



Minutes

Advisory Urban Design Panel

Date: May 2, 2019

Time: 4:10 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*]

Staff: Matthew Roddis, Linda Nielsen (Recorder)

Presenters: Chris Phillips, PFS Studio
Michael Leckie, Leckie Studio Architecture + Design Inc.
Colleen Dixon, Stantec Consulting Ltd.
Keith Bate, Stantec Consulting Ltd.

- 1.0 The meeting was called to order at 4:10 PM. A quorum was noted.
- 2.0 Shelley Craig was elected Chair and Russell Action was elected Vice-chair commencing June 2019. Thank you to outgoing Chair Nigel Baldwin.
- 3.0 Approval of agenda
The May 2, 2019, meeting agenda was approved.
The February 7, 2019, and March 18, 2019, meeting minutes were approved.

4.0 Applications:

4.1 **Bosque Revitalization**

Application Status: Development Application
Location: The Bosque, 1900 Block East Mall
Applicants: UBC Properties Trust
PFS Studio

Landscape Architect Chris Phillips (PFS Studio) presented.
Project manager: Craig Shirra, UBC Properties Trust.

EVALUATION: SUPPORT [4-0]

The panel was asked to comment on the following:

1. Success of the revisions in terms of maintaining social spaces
2. Success of the plan for ecological revitalization
3. Approach to perimeter seating in providing protection for the ecological landscape and framing the Bosque area as a distinct and special landscape typology on campus

Panel Commentary:

General support for the use of granular surfacing in the social space. Some concern over the maintenance of gravel to prevent it from spilling over the edges.

One panel member thought the patio was not large enough to be functional.

A panel member suggested widening the circulation paths where they intersect to create a node and enable pedestrians to pause when moving through the Bosque.

The use of movable furniture in the adjacent University Commons will provide more flexibility.

Consider the desire lines from the Arts Student Centre to the Bosque and from East Mall.

Support for the planting strategy using experimental test plots to determine which plants will thrive.

Two panel members supported edge seating option 2, using the established standard on campus. One panel member supported option 1.

A panel member suggested the spatial arrangement of the perimeter seating could be angled to facilitate social interaction.

Chair Summary:

There were a number of ideas about perimeter seating and social spaces.

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 Arts Student Centre

Application Status:	Development Application
Location:	The Bosque, 1900 Block East Mall
Applicants:	UBC Properties Trust Leckie Studio Architecture + Design Inc.

Architect Michael Leckie (Leckie Studio Architecture + Design Inc.) presented.
Project manager: Craig Shirra, UBC Properties Trust.

EVALUATION: SUPPORT [5-0]

The panel was asked to comment on the following:

1. Success of the ground floor in maintaining transparency in the Bosque
2. Clarity of the entryway in wayfinding
3. Success of the materials
4. Success of the project in reflecting a 'lantern' as previously proposed and supported.

Panel Commentary:

From an urban design perspective, two panel members thought the program could be better accommodated on the ground floor of Pacific Residence.

One panel member thought the building could be better sited on an eastern or western edge. A cantilever over pedestrian space would be very compelling.

General support for the ground floor transparency.

A panel member had concerns about the heat gain and glare on the southwest exposure of the upper volume. Consider opportunities for the playful treatment of the fins and how they reflect different solar aspects of the building. Consider a more passive approach to energy conservation rather mechanical systems on the southwest corner. A panel member requested information on the Cradle to Cradle Program.

More clarity of entry is needed in terms of wayfinding. The stair will draw people into the building from the one corner. Consider a landscape marker to guide people. One panel member suggested moving the stair to the north side of the building.

The east-west section and north side needs clarity. A panel member thought an entrance to the building could be made on the west side. A panel member suggested the art and merchandise display could be moved to the perimeter to help animate the eastern edge.

The building is refined. General support for the materiality and tactile qualities. Some panel members found the colours dark. A panel member suggested adding some colour to make the building 'pop'. How to make it a 'fun' building, rather than somber.

A panel member suggested extending the concrete texture inside the glass.

A panel member thought the upper volume was overbearing in proportion to the lower level space.

Consider how the repeated element of fins looks different in the context of each elevation and consider more range and nuance. The northeast elevation looks harsh. Consider variation on depth of fins.

The depth of fins will be solid if directly orientated especially at night and overcast days. Consider opportunities to make more minimal glow from all directions. Support for the striation and rhythm.

Consider opportunities to convey the story of the materiality and alignment of the building to the Bosque. A more linear focus will impact the nature of the central gathering space.

Chair Summary:

Transparency is good.

Further work needed on entry and wayfinding.

Generally satisfied on materiality, some concern about darkness. Mixed view on tonality.

Character somber verses playful, joyful building – uninteresting relationship with the Bosque.

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.

4.3 Pump House Replacement

Application Status: Pre-application
Location: North corner University Boulevard and Education Road
Applicants: UBC Project Services
Stantec Consulting Ltd.

Architect Colleen Dixon and Mechanical Engineer Keith Bate (Stantec Consulting Ltd.) presented.
Project Manager: Elizabeth Meagher, UBC Project Services.

Panel commentary:

General support for the notion of elevating public infrastructure. The way the building is articulated is problematic. University Boulevard is a 'high street' and the main gateway to campus. Some panel members thought the building face should activate University Boulevard. Another panel member thought the building could express its function to Education Road.

The majority thought siting was a concern suggesting the building should align with the Henry Angus building. The clutter on the northeast corner needs to be addressed. Study the context and language of neighbouring buildings. More background information is needed.

There was a consensus there were too many moves. Simplify the narrative and do it well. Some panel members thought the building should be an expressive background building with intentional screening. The calmer precedent images were preferred.

The panel supported the notion of educational opportunities through form and materials and the building as a Living Lab. The exterior lighting concept needs to be a real representation in the urban context. A panel member thought the proposed building was visually and acoustically loud. The transparency was supported. Further design development is needed.

A panel member suggested this could be an opportunity to develop a narrative of infrastructure projects that would be recognizable around campus. A reference project would be the Campus Energy Centre.

A landscape design is needed. The building should complement and participate in the public realm. A panel member suggested the forecourt of the Henry Angus building could anchor the building by creating a larger narrative of water in the landscape.

A panel member thought the proposed green roof would require intensive maintenance. The water fountain seems out of place.

Some panel members were not convinced the use of the colour red conveyed climate change. One panel member suggested the colour blue could express the relationship to a storm water approach in the area.

5.0 Adjournment

There being no further business the meeting adjourned at 7:10 PM.