



Parkdale

Land Use & Development



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1.0 Executive Summary

This report pertains to a neighbourhood in Calgary's northwest area that is in transition from its current conditions and character. Currently, the neighbourhood is experiencing changes in demographics and redevelopment pressure. This report focuses on the six major areas and some potential proposals for those areas in the Parkdale community, Calgary. The major areas this report will be focusing on are:

Site Analysis – to find the potential future challenges that the community could face in the near future, and what are the current challenges to the community are; as well as understanding the context in more depth

Open Space/Urban Forest - to improve physical health by reactivating open spaces to facilitate social networking, civic engagement & physical activities.

Housing Infill Guidelines - using guidelines to reinforce existing neighbourhood characteristics and patterns by providing a framework for new developments in terms of mass & building patterns.

3 Ave NW/Parkdale Blvd/Bowness Rd NW - to promote a high level of connectivity, identity, appeal, and a comfortable street environment.

Neighbourhood Activity Centre – to reactivate the commercial public space and make it more pedestrian friendly.

Provincial Lands – To bring and attract denser and mix use development ideas into the neighbourhood, and minimize the hardscape area by reducing the surface parking lots and proposing new wetlands into the area.

To understand all these major six areas we have attended various workshops to gain more knowledge and depth of the current issues in the neighbourhood. The overall goal of the project was to understand the current major issues through workshops, and site visitations; and then develop a potential strategic plan to deal with those issues.

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2.0 Introduction

2.1 Purpose of the document

Parkdale is an established community in Calgary that is in transition from its current condition and character as a result of changes in demographics and redevelopment pressure. This makes Parkdale a potential for increase in density and mix of uses as a result of redevelopment pressure.

This document is a result of an academic project in collaboration with the Planning department, faculty of environmental design, University of Calgary and the Planning department of Parkdale community association. This document will also serve as a recommendation for Parkdale community association towards preparation for increase in density and redevelopment pressure within the community.

2.2 Community overview

Parkdale, an inner city community in Calgary started as a post-World War II suburb. It is located in the North-West quadrant of the city and is bounded to the North by Foothills Hospital and the community of St. Andrews Heights, South by the Bow River and community of Point Mackay, West by Shaganappi Trail NW and East by the community of West Hillhurst. Its proximity to Memorial Drive provides a direct and easy access to the City Centre which makes Parkdale an ideal community for density increase.



Figure 2.2.1: Map of Calgary, Alberta showing location of Parkdale community.

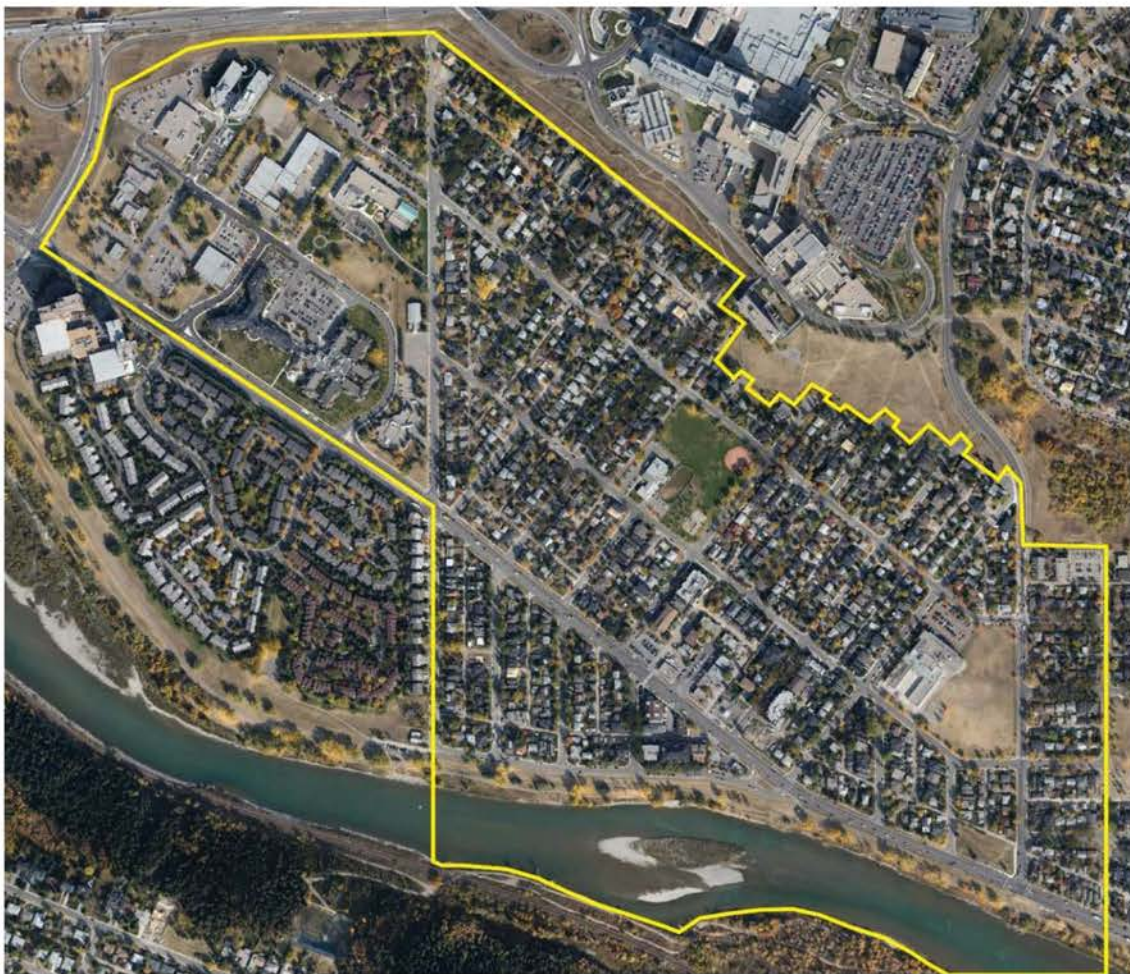


Figure 2.2.2: Aerial map of Parkdale community.

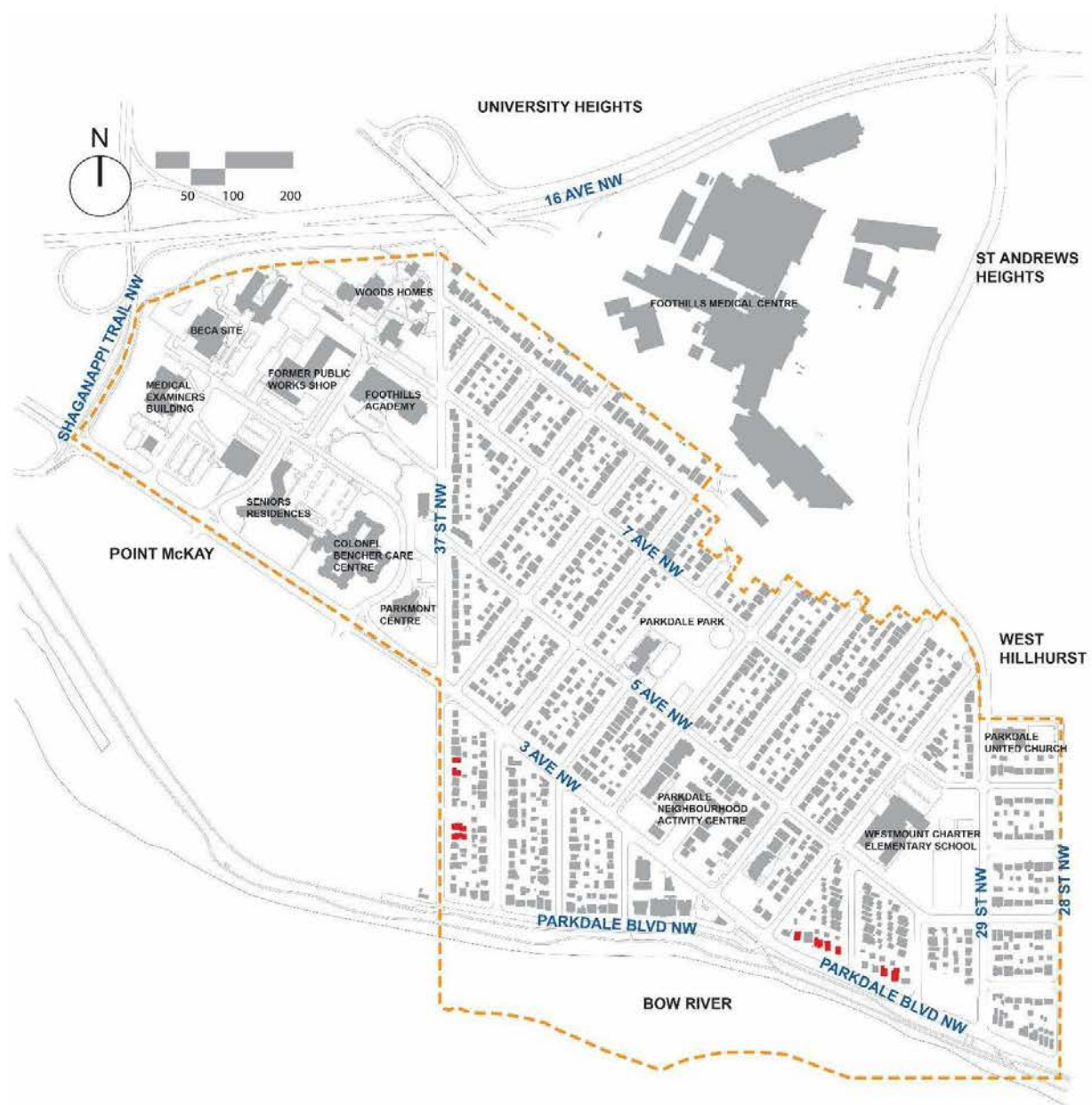


Figure 2.2.3: Figure ground map of Parkdale community indicating building formation.

Parkdale is a community annexed by the City of Calgary in 1910 where it began development in 1948. This community is characterized by heritage buildings highlighted in red (Figure 2.2.3) which date back as far as 1910 with the presence of Riley House.

Parkdale consist mainly of low and medium density residential development and have evolved from over two decades. A neighbourhood activity centre is located within the community to serve as the main commercial node.

This community is connected to the city and has a good access to Downtown Calgary with the presence of its major transit road. This major transit road has been assigned three names within the extent of the community; Parkdale Blvd., 3 Ave NW & Bowness Rd. NW.

Parkdale community association which is located beside Parkdale Park has a community garden that provides fresh produce to the residents. Also within the community is Westmount Charter Elementary school that has a direct access to a football field which host sporting activities for residents within and away from the community.



Figure 2.2.4: A view of the river walk & cycling path around an open space showing the depletion of urban forest.



Figure 2.2.5: Varying types of new housing developments indicate a reaction to pressure in redevelopment.



Figure 2.2.6: View of 3rd Ave NW towards the East of Parkdale.



Figure 2.2.7: View of 3rd Ave NW towards the West of Parkdale.



Figure 2.2.8: Parkdale neighbourhood activity centre with a high rate of cars parked beyond the posted time limit.



Figure 2.2.9: Senior residences in the Provincial land.

2.3 Starting Vision

Our vision for Parkdale as it responds to pressure for redevelopment are:

1. Ensure a pedestrian friendly environment which will include improving connectivity with all areas of the community.
2. Improve the public realm that serves as a barrier between the vehicular zone and residential developments.
3. Introduce mixed and diverse uses of residential and retail developments to bring a wide range of types, sizes and cost to residents in the community.
4. Provide quality architecture to emphasize on aesthetics, human scale, comfort and a sense of place.
5. Preserve the heritage of the community.
6. Increase the density of the community.
7. Preserve open spaces.
8. Provide infrastructure for increase in density in Parkdale.
9. Provide affordable residential units for density increase.

2.4 Assumption

The following are our assumptions as this proposal is been provided for the community of Parkdale:

1. The provincial lands will be sub-divided to allow for future development.
2. The City of Calgary will approve upgrading to municipal reserve land.
3. The density of Parkdale will increase yearly at the growth rate of the city.
4. Improvements will be allowed on the riparian area between the Bow River and the limits on the community.
5. A review board will be setup to coordinate architectural designs for new developments in the community.

2.5 Approach

Our strategies to prepare Parkdale for redevelopment will follow the principles of new urbanism through Participatory Action Research framework (PAR). It will help to keep the character of the community and will also help the community towards sustainable growth in the future.

PAR is an approach to research and learning that uses different methods to address issues or possibilities identified and defined by a community (animatingdemocracy.org). This is achieved by interacting with the community to determine strengths, weaknesses, opportunities and threats within the community through a series of interaction achieved in open houses.

Through our Participatory Action Research (PAR) we will address the current issues within the community and apply the principles of new urbanism which will help to maintain overall sustainable growth of the community. Principles of New Urbanism that will be applied include: walkability, connectivity, mixed-use & diversity, mixed housing, quality architecture & urban design, increased density, green transportation & sustainability (newurbanism.org).

2.6 Methodology

Our methodology includes the following 7 steps:

1. Site visit

It is very important to understand the built & natural environment of the site to understand the physical site issues. Physical site visits were made to understand the site and its connections with surrounding communities.

2. Establish project team & Base mapping

Team of three members from different backgrounds (urban designer, community planner & technologist) were established to cover the comprehensive issues of the site and develop base maps to understand the built environment and its surroundings.

3. Gather background information (research)

Background information was researched to understand the historical evolution of the site which also determined the growth pattern and behaviour of the site.

4. Public engagement & open house

There were a few sessions that involved community walk with community members, developer meetings to identify site constraints and opportunities, and also open house events with residents with feedback on their concerns within the community.

5. Summarization of analysis & Initial proposal

The main issues and assets found during different phases of analysis were summarized. The established team worked on the findings and framed the issues in a conceptual initial proposal.

6. Revised Proposal

Revised proposal based on feedback were incorporated through the involvement of different stakeholders that included Parkdale community members, Parkdale community association, and members of The City of Calgary planning department.

7. Final Proposal

After reviewing the revised proposal, our final proposal have been made to incorporate all feedbacks from stakeholders.

2.7 Historic Evolution

To understand the progression of the community in history, improvements that occurred by 6 non-consecutive years will be discussed.

1948: The first set of residential buildings started to emerge in two separate clusters. The residences of Tregillus, King, Grant and MacKay can be identified during this period.

1956: The cinema park drive-in theatre opens and is in full operation. Development starts to occur in Parkdale excluding the Provincial lands. Parkdale Blvd., 3 Rd. NW and Bowness Rd. NW are fully recognizable.

1963: The preparation of Foothills Hospital begins. 16 Avenue is identifiable in the North of Parkdale.

1975: The provincial lands start to develop. Shaganappi Trail develops and connects to the community and 16 Avenue.

1993: Point McKay community develops in the South-West of Parkdale. The community centre is built. The provincial lands continue to be developed.

2013: Colonel Bencher Care Centre and Seniors Residences are built. Foothills Hospital continues to develop.

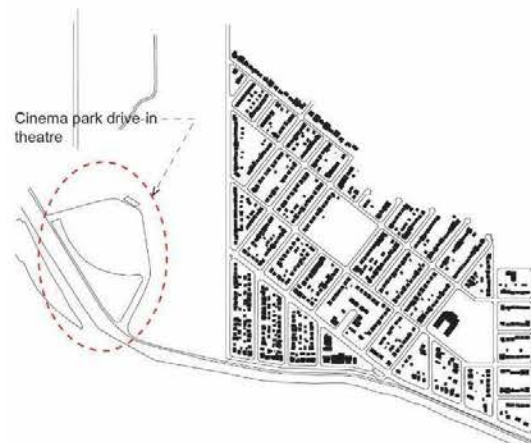
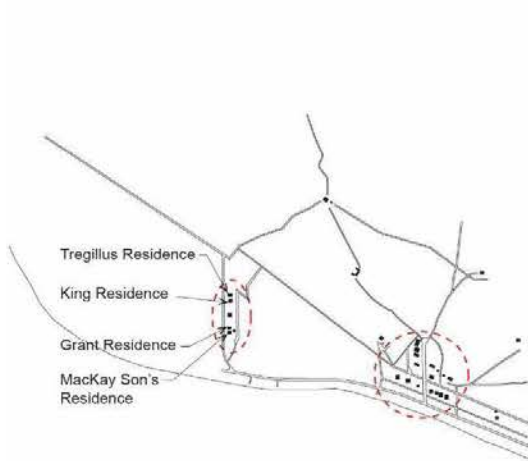


Figure 2.7.1: 1948 Historic Evolution.

Figure 2.7.2: 1956 Historic Evolution.



Figure 2.7.3: 1963 Historic Evolution.



Figure 2.7.4: 1975 Historic Evolution.

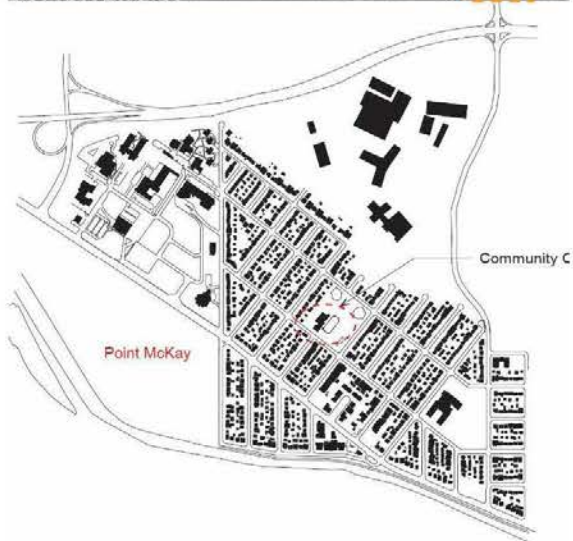


Figure 2.7.5: 1993 Historic Evolution.



Figure 2.7.6: 2013 Historic Evolution.

2.8 Community Context

2.8.1 About the Community

The Parkdale community is located in the NW quadrant of the City of Calgary. The community was established as a result of the post-world war II suburb. It is bound by the community of St. Andrews Heights and the Foothills Hospital to the north, the community of Point McKay and the Bow River to the south, Shaganappi Trail to the west and the community of West Hillhurst to the east.

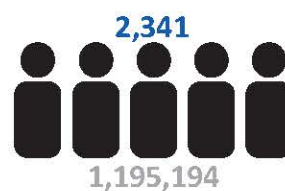
2.8.2 Population Characteristics

Based on the 2014 Calgary Civic Census, there are a total of 2,341 people living in the neighbourhood.

The median age of the population in the community is 44 years old, and 49% of the population is male. The average number of children per census family is 0.8. Of the entire population, 1% does not speak either English or French, and the percentage of the people who are living alone is 17 % (2014 Calgary Civic Census).

Parkdale ■ **City of Calgary** ■

Population in 2014



Occupied dwellings by the owner:
(2014 Calgary Civic Census)

57%

69%

Median Age:

44
36



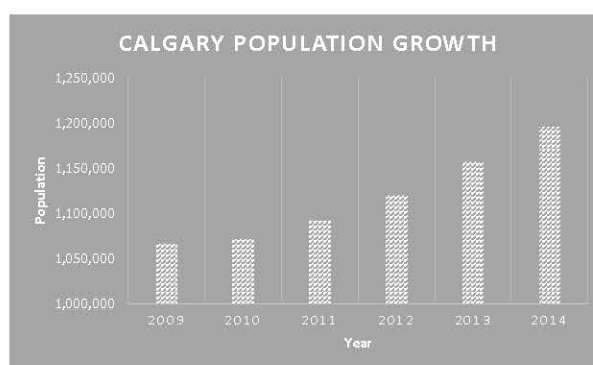
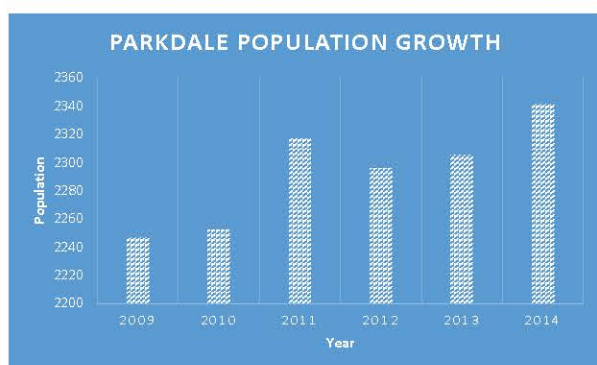
Per cent male:

49%
50%

2.8.3 Population Growth from 2009-14

There was a 4% increase in the total population of the Parkdale community from the years 2009-2014. However, there was a 1% decrease in total population of Parkdale from the years 2011-2012. The population of the community will keep growing in the next few years as Calgary's population will keep increasing.

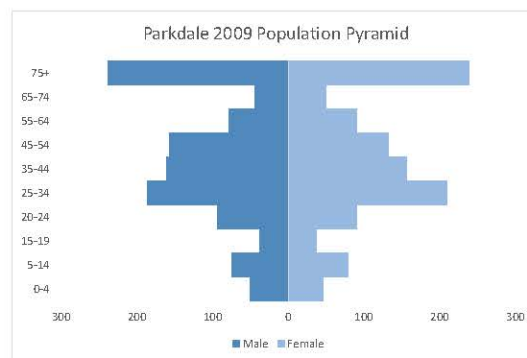
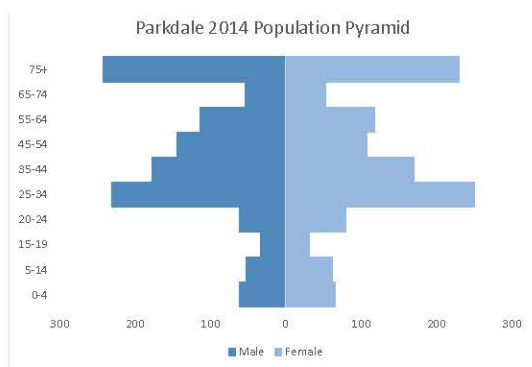
Parkdale Population Growth from 2009-14



2.8.4 Age Profile

Based on the 2014 Calgary Civic Census data, a majority of the population of the Parkdale community is between 20-64 years of age which is 62% and 25% of the population is 65+years old. However, when we compare the 2014 & 2009 pyramid of population it can be clearly seen that population age group 25-34 years has significantly increased from the year 2009, which also can conclude that the people who are moving to the community are mostly young adults.

Parkdale Population Pyramid 2014 & 2009



2.8.5 Household Income

Based on Median Household Income, 2000 and 2005 data there is -12.20% of decrease in the median household income from the years 2000 to 2005. And when we see the same data for the City of Calgary there was a total 1.80% increase in the total median household income

Median Household Income, 2000 and 2005

	2000	2005	%change
Parkdale	\$67,578	\$59,323	-12.20%
Calgary	\$66,060	\$67,238	1.80%

2.9 Housing Cost Analysis

An MLS listing of houses for sale in Parkdale was taken on February 2, 2015. This analysis indicates the average price of apartment, duplex & detached houses to be above \$500,000. This housing prices appear not to be affordable to the middle income family and might discourage future house owners to seek residence in Parkdale.



MLS Listing No.	Type	Beds	Baths	Sq. Ft.	Year Built	Land Size Acres	Street No.	Address	Price
1 C3645994	Detached	5	6	2,959.00	2003	0.11	3504	Parkdale Dr NW, Calgary	\$1,899,000.00
2 C3647001	Detached	6	5	3,191.00	2014	0.14	915	33 St NW, Calgary	\$1,724,900.00
3 C3648400	Detached	4	4	3,016.00	2014	0.12	139	34e St NW, Calgary	\$1,650,000.00
4 C3644212	Detached	4	4	2,614.00	2014	0.1	226	37 St NW, Calgary	\$1,625,000.00
5 C3647893	Detached	3	3	2,976.00	2003	0.12	3521	8 Av NW, Calgary	\$1,285,000.00
6 C3633131	Apartment	8	4	1,873.00	1972	0.16	3713	3715 7 Av NW, Calgary	\$1,175,000.00
7 C3642737	Detached	3	4	2,384.00	2014		109	35 St NW, Calgary	\$999,000.00
8 C3640568	Duplex	4	4	1,825.00	2014	0.14	728	36 St NW, Calgary	\$934,900.00
9 C3644640	Duplex	4	4	1,825.00	2014	0.14	726	36 St NW, Calgary	\$929,900.00
10 C3648020	Detached	4	4	1,961.00	1952	0.14	719	36 St NW, Calgary	\$929,000.00
11 C3638338	Detached	4	4	2,014.00	2014		520	37 St NW, Calgary	\$888,888.00
12 C3649622	Duplex	4	4	1,961.00	2012	0.07	926	33 St NW, Calgary	\$879,900.00
13 C3638386	Duplex	4	4	2,008.00	2014		522	37 St NW, Calgary	\$868,800.00
14 C3648396	Duplex	4	4	1,947.00	2015		511	35 St NW, Calgary	\$849,900.00
15 C3648395	Duplex	4	4	1,947.00	2015		513	35 St NW, Calgary	\$849,900.00
16 C3645598	Detached	3	3	1,066.00	1952	0.14	735	35 St NW, Calgary	\$789,900.00
17 C3650606	Duplex	3	4	1,625.00	2014		128	35 St NW, Calgary	\$789,900.00
18 C3651996	Detached	5	2	1,250.00	1951	0.18	2924	6 Av NW, Calgary	\$789,000.00
19 C3647764	Duplex	4	4	1,938.00	2008	0.08	513	31 St NW, Calgary	\$788,800.00
20 C3650903	Detached	2	3	1,778.00	1959	0.15	521	519 31 St NW, Calgary	\$725,000.00
21 C3646007	Detached	3	2	1,055.00	1952	0.14	2916	4 Av NW, Calgary	\$724,900.00
22 C3650545	Detached	3	2	1,200.00	1952	0.14	526	37 St NW, Calgary	\$719,500.00
23 C3632276	Apartment	3	2	1,319.00	2010	0.44	307	540 34 St NW, Calgary	\$599,888.00
24 C3642224	Detached	3	2	786.00	1951	0.11	511	29 St NW, Calgary	\$499,900.00
25 C3647056	Apartment	2	2	999.00	2010	0.44	107	540 34 St NW, Calgary	\$399,900.00
26 C364207	Apartment	1	1	715.00	2010	0.44	208	540 34 St NW, Calgary	\$370,000.00
BUILDING AREA						PRICE			
Average Detached		2,017.86				Average Detached		\$1,089,213.43	
Average Apartment		1,726.50				Average Apartment		\$636,197.00	
Average Duplex		1,884.50				Average Duplex		\$861,500.00	

Figure 2.9.1: MLS listing of houses in Parkdale taken on February 2, 2015

2.10 Residential Building Typology

Majority of the residential developments are single family detached houses which indicates low density developments. The multifamily units are concentrated around the commercial area that serve as a major factor in its development. The senior residences are higher density developments located in the provincial lands that serve as care centres. It lacks surrounding commercial developments and it is surrounded by institutional buildings.

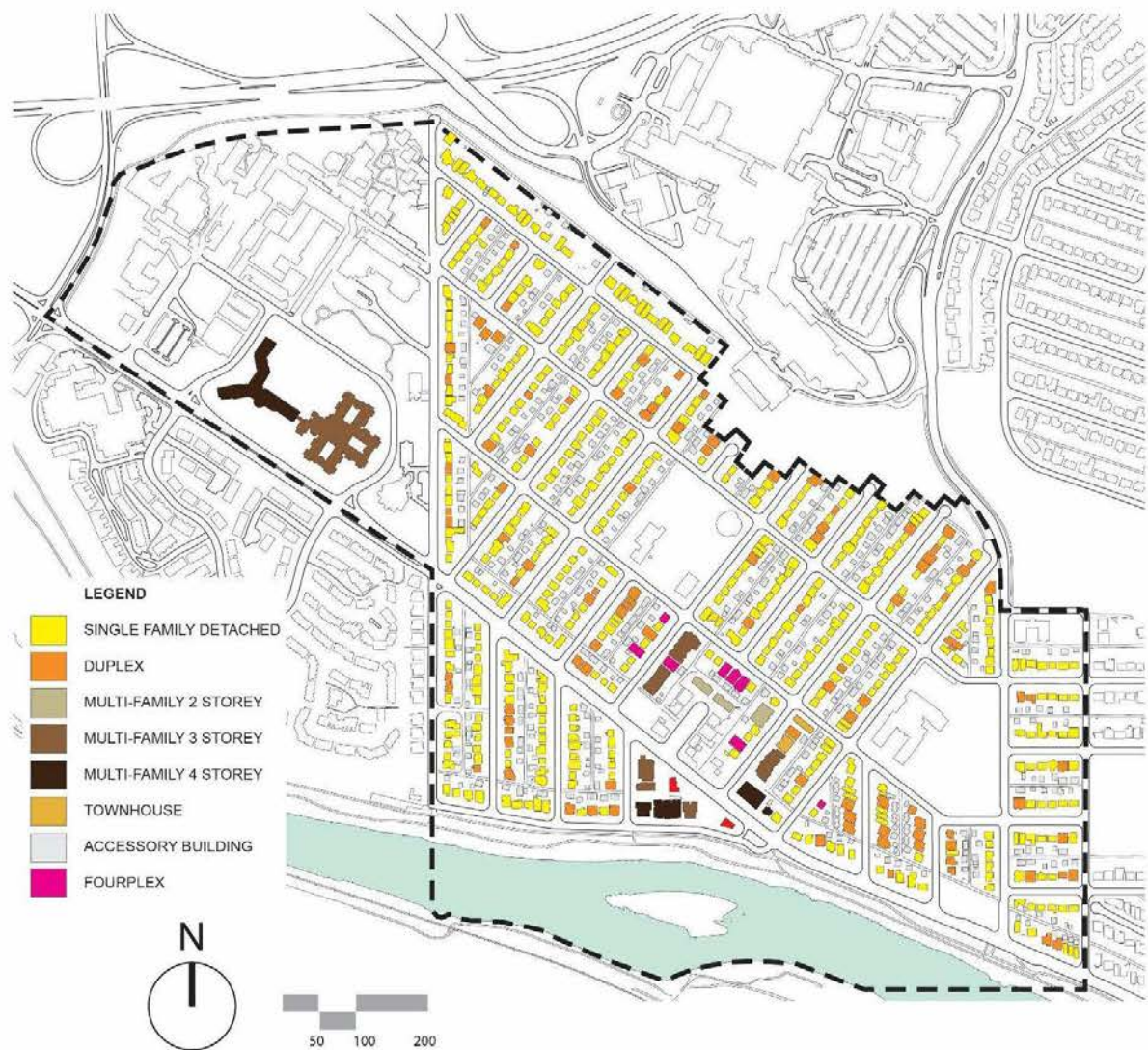


Figure 2.10.1: Residential building typology gives an indication of density in the community

2.11 Shadow Analysis

This shadow analysis shows the effect of shading on the public realm at 12pm on Spring/Fall Equinox (March 21 & September 21). It shows that buildings higher than 2 storeys cast shadows that put the public realm into shade affecting the sidewalks and houses within it. This is discomforting in the winter as this will cause deep shadows (Figure 0) as the sun angle is low in this season and prevent sun rays from getting onto the ground surface. This can prevent the active use of such sidewalks.

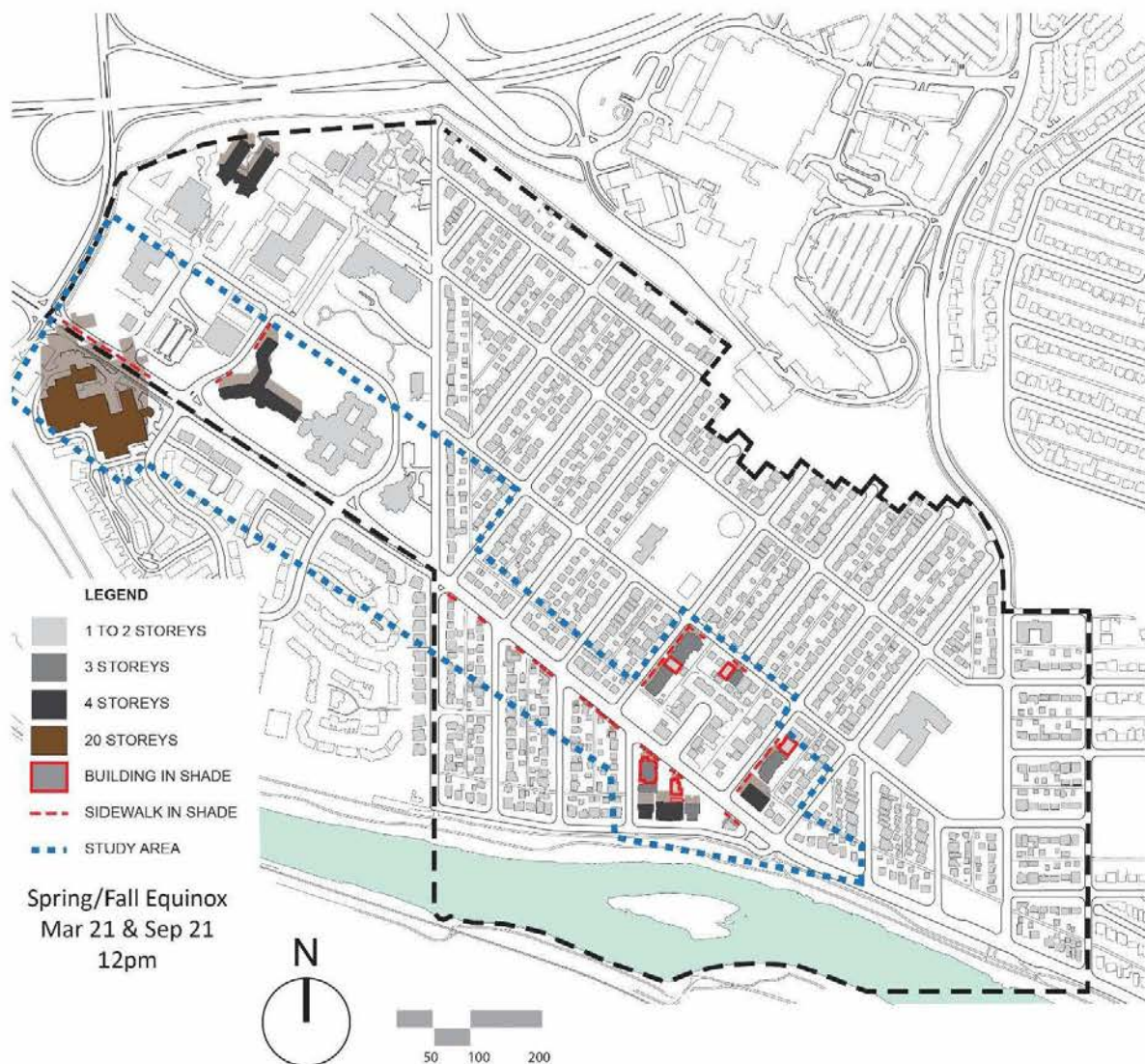


Figure 2.11.1: Shadow analysis indicates the area affected by shade in Spring/Fall Equinox at 12pm.

These 3-Dimensional renderings of the study area in Figure 2.11.2 indicates the immediate developments around Parkdale Blvd., 3rd Ave. NW & Bowness Rd. NW. The deepest shadow occurs in the winter at 12pm it affects sidewalks and adjacent buildings causing discomfort.



Figure 2.11.2: Winter Solstice Dec 21, 12pm

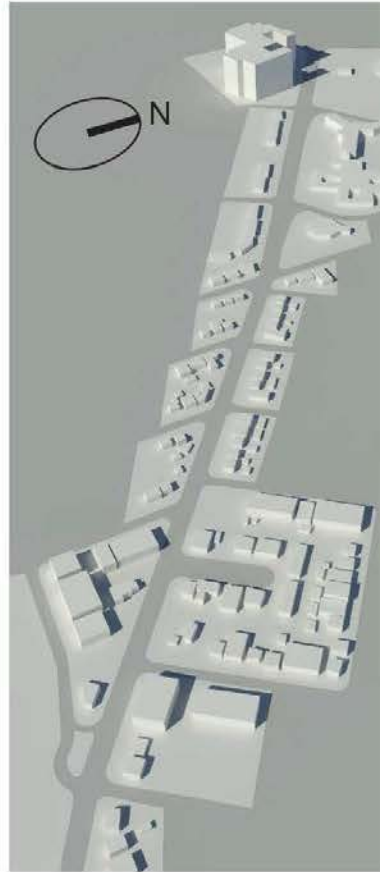


Figure 2.11.3: Spring/Fall Equinox Mar 21 & Sep 21, 12pm

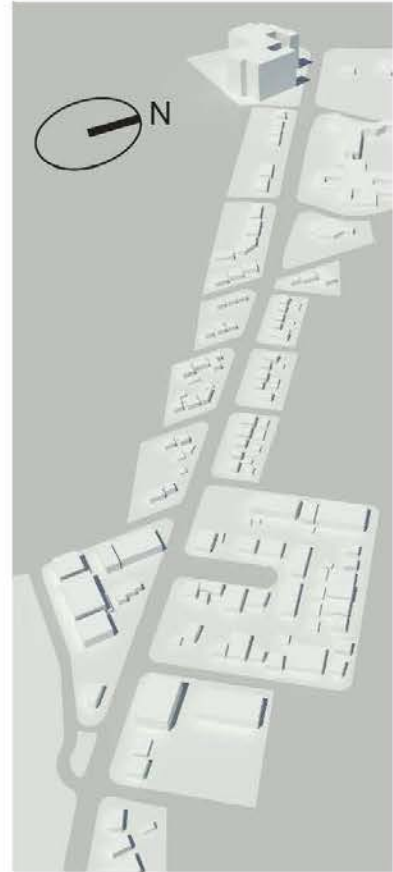


Figure 2.11.4: Summer Solstice Jun 21, 12pm

2.12 Residential Parcel Shapes

A few of the parcels are not connected to laneways which indicates that majority of the residential developments have full potential for accessibility from the roadway and through the laneway. Some parcels have been slit to smaller parcel sizes which are sites for individual developments and permit increased density by its smaller lot sizes. The irregular shaped parcels which comprise of non-rectangular and large parcels discourage the effective use of the parcels by not maximizing the development potential in the case of non-rectangular parcels.



Figure 2.12.1: Residential parcel shapes in Parkdale indicates potential for density increase by subdividing regular shaped parcels into smaller ones.

2.13 Infrastructure

2.13.1 Functional Analysis

Purpose: The major purpose of this analysis was to understand the overall plan of the community, and also to find out the major elements like nodes, landmarks, barriers, edges etc. if there are any.

Results: There were three major barriers which would limit the future expansion of Parkdale: Highway 16Ave NW, Steep slopes in the NE & the Bow River in the south. There was a lack of connectivity on 37 st with the NW side of the community, and it did not have any pedestrian or vehicular connection. There was only one commercial node within the community with very few land uses on it.

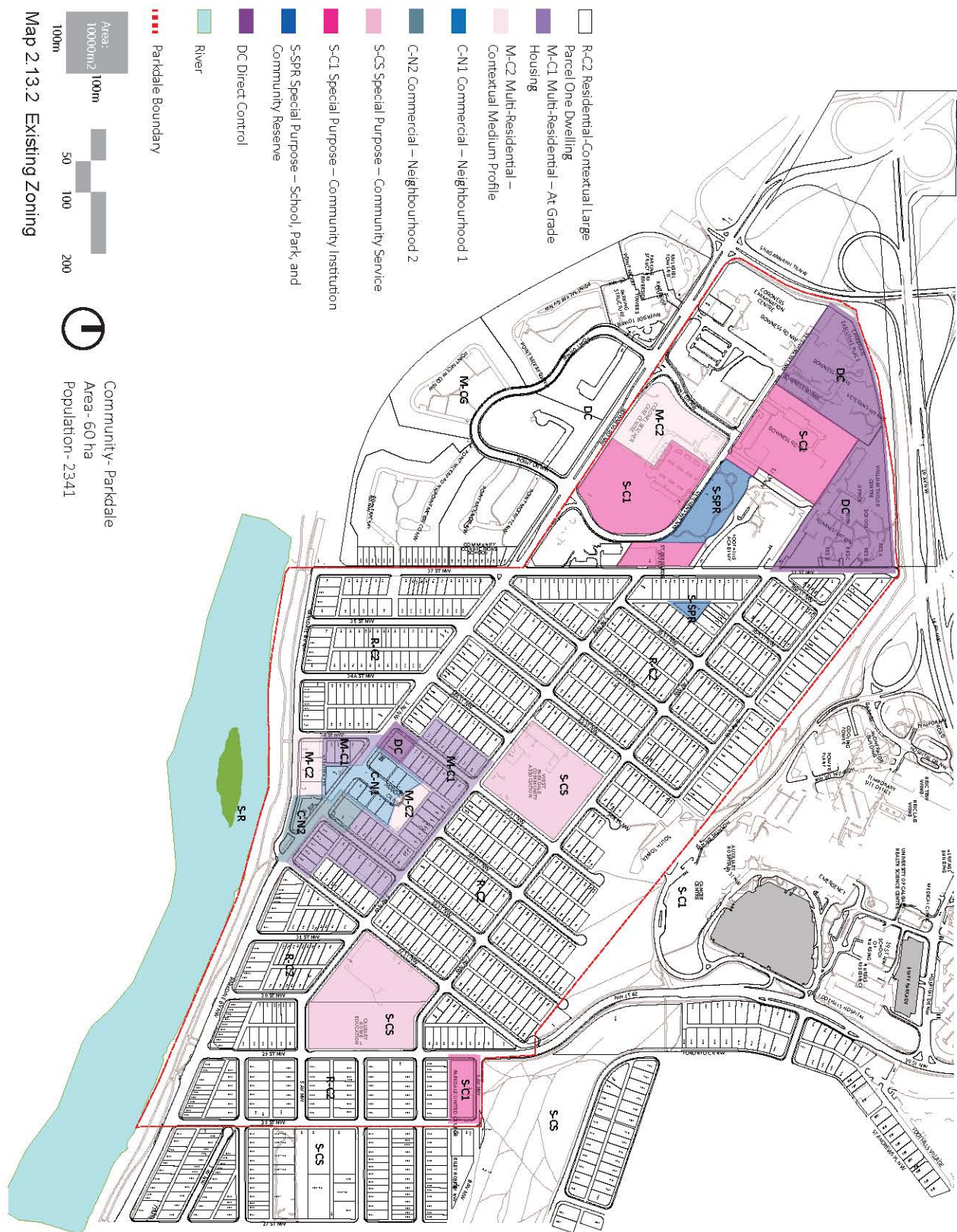
The given functional analysis map 2.13.1 shows the detailed plan of the functional analysis.

2.13.2 Zoning

Purpose: The purpose of zoning analysis was to understand the types of zoning districts which currently existed in the community.

Results: There were a total of nine zoning districts in the Parkdale community. A majority of the area has been dedicated to R-C2, S-C1 and DC zoning districts. The given zoning map 2.13.2 shows all of the zoning districts in the Parkdale community.





2.13.3 Land Use

Purpose: The purpose of the land use map was to understand the type of land uses that currently exist in the community, so that the future land use can be planned accordingly.

Results: The majority of land uses in the community were residential and institutional. There were a few medium residential areas, and very few commercial areas like retail, restaurant, offices etc. that existed. The given land use map 2.13.3 shows the detailed land uses that exist within the community.

2.13.4 Road Hierarchy

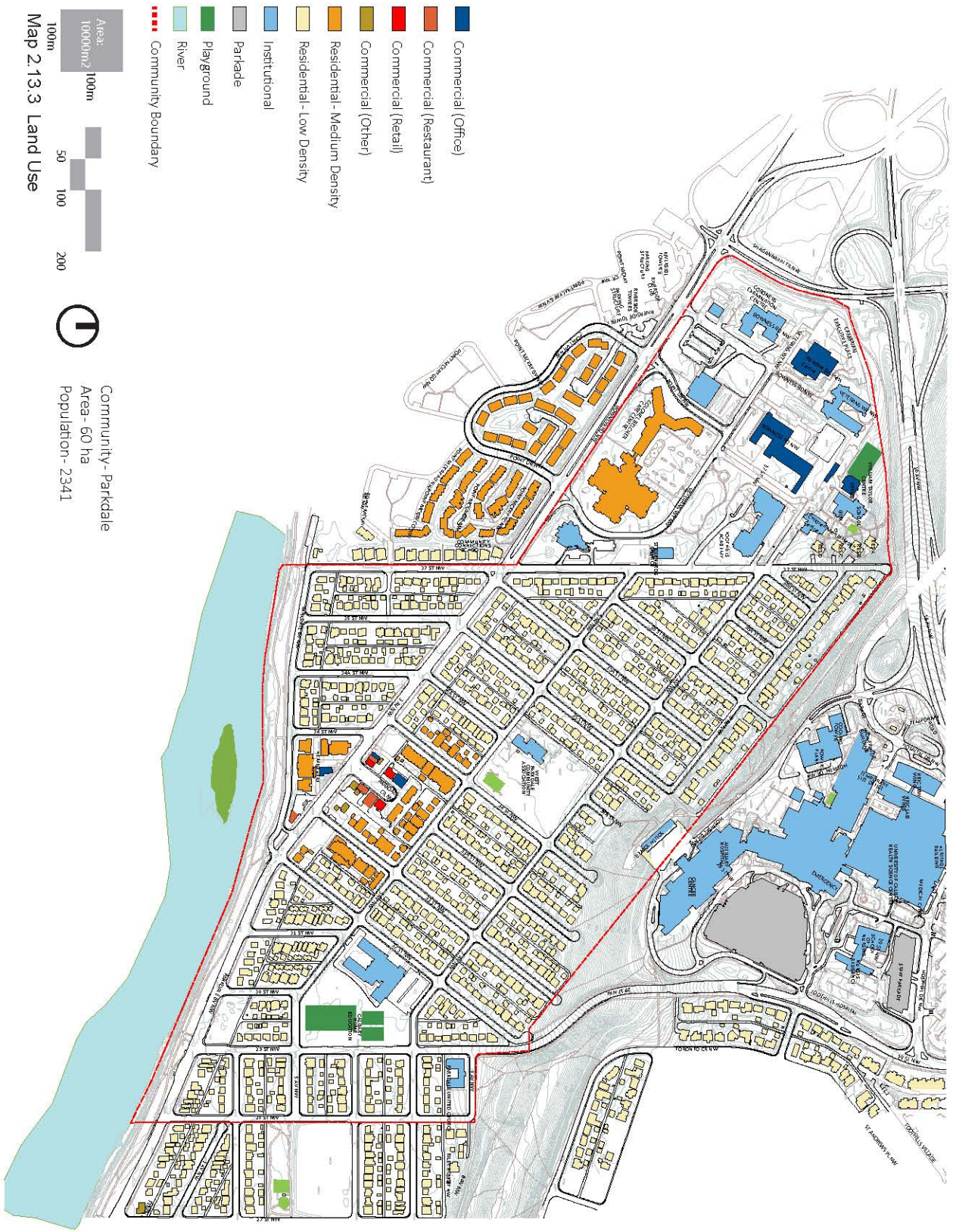
Purpose: The purpose of the road hierarchy map was to understand the road typology which exists within and around the community. It was also used to find out the current vehicle per day flow on the major roads.

Results: The neighbourhood was planned around four different types of streets 1. Skelton (16 Ave NW), 2. Arterial (Bowness & 3rd Ave NW), 3. Collector (37 st & 29 st) and 4. Residential (All internal streets). Based on the City of Calgary's transportation data 2012, Skelton road (16 Ave NW) carries 40,000 vehicles per day, arterial (Bowness and 3rd Ave) carries 35,000 vehicles per day, and collector (29st) carries 12,000 vehicles per day. The given map 2.13.4 shows the detailed plan of the community with all the major streets incorporated in it.

2.13.5 Walkability & Transit

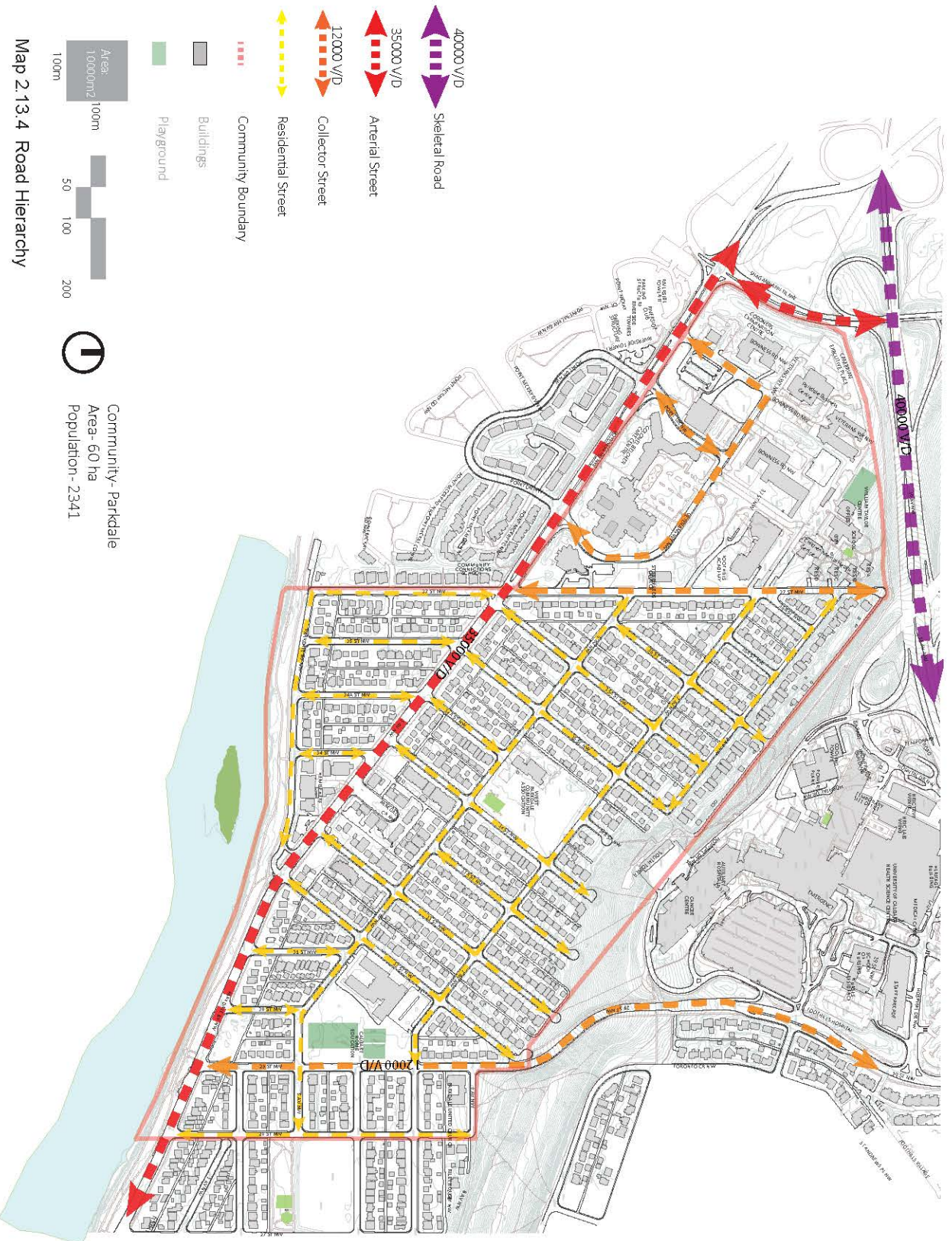
Purpose: The purpose of the Walkability & transit map was to measure the walking distances of the major landmarks or nodes from each street of the community.

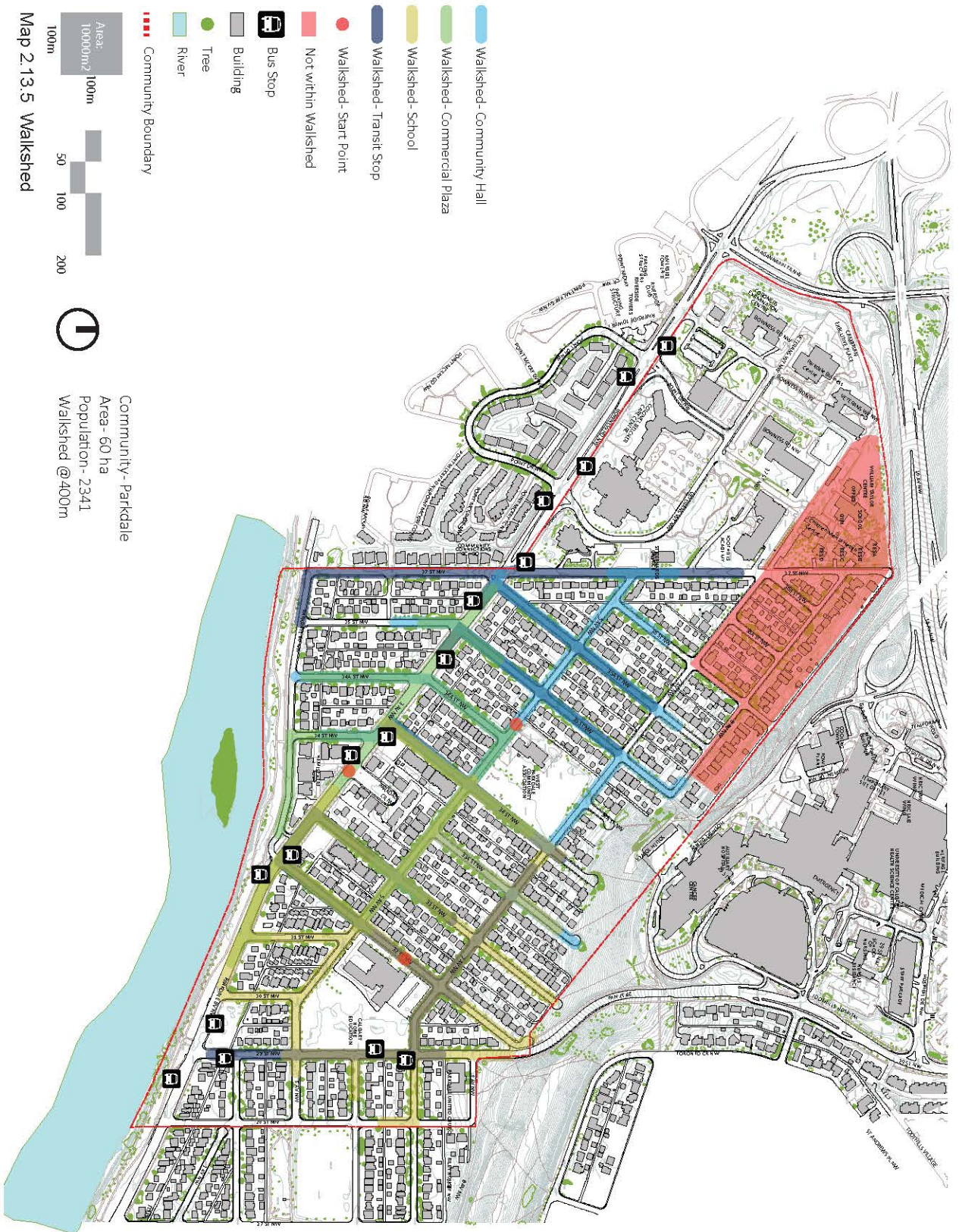
Results: Most of the residents were situated within the walkable distance (@400m) from destination points like the community hall, school, commercial centre & bus stops. All the bus stops within the community were located on Bowness st, 3rd Ave and 29th street. The given map 2.13.5 shows the detailed map of walkability & transit analysis for the Parkdale community.



Area:
10000m² 100m
100m 50 100 200

Community - Parkdale
Area - 60 ha
Population - 2341





2.13.6 Open Space Typology

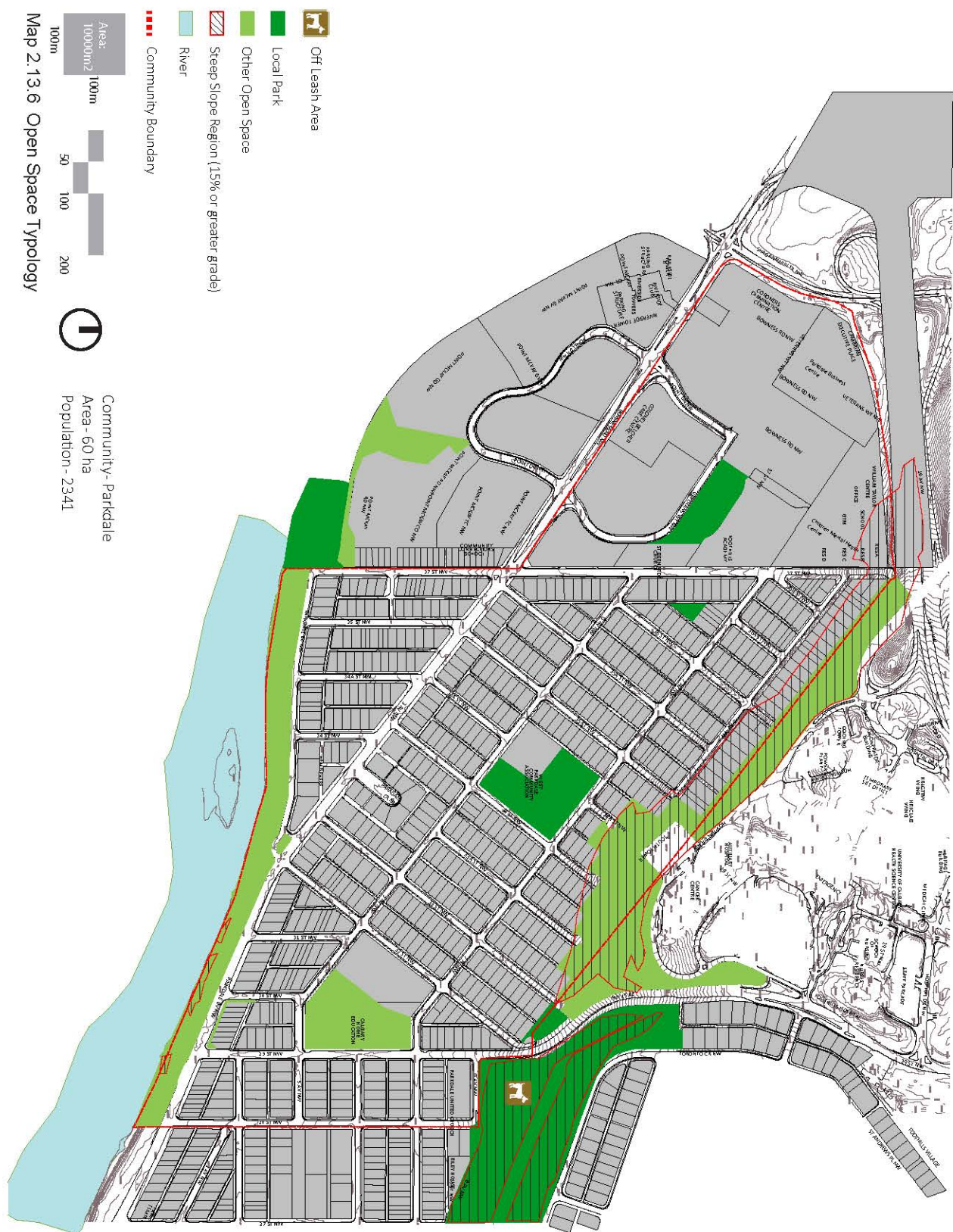
Purpose: Open space is a very important factor while planning any community; it helps to maintain the health of people and even the community itself by serving as a permeable surface which maintains our water cycle. Thus, the purpose of the plan was to understand the types and total open space areas available within the community.

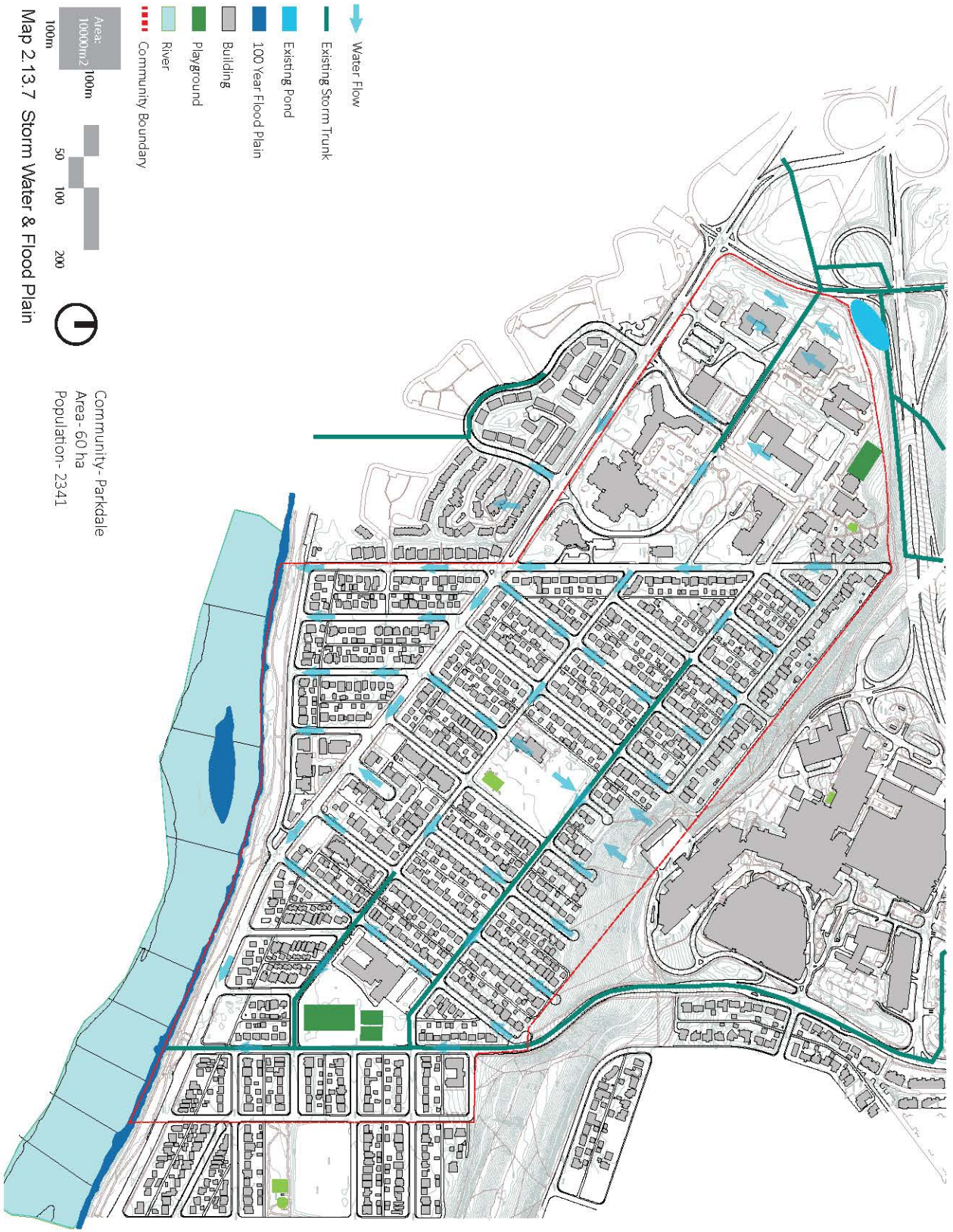
Results: There is a total 11.43 ha of open space available in Parkdale which is about 19% of the total community area. According to the World Health Organization (WHO) there is a total of 9.2 sqm open space required for each person within any community, and based on the current population of the Parkdale community, it has an extra 9.3 ha open space available within the community. The given map 2.13.6 shows the detailed map of the open spaces available within the Parkdale community.

2.13.7 Storm Water & Flood Plain

Purpose: Understanding of storm water drainage is very crucial to measure the water runoff and water pollution caused because of water runoff. The purpose of the storm water map was to analyse the existing water drainage systems, and to also measure the potential future flood plain areas if any exist, for the purpose of the community population's safety.

Results: Based on the City of Calgary's 100 years of flood plain recorded data, there is no flood risk areas that have been found within the Parkdale community. Based on the City of Calgary's storm data there is an existing storm water trunk that runs on 29th street, 5th Ave and 7th Ave, which carries most of the storm water to the Bow River. However, the natural steep slopes from the north towards the south, helps to maintain the flow of the storm water. The given map 2.13.7 shows the detailed map of the storm water & flood plain areas within the Parkdale community.





2.14 Summary of Findings

As a result of the various analysis, the following are the findings derived from our study.

1. The open spaces within the community show a high level of depleting urban forest.
2. Undesirable pedestrian connectivity across Parkdale Blvd., 3 St. NW and Bowness Rd.
3. Lack of community identity.
4. Lack of consistent housing infill guidelines for new residential developments.
5. Woods homes site in the provincial lands is not within a 5 minute walkshed to any bus stop or commercial development. This indicates the need for all developments on site to have comfortable walksheds to retail areas and bus stops.
6. There is a lack of connection between residential developments and institutional developments along 37 St. NW.
7. Sidewalks are affected by excessive shading in the winter causing an undesirable public realm.
8. Access to the Neighbourhood Activity Centre from the seniors residence is more than 5mins walkshed.
9. Preservation and adaptive use of historical buildings ensures the cultural values of Parkdale is preserved.
10. There is a lack of connecting street through the Neighbourhood activity centre which reduces the connectivity and accessibility to the centre.

3.0 Concept

This proposal responds to the findings from the analysis and includes our solutions in the following areas:

1. Open space/Urban forest

The open spaces require reactivation to encourage its active use. Their reactivation will include introduction of urban design elements like park benches and lighting that residents can use and provide security at times of low visibility. The depleting urban forest in Parkdale can be revived by introducing trees along streets and by populating open spaces with varying species of trees.

2. Residential infill guidelines

As new residential developments are being built as a result of redevelopment pressure, guidelines are needed to achieve an ideal environment and to respect existing heritage homes in the community.

3. Parkdale Blvd./3 Ave. NW/Bowness Rd. NW

The introduction of urban elements that include curb extensions, bollards, street trees, street lighting are encouraged along the main transit access in the community to improve the pedestrian experience.

4. Neighbourhood activity centre

Neighbourhood Activity Centre (NAC) is an existing commercial area located in the Parkdale community along the 3rd Ave. Currently the area is planned around the central parking space and highly dominated by vehicular movement around it. Our goal was to make it more pedestrian friendly by converting the central parking into a public plaza, and reactivating the back alleys which will encourage more people from the neighbourhood to visit. However, we have also changed the land use in the area to bring the more density at the location. New land use will allow commercial at ground level & residential two levels above.

5. Provincial lands

The Provincial Lands area is located in the NW quadrant of the community. There is a total of approximately 28 acres of developable land available for future development. Currently, the area is dominated by many large parking surfaces with very low rise development on big plots. The density is very low and its mostly institutional land use which has been planned at Provincial Lands. Our design concept has introduced the mix use development with commercial areas at the ground level, first level, and residential above to create a vibrant and high density spaces. Also In our design concept by taking the advantage of topography on the site, we have introduced two wetlands to collect the storm and melting snow water. That will also help in the cleaning of the water before it drains to the Bow River, and will also create quality public spaces.

3.1 Open Space/Urban Forest

Intent

To improve physical health by reactivating open spaces to facilitate social networking, civic engagement & physical activities.



Figure 3.1.1: Open spaces in the community are highlighted with yellow dash lines and transparent yellow fills.

The following open spaces in the community have been highlighted in this document:

1. Park located within the provincial lands.
2. Pocket park towards the north of Parkdale.
3. Parkdale Park.
4. Westmount Charter Elementary School site.
5. Riverwalk along Bow River.

3.1.1 Park located within the provincial lands



Figure 3.1.1.1: Park located within the provincial lands is presently being used by seniors in the care facility and residents of Parkdale.

Objectives:

To introduce tree & park benches and encourage its use by the seniors' facility.

Although this open space is presently being used by residents in the community and seniors in the care centre, it can be upgraded to handle increase in density and desirable environment for social engagement by introducing more park benches along the pathways and around the trees. Decorative lighting will also be located at strategic points to improve security and enable the park to be used at night.

3.1.2 Pocket park



Figure 3.1.2.1: Pocket park located within laneways

Objectives:

To introduce trees for activation of open space that serves as communal area for surrounding neighbours.

The introduction of park benches in this pocket park will enable social interaction between neighbours. The laneway surrounding this park will also be enhanced by resurfacing the gravel base which can be achieved by the City of Calgary.

3.1.3 Parkdale Park



Figure 3.1.3.1: Parkdale Community Centre runs an active community garden.

Objectives:

To improve pedestrian connectivity with Parkdale Community Centre and Parkdale Park by introducing sidewalks and pedestrian crosswalks, and to increase the scale of local food production.

Pedestrian sidewalk will be introduced around Parkdale Park to give a better connection to the surrounding environment. Pedestrian crosswalks will be introduced at the entrance to the community association building to improve access to the centre. Local food production is proposed to increase by doubling the size of the existing community garden.

3.1.4 Westmount Charter Elementary School site



Figure 3.1.4.1: Westmount Charter Elementary School site

Objectives:

To develop the school site into medium density residential housing after the school facility leaves.

The medium density residential housing proposed in the school site will include two & three bedroom townhouses. The open space that is presently being used for sporting activities will remain as it is and continue to serve future civic and sporting activities.



Figure 3.1.4.2: Proposed view of medium density residential development on school site.



Figure 3.1.4.3: Existing view of Westmount Charter Elementary School.

3.2 Riverwalk



Figure 3.2.1: Concept for locating the Recreational Bike Share programme.

Objectives:

To activate & connect the open space at the Riverwalk to encourage social interaction and civic engagements.

A recreational bike share programme is introduced along the existing cycle track and aligned with the commercial zone in the community. Its location also takes advantage of the view from Parkdale Blvd., and this location is noticeable from both pedestrian and vehicular traffic. An activity space also complements the recreational bike share programme in which it is located. This activity space serves to connect the community to the river. This space is to be developed with a sustainable design that involves the use of grass pavers, park benches, trees, decorative lighting and outdoor kids play equipment.



Figure 3.2.2: Plan view of proposed open space with recreational bike share station at the Riverwalk.

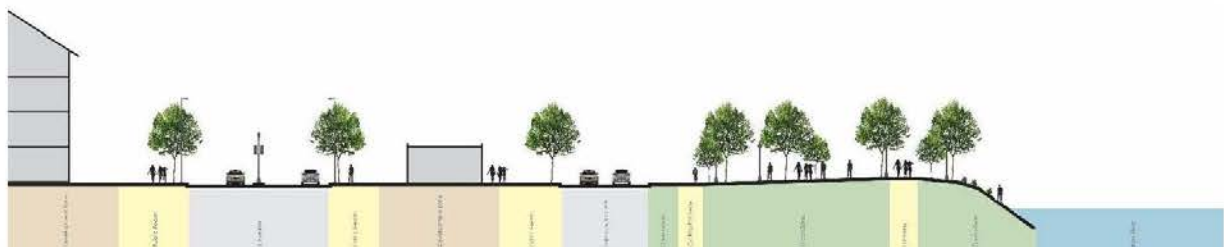


Figure 3.2.3: Section indicates the relationship of the public realm from 3 Ave. NW through the proposed activity area and to the Bow River.



Figure 3.2.4: View indicates proposal for Riverwalk activity space.



Figure 3.2.5: Existing view of cycle track located along the Riverwalk.



Figure 3.2.6: View through proposed activity space showing the use of grass pavers, decorative lighting and park benches.



Figure 3.2.7: View of existing open space showing a depleting urban forest.



Figure 3.2.8: View of recreational bike share pay station.



3.2.1 Phasing
Figure 3.2.9: Existing view of open space at the Riverwalk.

Phase 1:

Installation of recreational bike share programme.

The installation of this facility along the existing cycle track will start to bring awareness to residents that use the Riverwalk and cycle track and spread to other parts of the community and neighboring communities.

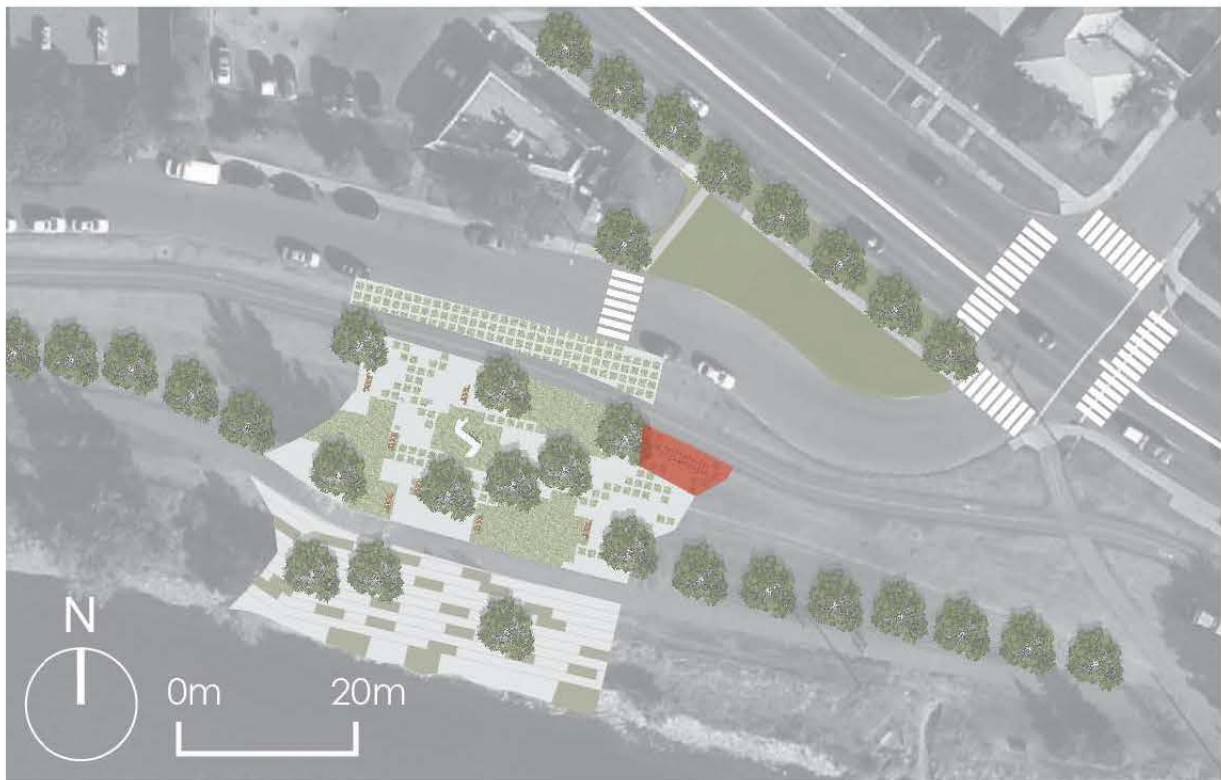


Figure 3.2.1.1: Phase 1

Phase 2:

Block off access road and introduce pathway connection and planting.

The pathway connection will provide a direct link from this activity space to 3 Ave. NW

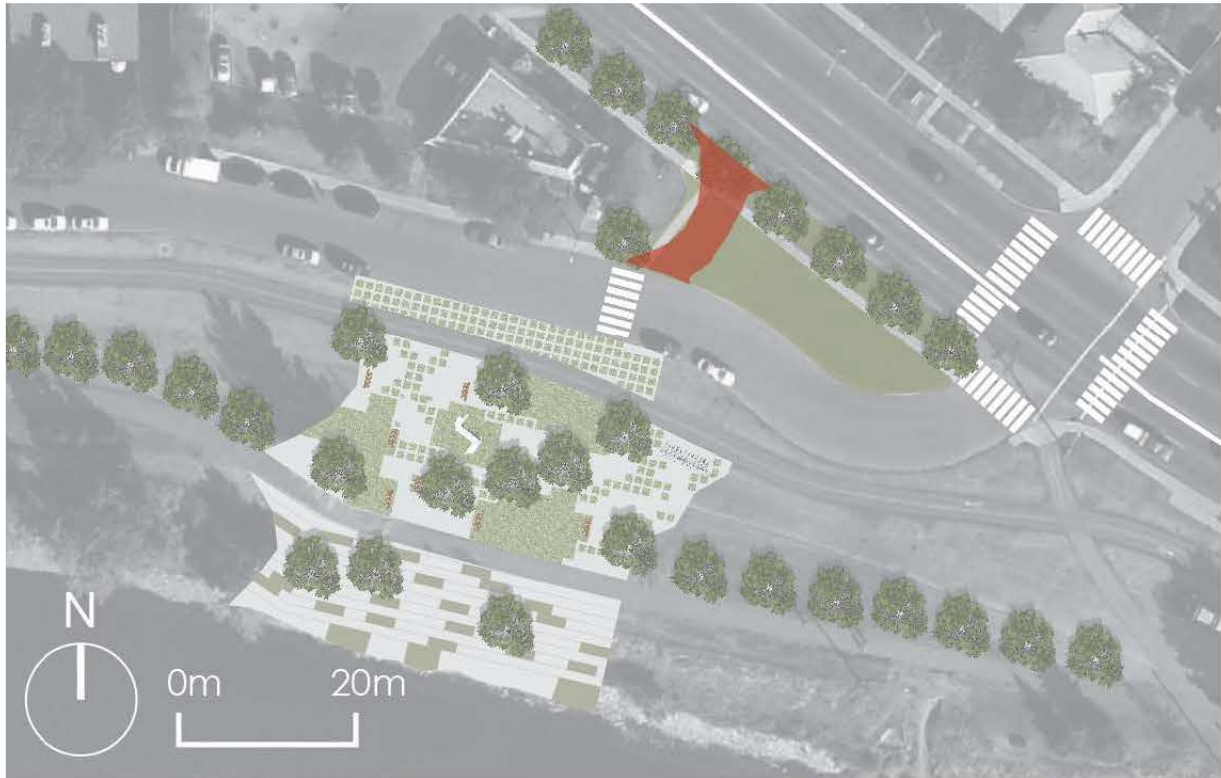


Figure 3.2.1.2: Phase 2

Phase 3:

Install activity space with furniture and trees.

This provides a platform for social interaction and civic engagements.



Figure 3.2.1.3: Phase 3

3.2.2 Policy recommendation

The following will be the policy recommendations for maintaining the open spaces in Parkdale:

1. Site infiltration and moisture retention shall be maximized.
2. Impervious areas shall be reduced to a minimum by the use of narrow paved areas and permeable pavements.
3. Water efficient landscaping shall be installed.
4. Biodiversity, through diverse native vegetation, recreating wetland areas and creating a layered canopy shall be preserved and enhanced.
5. Urban forest shall be enhanced through maximizing tree planting.

3.3 Residential Infill Guidelines

Intent

To reflect the neighbourhood character & use guidelines to promote safe design of streetscape that encourages walking, biking and vehicle use.

The use of guidelines for new residential developments will help to reinforce existing neighbourhood characteristics and patterns by providing a framework that will affect massing and building patterns.

These guidelines will also help achieve a sense of human scale by buildings defining the streetscape which will be adequately sized.

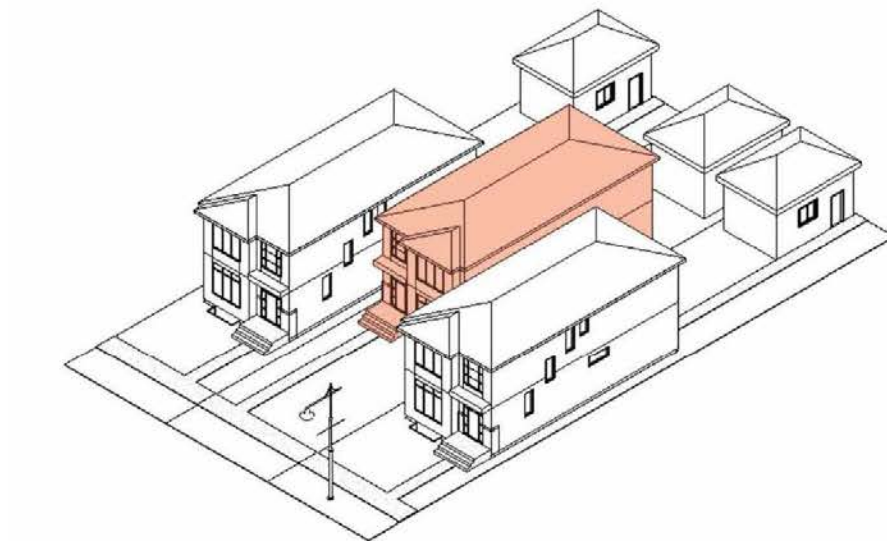


Figure 3.3.1: Contemporary style residential developments in Parkdale.

The residential infill guidelines for new developments will include:

Front Setbacks

Setbacks of new housing should match existing housing on a block and the use of minimum front setbacks will be enforced.



Building Form

Building massing and façade should be similar to houses on a street.



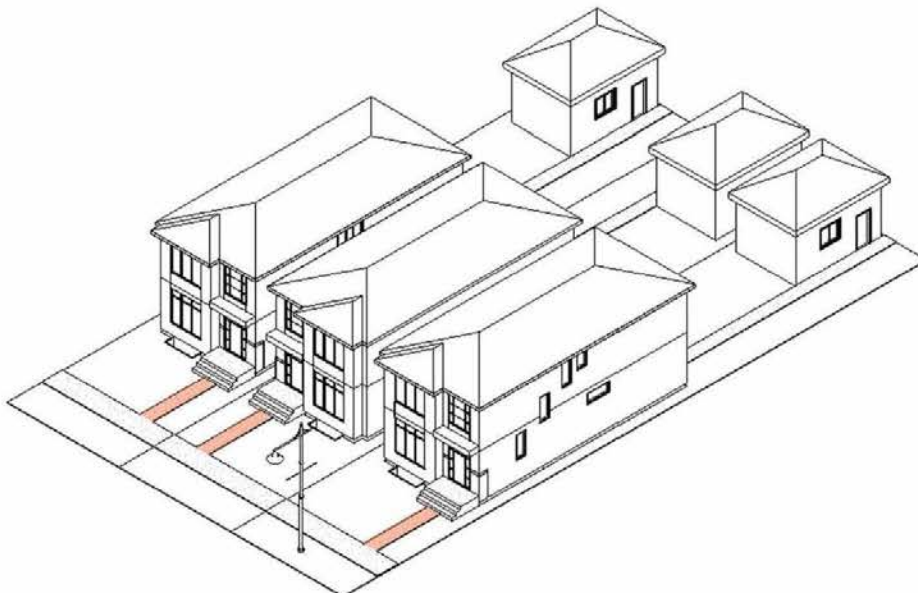
Landscaping

At least one native tree should be planted in the front & rear yards.



Residential Entrance

Entrances to new developments should face an existing sidewalk.



3.4 Parkdale Blvd NW / 3 Ave NW / Bowness Rd NW

Intent

To promote a high level of connectivity, identity, appealing & comfortable street environment.

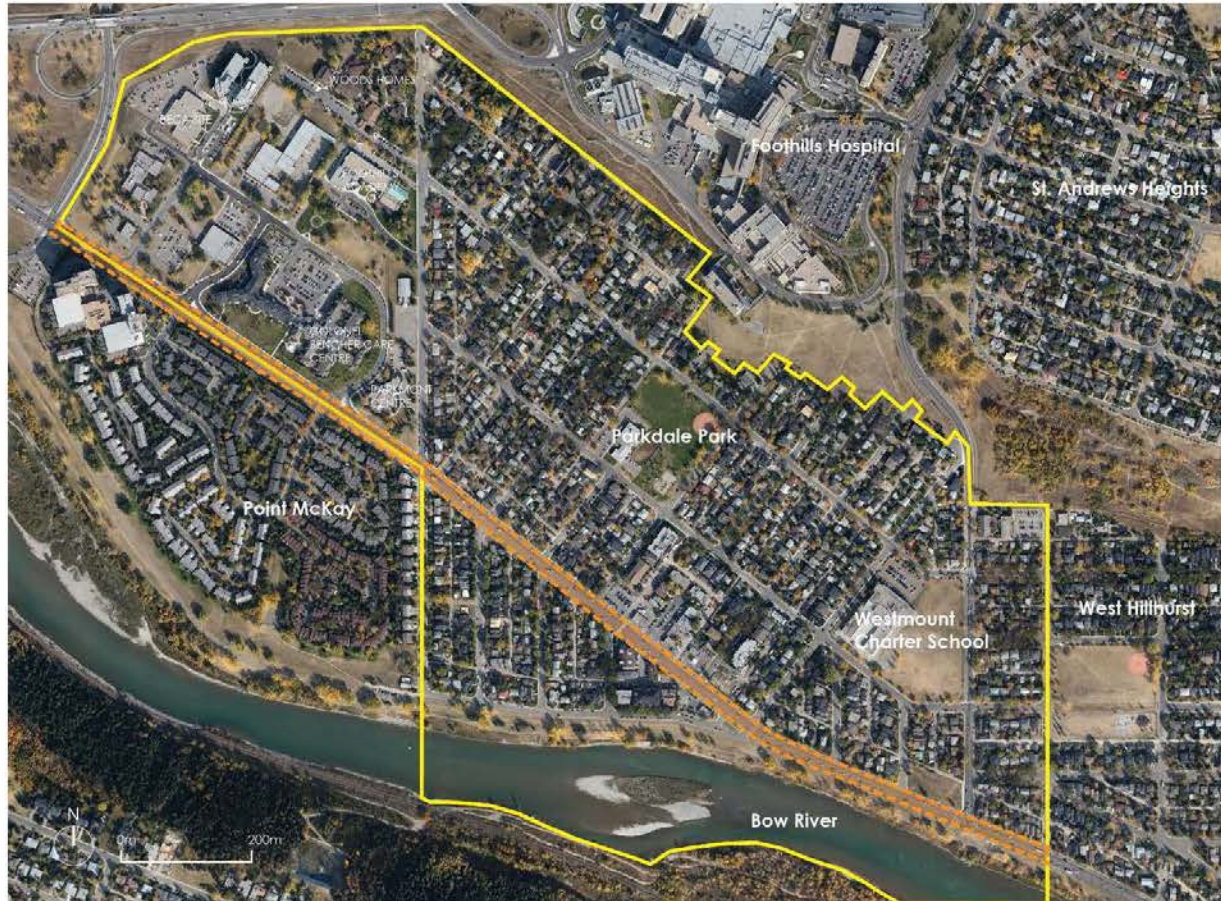


Figure 3.4.1: Area for upgrading to include Parkdale Blvd., 3 Ave. NW, & Bowness Rd. NW highlighted in orange.

The following will be the improvements made to this transit route:

1. Medians introduced to provide access management by limiting left turns, this reduces the frequency and number of conflict points. It will also provide a refuge for pedestrians crossing the street.
2. On-street parking introduced for retail businesses in the Neighbourhood Activity Centre.
3. Curb extensions introduced to reduce crossing distances across Parkdale Blvd. & 3 Ave. NW.
4. Street lights with banners introduced along the median to create an identity for Parkdale.
5. Introduction of cobble stones along sidewalks and crosswalks on Parkdale Blvd, 3 Ave. NW and Bowness Rd. NW.



Figure 3.4.2: Main transit route through the community of Parkdale showing upgrading to include street median & trees.



Figure 3.4.3: Dedicated on-street parking for the Neighbourhood Activity Centre. Introduction of street median to control vehicular left turns, and street trees to enhance the public realm.

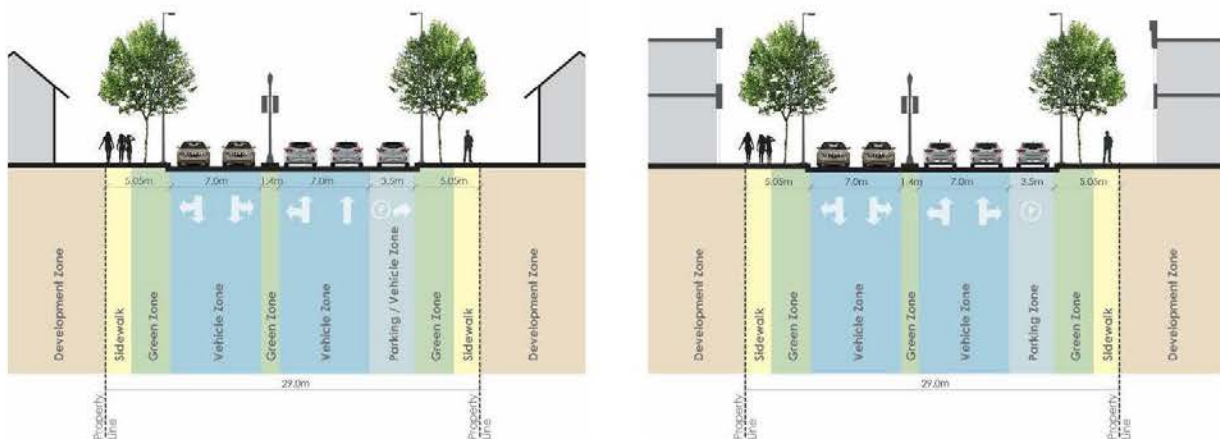


Figure 3.4.4: Cross sections through 3 Ave. NW



Figure 3.4.5: View of 3 Ave. NW indicating the use of street lights and banners in the middle of the street to create an identity for the community.



Figure 3.4.6: Existing view of 3 Ave. NW



Figure 3.4.7: View of 3 Ave. NW showing curb extensions introduced to reduce pedestrian crossing distance.



Figure 3.4.8: View of 3 Ave. NW showing wide crossing distances.



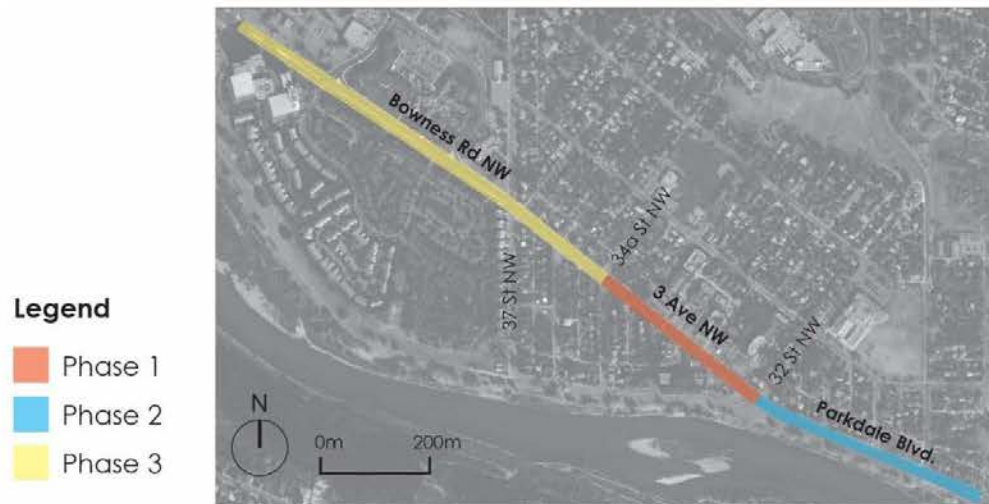
Figure 3.4.9: Proposed view of 3 Ave. NW towards the gas station with pedestrian crosswalk introduced.



Figure 3.4.10: Existing view of the gas station.

3.4.1 Phasing

The phasing for upgrading of Parkdale Blvd. 3 Ave. NW & Bowness Rd. NW. will be achieved in 3 phases.



3.4.2 Policy recommendation for Parkdale Blvd. & 3 Ave. NW & Bowness Rd. NW. development

1. Priority shall be given to the planning, design, implementation and operation of pedestrian routes with the planning and design of land use and transportation planning objectives.
2. Existing pedestrian and vehicular routes and facilities shall be improved and missing links built along these routes.
3. Laws shall be enforced to increase acceptance, understanding and decrease conflicts amongst the users of pedestrian facilities.
4. Pedestrian routes shall receive priority during maintenance and yearly facility improvements.
5. Safe and engaging pedestrian routes shall be provided.

3.4.3 Urban design guidelines for Parkdale Blvd. & 3 Ave. NW & Bowness Rd. NW. development

The following guidelines shall be used for the design of streets and sidewalks in Parkdale:

1. Separated sidewalks should be a minimum 1.5 m wide.
2. Monolithic sidewalks should be a minimum 2 m wide for improved pedestrian safety and to provide adequate width for snow storage.
3. Sidewalks should be provided on both sides of all streets.
4. Sidewalks wider than 2 m should be provided along transit routes and connections to transit hubs.
5. Sidewalks wider than 2 m should be provided for connections to schools and within activity centres.
6. Streets shall be designed to accommodate all users.
7. Travel lanes shall be 3.5m for primary travel network
8. On-street parking shall be provided for retail businesses that line a street.
9. Medians shall be provided on streets to provide access management.

3.5 Plan Concept (For Provincial Lands & Neighbourhood Activity Centre)

3.5.1 Vision

Community representatives and participants from the Parkdale community provided input to several vision sessions during the workshop and their future 'dreams' were collected together into a vision statement as follows:

The Parkdale community will continue to be a neighbourhood of communities providing sustainable, safe & healthy places for everyone to live and work. The neighbourhood will be made up of mixed-use communities with a range of affordable housing options for all residents, social services & cultural activities where all will feel welcome, accepted, and valued at their homes.

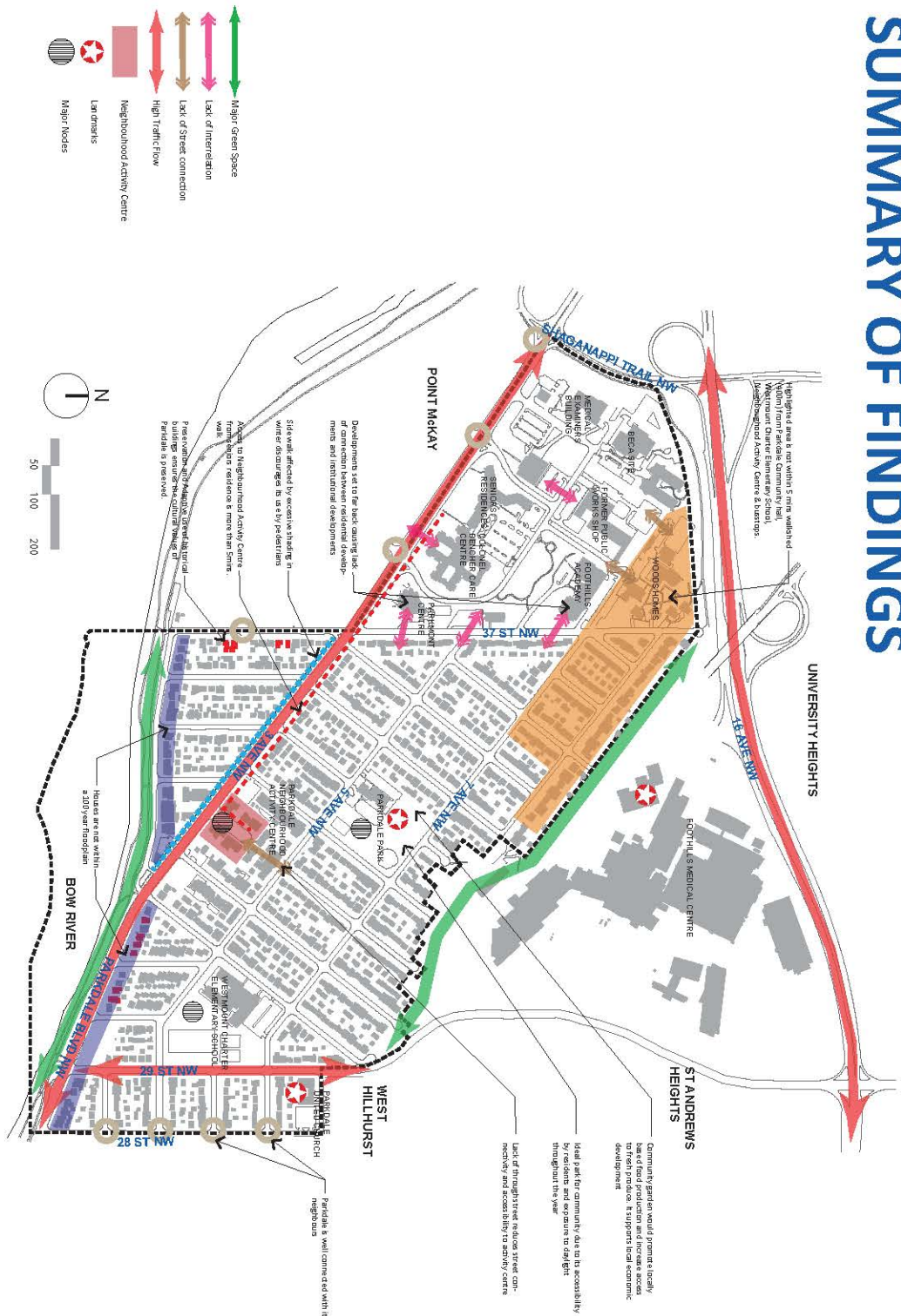
3.5.2 Plan Concept

There are approximately 2,341 people living in Parkdale and there is only a single small commercial area which currently serves the entire neighbourhood population. Presently, the Provincial Lands area only supports institutional land use and has no strong connection with rest of the community area. However, there is a not enough density along the commercial areas which could support them, and a majority of the public places are still dominated by vehicular traffic rather than sustainable pedestrian connections. The new design proposal along with the local area plan policies are designed to achieve a thoughtful balance which will support the continued development of a mixed-income community in the neighbourhood without harming any existing businesses and recreational spaces. Achieving this future vision requires several conceptual approaches:

- Providing affordable housing choices for all income level populations living in and wanting to live in the Parkdale, by bringing a mix use development with a wide range of housing options;
- Maintaining and enhancing the level of affordability that currently exists for singles and families;
- Development of an inclusive, mixed local economy focused on retaining existing businesses, attracting new businesses which fit into the neighbourhood and enhancing local employment opportunities;
- Prioritize walking, cycling and transit, and seeking to improve liveability and community accessibility;

- Create an enhanced sense of inclusion, belonging, and safety for all, with a focus on greater safety for children and seniors;
- Protect the neighbourhood's cultural and heritage resources and unique character where possible;

The given summary map 3.5.2 summarizes some of the major areas of focus we will be targeting.



3.6 Neighbourhoods

3.6.1 Neighbourhood Activity Centre

Neighbourhood Activity Centre (NAC) is an existing commercial area located in the Parkdale community along the 3rd Ave. Currently the area is planned around the central parking space and highly dominated by vehicular movement around it.

Our goal was to make it more pedestrian friendly by converting the central parking into a public plaza, and reactivating the back alleys which will encourage more people from the neighbourhood to visit. However, we have also changed the land use in the area to bring the more density at the location. New land use will allow commercial at ground level & residential two levels above.

3.6.2 Policies

3.6.2.1 Encourage residential intensification through compatible new mixed-use development, while reinforcing the existing scale and character of the area.

3.6.2.2 Support vibrant street activity through local commercial activities and enhanced public realm improvements.

3.6.2.3 Support the expansion of local business by offering a moderate amount of bonus density (0.5 FAR) to existing commercial and other businesses for the expansion of floor space area.

3.6.2.4 Facilitate development of small frontage lots (less than 80 feet).

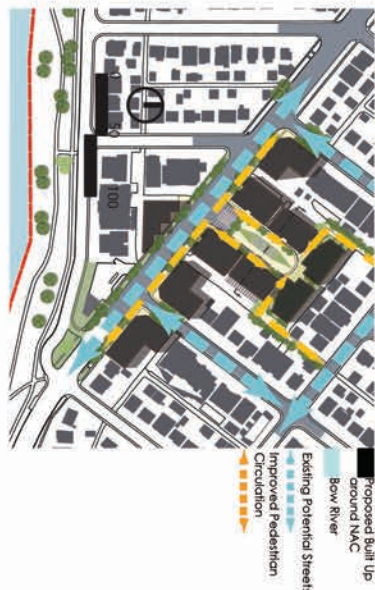
3.6.2.5 Improve walking and cycling connections to the Neighbourhood Activity Centre, especially by reactivating the back alleys.

3.6.3 Proposed Drawings for Neighbourhood Activity Centre

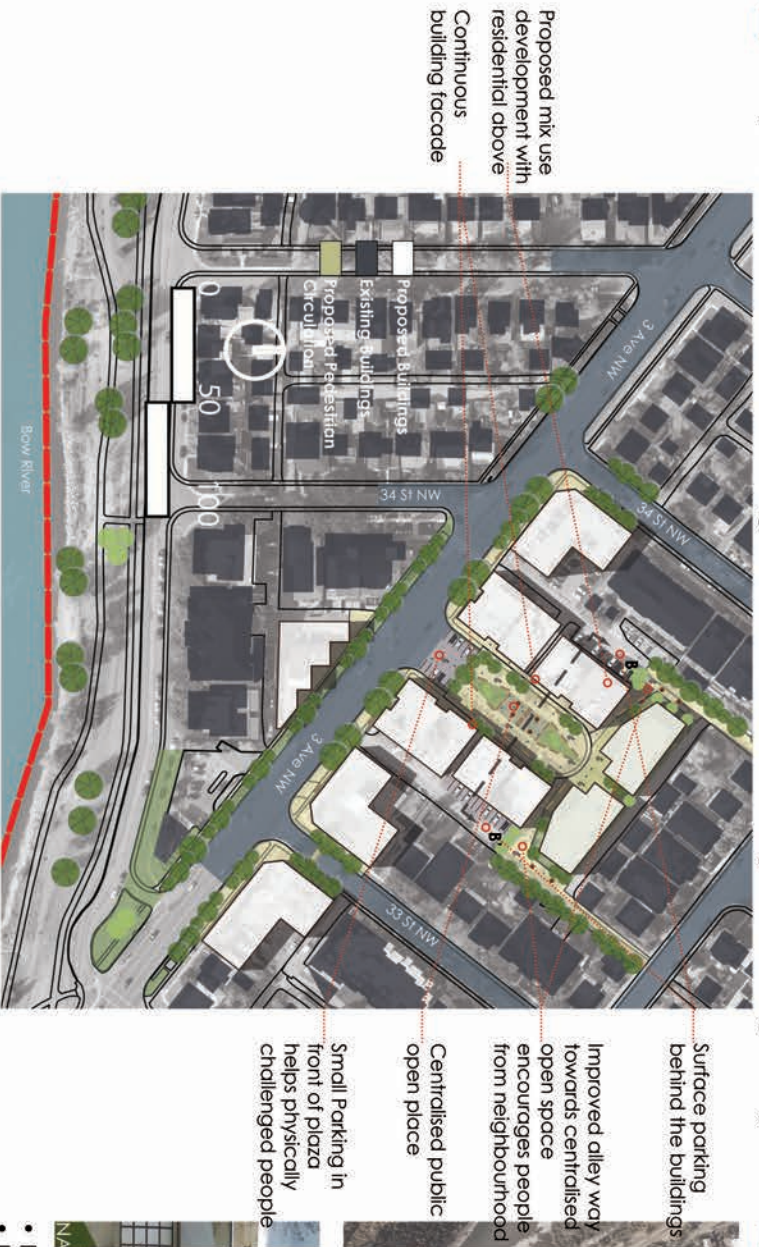
Existing Conditions



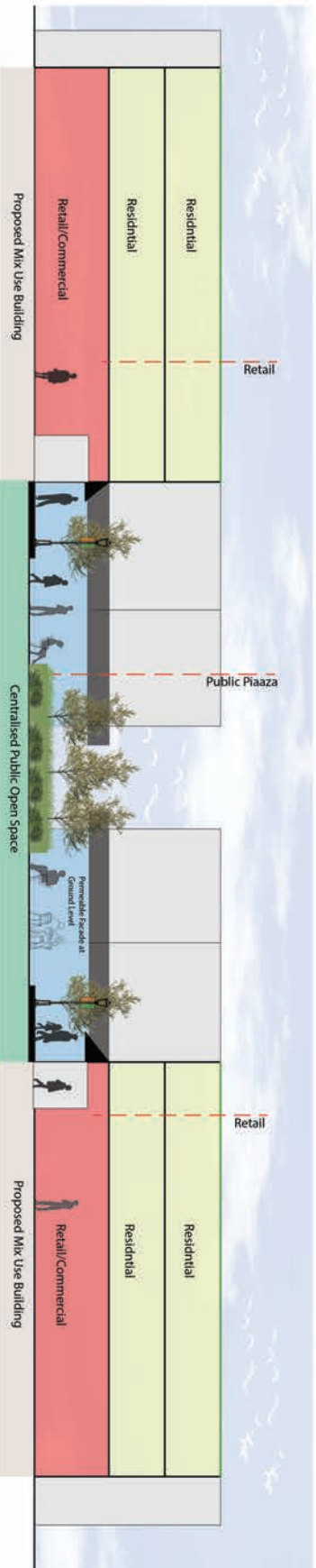
Proposed Site Concept



Proposed Site Plan for Neighbourhood Activity Centre (NAC)



Proposed Site Section at B-B'



■ Walkshed from Neighbourhood Activity Centre



- Presently there are 114 parcels located within 5min walkshed of NAC.
- Laneway retrofit allows additional 157 parcels within 5min walkshed.

Existing



Proposed



View along 3rd Ave & NAC

Existing



Proposed



Existing



Neighbourhood Activity Centre

3.7 Provincial Lands

The Provincial Lands area is located in the NW quadrant of the community. There is a total of approximately 28 acres of developable land available for future development.

Currently, the area is dominated by many large parking surfaces with very low rise development on big plots. The density is very low and its mostly institutional land use which has been planned at Provincial Lands. There is no pedestrian or vehicular connection of Provincial Lands with the rest of the neighbourhood, it completely disconnects from the rest of the community on 37st.

In our design concept by taking the advantage of topography on the site, we have introduced two wetlands to collect the storm and melting snow water. That will also help in the cleaning of the water before it drains to the Bow River, and will also create quality public spaces. One inch of rain falling on 1 acre of ground is equal to about 27,154 gallons. An inch of snow falling evenly on 1 acre of ground is equivalent to about 2,715 gallons of water (Rain, A Water Resource (Pamphlet), U.S. Geological Survey).

Our design concept has introduced the mix use development with commercial areas at the ground level, first level, and residential above to create a vibrant and high density spaces.

Most of the proposed building blocks length has been kept at under 100m to make the new development more walkable and pedestrian friendly. All the commercial areas have been placed along the main streets and the building blocks are arranged along centralised open spaces to create a quality public open space. Last but not the least we have created a strong pedestrian connection from 37st to connect the area with the rest of Parkdale community, through a strong welcoming plaza from 37st through the existing park on Provincial Lands.

3.7.1 Policies

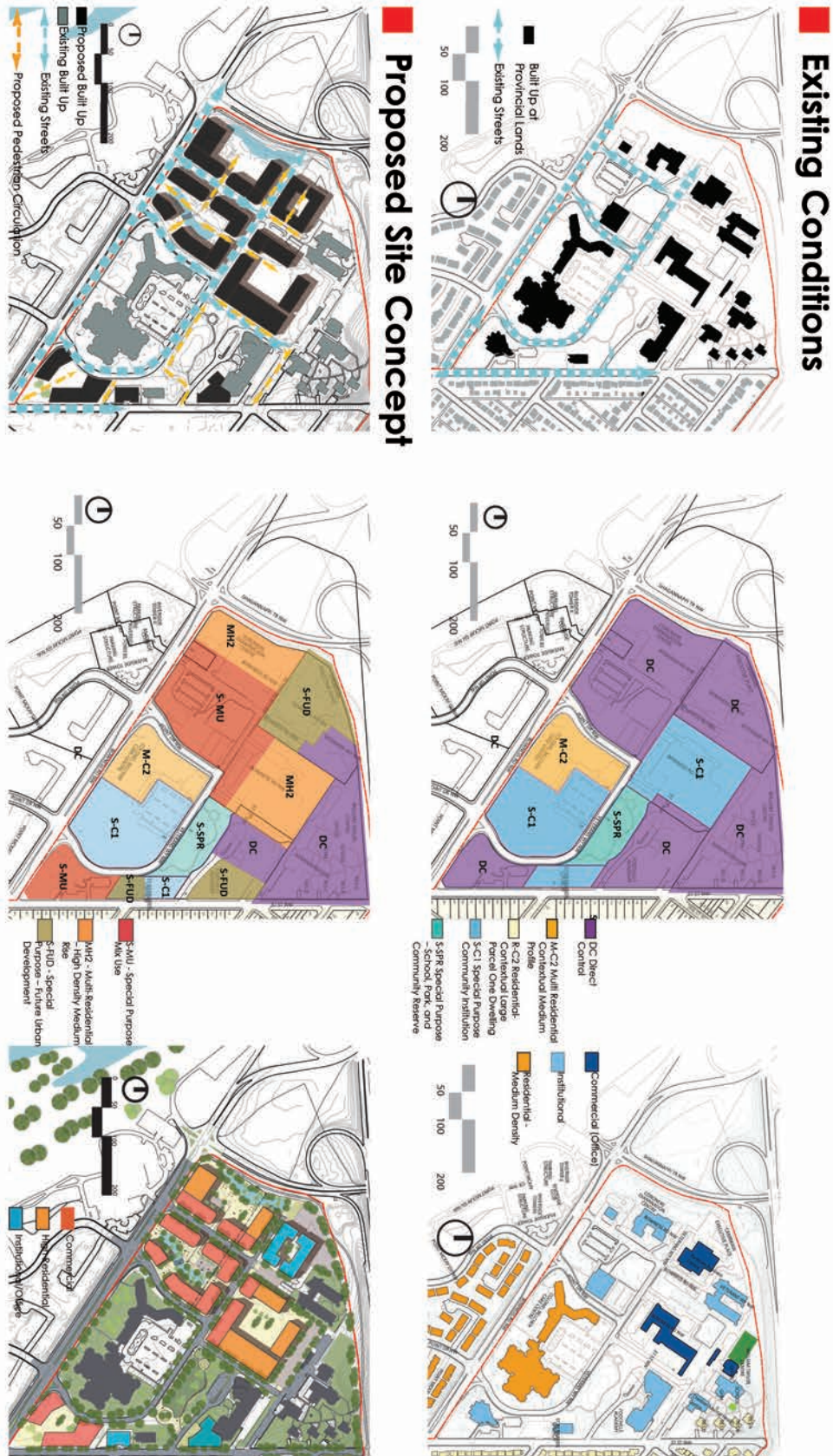
3.7.1.1 Facilitate compatible new medium residential and mixed-use development areas, while reinforcing the existing character of the area.

3.7.1.2 Encourage new development with a wide range of housing types, including mix use development with variety a of land uses.

3.7.1.3 Support vibrant street activity through local commercial activities and enhanced public realm improvements.

3.7.1.4 Improve walking and cycling connections to commercial areas and to other

3.7.2 Proposed Drawings for Provincial Lands



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SEED LIST

GRASS
COMMON NAME
LOW MAINTENANCE
Requires Hard Fast
Sandpiper Crew
AREA: 3600 m²

SHRUBS	
COMMON NAME	BOTANICAL NAME
Choke cherry	<i>Prunus virginiana</i>
Small Sansevieria	<i>Androschloa laevis</i>
Stonewort	<i>Synsphaerium thurif</i>
Purple Flowering ligustrum	<i>Prunella virginiana</i>
Narrow-leaved Madrover	<i>Sparganium angustifolium</i>
High-bush cranberry	<i>Viburnum corymbosum</i>
TARGET QUANTITY: 250	

[illegible]

11



Existing



Proposed



View along Veterans PI NW & Park

Existing



Proposed



Bowness Dr NW & Veterans Pl NW

Existing



Proposed



3.8 Built Form

Built form plays a very important role in shaping the character of any community. Parkdale is one of the oldest communities of the inner communities in Calgary. It is very crucial to set guidelines for the new built form, so that it does not impact the existing character of the community and also blends appropriately with the existing built form of the neighbourhood.

3.8.1 Key Place-making and Built Form Strategies for Neighbourhood Activity Centre & Provincial Lands:

- Reinforce the character of the community through its traditional architecture design:**

Recognize and strengthen historic form and scale, with an emphasis on appropriate frontage and modulating heights, in contemporary design reflective of historic buildings.

- Buildings that fit** – Respect contextual character, including historic proportions and facade composition through contemporary interpretation; and introduce upper level setbacks in medium rise buildings

- Reinforce street facade** – Respect and strengthen prevailing street facade oriented buildings towards framing the urban realm.

- Reinforce urban fabric** - Introduce “vibrancy” through active ground oriented tenancies that serve the local community; and initiate community strengthening activities, events and celebrations in the urban realm. However, a greater variety of mixed-use opportunities need to be introduced, towards increased visual interest and employment opportunities while reinforcing the Neighbourhood Activity Centre’s character.

3.8.2 Built Form Policies

3.8.2.1 Building Heights:

To keep the historic area character all the building heights should reflect to its surroundings:

- For the Neighbourhood Activity Centre, the maximum heights of the building should not exceed 10 m.

- For Provincial Lands the maximum heights of the building should not exceed 16m.

3.8.2.2 Density:

- For the Neighbourhood Activity Centre the maximum allowance of the density should be 2.5-

3 FAR and also support the expansion of local businesses by offering a moderate amount of bonus density (0.5 FAR) to existing commercial and other businesses for the expansion of floor space.

- For Provincial Lands, maximum density will be determined through review of site specific context, heritage considerations, and urban design strategies.

3.9 Conclusion

One of the dominate focal points of our project was to help update a current community so that its changes not only make life easier for the residents, but also helps our environment. Current designs and structures related to the development of land use need to be pedestrian and environment friendly. Our goal was to help renovate and update current land uses of the Parkdale Community so its members have a modern living and work environment, created with the technology and structure of sustainable living. It is necessary to make lifestyle adjustments with growing trends; one of which we are trying to incorporate within the Parkdale Community is socializing and increased pedestrian traffic.

Our suggestions, upgrades, and design ideas take into account the current life style trends, and those which need to be improved. Higher pedestrian traffic will keep the populations healthy and fit, while also reducing environmental hazards such as emissions from numerous vehicles. Water diversion and cleansing is an added bonus to our suggested plans that will help to improve one of the growing communities in Calgary. We have created, mapped, designed, and suggested ideas that will best benefit the current Parkdale Community and its residents for many generations to come.

4.0 References

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