



THE UNIVERSITY OF BRITISH COLUMBIA

Campus + Community Planning

UBC Advisory Urban Design Panel (AUDP)

Meeting Minutes
2002

THE UNIVERSITY OF BRITISH COLUMBIA

UBC ADVISORY DESIGN PANEL

NOTES OF MEETING

January 31, 2002 - 9.00 a.m. to 12.00 p.m.
Campus Planning & Development Gardenia Room



In attendance :

Members:

- Ms Bev Nielsen, Nielsen Design Consultants Ltd (BN)
- Mr. Rainer Fassler, Senior Associate, Architectura (RF)
- Mr Kevin Hydes, Engineer, Keen Engineering (KH)
- Ms Jane Durante, Principal, Durante Kreuk Ltd (JD)
- Doug Paterson Assoc Professor, (DP)
Faculty of Agricultural Sciences Landscape Architecture
- Patrick Condon, Assoc. Professor, Faculty of Agricultural Sciences Landscape
Architecture (PC)
- Karen Marler, Roger-Hughes Partners Architect (KM)

Consultants:

Ramsay Worden Architects

- Bob Worden (BW)
- Doug Ramsay (DW)
- Carmen Kwan, Intern architect with RWA (CK)
- Thomas Winker, Project Designer (TW)
- Scott Baldwin (Senior Vice President, Development - Polygon Homes) (SB)

Acton Johnston Ostry Architects

- Greg Johnston (GJ)

Alma Mater Society

- Michael Kingsmill (MK)

Hotson Bakker Architects,

- Joost Bakker (JB)
- Eric Steidman (ES)

UBC staff:

- Tom Llewellyn, University Architect/ Landscape Architect, CP&D (TL)
- Jim Carruthers, Manager of Development Services, CP&D (JC)
- Hazen Sise, Development Manager, CP&D (HS)
- John Percy, Development Manager, CP&D (JP)

Purpose:

1. Fraternity Village Housing (schematic design)
2. Earthquake Engineering Building (working drawing)
3. Buchanan AMS Student Lounge/ Offices
4. ICICS (schematic design)

Meeting commenced at 9.00 a.m.

TL welcomed new member Karen Marler.

1. FRATERNITY VILLAGE HOUSING

- TL introduced the project.

Scot Baldwin described the role of Polygon in that they were acting in the role of Project Manager, on behalf of the university, to manage the process. Client is Fraternities (7 clients) and delivery of buildings is scheduled for December 2003.

Project presentation by Bob Worden (see Attachment 1)

Questions

- PC -TL : have there been any long term plans to turn Wesbrook Mall into a more proper university street and what about the Public Safety Building on the land between project site and Hampton Court? Have there been any discussions about the Campus Plan as to where that might go on a long-term basis?
 - No to both questions.
 - JC - East Campus Neighbourhood plan will be developed soon
 -
- RF : what is envisaged for Wesbrook?
 - TL - limited opportunities for Wesbrook. General intent is to make it an urban street, to reinforce the mass of the building on the street. Local area plan is pending. No explicit plan for Wesbrook, but there is a general intent to make it more of an urban street rather than the suburban automobile route that it is now.
- BN - upper floors have handicapped washrooms and bedrooms, but no wheelchair access to get up there?
 - Each building has at least one handicapped bedroom on the ground floor which is entirely accessible from the sidewalk - no steps between the sidewalk and entrance.
- Is there handicapped access from the parkade?
 - One elevator - from the parkade to the accessible level, not into the building. All social areas with the exception of the lounge are on the accessible level.
 - Parkade is for about 200-225 cars.
- JD - have there been investigation of putting parking underneath the buildings rather than down the centre so that landscape could be on the ground rather than the garage roof?
 - The parking in the centre is depressed by approximately 2 ft. The landscape architect is aware of that constraint. The depth of the two level parking structure is restricted by geotechnical concerns. The central court covers a sizeable area and provides a hard surface for various ball play. The extent of the parkade is limited and allows intense landscaping in the side yard. A centre location provides access to all fraternity buildings from the parking level.
- RF - in the context of developing the courtyard, parking and safety, why wouldn't one, when the top level of parking is designated to the Fraternities, cut a big hole into the parking so that daylight comes down ? It would still give the option of having direct access to the units and guarantee more life to the courtyard, bring a sense of orientation to the parking, and give a sense of safety to the parking structure.
 - Primarily this is pedestrian use area. Have looked at some sites in Richmond, and found it is a dark grey pit down there. Also during the initial design there was some concern that Fraternities do party and the noise could carry up into the apartments. Will bring it up at the next Fraternity meeting.
- BN - is there a security issue in terms of entering the parking garage; is there a security gate? Would there be a need for security points to get into the parking?
 - At least the upper level will be conceived of as a private garage. If it is opened up there has to be security, which will raise some other issues for the Fraternities with the gate, card access etc.
- KH - are there any site servicing issues?

- there is a soils issue - there's a structural clay level which prevents going deeper.
 - some servicing issues - major hydro power line location, gas lines serving Point Grey Apartments, temporary relocation of the parking
 - have approval for fire access
- Relative to the site services are all the sanitary, storm and fire capacities equipped for the site?
- Yes, with the exception of storm. UBC Properties will hire Civil Engineers to look into these issues.
- PC - does the Ministry formally known as the Ministry of Environment or Department of Fisheries have an issue about Musqueam Creek?
- TL - does not hear from them.
 - BW - is there a generalized watershed plan?
 - PC - only one generated is one that his students did a long time ago. Piece of UBC campus is at the upper edge of Musqueam watershed and is getting systematically starved of base flow water by each development
 - JC - there is a hydro geological study underway for campus.
 - PC - suspects the hydro geological won't be looking at the fisheries impact of development, as they more focused on cliffs falling into water.
 - JC - understands the study is over the whole campus. There is a part on the north campus because development in the north requires it under OCP. There is a broader study on the whole campus to see how the rest of the campus would affect the cliffs. JC has not seen the study, but thinks the interest of the hydro geological study is how much water is flowing to the west and to the north since that water is going to affect the cliffs. That is the focus of the study.
- JD - is there a target date for the study ?
- JC - will follow up.

Comments:

- PC - project is in the Musqueam Creek watershed and is a question that comes up in all projects. This project, while not in and of itself large, is another incremental assault on the hydrology of that watershed. In the context of the storm-draining question, it would be more of incorporating this as a performance objective. Should think, not just in terms of the technique in getting rid of the water appropriately into the pipe, but how the water can continue to migrate back into the soil to feed the watershed without damaging the building.
- KH - Are there any off site upgrades necessary for site servicing capabilities of the project?
- RF - given the massing, it is a very well worked out scheme. Still thinks there is a real opportunity to enrich the life of the courtyard by tying it to the parking below, and this should be explored. It would also enhance the quality of the upper parkade.
- DP - an excellent project on a very difficult site. Only regret is that one can't look at it in a clearer context.
- KM - declined voting privilege since Roger Hughes (partner) is member of the Housing Committee for the Fraternity Development.
- BN - looks good, but disappointed that there wasn't more elevator access to other floors.
- PC - given the concerns around the storm drain system and its capacity, it provides an opportunity to explore holding water on site. Usually use 1"/ 24 hour standard. This could be a target.
- JD - likes the fact the buildings have their own identifies. Interested to see how the landscape plays itself out. Commended BW for fitting the project into a very tight space.

The project received the unanimous approval of the Panel.

2. EARTHQUAKE ENGINEERING RESEARCH CENTRE

- TL introduced the project which was favourably received the last time it was presented to the Advisory Design Panel in September 2001. Intent is to show the engineering very much integrated as part of the architecture and have a lit up feel at night.

Doug Worden presentation (see Attachment 2)

Questions

- Risk assessment would be of value in budget control.
 - DW - going through that exercise, looking at the soil interaction (rather than using the mass concrete), with a view to reducing the concrete, which is 8% of the budget. Increasing the content of fly ash concrete.
- KM - is there a connection for students to cross from the structures lab into the Earthquake research facility?
 - Yes.
- RF - makes a great contribution to East Mall. Lighting will make a huge difference. Sees an opportunity with the shake table structure and crane to introduce colour into the interior of the building.
- What is the scale of the wind bracing?
 - Original plan was four wind braces, but cost was a factor. Having one brace seems to work best, structurally.
- JD - thanked DR for addressing the two issues from last time - the connector and the walkway.

Comments

- KH - if there is any way to make sure the project meets its goals, it should be the mandate of the Design Panel. Suggested that a building like the EERC does not need to be mechanically heated or ventilated, it could be a very passive building and potentially reduce costs. Thermal bridging created by the steel is like creating a problem to solve a problem.
 - DR - the building itself is more like a warehouse structure, the people working would be building things and it is not an office environment. Ventilation is treated differently. Looking at passive ventilation systems. 50 ton crane will be housed inside the building.
- TL - commended Doug for an admirable job and keeping the essence of what is required, despite budget restrictions and expressed concern that this keeps on happening. One of the disappointing compromises is the end elevation now only has a little panel of window and rest is Hardi-board. Original plan was to have it fully illuminated. Need to send a message that we cannot pay lip service to the architectural expression in the context and allow ourselves to be pushed back. Would like to have a clear message from the Panel at Development Permit time.
- JC - should request a final set of reduced drawings, so that it could be frozen.
- Panel agreed this was a very good point.
- PC - where would you put \$100,000 back into the building?
- In the windows. Side elevation (south side) is more important. Agreed.

The project received the unanimous support of the Panel.

Summary

- Windows to be added
- Lighting of the building inside
- Curved roof shape is critical
- Colour on the inside to highlight what is going on inside
- Metal roof can remain
- Schematic drawings to be finalized as discussed, resubmitted for the DP record

3. BUCHANAN AMS Student Lounge/ Offices

TL described the rationale of the project. It's an Arts Undergraduate Lounge/ Offices which the students saw as a need, and dealt through the office of the VP Students for acceptance of this project. TL spoke to the VP Students, after the fact, and it was agreed that in future more early discussion with people at this end of the organization about such projects would be helpful. Location is the north east corner of the Buchanan complex, and infills the breezeway. There is a view to the north which is compromised by the overgrown landscaping, but is a dark and untravelled space.

***Presentation by Michael Kingsmill and Greg Johnson - Alma Mater Society
(see Attachment 3)***

Questions

- BN - what would be the materials used on the walls in the administrative area?
 - Hoping to use wood paneling/ combination of wood on the outside facing walls, for durability and to give it the feel of a piece of furniture. Areas inside would be drywall.
- Are there elevators in the building?
 - MK - there is a retrofit done 3 years ago in the corner of blocks A & B where there is an elevator installed. New project has no elevator within D block since it is at grade and have accessibility. Providing disability access washrooms through the courtyard.
- KH - was there investigation to raise the depth of false ceiling to get more penetration of daylight or is there some reason that's not possible ?
 - Doing investigative work on ceiling. Concrete slab above has only 2.5 ft of space underneath dropped stucco ceiling. Can't do much with the window head as the main concrete beam is above it.
- Is there any asbestos in the soffit?
 - Yes. The dropped soffit will be removed under the asbestos.
- KM - what is the ceiling soffit material? Will transparency be a consideration in looking at how the flooring material transitions across the glass line outside?
 - Ceiling will be the same as now - rendered stucco. Inside will probably be a combination of drywall drops with T bar ceiling in the recessed areas.
 - Flooring - present flooring is scored concrete and will not be touched. Looking at pouring new polished concrete, to give a sense of continuity.
- Why was the glass line put out in front of the existing columns? It appears that it projects past the face of the upper floor.
 - GJ - because of the fact the columns are now lined up with the exterior face above it was not appropriate to cut into the columns and leave them exposed. Had considered one option of pulling it behind but found a precedent in a number of areas for glazing being outside of the columns. This design would also provide the benefit of more usable space between the columns
- DP - how far are we going with the food aspect or is it only an option for parties?
 - MK - lounge will not have a food service outlet by AMS or Food Services. Notion is to have brown bag lunches. A Food Services outlet is in the north end of block A and will remain the sole area to purchase from. Vending machines are available throughout the building.
- In a lot of instances to get outside you have to go through 2-3 doors which is a fire code issue.
 - GJ - there needs to be a one-hour fire separation between the new space and existing building. Proposal is to sprinkler the new area, which would bring it up to present day code. The rest of the building is not sprinklered.
- JD - the view out of the current breezeway is quite spectacular. Was there any investigation of making it more transparent as you approach the building so that you could actually see out and beyond? Are the doors between the big space on the north, glass doors? The notion that you approach the building and see

beyond is wonderful, and seems to be lost. It is important in the long term to see if there was more opportunity to see through and beyond. JD - encouraged the notion of being able to see beyond is pursued.

- GJ - struggled programmatically with what to get in there. Looked at all the options of putting the space on the courtyard side as opposed to the north side. This was the most appropriate space for the north side.

Comments:

- PC - was seeing the project for the first time and opposed the idea for two reasons.
1) One of the ideas from the Campus Plan was to bring this kind of activity close to the Main Mall, but this moves it to the opposite corner. 2) Buchanan complex on campus is the best example of classic international style. Filling in the spaces loses the concept of the building. Could support it if the opening was more than 30 ft wide and if part of the activities were moved into the old Buchanan building. Intends to vote against the project.
- BN - function in the middle prevents transparency and programmatically does not work. Approved the design and interior finishes as long as there was no connection to the ceiling. She felt it was important to make these facilities available to students and will support it.
- KM - agreed with previous comments about transparency; does not feel that with the central mass there will be the transparency that is envisioned. Not convinced about how the facility will increase the activity on a daily basis as she is not familiar enough with the Buchanan complex to comment on how this integrates with the rest of the functions. In general, architecturally, has difficulty with the transparency notion. Would support it nevertheless.
- DP - does not see how a program would occupy the space. It seems to be more of a circulation space versus occupying space and is confused about the program even though the students themselves initiated it. Suggests having a better connection between the inside and outside. No program would hold the people after 6.00 p.m. Spaces of similar nature on campus work moderately well when a UBC Food services operation is open, which is not the case here.
- RF - agreed with previous comments on the uses and program. Agreed with PC that these buildings are an important legacy of an era and should be treated with respect. This is a very important corner in terms of entrance to the university. Does not agree with the notion of pulling the glass out front and reading as transparent. This would work for a see-through, but with all of the space in the middle and also the fact we will see mullions, we will see the module that exists alongside, repeated. An all glass system might have more success, but would nevertheless be out of character. The only thing that could be tried, and be respectful of the building, would be to pull the glass line back behind the columns quite substantially, to let the columns read.

Kitchen projection is of a scale inappropriate to the existing scale. Has strong reservations about the 10 ft width that would remain as a breezeway; in the scale of the whole arrangement, 10 ft is more of a corridor. Should be a minimum of 20 ft. If the glass line is pulled back, would it be an all glass system? Respects the fact the architect has tried to be sensitive to the building and showed concern for the heritage aspect, but has reservations. From this point of view and given the importance of the buildings in the corner, he would say no to the project, because it is a big issue.

- KH - ceilings should be kept as high as possible to allow more daylight, less electric light and cross ventilation. Encourages the space to be as loose as it can be.
- JD - concurred with PC's views relative to the legacy of this project.

The project did not receive the approval of the Panel at this stage. Three voted for and four voted against. Project to return.

4. ICICS (Institute for Cognitive Information & Computing Systems)

TL - ICICS is part of UBC's general approval from the Province to go ahead with medical and electrical engineering and IT services projects. It aligns with current Provincial Government priorities for higher education. Location of the proposed building is in a cell of like-minded disciplines and will have a connection to the existing CISIR building on Main Mall.

Project is brought to the Panel at an early stage, in the spirit of what UBC wants this Panel to be. Intending Board 3 approval for schematic design in May.

Project presentation by Joost Bakker and Eric (see Attachment 4)

Summary of the criteria

- ✓ maximize the development capacity on site
- ✓ get a positive street relationship both on Engineering Road and Agronomy Road.
- ✓ come up with a concept that minimizes the impact on the existing building.
- ✓ target is to hit 50% on the model National Energy Code.
- ✓ flexibility of building

Questions

- RF - does not see representation of space for socialising, casual meetings. Beyond the opportunity in the link, is there a firm program for these spaces?
 - Yes. The funding agency is the Centre for Innovation and the BCKDF and only certain types of spaces are funded. Looking at space in the lower level atrium. Had discussions whether to connect the building at multiple levels or have everybody come through the atrium. One of the challenges of the existing building is an under performing atrium and the plan is to extend a sequence of major events along the pathway.
 - On each floor there are different areas relative to the meetings that are going on. Considering the use of glass between the lab and meeting spaces.
- PC - to Tom : regarding building heights, are we totally away from the 4 storey guidelines ?
 - TL - yes and no. Another thing in the 1992 Campus Plan we are going away from is the academic garden. Looking at much more tight urban street stuff. This is a basic block and will have discussions with JB about what happens in the first and fourth floor levels.
 - JB - the OCP has a height limit of 53 metres. Issue of the scale is one of providing pedestrian comfort and making visible what goes on inside. Another critical factor is the night environment on the campus. The more light a building can contribute in an environmentally responsible way, would be useful.
- DP - is the Pulp & Paper Research building likely to expand westward?
 - TL - the site west of Pulp & Paper is a potential academic space, not earmarked for anything at present.
- DP - it may create problems in the buildings; some of them may have to do with an ability to connect with the other buildings in a different way. The Architect should be encouraged to take a more aggressive look at this.
 - TL - the program is being set for this space. The site is an obvious place to look at for expansion in the complex.
 - One issue identified by the user is a desire to get a Plus 15 connection to the Forestry building.
- DP - concerned that we are confined by limits put on by site boundaries.
- RF - what was the reason for having phase 1 and 2 this way?
 - there is a direct relationship to the existing robotics function
 - the current programme that will stay intact is housed in the northerly site
 - if funding does come from the Government, it will demand a certain amount of private funding. It is easier to name a building on a major street.
- KM - on Phase 2, are there any set backs on Agronomy Road that need to be acknowledged?

- JB - Together with the Landscape Architect, they have paced approximately 15 ft from the curb line and establishing that limit is important in terms of how the building presents itself.
- KM - does the context plan foretell that phase 2 will project past the other building faces along that street?
 - TL - not been settled yet. Will need to see what those buildings faces will be.
- How do you access the high base area?
 - It is at level zero and will have a double height space. It will be a working atrium - equipment can be brought into a high bay into an existing building through a loading door (3.5 metres).
- Will an extensive amount of glazing be used as the primary material for the exterior finishes?
 - Yes. This idea of transparency is the preferred direction.

Comments

- JD - commended the idea of the proposed lightness. Likes PC's idea of hanging plants on the face of the building and needed to be explored. Issue of the height in the space to be considered. Humanise and keep the transparency. Having transparency and the ability to see inside is critical. Provision for screening or not must be dealt with.
- PC - sees an opportunity for a green wall. Research shows it is much better than trees which require mass for trunks, but the structure itself could be used to pull up the plants. He was willing to share this research.
 - JB - one of the concerns is recognizing the limits of money for maintenance.
- BN - referred to her recent visit to the MIT Media Lab. The coffee area was a corridor, not an open area. The least successful was the atrium as there was no opening of glazing into the atrium and it was not a friendly, intimate space. There are pros and cons about sociability of an atrium.
 - JB - agreed that it was not a simple issue to resolve, this was only an opportunity for a meeting place. Discussions are ongoing. Tying it directly to the outdoors is also an opportunity.

The project received the support of the panel. DP was in favour of the project provided he saw some studies that are more aggressive.

FRATERNITY VILLAGE HOUSING

Appendix 1

Project Background

- 7 fraternities; an 8th lot has been left vacant as UBC Properties anticipates an 8th fraternity
- UBC has provided long-term lease on the site. Fraternities are responsible for paying for and operating their own houses
- Each fraternity is about 30 rooms, with common dining and social spaces. They vary in height from 2-3 storeys and have different financial situations.

Context

Located on Wesbrook Mall, north of the Public Safety Building and south of a proposed Sororities development. Immediately to the east is the Point Grey Apartment building.

Site Planning

- Site is very compact for 8 buildings of this size, especially since it is important to the fraternities that the buildings be separate, for reasons of operation, maintenance and identity. The solution has been to arrange the buildings in a compact fashion focusing on a central courtyard and gathering place, which also serves as a minor pedestrian route for the campus. The social spaces are all oriented to the court, with bedrooms to the rear.
- Each fraternity has an individual entry from this courtyard, and the primary entrance to the village is via Wesbrook. The parking entry comes from a new road to the north and will also service the Sorority building. The parking is underground, and on 2 levels, the lower being for point Grey and the upper for the Fraternity Village.
- A fire and service only access lane is planned to the east, between Point Grey Apartments and the Village. This lane will serve as a pedestrian route, a landscaped buffer, and a children's play area. Garbage and recycling will also be accommodated here for both projects. The north and south sides of the project will be heavily landscaped with both existing and additional planting.

Form and Character

- Fraternities have indicated a strong desire to have clearly identifiable "houses". RWA feels however, that the village will be more cohesive if there are some strong unifying elements.
- The solution has been to start with a simple hipped roof form, dropping down at the single story social spaces. This dropping of the roofline at the court creates an intimacy to the tight space, and allows daylight as much access as possible. The use of minor flat roofs for dormers, contemporary window configurations, robust brick detailing and other common elements also unifies the village.
- Identity will be provided through the use of strong, graphic façade elements, bay windows of various forms, and variations in brick and siding colour.
- The largest buildings are placed along Wesbrook to give the project a strong civic presence.

Floor Plans

Project is a two storey building, common areas on the courtyard side area located on the front, double loaded corridors, dormitory rooms on either side, with an unfinished area in the basement. At the front of the building on the upper floor, there is a private lounge.

Materials and details

Walls	-	brick and Hardee siding (lapped boards or shingles) The brick will emphasise the public spaces and the building paint will closely match the brick colour. There will likely be several colours of brick used.
Roofs	-	Asphalt shingles - one or more dark colours or black.
Windows	-	Aluminum or Vinyl - colour to be determined
Paving	-	Poured in place concrete in combination with unit pavers
Signage	-	precast concrete or terracotta
Column caps and beam elements - precast concrete		
Chimney caps - painted metal		
Low wall on Wesbrook -concrete and/ or stone		

EARTHQUAKE ENGINEERING BUILDING

Design Rationale

The Engineering Earthquake Research Facility contains a state-of-the-art shake table and test monitoring system. These facilities will allow UBC Researchers to conduct leading edge research behavior of structures when subject to combined motion. The actual operating mechanisms inside this 35' high space are two shake tables that can stimulate variable vibration events on mocked up building components.

The building is located between the Rusty Hut and the High Head Lab. The design will allow passers-by along the East Mall to view the various tests being carried out in the facility.

To further advance the concept that the building itself can express its function, the structural components will be exposed and expressed on the exterior.

The project is currently in the Building Permit application stage. Rigorous costing exercises have been completed which, unfortunately, have resulted in the necessity of changing the structural system from elegant exposed wood trusses to a structural steel "portal frame".

The new structural system has a number of advantages, including ongoing maintenance for the university. The structural system, the beams and columns, and the wind and earthquake bracing along all of the structural connections are being carefully detailed and exposed. Thus, these components will be visual clues as to how the building is put together to highlight the educational nature of the facility from a structural engineering point of view.

A second sidewalk was added in front of the building along the East Mall as requested by the panel at the last meeting. This sidewalk, which runs between the building and the row of street trees, will allow the passers-by to get closer to the large viewing window. The large overhang on the roof will also provide some rain protection.

As requested by the panel at the last meeting, the main entrance to the facility has been incorporated into the existing barrel-vaulted entry (which is currently the main entry to the existing High Head Laboratory.)

The inside of the facility houses the two tables as well as a small 2 storey observation platform, control room, and office. The interior will be drywall and concrete, and a band of stained plywood just above the floor-line will provide durability and contrast to the other materials. To carry the overall theme of exposing the inner workings of the building, the electrical and mechanical systems will also be revealed on the interior of the facility.

The materials and colours for the exterior were selected to compliment the facility's neighbours; The Health Services parkade across the street and the Rusty Hut next door both use corrugated metal siding. Our facility is clad in galvanized corrugate metal siding with exposed steel painted black, charcoal aluminum frames and architectural concrete at the base of the building.

BUCHANAN BUILDING EXPANSION Design Rationale

Historical Background

The Buchanan Building, built in phases during the 1960's, was a significant addition to the university campus, providing the centre for the Faculty of Arts. Its three and four-storey wings or blocks contain classrooms for teaching, faculty offices, and common areas, distributed throughout the building. Its architecture, probably referred to as West Coast modern, was considered to be avant-garde for Canada, taking the lead from the European modernist architects. Its characteristics, which are typical of that period, include large window areas, often disposed in continuous un-modulated bands, raised wings on pilotis, enclosed garden courtyards with indoor/ outdoor visual connections, and the use of materials such as glass, metal and mosaic tile, considered innovative for the period. It was awarded a Governor General's medal following its construction, and was instrumental in setting a tone for further campus development.

Although the building has undergone some interior renovations since its construction, it does not appear that these renovations have significantly altered the exterior appearance. The building has been for the most part well maintained, including its extensive landscaping, and still appears to operate well for the functions for which it was originally designed. Because of its age, the building is, however, inadequate with respect to present day building code compliance and accessibility.

All the blocks of the building are linked, at least at the upper levels. At the ground level, however, where the 90° wings join, there are often open areas, which serve as means to access the building, and covered areas, articulated by the pilotis supporting the upper floors. By far the largest of these covered areas is found on the north east corner of the complex, where Block "D", a classroom block (running east-west) and Block "E", an office block (running north-south) come together. The area under the two raised floors of Block "D" measures approximately 70 feet by 140 feet, and is perhaps the least successful of these covered areas. Its size, limited artificial lighting, and primarily north exposure, means that the lighting level is low, and not inviting for any social interaction. It is presently used solely for access to the building, garbage containers and bicycle storage, and does not have the appropriate feeling relative to the remainder of the building.

Since the construction of the Chan Centre opposite Block "D" of the Buchanan Building, this entrance to the campus from Marine Drive has increased in importance, both functionally and symbolically. This corner of the Buchanan Building at present falls short of providing the visual presence necessary for such a significant entrance, and unfortunately appears more like the back of the building, devoid of the activity necessary to make it a gateway to the campus.

The selection of this location for an addition to the Buchanan Building, which would house the Arts Undergraduate Society offices and lounge, seemed to present the opportunity to provide much-needed student space, while enhancing the existing heritage building.

Design Overview

The elements considered to be of key Importance in the development of this project include:

- 1) meeting the space program requirements of the Arts Undergraduate Society, including their office and lounge facilities
 - 2) maintaining, and if possible improving the functionality of the existing Buchanan Building
 - 3) respecting the existing architectural characteristics of the Buchanan Building
- maintaining as much transparency as possible through the new space from the courtyard to the north side of the building
- 4) improving the landscape on each side of the proposed area
 - 5) providing an environment which would be attractive to students and faculty, and become a focal point for student activities
 - 6) improving the visual appeal of this corner of the Buchanan Building, particularly in the approach from Marine Drive, and reviving the symbolic importance of this building as a university landmark

Form & Character

The plan of the architectural intervention proposed follows directly from the two major components of the space program:

- 1) reception, office and meeting space for the Arts Undergraduate Society (AUS) of the Alma Mater Society (AMS), and

- 2) an open area for use as a social space, lounge, meeting room and brown-bag lunch area during the day, and on special occasions as a space for parties, musical events and more formal social events.

The space is contained by a glazed enclosure encircling all functions near the perimeter of the existing building on the north and south sides, and extending east to within approximately 10 feet of the existing glazed enclosure for access to Block “E” (refer to preliminary architectural plan). Within this enclosure are located a number of solid elements housing specific functions requiring greater visual and acoustic separation. The transparent enclosure ensures a strong visual connection with the courtyard and views to the north, and provides high level of exposure for the activities which it contains. In most cases even the solid enclosures do not extend fully to the ceiling, providing a sense of continuity and transparency for the entire space.

The existing exit path from Block “D” turns south 90° to the courtyard via a short corridor, in effect separating the new addition from the existing building. The new addition can then be treated, at least from an exiting perspective, as an almost self-contained unit with clear exit routes on its east and west sides, sized appropriately for all the activities which it may contain.

The AUS reception, offices and meeting rooms are clustered in the central portion of the space, enclosed by a combination of solid and translucent walls depending on the particular activity contained. Adequate solid surfaces are provided around these internal spaces for the hanging of posters and notices, which will hopefully discourage the placing of such items on the exterior glazing, maintaining unobstructed views to the outside. This area can be secured without impeding access to the remainder of the space.

A circulation zone is provided on the extreme south side facing the courtyard, wide enough to permit it to function as a small lounge and waiting area, and on occasion to serve as an extension of the work area when large floor areas are required (making of banners and posters, for example). A combination of fixed benches and movable lounge chairs will be provided, along with large sliding glass doors to permit the opening of this space to the courtyard during the warmer months. Viewed from the courtyard, this circulation zone ensures a high level of activity consistent with the AUS desire to have a strong presence.

The lounge function of the facility is provided along the entire north side of the addition, with views of the Chan Centre opposite and distant views to the mountains. It will be open during regular university hours to serve as a lounge and informal student social area, be open for lectures or musical events, and be available for AUS-related groups in off hours for parties, meetings or conferences. A securable area will be provided for the service of snacks and beverages during parties, and minimal self-serve kitchenette facilities will be open at all times. A stage area will be allocated for lectures or musical events, and two large swinging panels (which are recessed into the walls, will enable the space to be further subdivided visually for smaller, more intimate gatherings.

Landscaping intervention will include the extension of the hard-surface (brick) walkway in the courtyard, along with the reorganization of planters and the addition of bench seating outdoors. On the north side of the building the existing planter will be maintained, with the planting material changed to provide a semi-transparent screen for the lounge.

Materials & Details

From the exterior, the primary materials will be glass (sealed double-glazed units) with clear anodized aluminum mullions detailed as flush as possible. This approach is consistent with large glazed areas apparent in other areas of the building, particularly Block “A”. The enclosed bar area of the lounge, being a solid element, will be treated in mosaic tiles, a material very consistent with the 1950’s modernist palette. This will serve as an anchor to the addition, and provide a focal point at this northeast corner entrance to the building.

Part of the existing soffit of this corner of the building will be removed as part of the University asbestos removal program, and replaced for the exterior areas at the same height with new higher-intensity lighting. For the interior spaces, the approximately 3 foot space above the present dropped ceiling will be exploited as much as possible to create coffered spaces having higher ceilings and at least some indirect lighting. The exact extent of these coffered areas will depend on the need to contain services within the ceiling spaces.

For interior walls, it is proposed to use a combination of wood and glass, some of which will be translucent and perhaps fritted. Interior floor finishes are envisaged to be polished, to maintain to some extent the existing terrace feel, and to provide the durability required for the intended purposes.

- It is an initiative led by the students to create social space and also conforms to one of the principles of Dr. Piper’s agenda to create a livable, viable campus.

- Its in block D and it is proposed to fill it and create 6,500 sq. ft of social space, which will have a commons area and the support facility to house the AUS' executive officers and meeting rooms to support their undertakings on campus.
- Money has been raised through a referendum and the project has been presented twice to an internal review committee and had their support. Advanced to development drawings from working drawings. Had a little difficulty with technical issues surrounding the code with regard to the alarm system. Working with Gage Babcock to resolve Building Code and Fire Code issues.

Project Background

Funding from CFI and BCKDF has been obtained for a new building to support ICICS research. Potential funding for a phase 2 building to support CS and ECE is being sought. Sustainability goals were set early in the design process by way of UBC's target setting process. Key targets include hitting 50% of the MNEC, and providing very flexible lab space

Context

The ICICS building is proposed for the site bounded by Main Mall, Agronomy Road and Engineering Road adjacent to the existing CICS building. It will form part of a complex of engineering and computer science buildings in this precinct. An existing vivarium building will be removed from the site.

Site Planning

The project is planned in two phases. Phase 1 is approximately 4,800 sq.m. on the north portion of the site. Phase 2 is approximately 5,800 sq.m. and will occupy the remaining south portion of the site.

The building will connect to the existing CICS building at the lowest three levels allowing researchers to travel from offices in CICS to research space in ICICS. In Phase 1 the main floor connection between the two buildings is the ICICS primary entrance. There are secondary entrances to the north via the lane off Engineering Road and from the south off Engineering Road.

With the completion of Phase 2 the building will have entrances on Engineering Road and a proposed principle entrance on Agronomy Road.

The north portion of the lowest floor of the ICICS building will be contiguous with the lowest level of the existing CICS building and lane. The south portion will be at the grade of adjacent Engineering Road to achieve UBC's desired street relationship.

Fire, services access, garbage and recycling access will be from the north lane off Engineering Road.

Program

There are three distinct groups of researchers; MAS using light equipment and robotics, GIS using computer intensive workstations, and HCT using projection and sound environments. There is a desire for as much social interaction as possible between the researchers. The planning of the building includes socializing/ common areas.

Form and Character

The building height is six storeys above grade, exceeding the four storey height of the existing CICS building. This is proposed as part of a UBC strategy to increase the density of this portion of the campus, and is necessary to achieve the desired total area of Phase 1 and Phase 2.

The proposed ICICS building is held back from the existing CICS building to maintain light and air to offices on the east side of the CICS building and avoid existing services and equipment. This will become a landscaped courtyard between the two buildings with the possibility of landscape treatment to the new and existing roof areas.

There is the desire for as much lightness and visibility into and out of the new ICICS building. Visibility into the research spaces, particularly at grade is desirable to animate Engineering and Agronomy Road. There is a desire for longevity and low maintenance in the materials and systems of the new buildings and alternatives are currently being reviewed.

THE UNIVERSITY OF BRITISH COLUMBIA

UBC ADVISORY DESIGN PANEL

NOTES OF MEETING

February 28, 2002 - 12.00 p.m. to 3.00 p.m.
Campus Planning & Development Gardenia Room

In attendance :

Members:

- Ms Bev Nielsen, Nielsen Design Consultants Ltd (BN)
- Mr. Rainer Fassler, Senior Associate, Architectura (RF) (Acting Chair)
- Doug Paterson Assoc Professor, (DP)
Faculty of Agricultural Sciences Landscape Architecture
- Patrick Condon, Assoc. Professor, Faculty of
Agricultural Sciences Landscape Architecture (PC)
- Karen Marler, Roger-Hughes Partners Architect (KM)

Regrets

- Ms Jane Durante, Principal, Durante Kreuk Ltd (JD)
- Kevin Hydes, Engineer, Keen Engineering (KH)

Consultants:

Acme Art Inc	:	Timothy Newton	(TN)
Belkin Art Gallery	:	Scott Watson	(SW)
Busby & Associates	:	Susan Gushe	(SG)
		Brian Wakelin	(BW)
AMS	:	Michael Kingsmill	(MK)
Acton Johnson Ostry:		Greg Johnson	(GJ)

UBC staff:

Tom Llewellyn, University Architect/ Landscape Architect, CP&D	(TL)
Jim Carruthers, Manager of Development Services, CP&D	(JC)
Andrew Wilson, Urban Design/ Landscape Architect	(AW)
Len Sobo, Development Manager, CP&D	(LS)
Dianna Foldi, Development Manager, CP&D	(DF)
Allen Cheng, Manager, Design Office	(AC)
Wendy Lee, Project Architect	(WL)
Lana Sorbo, Project Designer	(LS)
Rob Seversen, Construction Engineer	(RS)

Purpose:

1. Millenium Sculpture
2. War Memorial Gym
3. Tec de Monterrey
4. Buchanan Infill

Meeting commenced at 12.00 p.m.

1. MILLENIUM SCULPTURE

- TL introduced the project. This is a project sponsored by the Canada Council to put a Rodney Graham work at UBC. The need for and places for public art have been identified in the UBC Landscape Plan. Present site came about as a result of several campus walk-abouts and elimination of other sites.

Project presentation with drawings by Timothy Newton (see Attachment 1)

Questions & Comments

- BN : will the roof retain water on the top of it?
 - TN - it will drain off.
- KM : how do you sit in the carriage?
 - TN - when you sit in it, you will see the vista across in front of the library. Camera obscura has a lot more depth and focus than an eye does. The image in the carriage is double sided; as you sit facing each other in the carriage, a screen that has a fine translucent material on it would form the image in front of the two people. The interior of the carriage is blacked out and as a person sits and adjusts, the image starts to form in front of you. The longer you sit there, the sharper and finer it becomes.
- KM : how will the ventilation be concealed?
 - each of the glass panes is separated one quarter of an inch from each other and there are slight vents on top of each of the skylights. The intent is to have natural ventilation. Currently having discussions with the mechanical engineer to ensure there won't be any problems in this regard.
 - maintenance will be the same as for any other vehicle.
 - the steel door will be pre-finished in a powder-coated paint.
- DP - does the carriage have a history in British Columbia?
 - TN - these are very rare vehicles, only 2 or 3 in Canada and extremely hard to acquire. Its history is in London and Montreal, but not in BC.
 - Four people can sit in the vehicle at one time.
- TL - how is the concrete finish expected to perform in this climate?
 - concrete is a good product and is self-finishing. It tends to grey when it gets wet, which is one of the reasons why white concrete will be used. Concrete also develops green algae and will have to be pressure washed. The roof is designed to be maintenance-free.
- RF - had a concern regarding the drainage of the roof.
 - TN - there are two 2" concealed drains sloping inward.
- RF - structures like this develop major condensation. Concerned that an unheated space that could produce heat build up on a sunny winter day resulting in major condensation.
 - TN - leaving enough of a gap between the glass and providing opportunity for natural ventilation, this would be kept to a minimum. This is a concern for them as well and is being looked into. The skylights are vented at the top and there are lights within each of the skylights providing heat right through. It may be necessary to add a small venting fan but it is hoped this will not be required as the intent is to not use energy.
- JC - expressed a concern about creep in the concrete roof because of its wide span and thin edge.
 - TN - this issue is being addressed and the structural engineer will solve this problem. Deflection in the centre of the span should not be more than half an inch over the distance. Typically when the concrete is cast, a deflection is cast into it so it is naturally preloaded up.

The project received the unanimous approval of the Panel.

2. WAR MEMORIAL GYM

- TL introduced the War Memorial Gym as one of the best buildings on campus. Tom's involvement came about due to the need to replace the glazing in the stairwells which were single sheet corrugated glazing and been there since 1950-51. TL enlisted the help of CP&D's design office and looked at the glazing systems, proportions and what might be done given that a clear span could not be done. A 1949 elevation was located in Records and it showed an inconsistency with the as-built condition. Decided to proceed with glazing pattern as shown on the original drawings. TL explained that the reason this project was being brought before the panel was because there was no official Heritage Policy and since this building is of sufficient interest on the campus he wanted the Panel to be aware of what was going on and comment if necessary.

Wendy Lee presentation (see Attachment 2)

Questions & Comments:

- KM - when the original drawings were found, was it intended that it was to be the fluted glass?
 - WL - in the original scheme and drawings it was corrugated glass. It is likely that some adjustments were made from the overall elevation small-scale look into the original construction drawings.
- Was the proposed mullion going to be grey in colour and how was it determined?
 - WL - it is a sage green which is the closest match to the existing. Manufacturer will provide a mockup to make sure it is a match. Idea is to get away from the traditional bright brassy anodized look.
- KM - likes the patterning and the idea of maintaining the fluted glass and keeping the concrete frame proud of the glazing system is a good direction. Colour of the frame and the patterning and proportions of the glass is considerably different than the existing main gym windows. Was it the intention that it be the same mullion system?
 - TL - have tried, but it doesn't fit
- DP - Given the danger in stairwells, could something be done from the inside to improve the experience coming down the stairs and could this be attained without disturbing some of the heritage objectives? Is there potential to articulate the one band that exists in the mullions in the main gym windows by using clear glass? This would enrich the experience.
- RF - issue of the inconsistency with the drawings is not unusual. This has happened on significant projects and is a natural evolution where during the construction, changes are made. The heritage aspect always exists in the building, not the design drawings since Architects often change their minds and refine things during construction. What was important was how it clearly differentiates itself from the window walls in the main gym and while the difficulty to reconstruct the pattern completely was appreciated, a significant fact was that it does not repeat the vertical and horizontal pattern. There was also a relationship in rhythm of the major wall and the banding. Was it possible to have a vertical silicone joint and keep only the horizontal bands? The glass areas of the stairs were significant, in the way they differentiate themselves from the horizontal vertical pattern of the rest of the wall. At the very least, could the vertical be left out?
 - WL - the whole assembly would be the same, except it will be capless. No cost impact. Having discussions with glass experts and will refer to this comment.
- JC - with the horizontal, is it at the same location as the proposal?
 - yes.
- RF - was there difficulty in terms of the glass size and was that the existing pattern?
 - WL - looked for a nice proportion but there were a couple of constraints. 1) it would imply cheaper storefront type system. Glass Engineer's comments were "other glazing systems such as the storefront were reviewed and appeared to be unsuitable due to smaller window capacity and inability to accept necessary steel reinforcing". As the design moved towards a curtain wall system, storefront systems were not explored. 2) looked at different proportioning systems, the possibility of having a tartan type grid, explored possibility of finding a golden

section type proportion in the façade and after referring to the record drawings, this is a suitable way to go. It keeps a vertical ratio.

- RF - accepting the fact we could not get the original glass for this upgrade, could the horizontal mullion expression (as it existed in the models) be retained? Emphasised that the record reference should be the building and not the drawing. The other question would be whether it was possible to get rid of the vertical. RF commended the design team for being diligent in their research and trying keep it as close as possible to the expression that exists at the moment.
- WL - all concerned appreciate the value of the building. The reason for bringing this project before the panel was for feedback and find clear direction

A vote was not necessary for this project.

3. TEC DE MONTERREY

- TL introduced the project. This was similar to the Korea House Project already presented to the Panel and the building is a mirror image in terms of program, layout and general design. Currently in schematic design stage. Question of fit into the site in accordance with an initial infill study.

Susan Gushe presentation (see attachment 3)

Questions/Comments

- KM - how do you get the bicycles into the basement?
 - BW - through the elevator and through a track sloping down the stairway
- KM - where are the garbage and recycling areas?
 - SG - recycling areas are provided on every floor. Garbage and recycling will occur the way it does in all the buildings at Place Vanier - in a central location.
- KM - is car and pedestrian drop-off envisioned as a need?
 - No, the only requirement is for a handicap accessible parking stall. All other types of drop-off, delivery and service issues will be handled again in the same way as the existing buildings at Place Vanier, which is a main delivery at the commons block.
- DP - As buildings are added to this area, it does need a finishing from a landscape design perspective. The courtyard space needs a design for the middle of it. Some of the functional quality needs to be eliminated and perhaps be improved to solve the draining problems when grading is done.
- BN - in the landscape, night lighting for the whole area is very important, given the distance to the parking lot. Will there be a comprehensive plan for both houses in that area?
 - It will be. The lighting is resolved at this point. The next level of connection to the commons block will be the next package of work.
- RF - questioned the master plan. The buildings are clever site arrangements but was concerned that the two buildings together will form one long façade, given the gap between the buildings is only fifteen and a half metres. Were efforts made to try to offset the buildings and avoid that monumental scale? Was sliding the current project eastward investigated? This alignment (which is not quite aligned) creates an overpowering scale. Why wasn't a more dynamic massing tried on the site since these two buildings introduce a new scale for this part of the development? Was slipping and sliding of the mass experimented with?
- RF - what is the quality of the courtyard? Would avoiding alignment of the fire lane improve the space instead of the straight line right through? Is there flexibility to explore the positioning of the "L"?
- RF - would there be a major removal of trees?
 - BW - one of the issues dictating the mass of the buildings was the requirement of the fire department to provide better service into this whole complex. There is a limiting distance requirement and whatever is done with the building, it will have a fire access that will impact on the spaces between the buildings. It was the intent to align the buildings with a 13 ft gap.

- SG pointed out the difficulty to put a building of this size in this location but the intent as always is to minimize the number of trees affected and preserve as many trees as possible to buffer the two buildings.
- Does the Architect share the concern of a building façade of major monumental proportions being created?
 - SG - the architectural quality of the complex is generally appreciated and as the complex is densified, they are sensitive to the massing issues. The effort is to minimize the impact of the buildings as much as possible and be sensitive to the formal arrangement of Place Vanier. Requirement of turning radius for fire truck will impact the centre of the courtyard.
- PC - appreciates the concern but will support the project because the original kind of site plan is space consumptive. To densify and maintain that kind of a vocabulary is difficult. Given this difficulty, the building is creating positive space.
- DP - as we are densifying we should be honest about the spaces that are created and that are not created.
- RF - there is a common concern in comments about the landscape concept and the open space concept. A landscape architect should be involved and put forward some concepts that deal with the new configuration.
- DP - likes the floor plan of the previous building (Korea House).
- KM - this building is a reiteration of the last scheme, which worked well in its context. The proposed development is not seen in its context.

The Panel unanimously supported the direction of the project but would like to see a massing model of the context and more development in the landscape.

4. BUCHANAN AMS Student Lounge/ Offices

TL did not provide an introduction to the project as it was being presented for the second time.

RF invited MK to speak to the previous concerns of the Panel.

MK introduced Nafeesa - Student and Executive of the AUS who was invited to speak about the program and address the Panel's concern about the use and intensity of the space (see Attachment 4A).

MK spoke briefly to one remark of the Panel regarding social space in a central location. He then commented that the AUS needs a facility closer to their home base which is the Buchanan building. Social spaces in close proximity to the users prove to be more viable. The plan is still the general intention to develop the 6900 sq.ft for social and meeting space for the executives of the AUS. North side is the large lounge with the bar facility that's been developed with more programming information. Through the central court is the work space for publications and other activities. On the west side is access point for student terminals. The plan to incorporate the washrooms (including disability access washroom) on the south side, is going ahead. Code issues not finalized. Will have an end of trip shower facility funded by UBC TREK program.

Have met with Paul Wong as required by the Development Review Committee and he shares the sentiment that this development would be a good thing as this area has been identified as a problem area by Security.

Greg Johnson addressed responses to the issues raised by the Panel at the previous presentation (see Attachment 4, 4B)

Questions/Comments

- BN - what is the detail on the mullion and what material would be used in the glazing?

- GJ - glazing will be double glazed and transparent. Mullion detail is the existing mullion elsewhere in the building with a 1-1/2 inch width. More significant is how the exterior cap is dealt with. Present one is a thin 3/16th inch plate and has to be improved according to current energy standards. Option was a proper sealed cap or flush glazing system. Leaning towards the silicon system which will be a curtain wall pressure plate system and be of full height.
- BN - would it be possible to put the kitchen against the west wall, to continue with the transparency in the east mall?
 - GJ - this was explored, but fell through for two reasons : 1) intent to preserve the ceramic brick wall and 2) this provides functionally and architecturally a nice closure to the space as opposed to having it open. It also enabled transparency in the circulation area.
- KM - appreciated the presentation by Nafeesa on the student needs, which were critical and was of the view that UBC should provide for and support the need for space. It is also evident there seems to be a disjointedness in the current space needs.
- What previous investigation of space needs and assessment has been done to find the best space for this facility?
 - MK - have worked with Catherine Alkenbrack of Campus Planning and Development, but Buchanan does not offer many opportunities because it is so heavily used. There are no empty spaces in Buchanan.
- Is there a Campus Planning overall space needs assessment? Could there be a shuffling of current space needs that would allow the development of adequate space instead of filling in significant heritage areas of the campus? KM referred to Langara Community College that started with a planned series of buildings for overall campus development but through time has started to fill in the quadrangles, losing the original integrity of the campus. KM was concerned that starting to infill courtyards and protected areas would initiate a wave of other areas being filled in.
- TL - there is very strong pressure to infill and densify the main campus. TL has discussed this issue with the VP Students and hopes this kind of infill by accident will not occur in the future.
- KM -since there will only be an additional handicapped washroom and shower facility, is there an opportunity to take some of the required space and plan it within the washroom area to reduce and widen access in the corridor? Agreed with BN's comment on the bar. Still has a concern about the glazing.
 - MK - there was a problem with respect to the classrooms. Classroom Services represented by Justin Marples wants the washrooms minimized to prevent the loss of a classroom, as every classroom is vital under the increased enrolment. Also if this space were used in this plan, alternate classroom space would have to be developed which is complicated. AUS is under pressure by the Arts Dept., the Dean's office and Justin Marples to preserve the classroom space.
 - MK sees the bar as an anchor point. With the mosaic and the rendering it could have a dynamic appeal in terms of reflection of colour and be a strong element within that space.
- KM - more examination/ assessment of the space is required. The user group is providing important programmes and activities to the campus, which is as important as the teaching space and a balance is needed to achieve the required facility without impinging on the existing building's integrity.
- RF - appreciated the passion of the student and executive of AUS, but the passion for the heritage of the campus has to be equally represented, which does not in any way take away from the student needs. This whole complex is a very important piece of campus heritage architecture and the concern is that over the years it will be appreciated even more. If we start to be very cavalier about filling in pieces just because the space is available, the second time around it will be easier and the next time around there won't be any questions asked. Before long Buchanan complex will look very different and not be what it was. These buildings are very disciplined and the rules must be respected.

Some things are done in this proposal that are not done as part of the initial architectural expression.

1. Glass walls in the original building are not put outside the column. They are reflective and will give a solid expression to the base. They have to be pulled back.
 2. Even though not many people walk through the 10 ft gap, 10 feet is not wide enough. These buildings had a 20 ft module, which needs to be respected.
- Likes the suggestion of putting the kitchen against the interior wall; it may keep that corner transparent.
 - Too much program for the available space. Is there a way of negotiating more space by looking at adjoining spaces? It would be disastrous to fit this program into a corner. While the Panel appreciates the function that it will bring life to this area of the campus and make it a safer passage, there is just too much program.
 - TL - there is a strong political impetus for this to happen. Requested GJ to reconsider putting the glass inside the column.
 - RF appreciated the moves to try and create more transparency.
 - KM suggested that this same presentation on student needs to be made to Justin Marples
 - RF - it is the responsibility of the Panel is to look at the university's architectural fabric and the impact of such a facility and requested the members to vote from that point of view.
 - BN would like to see compromise solution. Take some of the issues and have it reworked. Try to keep the building feeling like it originally did as much as possible, even though it is a closed space.

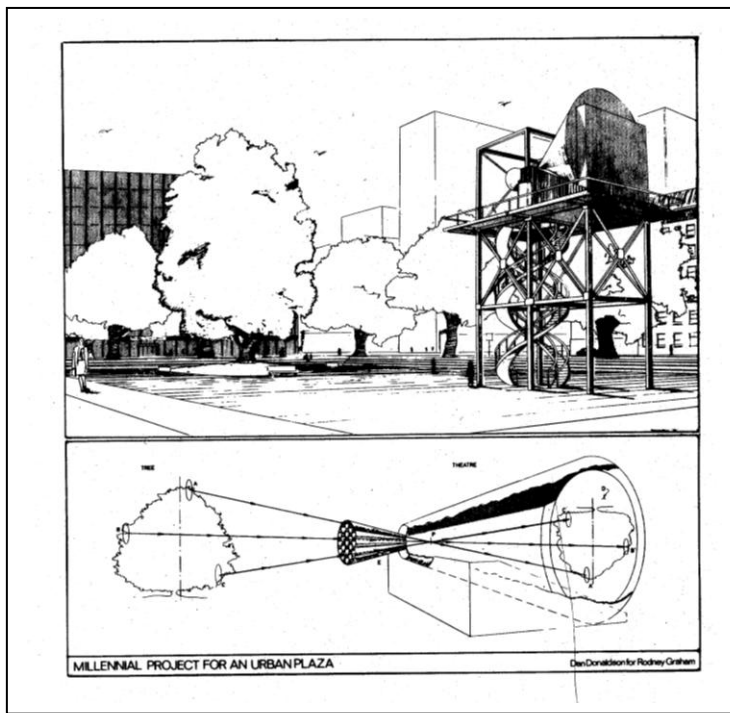
This project was unanimously rejected by the panel.

Summary

- ✓ Move the kitchen to an internal location to allow as much transparency as possible in the east end.
- ✓ Increase passage to a minimum 20 ft passage (full bay)
- ✓ Hold the glazing line sufficiently behind the column (12") to let the column be free standing.

Project: Millennium Sculpture

The so-called millennium sculpture is a work of art by BC artist, Rodney Graham. As it will be installed at UBC, the work consists of a *camera obscura* mounted in a landau. The landau will be housed within a concrete and glass structure, oriented so that the *camera obscura* may be focused on a young *Sequoiadendron giganteum*. This identifies the primary objects only.

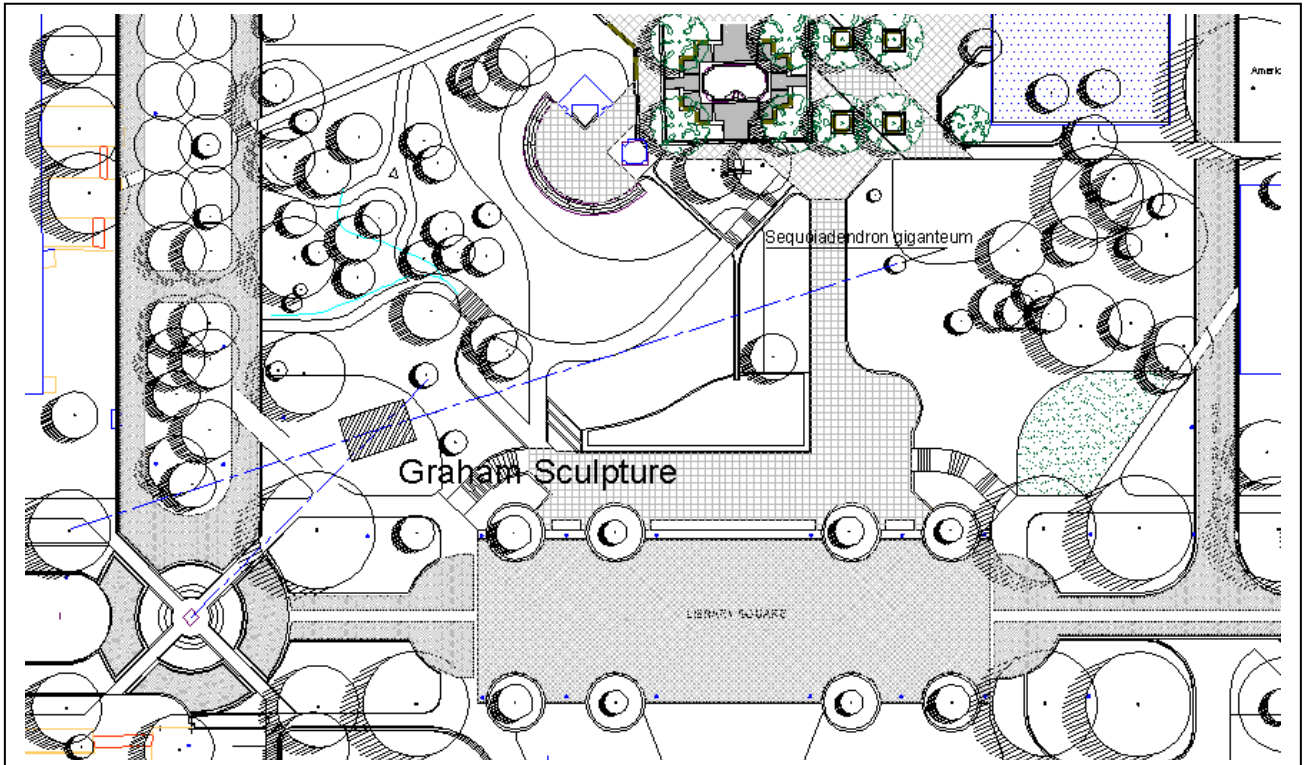


Graham's piece is a derivative of his works *Camera Obscura* and *Millennial Project for an Urban Plaza* (MPUP): the latter piece being the one the Belkin Art Gallery intended to purchase and have installed at UBC when it made its original funding application for Graham's work to the Canada Council. Attempts were made to accept the MPUP, but its form and scale were prohibitive to its acceptance at UBC. Its form required it be considered as a building with attendant building code issues and associated costs; its scale was thought to be overwhelming. The scale and form of the MPUP were

critical aspects of Graham's art, so while the accepted work is a derivative of the MPUP, its differences make it acceptable to the UBC administration.

For a discussion of Rodney Graham's work, please refer to Jeff Wall's, *Into the Forest*, in *Rodney Graham*, Vancouver Art Gallery, 1988; or, the same essay in *Rodney Graham Works From 1976 to 1994*, Toronto, Art Gallery of York University, 1994.

The site selected for the Graham piece is located northeast of the Library Plaza as shown below.



WAR MEMORIAL GYM – (BLDG. 428)

Project Description:

The project was to replace exterior windows at 4 exit stairwells at the War Memorial Gym.

Background:

This 3 storey plus basement building was designed by the firm of Sharp Thompson Berwick Pratt Architects in 1946. The four stairwells connect the second to the third floor levels and are located on the four corners of the building. At each stairwell, the full height window (about 22.5' high x 15' wide) is in-filled with structural corrugated glass in aluminum channels cast into the structure.

Existing Conditions:

At the south façade, the glass is broken in some places which raises a safety issue that sections of glass might fall on passers by. At the north stairwells, the corrugated glass has previously been replaced with corrugated fibreglass panels. These flammable materials are not permitted in the exit stairwell by code and are to be removed.

At each stairwell, there is also a smaller (approx. 5' wide, full height) window section at the rear landing. The glass will also be replaced at the same time.

Design Parameters:

The translucent corrugated glass brings diffused light into the stairwells while maintaining privacy for the users. This light quality is to be maintained in the new glazing. However, the corrugated glass profile is not available anymore so a substitute assembly has to be selected. In addition, the single glazing in an exterior window might require to be replaced with a sealed unit assembly.

Proposal:

The 1946 record drawings show that, in the 1/8" scale building elevations, the window opening was subdivided as a 9 equal panels, approximately 5' x 7.5' each. However the larger scale wall sections had revised this to the corrugated full height glass spanning the full width, and subdivided vertically as approx. 9' top and bottom section with a 4' (approx.) band at the level of the intermediate landing.

As it is not possible to duplicate the existing glazing, the proposal is to repeat the 9 panel glass pattern as it is faithful to the original design intent in the 1/8" elevations.

The proposed glass assembly is a 10 mm. annealed laminated diffused white glass on the interior side and a 12 mm. annealed laminated pinreed vertical 1/2" reef on the exterior side.

BUSBY+ ASSOCIATES

TEC DE MONTERREY

The Department of Housing and Conferences, University of British Columbia, has the mandate to provide student housing on the UBC Campus. Tec De Monterrey – University of British Columbia House on the Place Vanier site is the second new student residence which addresses the "TREK 2000 Operational Plan" to develop an additional 1,000 residence beds.

The site is located on the western perimeter of the campus and is one of the most desirable sites at UBC for this new single student housing, based on its strong and successful urban design and architectural integrity. Together with Korea University – University of British Columbia House the proposed building will complete a green common that will become a focus for the Place Vanier complex. Other advantages include its size, location, compatibility of use with existing surroundings land uses, availability of services and rating with respect to the UBC Planning Principles.

The buildings at Place Vanier date from the late 1960's. The existing buildings have a modern aesthetic and are homogeneous in appearance. The proposed building is designed to complement and build on this context with an elegant and modern design, as well as maximize the site's exceptional views. The L-shaped concept includes a one-storey common room at the junction of the two wings. Materials used include the same locally manufactured brick as the existing buildings with a complementing ground face block for the sixth storey. There will be a planted roof on the lower roof level.

The new residence will accommodate 184 students all in separate rooms, with a lounge, kitchen, dining area, group and individual study rooms, and washroom and shower facilities on each floor. The ground floor includes a laundry facility, a common room and kitchen for larger gatherings..

Environmental considerations were a strong factor in all design decisions, and include the following:

Sustainable Site

1. High density urban infill site
2. Minimize impact on existing landscape
3. Utilize existing planting for shading
4. Alternate transportation: 100 bicycle racks provided, 85 secure spaces in the building, 15 exterior racks
5. Storm water Management: Eco-roof slows storm water discharge, demonstration project
6. Increase bio-mass on site
7. Reduce light pollution in stairs and corridors with photocell controls

Water Efficiency

1. Water Use reduction: low flow fixtures (toilets and faucets)
2. Indigenous plants used on roof that require no additional irrigation. Implemented as a demonstration project at UBC.

Energy and Atmosphere

1. Individually controlled base board heaters
2. No air conditioning: 100% natural ventilation except for the WC's
4. Lights on occupancy sensors in common rooms

Regional Materials

1. Masonry, concrete, windows,

Materials and Resources

1. Construction waste separation specified

2. Fly ash in all concrete
3. Recycled content: concrete, steel, carpet, WC partitions,

Recycling

Provided on all floors

Indoor Air Quality

1. Construction IAQ management plan specified
2. Low voc emitting materials: paint, sealant, carpet

Indoor pollutant source control

1. Janitor and laundry are vented

Thermal Comfort

1. High performance glazing

Daylighting

1. Occupancy and photocell sensors

BUCHANAN BUILDING EXPANSION

Design Rationale

Historical Background

The Buchanan Building, built in phases during the 1960's, was a significant addition to the university campus, providing the centre for the Faculty of Arts. Its three and four-storey wings or blocks contain classrooms for teaching, faculty offices, and common areas, distributed throughout the building. Its architecture, probably referred to as West Coast modern, was considered to be avant-garde for Canada, taking the lead from the European modernist architects. Its characteristics, which are typical of that period, include large window areas, often disposed in continuous un-modulated bands, raised wings on pilotis, enclosed garden courtyards with indoor/ outdoor visual connections, and the use of materials such as glass, metal and mosaic tile, considered innovative for the period. It was awarded a Governor General's medal following its construction, and was instrumental in setting a tone for further campus development.

Although the building has undergone some interior renovations since its construction, it does not appear that these renovations have significantly altered the exterior appearance. The building has been for the most part well maintained, including its extensive landscaping, and still appears to operate well for the functions for which it was originally designed. Because of its age, the building is, however, inadequate with respect to present day building code compliance and accessibility.

All the blocks of the building are linked, at least at the upper levels. At the ground level, however, where the 90° wings join, there are often open areas, which serve as means to access the building, and covered areas, articulated by the pilotis supporting the upper floors. By far the largest of these covered areas is found on the north east corner of the complex, where Block "D", a classroom block (running east-west) and Block "E", an office block (running north-south) come together. The area under the two raised floors of Block "D" measures approximately 70 feet by 140 feet, and is perhaps the least successful of these covered areas. Its size, limited artificial lighting, and primarily north exposure, means that the lighting level is low, and not inviting for any social interaction. It is presently used solely for access to the building, garbage containers and bicycle storage, and does not have the appropriate feeling relative to the remainder of the building.

Since the construction of the Chan Centre opposite Block "D" of the Buchanan Building, this entrance to the campus from Marine Drive has increased in importance, both functionally and symbolically. This corner of the Buchanan Building at present falls short of providing the visual presence necessary for such a significant entrance, and unfortunately appears more like the back of the building, devoid of the activity necessary to make it a gateway to the campus.

The selection of this location for an addition to the Buchanan Building, which would house the Arts Undergraduate Society offices and lounge, seemed to present the opportunity to provide much-needed student space, while enhancing the existing heritage building.

Design Overview

The elements considered to be of key Importance in the development of this project include:

- 1) meeting the space program requirements of the Arts Undergraduate Society, including their office and lounge facilities
 - 2) maintaining, and if possible improving the functionality of the existing Buchanan Building
 - 3) respecting the existing architectural characteristics of the Buchanan Building
- maintaining as much transparency as possible through the new space from the courtyard to the north side of the building
- 4) improving the landscape on each side of the proposed area
 - 5) providing an environment which would be attractive to students and faculty, and become a focal point for student activities
 - 6) improving the visual appeal of this corner of the Buchanan Building, particularly in the approach from Marine Drive, and reviving the symbolic importance of this building as a university landmark

Form & Character

The plan of the architectural intervention proposed follows directly from the two major components of the space program:

-
- 1) reception, office and meeting space for the Arts Undergraduate Society (AUS) of the Alma Mater Society (AMS), and
 - 2) an open area for use as a social space, lounge, meeting room and brown-bag lunch area during the day, and on special occasions as a space for parties, musical events and more formal social events.

The space is contained by a glazed enclosure encircling all functions near the perimeter of the existing building on the north and south sides, and extending east to within approximately 10 feet of the existing glazed enclosure for access to Block "E" (refer to preliminary architectural plan). Within this enclosure are located a number of solid elements housing specific functions requiring greater visual and acoustic separation. The transparent enclosure ensures a strong visual connection with the courtyard and views to the north, and provides high level of exposure for the activities which it contains. In most cases even the solid enclosures do not extend fully to the ceiling, providing a sense of continuity and transparency for the entire space.

The existing exit path from Block "D" turns south 90° to the courtyard via a short corridor, in effect separating the new addition from the existing building. The new addition can then be treated, at least from an exiting perspective, as an almost self-contained unit with clear exit routes on its east and west sides, sized appropriately for all the activities which it may contain.

The AUS reception, offices and meeting rooms are clustered in the central portion of the space, enclosed by a combination of solid and translucent walls depending on the particular activity contained. Adequate solid surfaces are provided around these internal spaces for the hanging of posters and notices, which will hopefully discourage the placing of such items on the exterior glazing, maintaining unobstructed views to the outside. This area can be secured without impeding access to the remainder of the space.

A circulation zone is provided on the extreme south side facing the courtyard, wide enough to permit it to function as a small lounge and waiting area, and on occasion to serve as an extension of the work area when large floor areas are required (making of banners and posters, for example). A combination of fixed benches and movable lounge chairs will be provided, along with large sliding glass doors to permit the opening of this space to the courtyard during the warmer months. Viewed from the courtyard, this circulation zone ensures a high level of activity consistent with the AUS desire to have a strong presence.

The lounge function of the facility is provided along the entire north side of the addition, with views of the Chan Centre opposite and distant views to the mountains. It will be open during regular university hours to serve as a lounge and informal student social area, be open for lectures or musical events, and be available for AUS-related groups in off hours for parties, meetings or conferences. A securable area will be provided for the service of snacks and beverages during parties, and minimal self-serve kitchenette facilities will be open at all times. A stage area will be allocated for lectures or musical events, and two large swinging panels (which are recessed into the walls, will enable the space to be further subdivided visually for smaller, more intimate gatherings.

Landscaping intervention will include the extension of the hard-surface (brick) walkway in the courtyard, along with the reorganization of planters and the addition of bench seating outdoors. On the north side of the building the existing planter will be maintained, with the planting material changed to provide a semi-transparent screen for the lounge.

Materials & Details

From the exterior, the primary materials will be glass (sealed double-glazed units) with clear anodized aluminum mullions detailed as flush as possible. This approach is consistent with large glazed areas apparent in other areas of the building, particularly Block "A". The enclosed bar area of the lounge, being a solid element, will be treated in mosaic tiles, a material very consistent with the 1950's modernist palette. This will serve as an anchor to the addition, and provide a focal point at this northeast corner entrance to the building.

Part of the existing soffit of this corner of the building will be removed as part of the University asbestos removal program, and replaced for the exterior areas at the same height with new higher-intensity lighting. For the interior spaces, the approximately 3 foot space above the present dropped ceiling will be exploited as much as possible to create coffered spaces having higher ceilings and at least some indirect lighting. The exact extent of these coffered areas will depend on the need to contain services within the ceiling spaces.

For interior walls, it is proposed to use a combination of wood and glass, some of which will be translucent and perhaps fritted. Interior floor finishes are envisaged to be polished, to maintain to some extent the existing terrace feel, and to provide the durability required for the intended purposes.

(prepared by Acton Johnson Ostry Architects for the Alma Mater Society)

BUCHANAN BUILDING EXPANSION

Note: The following discussion is to be read in conjunction with the material attached to the minutes of the previous meeting. It addresses concerns expressed at that meeting, and identifies the alterations to the design which have been made in consequence. A revised floor plan is also attached.

Elaboration of the program

There was concern expressed that the program would not provide the level of activity suggested for the space.

The present Buchanan Building has few designated gathering areas to encourage social interaction, a fact recently recognized by the University. Thus these activities tends to happen in entrance lobbies and on stairs, areas not really intended nor suited to this activity. This new space is intended to partially fulfil those needs.

The north side is intended to function as a large gathering space, with the major occupancy concentrated at midday (for lunches) and during special evening activities. However, it is anticipated that it will become a significant gathering point during the entire day for students in the area.

The south (courtyard) side is meant to function as a “*spill out*” space from the central office core when needed for larger meetings, poster and banner making, etc. It will also act as a secondary (quieter) gathering area during much of the day (because of increased solar exposure) and at times of large scale events in the north space. In addition, its width permits it to serve as an informal circulation space during the day, encouraging the social interaction for which the space is intended.

Transparency through the space and beyond

There was a strong desire on the part of the panel that the space maintain the existing transparency.

Since the present space below the overhanging second floor is empty except for the regularly spaced columns, there is a view through from the courtyard to the north side, though any distant view is severely blocked on the west by the Chan Centre and elsewhere by heavy foliage. The mountains are slightly visible on the east side from certain angles.

The sense of transparency referred to in the earlier discussions was intended to be as much *in and out* of the space as *through* it. Since it follows that when you impose elements in such a space to support anything other than the most simplistic program, it will necessitate some visual blockage of the view. It is not realistic therefore to think that an expansive view could be entirely maintained through the space. However, the design provides as many view opportunities to the exterior as possible as one circulates throughout the space. In several locations, walls which were previously solid have been made more transparent by adding glazed elements. The central office “core” is for the most part pulled down from the ceiling to a 7 foot datum (previously closer to 8 feet) in order to allow the sharing of light and a sense of openness to the spaces.

Respect for existing building

There was concern expressed that the design was not respectful of the existing architecture.

There is no question that the Buchanan Building is an example from a noteworthy period in the architectural history of the campus and in fact the west coast. However, it has serious difficulties in meeting the requirements of the present-day university, and in fact numerous internal changes have already been made to address certain shortcomings. It is our belief that even a building of such significance must adapt to meet the changing program requirements of its users. If undertaken in a manner respectful of the original architecture, we are convinced that it will be a positive contribution.

The existing building gains much of its elegance through its proportions of solids and voids, and rhythm of its structural and glazing elements, in this case particularly on the north façade. In elevation therefore, it is important that the space under consideration be distinct from the balance of the façade in order to reflect the existing proportions. We believe that the treatment proposed for the glazing does in fact fulfil this requirement.

This northeast corner of the Buchanan Building has importance as it is at one of the major entrances from Marine Drive. It is unfortunate then that this is probably its *weakest* corner, and as one of the first buildings you see on arrival to the campus from this intersection, it feels much like its “*back end*”. The dim recessed space receives little natural light, and therefore is not one that encourages loitering or social interaction, meaning that the corner is quite void of activity day and evening. Garbage and recycling bins are unfortunately the most visually apparent objects. Any increase in program activity would certainly be an enhancement.

Passageway

The passage remaining in the design between Blocks D and E was not viewed by some as being wide enough.

The passageway between Blocks D and E is presently approximately 10 feet in width. We maintain that this is adequate for the limited traffic observed to take this route. However, we are in agreement that the passageway would benefit from reading as more significant *visually*. To this end, we are proposing a modification to the courtyard glazing which softens the transition through the passage, and provides a greater *visual* indication of its presence from the courtyard side. Please refer to the attached plan.

Kitchen element

It was mentioned that the kitchen element was not felt to be significant enough in size to establish itself as a distinct element, and that it would appear weak.

The kitchen/ bar function, presently proposed to be housed in a closed *container* because of programmatic requirements, is intended to act visually as a termination or hinge element to the space. In addition, it helps to identify the fact that there is a different program happening at this location, as opposed to the classroom and office functions typical of the remainder of the building. We are of the opinion that because it is solid, extends full height to the soffit, and because its surface treatment in mosaic tiles differs from other finish materials, it will be able to *hold its own* visually.

Construction Materials

The following elaborates on the proposed materials proposed in the design.

The exterior “skin” of the space will be entirely comprised of a full height curtain-wall glazing system (with the minor exception of the solid kitchenette element). The mullions will be of clear anodized aluminum, and will have an exterior cap piece of a low profile, as closely as possible matching that found in other areas of the building, respecting the fact that present-day energy performance demands a double glazing system.

The interior walls, particularly around the office spaces, will be provided with glazing as much as the program allows, along with solid walls faced in light stained wood panelling towards the public spaces, and in painted gypsum wallboard towards the office areas.

The floor will be of polished concrete, with inlaid carpet within the meeting rooms.

THE UNIVERSITY OF BRITISH COLUMBIA

UBC ADVISORY DESIGN PANEL

NOTES OF MEETING

May 10, 2002 - 12.00 p.m. to 3.00 p.m.

Campus Planning & Development Gardenia Room

In attendance :

Members:

- Ms Jane Durante (JD) Chair
- Rainer Fassler, Senior Associate, Architectura (RF)
- Doug Paterson, Assoc Professor, Faculty of Agricultural Sciences Landscape Architecture (DP)
- Patrick Condon, Assoc. Professor, Faculty of Agricultural Sciences Landscape Architecture (PC)
- Karen Marler, Roger-Hughes Partners Architect (KM)

Regrets

- Ms Bev Nielsen
- Kevin Hydes, Engineer, Keen Engineering

Consultants:

Walter Francel Architects	:	Walter Francel	(WF)
		Ken Tsai	(KT)
Sharpe & Thompson Landscape Architects	:	Randall Sharpe	(RS)
Carey Hall		Mark Anderson	(MA)
AMS	:	Michael Kingsmill	(MK)
Acton Johnson Ostry	:	Greg Johnson	(GJ)
Bunting Coady Architects	:	Mike Woodridge	(MW)
		Tom Bunting	(TB)
Diamond and Schmitt Architects Inc		Paul Szaszkievics	(PS)
Phillips Farevaag Smallenberg		Greg Smallenberg	(GS)
Landscape Architects			

UBC staff:

Tom Llewellyn, University Architect/ Landscape Architect, CP&D	(TL)
Jim Carruthers, Manager of Development Services, CP&D	(JC)
Dianna Foldi, Development Manager, CP&D	(DF)
Fred Pritchard, Director of Planning	(FP)

Purpose:

1. Carey Hall
2. Buchanan
3. Life Sciences Centre
4. University Entrance (information item)

Meeting commenced at 12.00 p.m.

1. CAREY HALL

TL introduced the project in the Theological Neighbourhood Plan context.

- Site is next to the Iona Woods, which is to be preserved.
- First phase of development of Theological Neighbourhood Plan, the first of the local area plans under the OCP
- OCP - guides campus to “complete community” objectives and targets for land use emphasis on non-institutional level.
- CCP - distributes development capacity between the eight neighbourhoods
- Neighbourhood Plan - detailed plan of land use and density, design criteria
- Housing is in the 3-storey zone; mixed-use building is in the 4-storey zone with 5 storey components.
- Architectural character: recognition of the distinctive character of the Theological Neighbourhood, design language that is consistent and authentic, materials that recognize the west coast climate, the use of granite, materials with low environmental impact and sustainable design principles.
- The whole Theological Plan is geared around linkages of open spaces.

Project presentation with drawings by Walter Franci (see Attachment 1)

Landscape drawings presentation by Randall Sharpe

Walter Franci addressed the symbolism of the Jewish Garden:

Tree of Life, Hebrew names of Prophets, entry piece (trellis) representing protection and covenant with God, symbolic of Succoth (Jewish Harvest Ceremony), River Rock, Star of David representing the state of Israel, roses representing peace and love, thorns representation of pain and suffering, ornamental grass representing fertility of the land and return from the desert, low sitting wall surrounding play space will have inscriptions and tablets representing Hebrew sayings.

Questions

- DP : are there existing site images?
 - WF - set of drawings with JC. Spoke to it.
- KM : what stage of the process is the project at and what is the objective if it gets approval at this stage?
 - TL - it is part of the Development Permit application (only DP for demolition has been made)
- KM : what are issues/ concerns identified by CP&D?
 - TL - no specific concerns. It is within the framework of the Theological Neighbourhood Plan; they are on leased land.
 - FP - The Plan is part of the Theological Neighbourhood. It is one of 8 local areas the university is preparing for development that will be consistent with the OCP. The development that is being proposed has been defined in both the CCP (which was general) and the Neighbourhood Plan, which is more specific. It began to identify the density, kinds of uses on the site and location of certain buildings. Proposal is consistent with the N/ Plan, which has been signed off by the Board of Governors as well as the GVRD Board of Directors.
 - WF - project was designed simultaneous with the neighbourhood planning process to ensure it was a viable design. Exploratory designs done by Vancouver School of Theology on their land, to validate the Neighbourhood Plan.
 - FP - two issues that need to be addressed with respect to both the university and University Endowment Lands - 1) uses are consistent with what is identified in the N/ Plan 2) the buildings fronting on Wesbrook Mall should be at a lower level, not more than 2-1/ 2 stories.
The whole site has been designed to respect the adjoining neighbourhood; buildings on Wesbrook Mall should respect the neighbourhood Plan and respond to the aspirations of the rest of the Theological neighbourhood.
- PC - what happens to the roof water and site storm water?
 - WF - intention is to irrigate landscape as much as possible. Had discussions with the University Engineer. Cannot purposely permeate into the ground because of the slick issue. Can water the plants and store water on site. Not gone that far in design.

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- JC - accessibility to units?
 - WF - ground floor of all the units are flats. Entrance from sidewalk. Patios can be accessible. Parking platform extends beyond the building and will delineate space.
 - JD - are the colours on the elevation painted metal?
 - WF - will appear as painted metal, as accent colours on canopy. Design is in evolution. Intent is to use cedar finished Hardi board on the end elevations of residential cover, and masonry sidewalls. Infill panels will have wood finish for a more residential feel.

Commentary

- RF - massing model would have been useful for this project. Big issue is one of scale (existing to residential to multi use to the castle). A model should be built for neighbourhood like this, especially when forming green spaces, outdoor spaces, the shadowing, the scale, vertical height. Could have been more form continuity between the residential and multi-use; its quite a different expression. Was residential continuity into the larger mass explored?
 - WF - no exploration done. Looked at this being the primary building, trying to utilize materials and composition elements to the dormer roofs. Rest of masonry forms would have continuity. Considers it important for those units to have a roof-scape that is reminiscent from what's across the street.
- RF - is there a chance for the colour schemes of the metal work, flashing etc. in the renovated existing building to be changed?
 - WF - after minor renovations to the interior are completed, it will all be repainted in colours that would be sympathetic.
- DP - frustrated with context on these issues as it drives understanding of project. Panel needs much clearer way that projects come through in context. Circulation system is unclear. No sense of names given to these places.
 - WF - site is fairly permeable. No major route coming through the site. Minor pedestrian movement.
- KM - concern re relationship to context in its overall urban design approach. Not able to appreciate what is being done due to lack of background information. Project looks like 3 separate buildings; no relationship with the integration expected from a single entity project. Would have liked to see - a) streetscapes and the relationship of the housing next to the existing administration (model would have helped to understand the direction of the project) and b) streetscapes along Iona Drive and the intention of the scale. Concern about housing siting - why is the new administration located on the west portion of the site?
 - MW - limited to 35 (vertical) feet at the Wesbrook side. If residential units are to be located, they have to be along Wesbrook Mall.
- KM - there is a need to see the overall context and why it becomes an academic building in this location.
 - MW - this is institutional land. The departure from the current location is to locate university campus housing on the plan. Not sure there is a need to justify that. It is an academic school and this is the place to locate institutional buildings. The fact that other residences will be built is not something they can deal with.
- KM - does not have the information that other residences will be built. Based on the physical plan, has a concern about the outlook of the residential corner and orientation of the housing component on the site. Lack of integration on the three different buildings.
- PC - is the context urban or suburban in terms of density? Suggested adjustments in site plan and site architecture. Concern that there is no visual axis through the site; e.g. - medical area of campus has no clear avenues. UBC changing from suburban to urban. Opportunities for arcades and cloisters worthy of investigation. Concerned about the anti-urbanism of the site. If it is agreeable to the Panel, designers and client, suggested exploration of the potentials of this site - taking this architectural and theological district and make it a contribution to the image of the university.

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- DP - really concurs with PC's observation, particularly looking at the overall plan and the change to the whole image that is proposed along Chancellor Boulevard. It was becoming not a green entrance into the campus but something that is built into it. Bits and pieces of landscape left over - too much of left over spaces.
 - JD - concurred with DP + PC comments. Urban/ suburban concern. Context is an issue, more contextual information required.
 - MA - expressed his disappointed that the Theological Neighbourhood Plan (signed by the BOG in November) was not made available to the Design Panel. Given the short notice of the meeting they did not expect to lay before the panel what was already approved by the BOG. He assured the Panel that the document clearly lays out what needs to be done on the site - residences must reflect the character of the houses across the street on Westbrook Mall, building must reflect the character of the castle. Commended Walter Franci for doing a great job of designing two buildings that do echo each other in toning, given the constraints. Given the feedback of the Panel, they will try and improve on the design. Panel needed to know that the design group has been working very hard to respond to what has been laid out.
 - RF - none of the comments are in conflict with the document. Panel does not feel that the requirements in the document have not been addressed. Lack of information puts the Panel in an awkward position. This was an opportunity to hear out the Panel and what some of the concerns were.

Summary

- ✓ Informational issue
- ✓ Respecting the existing buildings, their character, place and architectural heritage of the campus
- ✓ Circulation - connectivity to other parts of the campus and the clarity
- ✓ Clarity of spaces and how best to present it
- ✓ Relationship to the 3 buildings - view through project
- ✓ Theological college character - urban vs. pastoral

A vote was not taken. Project to return to the Panel.

2. BUCHANAN

Michael Kingsmill presented.

Responded to the Panel's last review and addressed three items from last meeting:

- 1) passage through the breezeway on east side of the building
- 2) position of the glazing line and relationship to the columns
- 3) location of the kitchenette

Public presentation made 3 weeks ago. No negative remarks. Suggestion to incorporate seating underneath the covered area for additional outdoor protective seating. Incorporated this suggestion.

Greg Johnson spoke to the three issues and responses:

- Glazing line pulled approximately one foot inside columns.
- Access walkway space is now one module (20 ft) wide.
- Kitchen now moved to west and not solid - more of a millwork piece.
- MK - in providing the additional space for the walkway, programme was squished and bumped into the adjoining space. Obtained approval of classroom services and departments.
- RF - what does the typical mullion detail of the glazing system look like?
 - GJ - pressure plate curtain wall type mullion system. Will be in clear anodized aluminum to match the existing mullion.

-
- KM - How will the air handling system operate? Concern that there is no obvious natural ventilation. Will we end up with visual HVAC units?
 - GJ - it is totally independent from the rest of the building. Everything is concealed and fed from above. No impact whatsoever.
 - KM - do you have plans for natural ventilation?
 - GJ - no opening windows at this point. Concern about animals getting into the building. Mechanical Engineers felt they had more control without opening windows.
 - MK - because the glazing lines were moved behind the columns it afforded an opportunity to conceal the air relief vents in the under side of the soffit.

The Panel was pleased with the changes and the project received a unanimous vote in favour.

Michael Kingsmill thanked the Panel for its comments and was pleased that it has yielded benefits.

3. UNIVERSITY ENTRANCE - (Information Item)

- TL spoke on the context, background and history of project. It was before the Panel was for information. Project group was formed by Harold Kalke on the request of Larry Bell, Chairman of the Board of Governors. Committee was formed to take a look at the entry of the university gates. Presented to the BOG for information in March. BOG wanted it launched into the university system for consultation. It will most likely become the basis for a Neighbourhood Plan. The ADP viewing it at this stage was not part of a structured general university review. Broad mandate is to put it out to the university for general review but the specific structure of the review is not there yet.

Fred Pritchard presented by PowerPoint

Spoke on Entry Committee and Neighbourhood Plan, which was almost driven by the Dentistry building. There was concern that the Dentistry building was happening in advance of the Neighbourhood Plan and that it did not represent the University Gateway that the Chairman, President and others wanted. Project is under FP

Function, Identity and Character

- Will have 20K more hours of transit services beginning this fall. Need 40-45 K more transit hours to get people out of cars.
- UBC thinks transit should run through campus - greater access to buses offers an opportunity to take transit closer to the people that use it and also deliver service closer to where it is required. UBC has an area the size of downtown.
- Transit will improve public safety

Existing, Road Alignment, Land use and form

- Building in front of the Memorial Gym is a one storey building for two reasons - to maintain corridors, and be a building that will not overpower or hide the War Memorial Gym. War Memorial Gym will be respected
- Minor adjustments to the bus loop in early stages
- Implies changes to the Neighbourhood Plan and the OCP but NP will be in tandem with the OCP. Review of OCP starts this summer.
- 5-10 years : street becomes more defined and bus loop is removed
- Started a major transportation study with Translink with the idea of removing the bus loop and bringing the buses through campus, together with an overall look at Translink service around the university. This will become a technical paper that will be used as part of the discussions for the OCP
- City of Vancouver decided that trolley buses would remain as part of building a sustainable city; part of the plan is to build on existing trolleys as well as adding to existing inventory. Running trolleys through the university is being looked at.
-
- Will look at opportunities for institutional development
- One issue that needs to be examined carefully as the Neighbourhood Plan develops is what uses the university sees occurring in this area that would create the intended environment.

-
- Pedestrian focus. Thought being given to limiting vehicle access along East Mall, either in whole in part during the day. Parking will be limited
 - Landscape Plan
 - Cross section - sidewalk width may become 20 ft
 - character of buildings
 - building areas, spreadsheet, phasing

Character

- University Boulevard and Wesbrook intersection and possible gates. Two buildings should be done simultaneously.
- Presentation of different approaches/ views/ elements

End of presentation

- Report has been received and accepted by the Board of Governors as information.
- Will be considered as part of the further review and reiteration by the University Boulevard Neighbourhood Plan which will be reworked in tandem with the review of the OCP
- It will not precede the OCP review

Comments

- DP - Gates proposals look too residential/ suburban. Have any design approaches considered the quality of the building and the functions in the building?
 - FP - yes

JD thanked FP for the presentation. Would like to have a further discussion and will be an agenda item for the next meeting.

4. LIFE SCIENCES CENTRE

TL introduction.

Purpose : expansion of School of Medicine, renewal and expansion of interdisciplinary life science research at UBC
 Siting: picked for its adjacency to existing hospital and Health Sciences complex
 Size: 40,513,000 gross sq.m
 Budget: \$110 M (fixed) globalbudget

Design Guidelines:

Pedestrian circulation and shelter
 Relation to street
 Avoidance of monolithic bulk

Sustainability:

Project alignment workshop omitted at request of project managers.
 Consultants instead invited to propose sustainable measures based on model of MSB & ICICS.

Project presentation by Tom Bunting using model and drawings (see Attachment 2)

- Schedule - excavation in 3 months
- Health Sciences Mall is strong connection
- Connection to hospital
- Agronomy pedestrian connection
- allocation of lab space - 2/ 3 program, 1/ 6 teaching, 1/ 6 support

JD thanked the design group for bringing a model with context on it and for bringing it to the panel at an early stage.

Questions

- RF - what is the length and width of an atrium?
 - TB - 60 ft x 120. Floor to floor heights : labs -14 ft., ground floor - 17 ft., basement - 18 ft. Higher than the Forestry building by a floor.

-
- PC - does the idea for the interior street relate to some idea from Campus Planning?
 - TL - circulation routes reflect circulation requirements. Generated by the programme requirement for connection.
 - RF - what does it connect?
 - TB - the future. Basement plan has a tunnel, which will connect to the Detwiller Pavilion and make it a path to the north. Future idea to come across the loading zone off the Detwiller Pavilion.
 - PC - is there a negative side to the interior street?
 - RF - at what cost to the exterior street?
 - JD - what happens at night when the doors are closed?
 - TB - the interior street has a lot of potential - 350 seat auditoria. Makes sense for the major auditoria and smaller classrooms on the south end to share the space. Helps the bigger plan - after hours it becomes an internal space.
 - RF - can the commons atrium and the reading atrium be entered from the street?
 - TB - under discussion. Hopes it will be a route through the building.
 - JD - do the atriums really work, do they get used, and do they serve a viable function for the amount of space they use?
 - TL - referred to atrium at Forestry that is well used, especially the reading room. Also mentioned the ICICS building where the atrium link to CISIR is seen as a very important social space by the users.
 - JD - circulation around the building is important; should see if there is a way to allow that to happen in a more visible fashion.
 - TB - being explored.
 - DP - were conceptual drawings done that showed how additional buildings (limits to square footage etc.) will be sited on building site to the east?
 - TB - no formal studies
 - PC - from a planning perspective, was the breaking of the programme into two buildings considered?
 - PS - initial massings that were done had exterior fingers. Looked at massing the building as individual buildings but found it was unsatisfactory as it would result in reinforced silos of departments. Linking them together reinforces the idea of interconnected space and interaction.
 - RF - 12 corridors of 140 ft in length are relentless. Given the scale of the atrium, where do people socialize and meet? Was consideration given to the four floors that have long corridors? Could finer grain corridors be used to encourage socializing?
 - TB - yes. looked at a plan that took all the fingers right down the middle with the intent of putting a spine in the middle and break the distances, break the size of the atriums. Idea was to daylight corridors, cut them in size and reduce the tunnel effect.

Comments

- RF - of all the circulation pieces in the building, these are at the working level where most of the working population will be.
 - TB - very valid point and will be looked at.
- RF - building needs a break connector. Too long as is. What uses could you have on it?
- PC - program, budget and site is driving this project. Does not justify approval of the project.

Major concerns:

 - scale of project requires building to be remarkable. Not there yet. Cost constraints a major impediment and prevented the architect from flooring opportunities appropriate to scale.
 - a grim environment for interaction. Client desire to interact is a flawed assumption.

Recommendation:

Reexamine massing and vet the project against Planning Principles. Project violates every single one of them. Fundamentally opposed to the direction of this project.

- KM - Agronomy façade relentless; needs treatment; needs animation. Schedule cost is not reason enough to impinge on Detwiller Pavilion - too far east. Agrees with RF's comments on animation on east edge. Interior circulation - likes the idea of the streets, common atria; needs circulation through. Concern about the throats at the fingers. Unfortunate that construction schedule is driving the project, one of the biggest on campus. A \$110 M project should be given time and care, reflect the quality and become a legacy for the campus.
 - DF - project is undeveloped at this point. Just massing now. Quality is an objective of the project. Trying to fit into a budget restraint and time restraint.
- JD - too bad Joe Redmond of UBC Properties left the meeting. Important they hear these comments.
 - TL - site was undefined.
- JD - this is one of the difficulties on the campus, there are no property lines
- DP - service area needs improvement and circulation. Huge urban design issues. McMillan building - structure does not work from the perspective of sharing of ideas or mixing with people without being exposed to the whole world.
- RF - project needs development time. UBC should change schedule. Most deadly aspect of project. Later no one will care about the schedule.

Summary

- ✓ Circulation
- ✓ Exterior space/ working of the interior
- ✓ Massing - articulation, use, scale, how the building meets the ground

Project to return.

Meeting adjourned at 3.30 p.m.

CAREY COLLEGE

DESIGN RATIONALE

(Submitted by Walter Francl Architects)

The new changes additions to Carey Theological College are a response to a projection of the future academic and residential programmatic needs of the College within the next five years. They have also been necessitated by the mechanical and structural deterioration of some portions of the older buildings, especially in the dormitory wings. The programmatic needs include: more and larger classrooms, additional administrative space, space to support and exhibit the collection of the Biblical Museum of Canada as well as a variety of residential needs. The College is committed to providing dormitory and dining accommodation for a segment of the student body and must replace its aging dormitories. There is also a need for rental housing for faculty, staff and students. Short-term accommodation, for durations varying from a few weeks to a few months, is also needed for visiting faculty. Carey College hopes to address these needs within the framework of the new planning document developed for the Theological Neighborhood.

The first phase of the work will involve the demolition of the two existing single storey dormitory buildings. The failing plumbing and other mechanical features of these two buildings, are cast into the floor slab of the building and are requiring repair with increasing frequency. Their position on the site also impedes future higher density development. The aging kitchen segment, which supports these dormitory units, must also be replaced and will therefore also be demolished.

The existing buildings were constructed using an exposed cedar roof decking over glulam beams. These portions of the structure, as well portions of the framing and siding, are likely salvageable and will be carefully disassembled and stored on site for re-use in the proposed future residential buildings. The retained portions of the existing buildings will be refurbished and will continue to serve as classroom and seminar rooms for the college for the foreseeable future.

The site planning for the new buildings were designed to respond sympathetically to the existing and proposed uses neighboring the site with a clear hierarchy of built form and open spaces that preserves all significant trees. Iona Drive being the primary academic address for the theological precinct, supports the decision to locate the primary academic functions on the north half of the site, linked to the western side of the existing buildings. A new entry plaza on Wesbrook Mall will become the primary entry to college from the east. The new academic building is an L-shaped building that, together with the existing building, completes a three-sided enclosure of a formal courtyard space fronting onto Iona Drive. Access to underground parking and at-grade visitor parking is located along the western edge of the new academic building. This academic building rises in scale towards the west in response to the height envelope that rises to the VST tower and larger buildings to the west.

The new low-rise faculty and staff rental housing is located on the southern half of the site along Wesbrook Mall, fronting similarly scaled private residences across the street. These residences are two and half storey stacked townhouses addressed to Wesbrook Mall and are built over an underground parking structure. Small courtyards enhance the privacy of the entry sequence into the townhouses, and a large garden to the rear of the townhouses, provides play and amenity space. The southwest quadrant of the site is preserved for future academic development, possibly as a theological library building.

Pedestrian and bicycle connections through and around the site are also enhanced. A new path to the south of the academic building will facilitate east–west connections, as required by the neighborhood plan. The existing north–south path along the west side of the existing building is extended along the west side of the townhouses, to connect to Military road.

The Academic Building is designed with its most public uses on the ground floor. The classroom and dining functions on this floor are linked through broad corridors. These corridors are designed to operate as galleria spaces, allowing for the display of exhibit material from the Biblical Museum of Canada. The uses and movement through the building are supported by the adjoining outdoor spaces; the dining area fronting on to the south facing garden and the exhibition spaces fronting onto the north courtyard. The second floor contains the administrative and support spaces for the College as well as five suites for visiting scholars. The upper three floors contain the dormitory residences as well as a floor of residential accommodation for faculty and staff.

The townhouse residences on Wesbrook Mall contain 12 single level units at grade with adjoining private outdoor space. The 12 upper floor units are accessed by two half-flight stairs. They enjoy large outdoor deck spaces on their upper levels. Vaulted ceiling spaces in these upper floors are meant to utilize and give expression to the cedar decking and glulam structure, salvaged from the existing dormitory and kitchen wings.

The material palette selected for the new buildings responds to the guidelines for the theological neighborhood. Both new buildings will have a predominantly masonry cladding. Selected portions of this masonry at entries and as detailing around openings, will use granite masonry. The windows in both buildings will be low-e clear glazing in pre-finished aluminum frames. The masonry on the academic building is expressed as a series of massive wall panels bearing the east and west faces of the slab building. Concrete floor slabs stitch the walls together and their overhangs provide sun protection for the south façade. The end walls of the building are infilled with hardiplank paneling and windows. Finer grained masonry detailing clads the townhouse units. Granite is used to clad the entry stairs. Hardipanel is used to trim and clad elements of the buildings not surfaced in masonry. The large vaulted roof sections are framed and decked with the material salvaged from the dormitory units.

FLOOR AREAS**RENOVATED EXISTING ACADEMIC**

GROSS FLOOR AREAS:

MAIN FLOOR:	5 988	Sq. Ft.
<hr/>		
TOTAL:	5 988	Sq. Ft.

TOWNHOUSES

GROSS FLOOR AREAS:

MAIN FLOOR:	8 301	Sq. Ft.
SECOND FLOOR:	8 277	Sq. Ft.
THIRD FLOOR:	4 745	Sq. Ft.
<hr/>		
TOTAL:	21 323	Sq. Ft.

NEW ACADEMIC

GROSS FLOOR AREAS:

MAIN FLOOR:	11 840	Sq. Ft
SECOND FLOOR:	12 171	Sq. Ft
THIRD FLOOR:	8 759	Sq. Ft
FOURTH FLOOR:	8 759	Sq. Ft
FIFTH FLOOR:	7 028	Sq. Ft
<hr/>		
TOTAL:	48 557	Sq. Ft

Life Sciences Centre – University of British Columbia

Design Rationale

(Submitted by Bunting Coady Architects)

May 10, 2002

Project Summary

The new 480,000 square foot UBC Life Sciences Centre will provide a variety of teaching and research facilities for the study of life sciences and for medical student training at UBC, and it will be the hub in a network of teaching and research facilities in the lower mainland. The facility's focus will be health education and research including anatomy, biochemistry, molecular biology, cell biology, medical genetics, and bio-informatics. The new LSC building will also house a biohazard level 3 lab, a vivarium, an electron microscopy facility as well as administrative functions.

Context & Site Planning

Context

The site is located at east of the Health Sciences Mall and north of Agronomy Road. The site is bounded at the north by the Purdy Pavilion & Detwiller service road. The parcel of land at the easterly edge along Westbrook and Agronomy has been retained as a future development site or LSC expansion.

Building

The building is organized along a principle east west pedestrian route with the main entrance off the Health Sciences Mall. This responds to current pedestrian traffic patterns, and anticipates future development west of Health Sciences Mall and east towards Westbrook. A setback at Health Sciences Mall weighs the main entrance to the street while creating an open public space. 100 covered bicycle parking spaces will be provided.

Site

The existing street face established by the existing buildings west along Agronomy is reinforced by the LSC's south building face alignment. The north service road will be re-graded to allow for access to the dedicated LSC loading dock and service areas. Basement level tunnel access to the Detwiller will be incorporated at the northeast edge of the new building adjacent to the loading dock. The reinforcement of the existing pedestrian route north toward the Hospital with a covered walkway is anticipated by building placement and exterior landscaping at the east entrance adjacent to the Detwiller.

Building Form

Program Distribution

Flexible wet and dry research lab modules and associated support spaces are distributed along three wings each five storeys high and connected by two full height atria. At the ground floor, the large auditoria, classrooms and specialized teaching spaces front the main east west colonnade. The east atrium use is defined by the café and food services as an informal assembly hall. The west atrium will have study tables and modulated lighting to create a quiet reading room. The basement floor will accommodate more secure service areas including mechanical and electrical rooms,

loading dock facilities, some core support lab space, the bio-level 3 lab, vivarium, morgue and gross anatomy.

Massing

At the early stages of design, various massing options were evaluated for environmental performance and this model selected. Refinement of the building form in detail is progressing in consideration of environmental criteria established from the outset. The definition of the building reflects the programmatic distribution as well as giving form where necessary to specific elements. North and south office “bars” are treated as masonry with deep recessed openings at the south for shading, and flush window treatment at the north. The laboratories span between these piers and are rendered at the exterior as a shear glass and metal panel plane. The elliptical forms of the two auditoria are read against the backdrop of the north office block. Large glazed lab floor meeting rooms are cantilevered above the east west colonnade giving emphasis to the main entrance.

Material Palette

The preliminary palette of material being considered for the project are itemized as follows:

Masonry colour.	Norman size, local IXL iron-spot w/flush mortar joint to match brick
Glass	Pre-cast lintels and sills (deep south recessed / flush at north face)
Panels	High performance clear glass at south and at labs, w/minimal reflectance.
Atria	Composite metal panels w/ pre-finished metallic finish.
Colonnade	Wood veneered panel system w/acoustic treatment.
	Glazed atrium skylight within steel and wood structural framework.
	Exposed structure with wood slat ceiling infill panels.

THE UNIVERSITY OF BRITISH COLUMBIA



ADVISORY DESIGN PANEL MINUTES

Date: June 20, 2002
Time: 12:00 pm - 1:45 pm
Place: Gardenia Room, Campus Planning & Development

Present: Jane Durante (Chair)
Rainer Fassler
Douglas Paterson
Kevin Hydes
Bev Nielsen

Absent: Karen Marler
Patrick Condon

Recording Secretary: Amrita Bastians

Items reviewed at this meeting

1. Carey Theological College
2. Format of minutes, scheduling regular ADP meetings

Address:	5920 Iona Drive
DA:	DA02014 (demolition only)
Use:	Academic/ Institutional
Application Status:	Preliminary
Architect:	Walter Franci Architects
Owner:	UBC
Occupant/ Leasee	Carey Theological College
Review:	Second
Delegation:	Walter Franci, Randall Sharp, Mark Anderson, Charles Fox, Paul Whitehead
UBC Staff:	Tom Llewellyn

EVALUATION: SUPPORT (unanimous)

- *Introduction:* Tom Llewellyn, University Architect/ Landscape Architect Project presented the project, which had been seen before. The Panel now had a copy of the Neighbourhood Plan. Tom had participated in an informal local design panel meeting with Theological Neighbourhood Group. Since the last meeting Walter Franci had developed the schemes and it was hoped that everybody had a better understanding of the background and context through the Theological Neighbourhood Plan.
- *Applicant's Opening Comments:* The applicant was responding to the Panel's comments from the previous meeting. A massing model, showing the eventual build out of the Theological Neighbourhood was presented. The applicant spoke to the contextual need to respond to single-family homes and OCP height restriction on buildings. A major concern of the neighbours was the proximity of buildings to Westbrook Mall and their request for the townhouses to be pulled back by 12 ft. was responded to. Improvements to design - apertures and site lines through the property were increased and clarified; the building was pulled back from the street to create more opportunity for landscaping and establishing privacy to the sidewalk; the character of the cloister was clarified; pedestrian circulation was improved on; east west promenade enhanced with cherry trees and approved street trees; inclusion of a biblical museum to add to the design narrative. Sustainability - Walter Franci would soon be accredited with LEEDS silver status; cedar decking on existing dormitory wings will be reused as the roof material in the townhouses; most of the specimen trees will be retained; use of storm water through natural gravity flow irrigation; soil management (reuse soil on site); low water requirement plants; natural light and ventilation through the buildings; targeting to reduce the need of energy, water and gas by 25%. Suggestion was made to take this into account for utility servicing - it would result in reduction of infrastructure costs.
- *Panel's Comments :* The inclusion of an adaptable unit for a disabled person to be looked into. No specific mandate for this, but the user was open to the idea. The improvements were moving in the right direction. A strong connection in the expression of materials between the garden walls and the architecture was encouraged to allow for close integration between the building and landscape. There was unanimous appreciation for the photo boards and the model, the urbaneness and efforts in trying to relate the two very different scales of the townhouses and academic building. The sustainable approach to the project with regards to durability and longevity was appreciated. Obtaining LEEDS certification was encouraged. Vast improvement in landscape. Cloister was appreciated. Back entrance which is very visible is a concern and needs continuing

consideration. The panel strongly recommended that the building and paving materials should have the same level detail and quality as the rest of the building. The Chair thanked the applicants for responding to the comments of the panel. The applicants felt that the project had benefited from the process.

Summary

- back of the building parking and loading areas need detailing, finishes, edge treatments etc. all need further work
- integration of landscape walls with the building vocabulary
- use wood in a precious way
- take leadership role for durability and longevity of the building

**UNIVERSITY OF BRITISH COLUMBIA
ADVISORY DESIGN PANEL**

MEETING MINUTES - July 04, 2002

Time: 2:00 pm
Place: Gardenia Room, CP&D
Present: Panel Members

Jane Durante (JD)
Rainer Fassler (RF)
Douglas Paterson (DP)
Patrick Condon (PC)
Karen Marler (KM)
Bev Nielsen (BN)

Regrets: Kevin Hydes

Recording Secretary: Amrita Bastians

Projects reviewed at this meeting:

1. Life Sciences Centre

1. Life Sciences Centre

Address:	2350 Health Sciences Mall
Dev. Appl.	Partial application for excavation
Application Status:	Preliminary
Architect:	Bunting Coady Architects Diamond and Schmitt Architects Inc.
Landscape Architect:	Phillips Farevaag Smallenberg Landscape Architects
Lessee/ Occupant:	School of Medicine
Review:	Second
Delegation:	Jack Diamond, John Featherstone, Mike Woodridge, Tom Bunting, Chris Phillips, Joe Redmond
UBC Staff:	Tom Llewellyn, University Architect/ Landscape Architect

EVALUATION - 2 votes in support/ 4 abstained

- **Introduction:** The applicant was returning with a more complete design package and was responding to the Panel's comments from the previous meeting.

- ***Applicants Opening Comments:*** Jack Diamond explained that the design was still a work in progress and continues to be modified.

Jack Diamond (JD) spoke to:

- the context of Health Sciences Mall/ Agronomy Road intersection and general location of the building
- aspects of the design related to natural light and opening windows (not in labs)
- siting/ footprint
- library and café atriums
- day light in teaching facilities (leaves with light between), available for general campus use
- service function, loading areas.
- materials - wood, steel, brick, glass (sometimes frosted)
- landscape - sidewalk system, trees
- issues of how the building sits on the site and available options
- accommodation of additional area in a subbasement

Chris Phillips presented :

- response to campus plan
- previous proposal which disrupted the existing function of the outdoor space was revised
- new trees on Agronomy
- existing trees plus second row on Health Sciences
- cross campus connection
- no grass

General discussion on pedestrian circulation, loading dock configuration, importance of north/ south connector, access control, air handling in the offices.

Excavation to commence on July 15. Final design of the exterior of the building in November.

Panel's questions :

- Since excavation dates are fixed, the panel questioned the relevance of making comments and suggestions.
- The applicant was informed that at the last meeting a major part of discussions centred on landscape building edges and pedestrian circulation. Circulation on the west side of the building is an important issue and appears to be as yet unresolved nor addressed at this presentation. At the last meeting the question was also asked if the building could be shifted or the footprint changed to create a visible stronger north/ south precinct connector.
- Previous concern about size of the building, uniform façade, internalization of plan and street being contrary to the Planning Principles was still an issue.
- Campus Plan suggests that the site east of this building will become residential in the future and the siting of this building was questioned, given its size and massing. If a residential development will not work, it should not be zoned that way. Does the campus become a city or office park?

Applicants Response :

- ✓ As an Advisory body the panel has every opportunity to make suggestions. Since the final design of the exterior of the building will not be completed until November, UBCPT felt there was room to accommodate user group requirements. Issue at hand was structure.

- ✓ If the building was moved, it will not line up with the Purdy building plus interfere with a major electrical underground IT wall. Footprint of the building is set. However landscaping and detailing was a work in progress.
- ✓ Re visibility : the two options were to have a direct visual path or a circuitous path. In either of these options a link across the top of the loading dock will have to be made. Jack Diamond explained that the aesthetics of these options have to be dealt with in an appropriate manner. There was no way to reduce the area of the histology department in the corner.
- ✓ Joe Redmond disagreed on the contradiction of Planning Principles. Indoor public space is appropriate to this climate. Explained that the building provides linkages to other buildings and the internal street will become more dramatic and well used since the present pedestrian link on east side is not very well used. Building has got bigger by over 100,000 sq.ft. in the last month and has been sunk another level. Schedule had to be moved for this reason.
- ✓ This not an appropriate residential site and changes to the OCP are under discussion. No site dimensions were given; size of building was based on program.
- ✓ Tom Bunting disagreed on comments with regard to internalisation and repetition.
- ✓ Jack Diamond - all extra space was to go east of the building, but in order to preserve the site, it was decided to go underground. Diamond + Schmitt worked very hard to contain the extra 100,000 sq.ft. within the confines of the site. Does not like the Panel's comment regarding repetition. Repetition is "stunning" and not done for democracy or symbolism; it is an accurate representation of program.

Panel's comments: (negative)

- UBC continues to have trouble building buildings that create spaces/ how to create the open space that gives the campus humanity
- appreciates attempt to link to the space to the west. No funding to deal with the connectivity/ seams
- industrial park is dominant model on campus
- need to create the open space that makes the campus more delightful
- project is a beautiful building but is it appropriate?
- Street is a model of organizing program only for this building; its relation to campus is secondary
- there should be a stronger link at ground level from this building to Health Sciences Complex. Ignoring the corner creates a general problem. Rigour of histology portion drives the corner and prevents visual extension from the pedestrian link.
- concern about edges and impact of street façade on future housing project
- lack of small intimate spaces to socialise, no humanization in labs, concern about acoustics
- project is too big, shopping mall scale, concern with programming connection
- building contradicts Planning Principles by virtue of its largeness and single programmed use
- mitigating moves - improve exterior walking experience; awnings good; slide building to the west
- Sustainability - increase in amount storm water will be phenomenal. Green roof is essential to mitigate storm water impact. 30-year life cycle costs will be less than cost for repair and maintenance of a typical roof. Heat gain on west side (south west façade) - double or triple row of poplars

Panel's Comments (positive):

- likes a lot of things about the building.
- building has well scaled hierarchy of spaces and shows great attention to detailing and material selection.
- not concerned about repetition

- building makes bold moves and should make equally bold moves with regard to the North/ South connection
- Histology may have to move; issue of this connection is crucial
- cannot afford to throw spaces north of the building away - will become important pedestrian space in the future.
- need to find budget to repair infrastructure of the campus around this building
- 120 ft corridor x 12 is major component of the internal circulation network - could these routes become more humane and be possibly connected across the atriums?
- pavilions could be enhanced with green roofs

Jack Diamond response:

- likes dialogue and level of discussion
- expectation to have the creation of quadrangles and public spaces initiated by individual buildings is optimistic
- it should be a performance standard for the architect to provide these spaces
- University should have a fund to handle circumstances that new buildings create
- residential - wouldn't change the use but would increase density. Need 24/ 7 use in the area
- loading dock - will try to make the north/ south link work
- 120 ft corridor - it is a different type of corridor, has lots of natural light and is very well modulated
- will try to make the roofs on the north pavilions green
- intimate spaces - oval spaces in the atrium are purely social. Explained that spaces on main corridor, and other large, medium and minor spaces all contribute to major commitment by the building to socializing space
- cannot deal with the building being too big
- rain protection canopies can be provided as long as they are integrated into building façade modules and expression
- Heat gain on southwest side is not excessive. Green screen suggestion (poplars) will be addressed.

Joe Redmond cleared the perception that UBCPT creates the budget. He stated that the Province and UBC does. Funding for LSB is provided by the Province and is on a programme developed by the Government. Building contributes up to \$1,000,000 for upgrade of infrastructure; not controlled by UBCPT.

Jack Diamond response to the vote:

The project does not deserve this level of condemnation and does not like the vote. Comments are serious and would be more powerful than the vote, as the negative vote will not help. Will support the comments but not the vote

Panel's response:

Vote gives weight to the commentary. Vote is not against the building, but against the process that brought the building forward.

**UNIVERSITY OF BRITISH COLUMBIA
ADVISORY DESIGN PANEL**

MEETING MINUTES - September 27, 2002

Time: 1:00 pm

Place: Gardenia Room, CP&D

Present: Panel Members

Tom Llewellyn (TL) - Chair
Jane Durante (JD)
Rainer Fassler (RF)
Douglas Paterson (DP)
Karen Marler (KM)
Bev Nielsen (BN)

Regrets: Kevin Hydes
Patrick Condon

Recording Secretary: Amrita Bastians

Projects reviewed at this meeting:

1. Chemical & Biological Engineering
2. Aquatic Ecosystems Research Laboratory

Other business:

3. Changes to ADP
-

1. Chemical & Biological Engineering

Address:	To be determined
Dev. Appl.	Not applied yet
Application Status:	-
Architect:	Bunting Coady Architects Diamond and Schmitt Architects Inc.
Landscape Architect:	Philips Wuori Long Architects
Lessee/ Occupant:	Chemical & Biological Engineering
Review:	First
Delegation:	Jack Diamond, Ana Netkin, Tom Bunting, Margot Long, Joe Redmond, Graeme Silvera
UBC Staff:	Tom Llewellyn, University Architect/ Landscape Architect, Jim Carruthers, Manager of Dev. Services

EVALUATION - project to return

- **Introduction:** TL provided a brief background of the project.
- Jack Diamond (JD) presented a model and drawings and spoke to the location, pedestrian access, protected sidewalk, difference in expression between the two main building components, location of

garbage containers, shading system on windows, cladding system, exhausts, outdoor storage.

- Margot Long presented with drawings and spoke to the importance of the east west connectors, intention to follow previous guidelines in the configuration of boulevard and sidewalk along East Mall and Health Sciences Boulevard street frontages. Garden space will be rearranged to work better with the east/ west pedestrian connection; intention to reorganise service court to make it visually and aesthetically pleasing; walking experiences will be made interesting
- **Panel's questions:** The Panel's questions focused on the character and tightness of the central interior route, interior circulation, other building configuration options that were considered/ rejected, distribution and accessibility of washrooms (details of plan need to be expanded), grouping of garbage containers, quality of light and space to the atrium, how the major electrical ducts on both sides being dealt with and why the building got bigger and did not move to another site

Applicants Response: An 'L' shaped building was an option before the program was expanded. The idea could not be considered due to the program. Access from the north and south has been looked into. A north entrance would necessitate breaking through the existing mid-site greenway/ garden due to the 3 street requirement for servicing. Loading docks on the south side would require a road to be made through the McGavin and Rix building and would result in losing the garden entirely. Configuration of present building seemed appropriate. Site boundary is preventing the expansion of the interior route. Moving south would give more sidewalk space, but that flexibility is not available. Washrooms are grouped on either side of the lower level with an elevator stop and are handicap accessible. Seating options inside the atrium will be looked into at the next stage. Garbage enclosure has been moved, but the issue with operations needs to be resolved. Applicant feels the building is not squeezed given the demand on the ground floor. A six-storey building was an appropriate and effective use of land. Duct on the north side (along the sidewalk) goes under the Health Sciences Parkade (4KV duct). Out of the three options available building a concrete slab on the floor giving access to the manhole was proposed.

Panel's comments: (negative)

- lack of forethought in the planning of the campus has resulted in an overly problematic site
- concern that the project does not have an effective address. Large amount of blank walls around classrooms and corridors. Lack of front at the street level is a concern.
- service courtyard will dominate front door
- improve quality of service area - introduce more acceptable pedestrian routes
- central interior route was a concern and value of circular stairs was questioned; suggestion that glass elevator may be more interesting.
- budget for stair reassigned to animate 1st and 2nd floor space; look into having shops, lounge, reading rooms
- disappointed to see trash receptacles dominating landscape; relocation to be looked into to regain open space connecting to the service courtyard; strengthen main entry.
- service road connection to be made more urban rather than less
- courtyard turnaround space and garbage to be better designed
- eastern part of access route to be improved
- flexibility required on defining building sites; more push for surface roads and secondary sidewalks; gap between the Donald Rix and sidewalk is not well used; tightening the gap would benefit the whole project.

Summary

- ✓ concern about large amount of blank walls and lack of effective address, lack of frontage at street level
- ✓ concern about service courtyard on south side, domination of landscape by garbage and need to urbanise and improve the quality of space
- ✓ possibility of improving the pedestrian experience along the north side
- ✓ questioning of the value of the central staircase and whether budget may be redeployed to enhance the experience on

- the interior of the 1st and 2nd floor public spaces*
- ✓ *tight relationship of the building to the street improves the campus environment*
- ✓ *statement of intended behavioral/ social organization of building should be a requirement for this and future projects*
- ✓ *service areas should not be treated as fronts or backs of buildings*

Jack Diamond/Tom Bunting response: Jack Diamond explained they were conscious of creating urbanity, e.g. the glass overhead doors is an initiative taken by the applicant. There were openings on every face and all lecture theatres will have natural light. The applicant is making suggestions to improve the service courtyard. There is intention to have glazing in the high head lab

2. Aquatic Ecosystems Research Laboratory

Site Planning Study

TL introduced the project with design guidelines and drawings by Patkau Architects. He explained that informal AUDP input was being sought in response to the Panel's previous comment that in the absence of a current comprehensive overall campus master plan/ urban design plan, local area studies should be looked at. He spoke to the present location at Main Mall being a result of AERL's close link to the Bio Diversity building. There is a fit in terms of general use of the buildings. Patkau's 6 options (site options A-F) were discussed. Butting the building against Bio Sciences is a viable option given that it was acceptable to the Fire Chief and service crew (options E+F). A decision was leaning towards option (F) as it gives the best courtyard and a well-shaped space.

- **Panel's Comments:** Panel expressed concern that option F presses on the sacred space (Fairview Garden). There was a suggestion to demolish the Chemical Engineering building and create a pedestrian space. Courtyards need to vary in size and space. The Panel would like to see how the circulation works in both the internal and external spaces. Questions were raised regarding the building face, programs, functions and interim plans for the existing people.
- TL response: building face along the mall would become a building code problem; funding available only for the academic program; schedule for Bio Diversity building is unknown; a public face on the south side is intended; Planning and Properties will deal with the problem of swing space.

Summary Comments:

There was unanimous appreciation for the early presentation of the project, and advance study of pedestrian routes. Some concern about internal and external circulation space and the effectiveness of existing courtyard. Option E was favoured over F. There was a request for a study to show form of the building and increased frontage on the mall. The Panel felt that inviting Patkau Architects to the discussions would be useful. There was a suggestion to have a working meeting.

3. Other Business - Advisory Urban Design Panel

TL briefed the Panel on the procedural changes to the AUDP, referring to the Terms of Reference already circulated.

Summary of changes:

- TL will be the new Chair of the Panel
- Panel members have to be approved by the BOG
- Present composition of the panel is the same as the reconstituted panel and will continue until their terms expire.

As required by the new Terms of Reference, Jane Durante was appointed Vice Chair by unanimous vote

Comments/response

As part of their mandate the Panel expressed a desire to see the non-building projects (Developer contracts) brought to the Panel. Panel was by law, now part of the OCP and process.

General:

TL informed the Panel of Kevin Hydes' intention to resign from the Panel, due to relocation to the United States. He will be replaced.

**UNIVERSITY OF BRITISH COLUMBIA
ADVISORY DESIGN PANEL**

MEETING MINUTES - October 25, 2002

Time: 2:00 pm
Place: Gardenia Room, CP&D
Present: Panel Members

Tom Llewellyn (TL) - Chair
Jane Durante (JD)
Rainer Fassler (RF)
Karen Marler (KM)
Bev Nielsen (BN)
Kevin Hydes

Regrets: Doug Paterson
Patrick Condon

Recording Secretary: Amrita Bastians

Projects reviewed at this meeting:

1. Chemical & Biological Engineering
2. ICICS/ Computer Science

1. Chemical & Biological Engineering

Address:	To be determined
Dev. Appl.	Not applied yet
Application Status:	-
Architect:	Bunting Coady Architects Diamond and Schmitt Architects Inc.
Landscape Architect:	Philips Wuori Long Architects
Lessee/ Occupant:	Chemical & Biological Engineering
Review:	Second
Delegation:	Ana Netkin, Tom Bunting, Margot Long, Joe Redmond, Graeme Silvera
UBC Staff:	Tom Llewellyn, University Architect/ Landscape Architect, Jim Carruthers, Manager of Dev. Services

EVALUATION - Unanimous support

Introduction: Tom Llewellyn, University Architect explained that this was the second presentation of the project. The applicant was returning with responses to the specific comments made at the last presentation.

Applicant's Opening Comments: Tom Bunting briefly described the project as being a teaching and research facility with three components to the building. He was specifically responding to the summary of comments from the last meeting, vis-à-vis:

comment : recognisable entry address on the building

action: relocated the tower portion of the building from the two-storey portion of the building.

comment : downplaying of the courtyard to the south

action: lack of ability to do much with the space to the south; provides east west connector; made it more linear; landscaped with materials and benches; provides access to the main interior space of the building.

comment : better articulation of the building

action: added more transparency in the building; all south classrooms are glazed.

comment: treatment of the Health Sciences Parkade laneway

action: modified positioning of the building, pulled it slightly to the south by one meter to create more space. Due to major issues in the programming and site planning it was not possible to take more space off the ground floor. Edges from north side have been reconfigured to create continuity along the edge.

Ana Netkin, Architect, Diamond Schmitt spoke to the changes in the stairway. Stairs have been pulled slightly off the face of the building. Enclosed spaces will now be glass boxes as a way of animating both ends of the building. This will also make the experience of the pedestrians a lot more pleasant.

Re: envelope systems and the articulation of the exterior, she advised that after discussions with the contractor, it was decided that tilt up for the low-rise structure is not realistic. The area directly above the shops and stores is dedicated to future expansion (2 floors) and in order to accommodate this, the structure will have to be poured concrete. The areas left for tilt up does not provide the degree of repetition required to make it worthwhile. It is proposed to return to masonry.

Re: mechanical systems, the project has gone through some changes. At the recently attended energy workshop they had the opportunity to re-evaluate some of the systems and in that process discovered that in order to have substantial energy savings, mechanical systems would have to be split. It is proposed to have a mechanical room in the basement to serve the first 3 floors and another system on the rooftop in the form of a penthouse, to serve the upper three floors. Height of the penthouse will be approximately 3-1/2 meters. Since some mechanical equipment will have to be accommodated on the rooftop, it is intended to provide enclosures to limit the visual impact on the street.

Margot Long, Landscape architect, Philips Wuri Long Architects, spoke to the changes made from incorporating the Panel's comments from the previous presentation. Building has been moved further south, tightening the gap and allowing a little more opportunity for landscape. Continuous sidewalk treatment; material change between the laneway and the loading to emphasise the east/ west pedestrian movement. Some driveways and entrances have been modified and the street tree patterns match wall openings providing some streetscape; canopies have been modified; texture and colour of material at the drive way entrance has been changed to differ from sidewalk; east/ west exterior pedestrian way has been improved. View will be clear through and have a line of trees. Atrium space will be enclosed a little more, to look like an extension into the outdoor space; moving the building in has created an urban entry plaza experience off east mall. Tom Bunting added that the north end exterior enclosures would be revised to masonry or brick, to be an extension of the building.

Panel's questions: The Panel's questions focused on the views from the lab to the north, location of the garbage handling, frequency of usage of entries on malls, changes to stairwell elevator mechanical flues, site lighting, existing trees at north end and possibility of transplanting, energy efficiency goals, schedule of Dispersion Study, operable windows, utilities on the edge of the building, effect of the existing electrical ducts on the design, specific intentions for masonry, chances of relocating the white pine which was uprooted 2 years ago, how building entries relate to street grade and sidewalk grades relate to the building ground floor

Applicants Response: Tom Bunting explained that the view from the lab would not be messy because exhausts will extend to top of high part of the building. Garbage/ recycling will be at north loading area, discussions proceeding about enclosures. Entries on malls will be used every 3-4 months. Mechanical

flues have to accommodate larger duct shafts, middle stairs will be used mostly for first 3 floors, above that will use end stairs. Existing trees will have to be uprooted and are too big to transplant. Street trees will be replaced. Energy goals - achieved around 31% above ASHRAE, goal is 50%. Dispersion study is underway. Exhausts will be moved to the 6th floor roof. May have some operable windows in the north and save on air-conditioning. Existing electrical ducts will add to cost. With respect to materials, the applicant was willing to return to the Panel with more details. Present intent is to use clear glazing with frosted spandrel panel on curtain wall portion of the building, clear anodized and brick of a soft colour. Samples were not available at this time. Materials are in response to the form and context of the building. Decided not to go to concrete like some buildings in the area. Ampel has metal and zinc; goal for this building is solid massing and detailing. Margot Long assured the Panel of their commitment to relocate the white pine. Will be looked at in detail after Arborist's assessment. Tom Bunting explained that the grading was being raised to satisfy the finished grade required for the electrical manhole. They are still in a process of trying to resolve building entry grades. Right now there is a 4-1/2 % grade from the curb to the entrance. Grade of the building is being established by a manhole.

Panel's comments: (negative)

- disappointment with the south east edge, that previous ideas to integrate service court into the scheme were not pursued
- insufficient information on the drawings on the canopies to the south east and west; value of canopies along south edge was questioned
- representation of materials and articulation of the façades was not sufficiently presented; mechanical penthouse was not shown, model was not updated, operable windows in tower portion was not defined. Phasing scheduling was a major concern. The question was raised as to whether this building should stand on its own in the event the phasing not take place and if the building would function without the second phase?
- previous concerns about narrowness and lack of animation along the east west route still remain
- quality of service area needs improvement. Suggestion to introduce more acceptable pedestrian routes
- lack of detail and information
- existing parkette to be made more accessible

Tom Bunting responding to one Panel member's major concern re phasing, explained that the building is being designed to incorporate phase 2, going to CFI in spring. Phase 2 is crucial to the program and may catch up with the project or happen 2-20 years, no guarantee.

One Panel member liked the simplicity and urbanity of the landscape and suggested that having a connection into the service court might be advantageous to pedestrians. The member also liked the stairs that have been pulled away, the articulation and visibility of internal circulation and supports the direction of the project.

The panel was in agreement that the project should return with more details of the interior and finishes, materials and colours.

One panel member stressed the point that every effort must be made to avoid air-conditioning offices. The Wind study extends to the whole precinct and will provide information on operable windows and show discharges from other buildings.

Tom Bunting and Tom Llewellyn to meet on site to discuss brick colour.

Summary

- ✓ *lack of use of existing service court*
- ✓ *interior circulation experience*
- ✓ *more detail of the interior finishes*
- ✓ *operable windows versus air-conditioning*
- ✓ *general support of the direction of the project*

✓ *project to return for more comment and input*

Applicant's response: The applicant appreciated the comments and agreed with that insufficient external detail was presented and were willing to return to the panel.

2. ICICS/Computer Science

Address:	
Dev. Appl.	
Application Status:	
Architect:	Hotson Bakker/ Bregman + Hamann
Lessee/ Occupant:	
Review:	First
Delegation:	Joost Bakker, Eric Stedman, Douglas Birkenshaw
UBC Staff:	Tom Llewellyn, University Architect/ Landscape Architect, Jim Carruthers, Manager of Dev. Services

EVALUATION : Project to return

Introduction : Tom Llewellyn, University Architect briefly described and presented the project as a first submission of the extended ICICS project which was unanimously supported by the panel last year. This build-out was contemplated at the time. He spoke to the program (classrooms, lecture rooms, labs, office space). It is an academic building, located on Agronomy Road, behind CICS and opposite Forest Sciences Building.

Applicant's Opening Comments: Joost Bakker, Architect spoke briefly on site context, building, massing and organization and architectural character and finishes of the project. It was conceived as a 2nd phase. The 1st phase is 95% complete. The plan is to complete the building rapidly in conjunction with a lecture hall pavilion to meet the aspirations of Computer Science (through the Doubling the Opportunity), for a 2004 occupation. Phase 1 is just over 5000 m² and phase two is 6400 m². ICICS/ CS is integral and interconnected with the CICS building. The lecture pavilion is on the east side of engineering mews and will remain a university building and will be a facility that will be used by other departments. It includes a 160, 120 and 80 seat theatre as well as 2 x 40 seat classrooms. This building will be the first in BC to have a radiant cooling slab system. This system is guaranteed to perform at 50% of the model national energy code. It is a highly efficient system and will reduce operating costs. This system will extend through the main block. Eric Stedman spoke to the program of the CS expansion (undergraduate labs in lower three levels (due to 24 hour usage), graduate labs and offices in upper floors). Lecture pavilion access is at grade level. Keeping the functions together maximizes access and security. It is proposed to extend the CICS building atrium into the new building and make the link between the two buildings more pedestrian oriented and also allow for emergency vehicles. The building is quite light in feel and appearance, compared to the site context. The building is largely glass and metal panels and the building form is very elegant. Eric Stedman also spoke on site context and discussed the quality of Agronomy Road. Douglas Birkenshaw made a digital imaging presentation showing a structural diagram of the link: some of the materials will be extended into the lecture pavilion; exposed concrete ceilings in the interior will facilitate cooling slab to work; heavier lower structure; light structure at top; clear stairwells; transparency on street; working with UBCPT to tender the project in January, aiming for a March Board meeting; anticipated construction start in April; September 2004 occupation.

Panel's questions : The panel's questions focused on phase of current project, reconciliation of grade differences, involvement of an acoustician in the team to ensure quality of sound, phasing schedule.

Applicant's response: the faculty with minimal involvement of Campus Planning & Development was driving this project/ schedule. The 2nd phase is in schematic stage. Acoustician employed. The applicant was under the impression that the whole court relationship was clearly understood at the last

presentation. In fact there was a recommendation from the panel to grow greenery on the west face during the discussion around sustainability and heat load. It is proposed that the second court between lecture pavilion and new addition would be a more formal court. A food service with access to both courts was introduced at the south end. The building block was held back from the existing building as opposed to bridging the space, due to budgetary challenges. This strategy allows for retaining all of the uses within the existing building and eliminates the need for removal of services and footings. Trees will be reintroduced in the gap between Ampel and the lecture pavilion.

Panel's comments (negative)

Several Panel members expressed difficulty understanding the project and clarity of the outdoor space and felt the information package was inadequate to understand the overall project since it did not provide elevations, floor plans or suggestion of materials. Some Panel members were of the view that this 2nd phase was at a conceptual schematic level at the last presentation, as the character of the social space was not developed. The outdoor space appeared to be a through connection. One Panel member commented that some of the patterning was questionable and had concerns about the relationship between Ampel and the Lecture Pavilion and the scale of the pavilion. There was a comment by one Panel member that the importance of social spaces should be considered.

The majority of Panel members expressed a desire to see the project again with a more developed model, material boards and more thorough documentation.

Tom Llewellyn (Chair/ University Architect & Landscape Architect) explained to the Panel that since this was a first look at the project he was not specific to Joost Bakker about the level of detail the information package should contain.

Panel's comments (positive)

One panel member was very pleased with the pedestrian movement, courtyards in backs of buildings and was appreciative of the better treatment of these spaces. It was suggested that the row of trees on the west side should continue past the back of ICICS to keep the feel of the extension of the mews. This would also make it feel like it connects to the space between McLeod and CICS better. This member liked the sense of the courtyard in between the new and the old, and was appreciative of the intense precinct use, densification and variety of outdoor space, and the lightness of approach in the skin. Suggested better use of the space on the roof of the existing lecture pavilion to make the look-out more pleasant. Appreciated the attempt to deal with the street by keeping the ground floor windows open.

Summary

- ✓ concern about quality of open spaces
- ✓ general support for extending the landscaping
- ✓ process to be in line, more thorough package for the next time
- ✓ juxtaposition of Pulp & Paper building

**UNIVERSITY OF BRITISH COLUMBIA
ADVISORY URBAN DESIGN PANEL**

MEETING MINUTES - November 26, 2002

Time: 1:30 pm

Place: Gardenia Room, CP&D

Present: Panel Members

Tom Llewellyn (TL) - Chair
Jim Carruthers
Jane Durante (JD)
Rainer Fassler (RF)
Douglas Paterson

Regrets: Patrick Condon
Karen Marler (KM)
Bev Nielsen (BN)
Kevin Hydes

Recording Secretary: Amrita Bastians

Projects reviewed at this meeting:

1. Chemical & Biological Engineering
2. AERL
3. ICICS/ Computer Science
4. TRIUMF House

1. Electrical & Computer Engineering Building (McLeod 2)

Address:	Main Mall
Dev. Appl.	-
Application Status:	-
Architect:	Omicron Consulting Group/ Architects Alliance
Lessee/ Occupant:	Electrical & Computer Engineering
Review:	First
Delegation:	Michael McColl, Joe Redmond, Robert Brown
UBC Staff:	Tom Llewellyn, University Architect/ Landscape Architect, Jim Carruthers, Manager of Dev. Services

EVALUATION - Project to return

Introduction: Tom Llewellyn, University Architect/ Landscape Architect presented this project as being part of the province's Doubling the Opportunity initiative to double the number of Electrical and Computer Engineering students. The site fits in well with Doubling the Opportunity. The size of the building doubled in between an earlier pre-DTO feasibility study and the project now presents the challenge of fitting more building into the site. Omicron + Architects Alliance were selected as the consultants for the project.

Applicant's Opening Comments: Michael McColl advised the panel of the intent to move quickly with the

project with a Board 3 report due in March 2003. The architect addressed site planning issues, including, 1) an 8 storey tower between CEME + McLeod; least expensive but also least responsive to programme and user needs, and having a big impact on Main Mall in terms of lack of fit with surrounding buildings; 2) a five storey scheme built over CEME; and 3) a four storey scheme built over CEME and coming down to ground level between the north walk of CEME and the adjacent service lane.

In all cases alignment of floor levels with the existing McLeod floor levels is called for. This requirement must be reconciled with the need to have the ground floor elevation relate directly to Main Mall. The architects' response for the requirement to have continuous pedestrian access from Main Mall through to the Cheez Factory courtyard includes consideration of an enclosed atrium through the full height of the building and having round-the-clock access for pedestrians, as with the design teams recently completed building at York University. The original vision for the pedestrian link was that it be open rather than enclosed. However, given the depth of building floor plate and code implications, the enclosed rather than open option may be more viable.

JC asked a question about the Fairview Grove and the pathways around the Rusty Hut and TL responded that the applicant was fully aware of the importance of Fairview Grove.

Panel's questions: The Panel stressed the need for a massing model encompassing all the buildings from Agronomy Road to Bio Science on the east side of Main Mall. Questions focused on the existing function of CEME on Main Mall, whether there would be any programmatic changes in the main floor of CEME and if thought was given to introduce additional programmes with a view to enlivening the Main Mall given that programming will be restricted to academic. With respect to the atrium, one Panel member had a question about access, whether it would be open or closed, security and maintenance of the circulation route.

Applicants Response: Tom Llewellyn has set the build-to line and agreed with UBCPT's offer to make a model including both AERL and McLeod sites, which will be available at the next AUDP presentation. Since schedule was driving the project no thought was given to making additions to the programme. An atrium would have 24/7 access, would be glazed, and have good surveillance. This completes the quadrangle, but no decision yet on whether it would closed or open and the Panel's opinion was sought on the issue. Michael McColl gave the example of York University re access and security. Bottom of the building will have glazing and the intent is to have most parts of the building transparent. CEME has interesting equipment and the goal is to make equipment visually accessible. Possibility of having structural slab radiant cooling system will be looked into. Architects are conforming to the UBC Technical Guidelines.

Panel's comments:

- concern about safety in the passage way
- landscape to pay attention to animation and light
- concern about the length of the building; the whole mall is dismal and this building provides an opportunity to create some animation. Under these circumstances it would be a lost opportunity to have the interior public space as an enlarged hallway instead of an occupiable space. If the only way to achieve this was to have more storeys, this must be an option even if it compromises efficiency in terms of net to gross. The educational aspect in terms of the inside/ outside relationship that has been a previous concern of the Panel is very crucial, and has not been addressed.
- increase transparency, night lighting
- One Panel Member suggested making the footprint on the south a storey or two higher leaving the smaller piece lower, so as to make an announcement of the activity underneath it and also raise the ceiling of the passageway high enough to be not just a tunnel, but to allow the space to flow through and make the connectivity more positive. This Panel member made a recommendation to have permanent sun shading for windows on the west side of the building to avoid pulling blinds
- One Panel Member thought a 5-storey building will provide a more interesting/ varying skyline

Summary

- ✓ connection through is important - leaning towards an internal space although it needs to be more animated, possibilities of linking through to the internal circulation, light on the other access
- ✓ variation in the roof line - possibility of having a slightly higher roof at the small piece to the south to announce the entry to the complex
- ✓ view from the west from within and the top of the building
- ✓ transparency
- ✓ context and how to enliven Main Mall

Applicant's response: The Applicant appreciated the comments of the Panel and will return in 2003 with a larger context model and incorporation of the recommendations.

2. Aquatic Ecosystems Research Laboratory

Address:	To be determined
Dev. Appl.	Not applied yet
Application Status:	-
Architect:	Patkau Architect
Lessee/ Occupant:	TBA
Review:	Second
Delegation:	Pat Patkau, John Patkau, Joe Redmond, Robert Brown,
UBC Staff:	Tom Llewellyn, University Architect/ Landscape Architect,

EVALUATION : General support for the direction of the project

Introduction: Tom Llewellyn, University Architect/ Landscape Architect referred to Patkau's site planning options that the Panel had the opportunity to review earlier on. Since then he had several discussions over siting and reached the conclusion that the University feels is the most workable for present and future planning. The program is in flux and there is no final decision about the content of the building. The project goes to the Board in March 2003.

Applicant's Opening Comments: Pat Patkau began with comments on circulation patterns through the main campus, noting the clear separation of pedestrian and service circulation in the Health Sciences precinct, and noting the location of the AERL site with regard to the main parking garages. East-west pedestrian circulation into the site from East Mall will continue the Health Sciences circulation pattern. Placing the AERL at the north edge of the site with the future Biodiversity building to the south allows creation of positive open public space and allows greater flexibility in future planning for the site as a whole. The western end of Bio Sciences Road, separated from Main Mall, now becomes primarily a service area.

John Patkau spoke to the scale of the building. Location allows future development on south side, especially if Chemical Engineering building is demolished. There is a connection with the existing Bio Sciences building on second floor along Main Mall. A second connection would be on the east end. Suggests an exhibition space at grade on Main Mall, between buildings. Pedestrian ways at grade are indicated. AERL has a program area of about 42,000 sq. ft. and a further additional floor is awaiting funding. A four-storey building looks like the best option. An arcade to the south on grade is projected. In order to support the number of academic offices and maintain an environmentally satisfactory open area for the graduate students, the building will have a long light well. Recessed ground floor along the south elevation allows enhancement of connection to open space. Building material will be masonry - e.g. white glazed brick, using the simple generous character of Buchanan as a model. Need to meet floor levels in existing buildings and relate well to grade, especially at Main Mall. Problem about what to do with basement - no program for it.

Panel's comments

One panel member appreciated the advance study of pedestrian routes, the care given to keeping the surrounding landscape pieces, promoting yet another one, the transparency, the street wall and the attitude to architecture. Although this Panel member was not totally convinced the building needs to be four storeys, the rationale makes it sound logical.

There was high appreciation by one Panel member that the emerging space to the south is getting bounded at the lower level. This makes the potential for those kinds of space to be more usable and complex and also sets the tone for other buildings to follow.

The strategy seems logical and the Panel was looking forward to seeing the model at the next presentation.

With respect to the exhibition space, the Panel strongly urged the Applicant to keep this visible from the outside. It was hoped this could be done, but the Applicant did not know if this was possible at this time. They were committed to transparency and as far as possible make pedestrians aware of the activity and not just the building.

Summary

- ✓ *logic for the building placement has been well explained*
- ✓ *good potentials for outdoor space*
- ✓ *appreciation for the consideration of the wider context*
- ✓ *importance of the street wall*

3. ICICS/Computer Science

Address:	2366 Main Mall
Dev. Appl.	DA02029 (previously DA02004)
Application Status:	Resubmission due to expansion
Architect:	Hotson Bakker/ Bregman + Hamann
Lessee/ Occupant:	ICICS and Computer Science
Review:	Second
Delegation:	Joost Bakker, Eric Stedman, Joe Redmond, Robert Brown,
UBC Staff:	Tom Llewellyn, University Architect/ Landscape Architect,

EVALUATION : General support for the direction of the project

Introduction: Tom Llewellyn, University Architect/ Landscape Architect referred to the Panel's concerns at the last presentation re: concern about quality of open spaces, lack of comprehension with some members and juxtaposition of Pulp & Paper. The project is on a fast track and will be to Board 3 in January 2003 for approval of the design.

Applicant's Opening Comments: Joost Bakker thanked the Panel for their willingness to see the project and with the use of a model briefly described the project. The Development Permit and public meeting requirements were met. The unutilized atrium in the existing building will be modified and connected to the new addition. He spoke to the points of entry at the south, east and north and the series of open spaces between CICS, ICICS and the Lecture Pavillion. Front door and address to remain on Main Mall. Engineering Mews will be a connecting space between the new building and Lecture Pavillion and will be paved as per UBC standards. Mews will have a canopy along full length of ICICS with a double row of trees along the east side only. With respect to the proximity of Lecture Pavilion to Pulp & Paper, Joost has had a meeting with the Dean of Applied Sciences and the Pulp & Paper staff. Using sections

and the space between the buildings as a service route he explained the entry of light into Pulp & Paper and the views from it. Regarding architectural finishes, since the existing buildings are heavy in feel, light finishes are proposed. Cooling slab requires exposed concrete ceiling slab, which will be lightened.

Panel's Questions: The Panel's questions focussed on the sloping roof overhang of the Lecture Hall and whether this could be opened up. Around Mews, could there be trees on both sides to make a true Mews paralleling building? And despite tight relationship to the Ampel building could the trees be continued at that place? Although the Panel was aware of budget restrictions they stressed the need to record mews comments in the minutes so that the ideas will not be lost. Other questions centred around security on upper level; concern about the interior flow which was difficult to understand; relation of lounge to ramp; concern that there were many doors, no easy flow, no open stair - this space could have been richer if the vertical articulation had been free and visible and animated. Separate elevators were questioned. Was consideration given to increase the animation at the street level? Inside socialising spaces are not apparent on main circulation floor. Circulation space seems very tight and not easy between floors. Concern was expressed that the high building is a vastly different scale to context and the question was asked if there is an additional device to mediate the scale? Change in materials or colour along the street face was suggested. (Applicant - this was designed as a very tight skin. The success of the strategy is in the detailing).

Applicant's response: Re roof overhead, space has glass at end with 2 direction views from it. Roof finish will be standing seam. Addition of clerestoreys will improve view out. No funding for landscape improvements. First 2 levels will have 24-hour access; rest of the building is securable. Joost Bakker explained the relation to the lounge - atrium all related at lower level. Doors will be on hold-opens to meet code and security requirements, regarding separate elevators, floors are at different levels above; Eric Stedman explained how in-lab social spaces work. ICICS and CS have slightly different cultures, office and lab arrangements.

Panel's comments

One Panel Member suggested that since the west courtyard was hard to deal with, that the money could be used on the Mews instead. There was appreciation for the continuity along Agronomy Road with the suggestion to urbanise portions along the road.

This is one of the densest quadrants on the campus and one Panel member liked how the design mediates between small pavilions and large masses. He liked the variety of scales and intensity of the precinct. Weather protection at street level was appreciated. Suggestion to make the flow of interior routes easier, especially at connection level at grade.

One Panel member liked the direction of building design and requested the Applicant to try one more time to have Mews trees. High appreciation for the Lecture Pavilion.

Summary

- ✓ support of the general direction of the project, mews trees still a concern
- ✓ two scales colliding
- ✓ circulation flow remains a concern
- ✓ urbanisation of the landscape on Agronomy to be considered

Applicant's response

Project was looking for this "collision in scales" to make the concept work. Rather than seeing it as a negative, the Applicant feels it is the strength of the scheme.

4. TRIUMF House

Address:	To be determined
Dev. Appl.	Not applied yet
Application Status:	-
Architect:	Integra Architecture
Lessee/ Occupant:	TRIUMFvisitors
Review:	First
Delegation:	Dale Staples, Joe Redmond, and Mathew Carter
UBC Staff:	Tom Llewellyn, University Architect/ Landscape Architect, Jim Carruthers, Manager of Dev. Services

EVALUATION : **Project to return**

Introduction: Tom Llewellyn, University Architect/ Landscape Architect explained that TRIUMF is a national laboratory for particle and nuclear physics on the south campus. This building had housing for short term stays of visiting staff. This is a project to build a new TRIUMF house as the Frats are consolidated in a new complex. He had no prior input into the project.

Applicant's Opening Comments: Mathew Carter presented the project as a 35-room hostel building that UBCPT proposes to develop on behalf of TRIUMF. They currently have a similar building in the University Endowment Lands area, which they are vacating as a part of the east campus project and the wider deal with Polygon who is developing that area. Proposal is to develop a new 35-room house between Wesbrook, Agronomy and Thunderbird. When completed, the project will be operated by TRIUMF with no further involvement by the university. This hostel is intended primarily for visiting scientists of the TRIUMF facility and is a very fundamental part of TRIUMF's research operations on campus.

Dale Staples spoke briefly to the design rationale. He explained the East Campus context, floor plan, and space for families, communal kitchen, exterior spaces, basement functions, materials and colours.

Panel's Questions: The Panel expressed the need to know more about the East Campus Neighbourhood Plan and explained the importance of it being brought to the AUDP for consultation process. Other questions by the Panel focused on the movement of Thunderbird Road, the nature of the new road through East Campus and if other sites for TRIUMF were looked at.

Applicant's response: The Neighbourhood Plan is in the consultation stages. Mathew Carter explained the Agronomy Road extension and straightening of Thunderbird Boulevard, west of Wesbrook. The new East Campus street will not be a major Road, but narrow, paved and lit. The location was liked by TRIUMF because of easy access. Users wanted quieter location due to odd hours of access. Architectural context is not known at present. Adjacent buildings to the south will be no more than 4 storeys. In scale this building was similar to fraternities houses. Character of adjacent Polygon developments will be similar to this one.

Panel's comments (negative)

One Panel member did not agree with having transient housing beside neighbourhood open space saying this denies all fundamental principles of good urban design. He finds the notion of the future street very confusing and dislikes the notion that the neighbourhood open space will be split in two by a parking lot. Issues need to be resolved or at least suggest how they are going to be resolved at this stage. If it does not happen at this point in time, it will never happen.

There was a concern for the extreme collision of scales to the 14-storey tower and other buildings in the context, and the landscape treatment. Project seems isolated, architectural character and landscape treatment has not been discussed yet. Being the first building makes it important and there was concern

that this building would be a precedent setter. It does not address UBC as a unique place.

One Panel member thought the site feels awkward relative to Thunderbird (noise, headlights). Concern about relationship of patio and gathering space (compromises both parties). There was a need for greater clarity.

There were a lot of comments and concern about the architectural expression.

Other points of discussion were the Olympic and large academic projects across the road, the neighbourhood park next to the transient facility, the need to know the larger open space program and relationship to land use and circulation routes, the questionable relationship of ramp to basement next to park and specific land use. .

Applicant's Response: Joe Redmond notified the Panel that the East Campus Plan would be going forward in the spring of 2003. He explained that this building is an anomaly in that it is funded by TRIUMF, is a private facility and the university has no funding involvement. Because the Plan is not in place, the project was being run through the university process. However, this will not change the Panel's comments. Most of the decisions regarding design are the architect's response to the user who has a fixed budget. Since the project was already over budget, they were trying to cut back on some of the floor space. The building originally had underground parking, but the budget wouldn't allow it. There will be sufficient underground parking (15-20 cars) in the building on the south available to TRIUMF.

Joe Redmond was not aware of the input of the AUDP into the East Campus Neighbourhood Plan and suggested that larger issues with regard to planning/ design criteria should be brought forward by the AUDP into the Neighbourhood Plan since these sites have been identified in that process. The context is the Neighbourhood Plan.

In response, Tom Llewellyn said the question is not resolved yet and will discuss the issue of bringing the East Campus Plan to the AUDP, with the Director of Planning, Fred Pritchard. Once a development site is within the confines of a Neighbourhood Plan, as opposed to the rest of the campus, what difference does it make in terms of setting process, setting design character and having meaningful input into the character and larger urban design issues? Based on the comments and concerns of the Panel, he strongly urged the Applicant to revisit the architectural expression and bring back the project in 2003.

Summary

- ✓ Reconsider overall siting in the neighbourhood plan context
- ✓ Reconsider site layout and access
- ✓ Reconsider architectural expression

The Applicant appreciated the Panel's comments and would return to the Panel with a refined design.