

Urban Design Review Panel Comments

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Date	February 9, 2022	
Time	1:00	
Panel Members	Present Chris Hardwicke (Co-Chair) Rick Gendron Jadwiga Kroman Gary Mundy Beverly Sandalack Noorullah Hussain Zada	Distribution Chad Russill (Chair) Jeff Lyness Kathy Oberg Glen Pardoe Katherine Robinson Jack Vanstone
Advisor	David Down, Chief Urban Designer	
Application number	PE2022-00276 (Previously PE2020-02105)	
Municipal address	1204, 1210, 1212 11 Av SE	
Community	Inglewood	
Project description	Inglewood Fire Station	
Review	first	
File Manager	Wallace Leung	
City Wide Urban Design	Jihad Bitar	
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 Panel appreciates the opportunity to review this application in its early stages. The proposal package and presentation were clear and well organized.

The Panel supports the interesting mix of uses proposed in this transit-oriented development site. The overall massing and proposed density are appropriate for the planned future of the neighbourhood. The combination of retail, housing and the fire station will contribute to the diversity of the neighbourhood and presents the opportunity to achieve functional synergies between the uses.

The Panel felt that this strong proposal would be improved by developing the following considerations:

- Given that the project is a public initiative that includes residential units it would be improved by including more public space.
- The west and north elevations lack active frontages and animation. Active uses on west side would be preferred. All four corners should be activated.
- The landscape design should capitalize on the mix of uses by integrating the social potential of the fire station amenities, the flex space, commercial and residential users.

Given the wide turning radii required for the emergency vehicles to maneuver, a review of the current parking situation in the area along with a traffic accommodation strategy would be beneficial.

Applicant Response

Note: Applicant response to be submitted with the upcoming application submission.

Urban Design Element	
Place Recognize and enhance the unique and emerging identity of a place by responding to surrounding context, local policy, and community objectives through the contribution of innovative architecture and public realm.	
Site	Does the site planning show innovation in addressing site constraints and challenges?
	Does the design respect existing topography, landscape, and archaeology?
	Does the site design accommodate people of all abilities?
Architecture	Is the project visually interesting and unique?
	Does the architecture respond to landmark and gateway opportunities presented by the site?
	Does the design reflect any distinctive social, cultural or historical aspects of the site and community?
Public Realm	Does the project contribute to the creation of a high quality, connected public realm?
UDRP Commentary	The west façade acts as a gateway to 11 th St. SE and could be improved by further development and activation.
Applicant Response	Note: Applicant response to be submitted with the upcoming application submission.
Scale Ensure appropriate transitions between building masses and adjacent places and spaces; define street and open space edges and bring human scale through articulation, materials, details, and landscaping.	
Site	Does the arrangement of buildings and spaces on the site address street edges well?
	Is the scale and placement of buildings and structures appropriate for the street and public space size and type?
	Are large service and surface parking areas modulated and screened by structures and landscaping?
Architecture	Are design strategies employed to reduce the impact of building height and bulk?
	Are street walls well defined and of appropriate height to street width and type?
	Are human scaled elements and details included to enhance street character?
Public Realm	Are public spaces well edged and framed by structures and/or landscaping?
	Does the design include detail which will enhance street character and encourage use of the public realm?
UDRP Commentary	The scale of the project is compatible with the planned future of the area.
Applicant Response	Note: Applicant response to be submitted with the upcoming application submission.
Amenity Ensure that public sidewalks and gathering spaces are generously proportioned, comfortable, safe, fully accessible, and framed by permeable facades which allow for activation throughout the year.	
Site	Are equitable, inviting access and varied movement options provided for all ages and abilities?
	Does the design work with sun orientation and seasonal climate variation?
	Does the site plan safely accommodate all travel modes?
	Are service and utility requirements located appropriately to lessen visual impact?
Architecture	Does the building(s) meet or exceed expectations for universal access design?
	Does the architecture create a pleasant street edge which feels safe to users?
Public Realm	Does the public realm design prioritize pedestrians and cyclists over vehicle access?
	Is the public realm visually interesting, comfortable, and safe during all seasons?
	Are the public spaces designed for people of all abilities and ages?

	Do the public spaces meet or exceed expectations for universal access design?
UDRP Commentary	The Panel would encourage the applicant to increase the amount and integration of the open spaces proposed in the development by integrating the flex space, fire station apron, fire station outdoor patio, and planting bed. 11 th Ave. SE should incorporate more street trees.
Applicant Response	Note: Applicant response to be submitted with the upcoming application submission.
Legibility Create logical, permeable networks of streets and pathways that connect within and between neighbourhoods and public places; design well-defined community and building entrances with distinctive, memorable attributes.	
Site	Does the project provide a permeable, fine-grained, and functional urban structure of blocks and streets?
	Does the project provide legible, accessible, continuous walking and cycling connections within the site that connect to adjacent systems and destinations?
	Does the proposed network consider future expansion into surrounding areas?
	Are large parking areas designed with clear, safe, direct pedestrian connections?
Architecture	Are buildings designed with clearly marked and differentiated entries to facilitate wayfinding?
Public Realm	Are the public routes and spaces configured to facilitate easy and safe navigation with clear paths and appropriately placed wayfinding elements?
UDRP Commentary	The architectural expression of the proposal has not yet been developed. The panel encourages the applicant to define the entrances of the fire station and the residential tower to clearly differentiate the two uses.
Applicant Response	Note: Applicant response to be submitted with the upcoming application submission.
Vibrancy Ensure that new developments are configured and designed to animate streets and public spaces with varied sizes and types of grade-oriented uses.	
Site	Will the building placement and orientation together with the arrangement and variety of uses activate the adjacent streets and public spaces?
	Will the project contribute to creating greater economic, employment and/or residential diversity in the neighbourhood?
Architecture	Does the building articulation, materials and details contribute to the vibrancy of the streets and public spaces?
	Is there a variety of residential and/or commercial unit types and sizes?
Public Realm	Do outdoor spaces provide varied experiences and accommodate people with diverse abilities?
UDRP Commentary	Two of the four facades have activated façades. The panel encourages the applicant to improve the activation of the west and north elevations, particularly the corners. The CRU should be divided into 2-3 units as suggested by the applicant. The public space adjacent to the 12 th Street SE CRUs would benefit from extended hardscape to the property line to encourage better pedestrian connectivity and activation of this area. Street trees would segment the public space.
Applicant Response	Note: Applicant response to be submitted with the upcoming application submission.
Resilience Ensure that projects provide opportunities, through their site layout, spatial configuration, materials, and sustainable design features for responsible operation and continuous adaptation to change over time.	
Site	Is the project designed to respond to change (economic, social, demographic or other) over time?
	Does the plan meet/exceed climate resilience/sustainable design expectations?
	Are active travel modes prioritized, and active lifestyle choices encouraged?

Architecture	Does the building show indication of sustainable design practices and materials?
	Is a range of uses accommodated; does the design anticipate future change?
	Is the building designed to endure over time with reasonable maintenance?
Public Realm	Are public spaces adaptable for multiple uses over short and medium term?
	Does the public realm design respond to climate resilience / sustainability expectations?
UDRP Commentary	The proposed building provides appropriate density in proximity to a future transit station. There was insufficient information provided to comment on the sustainability of the project. The panel encourages the applicant to establish ambitious sustainability goals for this public project.
Applicant Response	Note: Applicant response to be submitted with the upcoming application submission.