



Minutes

Advisory Urban Design Panel

Date:	July 5, 2018
Time:	4:15 PM
Location:	Policy Labs A+B, CIRS building, 2260 West Mall
Attendees:	MEMBERS OF THE ADVISORY URBAN DESIGN PANEL: Nigel Baldwin (Chair), Russell Acton, Shelley Craig, Kelty McKinnon, Ron Kellett
Regrets:	Rob McCarthy (Vice-Chair), Pam Ratner
Staff:	Gerry McGeough, Linda Nielsen (Recorder)
Presenters:	Nathan Ma, UBC Properties Trust Patrick Cotter, ZGF Architects Michael Patterson, Perry + Associates

1.0 The meeting was called to order at 4:15 PM. A quorum was noted.

2.0 Approval of Agenda and Previous Meeting Minutes
The July 5, 2018, meeting agenda was approved.
The May 3, 2018, meeting minutes were approved.

3.0 Application:

3.1 Lot 4 - Wesbrook Place, South Campus

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

SUPPORT 4-0 [with conditions]

Gerry McGeough, Campus and Community Planning, introduced the six-storey faculty and staff rental housing project. The panel were asked to comment on:

1. Overall approach to secondary form, articulation, materiality and colour towards clarity of parti;
2. Expression/articulation of the bridge feature;
3. South edge interface onto Mundell Park;
4. Location and effectiveness for family oriented amenities/features; and
5. Opportunities for individual self-expression by renters.

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

Panel Commentary:**FORM, ARTICULATION, MATERIALITY, COLOUR**

The panel acknowledged the budgetary challenges of creating faculty and staff housing below market rental.

There is still too much complexity in the use of colours and materials and the random application of them. Use colour to reinforce the building's form. One panel member felt the idea of the dark colour being up top and light colour below needs further consideration. Question having white fibre-cement panel as the dominate material, as it might make the building feel industrial or of lower quality. The proportions of fibre-cement panel to windows should be further considered.

Simplify and rationalize the east wing massing. A panel member felt clarity is needed whether massing is being layered from a vertical or horizontal perspective.

Wood is not consistently used. Focus and simplification is needed. The random use of wood on the ground floor is not successful. Consider utilizing the wood balcony surrounds for solar shading.

Explore using solar management features on the south facing windows as a functional way to provide texture.

The vestibule facing the street is effective at semi-privatizing the entrance but looks stuck on. Stronger rationale and clarity is needed.

The ground plane experience at the units has an institutional feel the way it has been articulated.

BRIDGE

Design development is needed on the bridge feature. Consider an artful expression such as a translucent glass pattern to increase the porosity of the space by making it open visually and lighter. Overlooking issues from the bridge to adjacent living spaces need to be addressed. One panel member thought the bridge should be removed.

SOUTH EDGE INTERFACE

The interface with Mundell Park has been well addressed. Consider pulling over the wooden seating area to align with the pathway down so there is more of a rationale for movement through and connectivity to the park. The amenity feels more like a civic-scaled development than a neighbourhood amenity.

INTERIOR LAYOUTS/LIVABILITY

A panel member questioned whether two elevators were sufficient for the number of units especially on move in/out days.

Some of the larger units have small/narrow living rooms for the number of people they will service.

The ground floor vestibule, amenity, and guest suite space could be further resolved.

FAMILY ORIENTED AMENITIES/FEATURES, LANDSCAPE

In general, the team has been thoughtful in planning the amenities for the users.

The bike racks located near the ground floor amenities room off the courtyard is a concern because of potential obstruction.

Ensure the bike repair room has adequate daylighting, has a presence on the public realm and feels like a destination.

For privacy, ensure all ground floor units (e.g. #117) have a green buffer and unit windows overlooking the bridge feature are private.

Maximize social gathering opportunities on the roof decks.

Some of the balconies are too small; appropriately sized balconies are needed, especially for larger units.

Ensure the patio spaces on the ground floor are appropriately sized. Studio units #111 and #112 on the east wing ground floor do not have an equal allocation of outdoor space.

The public realm between the west wing on Weber Lane and the future 16-storey development needs further development. Consider the edge treatment and circulation in that space.

Add a trellis to the pavilion to create a transition between covered and uncovered social spaces.

To increase privacy for the private outdoor spaces, consider removing the secondary walkway between the ground floor units and common outdoor social area. Provide unit access through a series of pathways directly from the outdoor social area.

Simplify the circulation in the courtyard so there are fewer jogs in the plantings and the sightlines are more aligned.

Maximize opportunities for a playful landscape. Consider edible landscaping to bring interest and help create the feeling of being in the forest.

The planters are fairly shallow and tight. Consider using a drop slab to get more soil volume. Ensure all plantings have adequate soil volume for growth.

Consider adding more diverse plant materials at the edge of the site to increase the sense of place and identity being close to Pacific Spirit Regional Park.

Chair Summary:

SUPPORT on the basis of applicant taking note of the panel's comments and resolving to the satisfaction of staff.

The panel acknowledged the budgetary challenges of creating faculty and staff housing below market rental.

Concerns about massing, simplification of secondary and tertiary expression and materials, and discipline in the use of colour.

General support for the treatment of the south park wall.

Some suggestions regarding the courtyard design; including the value of the secondary pathway to suites, and using a trellis to better integrate the open pavilion.

Ensure the units are livable and comfortable. Some living spaces are small. The balconies need to be appropriately sized.

The panel felt the proposal to allow self-expression for some tenants was not convincing.

Consider opportunities for roof top access and maximize social gathering spaces.

Applicant's Response:

Comments insightful and helpful and generally the team is sympathetic toward most of them.

4.0 Adjournment

There being no further business the meeting adjourned at 5:35 PM.