



Minutes

Advisory Urban Design Panel

Date:	June 1, 2017
Time:	4:15 PM
Location:	Policy Lab A+B, CIRS building, 2260 West Mall
Attendees:	MEMBERS OF THE ADVISORY URBAN DESIGN PANEL: Maurice Pez (Vice-Chair) Walter Francl <i>items 1-4</i> , Jane Durante, Ronald Kellett, Arno Matis, Pam Ratner
Regrets:	Karen Marler
Staff:	Scot Hein, Linda Nielsen (Recorder)
Presenters:	Hugh Ker, Polygon Development 340 Ltd Walter Francl, Francl Architecture Bruce Hemstock, PWL Partnership

1.0 Call to Order

The vice-chair called the meeting to order at 4:15 PM and noted the presence of a quorum.

2.0 Outgoing Panel Member

The panel members and staff thanked outgoing panel member and chair Walter Francl for his time and contribution.

3.0 Election - New Chair

Panel member Arno Matis was elected as the incoming chair commencing July 2017.

4.0 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 April 6, 2017, meeting minutes be approved.

MOTION CARRIED

5.0 Application:

5.1 Lots 7 & 8 - The Residences at Nobel Park

Application Status:	Development Application
Location:	Lots 7 & 8, South Campus
Applicants:	Polygon Development 340 Ltd Francl Architecture PWL Partnership

Resolution: SUPPORT (4-0)

Scot Hein, C+CP, asked the panel to comment on the applicant's response to the pre-application review and sought further design refinement advice on the following:

Overall character and expression paying attention to the extent that buildings are distinguished from each other;

Resolution of the bridging element connecting the tower with the mid-rise with respect to the height of the opening and materiality/expression, and

Overall landscape resolution given the Westbrook Place context and South Campus Greenway interface.

Architect Walter Francl Walter presented. Responding to the panel's previous comments, revisions include:

The amenity space is now an element distinguished on the facade of the building with its own visual expression in terms how it accesses the outdoors.

The tower cap element on the high rise has been visually lightened and sky lighting has been added to the townhomes.

There is patterned gravel on the mid-rise roof adding visual interest for residents looking down from the high rise.

Common outdoor space for the residences in the high rise on the roof itself and at grade. The townhomes will have access to the roof decks.

The water feature will reflect dappled light up onto the underside of the wood soffit. The bridging element is an appropriate height and scale given the dimensions of the opening allowing people to enjoy the water from both sides.

Landscape Architect Bruce Hemstock presented. Responding to the panel's previous comments, revisions include:

Develop the geometry organization of the plantings and walkways. Organized the planting which is creating a pattern as it relates to the building.

Carved some of the patios back and used the planting to express some of the forest curves creating an interesting interplay between the patios. The patios and the landscape have a visual sense of individuality.

A connection from the greenway midway through the site has been extended to the sidewalk. The pathway has become more of an important element for people along the greenway and residents.

The water feature will run all year round unless water restrictions are in place. It is a shallow depth just enough to give the sense of water. Even when empty, it will be a simple and clean surface.

Commentary:

The applicant has addressed the concerns brought forward at the pre-application review in a straightforward and direct way.

The location of the amenity space is appropriate and helps to activate the street edge.

The materiality of the townhouses were strong when initially reviewed and are better now. The resolution and layering of the detailing on the townhouses is strong.

The midrise component facing the park has a finer grain and nice texture. The detailing has been well resolved and some colour has been brought in. Overall, the exterior materiality is of high quality and the detailing is well resolved.

From a space planning perspective, the unit layout is very rational with all of the units finding a particular view.

The landscape is resolved in a more rigorous way. Consider some less rigid and softer plantings. The walkway extending into the pond is a playful feature.

The circulation for pedestrians is resolved. The pathway from the greenway into the interior courtyard has been extended to the street.

Some discussion whether the soil depth on the parking deck can support mature growth as depicted in the illustrative renderings, adding continuity of the surface is key.

A panel member noted UBC's Housing Action Plan is part of the University's overall strategy for academic excellence and sustainability leadership, integrating the responsible management of our land base with these goals. Key elements of the plan are to improve housing choice and affordability for faculty and staff. The proposed development has a number of desirable features. The amenity space has a relationship with courtyard, residents have access to the greenway, and there is space for recreational activities and social gatherings, as well as working community gardens.

All new residential buildings at UBC must achieve a minimum of REAP Gold certification. Serving as background and context, at a recent meeting discussion about sustainability, UBC's Property and Planning Advisory Committee comprised of Senators and representatives of the Deans, had the impression developments were stepping away from UBC's commitment to sustainability. A panel member noted the applicant's REAP Gold assessment score was at the lower end of the score range and wondered what might be inhibiting UBC from doing better. Developer Hugh Ker noted the REAP process works well in terms of the projects done at UBC. The project developer and the applicant have done what is required. Staff noted sustainable green building dialogue is ongoing.

Chair Summary:

High quality materials and a good variety of housing. The development will be a good addition to UBC.

The applicant has addressed the concerns brought forward at the pre-application review in a straightforward and direct way; particularly the relocation of the amenity space.

Consider differentiating/personalizing the townhomes more, perhaps through the use of colour, to create more texture in the streetscape and improve individual home identity in the streetscape.

The water feature has been well developed. Some concern whether the feature will collect debris in the event it is drained in the winter or when water restrictions are in place.

Consider making the landscape a little less linear and some of it softer to respond a bit more to the forest setting.

Residential developers and applicants will look to the approving authorities such as UBC to set the standard for green building.

6.0 Adjournment

There being no further business the meeting adjourned at 5:00 PM.