

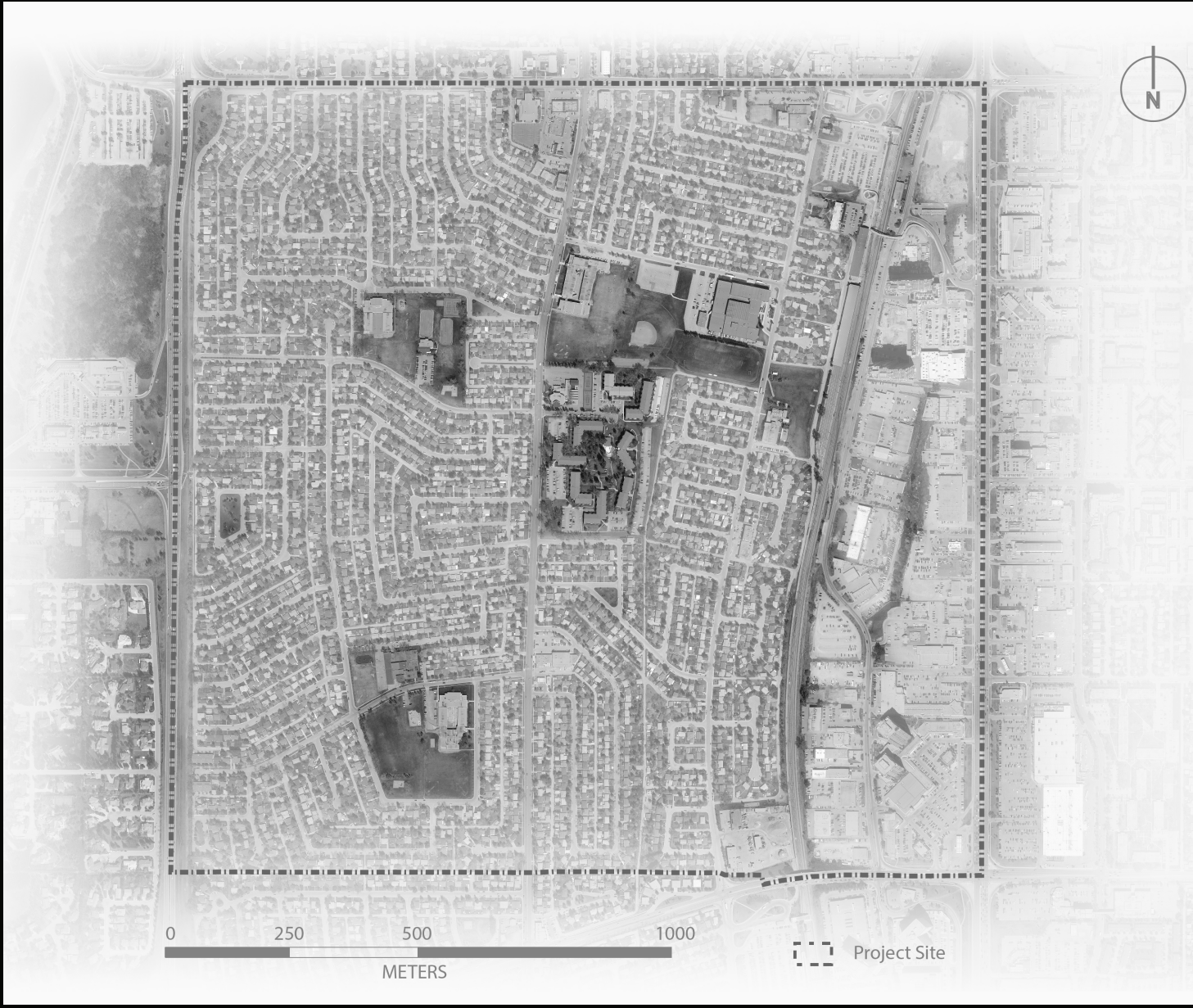
# HAYSBORO COMMUNITY SOLUTIONS /

HAYSBORO  
COMMUNITY ASSOC.

COMMUNITY  
SOLUTIONS

UNIVERSITY OF  
CALGARY  
ENVIRONMENTAL  
DESIGN

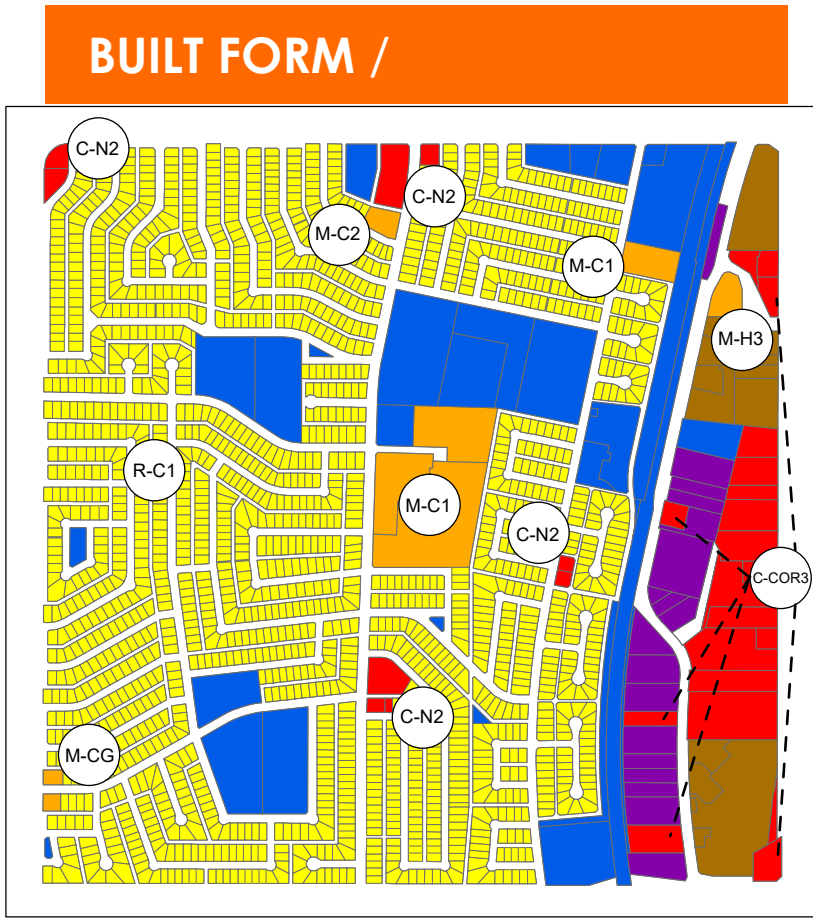
AARON BOMBACK  
AARON THIBEAULT  
JENNIFER MILLER



## EXISTING CONDITIONS

Existing conditions in Haysboro can be divided into 3 major categories: Built Form, Parks and Open Spaces and Connectivity.

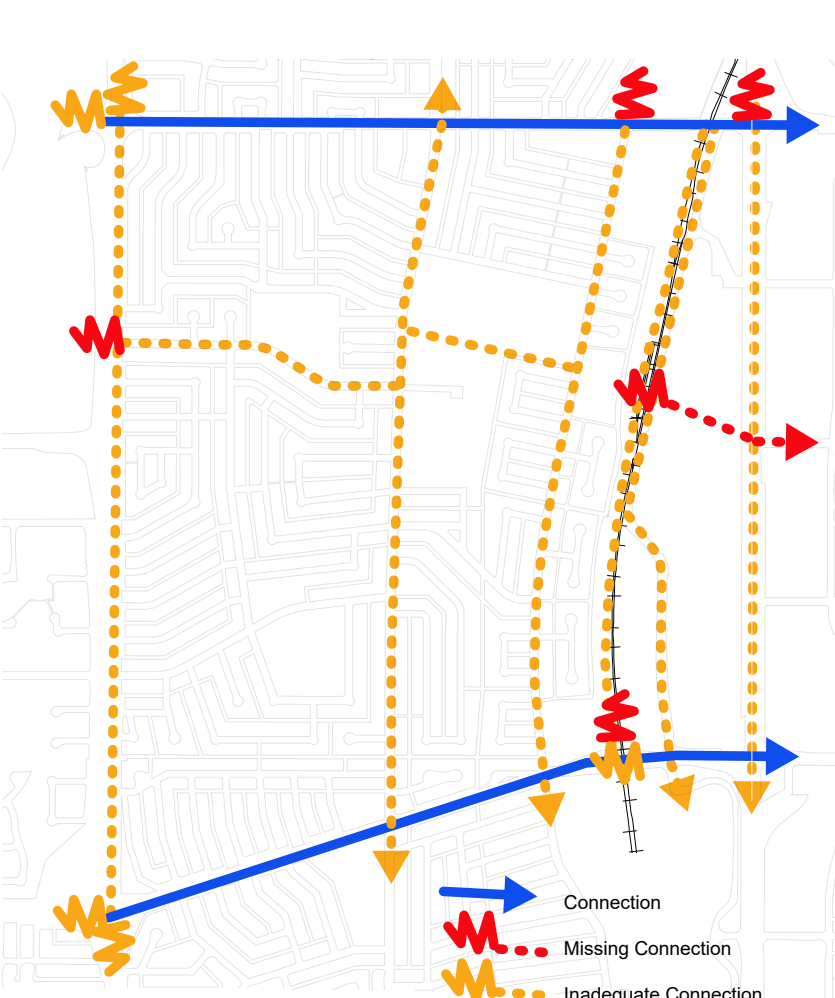
These 3 categories were used to guide our analyses and interventions.



### PARKS + OPEN SPACES /

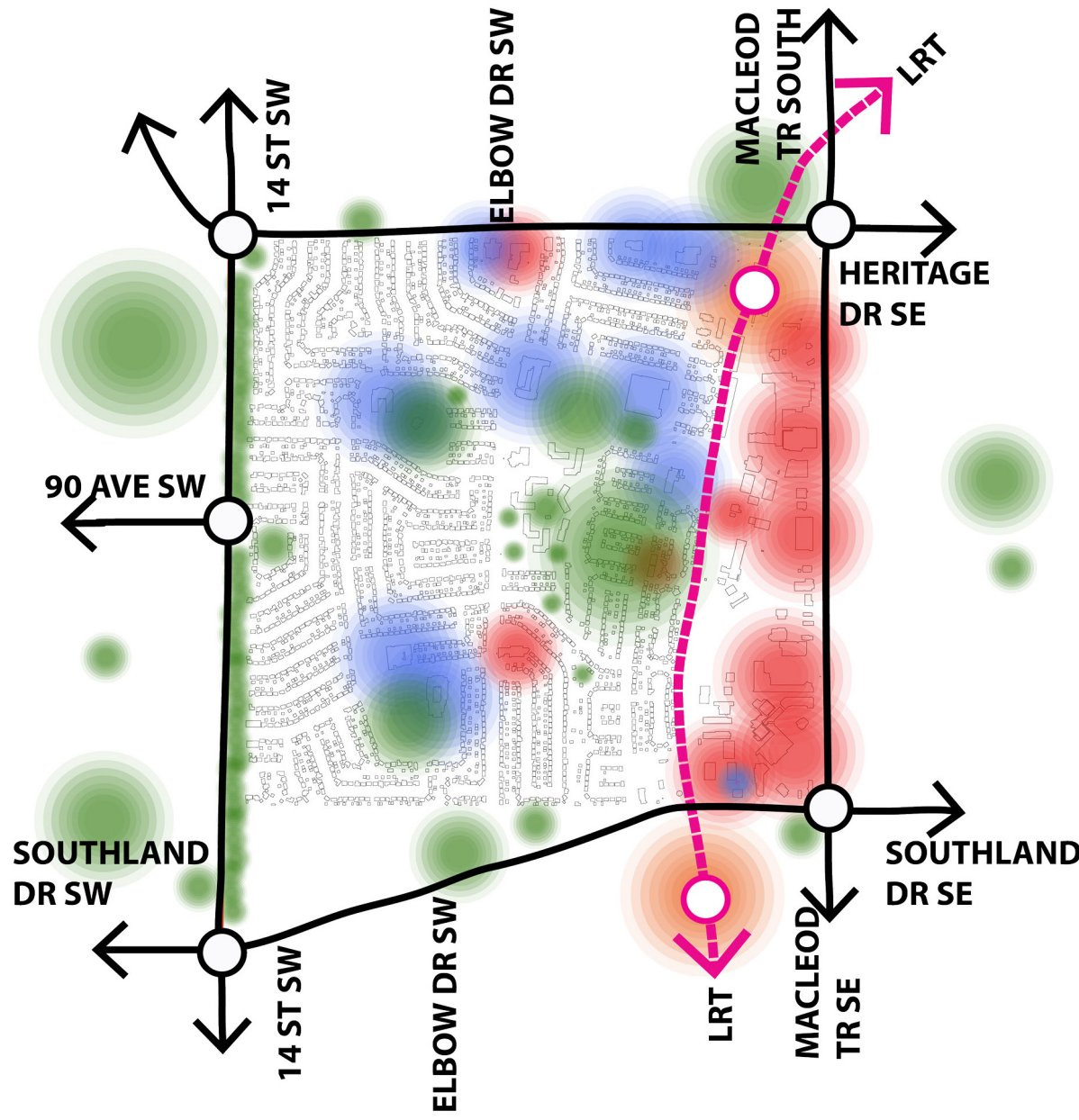


### CIRCULATION /



## COMMUNITY ANALYSIS

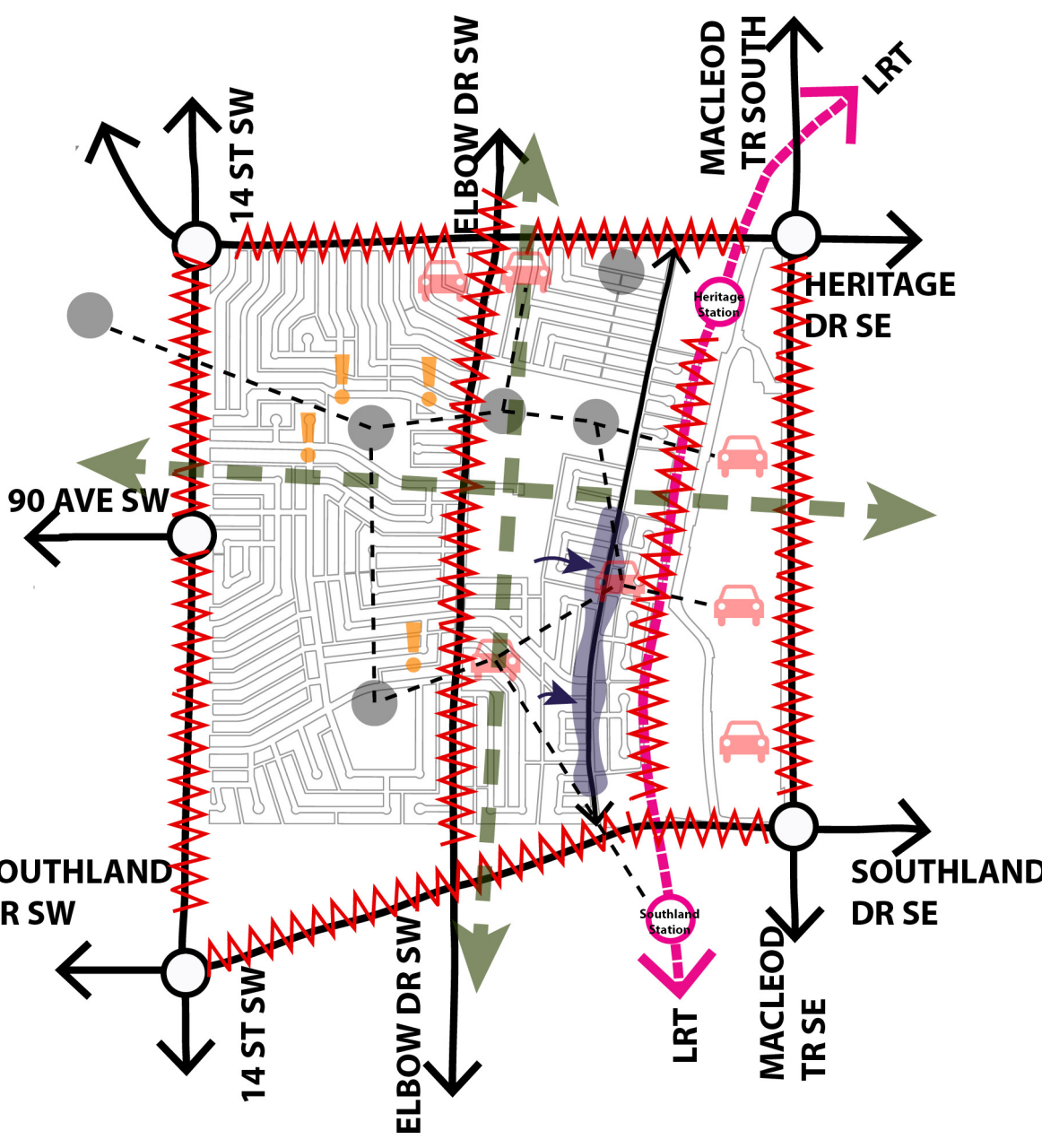
### STRENGTHS



### HAYSBORO STRENGTHS

- MAJOR INTERSECTION
- PARKS + OPEN SPACE
- INSTITUTIONAL USE
- COMMERCIAL
- LRT STATION

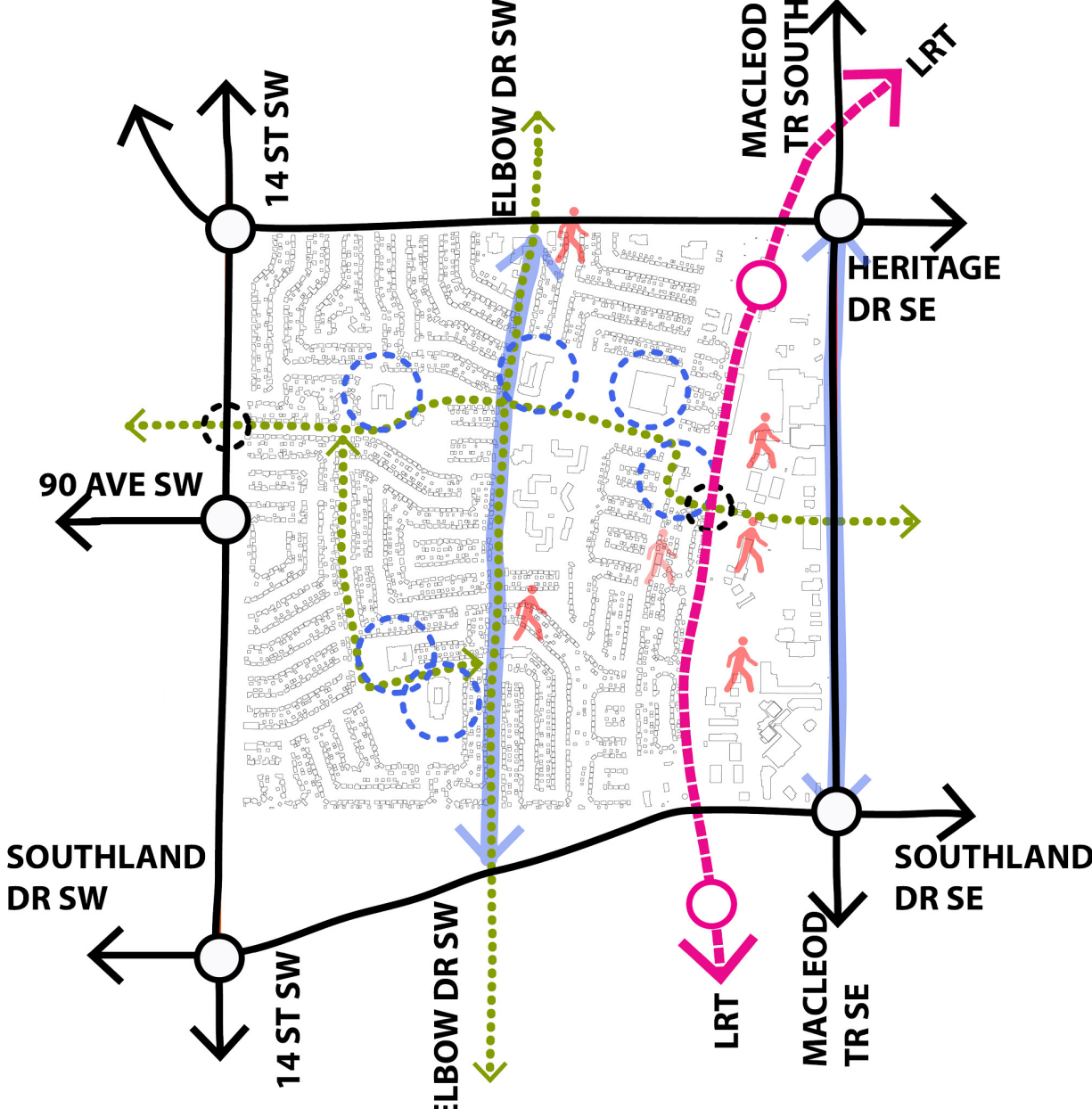
### WEAKNESSES



### HAYSBORO WEAKNESSES

- MAJOR INTERSECTION
- LRT STATION
- ACTIVITY NODE
- POOR CONNECTIVITY
- WARPED GRID (& NARROW SIDEWALKS)
- LACK OF PATHWAYS (E-W & N-S)
- CONNECTIVITY BARRIER
- SAFETY ISSUE
- AUTO-ORIENTED COMMERCIAL
- POOR DRAINAGE

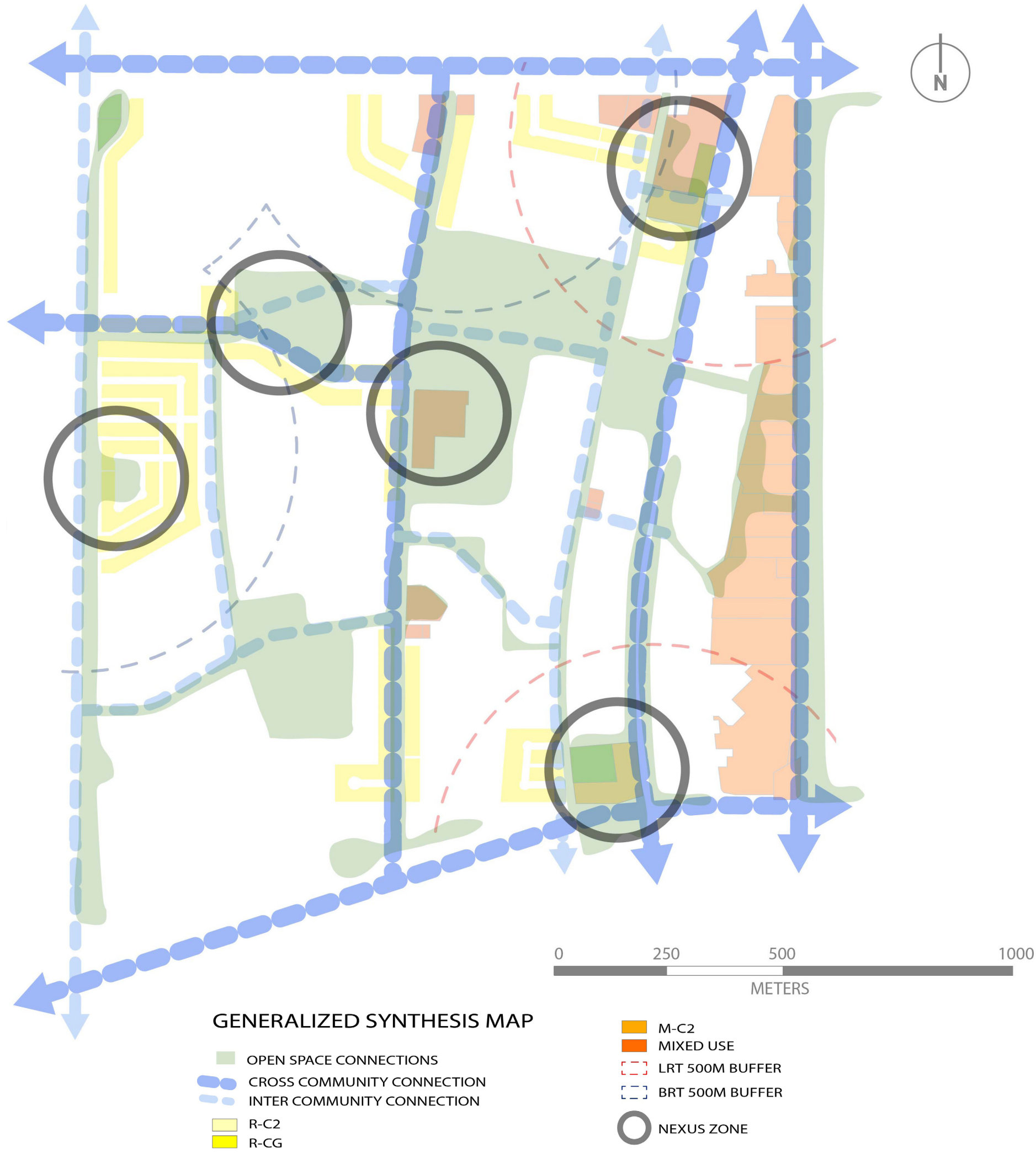
### OPPORTUNITIES



### HAYSBORO OPPORTUNITIES + SUMMARY ANALYSIS

- MAJOR INTERSECTION
- LRT STATION
- INSTITUTIONAL USES
- PEDESTRIAN OVERPASS
- POTENTIAL MULTI-USE PATHWAY CONNECTION
- OPPORTUNITY FOR DESIGN INTERVENTION
- PEDESTRIAN-ORIENTED COMMERCIAL

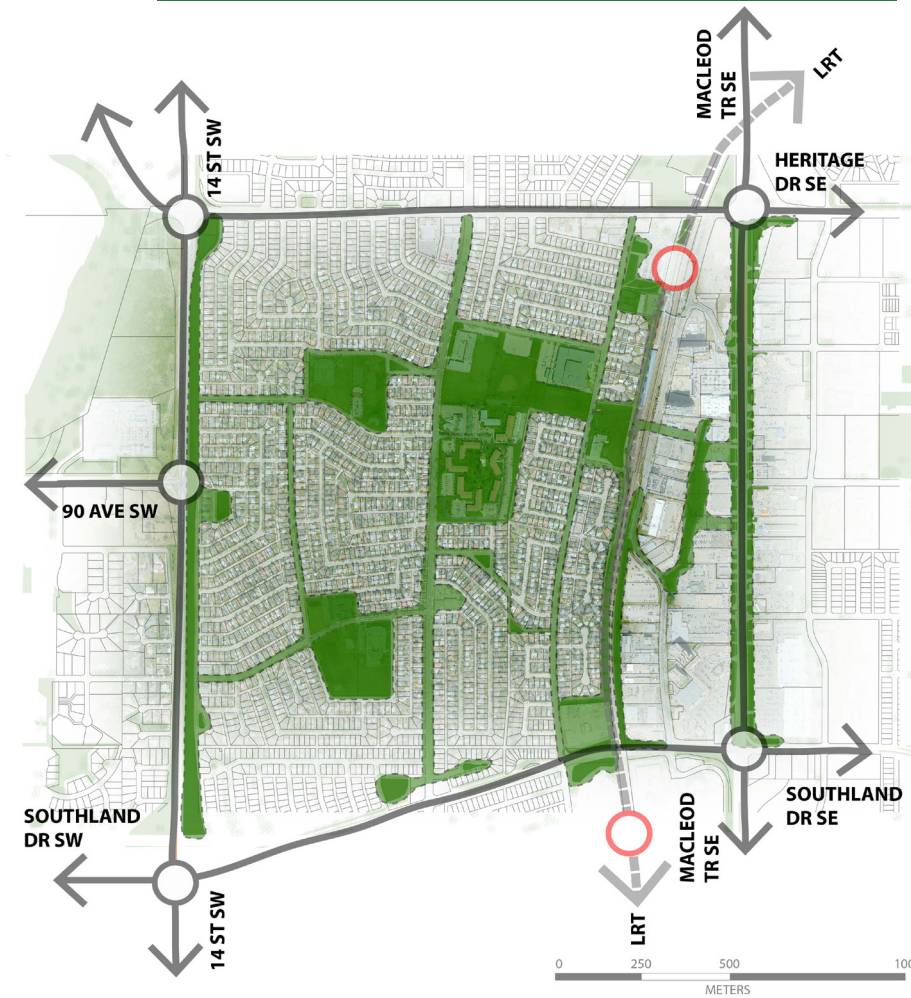
## SOLUTIONS SUMMARY



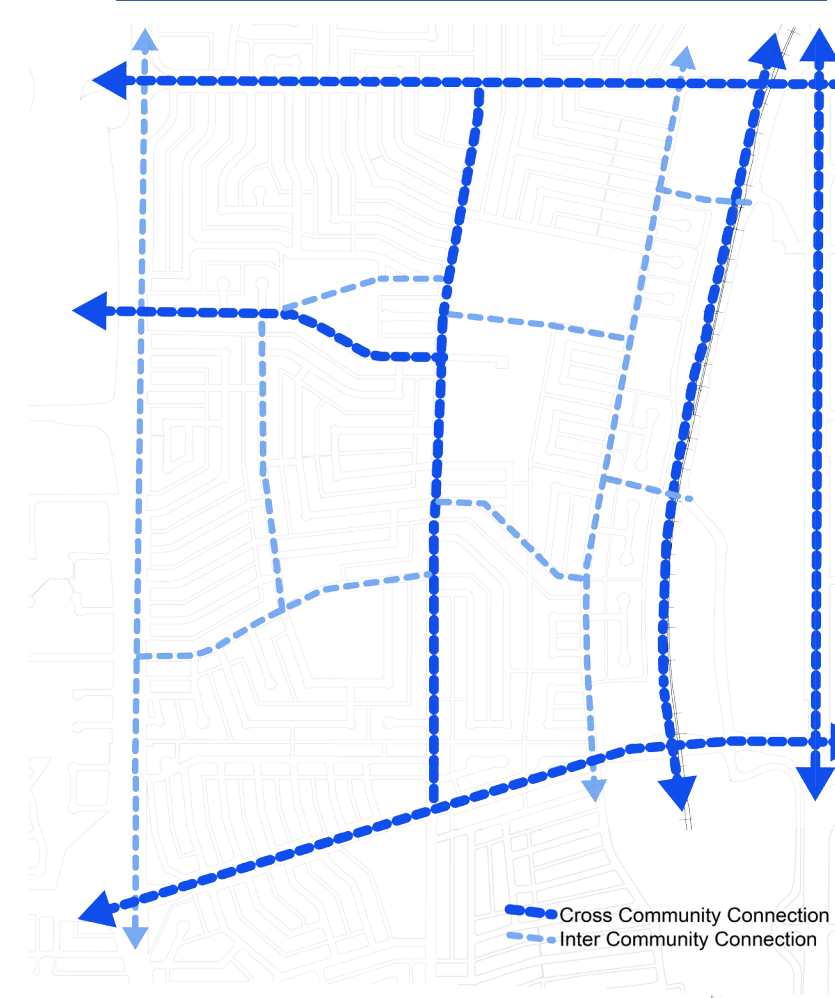
Proposed interventions are summarized on the map to the left. Improvements in built Form, Parks & Open Space and Circulation all come together to improve livability, mobility and health.

The proposed interventions are broken down into 3 categories which will be elaborated upon in the following posters.

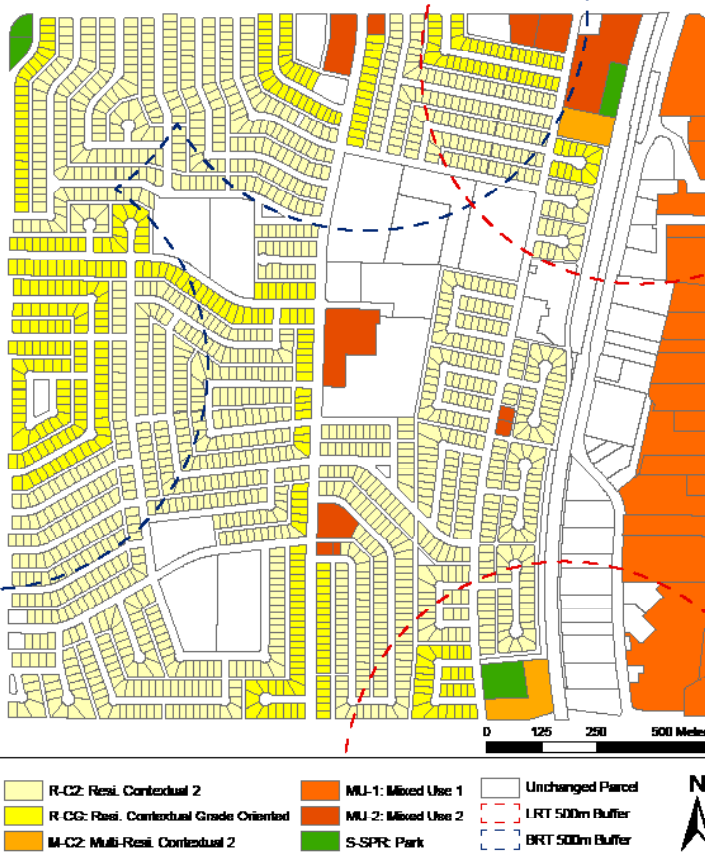
### PARKS + OPEN SPACES /



### CIRCULATION /



### BUILT FORM /





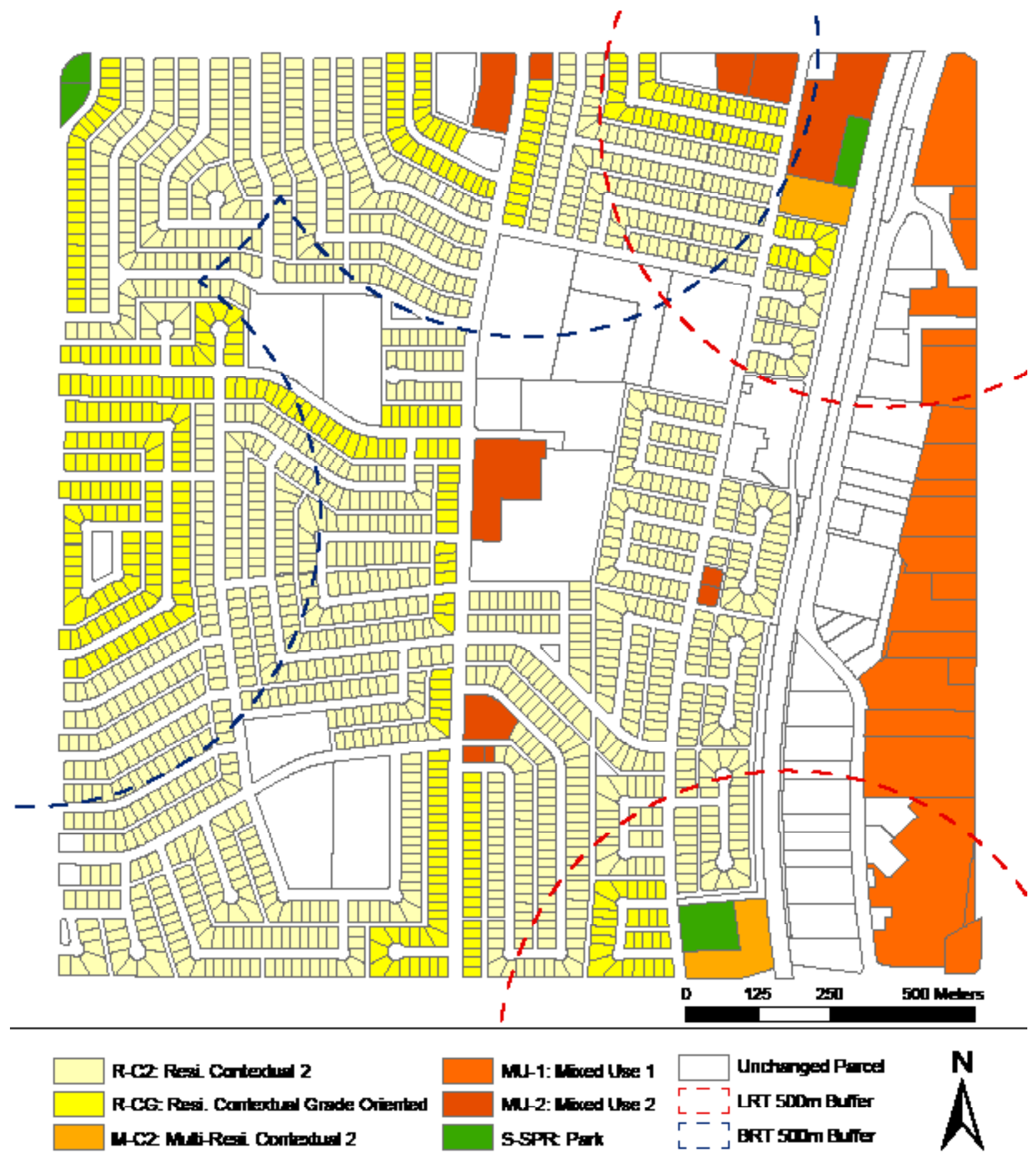
# BUILT FORM / FINAL CONCEPT

## GOALS /

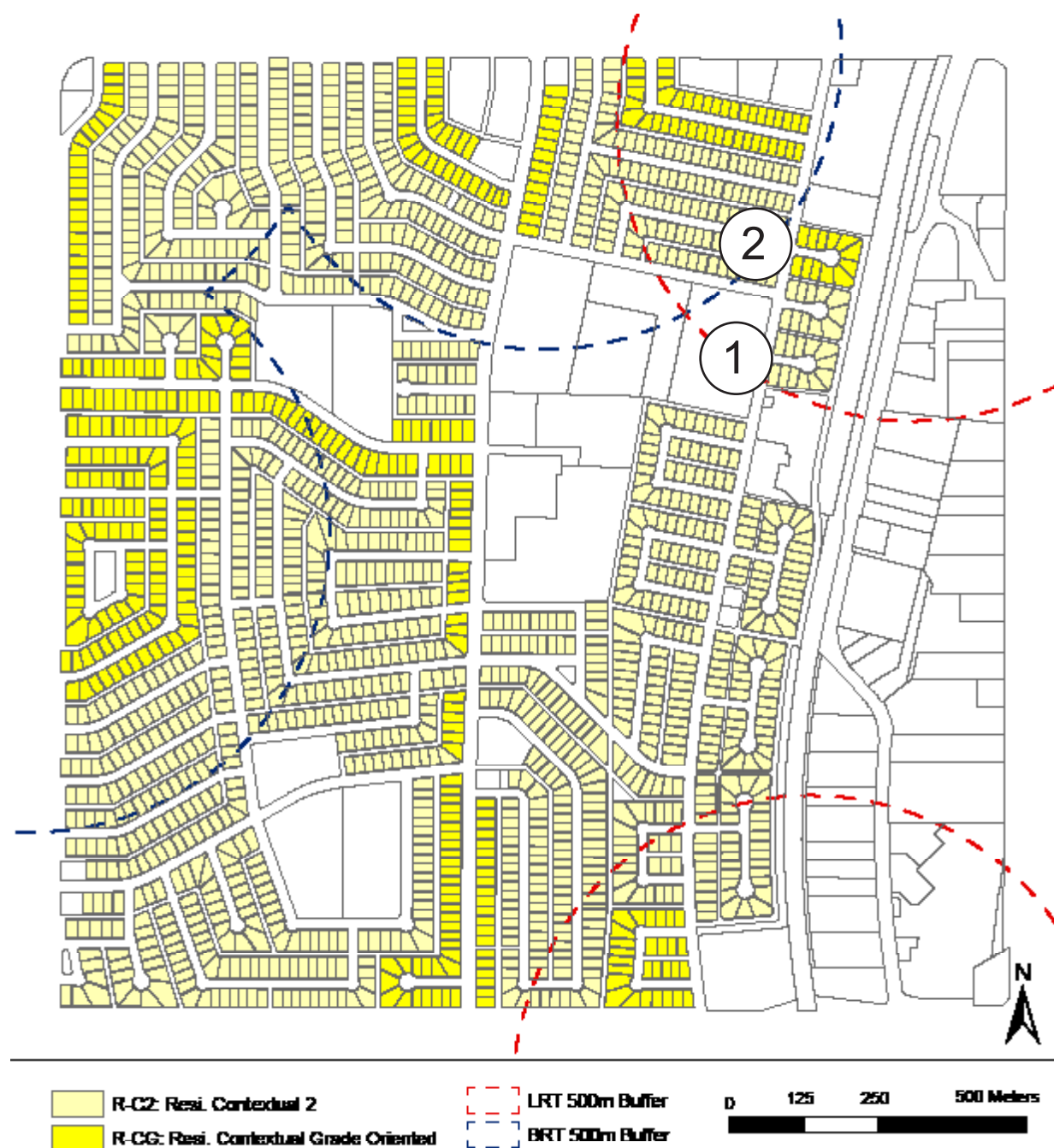
1. INCREASE RESIDENTIAL DENSITY IN A SENSITIVE MANNER IN OPPORTUNE LOCATIONS, INCLUDING IN PROXIMITY TO MAJOR TRANSIT STATIONS, MAJOR CORRIDORS, OPEN SPACES AND COMMERCIAL AREAS

2. REDESIGN NEIGHBOURHOOD AND CORRIDOR COMMERCIAL TO BE MORE PEDESTRIAN FRIENDLY BY ORIENTING BUILDINGS TO THE STREET, REPOSITIONING PARKING TO THE REAR AND INTRODUCING OPEN SPACES AND LANDSCAPING

## REZONING MAP /



## LOW DENSITY RESIDENTIAL /



### R-C2: RESI. CONTEXTUAL 2 /

Duplexes and semi-detached homes permitted

Laneway houses discretionary

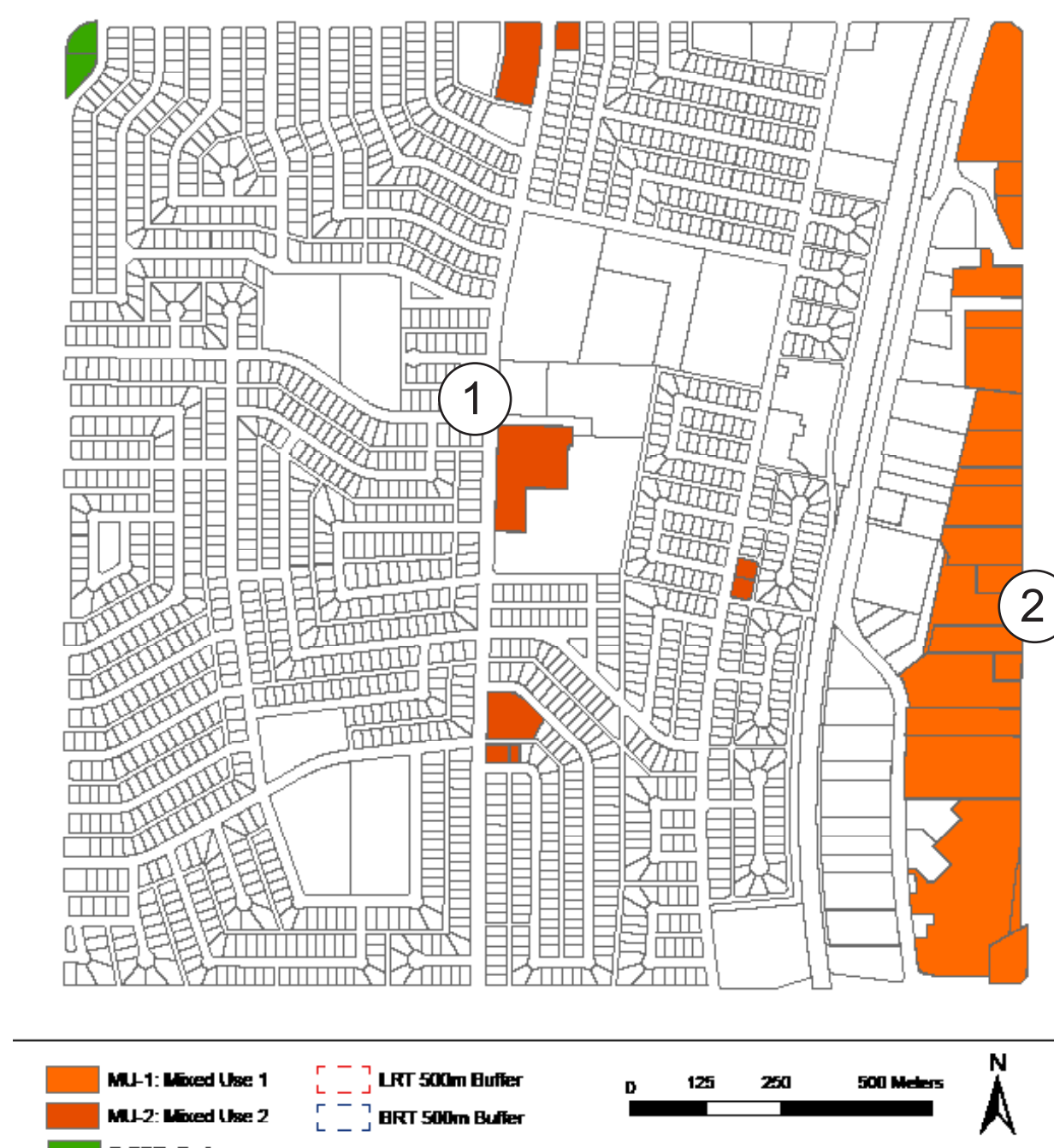
### R-CG: RESI. CONTEXTUAL GRADE ORIENTED /

Duplexes, semi-detached homes, rowhousing and cottage housing clusters permitted

Laneway houses discretionary



## COMMERCIAL > MIXED USE /



### MU-2: MIXED USE 2 /

Mixed uses

2-3 storeys

buildings fronting street (parking in rear)

open spaces and landscaping integrated

### MU-1: MIXED USE 1 /

Mixed uses

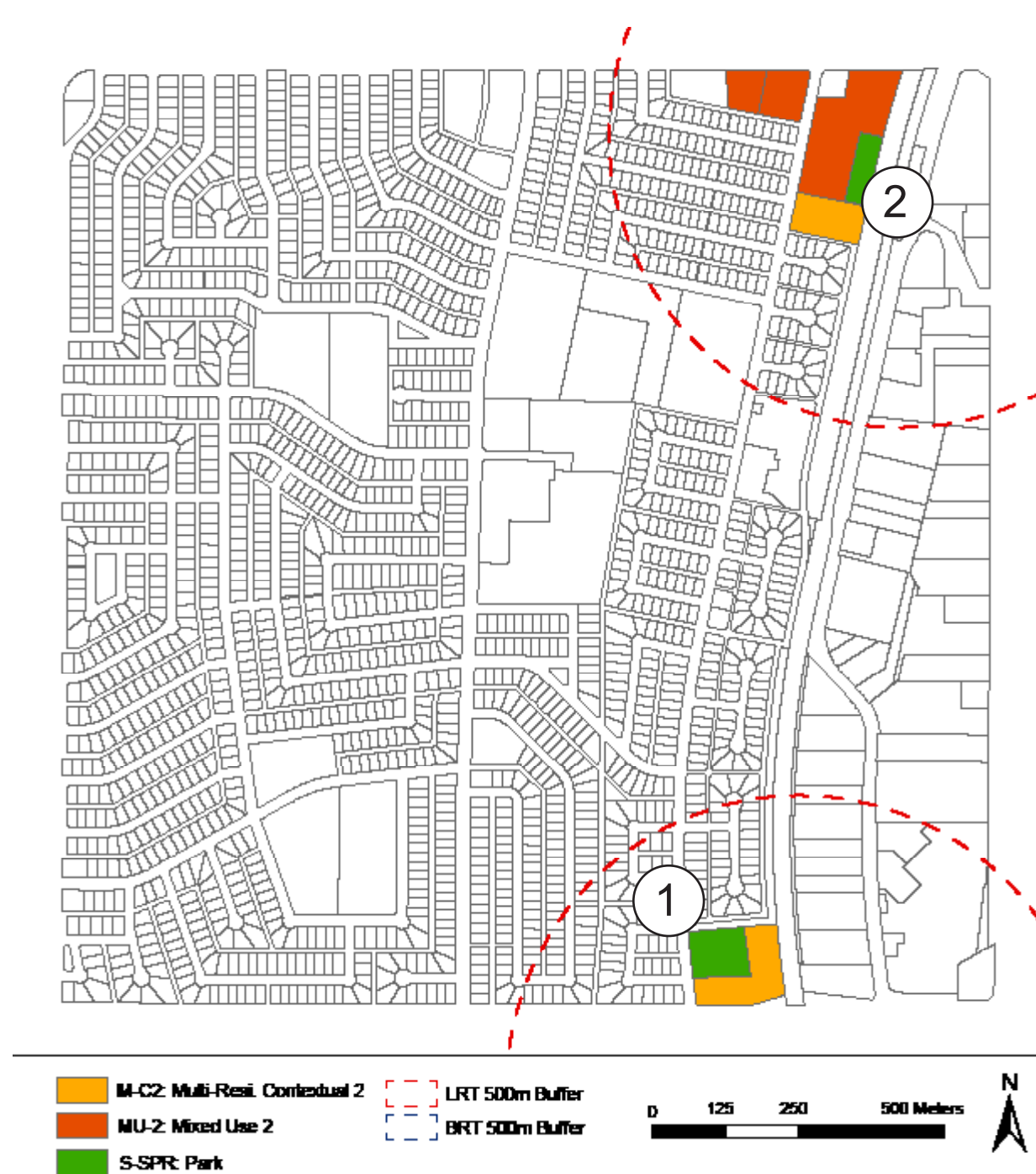
4-10 storeys

buildings fronting street (parking in rear)

Density bonusing in return for green spaces



## TRANSIT ORIENTED DEVELOPMENT /



Medium-density residential closest to LRT station, separated from and stepping down to low-density residential

Introduces green space to southeast quadrant of community, shielded from traffic noise and integrated with existing playground

re-establishes linear park, and connection to Southland LRT Station and MacLeod Tr.



Shifts Park 'n Ride to 4-storey, indoor parking garages

Residential and retail uses wrap around the parking garages (Texas Doughnut)

Adds public spaces in the form of a pedestrian thoroughway, plaza and green space

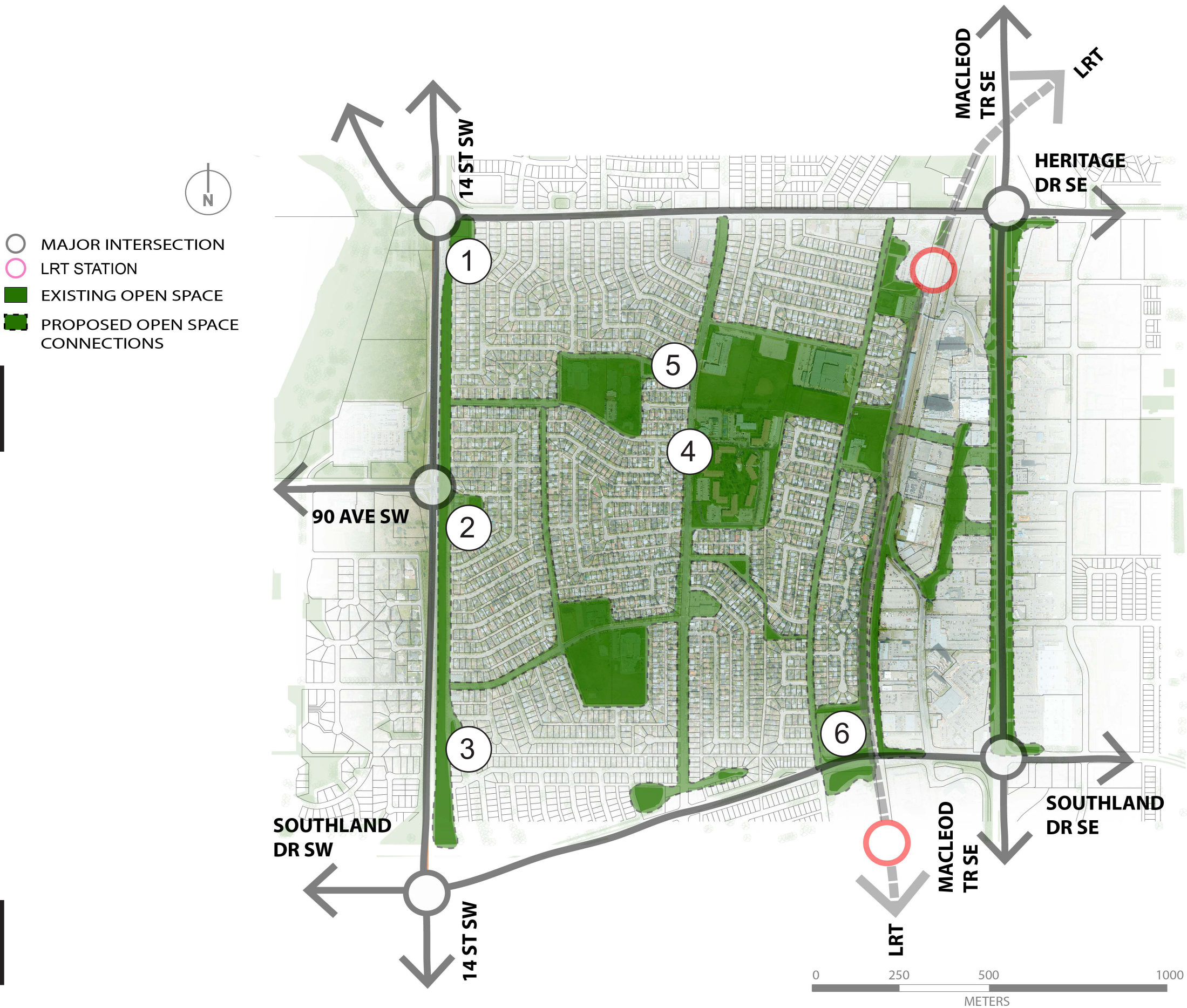


# PARKS + OPEN SPACES /

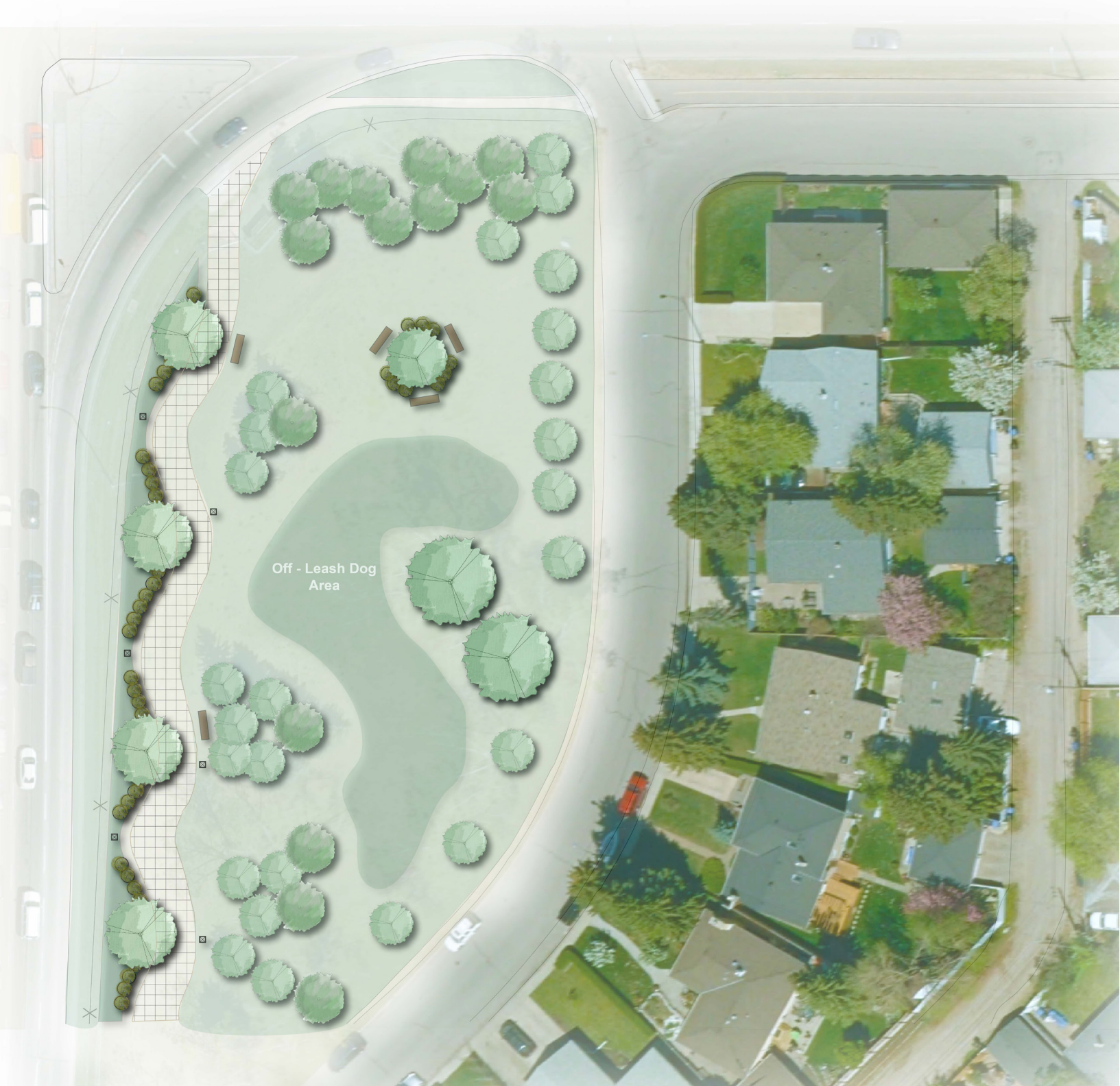
## FINAL CONCEPT

### GOALS /

- 1. PLAN FOR NATURE OUT FRONT, NOT OUT BACK
- 2. DESIGN THE ECOLOGICAL PARKWAYS + IMPROVE STORMWATER MANAGEMENT
- 3. EXPAND THE GREENWAY SYSTEM
- 4. PROVIDE ALTERNATIVE MOVEMENT SYSTEMS IN COORDINATION WITH PATHWAYS
- 5. USE NATURAL SYSTEMS TO BOUND AND PROTECT NEIGHOURHOODS



HERITAGE DR SE + 14 STREET SW /



1 IMPROVE PEDESTRIAN SPACES TO ACTIVATE OPEN SPACE USAGE

ELBOW DRIVE SW + HAYS DR SW /



4 NEW CIVIC SPACES IN STRATEGIC LOCATIONS

HADDON RD SW + LRT TRACKS /



6 EXPAND PLAYGROUND SPACES + RECONNECT PARKWAYS

14 ST DOG RUN + HALLBROOK PL SW /



2 NEW COMMUNITY GARDENS + PLAYGROUNDS

87 AVE SW + 89 AVE SW /



5 IMPROVED OPEN SPACES FOR PLACEMAKING + END OF TRIP FACILITIES FOR PEDESTRIANS AND CYCLISTS

14 ST DOG RUN + HEATHER PLACE SW /



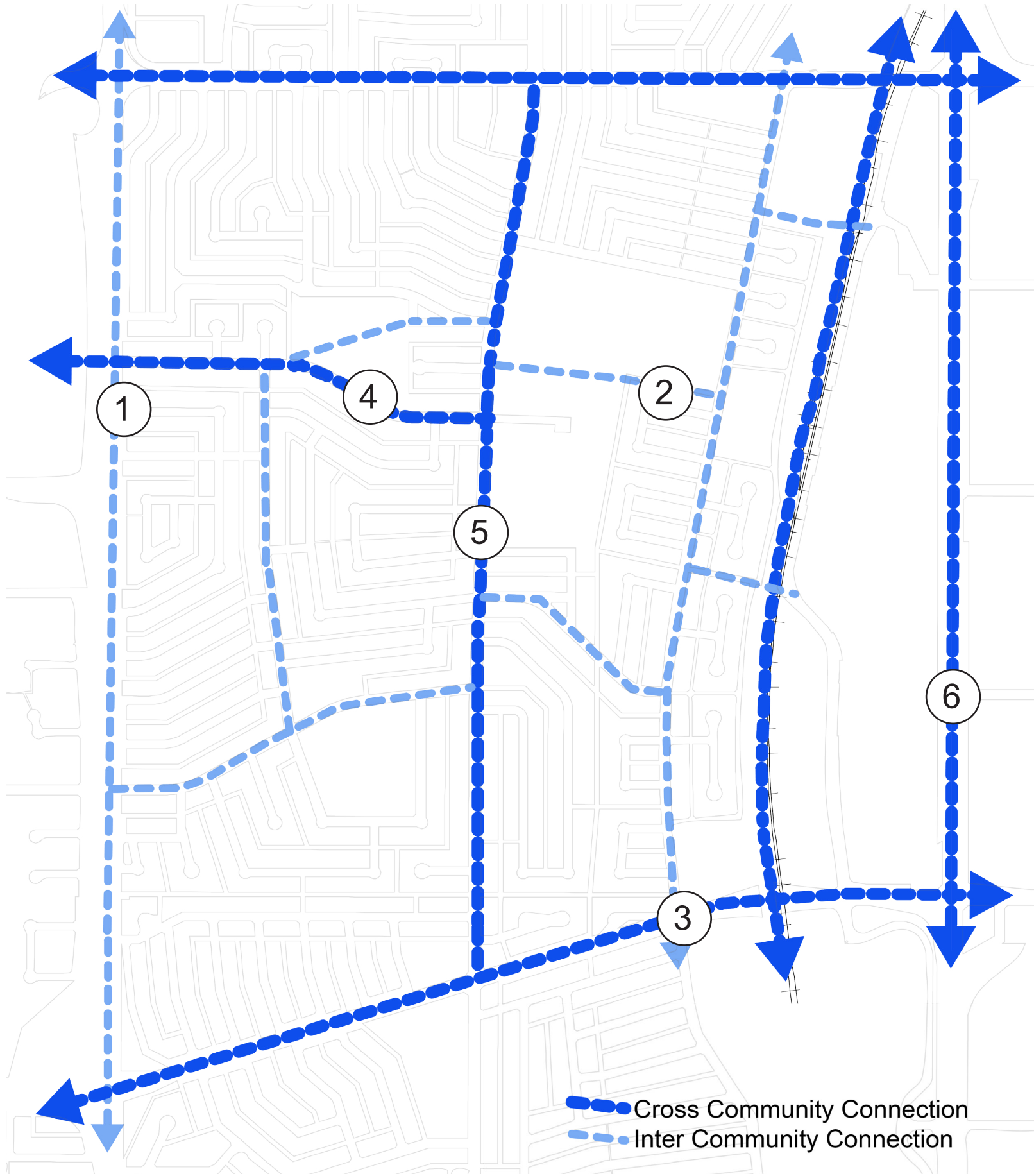
3 RECONNECT PARKS + UNDERUTILIZED SPACES



CIRCULATION /  
FINAL CONCEPT

GOAL /

IMPROVE WALKABILITY AND BIKEABILITY  
PARTICULARLY BETWEEN POINTS OF  
INTEREST IN THE COMMUNITY AND ALSO TO  
DESTINATIONS IN ADJACENT COMMUNITIES



14 ST DOG RUN AT 89 AV SW /

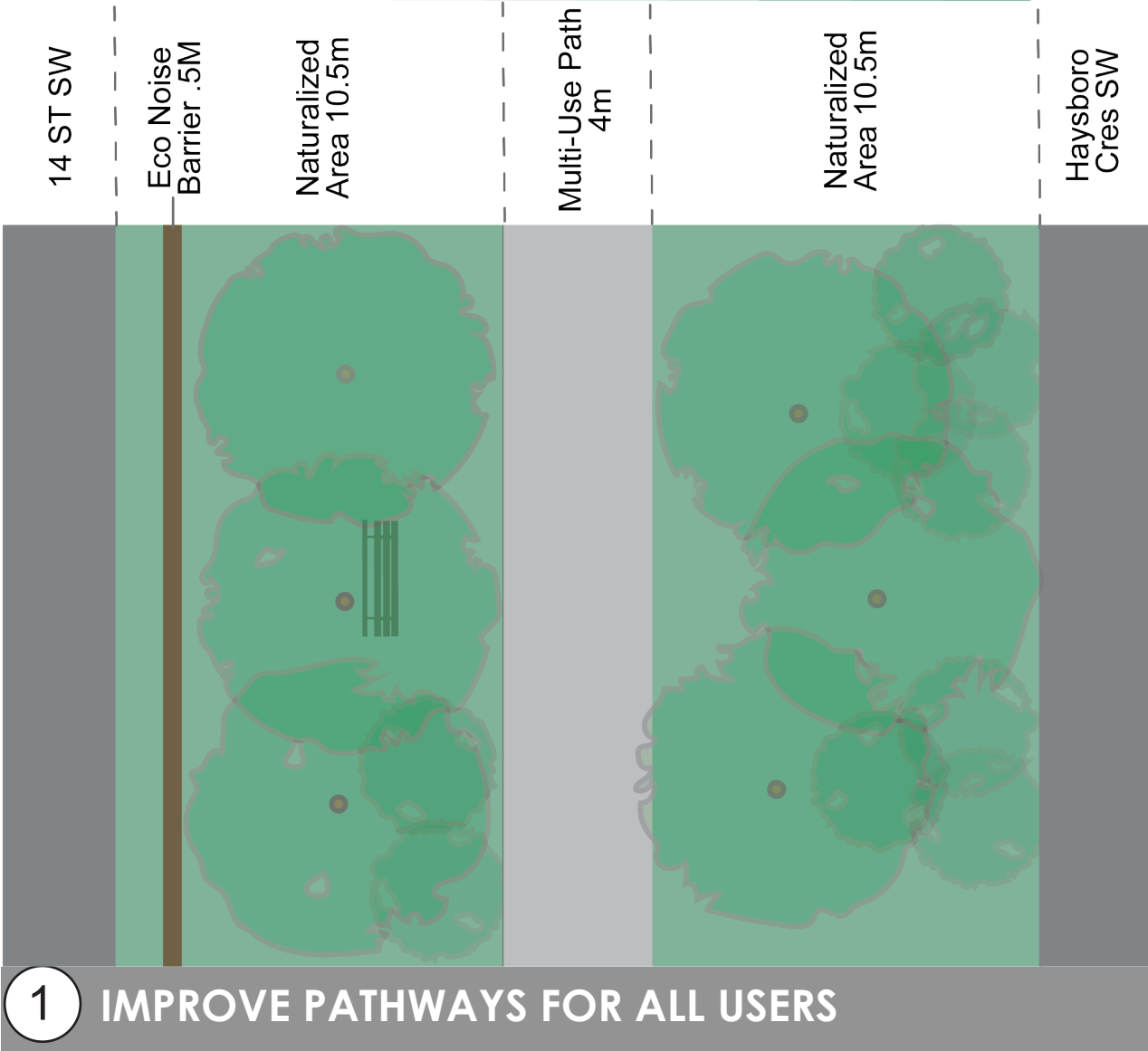
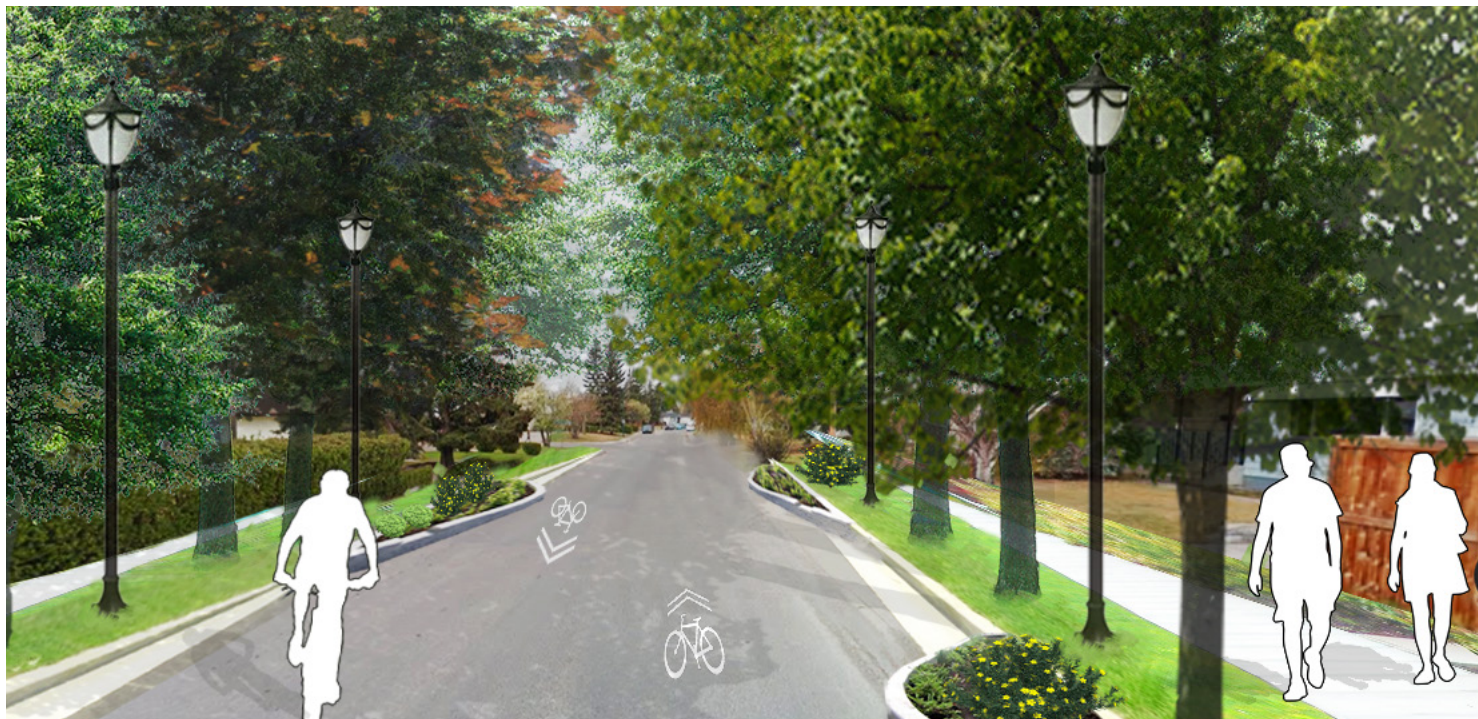


ALLEY SOUTH OF BISHOP GRANDIN HIGH SCHOOL /



2 DESIGN FOR ACTIVE AND PASSIVE RECREATION

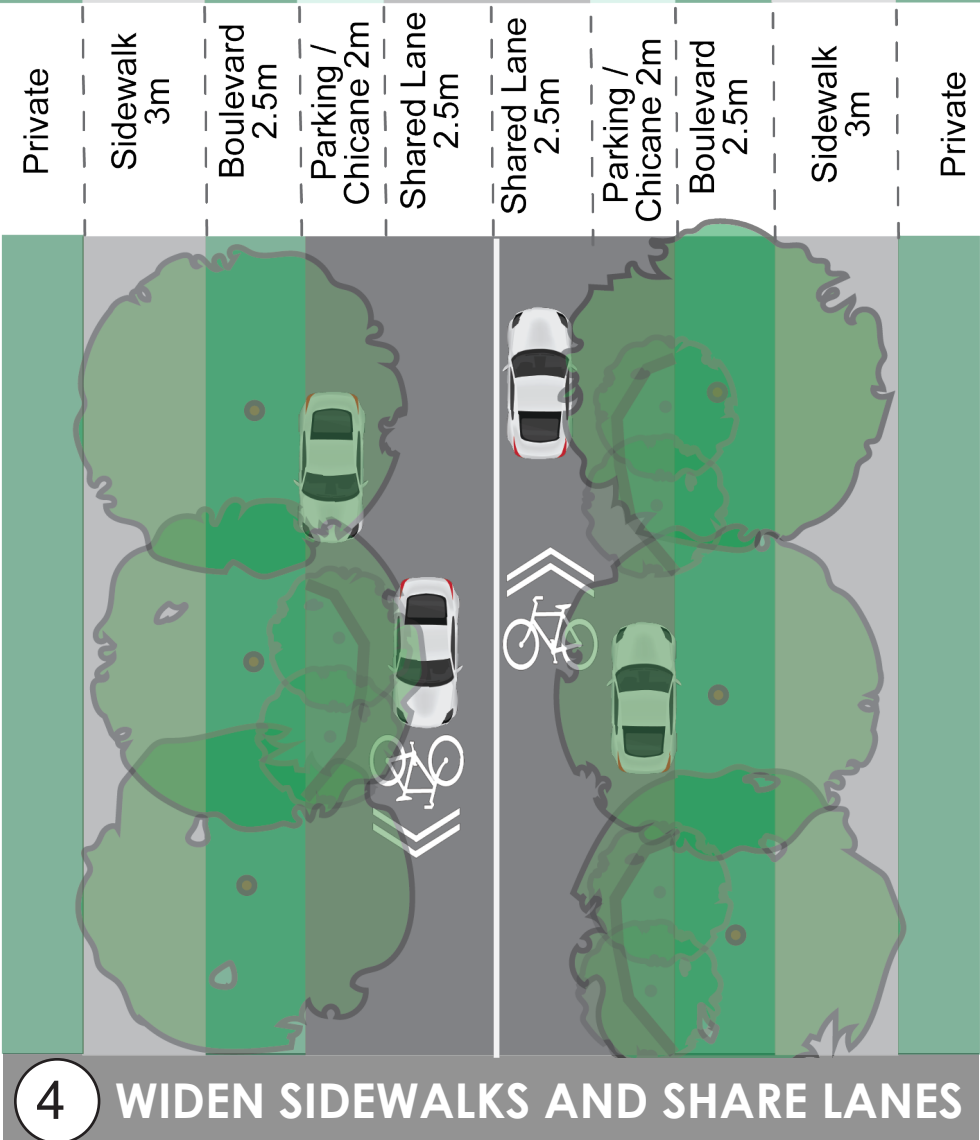
89 AV, HADDON RD & HORTON RD SW /



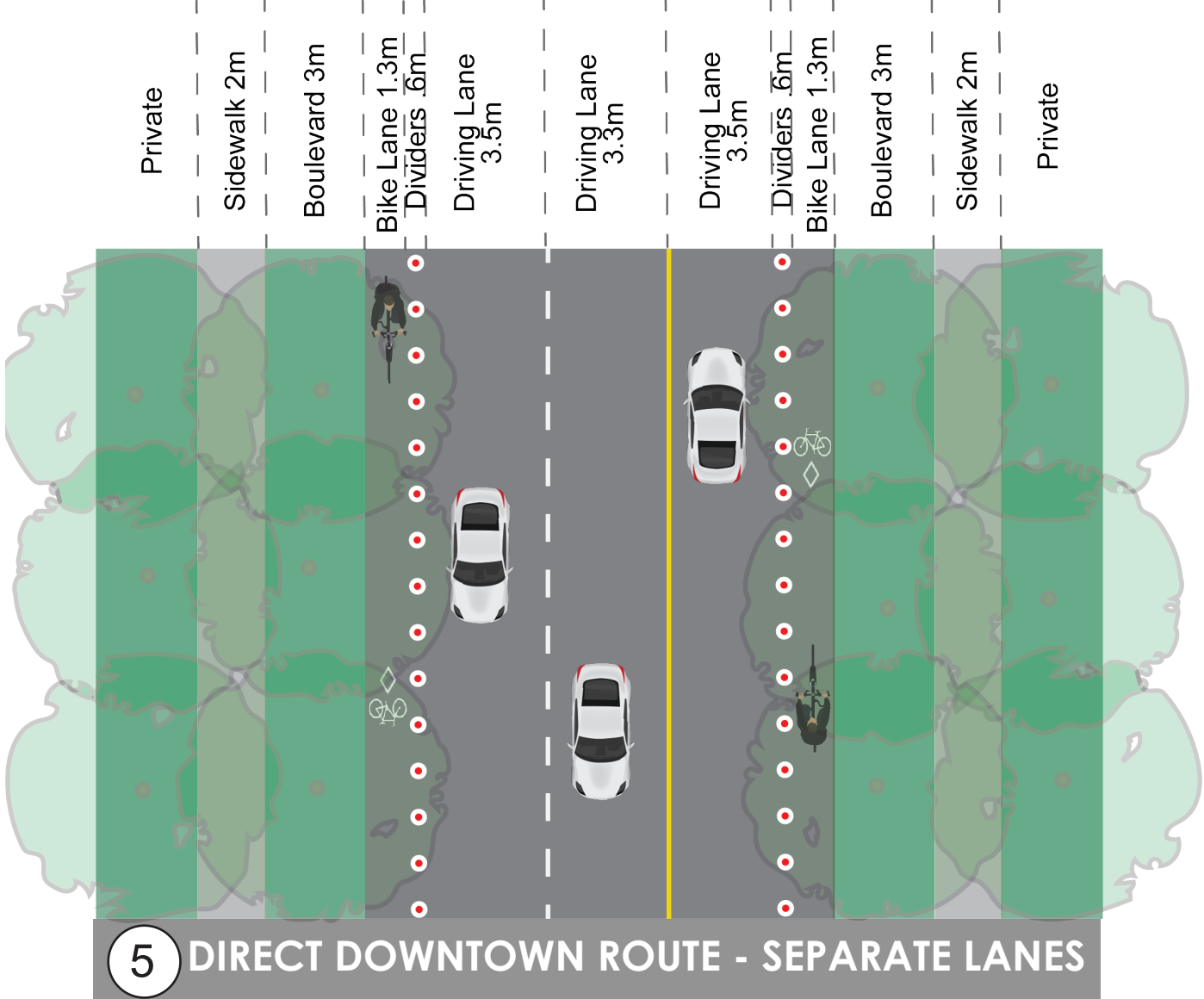
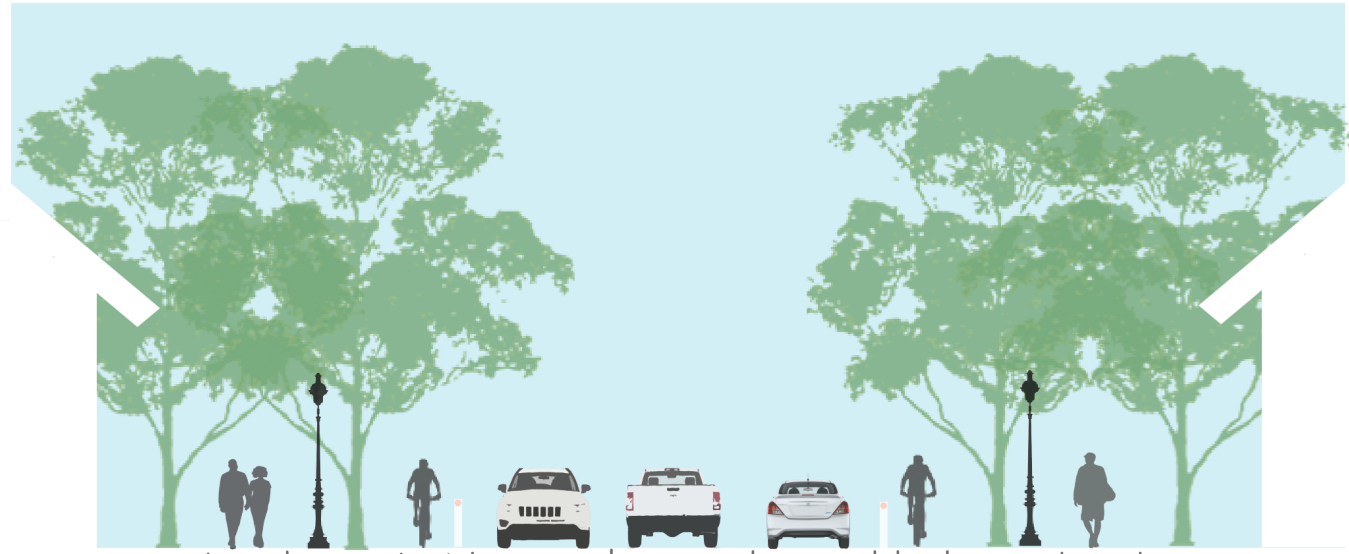
SOUTHLAND DR SW /



3 ENHANCE CONNECTIONS TO AREAS OUTSIDE THE COMMUNITY



ELBOW DR SW /



MACLEOD TR S /

