



Wesbrook Place Neighbourhood Plan Design Vision Supplement

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1.0 INTRODUCTION

1.1 Background and Purpose

This document fulfils a provision of the Wesbrook Place Neighbourhood Plan that was included in the package of amendments approved by the Board of Governors in 2011. The document is the result of consultations with UBC Properties Trust and the Advisory Design Panel, with input from the residential community and development community. Its purpose is to provide additional guidelines based on recommendations from the consultative process.

1.2 The Wesbrook Place Neighbourhood Plan

The Wesbrook Place Neighbourhood Plan was originally adopted by the UBC Board of Governors on December 8, 2005 as the South Campus Neighbourhood Plan. The neighbourhood plan had been prepared over the period from January through November 2004. The neighbourhood planning process was augmented with extensive deliberations through a special stakeholder's working group.

In December 2011, the neighbourhood plan was amended by the UBC Board of Governors to be consistent with the amendments made to the UBC Land Use Plan (formerly known as the Official Community Plan, which had been a bylaw of the regional district). Through these amendments additional residential development sites were added to the neighbourhood and the gross residential buildable area was increased to accommodate the future residential potential of the UBC Farm.

1.3 The Development Handbook

The Development Handbook was last amended in July 2014. The handbook has regulatory status as a UBC Land Use Rule under UBC Board of Governors' Policy #92 Land Use and Permitting. The Development Handbook sets out additional regulations that apply to building sites in neighbourhood development areas. Through maps and text, the handbook establishes development controls, such as permitted uses, housing unit type, building height, site coverage, setbacks, parking requirements and maximum buildable area. If any provisions of the Development Handbook are found to be in conflict with the neighbourhood plan, the neighbourhood plan provisions prevail.

1.4 Guiding Principles

UBC is committed to effective and practical sustainability initiatives. The Land Use Plan calls for a community where the urban form, transportation options and social fabric are based on the following principles:

- Walkable neighbourhoods
- A range of housing opportunities and choices
- Facilities and services located within the community
- Work/study housing opportunities within the community
- Easy access to local and regional transit

The neighbourhood plan incorporates specific strategies to ensure Wesbrook Place is resource-efficient through design guidelines for infrastructure, roads and green buildings.

1.5 How the Guidelines Were Developed

The guidelines presented in the following pages are the result of a series of workshops, field work, tours, and discussions on the process to elaborate the design vision for the Wesbrook Place neighbourhood as well as open house and online feedback from the general public on the draft for publication.

This series of consultative techniques guided the work of the consultants appointed to work with the Advisory Urban Design Panel, architects and landscape architects and their developer clients, and with residents and other members of the campus community. The design guideline consultation process started in 2013 and concluded in 2015.

The result is this document, which is published as a companion to the Wesbrook Place Neighbourhood Plan. It provides further guidance to the design guidelines embodied in the neighbourhood plan (Section 3.0, pp 18 through 35). The guidelines are grouped around three key themes; built form and character, open space and landscape design, and sustainability.

1.6 Guideline Intent: A Balanced Approach to Design

Throughout the consultative process, participants expressed a clear desire to continue the design excellence which has established Wesbrook Place as a distinct and desirable University neighbourhood in a spectacular natural setting. An equal desire for all aspects of design to be practical and functional was also expressed. These guidelines encourage balanced, innovative, high quality design focused on optimum livability now and into the future.

2.0 Built Form and Character

Refer to WPNP Sections 3.5.1.d and 3.5.2.a.

Encourage developments that enhance the natural environment and ecosystems, reflect the neighbourhood's unique academic setting and support community livability.

2.1 Neighbourhood Context

Encourage architecture that complements the existing built form, public realm and landscape design.

- a. Establish clear transitions and boundaries between public and private spaces that complement the overall building design including changes in level, landscape design, gates, screens and fences to enrich the public realm, support social interaction and maintain privacy.
- b. Maintain views through the neighbourhood to the forested edge.
- c. Incorporate material and colour palettes, a defined human scale and level of detail that maintains the high quality public realm and neighbourhood character.
- d. Signature buildings, iconic elements and/or public art should be considered for gateway or other significant locations in the neighbourhood.
- e. Encourage tertiary pedestrian routes through developments to support walkability and the "Village in the Woods" character.



all housing forms are encouraged to incorporate raised patios with adequate space for outdoor furniture at the ground level to increase livability, ensure privacy and support an active streetscape



Fire lanes should contribute to the overall landscape design. Consider adjacent developments sharing fire lanes.

2.2 Contribute to a Timeless University Character

Refer to WPNP Sections 3.5.4.a and 3.5.5.c

Encourage architecture and use of authentic materials that respect the traditions and heritage of the University.

The following qualities are encouraged:

- a. Clarity of form combined with simple material and colour palettes.
- b. High quality materials including natural and manufactured products with an emphasis on durability and climate appropriateness that reflects the west coast region.
- c. A colour palette that reflects the warmth of the surrounding natural environment.
- d. Quality construction with a focus on well crafted details.



simple forms combined with a restrained palette emphasizing natural materials exemplify the west coast setting and academic context



overall craftsmanship including high quality detailing is expected

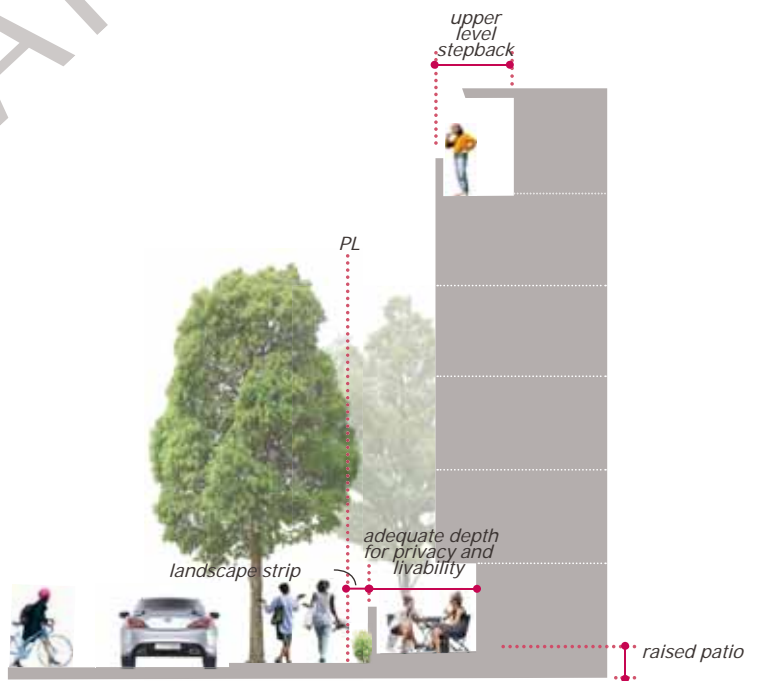
2.3 Architecture

Optimize livability and incorporate a defined human scale.

- a. Form, materials and colours
 - ii. Simple, refined material and color palettes consistent with the overall neighbourhood character are encouraged.
 - iii. Reducing the building's overall mass through changes in materials and colours should be avoided unless they coincide with notable changes in the building plane.
 - iv. Opportunities to modulate the building mass through changes in form including step-backs at the top floors are highly recommended.
- b. Private and public spaces including balconies and patios
 - i. Optimize privacy, wind shelter and potential energy loss in the design of balconies.
 - ii. Private entrances to ground level units create a rhythm on the street, contributing to a rich pedestrian experience. Consider raising patio spaces above the street level where possible, garden walls and gates along the street edge, landscape strips between the sidewalk and garden walls and adequate patio depth to ensure livability and privacy.



soffit detailing and materials require careful consideration especially in 6 storey developments



combining upper level stepbacks with livable ground level patios reduces the streetwall height and creates a human scale along the streetscape

- iv. Roof decks are encouraged to increase the livability of buildings.
- v. Shared indoor and outdoor spaces within the development including courtyards and lobbies are encouraged to support community life.

2.4 Towers: Location, Landscape Design and Streetscape

To optimize design opportunities for tall building forms.

a. Location and Orientation

- i. A variety of setback depths from the street to the tower face are recommended to create a softer, more natural relationship between towers and the forest edge.
- ii. Consider tower orientation where the front elevation is not parallel to the street to increase variety, views through towers and to create some “breathing room”.
- iii. Optimize views of the forest between towers.
- iv. Each tower is encouraged to be distinct, to ensure architectural variety along the neighbourhood edge.



tower setbacks and orientation should vary along the forest edge



maintaining views of the forest between towers are an important aspect of the neighbourhood identity

b. Landscape Design and Streetscape

- i. Landscape design that extends the forest edge between towers, increasing the connection between the towers and the forest is encouraged.
- ii. Planted areas should dominate the landscape design of front setbacks. Hard surfaces should be minimized and permeable where possible.
- iii. Front setbacks that include drive courts or lay-bys are discouraged.



precedent landscape design providing a strong connection between the forest and tower site

2.5 Residential Entrances and Setbacks

Consider all residential entrances as important streetscape design elements and opportunities for enhanced social engagement and livability.

- a. Maximize opportunities for incorporating private entrances, front patios/gardens and garden walls and gates into the design of all ground oriented units. Refer to 2.3.b.ii for additional guidelines.
- b. Locate common/active spaces such as kitchens and dining rooms adjacent to unit entrances to support an active streetscape.
- c. Consider locating kitchen sinks at windows to increase livability and provide opportunities for neighbourhood safety.
- d. Consider developing common entrance/lobbies as a semi-private gathering spaces with strong visual connections to outdoor amenities and to the street.



successful entry sequence combining functional outdoor space and privacy for residents with architectural elements (overhead "gateway", attractive front door) and layered landscape design to enhance the streetscape

2.6 Social Spaces and Amenities

Refer to WPNP Section 3.5.1.e.,

Provide high quality space for residents to gather to increase livability and support the development of a strong community.

a. Indoor Amenity Spaces

- i. Take advantage of exclusions to the FSR to optimize amenity spaces within each development including access to kitchen facilities, bathrooms and the outdoors where possible.
- ii. Consider locating indoor amenity spaces adjacent to or combined with entry lobbies to optimize opportunities for social interaction.
- iii. Encourage entry lobbies as welcoming spaces and a potential gathering places including seating and kitchen facilities.
- iv. Provide opportunities for locating community bulletin boards in common spaces.



example of multi-use residential lobby

2.7 Bird Safe Building Design

Birds do not perceive glass as an obstacle to their flight path and nighttime lighting is a hazard to migrating birds. The following are excerpts from the City of Vancouver's Vancouver Bird Strategy (January 2015) and the Fatal Light Awareness Program (FLAP) Canada. Refer to <http://www.flap.org/> and <http://vancouver.ca/files/cov/vancouver-bird-strategy.pdf> for detailed guidelines and information.

a. Increase visibility of glass.

The height that presents the highest collision probability is up to mature tree height, or up to the fourth floor of a building, whichever is highest.

- i. Apply visual markers to the exterior of glass surfaces (markers on the interior surface of glass are less effective). Gaps between markers should be no greater than 5 cm vertically or 10 cm horizontally.

Applied visual markers are not an optimal solution for all building types; visibility may be better improved with greater use of ii. and iii ii.

- ii. Interrupt reflective glass by increasing the density of external visual markers including spandrel panels and mullions.
- iii. Other strategies can include adapted fenestration patterns, external blinds, shutters, sunshades, grilles, louvers or artwork.
- iv. Design corner windows, glass walkways, glass railings, and other similar features to reduce the appearance of clear passage to sky or vegetation.



etched glass and applied visual markers including simple dot patterns deter bird strikes



sample strategies to increase reflectivity and reduce the appearance of clear passage through balconies

- b. Dampen reflections.
 - i. Use canopies or sunshades to cover windows at ground level.
 - ii. Use screens, drapes or blinds to increase the opacity of clear glass.

- c. Reduce the dangers of attractants and landscape reflections.

- i. Ensure outdoor landscaping is at appropriate distance from glass, to reduce reflections. If this is not possible, landscaping should occur directly (0-1 m) adjacent to glass or measures should be taken to make glass visible.
- ii. Avoid interior landscaping near windows.
- iii. Locate bird feeders 0-1 m from windows.



- d. Reduce light pollution.
 - i. Reduce unnecessary light-spill through shielding, targeted lighting and reduction of vanity lighting.
 - ii. Down lighting should be selected over up lighting and floodlighting should be avoided.
 - iii. Use the minimum wattage fixtures.



fenestration patterns and window shading can increase bird safety

- e. Reduce the dangers of open pipes, ventilation grates and drains.
 - i. Ventilation grates and drains should have openings no larger than 2 by 2 cm or 1 by 4 cm to ensure that birds cannot be trapped within.
 - ii. Cap or screen the ends of all open pipes, large and small, so that birds do not become entrapped when investigating these openings for nesting opportunities.

3.0 Open Space and Landscape Design

Refer to WPNP Section 3.5.10 On-Site Landscape.

Encourage a flexible, adaptable, functional landscape design that prioritizes community use and growth and maintains the overall Wesbrook Place design excellence.



3.1 Social Spaces and Interaction

- a. Maximize opportunities for social interaction and play in the design of outdoor spaces.
- b. Maximize opportunities for active and/or low maintenance gardens, depending on the needs of the residents. Refer to WPNP Section 3.5.10.d.
- c. Provide a variety of scales of outdoor spaces to support mixed age community gatherings including fixed and moveable seating and tables, grilles, play spaces for kids, adults and seniors, possible community notice boards, weather protection such as gazebos and possible recharging stations and the capacity for solar panels.
- d. Consider barrier free access to private and semi-private outdoor spaces.



Integrate opportunities for social gathering and play including active garden spaces in the overall landscape design



Incorporate weather protection to increase livability of outdoor spaces - consider infrastructure for future solar and digital applications



Support social interaction with seating, spaces for group activities and covered areas for year round use in parks and private developments

- e. Provide covered outdoor areas to increase livability and opportunities for social interaction during rainy months of the year including ground floor patios and covered, at grade bike storage where possible.
- f. Encourage public art and elements of landscape design in private and public spaces that reflect the local community, history and location including first nations and references to forestry.



3.2 Landscape Variety

- a. Enhance landscape variety including edible plants, native plants and drought tolerant species to increase biodiversity and optimize the usefulness of outdoor spaces.
- b. Prohibit all poisonous and invasive plant species.



encourage programs and places for public art that engage the community including the Musqueam First Nation

3.3 Relationship to the Forest Edge

- a. Visually extend the forest into the private and public realm as “fingers” through the retention of existing trees, replanting displaced trees and/or a naturalized landscape design.
- b. Retain clumps of existing trees where possible.
- c. Maintain adequate buffer zones and development setbacks to respect and protect the natural forest edge.



maintaining views of the forest through the neighbourhood combined with naturalized landscape design including mature trees extends the “village in the wood” vision for Wesbrook Place

3.4 Water Features and Stormwater Management

- a. Authentic, sustainable approaches to the design of all water features including increased use of natural materials, water purification, energy conservation and visual appeal during drought conditions are all strongly recommended.
- b. All water features should be safe for children's play.



Incorporate local, authentic materials in the landscape design

4.0 Design Strategies to Support Sustainability

Wesbrook Place has excelled in incorporating sustainable design into the open space and built form aesthetic. Energy regulations including REAP and Ashrae ensure developments set out minimum standards in the design of efficient and sustainable energy, water and waste systems. From the outset of the design process, design/development teams are encouraged to consider the following strategies to maintain and exceed, where possible, the standards of sustainable design in all future developments.

4.1 Passive Solar Strategies

Harness the sun, direction of wind and other climatic effects to maintain comfortable indoor temperatures and reduce reliance on heating, cooling and lighting.

4.2 Glazing Including Natural Ventilation and Daylighting

Treat glazing as a resource; balance the need for view, daylight and energy performance.

4.3 Optimum Energy Performance

Ensure building envelopes, heating and cooling methods, glazing systems perform to the highest possible standards. Consider energy modelling early in the design process to help inform the schematic design.

4.4 Building Design and Water Conservation

Encourage water conservation strategies including rainwater harvesting and greywater recycling systems.

5.0 Summary and Conclusion

This Design Vision document represents an important conversation with campus community residents and the development industry on the physical experience of the neighbourhood as constructed to date. The input through this consultative process has been evaluated and presented here with illustrations and additional clarifications to augment the design guidelines in the Wesbrook Place Neighborhood Plan (reference Section 3; pp 18 through 35).

These supplemental guidelines have also contributed to the adjustments to the Wesbrook Place Neighbourhood Plan aimed at widening the housing unit types for the remaining 18 residential building sites in the Wesbrook neighbourhood.

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