



Neighbourhood Meeting

File: DP 15011: Brock Commons Student Residence
Date: April 30, 2015
Re: Chancellor Place Information Session

Date & Time: April 23 2015, 5:30 - 6:30pm
Location: St. Andrew's Hall, Main Chapel, 6040 Iona Drive

Present:

- Campus and Community Planning staff:
 - Joe Stott, Director of Planning
 - Aviva Savelson, Acting Senior Manager, Consultation
 - Karen Russell, Manager, Development Services
 - Steven Lecocq, Planning Assistant, Development Services
- Applicants:
 - Andrew Parr, Student Housing and Hospitality Services
 - David Kiloh, Student Housing and Hospitality Services
 - David English UBC Properties Trust
 - Russell Acton, Acton Ostry Architects Inc.
 - Matthew Wood, Acton Ostry Architects Inc.

The Chancellor Place Information Session for the Brock Commons Student Residence proposal was held in the Main Chapel of St. Andrew's Hall at 6040 Iona Drive. As members of the public entered, they were invited to sign the attendance sheet and offered response forms to record their comments. In addition to the applicant team and Campus & Community Planning staff, 15 people signed the attendance sheet. Of these, 8 were residents; 4 were staff; and 3 were other/no response.

Presentations were made by representatives of Campus and Community Planning, Student Housing and Hospitality Services, and Acton Ostry Architects Inc. which was followed by a 35 minute question/answer period. The main comments were as follows:

- What percentage of the budget has the University allocated to fix what doesn't quite work due to the "experimental" nature of the project.
 - SHHS will be responsible for covering the operating costs and unforeseen challenges.
 - Tall wood buildings have been used extensively in Europe for generations.
- Tall wood buildings are not covered in the current edition of the British Columbia Building Code. Special arrangements with the Building Standards Branch will be needed to secure a Building Permit from UBC.
- Fire Department review
 - Fire Department is one of the parties working with the Province on this project on building safety standards.
- Access to North Parkade.
 - Public Realm improvements will improve pedestrian access on the North side of the parkade.
- What routes will be used for service access to the building?
 - The loading area on south-east side of building will be serviced by the same vehicles that service Gage Residences and accessed by the lane off of Walter Gage Road.

- Loss of Green Space in Chancellor Place and on Campus.
 - This project site is outside of Chancellor Place Neighbourhood Plan. The green space in Chancellor Place is consistent with the Land Use Plan and the Neighbourhood Plan which identifies University Neighbourhood Open Spaces(UNOS). Through the Vancouver Campus Plan consultation process this is one of five sites identified for the development of new high density hubs on campus.
- Explain anticipated foot traffic from the Residence
 - The Main entrance is on Walter Gage Road, but much of the foot traffic will likely flow through the stair towers on the south elevation and head in a south or west direction towards the campus core.
- Noise from occupants.
 - The Brock Commons will house upper year and graduate level students. Windows will only open about 4" and there will be no balconies off the rooms.
- 1st Year Students in Gage Apartments
 - 1st year students in Gage are to be relocated once Ponderosa and Orchard Commons hubs are complete.
- There are many active construction sites adjacent to the neighbourhood, how will this project add to traffic, noise and dust in the area?
 - Standard construction work hours are enforced and variance requests to work outside of these hours must be submitted for approval of Campus Planning
 - A Compliance Officer will review all noise complaints.
 - Construction noise may be reduced on this site when compared to that produced by a typical building because:
 - A large portion of the project will be prefabricated offsite.
 - Less activity associated with pouring concrete
 - Reduced construction duration (potentially 1 floor per week)

Feedback Form

One (1) person filled out a feedback form. Details are as follows:

- Feedback: *Chancellor Place Resident*

Comment from Feedback Form	C+CP Response
<i>Paint W. Gage Towers - too ugly</i>	This is beyond the scope of the project. Feedback will be relayed to appropriate operational unit SHHS
<i>Not enough green space on North side of Campus</i>	The green space in north campus meets or exceeds the required metrics in approved plans.
<i>Subway required for more & more students, visitors & residents on Campus</i>	This is beyond the scope of the project. UBC has devoted resources to regional transit planning and promotion of a SkyTrain extension to the UBC campus.
<i>Noise a critical issue</i>	Student Housing has policies for quiet hours post occupancy.
<i>Are two Elevators sufficient for 18 storeys?</i>	Elevators are provided in compliance with building code and UBC technical guidelines
<i>Fire risk properly addressed</i>	This is a matter for the building code and site specific regulation to be issued by the Minister