



# Minutes

## Advisory Urban Design Panel

<b>Date:</b>	May 3, 2018
<b>Time:</b>	4:05 PM
<b>Location:</b>	Policy Labs A+B, CIRS building, 2260 West Mall
<b>Attendees:</b>	<b>MEMBERS OF THE ADVISORY URBAN DESIGN PANEL:</b> Rob McCarthy (Vice-Chair), Kelty McKinnon, Pam Ratner, Russell Acton, Shelley Craig
<b>Regrets:</b>	Nigel Baldwin (Chair), Ron Kellett
<b>Staff:</b>	Scot Hein, Linda Nielsen (Recorder)
<b>Presenters:</b>	Nathan Ma, UBC Properties Trust Liam Davis, ZGF Architects Michael Patterson, Perry + Associates

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- 1.0 The meeting was called to order at 4:05 PM. A quorum was noted.
- 2.0 Nigel Baldwin was elected as chair and Rob McCarthy as vice-chair.
- 3.0 Thank you to outgoing panel member and Chair Arno Matis, and panel member and Vice-Chair Karen Marler.
- 4.0 Welcome incoming panel members Russell Acton and Shelley Craig.
- 5.0 Approval of Agenda and Previous Meeting Minutes  
The May 3, 2018, meeting agenda was approved as circulated.  
The March 1, 2018, meeting minutes were electronically approved as circulated.

### 6.0 Application:

#### 6.1 Lot 4 - Wesbrook Place, South Campus

Application Status:	Pre-Application
Location:	Lot 4, Wesbrook Place, South Campus
Applicants:	UBC Properties Trust ZGF Architects Perry + Associates

Scot Hein, Campus and Community Planning, introduced the six-storey faculty and staff rental housing project. Noting, subject to funding, the project may advance as a net zero project.

Liam Davis (ZGF Architects), Michael Patterson (P+A) and Nathan Ma (UBC PT) presented and answered questions from the panel.

**Panel Commentary:**

General support for the form of development, the double-loaded corridor and mix of units. There is a lot of roof area. Explore whether it is a feasible space for social gathering.

The expression of the upper level penthouse bridge is out of place. The facade should be muted and complimentary. If it is bridge make it a bridge. A panel member suggested taking some mass off the bridge and adding some to the roof form.

The balconies are too small. The balconies should be full unit length for effective use of outdoor space and a safe place for children to play on.

The clips in alignment are okay but not convincing around the corner. Simplification of materials would take a good scheme and make it stronger.

Examine the relationship of the ground floor units especially beside the entry. In a public location is there something else better suited such as another form of amenity space.

Explore whether all the ground floor units need the corridor space. If accessed directly from the street the units would be more generous.

Ensure the larger units are adequately sized for larger families especially the common shared space within the units.

**Related commentary:**

Consider the livability associated with the massing. The jigs and jogs and small balconies are a result of unit plan convention. An efficient simple volume would result in cost savings and good materials. The use of too many materials results in too many details.

For future developments create spaces for bike storage in the home and less underground bike storage.

**Landscaping:**

More clarity around public, semi-public, semi-private and private outdoor spaces is needed.

Expand upon what is the use of the courtyard; how people occupy different places and become a place of engagement.

There are many elements that respond to the expressed needs of faculty and staff: open outdoor spaces and the bike repair area. Consider a playful landscape with community gardens in the interior areas. There is already a lot of lawn. Consider more usable types of uses on the north side of the plaza. Ensure the outlook pavilion will accommodate larger social gatherings.

The wall interface between the courtyard and Scholar's Greenway/Mundell Park feels like the back of building from the pedestrian side. Break down the wall to a pedestrian scale. Consider adding more seating elements and terracing to help define public, semi-public, semi-private and private spaces.

Explore moving the terrace back toward the interior amenity space to allow the green space to open up and create more separation from different viewpoints.

There are a lot perched planters, consider using sunken slabs in some locations to have trees out of terraces.

The larger units should have larger yards to accommodate larger families. A panel member thought the courtyard had too much hard landscaping and was over circulated. Adding, it is okay to have private yards and semi-private spaces for the people that live there.

The plant palette is good. The site is surrounded by Pacific Northwest forest, try to create spaces that are rich and multi levelled in terms of plant materiality.

**Chair Summary:**

A lot of commentary relating to the emerging draft Faculty and Staff Housing Guidelines: storage, balcony size, bike strategies, indoor and outdoor social gathering places and community gardens.

General support for the form of development, the double-loaded corridor, the two-building bridged parti and how it is arranged on the site.

Simplification and clarity needed with respect to articulation and repetitive elements. Make them smart and intelligent. Use the rhythm of the elements to mean something instead of arbitrarily playful. If it a bridge expression make it bridge.

Work needed on ground oriented units. The outward facing unit entrances should have greater presence on the street. The west wing unit closet to the entry is more exposed to the general public. Refinement needed on unit plans to ensure adequate size for livability, especially the larger units.

Mixed feedback on pedestrian connection from Birney Avenue through the courtyard to Scholar's Greenway and Mundell Park. Clarity needed on announcing it more of a semi-public, semi-private route.

The scale of south wall adjacent to Mundell Park and Scholar's Lane needs to be managed through terraced landscaping and tiered seating at a pedestrian scale.

7.0 Adjournment

There being no further business the meeting adjourned at 5:15 PM.