

Urban Design Review Panel Comments

Date	February 20, 2019	
Time	1:00	
Panel Members	Present Janice Liebe (Chair) Colin Friesen Terry Klassen Chris Hardwicke Eric Toker	Absent Chad Russill (Co-Chair) Gary Mundy Beverley Sandalack Ryan Agrey Jack Vanstone Ben Bailey Glen Pardoe Michael Sydenham
Advisor	David Down, Chief Urban Designer	
Application number	LOC2018-0277	
Municipal address	5116 Richard Rd SW	
Community	Lincoln Park	
Project description	Land Use Amendment	
Review	first	
File Manager	Jenna Dutton	
City Wide Urban Design	Xia Zhang	
Applicant	B&A Planning Group	
Panel Position	Endorse	
Overall Ranking (1-5)	4	

Note: Overall ranking is not an average of the 13 *Urban Design Elements*, but a qualitative project rating of the application in its context.

- 5=Excellent (exceeds expectations, clear intent to achieve high quality outcome)
- 4=Good (somewhat exceeds expectations, high probability of success)
- 3=Average (meets expectations, likely to achieve basic standard of quality outcome)
- 2=Fair (somewhat meets expectations, multiple weaknesses or deficiencies)
- 1=Poor (does not meet expectations, demonstrates some lack of understanding of requirements)

Summary

This is an application for Land Use re-designation with a few Purpose/Intent statements attached. With the application, a concept plan and perspective images were provided, but these were presented to indicate intent and the Land Use would not be formally tied to these plans. Since Land Use alone has very little Urban Design content our comments are almost entirely based on the concept plans presented. Our first comment is that where the plans have worthy aspects and good qualities the developer should commit to following through on these plans as the development is executed. To this end, we recommend that approval of the Land Use be tied to the maintenance of the road network, entry positions, density and height distribution, commercial uses at the central civic square, open space networks including pedestrian and cycling as illustrated in the proposal – taking into account the comments below.

The concept plans show a good pattern of development on a site that has significant constraints. The creation of a central square as a focus for the development and the circulation leading into it could be quite successful. The connection to the south to Peace Keepers Park and further into Garrison Green offers a much-needed destination for the pedestrian/vehicle paths leading out of these areas. The potential of a connection to the east to the existing City park and beyond could also be successful depending on future development in that direction.

Although limited to right-in/right-out the entrances to the north and west are important to the urban form of the central square. The Roads Department should be advised against moving these entry roads further

Urban Design Review Panel Comments

from the northwest corner intersection which would seriously limit development options on both sides of these entrance roads.

A strong recommendation was to make the road on the south side of the square two way and eliminate or virtually eliminate the road on the north to connect the square to the building face to the north. This would enliven the square with a connection to retail space and make maximum use of the square's south exposure. A further comment was to take special care with the termination of each entrance axis as it comes into the development. It is not enough to end these visual axes on a building face. The building should provide something interesting at this location.

The site is surrounded on the north and west by wide roads with low density office to the north and on the other two sides mostly with undeveloped or industrial uses. In this difficult location the proposal does address surrounding streets in a way that could greatly improve the environment. The building heights decrease from north to south to meet the lower height residential buildings. It was suggested that this variation could be increased by creating a tall point building on the northwest corner adding variety and visual interest. Although pushing the density to the north of the site protects the solar exposure in the interior of the development the long slab forms create a shadow condition along the sidewalk along the entire north extent of the site. Breaking up the slabs along the north would allow sunlight along portions of that streetscape.

Applicant Response

Thank you for your positive comments and endorsement of our WestMount South Land Use application, including supporting our proposed street network.

Our vision is to create a pedestrian and transit oriented mixed-use neighbourhood focused on residential opportunities while maintaining flexibility to be viable in current and future market conditions. The proposed Direct Control (DC) District, based on the Mixed Use – General (MU-1) District, and new Master Plan policies will ensure that this vision is achieved.

The development will connect the distinct surrounding areas, offering commercial services and facilitating social interaction. Ground level retail along walkable streets, a central green space, and the opportunities for hotel and institutional uses will be anchored by a mix of medium density residential development, including townhouses and multi-family building typologies.

We have advised Transportation that the proposed road network must be allowed as proposed in order to create well designed and developable blocks. Our preference is to keep the street network as proposed for day-to-day traffic calming and pedestrian-oriented circulation, with the streets closeable for special events such as farmers markets, celebrations, etc.

Further details will be outlined and confirmed at the master planning / DP stage in accordance with the revised Master Plan and proposed DC District.

Urban Design Review Panel Comments

Urban Design Element		Rating 1-5
Creativity <i>Encourage innovation; model best practices</i> <ul style="list-style-type: none"> Overall project approach as it relates to original ideas or innovation 		4.5
UDRP Commentary	The creation of a new urban square and completion of some visual axes creates a valuable focus to the area.	
Applicant Response	This is achievable with our land use proposal. Details will be provided at the DP stage in accordance with the proposed Master Plan and DC.	
Context <i>Optimize built form with respect to mass and spacing of buildings, placement on site, response to adjacent uses, heights and densities</i> <ul style="list-style-type: none"> Massing relationship to context, distribution on site, and orientation to street edges Shade impact on public realm and adjacent sites 		4
UDRP Commentary	In a difficult site massing location and organization are effective.	
Applicant Response	The greatest heights are proposed at the north, where shadowing would mostly impact an arterial (Mount Royal Gate). Details will be provided at DP stage in accordance with Master Plan and DC.	
Human Scale <i>Defines street edges, ensures height and mass respect context; pay attention to scale</i> <ul style="list-style-type: none"> Massing contribution to public realm at grade 		4
UDRP Commentary	A good pedestrian environment is possible with sensitive design of the square, entrances and adjacent buildings.	
Applicant Response	This is achievable with our land use proposal. Details will be provided at the DP stage in accordance with the proposed Master Plan and DC.	
Integration <i>The conjunction of land-use, built form, landscaping and public realm design</i> <ul style="list-style-type: none"> Parking entrances and at-grade parking areas are concealed Weather protection at entrances and solar exposure for outdoor public areas Winter city response 		4
UDRP Commentary	A mixed use Land Use is much better to take full advantage of this site.	
Applicant Response	Agreed: our proposed mixed-use DC would be much better for the site and surrounding area than the current suburban office-focused DC.	
Connectivity <i>Achieve visual and functional connections between buildings and places; ensure connection to existing and future networks.</i> <ul style="list-style-type: none"> Pedestrian first design, walkability, pathways through site Connections to LRT stations, regional pathways and cycle paths Pedestrian pathway materials extend across driveways and lanes 		3.5
UDRP Commentary	External constraints make this a difficult site to connect to surrounding environment. Those connections that are available are well used but City Roads Department should be encouraged to cooperate by not moving the planned entrance roads.	
Applicant Response	We have advised Transportation that the proposed road network must be allowed as proposed in order to create well designed, developable blocks and a pedestrian and transit-oriented site. Right-in / right-out accesses to both Mount Royal Gate and Richard Road are also strongly desired.	
Animation <i>Incorporate active uses; pay attention to details; add colour, wit and fun</i> <ul style="list-style-type: none"> Building form contributes to an active pedestrian realm Residential units provided at-grade Elevations are interesting and enhance the streetscape 		TBD
UDRP Commentary		
Applicant Response	This is achievable with our land use proposal. Details will be provided at the DP stage in accordance with the proposed Master Plan and DC.	
Accessibility <i>Ensure clear and simple access for all types of users</i> <ul style="list-style-type: none"> Barrier free design Entry definition, legibility, and natural wayfinding 		TBD
UDRP Commentary		
Applicant Response	This is achievable with our land use proposal. Details will be provided at the DP stage in accordance with the proposed Master Plan and DC.	
Diversity <i>Promote designs accommodating a broad range of users and uses</i> <ul style="list-style-type: none"> Retail street variety, at-grade areas, transparency into spaces Corner treatments and project porosity 		4

Urban Design Review Panel Comments

UDRP Commentary	A variety of uses and forms is proposed with this application.	
Applicant Response	Agreed: our proposed mixed-use DC allows for a wide variety of compatible retail and residential uses and built forms.	
Flexibility Develop planning and building concepts which allow adaptation to future uses, new technologies		TBD
<ul style="list-style-type: none"> Project approach relating to market and/or context changes 		
UDRP Commentary		
Applicant Response	Our proposed DC is intended to maintain enough flexibility to be viable for current and future market conditions.	
Safety Achieve a sense of comfort and create places that provide security at all times		TBD
<ul style="list-style-type: none"> Safety and security Night time design 		
UDRP Commentary		
Applicant Response	This is achievable with our land use proposal. Details will be provided at the DP stage in accordance with the proposed Master Plan and DC.	
Orientation Provide clear and consistent directional clues for urban navigation		4
<ul style="list-style-type: none"> Enhance natural views and vistas 		
UDRP Commentary	Entrance roads are well placed and distributed. Care should be taken in completing the design that visual axes have interesting end points.	
Applicant Response	We have advised Transportation that the proposed road network must be allowed as proposed in order to create well designed, developable blocks. Details will be provided at the DP stage in accordance with the proposed Master Plan and DC.	
Sustainability Be aware of lifecycle costs; incorporate sustainable practices and materials		TBD
<ul style="list-style-type: none"> Site/solar orientation and passive heating/cooling Material selection and sustainable products 		
UDRP Commentary	Although TBD, the opportunity at DP stage is for sustainable stormwater design and implementation (Low Impact Development rain gardens) that should capture green infrastructure design strategies to transform gray space into green space. These natural qualities would contribute an attractive layer to the walkable realm of the proposed mixed-use environment.	
Applicant Response	This is achievable with our land use proposal. Our engineer has already preliminarily reviewed the site from a servicing perspective. Details will be provided at the DP stage in accordance with the proposed Master Plan and DC.	
Durability Incorporate long-lasting materials and details that will provide a legacy rather than a liability		TBD
<ul style="list-style-type: none"> Use of low maintenance materials and/or sustainable products Project detailed to avoid maintenance issues 		
UDRP Commentary		
Applicant Response	This is achievable with our land use proposal. Details will be provided at the DP stage in accordance with the proposed Master Plan and DC.	
Overall Rating (1-5)		4