

Applicant Response to Urban Design Comments



January 9th, 2026

DR Response

The Harriet
1212, 1215, 1218 5 Av NW
Calgary, AB
LOC2025-0133

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General Comments	Applicant Response
<p>Site</p>	
<p>1. The relationship between the proposed development and abutting streets/sidewalks should be carefully considered: a. It is expected that strong pedestrian access points will be provided into and through the development. b. It is expected that utilities and services, such as transformers and waste areas, will not be located close to main pedestrian or vehicular access points. c. It is expected that the development will be sited to provide an animated and vibrant interface with public streets. At-grade units fronting onto public streets are expected to address the street/ sidewalk with doors, windows, and connections to public sidewalk when provided.</p>	<p>A. Noted. We will ensure clear and strong pedestrian access points are provided throughout the development. B. Noted. We will ensure utilities and service areas are located away from main pedestrian and vehicular access points. C. Noted. We will design at-grade units to engage the street with active frontages, including doors, windows, and connections to the sidewalk.</p>
<p>2. It is expected that shadowing of Riley Park and the scale of the development will be mitigated through transition techniques where the development is adjacent to the park and public realm. For example: Development should provide setbacks and stepbacks along each property line, particularly the north and east property lines.</p>	<p>Noted. We will incorporate setbacks and stepbacks along the north and east property lines to mitigate shadowing and ensure an appropriate transition to Riley Park and the public realm.</p>
<p>3. It is expected that at-grade units fronting on the proposed public sidewalks or amenity space will have direct access to the space.</p>	<p>Noted. We will provide direct access from at-grade units to adjacent public sidewalks and amenity spaces.</p>
<p>4. Due to the large scale of the development, it is expected that a range of amenity spaces that enable programmatic flexibility, including seating areas, will be provided.</p>	<p>Thank you for the comment. We will include a variety of flexible amenity spaces with seating throughout the development.</p>
<p>5. Every effort should be made to retain natural site features and wildlife habitat and enhance biodiversity on the site. Provide information regarding the current site and measures proposed to revitalize the landscape.</p>	<p>We will work to retain existing natural features and wildlife habitats, enhancing biodiversity through measures such as tying into the surrounding green space and planting lilacs to mirror existing vegetation.</p>

6. Green infrastructure features are strongly encouraged, including permeable paving, LID features, rainwater harvesting, EV charging, photovoltaics and opportunities for on-site food production. Indicate all site-focused sustainable design measures on the landscape plan.	Many of these green infrastructure measures will be considered, taking into account available funding options and the client's budgetary requirements.
7. Provide complete site/landscape plans and details including all site infrastructure elements (fire hydrants, sign posts, street light and traffic light poles) at the time of development permit submission to allow for a complete analysis of the viability of the pedestrian space.	Noted. Complete site and landscape plans, including all infrastructure elements, will be provided with the development permit submission for a full pedestrian analysis.
8. It is expected that adequate external lighting on all the proposed development, complying with CPTED requirements and principles will be included in the development.	We will ensure the development includes adequate external lighting that complies with CPTED principles.
Public Realm	
9. It is expected that strong edge definition to streets and proposed amenity spaces through layered landscaping will be provided. Define landscape strategy for front setbacks. Consider one tree per area and layered landscaping with bushes and/or decorative ornamental grasses.	We will provide strong edge definition with layered landscaping, including trees, shrubs, and ornamental grasses, and will define the strategy for front setbacks accordingly.
10. At the Development Permit stage, indicate the location and screening of all mechanical equipment and associated ventilation and exhaust grilles, gas metres, and other service infrastructure, ensuring that it does not negatively impact the public realm.	All mechanical equipment, meters, and service infrastructure will be located and screened to minimize impact on the public realm, and details will be provided at the Development Permit stage.
11. Review all public spaces to ensure they are designed to meet or exceed standards for universal access design. The City of Calgary's Access Design Standards are intended primarily for City owned facilities, but a recommended resource to ensure the built environment is well designed for people of all abilities and ages.	Noted. We will review all public spaces to ensure they align with universal access principles, referencing the City's Access Design Standards as guidance. We have also onboarded an Accessibility expert to help guide and review unit and public domain design.
Architecture	
12. It is expected that all building facades will demonstrate visual interest and articulation through design elements including, but not limited to, windows, doors, recesses, canopies, awnings and porches to integrate with the public realm elements to create a sense of place.	We recognize that this is a four-sided building, and we will ensure all facades incorporate visual interest and articulation through windows, doors, canopies, and other design elements to enhance the public realm.
13. Provide detail regarding the resolution of materials where the building meets grade along the boundary of the public realm; show how finishes and details will be resilient and durable.	We will provide details showing durable and resilient material finishes where the building meets grade along public boundaries.
14. It is expected that common entrances will be accentuated along public streets to help activate and animate the public realm.	Common entrances will be highlighted and designed to activate the public realm along streets.

<p>15. Corner elevations abutting public streets will be expected to be enhanced architecturally, with articulation applied to the side elevations to mitigate being perceived as secondary or of lesser importance. Potential strategies include at-grade unit entries and balconies to further animate the facades, windows, horizontal fascia, canopies, feature lighting.</p>	<p>Corner elevations will be architecturally enhanced with articulation, at-grade entries, balconies, and other features to ensure they are engaging and not perceived as secondary.</p>
<p>16. Avoid blank walls and consider innovative window designs to offer interesting fenestration and façade design articulation.</p>	<p>We will avoid blank walls and incorporate innovative window designs to create engaging and articulated façades.</p>
<p>17. It is expected that at-grade units' elevations are differentiated by materials and colour variations where possible to give each unit a unique look. Provide residential-scaled detail at the individual unit entries which signal that these are front entry door and are well defined with landscaping and screening where necessary.</p>	<p>At-grade units will feature varied materials and colors, with clearly defined, residential-scaled entries enhanced by landscaping and screening where appropriate.</p>
<p>Place</p>	
<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"> • Relocate parking access and consolidate back of house uses on 11A Street NW to enhance and activate the pedestrianized laneway. • Relocate the molok waste internal to the building to improve street edge activation. • Enlarge the north setback to provide increased landscape buffer transition between the at-grade units and the laneway. • Consider relocating utility poles to the north of the laneway to improve livability of north units. • Enlarge the Southeast corner plaza to more effectively signal the gateway to Riley Park from 5 Avenue NW. • Provide active uses fronting 11 Street NW to activate the eastern edge. • Consider providing a wider sidewalk on 11 Street NW to create hierarchy and enhance the public connection to the Riley Park entrance. 	<p>We agree with the Panel's insights and recognize the opportunity to strengthen the project as a prominent gateway site. We will explore strategies to consolidate parking and back-of-house functions along 11A Street NW to better activate the pedestrian laneway, and relocate the Molok waste system internal to the building to improve the street edge experience. Increasing the north setback will provide a more generous landscape buffer between at-grade units and the laneway, while relocating utility poles will enhance livability for the north-facing units. Additionally, we will review opportunities to enlarge the Southeast corner plaza to clearly signal the gateway to Riley Park from 5 Avenue NW, provide active uses along 11 Street NW, and consider widening the sidewalk to reinforce hierarchy and strengthen the public connection to the park entrance. These measures will collectively enhance activation, connectivity, and the overall sense of place for the development.</p>
<p>Scale</p>	
<p>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.</p>	<p>Noted; thank you.</p>

<p>Amenity</p> <p>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.</p> <p>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.</p>	<p>We will clarify the intended use of the at-grade coffee shop at Development Permit. While we will explore relocating it further north to better animate the Riley Park entry and laneway, we believe the current location provides a strong wayfinding marker to 5th Avenue and allows for spill-out patios with increased sun exposure. Live-work amenities throughout the building, including street-level accessibility where appropriate, will also be clearly defined.</p>
<p>Legibility</p> <p>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.</p>	<p>We will review the arrangement of uses and consider consolidating back-of-house functions on 11A Street NW, internalizing waste, and shifting the building west to create wider sidewalks and enhance the pedestrian experience. The main entry orientation will also be evaluated to improve legibility from 5 Avenue NW.</p>
<p>Vibrancy</p> <p>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.</p>	<p>The current plan is to provide the 10% affordable and 15% accessible units, with grade-oriented units along 5 Avenue NW and the lane to enhance vibrancy. We will also consider a commercial use at grade and additional amenity at the northeast corner to further activate the Riley Park interface.</p>
<p>Resilience</p> <p>The Applicant is encouraged to address in specific detail resilience strategies applicable to the proposal in future submissions.</p>	<p>Noted; thank you.</p>