



Minutes

Advisory Urban Design Panel

Date: July 18, 2019

Time: 4:05 PM

Location: BC Hydro Theatre, CIRS building, 2260 West Mall

Attendees: MEMBERS OF THE ADVISORY URBAN DESIGN PANEL:
Shelley Craig (Chair), Russell Acton (Vice Chair), Adriaan de Jager,
Melissa Higgs [*recused Item 4.1*], David Jacobson, Ron Kellett [*recused Item 4.3*],
Kelty McKinnon [*recused Items 4.1, 4.2 landscape*]

Staff: Matthew Roddis, Linda Nielsen (Recorder)

Presenters: Chris Phillips, PFS Studio
Steve DiPasquale, HCMA Architecture + Design
Michael Leckie, Leckie Studio Architecture + Design Inc.
Ashleigh Fischer, ZGF Architects Inc.
Michael Patterson, Perry + Associates
Nick Milkovich, Nick Milkovich Architects Inc.

1.0 The meeting was called to order at 4:10 PM. A quorum was noted.

2.0 Welcome incoming members Melissa Higgs and David Jacobson.

3.0 Approval of agenda

The July 18, 2019, meeting agenda was approved.

The May 2, 2019, meeting minutes and June 6, 2019, written minutes were approved.

4.0 Applications:

4.1 **Brock Commons Phase 2**

Application Status: Development Application
Location: Walter Gage Road & East Mall
Applicants: UBC Properties Trust
HCMA Architecture + Design
PFS Studio

Landscape Architect Chris Phillips provided the framework for the public realm.

Architect Steve DiPasquale (HCMA Architecture + Design) presented.

Project Manager: Dave Poettcker, UBC Properties Trust.

EVALUATION: SUPPORT [4-1]

The panel was asked to comment on the following:

1. Success of the massing in reflecting the uses within, in particular, the success of the south elevation and massing as it relates to Brock Hall and views from the south;
2. Success of the ground floor program in animating the Commons;
3. Public realm approach for the open space and the opportunities it presents, and for the proposed hard landscaping, including Walter Gage Road;
4. Expression and materiality, including the residential and academic component of each building as it relates to the broader Commons (including the building facade and relationship with Tallwood House), and the expression of the public-fronting ground floor of both buildings.

Panel Commentary:

- Concern the panhandle creates a challenge of identity. One panel member thought more inclusion of Tallwood House is needed.
- The north building massing above the podium is generally successful.
- The massing of the south building in placement and idea of striation is successful but in the interest of having a dialog with Buchanan, clarity and rigor are needed. The cut or recess into the building appears as a foreign vocabulary and could be woven into the building more successfully.
- A panel member thought the striations are a good move but was less convinced on the shifting erosion expression. Consider tying the moves together as a family.
- In terms of the identity as a whole for Brock Commons and the inclusion of Tallwood House and St Andrews Hall, consider relocating the entry and lobby of the north tower.
- A panel member suggested the Arts Student Centre could be integrated into the podium and another level added to the north building to preserve the commons.
- General support for the ground floor programming. One panel member thought more programming is needed along the green space. Another panel member acknowledged the significant effort to decanting the program with responsiveness to the public realm.
- A panel member suggested the law clinic could be relocated for a more positive use of space.
- Commentary on the landscape was deferred. Appreciation that siting and role of the Arts Student Centre in the courtyard green needs to be worked through.
- Maximize weather protection by extending the canopies. The south facade of the south building entry needs more weather protection. Suggested dialogue between canopies.
- Consider what is the Commons – can it be extended to include Tallwood House and St Andrew’s Hall into the precinct? A panel member suggested using more wood to visually connect Tallwood House by bringing wood tones into the landscape. Another panel member suggested extending the north-south axis with the wood tone.
- Some panel members thought the south building should look inviting as a residential building. The facade is austere and unwelcoming. Consider tones in the striations to make the colour of the building less white and black.
- A panel member thought more clarity is needed to what is tower, what is podium. The recess makes the rest of the mass of the podium appear austere. Orchard Commons, for example, has more transparency on the podium.
- A panel member thought the law clinic terminating at the porch was not successful. Covered connection to Peter Allard School of Law building to the south is required, rather than terminating at the clinic.

Relocation of the clinic and a program use that contributes more interactively to the urban realm would be a great improvement.

- A panel member thought the wood canopy is successful. Should be one or the other. Suggest picking a weather protection strategy rather than embed both.

Chair Summary:

- General support of the massing. Consider the scale of the precinct and how the panhandle (St Andrews and Tallwood House) can be drawn into the precinct at the ground level to create a positive, inclusive public realm at grade. Articulation of the tower podium and “recesses/incisions” need further design development to create an identity and to complement other buildings in the vicinity.
- Concerns south elevation on the south building is very abrupt with no differentiation between podium and tower – essential to confirm whether it is slab vocabulary (like Tallwood House), or podium and tower. Base at the south elevation is not successful. Consider if there is an opportunity to shift residential massing so the podium can continue around south building.
- Comments on the public realm were deferred. More of an understanding of the role of the Arts Student Centre and how it fits in the commons is needed.
- Consider the connection of adjacent ground floor uses and how they spill out to support the public realm.
- In regards to material and expression, consider more transparency and lightness to podium component and warmth above. Colours on the facade should have less contrast. Further exploration of materiality recommended.

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:	Pre-application
Location:	Walter Gage Road & East Mall
Applicants:	UBC Properties Trust Leckie Studio Architecture + Design Inc. PFS Studio

Architect Michael Leckie (Leckie Studio Architecture + Design Inc.) presented.

Project Manager: Craig Shirra, UBC Properties Trust.

Panel Commentary:

- Consider solid and void and through views and the relationship with the ground plane.
- The building should not be a barrier or object blocking views. Framing something sunny and inviting would be powerful. Maintain visual permeability.
- Explore the idea of something elevated and open on the bottom to make it feel lighter.
- Consider a sculpted aspect and the idea of contrast to other architecture in the area to create a unique identity.
- The panel understood that it is not possible for the ASC to be located at the ground floor of one of the Brock Commons buildings, though this would be desirable as it would preserve the commons.
- A panel member thought the building should be a pavilion in the commons rather than anchoring the corner. The heights of building needs to be carefully considered to ensure that it reads as a pavilion and does not shadow the commons. The diagonal of the trapezoid might be a foray in to what it might be.

- Consider dropping the social space half a level.
- Consider the roof scape and if there is a capacity to occupy it to replace the ground that is occupied by the building. Explore different levels and platforms of connection.
- Weather protection is critical to the enjoyment an outdoor space. Consider dissolving indoor space into a covered outdoor room to activate the commons. Anchor the one side of the room with the building.

Chair Summary:

- The panel appreciated the design team's perseverance and challenge of the new site.
- The relationship between solid and void is key to the vocabulary.
- Maintain views into and around the commons and visual porosity to Allard Hall. Maximize solar access to the commons.
- Explore the challenge to lift the building up to feel lighter.
- The relationship to the outdoors should provide more animation within the commons space itself.
- Consider different levels and platforms of connection.
- Let the building be a simple pavilion in the commons area.

4.3 BCR 8, Wesbrook Place

Application Status: Pre-application
 Location: Gray Avenue & Wesbrook Mall, Wesbrook Place
 Applicants: UBC Properties Trust
 ZGF Architects Inc.
 Perry + Associates

Architect Ashleigh Fischer (ZGF Architects Inc.) and Landscape Architect Michael Patterson (Perry + Associates) presented. Project Manager: Sean Ang

Panel Commentary:

- Appreciate owning simplicity of massing for Passive House. Important to convey new understanding of design requirements of a passive approach.
- Good precedent images. Explore European precedents which are well proportioned and have good use of materials.
- The building siting is flat to the ground. If you raise the building it would create private patios - enhancing the living experience and save money.
- Too busy, too much articulation, too many balcony types – embrace the rigour and simplicity of the passive house approach.
- A panel member liked the variety of modulations.
- The entry, hidden around corner, is not legible, intuitive or celebrated.
- The cladding on the sixth floor is not successful. More rigor is needed. Wesbrook Mall is the strongest elevation in expressing verticality.
- Be authentic to Passive House; be handsome and simplify; reduce the number of colours on the facade.
- The day lit corridors add value to the experience in the building.
- Consider the location of the elevator.
- The corner units are opportunities for living space rather than bedrooms. Consider different unit types to deal with the corner units.

- Consider two-storey family units at grade to avoid privacy issues with bedrooms facing grade.
- The mechanical drops in the suites could be placed in sleeping areas and bathrooms with mechanical area in parkade eliminating mechanical rooms at alternate floors in a key location.
- Consider PV covered landscape rooms.
- Consider the pedestrian experience and relationship to bedrooms to the street. More landscape buffer needed on Wesbrook Mall.
- Connective element on south side is nasty - needs to be more inviting.
- Landscape strategy for connectivity over time is needed. How does it transition and evolve into a larger landscape. An interstitial walkway helps with privacy issue.
- A visual connection to the courtyard is needed.
- Calmness is needed in the landscape. There are hidden pockets on site yet explored such as the northeast corner of the site.

Chair Summary:

- General support for the project and passive house approach
- Design development needed. Refer to precedents.
- More presence to the entry and connection to courtyard and beyond needed.
- Examine transition to grade to reduce floor height and a better relationship of sidewalk to suites.
- Consider the space between public and private spaces/interstitial walkways
- Consider the inside corner relationship of the L-shaped form.
- Consider the placement of the entrance in relationship to the elevator and the placement of the mechanical.

4.4 Museum of Anthropology Great Hall Seismic and Skylight Upgrades

Application Status:	Pre-application
Location:	6393 NW Marine Drive
Applicants:	UBC Project Services Nick Milkovich Architects Inc. Atelier Anonymous

Architect Nick Milkovich (Nick Milkovich Architects Inc.) presented. Project Manager: Ryan Huffman

Panel Commentary:

- The panel supported the engagement process of the consultant team working in partnership with the Musqueam Nation to develop strategies to express the landscape as a working landscape.

Chair Summary:

- The building is an iconic structure. The panel supported the project and the consultant team.
- Support for opportunities to work collaboratively with the consultant team and representatives from the Musqueam Nation upon whose ancestral homeland the Museum of Anthropology is located to develop an indigenous story from an indigenous perspective in the restoration of native and culturally significant species in the landscape.
- The panel acknowledged the signature work of landscape architect Cornelia Hahn Oberlander.

5.0 Adjournment

There being no further business the meeting adjourned at 8:00 PM.