

## GAGE SOUTH RESIDENCES AND THE UBC EXCHANGE DP SUBMISSION DESIGN RATIONALE

The Gage South Residences and the UBC Exchange are linked developments located at the intersection of Student Union Boulevard and Westbrook Mall. The site is a key component of the University Boulevard Precinct. The “big idea” for the development of this site is the marriage of transit and student living in a mixed-use environment.

### UBC EXCHANGE

The UBC Exchange will be the point of arrival for approximately 20,000 people daily travelling to the campus on various bus routes. The alighting platform is located adjacent the new Aquatic Centre from which students will circulate primarily to the southwest to destinations on campus. The disembarking platforms are located south of the arrivals area where the bus exchange forms a major space on axis with the new SUB and new MacInnes Field. The passenger areas will be weather protected with a steel, wood and glass canopy system. Pedestrian lighting will be integrated into the canopy system and overall bus lighting will be provided using an overhead cable and festoon lighting strategy.

East of the alighting platform is a bus layover facility, the roof of which forms the ground plane for the Gage Residences. The layover facility will be lighted, ventilated and acoustically treated in a manner that results in no impact on the housing above.

### GAGE RESIDENCES

The Gage Residences will provide more than 600 beds to students in varying configurations of beds, including single, double and quadruple arrangements. A new Micro Unit will be included which provides a kitchen, bathroom, sleeping, and study area in a space of 140 square feet.

The residences are arranged in four, interconnected blocks. The massing strategy breaks up the extent of the building into modules of varying heights ranging from 5 to 12 storeys above the podium level. Elevator and stair cores are located at the links between the buildings with natural light provided to internal corridors at these points in the plan. Common facilities are located at podium level along the north edge of the complex with direct access to outdoor activity areas on the podium roof.

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Ground level animation is provided around the project through the main entry lobby, ground oriented townhouses for students with families and a Collegium on the corner. The southeast section of the layover facility, where there is insufficient depth for townhouses, will house a galley or commercial retail space.

#### BUILDING MATERIALS

Facade materials under investigation include brick, in both UBC white and Pennsylvania Ironspot, insulated metal panel systems, insulated concrete panel systems, and window wall with vision glass and metal or spandrel glass panels. The overall approach to the building elevations is to allow the variation of unit types to be revealed on the exterior through the expression of solid and void surfaces. This strategy is divergent from recent residential projects at UBC where there is no recognition of internal use in the design of facades. This approach will lead to a richer, more residential appearance to the architecture.