

## Urban Design Review Panel Comments

March 20, 2019

### Summary

The project involves a 6-storey, mid-rise 80-unit multi-family residential building to be developed on 5<sup>th</sup> Avenue NW, backing onto Riley Park (separated by an existing lane, which will remain).

Comments from the panel included the following:

- The panel has concern regarding the massing of the project along 5<sup>th</sup>. The project presents a large wall to the street and would benefit from setbacks to break up the massing and to present a more human scale to the street. The panel asks that options be provided that set back the upper two floors (approximately 3m is suggested) and to change the material to emphasize the separation.
- Consideration be given to the usability, comfort and appearance of the private outdoor amenity spaces for at-grade units by adding modestly-scaled screens extending perpendicular from the building-face, typically no more than 1.2m. The street-edge relationship between landscape and building can thereby further enrich life in the private, semi-private and public domain.
- Likewise, heightened (taller) front doors for the primary street entrance adds appeal of the entry experience and would engage a heightened presence to the interfacing public realm.
- The original plans had shown angled parking for visitors in the laneway. Updated plans show laneway parking relocated to the below-grade parking structure. The Panel is unanimously supportive of this change as it provides an opportunity to create and use the space for other purposes – an amenity. The Applicant indicated that at present, this area is under review with the intention it be utilized as some form of landscaped amenity space. The Panel was supportive and noted that it may be challenging to create a space that is usable, but at the same time addresses CPTED criteria.
- There were suggestions made regarding the possibility of altering colours or materials to affect the texture of the facade. Comments were not intended to add colours or materials; rather to consider perhaps a more varied use of those already within the project palette. Additional suggestions in this regard considered the possibility of more vegetation at the 5<sup>th</sup> Street main entrance, as well as increasing the size of the front door to 3' x 8' to provide more of a grand entrance (with rationale, as previously noted).
- There were queries from some Panel members regarding the possibility of acquiring an additional opening in the Riley Park fence along the rear of the site to provide an additional Park entrance.
- The Panel noted that by moving the visitor parking into the parkade and not adding more to the parking supply, there would be a need for a variance, but that the proximity of the site to the nearby LRT station would lend itself to support for this from the City during the review process.
- The ramp clearance under the structure should be reviewed to measure the clearance perpendicular to the ramp and not to the ground so as to ensure the correct clearance height is noted.

In terms of priority points, the Panel discussion identified the following for consideration:

- Consider options to affect the massing along 5<sup>th</sup> Avenue.
- Continue exploring opportunities for the landscaped outdoor area at the rear of the building where the visitor parking was originally located.
- Review the treatment of the main entrance to provide more variance and street presence.

### Applicant Response

(date)

Please find applicant response to UDRP items on the following page in [green](#).  
UDRP response was included in our DTR1 submission on April 15, 2019.

## Urban Design Review Panel Comments

Urban Design Element	
<b>Creativity</b> <i>Encourage innovation; model best practices</i> <ul style="list-style-type: none"> <li>Overall project approach as it relates to original ideas or innovation</li> </ul>	
UDRP Commentary	
Applicant Response	
<b>Context</b> <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"> <li>Massing relationship to context, distribution on site, and orientation to street edges</li> <li>Shade impact on public realm and adjacent sites</li> </ul>	
UDRP Commentary	The proposal is similar in scale to new and anticipated multifamily residential for this area adjacent to Riley Park. However, the distribution of the massing against 5 <sup>th</sup> creates a large wall to the street. Setbacks at upper levels and material changes should be considered to reduce the apparent scale along the street. Shading does not appear to be an issue given the positioning of the building and presence of large trees on the edge of the adjacent park.
Applicant Response	We have reworked the materials on the top floor, as well as the transition from the 4 <sup>th</sup> floor to the 5 <sup>th</sup> floor. Darker metal siding has been replaced by white metal panel cladding. Glazing has been added to several areas on the 5 <sup>th</sup> floor that ties up into the 6 <sup>th</sup> floor. More glazing has been added all the way around the 6 <sup>th</sup> floor in order to help reduce the perceived mass.
<b>Human Scale</b> <i>Defines street edges, ensures height and mass respect context; pay attention to scale</i> <ul style="list-style-type: none"> <li>Massing contribution to public realm at grade</li> </ul>	
UDRP Commentary	Concern about massing along 5 <sup>th</sup> Avenue (see above) and the potential to create more variance in the face above grade. As well, at grade, there may be benefit in increasing the stature/scale of the main front entrance.
Applicant Response	Principle entrance has been reworked, front door has been increased in size, more lighting elements added.
<b>Integration</b> <i>The conjunction of land-use, built form, landscaping and public realm design</i> <ul style="list-style-type: none"> <li>Parking entrances and at-grade parking areas are concealed</li> <li>Weather protection at entrances and solar exposure for outdoor public areas</li> <li>Winter city response</li> </ul>	
UDRP Commentary	The project adequately addresses these items.
Applicant Response	
<b>Connectivity</b> <i>Achieve visual and functional connections between buildings and places; ensure connection to existing and future networks.</i> <ul style="list-style-type: none"> <li>Pedestrian first design, walkability, pathways through site</li> <li>Connections to LRT stations, regional pathways and cycle paths</li> <li>Pedestrian pathway materials extend across driveways and lanes</li> </ul>	
UDRP Commentary	The rear lane would benefit from an enhanced treatment, and the development of this site will result in the lane being paved and the area enhanced. It would be beneficial if an additional park access through the fence could be provided.
Applicant Response	Rear lane condition has been completely reworked. We are no longer providing any parking at grade, and have increased the landscaping back here. North facing units at ground level now have a much larger yard that extends out to the lane. Each yard is framed by brick & wrought iron fence and gate, as well as planting. Planters with trees and shrubs provide privacy between neighbouring patios. Bollards, planter lights, and pathway lights will be used to ensure this area is well lit and people feel secure walking through this area at night.
<b>Animation</b> <i>Incorporate active uses; pay attention to details; add colour, wit and fun</i> <ul style="list-style-type: none"> <li>Building form contributes to an active pedestrian realm</li> <li>Residential units provided at-grade</li> <li>Elevations are interesting and enhance the streetscape</li> </ul>	
UDRP Commentary	Residential units are provided at grade. There could be some benefit to providing modest levels of screening between the units at grade so as to create additional privacy.

## Urban Design Review Panel Comments

Applicant Response	Screening has been added in between each ground floor unit patio. Landscaping has been reworked to create more screening in between yards. Wrought iron fence and gates has also been incorporated around patios to enhance the transition from public to private.
<b>Accessibility</b> <i>Ensure clear and simple access for all types of users</i>	
<ul style="list-style-type: none"> <li>Barrier free design</li> <li>Entry definition, legibility, and natural wayfinding</li> </ul>	
UDRP Commentary	The project adequately addresses these items.
Applicant Response	
<b>Diversity</b> <i>Promote designs accommodating a broad range of users and uses</i>	
<ul style="list-style-type: none"> <li>Retail street variety, at-grade areas, transparency into spaces</li> <li>Corner treatments and project porosity</li> </ul>	
UDRP Commentary	N/A
Applicant Response	
<b>Flexibility</b> <i>Develop planning and building concepts which allow adaptation to future uses, new technologies</i>	
<ul style="list-style-type: none"> <li>Project approach relating to market and/or context changes</li> </ul>	
UDRP Commentary	N/A
Applicant Response	
<b>Safety</b> <i>Achieve a sense of comfort and create places that provide security at all times</i>	
<ul style="list-style-type: none"> <li>Safety and security</li> <li>Night time design</li> </ul>	
UDRP Commentary	With the change in the rear lane to remove parking and create an additional landscaped area (which is excellent), there will be challenges in creating a space that is attractive and functional without also creating a space where CPTED issues may be more pronounced.
Applicant Response	Yards for each of the north facing units have been extended which will help activate this space. Bollards, planter lights, and pathway lights will be used to ensure this area is well lit and that people feel safe walking through the lane. Area in front of the gym is designed to be an active social space (weather permitting) which will further help in the presence along the lane. Direct access from the lane to the gym will enable this section of the lane to be active year round.
<b>Orientation</b> <i>Provide clear and consistent directional clues for urban navigation</i>	
<ul style="list-style-type: none"> <li>Enhance natural views and vistas</li> </ul>	
UDRP Commentary	The building can be seen from Riley Park, but not in an obtrusive manner. Quid pro quo, the upper floor units will have excellent views of the park, hillside or downtown.
Applicant Response	More glass has been introduced on the 6 <sup>th</sup> floor in order to maximize the views of the city. 6 <sup>th</sup> floor patio space has also been programmed to frame views of the park.
<b>Sustainability</b> <i>Be aware of lifecycle costs; incorporate sustainable practices and materials</i>	
<ul style="list-style-type: none"> <li>Site/solar orientation and passive heating/cooling</li> <li>Material selection and sustainable products</li> </ul>	
UDRP Commentary	N/A
Applicant Response	
<b>Durability</b> <i>Incorporate long-lasting materials and details that will provide a legacy rather than a liability</i>	
<ul style="list-style-type: none"> <li>Use of low maintenance materials and/or sustainable products</li> <li>Project detailed to avoid maintenance issues</li> </ul>	
UDRP Commentary	N/A
Applicant Response	