

Urban Design Review Panel Comments (DP2020-3072)

Urban Design Review Panel Comments

Date	June 17, 2020	
Time	1:00	
Panel Members	Present Chris Hardwicke (Co-Chair) Beverly Sandalack Ryan Agrey Glen Pardoe Noorullah Hussain Zada Gary Mundy	Distribution Chad Russill (Chair) Terry Klassen Colin Friesen Ben Bailey Jeff Lyness Michael Sydenham Jack Vanstone
Advisor	David Down, Chief Urban Designer	
Application number	DP2020-3072	
Municipal address	7401 23 St NE	
Community	Ogden	
Project description	New: Multi-Residential Development (1 building), Place of Worship - Small, Child Care Service; Restaurant: Food Service Only - Small; Outdoor Cafe and Commercial Multi-Residential Uses	
Review	first	
File Manager	Melanie Horkan	
City Wide Urban Design	Jihad Bitar	
Applicant	Casola Koppe	

*Based on the applicant's response to the Panel's comments, the Chief Urban Designer will determine if further review will include the Panel or be completed internally only by City Wide Urban Design.

Summary

The Panel would like to thank the applicant for presenting a clear and thorough proposal package. The Panel was very supportive of the mixed-use program that this community building project brings to the neighbourhood. The project takes a modern approach to integrating a church, affordable housing, community kitchen, and café into the neighbourhood. The proximity to George Moss Park and the Green Line station make this an ideal location for this mix of uses. The panel felt that the overall massing was strong, and the building anchors the corner and fits within the urban context. The Panel agreed that the following key areas could be improved:

- the side elevations that address neighbourhood could be further articulated
- universal accessibility could be improved by examining the finish floor elevation and the front entrance ramp
- the café frontage could be further developed with a larger hardscape and integration with the main entrance
- missing basement plan showing daycare and preschool

Applicant Response

July 20th 2020,

Plans have been amended to address the issues noted by the UDRP, which include items noted in the responses in green below. Please refer to the DP DTR1 drawings.

Urban Design Review Panel Comments (DP2020-3072)

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 project consists of a creative mix of uses on the site within a compact and contextual urban form.
Applicant Response	Noted
Context <i>Optimize built form with respect to mass and spacing of buildings, placement on site, response to adjacent uses, heights and densities</i> <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 arrangement of the building massing is appropriate and respectful to adjacent properties with regard to shade impact, and street orientation. Impact to adjacent properties to the south and west were not shown.
Applicant Response	There is a 5 meter setback from the south property line above 2nd floor, which addresses the 4 storey massing and the interface is softened with columnar aspens along the south property line which also provides privacy for the parcel to the south. Planters are proposed on the rooftop residential amenity space between the railing and the amenity space to avoid overlooking and create better sightlines. This is proposed at both rooftop patios addressing overlooking to the parcel to the south as well as to the west. Sightlines are provided on the Building sections.
Human Scale <i>Defines street edges, ensures height and mass respect context; pay attention to scale</i> <ul style="list-style-type: none"> Massing contribution to public realm at grade 	
UDRP Commentary	The street relationship to 74 th Ave could be improved by increasing the patio space with the café and integrating the main entrance. The site plan currently shows no street trees along 74 th Ave. If possible, challenge Enmax and propose plantings within the boulevard such as shrubs or small trees.
Applicant Response	Plans have been amended to frame the outdoor café patio with an open canopy and additional lighting (string lights). The stramp along 74 Ave along with the sandblasted concrete finish has been extended to improve the street interface and integrate the front entrance. We are also proposing moveable / non-permanent planters along 74 Ave with medium shrubs, as an alternative to street trees due to Enmax clearances.
Integration <i>The conjunction of land-use, built form, landscaping and public realm design</i> <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 residential units have no balconies. Explore the possibilities of providing landscape amenities to support the residential uses in the building along the two public streets. Benches, seating walls, gardens etc. could be integrated and perhaps shared with café seating.
Applicant Response	There are 2 rooftop amenity spaces provided for the residents of the building with BBQ, pergola and seating, to a total of 170 m². Also, as noted above, plans have been amended to provide planters boxes along 74th Ave SE (in ROW) and a garden box along 23rd street to provide additional amenity space for the residents. The café seating has been revised to include a built in bench along the edge of the patio. To note, the proposed concrete finish in the ROW has to be reviewed and approved by Roads.
Connectivity <i>Achieve visual and functional connections between buildings and places; ensure connection to existing and future networks.</i> <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	No residential parking is supplied so alternative sheltered and secured bicycle parking should be provided either inside and/or outside the building.
Applicant Response	A total of 24 Class 1 bicycle parking stalls are provided in the basement in a secured room (access by fob) for the residential units. Access with a bicycle ramp is provided in the west stair.

Urban Design Review Panel Comments (DP2020-3072)

Animation <i>Incorporate active uses; pay attention to details; add colour, wit and fun</i> <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	The 74 th ave façade is lively and interesting but the other three facades are less developed. No renderings or elevations were provided for the south and west elevations which are important as they face the adjacent neighbours. The café space should be more transparent and open. The café could also be given more prominence through architectural elements such as signage or overhangs. The admin space currently has more windows than the café.
Applicant Response	Plans were amended to provide commercial storefront windows along the entire café frontage and an open canopy to frame in the café seating area. The West and South elevation consists of white metal panels with pops of orange and yellow color similar to the North elevation. The light colored siding provides a neutral backdrop for the residents to the West and South.
Accessibility <i>Ensure clear and simple access for all types of users</i> <ul style="list-style-type: none"> • Barrier free design • Entry definition, legibility, and natural wayfinding 	
UDRP Commentary	There would be significant advantages to lowering the ground floor elevations to match the grade. That would create a universally accessible entrance, eliminate the need for a ramp and allow for a contiguous plaza space uniting the main entrance and the café. The panel felt that the window wells would allow sufficient light into the basement even if the ground floor was lowered.
Applicant Response	It is important to keep the main floor elevated to provide natural light in the basement spaces for the preschool and daycare. Plans have been amended to include a stramp at the main entry which allows for a universally accessible entrance.
Diversity <i>Promote designs accommodating a broad range of users and uses</i> <ul style="list-style-type: none"> • Retail street variety, at-grade areas, transparency into spaces • Corner treatments and project porosity 	
UDRP Commentary	The program of the building is exemplary in its range of uses and users. Increasing the accessibility of the entrance as mentioned above would welcome all users into the building.
Applicant Response	As noted above, a stramp is proposed at the front entry, between the main entry and the café entry. This allows for fluid circulation and creates a welcoming space for all users.
Flexibility <i>Develop planning and building concepts which allow adaptation to future uses, new technologies</i> <ul style="list-style-type: none"> • Project approach relating to market and/or context changes 	
UDRP Commentary	The building is designed specially to address the diverse program. This limits the flexibility for change but as it already has a diverse program, it isn't a significant issue.
Applicant Response	Noted
Safety <i>Achieve a sense of comfort and create places that provide security at all times</i> <ul style="list-style-type: none"> • Safety and security • Night time design 	
UDRP Commentary	No information regarding lighting was provided. There may be a CPTED issue with the side yard to the south given that there is no passive surveillance. This could be addressed by fencing off the side yard.
Applicant Response	A lighting plan has been included in the development permit application which includes wall mounted sensor lights along the south and west of the building. There are also bollard lights proposed along the Molok waste and recycling system.
Orientation <i>Provide clear and consistent directional clues for urban navigation</i> <ul style="list-style-type: none"> • Enhance natural views and vistas 	
UDRP Commentary	Not utilizing south and west light.
Applicant Response	We are optimizing the south light on the rooftop patios. There are 2 residential rooftop amenity spaces to offer options to the residents for a variation of natural light throughout the day.

Urban Design Review Panel Comments (DP2020-3072)

Sustainability <i>Be aware of lifecycle costs; incorporate sustainable practices and materials</i> <ul style="list-style-type: none"> • Site/solar orientation and passive heating/cooling • Material selection and sustainable products 	
UDRP Commentary	No information was provided regarding sustainability.
Applicant Response	<p>The proposed development will exceed the National Energy Code for Buildings 2017 (NECB) requirements by 15% less green house gas emissions and energy consumption relative to the 2017 NECB. An analysis of the actual design in combination with an energy model and further design considerations including efficient mechanical systems, will be provided as we develop the drawings for Building Permit submission.</p> <p>Further to this, the main siding material proposed is composed of metal which is a durable material. The longevity of this material negates the need for replacement down the road when other products would fail.</p>
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	The material choices shown would be low maintenance and durable.
Applicant Response	Please refer to comment above.