

# Urban Design Review Panel Comments

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<b>Date</b>	October 11, 2023	
<b>Time</b>	2:00	
<b>Panel Members</b>	<b>Present</b> Chris Hardwicke (Chair) Rick Gendron Jadwiga Kroman Gary Mundy Beverly Sandalack	<b>Distribution</b> Jeff Lyness (Co-chair) Noorullah Hussain Zada Raphael Neurohr Kathy Oberg Glen Pardoe Katherine Robinson Jack Vanstone
<b>Advisor</b>	David Down, Chief Urban Designer	
<b>Application number</b>	DP2023-05777	
<b>Municipal address</b>	1108 4 St SW	
<b>Community</b>	Beltline	
<b>Project description</b>	New: multi-residential development (Imperia)	
<b>Review</b>	First	
<b>File Manager</b>	Joseph Yun	
<b>Urban Design</b>	Sonny Tomic	
<b>Applicant</b>	Truman Homes/NORR	

\*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 Urban Design.

### Summary

- The proposal is for a mixed-use tower on the corner of 11<sup>th</sup> Avenue SW and 4<sup>th</sup> Street SW. The panel commends the applicant for designing a creative architectonic expression with a mid-level amenity deck. The inclusion of 3-bedroom units is commendable given the need for family housing in the Beltline. The proposed street wall, consisting of active frontage on both public streets, will contribute to a vital public realm.

The Panel was concerned with the following elements of the application:

- o The absence of street trees on both public streets.
- o The lack of public amenities at ground level.
- o Amenities for children would be beneficial given the three-bedroom units.

### Applicant Response

(date)

Urban Design Element	
<b>Place</b> 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	Generally, the public space at the base of the building does not create a place. Further development of the public realm and the addition of trees, seating, public art and lighting is recommended.
Applicant Response	We hear the panels recommendations and have adjusted the site to include. Trees along 4 <sup>th</sup> ave. Unfortunately, 11ave is very incombred with utilities and confusion with the city on what should be allowed in that space. The additional lighting features, planters, and space for patio seating will enhance the site from previously proposed.
<b>Scale</b> 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 Panel recommends introducing a canopy to create a more human scaled street wall. The triangular plaza lacks spatial definition and functions more like an abstract space to provide views into the lobby. The Panel recommends adding seating, public art, and or lighting to the plaza and street edges. The ratio of the width to height of the building was questioned with the suggestion that the building could be taller to create a more elegant proportion.
Applicant Response	We disagree with the comment that a canopy is required. The entire corner cantilevers out from the base creating a sense of canopy. By adding a canopy we feel the grandeur of the entrance would diminish. Planters and seating have been provided for.
<b>Amenity</b> 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?
Architecture	Are service and utility requirements located appropriately to lessen visual impact?
	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?
UDRP Commentary	Do the public spaces meet or exceed expectations for universal access design?
	At grade, the Panel felt that the lack of shading could create a heat island effect in summer, and wind conditions could be an issue in winter. At the amenity deck level, the Panel recommends a more in depth review of the vegetation arrangement, types, and maintenance practicalities. Adding amenities for children is also a recommendation, given the three-bedroom units programmed into the building. The Panel commends the Applicant for

	integrating a vibrant lighting design into the building. A lighting strategy for the back of house operations adjacent to the laneway should also be considered.
Applicant Response	Additional trees have been added along 4 <sup>th</sup> ave to address the lack of shading. One half of the building is on the north side and we feel the building will provide the shade during the hotter times of the day. Back of house lighting has been considered and will be used for security. Our landscape architect feels the species provided on the amenity levels are of hardy and local nature that will thrive in our climate.
<b>Legibility</b> 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?now I
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 Panel felt that the project met the expectations of legibility with an active frontage, clear entrance and servicing in the back.
Applicant Response	Thank you
<b>Vibrancy</b> 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	The Panel recommends the Applicant explore the potential for an outdoor patio, seating, or spill-out use be connected to the retail use at CRU3.
Applicant Response	While tenants are not yet confirmed, we do have ample space for patio seating along 4 <sup>th</sup> ave in the recessed area south of the entrance. Additionally, we have 1.5m of space before a 2.134 meter pedestrian pathway along the north side of the building that will allow for a smaller patio seating area.
<b>Resilience</b> 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	No energy model was provided but the Panel identified that the amount of glazing should be considered through design development.
Applicant Response	Agreed. We are actively reviewing and insulated spandrel will be required at slab bands, mechanical duct banks, and structural column locations. All of which will help support a more energy efficient building.