



THE UNIVERSITY OF BRITISH COLUMBIA
Campus + Community Planning

UBC Development Permit Board Meeting

Minutes

Date:	Wednesday, February 13, 2019
Time:	5:00 – 7:00 p.m.
Place:	Wesbrook Community Centre, Room 144, 3335 Webber Lane
Members present:	Bryce Rositch (Chair) John Metras (Vice Chair) Andre Gravelle Kyle Bruce Michael White (ex-officio)
Staff:	Grant Miller, Director of Planning: Development Services, Campus + Community Planning Ashley Shapiro, Admin. Assistant: Campus + Community Planning (Recording Secretary)
Guests:	Celene Fung, Senior Policy Planner: UBC Tom Beeby, UBC Properties Trust
Presenters:	Karen Russell, Manager: Development Services, Campus + Community Planning Andrew Weyrauch, Frankel Architecture Inc. Walter Frankel, Frankel Architecture Inc. Bob Lily, Attentus Landscape Architecture

1.0 Call to Order by Chair and Approval of Agenda

The Chair declared a quorum was present and called the meeting to order at 5:05 pm. The Agenda was adopted as circulated.

2.0 Approval of Minutes from the August 8, 2018 meeting.

The Minutes from the August 8, 2018 meeting were adopted.

3.0 Development Permit Applications

3.1 **DP12017-5: Wesbrook Community Centre Child Care Addition**

The following questions were provided by Board members:

On the northern façade, in terms of activating and animating this alleyway, you described colored panels. That wasn't glazing was it?:

- These little highlights of color here are just metal shrouds around the windows. The YMCA, as operators, don't want to hide the kids and we'd like the kids to actually be able

to see out. They use the rooms for naps, but they also use them for play, so there will be blinds inside for nap-time. As far as animating that laneway, you will be able to glimpse into those areas through the shrouds.

What is the fencing material around the project?:

- What we're proposing is a six-foot high, black vinyl coated, non-climbable, chain-link fence, similar to the ones you may have seen at daycares around campus. Non-climbable means the holes are smaller so there is no foothold.
- Especially around the trees, we're looking for nature to be the focus.

Is the YMCA running the daycare through in a contract with the UNA? Is there a clear understanding of who is looking after the maintenance of the playground area?:

- Yes. I think we'd have to follow up on that clarification, as tree maintenance is a big issue.

M.W.: My worry about this area is that northern edge, between the high school, the facility, and now the daycare. What are we going to do, over time, to make sure that's an active, eyes on the street, vibrant space and not a place that we're going to worry about? That's probably a bigger question for C+CP and UBC Properties Trust than it is for the applicants in this case, but I think it's a wonderful proposal.

A.G.: In terms of the use of this building, is it for twelve months a year use or is this part time?:

- 12 months a year.

A.G.: Is it envisioned that this space will at least reasonably attempt to meet the build out capacity requirement for the entire community over time? This is a one-story building and we don't see many one-story buildings in the community. We understand that there is a lot of demand for child care space. Is there any kind of lost opportunity because there is not a larger building here, even two-stories?:

- The team may want to answer from a form of development and concept of Wesbrook Place. I would answer from the side of the actual requirements for daycare space in the neighborhoods. If it's more about what the provincial requirements are, we just updated the childcare plans for the University and that includes the parts of the academic campus as well as the neighborhoods. Through 2030, there will be a requirement for a few additional childcare facilities in the neighborhoods. That's not only here, but including the Stadium neighborhood, and they would be part of some of the developments that are being ear-marked for future sites. Properties can speak to that, but the team didn't see the need to look at greater efficiency on this particular site, given that it could be integrated into some of these future sites in Wesbrook and Stadium.
- We have an application right now in the Acadia area which is for daycare spaces in modular buildings. It gives priority to staff and faculty, whereas this Wesbrook facility gives priority to residents who are not faculty or staff.

A.G.: Are there any constraints on the number of children you can have in the facility, given the area available for outdoor play?:

- The province licenses spaces and they have a maximum size. We built around that design maximum, which, at fifty, is pretty big. From a general sizing vision, UBC tries to have larger outdoor spaces than the City of Vancouver. I think we could, potentially, struggle to fit more children in the same site and get the outdoor space that we require.

- The forty-nine spaces is an operational model that has been successful for the YMCA. In the long term, there is an opportunity for the third school site that VSB would also consider for childcare and out-of-school care when that fully comes on board. It's a plan for the future. For the whole campus, the childcare expansion plan aims for twelve-hundred spaces, with a target of finding more spaces for those under the age of three. That is a long-term plan for 2020 and we've been fast-tracking through the executive process with many of these projects. New projects are coming on-line in the next two years as well.

A.G.: In terms of the Wesbrook community, this is the first daycare and there is a potential second one that is part of the elementary school. Is that what you are suggesting?:

- It could be, yes. The elementary school could be, the third site, which is just South of the playfield. In the new projects the city has come on board and has put a childcare facility on top of the school. That is a new partnership that VSB is exploring right now, but it could also feed into the communities here.

A.G.: So your suggestion is that there is more opportunity for childcare spaces in the Wesbrook community?:

- Yes.

A.G.: In terms of the outdoor play-space, you have the overhang configured into three components, I assume, for the three different aged care groups? Is that a sufficiently covered exterior play-space?:

- The overhang is greater than what is actually required. Remember also, that this faces South-West, so the roof overhang goes high. Because of the Community Centre to the East of us, this is actually a very sheltered space from the driven rain that is likely to fall here. Most of the rain in Vancouver falls on the East of the buildings. This is, we think, a wonderful design in terms of providing both the cover that is required, but also lifting the space high enough that you get light deep into the daycare itself.

K.B.: I do not have anything to add.

J.M.: I do not have anything to add as well.

A.G.: One of the pieces of feedback from the public was an extraordinarily, comprehensive, detailed analysis of their perception of the actual interior design of these spaces. I assume, that kind of detailed response was carefully considered by planning and architects. We have not seen that level of detail ever provided in feedback from the public before.

Chair Summary

B.R.: It's sounding good. I think it is beautiful. I think that landscape has a wonderful legacy, but what a wonderful gift to the children that will be using it there. The building and the landscape architecture is great.

- The animation of that North façade, needs to ensure there are eyes on the street and that it is properly animated.

The following motion for the Wesbrook Community Centre Child Care Addition was moved, seconded and CARRIED:

The Development Permit Board recommends that the Director, Campus and Community Planning issue a Development Permit to amend the Wesbrook Community Centre DP12017 on Part of Lot F, Plan BCP35352 in Wesbrook Place Neighborhood as detailed in the attached drawings (Attachment A).

The project was Moved, Seconded, and carried by a vote of 5-0.

4.0 DP Board Information Items

4.1 Various Development Permit Application Updates

The Board accepted the updates on information.

5.0 Other Business

A.G.: M.W., you were talking about another project that was started here and we were wondering about the sufficiency of parking.

- It is nearing completion. We do not yet have an update on the final stages of its implementation. We can provide an update through e-mail, before the next meeting.

B.R.: I did ask Karen, and Paul is not here, for some indication of what pace of applications we might be looking at this year? We are not able to say that today, but if there is someone that could just let us know what we can expect over the next year.

- Speaking for Paul, as he is not here, I wish I could help you, but my knowledge on Wesbrook projects is limited. I'll get Paul to provide an update on that.

6.0 Meeting adjourned at 5:47 pm Minutes submitted by Ashley Shapiro