

# Urban Design Review Panel Comments

## Summary

Overall, the Panel sees this as a positive addition to the Beltline area, adding needed commercial amenities and housing density. The Panel applauds this project for its positive contributions to the urban realm through its thoughtful site planning, active store frontages along 1 Street SW, and vibrant amenities.

The Panel gave high rankings to Urban Design Elements of *Place* and *Amenity*. The Panel encourages the Applicant to further develop the material and colour palette; design strategies for the north-facing ground floor residential units; to ensure that care is taken in navigating the grade changes at the NW corner to allow for smooth transitions from grade to podium; and to maintain site lines.

## Applicant Response

January 29, 2026

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	<p>The Panel commends the efforts of the Applicant to set the tower back from 1 Street, allowing the podium to define the public realm edge and to create spatial separation from the adjacent tower to the south. The location of the vehicular and service driveways is well-considered and will minimize pedestrian disruption, allowing for unencumbered public use of the NW corner. The Applicant is encouraged to further enhance the public realm via introducing a curb extension along 14 Avenue. The Panel also encourages the Applicant to reconsider connecting the at-grade units along 14 Avenue to the public sidewalk to further activate the public realm.</p> <p>The Panel noted that the ground plane at the NW corner doesn't feel as open as it could and encourages the Applicant to explore opportunities to integrate the connection from the sidewalk level to the tenant level in a way that reinforces the prominence of this corner and welcomes people into the development.</p> <p>The Panel also noted that the NE corner may benefit from stepping down the proposed vegetation at the sidewalk to allow for increased visibility.</p>
Applicant Response	<p>The curb between the proposed driveways off 14 Avenue SW has been extended up to the sidewalk (refer to A-2020.0, A-2201.0, A-4001.0, A-4102.0, A-5030.0, and A-5032.0). Due to security concerns regarding connecting private patios to the public realm, street access to the at-grade units has not been provided. The Client is confident, from experiences with previous developments, that the at-grade patios will be well-used even if not connected to the sidewalk.</p> <p>While it is understood that the UDRP would like the northwest corner of the site to feel more open, the elevation of the commercial patio cannot be lowered as barrier-free accessibility from the exterior to the interior of the CRU is required. To maintain its functionality, the size of the commercial patio cannot be reduced. Since the patio is a private space for the adjacent CRU's patrons, the Client prefers that it is raised above sidewalk level. This creates a sense of privacy while still activating the street corner.</p> <p>The eastern portion of the concrete planter wall next to the Parking Garage ramp has been stepped down to a geodetic elevation of 1047.40 (refer to A-2020.0, A-2201.0, A-4001.0, A-4002.0, A-4102.0, A-4104.0, and A-5030.0).</p>
<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?
UDRP Commentary	Does the design include detail which will enhance street character and encourage use of the public realm?
UDRP Commentary	The overall scale of the proposed development is appropriate for the site and surrounding context, although the Panel noted that scale of the podium could benefit from an increase in height.
Applicant Response	The proposed development has been designed with industry standard floor-to-floor heights. As such, the height of the podium cannot be increased without incurring additional costs to the Client. In a similar manner, the Client has specific unit count and pro forma targets and does not have any interest in adding floor levels (and consequently residential units) to the podium.

<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?
	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 proposed development provides a good mix of private and public amenities, with well scaled at-grade commercial uses, podium level fitness area, and level 33 co-working and event spaces in the tower. The Panel cautioned that an outdoor pickle ball court may generate unwanted noise that could adversely affect residents and neighbours.
Applicant Response	<b>Noted. The provision of acoustic solutions and/or re-thinking the programming of the space is under review and consideration by the Client.</b>
<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?
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 proposed development benefits from well-defined and well-located main entry points, with good visibility in and out. The incorporation of building and tenant signage and lighting will need careful consideration to further enhance good wayfinding. The Panel encourages the Applicant to explore a differentiation in the paving between the vehicular and service driveways to increase public safety.
Applicant Response	<b>It is agreed that the incorporation of thoughtfully designed signage and lighting will be imperative to enhance the proposed development's wayfinding. These elements will be further articulated and detailed during the Contract Documents phase of the project. As previously described, the curb between the proposed driveways off 14 Avenue SW has been extended up to the sidewalk (refer to A-2020.0, A-2201.0, A-4001.0, A-4102.0, A-5030.0, and A-5032.0). As the driveways are now further separated, public safety will be increased without requiring any differentiation in paving.</b>
<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?
Public Realm	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 commercial frontages along 1 Street SW will contribute greatly to the activation and vibrancy along that edge of the development. The Applicant should consider in-setting the CRU entries to add articulation to the west façade. The Applicant is also encouraged to reconsider the colour palette of the tower. The Panel feels that the current scheme has a lot of beige, which feels flat and slightly dated.
Applicant Response	<b>The entrances to the CRUs facing 1 Street SW have been recessed (refer to A-0011.0, A-2020.0, A-2201.0, A-2202.0, A-3001.0, A-4003.0, and A-4106.0). It is agreed that the renders look flat and do not adequately depict the colours and surface qualities of the proposed façade materials. The physical materials will appear less beige and, through the detailing of the envelope during the Contract Documents phase of the project, will create more texture across the development's façades.</b>
<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	The Panel appreciates the incorporation of 'quiet accessibility' features which will promote unbiased access for all users. The Panel also appreciates the use of resilient building materials and finishes but encourages further design consideration for the trees and landscaping on the north side of the building to maximize solar access and survivability.
Applicant Response	<b>The north side of the proposed development functions as the primary residential entrance and commercial patio frontage and, therefore, requires a strong landscape presence. The selected plant species are partially shade-tolerant and appropriate for the anticipated microclimate (refer to L130). In addition, most of the adjacent building massing is limited to three storeys. This allows some solar access to the planting area throughout the day. Due to the reasons above, the landscape design has not been updated. It is believed that it is suitable for the setting.</b>