

Taber Program Table - Version 1

April 14, 2020	Count	Ground Flr Mix	Second Flr Mix	Area sq.ft.	Totals	Remarks
Housing						
Dwelling Units Affordable						
Studio Units	6	6		310	1,860	
One Bedroom	14	12	2	465	6,510	
Sub-Total	20				8,370	
Dwelling Units Market						
One Bedroom	6		6	465	2,790	
Two Bedroom	4		4	620	2,480	
Sub-Total	10				5,270	
TOTAL UNITS	30				13,640	
Commercial + Support Space						
Lease Space	1			1,500		
Laundry	1			300		
Mail Room	1			275		
Stairs + Corridors				1,845		
Tel / Comms / Mech	1			354		
Janitor	1			110		
Sub-Total					4,384	
Grand Total					18,024	
Parking Req'd by By-Law						
Apartments	45					1.5 stalls per unit
Commercial	5					1 per 5 employees or 5 minimum
Sub-Total	50					
Vaughan Hoy Architecture						www.vaughanhoyarchitecture.com

Taber Program Table - Version 2

May 6, 2020	Count	Ground Flr Mix	Second Flr Mix	Area sq.ft.	Totals	Remarks
Housing						
Dwelling Units Affordable						
Studio Units	6	4	2	320	1,920	
One Bedroom	9	9		480	4,320	
Accessible One Bedroom	5	4		610	3,050	
Sub-Total	20	17	2		9,290	
Dwelling Units Market						
One Bedroom	6	1	5	480	2,880	
Two Bedroom	4		4	800	3,200	
Sub-Total	10		9		6,080	
TOTAL UNITS	30				15,370	
Commercial + Support Space						
Lease Space	1			1,500		
Laundry	1			300		
Mail Room	1			275		
Stairs + Corridors				1,845		
Tel / Comms / Mech	1			354		
Janitor	1			110		
Sub-Total					4,384	
Grand Total					19,754	
Parking Req'd by By-Law						
Apartments	30					1 stalls per unit
Handicapped	6					6 stalls based on # of units in TDHF program
Commercial	5					1 per 5 employees or 5 minimum
Sub-Total	41					
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TDHF Affordable Housing Project Design Drivers

The set of Design Drivers guides the masterplanning and site tests. These design drivers are essential and important qualities, character elements, functionality, vision elements, and cultural alignment qualities that are critical aspects that must be substantially met.

The masterplan concepts are evaluated against the Design Drivers. Concepts that are capable of incorporating all the design drivers are ranked highest in potential for development.

RIGHT TO LIGHT | all self-contained dwelling units in their orientation must have direct sun exposure at some time during the day, either morning to early afternoon or early afternoon to end of day. No suites will have a north facing aspect.

SAFETY & SECURITY | the concept masterplans must support the housing complex as a safe environment where visual connection and oversight by neighbours is supported. Planning must support CPTED (Crime Prevention Through Environmental Design) principles. Safety and security must be both real and perceived. Site planning where as much as possible visually communicate a private housing precinct.

SENSE OF PLACE | masterplan forms must develop a 'sense of place' that supports a full variety of experiences for self-contained grouped dwelling units and reflect as much as possible an organic plan, supporting a contemporary regional design response that is 'timeless' but 'of its time'.

PARKS & GARDENS | site planning must support masterplan concepts that create outdoor green spaces, gardens, parks, and allées (tree lined walkways) part of and directly accessible to occupants of the housing complex.

ACCESS TO COMMUNITY & AMENITIES | masterplanning must reasonably reflect open accessibility to existing community amenities within the Town site, and contained planned drop-off and loading areas.

ACCESSIBILITY | adequate provisions of physically accessible units must be part of the overall dwelling unit count. The housing complex site overall must be planned as physically accessible and developed in detail through Universal Design principles.

CULTURAL ALIGNMENT + REGIONAL ARCHITECTURE | the general architectural style, materials, communal spaces, open garden and amenity spaces shall be designed in a manner that reflects aspects of the local and regional culture, heritage, and natural landscape, and is contemporary yet of its time and timeless and enduring. The planning and style of the enclave communicates ideals that express provisions for inclusivity and diversity.

TDHF Affordable Housing Project Design Drivers

BEAUTY | the affordable housing enclave shall be a place of beauty where each resident can individually and collectively create and contribute to the enhancement of their environment. It is to be a place that supports calm and wellness, and reflects the highest values of the community.

OPERATIONAL ECONOMY | the overall facility will be designed to maximize efficiency and durability through building systems and equipment to support a long building life cycle and ongoing operational economy and regular maintenance.

DURABLE LONG LASTING BUILDING MATERIALS | architectural palette of materials will consist of long life durable high quality materials requiring minimal maintenance.

SUSTAINABILITY | the housing enclave shall support a number of potential sustainable design initiatives that promote energy efficiency, long life cycle of buildings, natural materials, and incorporate best planning and design principles. Initiatives such as Net-Zero, passive solar gain through building orientation, and rain water harvesting for landscape maintenance are significant and beneficial opportunities.

TDHF Affordable Housing Masterplan Option Evaluation Matrix - Preliminary													
Evaluation is made as a rating between 1 to 5: where 1 is a <i>poor</i> response and 5 is an <i>excellent</i> response to subject headings													Remarks
Response To Design Drivers		Design Driver 1- Right to Light	Design Driver 2- Safety & Security	Design Driver 3- Sense of Place	Design Driver 4- Parks & Gardens	Design Driver 5- Access to Community & Amenities	Design Driver 6- Accessibility	Design Driver 7- Cultural Alignment + Regional Architecture	Design Driver 8- Beauty	Design Driver 9- Operational Economy	Design Driver 10- Durable Building Materials	Design Driver 11- Supports Sustainability Initiatives	NOTE: Not all design elements are quantifiable at this time as the building 'character' is yet to be developed-evaluate based on likely potential of concept to support these aspects
2-Storey Concept	Concept #1b	3	4	4	5	4	5	2	4	4	3	4	
	Concept 2	This Concept was disqualified do to lack of efficiency in functional planning											
	Concept #3	This Concept was disqualified do to lack of efficiency in functional planning - this concept differs from the original Concept #3											
3-Storey Concept - see also alternate 2nd storey plan	Concept #4	4	3	4	5	4	4	2	4	3	3	4	
4-Storey Concept	Concept #5	5	4	4	5	4	4	2	3	4	3	4	
Response to Urban Design Guidelines		Active Edges	Store Fronts	Canopies / Porticoes	High Quality Materials	Color/Vibrancy/Visual Warmth	Commercial Signage	Architectural Style	Facade Rhythm	Roof Lines	Vertical Fenestration	Overall Building Height	NOTE: evaluation to be based on likely potential of concept to support these aspects
2-Storey Concept	Concept #1b												
	Concept 2	This Concept was disqualified do to lack of efficiency in functional planning											
	Concept #3	This Concept was disqualified do to lack of efficiency in functional planning - this concept differs from the original Concept #3											
3-Storey Concept - see also alternate 2nd storey plan	Concept #4												
4-Storey Concept	Concept #5												
Response to Project Program		Fulfills Full Unit Count	Meets Parking Requirements	Affordable Housing Lease Space	East / West Unit Orientation	Waste Management	Outdoor Green Space	Community Gardens	Support Amenities (Laundry, bicycle storage, etc.)	Residual Land for Taber Community Theatre	Meets Development Bylaws (i.e. set- backs, parking, etc)	Efficient Circulation	
2-Storey Concept	Concept #1b	4	3	5	3	4	4	4	4	4	4	4	
	Concept 2	This Concept was disqualified do to lack of efficiency in functional planning											
	Concept #3	This Concept was disqualified do to lack of efficiency in functional planning - this concept differs from the original Concept #3											
3-Storey Concept - see also alternate 2nd storey plan	Concept #4	5	4	5	4	2	4	3	4	4	5	3	
4-Storey Concept	Concept #5	4	5	5	4	5	4	3	4	5	5	4	
Vaughan Hoy Architecture	May 13, 20												www.vaughanhoyarchitecture.com