

# UBCO ICI - PART B (SECTIONS 11 - 17)



**DD REPORT**

13 April 2021

UBCO ICI  
DD Report | 13 April 2021



UBC PROPERTIES TRUST

**HCMA**

KIERANTIMBERLAKE

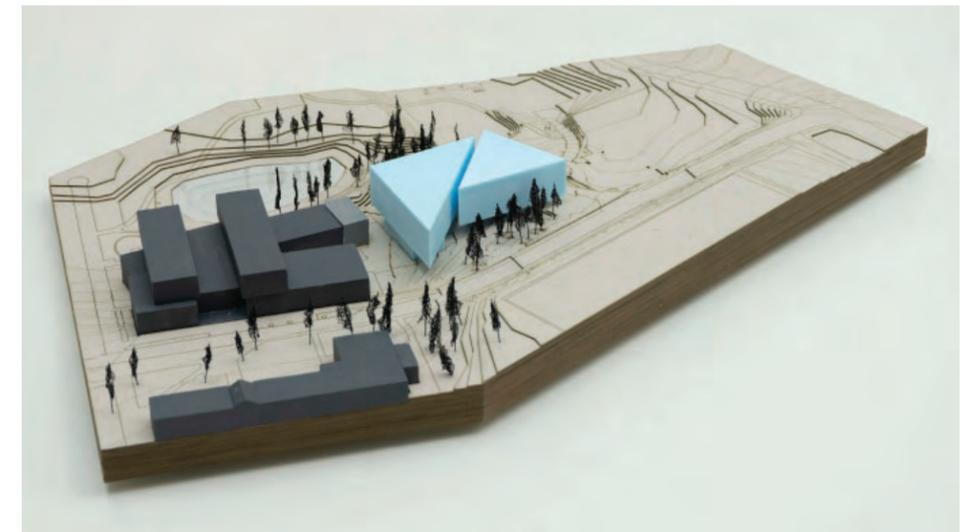
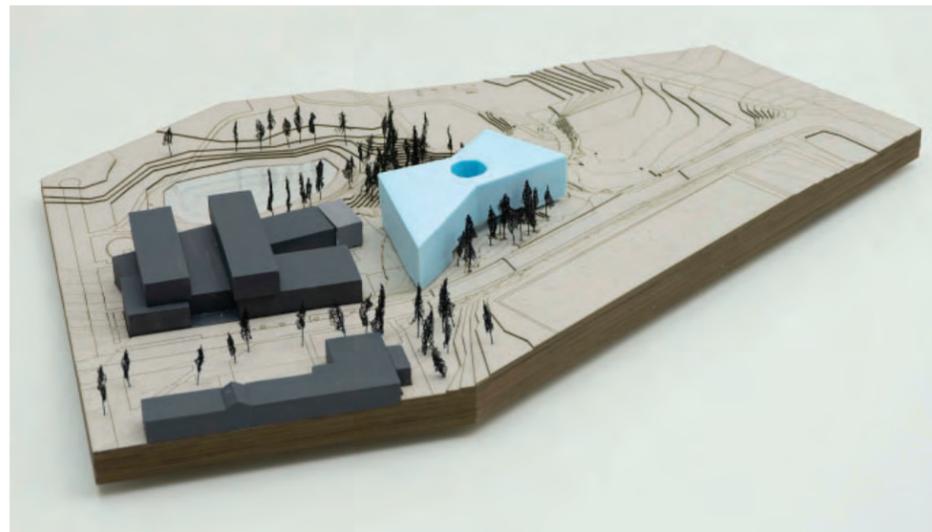
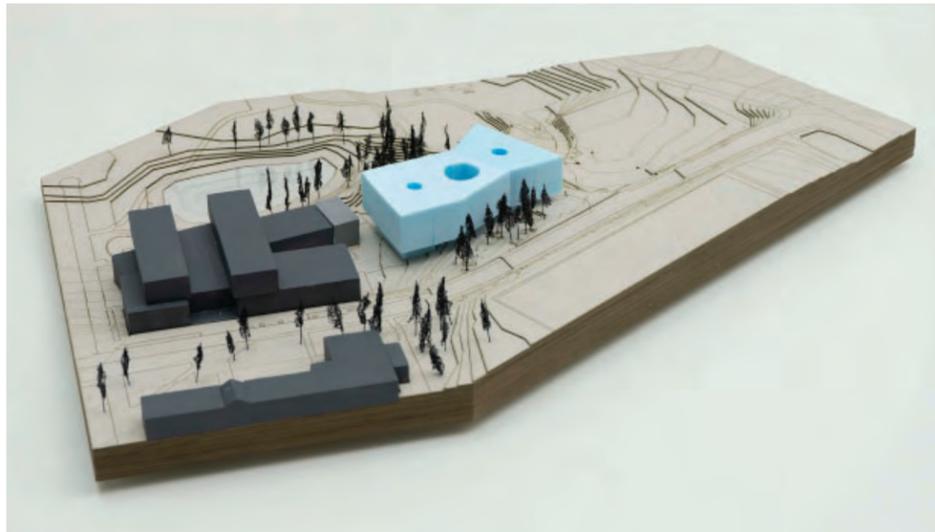
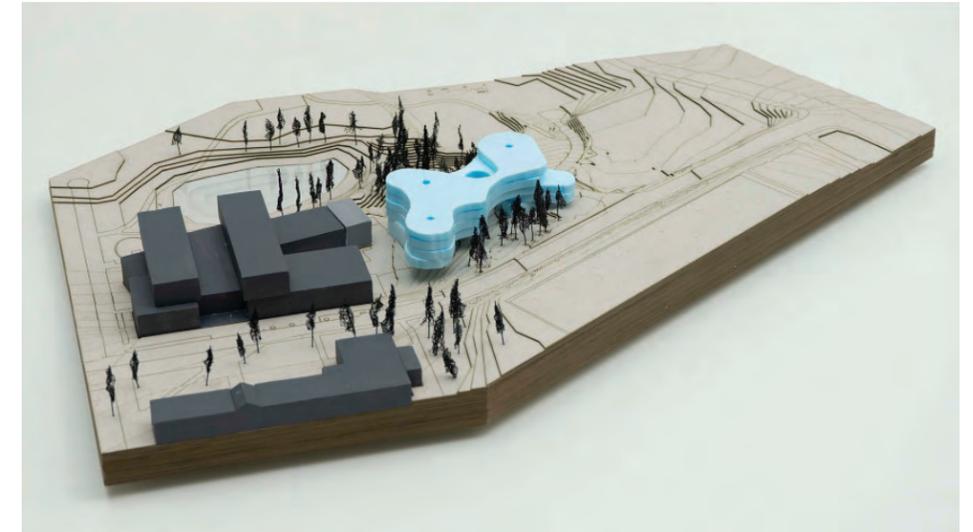
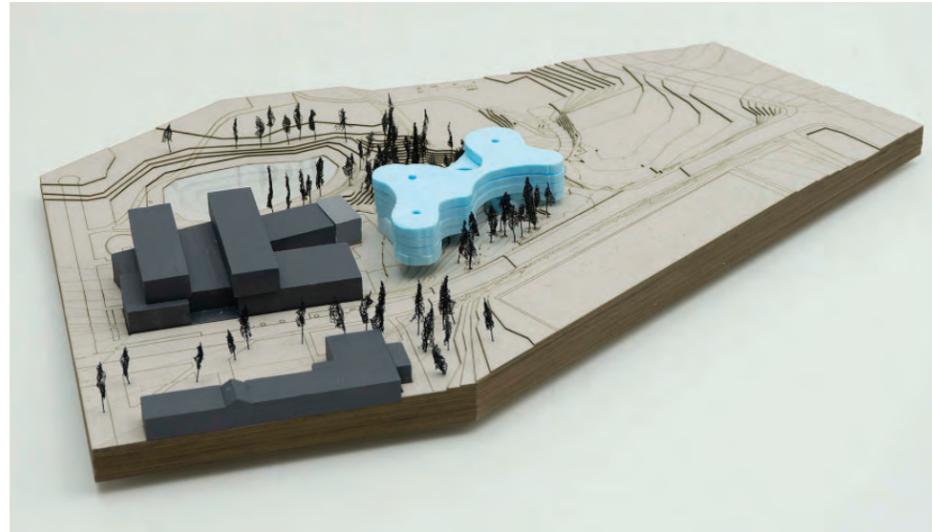
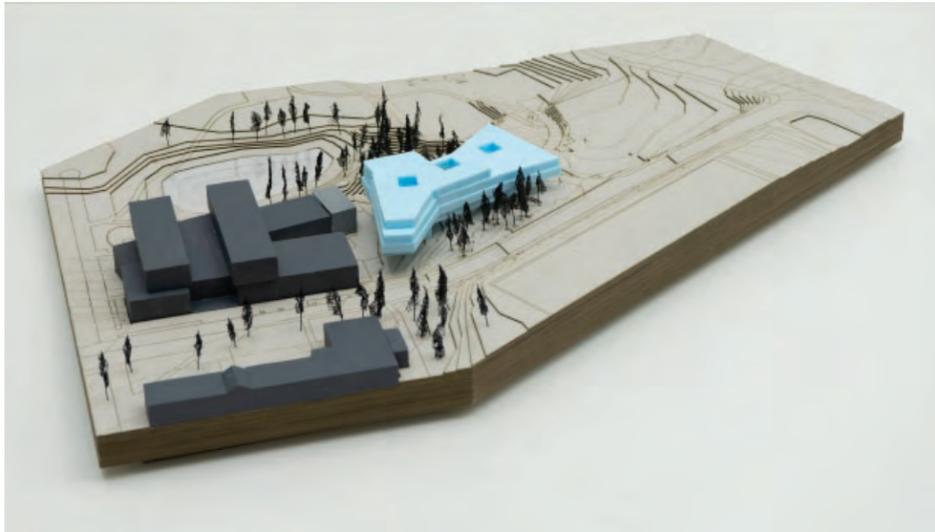
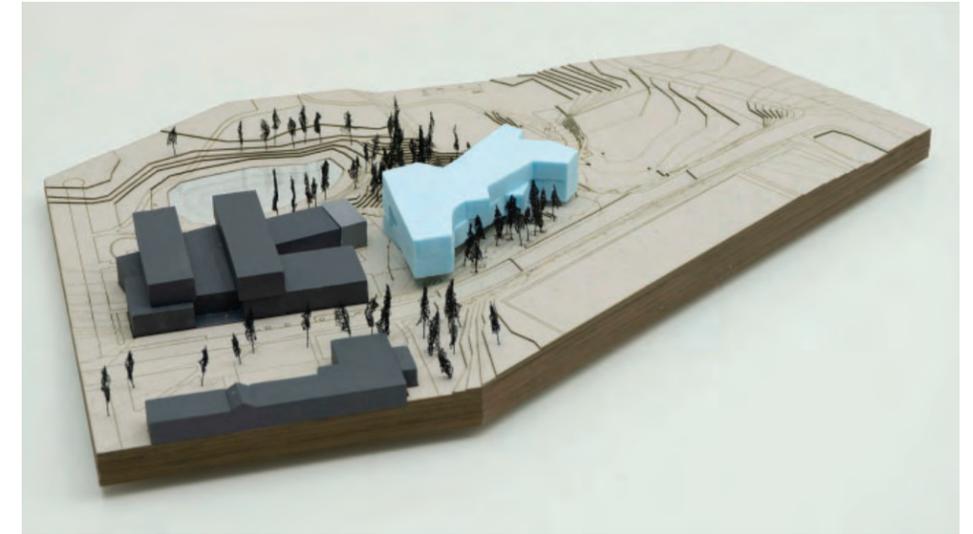
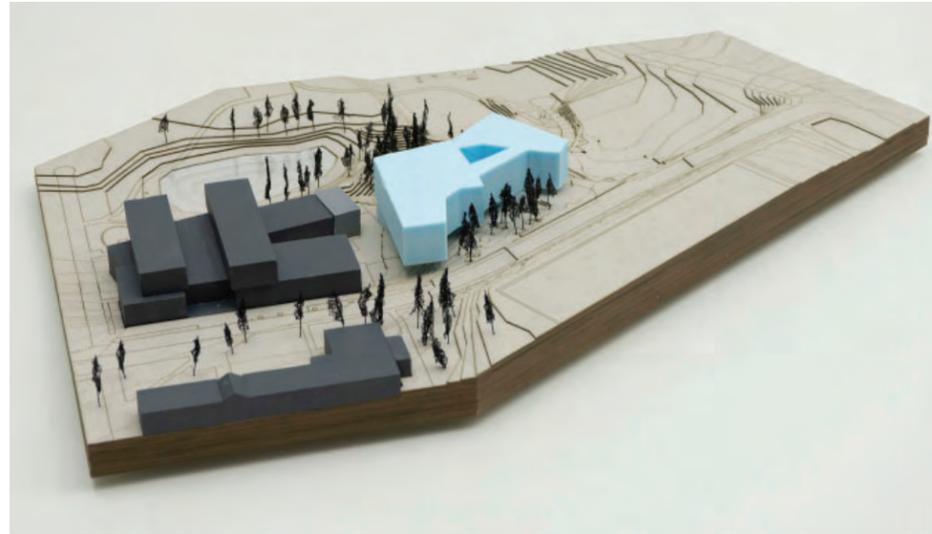
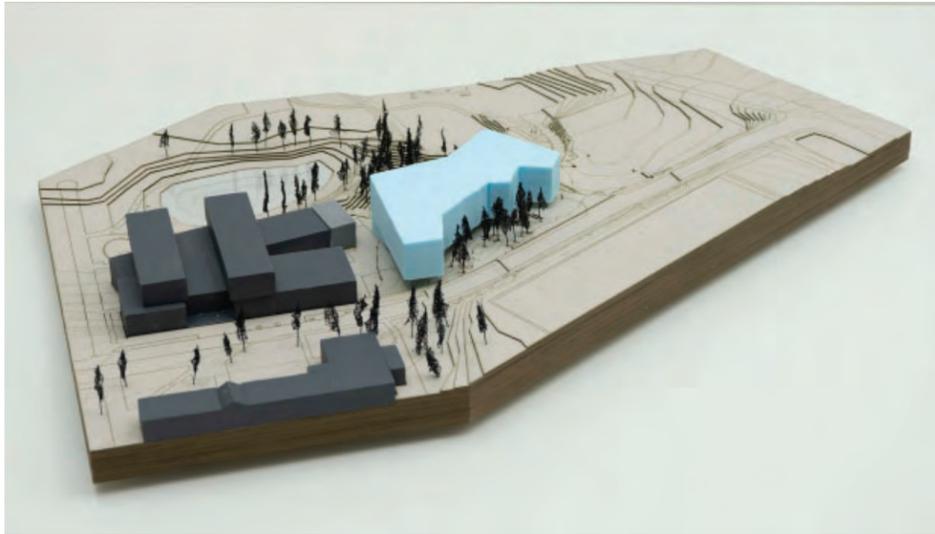
**ecora**  
studio

HCMA | KieranTimberlake | Ecora

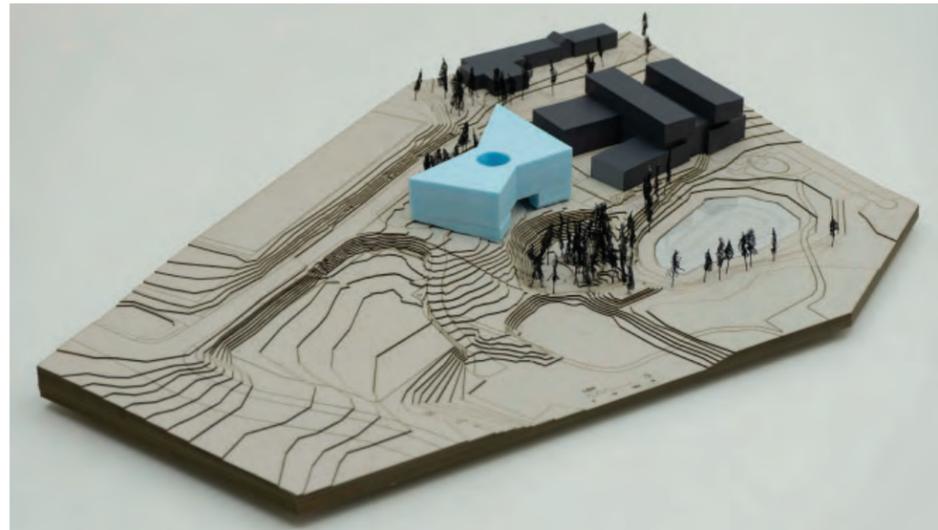
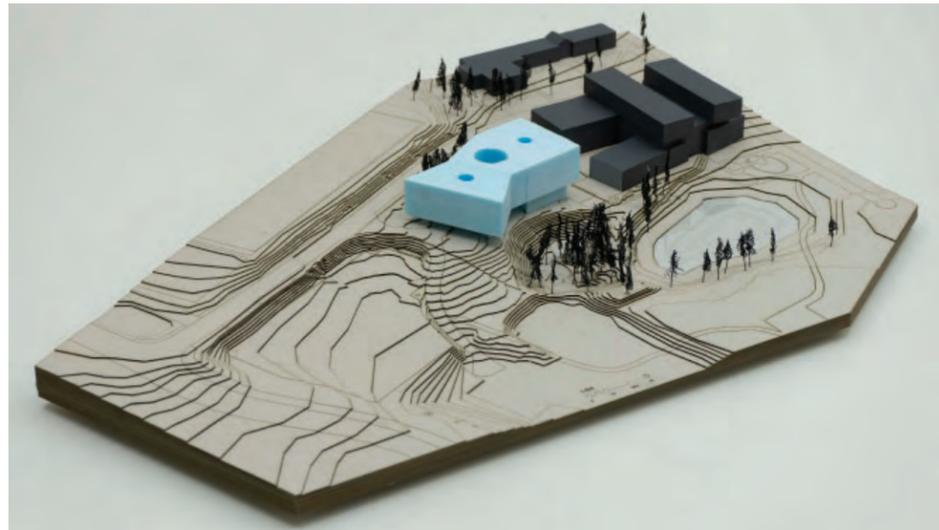
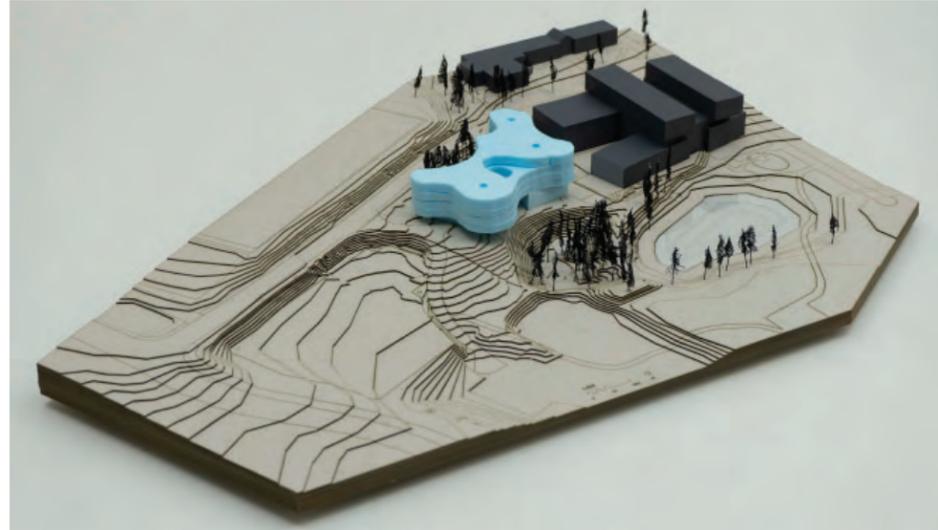
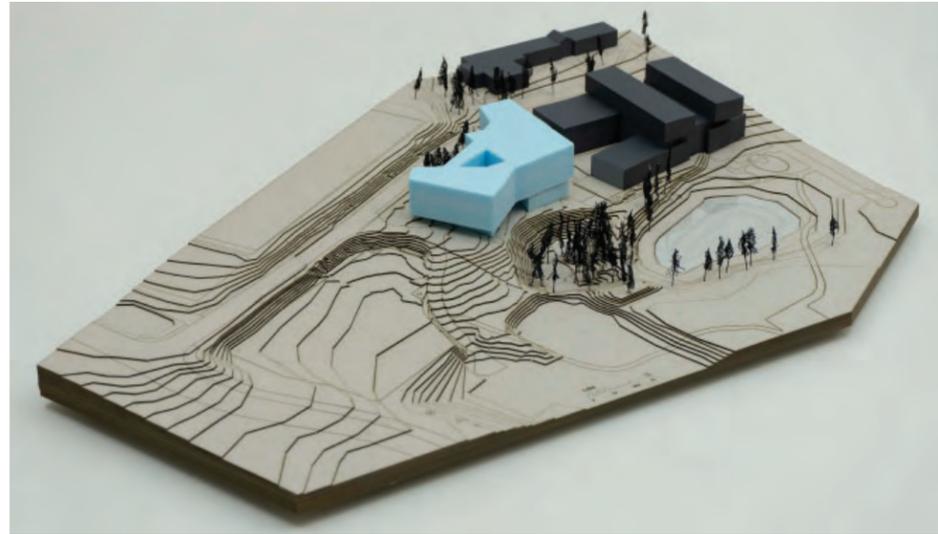
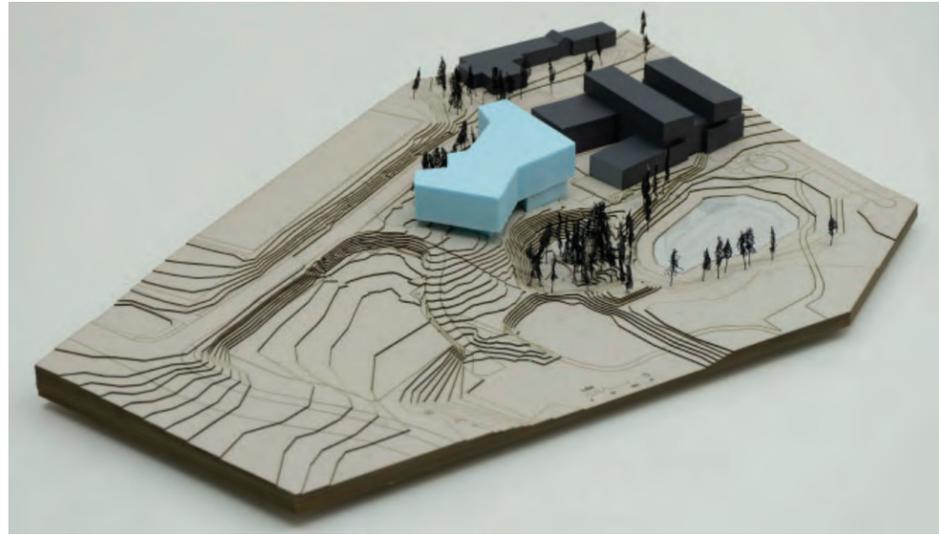
# **TABLE OF CONTENTS - PART B (SECTIONS 11 - 17)**

- 1. INTRODUCTION**
- 2. PROJECT DESCRIPTION**
- 3. PROGRAM SUMMARY**
- 4. SUSTAINABILITY**
- 5. CONTEXT PLANS**
- 6. DESIGN POLICY COMPLIANCE – Campus Planning Goals**
- 7. CONTEXT ELEVATIONS - Campus Planning Goals**
- 8. CONTEXT SECTIONS**
- 9. EXISTING SITE PHOTOS**
- 10. SITE ANALYSIS + DESIGN RATIONALE**
- 11. MASSING STUDIES**
- 12. SHADOW STUDIES**
- 13. MATERIAL PALETTE**
- 14. LANDSCAPE ANALYSIS**
- 15. LANDSCAPE SITE PLAN**
- 16. PERSPECTIVE RENDERING**
- 17. ELEVATIONS + PLANS + SECTIONS - reduced size**

# MASSING STUDIES



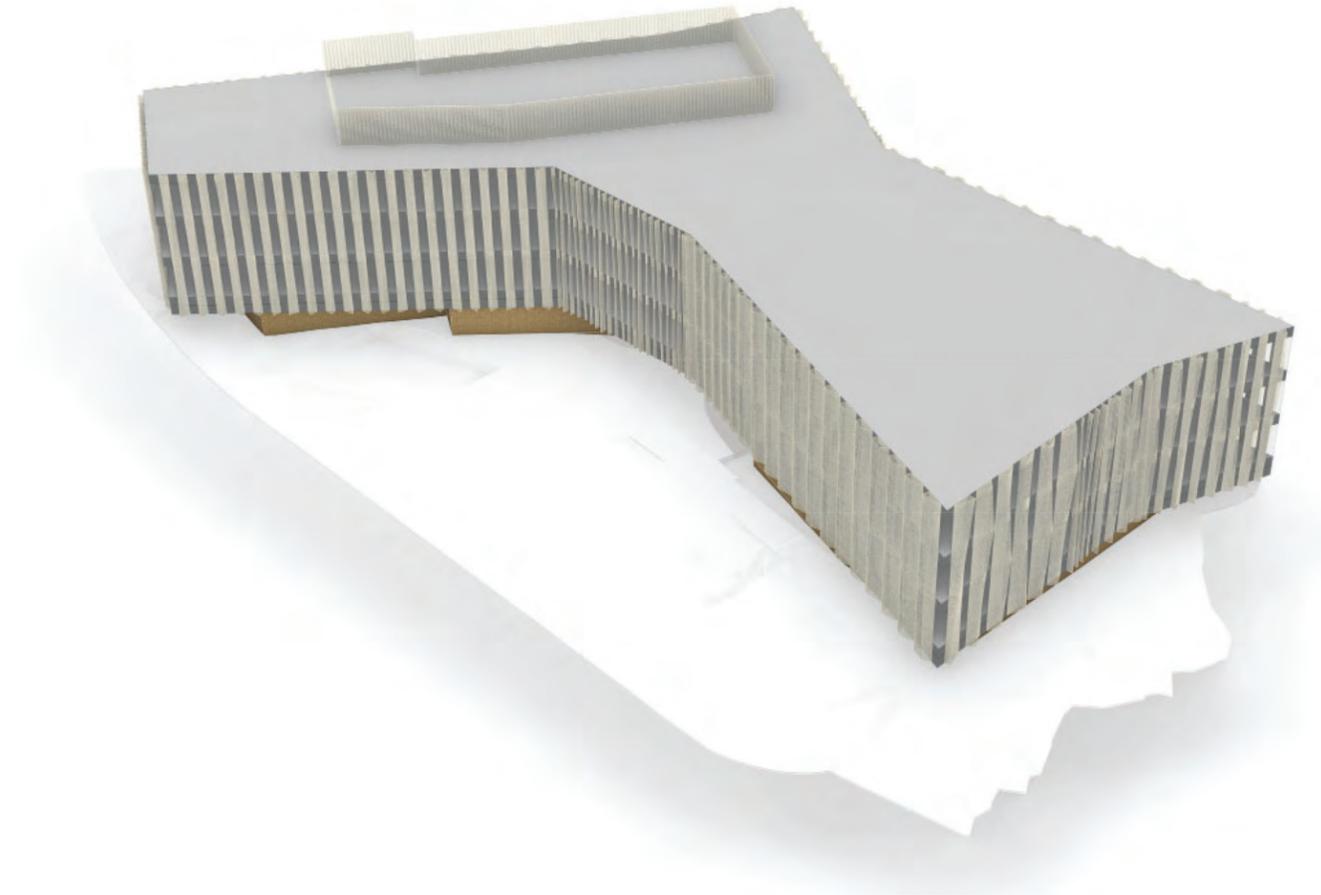
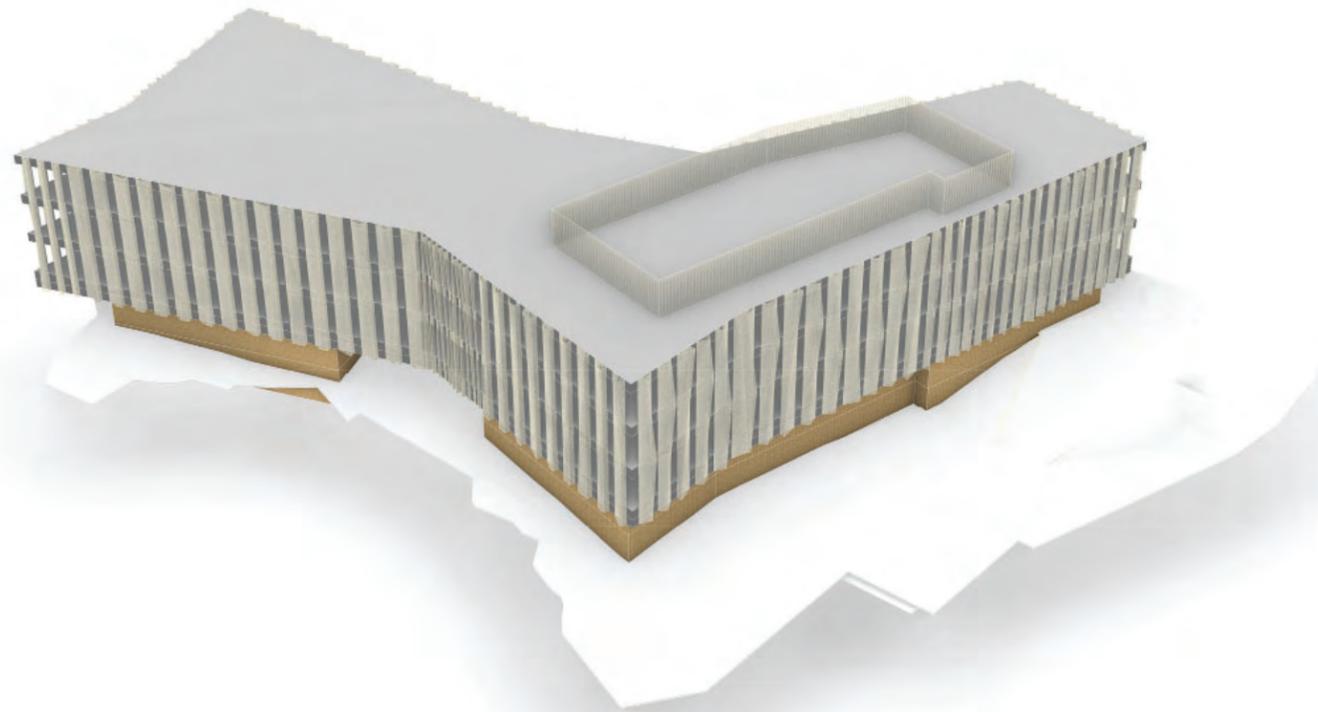
# MASSING STUDIES



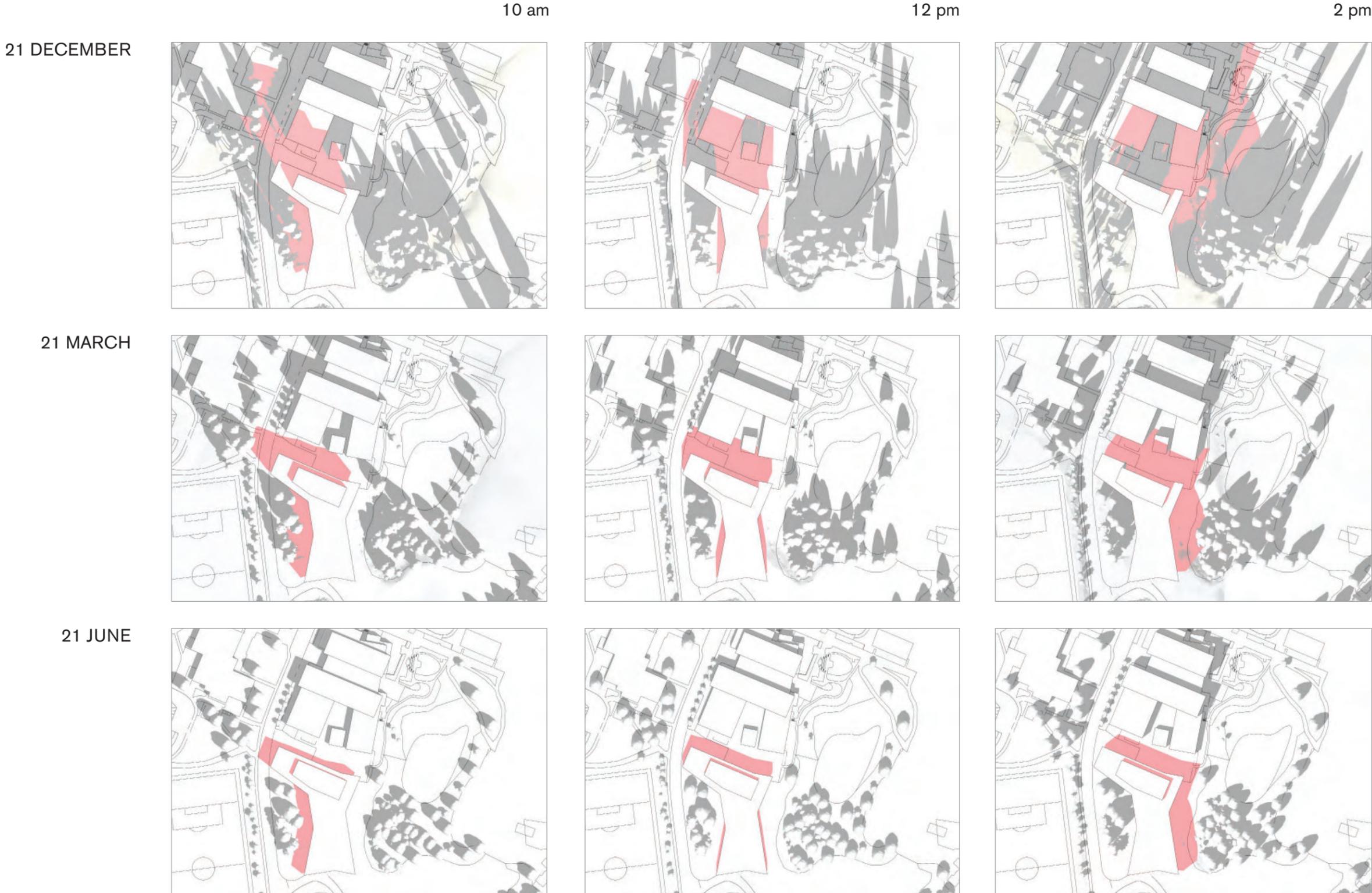
# REFINED MASSING STUDIES

## Building Form

In addition to the preservation of trees, landscape and piers touching the ground lightly, the design team explored options for how to best open up the building—and the breezeway at grade—to let light into the social areas from, and daylight the arrival entry from the west. The building responds to the pine trees to the west and the ravine to the east, and the EME building to the north. The piers at grade touch the ground at the south and north allowing light, views and passage under the building at the entry arrival area through to the landscape to the east. The skin of the raised volume above the piers responds to the program, light and environment as it moves around the building and also provides weather protection to all entry points at grade.



# SHADOW STUDIES



# MATERIAL PALETTE

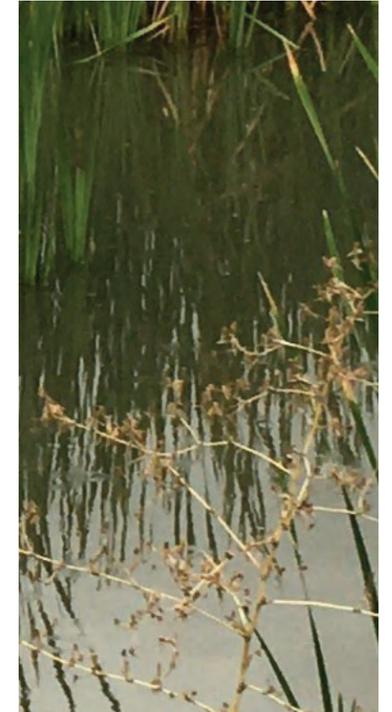
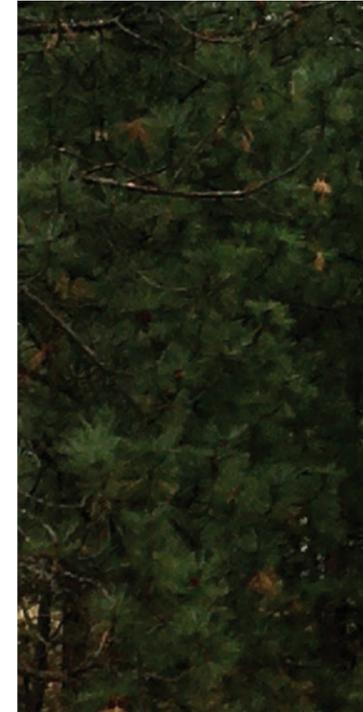
## Landscape cues

The material palette being explored takes its point of departure from the existing landscape of the site—the bark and bough of the pine trees, the yellows and ochres of its wild perennial vegetation, and the verdant reeds of the riparian habitat at the east suggest a complementary pairing of textured earthtones in the project materials.

The grounding 'feet' at the northern and southern ends of the site are conceived as rising from the landscape, volumes comprised of ochre masonry with corten that will be 'of the earth'. Stretching across these two resting points and elevated above pedestrians will be a volume shaped by the forested edges to the west and ravine to the east. The elevated volume rests, in a sense, 'suspended' between these groves of trees, and will appear appropriately situated in finding a textural affinity with the pines.

Current thinking for cladding on the upper volume is vertical shaped fins which suggest conditions of the landscape - coloured and textured with scales or perforations in ways that calibrate with the character of the existing site as well as provide sun-shade specific to the needs of each elevation.

The vertical shading members, for instance, are modulated to respond to the programmatic identity of the interior spaces they are intended to benefit, spaced more generously here to reveal public nodes of casual gathering, spaced more densely there to effectively control sunlight in private and research-intensive areas. Stained cedar is being considered for the soffit for the appealing warmth, and also for its proven durability over time.



# LANDSCAPE SITE ANALYSIS

## Landscape Design Rationale

The landscape architectural design intent for the UBCO ICI Building, Kelowna, is drawing inspiration from the ideal of a response to the local conditions, focussing on native materials to the area and the indigenous history of the site. Working holistically with the architecture to achieve a mature landscape that embraces the local climate and views, creating an inviting space to move through or stop and linger, plus providing valuable gathering spaces for students and faculty to break during their days.

The site has significance in its position within the UBCO campus, bringing a new entry experience to the campus from the south. There are a number of key nodes identified to ensure the new facility provides a seamless flow between the existing northern / western campus areas and the future southern development. These are: N / NW confluence upper campus connection across the street to the ICI building and access to works yard; Northern entry to ICI building; Connection to South and views of landscape under the building / courtyard; Southern façade. The main pedestrian routing (north to south) runs clearly through the site on a 3.5m wide concrete walkway, with lighting as required away from the building areas. Connections off this main walkway are achieved to connect the upper campus to all the existing gravel trails to the Cultural Garden and to southern parking area and future campus development.

The intent of the hard landscape areas is to allow safe and comfortable movement through the space, a raised crossing from the West across Alumni Avenue at the North, to ensure pedestrian priority is given and once the ramp to the EME works yard is finalized this interface can be detailed in conjunction with the Civil Engineers. Materiality and building lines are being used to define the paving and help it tie into the architecture and provide opportunities for graphic art or text to express First Nations history and culture. Universal access through the entire site is achievable and shoreline detail for visually impaired users is integrated into the concrete walkways. Sidewalks and paving areas will be designed in conjunction with the planting to ensure CPTED guidelines are being adhered too and further promote a safe and healthy environment, with focus on mental health and wellness during our current time being addressed by immersion in the natural environment where possible.

Stormwater management is an important part of the design, even with very restricted parameters due to geotechnical concerns with the subsoils, and as such has been designed as a dry river swale (including indigenous plantings) running along the western edge interface between landscape and the hardscape areas, to capture runoff from the Ponderosa Pine naturalized area, roof leaders and all the water runoff away from the building face. The swale will be enlarged to create a storage area under the raised undulating deck, to hold a capacity prior to overflowing into the subsurface storage tank under the centre of the building – all in conjunction with the Civil Engineering stormwater management plan.

The notion of using the existing contours of the site have been used to inform the soft landscaping and grading, as well as the seating and “Forest Bathing” opportunities through the site, resembling the Okanagan hillsides. Local materials which withstand and respond to the climate are being envisioned for the seating, structures, public art and lighting solutions. Passive congregation has been considered in multiple ways, with formal timber seats, long bar height tables for outdoor working, loose / moveable café style tables and chairs, repurposed felled timber from site into benches and seats, raised timber deck for forest bathing, and finally large concrete seat steps with timber finishes for comfort while enjoying the views to the East. A large gathering circle featuring the 4 Food Chiefs sandblasted into the concrete paving and timber seating is intended to focus on the First Nation culture (story telling sandblasted around the circle extent) as well as provide an outdoor classroom opportunity. This indigenous story telling on both horizontal and vertical planes, can add to the overall fabric and vibrancy being created with other materials, and played into custom light columns throughout the site.

The importance of this building to the indigenous nature of the site would be enhanced by the creation of a dedicated area on the southern facade, by creating an “Indigenous Garden”, focussing on cultural history with interpretive signage, “Basket Weave” shade structure, rammed earth retaining wall, indigenous and medicinal planting.

The planting design is based on using native plant species for year-round interest. A strong backbone of the existing Ponderosa Pine stands will be enhanced by underplanting and pulling this planting language through throughout the site, a “green lung” if you will, joining the Northern confluence with the South and East. The architecture has been designed to ensure the existing tree stands have not been impacted and provide a scaled backdrop to the building. The shrub and perennial planting will be designed to add to the vibrancy of the entire site and are to be a mix to provide colour and form during the seasons, but not to deter from safety and security by being of a low height to ensure sightlines are maintained. The overall landscape planting palette for the development has been specified to ensure it is minimal maintenance and low water consumption.



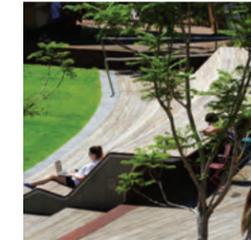
# LANDSCAPE SITE PLAN



CAFE STYLE SEATING



PASSIVE CONGREGATION AND TIMBER SEATING



TIMBER DECK



TIMBER SEATING WITH HIGH BACK REST



TIMBER AND CORTEN SEATING



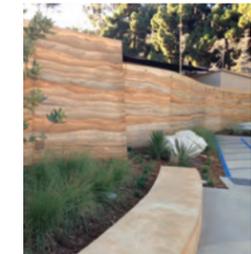
LIGHT COLUMNS



CONCRETE SEAT STEPS



STORMWATER SWALE



RAMMED EARTH WALL



RECLAIMED TIMBER SEATS AND STEEL SHADE STRUCTURE

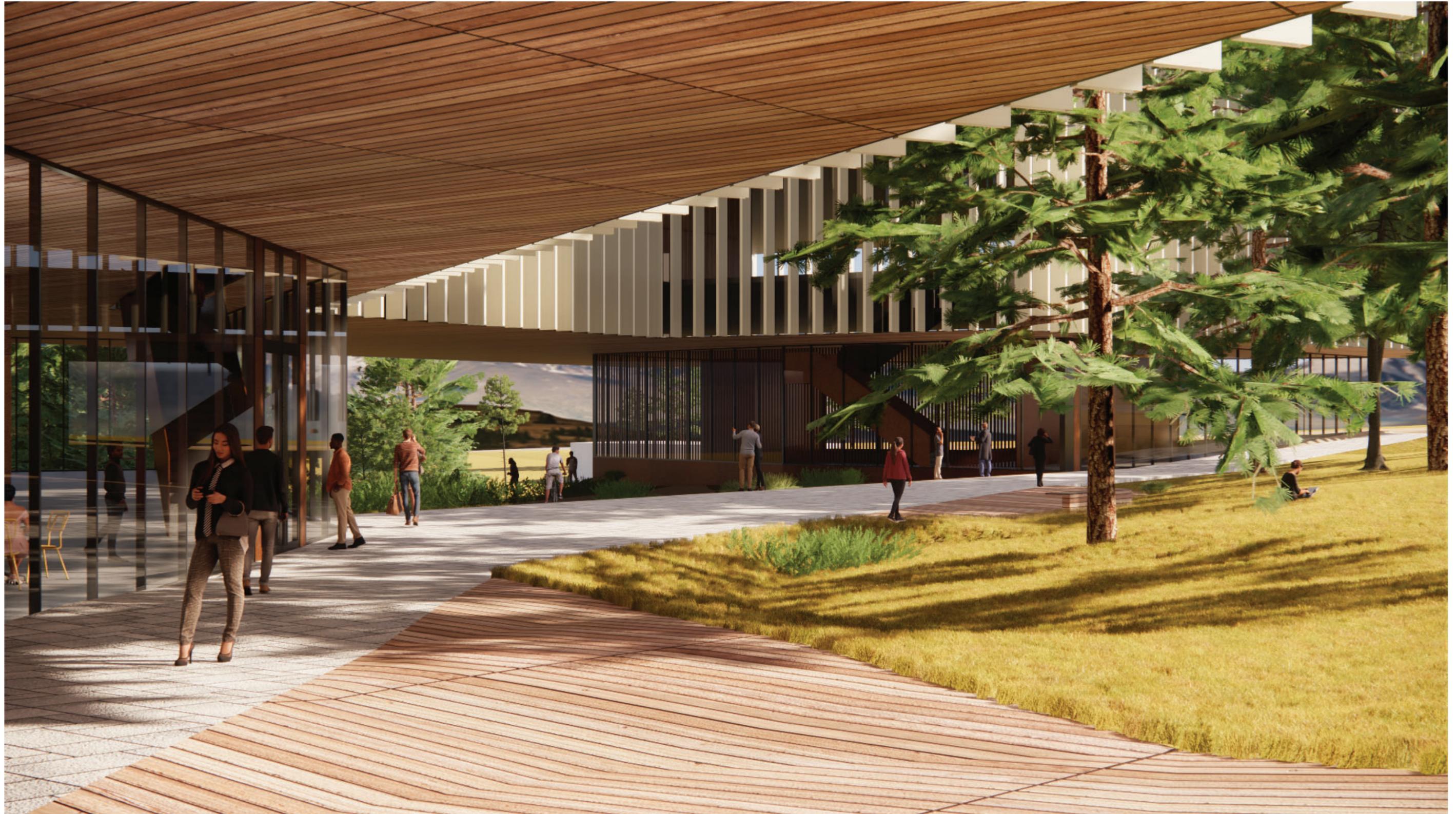


BAR COUNTER WORK STATION



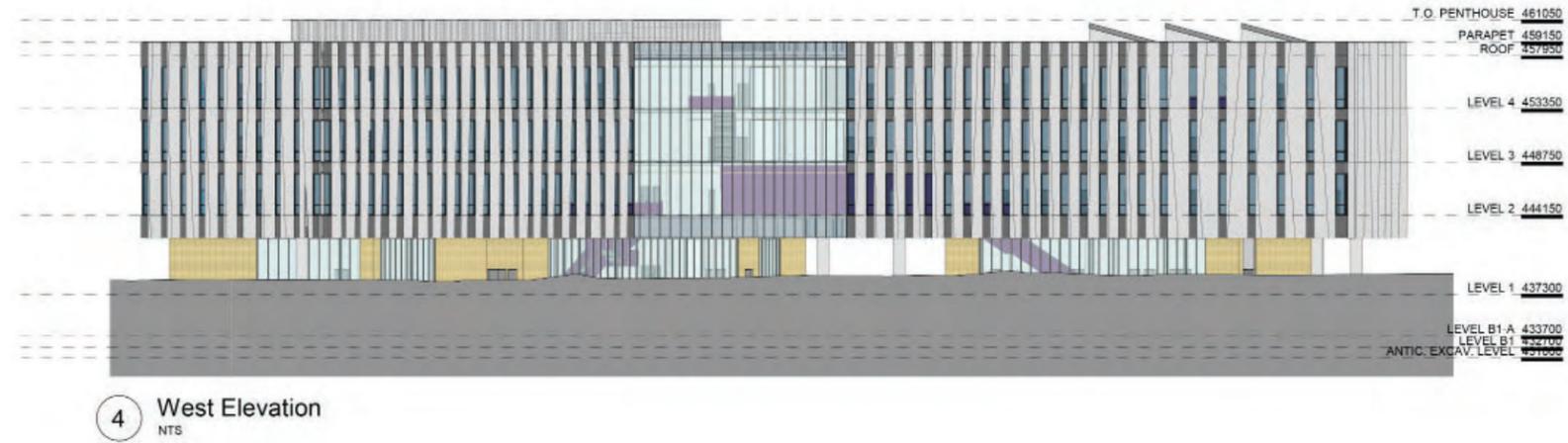
"BASKET WEAVE" CANOPY INTENT FOR SHADE STRUCTURE

# PERSPECTIVE RENDERING



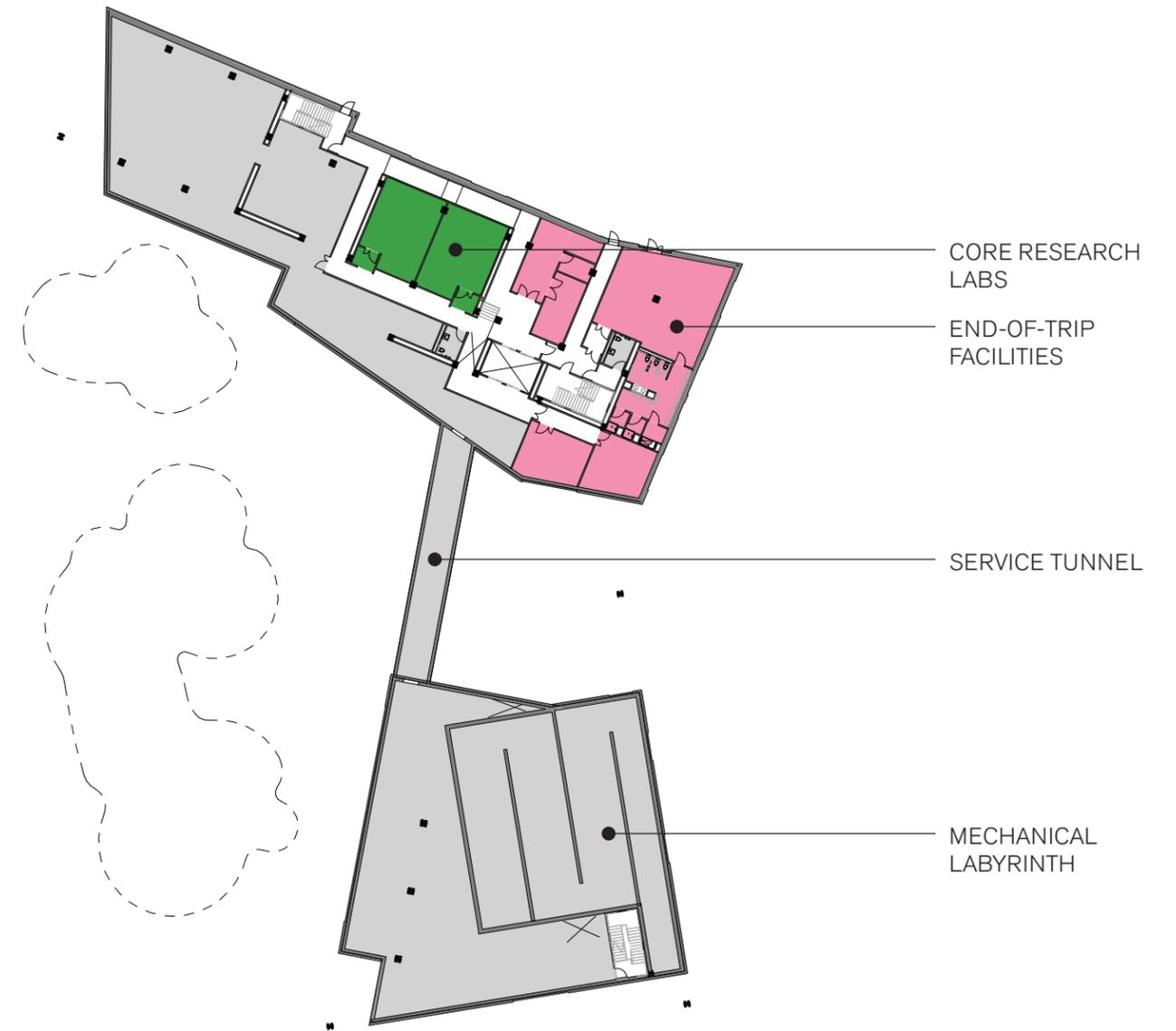
**Approach to entry from northwest**

# REDUCED ELEVATIONS



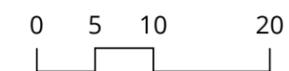
# REDUCED PLANS

- COLLABORATION
- CLASSROOMS & TEACHING LABS
- DRY LABS
- WET LABS
- OFFICE & OFFICE SUPPORT
- SUPPORT



**Level B1 - Basement**

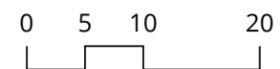
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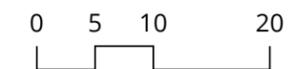
**Level 1**

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**Level 2**

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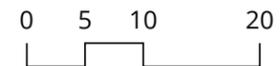
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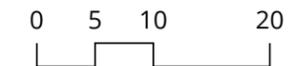
**Level 3**

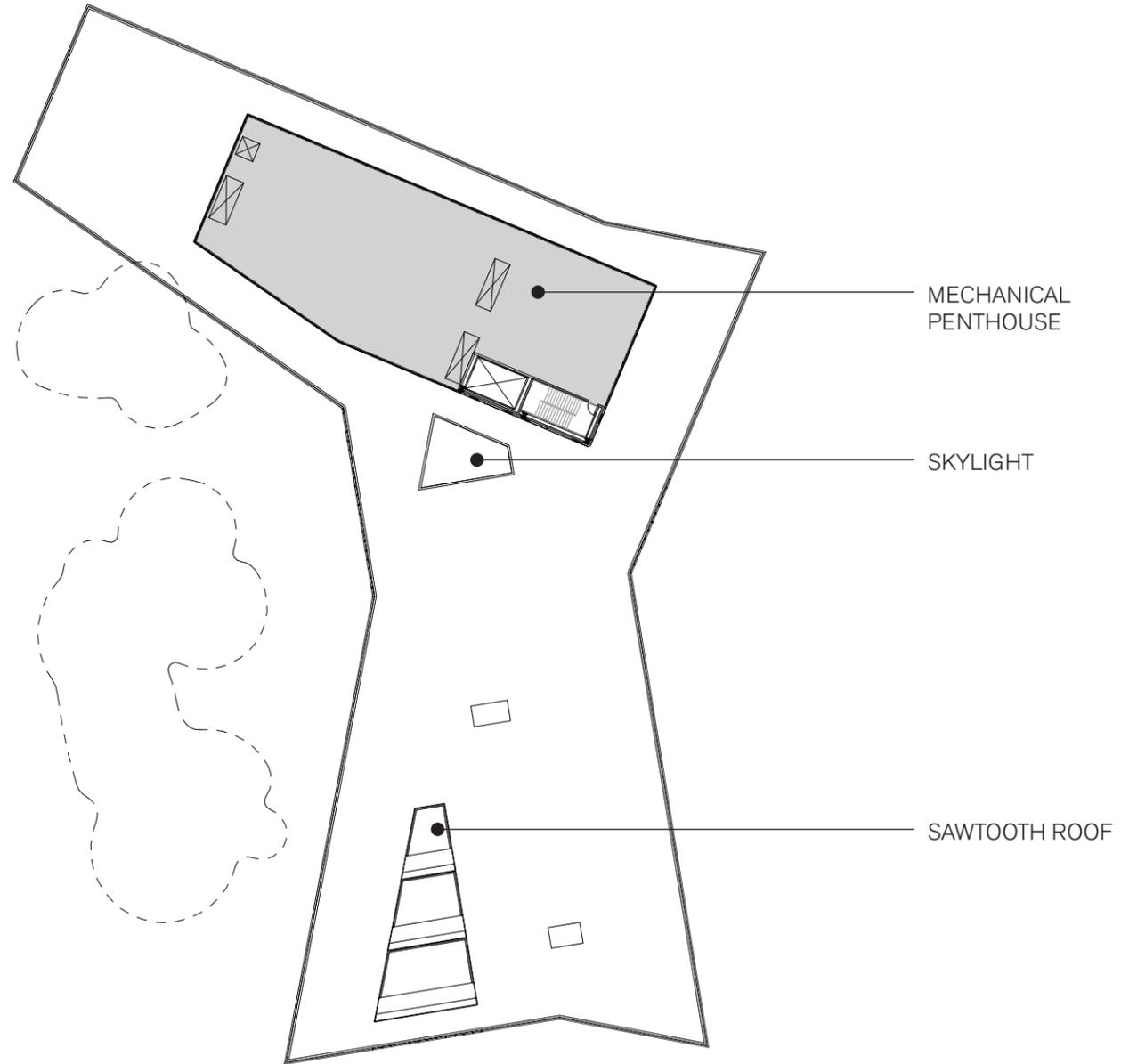
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**Level 4**

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**Level 5 - Mechanical Penthouse**

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