

PLAN 606

Project 1 / *Good Streets*



Analysis of 17th Avenue, 4th Street - 8th Street

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Project 1 / Good Streets
Project Brief



Our study street is 17th Avenue SW between 8th Street and 4th Street SW. Our area begins at the West End of Tompkins park and continues to the Second Cup on 4th Street.

Project Context

Built Environment Surrounding 17th Avenue



80 m

Legend

- Building
- Green Space

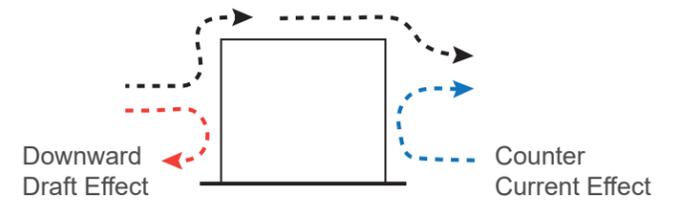
Influence of Environmental Factors on 17th Avenue

- Building height has a direct relationship on wind turbulence.
- Taller buildings (5 storeys or taller) create the most wind turbulence.
- Tompkins park is protected by its mature trees from the North Westerly prevailing wind.

Building Stories

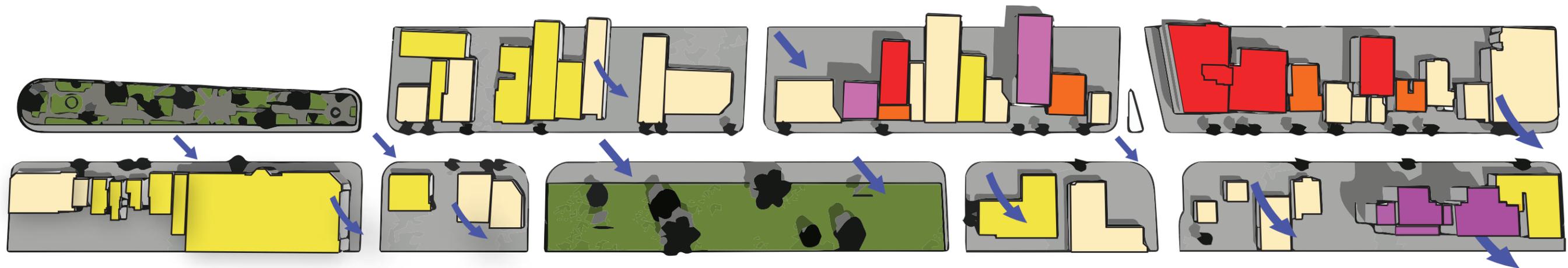
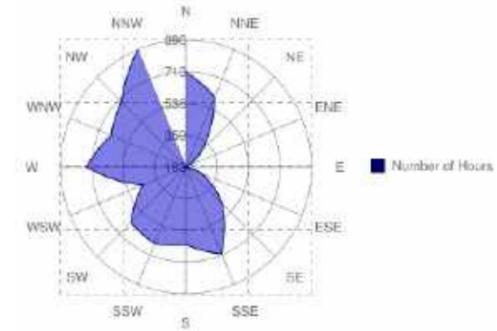
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Wind Turbulence Type - Section



Prevailing Wind Direction

(Based on Calgary's 2019 Average)



Historic Evolution of 17th Avenue

Key Events Influencing the Development of the Site

Transportation Changes

Historic Continuity

Developing Documentation of the Site



Influence of Railway
1884

Introduction of Streetcar
1909



Introduction of Bus System
1950

Influence of "The Radiant City"
1970



Emerging Concern for Ecology
Present

Transit - Streetcar on 17th
1912



Devenish Apartments
1911



Transit - Trolley Bus on 17th
1940



Transit - Trolley Bus on 17th
1960



Transit - Bus System on 17th
Present Day



Devenish Apartments
Present Day



Western Canada College
1907



Western Canada High School
2020



1912 - Map Detailing Calgary's Annexation History



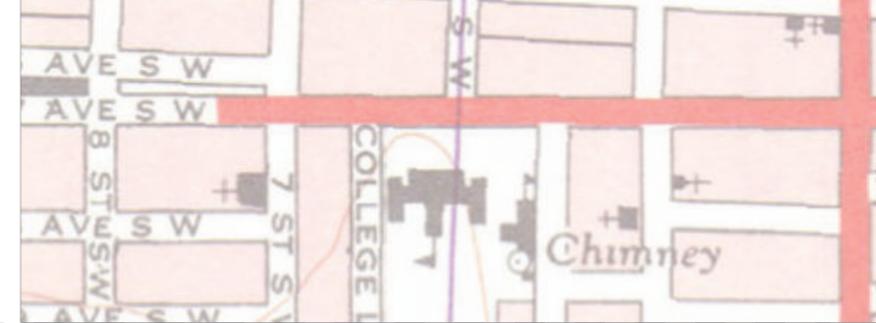
1946 - Calgary Municipal Railway



1949 - Aerial Calgary View



1960 - Calgary's Military Town Plan



Present - Building Massing and Zoning



Historic Evolution of 17th Avenue

Historical Change in Land Division & Building Massing

- An essential component of 17th Avenue's history is the changes to the lots - both in consolidation and subdivision of space.
- The change in on-site building massing is also relevant, as it reflects the change in the street's open spaces over time.

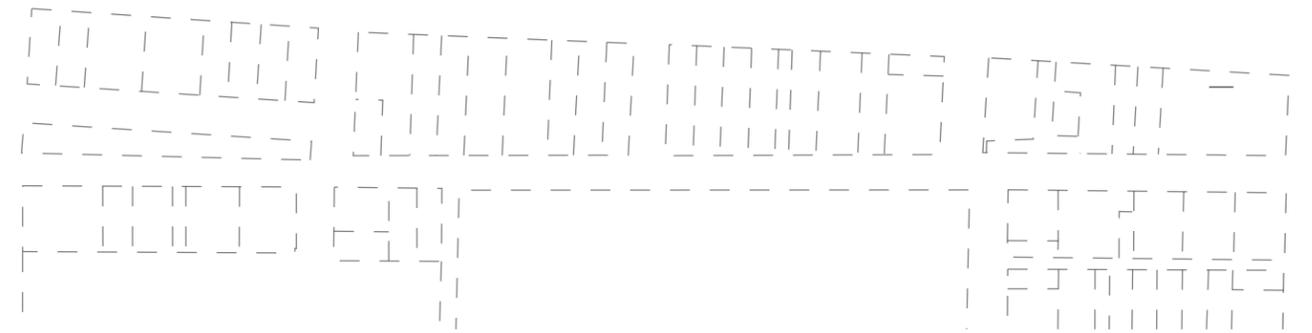
Building Footprints (1911)

(As based on location's Fire Insurance Plans)



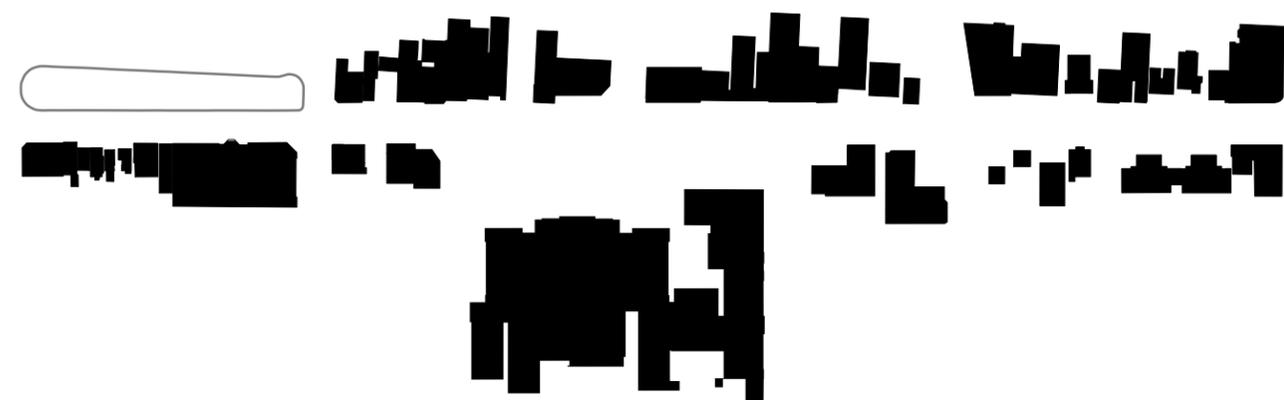
Lot Size (1911)

(As based on location's Fire Insurance Plans)



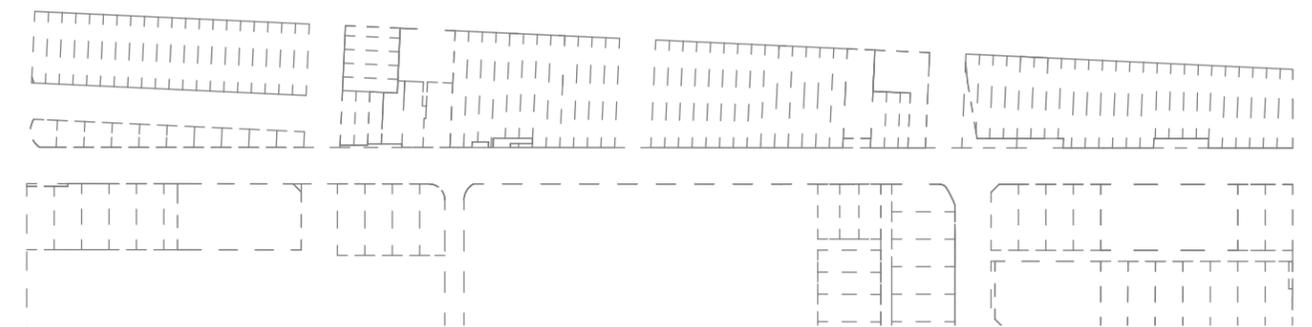
Building Footprints (Current)

(As based on City of Calgary's current CAD plans)



Lot Size (Current)

(As based on City of Calgary's current CAD plans)

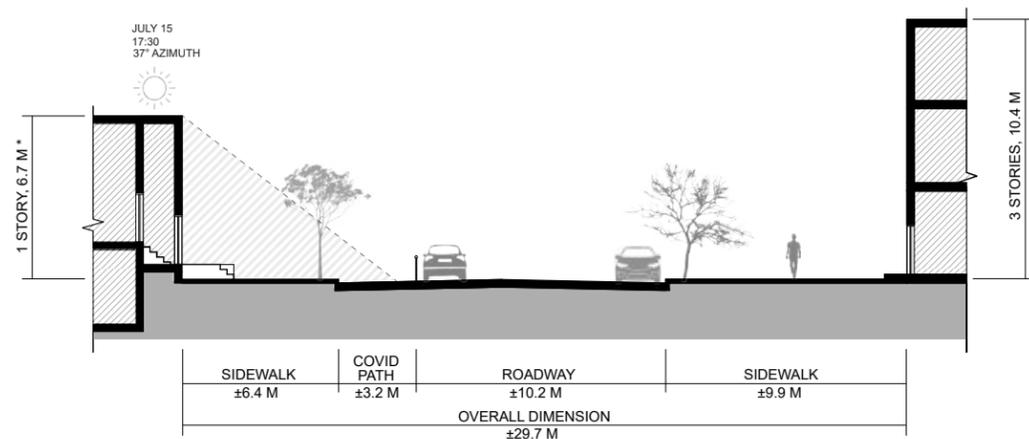


Experience of the Street

529 17 Avenue SW



Section A



* Note: Below-Grade Floors Excluded from Storey Elevation

COVID-19 Impacts

- COVID Pathways have been added on both sides of the street to permit restaurants to expand their patios and allow pedestrians to maintain their social distance

The Experience on the Avenue

- High volume of foot and car traffic throughout all times of the day.
- In the morning, high use area is concentrated to coffee shops. In the afternoon and evening there is a shift to Tompkins park and south facing patios as being the most popular places on the street.

Documented Streetviews



East View



South View



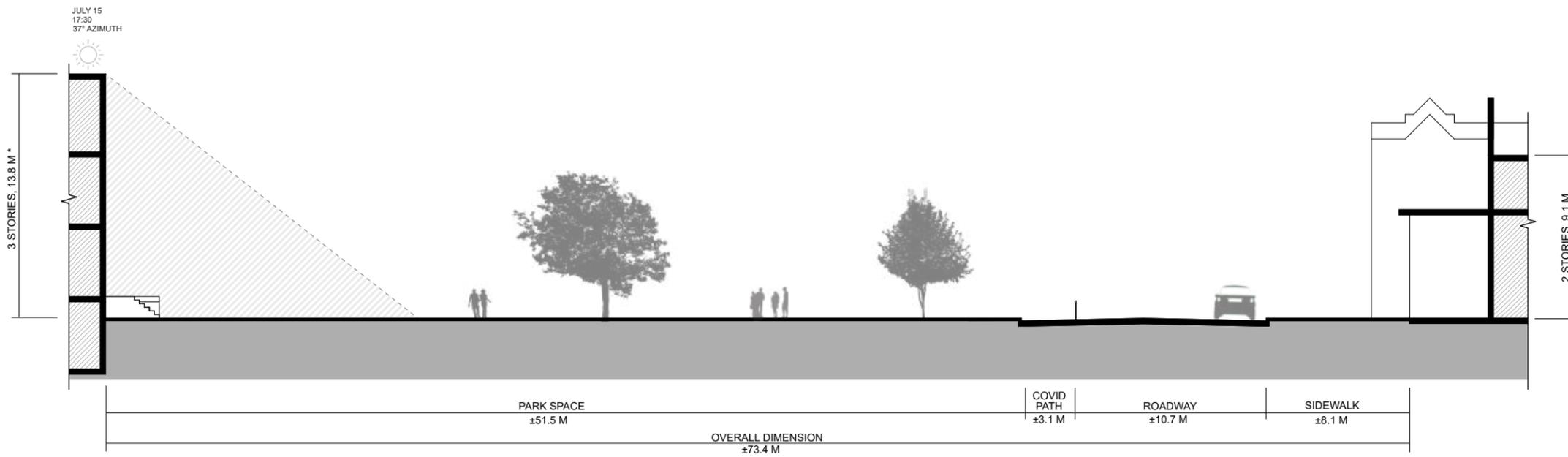
West View

Experience of the Street

718 17 Avenue SW



Section B



The Avenue's Impact on the Passerby

- Human Experience
- Two way traffic can make conversation inaudible
- Buildings are appropriate human scale
- Frequency of use implies a sense of community and safety into the night

Documented Streetviews



North View



West View



East View

Urban Morphology of 17th Avenue

Combination of Forms in the Space

In documenting the overall quality of the public realm around 17th Avenue, the urban form was evaluated by three physical elements:

- Built Environment
- Surrounding Lots
- Related Open Street Space

We explored the relationship between urban form and **human scale**.

Urban Morphology Vs. Human Scale

In an urban context, human scale means the size and shape of the built environment we interact with are at a scale we can use.

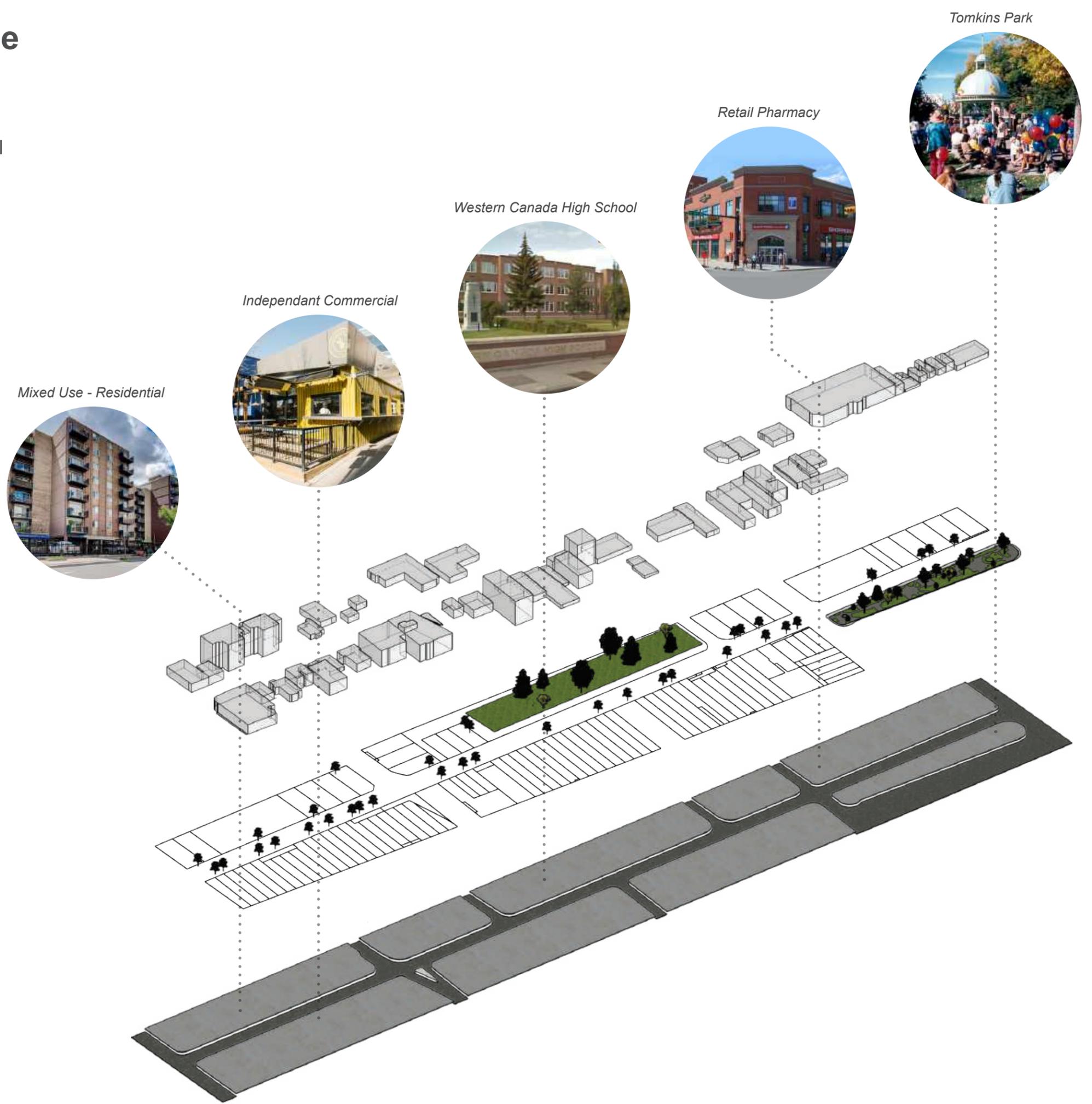
Built Environment



Surrounding Lots



Related Open Street Space



Human Interaction with 17th Avenue

Building Use

There is a mixed use of residential, commercial and public space that span the length of the street making the street a destination as well as an engaging experience for pedestrians.

Current Day Uses

- | | | | |
|---|---|--|--|
| ■ Breweries + Bars | ■ Public Park Space | ■ Liquor + Cannabis | ■ Residential Space |
| ■ Restaurant | ■ Grocery / Convenience Store | ■ Cosmetics | ■ Academic Institution |
| ■ Coffee + Tea | ■ Clothing + Jewelry | ■ Specialty Goods + Services | Leasable Commercial Space |
| ■ Takeout | ■ Healthcare + Wellness | ■ Financial Institutions | |

17 Avenue SW / 4th Street to 6th Street

North Orientation



South Orientation

17 Avenue SW / 6th Street to 8th Street

North Orientation



South Orientation

Human Interaction with 17th Avenue

Porosity of the Space

- The street has a variety of mixed-use spaces.
- Breweries and bars have the highest level of porosity.
- Residential buildings have the lowest level of porosity.
- Dead zones are areas where there is no porosity on the street. Examples of this include the Shoppers Drug Mart and the Servus Credit Union.

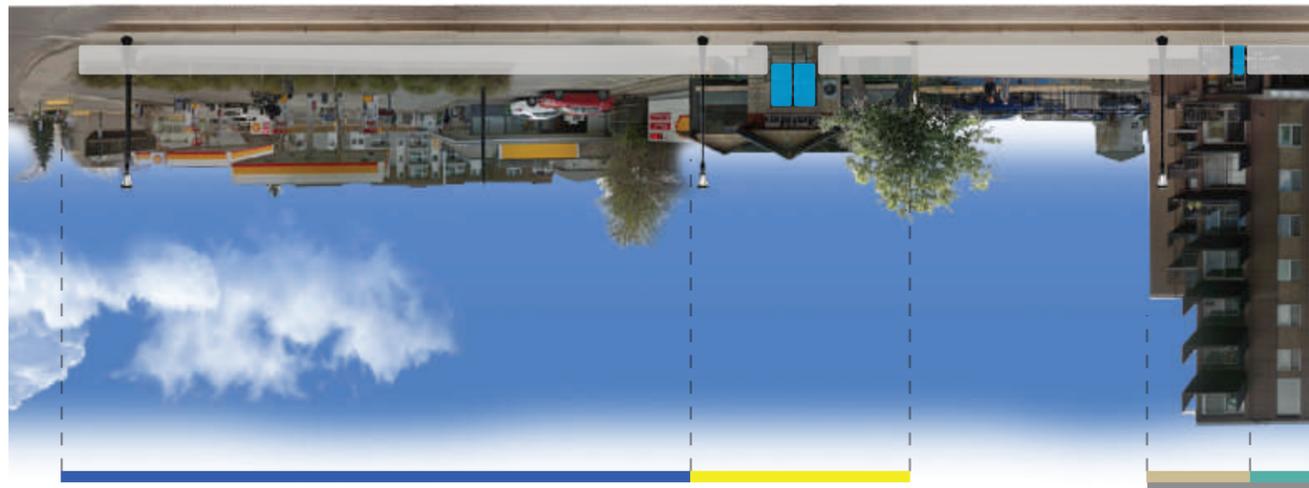
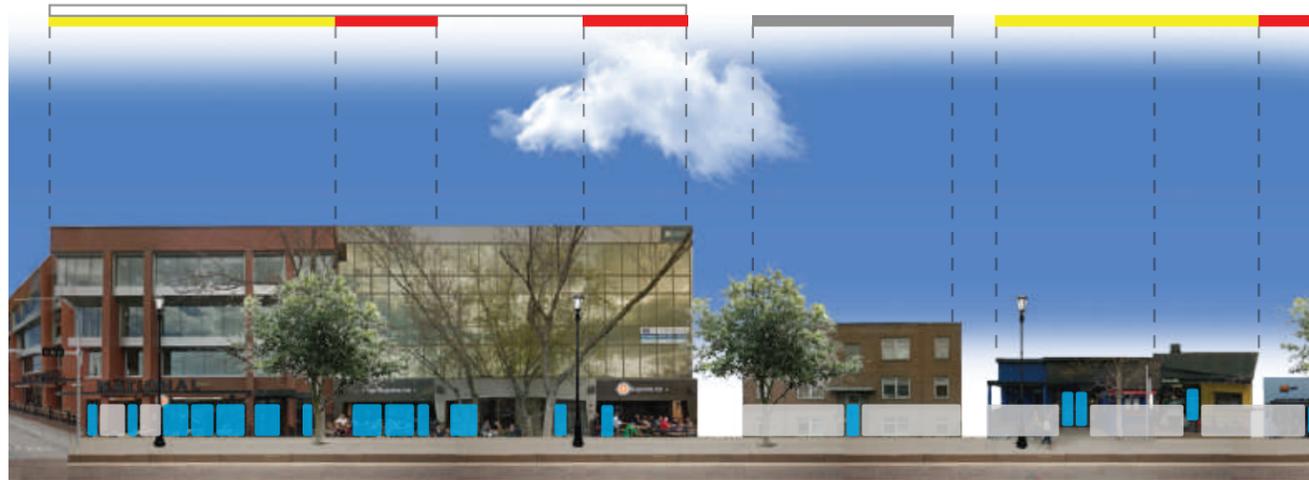
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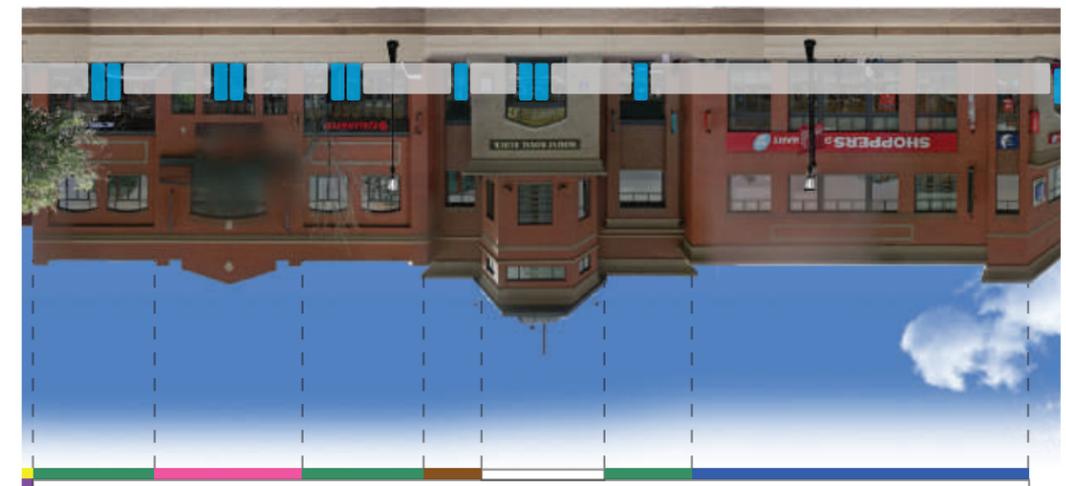
Building Permeability

- Building Permeability
- Inaccessible "Dead Spots"

550 17th Avenue SW



815 17th Avenue SW



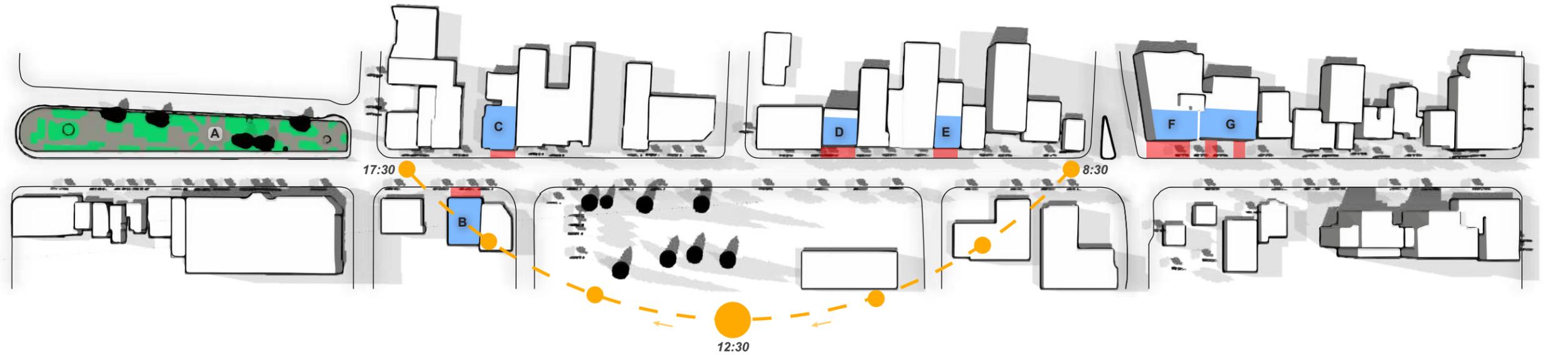
Human Interaction with 17th Avenue

Sun Orientation Vs. Popular Human Use

Summer Months

Sun Path, Resulting Shadow (June - August)

Popular spots during the summer include the areas in the sun with outdoor seating.



Available Interior Seating
Available Exterior Patio Seating

A | Tomkins Park



B | Blanco Cantina



C | Trolley 5 Brewpub



D | Philosafty Coffee



E | UNA Pizza + Wine



F | National on 17th



G | The Ship & Anchor



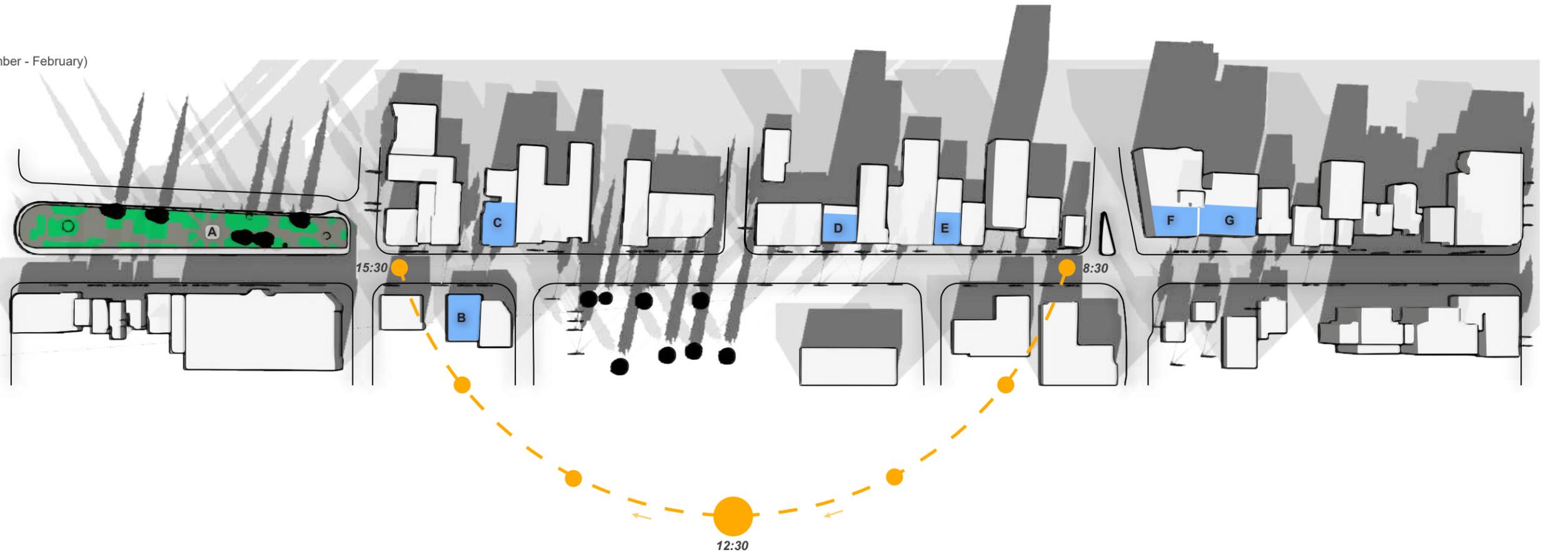
Summer Use for Existing Location

Winter Use for Existing Location

Winter Months

Sun Path, Resulting Shadow (Average November - February)

In the winter, shadows are longer and much of the park and the North side of the street are cast in shadows.



Human Interaction with 17th Avenue

Human Use of Tompkins Park

Furthering Jane Jacobs' point, parks reflect the health and vitality of the neighborhoods that surround them. In evaluating its contribution to making the adjoining streets "good" in a placemaking sense, we looked to 4 key qualities that the park possess: **Variety, comfort, material, and connection.**

"Parks can and do add great attraction to neighborhoods that people find attractive... The more successfully a city mingles everyday diversity of uses and users in its everyday streets, the more successfully... its people thereby enliven and support well-located parks that can thus give back grace..."

-Jane Jacobs, *The Death and Life of Great American Cities*



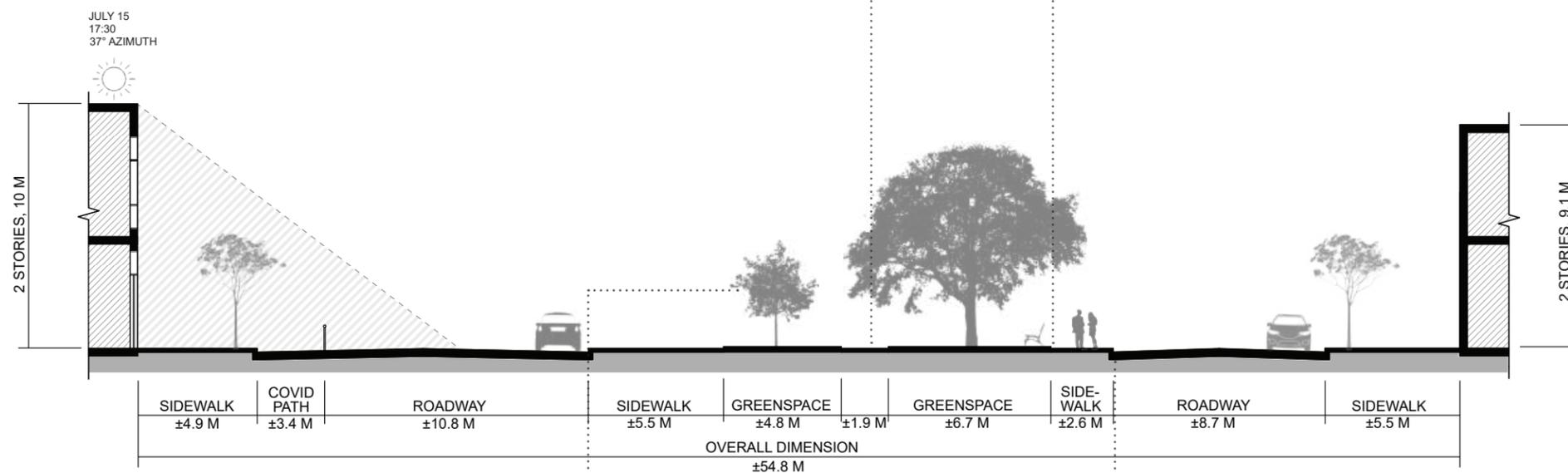
Variety

- Allows the space to transform for different uses. On any given day Tompkins park is home to
- Buskers, readers, dog walkers, etc.



Comfort

- Shade
- Rain and wind protection
- Public restroom
- Benches



Material

- Mix of green space and pavement



Connection

- Surrounded but residential and commercial spaces accessible by any mode of transportation

Conclusion

What Makes This Street Great?

- Presence of Greenspace
- Presence of Sunlight, Mature Trees in Streetscape
- Mix of Use
- Buildings to Human Scale
- Adaptive Walking Space

Where Is It Lacking?

- Excessive Traffic
- Lost Space (Parking + Lack of Permeability)
- Reduced Accessibility by Public Transit

