



UBC SOUTH CAMPUS | LOT 6 | WESBROOK

Application | DP Submission

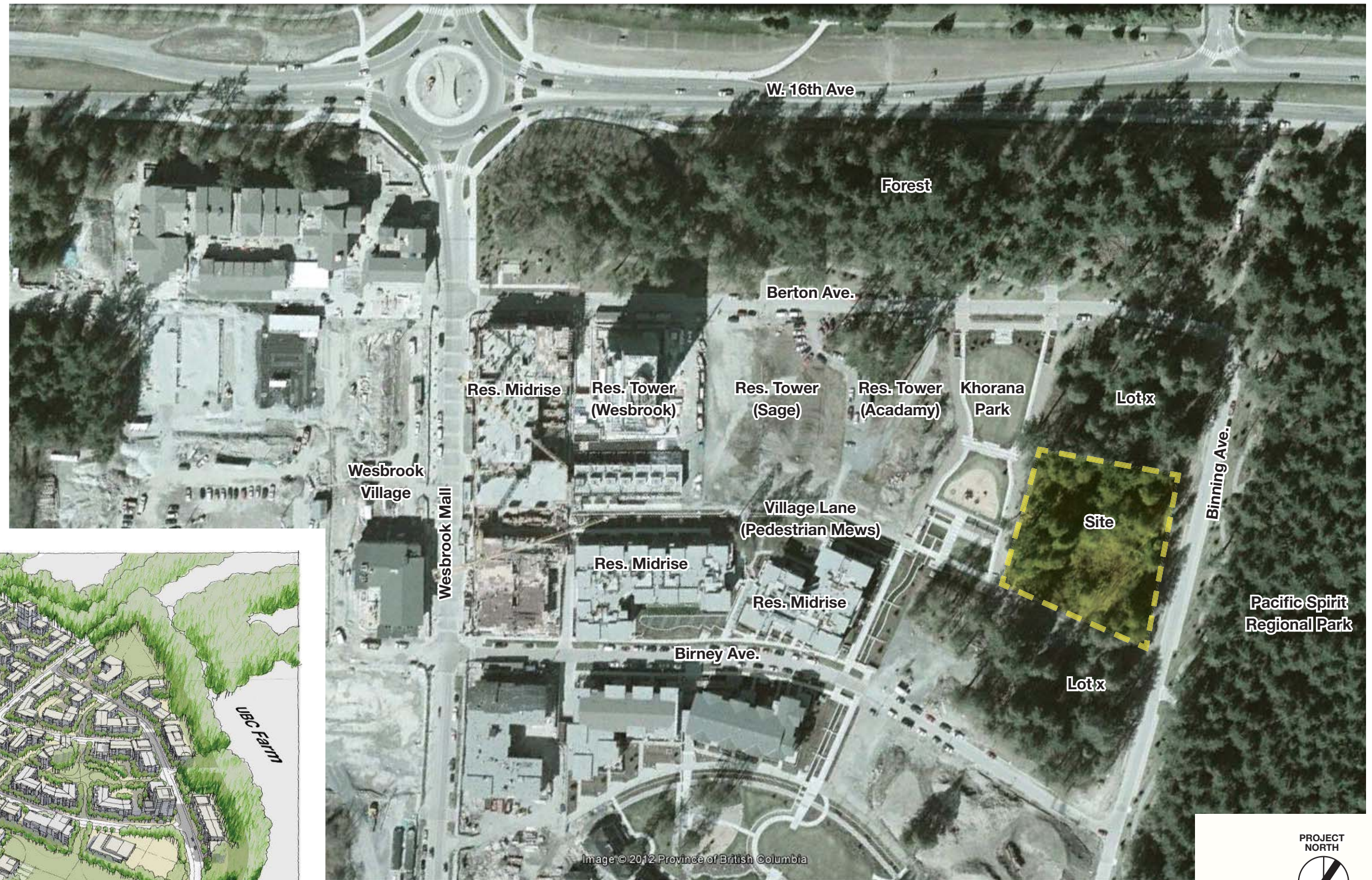
BINNING ROAD, UBC

Submitted on Behalf of Wall Financial Corporation
by IBI/HB Architects to the University of British Columbia
Date: January 31st 2013

Context & Master Plan

The Wesbrook Neighbourhood plan has at its core a village centre of retail shops topped with offices and residences, surrounded by residential focused developments that for the most part take the form of midrise buildings. Along the North East and Eastern edge of the neighbourhood, a series of towers are envisioned. At this time, "the Wesbrook" and "Sage" have been built and the next tower "Academy" is under construction. Lot 6, which is our site, will be the first tower built along the Eastern edge of the neighbourhood; it also forms a focal point for pedestrians walking along the Village Lane, which runs from the village centre to Khorana Park, at which point it turns slightly to run along the Southern border of our property before joining the forest trails of the Pacific Regional park to the East.

The site is bounded by Binning Avenue & the forest to the East; Lot 5 (A future tower project) to the North; Khorana Park to the West and the Village Lane and a string of future tower parcels to the South.

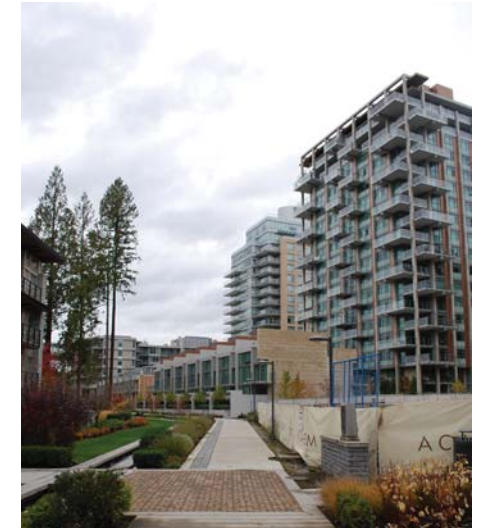


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Context Photos



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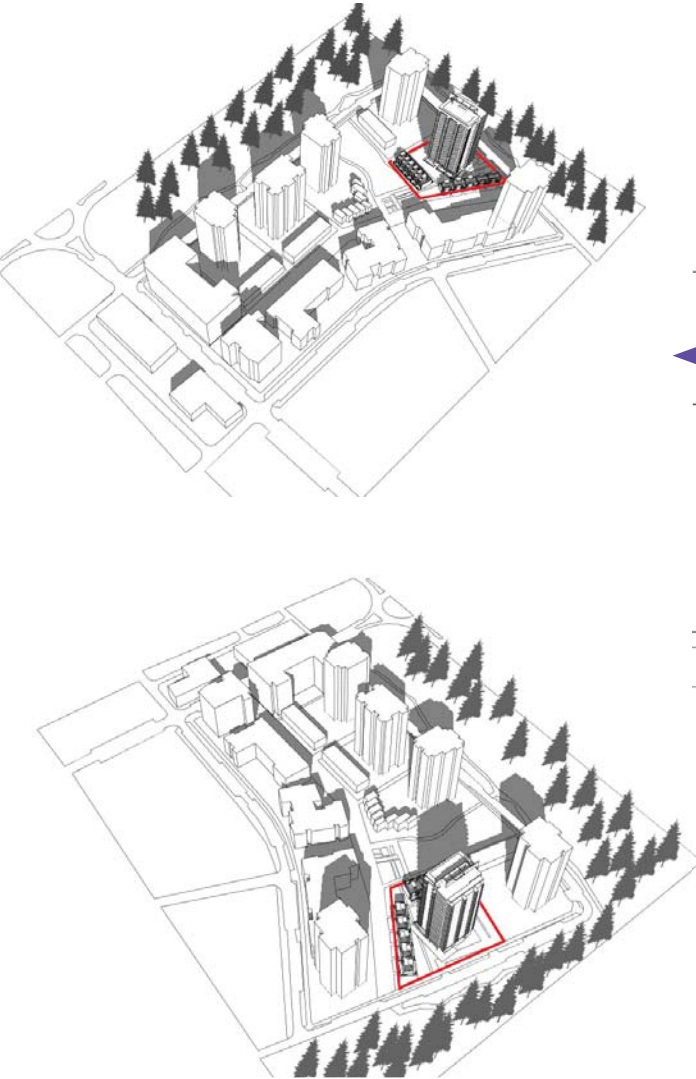
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Context & Building Orientation Rationale

The Three Existing towers have set up a rhythm of North - South & East - West Oriented towers that align with the Street Grid. This Rhythm helps to give interest to the street and avoid the creation of a monotonous repetitive series of towers. Lot 6 Seeks to continue this sequence with the assumption that towers along Binning will also vary in their orientation. The Shape of the sites along Binning also allow for ample separation between towers providing ample view of the forest beyond.

The Tower in this orientation seeks to be a focal point when viewed from the Village Lane. An architectural canvas that enhances the natural splendor that surrounds it.



Architectural Rationale

Set against the grand backdrop of the Pacific Spirit Park, the Tower of Lot 6 will create a focal point to the promenade of the Village Lane. On axis with the Path, three strong vertical columns stand, referencing the timbers beyond. These concrete columns will have a rough texture with a vertical grain to give the impression of Bark. The Remaining two thirds of the West elevation, wrapping partially to the South West is clad in a concrete grid with horizontal bars extending as solar protection nad to give texture to the facade. The penthouse level is set back with a generous terrace and has a horizontal canopy which references the tree canopy, and engages with the vertical columns on the North West corner.

At grade two varieties of through-unit townhomes are found. The westerly bank of units are deep and skinny while the South facing units are shallow and wide. The townhome at the South West corner of the site is unique, staggering back to transition between clusters and engage this important corner. All units have roof gardens and private underground garages.



3D view looking West (From Park)



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Architectural Rationale

The East side of the elevation opens up exposing the landscape to the street. An ample porte cochere leads to a double height lobby and amenity space, expressed as a glass volume surrounded by columns. A water feature will give a sense of freshness to the arrival zone.



3D view looking North East (from Street)



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Sustainability & Materials

Sustainability

The project will strive for REAP Gold, with an emphasis on Energy & Water. Attention has been given to solar orientation in the design, with the inclusion of Horizontal extrusions above most South & South West Windows. The project will have no more than 50% vision glass and highly insulated walls for portions that are non-glazed, significantly improving the tower's energy efficiency. Bicycle infrastructure is aided by providing ample owner bike parking as well as visitor bike parking both at grade and in the visitor parking zone of the parkade.

Materials

- Concrete (Textured & Smooth)
- Stone (at Base)
- Window Wall
- aluminum and Glass Handrails
- Wood like panels for Boxes at townhomes



West Facing Townhomes



South Facing Townhomes



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Design Policy Compliance

WESBROOK NEIGHBOURHOOD

The project seeks to comply with all UBC Design guidelines for the Wesbrook neighbourhood.

SITING AND ORIENTATOIN

- Trees will be replaced at 1:1 Ratio. Building Sited to integrate with natural topography, using landscape elements to buffer grade

MASSING

- Care has been paid to keep the building light in appearance
- Setbacks between neighbours is generous
- Massing Articulates at the top - with setback for last floor

BUILDING SYLE AND ARCHITECTURE

- Solar orientation considered in design
- Rain protection and water managment considered for West Coast environment
- Low environmental impact thorough choice of material



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IBI Group is a multi-disciplinary consulting organization offering services in four areas of practice: **Urban Land, Facilities, Transportation and Systems.**

We provide services from offices located strategically across the United States, Canada, Europe, the Middle East and Asia.

