



Minutes

Advisory Urban Design Panel

Date:	September 7, 2017
Time:	4:05 PM
Location:	Policy Lab A+B, CIRS building, 2260 West Mall
Attendees:	MEMBERS OF THE ADVISORY URBAN DESIGN PANEL: Arno Matis (Chair), Nigel Baldwin, Jane Durante, Karen Marler, Ronald Kellett, Pam Ratner
Regrets:	Maurice Pez (Vice-Chair)
Staff:	Scot Hein, Linda Nielsen (Recorder)
Presenters:	Megan Pohanka, UBC Properties Trust Liam Davis, ZGF Cotter Architects Patrick Cotter, ZGF Cotter Architects Michael Patterson, Perry + Associates

1.0 Call to Order

The chair called the meeting to order at 4:07 PM and noted the presence of a quorum.

2.0 Thank You Outgoing Panel Members

The panel and staff thanked outgoing panel members Maurice Pez and Jane Durante for their service on the panel.

3.0 Welcome Incoming Panel Member

The panel and staff welcomed incoming panel member Nigel Baldwin to the panel.

4.0 Election Vice-Chair

Karen Marler was elected vice-chair commencing October 2017.

5.0 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 July 6, 2017, meeting minutes be approved.

MOTION CARRIED

6.0 Application:

6.1 Lot 11, Wesbrook Place, South Campus

Application Status: Development Application
Location: Lot 11, Wesbrook Place, South Campus
Applicants: Megan Pohanka, UBC Properties Trust
Liam Davis, ZGF Cotter Architects
Patrick Cotter, ZGF Cotter Architects
Michael Patterson, Perry + Associates

RESOLUTION: Conditional Support [4:1]

Opening Remarks:

Scot Hein, noted the daycare program has been eliminated due to inability to achieve sufficient outdoor play space and will be accommodated elsewhere within the Wesbrook Place neighborhood. There is substantive design revision responding to the panel's advice including the parkade ramp position towards greater on site outdoor amenity, as well as the townhouse entry/grade relationship towards greater legibility.

Staff sought advice from the panel as follows:

1. Strategy for managing wheelchair accessibility from Ross Drive to the Greenway, and from the internal townhome courtyard to the community garden, along the south frontage.
2. Design opportunities to express individual occupancy/identity for the tower/townhome ground oriented entries.
3. Expression and materiality, including percent solid versus transparent, for the tower base (lower 2-3 floors), and the south elevation of the townhomes as a more public frontage while respecting internal privacy for residents.

Panel Commentary:

The facade of the tower is harsh and doesn't reflect its proximity to the forest.

The tower is rigid and regimented response to a log boom. It would benefit from being loosen up. The conceptual ideas and context analysis for the tower does not appear to be reflected in the townhouses.

The fenestration on base of tower to the third floor is rigid and could be more transparent.

Considering lighting the north tower elevation to make a stronger statement as a gateway.

Some smaller units have no patio/balcony access which would extend the living space.

The layout of some bedrooms have odd angles which may be a challenge to furnish. Maximize storage opportunities.

Split up the block of townhouses adjacent to the greenway. Consider siting the split blocks closer to the plaza and community gardens. The patios on the greenway side are small and are compromised by the grading. Respond to the arcing property line adjacent to the greenway to increase the patio space and add interest to the plaza.

Rethink the cladding materials. There is too much white, especially on the townhouses.

Increased glazing and an open ground floor plan would provide good visual supervision when children are playing outdoors on the townhouse patios.

More development is needed on the townhouse exit stairs and bike/accessibility ramp. For safety, the ramp should have two handrails and be wider. The stairs could be better located so they don't stick out from the corner of the townhouses.

The end unit elevations of the townhouses are rigid and symmetrical. Consider adding details on the end of the units to differentiate the townhouses and create outlooks to the plaza and community garden.

Consider planting on the westerly slope at the plaza adjacent to the greenway. Move the underground bike parking toward the street to get a slope bank to create a nice public edge with more benches. Relocate the visitor bike parking.

The westerly greenway edge of the plaza needs more refinement. The visitor bike rack looks clunky, continue your exploration of that space.

Consider coordinating the pathways to the amenity space, plaza and community garden to bring vitality to the space. Connect and program the inside and outside together. Consider making the entrance into the central plaza from Ross Drive consider more of a social gathering space rather than a walk through, appreciating it is a fire access.

The plaza and plantings need to better respond to the forested setting. The tree plantings in the plaza should be more random.

Chair Summary:

The change to the parkade access opens up possibilities that haven't been fully explored.

Concerns about the building expression and its relationship to the context, particularly the greenspace. Townhouses should respond to curvature of the greenway and the forest setting. Break the greenway townhouse block into two to maximize the private outdoor space.

Express a hierarchy in the composition of materials. Too much white used on the tower and townhouses.

Explore how lighting can be used to highlight the notion of gateway on the north facade of the tower.

Patterning of the fenestration is rigid and not completely coordinated with the planning.

Recommend more balconies to add interest to the facades and to provide extended living space, especially to smaller units.

Design development needed on the interface between plaza amenity and the lobby and how the spaces work together. Design development needed on the courtyard geometry to reflect the site geometry.

Concerns about the interior layouts whether furnishings will fit in the angled spaces.
Maximize storage opportunities.

Ensure the amenities on the site are wheelchair accessible. Ensure bike parking is more legible and safe and accessible.

Height of exposed concrete retaining walls requires attention to minimize the visual impact. Maintain a maximum 3-4 feet in height for any one exposed section of concrete wall.

The location and alignment of the tree bosque in the plaza should be more random and respond more to the arc of the westerly property line. Landscape needs to be softened to respond more to the setting.

Related Commentary:

Scot Hein added there was some good comment and advice with respect tower expression. Good advice on the townhouses. Prepared to embody and reflect AUDP advice in the conditionality for the UBC Development Permit Board consideration. Staff would be involved during design development process and continue to work with the applicant.

Applicant Response:

Working on resolving the plaza design adjacent to the amenity space. Working on a better correlation between the tower and the townhouse schemes to integrate in the full scheme.

7.0 Adjournment

There being no further business the meeting adjourned at 5:20 PM.