

An aerial photograph of the UBC Okanagan Skeena Residence campus, overlaid with a semi-transparent red filter. A white line points to a specific building in the upper right quadrant of the image.

UBC Okanagan Skeena Residence

Preliminary Development Application
21 February 2018

UBC PROPERTIES TRUST **public**

PROJECT STATISTICS

Building Footprint		1160.66sm
Project Boundary		4610.96sm
Site Coverage		25%
Net Floor Area*		4907.05sm
Gross Floor Area		7107.11sm
Building Height	proposed permitted	21.97m 27m
Setbacks		
From external campus borders	proposed permitted	exceeds 30m 30m
From east campus border	proposed permitted	exceeds 6m 6m
From northwest campus border	proposed permitted	exceeds 6m 6m
From arterial roads	proposed permitted	exceeds 6m 6m
Parking Spaces		9
Loading		3
Bicycle Parking Spaces (long term)		56
Bicycle Parking Spaces (long term)		5
Number of Beds/Bedrooms		
Sleeping units		215
Accessible Sleeping Units		5
Cityhomes		4
Number of Unit Sizes		
Sleeping units	215	13.1sm
Accessible Sleeping Units	5	24.0sm
Cityhomes	2	71.6sm
Gross Building Floor Area (by floor)		
Level 600		1195.86sm
Level 500		1195.86sm
Level 400		1195.86sm
Level 300		1195.86sm
Level 200		1185.03sm
Level 100 (100A + 100B)		1138.64sm

*Net floor area has been calculated per the City of Kelowna Zoning Bylaw No. 8000 definition. Exit stairways, corridors, common amenity spaces, and building mechanical spaces have been excluded.

PROJECT TEAM

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DRAWING LIST

DEVELOPMENT APPLICATION SHEETS

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DA1.00	Level 100A + 100B
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A2.0 SERIES - ELEVATIONS

DA2.01	Elevations 1
DA2.02	Elevations 2
DA2.03	Context Elevations

A3.0 SERIES - SECTIONS

DA3.01	Sections
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A4.0 SERIES - PERSPECTIVES

DA4.01	Exterior Rendering
DA4.02	Exterior Rendering

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ISSUES + REVISIONS

NO	DATE	DESCRIPTION
A	Feb 21, 2015	Development Application

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UBCO Skeena Residence

1320 International Mews, Kelowna, BC

PROJECT CODE 1725	STATUS SD
SCALE	DATE 02/21/2018

Project Data

SHEET
DA0.00

WRITTEN DESCRIPTION

Skeena Residence is part of UBC Okanagan’s growth plan to address the need for on-campus student housing. It is a 6-story facility housing with 220 beds for first-year students. Skeena Residence will be located on “Site 4” adjacent to the existing Purcell and Nicola Residences and will include modified traditional bedrooms (2 bedrooms sharing a bathroom) as well as standard housing amenities including house lounges, informal study space and laundry facilities. Two cityhomes (2 bedroom townhouses) will be included in the project, offering accommodation for visiting faculty or staff.

DESIGN RATIONALE AND POLICY COMPLIANCE

Social Sustainability

Skeena Residence creates a connected and safe community with a design that supports a variety of social, cultural and extra-curricular educational activities at a variety of scales. At the campus scale the design completes the Commons’s northwest corner and will support large campus gatherings. At the precinct scale Skeena extends the space of International Mews to the north and links to future residence building sites. At the building scale the design provides a series of shared activity spaces on the ground floor for use by the entire building. Finally at the scale of the floor the design provides lounge and study spaces for social and educational activities.

Socialization and interaction for what will be primarily first year users is encouraged with a sequence of social spaces that animate entries as well as primary vertical and horizontal circulation routes. Archetypal porches, foyers, and living rooms are available to all building users while a finer grain of spaces cater to floors for smaller scale groupings of people.

Crime Prevention through Environmental Design (CPTED) principles have been a primary consideration in the building massing. All residents will be use the primary entry which faces the Commons and International Mews. All shared activity spaces overlook the entry and International Mews to foster the greatest possible passive surveillance over the public realm. Based on SHHS’ experience and existing residence feedback, all interior circulation is via double loaded corridors to provide the greatest connectivity between all residents.

Active and healthy lifestyles are promoted by the design in multiple ways. First pedestrian connections to International Mews and the Commons are with at grade access to facilitate universal access and easy movement of bicycles. The indoor bicycle storage is accessed from the porch immediately adjacent to the main entry. Stairways have been designed to be to be the attractive, primary mode of vertical circulation. The elevator is located so it is a secondary mode of vertical circulation.

Universal accessibility has been addressed with the south and north entry levels being directly accessible to International Mews without the need for steps. The city homes are also directly accessible to International Mews. Loading to service areas is via a west door with no intermediary steps.

Urban Design

From an urban design perspective the design completes the Commons’ northwest corner and will support large campus gatherings. Build-to alignments have been made with Nicola House to the south to extend the street wall fronting the Commons. Skeena has been sited as close a viable to the south continue the street wall as well as aligning its main entry aligns with Purcell’s International Mews entry path.

Skeena is higher than the two neighbouring residences. To bring visual harmony to the ensemble of buildings, Skeena’s recessed entry canopy aligns with the north end of Nicola Residence. Skeena’s southern elevation makes a material change at datum that references Purcell house.

Precinct Identity

Skeena reinforces the identity of the precinct with a building length that is consistent with the adjacent residences. Vertical articulation is introduced at mid-length of the east and west elevations to manage scale and make internal circulation and shared spaces legible.

The prevailing tripartite composition of Purcell is reinforced in Skeena with a masonry base, vertically oriented fenestration and a top that is registered with a material density change and exaggerated parapet coping. A lighter shade of the grey mineral composite panel used on Purcell wraps Skeena in an expressive horizontal lapped siding that evokes the vineyard rows found throughout the region. In contrast to Purcell and Nicola Residences, Skeena is a building that will primarily be viewed obliquely rather than orthogonally across the Commons. The exaggerated lapping creates a strong play of light and shadow when viewed from a close distance that will interact with the region’s summer sun. Chromatically the grey references UBC Earth and is contrasted with UBC Ochre, a second mineral composite panel used extensively at window frames, recesses, soffits and coping. The ochre accentuates all entries and areas of vertical circulation. It will also be used as an interior colour for the stairs to ensure they are expressive and lively spaces.

The landscape treatment along International Mews will feature drought tolerant species and contrast the more formal commons “green”.

Student Life and CPTED Performance

All outdoor programming space is at grade to concentrate activities at the main entry and International Mews. Overlooking the Commons is a south facing covered site seating and bollards reminiscent of giant pebbles extracted from the site to encourage staying space at grade. There is a ranged of covered and uncovered thermally absorptive seating, appropriately lit, and suitable for summer, fall and winter use.

Campus Connectivity

Skeena features a front door and covered porch that integrates the building with International Mews. The porch is double height and opens directly on to a fully glazed shared space in order to be seen from the approach from the Commons and campus core to the south. All servicing is accessed from the north end of the building away from line of site from International Mews to minimize conflicts.

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UBCO Skeena Residence

1320 International Mews, Kelowna, BC

PROJECT CODE	STATUS
1725	SD
SCALE	DATE
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Description, Design Rationale, Policy Compliance

SHEET
DA0.01

GREEN BUILDING CERTIFICATION

The Skeena Residence at the UBC Okanagan campus is being designed to achieve the international Passive House standard, as maintained by the Passive House Institute (PHI) in Darmstadt.

The Passive House standard prioritizes reduction of GHG emissions in operations by radically reducing heating energy consumption, and by trimming consumption of domestic hot water and other systems. The standard also requires design emphasis on comfort, durability and simplified operations.

The PHI Building Certification includes the following measures:

- a. Retention of a PHI-accredited Building Certifier at the onset of the design process.
- b. Early-stage discussions with PHI and the Building Certifier regarding unique aspects of this project, include the possible use of a district energy system.
- c. A comprehensive Design Stage Review (DSR) by the Building Certifier prior to construction. Once this review is satisfactorily completed, the Building Certifier will issue an assurance letter stating the project is capable of achieving the PHI standard.
- d. On-site verification of construction quality, airtightness testing, and ventilation commissioning.
- e. A Post-Construction Assessment (PCA) by the Building Certifier. Once all aspects of construction have been verified to the approved design, the Certifier will register the building and issue a plaque on behalf of Passive House Institute.

The design team is also pursuing green building strategies beyond the Passive House standard. These include:

1. Prioritizing Low Carbon Construction and Operations

- a. One sustainability workshop has taken place and one more is planned for the Design Development phase.
- b. Two mechanical systems are being modelled in order to determine optimal efficiency for the project: 1. Stand-alone heating/cooling plant; 2. Low temperature district energy system (LDES) are currently being costed by the construction manager to determine their financial feasibility.
- c. Ensuring that HVAC systems are sized appropriately, providing efficient operation and meeting livability expectations over the full range of operating conditions.
- d. Completing appropriate thermal comfort studies to ensure spaces will be thermally comfortable using the most up to date current and future climate files available. Providing vestibules at the major building entry.
- e. Using wood as structural system for floors 2 to 6 as a strategy to reduce embodied carbon.

2. Minimizing Campus Electrical Supply and Demand

- a. Installing infrastructure for future PV installation.
- b. Creating a flat roof with no roof mounted equipment to maximum solar access and design for a future Solar PV array loading.
- c. Designing for electrical peak load management.

3. Minimizing Potable Water Use

- a. Achieving a Minimum Indoor Water Use Reduction of 35% (based on LEEDv4 indoor water use credit calculations).
- b. Installing low flow plumbing fixtures including toilets, showers, urinals and sinks.
- c. Favouring native or adapted plants for landscape in order to reduce irrigation needs. Providing deep beds to absorb rainwater. Achieving a minimum Outdoor Water Use Reduction of 50% (based on LEEDv4 outdoor water use credit calculation (option2)).
- d. Using efficient irrigations systems with smart irrigation controllers.
- e. Striving to use rainwater or grey water capture and storage for irrigation purposes to match water quality with water demand.

4. Managing Rain Water in compliance with Integrated Rainwater Management Plan

- a. Adhering to the UBCO Integrated Rainwater Management Plan and providing facilities to manage drainage from the site at the levels determined within the Plan.
- b. Using green infrastructure wherever possible to reduce piping, provide campus amenity and consider the natural ecosystems present on campus (eg. rain gardens, bio swales). A purple pipe system is currently being costed by the construction manager to determine its financial feasibility.
- c. Following recommendations of upcoming geotechnical investigation to determine subsurface conditions and condition of the slopes immediately adjacent to the site.
- d. Managing all rainwater as close to source as possible by replicating the hydrologic condition (infiltration, runoff, and evapotranspiration) of the campus based on historic, natural, and undeveloped ecosystems on campus by managing rainwater on site.
- e. Integrating visually and physically accessible rainwater features into the site in an aesthetically pleasing way to provide a landscape amenity.

5. Applying Best Practice in Landscape Development

- a. Using only plants that are non-invasive and appropriate for site conditions, climate, and design intent in order to improve landscape performance and reduce resource use.
- b. Restoring appropriate plants and plant communities native to the ecoregion of the site in order to contribute to regional diversity of flora and provide habitat for native wildlife.
- c. Using vegetation and reflective materials to reduce heat islands and minimize effects on microclimate and on human and wildlife habitat.
- d. Designing, building, and maintaining sites to manage fuels to reduce the risk of catastrophic wildfire in accordance with UBC's Okanagan Campus Wildland Fire Management Plan both on site and in adjacent landscapes and developed areas.
- e. Planning for sustainable maintenance of the site.

6. Selecting and Managing Materials to Minimize Environmental Impact

- a. Maximizing building products and materials that have improved life cycle impacts. Reducing the quantity of finish materials and taking advantage of raw material, (eg swiss pearl, concrete masonry units) qualities as much as possible.
- b. Minimizing use of building products and materials that use and generate harmful substances.
- c. Striving to avoid building products that contain ingredients from the Cascadia Green Building Council's Red List.
- d. Embracing transparency on campus and in the market place: call for building materials ingredient disclosure.
- e. Using low emitting interior finish materials including: paints, adhesives & sealants and composite wood (based on LEED v4 Low-emitting materials)

7. Reducing Construction and Operational Waste

- a. Achieving a minimum 75% recycling of construction waste. Submitting Waste tracking forms and Waste Management Plan, Waste Tracking forms and Waste Diversion Report to UBC.
- b. Coordinating with campus waste management strategies.
- c. Designing operational facilities (e.g. recycling spaces, access and loading inside and in the north loading area) necessary to optimize solid waste diversion during operation according to the

8. Campus Design Guidelines.

- a. Providing Bike Facilities including indoor and outdoor bicycle storage to Promote Sustainable Transportation
- b. Providing exterior bike racks and interior long-term bike storage for residents to support and encourage biking to, from and around campus.

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	02/21/2018

Green Building Certification

SHEET
DA0.02

PHOTOS



1. Site looking north



2. Site looking south



3. Looking north on International Mews



4. Looking north across Commons



5. Looking west towards site



6. Existing parking at garbage facility at south



7. Looking east towards Purcell and Nicola from west slope



8. Nicola Residence

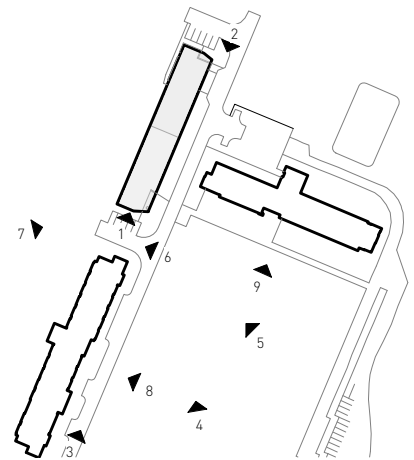


9. Purcell Residence

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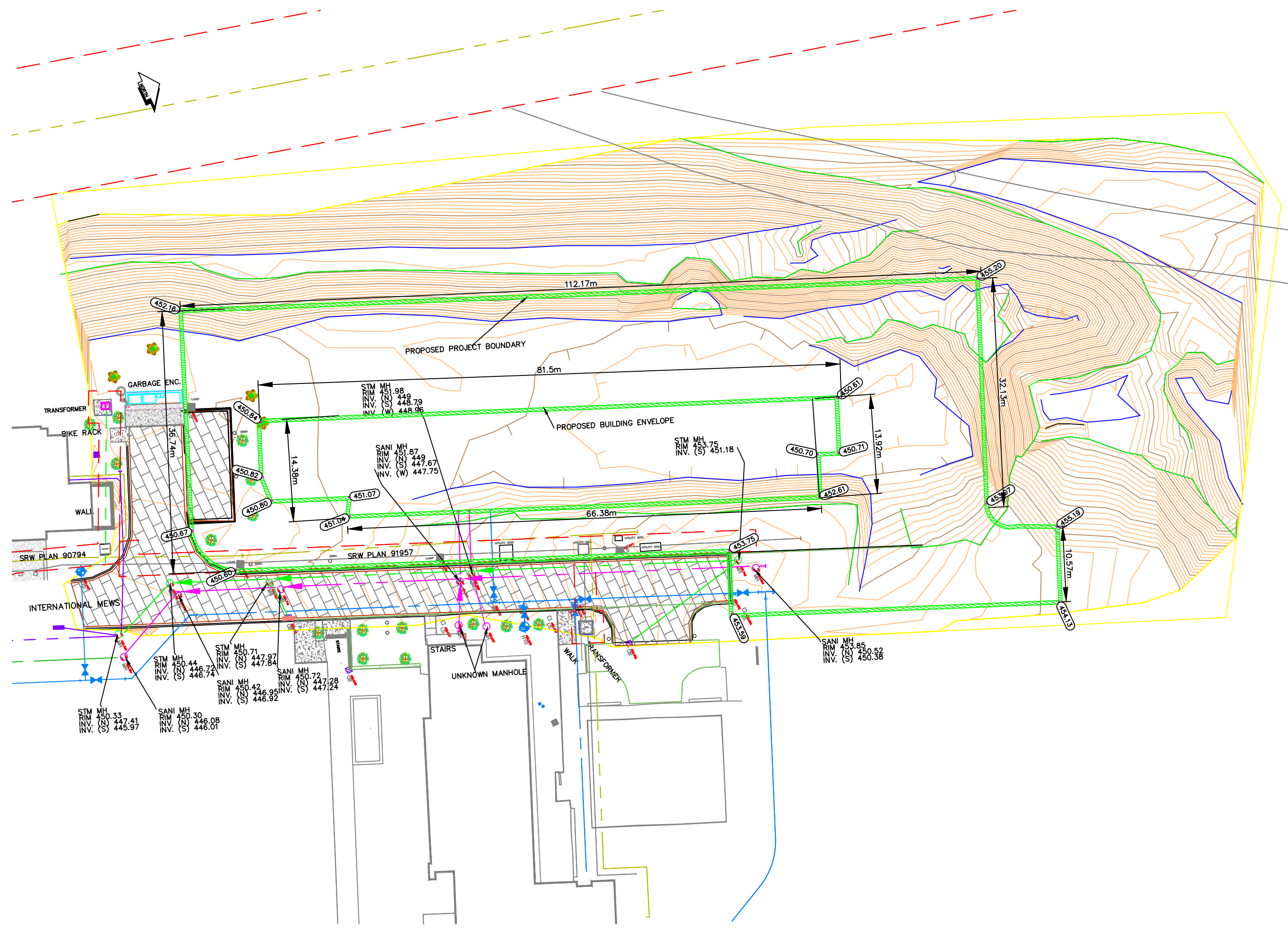
**UBCO Skeena
Residence**

1320 International Mews, Kelowna, BC

PROJECT CODE 1725	STATUS SD
SCALE 1" = 300'-0"	DATE 02/21/2018

Photos

**SHEET
DA0.03**



LEGEND

EXISTING	
	EX. LEGAL LINE
	EX. LEGAL R.O.W. & EASEMENT
	EX. TOP OF SLOPE
	EX. TOE OF SLOPE
	SANITARY MANHOLE
	STORM MANHOLE
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	CATCH BASIN
	SIGN
	GEO VALVE

NO.	DATE	REVISION	DR.

OKANAGAN SURVEY
 DESIGN LTD.

15883 BARKLEY ROAD LAKE COUNTRY, BC
 1.250.861.5656
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DRAWN:	JE
CHECKED:	EM
SURVEY:	AS
SURVEY FILE:	16-146
DRAWING FILE:	17-127 2000-UBCO Comm...ns.dwg
CORRESPONDENCE:	DAVE P.
GRID:	NAD83
DATE:	02.20.2018
SCALES:	1:500 VERTICAL

UBC PROPERTIES TRUST
 1320 INTERNATIONAL MEWS

OSDC PROJECT No.
17-127

DRAWING No.
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SHEET No.	REV. No.
1	0

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**UBCO Skeena
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1320 International Mews, Kelowna, BC

PROJECT CODE	STATUS
1725	SD
SCALE	DATE
1" = 160'-0"	02/21/2018

Context Plan

SHEET
DA0.05

C:\Users\neil\Documents\1725 UBCO Skeena Building_Central_neil96280.rvt

2018-02-21 5:14:20 PM

1 Context Plan

1" = 160'-0"



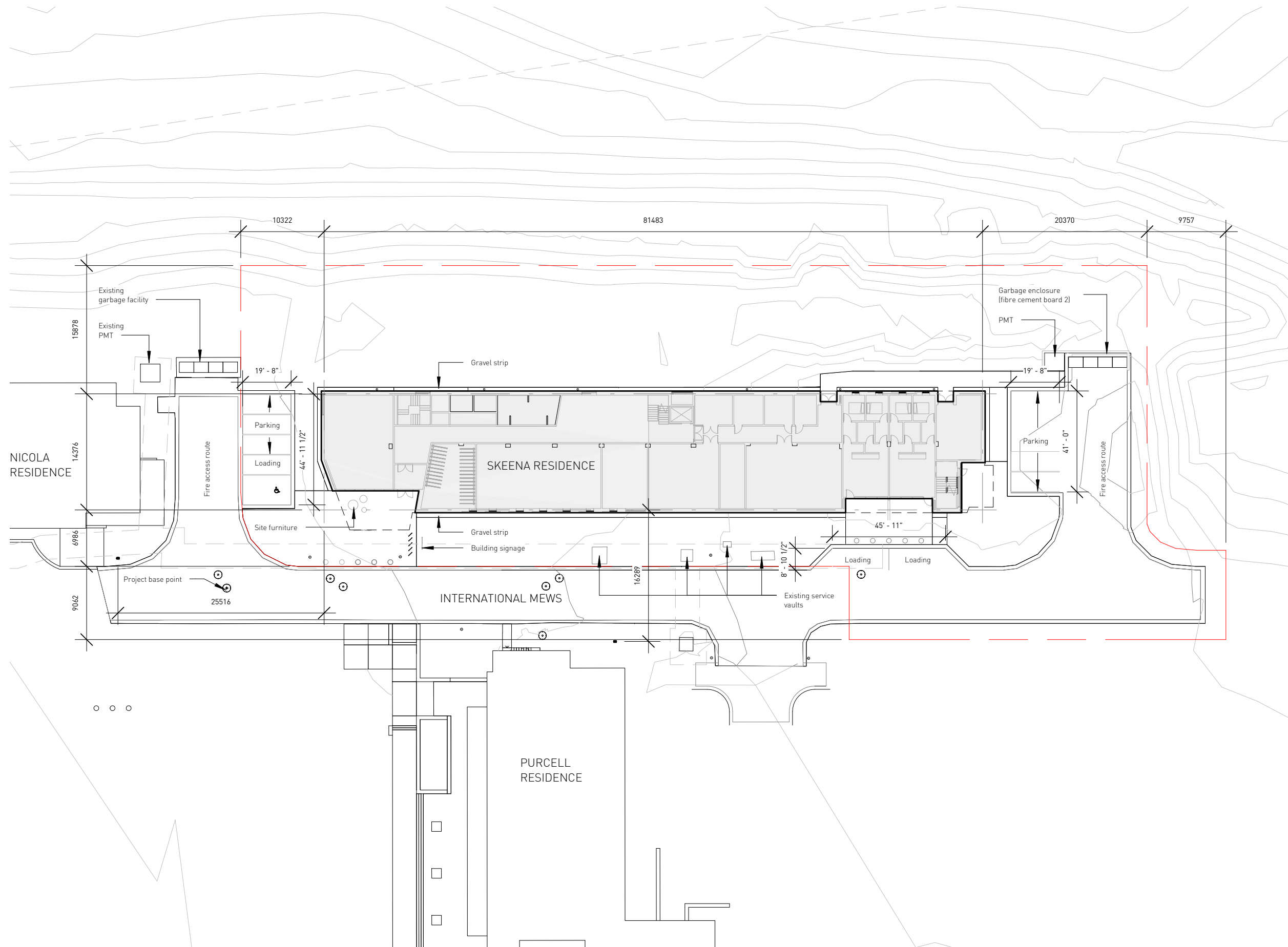
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LEGEND

- Project Boundary
- Easement
- Hydrant
- Bicycle rack
- Bollard
- Street light
- ⊕ Manhole



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As indicated	02/21/2018

Site Plan
SHEET
DA0.06

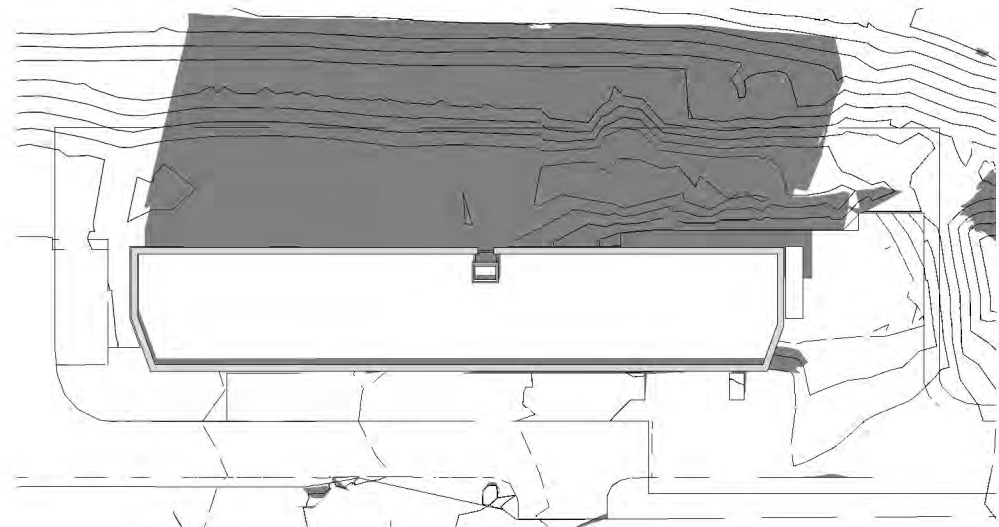



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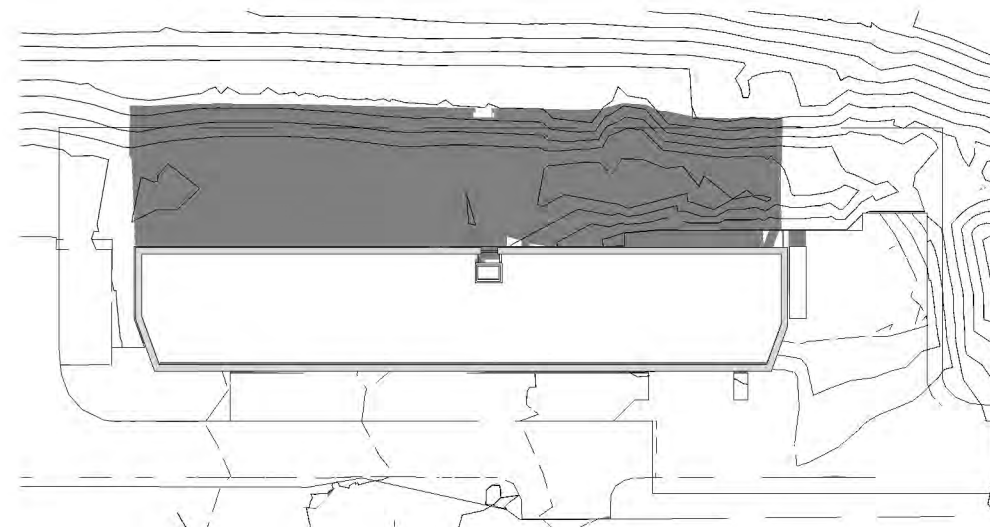
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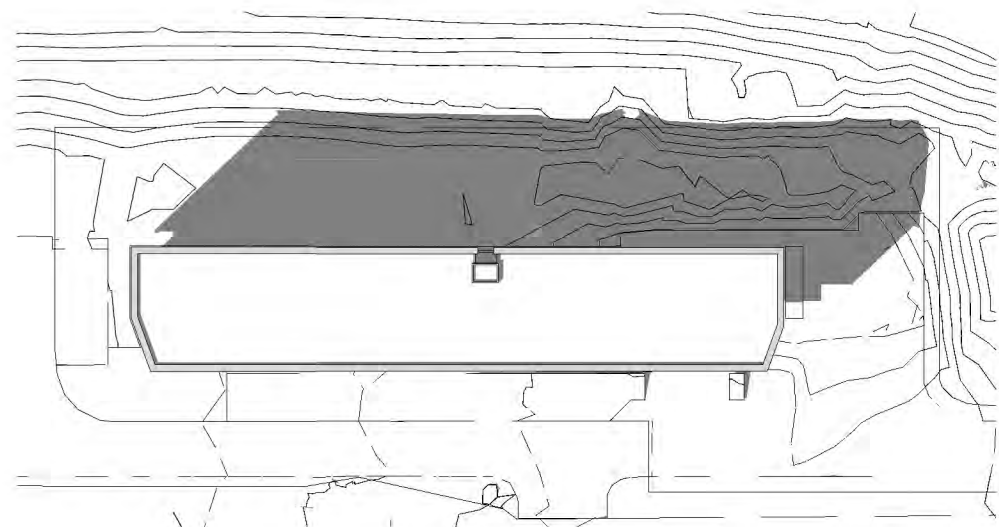
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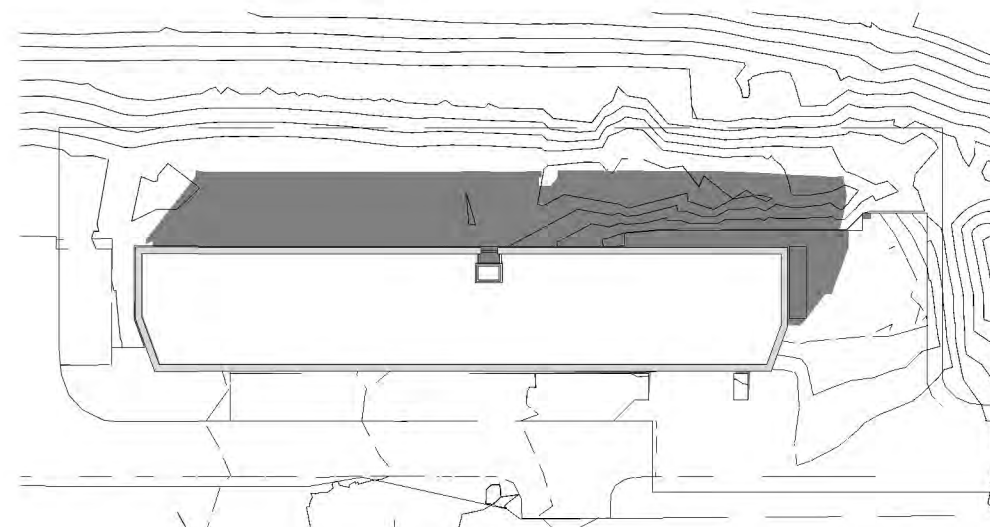
1 Spring 10am
1" = 80'-0" 



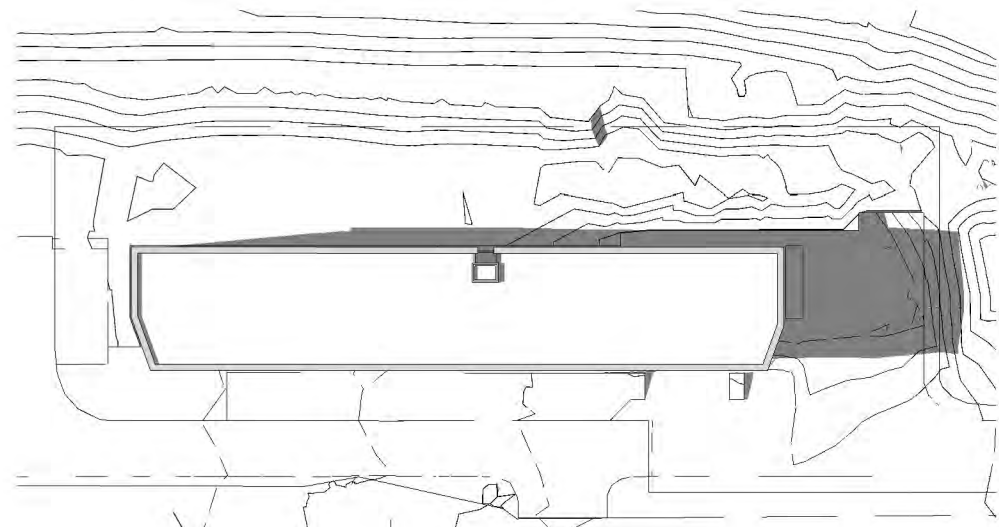
4 Summer 10am
1" = 80'-0" 




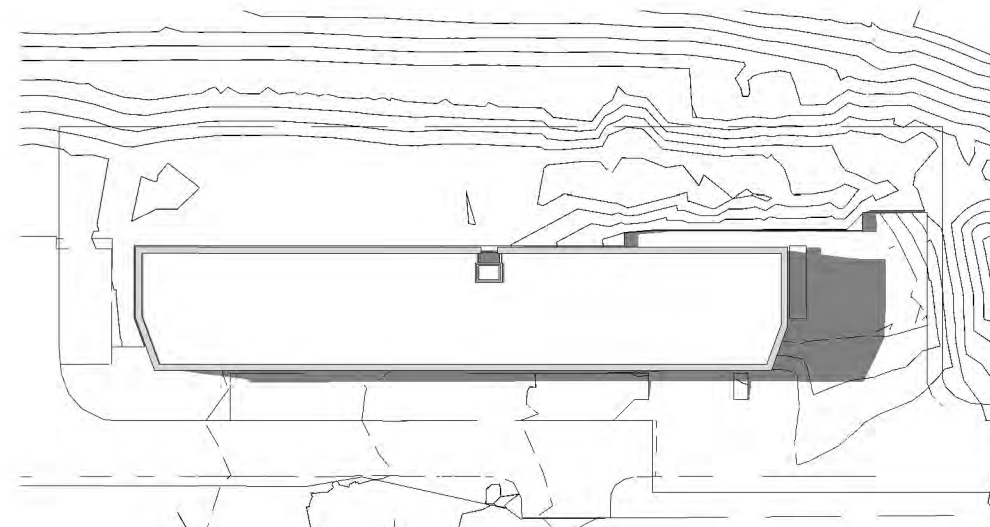
2 Spring 12pm
1" = 80'-0" 



5 Summer 12pm
1" = 80'-0" 



3 Spring 2pm
1" = 80'-0" 



6 Summer 2pm
1" = 80'-0" 

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Shadow Analysis

SHEET
DA0.07



1: EXTERIOR LIGHTING PLAN

- 1.1 Exterior lighting design will follow UBC Okanagan Campus Lighting Guidelines.
- 1.2 All exterior lighting will be provided by solid state LED sources meeting the following requirements:
 - 1.2.1 Lighting system efficiency – 75% or higher
 - 1.2.2 Initial lamp efficacy – 100 lumens per watt or higher
 - 1.2.3 Certified LM80 or US DOE Lighting facts calculated L70 lifespan in excess of 50,000 hours.
 - 1.2.4 Color Rendering Index – 70 or greater
 - 1.2.5 Color Temperature – 3000K
 - 1.2.6 Primary Voltage – 120 Volts
 - 1.2.7 Durability – IP 65 waterproof, rated for outdoor use, and higher thermal heat dissipation properties.
 - 1.2.8 Ease of Maintenance – Submit samples for review and approval by UBC Okanagan Campus maintenance to confirm access to all service components.
 - 1.2.9 Luminaire Optical Design – luminaire design shall incorporate appropriate shielding to limit view to direct lamp images, luminaire optical design shall meet the luminaire classification system of three composite (BUG) ratings of Backlight, Uplight, and Glare (<10% to frontlight very high FVH, <10% to backlight very high BVH, and 0% uplight high UH).
 - 1.2.10 Fixture driver(s) and LED module(s) upgradeable and replaceable – embedded LED fixtures will not be used.
- 1.3 Exterior lighting will be robust, vandal-resistant mainly pole mounted to illuminate building exterior, walkways, roadways, and parking lot. Luminaires will have “dark sky” friendly full cut-off optics. Full cut-off optics will ensure there is no light trespass onto neighboring properties or lost into the sky.
- 1.4 Shared Pedestrian and Service Lane
 - 1.4.1 There are three existing 150W High Pressure Sodium (HPS) post-top luminaires mounted on 4.5m posts installed along International Mews. The existing HPS luminaires will be upgraded to LED and new LED post-top luminaires will be added to meet UBCO Lighting Design Guidelines.



- 1.4.2 Illuminance (Horizontal) 10 lux
- 1.4.3 Illuminance (Vertical) N/A
- 1.4.4 Uniformity 8:1
- 1.5 Secondary Pedestrian Routes
 - 1.5.1 Lighting will be provided by LED post-top luminaires mounted on 4.5m posts. Proposed luminaire is the Selux Saturn Cutoff LED.
 - 1.5.2 Illuminance (Horizontal) 20 lux
 - 1.5.3 Illuminance (Vertical) 5 lux
 - 1.5.4 Uniformity 4:1
- 1.6 Primary Building Entrances
 - 1.6.1 Lighting will be provided by either wall mounted luminaires or canopy lighting.
 - 1.6.2 Illuminance (Horizontal) 20 lux
 - 1.6.3 Illuminance (Vertical) 8 lux
 - 1.6.4 Uniformity 10:1
- 1.7 Secondary Building Entrances
 - 1.7.1 Lighting will be provided by either wall mounted luminaires or canopy lighting.
 - 1.7.2 Illuminance (Horizontal) 15 lux
 - 1.7.3 Illuminance (Vertical) 5 lux
 - 1.7.4 Uniformity 6:1

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1320 International Mews, Kelowna, BC

PROJECT CODE	STATUS
1725	SD
SCALE	DATE
	02/21/2018

Lighting Plan
 SHEET
DA0.08

CPTED

Crime Prevention through Environmental Design (CPTED) principles have been a primary consideration in the building massing. All residents will be use the primary entry which faces the Commons and International Mews. All shared activity spaces overlook the entry and International Mews to foster the greatest possible passive surveillance over the public realm. Based on SHHS' experience and existing residence feedback, all interior circulation is via double loaded corridors to provide the greatest connectivity between all residents.

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CPTED

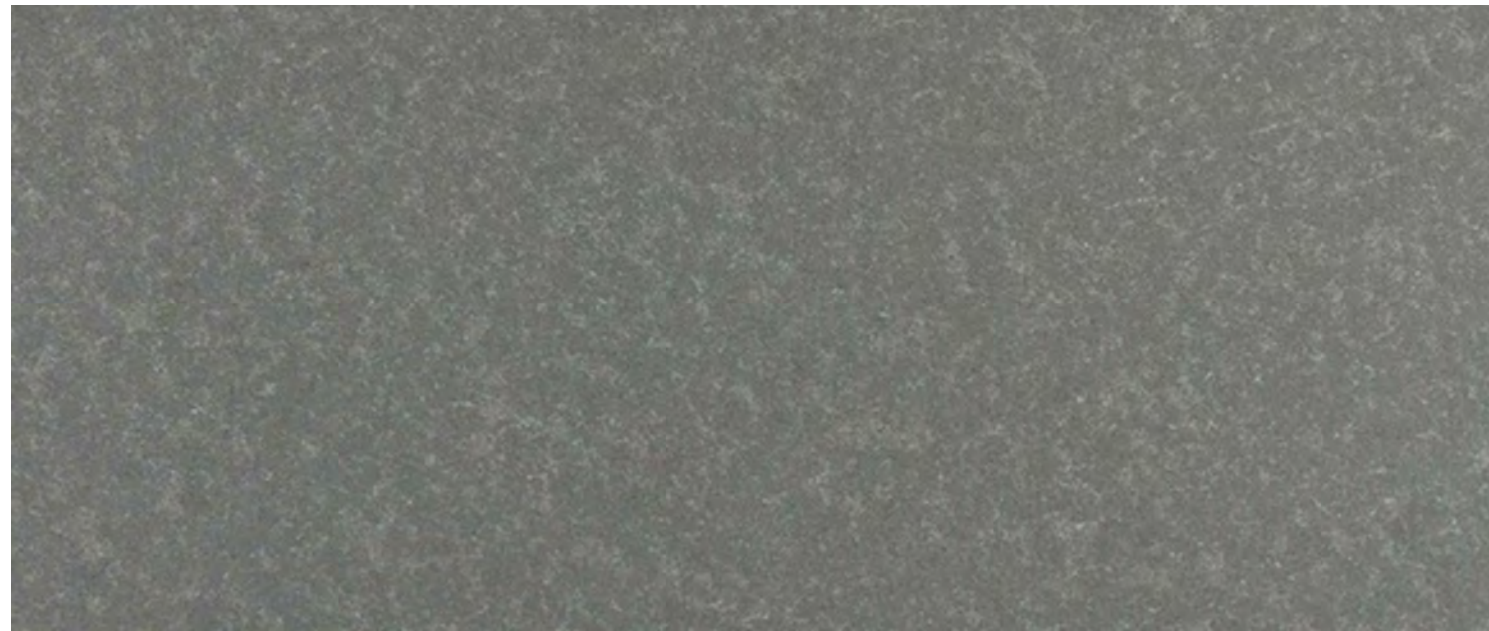
SHEET
DA0.09

MATERIALS

The prevailing tripartite composition of Purcell is reinforced in Skeena with a masonry base, vertically oriented fenestration and a top that is registered with a material density change and exaggerated parapet coping. A lighter shade of the grey mineral composite panel used on Purcell wraps Skeena in an expressive horizontal lapped siding that evokes the vineyard rows found throughout the region. In contrast to Purcell and Nicola Residences, Skeena is a building that will primarily be viewing obliquely rather than orthogonally across the Commons. The exaggerated lapping creates a strong play of light and shadow when viewed from a close distance that will interact with the region's summer sun. Chromatically the grey references UBC Earth and is contrasted with UBC Ochre, a second mineral composite panel used extensively at window frames, recesses, soffits and coping. The ochre accentuates all entries and areas of vertical circulation. It will also be used as an interior colour for the stairs to ensure they are expressive and lively spaces.

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Fibre cement board 1



Fibre cement board 2



Ground face cmu



PT1



PT2

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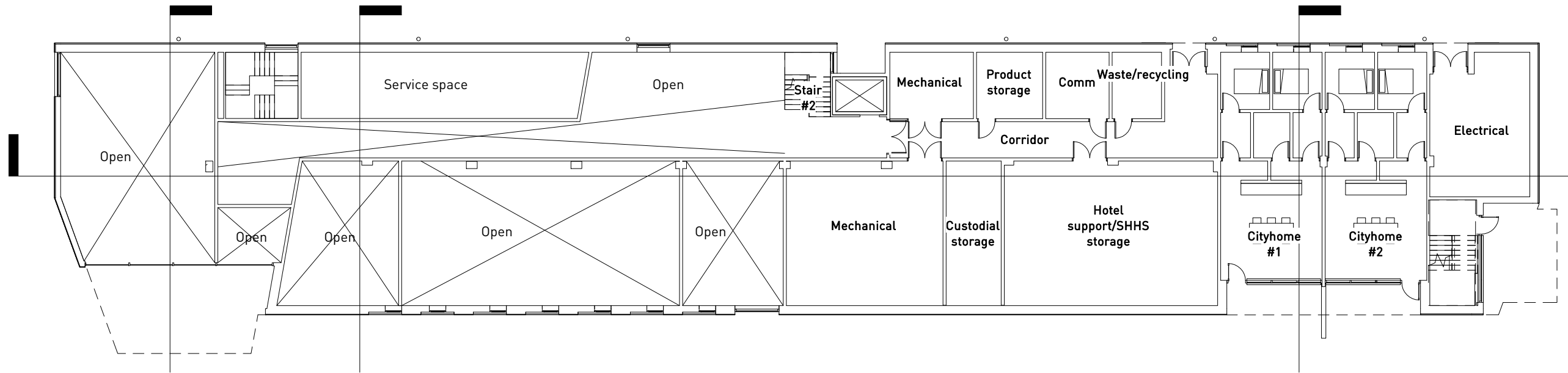
Materials

SHEET
DA0.10

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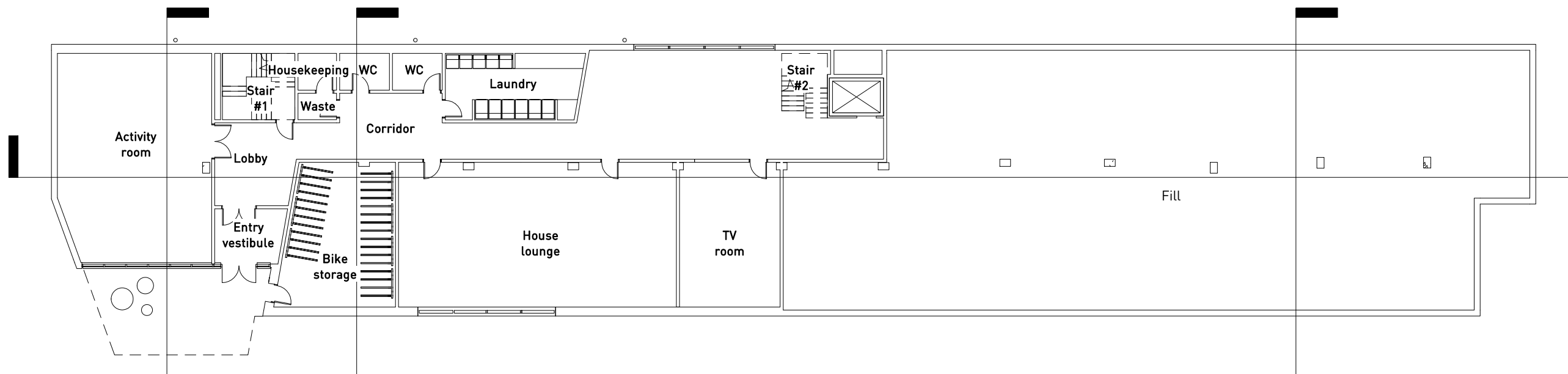
ISSUES + REVISIONS

NO	DATE	DESCRIPTION
A	Feb 21, 2015	Development Application



1 Level 100B Development Application

3/64" = 1'-0"



2 Level 100A Development Application

3/64" = 1'-0"



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1725	SD
SCALE	DATE
3/64" = 1'-0"	02/21/2018

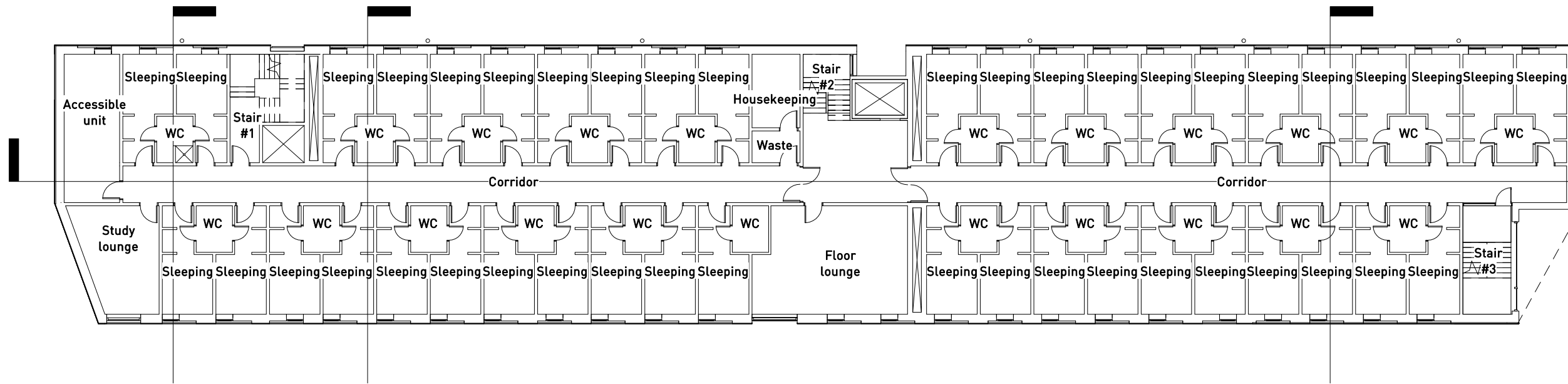
Level 100A + 100B

SHEET
DA1.00

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ISSUES + REVISIONS

NO	DATE	DESCRIPTION
A	Feb 21, 2015	Development Application



1 Level 200 Floorplan Development Application

3/64" = 1'-0"



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PROJECT CODE	STATUS
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3/64" = 1'-0"	02/21/2018

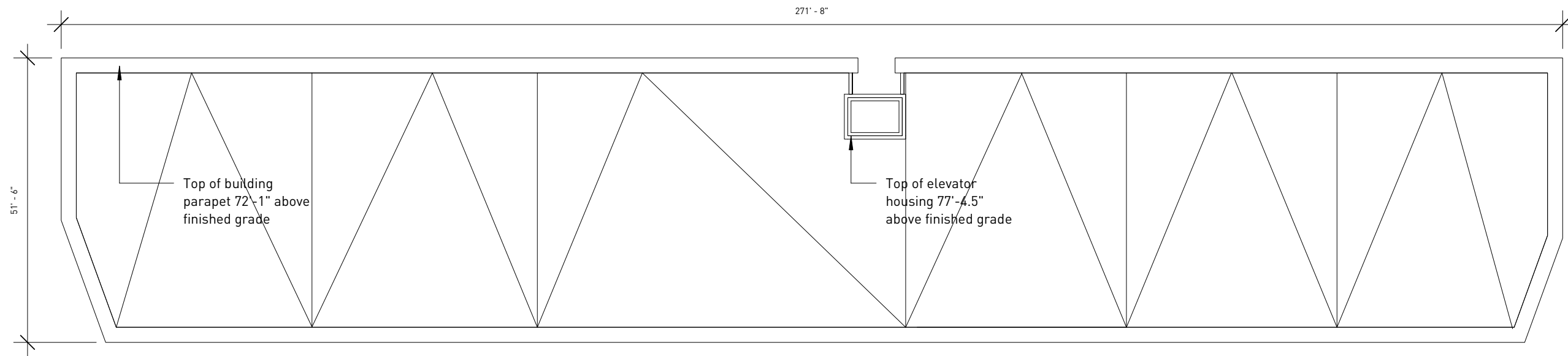
Level 200

**SHEET
DA1.01**

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NO	DATE	DESCRIPTION
A	Feb 21, 2015	Development Application



1 Roof Plan Development Application



3/64" = 1'-0"

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Roof Plan






SHEET
DA1.02

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ISSUES + REVISIONS

NO	DATE	DESCRIPTION
A	Feb 21, 2015	Development Application

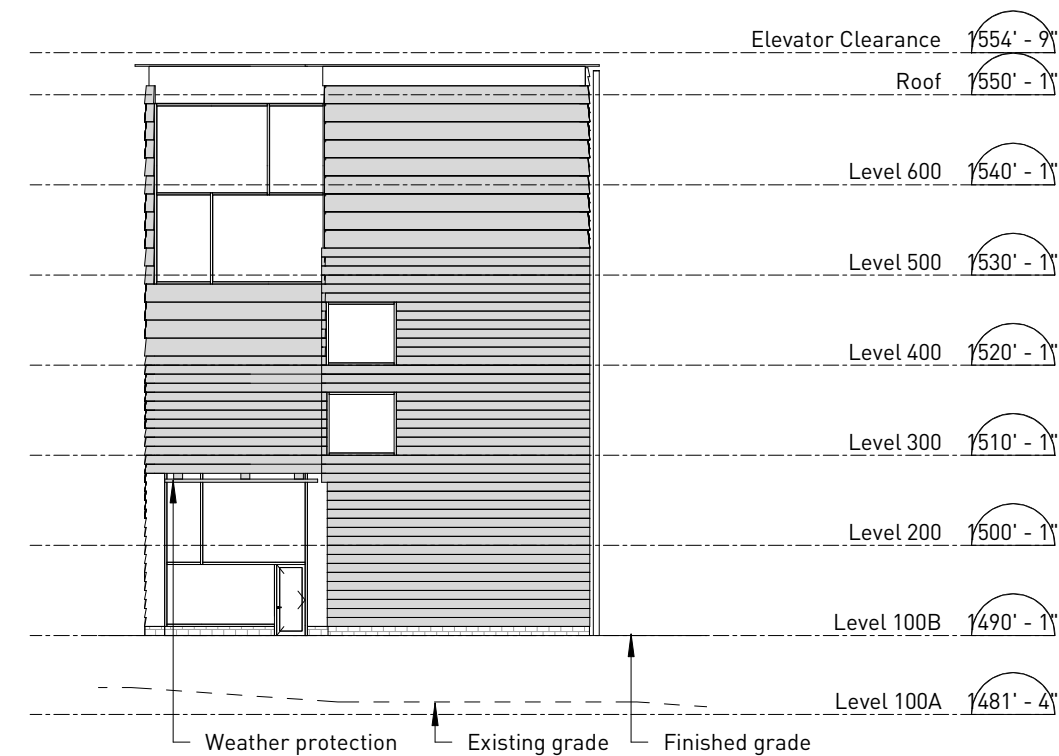
ELEVATION MATERIAL LEGEND

-  Fibre cement board 1
-  Fibre cement board 2
-  Ground face cmu
-  Prefinished metal PT2
-  Thermally broken glazing



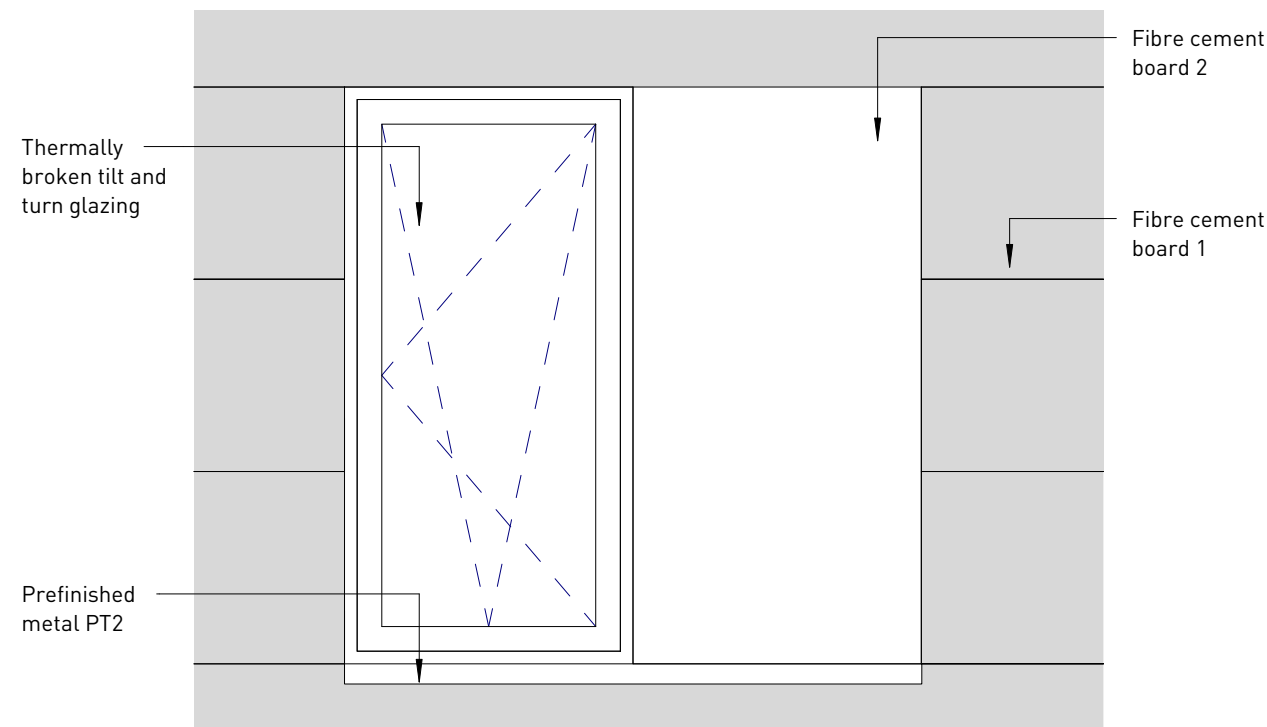
1 East Elevation Development Application

3/64" = 1'-0"



2 North Elevation Development Application

3/64" = 1'-0"



3 Typical Sleeping Room Window

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SCALE	DATE
As indicated	02/21/2018

Elevations 1

SHEET
DA2.01


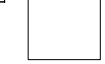



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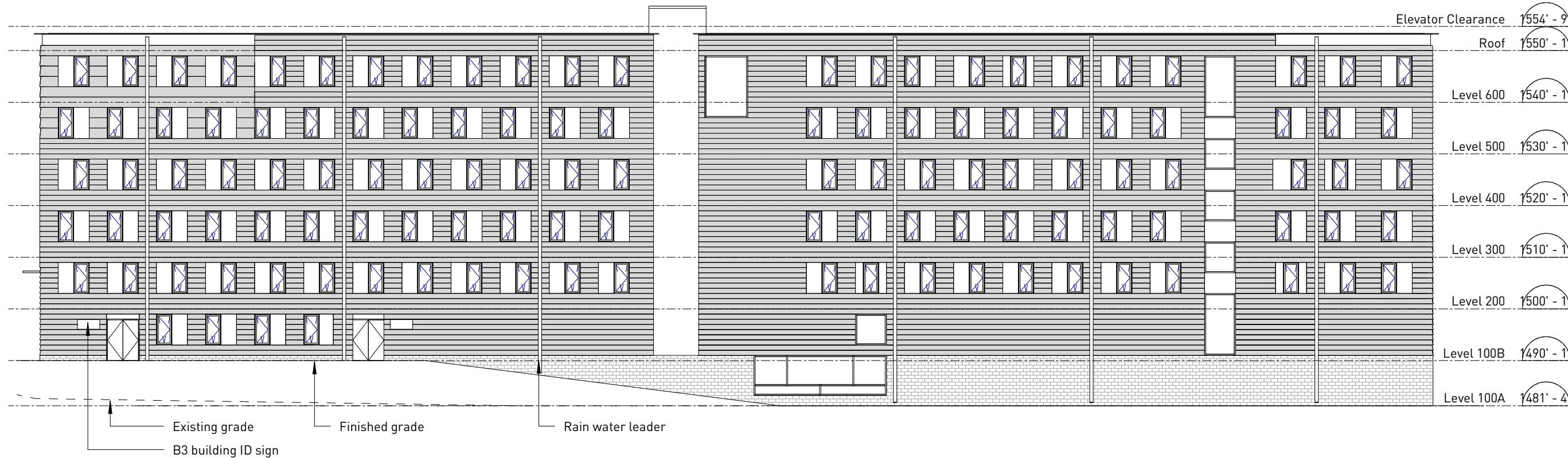
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NO	DATE	DESCRIPTION
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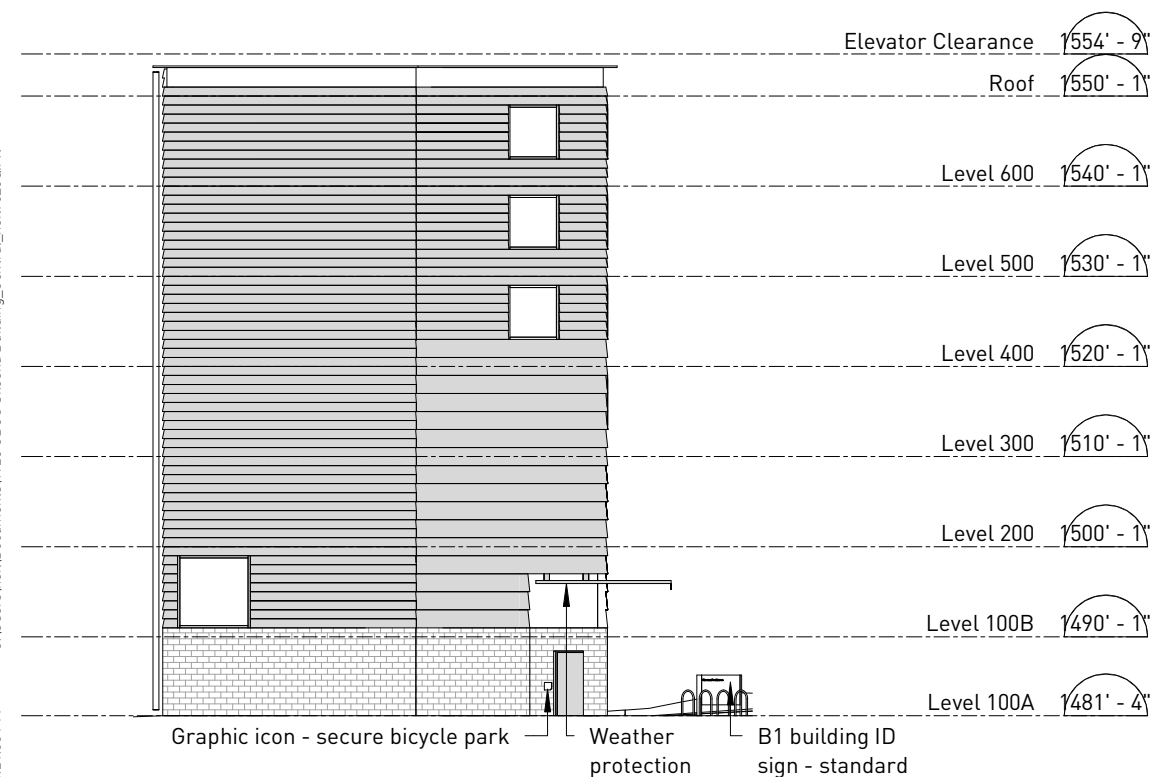
ELEVATION MATERIAL LEGEND

-  Fibre cement board 1
-  Fibre cement board 2
-  Ground face cmu
-  Prefinished metal PT2
-  Thermally broken glazing



1 West Elevation Development Application

3/64" = 1'-0"



2 South Elevation Development Application

3/64" = 1'-0"

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Elevations 2

SHEET
DA2.02

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NO	DATE	DESCRIPTION
A	Feb 21, 2015	Development Application

ELEVATION MATERIAL LEGEND

-  Fibre cement board 1
-  Fibre cement board 2
-  Ground face cmu
-  Prefinished metal PT2
-  Thermally broken glazing

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Context Elevations

SHEET
DA2.03



1 Context Elevation East

1" = 40'-0"

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2 Context Elevation South

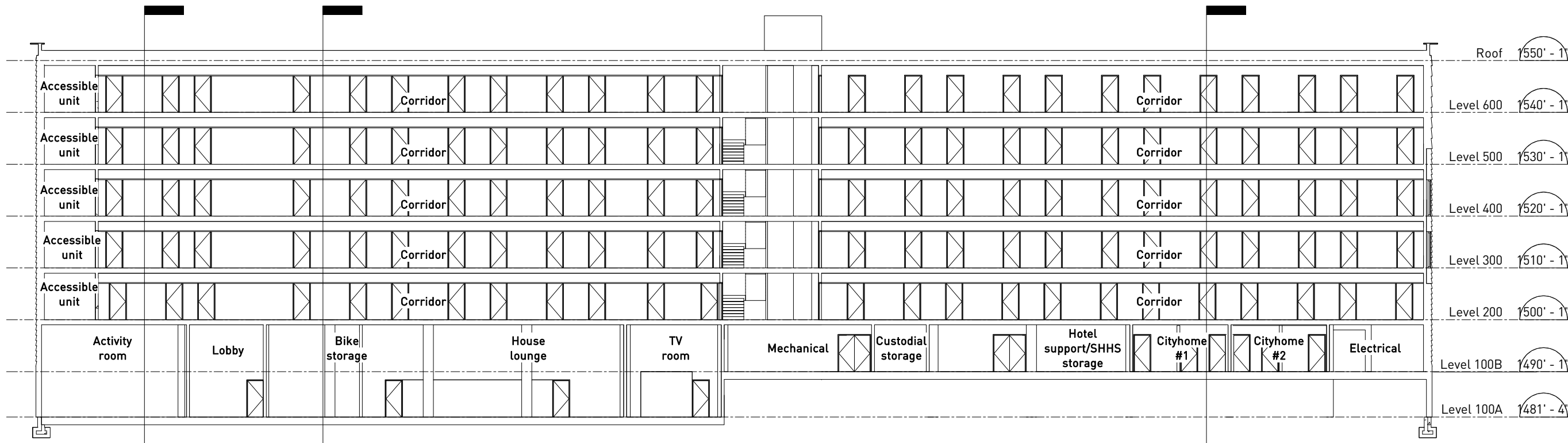
1" = 40'-0"

2018-02-21 6:22:15 PM

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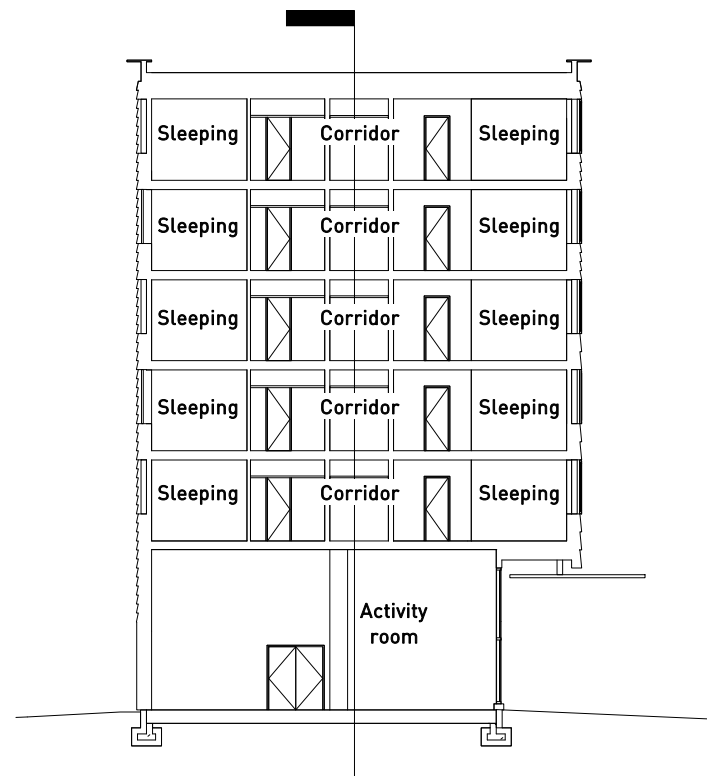
ISSUES + REVISIONS

NO	DATE	DESCRIPTION
A	Feb 21, 2015	Development Application



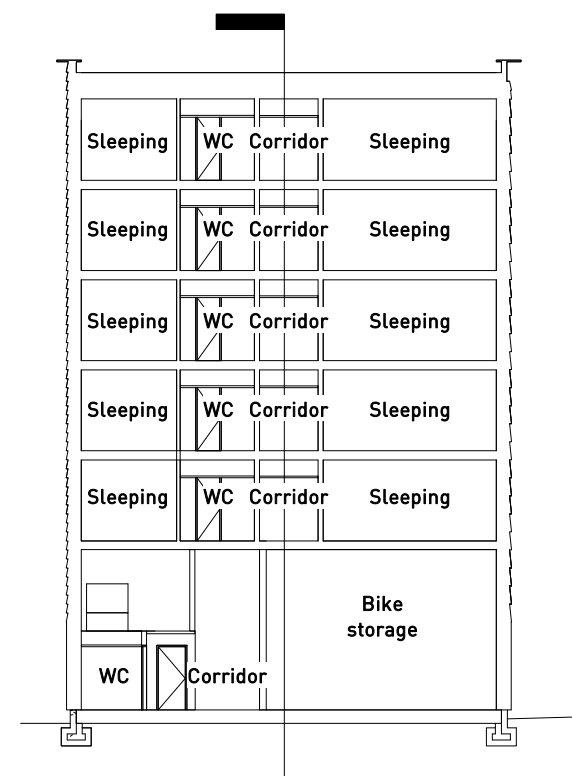
1 Long Section Development Application

3/64" = 1'-0"



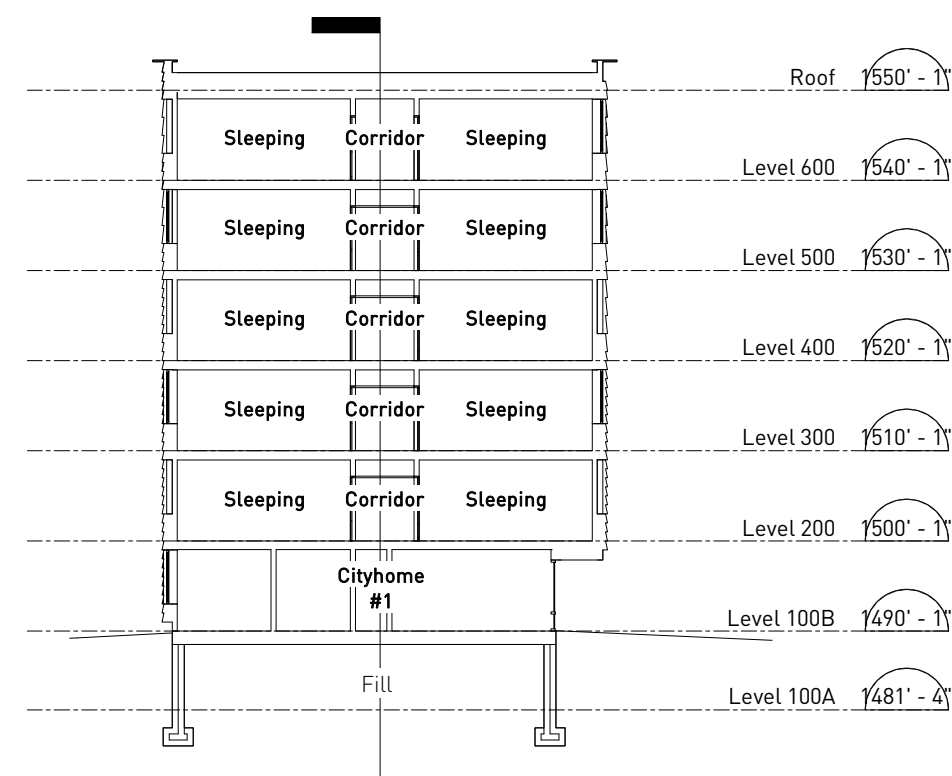
2 Cross-Section Thru Activity Room DA

3/64" = 1'-0"



3 Cross-Section Thru Bike Storage DA

3/64" = 1'-0"



4 Cross-Section Thru Cityhomes DA

3/64" = 1'-0"

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3/64" = 1'-0"	02/21/2018

Sections

SHEET
DA3.01

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Exterior Rendering

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DA4.01

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Exterior Rendering

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