

Urban Design Review Panel Comments

Date	Jul 21, 2021	
Time	3:00	
Panel Members	Present Chris Hardwicke (Co-Chair) Beverly Sandalack Jack Vanstone Noorullah Hussain Zada Glen Pardoe	Distribution Chad Russill (Chair) Ben Bailey Anna Lawrence Jeff Lyness Katherine Robinson Gary Mundy Doug Little
Advisor	David Down, Chief Urban Designer	
Application number	PE2021-00422	
Municipal address	1453 Na'a Dr SW	
Community	Medicine Hill	
Project description	Pre-Application for: Development - Trinity Village Townhomes - Site G	
Review	first	
File Manager	Colleen Renne Grivell	
City Wide Urban Design	Sonny Tomic	
Applicant	Davignon Martin Architecture	

*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 development is located on the in the community of Trinity Hills along Na'a Drive adjacent to the Trinity Hills Playground to the west, the Trinity Hills retail area to the east and the Medicine Hill Green space to the south. It consists of a total of **133** residential units in a townhouse type arrangement with a central courtyard/amenity space. All units seem to be provided with double garages accessible through an internal lane street system that connects to Na'a drive at the northeast and northwest corners of the parcel.
- The Panel appreciates reviewing a new and improved proposal for this development that is also well informed by the residential market conditions. However, the Panel encourages the applicant to reconsider several major factors within the development design to further enhance the urban design features of the project and to better utilize the potential of the site in relation to its context.
 - o Provide further active frontage along Na'a drive with more glazing or other features including the main floor areas that have garages.
 - o Engage with the surrounding areas such as the green areas to the south through providing more access points to trails around the site and better connectivity through buildings.

- Utilize a more purposeful landscape design in the central courtyard area that can accommodate a variety of events. An increase in the size of the courtyard is also encouraged by eliminating visitor stalls or using on-street parking.
- Consider re-organizing the layout of units in the western area of the site to reduce the amount of paved lane area. This may be possible through the introduction of an internal cul-de-sac with a hammerhead for garbage/fire turn-around.

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	Overall, the project creatively provides a decent arrangement of the buildings on the site. However, it is rather introverted and needs to better engage with the surrounding opportunities.
Applicant Response	The project site plan has been re-organized to break the repetitiveness and to better engage with surroundings. Lanes behind the Na'a drive residences have been eliminated and replaced with internal roads. In addition to the central green space, 3 additional green spaces are proposed re-orienting 50% of the units to have better street connectivity and access to these amenities as well as better orientation to views of the Paskapoo slopes. The townhouse typology along Na'a has been reorganized to have wider units with more glass, summer patios and balconies that interface with the Na'a drive pedestrian realm. When not having the reserved park space land has a back yard, the remaining units have access to a green space with front door access, sun exposure and seasonal climate variations for an interesting living experience.
<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	The relationship to the context still remains fairly weak and must do more to better connect to the green spaces surrounding the site. Further consideration is recommended to allow for improved circulation through the buildings and into the surrounding pedestrian networks.
Applicant Response	The major change to address this concern is the introduction of 3 additional green spaces oriented to the Paskapoo slopes, interconnected and accessible through a looping pedestrian path within the site and connecting back to Na'a drive.
<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	The lane conditions seem to be well animated. However, carefully consideration should be given to avoid resulting into a monotone look of garage doors and other building materials. Buildings facing Na'a drive should utilize a more active frontage design including the main floor areas.	
Applicant Response	Major elevations facing Na'a drive and the principal internal roads have been reorganized to address this comment. Within housing blocks, unit elevation types although being similar for continuity are varied in materials and colours. The central green space also introduces a variation to the homes facing Na'a drive. Within the housing blocks proper facing Na'a drive, ground floor windows, front doors and summer patios are varied according to types. Along the principal internal road of the site, 4 varying elevations and block types are now proposed with varying materials and colours. Greater variation of models, textures, materials and details have been added to the proposed development.	
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	Overall, the human scale relationships are well considered. Further consideration should be given to pathways and sidewalk between buildings.	
Applicant Response	The addition of the 3 amenity spaces and re-orientation of the units on the site have allowed for more permeable and fine-grained functional network of streets and pedestrian pathways.	
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	Although parking is provided at grade, careful consideration should be given to how the development will function during the winter months including snow clearing and piling areas.	
Applicant Response	All units are provided with 2 interior stalls. Aprons have slopes varying from 4% to 8% which is more than adequate to shed water and snow run-off. As is typical in Calgary, residents will be clearing their driveways. Several corners at end of streets are left open for view sheds and will be utilized for snow clearing.	
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	The applicant is encouraged to provide greater connectivity between the buildings and to the existing trails in the green space to the south. The central courtyard can be used a way to break up the monotonous streetscape that might otherwise result along Na'a drive.	
Applicant Response	Connection of pathways to the south is limited due to high slopes and environmental concerns. Connectivity between buildings has been addressed, please refer to other comments.	
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	The applicant is encouraged to look into to widening the diversity of units to include barrier-free units which can further diversify the demographics of the development.	
Applicant Response	Site has been designed to facilitate pedestrian accessibility as per barrier free requirements.	
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		
Applicant Response	N/A	
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	Despite the feedback from market conditions and new design, the applicant is encouraged to contemplate a flexible design that can accommodate other types of uses in the future for example small retail uses on units facing Na'a drive.	
Applicant Response	No retail uses are provided on this site given the two large shopping areas flanking the larger development.	
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	The applicant is encouraged to explore a comprehensive lighting plan that will improve safety and wayfinding for pedestrian circulation and connectivity to the surrounding context.	
Applicant Response	Lighting plan is being coordinated along with the site servicing plan to ensure proper safety and use through all amenities and streets.	

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	Orientation of buildings are mainly east-west and may consequently result in shadowing of the lanes during the winter months. The roof-lines of the buildings do not reflect changes in grade along each building which may result in a more stepped like roof design.	
Applicant Response	See previous notes pertaining to the site re-orientation changes.	
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		
Applicant Response	All homes are solar and EV charging ready, purchasers can opt to add these sustainable features to their homes. All homes are constructed to realize savings when modelled to the NECB requirements. Exterior materials have been selected to minimize maintenance.	
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 project utilizes fairly durable building materials and landscaping materials. Careful consideration is encourage on landscaping vegetation that will suffer from the shadowing of buildings.	
Applicant Response	Amenity spaces have been landscape using a courtyard concept i.e. shrubbery, paths, hard and soft scape. Larger trees are placed along Na'a drive and in green spaces having more dimensions and in enclaves at street corners. Buildings are only 3 stories in height and at peak summer month will create very limited shadows,	