



# Minutes

## Advisory Urban Design Panel

**Date:** March 18, 2019

**Time:** 4:25 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, Adriaan de Jager, Ron Kellett  
Kelty McKinnon [*recused item 4.1*]

**Regrets:** Rob McCarthy (Vice-Chair)

**Staff:** Grant Miller, Linda Nielsen (Recorder)

**Presenters:** Kai Hotson, Hotson Architecture Inc.  
Ken Larson, Connect Landscape Architecture  
Chris Phillips, PFS Studio  
Karen Marler, HCMA Architecture + Design  
Jason Wegman, PWL Partnership Landscape Architects Ltd.

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1.0 The meeting was called to order at 4:25 PM. A quorum was noted.

2.0 Welcome incoming panel member Adriaan de Jager.

3.0 Approval of agenda  
The March 18, 2019, meeting agenda was approved.

4.0 Applications:

**4.1 Pacific Residence**

Application Status: Development Application  
Review: Second  
Location: 5959 Student Union Boulevard  
Applicants: UBC Properties Trust  
Hotson Architecture Inc.  
Ryder Architecture (Canada) Inc.  
Connect Landscape Architecture  
PFS Studio

Kai Hotson (Hotson Architecture Inc.) and Ken Larson (Connect Landscape Architecture) presented. Project manager: Dave Poettcker, UBC Properties Trust. Chris Phillips (PFS Studio) presented the new Gage Courtyard.

**EVALUATION: SUPPORT [3-1]**

## **Panel Commentary:**

The panel was asked to comment on the following:

1. Success of the revised massing in addressing the comments of the Panel related to building height and adjacencies to existing buildings.
2. Success of the landscaping particularly in the revised treatment of the corner of Student Union Boulevard and Wesbrook.
3. Success of the relationship between the existing public realm and the new spaces created by the proposal, especially Gage Court.
4. Success of the revised facade and building composition.

The height constraint on the northeast corner of the site due to associated impacts on adjacent UEL and Chancellor Place residents' privacy and views is a concern. A tower would have been a successful massing strategy.

Concerns regarding the height of building 2 and the shadowing of the Westcoast Suites and Gage Court. Consider reducing the height and redistributing the mass on Wesbrook Mall. Further design development is needed to study the relationship of building 2 to the existing 10-storey building at the Exchange Residence at Gage South.

The shift of building 3 to the south corner was a good move.

The spatial structure and connectivity are good. The paths are more intentional facilitating movement.

The proposed use of dark-coloured brick on building 2 was not supported. The shadowing on the north side and solar gain on the south side of the 10-storey building is a concern.

One panel member thought the elevation relief and variety of scale on the smaller buildings would be an effective strategy to use on the larger buildings.

The tripartite approach was supported. A panel member suggested it be modulated. Transparency at ground levels of buildings 1 and 2 is good. A panel member thought the top floor was not balanced.

The facade design at the ends of the buildings was generally supported. One panel member thought some of the end treatments were too playful.

Concerns around the livability of ground level suites. Building 5 does not have enough buffer. Building 3 parking elevator is next to a suite.

A panel member thought the entry to building 5 should be moved from the street to the court.

## **Chair Summary:**

Concerns remain over the narrow terms of reference that restrict height on the northeast corner of the site.

General support for the revised massing accepting the height constraint. Consider taking some height off buildings 1 and 2 and adding height to buildings along Wesbrook Mall.

General support for the landscaping and public realm.

Concerns regarding the proposed use of dark-coloured material on the facade of building 2.

It was Moved and Seconded:

THAT the Panel SUPPORT the project with the applicant taking note of the Panel's concerns as they work with staff.

#### 4.2 Brock Commons Phase 2

Application Status: Pre-application – Massing evaluation workshop  
Location: Brock Commons hub  
Applicants: UBC Properties Trust  
HCMA Architecture + Design  
PFS Studio

Architect Karen Marler (HCMA Architecture + Design) and Landscape Architect Chris Phillips (PFS Studio) presented.

The panel was asked to comment on the following:

1. Which of the urban design principles should we be mindful of and which urban design principles are less of a priority?
2. What is the character of Gage Road and the character of East Mall and their respective roles within the Commons?
3. Which urban design response engages Brock Tall Wood with the Brock Commons?
4. What is the most appropriate formal response to the surrounding context?

#### **Panel Commentary:**

The Panel commented on the project as a comparison of massing alternates, and expects to see a fuller presentation at a future pre-application review.

Questions were raised around context. Is there a long-term plan for the North Parkade and St. Andrew's Hall?

Orchard Commons and Ponderosa Commons have successful identities. What is the character of the Brock Commons hub and how will it distinguish itself?

A study of the programs anticipated is needed to determine the scale of the public open space. The ground floor programs should help activate the public realm. People like active edges.

Consider pedestrian desire lines, sequencing and connections that integrate with existing circulation routes and building entries.

No clear massing favorite emerged from the options presented. There was some negative reaction to the notion of bridging Gage Road.

Organize the massing to minimize the overshadowing on public spaces. Consider the human scale. Maintain view corridors.

Recognize the view north along East Mall. Avoid high masses terminating the view.

Careful consideration of the relationship of the new buildings to the Axis apartment building is important, and seems to be recognized in the options shown

It is important that the Tallwood Tower be integrated into the Commons. The integration should go beyond compatibility of massing. Consider responding to the Tower's elevation treatment, recognizing the likely difference in construction type. Respond to its base treatment, with its large, sidewalk sheltering canopy.

#### 4.3 Walk Through Time

Application Status:	Pre-application
Location:	Main Mall
Applicants:	UBC Project Services PWL Partnership Landscape Architects Inc. Pechet Studio EDG Experience Design Group

UBC Landscape Architect, Dean Gregory provided policy context for the project referring to the Vancouver Campus Plan and policies in the plan: Policy 18 and Policy 41.

UBC Project Services, Senior Manager, Jay Hiscox introduced the donor funded project which is a collaborative venture between the Beaty Biodiversity Museum and the Pacific Museum of Earth. The primary goals are to create a visual wayfinding link between the Beaty Biodiversity Museum and the Pacific Museum of Earth; create a literal timeline of events and processes that shaped the earth to present day, and an interpretive element.

Landscape Architect Jason Wegman, PWL Partnership Landscape Architects Ltd., presented.

#### **Panel commentary:**

The panel appreciated the challenge of connecting two visually-disconnected entrances of the Beaty Biodiversity Museum and the Pacific Museum of Earth.

The majority of the panel did not support the concept as presented. The internal museum experience is being brought out to Main Mall and starts to own elements in the public realm. Four panel members thought the visual quality, intensity and scale of the fins were not appropriate. Consider a more subtle and organic approach. A panel member thought the vertical elements are marking a gateway on Main Mall where there is no spatial reason to create a gateway. A panel member thought the destination is more important than the route.

Two panel members liked the concept of the wayfinding fins and the bold colours based on a GSA chronostratigraphic chart. There was general consensus the proposed use of decals did not convey quality and permanence and there was too much text on the fins. A panel member thought children should be able to stand on the center plinth of the 'tree of life' element in the Learning Plaza and the seating was "too crisp.

There was general support for playful qualities and elements of discovery. Two panel members suggested a more horizontal and lineal approach would be more effective and appropriate.

Two panel members suggested the use of technology such as light to enhance the experience, whereas two other panel members did not support the use of technology in art installations. Overall the panel appreciated the budgetary constraints.

#### 5.0 Adjournment

There being no further business the meeting adjourned at 7:35 PM.