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THE UNIVERSITY OF BRITISH COLUMBIA

campus + community planning

Meeting Minutes

Advisory Urban Design Panel

Date: June 2, 2016

Time: 4:05 PM

Location: Policy Lab A+B, CIRS Building, 2260 West Mall

Attendees: MEMBERS OF THE ADVISORY URBAN DESIGN PANEL:
Walter Francl (Chair), Maurice Pez (Vice-Chair), Neil Guppy, Ronald Kellett, Arno Matis

Regrets: Jane Durante, Karen Marler, Janet Teasdale (on leave)

Staff: Scot Hein, Linda Nielsen (Recorder)

Presenters: Michelle Paquet, UBC Properties Trust
Andrew Emmerson, GBL Architects
Amela Brudar, GBL Architects
Christopher Phillips, PFS Studio

1.0 Call to Order

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

2.0 Thank You Outgoing Interim Panel Member

The Panel members and staff thanked outgoing Panel member Neil Guppy for his interim participation on the Panel while Janet Teasdale was on academic leave.

3.0 Approval of Current Agenda and Previous Meeting Minutes

3.1 It was moved and seconded: That the agenda of the June 2, 2016, meeting be approved.
MOTION CARRIED

3.2 It was moved and seconded: That the minutes of the meeting held on May 5, 2016, be approved as corrected.
MOTION CARRIED

4.0 Application:

4.1 Site D

Application Status:	Development Application
Location:	Site D, University Boulevard
Applicants:	UBC Properties Trust GBL Architects PFS Studio

RESOLUTION: Support [4-0]

Introduction:
Scot Hein introduced the project noting the supportable key changes in response to the Panel's preliminary comments with respect to the location of the amenity room and related transparency, materiality, massing form and projections, and the retail tenancy interface. The Panel was asked to provide advise on how the northeast corner of the building might strengthen the urban frame of the new MacInnes Field; the proposed strategy to manage solar orientation and weather protection, and the configuration of the second floor terrace overlooking the new MacInnes Field to maximize opportunities for shared amenity and individual residential usage, while ensuring privacy and security.

Architects Andrew Emmerson and Amela Brudar, and Landscape Architect Chris Phillips presented and responded to questions from the Panel. UBC Properties Trust Project Manager Michelle Paquet also responded to questions from the Panel.

Panel Commentary:
- The alignment of the 'tube' projections with the linear pedestrian axis along Athlete's Way was supported. One Panel member was concerned how parking at the AMS Student Nest would affect the pedestrian and bike circulation on the west side of Site D between Robert H Lee Alumni Centre and the AMS Student Nest. The west side of Site D is also the designated route for event set-up including stage delivery and drop-off for the new MacInnes Field and retail patio space for Site D.
- The two elongated rectangular 'tubes' that project out over the northeast and southwest corners of the commercial base are well resolved. The northeast corner is an effective response to help frame the new MacInnes Field.
- The building overall is of high quality. The proposed use of brick and detailing was supported.
- Explore whether there is an opportunity to open up the micro units to Juliette balconies to provide outdoor space. Consider taking advantage of the wall thickness on the south facade to open up rather than reduce the size of the windows to improve the livability of the units.
- Consider whether additional passive solar control measures would substantially improve the solar performance.
- Explore whether the north facade could have a compositional strategy that more directly references its visual relationship adjacent large-scale academic buildings.
- Moving the amenity space closer to the elevator lobby is an improvement, but is not resolved. Its present location is a compromise. A proposed privacy screen on the wedge-shaped deck renders the usable space small and the adjacency of the neighbouring units to the amenity space compromises the livability of the units fronting on the outdoor terrace. Consider relocating the amenity space to another location that is open and sunny such as the corner top floor or roof.
- Developing inside dens with no windows is an appropriate use of space within smaller units**.**

Chair Summary:
- The Panel members appreciated that preliminary comments were reflected in the revised design.
- There was apprehension around the solar response on the south face. Making the windows smaller to reduce solar gain is not the preferred solution. There was general support for larger openings or Juliette balconies to add depth to the facade and increase the livability of the space. The solar mitigation on the south face whether

with additional depth and some sort of solar protection on the facade and/or Juliette balconies to improve the outdoor exposure and air circulation, might be helpful.

- Support for the material palette and quality. The detailing is well resolved.
- Support for the chamfering of the two elongated rectangular 'tubes' that project out over the northeast and southwest corners of the commercial base.
- The Panel members appreciated how the amenity room is now aligned with the elevator lobby to create a clear transparent axis through the building between University Boulevard and MacInnes Field at the second level, however the proposed wedge shaped terrace and its immediate relationship to neighbouring units will be an ongoing issue to residents living next to the space. A less compromised location for the amenity space on the top floor in a sunny location, or rooftop would be preferred.
- The retail expression and transparency with frontages on both the northern and southern aspects is preferred and would be a good design direction.
- The two lobby entrances are a clearly expressed on the facade and are well resolved. The increased glazing on the north entry lobby provides a stronger visual connection between the inside and out.
- The landscaping, with exception of the terrace, is well considered and appropriate.

5.0 Adjournment

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