



# Minutes

## Advisory Urban Design Panel

<b>Date:</b>	July 6, 2017
<b>Time:</b>	4:05 PM
<b>Location:</b>	Policy Lab A+B, CIRS building, 2260 West Mall
<b>Attendees:</b>	<b>MEMBERS OF THE ADVISORY URBAN DESIGN PANEL:</b> Maurice Pez (Vice-Chair) Karen Marler, Ronald Kellett, Pam Ratner
<b>Regrets:</b>	Arno Matis (Chair), Nigel Baldwin, Jane Durante
<b>Staff:</b>	Gerry McGeough, Linda Nielsen (Recorder)
<b>Presenters:</b>	Megan Pohanka, UBC Properties Trust Liam Davis, ZGF Cotter Architects Patrick Cotter, ZGF Cotter Architects Michael Patterson, Perry + Associates

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### 1.0 Call to Order

The vice-chair called the meeting to order at 4:05 PM and noted the presence of a quorum.

### 2.0 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 June 1, 2017, meeting minutes be approved.

MOTION CARRIED

### 3.0 Application:

#### 3.1 Lot 11, Wesbrook Place, South Campus

Application Status:	Pre-Application
Location:	Lot 11, Wesbrook Place, South Campus
Applicants:	UBC Properties Trust ZGF Cotter Architects Perry + Associates

#### Discussion:

Gerry McGeough, C+CP, introduced the project noting the tower is market rental and the townhouses are faculty and staff housing.

#### Panel Commentary:

Redesign the access parking and reconnect the townhouse walkway. Explore adding more townhouses along the south face where the ramp is.

Clearer rationale is needed on the circulation movement within the site and how the circulation connects to the broader patterns in the neighbourhood. The intersection between the site and the future school is a view corridor.

Consider fewer bollards between the tower and townhouses. The public access feels private.

Consider making the tower lobby space larger to make it more of a gathering space.

Explore making the space between the tower and townhouses more of a plaza adjacent to the social space on the inside. The townhouses along Ross Drive at street level need some separation for privacy. Consider raising the private decks to enhance privacy in the central courtyard where there is public access. Explore how the site manages privacy and social conditions.

The proposed daycare outdoor play area extends into the green belt.

Look for opportunities at the next design level for each townhome occupant to personalize their front door and address.

Consider reducing the number of parking stalls in the tower or roughing in for EV stations for the townhouses for future planning.

Explore innovative ways to achieve more efficiency in bike parking and maximize in-suite bike storage.

The community gardens should be available to the whole development given the limited access to outdoor and social gathering space for the tower occupants. The townhouses have a lot of opportunity for growing spaces and have private yards, southern exposure and a private rooftop amenity.

Some question around the sun exposure given the size and placement of trees around the community gardens whether it is feasible to produce vegetables in that space. Some potential shading mid-afternoon from trees that are off-site.

**Chair Summary:**

Redesign the access parking and reconnect the townhouse walkway. Explore using the ramp space as daycare building space or amenity space.

Daycare - Dedicated parking along the street should accommodate at least six cars. It would be better if the drop off was in front of building on site.

General support for continuity between the architecture of building and the townhomes, with an opportunity for individualization.

Considering using more brick material, particularly on the street side, than white cladding material.

Raise stoops for the townhouse entries to create a nice internal street to distinguish the front of townhouses. The back looks like the front and the front looks like back. Bigger spaces are needed off the back.

Rooftop amenities are problematic on wood frame buildings. The outdoor amenity is disconnected from primary living areas and may not be used as much. An amenity around the tower lobby connected to the green space would be a good move.

Provide clear rationale on how to circulate through and around the site and connect with the pedestrian desire line to the street corner at the intersection of Ross Drive and Birney Avenue, the site of a future elementary school.

Landscaping – The circulation connections are the important part of the community gardens. Develop the landscape between the townhomes. Utilize screening, fencing and trees to break up the scale, and narrower planters to allow for larger outdoor space.

#### **4.0 Adjournment**

There being no further business the meeting adjourned at 5:40 PM.