

# Brock Commons Phase 2



**Issued for Development Permit**  
Design Rationale  
Revised 19 May 2020



**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

## TABLE OF CONTENTS

|                               |           |   |           |
|-------------------------------|-----------|---|-----------|
| <b>1. Introduction</b>        | <b>5</b>  | <b>9. Program Planning</b>                | <b>24</b> |
| Location                      |           | North Building - Plans and Sections       |           |
| Project Description           |           | South Building - Plans and Sections       |           |
| Program Summary               |           |   |           |
| <b>2. Campus Context</b>      | <b>7</b>  | <b>10. Facade Development</b>             | <b>36</b> |
| Campus Plan Precincts         |           | Contextual Materials                      |           |
| Campus Open Space Context     |           | Proposed Materials                        |           |
| Site Photos                   |           | Elevations                                |           |
| <b>3. AUDP Workshop</b>       | <b>10</b> | <b>11. Renderings</b>                     | <b>50</b> |
| <b>4. Form of Development</b> | <b>11</b> | <b>12. Public Realm</b>                   | <b>58</b> |
| <b>5. Site Strategy</b>       | <b>12</b> | Where We Left Off - Pre-AUDP June 6, 2019 |           |
| Expressing the Hub            |           | Public Realm Framework                    |           |
| Fostering Campus Vibrancy     |           | Public Realm Character                    |           |
| Being a Good Neighbour        |           | <b>13. Sustainability</b>                 | <b>72</b> |
| <b>6. Building Massing</b>    | <b>18</b> | Environmental Sustainability              |           |
| <b>7. Skyline Studies</b>     | <b>20</b> | Preliminary LEED Scorecard                |           |
| <b>8. Solar Studies</b>       | <b>22</b> | <b>14. Inclusion, Lighting + CPTED</b>    | <b>73</b> |
| Existing                      |           | Inclusion                                 |           |
| Proposed                      |           | Lighting Strategy                         |           |
|                               |           | CPTED                                     |           |
|                               |           | <b>14. Appendix</b>                       | <b>74</b> |
|                               |           | Terracotta Profile Combinations           |           |





# 1. INTRODUCTION

## Location

The proposed location of Brock Commons Phase 2 comprises 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

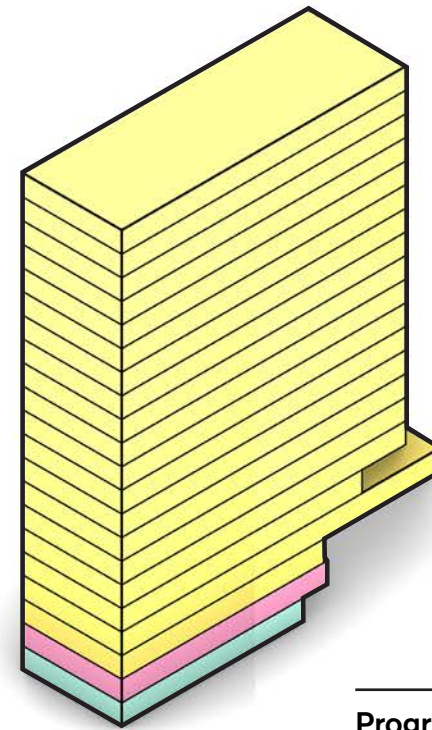
The following diagram represents the various building stakeholders and users of the future Brock Commons Phase 2.

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 SHHS services.

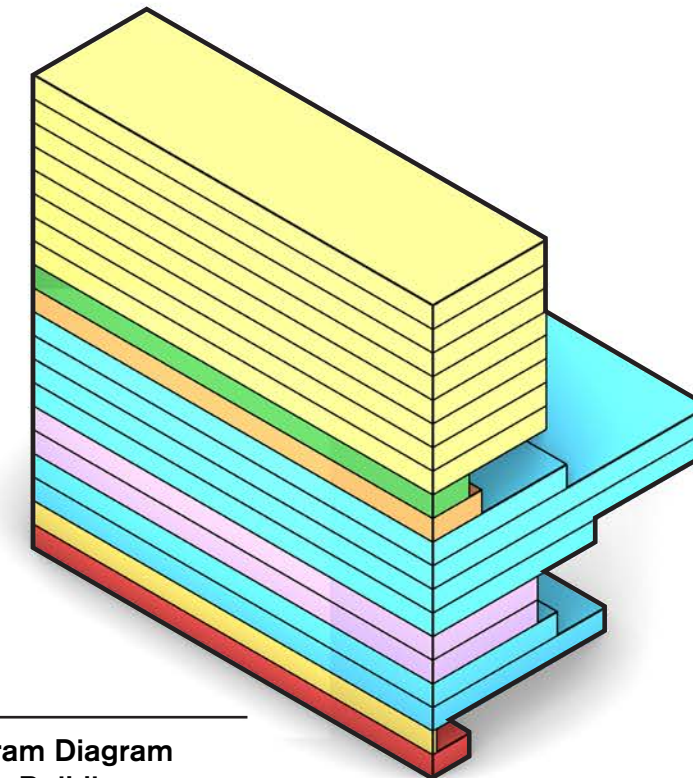
In general, the institutional program accommodated within Brock Commons Phase 2 tends to be student-focused, incorporating a number of counselling, and student support services. There is also space dedicated for administration for VP Students divisions as well as those from the Faculty of Arts.

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.

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



Program Diagram  
North Building



Program Diagram  
South Building

| BROCK COMMONS PHASE 2 - SUMMARY                      |               |               |
|--|---------------|---------------|
| Description  | Total<br>NSM  | Total<br>GSM  |
| <b>SHHS</b>  | <b>14,553</b> | <b>20,346</b> |
| <b>Student Housing &amp; Support</b>                 | <b>13,923</b> | <b>19,376</b> |
| Student Residences                                   | 12,753        | 17,896        |
| Shared Residence Support                             | 620           | 784           |
| SHHS Offices & Support                               | 159           | 201           |
| Building Support (Residential)                       | 391           | 495           |
| <b>Common /General-use (SHHS-serviced)</b>           | <b>630</b>    | <b>970</b>    |
| Childcare (+outdoor area)                            | 362           | 558           |
| Food Service   | 267           | 412           |
| <b>SHARED ALL BLDG USERS</b>                         | <b>1,012</b>  | <b>1,670</b>  |
| <b>Building Support (shared)</b>                     | <b>1,012</b>  | <b>1,670</b>  |
| Lobby/ILS (approx) - divided btwn 2 bldgs            | 681           | 1,124         |
| End-of-Trip Facility                                 | 158           | 261           |
| Custodial Services + Bldg Service Spaces             | 172           | 284           |
| <b>ACADEMIC &amp; INSTITUTIONAL</b>                  | <b>4,650</b>  | <b>7,672</b>  |
| <b>VP Academic (VPA) General-Use Space</b>           | <b>1,017</b>  | <b>1,678</b>  |
| Classroom - 150 seats tiered                         | 377           | 623           |
| Classroom - 80 seats flat-floored                    | 184           | 304           |
| Executive Meeting Room                               | 67            | 110           |
| Graduation/Emeriti/Meeting Space                     | 0             | 0             |
| Graduation/General Meeting Space                     | 320           | 528           |
| Emeritus College                                     | 69            | 114           |
| <b>Shared Meeting Rooms (FOA / ASOL / VPA / VPS)</b> | <b>145</b>    | <b>239</b>    |
| <b>Faculty of Arts (FOA)</b>                         | <b>908</b>    | <b>1,498</b>  |
| Dean of Arts Office                                  | 0             | 0             |
| Arts Administration Suite                            | 220           | 363           |
| Arts Research Commons                                | 0             | 0             |
| Arts Academic Advising                               | 410           | 677           |
| Arts Co-op   | 207           | 342           |
| CEDaR Indigitization Lab                             | 71            | 117           |
| <b>FOA Wesbrook Replacement (centrally funded)</b>   | <b>100</b>    | <b>165</b>    |
| Opinion Lab/DAE Call Centre                          | 100           | 165           |
| <b>Peter A. Allard School of Law (ASOL)</b>          | <b>195</b>    | <b>321</b>    |
| Legal Clinics + Support                              | 195           | 321           |
| <b>VP Students (VPS) Office Suites</b>               | <b>1,520</b>  | <b>2,508</b>  |
| Office of the VP Students                            | 384           | 634           |
| Student Development & Services                       | 287           | 473           |
| Centre for Accessibility                             | 341           | 562           |
| Integrated Student Health Centre                     | 0             | 0             |
| Sexual Violence Prevention & Response Office         | 176           | 290           |
| Equity & Inclusion                                   | 332           | 549           |
| <b>VP Students (VPS) Common-Use Spaces</b>           | <b>765</b>    | <b>1,263</b>  |
| Event Room (60)                                      | 121           | 200           |
| Accommodated Exams Centre                            | 328           | 541           |
| Collegium (SD&S)                                     | 155           | 256           |
| Multipurpose (Multifaith) Space (SD&S)               | 161           | 265           |
| <b>TOTAL PHASE 2 AREA</b>                            | <b>NET</b>    | <b>GROSS</b>  |
| Sq.M.  | 20,214        | 29,688        |
| Sq.Ft.   | 217,583       | 319,554       |

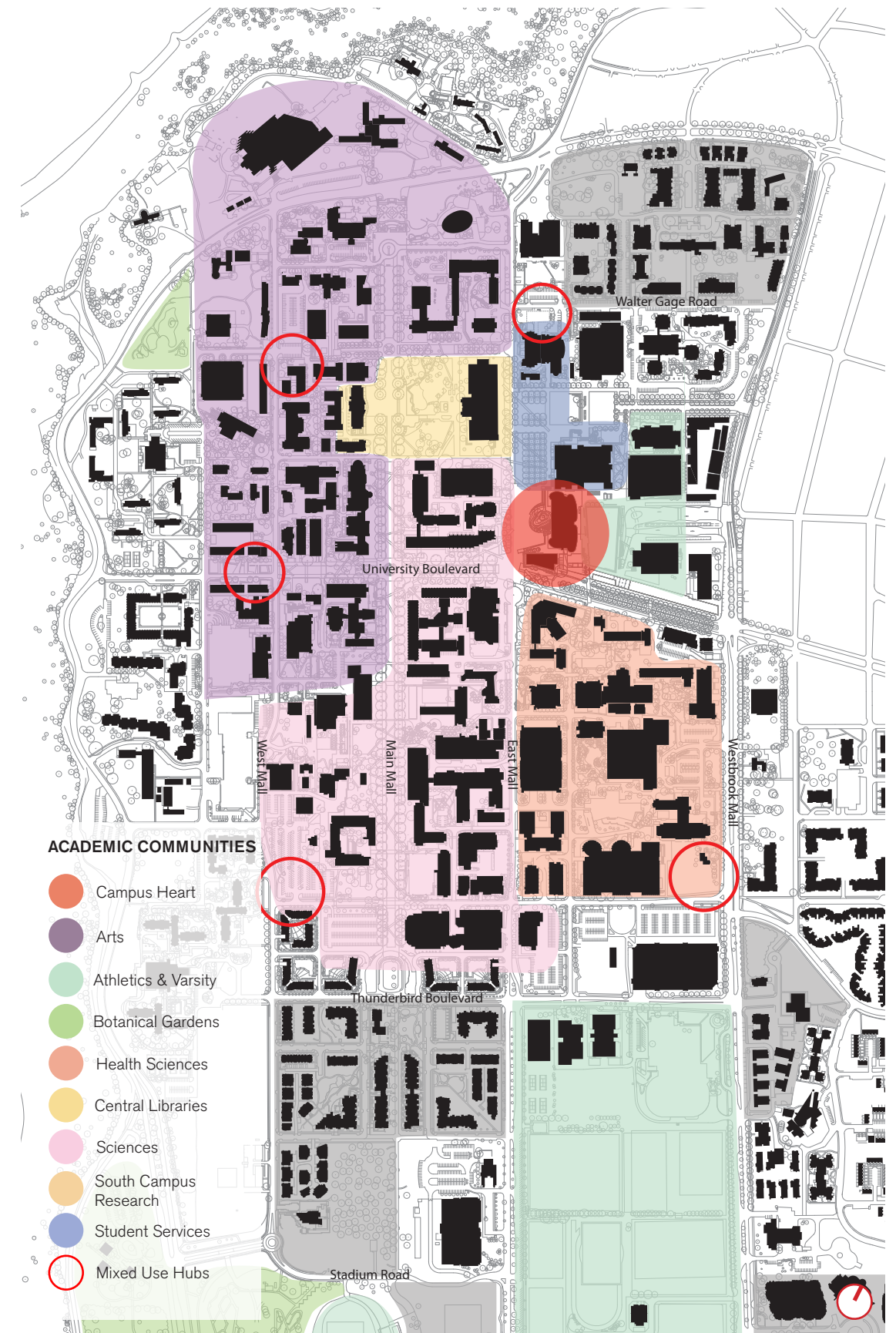
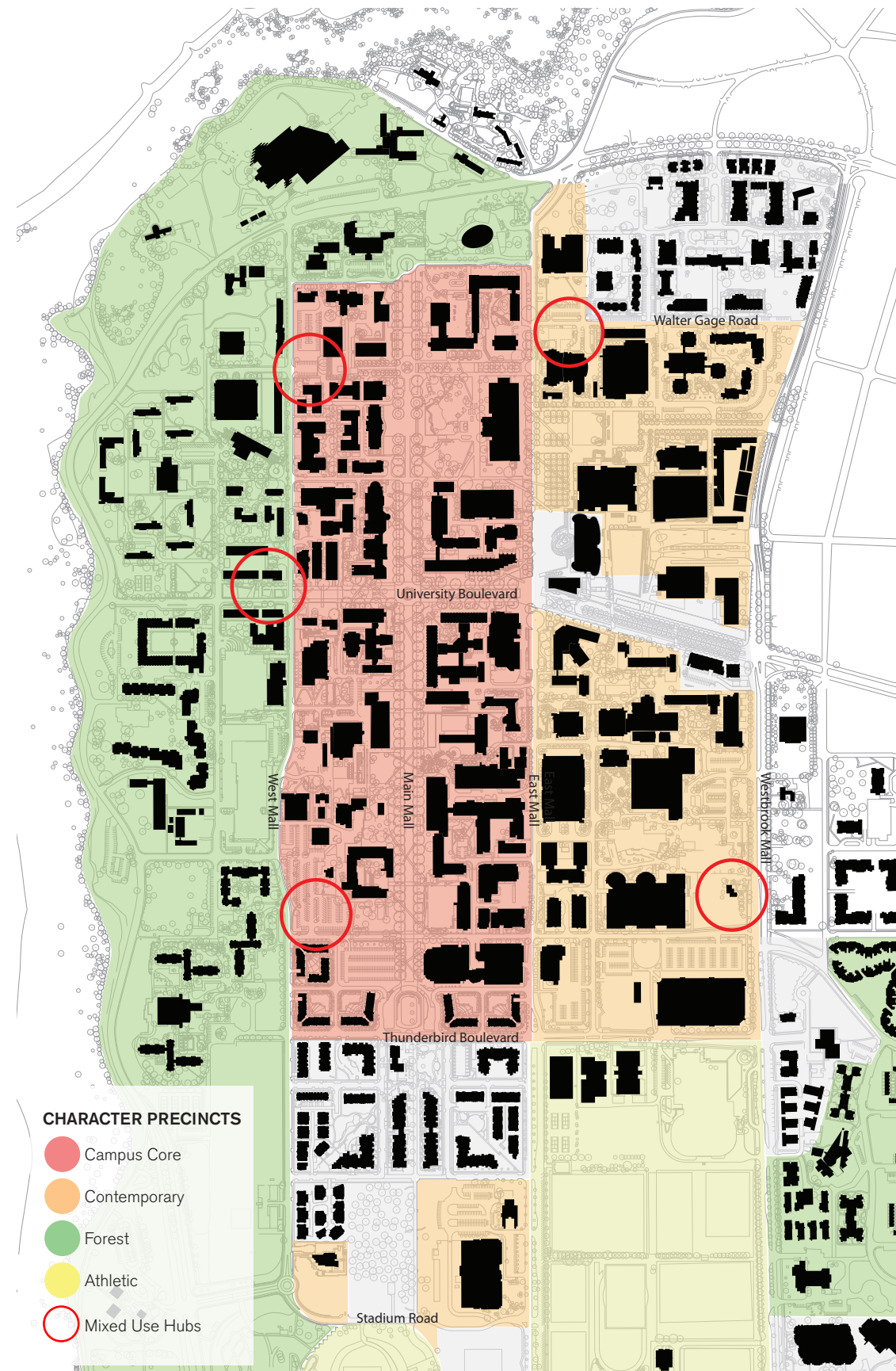
## 2. CAMPUS CONTEXT

### 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).



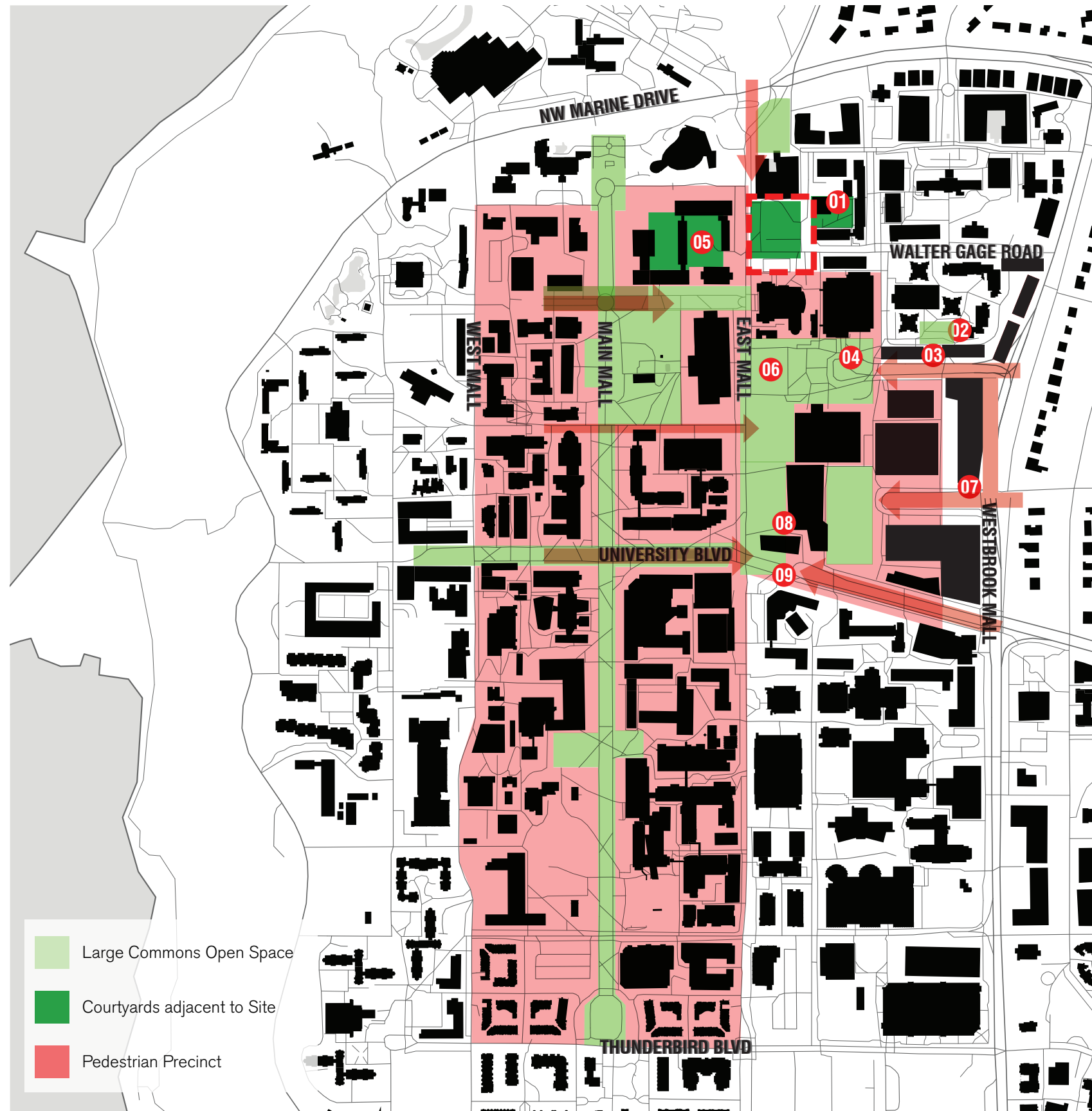
## Campus Open Space Context

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.



- Large Commons Open Space
- Courtyards adjacent to Site
- Pedestrian Precinct

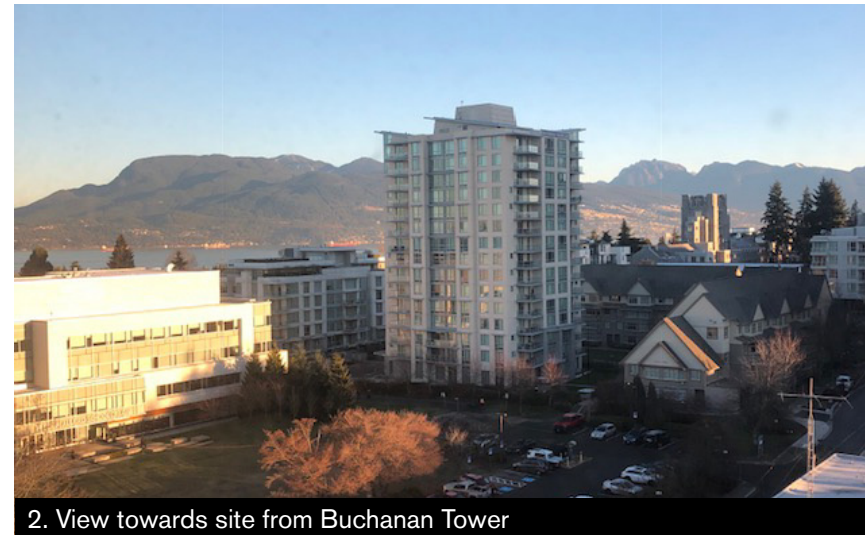
- 01 BROCK COMMONS**
  - East Mall Conclusion to Open Space Sequence
  - Threshold to Academic Realm
  - High pedestrian movement
  - Open Green Space
  - Student space with outdoor activities (seating, gatherings)
- 02 GAGE COURT**
  - High pedestrian movement
  - Drop-off for hotel/students
  - Sense 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



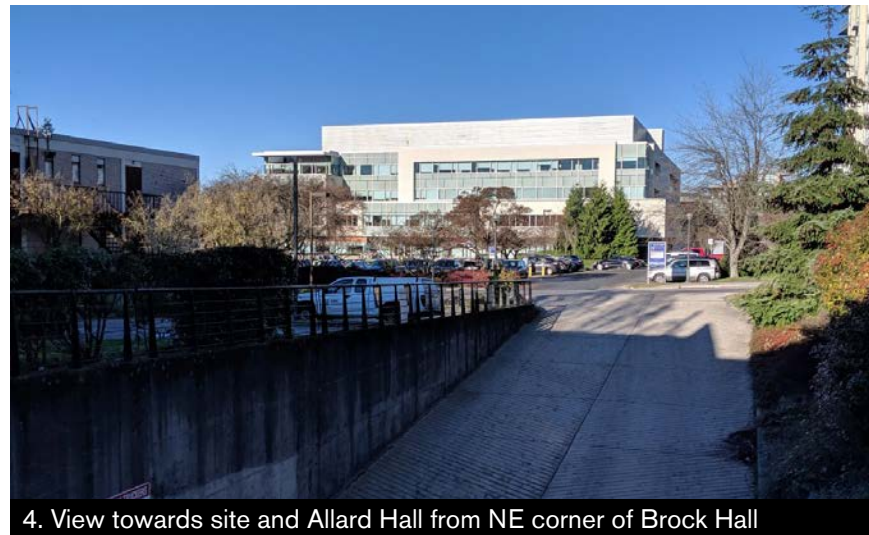
1. View north along West Mall towards Allard Hall



2. View towards site from Buchanan Tower



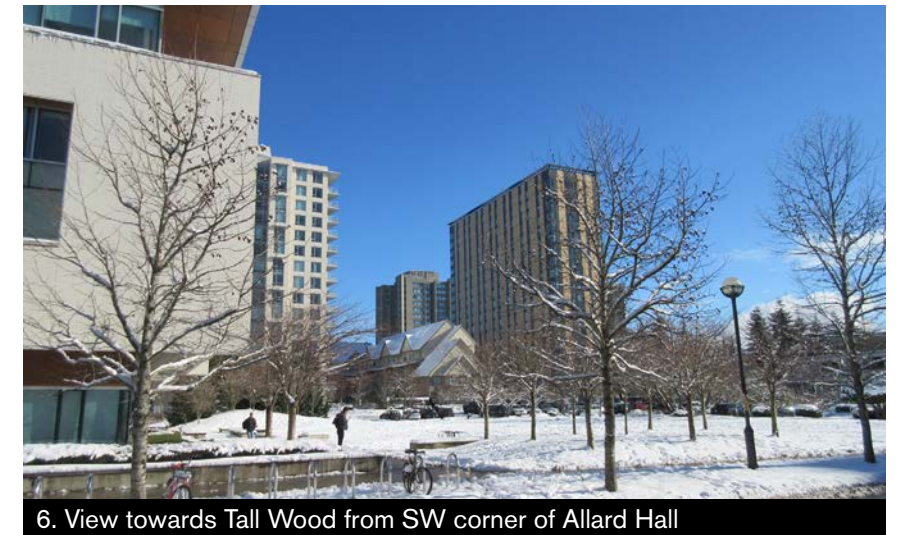
3. View east along Gage Road from East Mall



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.

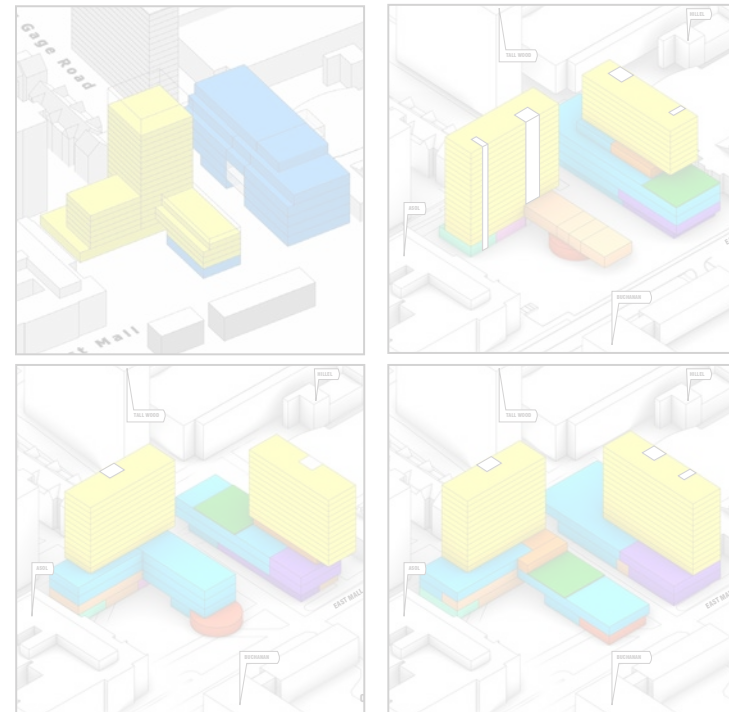
From this workshop, no clear massing favourite emerged from the options presented. Comments were made emphasizing respect to human scale, overshadowing of adjacent public spaces, and recognition of the view north along East Mall.

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

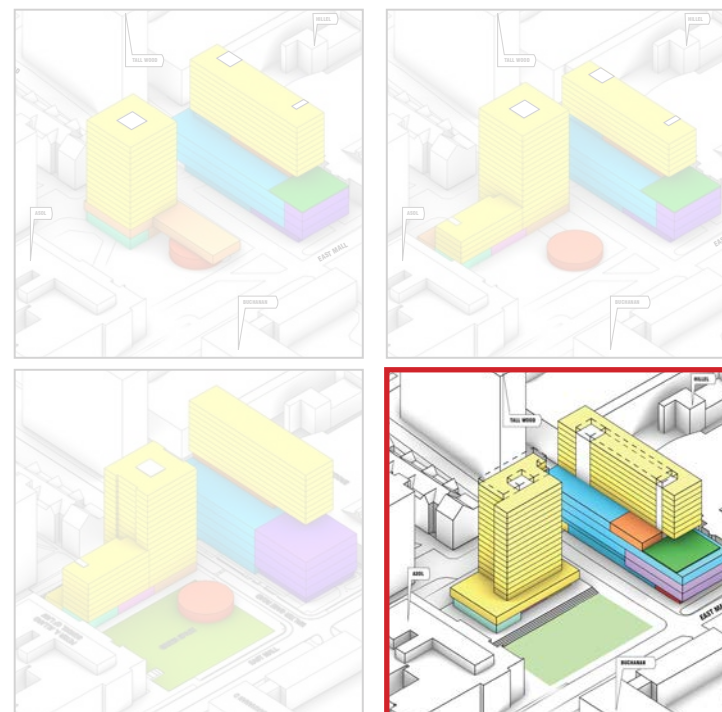
Based on further discussions with Campus and Community Planning and the stakeholder groups, a massing comprised of a residential bar tower at the Southern site and a Point Tower at the Northern site was selected.

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

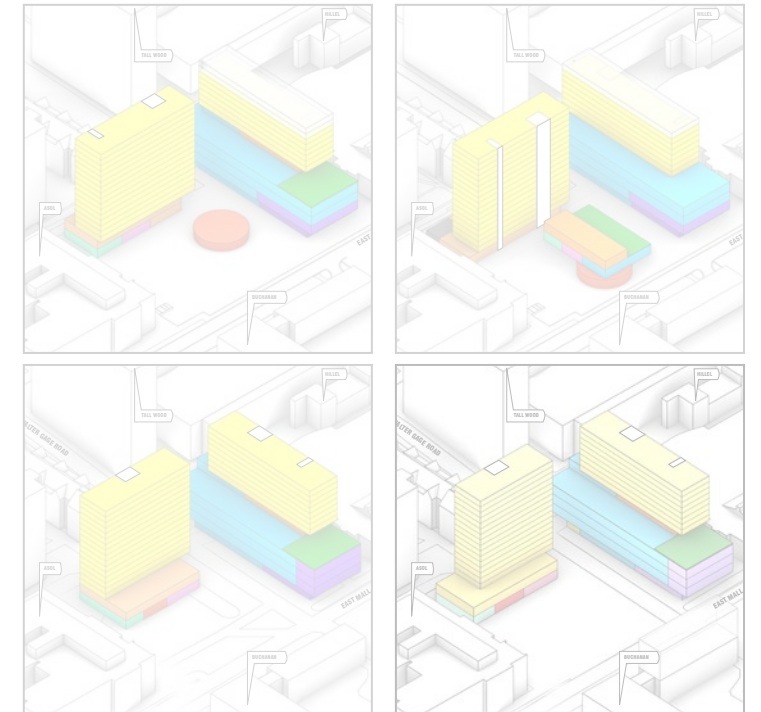
WINGS



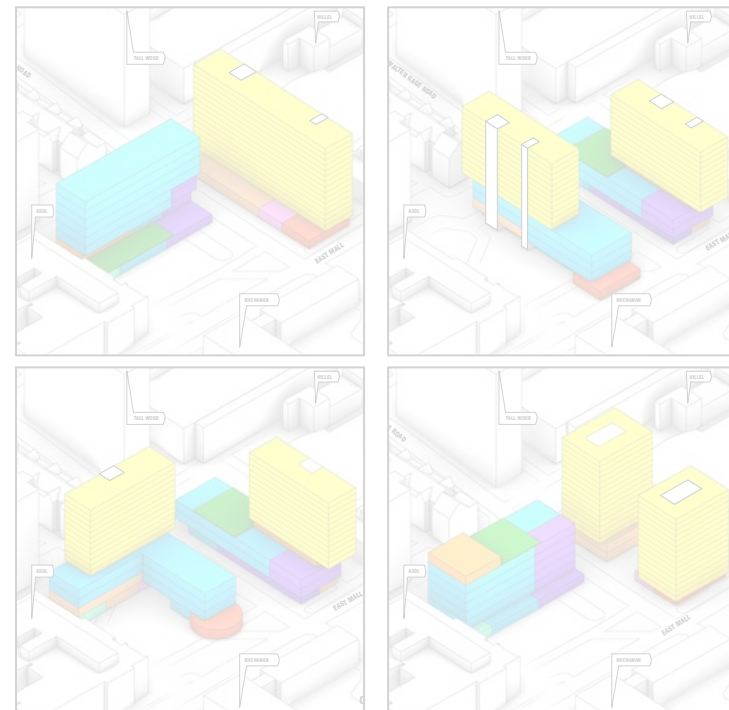
TOWER & BAR



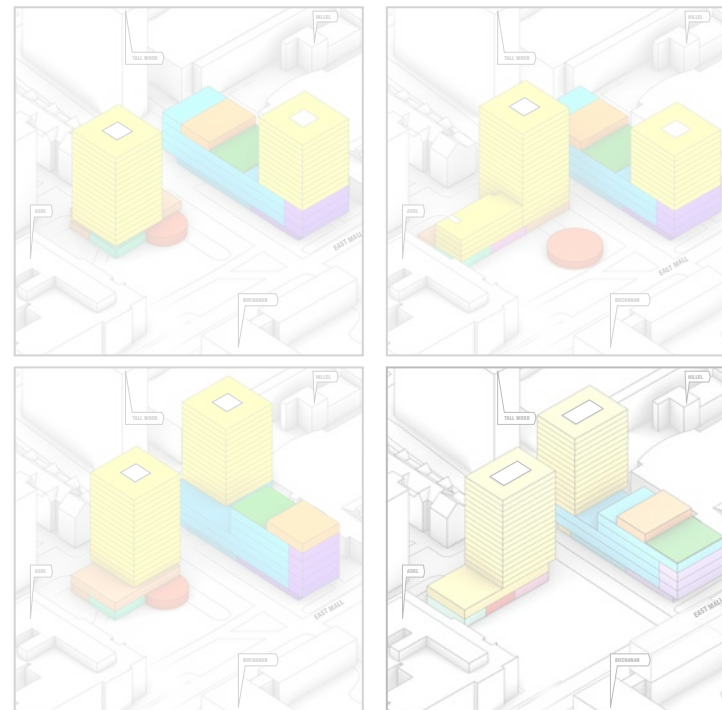
TWO BARS



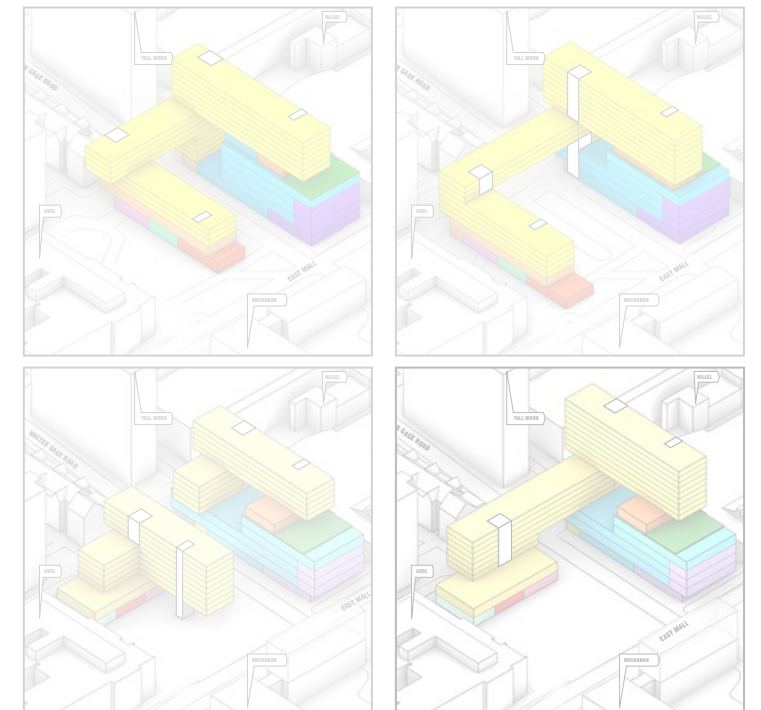
ACADEMIC ON NORTH



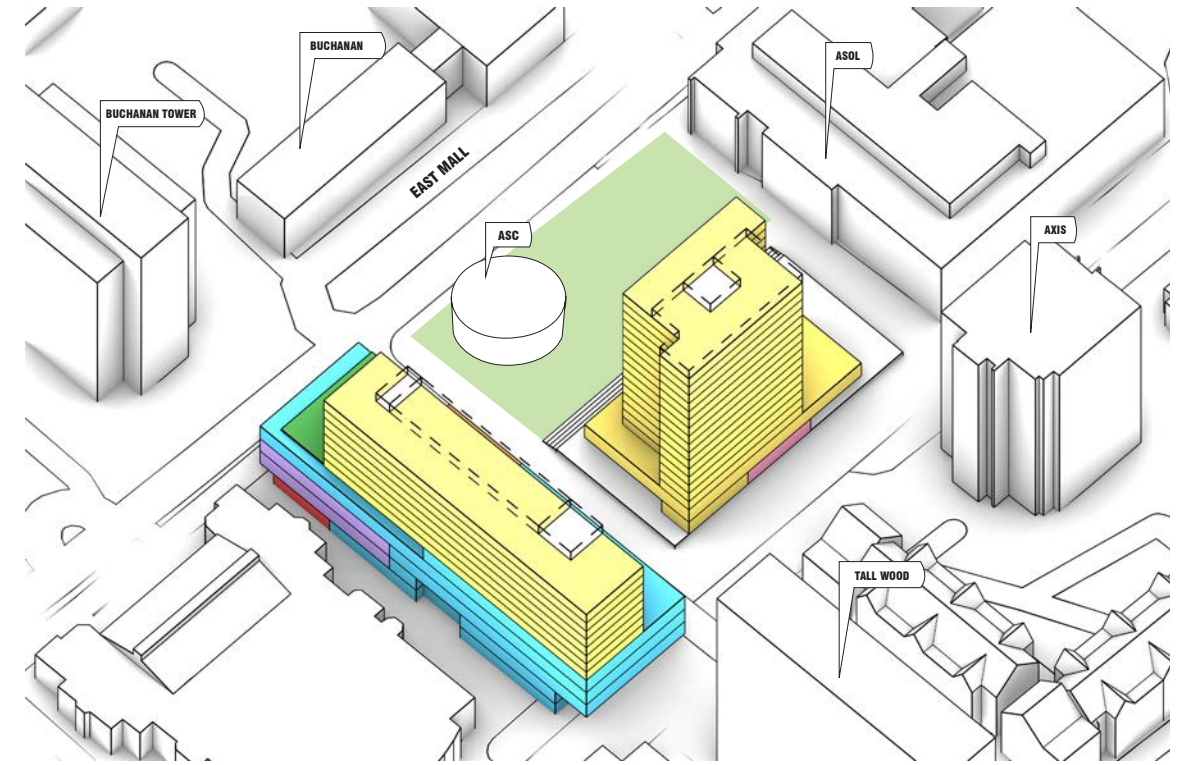
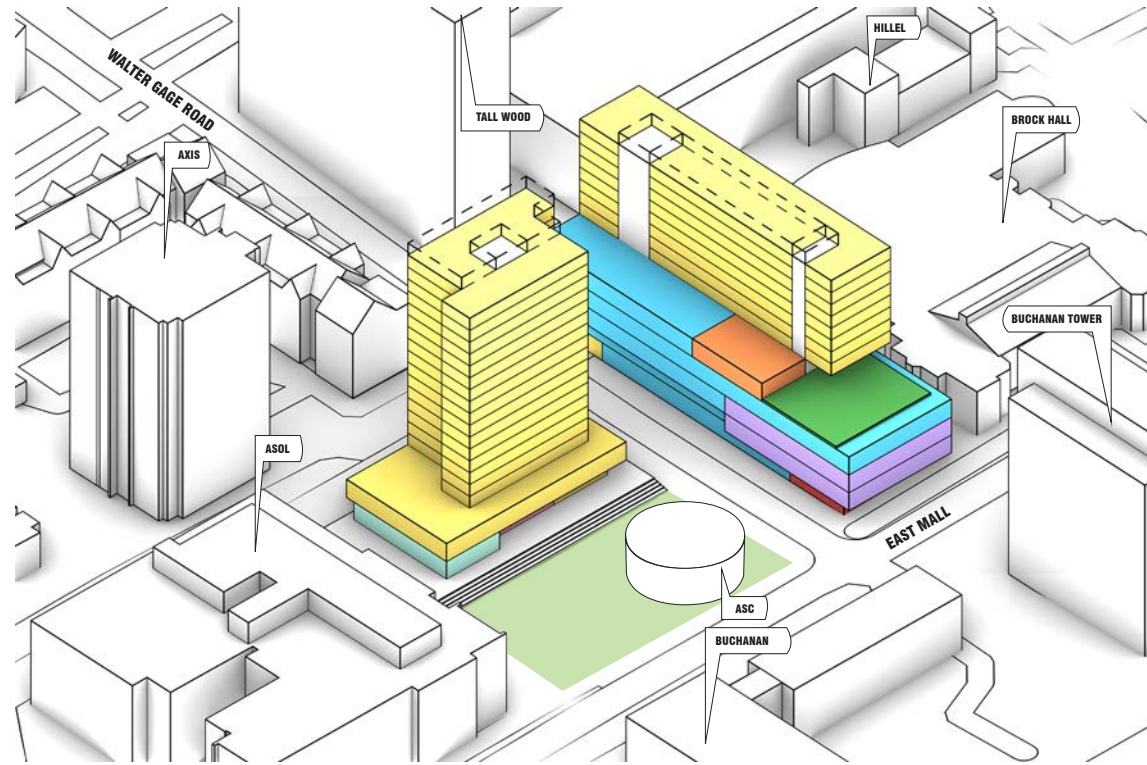
TWO TOWERS



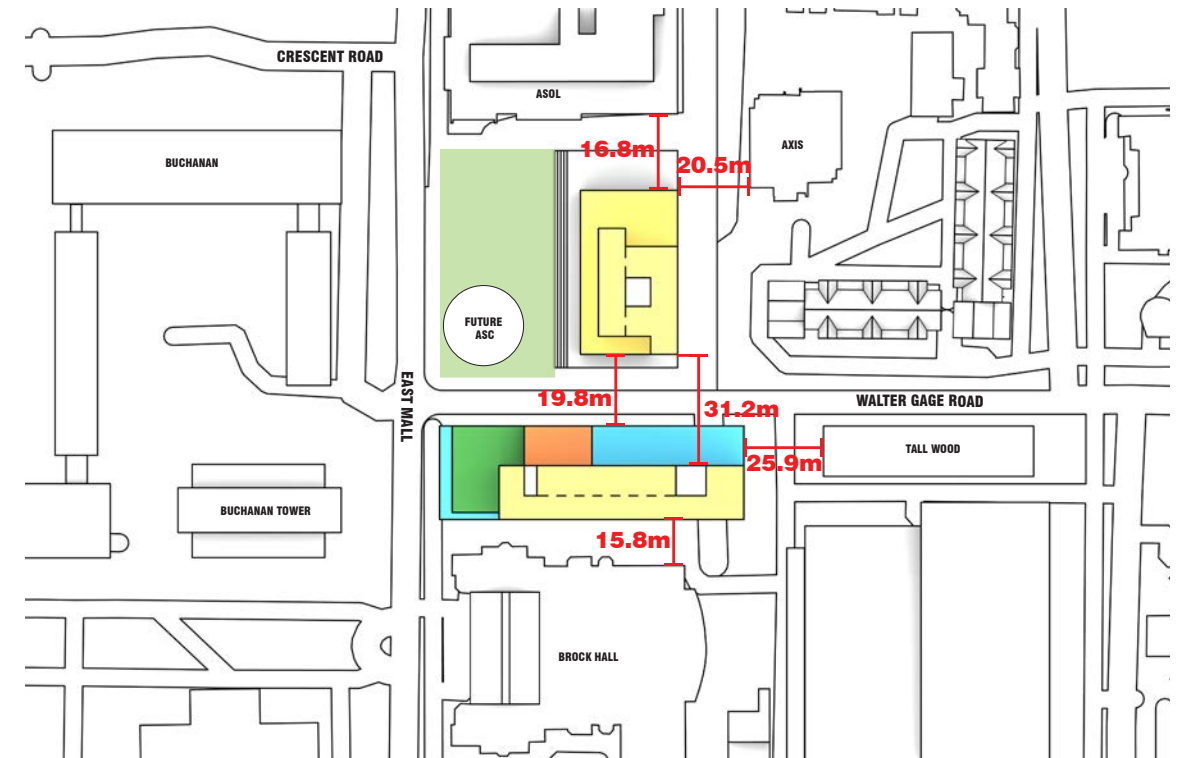
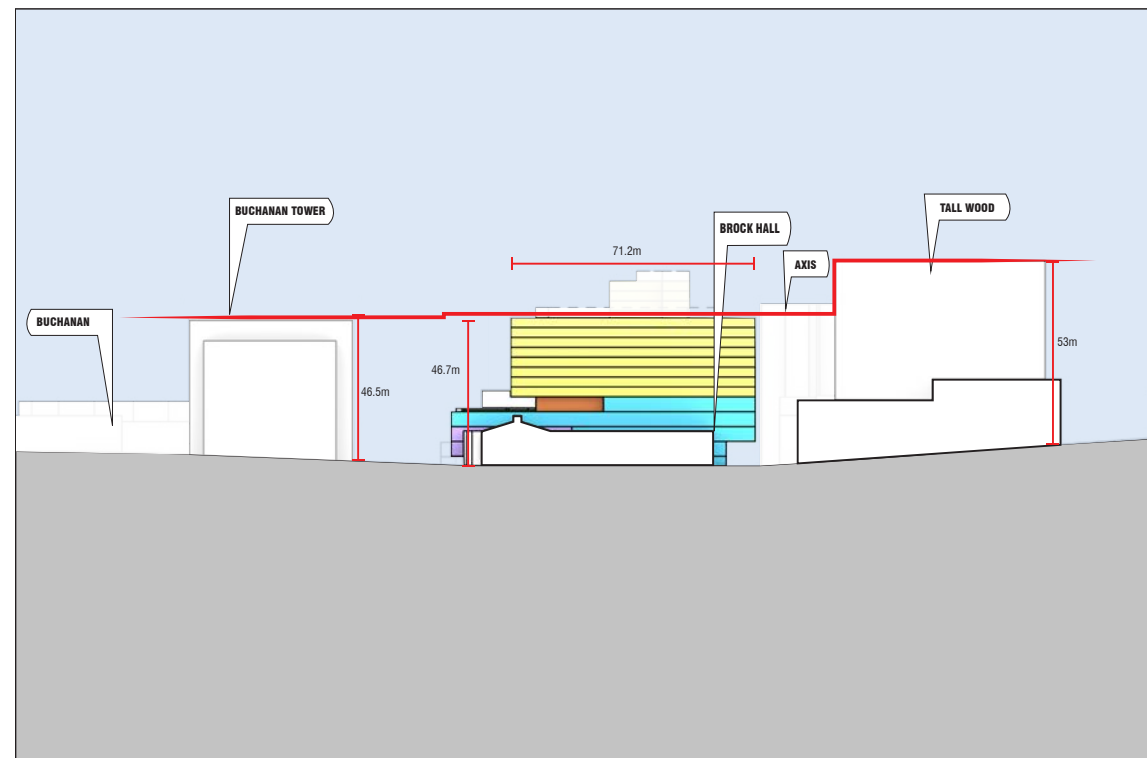
BRIDGING WALTER GAGE ROAD



## 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.

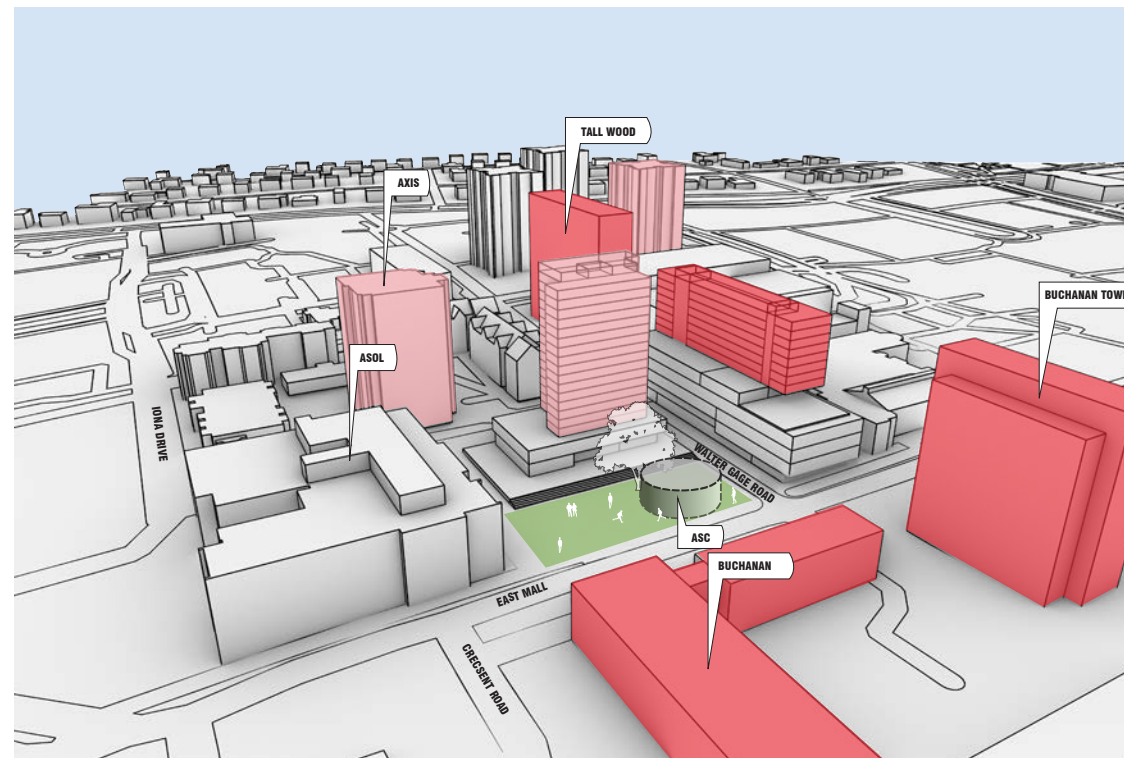
This theme also includes how new developments like Brock Commons can respect human scale and work towards activating key edges of the public realm.

### Being a Good Neighbour

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



## 1. Expressing the Hub

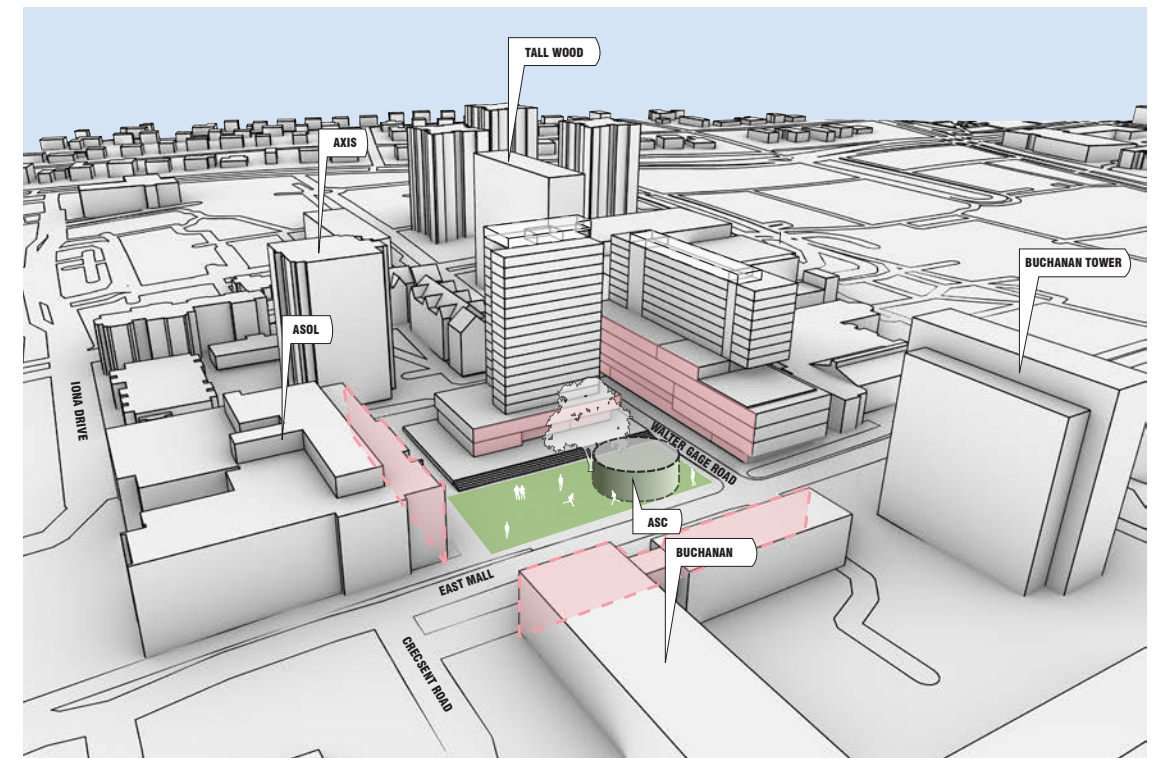


### A Singular Identity for Brock Commons

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.

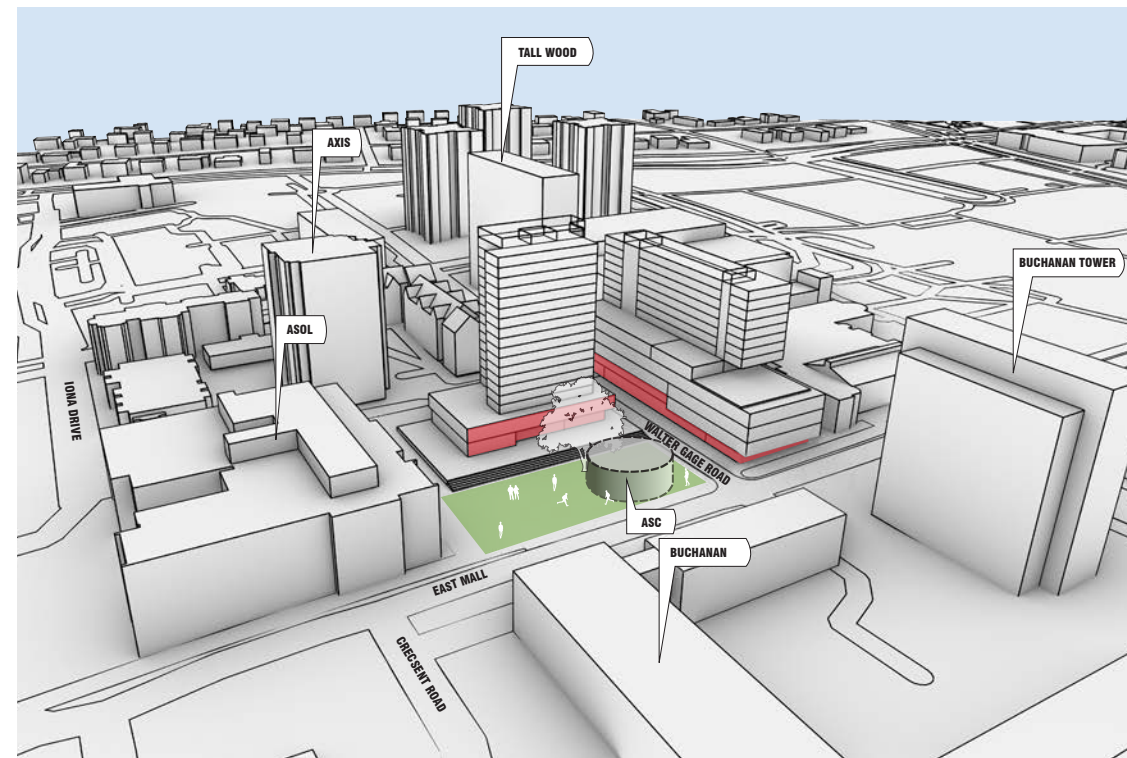


### The Commons as an Urban Room

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.

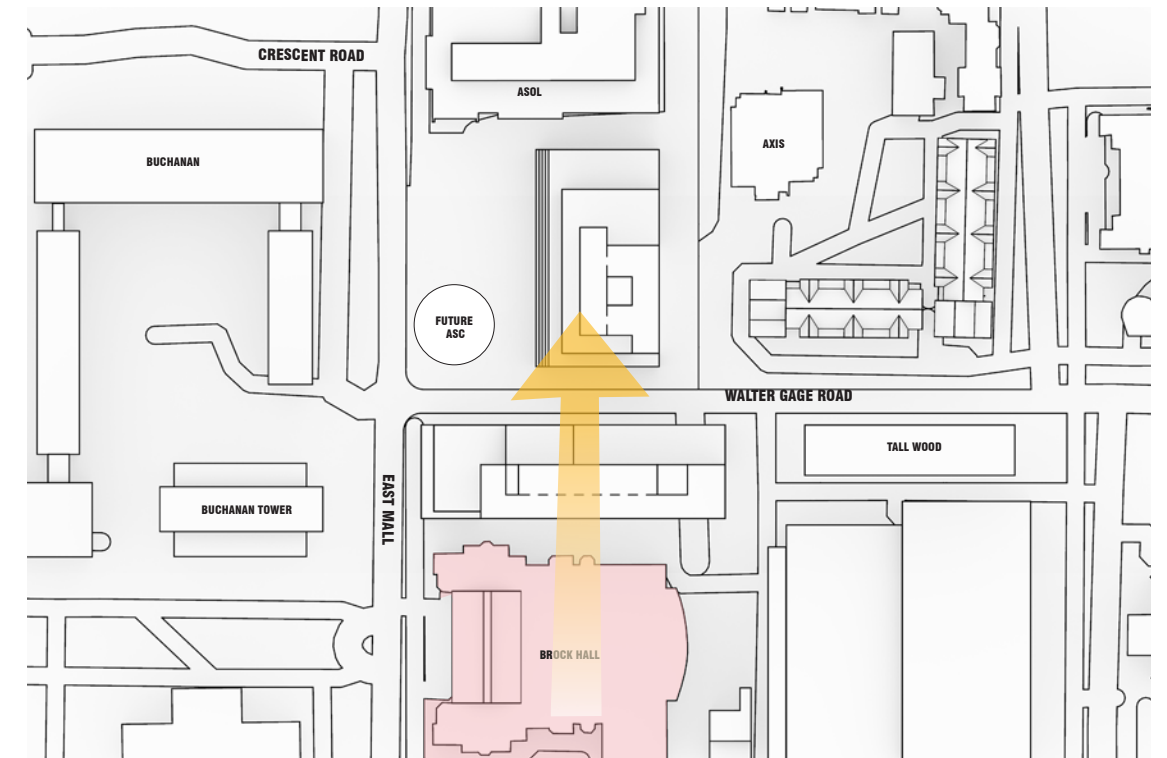
Architectural expression of each building podium reflects the general scale and materiality of the existing building opposite.

## 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.

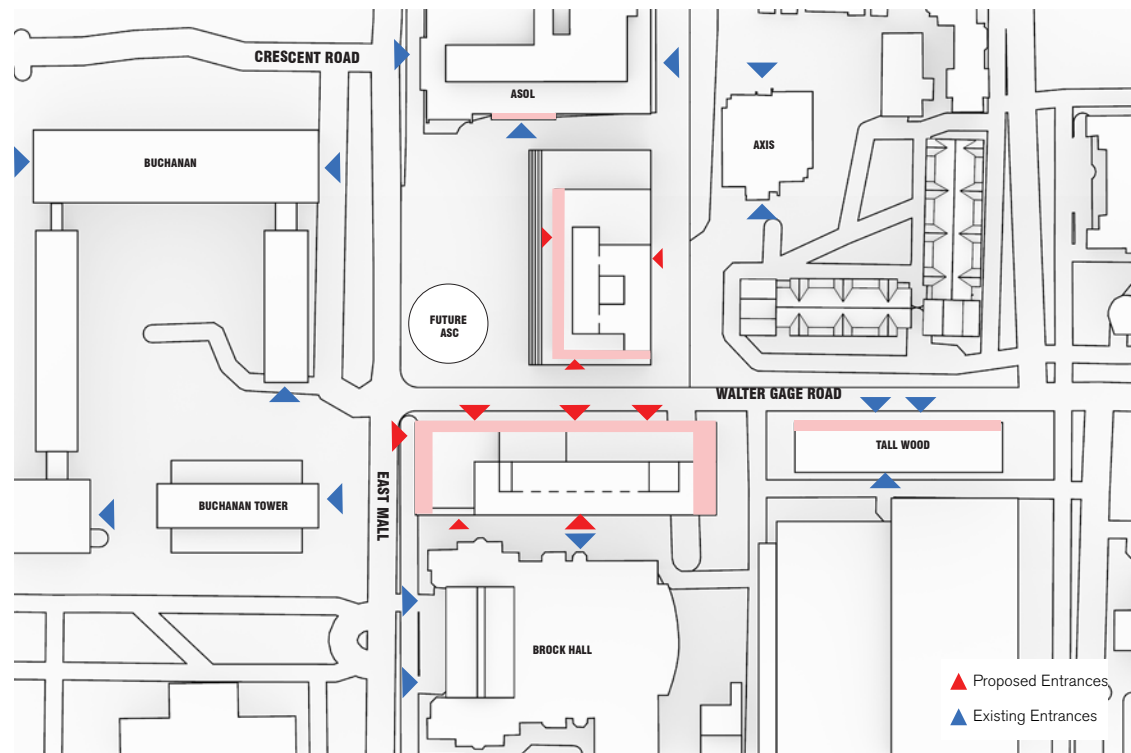


### Extending the Student Services Axis

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.

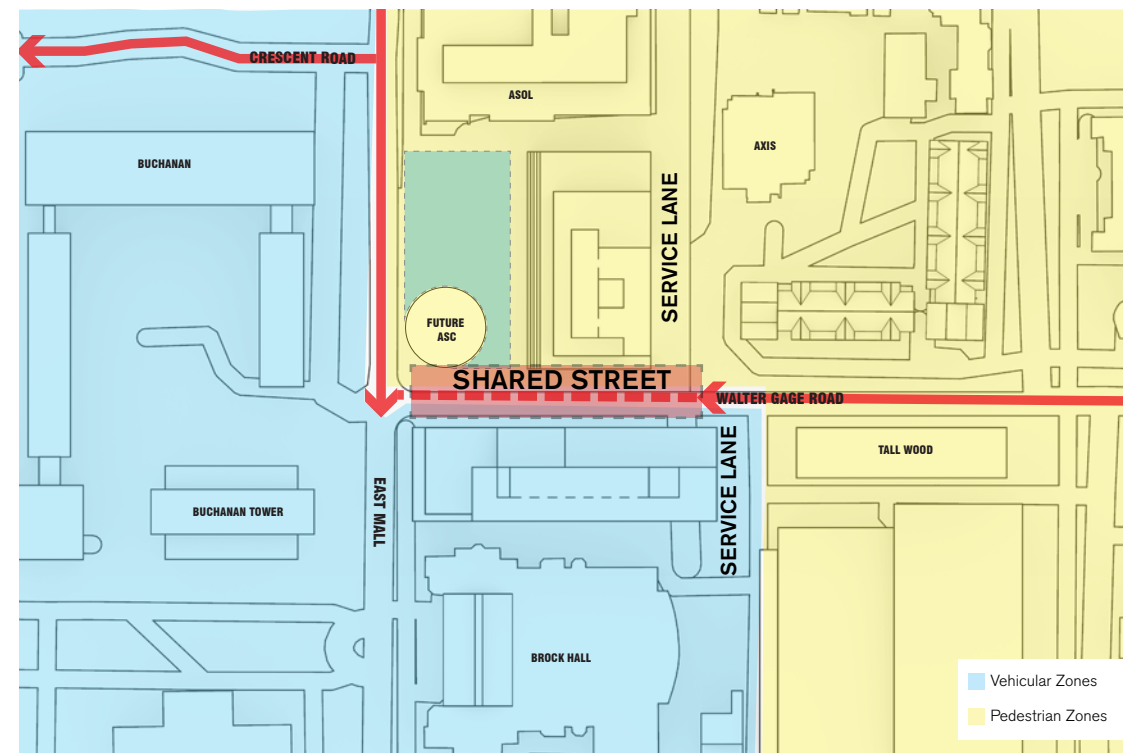
Both in the South Building atrium and along the western face of the North Building, active uses are encouraged to provide vibrancy.



### 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. The location of the ASC and the vestibule bumpout of the south building will help make the corner of East Mall and Walter Gage Road an active node.

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.



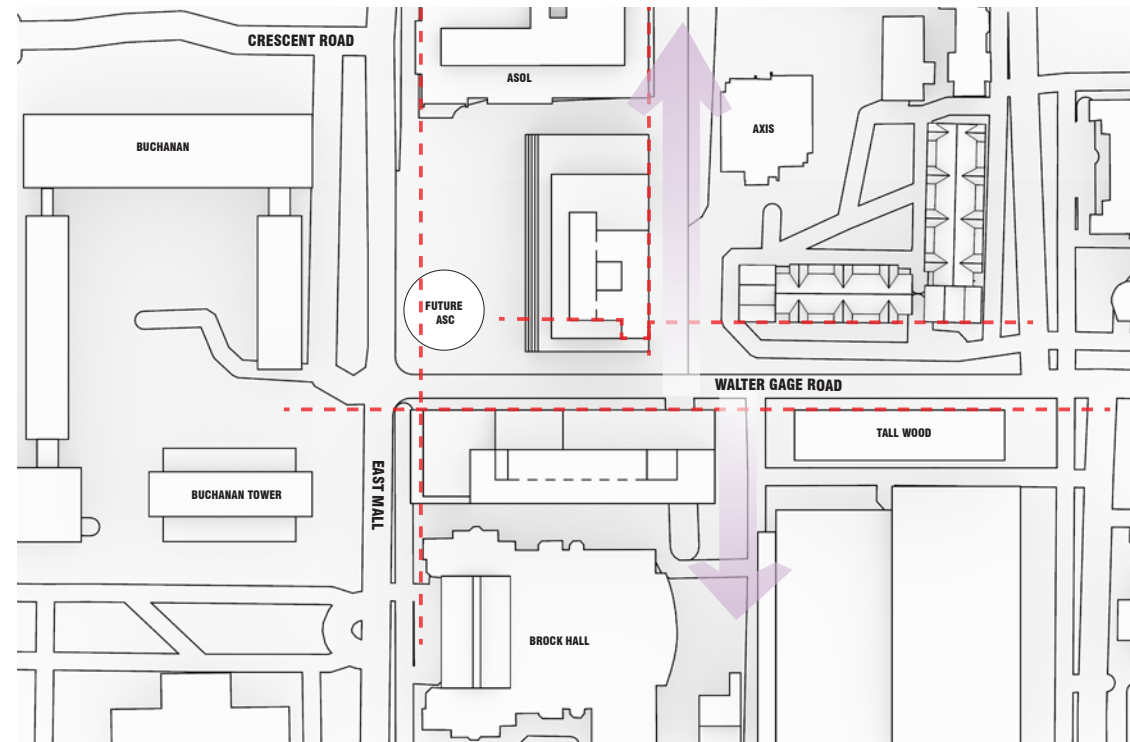
### Pedestrian and Vehicular Zones

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

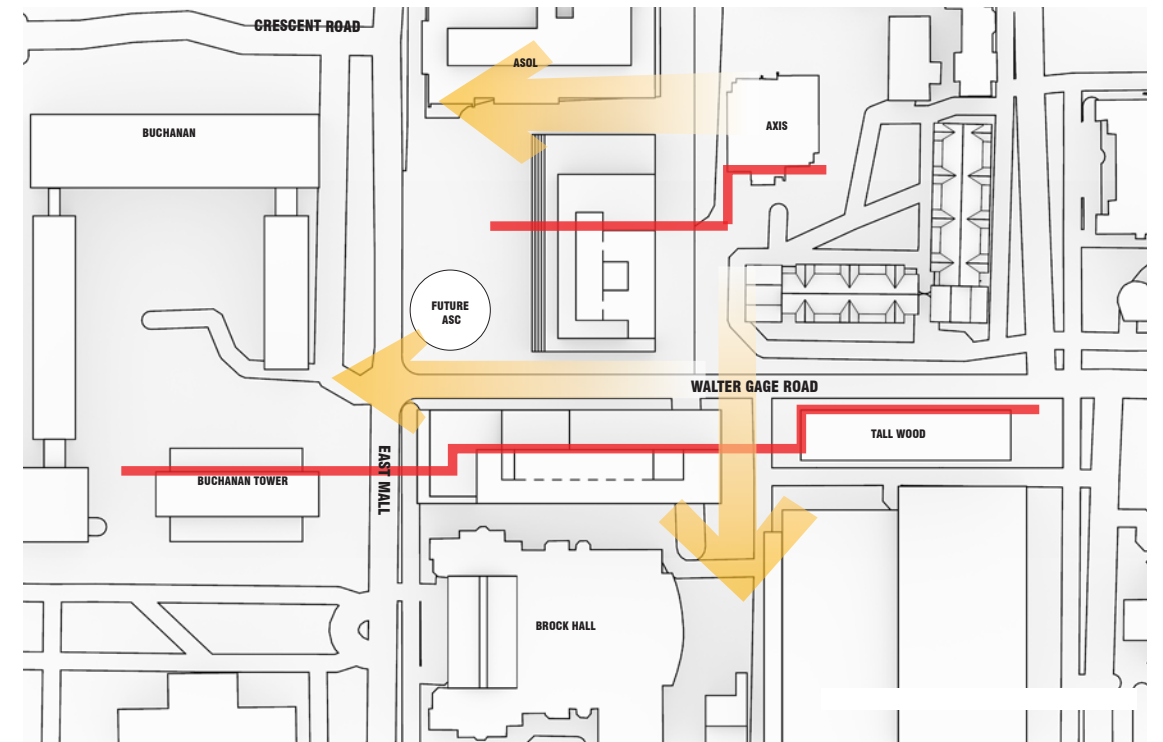


#### Site Boundaries and Alignments

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

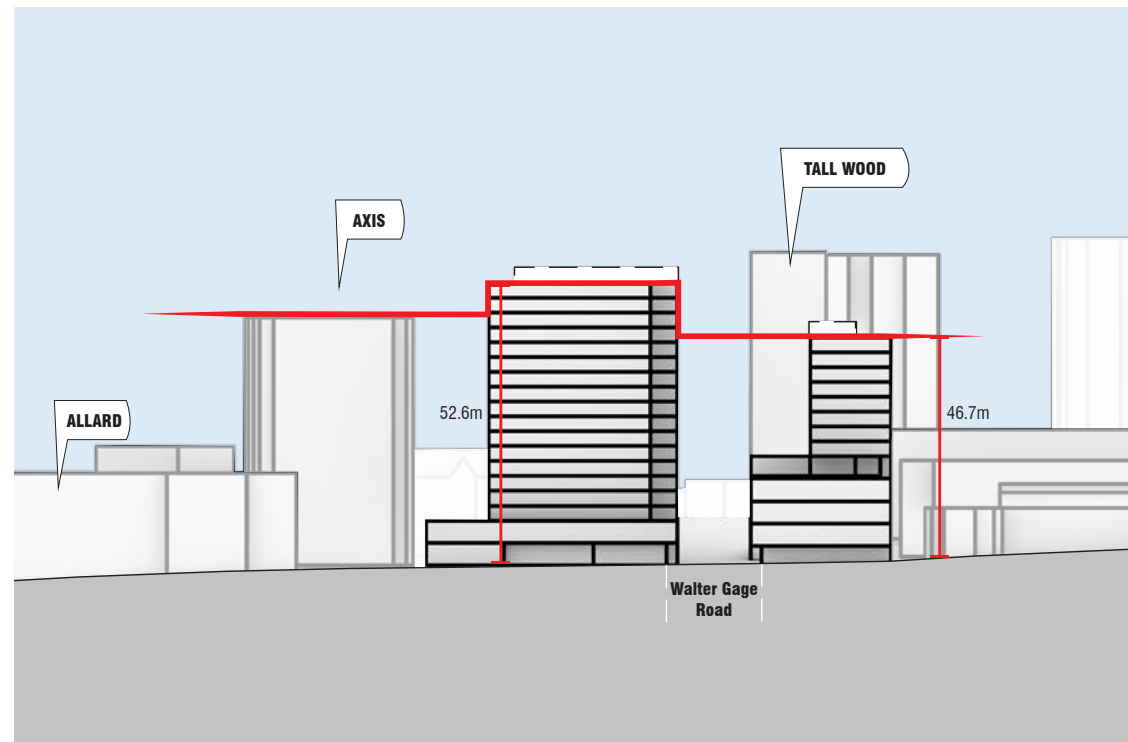
Tower massing has been aligned to preserve views from adjacent buildings.

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.

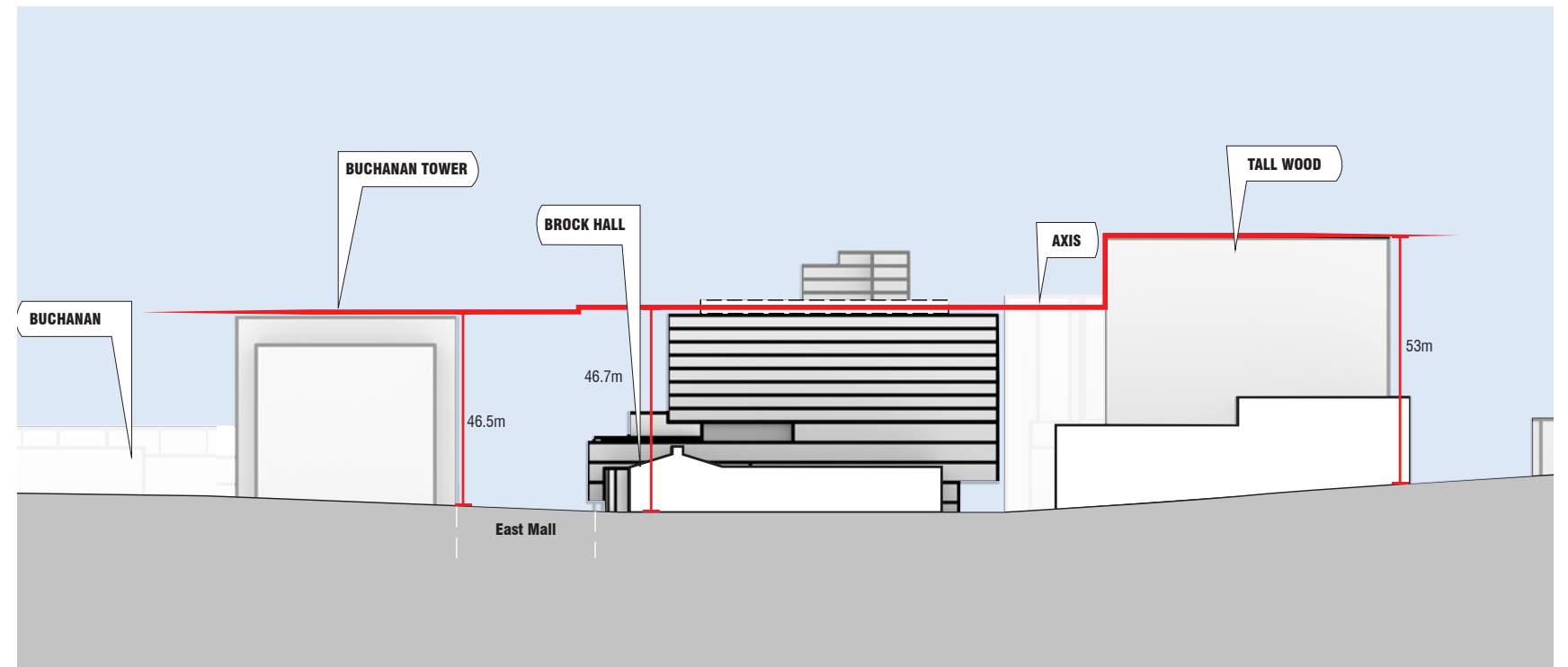
Views west from end units at Tall Wood have been preserved by shifting the South Building massing further from Gage Road. This also helps to reduce the effective mass of the tower along the street.



Building Height Relationships (N/S Elevation)



Building Height Relationships (E/W Elevation)



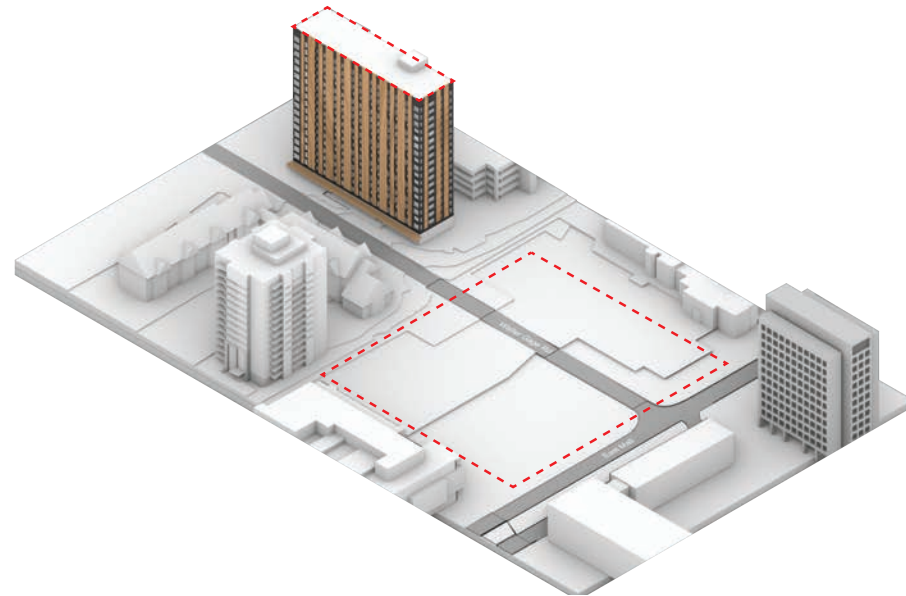
### Building Height

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 height is more in keeping with the height of Buchanan Tower across East Mall.

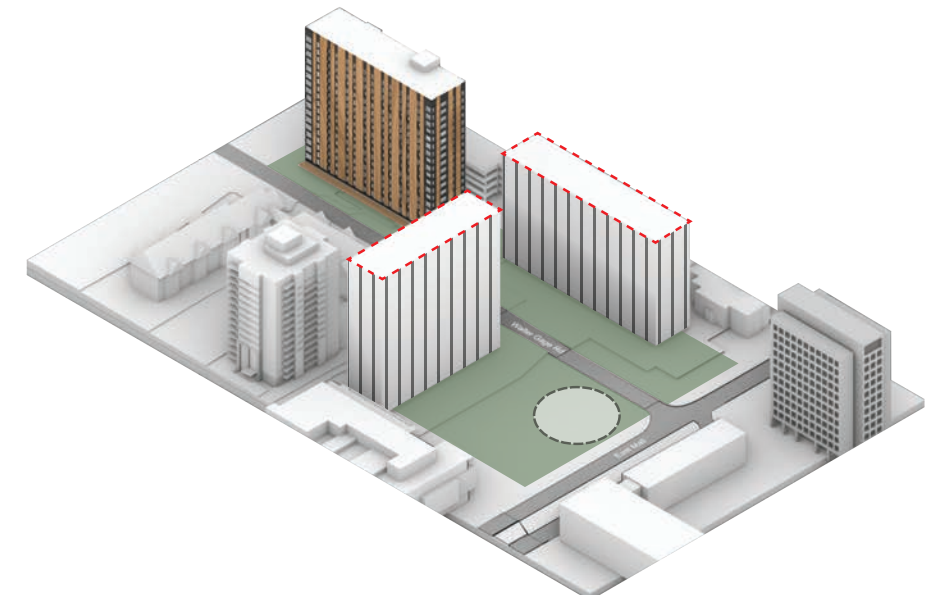
As can be seen in the view studies towards the end of this document, potential impacts of the building massing are mitigated by trees and existing buildings when seen from significant viewpoints.

## 6. BUILDING MASSING



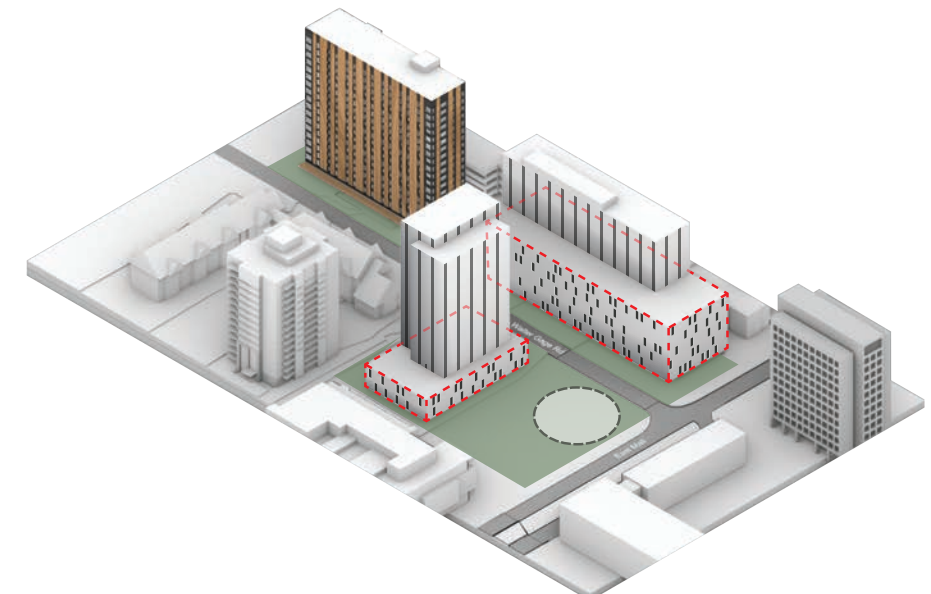
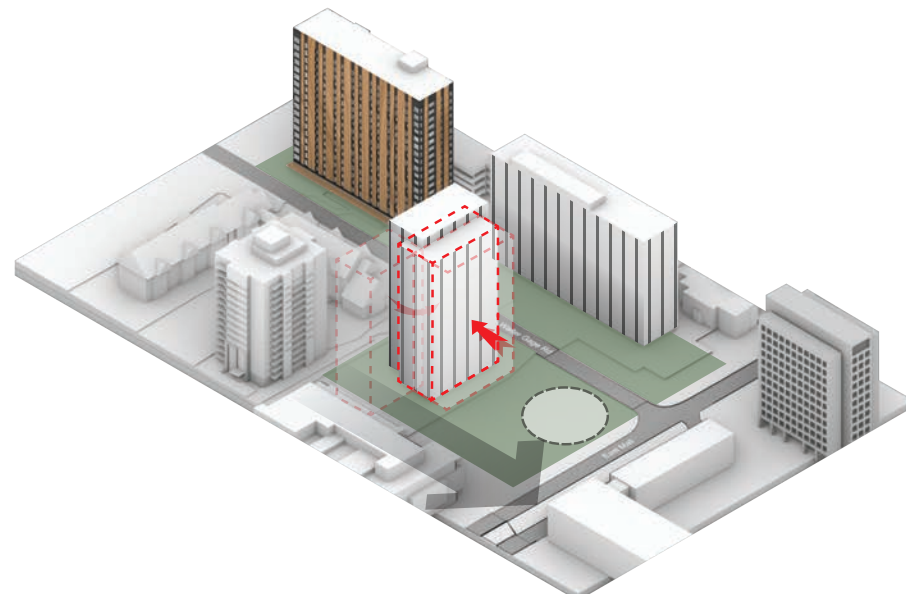
◀ 1. Building sites located on either side of Walter Gage Road, surrounding the Commons

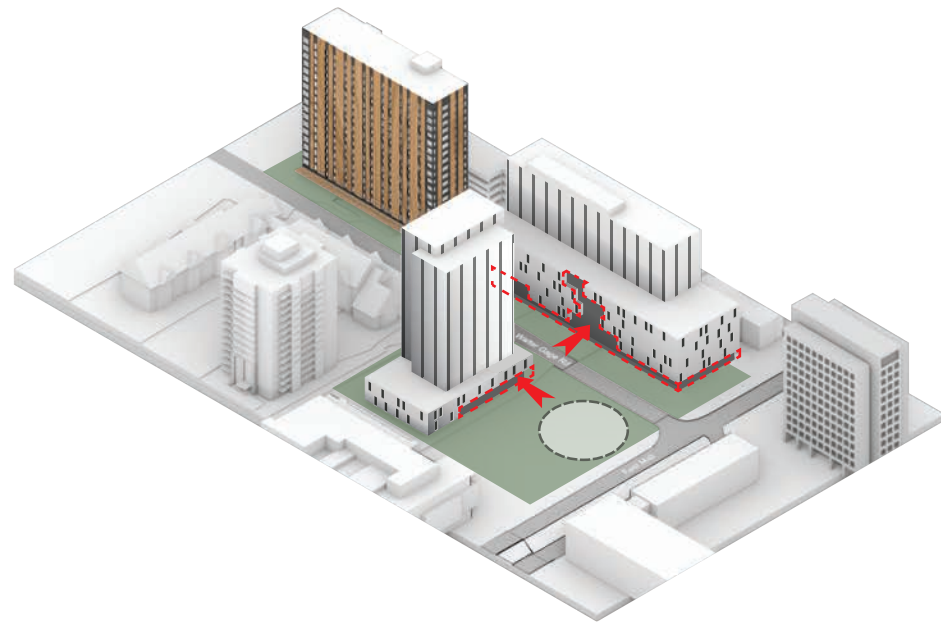
▶ 2. Emulate the form of Tallwood House to represent future student housing blocks and to define an 'urban room' bounded by Brock Commons Phase 2, Allard Hall and Buchanan E Block.



◀ 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.

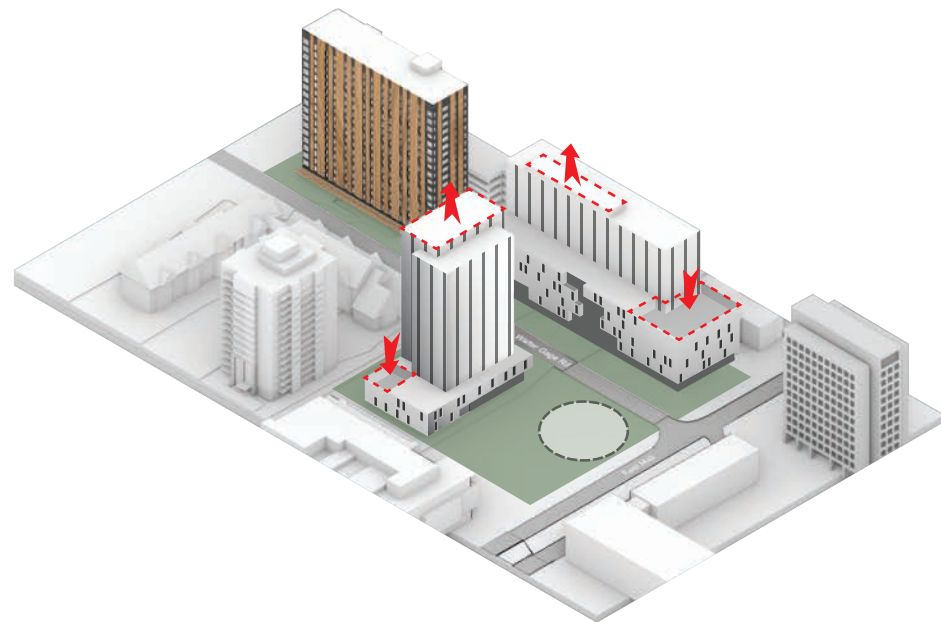
▶ 4. The tower forms are wrapped by podiums expressive of the more institutional program uses within and to create a coherent face towards the Commons public realm and surrounding streets.





- ◀ 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.

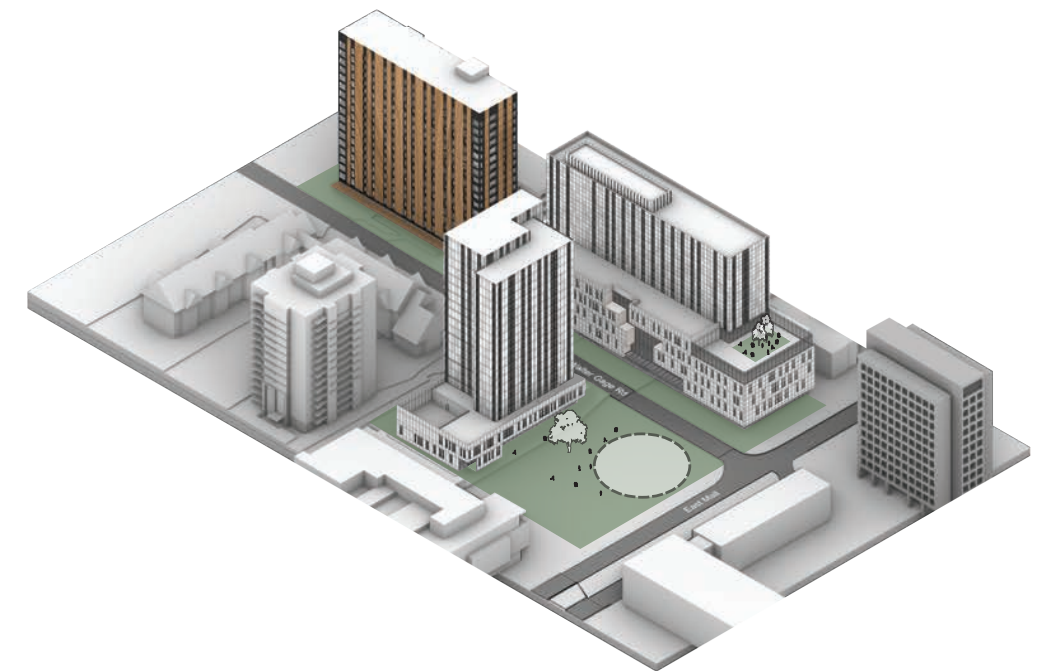
Similarly, upper-level lobby areas are eroded to reduce overall mass at the street and break up long facades. These erosions also allow common gathering spaces within the building to be revealed, and to gain views from these spaces towards campus.



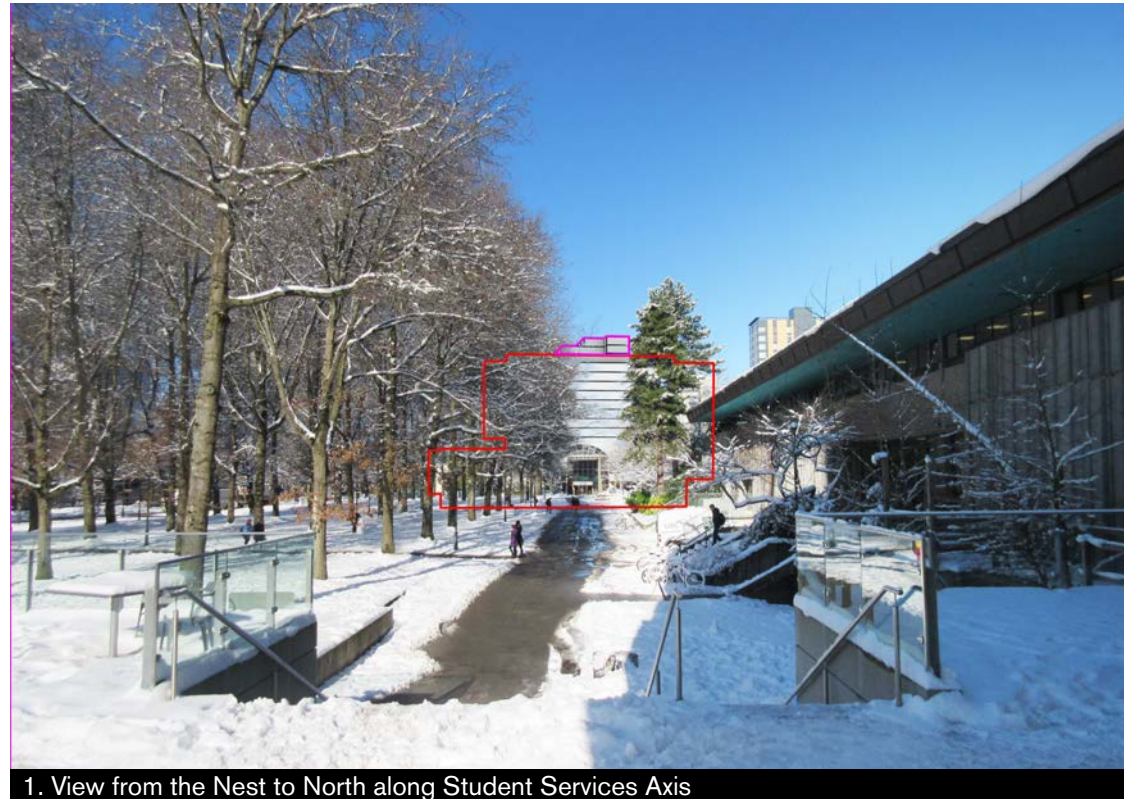
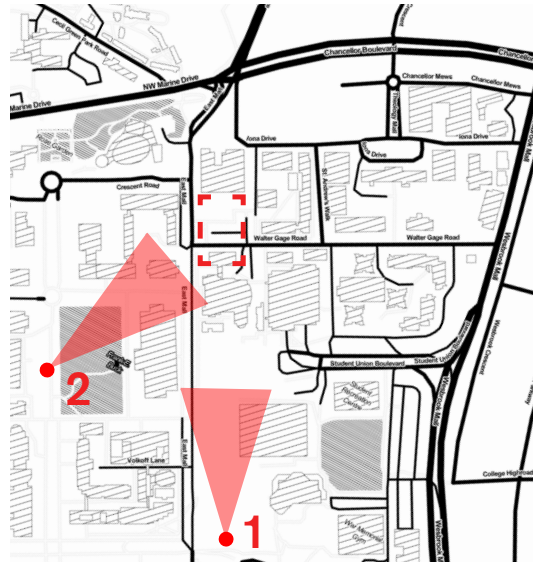
- ◀ 6. Shape the building roofline to reflect elevator over-runs and roof-top mechanical, as well as to create space for rooftop childcare outdoor play areas.

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



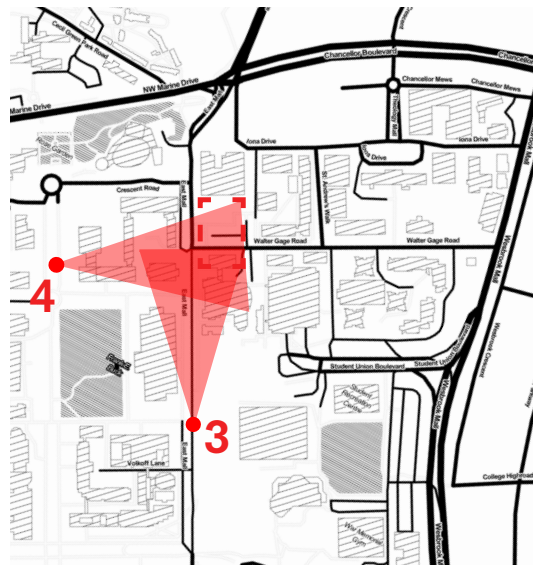
## 7. SKYLINE STUDIES



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



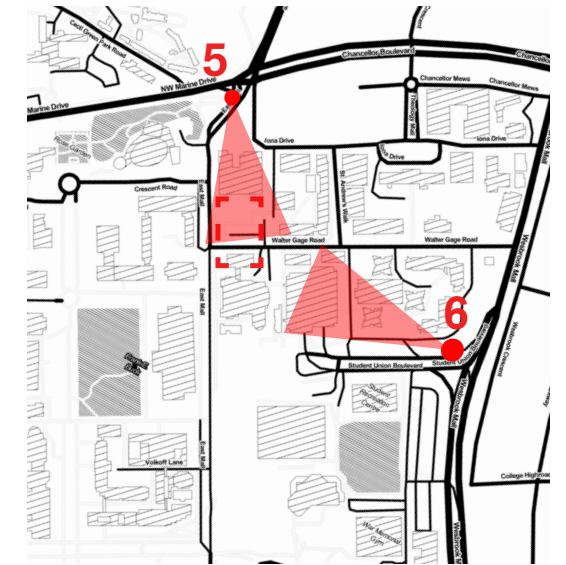
4. View east from Main Mall at Buchanan



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



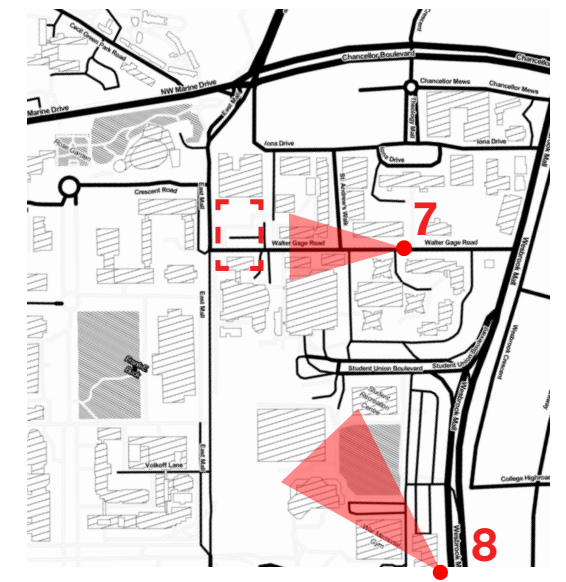
6. View from Bus Loop at Wesbrook Mall



7. View east along Walter Gage Road

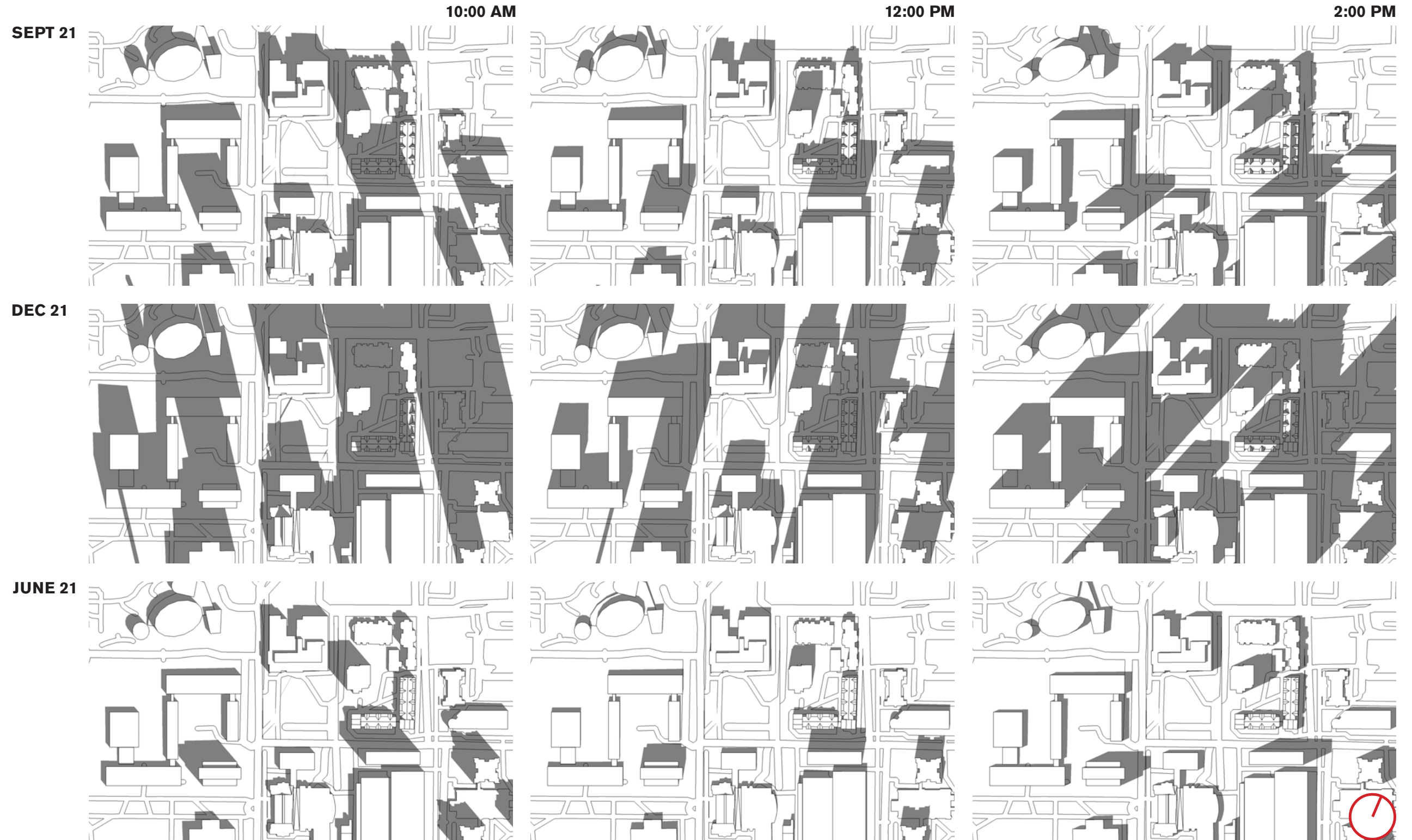


8. View from Campus Entry at University Boulevard and Wesbrook Mall

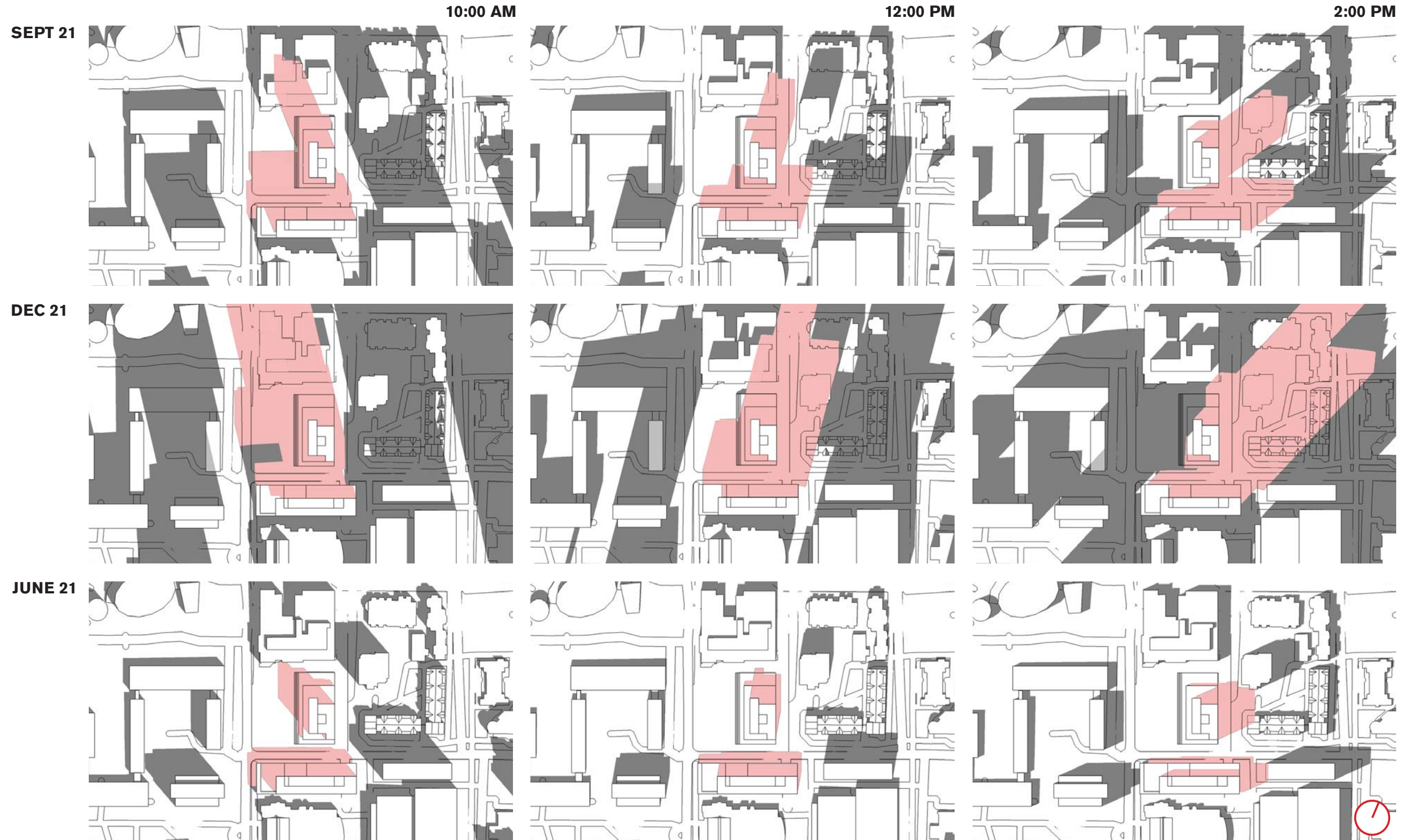


# 8. SOLAR STUDIES

Existing



Proposed



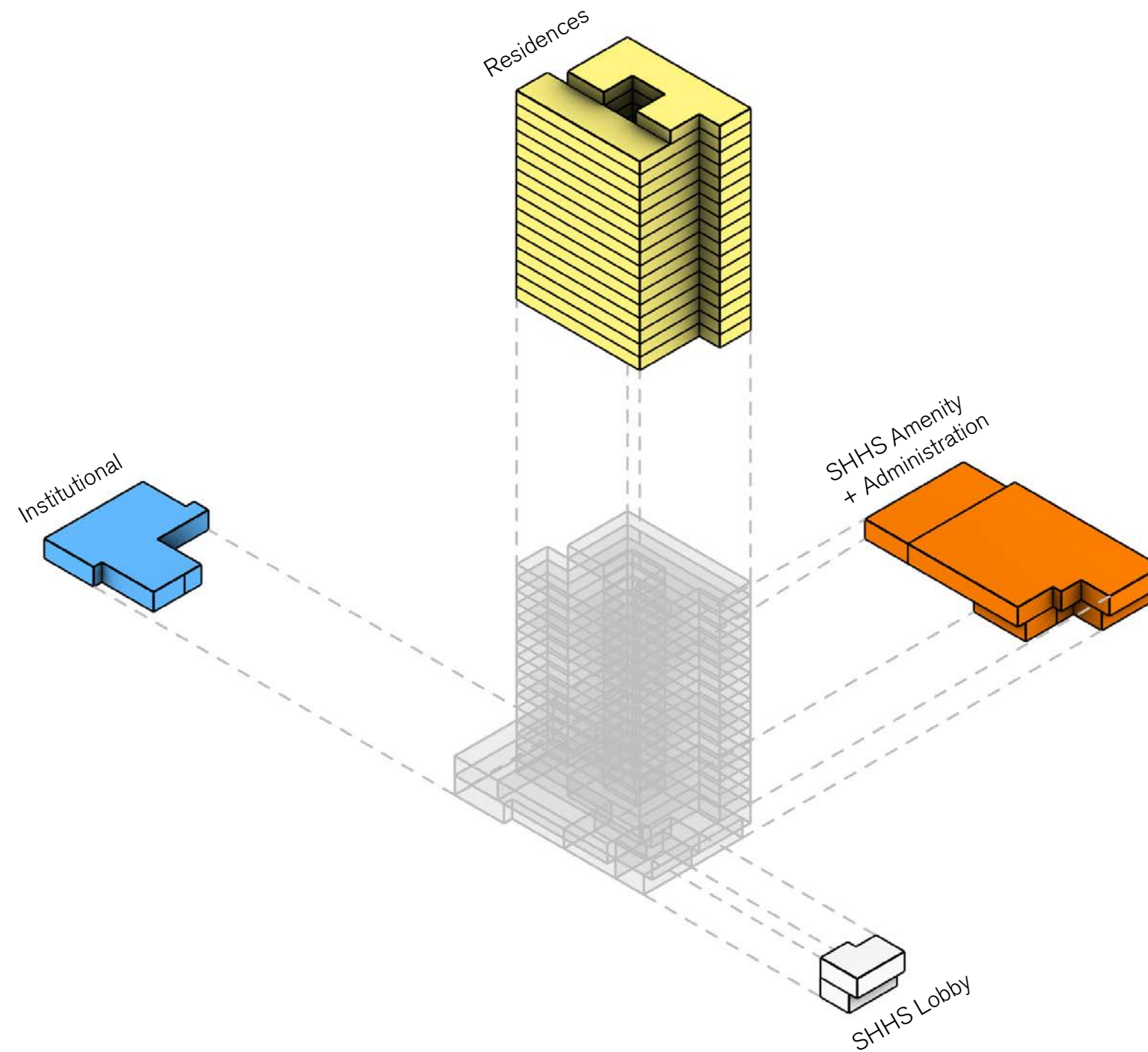
## 9. PROGRAM PLANNING

### 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.

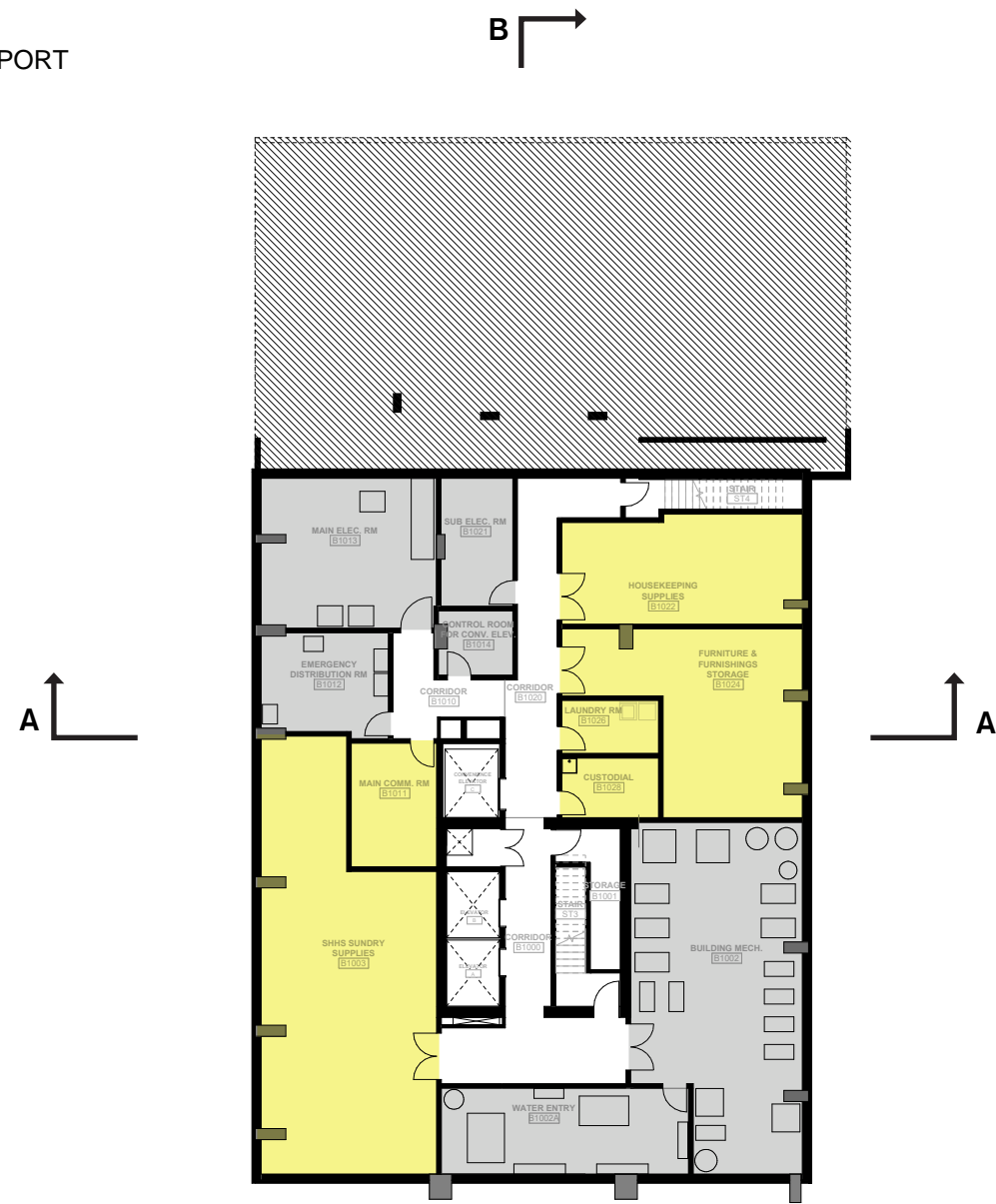
Point tower and slab forms were explored as options but feedback from Campus and Community Planning has indicated a preference for a point tower form in order to mitigate impacts to adjacent residential buildings at Axis and St. Andrew's Hall.



Exploded Axonometric

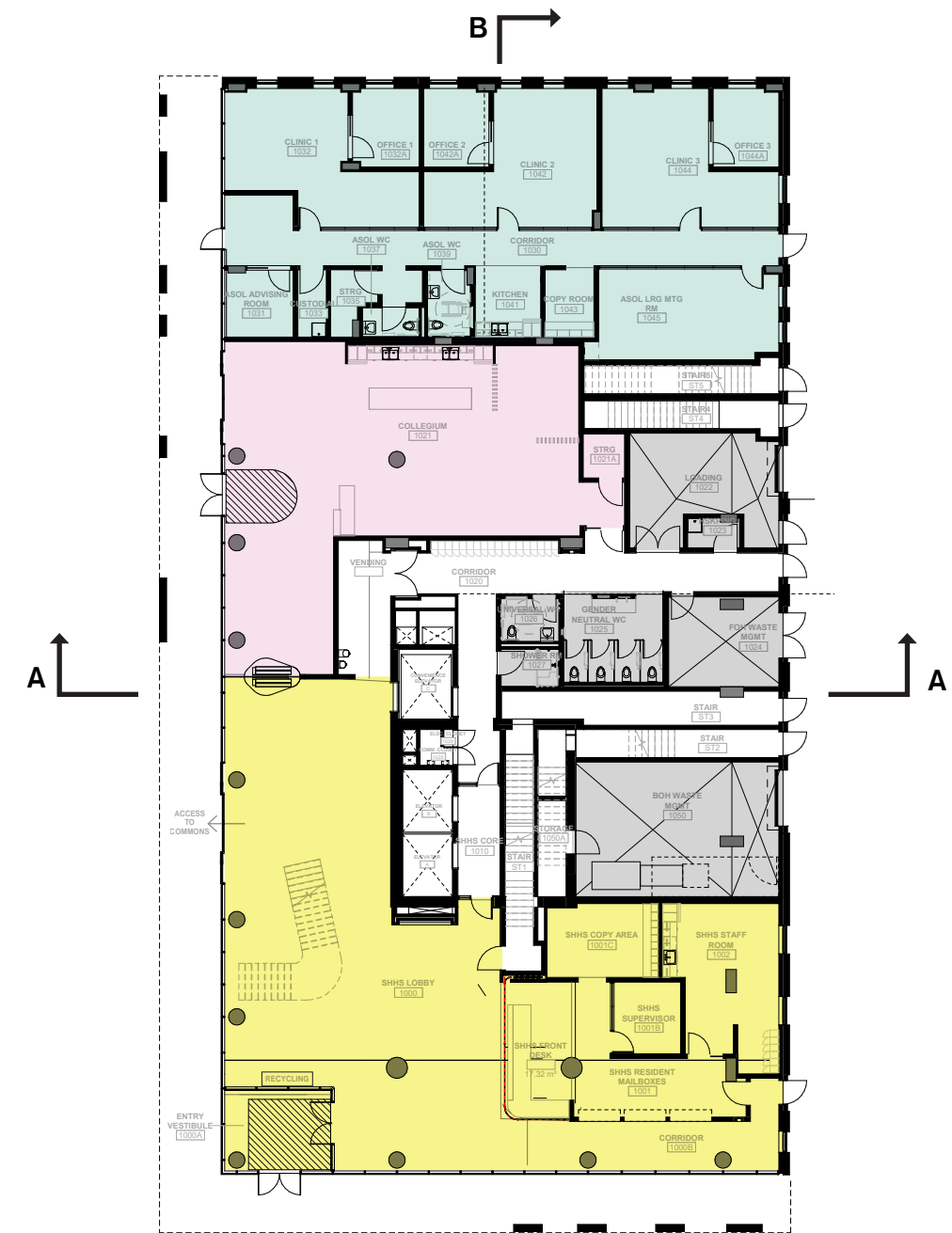
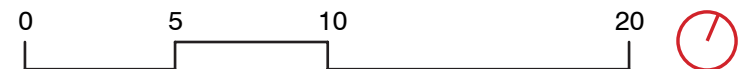


- COLLEGIUM
- LAW CLINIC
- SHHS
- BLDG SUPPORT



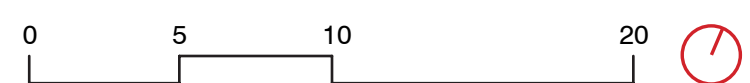
**Level B1 (North Building)**

1:250

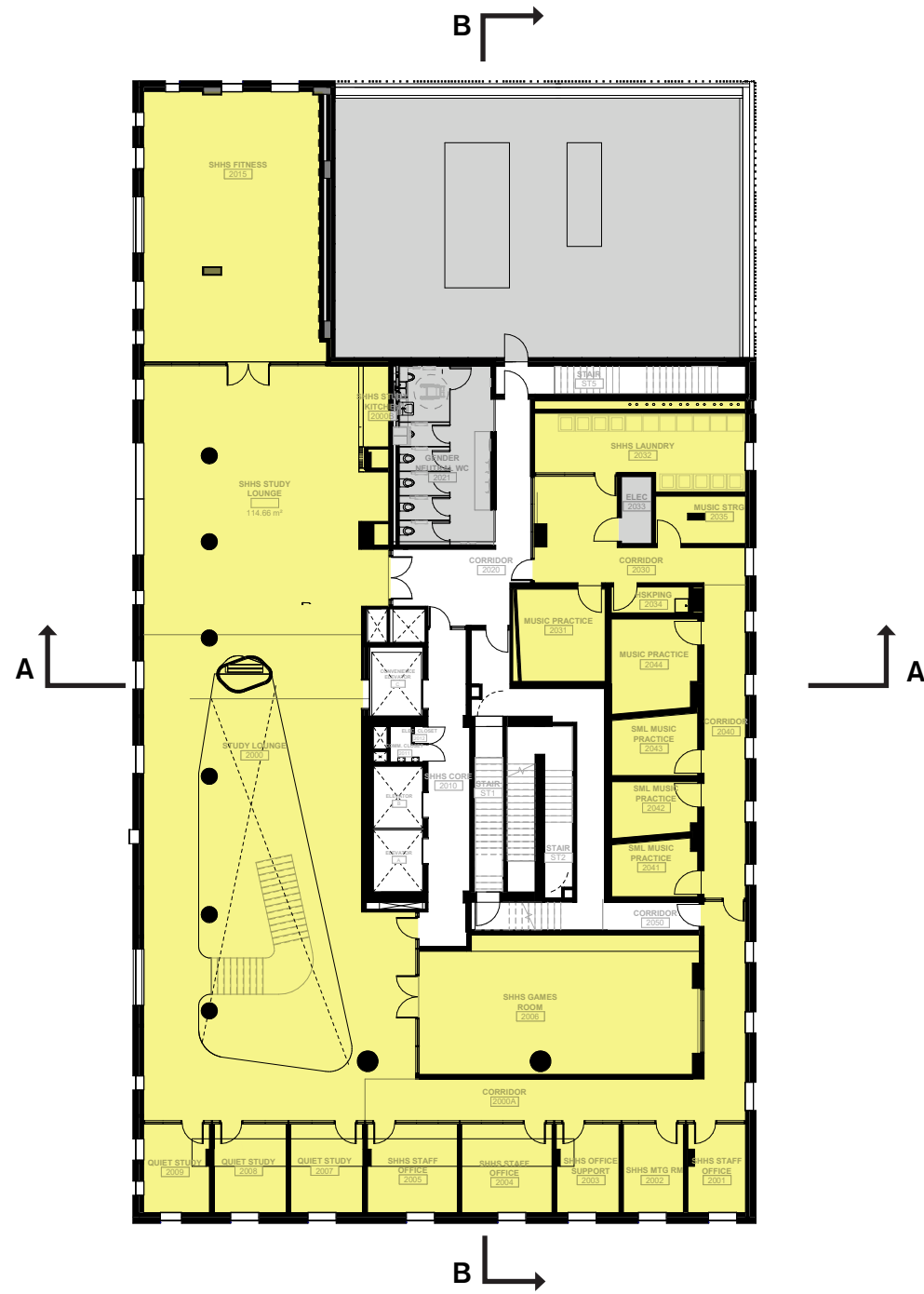


**Level 1 (North Building)**

1:250

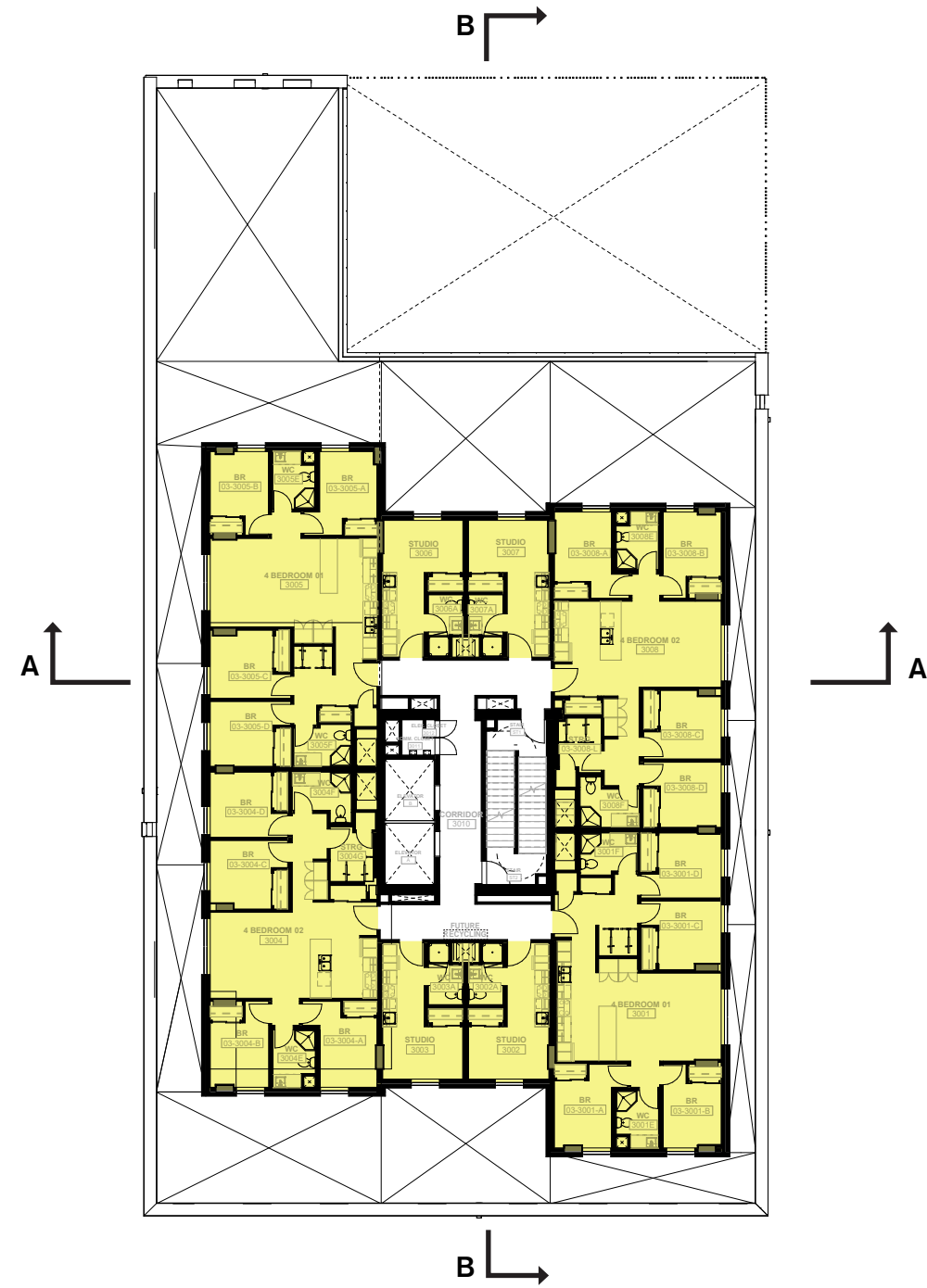
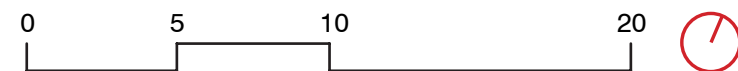


- COLLEGIUM
- LAW CLINIC
- SHHS
- BLDG SUPPORT



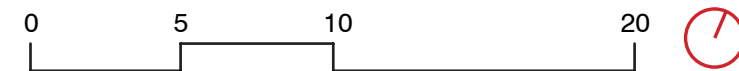
**Level 2 (North Building)**

1:250

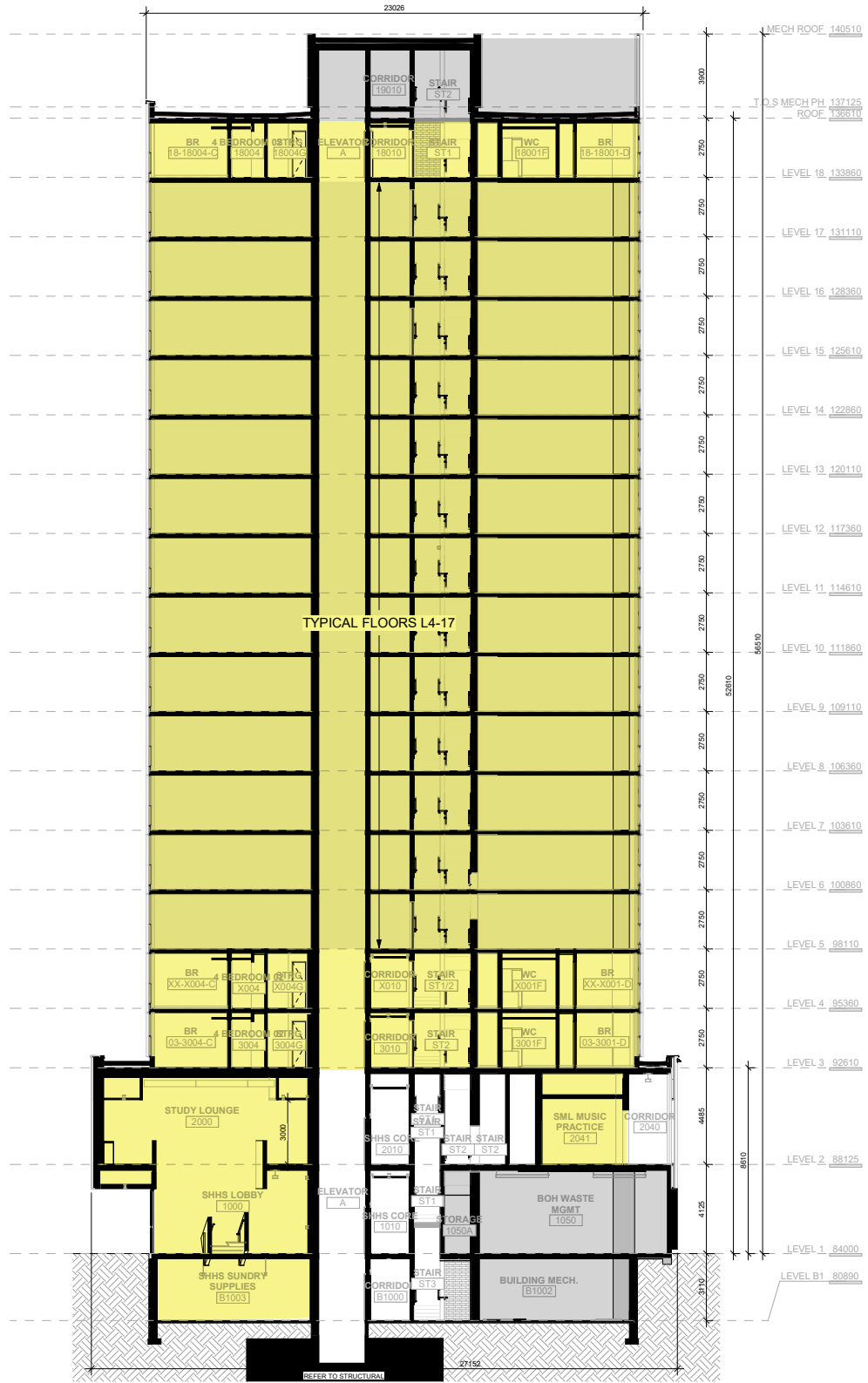


**Typical Residential Floor, Levels 3-18**

1:250

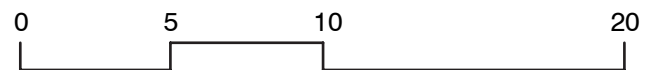


- COLLEGIUM
- LAW CLINIC
- SHHS
- BLDG SUPPORT

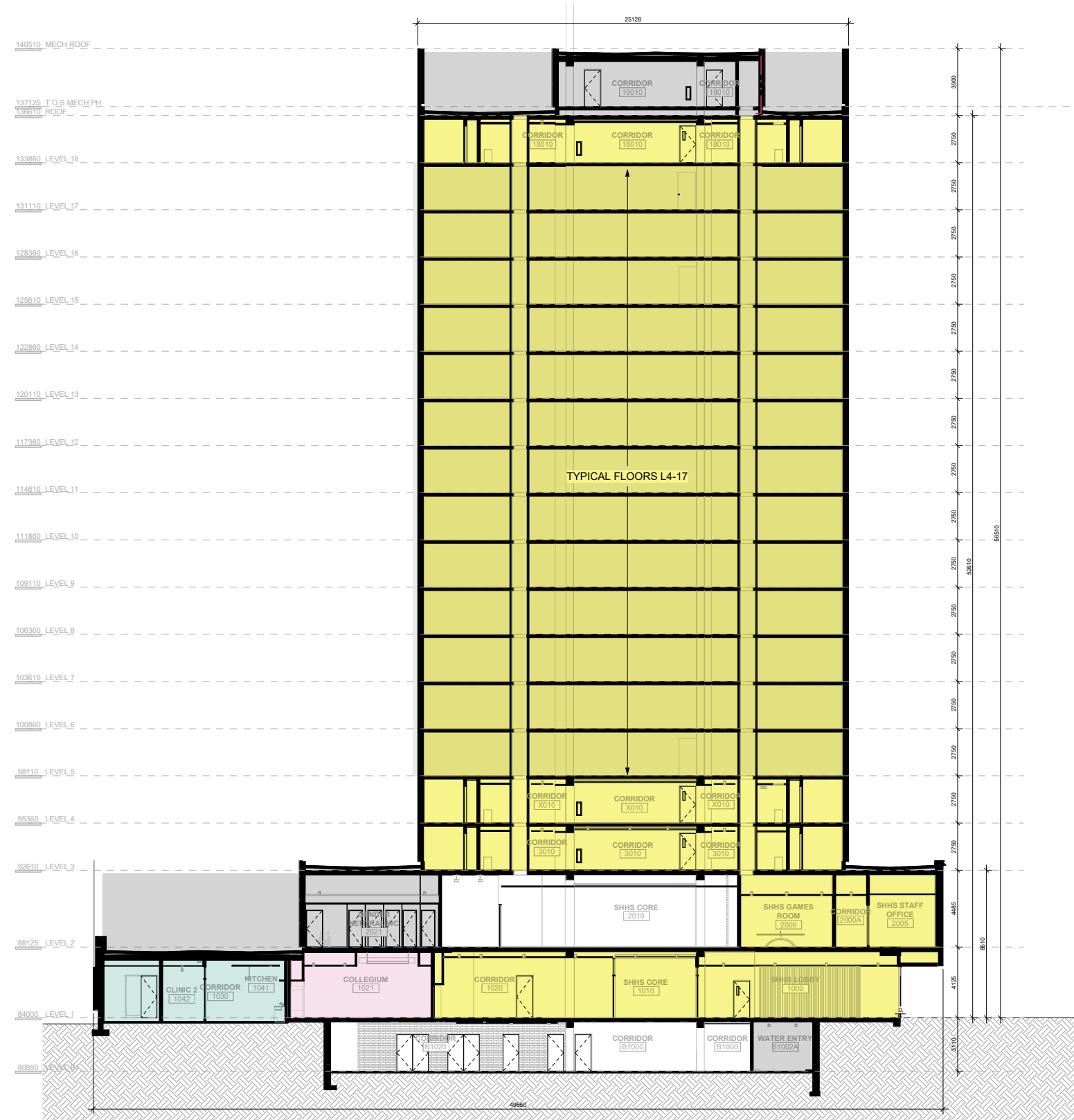


**North-South Section A-A (North Building)**

1:250



- COLLEGIUM
- LAW CLINIC
- SHHS
- BLDG SUPPORT



**East-West Section B-B (North Building)**  
 1:250  
 0 5 10 20

## South Building

Functionally, the South Building can be characterized as being comprised of a 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.

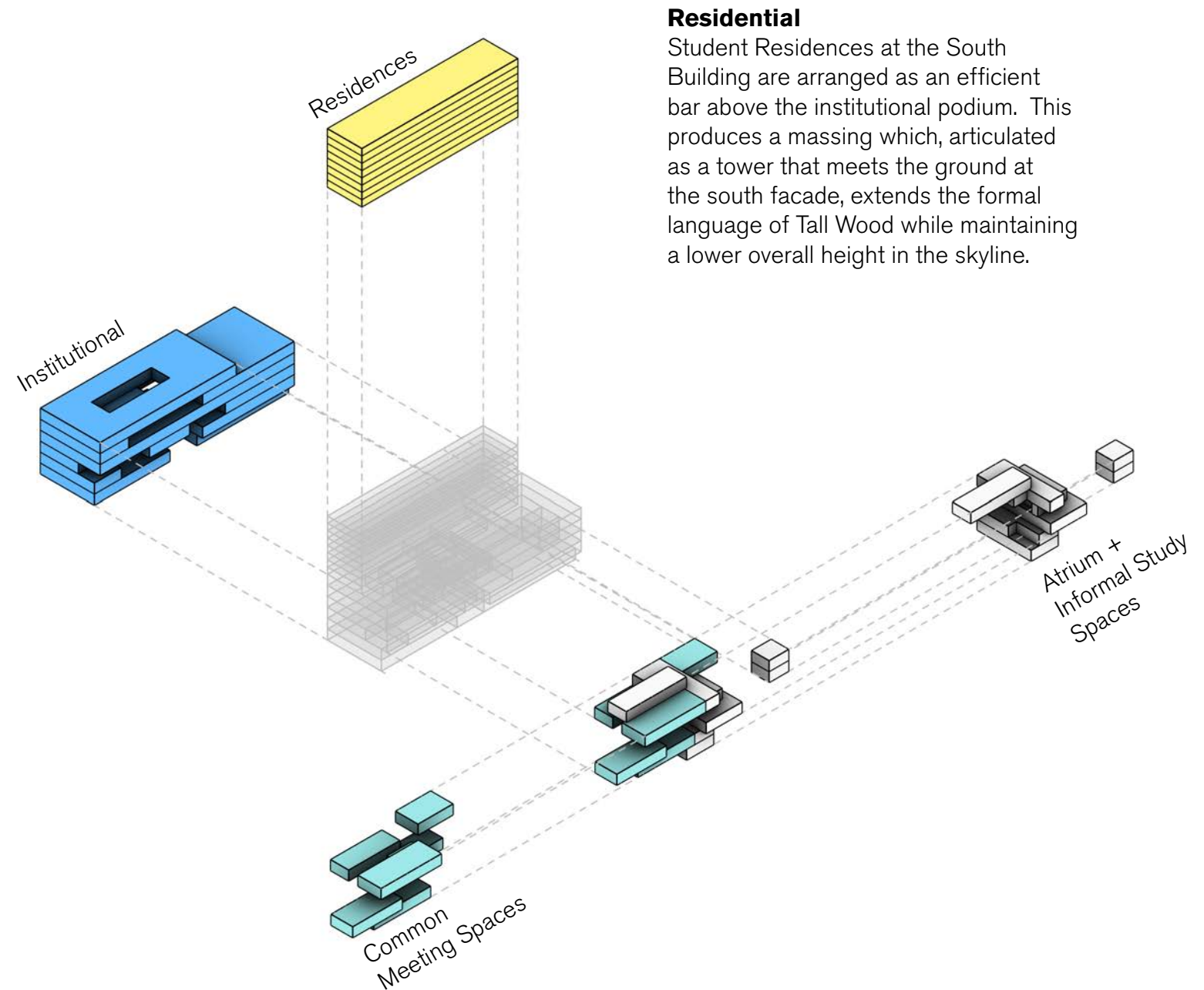
### A 'Vertical Campus'

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.

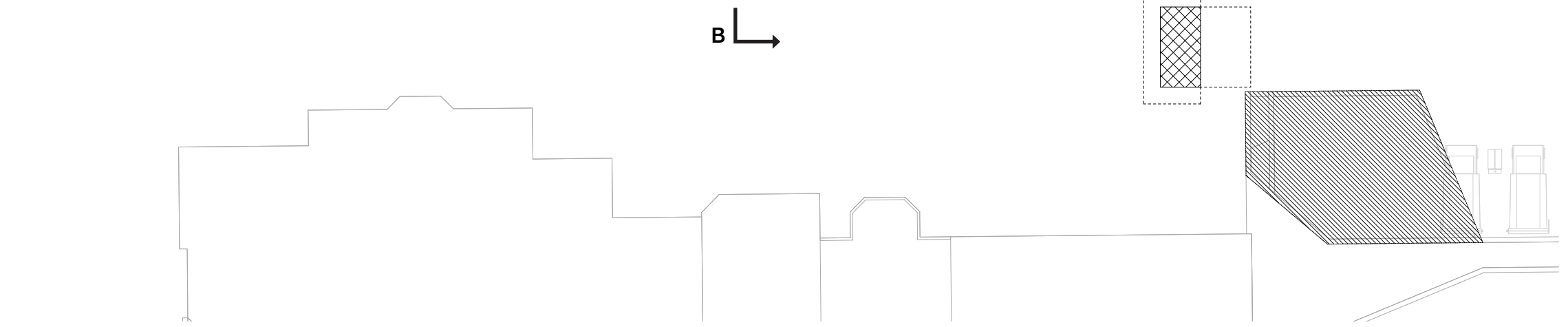
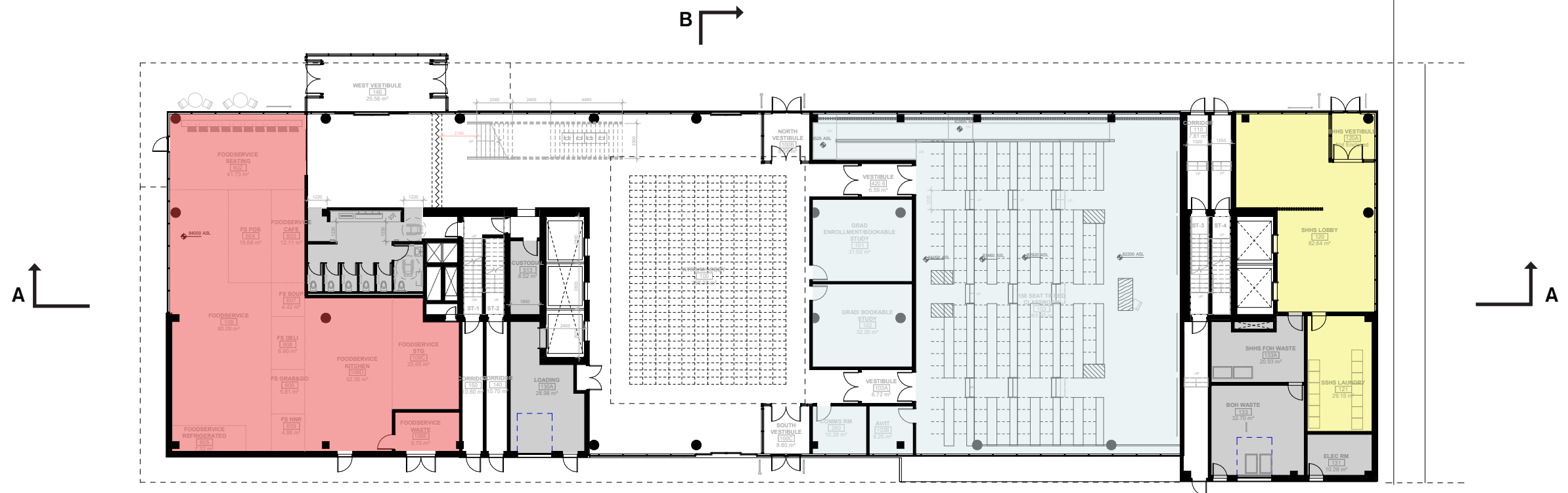
Bridges connect either side of the main atrium, creating opportunities for overlook and zones of activity. Depending on the floor, these bridges can exist as meeting rooms, waiting areas, study zones, or simply as part of the means of egress.



Exploded Axonometric

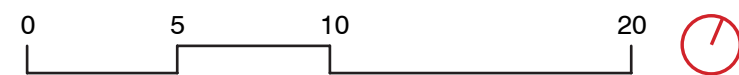
- SHHS
- CHILDCARE
- MULTIFAITH
- FACULTY OF ARTS
- STUDENT SERVICES
- FOOD SERVICES
- SHARED
- BLDG SUPPORT

WALTER GAGE ROAD

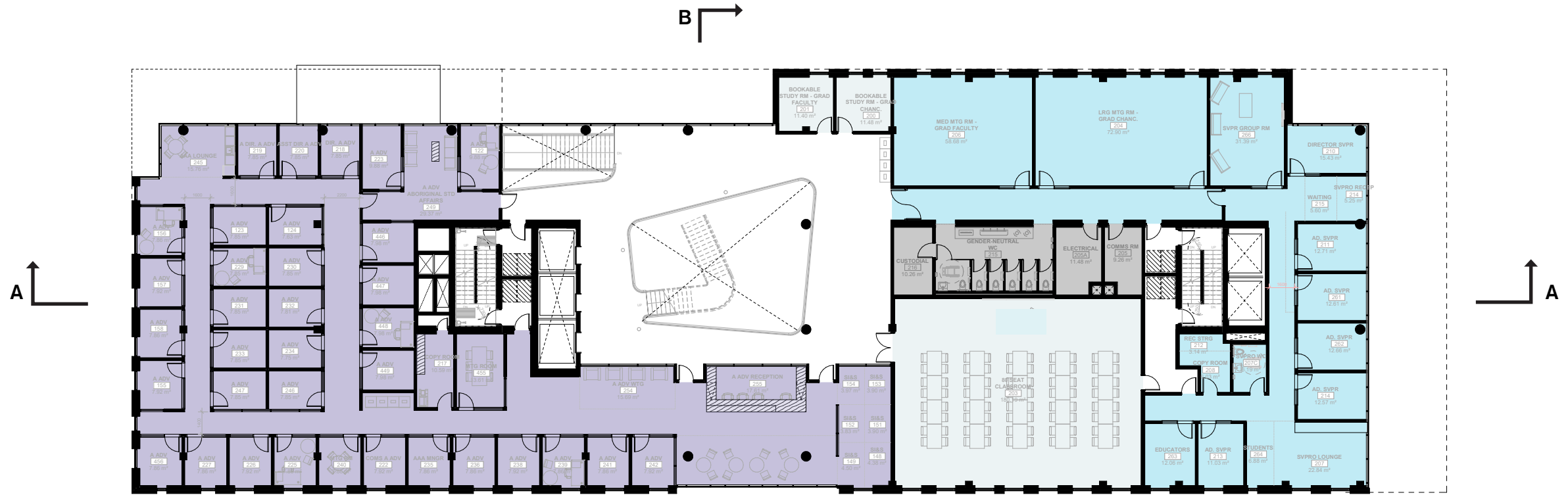


**Level 1 (South Building)**

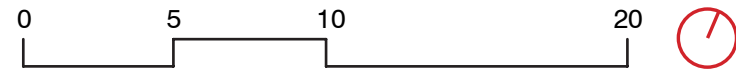
1:250



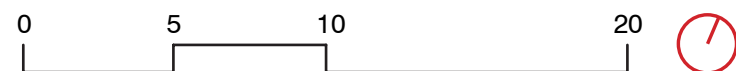
- SHHS
- CHILDCARE
- MULTIFAITH
- FACULTY OF ARTS
- STUDENT SERVICES
- FOOD SERVICES
- SHARED
- BLDG SUPPORT



Level 2  
1:250



Level 3  
1:250

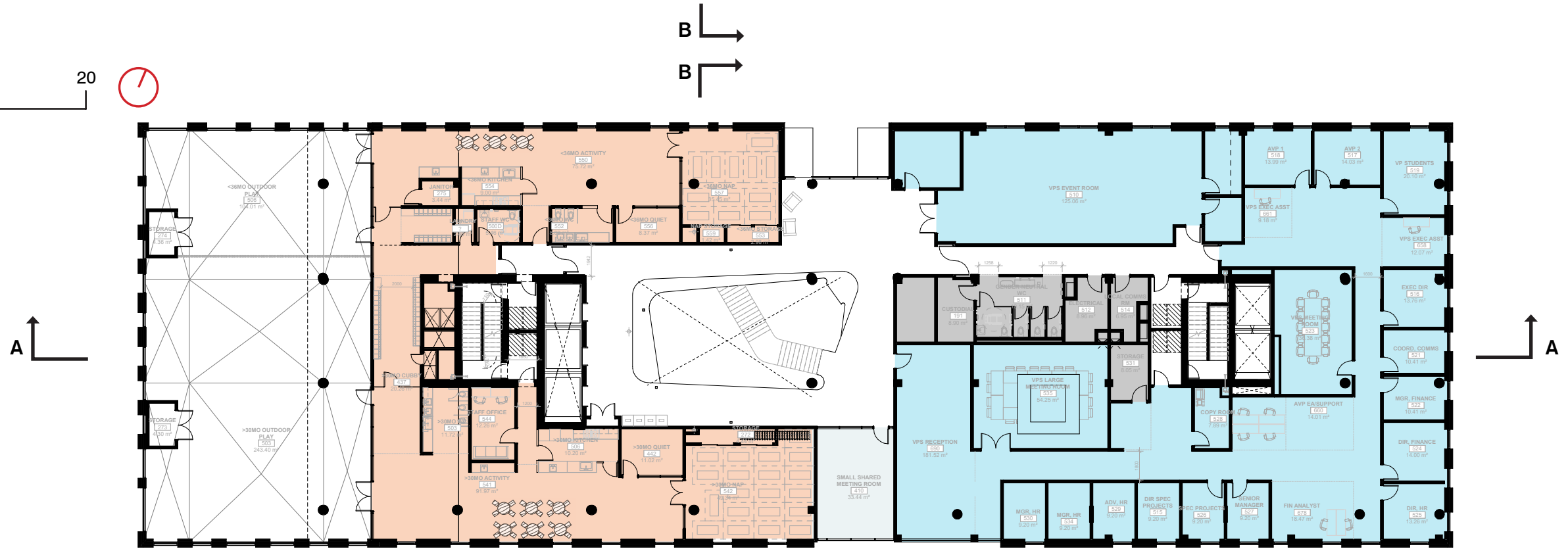
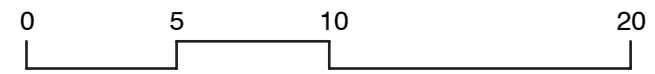


- SHHS
- CHILDCARE
- MULTIFAITH
- FACULTY OF ARTS
- STUDENT SERVICES
- FOOD SERVICES
- SHARED
- BLDG SUPPORT



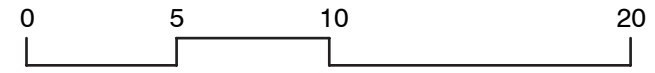
**Level 4 (South Building)**

1:250



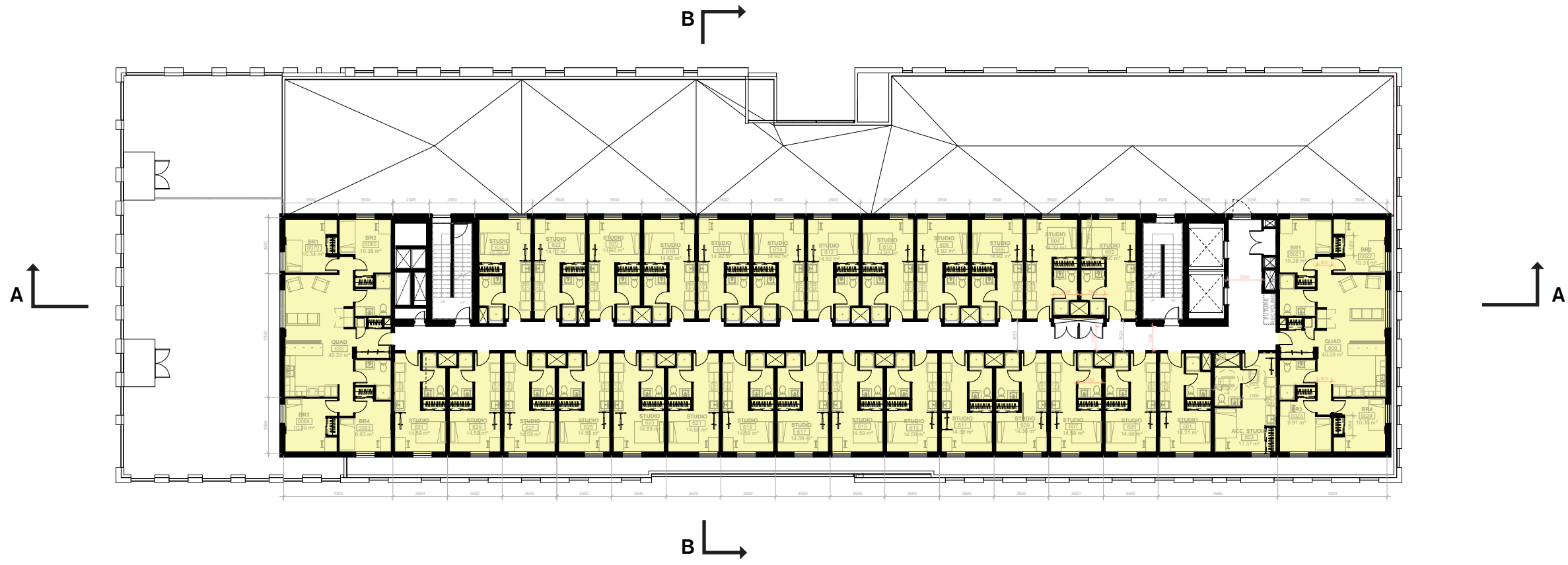
**Level 5 (South Building)**

1:250

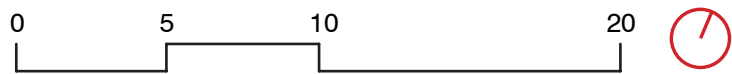


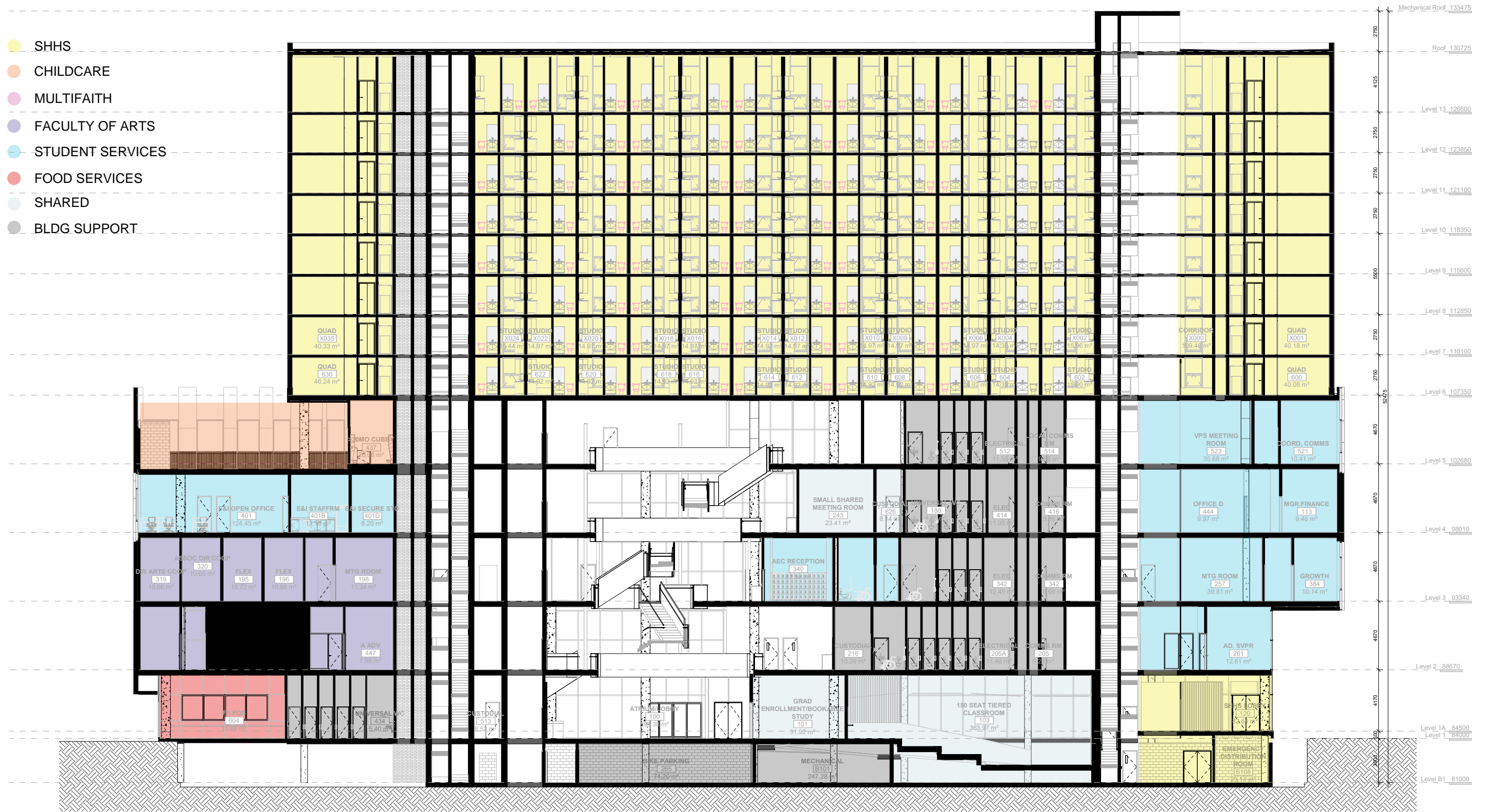


- SHHS
- CHILDCARE
- MULTIFAITH
- FACULTY OF ARTS
- STUDENT SERVICES
- FOOD SERVICES
- SHARED
- BLDG SUPPORT



**Typical Residential Floor**  
**Levels 6-13**  
 1:250

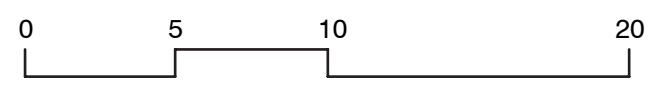




- SHHS
- CHILDCARE
- MULTIFAITH
- FACULTY OF ARTS
- STUDENT SERVICES
- FOOD SERVICES
- SHARED
- BLDG SUPPORT

**East-West Section A-A (South Building)**

1:250

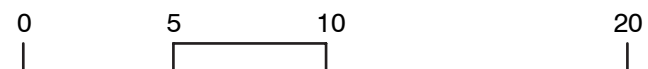


- SHHS
- CHILDCARE
- MULTIFAITH
- FACULTY OF ARTS
- STUDENT SERVICES
- FOOD SERVICES
- SHARED
- BLDG SUPPORT



**North-South Section B-B (South Building)**

1:250



## 10. FACADE DEVELOPMENT

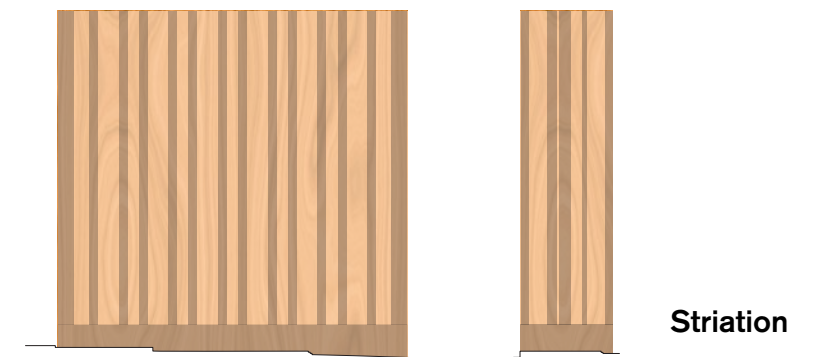
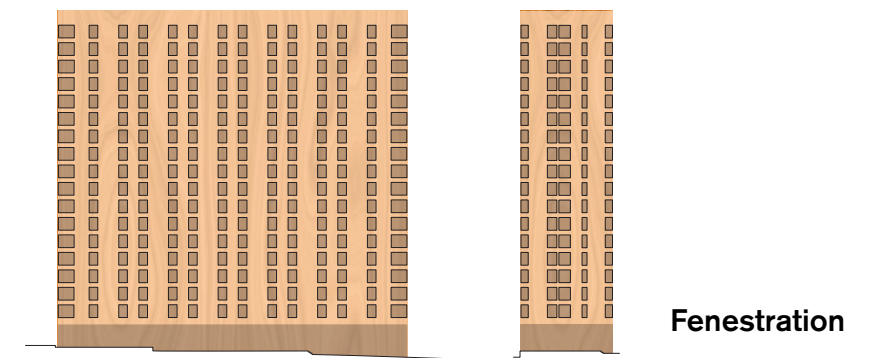
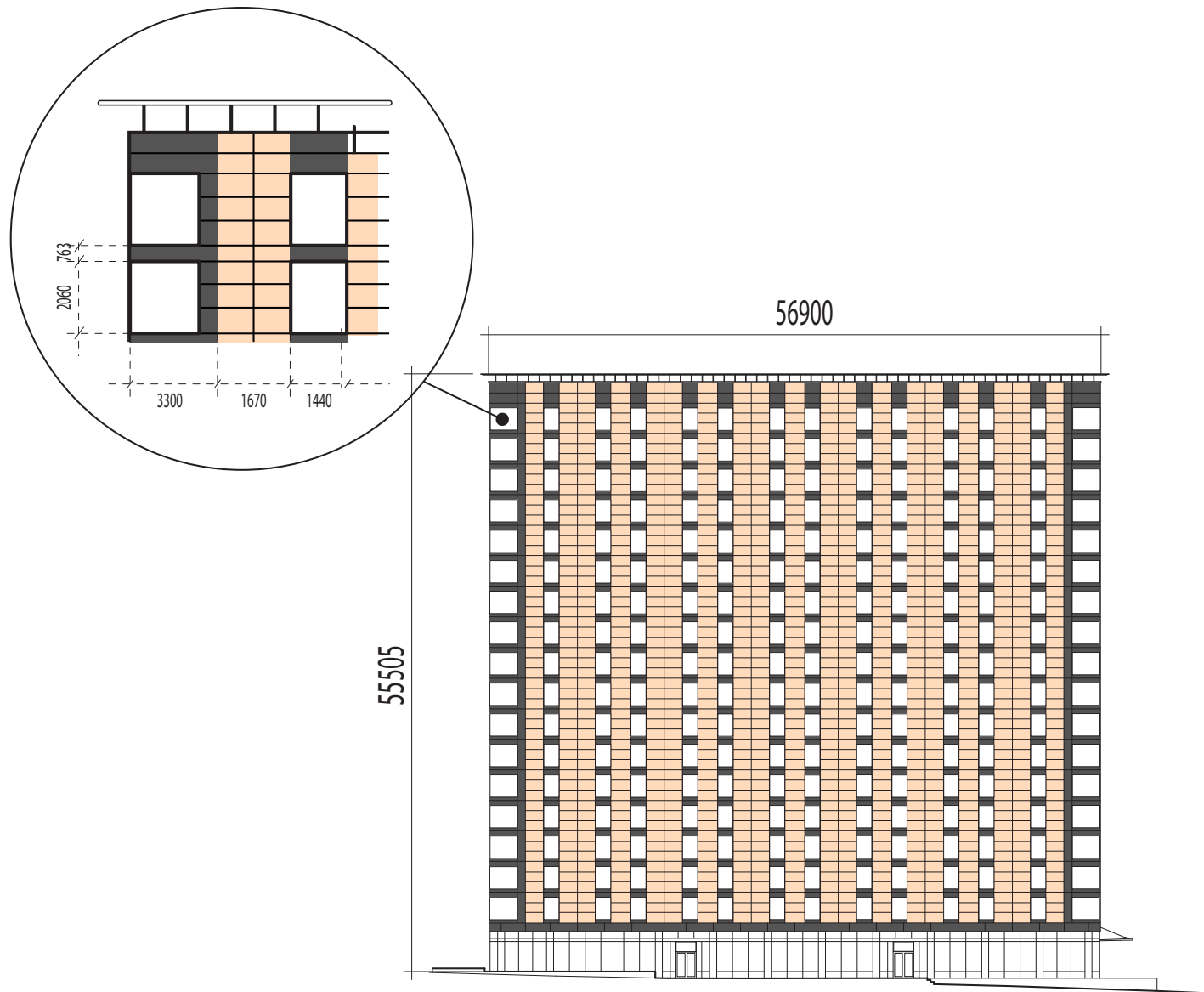
As seen in the Campus Character map earlier in this document, the project site lies within the Contemporary Precinct. However, it is also bounded by the Campus Core on the west and privately-held residential lands to the northeast.

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**



**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 Podium**

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. 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.

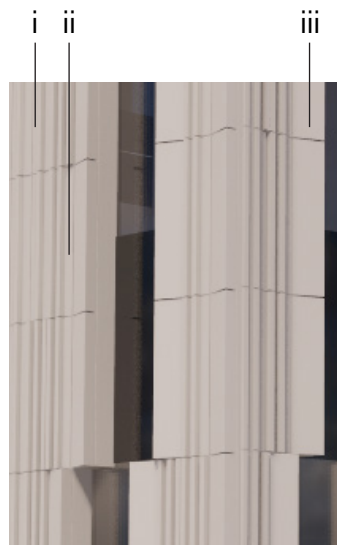
#### **Exposing Interior Common Spaces**

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.

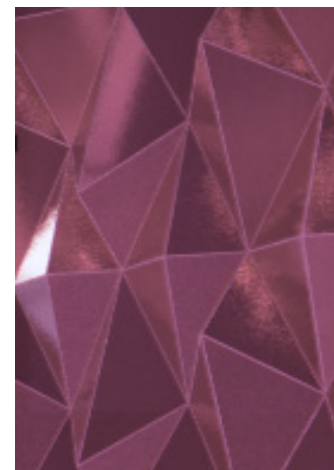
At the atrium and at other major entrances, the building massing breaks open to expose wood interiors within, articulating areas of gathering and sociability.

#### **Weather-Protected Routes**

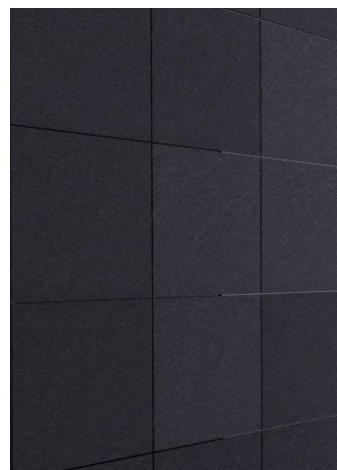
Due to the institutional podia unique to Brock Commons facing the public realm, Phase 2, pedestrian weather protection takes the form of soffits incorporated within the institutional 'wrapper' rather than canopies more associated with student housing. Wood finishes would be common to both Tallwood canopies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



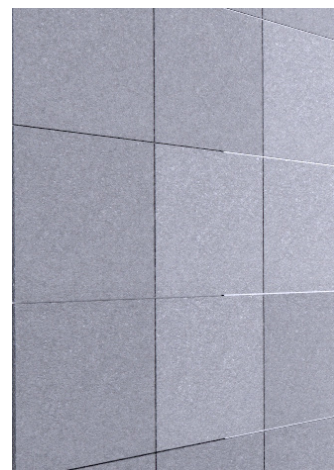
1. TERRACOTTA;  
CUSTOM  
PROFILES, WHITE



2. METAL PANEL;  
FUSCIA



3. CEMENTITIOUS  
PANEL; TWO TONE,  
CHARCOAL\*



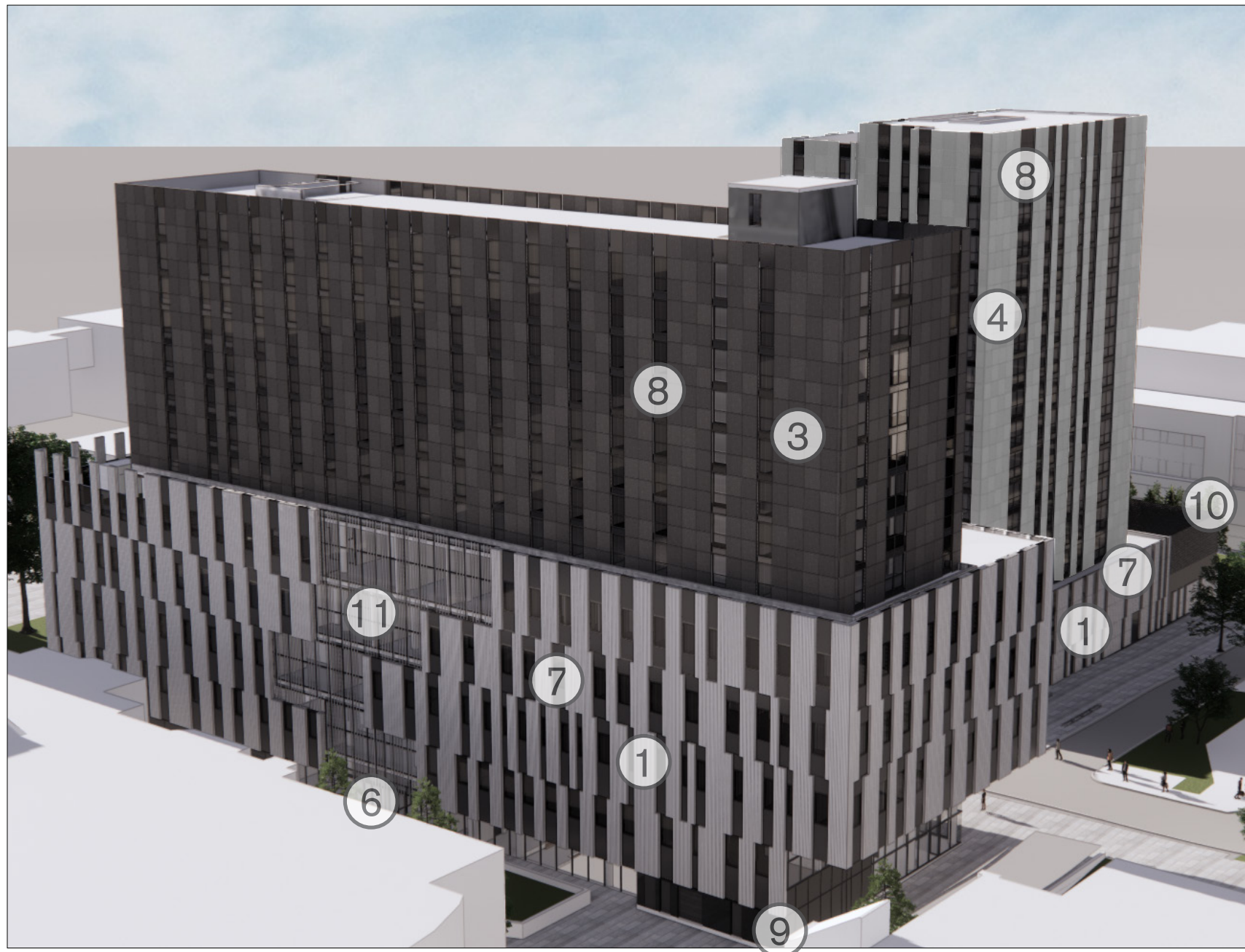
4. CEMENTITIOUS  
PANEL; TWO TONE,  
LIGHT GREY\*



5. WOOD SOFFIT



**\*Specific colours of cementitious panel to be selected in review of on-site mockup**



6. SSG CURTAIN WALL GLAZING; VISION GLASS



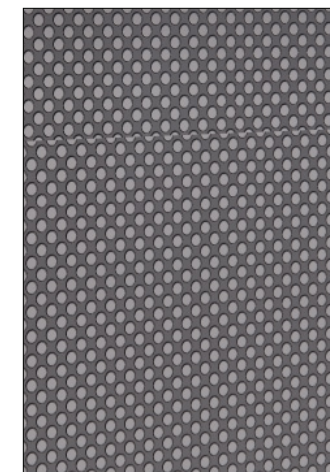
7. WINDOW WALL + SHADOW BOX; TINTED GLASS



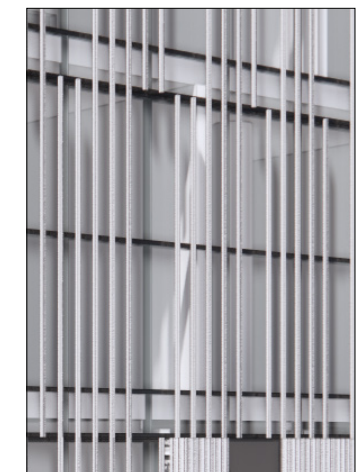
8. WINDOW WALL + METAL PANEL; VISION GLASS



9. CEMENTITIOUS PANEL; CHARCOAL



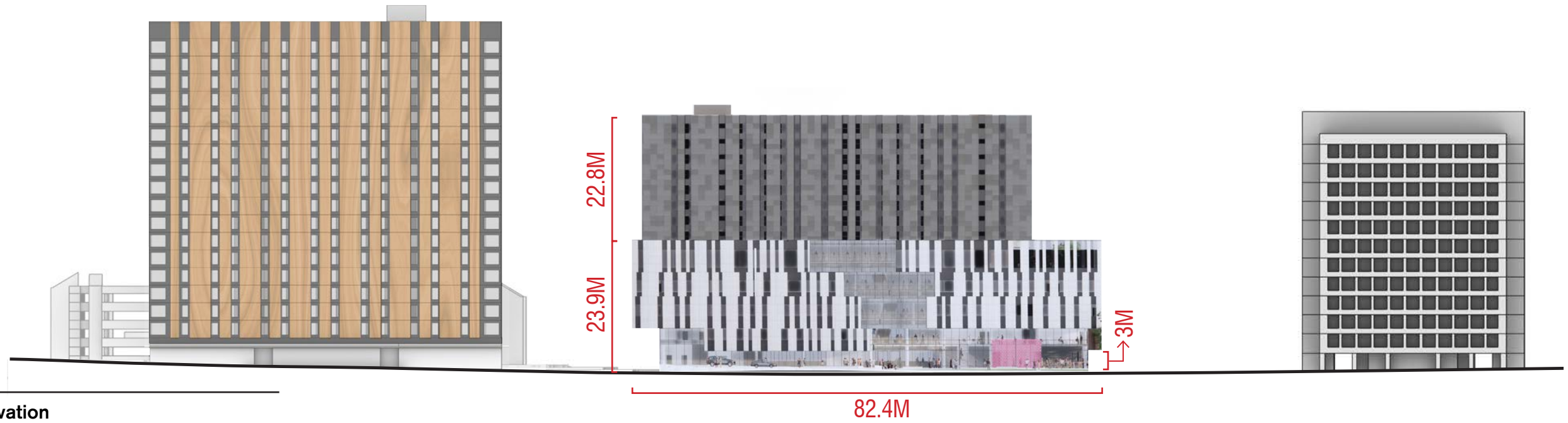
10. PERFORATED METAL; CHARCOAL



11. TERRACOTTA; BATONS, WHITE



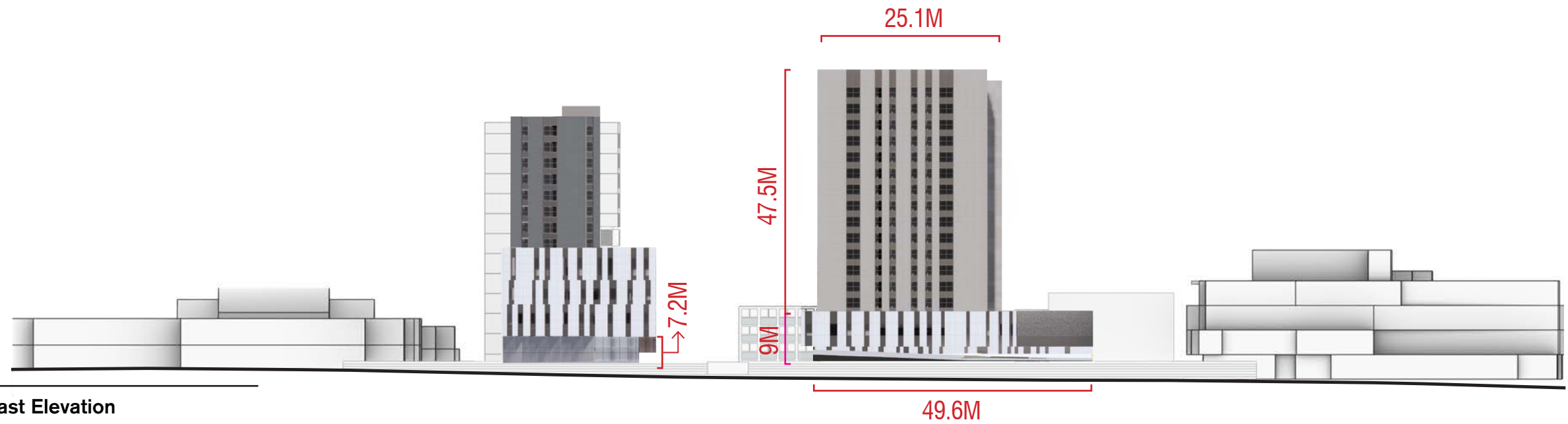
# Elevations - South Building



South Building, North Elevation



South Building, South Elevation

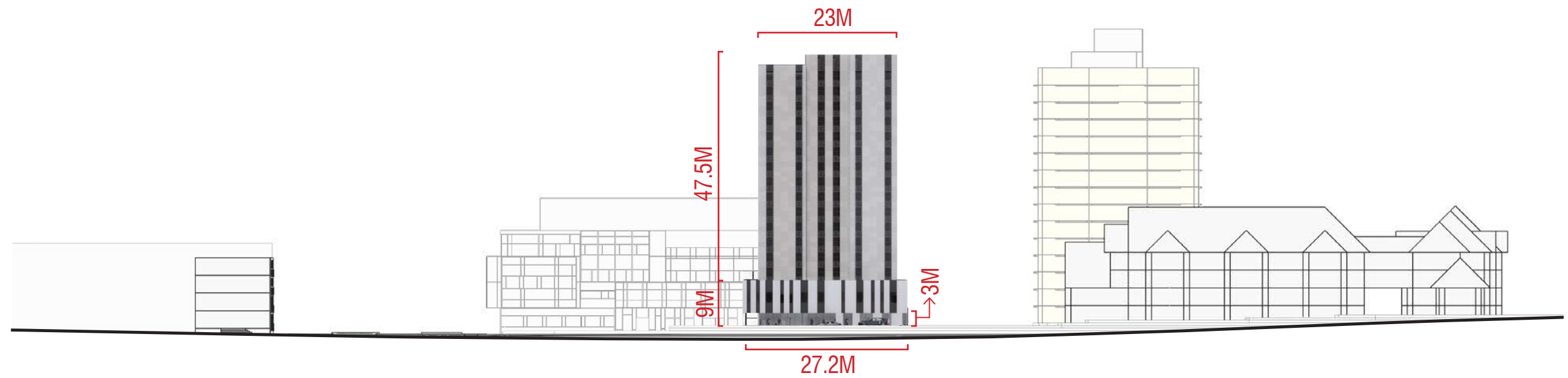


North and South Buildings, East Elevation



North and South Buildings, West Elevation

## Elevations - North Building



## North Building, South Elevation



## North Building, North Elevation



North Elevation (South Building)

1:250



Issued for Development Permit | 19 May 2020



South Elevation (South Building)

1:250





West Elevation (North Building)  
1:250



West Elevation (South Building)  
1:250



East Elevation (South Building)  
1:250



East Elevation (North Building)  
1:250



North Elevation (North Building)

1:250



Issued for Development Permit | 19 May 2020





South Elevation (North Building)

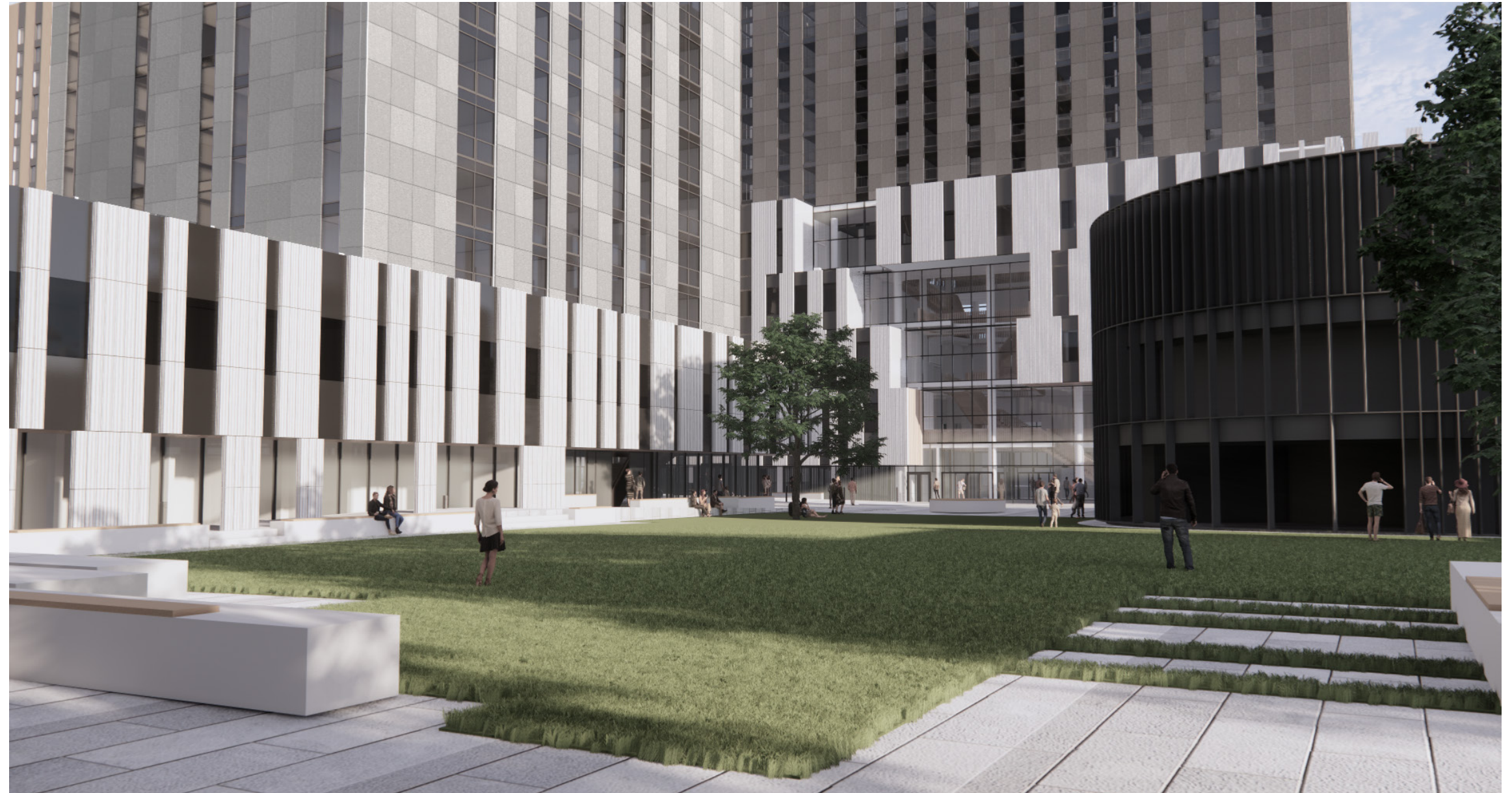
1:250



## 11. RENDERINGS

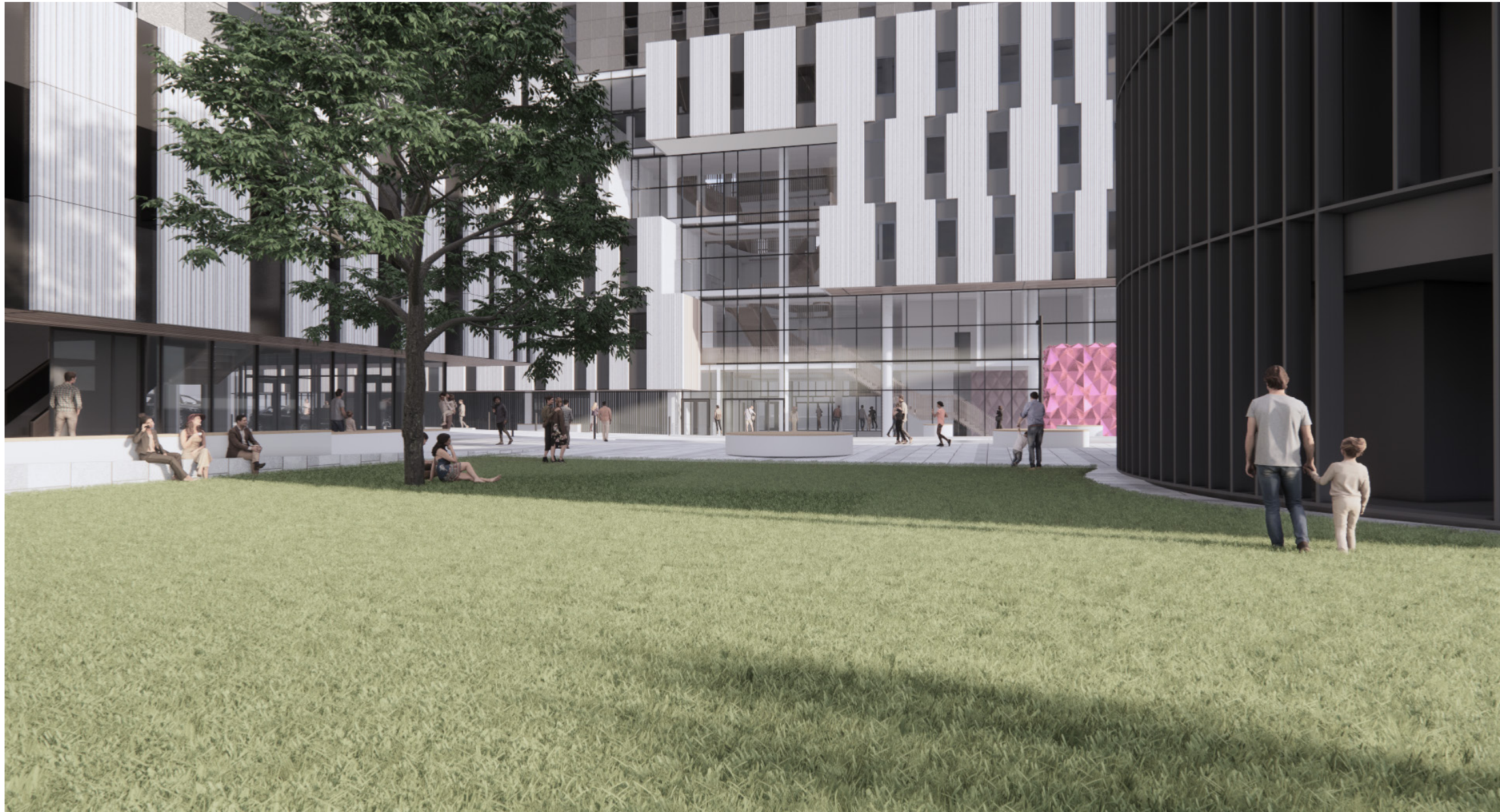


Aerial View to Southeast



---

**View From Allard School of Law**



---

**View Commons**

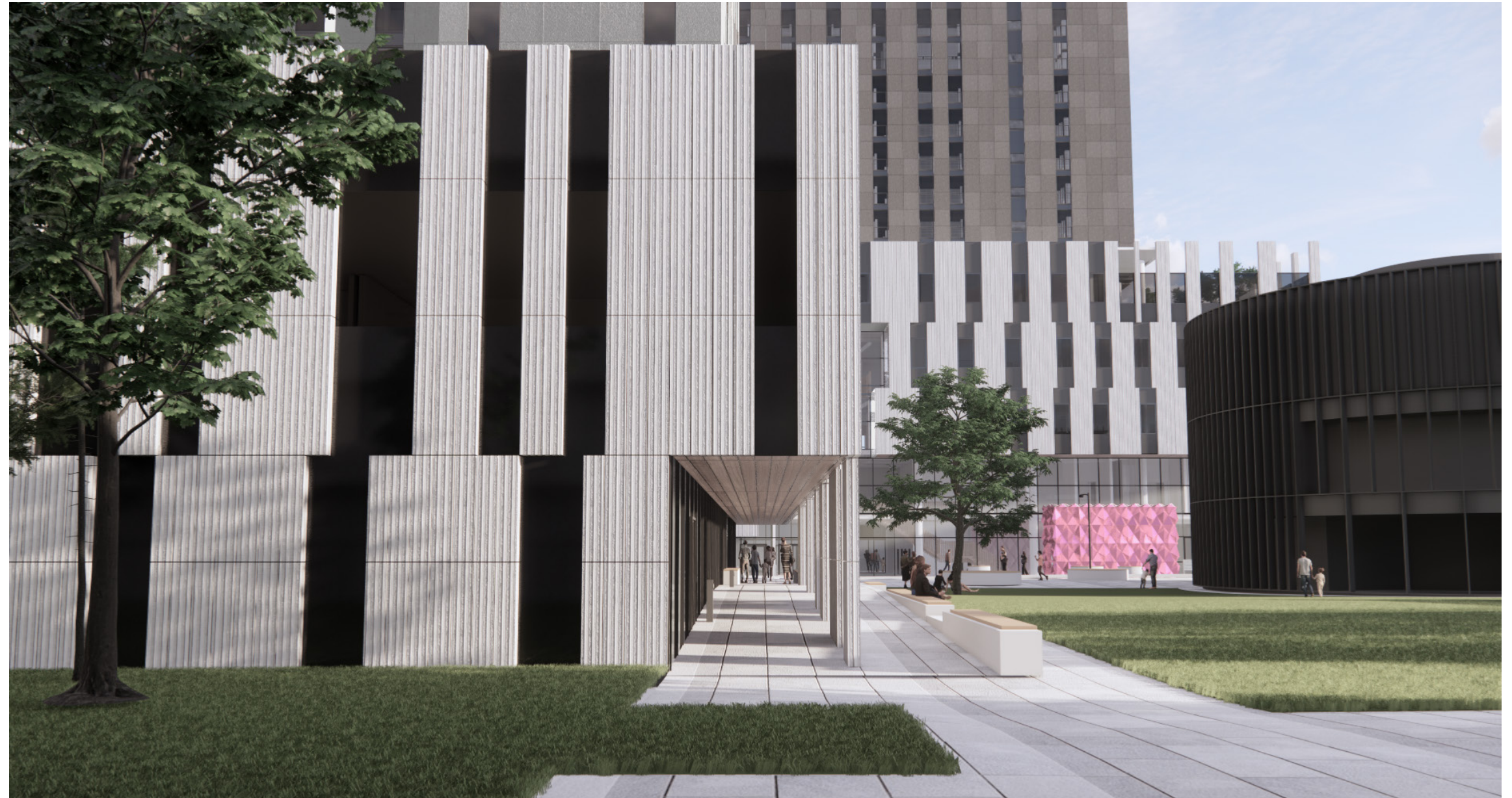


---

View from Buchanan Tower



View from Buchanan E



---

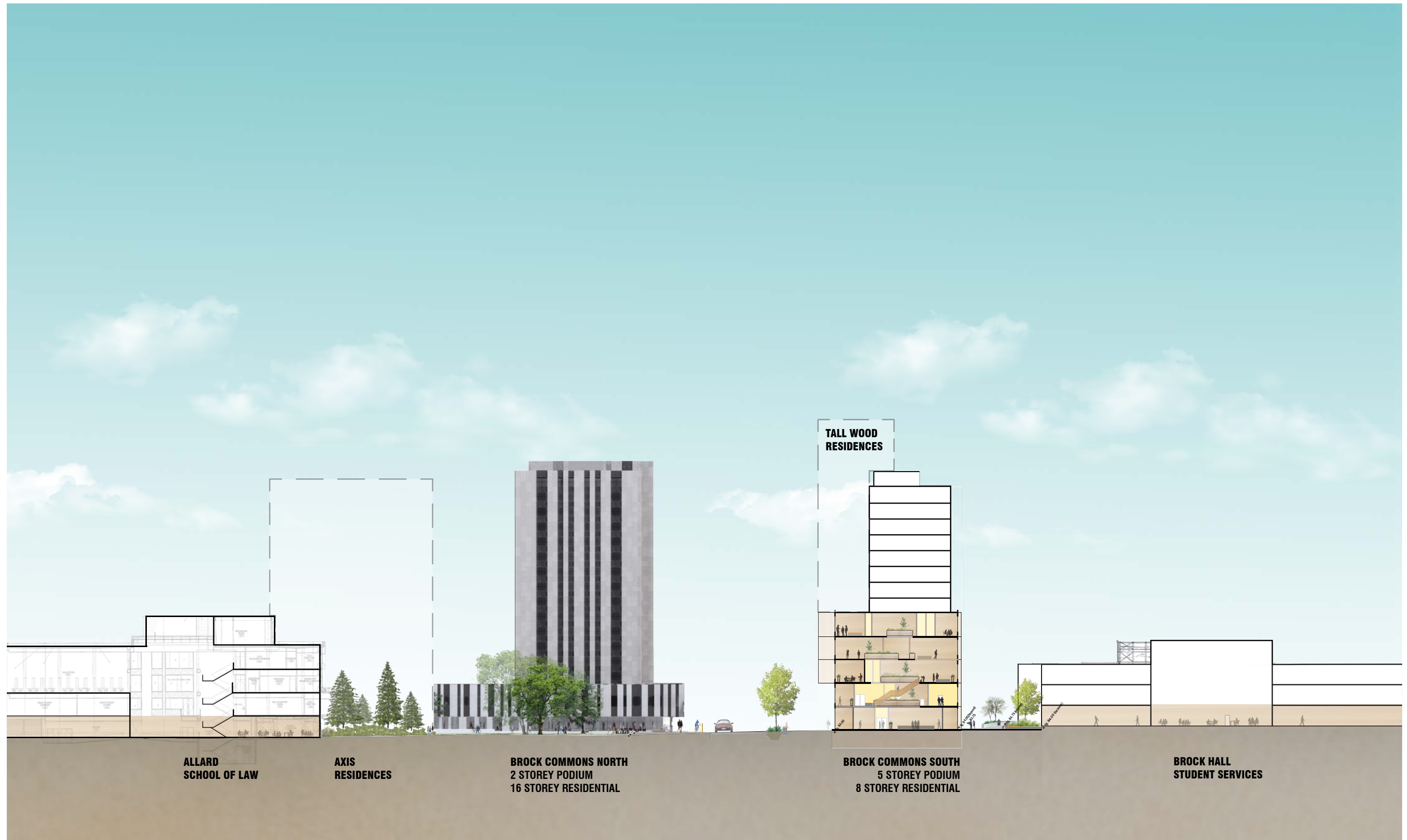
**View from Allard School of Law**



---

**View along Walter Gage Road**





**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**

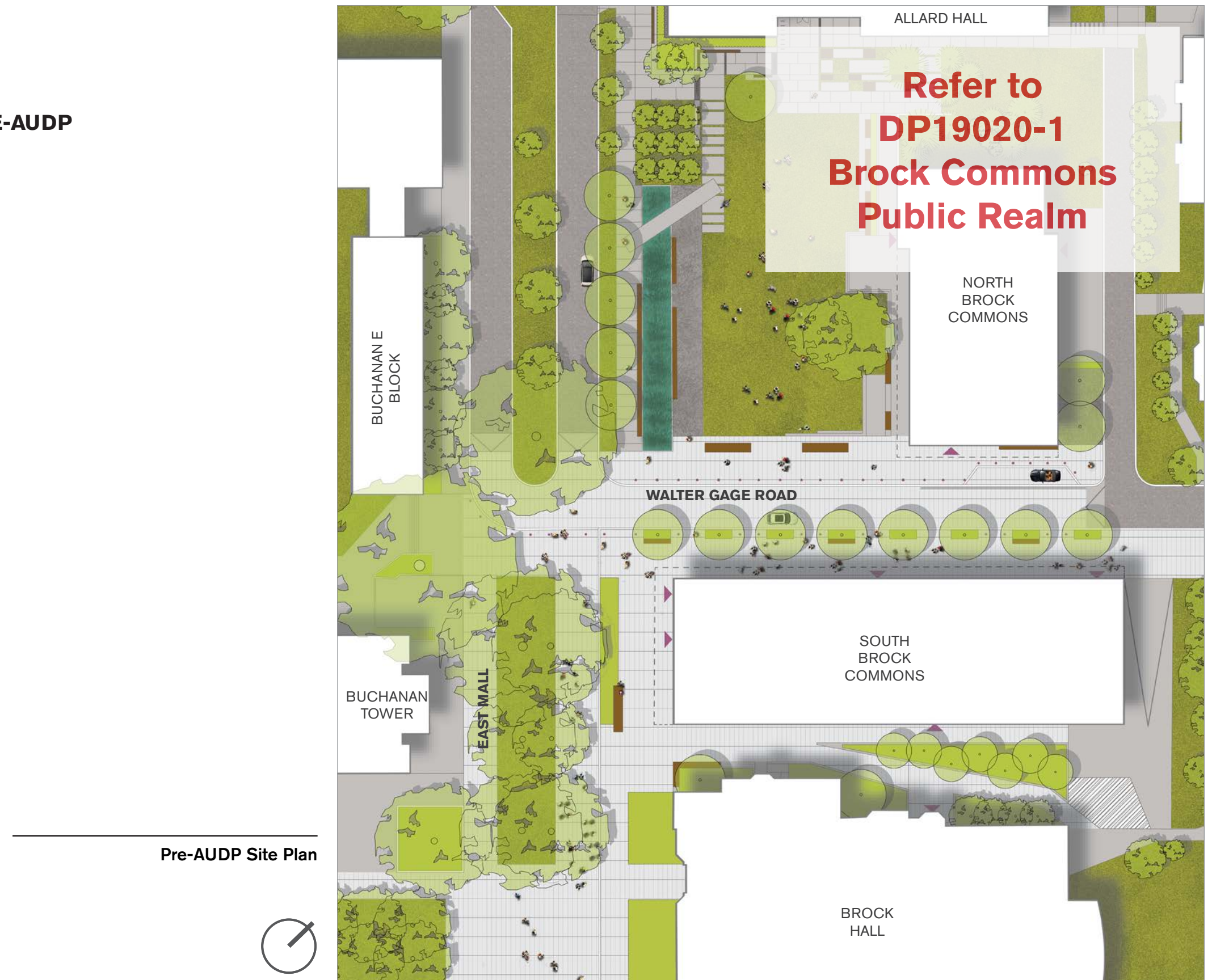
**BROCK HALL  
STUDENT SERVICES**

## 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.

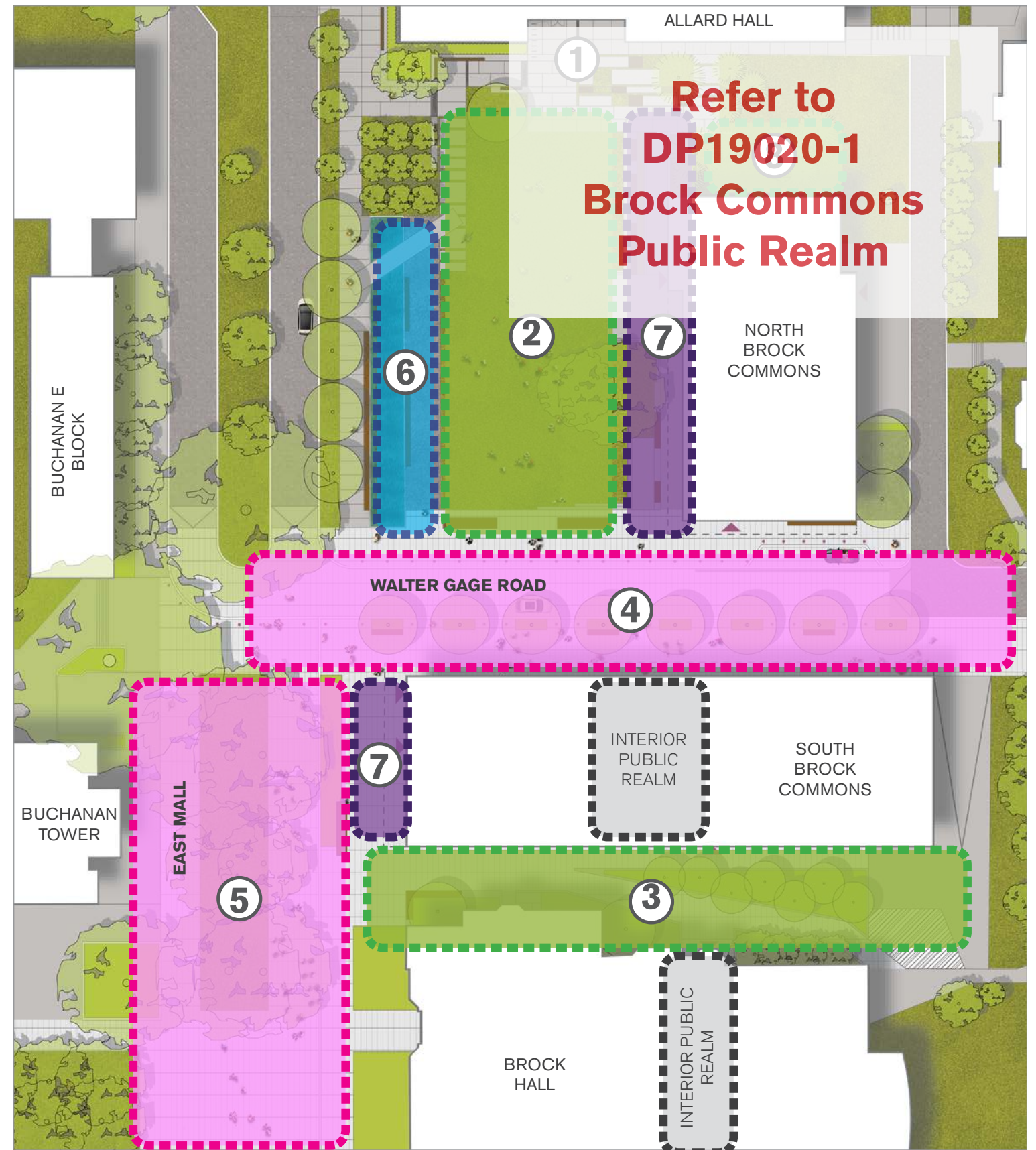
- Public realm/landscape design will be finalized in coordination with the ASC schedule.
- East Mall and Walter Gage Road will be maintained as vehicular campus routes, though Walter Gage Road will develop a more pedestrian character.
- Prioritize the retention of the two existing trees in The Commons.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

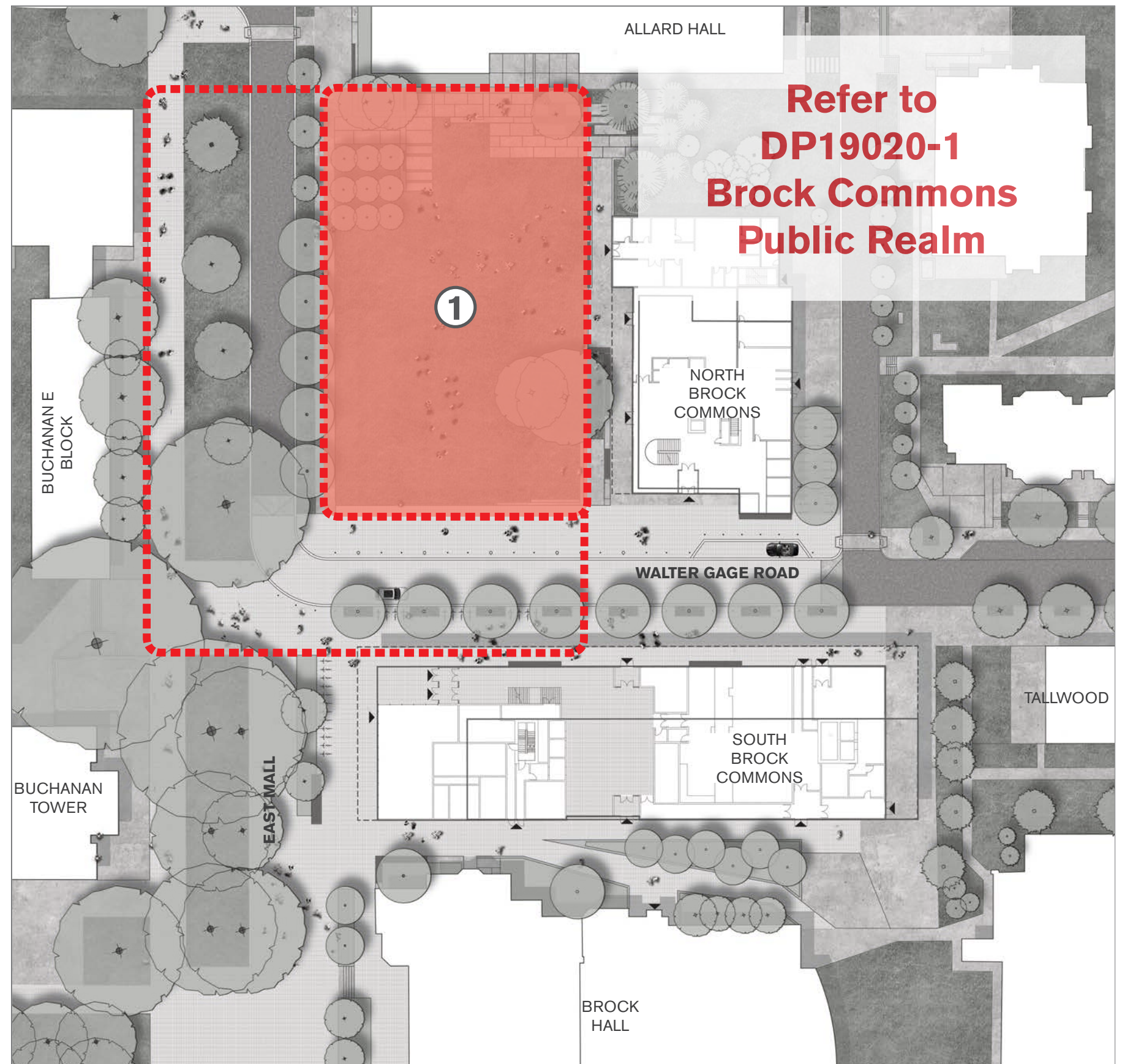
- 1 EXISTING ALLARD HALL PORCH
- 2 COURTYARD GREEN
- 3 BROCK CORRIDOR
- 4 TRAFFIC-CALMED WALTER GAGE ROAD
- 5 EAST MALL PEDESTRIAN ZONE EXTENSION
- 6 RAIN GARDEN
- 7 SOCIAL PORCH
- 8 SHADE GARDEN / LANDSCAPE BUFFER

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



**Refer to  
DP19020-1  
Brock Commons  
Public Realm**

**1** AREA OF RE-CONSIDERATION

10m



## OPEN SPACE PRINCIPLES

### 1. Urban Outdoor Room

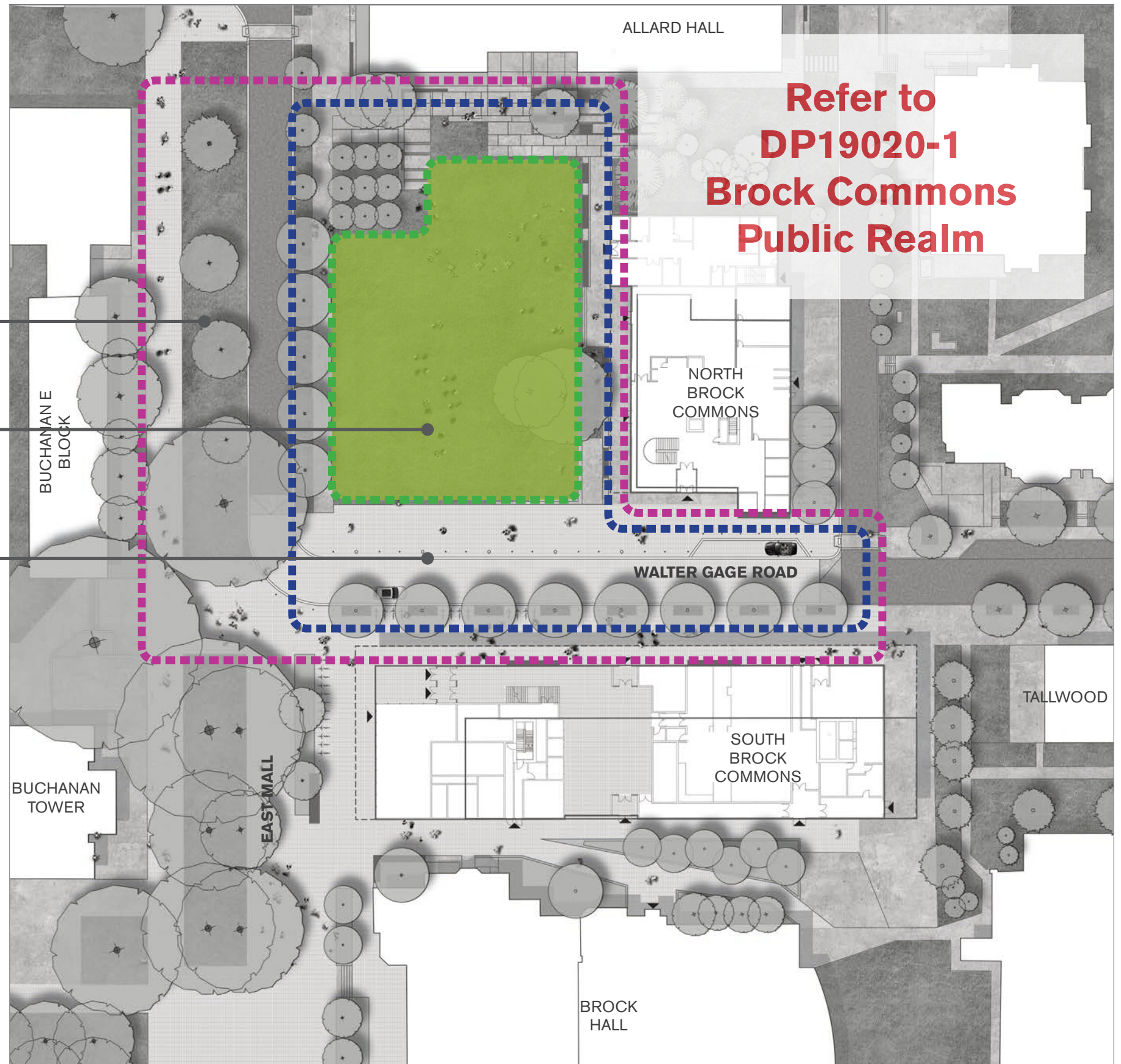
- Consider The Commons as an urban room with edges defined by Brock Commons South, Brock Commons North, Allard Hall and Buchanan.

Urban Room

The Green

The Common

10m

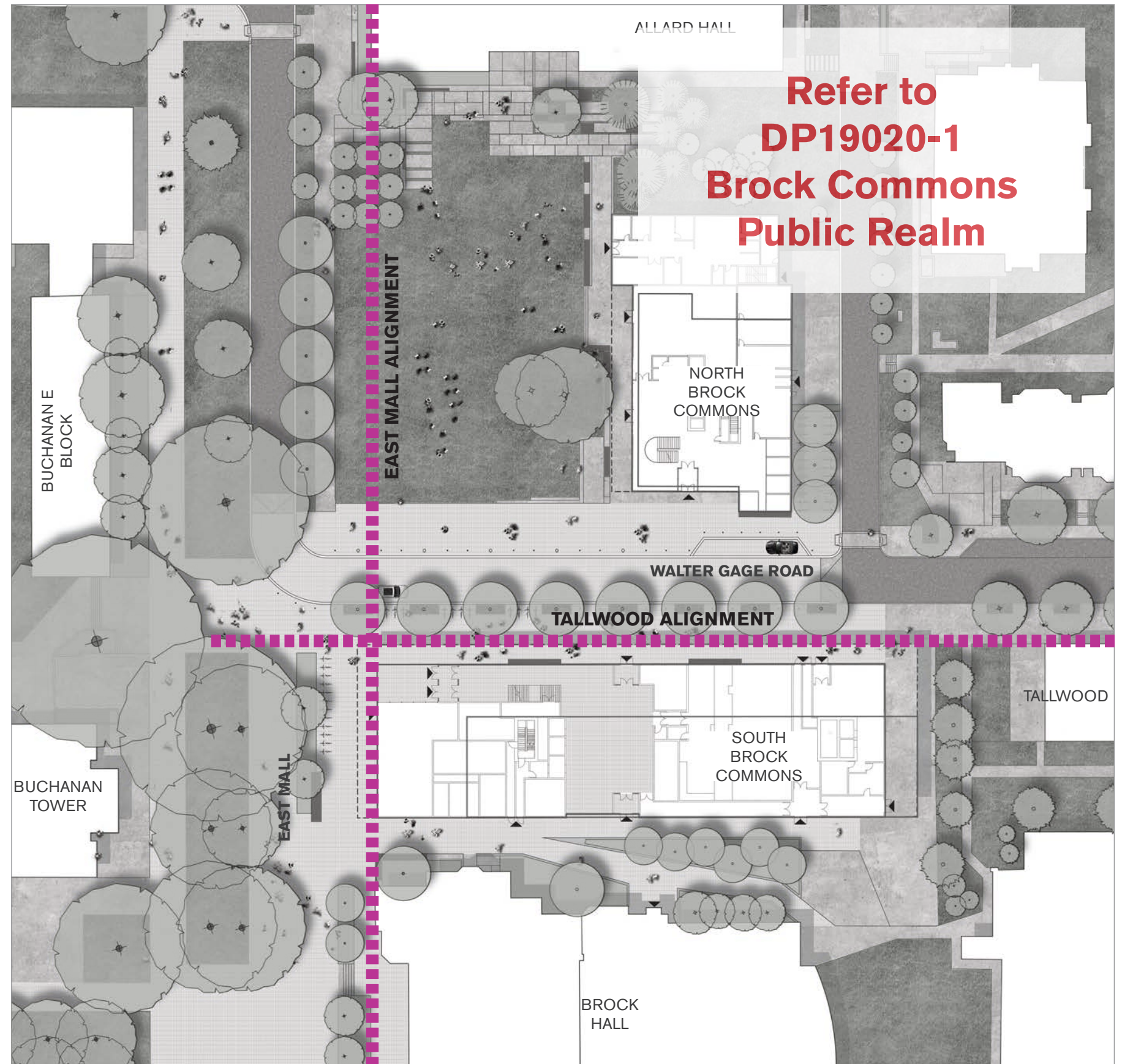


Refer to  
DP19020-1  
Brock Commons  
Public Realm

## OPEN SPACE PRINCIPLES

### 2. Alignments

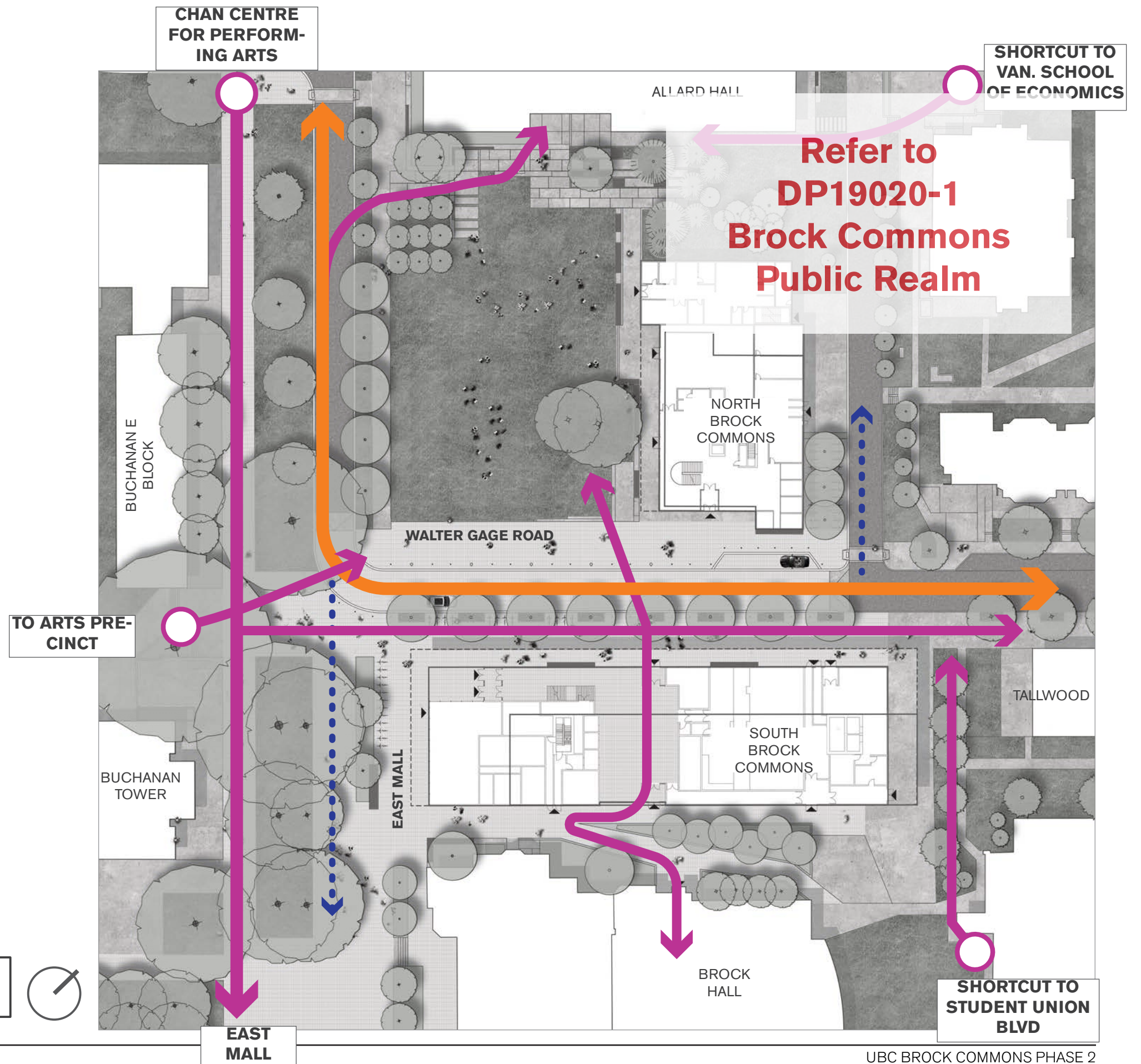
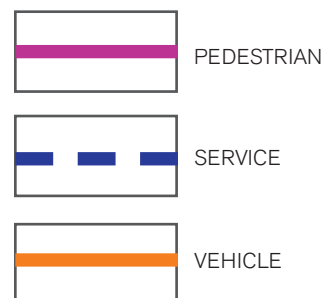
- Respond to established building alignments



## OPEN SPACE PRINCIPLES

### 3. Connectivity

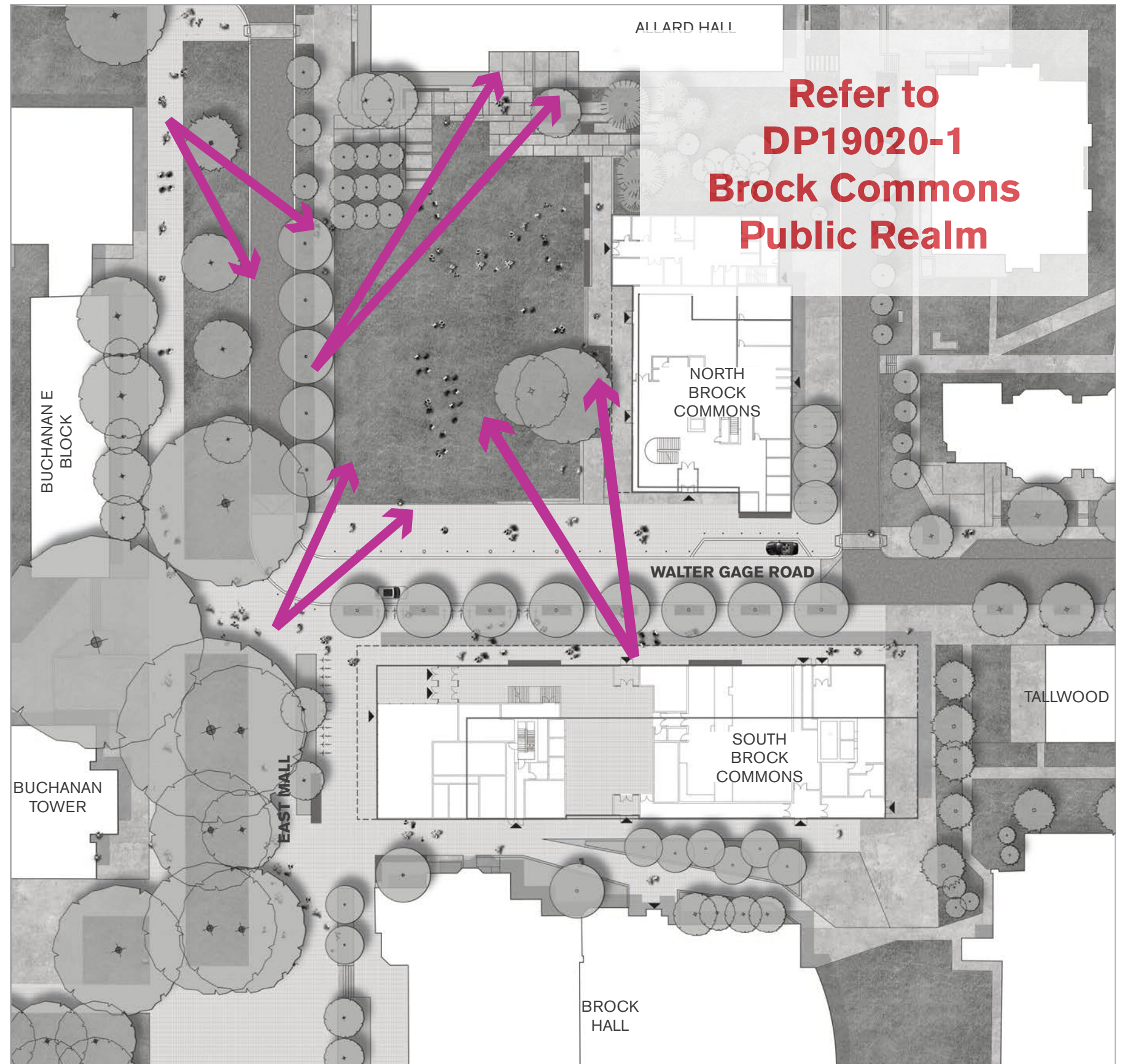
- Provide clear and legible connectivity into and around The Commons ensuring a direct connection from Brock II south and Buchanan.
- Maintain the connectivity of East Mall and Walter Gage Road as vehicular, pedestrian and service corridors.



## 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



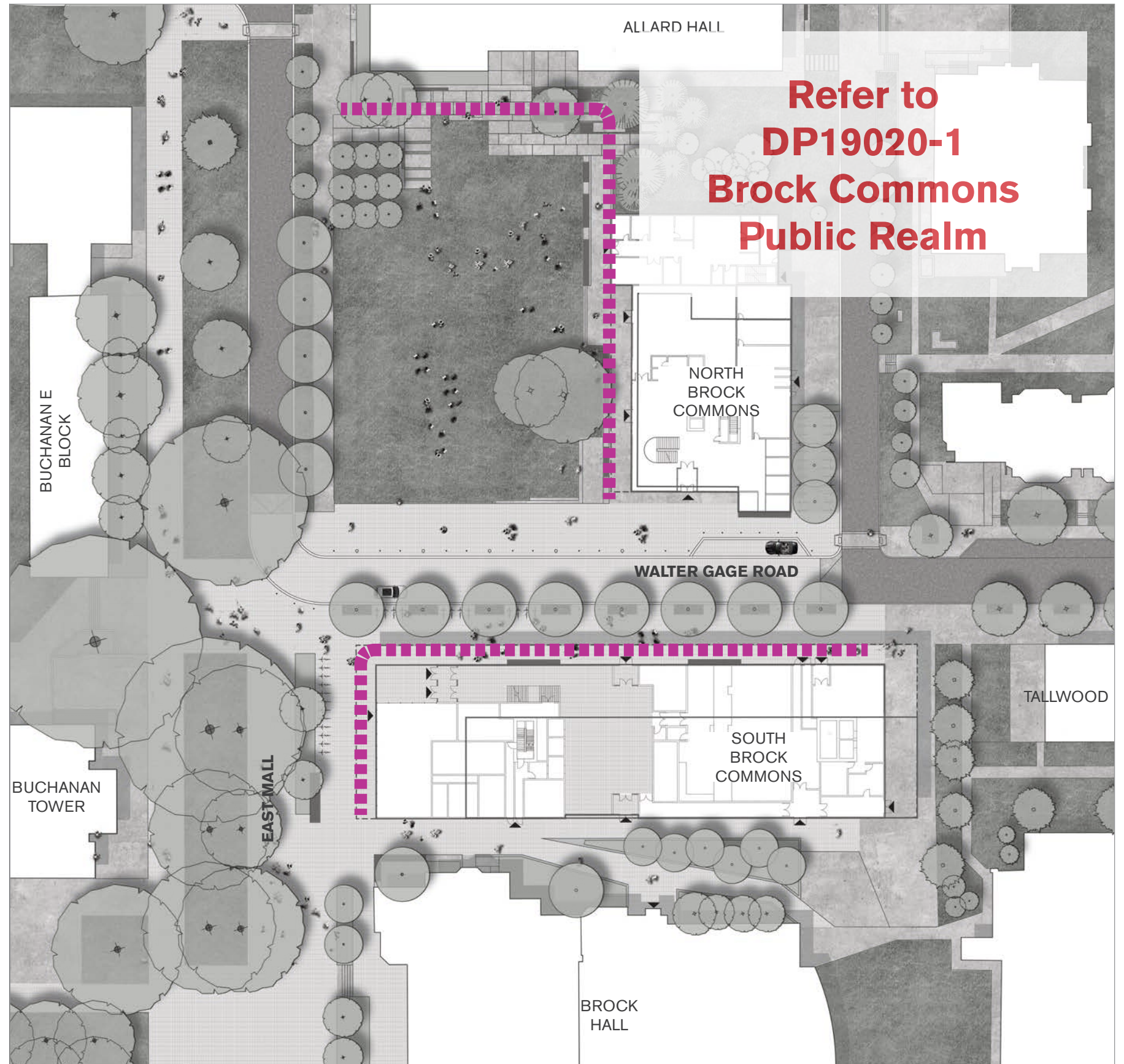


## OPEN SPACE PRINCIPLES

### 5. Activated Edges

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

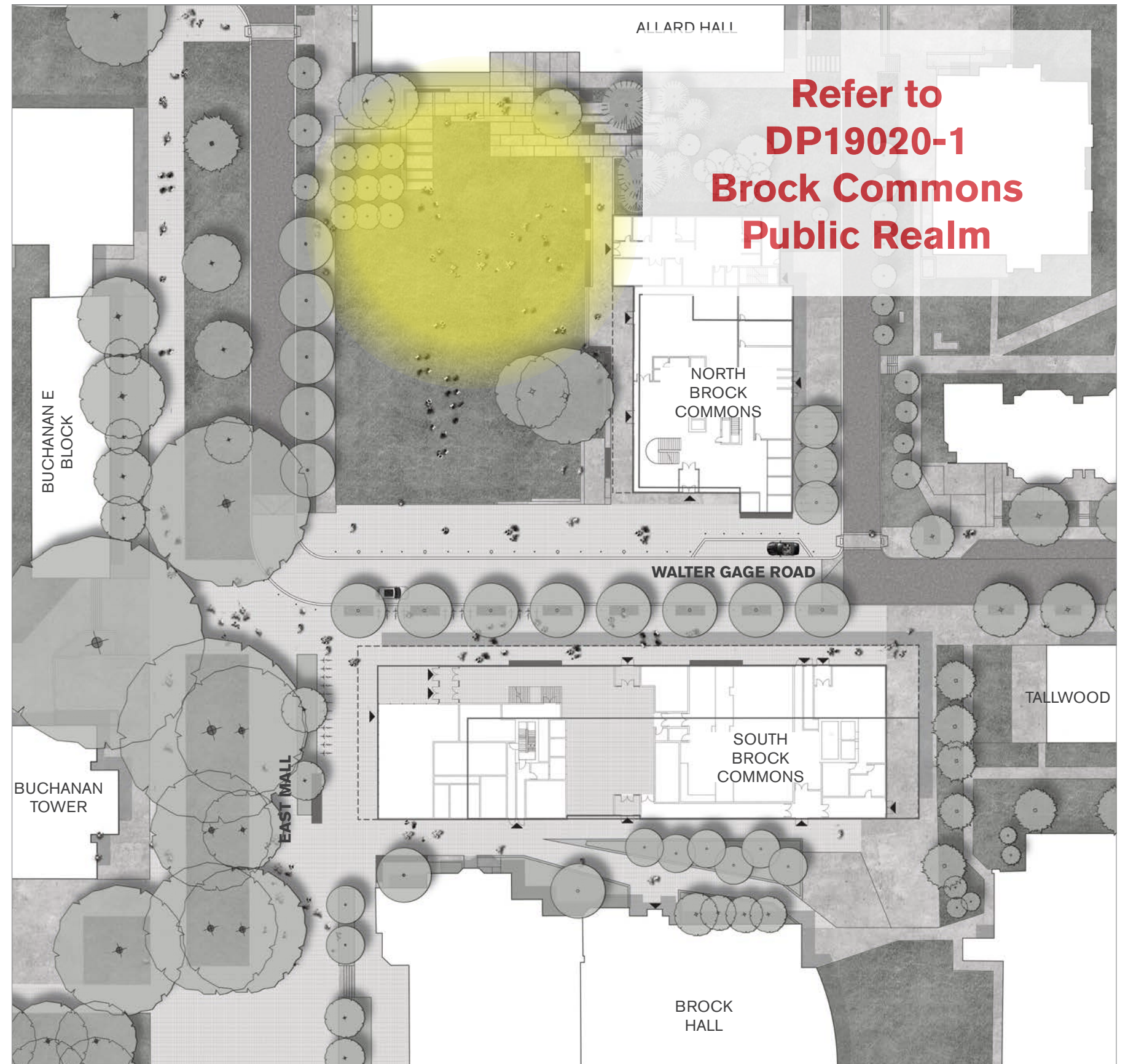
10m



## 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.

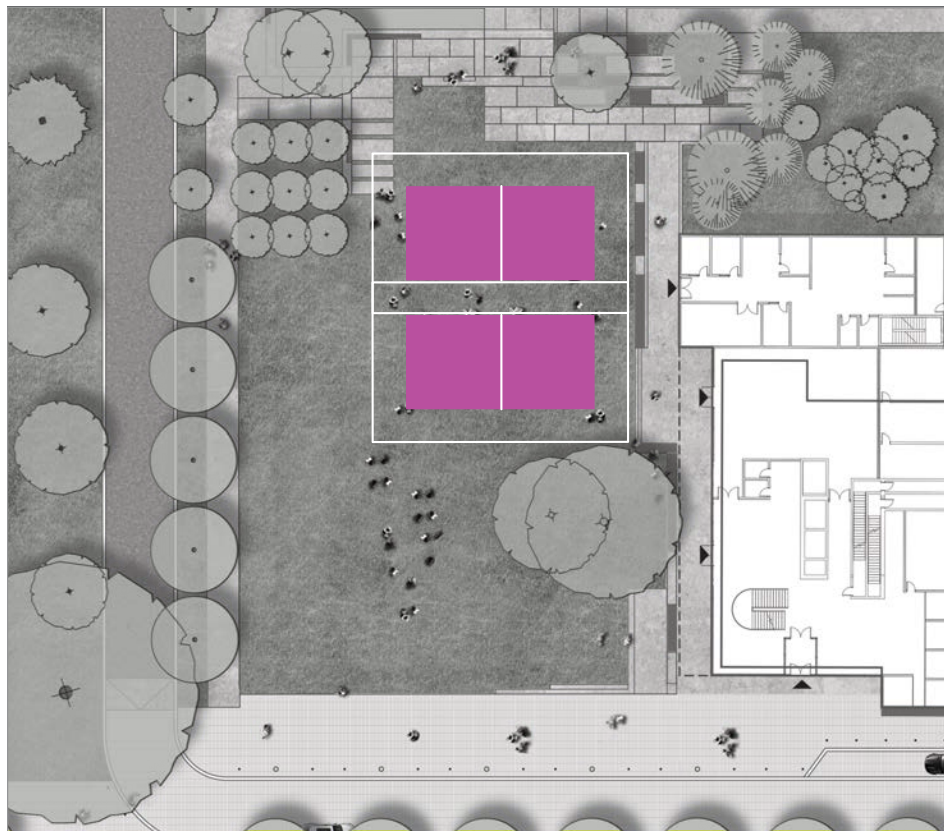


## OPEN SPACE PRINCIPLES

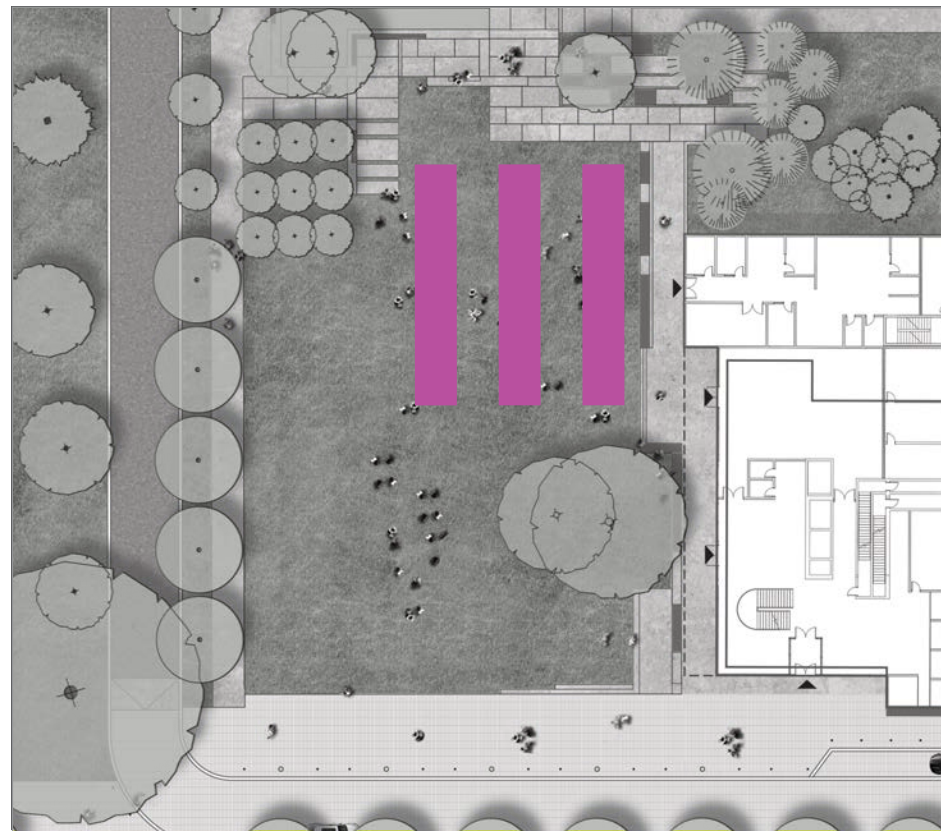
### 7. Programming

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

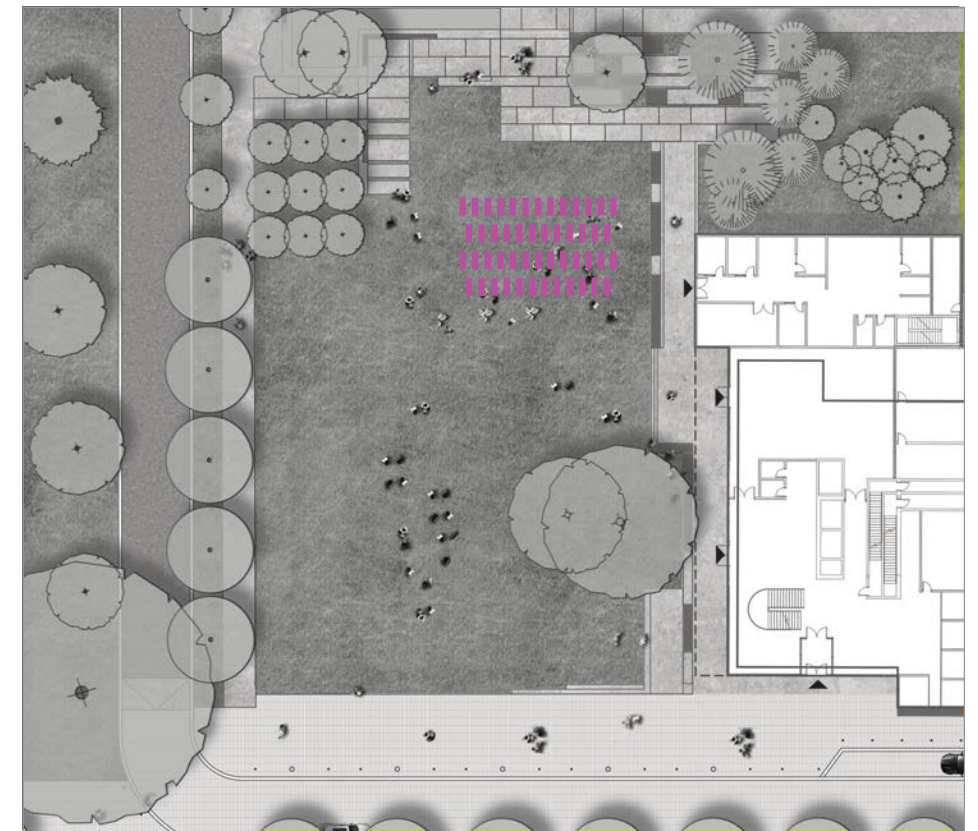
**Refer to  
DP19020-1  
Brock Commons  
Public Realm**



**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.

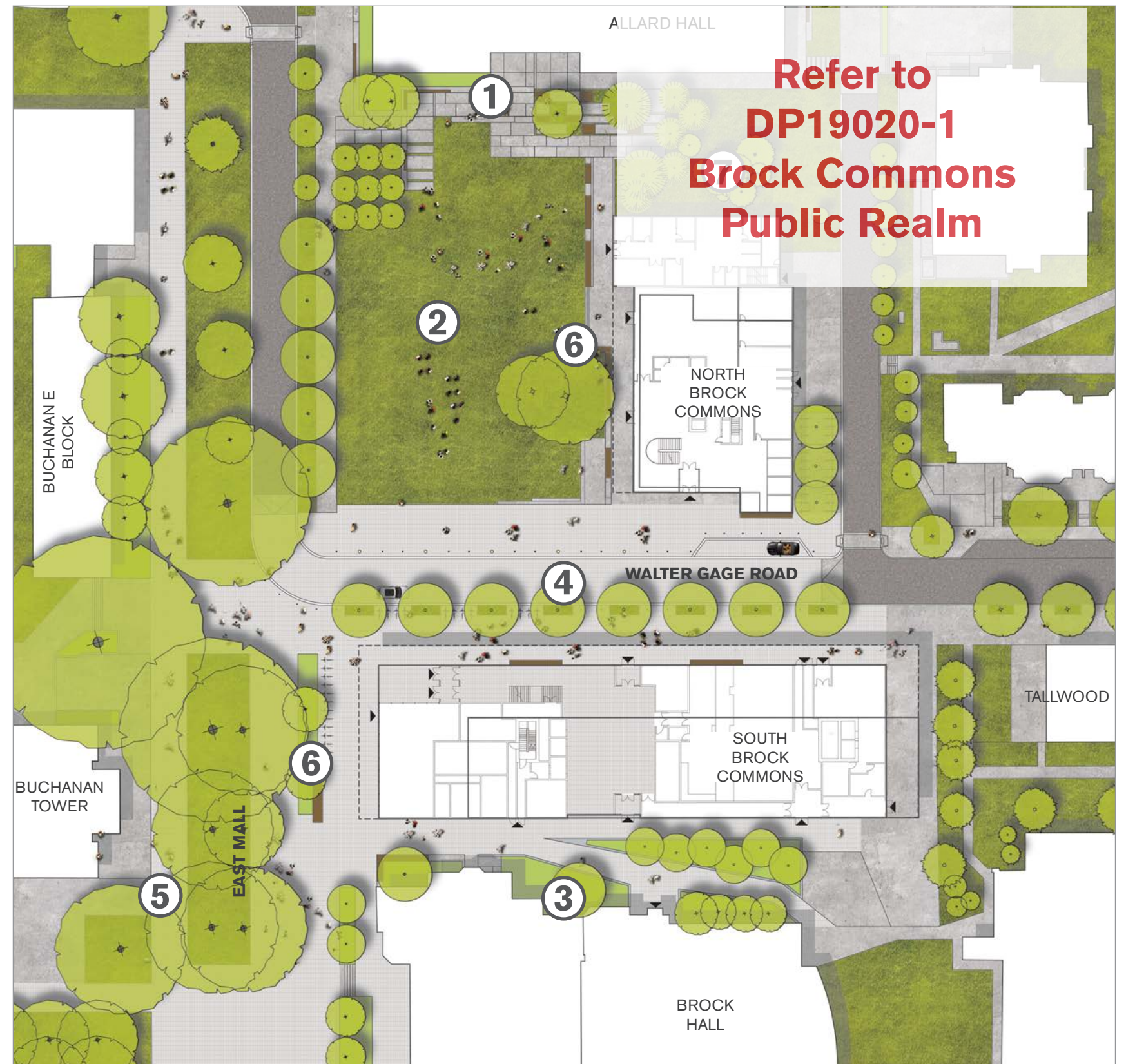
Walter Gage Road is re-imagined as a pedestrian oriented street with flush curbs and bollards, allowing for ease of pedestrian movement between Brock Commons South and the central lawn dubbed 'Courtyard Green' in addition to Brock Commons North.

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.

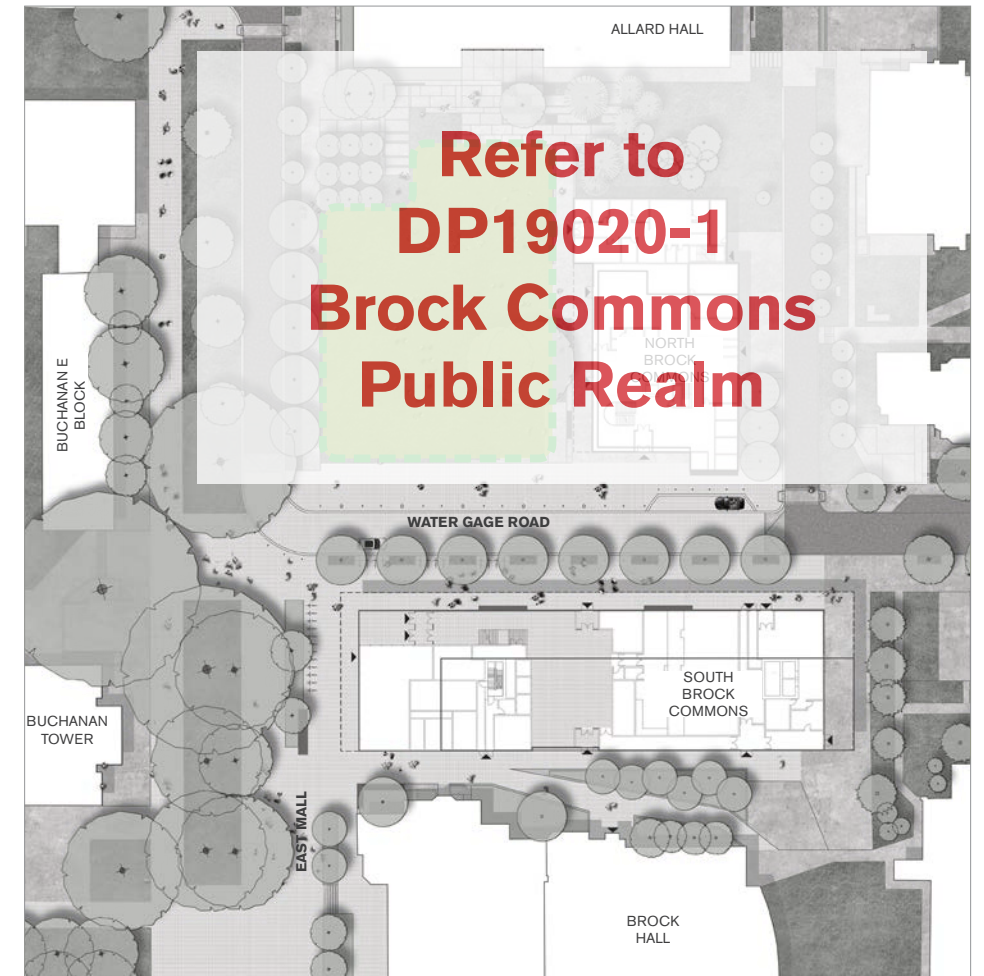
- 1 EXISTING ALLARD HALL PORCH
- 2 THE GREEN
- 3 BROCK CORRIDOR
- 4 TRAFFIC CALMED WALTER GAGE ROAD
- 5 EAST MALL PEDESTRIAN ZONE EXTENSION
- 6 SOCIAL PORCH
- 7 EXISTING PLANTED BERM

10m



# PUBLIC REALM CHARACTER

## The Green



Northern Plaza, Monash University Clayton, Australia



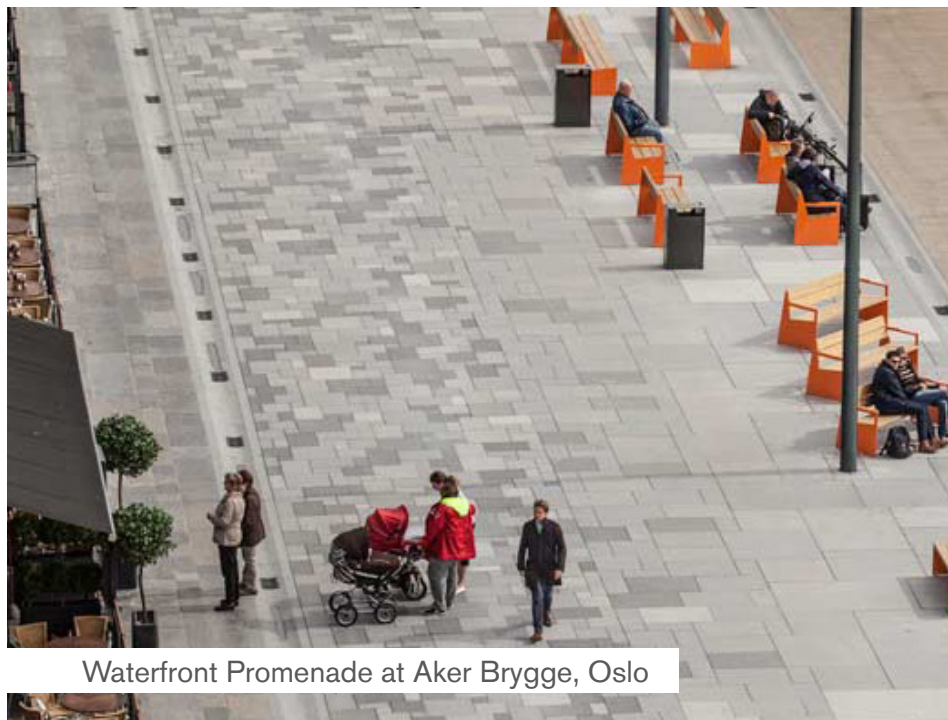
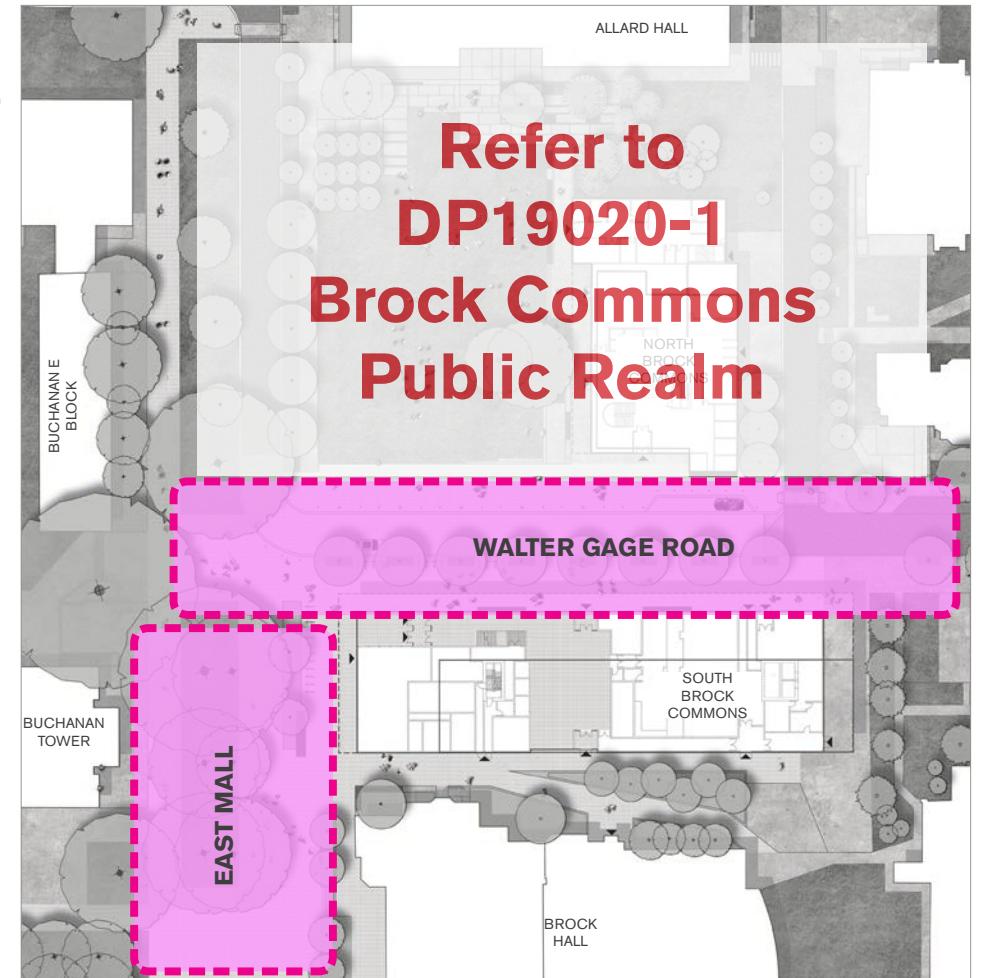
Boston College, USA



Tacoma Community College, USA

## PUBLIC REALM CHARACTER

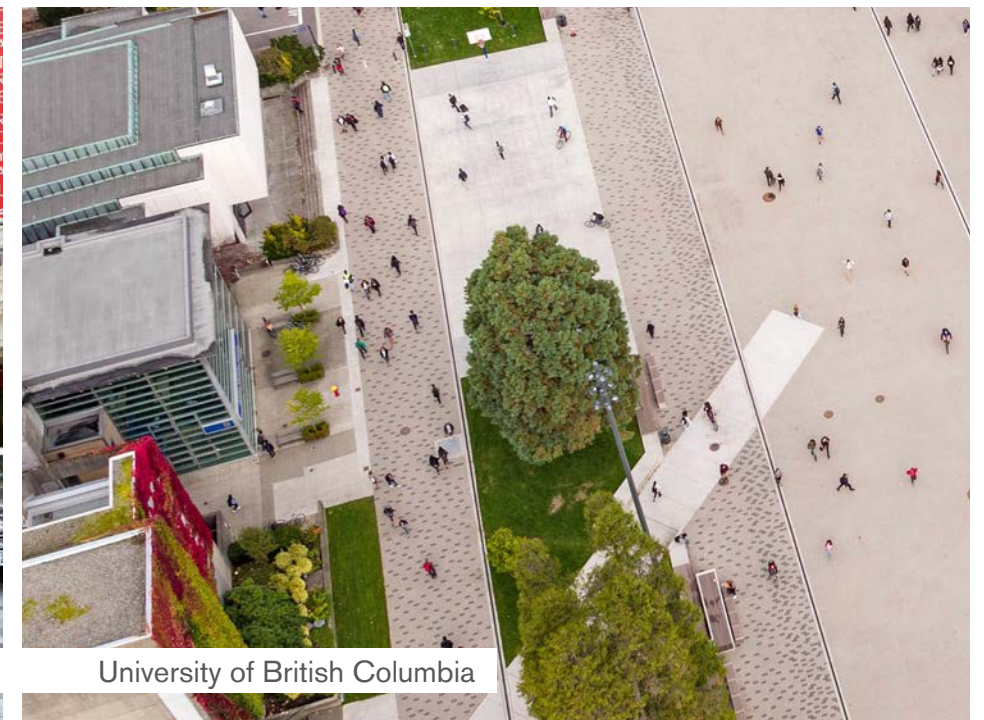
Walter Gage Road and East Mall



Waterfront Promenade at Aker Brygge, Oslo



New Road - Brighton, UK



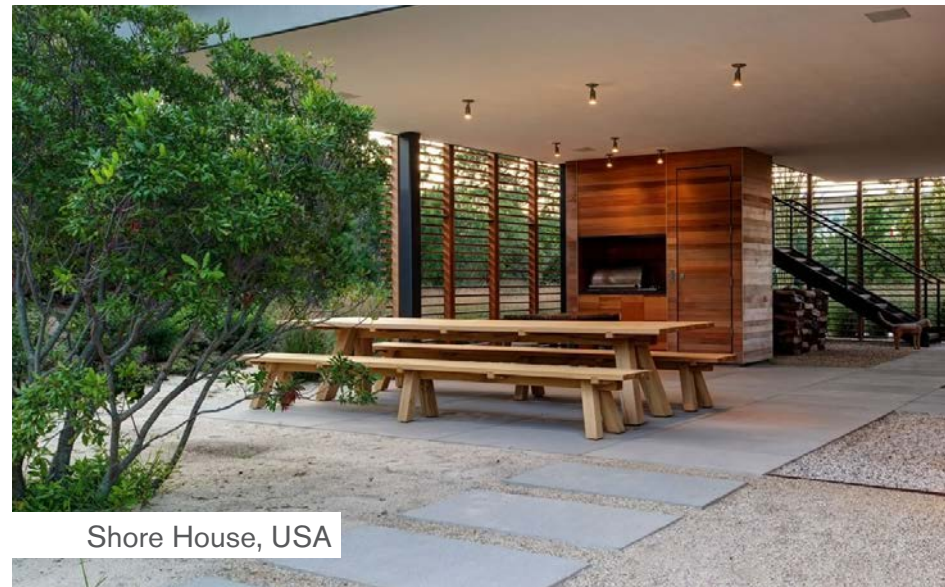
University of British Columbia

# PUBLIC REALM CHARACTER

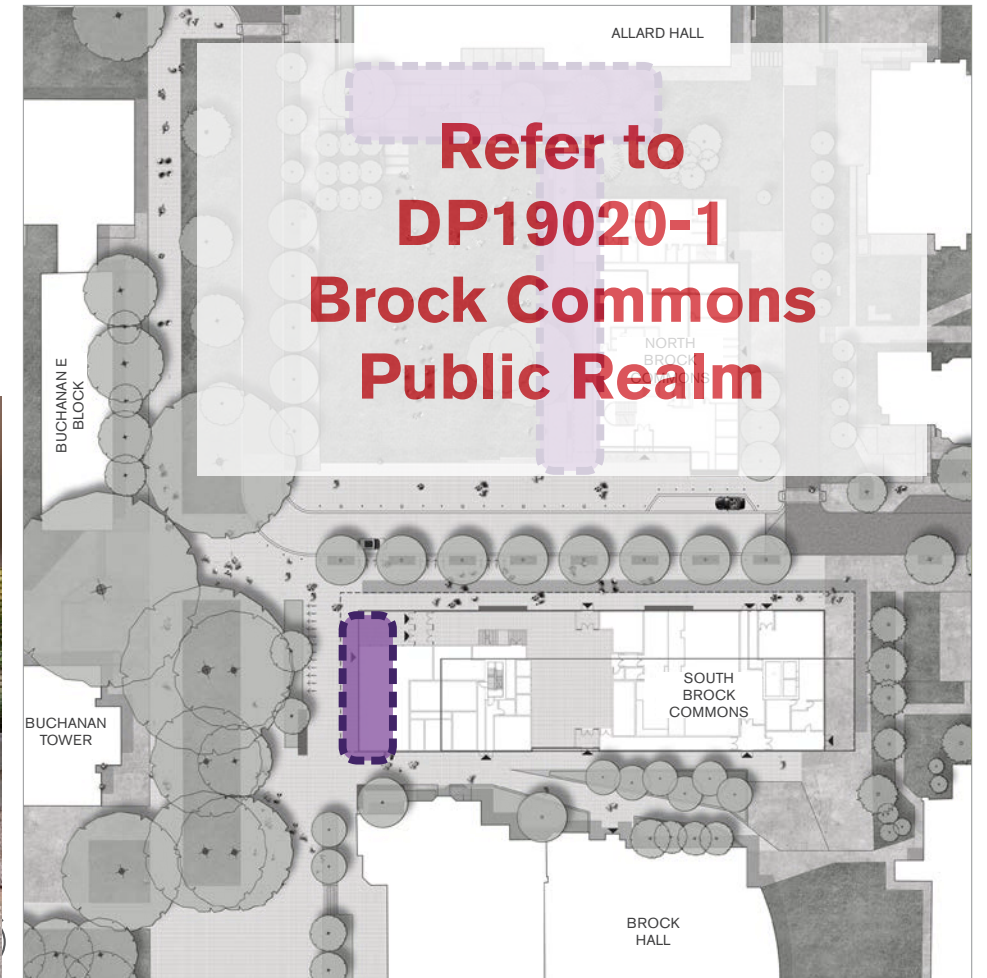
## Social Porch



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: Mar-20   |                             |
|                                |           |          |        | CERTIFICATION LEVEL: GOLD  |                             |
| Y                              | ?         | N        |        |  |                             |
| 1                              |           |          | Credit | Integrative Process  | 1                           |
| <b>12</b>                      | <b>2</b>  | <b>2</b> |        | <b>Location and Transportation</b>                                   | <b>16</b>                   |
| 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                           |
| <b>3</b>                       | <b>5</b>  |          |        | <b>Sustainable Sites</b>   | <b>10</b>                   |
| 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                           |
|                                | 3         |          | Credit | Rainwater Management   | 3                           |
|                                | 2         |          | Credit | Heat Island Reduction  | 2                           |
| 1                              |           |          | Credit | Light Pollution Reduction  | 1                           |
| <b>7</b>                       | <b>4</b>  |          |        | <b>Water Efficiency</b>  | <b>11</b>                   |
| 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                           |
| <b>20</b>                      | <b>11</b> | <b>2</b> |        | <b>Energy and Atmosphere</b>   | <b>33</b>                   |
| 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                           |
| 12                             | 5         | 1        | 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                           |
| <b>7</b>                       | <b>6</b>  |          |        | <b>Materials and Resources</b>                                       | <b>13</b>                   |
| 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                           |
| 1                              | 1         |          | 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                           |
| <b>7</b>                       | <b>9</b>  |          |        | <b>Indoor Environmental Quality</b>                                  | <b>16</b>                   |
| 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                              | 1         |          | Credit | Acoustic Performance   | 1                           |
| <b>6</b>                       |           |          |        | <b>Innovation and Design</b>   | <b>6</b>                    |
| 1                              |           |          | Credit | Innovation in Design: LEED O+M Starter Kit (formerly Green Cleaning) | 1                           |
| 1                              |           |          | Credit | Innovation in Design: Exemplary?                                     | 1                           |
| 1                              |           |          | Credit | Innovation in Design: Green Building Education                       | 1                           |
| 1                              |           |          | Credit | Innovation in Design: RHFAC Certification?                           | 1                           |
| 1                              |           |          | Credit | Innovation in Design: TBD  | 1                           |
| 1                              |           |          | Credit | LEED Accredited Professional   | 1                           |
| <b>3</b>                       | <b>1</b>  |          |        | <b>Regional Priority</b>   | <b>4</b>                    |
| 1                              | 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        |        |  |                             |
| <b>66</b>                      | <b>38</b> | <b>4</b> |        | <b>TOTAL SCORE</b>   | <b>Possible Points: 110</b> |

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.

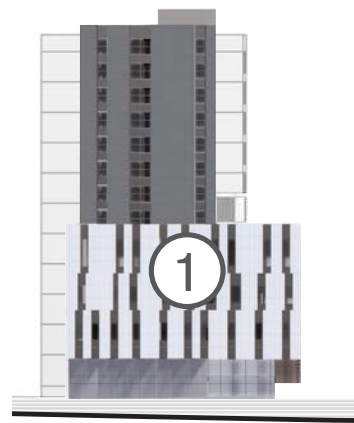
CPTED principles have been incorporated into the emerging design of Brock Commons Phase 2. Areas along major public spaces (East Mall, Gage and the Commons) will be largely glazed at ground level and well-lit, providing 'eyes on the street' and encouraging a sense of community safety.

# 15. APPENDIX

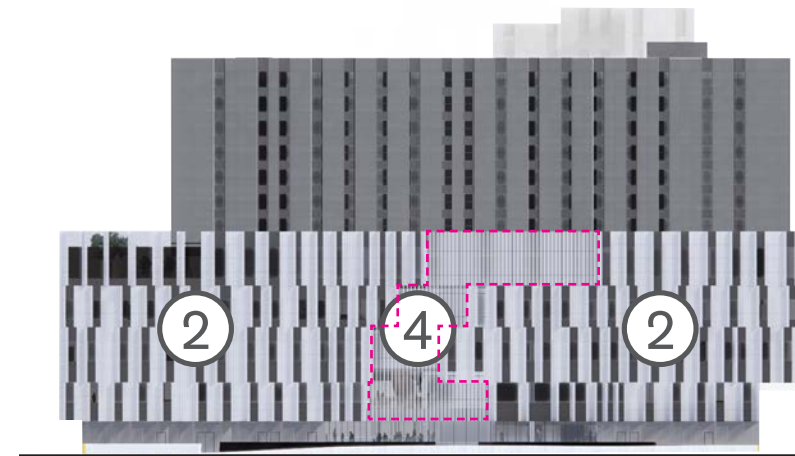
## SOUTH BUILDING



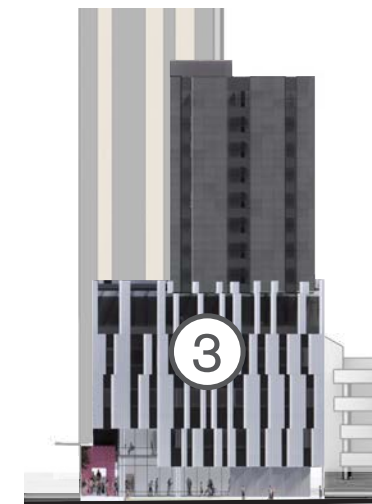
North Elevation



East Elevation



South Elevation

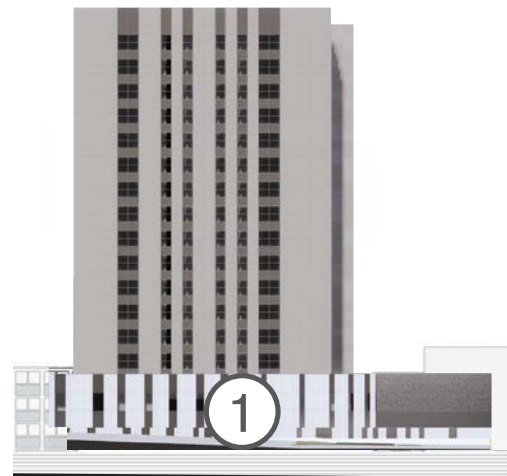


West Elevation

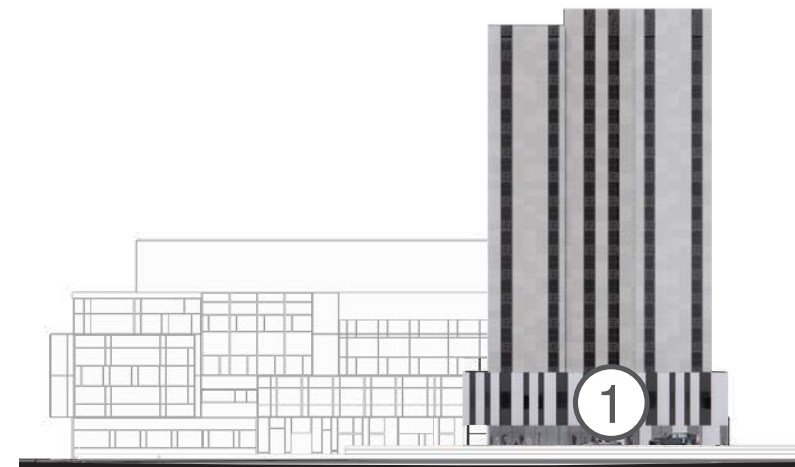
## NORTH BUILDING



North Elevation



East Elevation



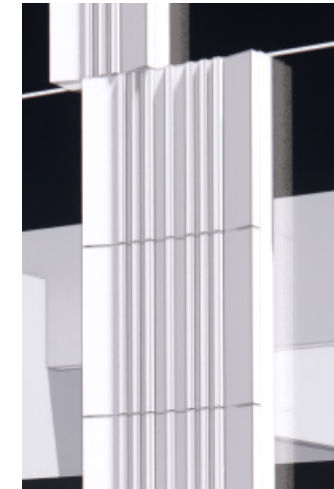
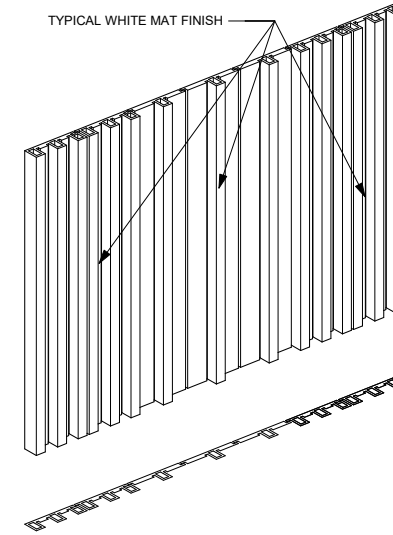
South Elevation



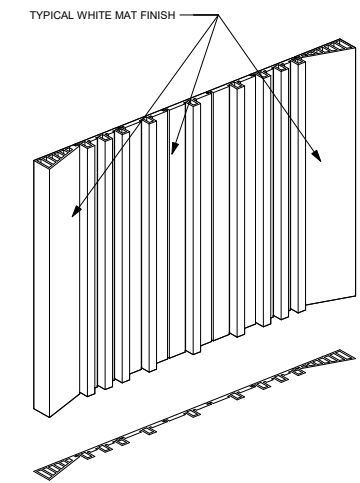
West Elevation



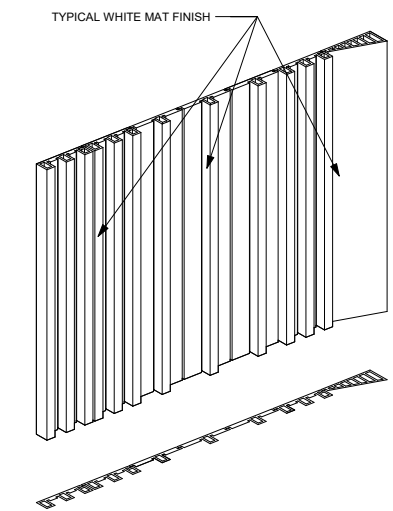
1. TERRACOTTA;  
PROFILE  
COMBINATION A



3. TERRACOTTA;  
PROFILE  
COMBINATION C



2. TERRACOTTA;  
PROFILE  
COMBINATION B



4. TERRACOTTA;  
BATONS

