

# Continuing the Legacy

A study of 16<sup>th</sup> and 17<sup>th</sup> Ave SW

PLAN 606-01-Site Planning Studio

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Oct 2, 2020

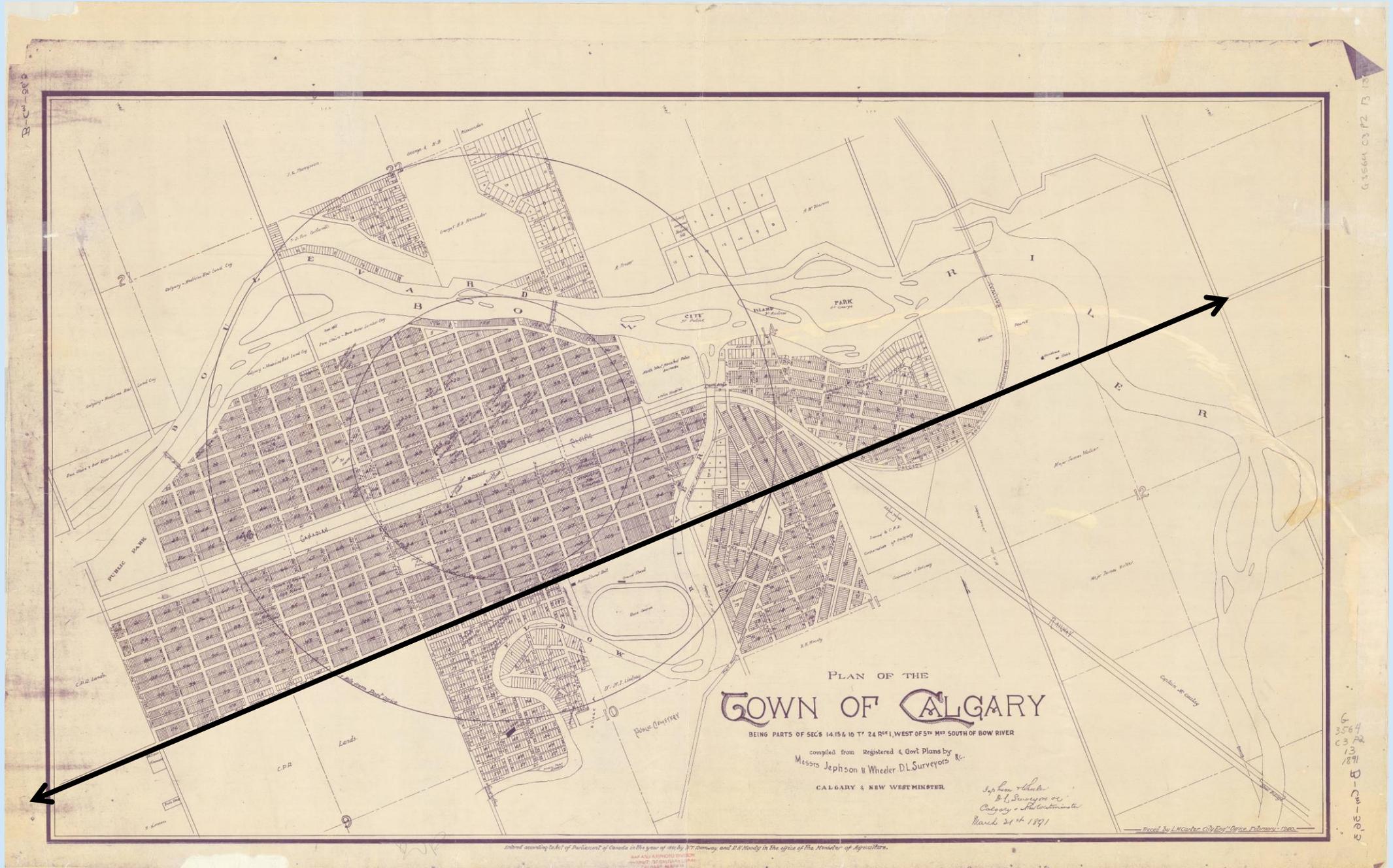


# Context Map



0 100 200 500 1000

# Historical map: 1891



## ROAD NETWORK

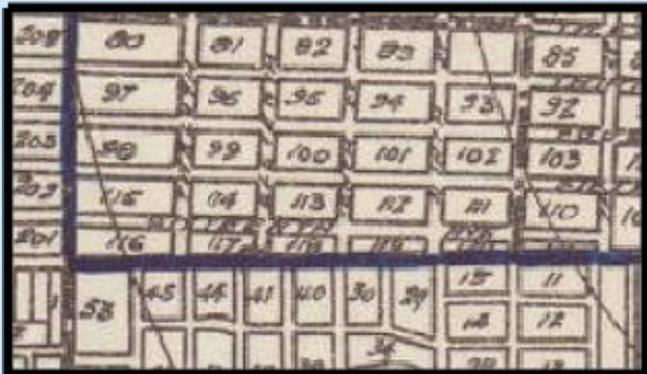
● 17<sup>th</sup> Ave connects all north-south streets.

8<sup>th</sup> street connects this section to downtown.



# Historic Evolution

1911



1979



1924



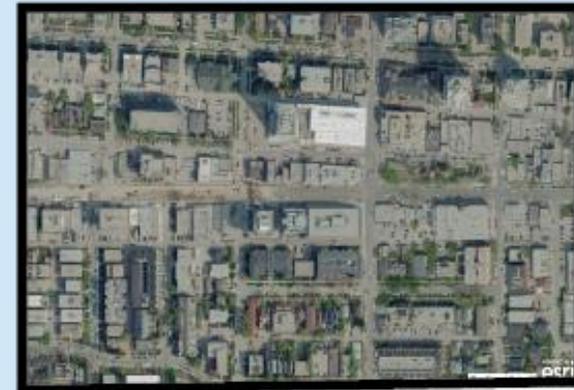
1995

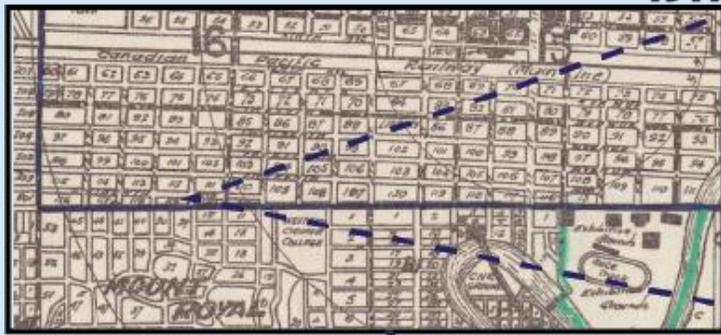


1948



2019



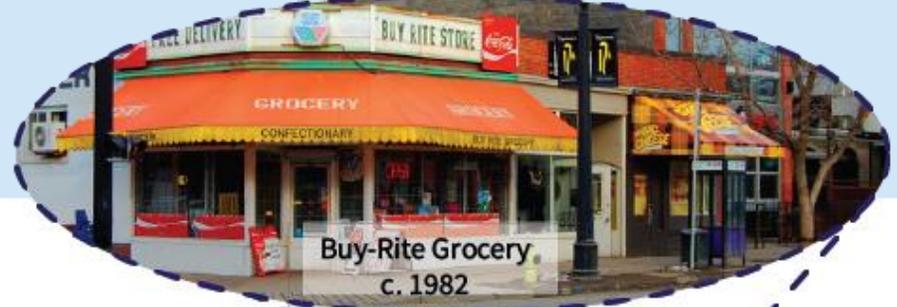


1979

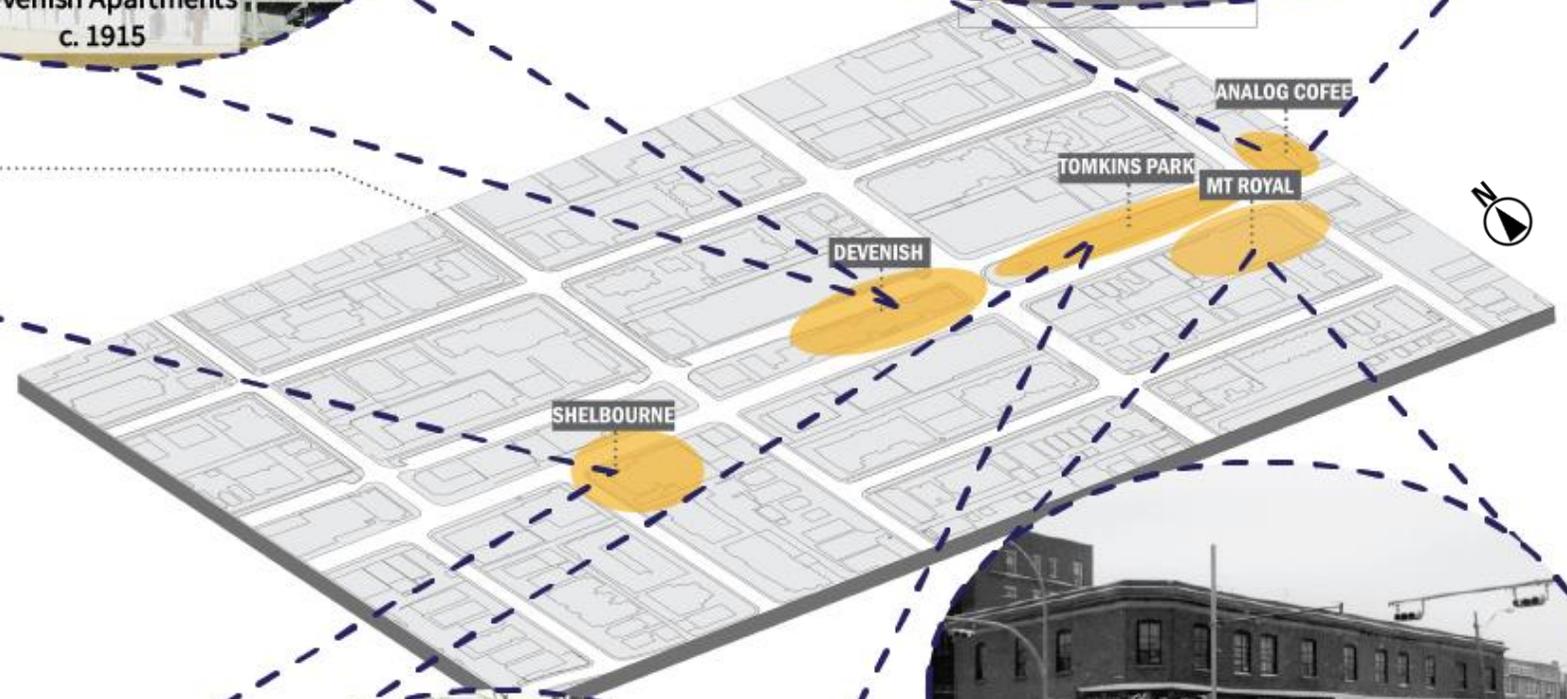
1995

2019





# HISTORICAL IMPORTANCE

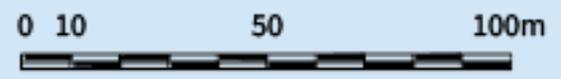


# Ground Floor Land Uses

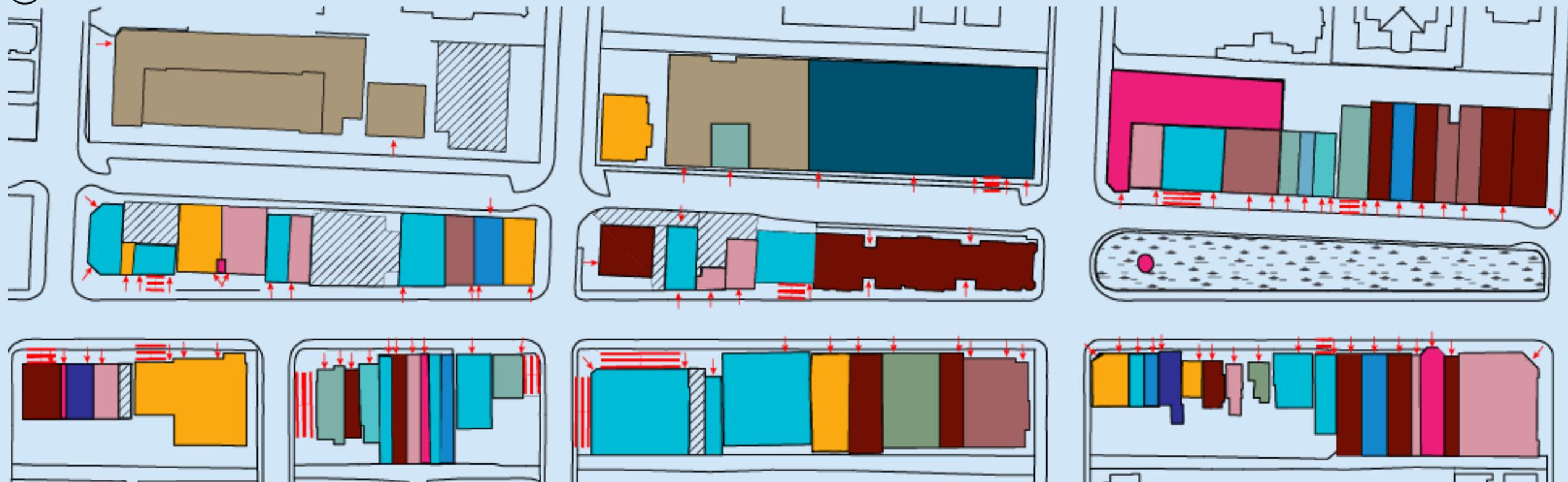


## Legend

- |                    |  |                    |  |
|--------------------|--|--------------------|--|
| <b>Residential</b> |  | <b>Services</b>    |  |
| <b>Retail</b>      |  | <b>Food</b>        |  |
| -Clothing          |  | -Grocery           |  |
| -Houseware         |  | -Convenience Store |  |
| -Other             |  | -Restaurant        |  |
| <b>Empty</b>       |  | -Bakery            |  |
| <b>Misc.</b>       |  | -Cafe              |  |
| <b>Paved Areas</b> |  | -Other             |  |
| <b>Parks</b>       |  |                    |  |

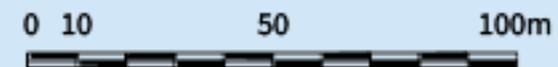


# Building Porosity and Use



## Legend

<b>Residential</b>		<b>Services</b>		<b>Entrances</b>	
<b>Retail</b>		<b>Food</b>		<b>Patios</b>	
-Clothing		-Grocery			
-Houseware		-Convenience Store			
-Other		-Restaurant			
<b>Empty</b>		-Bakery			
<b>Misc.</b>		-Cafe			
<b>Paved Areas</b>		-Other			
<b>Parks</b>					



## STREET TREES

- Fewer trees grow on the shadier south side of 16<sup>th</sup> and 17<sup>th</sup> Ave.

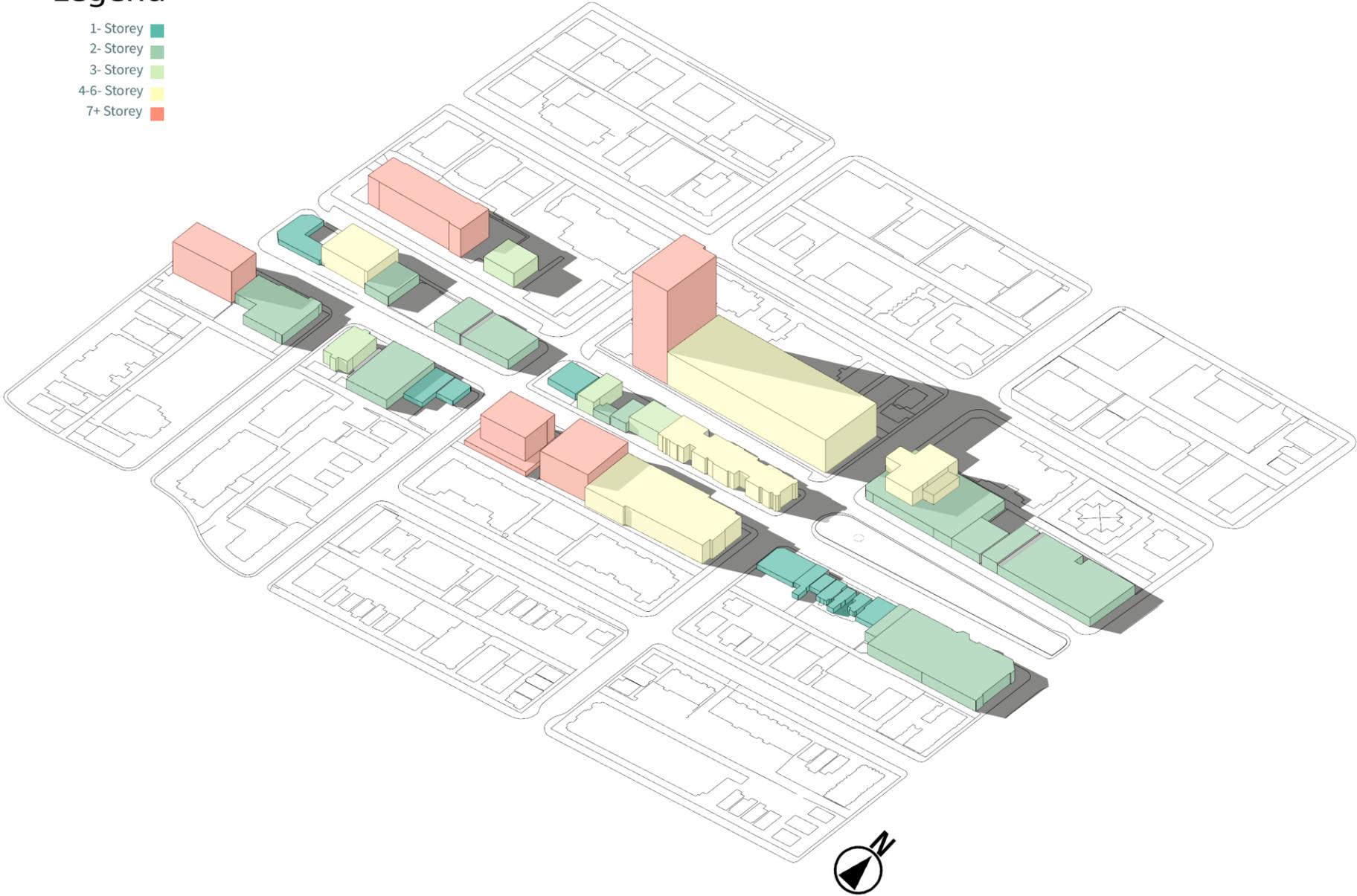
The new Mount Royal West construction does not yet have trees.



# Building Height

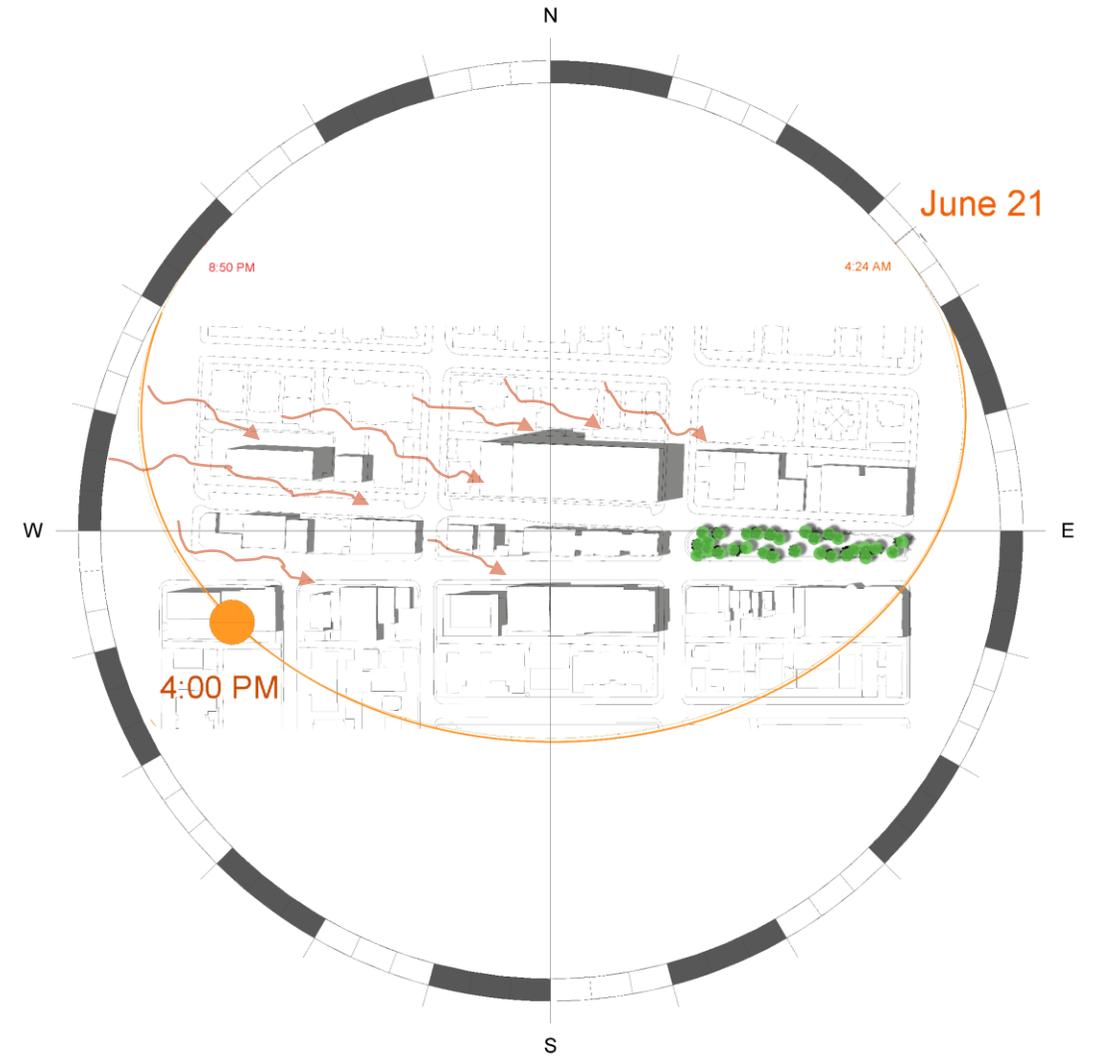
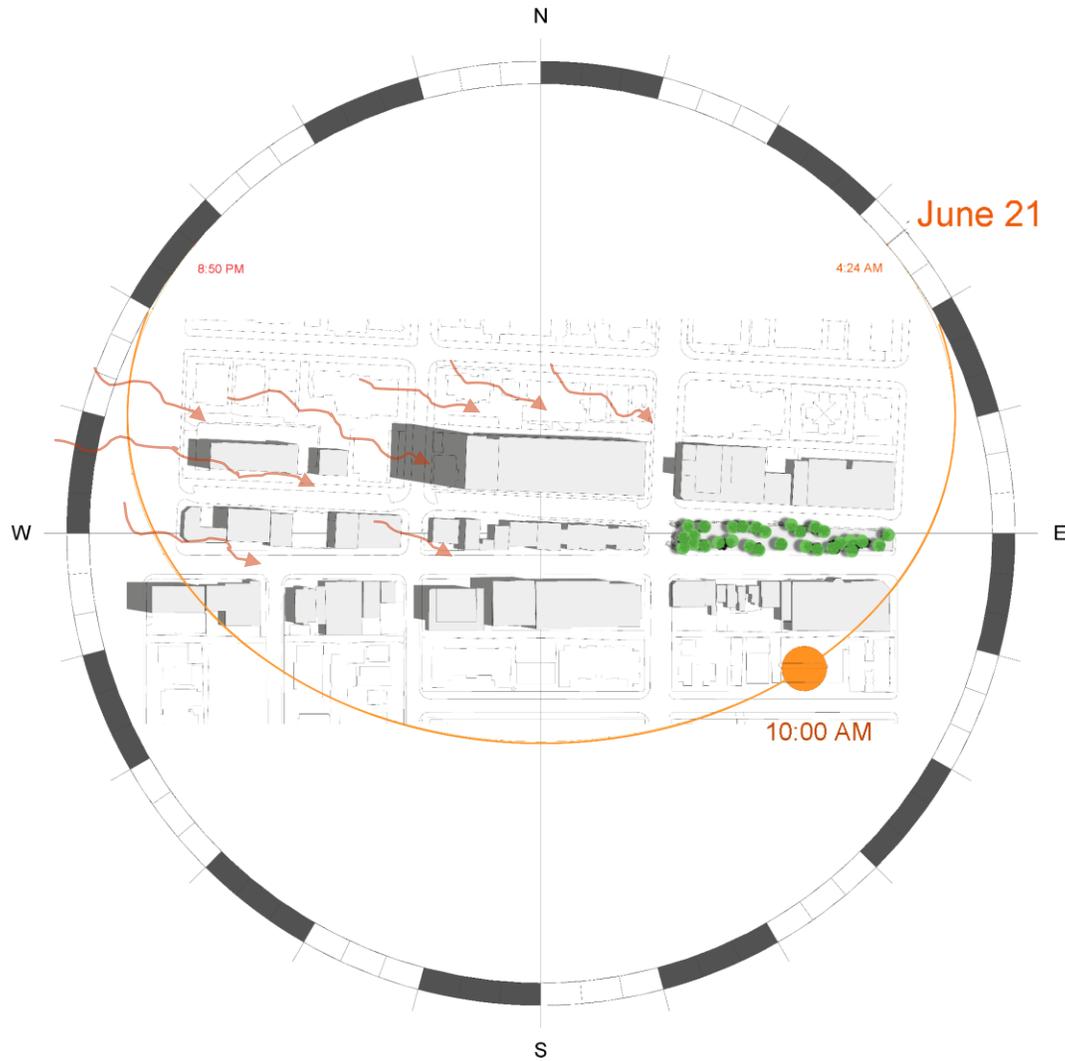
## Legend

- 1- Storey
- 2- Storey
- 3- Storey
- 4-6- Storey
- 7+ Storey



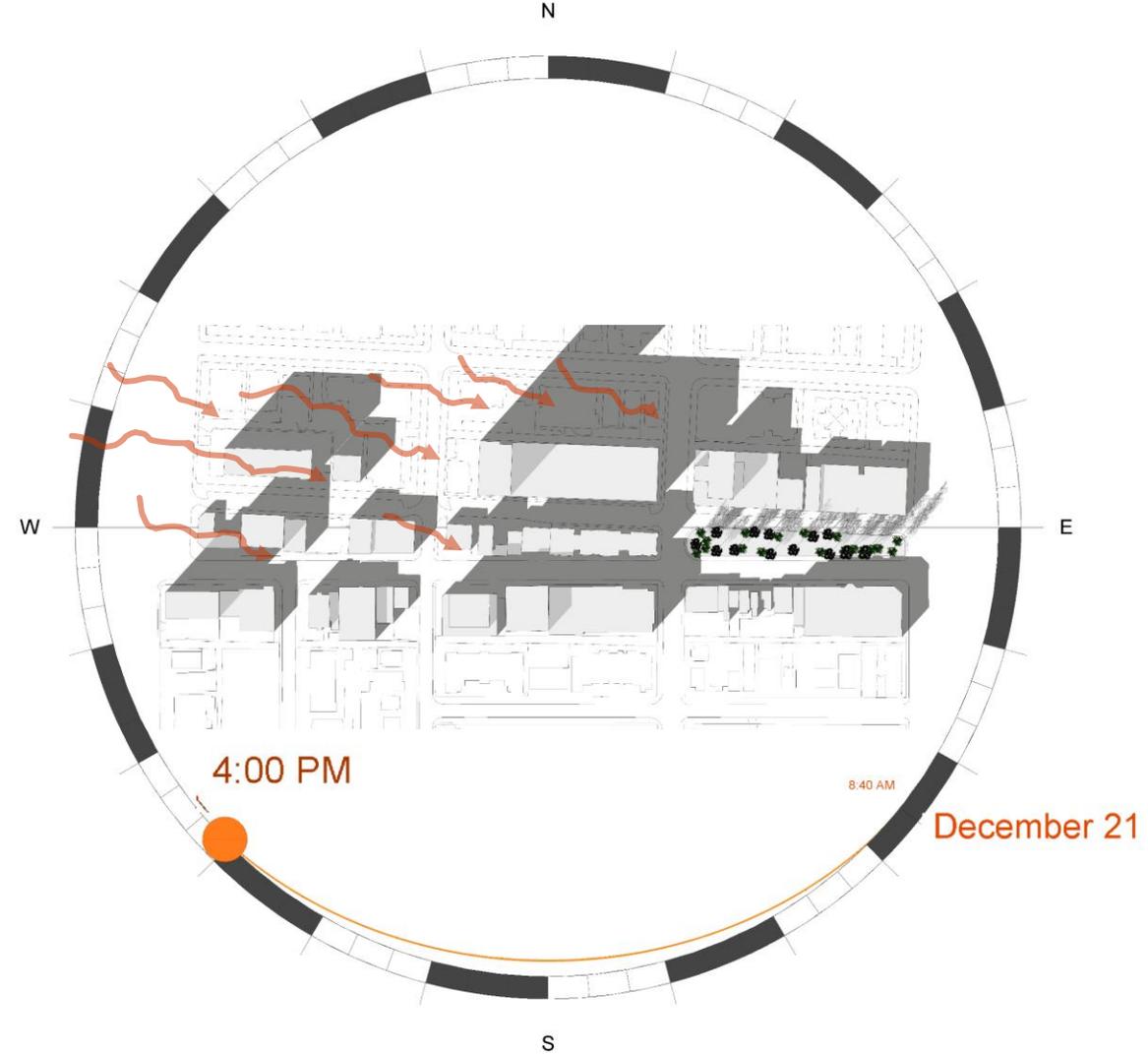
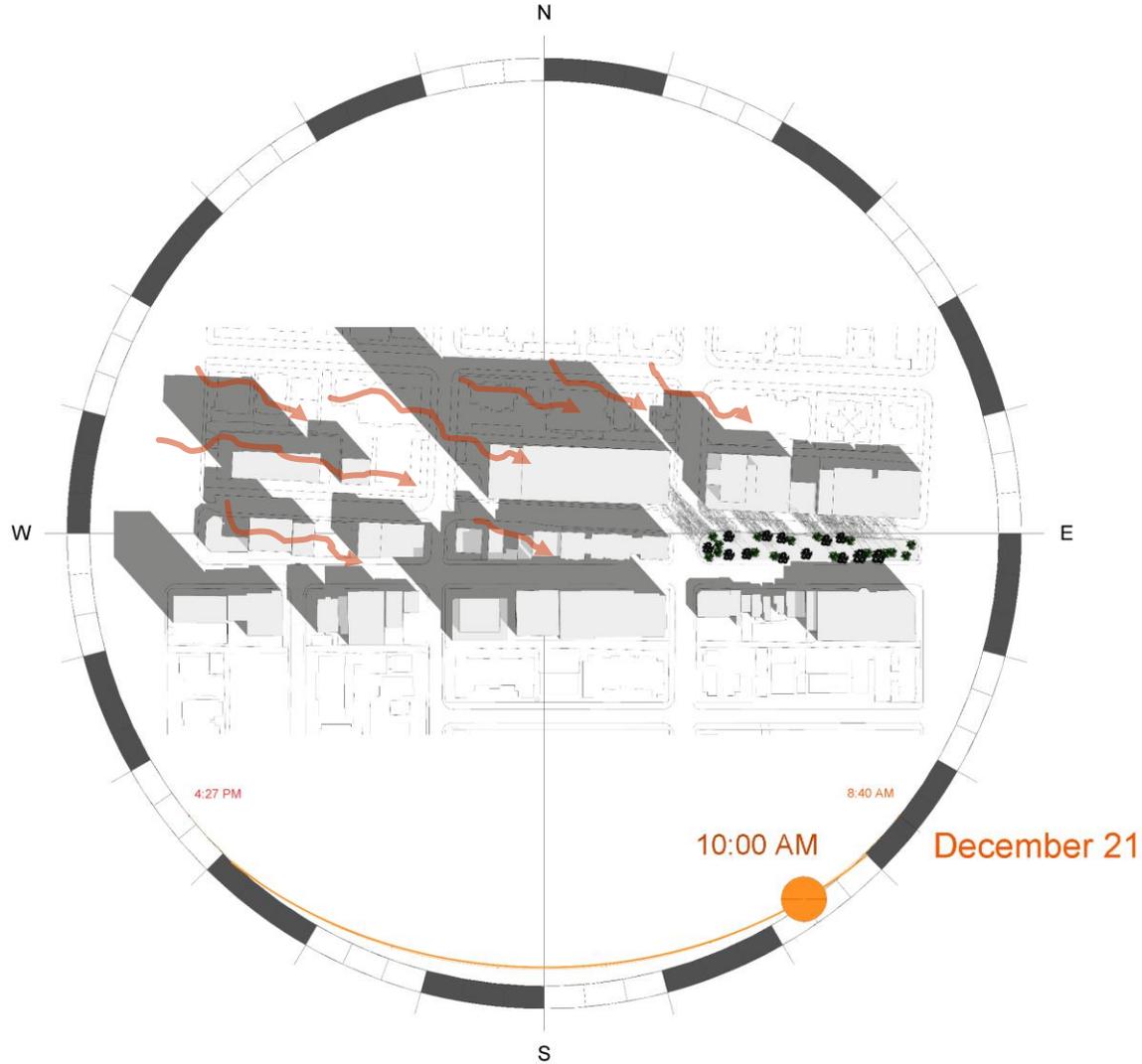
# Summertime Sun and Wind patterns : 10:00am and 4:00pm

Shorter shadows, more direct sunlight, and less wind.

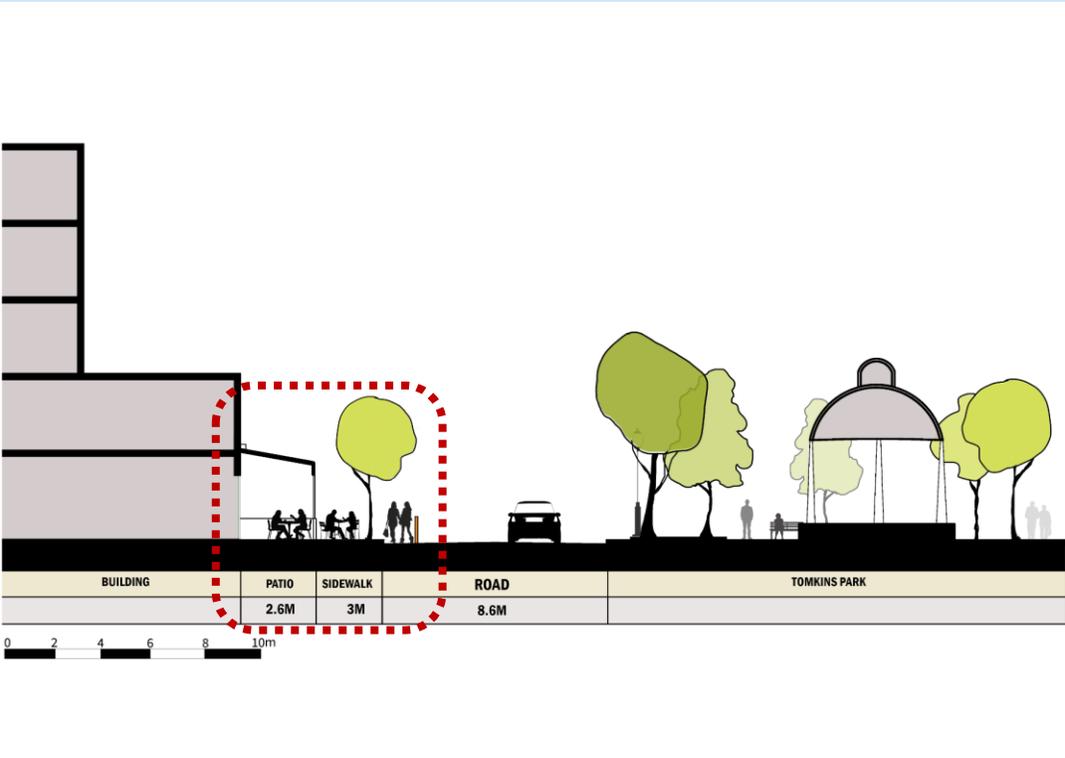


# Wintertime Sun and Wind patterns: 10:00am and 4:00pm

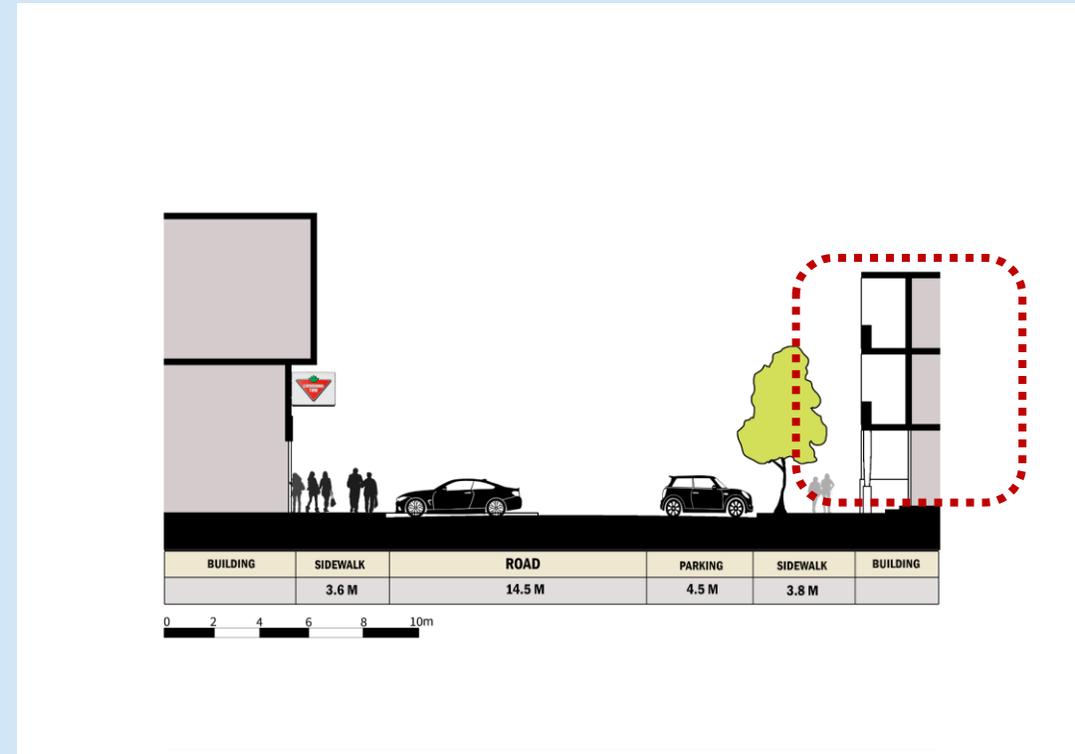
Longer shadows, less sunlight, and more wind.



# Sections

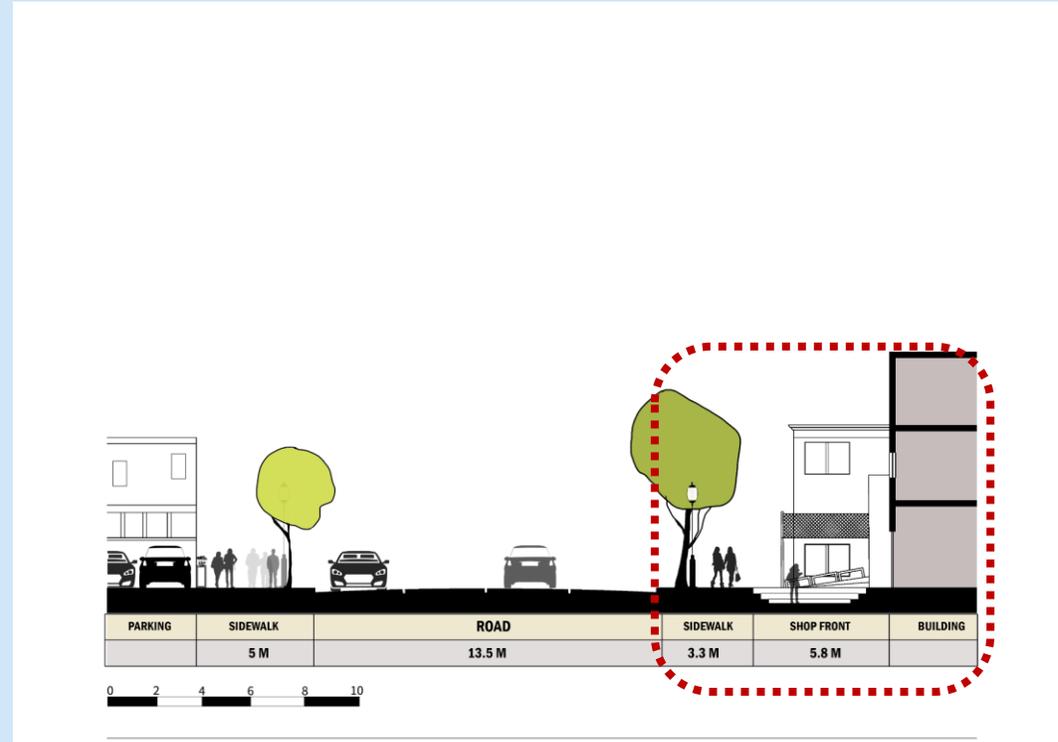


Section A: 16<sup>th</sup> Ave SW east of 8<sup>th</sup> St SW



Section B: 16<sup>th</sup> Ave SW west of 8<sup>th</sup> St SW

# Sections



Section C: 17<sup>th</sup> Ave SW at 9a<sup>th</sup> St SW

# Elevations: 17<sup>th</sup> Ave

North



Low variable skyline

South



Variable height skyline

# Elevations: 17<sup>th</sup> Ave

North



Low porosity: Low active frontage

# Elevations: 17<sup>th</sup> Ave

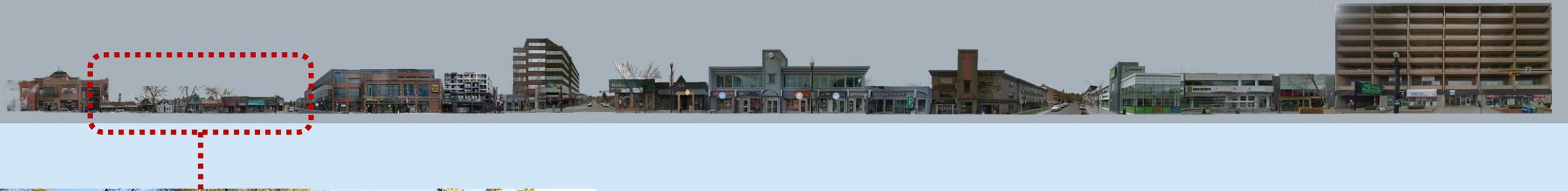
North



Minimizing the impact of dead space: patio and wall painting

# Elevations: 17<sup>th</sup> Ave

South



Photographing street art.

Pedestrians

# Elevations: 17<sup>th</sup> Ave

South



Variable height and setback distance. Ideal for patios.

# Elevations: 16<sup>th</sup> Ave

North



Low variable skyline

South



Variable skyline

# Elevations: 16<sup>th</sup> Ave

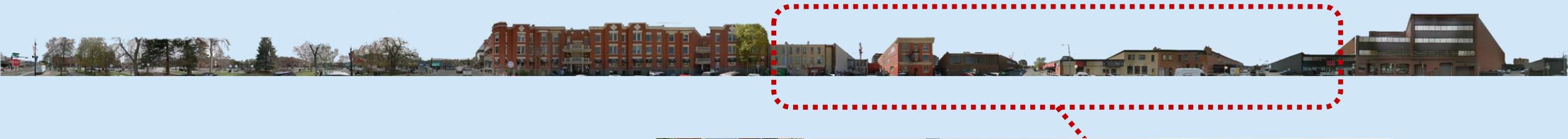
North



COVID 19 in urban realm : Larger patios, more pedestrian priority

# Elevations: 16<sup>th</sup> Ave

South



Low porosity, empty space, low active frontage

## Future of the Street:

Designing with respect to history and human scale



## Sources

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