

Urban Design Review Panel Comments

Date	February 24, 2021	
Time	1:00	
Panel Members	Present Chad Russill (Chair) Anna Lawrence Michael Sydenham Noorullah Hussain Zada	Distribution Chris Hardwicke (Co-Chair) Ben Bailey (conflict) Jeff Lyness Gary Mundy Beverly Sandalack Glen Pardoe Katherine Robinson Jack Vanstone
Advisor	David Down, Chief Urban Designer	
Application number	LOC2021-0017	
Municipal address	2202, 2206, 2212, 2216, 2222, 2226 33 Av SW	
Community	Richmond	
Project description	Land Use Amendment	
Review	first	
File Manager	Jyde Heaven	
City Wide Urban Design	Dawn Clarke	
Applicant	Civicworks	

*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 proposed RNDSQL ARC 33 development is a true mixed-use six-story complex, that utilizes and enhances pedestrian street development along 33rd Ave. This creates a strong street edge development and aligns well the newly constructed mixed used development adjacent to the site, undertaken by the same developer. Overall, the Panel supports the approval of this project. The overall massing is well conceived as the building will connect well within the context of the overall area.

The panel recommends review specific to the following areas;

- Review of the design of the courtyard, how the design can enhance the space to be more inviting and safer.
 - The courtyard is located on the north side of the building, appropriate planting and lighting will be vital to the success of the programming of this space.
 - Increasing accessibility through barrier free design to all units along the courtyard.
 - Enhance the entrance to the courtyard to promote natural wayfinding to the units, ensure the design results in a safe and secure development through additional measures such as lighting.
- Along 21st Street, the entry ways to units are not particularly well defined. The design provides a blank retaining wall with breaks for individual stairs, which in turn access the front doors.
 - The design does not comprehensively address the slope along 21st Street at the time of review.
- The Panel was not presented the Phase 2 of the proposed design, and similar mindful steps are encouraged to ensure continuity, transition and connection along 33rd Ave.

Additional commentary is noted within the Urban Design Elements that follow.

Applicant Response

(April 6, 2021)

Urban Design Element	
<p>Creativity <i>Encourage innovation; model best practices</i></p> <ul style="list-style-type: none"> Overall project approach as it relates to original ideas or innovation 	
UDRP Commentary	<p>The project demonstrates creativity in the overall design; the articulation of surface materials creates a continuous street front design. The design is enhanced by utilizing the pedestrian corridors along 33rd Ave.</p> <p>The project is perceived to be a nice contrast to the adjacent development, complimentary in the concept.</p>
Applicant Response	Acknowledged.
<p>Context <i>Optimize built form with respect to mass and spacing of buildings, placement on site, response to adjacent uses, heights and densities</i></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	<p>The massing reflects and enhances the overall vision of 33rd Ave. The proposed back courtyard will enhance the views of the existing single home residents currently occupying the adjacent lots.</p> <p>Additional considerations are encouraged to help reduce shadowing, though the Panel appreciates that the proposed massing is already addressing this to some degree. Additional minor step on the top level was identified for the Applicant to review further.</p>
Applicant Response	<p>Some shadowing and some overlook are recognized parts of the urban condition. As noted by the Panel, the proposed development deals with these circumstances by ensuring there is appropriate built form integration through architectural design that includes containment within the 45 degree angular plane and a large massing carve from the central volume.</p> <p>The 5th and 6th storeys along the shared lane interface stepback an additional 4.6m and result in an appropriate transition with no significant issues of shadow impact.</p>
<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	<p>Overall, the project meets the Animation expectations. The Panel encourages the review of pedestrian connectivity to the live-work units along 21st str and the courtyard.</p> <p>The west elevation was not shown as part of the materials. While the Panel appreciates that Phase 2 may planned in the near future, the application should take into account a temporary treatment of this façade in the meantime, as current impression is that this elevation will be a blank wall condition.</p>
Applicant Response	Pedestrian connectivity to the live-work units and courtyard has been reviewed in further detail. A universal access ramp has been incorporated into the design, addressing connectivity concerns.
<p>Human Scale <i>Defines street edges, ensures height and mass respect context; pay attention to scale</i></p> <ul style="list-style-type: none"> Massing contribution to public realm at grade 	
UDRP Commentary	The project presents a well-defined street edge, with an overall appropriate approach to pedestrian friendly design.
Applicant Response	Acknowledged.
<p>Integration <i>The conjunction of land-use, built form, landscaping and public realm design</i></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 landscape design in the courtyard requires further review, including access to the work – live units located along the courtyard. Residential access to the courtyard. Current design does not integrate shade tolerant planting and does not take into consideration the lighting requirements for this space.

	The Panel encourages an exploration of a more enhanced landscape strategy. The applicant needs to ensure the outdoor amenity space supports the CPTED principles; allows equal access to the space by all residents and is accessible to all physical abilities
Applicant Response	<p>The landscape design for the courtyard provides a well-crafted, context responsive, and enhanced outdoor space for the proposed development. The design of this North facing courtyard will be warm and inviting through a careful balance of softscape and hardscape design. Key elements include the use of warm surface materials (wood), shade tolerant plantings, and features such as outdoor barbecue + seating node, pergola, outdoor fire pit, and decorative lighting.</p> <p>There is seamless individual access from the live-work units, and universal access to the courtyard is provided from the common corridors and via ramped access from 21 ST SW. Given the stage of the UDRP review (LOC and Pre-development Permit), details such as the type of planting and lighting strategy were absent from the UDRP presentation. These details are to be included as part of the Development Permit submission.</p>
<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	<p>The overall connectivity of the site meets expectations. The Panel cannot comment on the residential connections to the outdoor courtyard as building floor plans were not included as part of the presentation package.</p> <p>Connections between phase 1 and phase 2 were not included in the design package.</p>
Applicant Response	<p>All residents will have universal access to the outdoor courtyard via a shared point of from the building. Live-work units fronting the outdoor courtyard will also have individual entries for direct connection. A secondary resident/public access to the outdoor courtyard is provided via a walkway connection from 21 ST SW. The floor plans can be reviewed with the Phase 1 Development Permit.</p> <p>Phase 2 will be built to the interior side property line (no setbacks) to create an uninterrupted façade along the street.</p>
<p>Accessibility Ensure clear and simple access for all types of users</p> <ul style="list-style-type: none"> • Barrier free design • Entry definition, legibility, and natural wayfinding 	
UDRP Commentary	Stairs accessing the rear courtyard were presented in the design package, however the Applicant identified intentions to redesign to a ramp condition to allow for improved accessibility. The Panel encourages the considerations on how stairs at front of the live-work units to be integrated in accessible design.
Applicant Response	A universal access ramp has been incorporated into the design, addressing connectivity concerns to the outdoor courtyard. Universal access to live-work units fronting 21 ST SW is also provided via the courtyard connection.
<p>Diversity Promote designs accommodating a broad range of users and uses</p> <ul style="list-style-type: none"> • Retail street variety, at-grade areas, transparency into spaces • Corner treatments and project porosity 	
UDRP Commentary	Exceptional use of diverse uses are provided; a mixture of street front businesses, live-work units and residential units are all included. The internal floor plans were not submitted for Panel review and diversity of unit mix is currently unknown.
Applicant Response	<p>Acknowledged. Careful consideration has been taken to ensure the proposed development meets the ARP's guiding principles of community character, livability, mixed-use, walkability, streetscape design, and street fronting buildings.</p> <p>The residential use mix includes live-work, studio, one-bed, and two-bed units.</p>
<p>Flexibility Develop planning and building concepts which allow adaptation to future uses, new technologies</p> <ul style="list-style-type: none"> • Project approach relating to market and/or context changes 	
UDRP Commentary	Flexibility of the project is adequate and appropriate for the context of the neighborhood.
Applicant Response	Acknowledged.
<p>Safety Achieve a sense of comfort and create places that provide security at all times</p> <ul style="list-style-type: none"> • Safety and security 	

<ul style="list-style-type: none"> Night time design 	
UDRP Commentary	Additional consideration to the overall lighting plan design for the project, especially with in the courtyard area and the pedestrian connection from 21st Street to the back entry way requires further review. The Panel suggests Applicant study the ramp pathway for CPTED concerns and winter safety.
Applicant Response	Please refer to the response in 'Integration' section.
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	The building street front massing and orientation of main entrance is well defined. Additional review should be taken to analyze the north facing courtyard, such as; shade tolerant planting, appropriate lighting, easy access to work live units.
Applicant Response	Please refer to the response in 'Integration' section.
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	Project location has good connections to the City of Calgary Transit routes and general positive Panel response to the Main Street density. Other sustainable practices were not presented in the design package. Addition of green technology, such as Silva cell in the courtyard will extend the life of planting in the courtyard, especially trees.
Applicant Response	The proposed landscape design strives to provide optimal planting conditions for the plants in the courtyard and the development overall. The courtyard planting areas have been designed to achieve continuous and deeper soil volume (consistent with City of Calgary requirements for planting depths over a parkade) for better management of soil temperature and to ensure availability for ample continuous soil volume for root growth. The planting strategy also ensures that no hardscape is proposed over topsoil to ensure topsoil is not compacted. Trees are proposed outside of parkade edge to ensure further availability of space for root growth.
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	Building materials as presented in the renderings meet expectations and are well utilized. Brick and metal finishing appear to be implemented; however, no materials were specified in the design package. The support of the design by the Panel is based on the proposed materials as shown in the design package renderings.
Applicant Response	The proposed building materials include brick, masonry screening, corrugated metal paneling, concrete, and cementitious finish – all of which are durable and low-maintenance. The base of the building along both 33rd avenue (commercial retail units) and 21st street (live work units) is proposed to be brick. The live work units have the additional durability benefit of concrete stairs and planters. Black corrugated metal wrapping the upper levels of the building provides a textural interest and contrast to the adjacent finishes while providing a durable, long-lasting, and easy to maintain façade. White cementitious finish on the upper levels of the building faces surrounding the courtyard increases the sense of lightness and brightness in the courtyard space. Red brick or charcoal cementitious finish is used at grade around the entire building to reduce potential cleaning maintenance.