

Urban Design Review Panel comments with applicant response

Date	July 24, 2019	
Time	1:00	
Panel Members	Present Chris Hardwicke (Co-Chair) Beverly Sandalack Michael Sydenham	Distribution Chad Russill (Chair) Gary Mundy Eric Toker Colin Friesen Terry Klassen Ben Bailey Ryan Agrey Jack Vanstone Glen Pardoe
Advisor	David Down, Chief Urban Designer	
Application number	DP2019-3291	
Municipal address	1185 Na'a Drive SW	
Community	Medicine Hill	
Project description	New: Multi-Residential Development (2 towers), Retail and Consumer Service (2 phases)	
Review	Second (PE2017-01571)	
File Manager	Gareth Webster	
City Wide Urban Design	Lothar Wiwjorra	
Applicant	Wellings of Calgary	
Panel Position	Further Review Recommended	

Summary

After presentation and review of this application, the Panel views these two towers with support retail seniors center as an appropriate development for the Trinity Hills Town Centre. While a stronger street presence on Na'a Drive and overall massing orientation presents greater potential for a positive impact, The Panel understands the restrictive covenant on the property prevents this from occurring. That said, this is still a very prominent location in terms of natural setting and visual impact for a major gateway into Calgary, and further design considerations should be made.

The Panel requires further information and details to form a complete understanding of the project. Certain information was lacking from the presentation materials, as design features were verbally referenced by the applicant during their presentation, but not indicated within the distributed package. Information requested at the first presentation was also not provided as part of this second session. The Primary UDRP comments are summarized below and reinforced further in the urban design elements that follow:

- The material selection and colour palate doesn't reflect the unique and important setting for this project.
- Further details on the main entranceway are necessary to form a better opinion, such as material choice and pattern.
- A cross-section of the private road, showing the sidewalks and landscape, and illustrating the quality of the public realm and the impact of 15 storey buildings on the adjacent townhomes is still requested.

Urban Design Element	
Creativity <i>Encourage innovation; model best practices</i>	
<ul style="list-style-type: none"> • Overall project approach as it relates to original ideas or innovation 	
UDRP Commentary	The tower setbacks provide a nice articulation to the design, creating visual interest. Staggering the tower heights would further enhance this, and exploration of this design is encouraged.
Applicant Response	We have staggered the setbacks between towers however are unable to stagger the height of both towers as both towers are required to build to the maximum DC

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	Bylaw height limit in order to create the number of residential units required by our client to meet their pro forma requirements
<p>Context Optimize built form with respect to mass and spacing of buildings, placement on site, response to adjacent uses, heights and densities</p> <ul style="list-style-type: none"> • Massing relationship to context, distribution on site, and orientation to street edges • Shade impact on public realm and adjacent sites 	
UDRP Commentary	The design does not seem to recognize the site's importance. Different material or colour selection, to better reflect the surrounding natural context, and height of this development in relation to other buildings in the immediate vicinity, is encouraged. There is little in the current design that acknowledges the numerous context characteristics and features, such as views in/out, the adjacency of COP, the previous aboriginal site importance, etc. The panel recognizes the constraints on the site imposed by the restrictive covenant for the Save On Foods, but advises that consideration of the context will strengthen the landmark role of the project.
Applicant Response	Building materials have taken on a natural colour palette to blend in with the natural surrounding as required by the ASP. The location of our proposed prominent buildings match the location identified in the ASP and will have great views of the slopes, Winsport ski jumps and river valley. One storey retail facing Na'a Drive (street edge) matches the height of the adjacent retail building to the east.
<p>Human Scale Defines street edges, ensures height and mass respect context; pay attention to scale</p> <ul style="list-style-type: none"> • Massing contribution to public realm at grade 	
UDRP Commentary	A stronger street wall along Na'a drive is encouraged, however the restrictive covenant will make this a challenge. A section showing the private road is still requested, to demonstrate the impact the 15 storey towers will have on the adjacent townhome development. The impact of the blank walls of the building should be mitigated.
Applicant Response	A street wall consisting of retail units with floor to ceiling glazing is provided along Na'a Drive to ensure a safe and pedestrian oriented street environment. A cross-section of the private street has been provided to City Administration. The impact of blank walls on the public area has been minimized where practical and mitigated with the use of landscaping.
<p>Integration The conjunction of land-use, built form, landscaping and public realm design</p> <ul style="list-style-type: none"> • Parking entrances and at-grade parking areas are concealed • Weather protection at entrances and solar exposure for outdoor public areas • Winter city response 	
UDRP Commentary	The underground parking is commendable, as is the retail frontage onto Na'a drive. The drop-off area is consumed with vehicular movements – more space for pedestrians and seating areas is recommended.
Applicant Response	The size of the drop-off area is determined by Fire Department requirements. Drop-down curbs, sidewalks and benches have been added to the design. The canopy over the entrance has been rotated to become more inviting.
<p>Connectivity Achieve visual and functional connections between buildings and places; ensure connection to existing and future networks.</p> <ul style="list-style-type: none"> • Pedestrian first design, walkability, pathways through site • Connections to LRT stations, regional pathways and cycle paths • Pedestrian pathway materials extend across driveways and lanes 	
UDRP Commentary	More detail is needed on the main entrance off of the private road. As currently shown, it appears to be a large turnaround area, creating a substantial break in the pedestrian realm. A more detailed landscape or materials plan is required to determine the full impact, as the applicant stated a patterned pavement will be utilized. The applicant is encouraged to explore the idea of a single driveway entrance, and an internal cul-de-sac style design, to eliminate the current double driveway crossing created by the horseshoe design. If, as the applicant stated, the intent is to bring potential customers into the interior restaurants, this will lessen even more the impact of the development on the public realm.
Applicant Response	A more detailed landscaping plan has been provided. The size of the drop-off area is determined by Fire Department requirements. The amount of area

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	required to contain a roundabout and single driveway entrance would cut into the main floor dining area and render it unusable. For clarification, we are not intending of attracting customers into the private dining room for residents but rather to attract outsiders to use the potential coffee shop/restaurant in the northwest corner of the building.
<p>Animation <i>Incorporate active uses; pay attention to details; add colour, wit and fun</i></p> <ul style="list-style-type: none"> • Building form contributes to an active pedestrian realm • Residential units provided at-grade • Elevations are interesting and enhance the streetscape 	
UDRP Commentary	Retail at grade onto Na'a drive is recognized and commended, including blending of internal amenities and public facing retail. The colour choices of the project should be reconsidered to better reflect the natural surroundings. Further details of the rooftop patio design are needed, as what has been shown seems to be lacking detail and does not seem to respond to the site context or to the proposed uses.
Applicant Response	Building materials have taken on a natural colour pallet to blend in with the natural surroundings. Further rooftop patio design details have been provided to City Administration.
<p>Accessibility <i>Ensure clear and simple access for all types of users</i></p> <ul style="list-style-type: none"> • Barrier free design • Entry definition, legibility, and natural wayfinding 	
UDRP Commentary	Clear entry and lobbies are well shown, however further details on the entry plaza/driveway are necessary to form a clearer understanding. Material selection and pattern detail are requested. Design features such as mountable curbs are recommended, in order to minimize the vehicular surface.
Applicant Response	Lobby has been rotated in order to achieve clear sightlines from street. Materiality has remained consistent with remainder of façade. A dropped curb has been provided at the main entrance along with pavers. The size of the drop-off area is dictated by the fire department.
<p>Diversity <i>Promote designs accommodating a broad range of users and uses</i></p> <ul style="list-style-type: none"> • Retail street variety, at-grade areas, transparency into spaces • Corner treatments and project porosity 	
UDRP Commentary	The project brings a nice mix of age in place seniors to the Town Centre, along with more retail uses onto Na'a drive.
Applicant Response	Agreed
<p>Flexibility <i>Develop planning and building concepts which allow adaptation to future uses, new technologies</i></p> <ul style="list-style-type: none"> • Project approach relating to market and/or context changes 	
UDRP Commentary	
Applicant Response	
<p>Safety <i>Achieve a sense of comfort and create places that provide security at all times</i></p> <ul style="list-style-type: none"> • Safety and security • Night time design 	
UDRP Commentary	The retail and rooftop terrace will help create an "eyes on the street" presence for Na'a drive. The panel has assumed there will be a full-time staff presence as part of the development, which will further enhance the safety of the facility and surrounding area.
Applicant Response	Full time building administrator and other staff will be present.
<p>Orientation <i>Provide clear and consistent directional clues for urban navigation</i></p> <ul style="list-style-type: none"> • Enhance natural views and vistas 	
UDRP Commentary	The main tower entrance is set far back from both Na'a Drive and the private roadway. The main entry is therefore in a somewhat hidden area.
Applicant Response	The entrance is determined in part by Transportation's driveway setback requirements from Na'a Drive, the fire truck turning radius and access to the underground parkade. We have tried to make the entrance as open and inviting as possible given the accessibility requirements and lot width constraints.
<p>Sustainability <i>Be aware of lifecycle costs; incorporate sustainable practices and materials</i></p> <ul style="list-style-type: none"> • Site/solar orientation and passive heating/cooling • Material selection and sustainable products 	
UDRP Commentary	More information is needed to score this category.

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Applicant Response	
Durability	<i>Incorporate long-lasting materials and details that will provide a legacy rather than a liability</i>
	<ul style="list-style-type: none"> • Use of low maintenance materials and/or sustainable products • Project detailed to avoid maintenance issues
UDRP Commentary	High quality materials are proposed for the development. Concrete construction is unique and commendable for this area of the City.
Applicant Response	Agreed