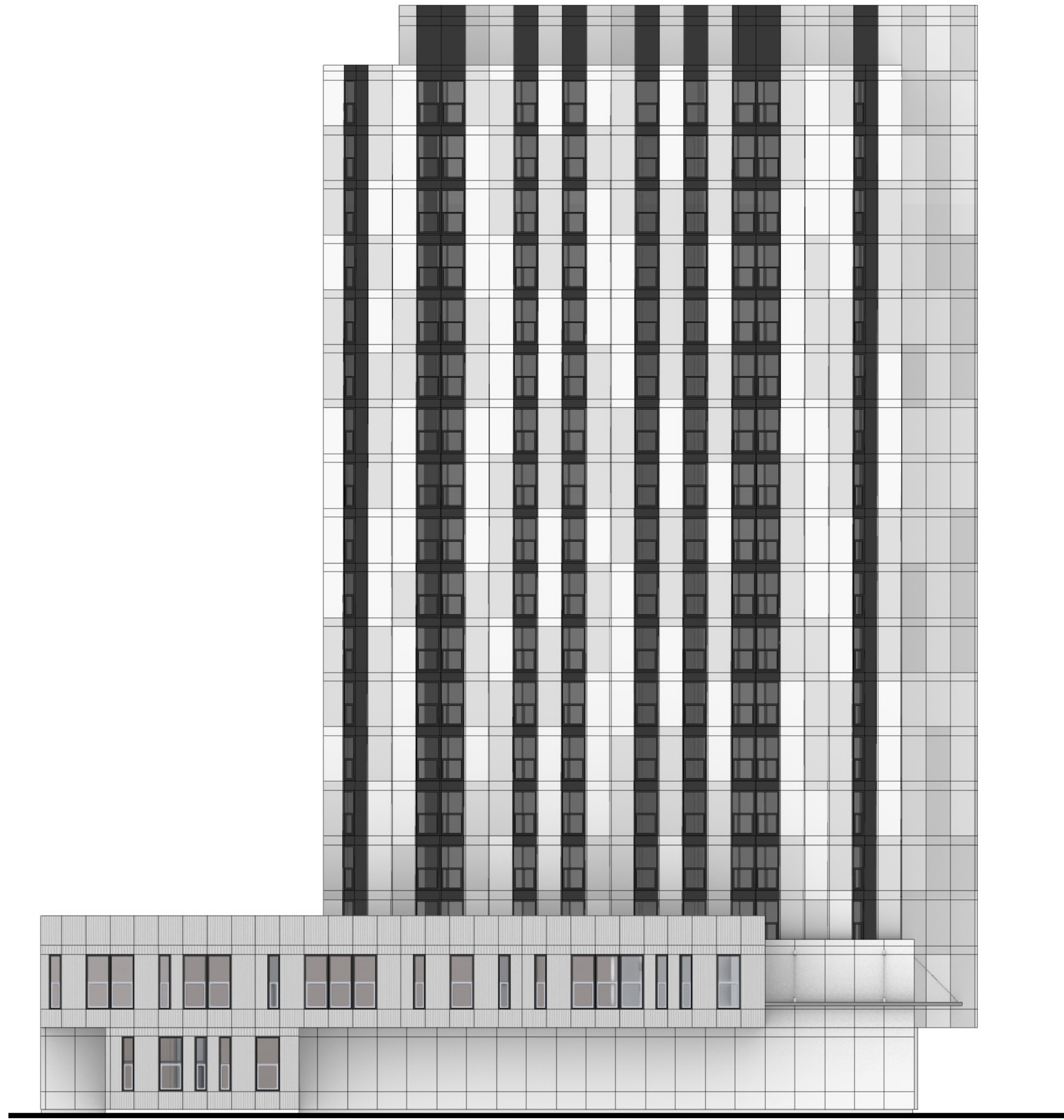




East Elevation (South Building)

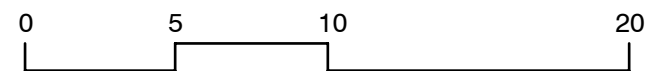
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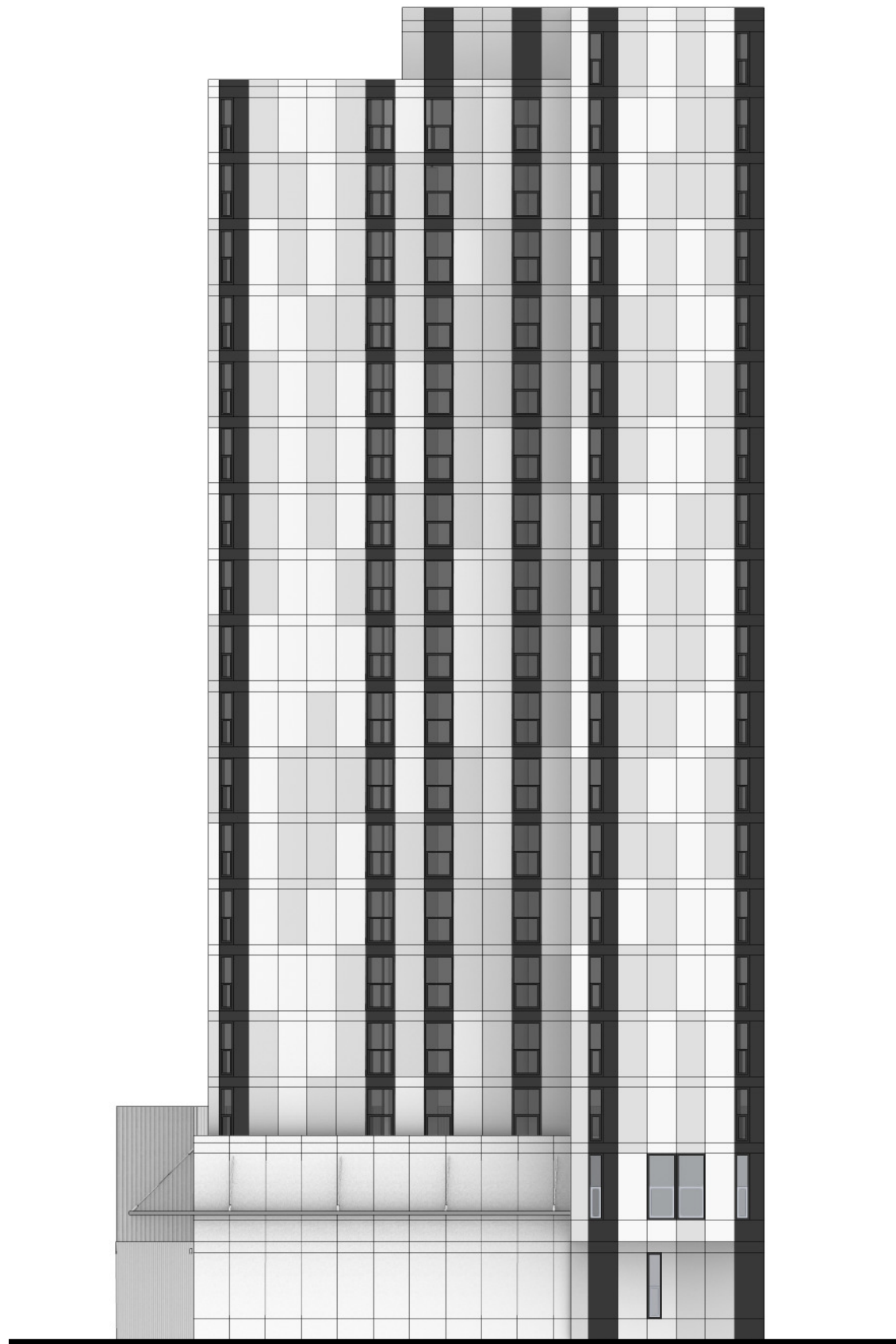
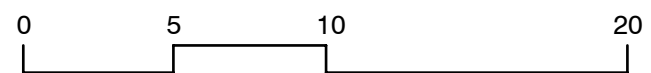
West Elevation (North Building)

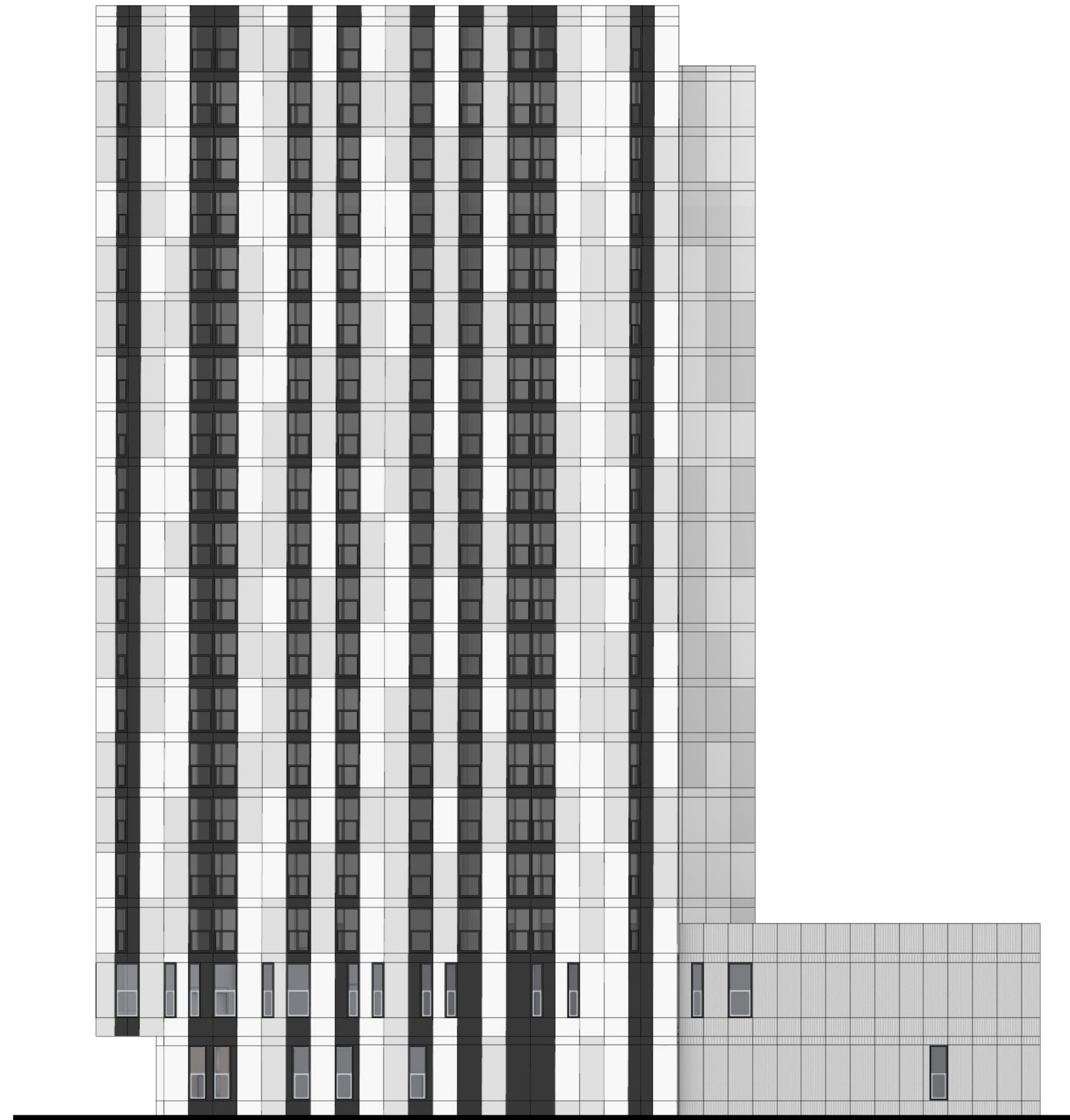
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South Elevation (South Building)

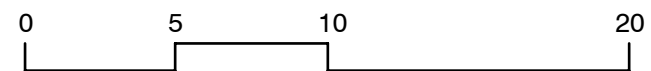
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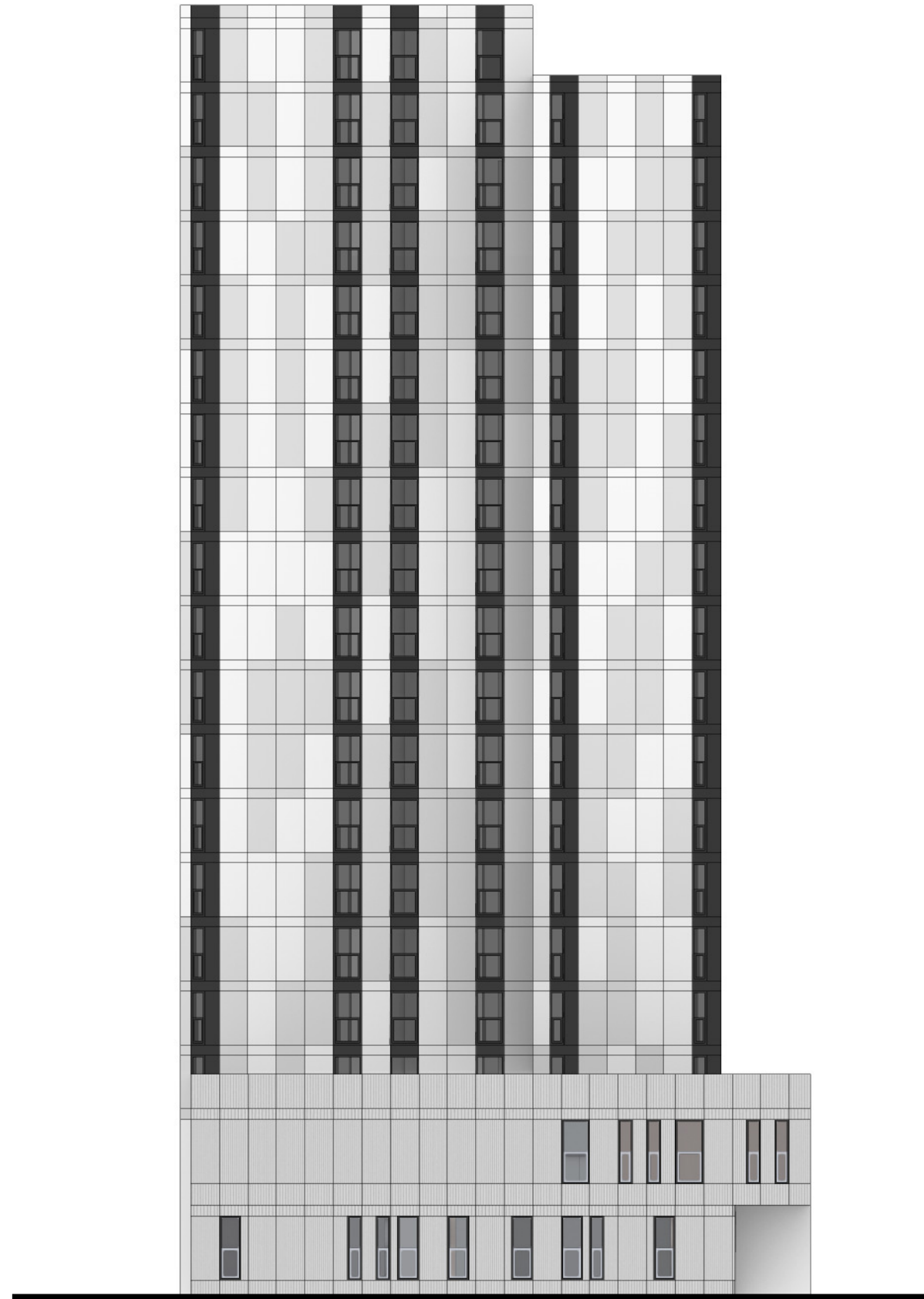
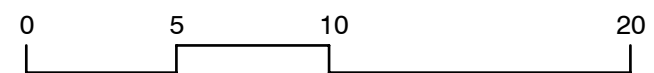
East Elevation (North Building)

1:250



West Elevation (South Building)

1:250



11. RENDERINGS



Aerial View to Southeast



Aerial View to Northwest



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



View from East Mall to Northeast



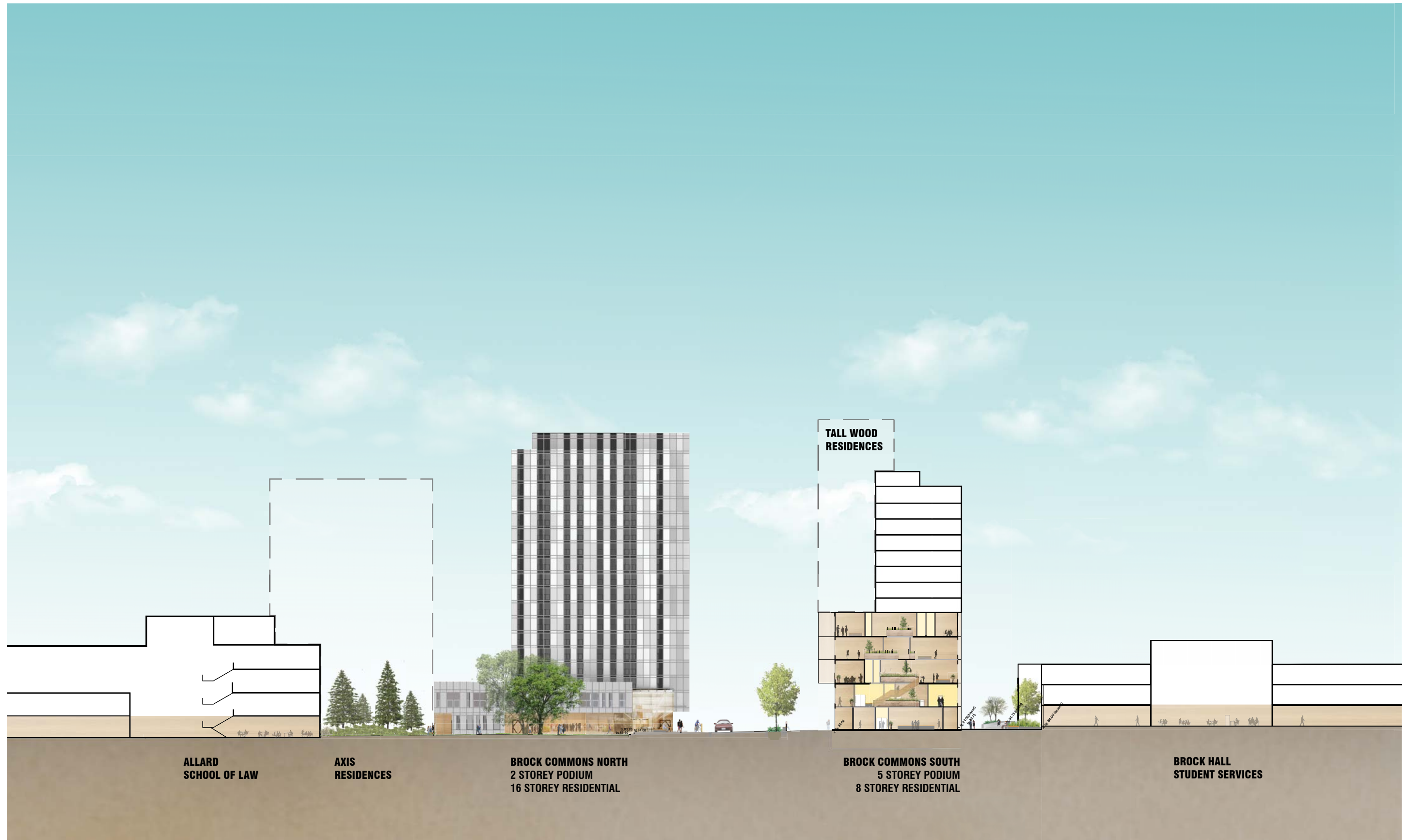
Aerial view to Southwest



View to East along Walter Gage



View along Walter Gage Road to West



**ALLARD
SCHOOL OF LAW**

**AXIS
RESIDENCES**

**BROCK COMMONS NORTH
2 STOREY PODIUM
16 STOREY RESIDENTIAL**

**TALL WOOD
RESIDENCES**

**BROCK COMMONS SOUTH
5 STOREY PODIUM
8 STOREY RESIDENTIAL**

**BROCK HALL
STUDENT SERVICES**

12. PUBLIC REALM

WHERE WE LEFT OFF - JUNE 6, 2019 PRE-AUDP

Highlights

- Flexible green
- Maximize access to sunlight
- Variety of seating edges for gathering
- Traffic calmed Walter Gage Road
- Extension of East Mall north
- Rain garden for stormwater management



Pre-AUDP Site Plan

WHERE WE LEFT OFF - JUNE 6, 2019 PRE-AUDP

Assumptions

Design and approval processes for Brock II and Arts Student Centre are under separate reviews.

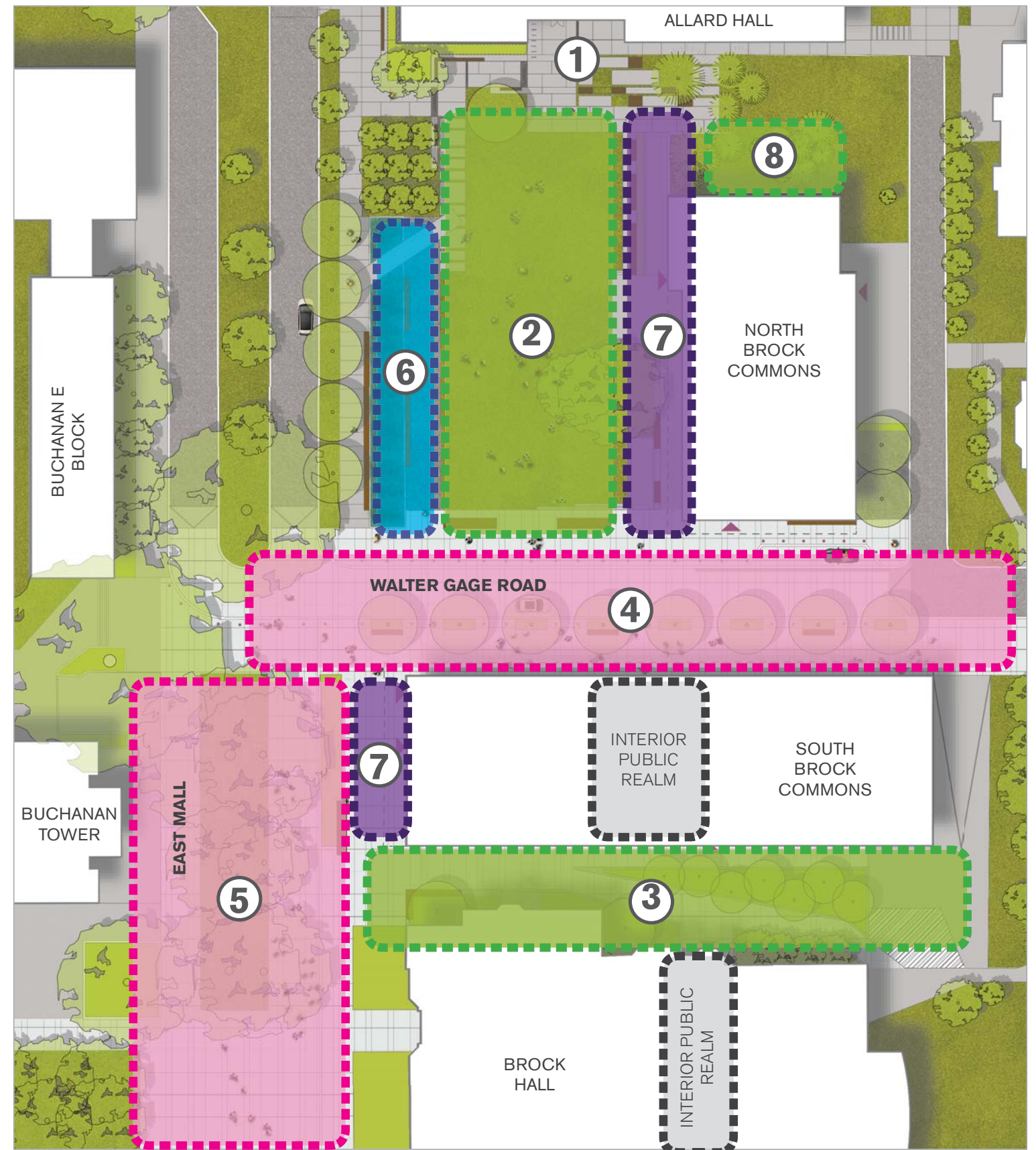
- Public realm/landscape design will be finalized in coordination with the ASC schedule.
- East Mall and Walter Gage Road will be maintained as vehicular campus routes, though Walter Gage Road will develop a more pedestrian character.
- Prioritize the retention of the two existing trees in The Commons.
- Buchanan E is being considered for redevelopment in the future.

Principles

1. Consider the space as a larger outdoor room
2. Respond to established alignments
3. Maintain and provide clear and legible connectivity
4. Maintain key sitelines
5. Edges to contribute to activation of public realm
6. Maximize solar access
7. Allow for diverse programming

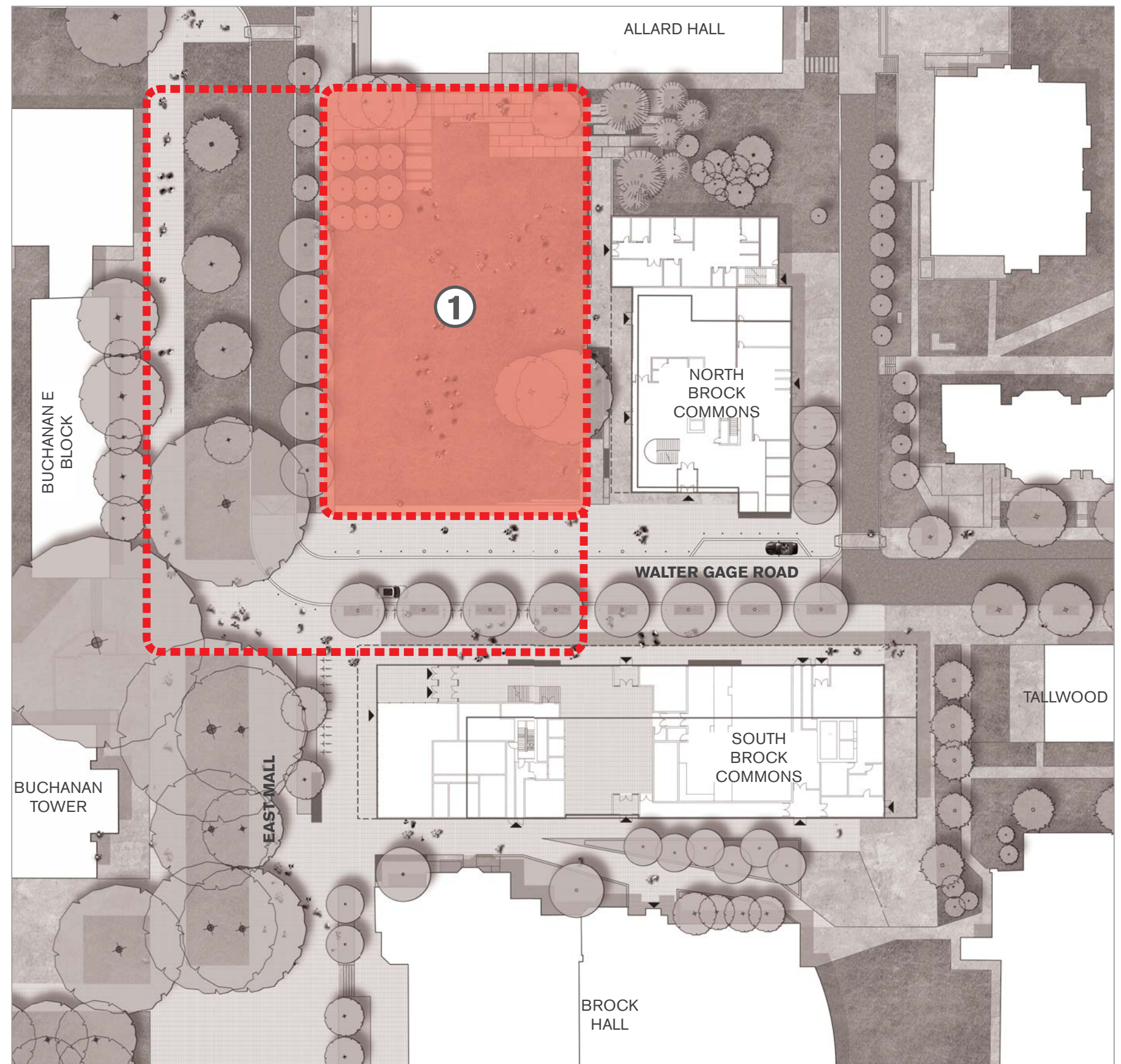
- 1 EXISTING ALLARD HALL PORCH
- 2 COURTYARD GREEN
- 3 BROCK CORRIDOR
- 4 TRAFFIC-CALMED WALTER GAGE ROAD
- 5 EAST MALL PEDESTRIAN ZONE EXTENSION
- 6 RAIN GARDEN
- 7 SOCIAL PORCH
- 8 SHADE GARDEN / LANDSCAPE BUFFER

Pre-AUDP Site Plan



KEY CONSIDERATIONS

- Arts Student Centre (ASC) moving to Brock Commons.
- Future contemplated redevelopment of Buchanan E Block.
- Relationship to North/South Brock Commons
- Relationship to existing Allard Hall



1 AREA OF RE-CONSIDERATION

10m



OPEN SPACE PRINCIPLES

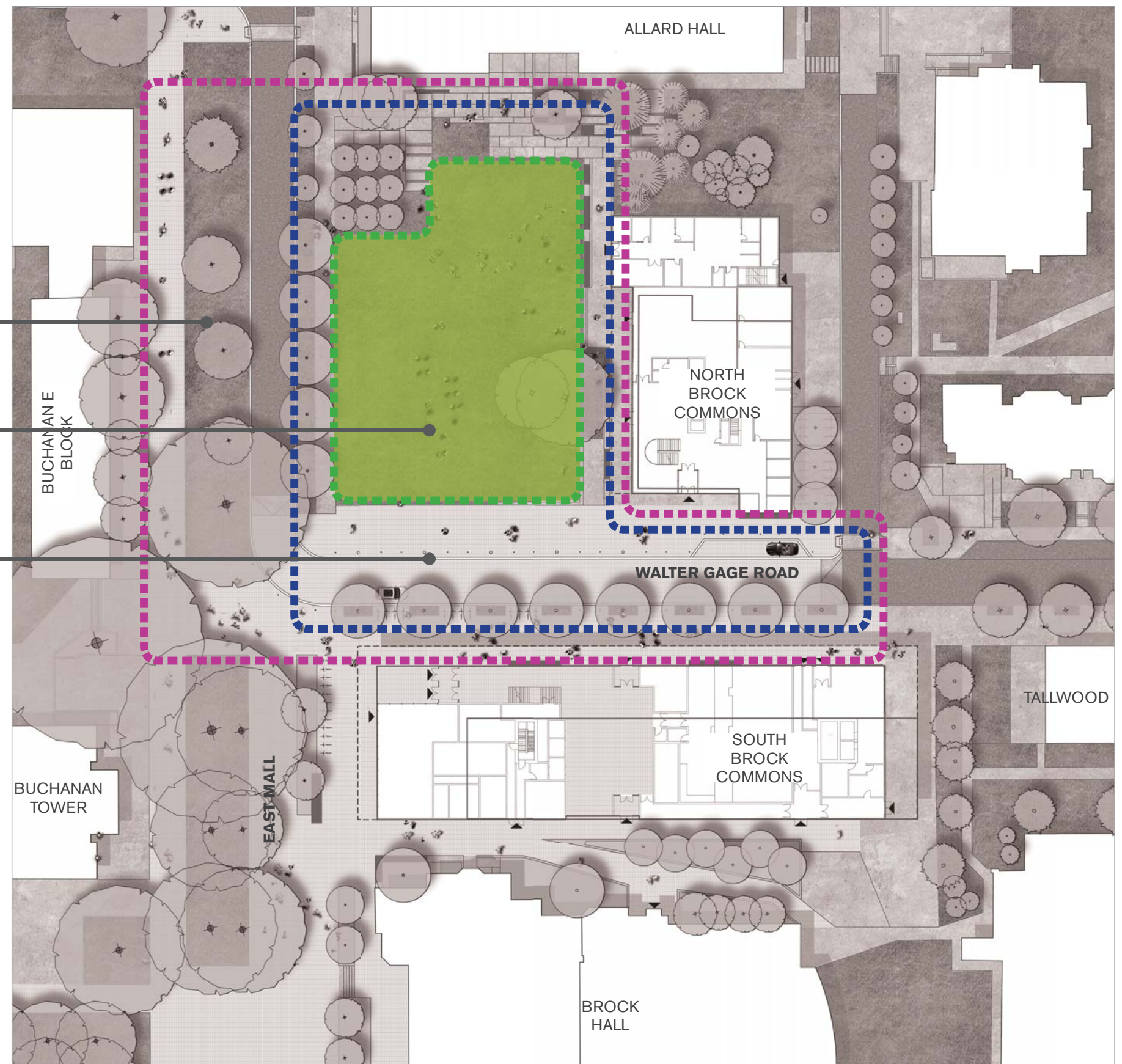
1. Urban Outdoor Room

- Consider The Commons as an urban room with edges defined by Brock Commons South, Brock Commons North, Allard Hall and Buchanan.

Urban Room

The Green

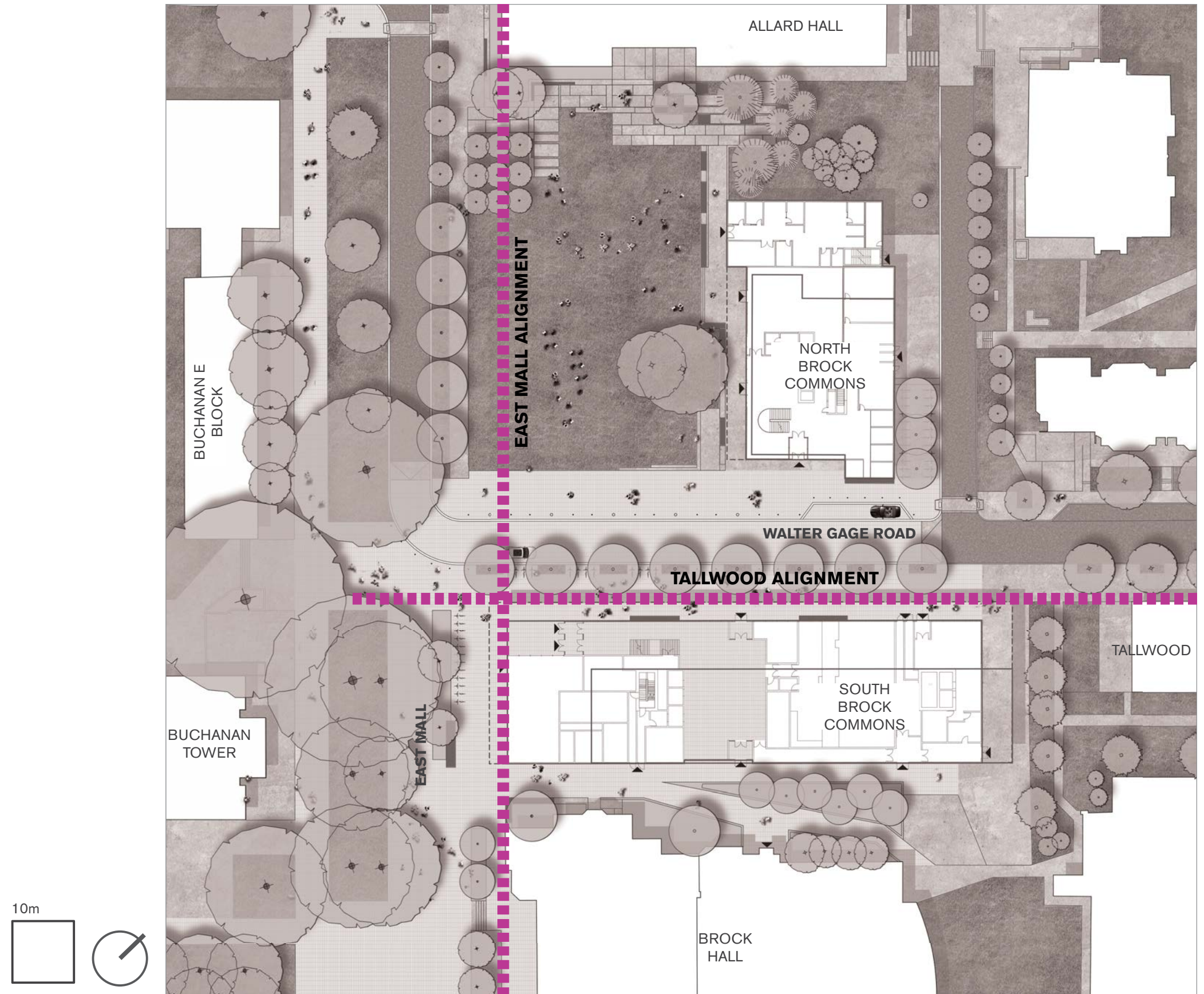
The Common



OPEN SPACE PRINCIPLES

2. Alignments

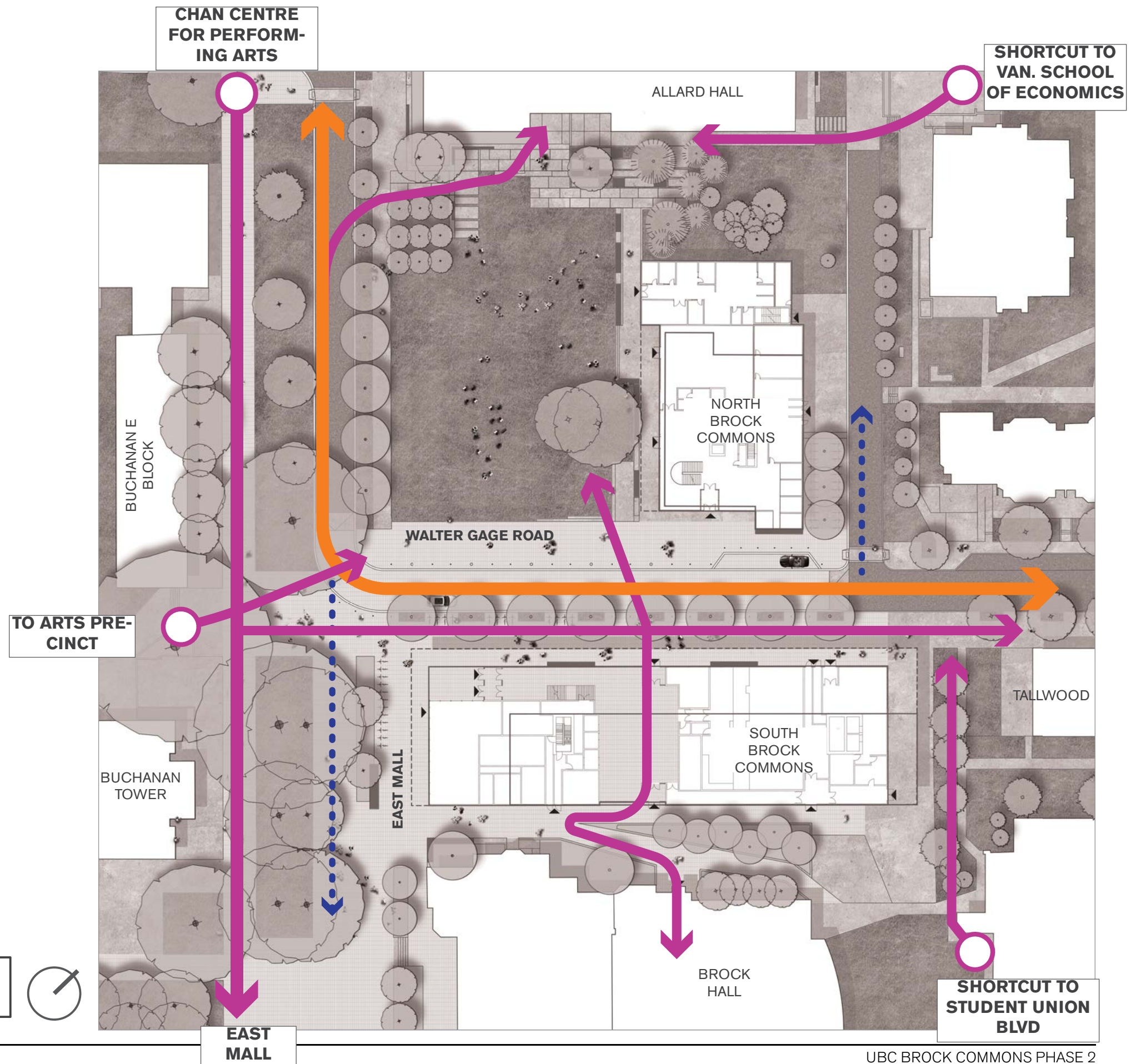
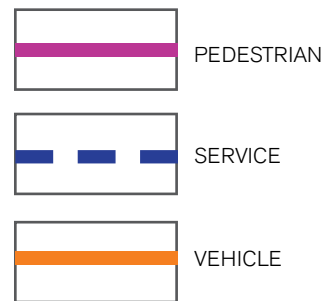
- Respond to established building alignments



OPEN SPACE PRINCIPLES

3. Connectivity

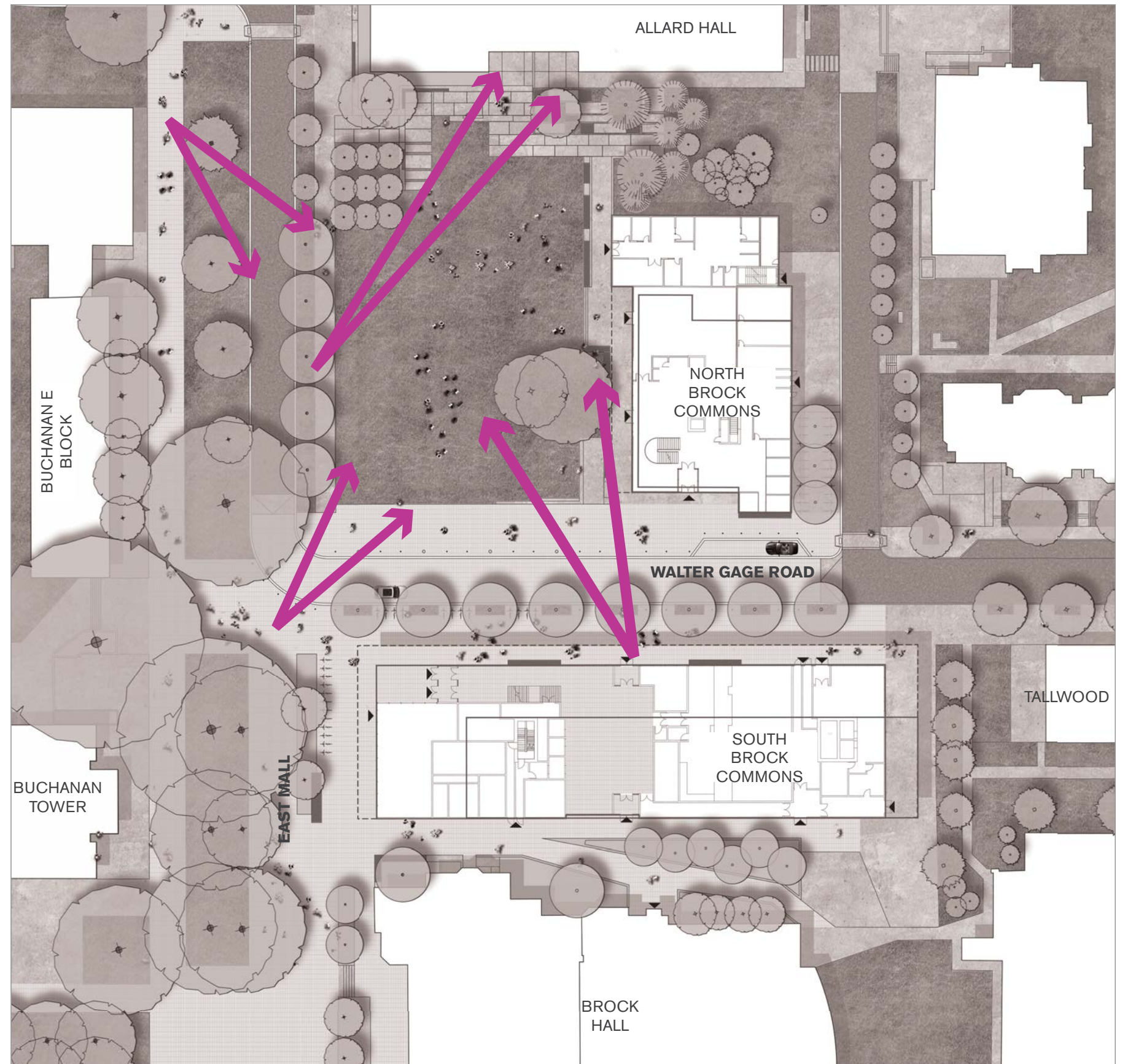
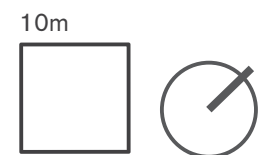
- Provide clear and legible connectivity into and around The Commons ensuring a direct connection from Brock II south and Buchanan.
- Maintain the connectivity of East Mall and Walter Gage Road as vehicular, pedestrian and service corridors.



OPEN SPACE PRINCIPLES

4. Maintain Key Sitelines

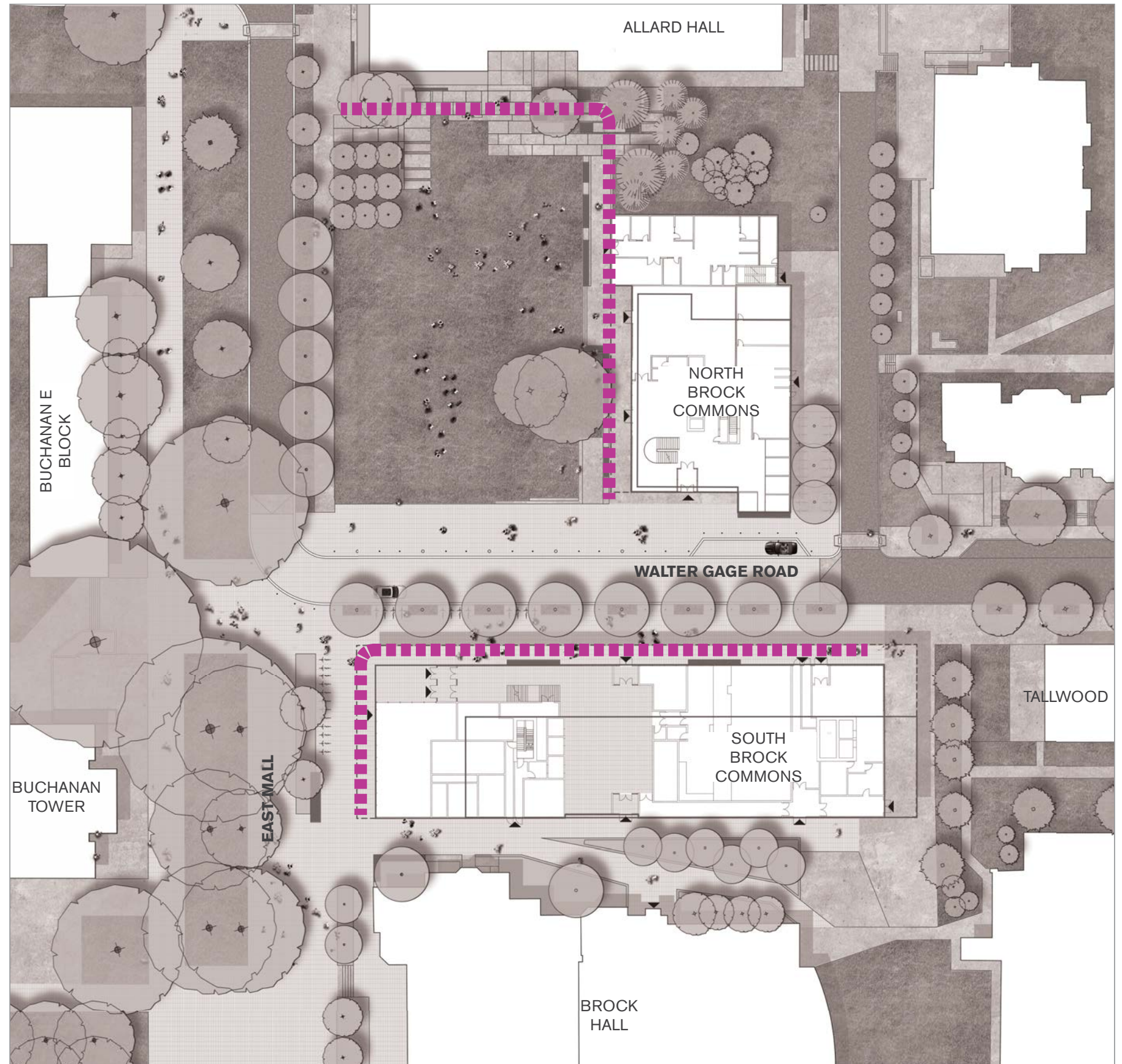
- Maintain sitelines to Allard Hall signage consistent with spirit and intent of donor agreement
- Establish visual porosity into The Commons



OPEN SPACE PRINCIPLES

5. Activated Edges

- Building architecture to contribute to public realm through transparency, indoor/outdoor relationships, seating opportunities, and porch spaces.

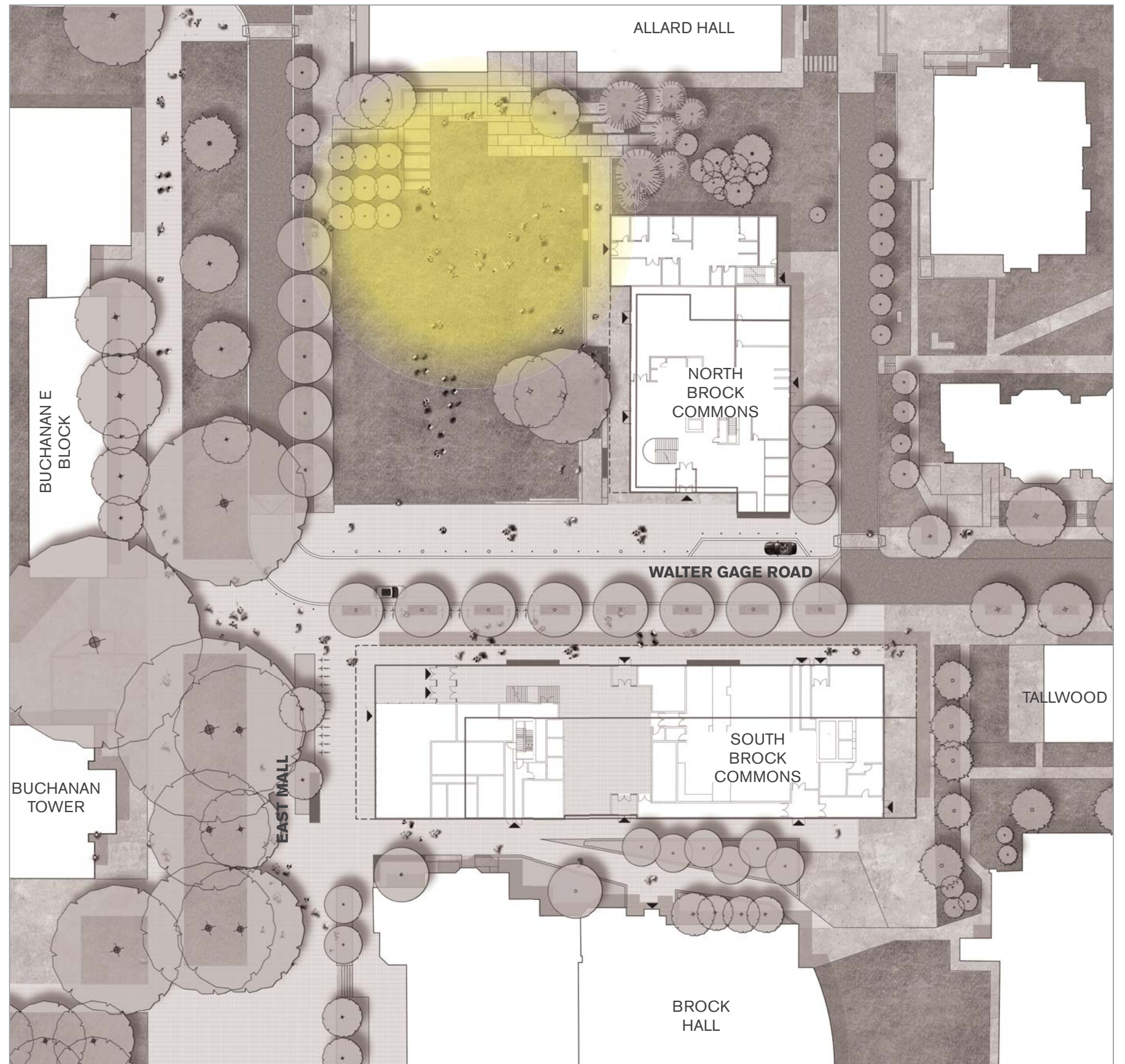


OPEN SPACE PRINCIPLES

6. Sunlight

- Maximize solar access to The Commons and south edge of Allard Hall with emphasis on the hours of 12pm-6pm during the academic year.

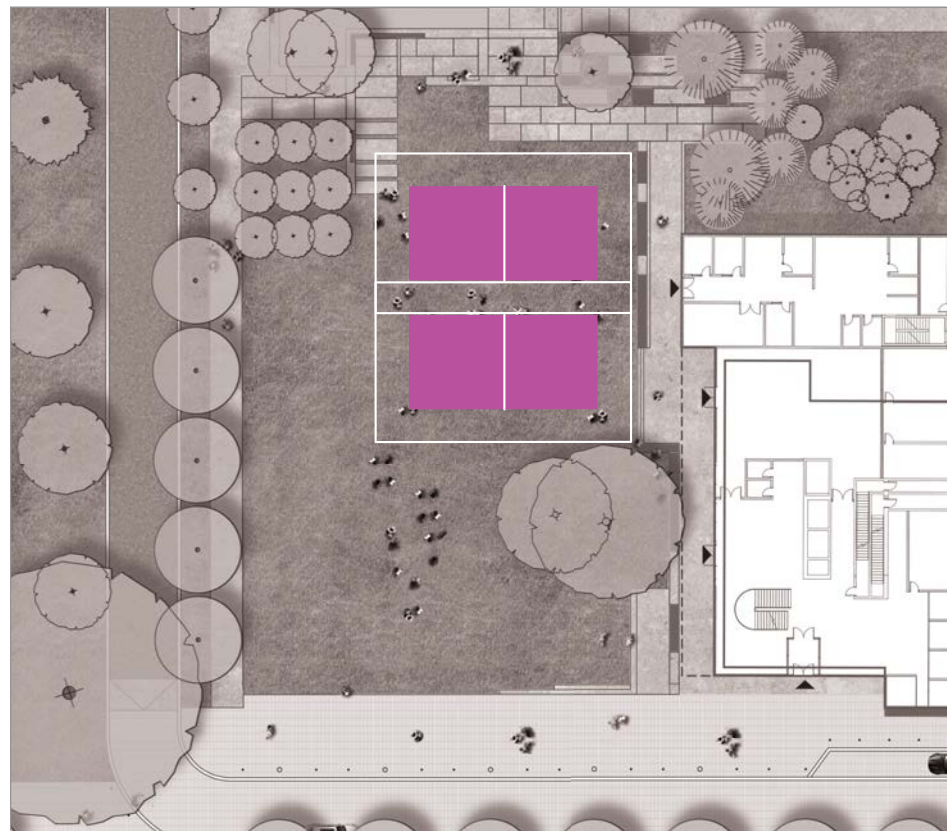
10m



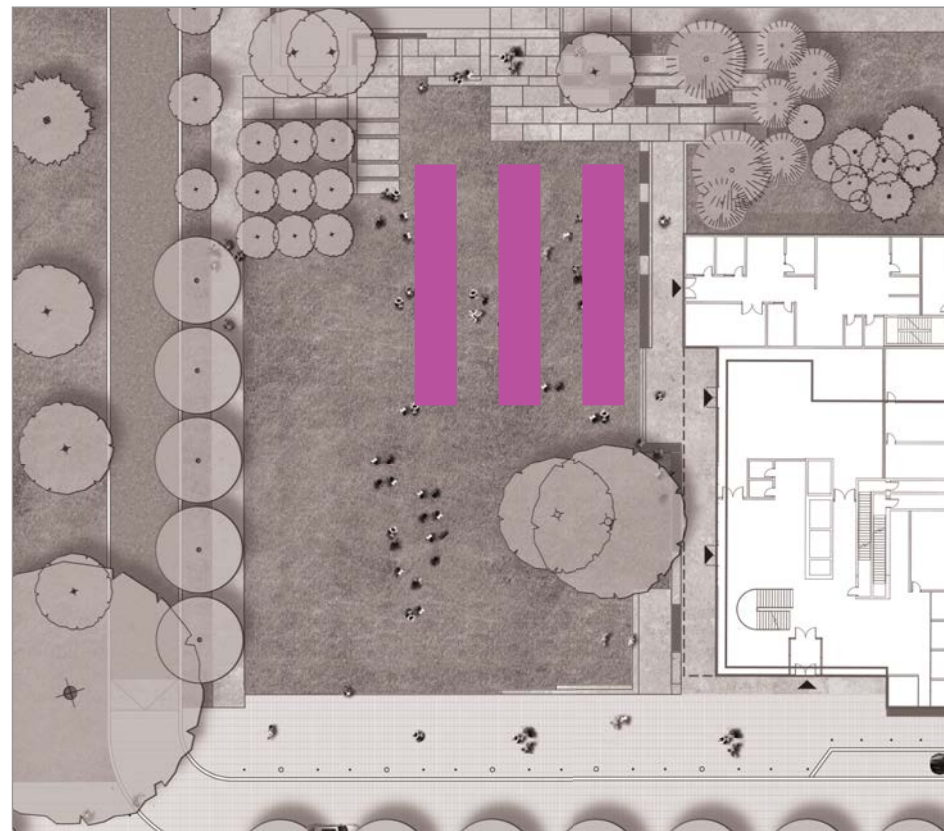
OPEN SPACE PRINCIPLES

7. Programming

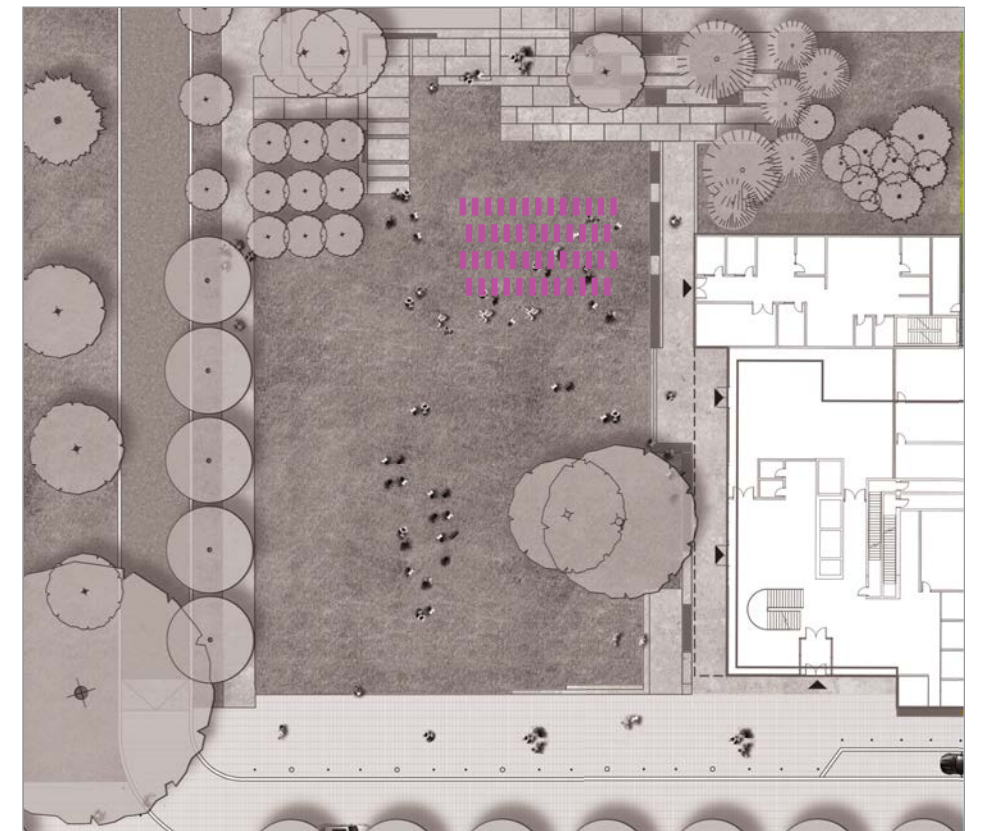
- Maintain an open space within The Commons to support programs of gathering, informal recreation, and play.



Volleyball



Bocce Ball



Yoga (50 people)

10m



REVISED PUBLIC REALM CONCEPT PLAN

The overall design intent of the Brock Commons public realm is to stitch together the exterior public realm bound by new Brock Commons South, Brock Commons North, Buchanan Block E Block to the west and Allard Hall to the north.

This courtyard-like outdoor space is being connected to pedestrian zones within the campus through the closure of the existing East Mall roadway south of Walter Gage Road, continuing the design language that is already successful and well established.

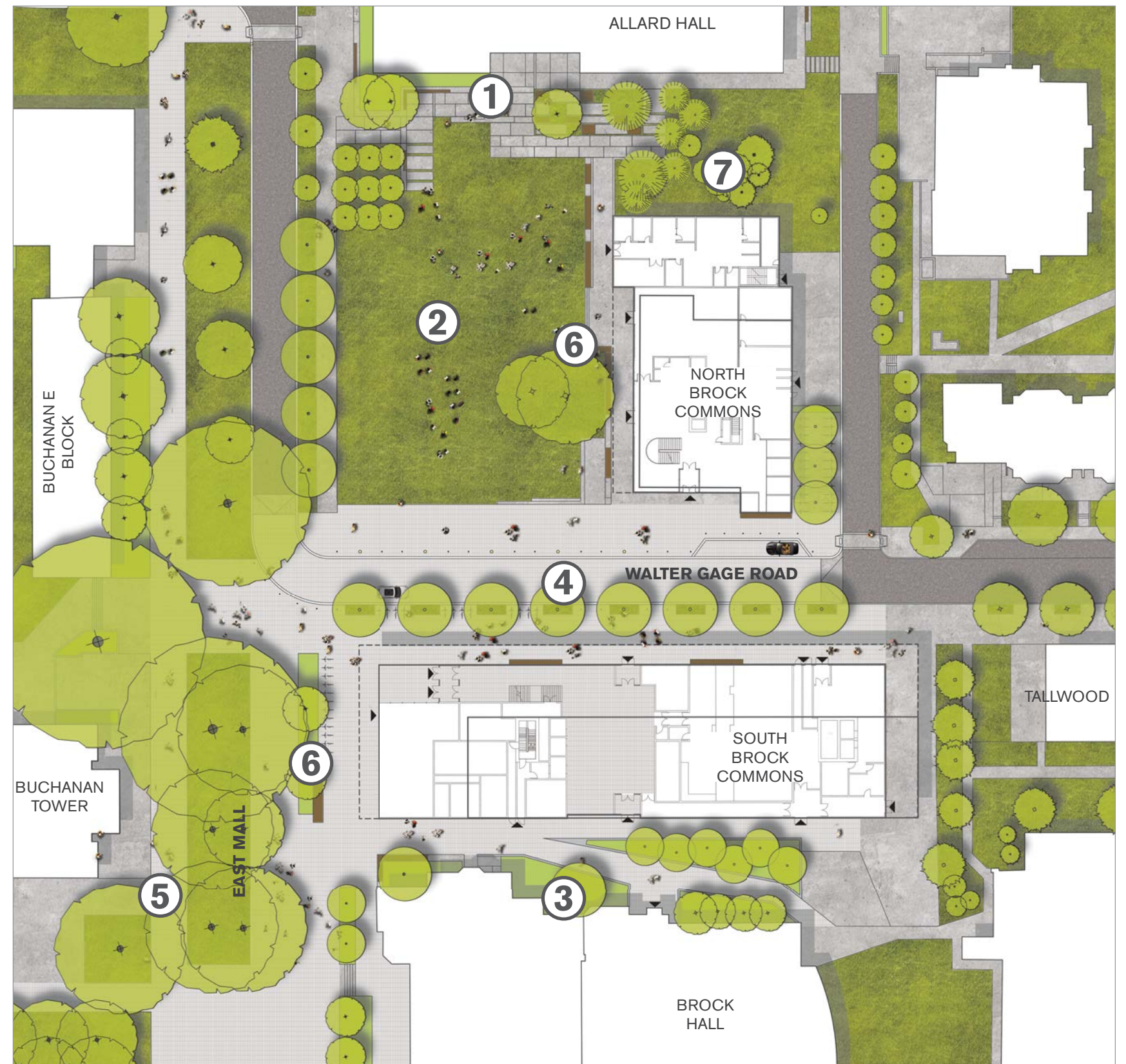
Walter Gage Road is re-imagined as a pedestrian oriented street with flush curbs and bollards, allowing for ease of pedestrian movement between Brock Commons South and the central lawn dubbed 'Courtyard Green' in addition to Brock Commons North.

The planting palette, and tree spacing in front of the recently completed tall wood building is continued on the north side of Brock Commons South. The street alignment is also shifted north to align with the recently completed tall wood building, while allowing for ample space for pedestrian movement between face of building and the edge of planting.

The extension of the public realm into the interior space of Brock Commons south allows for a physical and visual connection to the existing Brock Hall, and a newly established 'Brock Corridor', allowing for accessible outdoor pedestrian access between existing and new structures.

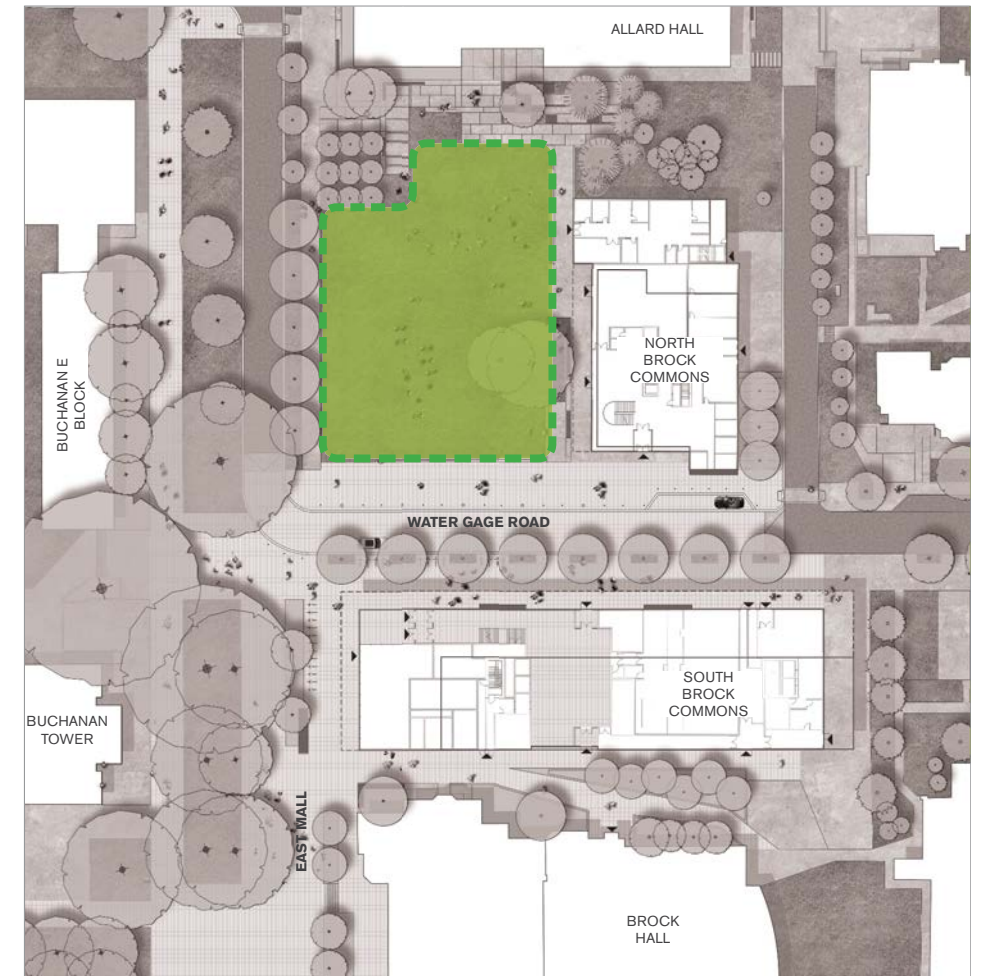
- 1 EXISTING ALLARD HALL PORCH
- 2 THE GREEN
- 3 BROCK CORRIDOR
- 4 TRAFFIC CALMED WALTER GAGE ROAD
- 5 EAST MALL PEDESTRIAN ZONE EXTENSION
- 6 SOCIAL PORCH
- 7 EXISTING PLANTED BERM

10m



PUBLIC REALM CHARACTER

The Green



Northern Plaza, Monash University Clayton, Australia



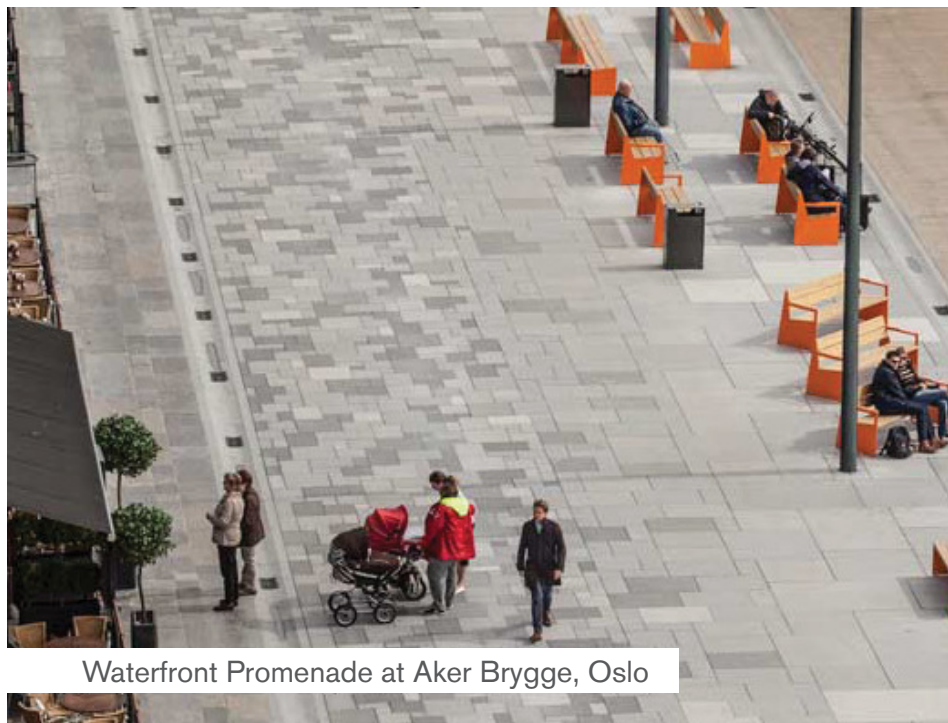
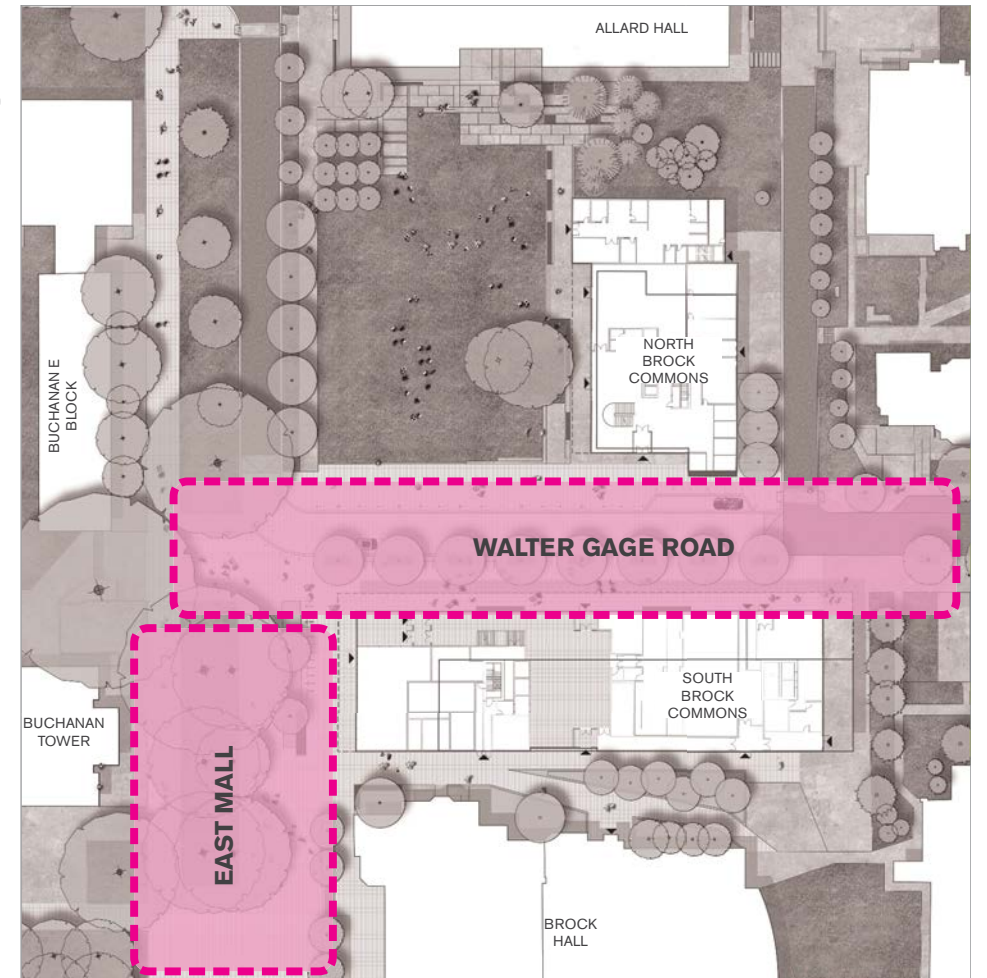
Boston College, USA



Tacoma Community College, USA

PUBLIC REALM CHARACTER

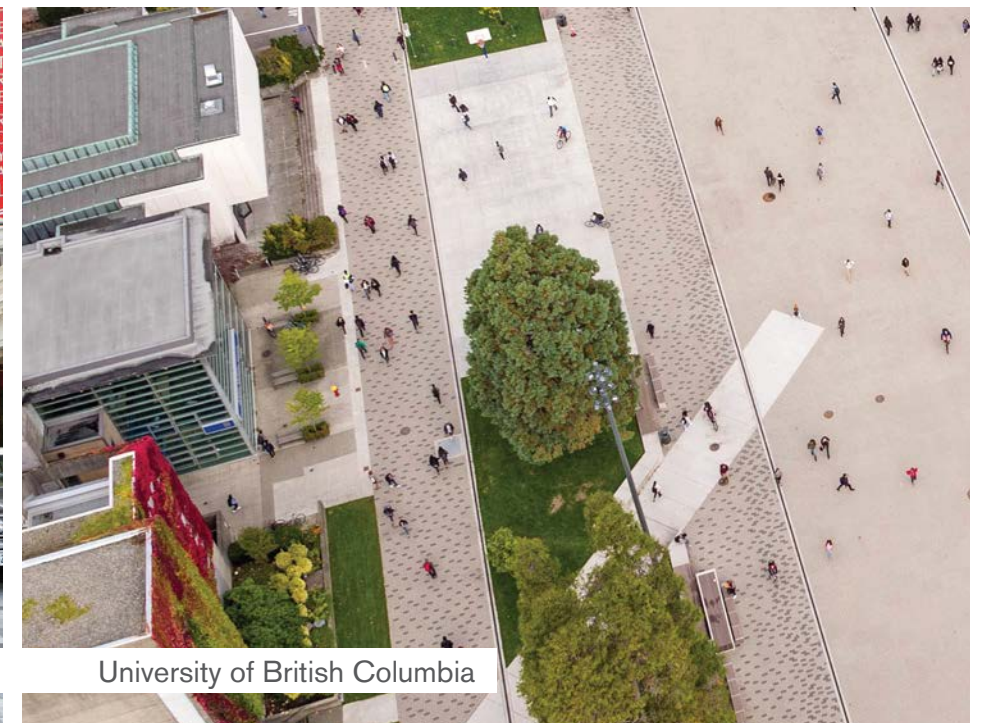
Walter Gage Road and East Mall



Waterfront Promenade at Aker Brygge, Oslo



New Road - Brighton, UK



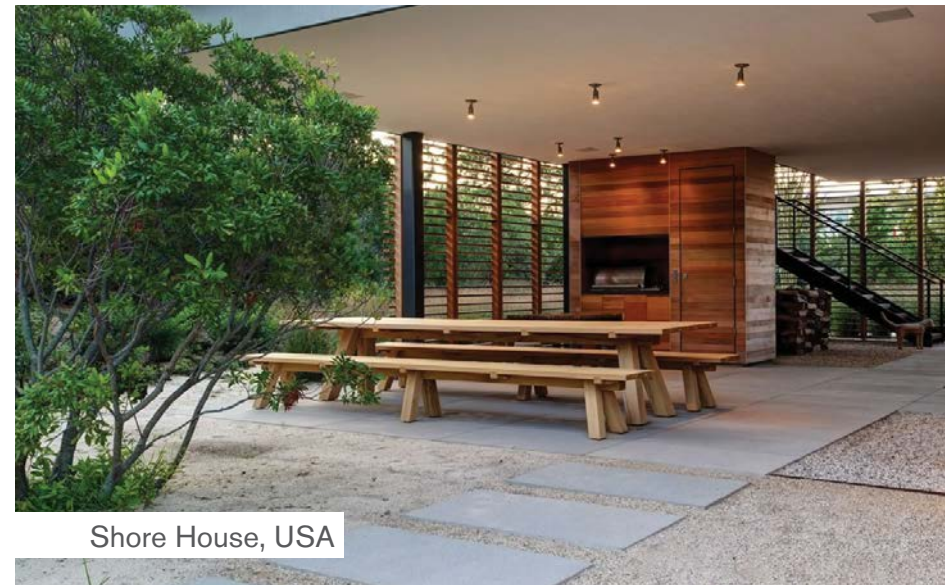
University of British Columbia

PUBLIC REALM CHARACTER

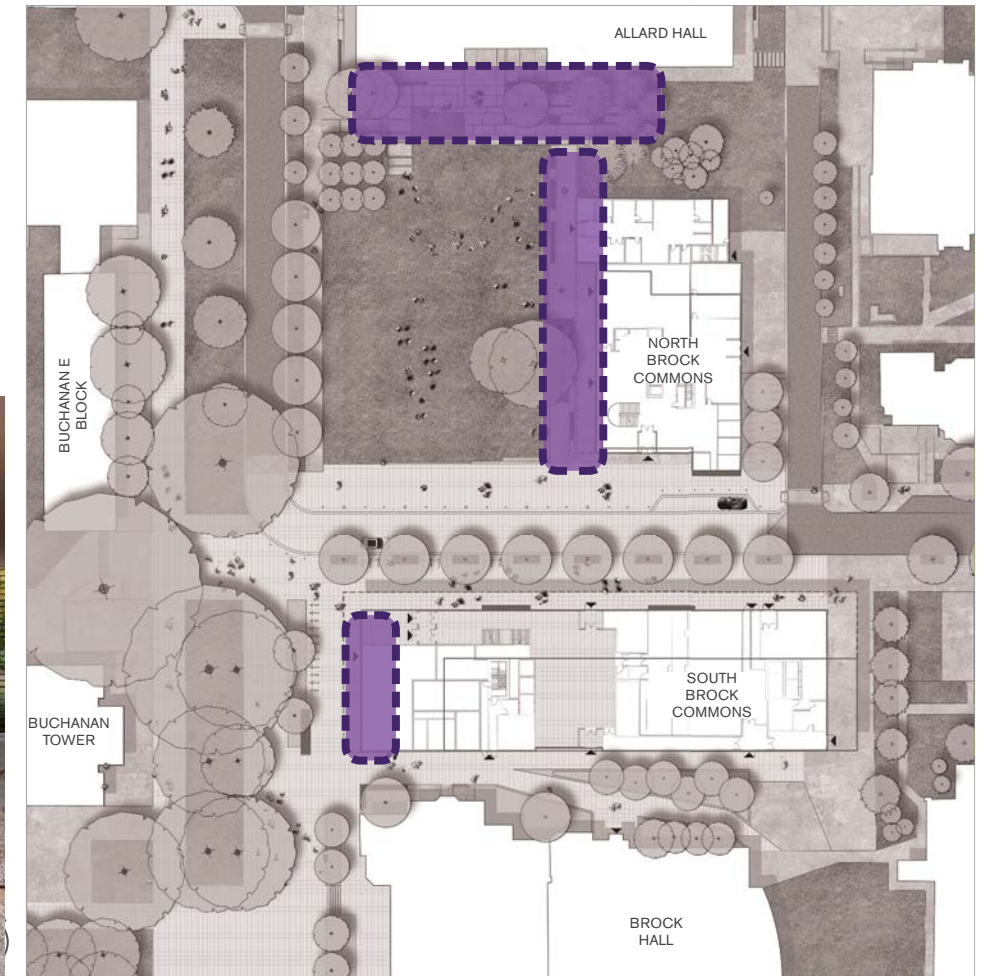
Social Porch



University of British Columbia



Shore House, USA



University of British Columbia



University of British Columbia



University of British Columbia

13. SUSTAINABILITY

Brock Commons Phase 2 has several aspirational sustainability goals set by campus policy and the design brief, both in relation to environmental impacts and social well-being. The project team is currently reviewing strategies to meet these goals and has held the first in a series of workshops outlined by the Campus Sustainability Process to review strategies. Emerging strategies and goals are outlined below:

Environmental Sustainability

- Building Certification:**
 The project is targeting LEED v4 Gold
- Energy:**
 The project will achieve or exceed energy and GHG targets set out in the UBC Green Building Action Plan for residential and academic building typologies.
- Climate Adaptation:**
 The project will model energy and water strategies based on future climate data and be responsive to changing climatic conditions, especially related to thermal comfort in the interior and exterior spaces.
- Biodiversity:**
 The project is developing a comprehensive plan for landscaping that will increase biodiversity on campus and balance natural processes with geo-technical requirements.
- Water:**
 The project will demonstrate a 35% reduction of indoor water use and implement rain and stormwater management strategies to reduce impact.
- Materials and Resources:**
 The project will select materials carefully to ensure sustainability informs decisions and achieve an 85% diversion rate in construction waste.

LEED v4 BD+C PROJECT SCORECARD				PROJECT NAME:	UBC Brock Commons P2	HCMA
				DATE:	Jul-19	
				CERTIFICATION LEVEL:	GOLD	
Y ? N						
1			Credit	Integrative Process		1
10 2 4				Location and Transportation		16
1			Credit	LEED for Neighborhood Development Location		16
			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

Preliminary LEED Scorecard

14. INCLUSION, LIGHTING + CPTED

Inclusion

Providing dignified, welcoming and effective access for people of all abilities into and through the site is one of the main objectives of universal access at UBC. As the home of the Centre for Accessibility, there is an intention for a high standard of accessibility to be met.

While the large majority of accessibility strategies to be implemented exist primarily within interior architectural scope, there are some implications at the urban design level.

Brock Commons Phase 2 addresses this requirement through a variety of methods. Level routes to building entrances will meet existing grades along Walter Gage Road and East Mall. Some minor regrading will be required at the Commons open space and between Brock Commons South and Brock Hall.

Due to the grade difference between Brock Hall and Brock Commons South, a single 5% sloped walkway has been introduced to accommodate the transition between the buildings, providing common and dignified access for all users.

Weather-protected routes along Walter Gage Road and along the Commons emphasize key movement paths and help to shield pedestrians from the elements.

While accessibility certification by third-party organizations has not been specifically targeted in this project, the design team is using the Rick Hansen Foundation rating survey as a framework towards achieving excellence in Universal Accessibility and future-proofing for potential certification at a later date.

As part of the inclusionary goals of the project, washrooms throughout the building, as well as the bicycle end-of-trip facilities, will be gender-neutral.

As part of the University's efforts towards indigenization of the campus, the CEDaR Indigitization Lab and the Arts Aboriginal Student Affairs office will be located in Brock Commons South. These components will help bring together Indigenous students, elders and others in Brock Commons.

The Multi-Faith centre located at Brock Commons South will also serve as a place where some of the diverse communities that comprise UBC can also find a home.

Lighting Strategy

The extensive use of floor-to-ceiling glazing at ground level will serve to illuminate areas surrounding the buildings. At night, the extensive glazing will provide ambient lighting to the sidewalk areas and help to highlight how the interior public realm can spill out to the exterior.

Along Walter Gage Road and at the Commons Open Space there are generous wood soffits providing protection from the elements. Soffit-mounted lighting will provide illumination to the sidewalk, with potential for additional brightness at entrances, in accordance with CPTED principles.

Within the landscape, pole-top fixtures meeting current UBC standards will provide the majority of night-time illumination. These may be supplemented by other landscape lighting.

CPTED

The design for the Brock Commons Phase 2 aims to activate the ground plane, providing both "eyes on the street" and a more inviting and weather-protected pedestrian environment adjacent to the building. Through transparency and the location of active functions, it is intended that adequate surveillance be inherent in the design of the proposal.

Back-of-house entry points are minimized and are accessed either adjacent to active functions or readily visible from the street.

The project team recognizes that the existing plaza at the Thunderbird Arena has several deficiencies with respect to CPTED; many of these issues, however, are beyond the project scope of the Chan Gunn Pavilion.

Nevertheless, the landscape concept does anticipate future improvements to the public realm to ameliorate CPTED deficiencies (such as inadequate lighting) and to better link activity on the plaza to Wesbrook Mall.

CPTED principles have been incorporated into the emerging design of Brock Commons Phase 2. Areas along major public spaces (East Mall, Gage and the Commons) will be largely glazed at ground level and well-lit, providing 'eyes on the street' and encouraging a sense of community safety.