

UDRP Comments and Reponse by the Applicant

Date	October 3, 2018	
Time	1:00	
Panel Members	Present Chad Russill (co-chair) Terry Klassen Bruce Nelligan Jack Vanstone Gary Mundy Amelia Hollingshurst Ben Bailey	Absent Janice Liebe (chair) Glen Pardoe Robert LeBlond Eric Toker Yogeshwar Navagrah Chris Hardwicke
Advisor	David Down, Chief Urban Designer	
Application number	DP2018-4439	
Municipal address	1879 Na'a Dr SW	
Community	Medicine Hill	
Project description	New: Multi-Residential Development	
Review	first	
File Manager	Wendy Koo	
City Wide Urban Design	Angela Kiu	
Applicant	NORR Architects, Engineers, Planners	
Panel Position	Further Review Recommended	

Summary

The Panel acknowledges that this townhome development is somewhat less urban in the nature than it typically reviews, however a few considerations could substantially improve the proposed design in this regard. These include:

- Improvement of the proposed woonerf to utilized shared space principles that truly integrate all transportation modes with a comprehensive public realm design. In this type of design, consideration to eliminate the sidewalks and crossings should be given, as well as a more holistic design narrative which includes all other public spaces.
- Two buildings (east and west ends) currently propose a 'side-on frontage' with Na'a Drive, with little to no additional architectural articulation on the side facades to integrate with the public realm. Greater architectural expression required for these units that face the street as well as diversity of material palette to animate proposed elevations.
- The written presentation focuses on the surrounding native landscape and the history of the lands as part of the Blackfoot culture, however this does not translate through to the proposed design. Applicant to reinforce richness and topography that appears in the narrative.

Applicant Response, December 14, 2018

Pursuant to the above noted UDRP review for the Multi-Residential project in Medicine Hill, please find our responses below for the UDRP review and consideration. NORR responses are indicated in Blue.

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Urban Design Element	
<p>Creativity <i>Encourage innovation; model best practices</i></p> <ul style="list-style-type: none"> • Overall project approach as it relates to original ideas or innovation • Ability to solve a planning, design or market problem in a new clever manner 	
UDRP Commentary	<p>Applicant responded to the 'soul' of the project being the unique site itself, in relation to the slope of natural setting. The project as reviewed could become more unique as it relates to this thesis, potentially with improved 'duality' of the formal front interface along with a more naturalized southern connection at the rear (concept was discussed though not seen as obvious quality in the project).</p> <p>The presentation alludes to the surrounding native landscape and the indigenous Blackfoot culture, however does not demonstrate how it supports natural, cultural and historical assets. Applicant to reinforce richness and topography that appears in the narrative, or consider an alternative narrative.</p>
Applicant Response	<p>The design approach was to provide Townhome units in a variety of forms. 'The Village' is located between two commercial nodes with this Block E located just north of the 'Slopes' a 165 acre natural preserve park. This site is surrounded by native landscape and importance of the Blackfoot culture who lived on these lands, this Medicine Hill site offers natural, cultural and historical assets.</p> <p>The placement or siting of the residential units in the Block are designed to respect the natural topography while preserving and enhancing the native landscape. The street-oriented units have been located along Na'a Drive for interaction with the streetscape as required by the ASP. The Townhomes where grades allow have been oriented to face natural green areas, in order to maximize views and provide "bookends" to this development. Valley views, hill views were also taken into consideration in planning this site.</p> <p>Further to our meeting with Blackfoot Elder Pablo we have developed the surrounding landscape area to include cultural elements that includes native planting areas around the meditation circle. The plant material in the area includes sage, sweet grass, and lavender. Other native planting recommendations included aspen, pines, white spruce, dogwood and junipers. These recommendations have been included in the planting.</p>
<p>Context <i>Optimize built form with respect to mass and spacing of buildings, placement on site, response to adjacent uses, heights and densities</i></p> <ul style="list-style-type: none"> • Massing relationship, distribution on site, and response to landscape/neighbourhood conditions • Shade impact on public realm and adjacent sites 	
UDRP Commentary	<p>Implications of adjacent multi-residential development immediately to the north would be informative to the proposed street section along Na'a Drive. As reviewed, the development is shown to be somewhat of an island to itself, though in reality the adjacent projects could be shown for greater understanding.</p> <p>The panel recognizes the Applicant has adapted the building floor plates and elevations to the topography and slope along the Na'a Drive frontage.</p>
Applicant Response	<p>The future north Block D site when further developed into a design and Development Permit will have a visually and physical connection from the current south Block E. As shown on Block E there is a strong north south pedestrian connection to the 'Slopes'.</p> <p>The placement or siting of the Townhomes are designed to respect the natural topography while preserving and enhancing the native landscape.</p>
<p>Human Scale <i>Defines street edges, ensures height and mass respect context; pay attention to scale</i></p> <ul style="list-style-type: none"> • At-grade built form, street trees and landscaping define street edges to public realm • Inclusion of fine-grain architecture and landscaping details, lighting and signage 	
UDRP Commentary	<p>The proposed Woonerf or Shared Space design should be applied to the full extent of the site's interior private streets. Shared Space is defined as a mingling of people walking,</p>

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	<p>cycling and driving in cars – in this type of design there is no need for sidewalks and marked crossings. Success of the Woonerf will be established at a holistic concept in conjunction with the transition from the traditional street to the private internal street. The Woonerf appears to exist only in name currently, with little physical design or elements that are consistent with the principles of shared space.</p> <p>The Panel also suggests the applicant refine massing of the building proportions for an improved fine-grain scale, particularly at the ground level.</p> <p>Variation of townhome range (3-plex to 8-plex) is effective scale attribute.</p>
Applicant Response	<p>Woonerf for Block E has been expanded to include the main pedestrian corridor. These areas will be treated with stamped and coloured asphalt.</p> <p>Sidewalks have been removed from parts of the site to allow for the more traditional approach to the woonerf.</p> <p>Please refer to the new 3D renderings provided in the enclosed Booklet. You will see that the Townhomes are scaled with elevation massing, stone at lower levels, lighter coloured massing materials on upper levels with earth tones, a reflection of the surrounding hills.</p>
<p>Integration <i>The conjunction of land-use, built form, landscaping and public realm design</i></p> <ul style="list-style-type: none"> • Parking entrances and at-grade parking areas are concealed • Weather protection at entrances, winter city response/utilize the positive aspects of local climate • buildings designed to activate pedestrian areas and connections 	
UDRP Commentary	<p>The notion of shared habitat was identified by Applicant however perimeter fencing has adverse effect; the Panel feels removing the requirement of fencing would create a more permeable condition and stronger interface. This would also allow for more native landscaping to filter into the property and create a soft transition from the rear housing into the natural park landscape.</p> <p>In relation to Human Scale section, internal private streets should be based on 8 Shared Space principles that link to specific street activities and positive behaviours, creating streets that function as quality public places.</p>
Applicant Response	<p>Fencing around the perimeter of the site has been kept to ensure the protection of the natural areas surrounding the site. The fencing will be a 1200mm high black chain link fence to provide permeability and a physical barrier from the private property to the Paskapoo Slopes.</p>
<p>Connectivity <i>Achieve visual and functional connections between buildings and places; ensure connection to existing and future networks.</i></p> <ul style="list-style-type: none"> • Pedestrian first design, walkability, pathways through site, and extension of materials across lanes • Connections to LRT stations, regional pathways and cycle paths • Inviting and connected routes along desire lines for all mobility modes 	
UDRP Commentary	<p>The Panel acknowledges Applicant desire to create walkable site, that could be improved with review of the Woonerf, its relationship with other public space design, and the potential elimination of sidewalks to promote a true shared street experience.</p> <p>The proposed bus stop locations (while not under Applicant control) appear to be located away from the density as opposed to being in greater proximity for reduced duration of pedestrian travel.</p>

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	A pedestrian crosswalk connection across Na'a Drive to Lot D was discussed, however not illustrated in the documentation provided. The Panel suggests incorporating this connection into the overall pedestrian network.
Applicant Response	<p>Woonerf for Block E has been expanded to include the main pedestrian corridor. These areas will be treated with stamped and coloured asphalt.</p> <p>As noted above earlier Block D is not designed at this time. A future connection will be provided in this Development permit application.</p>
<p>Animation <i>Incorporate active uses; pay attention to details; add colour, wit and fun</i></p> <ul style="list-style-type: none"> • Building form contributes to an active pedestrian realm and project porosity • Residential units provided at-grade OR commercial pedestrian scale signage, public art, etc • Elevations are interesting and enhance the streetscape including corner treatments 	
UDRP Commentary	<p>Greater architectural expression required for the units' side elevation that currently 'front' Na'a Drive. These corner units require greater animation as the interface with the public realm.</p> <p>Three (3) material palettes reviewed, however presented information is difficult to differentiate one palette from the next. Greater distinction between materials is encouraged to animate facades for improved elevation design in conjunction with Applicant's material inspiration.</p>
Applicant Response	<p>Upon further review the Side corner Units elevations have been developed to be street oriented with direct access from their front door to Na'a Drive.</p> <p>The colour material palettes as shown in the updated Booklet enclosed along with new 3D Renderings show the differentness in the proposed earth tone materials.</p>
<p>Accessibility <i>Ensure clear and simple access for all types of users</i></p> <ul style="list-style-type: none"> • Provides democratic, inviting access and movement options • Entry definition, legibility 	
UDRP Commentary	No comment.
Applicant Response	No comment, noted.
<p>Diversity <i>Promote designs accommodating a broad range of users and uses</i></p> <ul style="list-style-type: none"> • Retail street variety, at-grade areas, transparency into spaces • variety of uses offered that create activity for diverse users through all seasons 	
UDRP Commentary	<p>Applicant to review subtle adjustment to differences at the entries that could reinforce the sense of individuality and overall street diversity. This suggested comment includes review of change in plane that corresponds with topography response.</p> <p>See Animation section as it relates to diversity of material palette.</p>
Applicant Response	The new 3D Renderings provided show more clearly the animation in the Townhome Buildings with colour, massing and individuality in the Townhome units.
<p>Flexibility <i>Develop planning and building concepts which allow adaptation to future uses, new technologies</i></p> <ul style="list-style-type: none"> • Project approach relating to market/context changes or range of uses both now and in the future • shared spaces to serve a variety of functions, activities or uses 	
UDRP Commentary	<p>Project type not suited/adequate for anticipation of use-flexibility considerations (inherent in project type). Shared space concept present in the proposed design does contemplate a variety of functions, however greater execution required for intended result (see Human Scale section).</p>
Applicant Response	The Townhome design for this project are diverse, all are designed to range from 2 – 4 Bedrooms with the 4th bedroom being a Flex space. The family can aged in place, grow the family and or down the size the number of persons in later years living in the Townhome and change the use of the spaces.
<p>Safety <i>Achieve a sense of comfort and create places that provide security at all times</i></p> <ul style="list-style-type: none"> • Safety and security including night time design • architecture, landscaping, lighting, furniture elements create a space perceived as safe 	

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UDRP Commentary	Applicant to review perceived safety at the meditation circle. A self-review of the space using CPTED principles would identify positive CPTED attributes and allow areas that are deficient to be rectified.
Applicant Response	The proposed Meditation Circle has been designed with CPTED policies in mind. There are clear site lines along public pathways to the more semi-private Circle. Landscape proposed does not compromise security and allows for clear views.
Orientation <i>Provide clear and consistent directional clues for urban navigation</i>	
<ul style="list-style-type: none"> Enhance natural views and vistas distinctive hierarchy of streets, spaces and landscapes create natural wayfinding 	
UDRP Commentary	The project orientation does not appear to account for natural views or vistas. Backyards at-grade appear to have a door off the bedroom and not be a distinctive gesture to utilize the space in this location.
Applicant Response	The street-oriented units have been located along Na'a drive for interaction with the street as required by the ASP. The other Units where grades allow have been oriented to face natural green areas, to maximize the views. The Units along the south edge can access the green space by either by the upper balcony with steps from the living spaces or thru the Flex room on grade were grades allow.
Sustainability <i>Be aware of lifecycle costs; incorporate sustainable practices and materials</i>	
<ul style="list-style-type: none"> Site/solar orientation and passive heating/cooling Creates enhanced pedestrian environments and promote walking, cycling and transit use 	
UDRP Commentary	Pedestrian environment was discussed in great length and could be improved through refinements to the woonerf concept. No obvious site design for passive heating/cooling reviewed.
Applicant Response	Woonerf for Block E has been expanded to include the main pedestrian corridor. These areas will be treated with stamped and coloured asphalt. The placement of All the townhomes have south or west exposure for passive sun heating in the winter. Buildings are designed to minimize overshadowing of the adjacent housing Units and reflect the form of the site.
Durability <i>Incorporate long-lasting materials and details that will provide a legacy rather than a liability</i>	
<ul style="list-style-type: none"> Use of low maintenance materials and/or sustainable products Project detailed to avoid maintenance issues 	
UDRP Commentary	No comment.
Applicant Response	No comment, is noted,