



Minutes

Advisory Urban Design Panel

Date:	December 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), Karen Marler (Vice-chair), Ron Kellett, Rob McCarthy, Kelty McKinnon, Pam Ratner
Regrets:	Nigel Baldwin
Staff:	Scot Hein, Linda Nielsen (Recorder)
Presenters:	David Dove, Perkins+Will Canada Sarah Siegel, Hapa Collaborative

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 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 November 2, 2017, meeting minutes be approved.

MOTION CARRIED

3.0 Application:

3.1 Lot 8, Wesbrook Place, South Campus

Application Status:	Pre-Application
Review:	Second
Location:	Lot 8, Wesbrook Place, South Campus
Applicants:	The Wall Group Perkins+Will Canada Hapa Collaborative

Scot Hein, C+CP, noted there has been an adjustment to the tower orientation resulting in a more urban edge along Binning Road; a different configuration for the townhouse blocks giving more edge definition to Birney Avenue; the introduction of a stacked townhouse block and reconfiguration of private and shared spaces.

Architect David Dove noted design development is ongoing on how the top of the tower is resolved; how the tower meets the ground plane; the materiality of the tower; bike

accessibility to/from the parkade and opportunities to activate the space fronting Binning Road.

Commentary:

More clarity is needed on the front and back of the townhouses and the function of the shared space framed by the townhouses.

Explore how the upper floors of the north townhouses participate in and access Village Walk.

General support for the landscape bento box concept. A panel member thought the bento box space was programmed with gratuitous uses and had too many pathways which could result in less socialization. The siting and size of the community gardens should be optimized for usability and effectiveness.

Some spaces around the tower need rethinking of how they work spatially. The northeast area near the parkade is undefined and needs further development. Explore how to integrate the yoga and lounge amenity spaces with the outdoor space. Celebrate the lobby with an indoor-outdoor connection.

There are a lot of built-in pieces in the community patio and pavilion areas. More work is needed so they meld with the architecture of the tower and townhouses.

The largest private outdoor spaces for the townhouses should be oriented toward the sun to maximize usability.

Consider being more adventurous on the application of brick on the townhouses.

Safe bike access to/from the parkade is needed.

Related Commentary:

Future incentives for developers: roof deck SFRs and use of smaller floor plates on the upper floors of towers.

Chair Summary:

More clarity is needed in terms of the front versus the back of the townhouses with respect to the function of the shared outdoor space framed by the townhouse blocks and the relationship of the interior to shared outdoor spaces.

Design development is needed on the north-south edge treatment of the townhouses to activate the pathways and address safety concerns.

There was general support for the landscape bento box approach, however some concern there were too many pathways and connections. Consider prioritizing and reducing the number of pathways. The community gardens are framed by two and four-storey townhouses which may inhibit usability due to a *fish bowl* effect. The size of each plot is too small for effective use.

Consider how the upper floors of the north townhouses access the outdoor shared space and Village Walk.

Integrate landscape and architecture elements; specifically, the yoga and lounge amenity spaces. Refine the lobby entry sequence. Address leftover outdoor spaces fronting Binning Road.

Consider a secondary entry from the parkade entrance to the lobby.

Safe access is needed to/from the parkade bike storage.

Consider breaking up the long corridors in the corner units of the tower for more efficient use of space.

4.0 Adjournment

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