

City Wide Urban Design Review Comments

November 20, 2019

URBAN DESIGN REVIEW LOC2019-0079 and DP2019-3660

FROM: R-C2 (Residential – Contextual One/Two Dwelling District)

TO: MU-1 f3.9h23 (Mixed Use – General District)

COMMUNITY: BANFF TRAIL

SITE ADDRESS: 2460, 2464, 2468 – 23 ST NW

CONTEXTUAL FIT - Context | Creativity | Integration | Diversity

1. CWUD is supportive of the proposed land use as it presents the opportunity to provide additional residential density and a variety of commercial/retail uses along the redeveloping 24 Avenue NW Corridor.
2. Subject site is located approximately 5-8 mins walking distance to the Banff Trail LRT Station, major amenities and services, and is well serviced by bus routes including route 65 and 105. Additionally, the site is in close proximity to the Branton School and Banff Trail Park.

SITE DESIGN - Context | Connectivity | Integration | Human Scale | Orientation | Accessibility | Flexibility | Safety | Sustainability | Durability

1. Due to its location on a corner parcel, the proposed development should address both streets by orienting the building's main entrances (commercial/retail, and residential) towards 24 Avenue and 23 Street NW.
2. Proposed development should allocate parking access to the rear of the proposed building via the east rear lane.
3. Integrate the provision of outdoor amenity spaces such as patio/seating and street furniture where applicable to activate the areas in front of the commercial/retail units.
4. Consider the use of design features in surface paving design treatments, streetscape furniture, and public art that could establish the character and identify of the proposed development, as well as contribute place-making features to enhance the local community and commercial street.

BUILDING DESIGN - Context | Animation | Human Scale | Flexibility | Safety | Sustainability

1. Proposed development should develop and activate the street environment by encouraging retail/service uses at-grade (well-defined entries, places to sit and interact) along with residential and or office uses on the upper floors.
2. Proposed development should orient at-grade entrances towards 24 Avenue and 23 Street.
3. Proposed development's at-grade frontage should be well-designed with a high degree of architectural articulation, utilize robust and aesthetic materials that integrates well with the sidewalk and public realm, especially with a pronounced street corner at 23 St NW and 24 Ave NW.
4. Proposed development should have active building frontages by incorporating commercial/retail units, public access and display areas that are highly visible from the sidewalk. This will help ensure the activation of the public realm, and support transit uses.
5. Proposed building height/massing/envelop should be mindful of setback requirements and should transition appropriately with adjacent parcels.