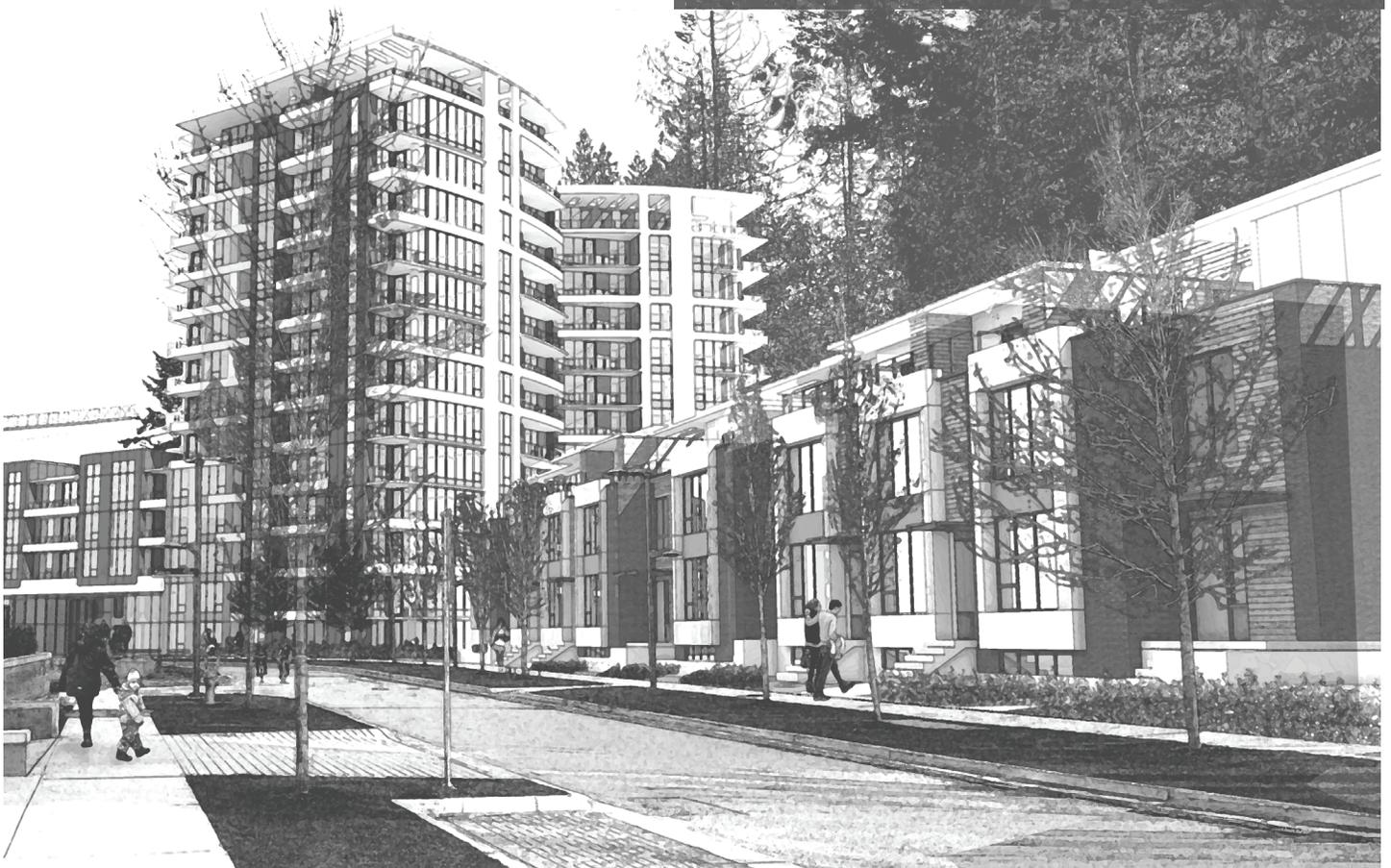


# *The Residences* **at Nobel Park**

**Development Application**  
**PART 1**

01 June 2017



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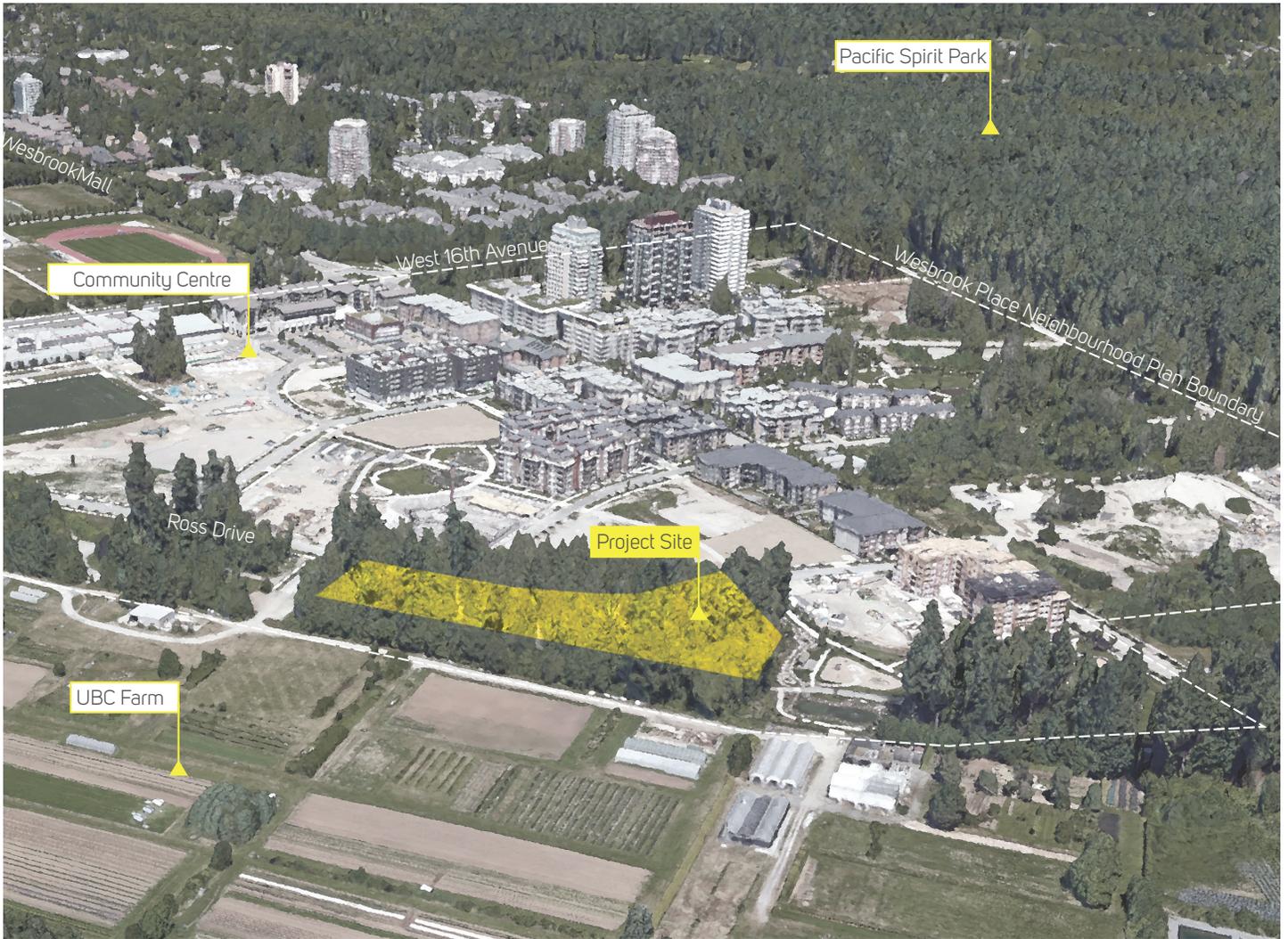
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# SITE CONTEXT, RATIONALE AND USE

## SITE

Lot A of Wesbrook Place is a 9,875m<sup>2</sup> (106,289 SF) site that is bound by Ross Drive to the north, a greenway to the south, the UBC Farm entrance to the west and Nobel Park and a midrise residential building to the east. Behind the southern edge of the greenway and remaining forest to the south, is UBC Farm.

Across Ross Drive are midrise residential buildings under construction and future residential development site, planned as a 16 storey tower and 3 storey residential low-rise.

Grades for Lot A are at their highest at the north west corner of the site. The site drops nearly 4 m from the northeast corner on Ross Drive to the southeast corner of the site.

## CONTEXT

This site is embedded in the rapidly developing Wesbrook Place on three sides and faces the UBC Farm, buffered from UBC Farm by a treed greenway on the fourth, southern edge. The project massing and general configuration responds to the parameters put forward in the Wesbrook Place Neighbourhood Plan. The Plan calls for townhomes along the slender western portion of the site, a 5 storey midrise along the eastern portion of the site and a 14 storey tower between the two, in the centre of the site.

## PROGRAMME

The project consists of a high rise building with an entry bridge connection to a low rise building, and two rows of townhouses fronting on Ross Drive and the greenway, with private patios spaces and landscaping shared between the two rows of townhouses. The bridging entry arch spans a feature pond, separating the lobbies for the high-rise and low-rise portions of the project. The high rise will house a total of 146 suites, predominantly 2-3 bedroom units. There will be five penthouse suites.

The low rise building is a five storey residential building with 1-2 bedroom + den units, arrayed along a central corridor. This concrete building will contain 95 suites.

26 townhomes complete the proposed development along the western portion of the site. There are two types of townhouses: two storey - 28' wide, four bedroom units and three storey - 17'6" wide, three bedroom units. The townhomes front either Ross Drive or the greenway and have a private patio towards the interior.

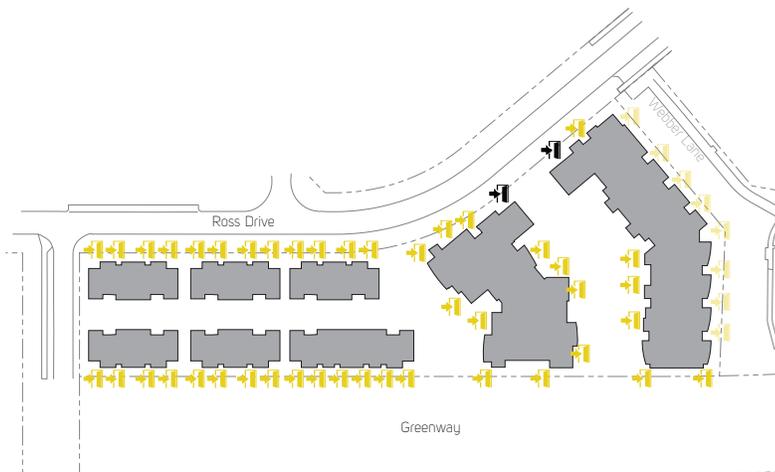
Underground parking will provide spaces for both residents and visitors, as well as providing bike storage compliant with the UBC Development Guidelines.

This new development will meet REAP Gold standards and the team will develop an energy model for the project to assist in the design and verification of the energy performance.

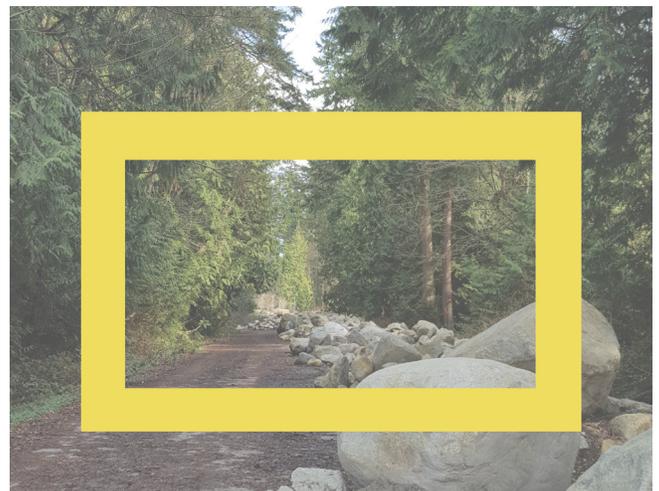
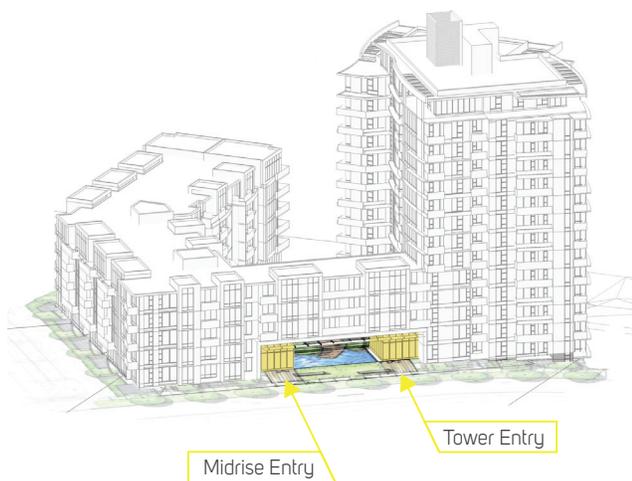


illustrative Massing of the Wesbrook Place Neighbourhood Plan with project site highlighted

From <http://planning.ubc.ca/sites/planning.ubc.ca/files/images/DRAFT%20Wesbrook%20Place%20NP%20Illustrated%20Amendment%20Feb%204%202016.jpg>



The Residences at Nobel Park provide a continuous street edge of individual entrances at grade along Ross Drive and the Greenway.



Bridging element over facing lobbies frames courtyard views through to the greenway beyond.

# DESIGN RATIONALE AND COMPLIANCE

## **Respecting the Westbrook Place Neighbourhood Plan and adjacent developments**

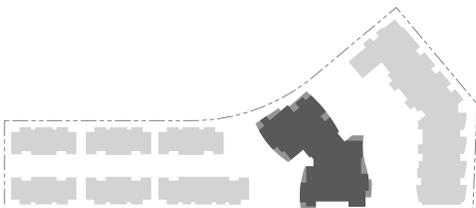
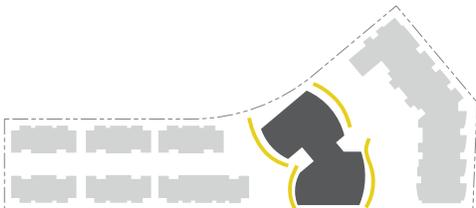
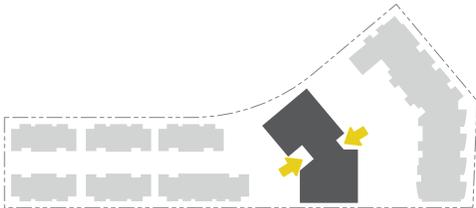
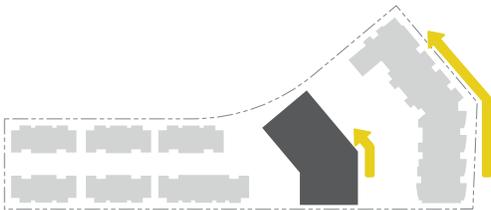
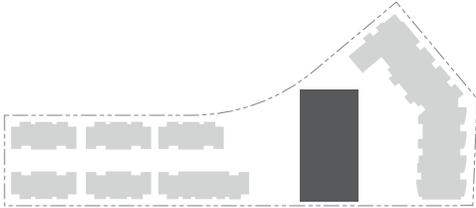
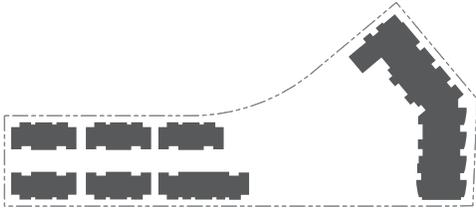
The proposed residential development respects the policies, as well as the massing and density parameters laid out in the Westbrook Place Neighbourhood Plan. The building massing also complements the height and scale of the neighbouring residential developments.

## **Activating Site Edges**

All buildings in the Residences at Nobel Park include ground oriented units that face the streets, the greenway and the interior courtyards of the project, activating and animating the streetscape at grade and providing overview of Nobel park, the greenway and the interior courtyard spaces. The amenity spaces for the residents also opens onto the shared interior courtyard, encouraging a shared use of this common outdoor space.

## **The Courtyard Entrance**

The entrance to tower and midrise portion of the project, is marked by a three storey bridging form that arches over and links the twin glazed entry lobbies. A water feature separates the entry from the interior courtyard beyond, reflecting sunlight up onto the soffit above.



# DESIGN RATIONALE AND COMPLIANCE

## **Stepped Tower Massing**

The current zoning for the site specifies a maximum height of 14 storeys for the tower, contained within the central portion of the site, between the mid-rise and townhouse components. The stepped massing of the tower is broken into two smaller volumes that expose and daylight the central lobby core. The impression is of two tower forms, one fronting the street and one fronting the greenway, linked in close embrace.

The tower form is also stepped from north to south, following the natural grades of the site, and further defining the two separate volumes of the tower.

## **Building Form and Materials**

The tower and mid-rise portions of the development, are developed around a building form that references the adjoining forest forms in its concrete exterior framing structure. This is painted a bright off-white, to be read as the supporting armature for the larger building volume. The central column trunks on each curved tower face, carries the staggered branching balcony forms that reach around to support the glazed and metal panel walls. Metal panelling, in varied shades of green, animate the facade and reference the greens of the adjacent forest trees. Dark grey spandrel glazing provides contrast and definition to the building volumes. The privacy screens on the midrise are a warm wood colour, consistent with that found on the townhomes and offers both privacy for the balconies and solar shading to adjacent windows.

The townhouses at The Residences at Nobel Park are seen as adjoining neighbours to the high-rise and mid-rise buildings, and as such, have a different but complimentary material palette. A light metal panel, similar to that on the tower and mid-rise, is featured on the front face of the townhomes, defining each townhouse unit. This bright frame is anchored by a dark, high-fired brick that references the charcoal grey concrete and spandrel glazing of the tower. Touches of wood accent give warmth and scale to the townhomes.



# SITE PHOTOS



1 Webber Lane looking towards the baseball diamond



2 Looking east into UBC Farm from the entrance



3 Looking down Gray Avenue from project site



4 Nobel Park

# SITE PHOTOS



5 Looking north along Scholar's Way



6 Looking east down Ross Drive from project site



# ATTACHED DOCUMENTS

Title Search  
Site Profile  
Environmental Compliance Checklist Survey  
Reap Checklist  
Geotechnical Report  
Utilities  
DP Notification Sign  
3D Model  
Drawing Package