

# Urban Design Review Panel Comments

<b>Date</b>	December 10, 2025	
<b>Time</b>	2:00	
<b>Panel Members</b>	<b>Present</b> Jeff Lyness (chair) Kathy Oberg (chair) Rasool Ghodoosi Dehnavi Andrea Kennedy Ben Klumper Maria Landry Ryan Martinson Bao-Nghi Nhan	<b>Distribution</b> Noorullah Hussain Zada Boris Karn Brendan Stevenson Rick Gendron
<b>Advisor</b>	Peter Spearey, Chief Urban Designer	
<b>Application number</b>	LOC2025-0133	
<b>Municipal address</b>	1212, 1215, 1218 5 Av NW	
<b>Community</b>	Hillhurst	
<b>Project description</b>	Schematic Design for Land Use Amendment to MH-3 The Harriet on Riley Park	
<b>Review</b>	First	
<b>File Manager</b>	Jules Hall	
<b>Urban Design</b>	Brandon Silver	
<b>Applicant</b>	Dobbin Consulting, DAAS	

\*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.

The Panel appreciates the opportunity to provide feedback on the key design drivers and fundamentals at this early stage in the land use planning and design process for this uniquely located site adjacent to Riley Park. The Panel is generally supportive of the scale and early-stage massing of the building including the stepped height up to 12 storeys. The inclusion of grade-oriented units on both 5 Avenue SW and the laneway are a welcome addition to encourage vibrancy on both the southern and northern edges of the site.

However, the site strategy, access points and setbacks require further refinement to sufficiently leverage the unique adjacency and gateway opportunity of the site. Back-of-house components require consolidation to improve the vibrancy and street-level experience. The Panel recommends consolidating parkade access and loading from 11A Street NW to enhance the continuity of the pedestrianized laneway. The project would also benefit from increased setbacks on both the North and East edges. These larger setbacks will buffer units from the lane, allowing more planted edges facing the Park and will establish a more generous pedestrian connectivity to the Riley Park south entrance. Opportunities for refinement on 11 Street NW include consideration for the addition of street-oriented units with direct access to the street in addition to thoughtfully conceived amenity spaces facing the heritage boulevard to improve the legibility of this gateway condition.

## Applicant Response

(date)

LOC2025-0133  
UDRP Comments

17/12/2025

<b>Urban Design Element</b>	
<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 appreciates the opportunity to create a strong sense of place; however the scheme does not yet leverage its adjacency to the park and the unique gateway opportunity present on the site.</p> <p>The Applicant is invited to consider the following strategies to increase the project's chances of success as a gateway site:</p> <ul style="list-style-type: none"> <li>Relocate parking access and consolidate back of house uses on 11A Street NW to enhance and activate the pedestrianized laneway.</li> <li>Relocate the molok waste internal to the building to improve street edge activation.</li> <li>Enlarge the north setback to provide increased landscape buffer transition between the at-grade units and the laneway.</li> <li>Consider relocating utility poles to the north of the laneway to improve livability of north units.</li> <li>Enlarge the Southeast corner plaza to more effectively signal the gateway to Riley Park from 5 Avenue NW.</li> <li>Provide active uses fronting 11 Street NW to activate the eastern edge.</li> <li>Consider providing a wider sidewalk on 11 Street NW to create hierarchy and enhance the public connection to the Riley Park entrance.</li> </ul>
Applicant Response	
<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	
Applicant Response	The proposed building height, scale, massing and stepping arrangement to decrease bulk are appropriate for the site. The street-oriented units at grade provide a welcome pedestrian scale on both 5 Avenue NW and the laneway.
<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 nature of the amenity offering is unclear. As the design evolves, it is recommended the Applicant be transparent regarding the intended use of the at-grade amenity confirming whether it will be operated as a commercial retail space or private co-working amenity to the building residents. A commercial space such as a coffee shop would bring much needed activation to the site and could serve to animate the southeast plaza. Alternately, consideration for its location further north could provide opportunities to animate the entry to Riley Park and the pedestrianized laneway.  Additional residential amenities, types and location throughout the building require further clarification, particularly whether live-work units are included and where they are located. Should the live-work units be located at grade, the Panel strongly encourages designing accessibility from the street level access point.
Applicant Response	
<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 proposal currently lacks hierarchy in its arrangement of uses and interface with various prominent edges (the lane, 11 Street, 5 Avenue NW). Consolidation of the back-of-house elements on 11A Street NW and internalizing the waste and recycling into the building might allow the building footprint to shift west, providing more generous sidewalks on the eastern edge and limiting vehicular access to 11A Street, signaling a pedestrian experience on the heritage boulevard at 11 St NW. While the location of the main entry on 11 Street NW appears appropriate, the Applicant is encouraged to consider re-orienting the front door to face south toward the plaza to increase legibility from 5 Avenue.
Applicant Response	
<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 welcomes the inclusion of 15% affordable and 15% accessible units in this proposal. Similarly, the provision for grade-oriented units is appreciated both on 5 Avenue NW and at the lane, which will bring a significant level of vibrancy to the block. Suggested refinements as the design develops include the provision for a commercial use (versus resident-only amenity) at grade, wrapping the north-eastern townhouse to face 11 Street NW or consideration for additional grade-level amenity at that corner to activate the Riley Park interface.
Applicant Response	
<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 Applicant is encouraged to address in specific detail resilience strategies applicable to the proposal in future submissions.
Applicant Response	