



THE UNIVERSITY OF BRITISH COLUMBIA

Campus + Community Planning

UBC Development Permit Board (DPB)

Meeting Minutes
2009



UBC Development Permit Board

MINUTES

Date: Wednesday, February 11, 2009

Time: 5:15 – 6:15 p.m.

Venue: Cedar Room, Ponderosa Centre, 2071 West Mall

Members present: Joe Stott (Chair)
Harold Kalke
John Metras
Josh von Loon
Stan Hamilton

Members absent: Jim Taylor
Al Poettcker

Staff: Daniel Sirois, Manager Development Services; Rachel Wiersma (Recorder).

Presenters: Michelle Paquet and Paul Young, UBC Properties Trust; Keith Hemphill, Rositch Hemphill Architects; Kim Perry, Perry + Associates; and David Hornblow, Letterbox Design Group.

Guests: Mark Thompson (AUDP Chair) and 1 member of the public.

1.0 Call to Order by Chair and Approval of Agenda

Chair called meeting to order at 5:15 p.m. The Agenda was revised to add an on-table item under Other Business and adopted.

2.0 Approval of Minutes from the May 14, 2008 Meeting

The minutes from the May 14, 2008, DP Board meeting were adopted as circulated.

3.0 Development Permit Applications

3.1 DP 08030: South Campus Mixed Use Building

Daniel Sirois summarised the recommendations for the project and introduced Michelle Paquet, UBC Properties Trust, who introduced the team Keith Hemphill, Rositch Hemphill Architects, Kim Perry, Perry + Associates, and David Hornblow, Letterbox Design Group. Keith Hemphill presented the context and background for the project and summarised comments from the AUDP. Kim Perry presented the landscaping for the project. David Hornblow presented the design for the storefronts and the 4 different zones repeated around the building depending on grade and architectural details.

The DP Board discussed the following for both projects:

Context

- 120 possible tenants on a list to date. The applicant will try to fit in as many as possible. Construction expected to take 20 months.
- 17,000 sq.ft of commercial space in building. One member commented that the retail units need to have diversity in sizes and users to ensure success. Small units are a good size and front to depth ratio.
- One member had concerns with the lighting along Wesbrook Mall, which is too bright. Needs to be addressed.

Architecture

- Signage zones were generated from the changes in grade.
- One member commended applicant on design and animating all sides of the building.
- Signage guidelines should be provided to include in Development Permit. Also include in the lease.
- Parking will be managed by Diamond Parking to ensure adequate turn over and deter students.
- UBC PT as the owner will make decisions for closing surface parking area for events.
- Storefront lighting important for animation.

Sustainability

- One member commended the applicant on REAP Gold target.
- REAP 4.1 0 – Architectural students have been involved with the design of the building.
- HVAC system for retailers – working with Save-on-Foods to capture heat.
- AC for commercial units only and using a dual core where heat pump is reversible to parkade.

Parking

- Commercial parking in the Village (100 surface and 260 underground stalls) is based on the total number of commercial units. Visitor parking generally needed at opposite times to peak commercial. Also if visitor stalls are added to the parkade its more difficult to manage.
- Commercial garbage room is in parkade but separated from residential parking. Will also include a small compactor to reduce pick-ups.

Landscape

- Good integration with public realm.
- Hanging planters brace is decorative not structural.

The following motions were moved, seconded and CARRIED for the Mixed Use Building in the South Campus Neighbourhood:

- A. That the Development Permit Board recommend that the Director, Campus and Community Planning issue a Development Permit for the Mixed Use Building in South Campus as detailed in the attached drawings (Attachment A), subject to the following conditions:**
- That tenant exterior signage subject to C&CP review for compliance with Village Centre design requirements or building specific guidelines.
 - That a REAP Gold rating be achieved for the project consistent with the commitment put forth by the applicant in the REAP checklist.
- B. That the following sections of the Development Handbook be relaxed for this project:**
- Relaxation of the space size maximum under section SC4.5(g) that limits individual retail units to 3,676 sq ft. The applicant is seeking authorization for a 5,000 sq ft retail space to accommodate an anchor restaurant use.
 - Relaxation of the residential visitor parking provision. The requirement under Section 7.5 is 0.1 stalls per unit or 8 stalls for a 72-unit building. No residential visitor parking is proposed. The applicant believes that there is enough parking in the 300-stall Village parking lot to accommodate visitor parking needs for the proposed building.
 - Relaxation of the commercial visitor parking provision. The requirement under Section 7.5 is two parking stalls for each retail business or 28 stalls for a building with 14 retail tenants. No commercial visitor parking is proposed. The applicant believes that there are enough parking in the Village parking lot and on Shrum Lane to accommodate commercial visitor parking demand.

4.0 Other Business

4.1 Report to the Board on DP Issues.

Joe Stott summarised the report on the various amendments to Development Permits since the last meeting.

Joe Stott congratulated Daniel Sirois on his new overseas planning appointment.

Joe also congratulated Matthew Carter for his new role as President of Great Northern Way Campus.

5.0 Adjournment

Meeting adjourned at 6:15 pm

Minutes submitted by Rachel Wiersma