

Urban Design Review Panels

Greenfield Tool Box

DESIGN

✓ PROCESS..... Evaluation Process

IMPLEMENTATION



Credit | Creative Commons | Erik Bishoff



Credit | Places Matter!



TOOL DESCRIPTION

An urban design review panel is usually composed of volunteer design professionals, including architects, landscape architects, urban designers, and engineers. They provide professional and objective advice aimed at improving the design of development projects, including the layout of streets, parks, open spaces, and buildings. This advice can contribute to preserving the “sense of place” of a neighbourhood and help make a new development compatible with its surroundings. Overall, the panel can help raise standards of development projects and encourage designers and developers to avoid compromising on quality.

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Ideally, an urban design review panel is integrated within the development approval process to provide advice to municipal staff as well as developers. Their advice is typically based on publicly-approved criteria such as zoning, policy documents, urban design guidelines, and studies. A design review panel is considered to be an additional stream of consultation within the existing framework of development approval process.

A panel’s members may be required to demonstrate professional experience in the field, such as through a minimum amount of experience in their field or memberships with professional design associations. Panel members are usually appointed for a predetermined period of time.

WHEN IN THE PROCESS IT IS USED?

The urban design review panel is involved during the development approval process. Panel members typically meet at least twice to review applications. The first review should be early enough during the initial design stages to allow significant changes if necessary. The second review is scheduled after revisions have been made; this meeting typically contributes to a final finessing of the detailed design.

POLICY SUPPORT

Canmore Municipal Development Plan Municipal Development Plan Goals

12. To encourage a high quality of design in development that recognizes and reflects Canmore’s unique “sense of place” and attributes of the mountain locale.

Tool Intent

To provide objective, professional advice to improve the quality of urban design projects.

USERS

- ✓ Municipal Officials
- ✓ Municipal Planning Staff
- ✓ Planning + Design Professionals
- Engineers
- ✓ Land Developers
- Landowners
- Community Members

Banff Community Plan

Housing goals

- › Ensure high standards for architecture, landscape architecture, environmental and urban design in residential development and redevelopment.
- › Respect neighbourhood character that personifies and reinforces Banff's sense of place.

Character and heritage goal

- › Ensure all new development and redevelopment incorporates the highest quality architecture, landscape architecture, environmental and urban design that is complimentary to its location and surrounding context.

CASE STUDIES | BEST PRACTICES

The City of Toronto Design Review Panel

The City of Toronto Design Review Panel was approved by City Council as a pilot project in June 2006 and made permanent in November 2009. The Panel is an important voice for the promotion of design excellence within Toronto, and plays a significant leadership role for design professions within the development approvals process.

The Design Review Panel assists Council in fulfilling Official Plan objectives by providing City staff with professional design advice on public and private development. The Panel's goal is to improve quality of life by promoting design excellence within the public realm, including the pursuit of high-quality architecture, landscape architecture, urban design and environmental sustainability. The Panel also plays a significant role in engendering an informed, public debate about the importance of good design within the City of Toronto.

Source | www.toronto.ca/planning/designreviewpanel.htm



Credit | Creative Commons | Waterfront Toronto

The Designer describes the proposed water's edge promenade during a site tour for Waterfront Toronto's Design Review Panel.



Credit | West 8 urban design & landscape architecture b.v.

RELATED TOOLS

LEED ND Rating System

Smart Growth Scorecards

Charrette

LOCAL APPLICATION

The City of Calgary Urban Design Review Panel



The West Calgary CEB/LRT Parkade project was presented to the Urban Design Review Panel

Credit | Cohos Evamy

The City of Calgary implemented an urban design review panel to review certain development permit application and direct control land use regulations tied to plans within specific areas such as the Centre City, BRZ Areas, and Transit-Oriented Development Areas.

The panel is composed of a maximum of nine citizens appointed from non-binding nominations for two-year terms. Nominations are received from the following organizations:

- › Alberta Association of Architects (4 Architect members)
- › Alberta Association of Landscape Architects (2 members)
- › Association of Professional Engineers, Geologists, and Geophysicists of Alberta (1 member)
- › Canadian Institute of Planners (2 members with an urban design background)

Source | <http://bcconline.calgary.ca/publish/bcc.aspx?id=157>

ADDITIONAL RESOURCES

Design review: Principles and practice, Commission for Architecture and the Built Environment, Government of the United Kingdom (<http://www.designcouncil.org.uk/Documents/Documents/Publications/CABE/design-review.pdf>)

Design Review Panel Guidance, Department of Health: Design & Costing, Estates & Facilities Division, National Health Service, Government of the United Kingdom (http://www.dh.gov.uk/prod_consum_dh/groups/dh_digitalassets/@dh/@en/documents/digitalasset/dh_078439.pdf)