## Design Rationale

Conformity to Neighbourhood Plan
The design for the park adheres to the guidelines established in 2005 by UBC in the South Campus Northeast Sub-Area Neighbourhood Plan and the design guidelines articulated in the 2016 Wesbrook Place Design Vision Supplement. The design intent for the park is to "encourage a flexible, adaptable, functional design that prioritizes community use and growth and maintains the overall Wesbrook Place design excellence." *

### Context
The new park is located in the UBC South Campus Neighbourhood of Wesbrook Village, east of Wesbrook Boulevard and south of Gray Avenue. The park is bounded by future development parcels on all sides and connected to the adjoining streets and larger south campus parks by greenway links.

### Size
The park and connected greenstreet links are ± 10,000m2 in overall area. The main body of the park is 110 meters in length and ± 42 m's in average width in the east west direction. The greenstreet connections are linear parks with a constant 15m overall width and vary in length from 53m to 83m. The park has an overall 7-meter grade change between Grey Avenue to the north and the new road to the south. The main body of the park has been design graded to achieve a ±2% slope from north to south. The green street segments are graded to a maximum of 5% slope for the two north-south segments.

### Design Features
The proposed park design will provide for both active and passive recreational experiences including: large open and relatively flat lawn areas for both passive and active enjoyment, play areas for children, seating and gathering areas for social engagement, a recirculating water course and pond for storm water management, streams and pond bubblers for sound mitigation and visual enjoyment.  Walkways are provided through the park linking adjacent development parcels to the park and the neighbourhood pedestrian circulation network.

The children's play area is proposed to be located at the north end of the park and takes advantage of a more open and elevated location within the park. This location provides opportunities for play to extend out onto the large open lawn area and to interact with the adjacent waterway.

Community gardens for neighbourhood use are proposed at the east end of the Wesbrook greenstreet access. This location provides easy access from Wesbrook, is centrally located within the park and maintains a sunny aspect through the growing season. The community garden will include raised gardening plots, a storage shed, composting and seating.

A plaza area with covered pavilion is proposed to be centrally located within the park adjacent the community garden. It has been situated such that it can be viewed from Wesbrook to the west and Grey Avenue to the North. The plaza is intended to serve as the social heart for the neighbourhood and and can be used for yoga, tai chi, or for gathering to celebrate special events. The overhead covered structure is intended to provide an all season area for outdoor enjoyment and programming. The plaza and pond have been integrated to take advantage of the flatter grade conditions in this area, the central location within the park and to mitigate sound generated by activities within the plaza area.

The pond is intended to function as a storm water detention facility for clean storm water run off delivered to the channel system from adjacent development roof areas. Water will be circulated through the stream network by pumps. Through the summer months the streams will be designed to be visually appealing in the event of reduced water volumes.

The park design will incorporate the materials and site furnishings already established throughout the neighbourhood. A variety of seating areas will be provided to take advantage of the many different views of the park and greenways.

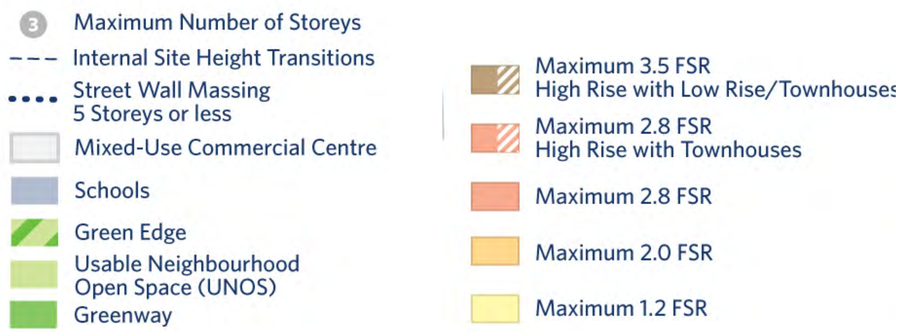
### Site Lighting
Appropriate levels of lighting will be provided throughout the park and along the greenstreets utilizing light fixtures already established in the neighbourhood. Pedestrian level post top lights will be utilized along the main walkways, bollard lighting will be provided along secondary walkways. LED strip lighting will be provided at bridges and CIP wall lights at trellis's and seating nodes.

### Sustainability
The parks and greenstreets provide accessible pedestrian and cyclist access to all areas of the South Campus Neighbourhood and beyond to other UBC housing areas, the academic campus, Pacific Spirit Park and transit for access to Greater Vancouver. Spaces for social interaction and quiet reflection allow interaction among residents thus contributing to social sustainability. A community gardening area has been integrated into the design adjacent the social hub of the park to encourage residents to garden.  Additional strategies include: 300mm top soil depths for lawn areas and 450mm depth for planted areas to encourage storm water detention, a plant palette incorporating the use of native and adaptive plantings and plantings to encourage birds, creative re-use and integration of excavated boulders traditionally trucked from site and a recirculating water feature utilizing storm water harvested from the adjacent development parcels roof tops. A play area will be incorporated with a diversity of play experiences to engage children and their families in an outdoor setting.

### Source
*2016 Wesbrook Place Neighbourhood Plan Design Vision Supplement, Page 11, Open Space and Landscape Design

P+A
Landscape Architecture
Site Planning

UBC + Wesbrook Village | Research Park



Neighbourhood Circulation

March 10am


March 12pm


March 4pm


June 10am


June 12pm


June 4pm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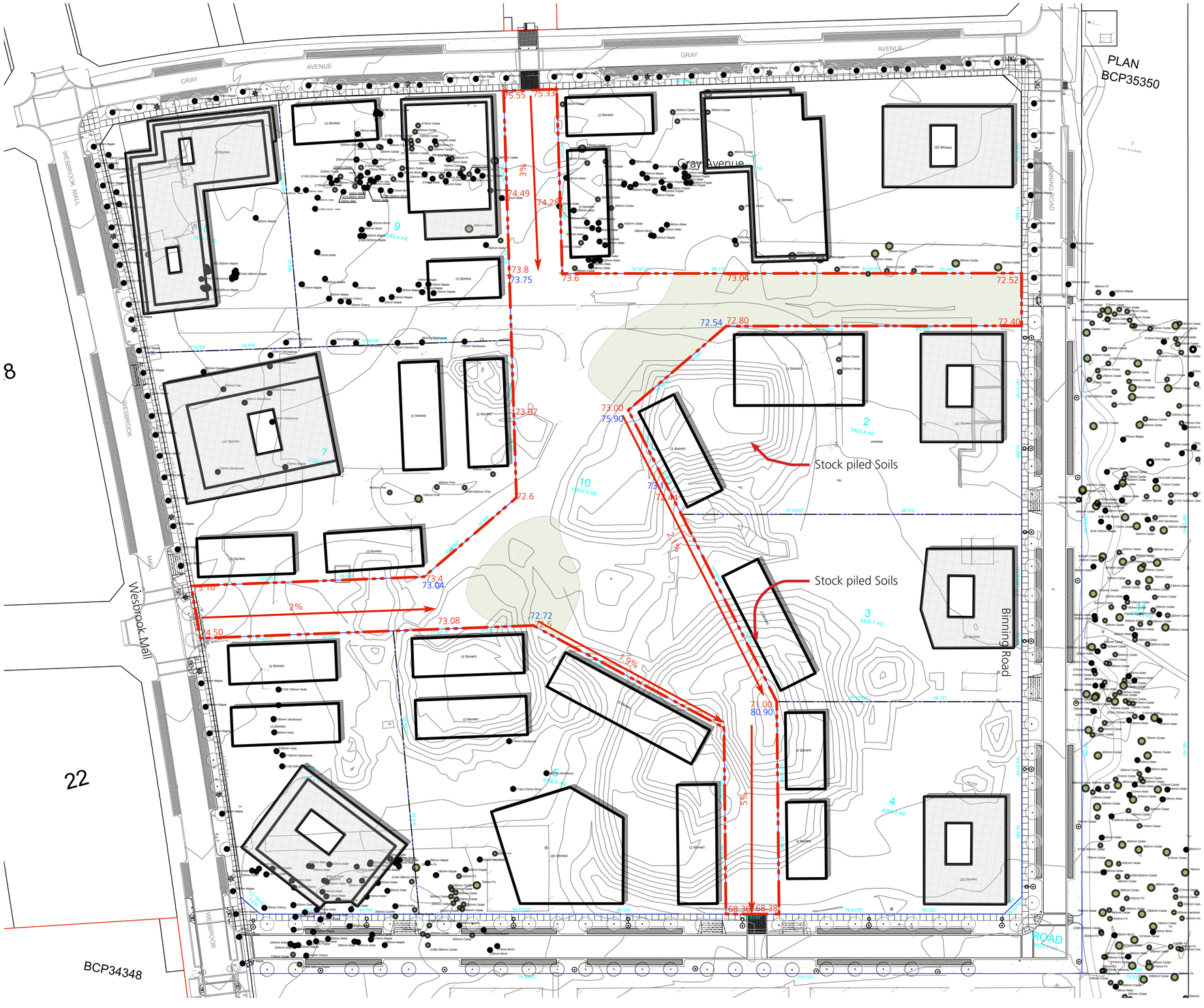
Site Planning

Wesbrook Village Shadow Study | Research Park




## Legend

| | |
|---|---|
| +73.02 | Existing Grade |
| +73.02 | Proposed Grade |
| | Slope less than 1% |

P+A
Landscape Architecture
Site Planning

Existing Conditions | Research Park

Gray Avenue

Wesbrook Mall

Binning Road

PLAN BCP3535

22

(6 Stories)
(3 Stories)
(14 Stories)
(5 Stories)
(22 Stories)
(18 Stories)
(20 Stories)

## Legend

**Secondary Pedestrian Connections**
**2m Wide**

**Primary Pedestrian Connections**
**3m Wide**

**Future Project Connections**

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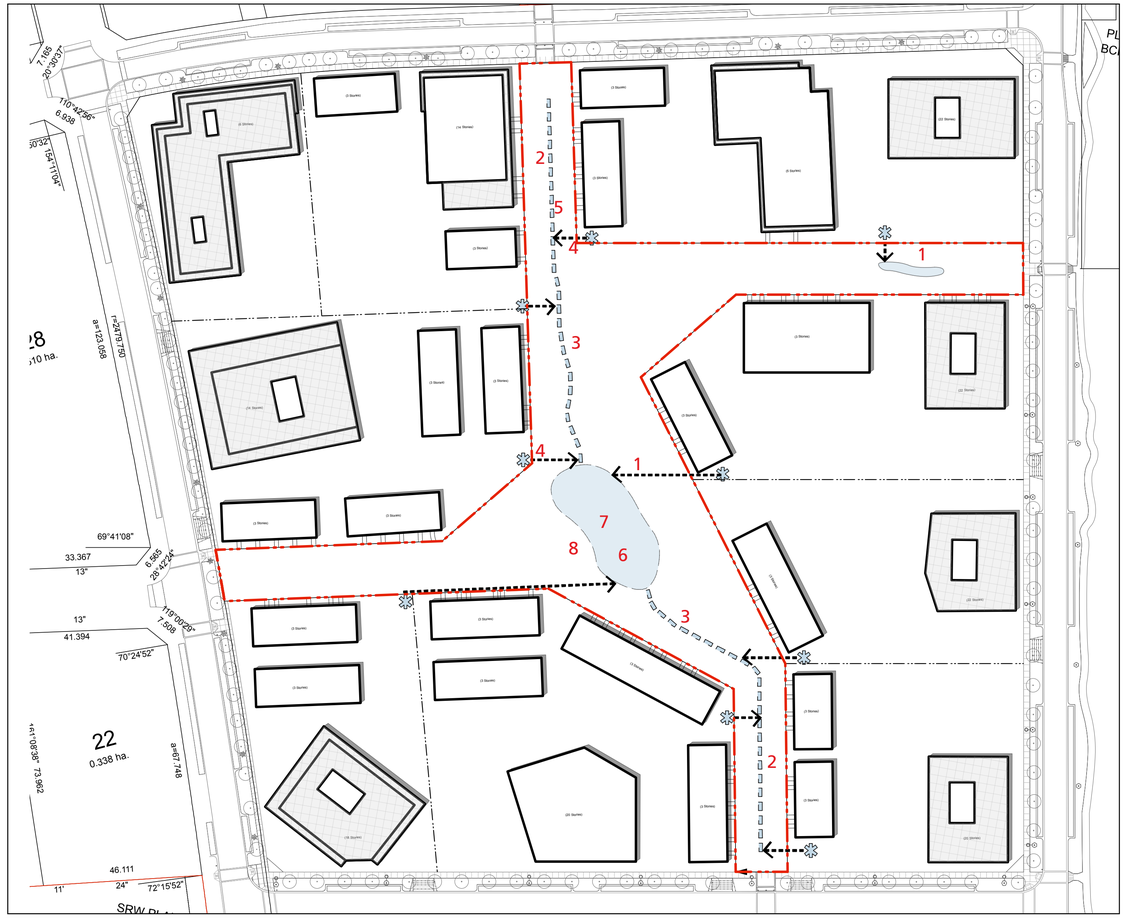
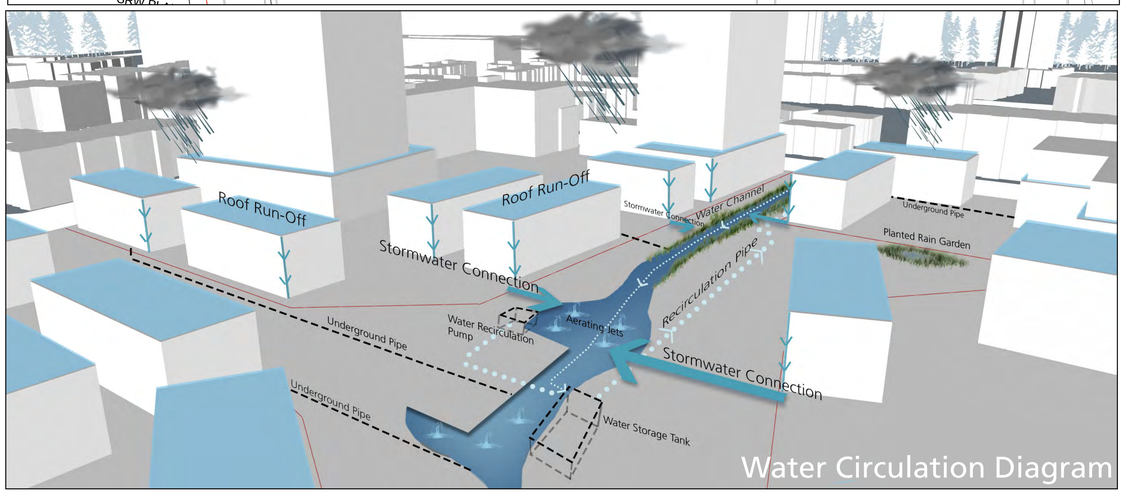
Landscape Architecture
Site Planning

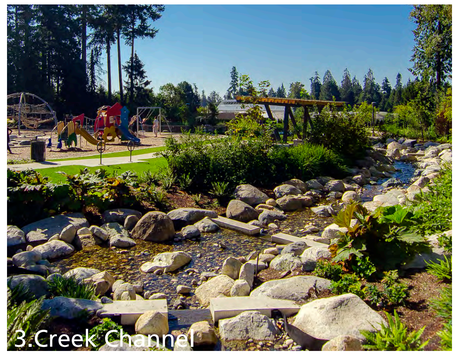
# Proposed Circulation | Research Park



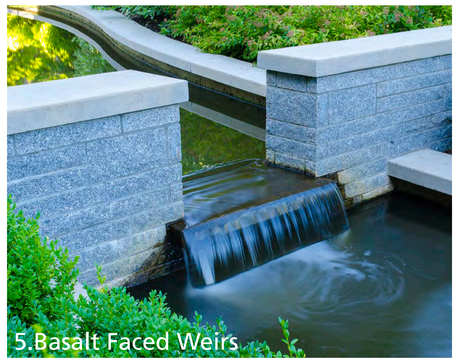




Water Circulation Diagram

1. Planted Rain Garden

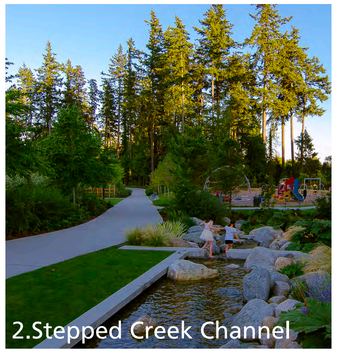


3.Creek Channel

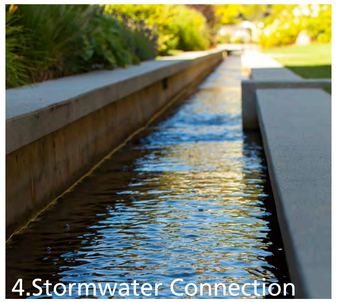


5.Basalt Faced Weirs

7.Pond



2.Stepped Creek Channel



4.Stormwater Connection

6.Aerating Jets

8. Custom Runnel

Tell us what you think:

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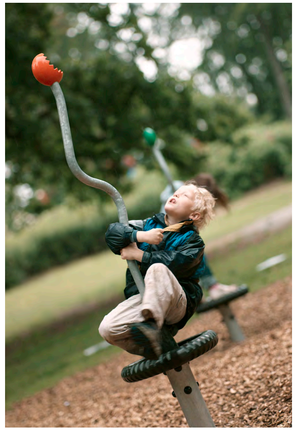
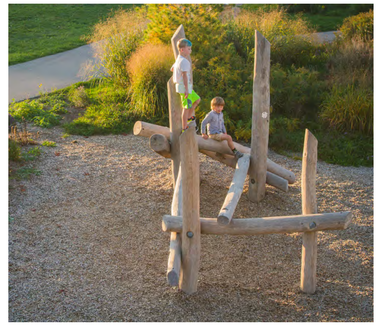
Site Planning



Manufactured Playground Equipment

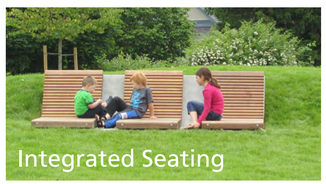


Custom Playground Equipment









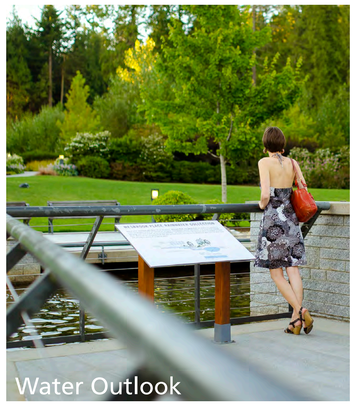



Child Engagement Opportunities

What would you like for your kids?:


Harvest Table

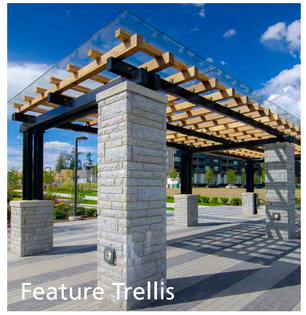

Covered Platform


Water Outlook


Ping Pong Table


Chess Tables

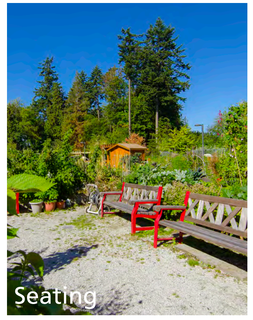

Lighting


Feature Trellis

## Programmed Gathering Spaces


Fencing

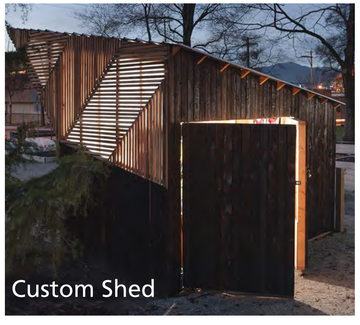

Arbour


Seating


Bird Houses/Habitat


Long Rectangular Planters


Square Planters


Custom Shed

## Community Garden

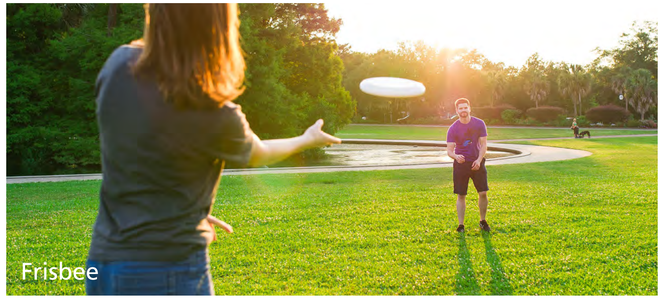

Open Field Soccer


Bocce Ball


Yoga

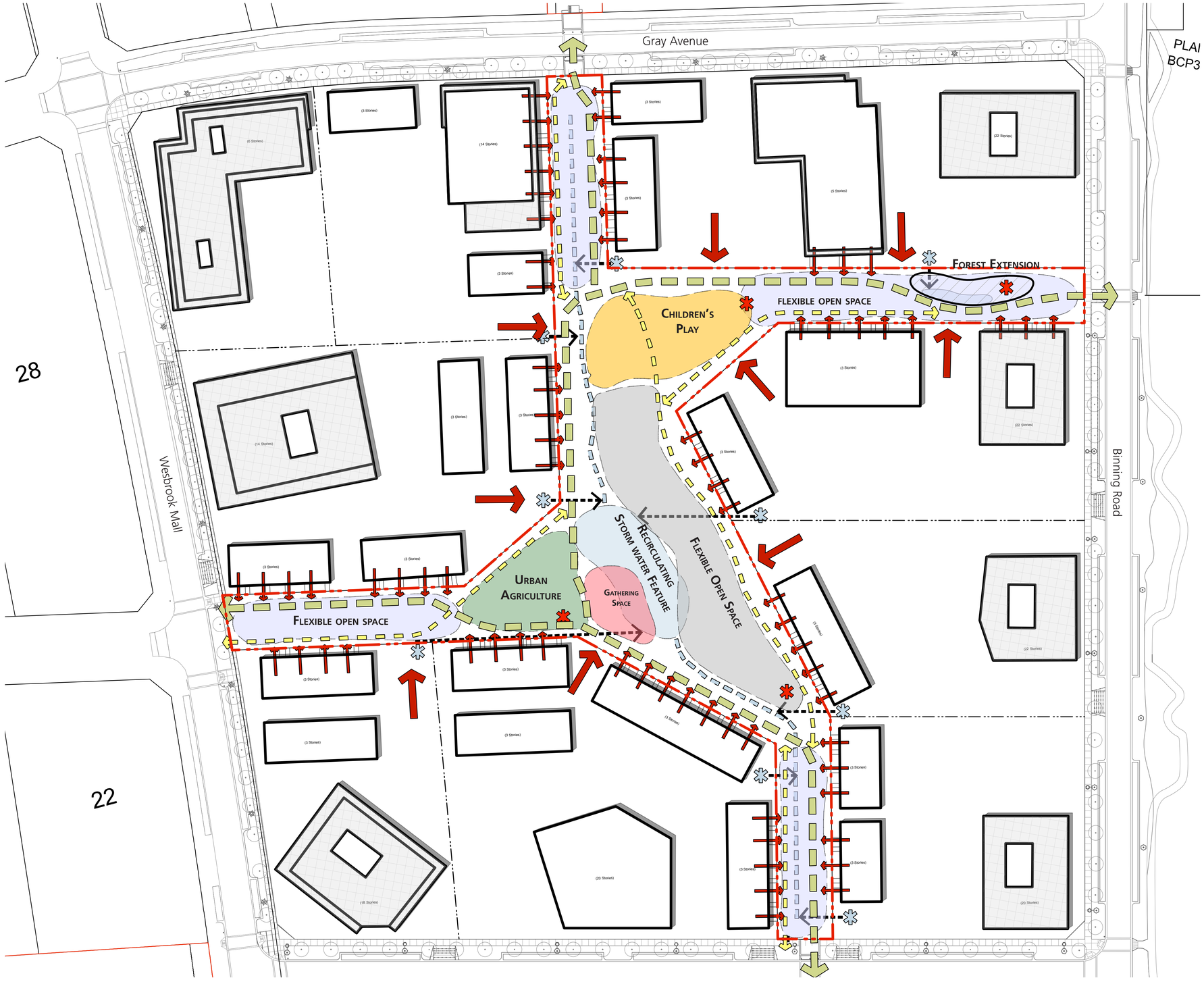

Badminton


Picnics


Frisbee

## Flexible Open Space

What activities would you like to do?:




## Legend

- Future Stormwater Connections
- Secondary Pedestrian Connections
- Primary Pedestrian Connections
- Future Project Connections
- Bird Habitat

Tell us what you think:

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Landscape Architecture
Site Planning

Programming Diagram | Research Park


## Legend

1. Stormwater Pond
2. Urban Agriculture
3. Community Node
4. Children's Play
5. Toddler's Play
6. Flexible Open Space
7. Conifer Pockets
8. Stormwater Channel
9. Stormwater Connection
10. Bird Habitat
11. Park Signage/Entry Element

Tell us what you think: