



Minutes

Advisory Urban Design Panel

Date:	February 1, 2018
Time:	4:00 PM
Location:	Policy Lab A+B, CIRS building, 2260 West Mall
Attendees:	MEMBERS OF THE ADVISORY URBAN DESIGN PANEL: Arno Matis (Chair), Nigel Baldwin, Ron Kellett, Kelty McKinnon, Pam Ratner
Regrets:	Karen Marler (Vice-chair), Rob McCarthy
Staff:	Scot Hein, Linda Nielsen (Recorder)
Presenters:	David Dove, Perkins+Will Canada Joseph Fry, Hapa Collaborative

1.0 Call to Order

The chair called the meeting to order at 4:00 PM and noted the presence of a quorum.

2.0 Approval of Agenda and Previous Meeting Minutes

It was moved and seconded: That the agenda be approved.

MOTION CARRIED

It was moved and seconded: That the December 7, 2017, meeting minutes be approved.

MOTION CARRIED

3.0 Application:

3.1 Lot 8 - Ivy on the Park, Wesbrook Place, South Campus

Application Status:	Development Application
Location:	Lot 8, Wesbrook Place, South Campus
Applicants:	The Wall Group Perkins+Will Canada Hapa Collaborative

Resolution: SUPPORT [4-0]

Scot Hein, C+CP, asked the panel to comment on the tower's cap with respect to form and expression; the tower's base with respect to how it engages the ground plane; the townhouse character and expression; the visual quality of the townhouse end elevations, and overall landscape concept, including spatial definition, programming and ground plane treatment/patterning.

Panel Commentary:

Good circulation throughout the site.

The berm helps merge the site into the forested area.

Ensure the forest garden plantings adjacent to Pacific Spirit Regional Park are wild and not too suburban and cultivated.

Too much lighting along the forest edge, recognize the unique location and enjoy the darkness of the forest.

The canopy helps to define the entrance.

The treatment of the ramp was supported.

The proposed catenary lighting between the townhouse blocks seems transient. Consider a lighting gesture that is more confident in its execution over time.

The tailored expression and detail on the townhouses was supported. Consider carrying the refined details over to the stacked townhouses. Fine-grained texture on the panels will add further refinement.

Consider building a screen on the roof deck of the two-storey townhouses for privacy.

Maximize the townhouse's south facing patios. The north side townhouses have no roof deck and would benefit having south facing larger patios.

Chair Summary:

General support for the project's direction and good response to the panel's comments.

Ensure the fine nature of the material palette and refined details on the two-storey townhouses are retained through design development and into construction. Consider applying that same level of refinement and detail to the four-storey stacked townhouse block. The project's success will rely on high quality materiality, refined detailing and careful execution for all component buildings.

Support for the proposed variances for the parkade ramp and the canopies and balconies on the northeast edge of the four-storey stacked townhouse block.

Consider adding a privacy screen on the roof deck of the two-storey townhouses.

Too much lighting in the landscape, specifically along the forest garden edge adjacent to Pacific Spirit Regional Park. Rethink the proposed catenary lighting between the townhouses and consider lighting that is more substantive and durable.

4.0 Adjournment

There being no further business the meeting adjourned at 4:40 PM.