



minutes

UBC Development Permit Board Meeting

Date:	Wednesday, July 26, 2017
Time:	5:00 – 7:00 p.m.
Place:	Wesbrook Community Centre, Room 201, 3335 Webber Lane
Members present:	Bryce Rositch (Chair) John Metras (Vice Chair) Qiuning Wang Michael White (ex-officio)
Members absent:	Andre Gravelle, Student Member (Vacant)
Staff:	Grant Miller and Karen Russell, Campus and Community Planning
Guests:	Approx. 8 Guests/Observers
Presenters:	Hugh Ker, Polygon Walter Francl, Francl Architecture Bruce Hemstock, PWL Partnership Landscape Architects Inc.

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 5:00 pm. The Agenda was adopted as circulated.

2.0 Approval of Minutes from the August 10, 2016 meeting.

The Minutes from the August 10, 2016 meeting were adopted subject to minor edits.

3.0 Development Permit Application

3.1 DP17016: The Residences at Nobel Park, Wesbrook Place Lots 7 & 8

Karen Russell (KR) introduced the project, presenting the context for Lots 7 & 8 in the Wesbrook Place Neighbourhood and an overview of the policy documents that guided this development (Land Use Plan, Wesbrook Place Neighbourhood Plan, and Development Handbook). Major themes of the public consultation comments were summarized and the variances requested on this project were introduced.

Project Architect, Walter Francl, of Francl Architecture, presented the architectural plans and introduced the rest of the applicant team including Hugh Ker of Polygon and Bruce Hemstock of PWL Partnership Landscape Architects Inc., who presented the landscape design.

The project was generally praised for its elegant design and the following comments were provided by Board members:

Courtyard Noise:

- Noise can be amplified in a typical courtyard setting. What mitigation measures are in place for this project?
 - Reality is that the trees and water feature may soften the sound, but sound will not be fully attenuated. Noise is a reality of courtyard living.

Sequence of Development in Wesbrook Place:

- Clarification was requested on the sequence of development in Wesbrook Place. These concerns were raised in the online feedback for this project.
 - Campus and Community Planning has no position on the phasing strategy of the neighbourhood as it is not a component of the policy context at UBC. C+CP staff manage the impact of construction on individual construction sites. This question was deferred to the representative of UBC Properties Trust, in their role as master developer of Wesbrook Place.
 - Paul Young, UBC Properties Trust, explained the rationale for sequencing of development: to balance staging areas, construction parking and construction sites on Wesbrook Mall. Development moves sequentially through the neighbourhood on both sides of Wesbrook Mall.

Impact on UBC Farm:

- Approval of this project should be subject to an environmental impact assessment on the impact of this development on the farm and the remaining tree buffer.
 - Prior to the 2011 amendment to the neighbourhood plan, the farm was held as a future residential reserve area. The 2011 update accommodated that residential reserve area density elsewhere within the neighbourhood. The Farm was a participant in the advisory planning committee that supported the 2016 amendment to the Wesbrook Place neighbourhood plan.
 - An engagement process for the future greenway area will be a separate public consultation process. PWL has been working with Perry and Associates, the design consultants for the future greenway, to minimize impacts on trees on the edge of the development site.

Replacement Trees on Site

- Confirm quantity of trees that will be removed and replaced as a result of this development.
 - 83 trees will be removed and 48 trees will be replaced on site. Locations for the remaining trees not replaced on site will be identified at a later date in consultation with the University Landscape Architect.

Stormwater Management:

- What is the stormwater management plan for this site to minimize the impact on the Farm.
 - Site conditions are working in conjunction with the overall neighbourhood strategies to mitigate the effect of storm water impact in the area to replicate pre-development flow conditions. The depths of soil provided over the underground parkade range from 300 to 900mm, with most of the landscape area at 450mm depth. The depths will absorb much of the peak flow within the growing medium. The site is also a tributary to the stormwater detention pond under Nobel Park, which handles all drainage on the west side of the neighbourhood to replicate pre-development flow conditions.

Sustainability:

- Confirm what's being done to meet REAP Gold Innovation and Student Research Project Credits. Building envelope could be a potential area of study.
 - Building envelope elements (cladding, glazing and installation systems) will be an innovative element in this building. We are working with clients and industry and upping our game. Consultant E3 are part of the design team.
 - For the Student Research Project, details are to be determined. An example was given from a previous Polygon development (The Laureates) where a Master's student conducted a study on bicycle storage in residential buildings on campus.

Accessibility on Site:

- Given grade changes on site, please confirm how you will manage to make the site accessible for those with mobility challenges. Think about increasing the percentage of units that are accessible from grade.
 - They will be able to pass through the site at grade but there will be steps up to all of the townhouses. The grade has been kept fairly level for the townhomes.

Traffic Congestion in the Neighbourhood:

- In light of the public commentary on traffic congestion in Wesbrook Place, Campus and Community Planning should confirm what studies have been done on traffic congestion. Given some of the recent concerns, Campus and Community Planning should take another look at this issue.
 - The Neighbourhood is approximately 50% built out and the construction activity that causes stress to the neighbours also makes it difficult to conduct accurate post occupancy studies. The design intent of the street layout in Wesbrook Place was to keep the streets fairly narrow to manage multiple modes of transportation and to create more safety on the street by decreasing speeds. The traffic studies that were conducted back when the neighbourhood plan was established estimated a population of 12,000 for the neighbourhood. The 2016 neighbourhood plan amendment redistributed but did not increase overall density in the area.

Members of the public were invited to comment on the project:

What are the local bus routes in the area?:

- A local shuttle bus operated by TransLink runs up Ross Drive and the 41 route runs along Wesbrook Mall

Elevations of building and greenway trees:

- Are the trees in the greenway the same height as the tower? Will there be a full or partial view of the farm from the tower and vice versa.
 - Tree heights vary but some reach the height of the tower. There should be a partial view of the farm from the tower.

Public Engagement:

- There were concerns regarding the notification for this development application during the summer months when few students are around. Students of Land and Food Systems and Forestry have not been given the opportunity to review and voice their concerns about this development. Students of all faculties, should be allowed the opportunity to comment.

- There is a challenge to engage students between April and September when most students are away. Campus and Community Planning schedules open houses as the project applications are submitted.
- Development Permit applications typically require only one open house, some of the notification measures employed for this project include:
 - notification/signage on site,
 - letters notices sent to neighbours within 30m including: residents of the Prodigy development, the Dean of the Faculty of Land and Food Systems, the UBC Botanical Garden
 - newspaper advertising in the Courier/Ubyssey (when school is in session)
 - email notice to the UNA and other key stakeholders on Campus
 - flyer mailout through Campus mail to all departments

Ecological Impacts on the Forest Buffer:

- Ecological integrity of remaining forest buffer will be compromised by this development and upcoming greenway project. An Environmental Impact Assessment is warranted to look at hydrology, soil compaction, and biodiversity.

Farm Participation in Lot 7&8 Development and the Upcoming Greenway Project:

- A representative from the Farm expressed interest in participating on the upcoming greenway project.

Chair Summary

This project will be a handsome addition to the Wesbrook Place community. Many of the comments received for this project were not site specific and are a bit more systemic. Summary of the issues include:

- Phasing of Development
- Impacts on UBC Farm
- Density in the Neighbourhood
- Traffic/Amenities/Parks/Spaces. Revisit original neighbourhood studies to ensure they are still relevant.
- Consultation during the summer months. Balance development at times when more people are present.

A discussion of many of the systemic issues raised will be brought back for discussion at the next Board meeting.

The Development Permit Board recommended to Staff that Campus and Community Planning should play an active role consulting with Land and Food Systems, Forestry and neighbourhood residents when planning the south greenway. Contemplate design, trees, path, and impact to the UBC Farm.

The following motion for Lots 7 & 8 in the Wesbrook Place Neighbourhood was moved, seconded and CARRIED:

That the Development Permit Board recommend that the Director of Planning, Campus and Community Planning issue a Development Permit for the market-lease residential development on consolidated Lots 7 and 8 in Wesbrook Place neighbourhood comprising 241 apartment units (146 units in the 14 storey high rise and 95 units in the 5/6 storey low rise) and 26 townhouse units as detailed in the attached drawings prepared by Francl Architecture and PWL Partnership (Attachment A), subject to the following conditions:

- 1) That SC2B.4(a), SC2B.4(b) and SC2B.4(c) of the Development Handbook be relaxed for this project to permit reductions in minimum setback requirements on the front, side and rear yards at various locations for balcony projections; and**
- 2) That SC2B.4(d) be varied to allow a 1.9 metre projection for a portion of the roof on the highrise to extend beyond the 43.0 m height maximum.**

The project was Moved, Seconded, and carried by a vote of 2-1.

4.0 Adjournment

Meeting adjourned at 7:00 pm

Minutes submitted by Steven Lecocq