

new sub project

DP Submission

Project Statistics

Total Site Area:	67,304 sf
Gross Floor Space:	203,925 sf
Net Floor Space:	134,901 sf
Site Coverage:	61,064 sf
Building Height:	25 m
Setbacks:	
Front Yard:	N/A
Rear Yard:	N/A
Side Yard (N):	N/A
Side Yard (S):	N/A
Parking:	0
Loading:	4
Bicycle Parking:	215
Number of Dwelling Units	0
Proposed Variances / Relaxations	0
Floor Space Ratio:	3.03

Proposed



The New SUB (Student Union Building) Project

The New SUB Project will be a new building housing the Alma Mater Society (AMS) and its services. The AMS, including its elected Council, represents the thousands of undergraduate and graduate students at the University of British Columbia and provides within the SUB a broad range of services to both students and the broader community. A large building on a relatively small site, the project spaces will be spread over five floors and be approximately 200,000 square feet in area in a new structure. Another approximately 50,000 square feet of program will be accommodated within the lower level of the existing SUB.

The site is bounded by the existing SUB building to the north, the Aquatic Centre to the east, a proposed Alumni Building to the south and University Square to the west. The site slopes approximately 1.5 metres from the existing SUB at the north to the existing grade at the south edge of the site.

Extensive study has been undertaken by the design team to ensure that the New SUB conforms to the University Boulevard Design Guidelines. This process has included reviews with the University Architect, the AUDP and the Alumni Building design team. The building design strives to meet the Design Guidelines within a very tight site while acknowledging the unique features of the site (like the Knoll) and the close adjacencies of neighbouring buildings. Significantly, the Ground Level is highly charged with activities and circulation routes that will energize and enliven University Square to the west and the building edges to the east and south. To the north, the New SUB abuts the existing SUB in an appropriate and sensitive manner. A front door and new address for the new building is created at a plaza to the south created in conjunction with the adjacent Alumni Building. A strong circulation route is maintained from the interior concourse of the existing SUB along the east of the new building towards University Boulevard.

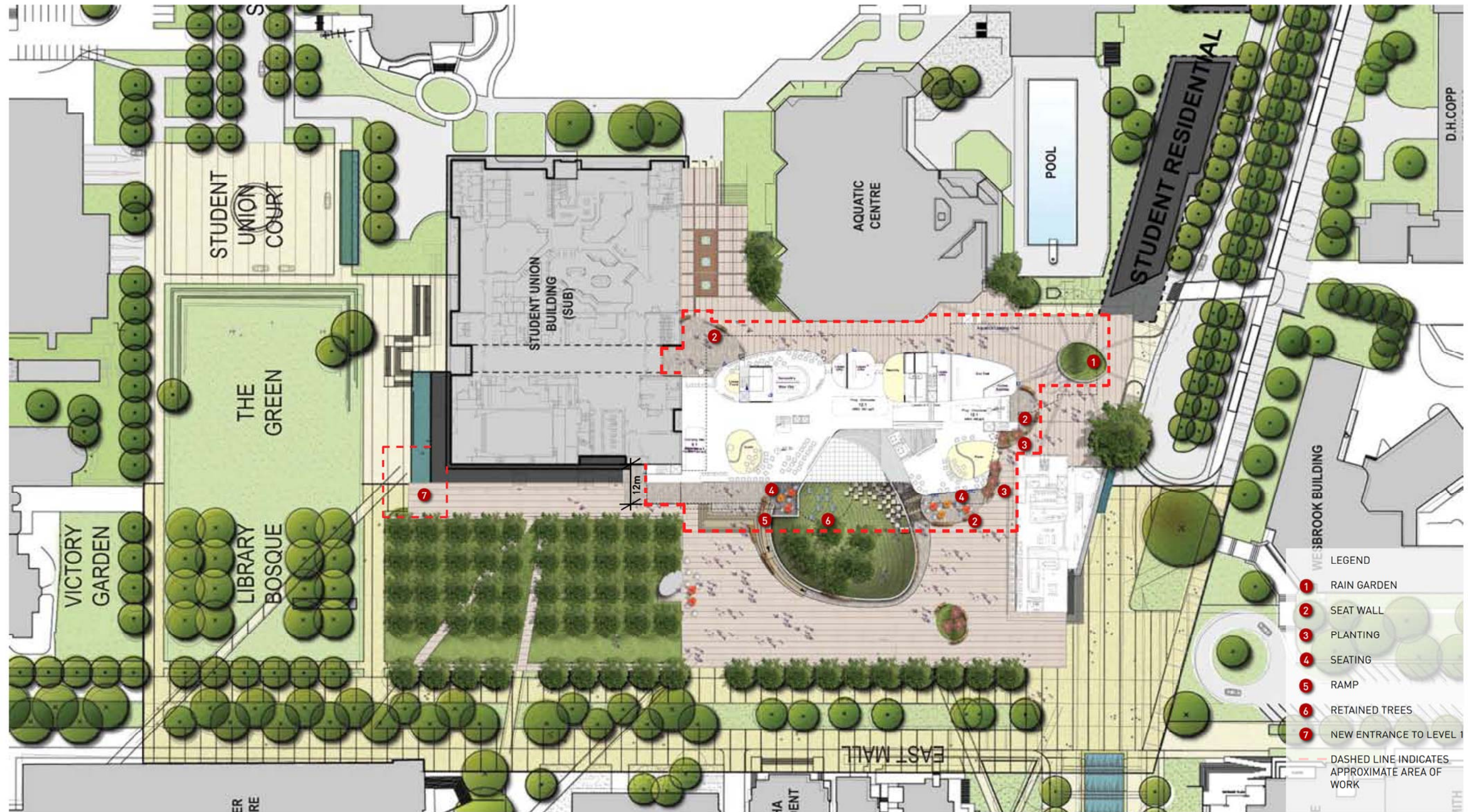
The historical and cultural significance of the existing Knoll as well as its popularity as an outdoor amenity is acknowledged in the design. The Knoll will be slightly reduced in size but its utility will be increased through the incorporation of integrated benches, stairs and ramps. The mature existing trees on this hill will be preserved. The Knoll will remain as the landscaped portion of an informal amphitheatre-like space that exists in University Square and is bounded to the north by the Bosque of trees. The form of the Knoll will extend into the building interior where it becomes a seating area and significant feature of the open five-storey agora space that unifies the building interior.

Spaces located within the new SUB include club rooms, food and retail services, small and large bookable rooms, a theatre, counseling rooms, spaces for AMS government and administration, and a roof garden. Many of the over 300 UBC clubs administered through the AMS will be housed in the New SUB in both generic and specialized spaces. Through their food outlets, the AMS provides both a wide range of food types for people on campus and numerous jobs for students. The food outlets will be located over three levels and vary widely in size, shape as well as food and beverage type served. An expanded provision of bookable rooms including the large Three-Section Room on Level 3 to the south will house a wide array of student and public activities. The AMS provides an enormous range of services and the new SUB will house the student government and administrative services. At the roof level, urban agriculture will occur adjacent to outdoor amenity space for child minding and the Pendulum Restaurant.

Ideally, this wide range of public spaces would be located within a two or three-storey building. Because of the size of the site, the building is five storeys in height. In order to make as much of the building as possible visible and accessible, a design has been developed that emphasizes horizontal and vertical porosity, circulation (“Flow”), daylight and views. The slope from the north to the south end of the site enables both Level 1 and Level 2 to be in close proximity to grade and the large flow of people traversing the site and moving through the building. Level 1 of the new building will link directly both physically and programmatically with the Lower Level of the existing SUB. Locating some of the new program, including club space and loading, in the existing building reduces the overall height and site impact of the New SUB.

The open, central Agora space connects and unifies all levels of the building. Direct (“Fast”) and indirect (“Slow”) stairs and pathways provide routes through the building and act as circulation space, social space and places for informal learning.

The aspirations for the project with respect to sustainability are extremely high. The building is to be LEED Platinum and incorporate aspects of the Living Building Challenge. Minimizing energy and water consumption are priorities and the building is being designed to be adaptable over time to become net zero both with respect to energy and water.



Context Plan