



Meeting Minutes

Advisory Urban Design Panel

- Date:** January 14, 2016
- Time:** 4:08 PM
- Location:** Policy Lab A+B, CIRS Building, 2260 West Mall
- Attendees:** **MEMBERS OF THE ADVISORY URBAN DESIGN PANEL:**
Oliver Lang (Chair), Walter Francl (applicant for item 3.5), Ronald Kellett (removed himself on item 3.3), Maurice Pez, Janet Teasdale
- Regrets:** Steve McFarlane (Vice-Chair) (written comments provided to the Chair items 3.1-3.5, Jane Durante (written comments provided to the Chair items 3.1-3.3)
- Staff:** Scot Hein, Linda Nielsen (Recorder)
- Presenters:** Dave Poettcker, UBC Properties Trust
Christopher Phillips, PFS Studio
Nicole Taddune, PFS Studio
Dr. Linc Kesler, UBC First Nations House of Learning
Alfred Waugh, FormLine Architecture
Manny Trinca, FormLine Architecture
Bryce Rositch, Rositch Hemphill Architects
Edward Archibald, Savant Adera Projects Ltd.
Michael Patterson, Perry + Associates
Aaron Mogerman, UBC Project Services
Noel Best, Stantec
Hugh Ker, Polygon Homes Ltd.
Walter Francl, Francl Architecture
Bruce Hemstock, PWL Partnership

1.0 Call to Order

The Chair called the meeting to order at 4:08 PM and noted the presence of a quorum.

2.0 Approval of Current Agenda and Previous Meeting Minutes

- 2.1** It was moved and seconded: That the agenda of the January 14, 2016, meeting be approved. MOTION CARRIED
- 2.2** It was moved and seconded: That the minutes of the meeting held on December 3, 2015, be adopted. MOTION CARRIED

3.0 Application:

3.1 Library Garden

Application Status:	Development Application
Location:	1900 Block Main Mall
Applicants:	UBC Properties Trust PFS Studio
Project Manager:	Dave Poettcker

Introduction:

Scot Hein noted this is an important site located in center of campus. There have been important substantive improvements, and general support for the project direction in a highly consultative process with many constituent groups. Previous comments reflecting on less formality, natural and indigenous plantings, treatment of the landscape and Indian Residential School History & Dialogue Centre (IRSHDC) building as an integrated whole. Review will set context for the IRSHDC review. Advice sought on design refinements, lighting strategies and materiality strategy for Sedgewick Terrace.

Landscape Architects Chris Phillips and Nicole Taddune presented.

Panel Commentary:

- The design refinements are consistent with the Panel's previous advice.
- A variety of seating experiences make a good series of differently scaled gathering places.
- The naturalistic qualities of the site adopt a good balance while complementing the more formal aspects of the scheme.
- The lighting strategy is generally well considered, noting the lighting plan has been updated to include lighting along the accessible path. The landscape bowl could also benefit from some modest lighting.
- Reconsider the second path that bifurcates the space into two smaller spaces and explore if there is a way to make the qualities of the landscape bowl more tangible to someone who might use the space.
- General consensus there are too many routes resulting in too much perforation. Retain the quiet, natural and contemplative qualities of the space.
- Consider amplifying the path next to the IRSHDC building satisfying vertical movement through the site and let the landscape bowl and terracing disintegrate to the north edge in the same way the strategy for the stormwater feature does.
- There was support for the restoration of the forest to a more natural configuration and enhancement of the ecology of the site allowing people to use and experience it.
- Consider how the reflective quality of water could help animate the space around the stormwater feature year round retaining its contemplative character. Design a portion of the stormwater feature so it is not ephemeral.
- Accessibility is an important value to the University. More consideration is needed to provide an accessible design in the landscape bowl so all visitors can be included in the experience

Chair Summary:

- The overall integration given the amount of adjacency conditions is commendable.
- The lighting plan and material strategy was supported.
- Find autonomy in the language of the pathway so it starts to create a greater dialogue as a space adjacent to the IRSHDC. Further consideration of universal access to the landscape bowl is needed.
- Look at the scale and number of routes though out the space.
- The Sustainable SITES Initiative is supported.
- The stormwater feature along its southerly edge could be designed to retain the reflective quality of water year round.

Applicant’s Response:

The user group for the IRSHDC wanted a second way into the landscape, a different user experience. Comments will be brought back to user group for discussion.

Resolution: SUPPORT [4-0]

3.2 Indian Residential School History & Dialogue Centre

Application Status: Development Application
Development Permit: DP16001
Location: 1900 Block Main Mall
Applicants: UBC Properties Trust
FormLine Architecture
Project Manager: Dave Poettcker

Introduction:

Scot Hein noted there has been some budget review and reduction of the program towards a more compact layout. The project has been reduced in height, and most importantly taken what was recognized as well considered and organized program towards further design resolution that is more transcendent. The commentary builds on what staff are satisfied with as an evolving design further to that reviewed at the AUDP pre-application stage. Commentary was sought on the refinement of materiality, and the more refined roof form as seen from many aspects, as the project continues through design development.

Dr. Linc Kesler noted the project addresses a significant chapter in Canadian history. It is a place to share information and formulate ideas tied in with the research and intellectual mission of the university, including public information. The landscape bowl and the natural setting, with its campus centrality, is critical to functioning of the project. Visitor movement in and out of the lower level is a critical part of their experience. The Centre on the second floor looks to a beautiful open area as an important conceptual counter to the seriousness and weight of the historical record. It is a remarkable convergence of design and concepts, and location and use of the location.

Architect Alfred Waugh recognized the site is on Musqueam territory and noted one of design challenges is to develop an identity that embodies First Nations culture without specific cultural references.

Panel Commentary:

- Good integration with the site and garden, logical straightforward planning, modest form. The resolution of the connection to the existing grade level exhibit space is well considered. The landscape provides a calming relief for entering and exiting the main exhibit space.
- The building is generally cantilevered but then heavily grounded by the downspout feature. The exterior headroom below the boardroom at the stairs appears too compressed.
- Materiality can contribute considerably to the building's identity as a special building. Supportive of the use of CLT. Much of the building's elegance is derived from the thinness of the roof suggested in the renderings. Concern if the thinness were diminished by the introduction of a heavy supporting beam structure for the projecting form (meeting rooms).
- Copper, in principal, is a good choice, with its longevity and subtle changes to patina over time. Recognizing cost, concern copper foil roofing will not be as successful as a more conventional copper sheet when viewed from above.
- Concerns with the proposed burnt cedar siding given it is a popular siding trend. Challenge its presence in a building aspiring to have special stature and consider other options. Wood is appropriate material given the cultural aspirations of the building. A Panel member suggested black stone on the west elevation would be more elegant; work to have that aspect more rooted to the ground.
- Uniform surface of the soffit is important to maintain integrity of the design. Extend overhang on north and south faces of building to give more protection. Thoughtful application of copper foil in terms of jointing to achieve consistent, plainer appearance.
- Roof could be stronger as a design element, viewed as a fifth elevation. Deeper overhangs and greater expression as a plane that sits over top of the program might be interesting approach.
- The roof wants to fly. The angled columns emphasize this idea. Consider how the water feature meets the ground; how the water flows through, and materiality would help an otherwise elegant building. Remove or lower the water capture basin feature.
- The sectional parti is powerful. Investigate if the expression of light and dark could inform the elevation treatment in a subtle way.
- Give more thought to what the building represents and consider washrooms with inclusive/gender neutral design.

Chair Summary:

- The flow of the stairs next to the building and integration with the landscape works well. Address the pinch point under the north elevation boardroom at the exterior stairs.
- The building takes advantage of the setting and has a good dialogue with the landscape architecture.
- In terms of materiality, some Panel members liked the proposed copper; some concern over its integration and perception as a fifth elevation when viewed from above and as the campus evolves.
- Clarification of the copper foil membrane roof installation to ensure a virtually seamless weathered expression over time.

- Design development to the roof and soffit to increase the minimal depth towards more pronounced roof overhangs.
- Design development is needed to the north facade's vertical water feature.
- Careful attention should be given to the articulation of the projected roof and soffit in relationship to the downspout feature.
- Clarification of glazing details facing the garden can be a canvas for a frit pattern to animate the facade and assist in avoiding bird strikes.
- The issue of accessibility overall is important to consider to give the project strong sense of being meaningful in how it operates.

Applicant's Response:

From the client's point of view, the roof is an appropriate symbol bearing history while integrating into the landscape.

Resolution: SUPPORT [4-0]

Staff's Response:

A number of key of details have been identified and staff will continue to work closely with design team towards proper resolution.

3.3 Lot 23 (Savant), Wesbrook Place

Application Status: Development Application
 Location: Lot 23, Wesbrook Place, South Campus
 Applicants: Rositch Hemphill Architects
 Savant Adera Projects Ltd.
 Perry + Associates

Introduction:

Scot Hein noted this is market development with an important corner presence on the greenway. Commentary was sought on resolution of the greenway frontage and internal elevations given the contextual role of frontages. Depth of roof projections and general commentary on material strategy and expression of water was also sought.

Architect Bryce Rositch, Landscape Architect Michael Patterson and Edward Archibald presented.

Panel Commentary:

- There is a repetitive treatment of the facades. The different conditions of the greenway frontage and the interior courtyard should be addressed in the design.
- The number of materials and textures weakens the success of the scheme, as does the mix of architectural styles that result from adopting so many different types of material treatment and expressions. A more rigorous and consistent approach would improve the building.
- The roof overhang is very dramatic and needs to be set off with something lighter, less articulated than proposed. The fascia profile should be kept as shallow as possible. The windows on the penthouse level should be larger. A darker colour would visually recede and read more strongly as the top floor of the building. The design pattern of the rails do not work with vocabulary of the

window mullions, adding to the complexity of the building. Refinement in the colour palette, the top floor and railings would hold those together and make more cohesive.

- A Panel member liked the mahogany color used on the corners noting other buildings in Wesbrook Place lack the color and vibrancy of the community life.
- A Panel member thought an aspect of Wesbrook Place that is not successful is the amount of "HardiBoard" siding that conveys less quality. Other options should be considered.
- The landscaping is successful and works well with the building program. The shallow water feature with porcelain tile was supported. The use of the spaces adjacent to and through the site are well handled.

Chair Summary:

- The relationship to the greenway was broadly supported. The articulation of the entry and the water feature was positive with some caution how it is detailed. The overall landscaping was well received.
- More integrity in the facade is needed. The overall colour palette needs to be revisited and the materiality simplified. There is a lack of integration with facade. Address the repetitive treatment of the facades by considering the context. Revisit the handrails, the directionality of the railings, and fenestration to bring clarity to the building. The soffits should have some consistency, they don't need the level of animation, as shown.
- Attention to the penthouse level and related rooftop expression including fenestration and materiality is needed.
- Consider solar orientation to maximize sunlight.

Applicant's Response:

Requested to work with staff to address design development issues identified by the Panel.

Resolution: SUPPORT [3-1]

3.4 Museum of Anthropology Master Works Gallery

Application Status: Pre-Application
Location: 6393 NW Marine Drive
Applicants: UBC Project Services
Stantec

Introduction:

Scot Hein noted this is an important asset of Arthur Erickson's legacy. Staff continue to liaise with the Arthur Erickson Foundation, whose mission is to promote appreciation of the legacy of architect Arthur Erickson by advocating for respectful stewardship of his works. The location of the Master Works collection adjacent to the rotunda's Raven will connect Bill Reid's contemporary masterpiece to northwest coast artistic heritage. Staff and the design team are mindful of the original intentions of space as Arthur Erickson imagined as a space that opens to the outdoors.

Project Manager Aaron Mogerma spoke to the exceptional collection of northwest coast artifacts being bequeathed to the Museum, and the willingness of the donor to provide a capital contribution for the expansion to house the collection.

Architect Noel Best presented.

Panel Commentary:

- Appreciation for the level of analysis for daylighting galleries.
- The new intervention should be more neutral formally, so as to avoid competing with the significant iconic presence of the original totem hall. The serrated profile of the proposal seems to be an anomaly in the overall composition. A Panel member thought the sensitive daylighting measures could be achieved in an architectural intervention that is more neutral and consistent with the overarching geometric orders of the building. Whereas another Panel member thought the building was designed to evolve and have additions and was not concerned about the profile of the curved vaults. A Panel member wondered if there is a simpler less risk solution to the roof given weather-related issues such as ice, snow and condensation.
- The definition of space is primarily about the roof.
- The ceiling height appears low. To get a sense of height and floating ceiling one would imagine a higher ceiling appreciating the proportions of the addition.
- The effectiveness of the design hinges on the public experience which might have more layers to it. Consider layered experiences in the space that could reinforce the larger experience of the Museum.
- Consider the layout and nature of the display cases during the schematic design so the architectural concept is fully integrated.
- Consider how to manage the relationship where the light is and the objects which are inside cases and how you receive them. Study the transition of light as it comes down the perimeter walls.
- Study the light to see accurate colours in daylight as well as artificial sources. Artifacts sensitivity to light and visibility such as reflective light from glass cases should be considered.
- It would be good to see layouts of display cases and potential works and how they take possession of the space. Consider how much you want to stand by themselves and be absorbed into the room.
- Conservation management standards have an impact on the aesthetic. The beauty of the simplicity of the beams is a very demanding thing to accomplish if for any reason it can't be accomplished may potentially lose the poetic nature.
- The proposed interior material palette is complimentary. The acoustic properties of interior materials is an important consideration. Hard surfaces are acoustically live presenting challenges in terms of creating a serene space.
- A Panel member suggested the addition of small skylights in the rotunda space, whereas another Panel member liked the contrast of focused pieces in darkness and transition to the space.
- Study the light balance in the transition space and how visitors might experience light levels in different stages.

3.5 Lot 15 (Eton), Wesbrook Place

Application Status: Pre-Application
Location: Lot 15, Wesbrook Place, South Campus
Applicants: Polygon Homes
Walter Francl Architecture
P+A Landscape Architects

Introduction:

Scot Hein noted achieving 3.5 FSR is a site planning and massing challenge while ensuring livability. Advice sought on general form of development, and specific effort being made to mitigate the scale of the residential tower's large floor plate. Consider the way it engages the ground plane.

Architect Walter Francl, Landscape Architect Bruce Hemstock and Hugh Ker presented.

Panel Commentary:

- A consistent palette of materials utilized in similar fashion but at different scales, is supported.
- The typology of each three buildings appropriately different. Consider if there is a visual strategy towards a dialogue, while remaining distinguished. Some sort of consistency applied to the different scale of buildings could be interesting. The green cladding needs more development, as does the material palette in general.
- The buildings only interface at the ground level. The landscape doesn't relate to the scale and should have a more active relationship with the buildings.
- A Panel member thought the tower has promise and the townhouses could be special. The low rise building, as presented, is the least successful.
- The tower has a large floor plate maximized with western views. The north corner on the tower looks unresolved. The parkade entry/exit needs design development.
- The overall approach shows promise. The courtyard, the articulation of the finer grain in the renderings presented needs integration with the landscape.
- Supportive of the logic of how the buildings are deployed on the site. A Panel member thought the planning of the suites presents good livability and while also supporting a conscious architectural order.
- The tree bosque is underutilized space, consider the view from above. Green spaces are well connected to other pedestrian networks.

Related Commentary to Staff:

A more comprehensive shadow study would enable the Panel to provide more thorough feedback on the form of development.

4.0 Leave Request

Janet Teasdale was granted leave from the Panel from February to June 2016.

5.0 Adjournment

There being no further business the meeting adjourned at 8:07 PM.