

Urban Design Review Panel Comments

Date:	September 19, 2018	
Time:	1:00 pm	
Panel Members:	Present:	Absent:
	Chad Russill (co-chair)	Janice Liebe
	Amelia Hollingshurst	Chris Hardwicke
	Terry Klassen	Yogeshwar Navagrah
	Robert LeBlond	Jack Vanstone
	Glen Pardoe	Gary Mundy
		Ben Bailey
		Bruce Nelligan
		Eric Toker

Advisor:	David Down, Chief Urban Designer
Application number:	PE2018-01178
Municipal address:	1831, 1835, 1839 33 AV SW
Community:	South Calgary
Project description:	Multi-Residential Development with Live/Work
Review:	First
File Manager:	Jennifer Duff
City Wide Urban Design:	Angela Kiu
Applicant:	Sarina Developments
Architect:	FAAS
Owner:	
Ranking:	Further Review Recommended

Summary

This proposed residential development in South Calgary Marda Loop includes live/work on the ground floor, for an overall 5-storey building at the corner of 18th Street and 33rd Avenue SW. The proposed application also revises the current RC-2 zoning to MU-1. The Panel views this in alignment with the City of Calgary Main Streets initiative and generally positive towards an urban design strategy, specifically the proposed densification and potential public realm vibrancy.

Though reviewed in the pre-application format, the following aspects are put forward for greater consideration as the project develops. Note the Applicant identified some of these items already known for future planned project advancement, which is well understood by the Panel.

- Animation of blank walls (lane/north and east/R-C2 immediately adjacent) through openings, materials, and change in plane requires development.
- Live/work units at grade currently present a more residential aesthetic. An increased commercial feel would promote the urban realm qualities, enhance the massing, and provide a storefront presence for those units.
- The theory of articulating the building mass at the street corner is commendable, though further exploration is required to truly celebrate this location as a gateway element. The '*pulling back*' (in plan) of the corner, will help create a strong interface and should be enhanced through the discussed '*pulling up*' of features in elevation (unifying the two design moves further). This approach will be improved by the connection at-grade and in combination with the facade to reinforce the base concept.
- Related to above, the intended interaction with public circulation, activities to evoke placemaking, and realities of temporary furniture placement, storage, etc. should be studied for holistic design.
- The east side of the building, both in massing and interface at-grade, requires revision regarding greater contextual consideration. This edge condition is the only location that physically connects to an adjacent R-C2 zoned parcel (the rest have the added benefit of a lane or street separating

Urban Design Review Panel Comments

the massing) and yet this condition presents a very abrupt edge. Greater reference to the context is strongly recommended in terms of the massing and details at grade.

- Current rendering shows significant 'fin walls' at the podium's east and south corners. This element will interrupt both visually and physically the connectivity of the project to its surroundings. Applicant to investigate alternatives to better transition these edges.

The presented package was thorough in conveying the primary concept in creation of the massing. Information and dialogue were both positive; the Panel appreciates the early collaborative effort put forward.