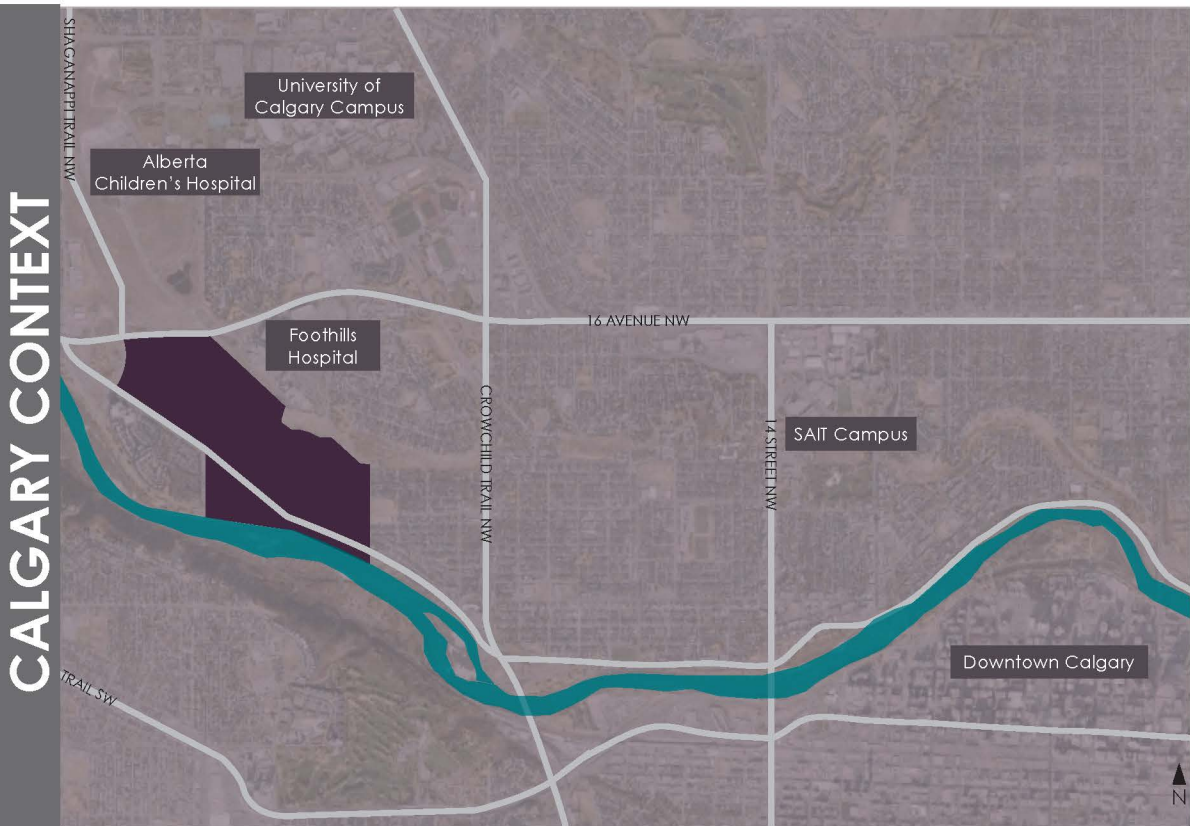


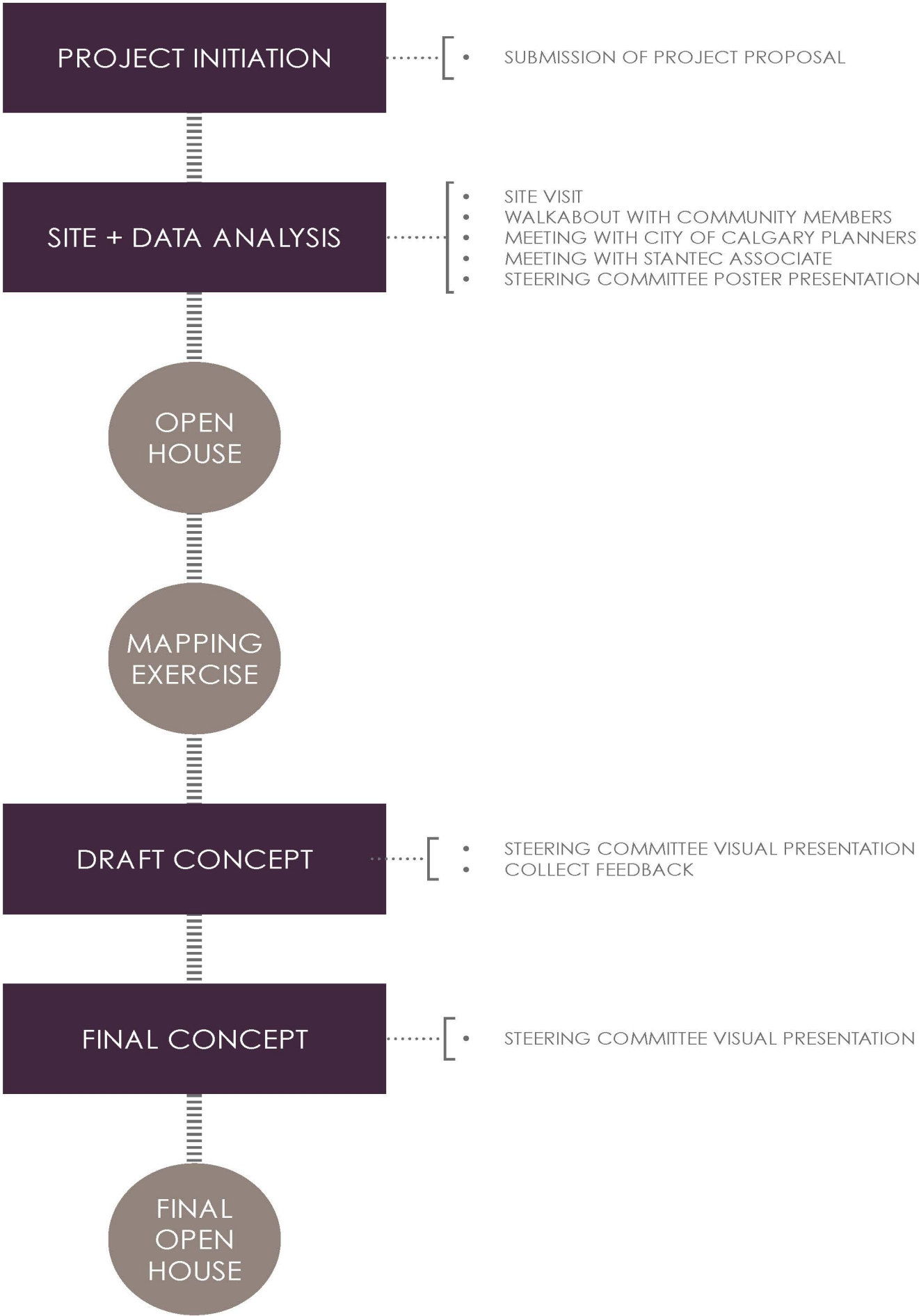
ENRICHING PARKDALE | BACKGROUND + GENERAL GUIDELINES

BACKGROUND + PROJECT CONTEXT

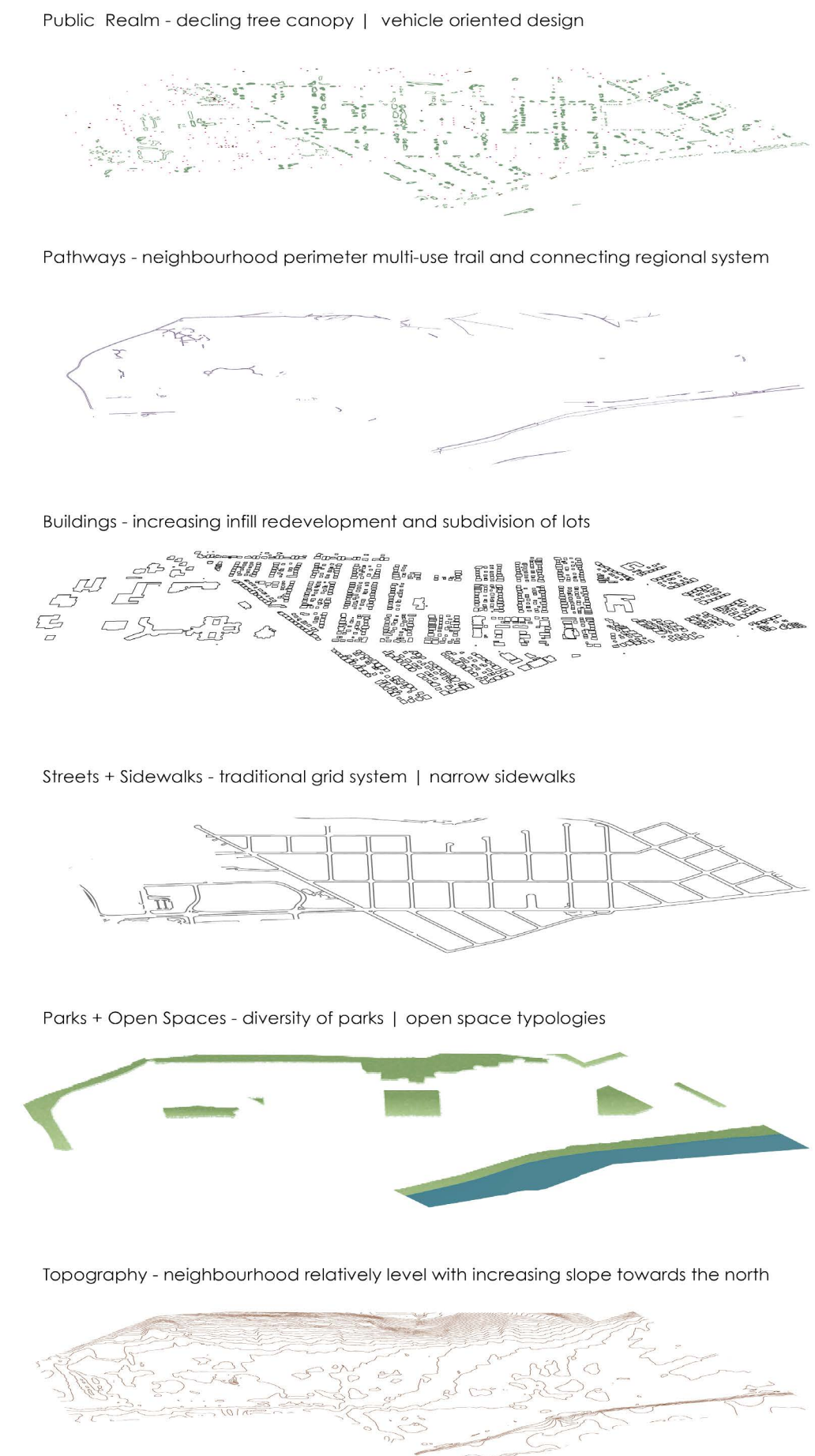
CONTEXT



PROJECT APPROACH



ANALYSIS



SUMMARY + VISION

- PUBLIC REALM**
 - Loss of tree canopy
 - Streets oriented towards vehicles
 - Design needs to consider all seasons
- HOUSING**
 - Higher density housing is situated near Neighbourhood Activity Centre
 - Lack of design guidelines for infill housing
- OPEN SPACE + CONNECTIVITY**
 - Green spaces distributed throughout neighbourhood
 - Park spaces not programmed for all ages
- WALKABILITY**
 - Lack of linear connection between greenspace
 - Perimeter pathway system provides connection to other areas of the city
 - Grid layout of streets increases connectivity
 - Not all sidewalks suitable for persons with decreased mobility

COMMUNITY VISION

The continued development of Parkdale will strive to further the shared community values of safety, beauty and diversity through effective, thoughtful and innovative planning

NEIGHBOURHOOD WIDE GUIDELINES

These guidelines are overarching recommendations that can be implemented across the neighbourhood.

They will enable Parkdale to develop a sense of identity through specific design implementations focused on creating a better sense of place.

Each neighbourhood wide guideline should be reflected in the future development of Parkdale.

PUBLIC REALM



SOURCE: https://postglobalurbanism.files.wordpress.com/2011/02/0307causeway_605.jpg?w=605&h=454



SOURCE: <http://www.whiteflint.org/2013/07/25/white-flints-future-depends-on-complete-streets/>

WINTER DESIGN STRATEGIES



SOURCE: <http://netdna.tinyhouseblog.com/wp-content/uploads/2013/12/winnipeg-warming-hut.jpg>



SOURCE: <http://oala.ca/wp-content/uploads/2013/09/Colonel-Samuel-Smith-Park-in-Etobicoke.jpg>

LOW IMPACT DEVELOPMENT



SOURCE: http://www.spokanewastewater.org/SURGE/Documents/ASCE_Landscape_Maintenance_2003.pdf



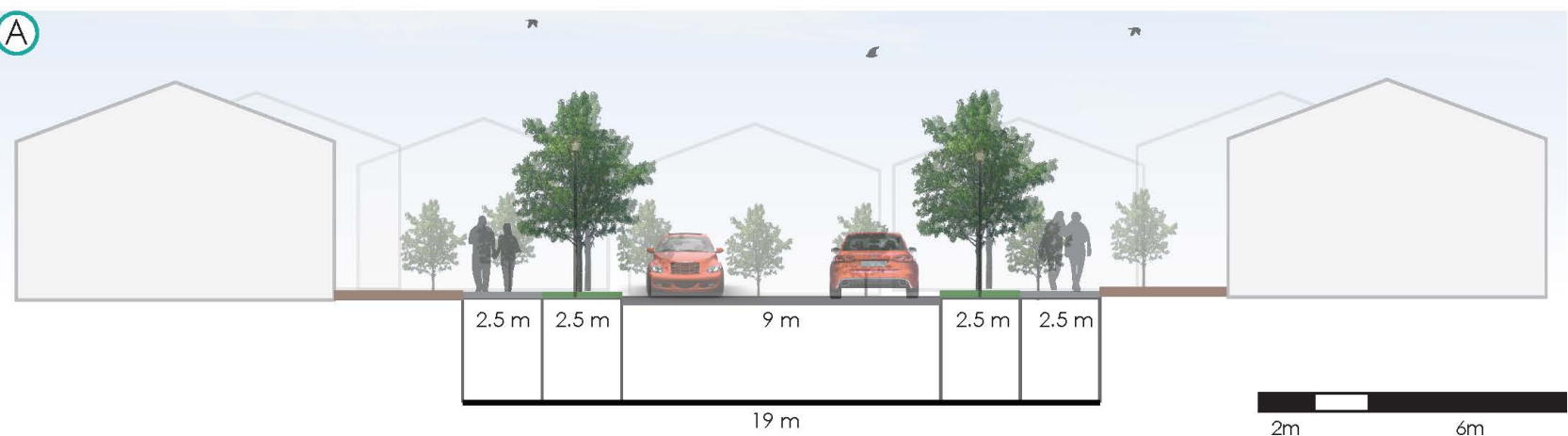
SOURCE: <http://assets.inhabitat.com/wp-content/blogs.dir/1/files/perviouspaving.jpg>

ENRICHING PARKDALE | OPEN SPACE + INFILL HOUSING



OPEN SPACE + CONNECTIVITY

PARKDALE GREENLINE



CENTRE PARK



PARKDALE GREEN SPACES

VETERANS' PARK



PICCOLO PARK



CINEMA PARK



CENTRE PARK



PRECEDENTS

green belt



SOURCE: http://www.paolionthemove.org/wp-content/gallery/vps-residential-side-walks/vps-10-highresdownload_12th-ave-nue-portland-004.jpg

seating



SOURCE: <http://revistatoripa.com.br/wp-content/uploads/2014/09/parkiet11-620x459.jpg>

water ribbon



SOURCE: <http://landscapeperformance.org/sites/default/files/styles/lightbox/public/Uptown%20Normal-Flowing%20Water.jpg?itok=adF0kYa>

programming



SOURCE: <https://s-media-cache-ak0.pinimg.com/736x/fe/01/ed/fe01edfa627be96e2da28becd267c402.jpg>

R: 2.1.7

Encourage integration and identification of the community's cultural and historic assets.

R: 2.2.1

Establish livable microclimates through strategic planting of tree species; for example, deciduous trees to allow sun to penetrate to public spaces and evergreen trees to block wind.

R: 3.1.1

All open spaces should be encouraged to support both programmed and non-programmed uses.



INFILL HOUSING

PRECEDENTS

modern infill



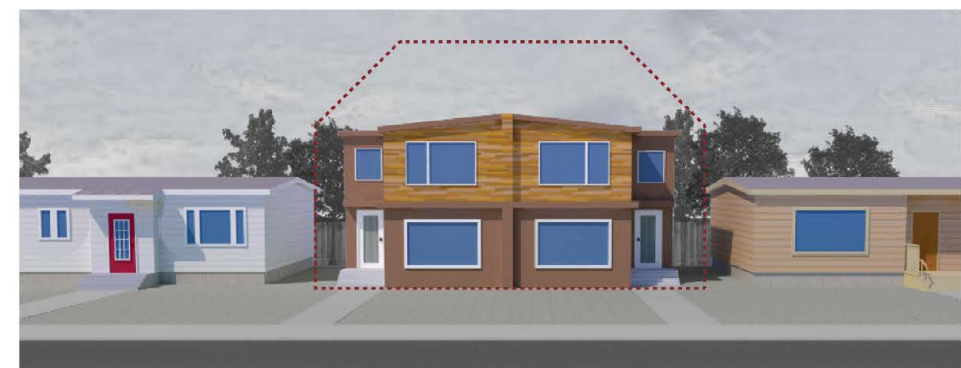
SOURCE: http://assets.dwell.com/sites/default/files/styles/article_photo/public/2013/05/21/knezi-residence-external-rectangle.jpg?itok=wOapJwDB

semi-detached



SOURCE: <http://in1.cco.ca/x8/cE/29/95560823313328261RGVCVN-W3c.jpg>

MASSING



LANEWAY HOUSING

PRECEDENTS

country lane



SOURCE: <https://nationalpost.com/files.wordpress.com/2013/07/lanes-2.jpg?w=620&h=388>

laneway house



SOURCE: http://www.nationalpost.com/_images/small-spaces.jpg

permeable paving



SOURCE: http://greengardetroit.com/images/thumb/a/a/Alley_water_after.jpg/500px-Alley_water_after.jpg

lanescaping

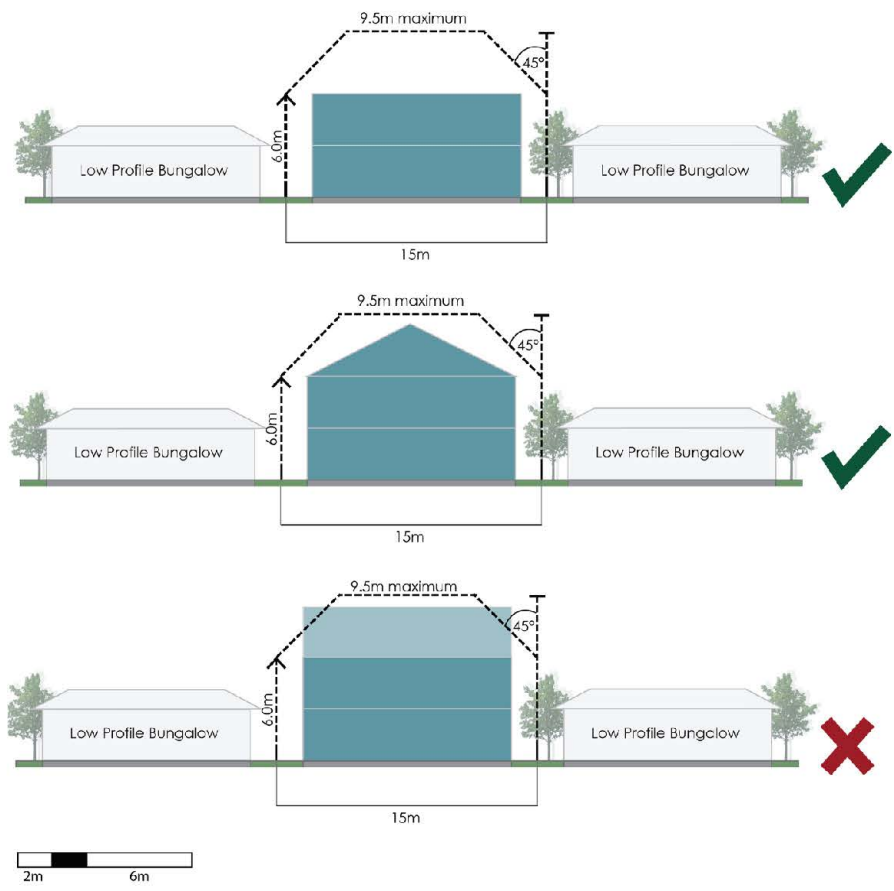


SOURCE: <http://www.decorporati.com/images/1h/36536.png>

MASSING + LANESCAPING



SITING + MASSING



R: 3.2.1

Infill development should be encouraged to conform to building massing standards, which act to protect existing neighbourhood character.

R: 3.2.4

Infill development should enhance the streetscape through the retention of healthy mature trees, planting and softscaping.

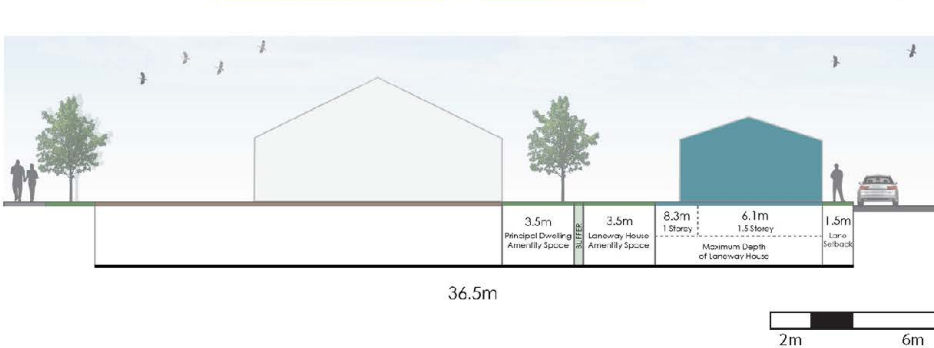
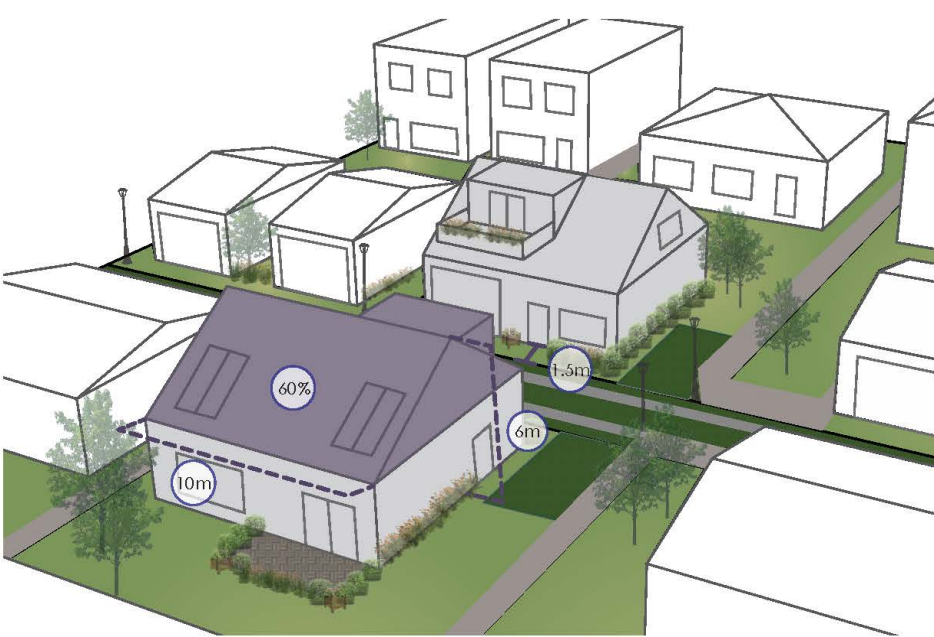
R: 3.2.5

Future infill development should be encouraged to explore innovative infill housing typologies including, but not limited to, row housing, front and back semi-detached and live-work dwelling units.

LANDSCAPING



SITING + MASSING



R: 3.3.6

All laneway dwellings should have access to private outdoor space in the form of a backyard and/or balcony facing the lane.

R: 3.3.7

All parking areas are encouraged to use permeable materials.

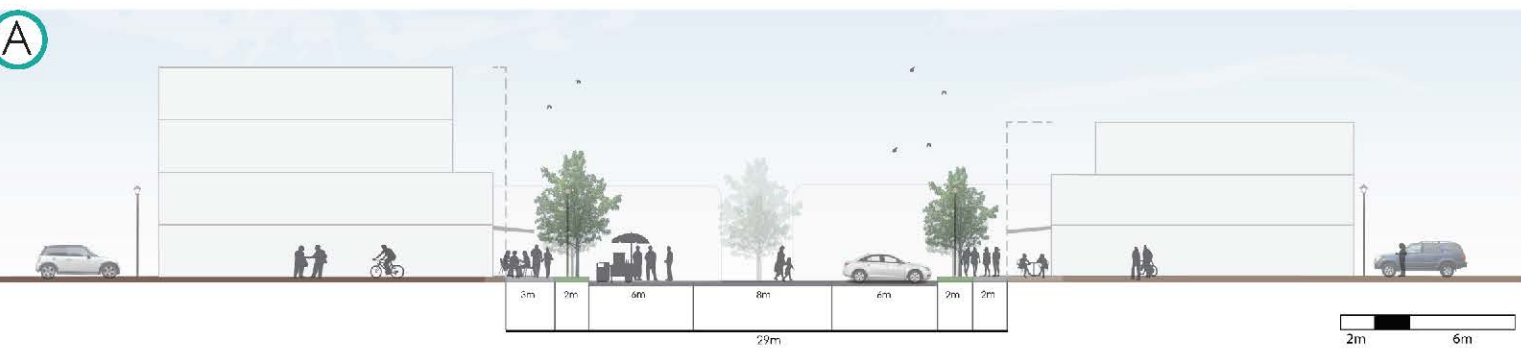
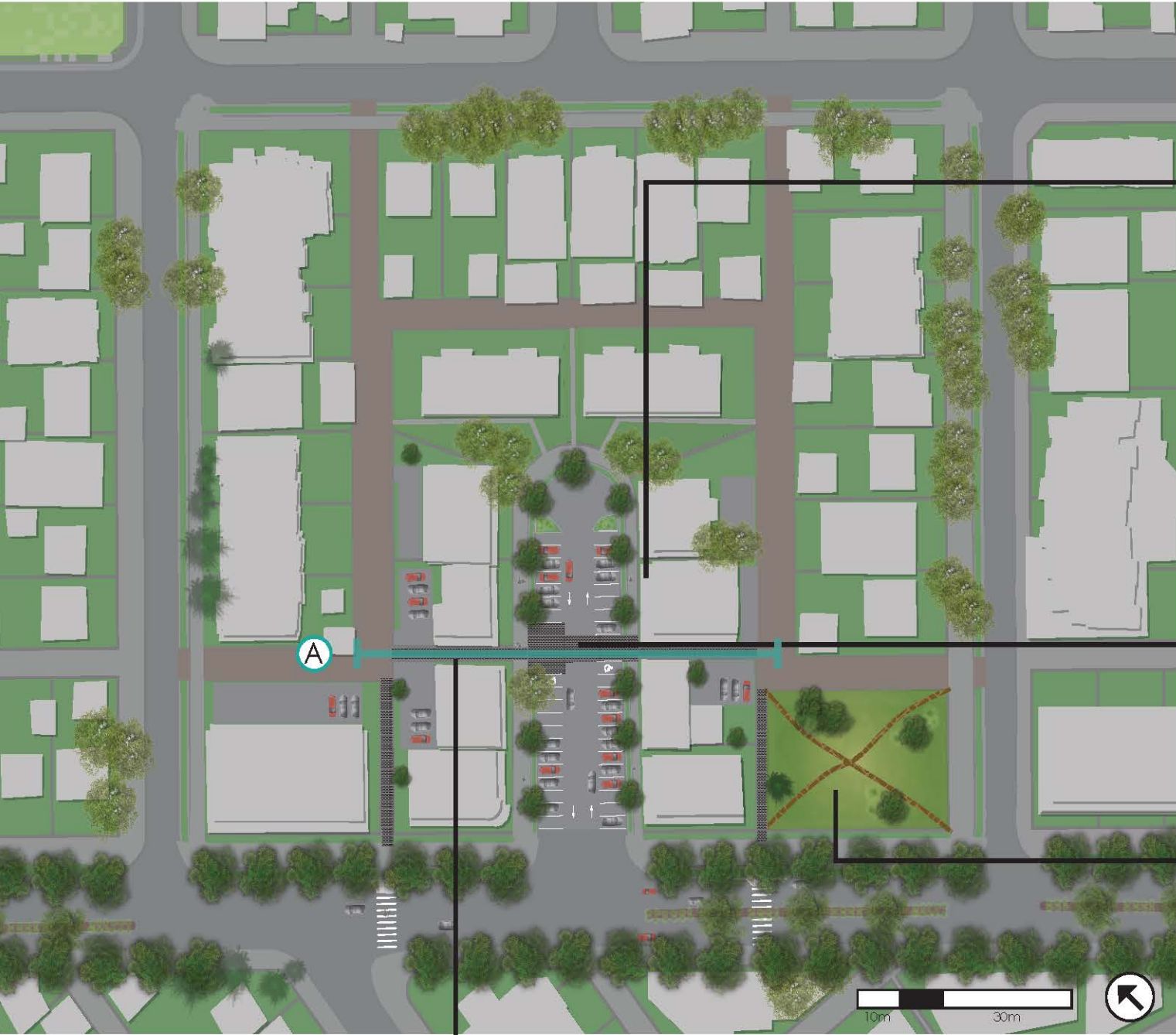
R: 3.3.8

Landscaping is encouraged along the edge of the lane through the use of drought tolerant plant species and deciduous trees.

ENRICHING PARKDALE | PARKDALE CRESCENT + PARKDALE BOULEVARD



COMMERCIAL NODE



PRECEDENTS

mixed use



SOURCE: <http://i2.wp.com/www.livluxuncalgary.com/wp-content/uploads/2014/08/south-cal-gary.png?resize=268%2C188>

gathering spaces



SOURCE: <https://pbs.twimg.com/media/8tLAjakiEAEYu79.jpg:large>

phytoremediation

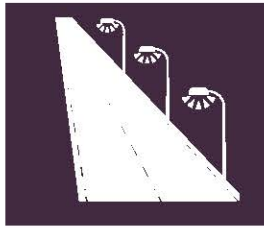


SOURCE: <http://www.latent.com/mono/data/news/img1/5986.jpg>

active laneways



SOURCE: <http://www.hdrinc.com/sites/all/files/content/projects/images/6640-140-william-street-8764.jpg>



BOWNESS ROAD | 3RD AVENUE | PARKDALE BOULEVARD



50m 100m 200m



R: 3.5.1

Install median with Chinook hardy landscaping.

R: 3.5.3

Increase connection between north and south Parkdale with the addition of controlled crosswalks.

R: 3.5.2

Future development along 3rd Avenue NW should be oriented towards the street.

R: 3.5.4

Where on-street parking is allowed, curb extensions should be encouraged to replace the parking lane at crosswalks.

TEMPORARY



R: 2.1.5

Integrate public art that is reflective of community identity in order to enhance pedestrian experience.

R: 3.4.4

Building height should be limited to 4 storeys with consideration of shadowing of public spaces.

R: 3.4.5

Encourage the creation of active edges on lanes through the use of lighting, public seating, landscaping, and facades.

R: 3.4.6

Should maintain an active ground floor through retail and commercial land uses with office and residential uses on additional storeys.

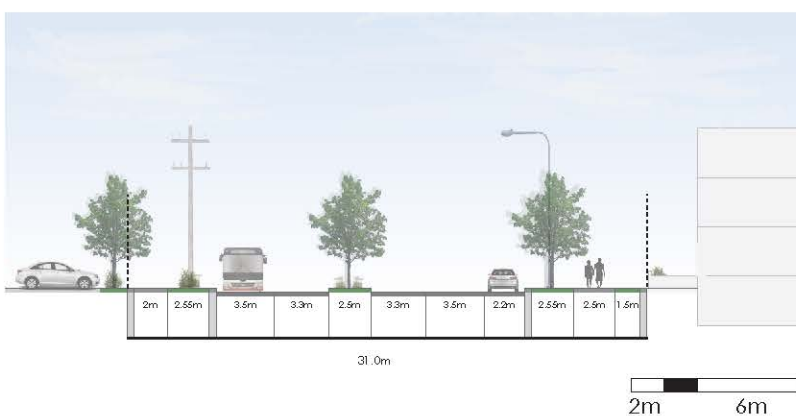
R: 3.4.7

Encourage property owners to provide and maintain side or rear parking where possible in order to maintain vibrant pedestrian realm.

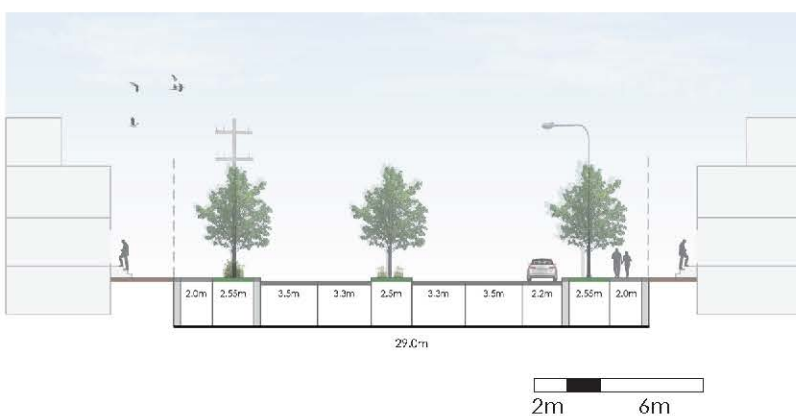
LONG TERM



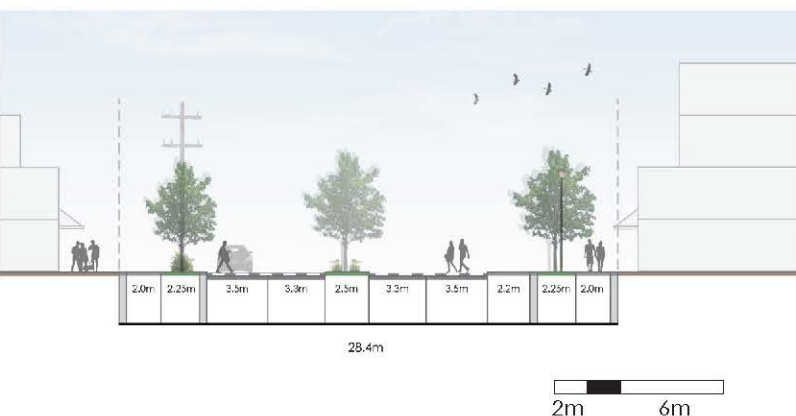
A veterans place nw



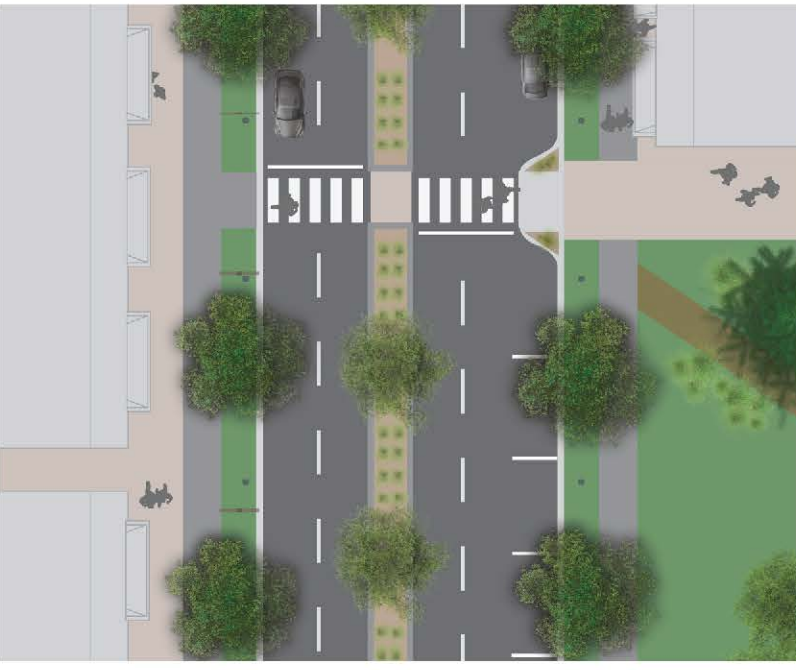
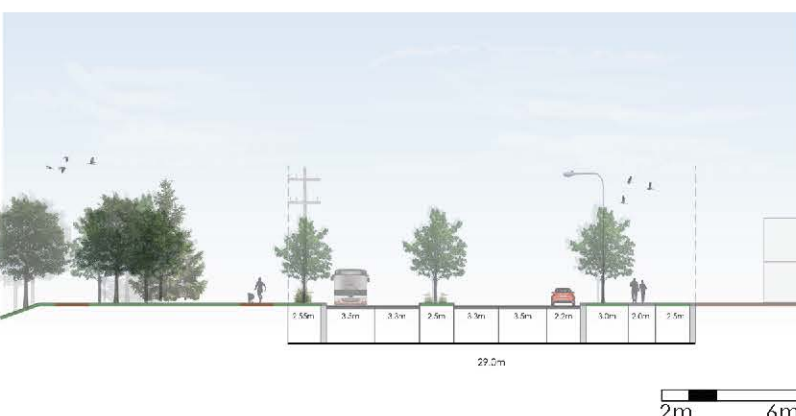
B 34a street nw



C parkdale crescent nw



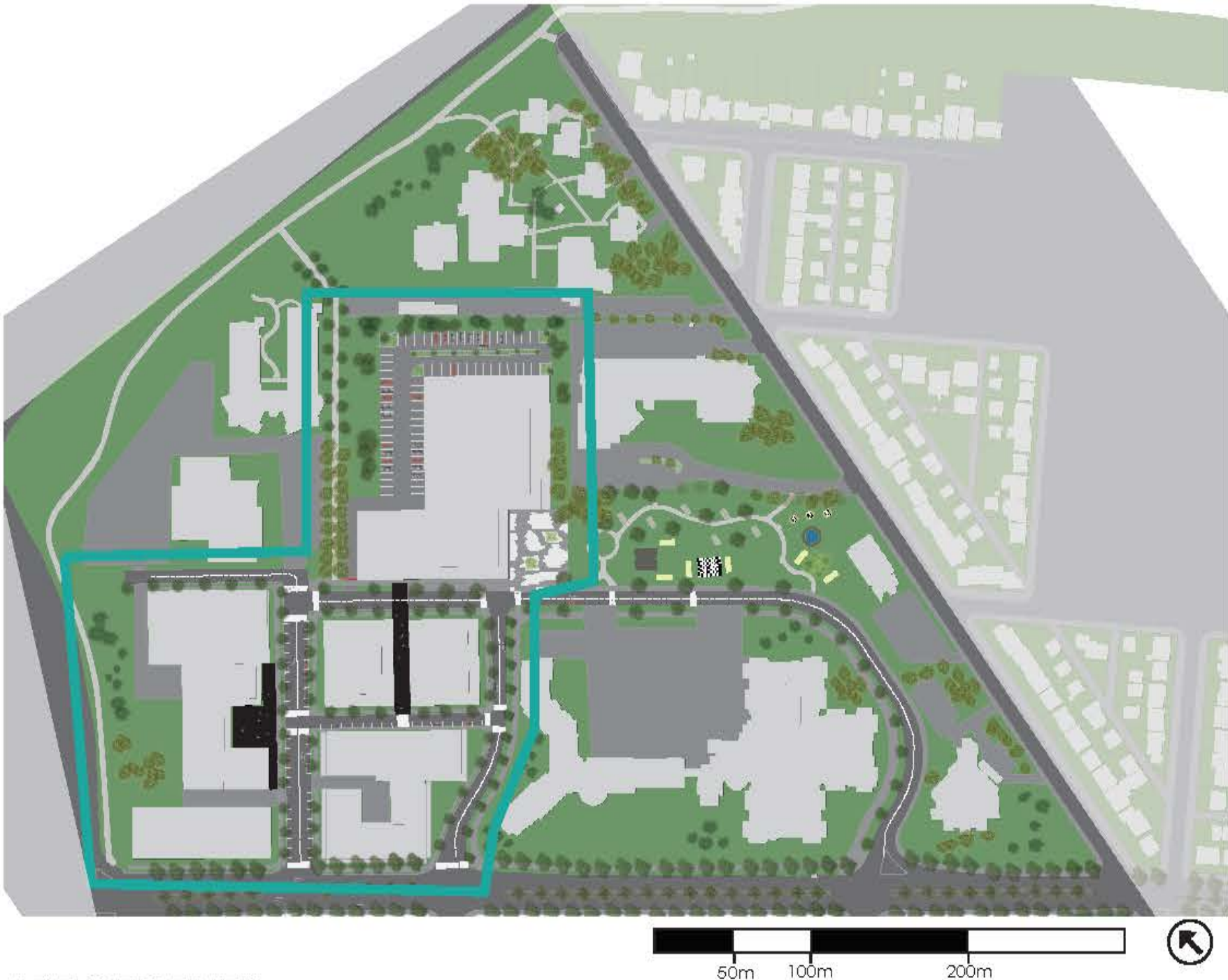
D 29th street nw



ENRICHING PARKDALE | PROVINCIAL LANDS



MEMORIAL VILLAGE | KERSHAW CENTRE



PRECEDENTS

small scale grocer



SOURCE: <http://assets.voncitybuzz.com/wp-content/uploads/2013/01/Screenshot-2013-01-30-at-2:19:25-AM.png>

business centre



SOURCE: <http://shubinandson.com/wp-content/uploads/2013/01/Lagunitas-business-park-entry.jpg>

mixed use



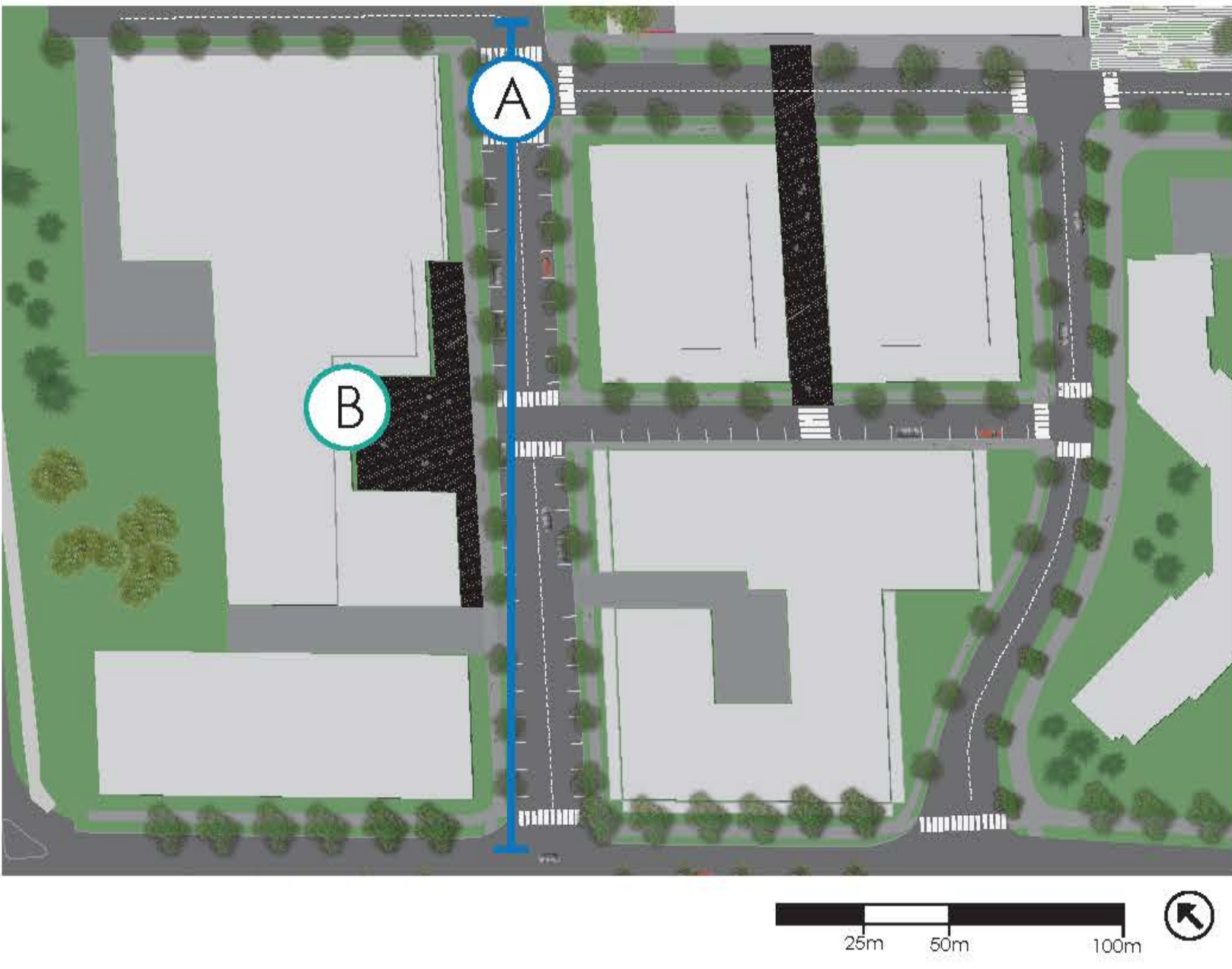
SOURCE: http://assets.bjounds.com/story_image/792761500.jpg?v=1

pedestrian lanes

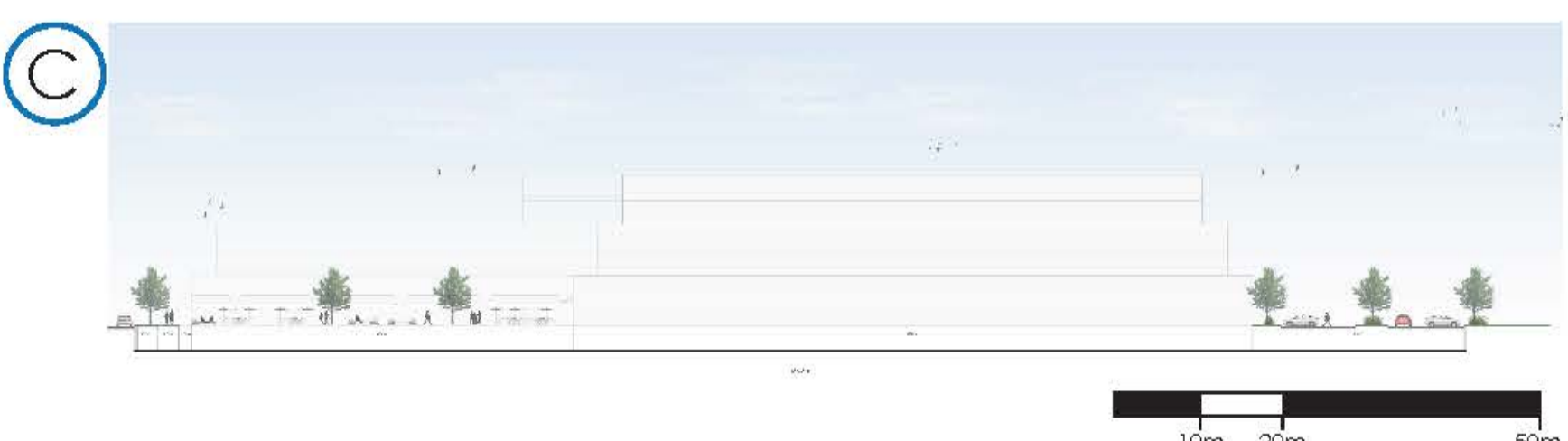
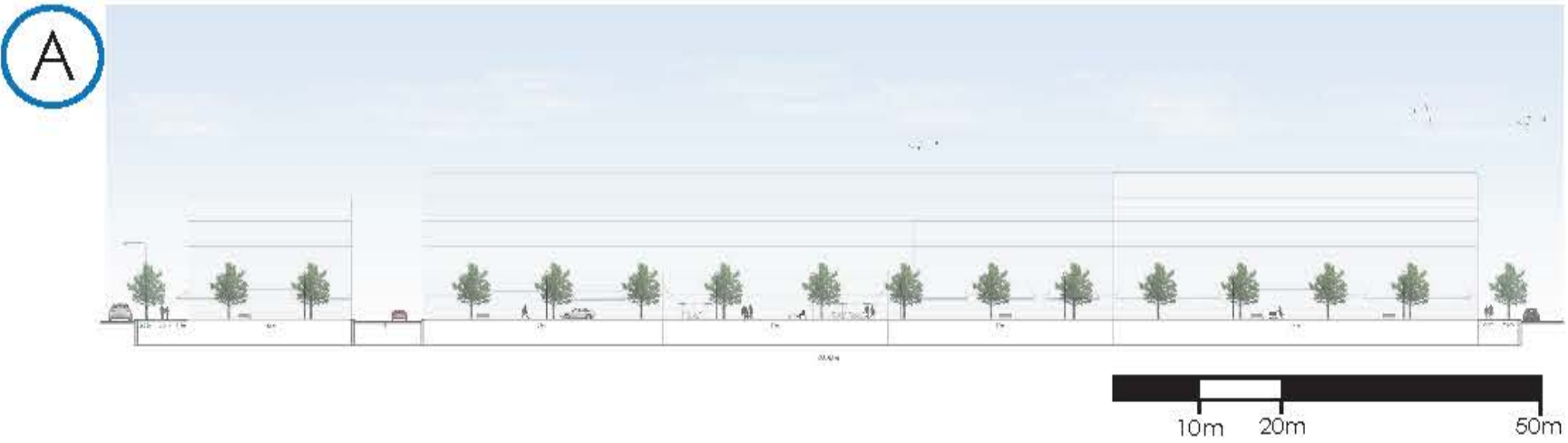
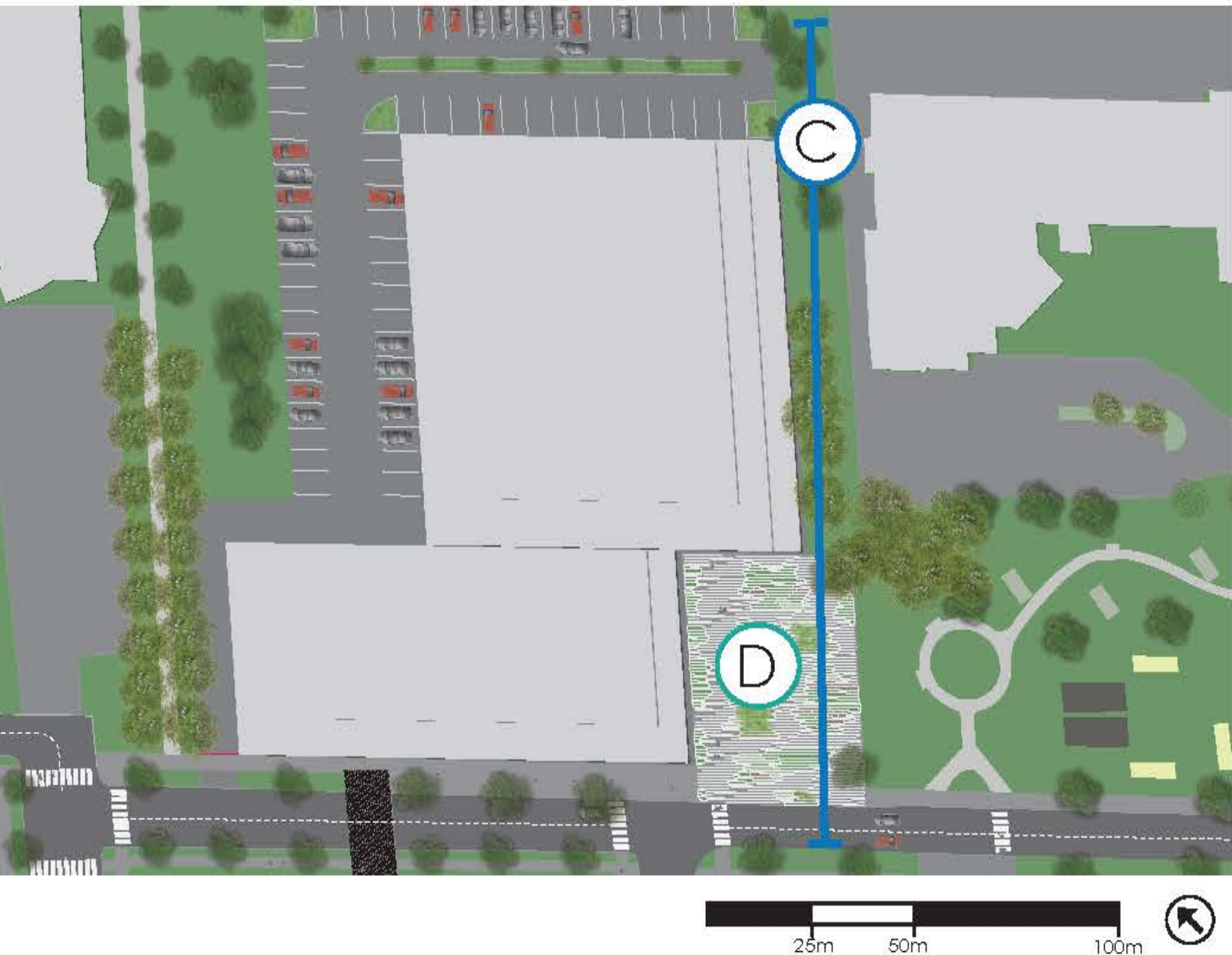


SOURCE: http://www.fieldpool.com/blog/wp-content/uploads/2014/12/C12_small-1024x669.jpg

MEMORIAL VILLAGE



KERSHAW CENTRE



R: 3.6.1

Building height should be limited to 6 storeys with consideration of shadowing of public spaces.

R: 3.6.3

Encourage the development of a variety of housing typologies including live-work units, townhouses and mixed use buildings.

R: 3.6.4

Underground parking should be encouraged, if at grade, the parking structure should be integrated into neighbourhood context through architectural detailing.

R: 3.7.1

Building height should be limited to 6 storeys with consideration of shadowing of public spaces.

R: 3.7.2

Encourage the location of client-oriented office space at street level to support active edges.

R: 3.7.3

An urban square should be incorporated at the entryway, accommodating both informal and passive recreational and social activities.

ENRICHING PARKDALE | IMPLEMENTATION + SUMMARY

IMPLEMENTATION

URBAN ACUPUNCTURE

IMMEDIATE + TEMPORARY

- Small-scale public realm interventions
- Can be achieved with relatively limited resources



COMMUNITY LED

COMMUNITY PRIORITIES

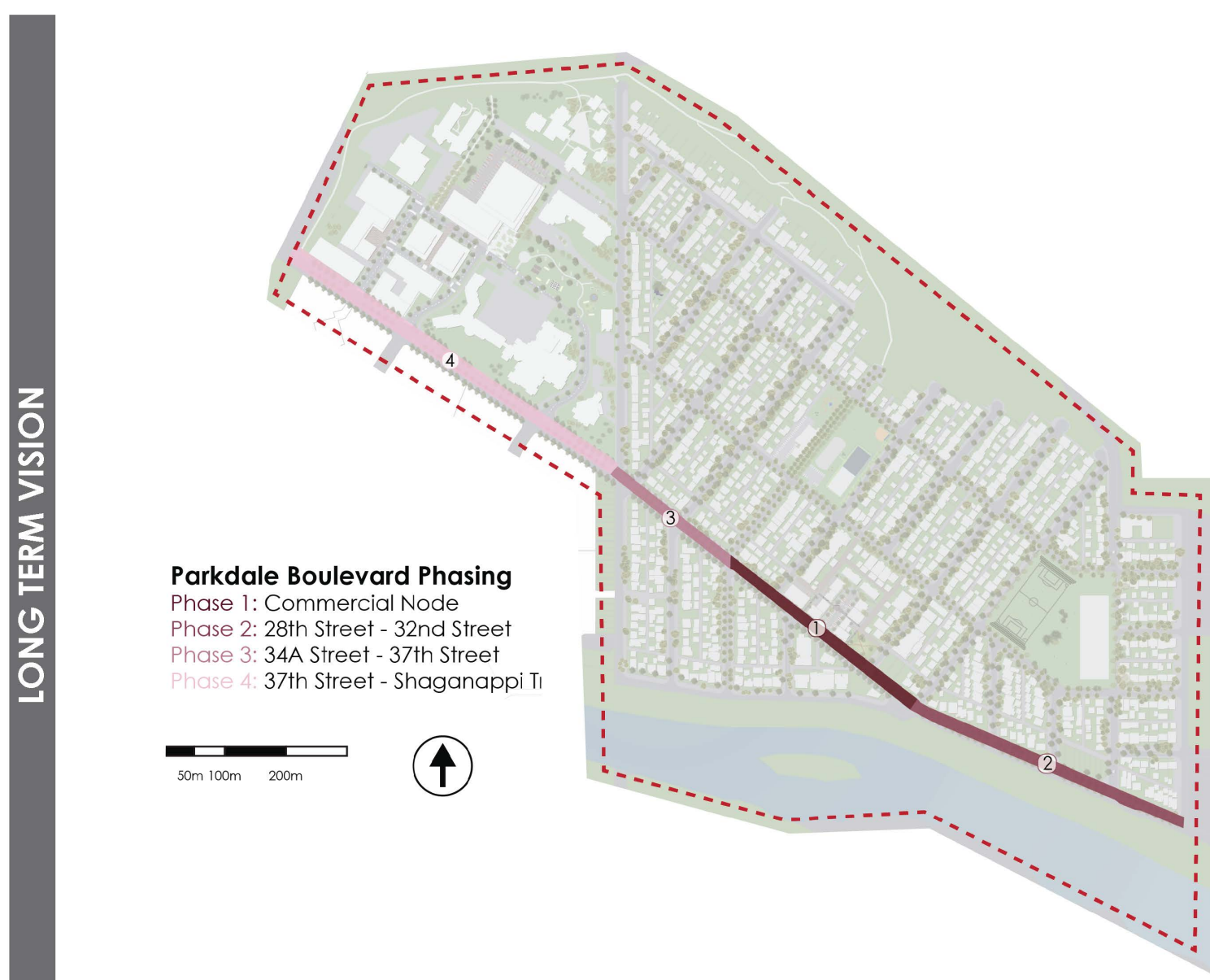
- Programs that can be explored in an effort to catalyze improvements
- Can be customized for individual communities based on community priorities



CITY LED

LONG TERM VISIONS

- Intended for larger capital projects
- Completion extended over a longer timeframe



ENRICHING PARKDALE



A



B



C



D



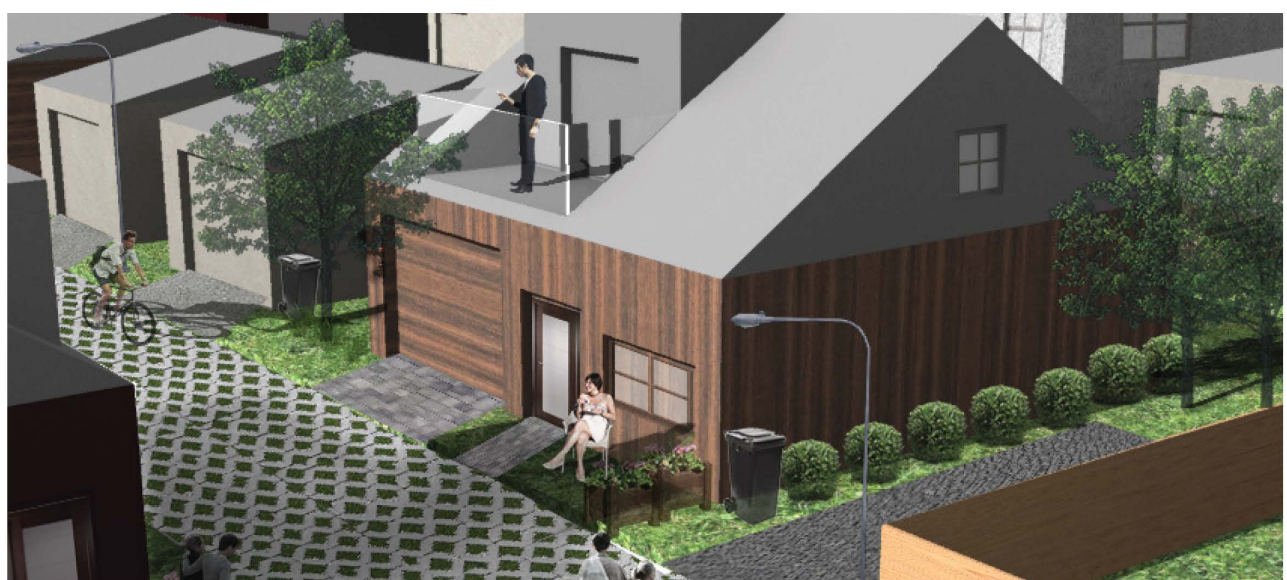
E



OPEN SPACE + CONNECTIVITY



INFILL HOUSING



PARKDALE CRESCENT



PARKDALE BOULEVARD



PROVINCIAL LANDS

