

MARDA LOOP REIMAGINED

A CONCEPTUAL FRAMEWORK FOR A DYNAMIC COMMUNITY

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Marda Loop

Marda Loop is a developed inner city neighbourhood in the southwest of Calgary. It is comprised of three communities: South Calgary, Garrison Woods and Altadore. Due to its location and its multitude of services, amenities and parks, this neighbourhood is a desirable place for people of all ages. Development pressures and outdated ARPs make this area much in need of an updated plan moving forward.

The Project

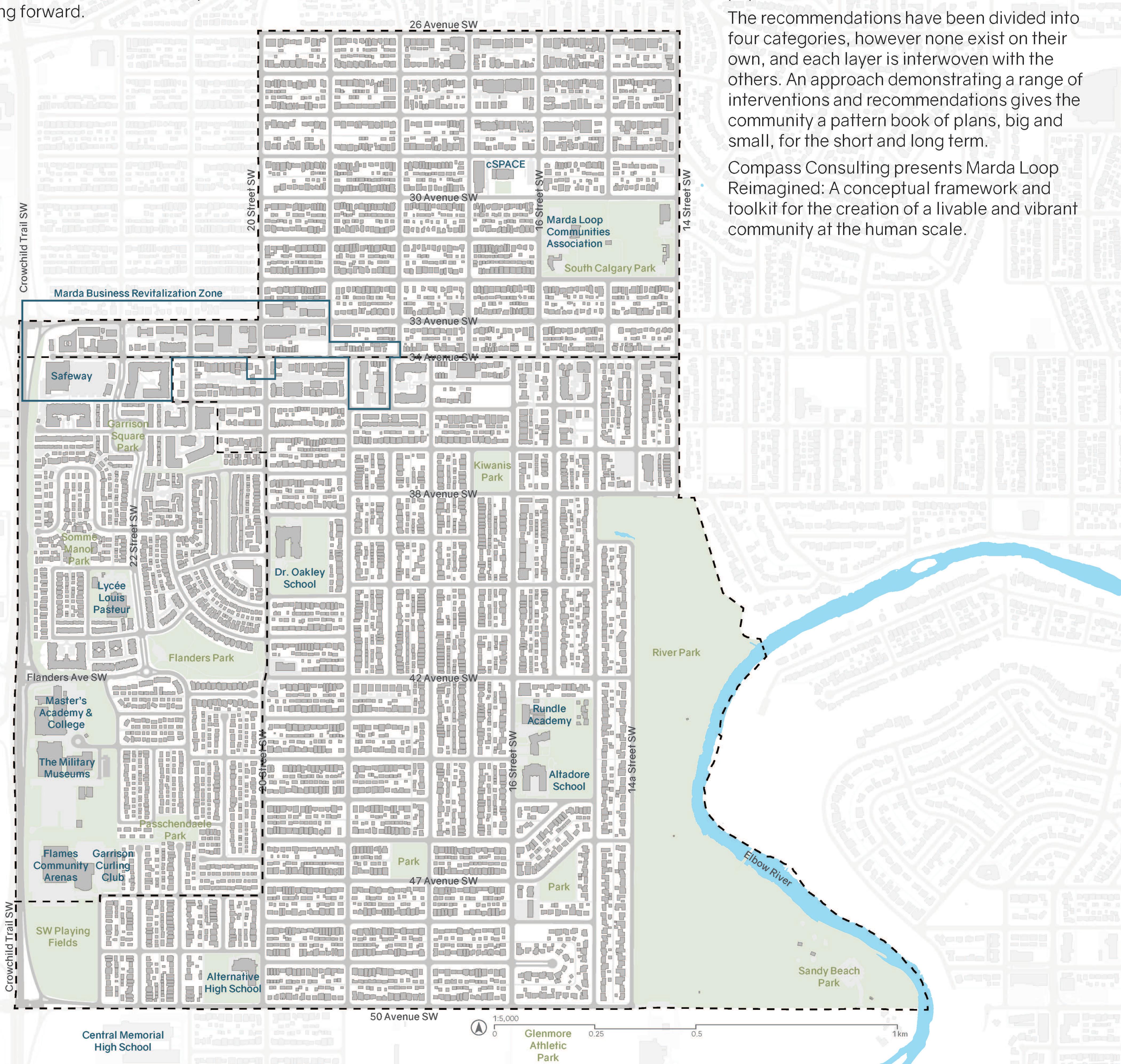
In order to explore opportunities for an updated plan, the Marda Loop Communities Association and U of C Master of Planning Senior Studio partnered to explore the possibilities. Each group completed a comprehensive analysis (including engaging with the community) and developed a conceptual framework for growing Marda Loop into the best place it can be.

The Vision

Analysis and community engagement made it clear to Compass Consulting that Marda Loop is an area much loved by residents and visitors alike. In addition, the significant redevelopment in the area provides a great opportunity for improving the public realm while increasing the population.

The recommendations have been divided into four categories, however none exist on their own, and each layer is interwoven with the others. An approach demonstrating a range of interventions and recommendations gives the community a pattern book of plans, big and small, for the short and long term.

Compass Consulting presents Marda Loop Reimagined: A conceptual framework and toolkit for the creation of a livable and vibrant community at the human scale.

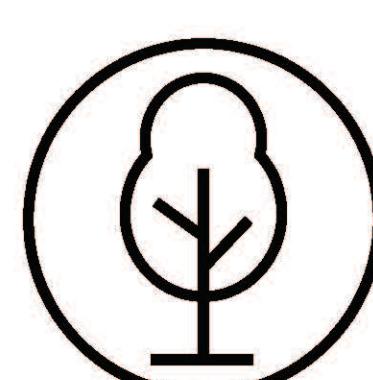


PARKS & ENVIRONMENT

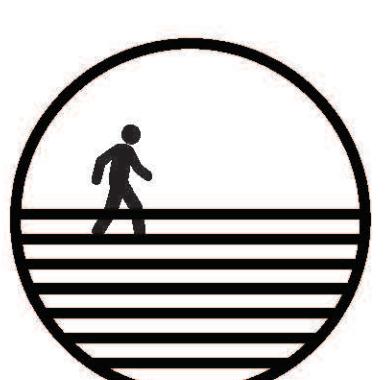
COMMUNITY ATTRACTIONS

CONNECTIVITY

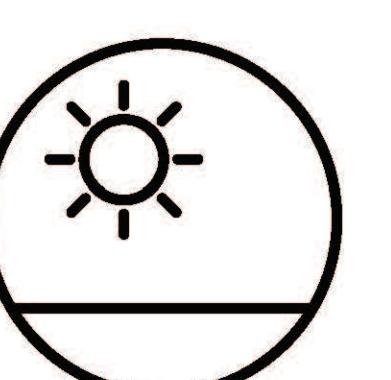
HOUSING & DEVELOPMENT



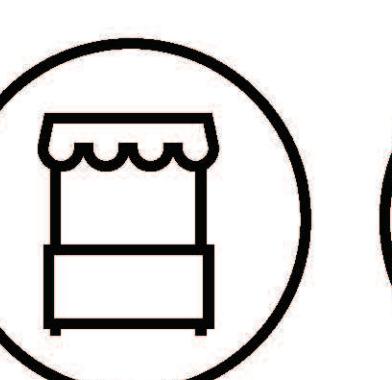
VEGETATION



GROUND MATERIALS



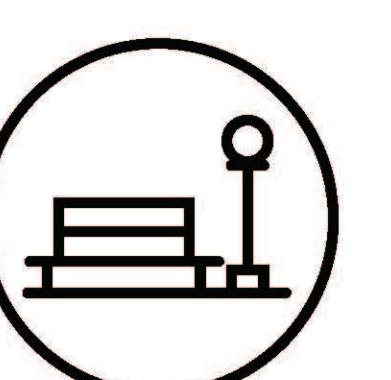
SUNLIGHT



VARIETY OF BUSINESS TYPES



UNIQUE FEATURES



STREET LIGHTS & SEATING



PEDESTRIAN SPACE



MULTIPLE TRANSPORT OPTIONS



LAND USE LOCATIONS



DIVERSE HOUSING TYPES

PARKS & ENVIRONMENT

PARKS PROGRAMMING



Native Species Planting Strategy



④ Dog Agility Park

OPPORTUNITIES...

1. To integrate a variety of storm water management techniques to protect the Elbow River riparian area.
2. To encourage the preservation of River Park as a semi-natural area.
3. To invest in street trees and adopt further policies that promote urban canopy resilience.
4. To encourage the use of native species and avoid invasive species in all community plantings.
5. To enhance connectivity between parks through urban design interventions.
6. To encourage a diversity of programming for park spaces to appeal to all age groups.



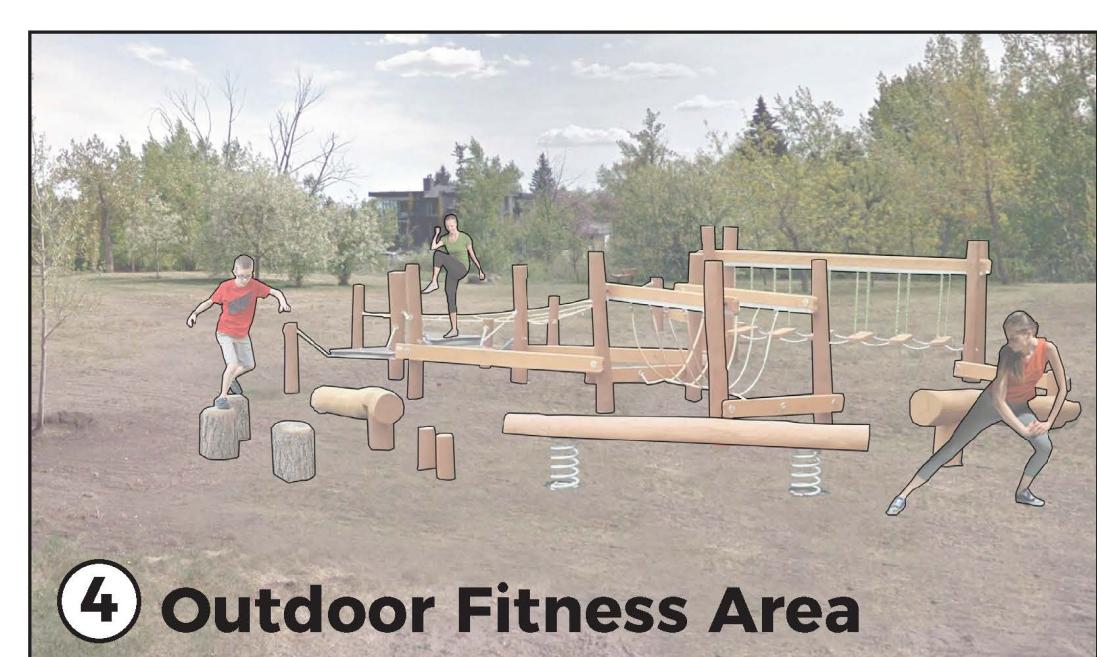
① Sport Court



② Activity Programming



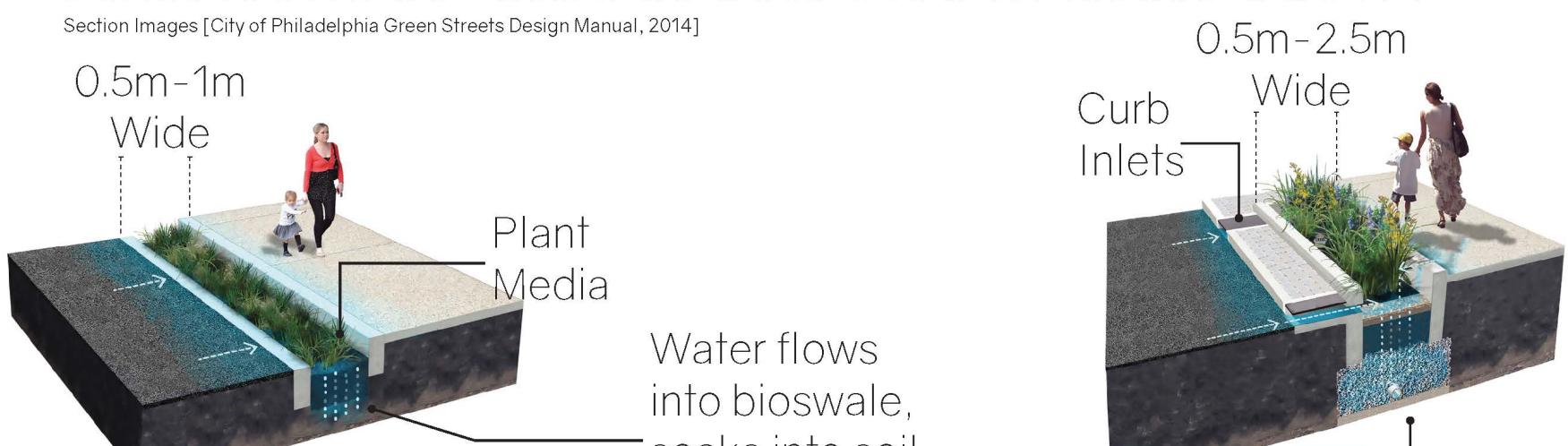
③ Outdoor Classroom



④ Outdoor Fitness Area

MARDA LOOP GREEN STREETS DESIGN GUIDE

Section Images [City of Philadelphia Green Streets Design Manual, 2014]



Green Gutter



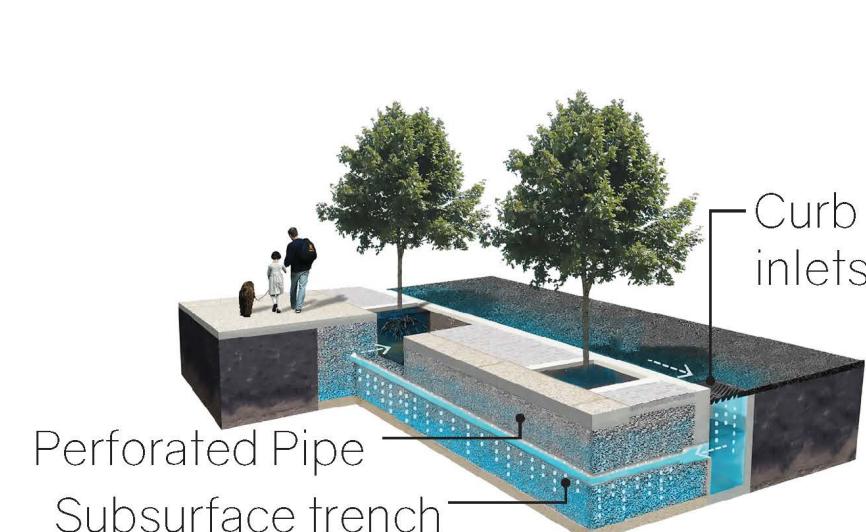
Stormwater Tree



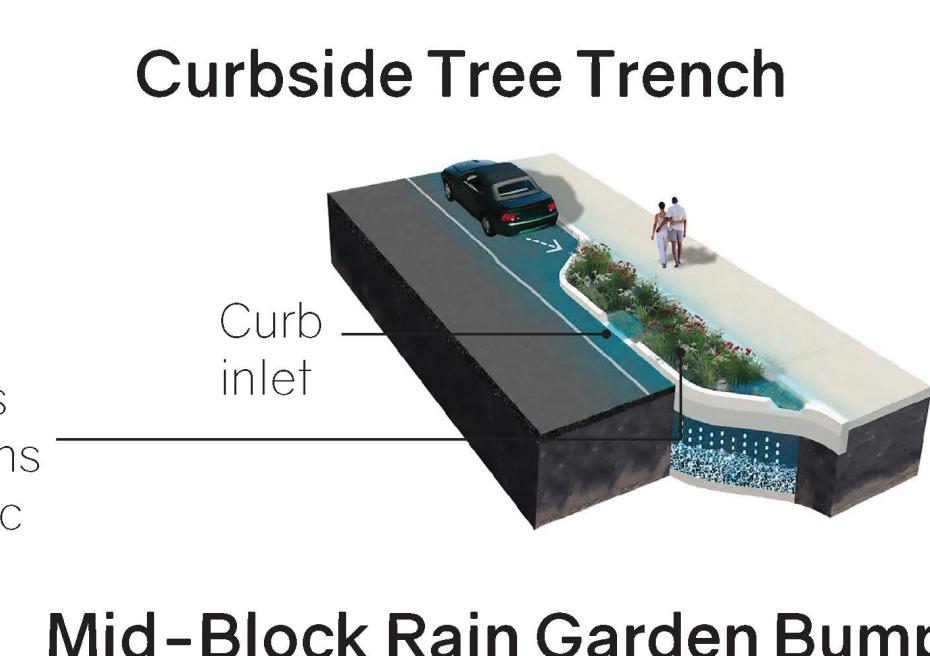
Stormwater Planter



Corner Rain Garden Bump-Out



Curbside Tree Trench



Mid-Block Rain Garden Bump-Out

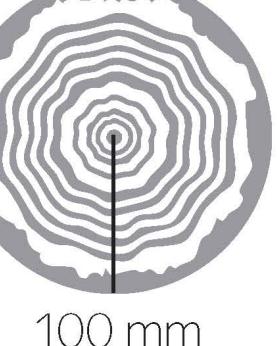
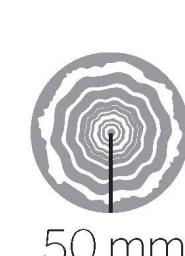
PLANTING STRATEGY



Current



Recommended

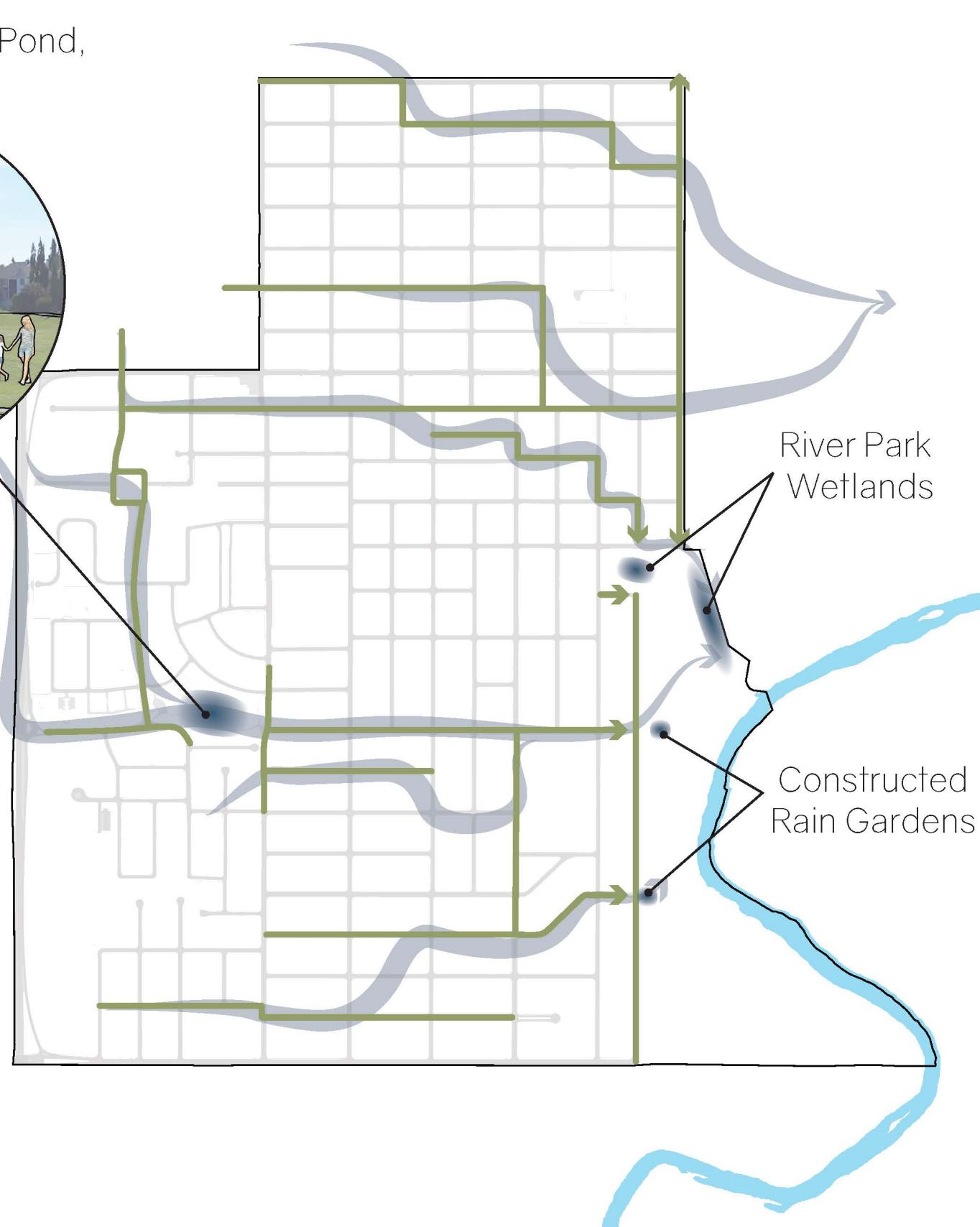


PARKS & OPEN SPACE



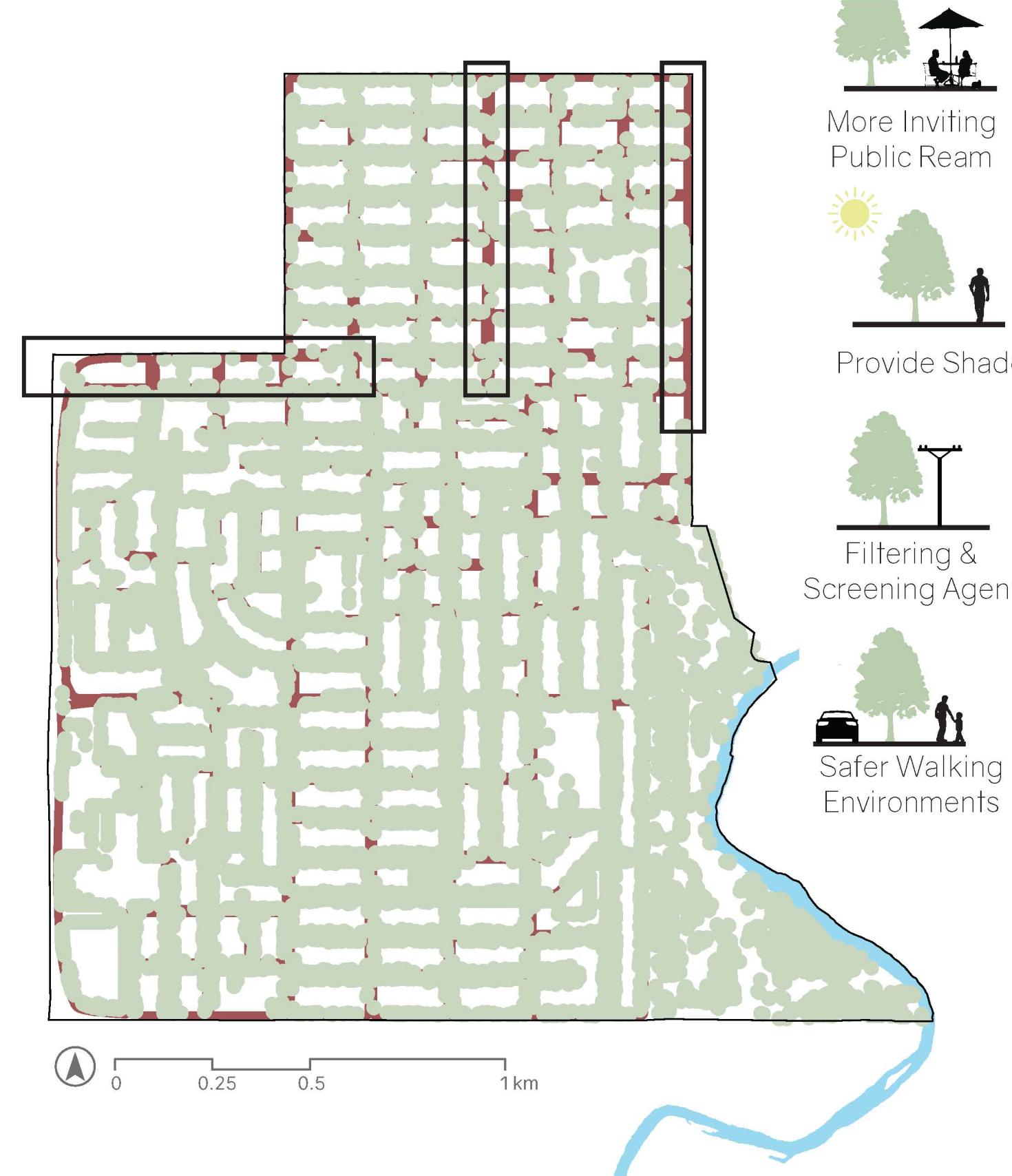
- Parks & Open Space
- ① Kiwanis Park
- ② Flanders Park
- ③ School Sites
- ④ River Park

STORMWATER MANAGEMENT



- Predicted Drainage Paths
- Elbow River
- Green Streets

URBAN CANOPY

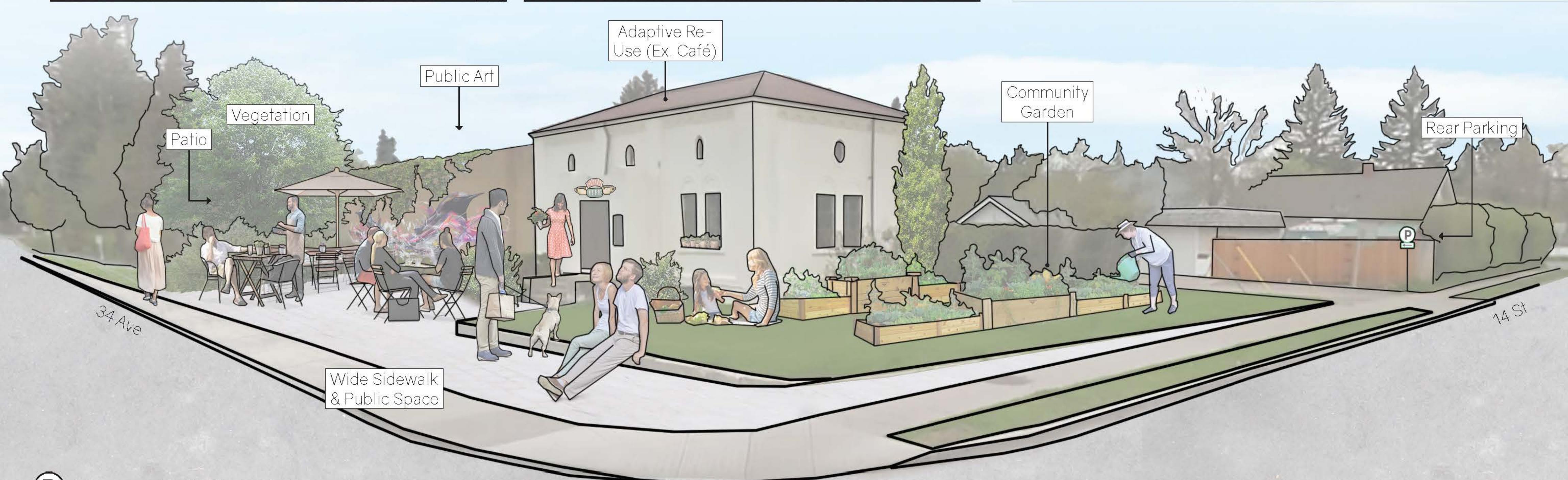
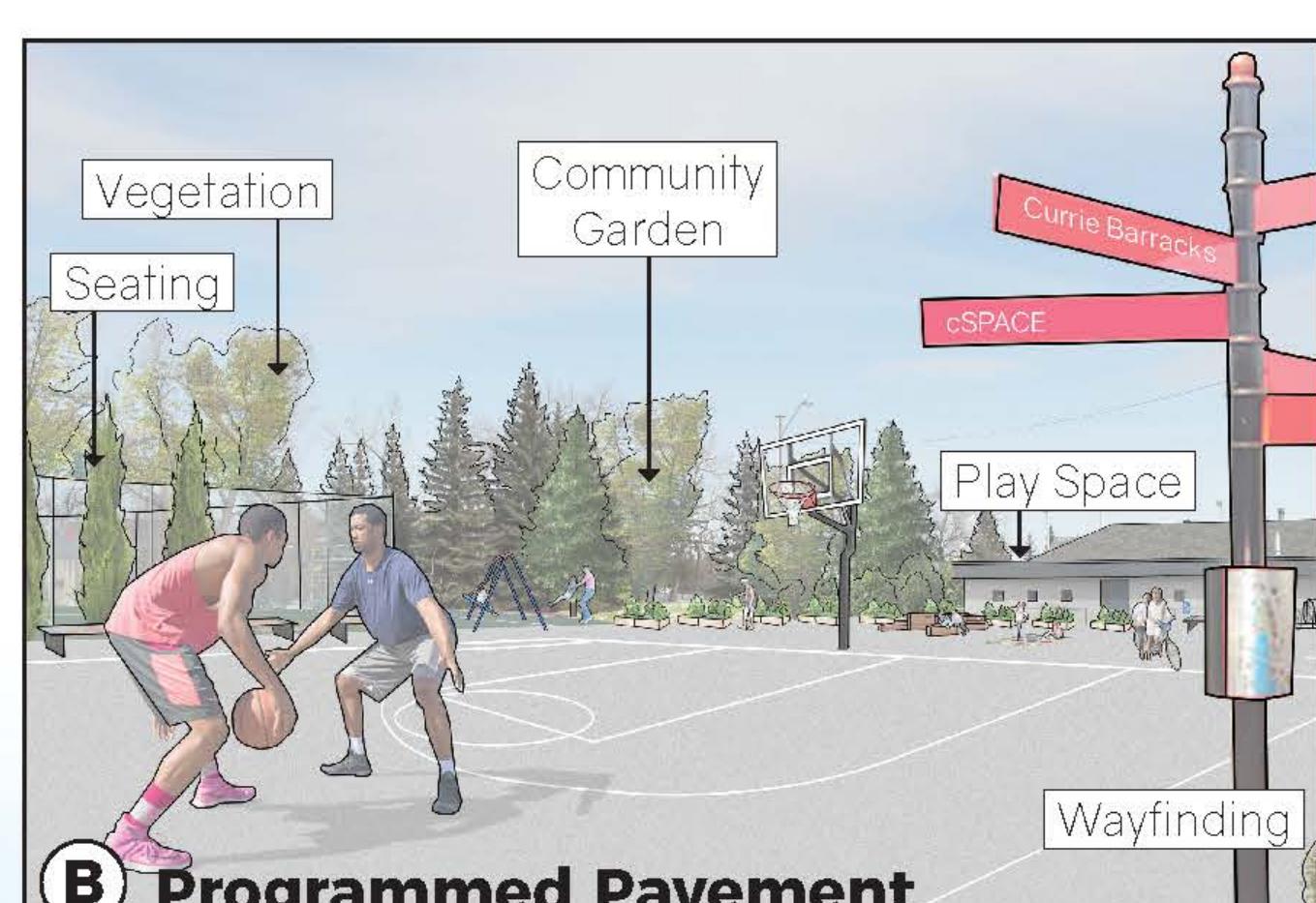


- Existing Trees
- Potential Trees
(Street Edges with Trees 6 m Apart)
- Priority Street Planting

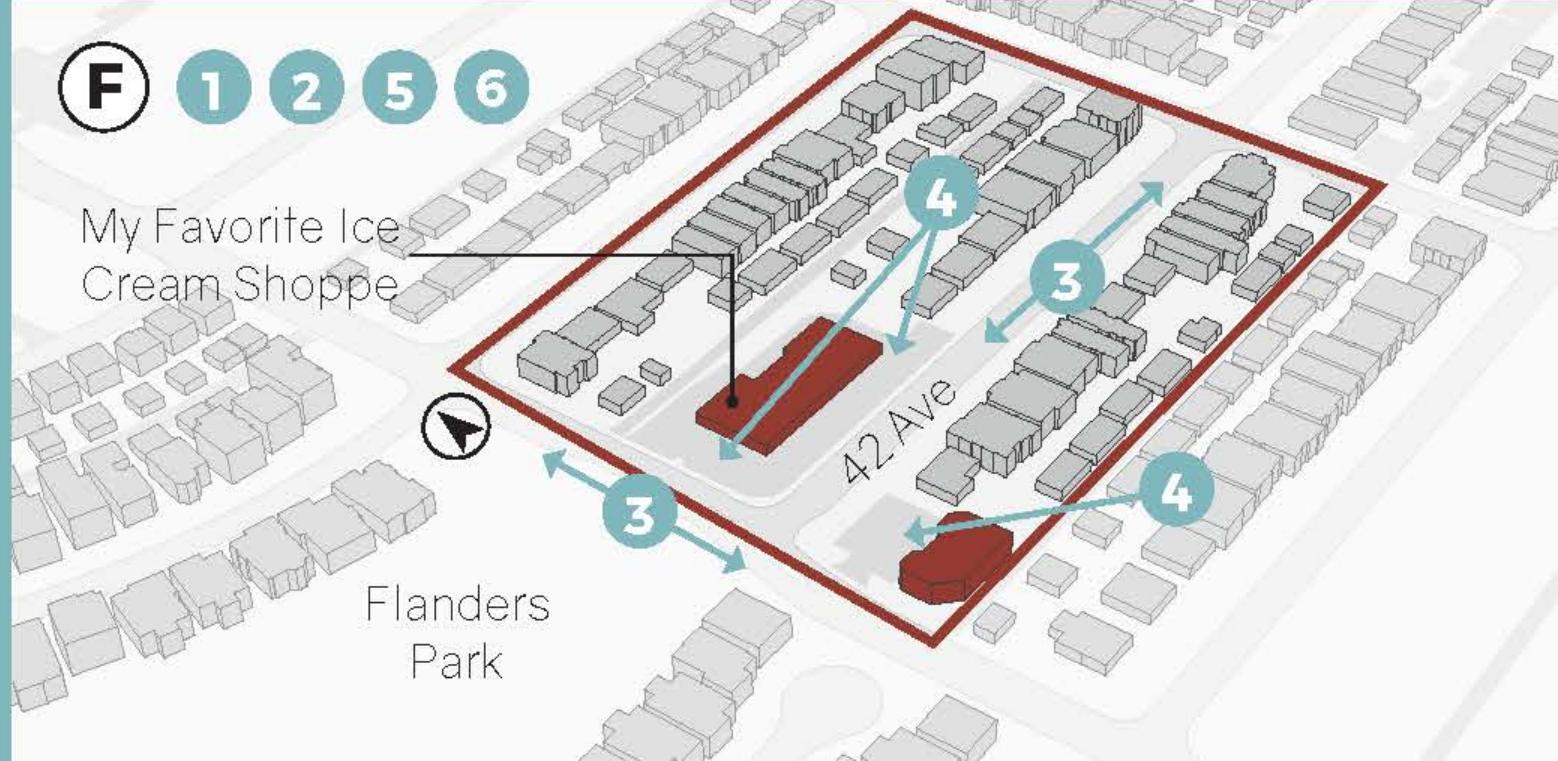
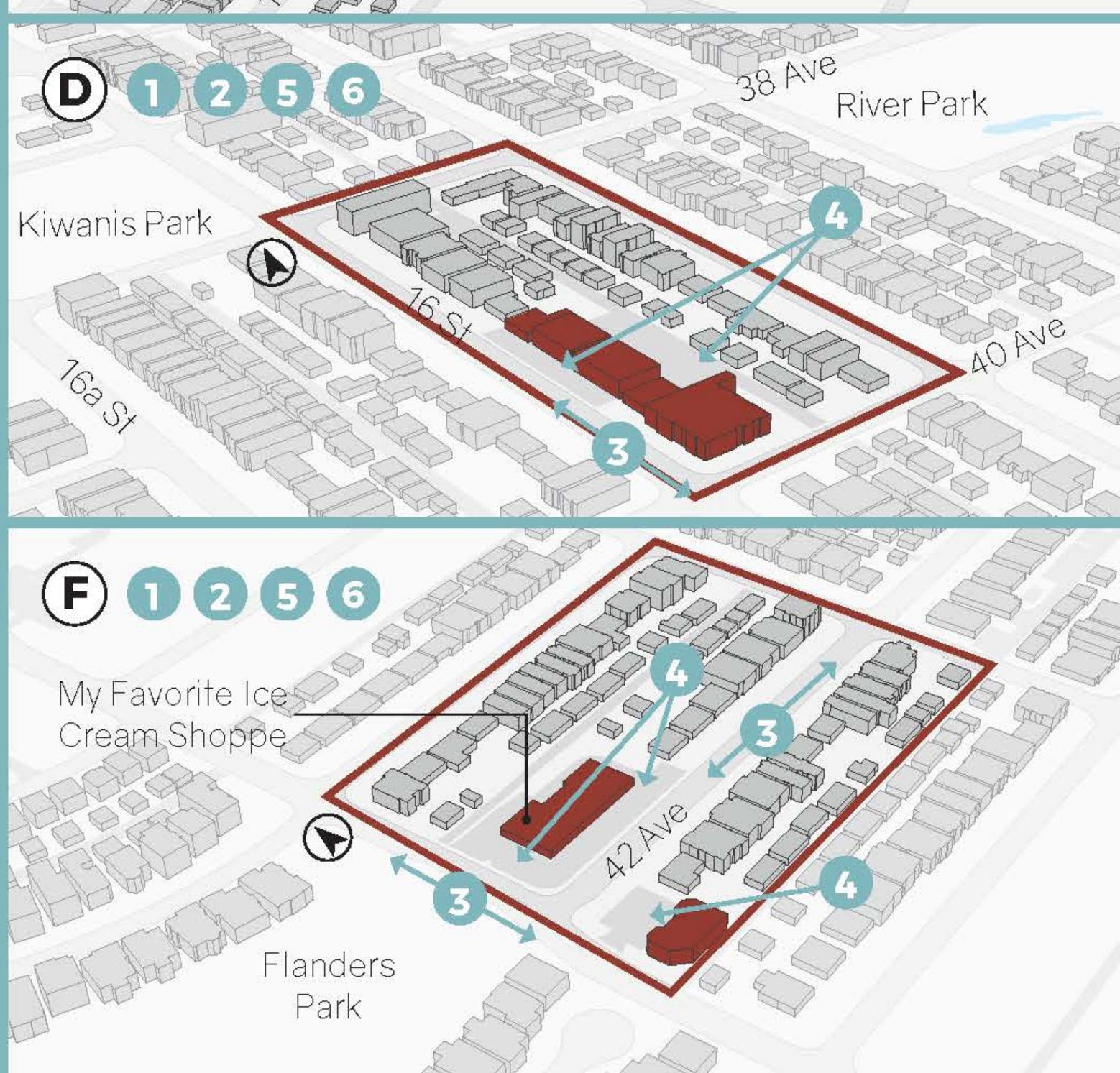
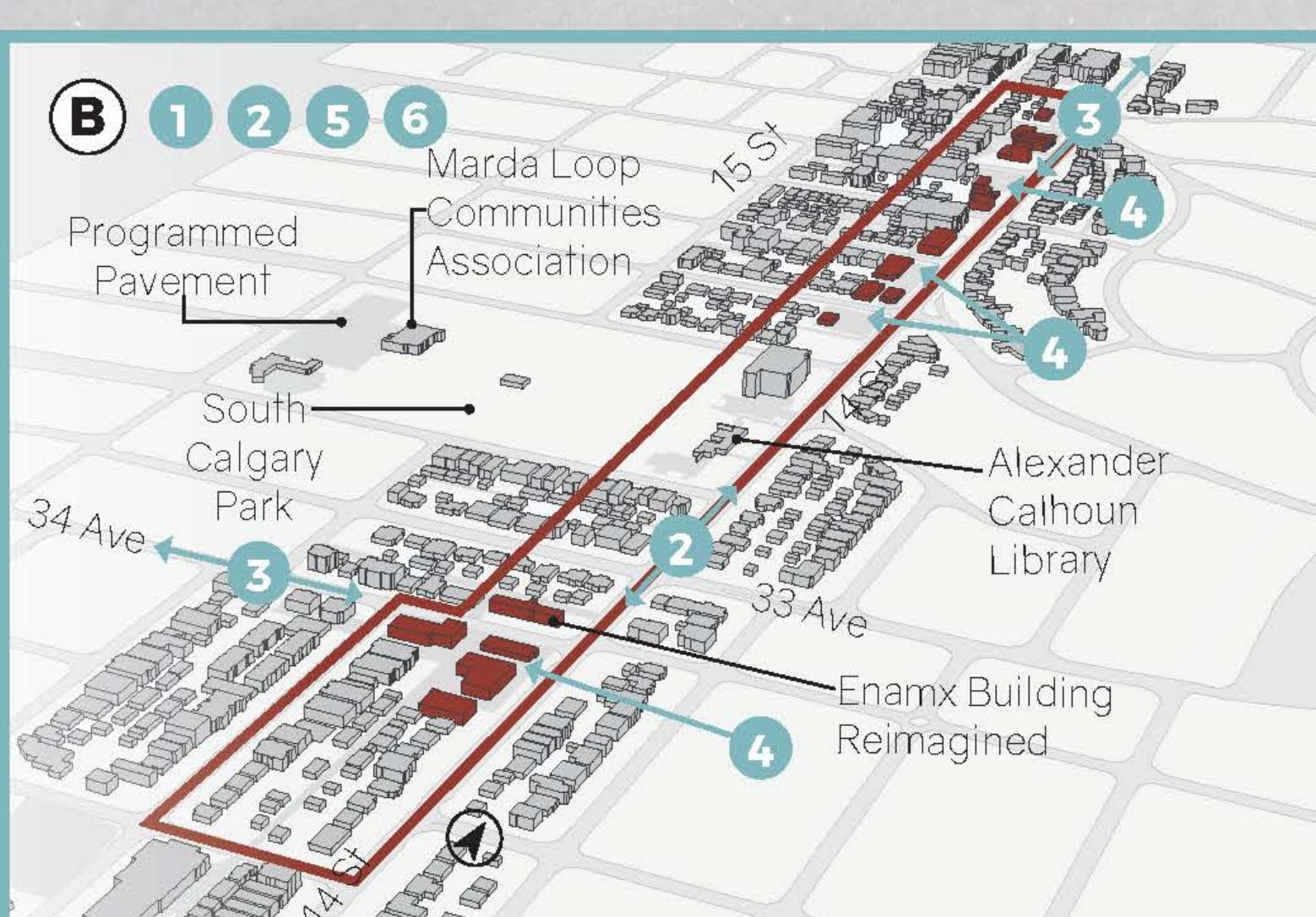
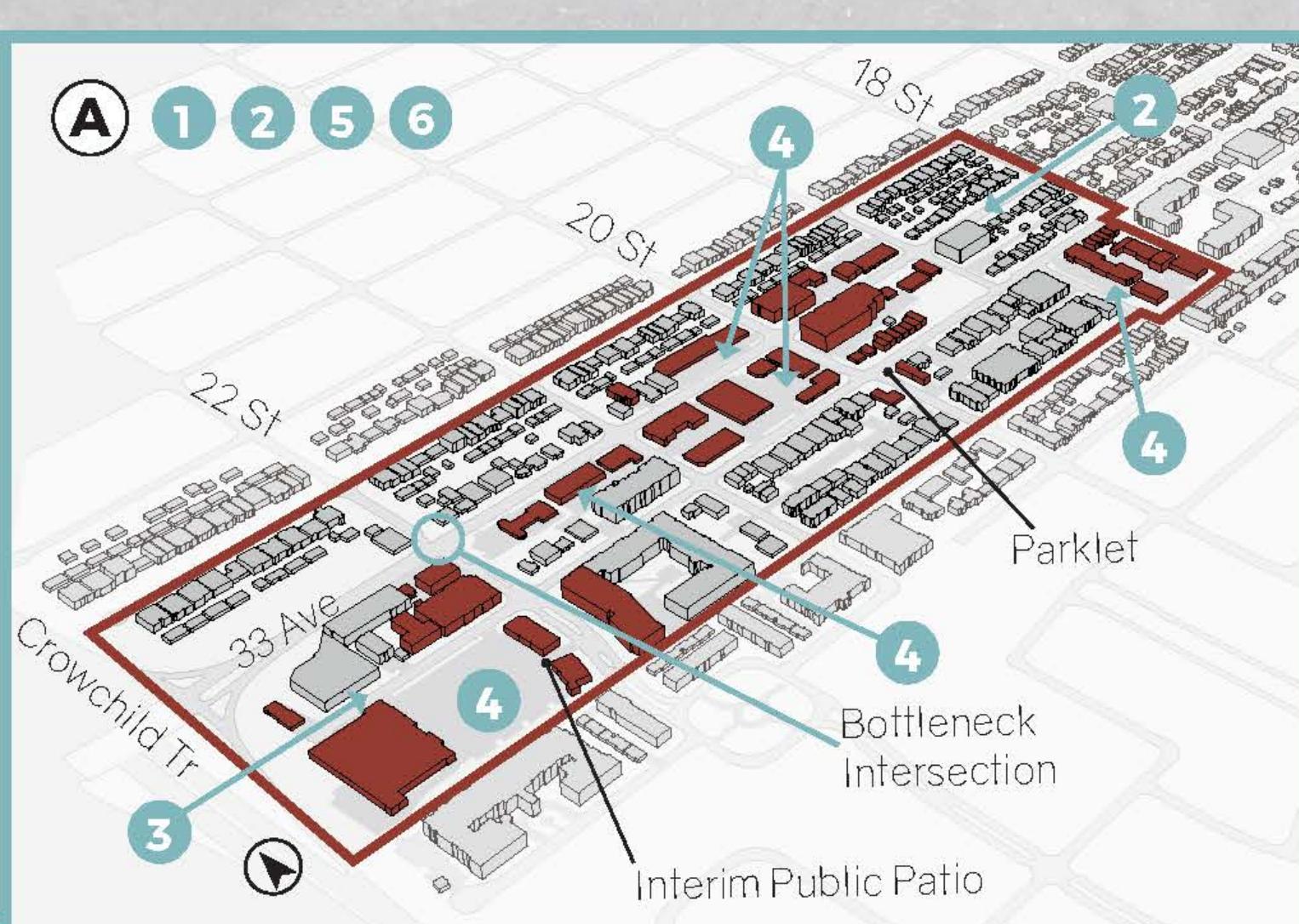
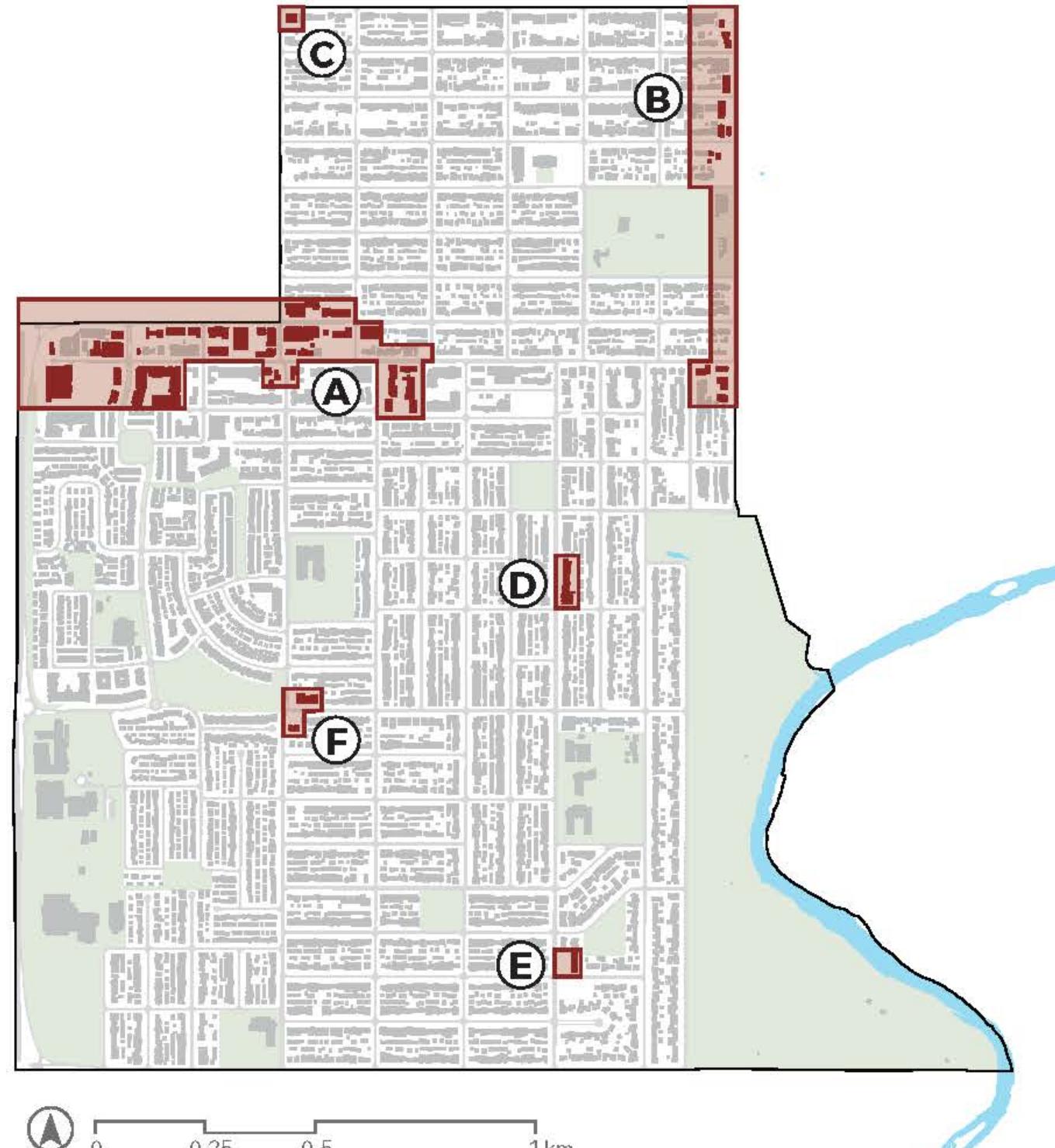


COMMUNITY ATTRACTIONS

REVITALIZING LOST SPACES



COMMERCIAL ZONES

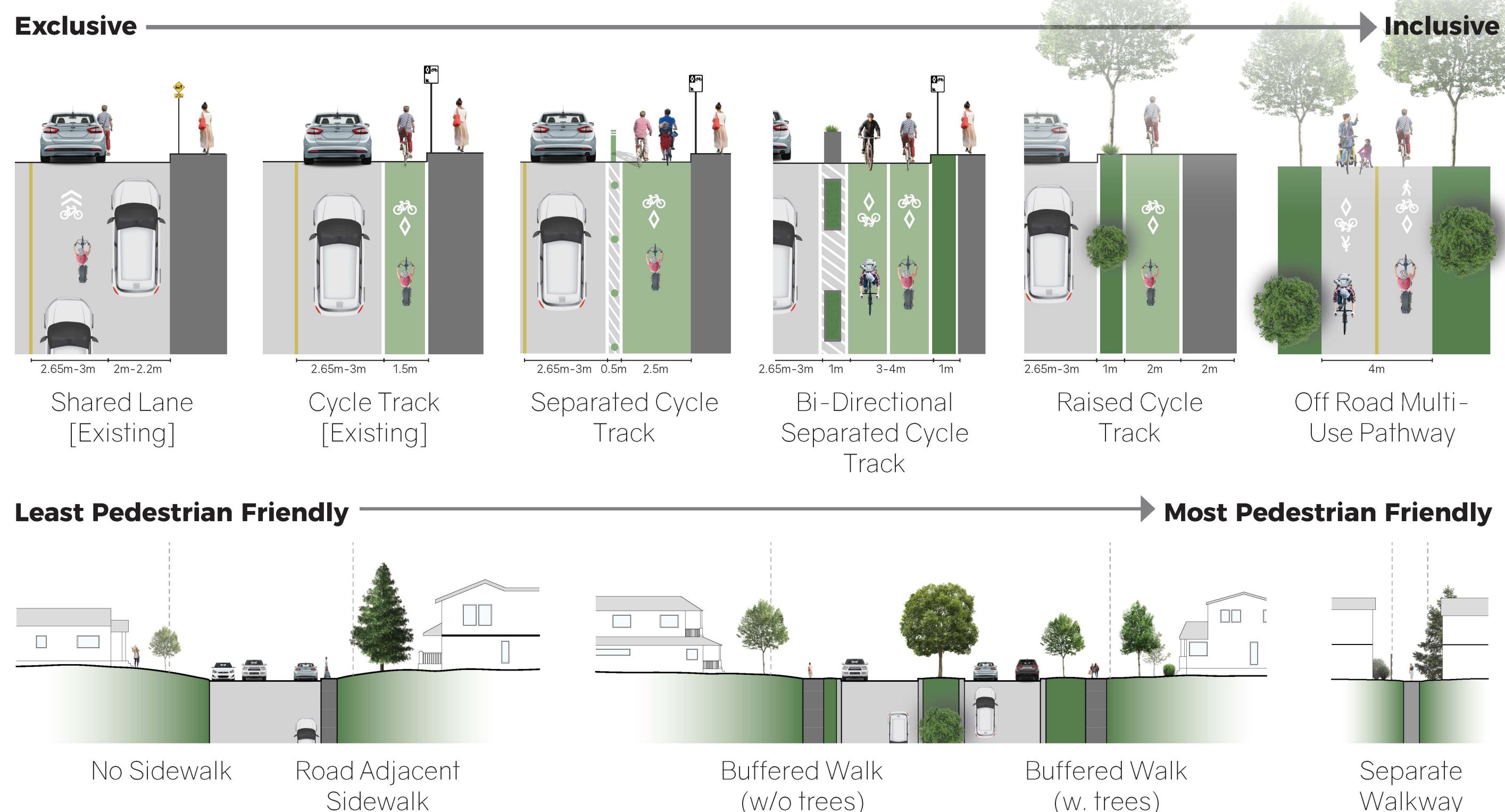


OPPORTUNITIES...

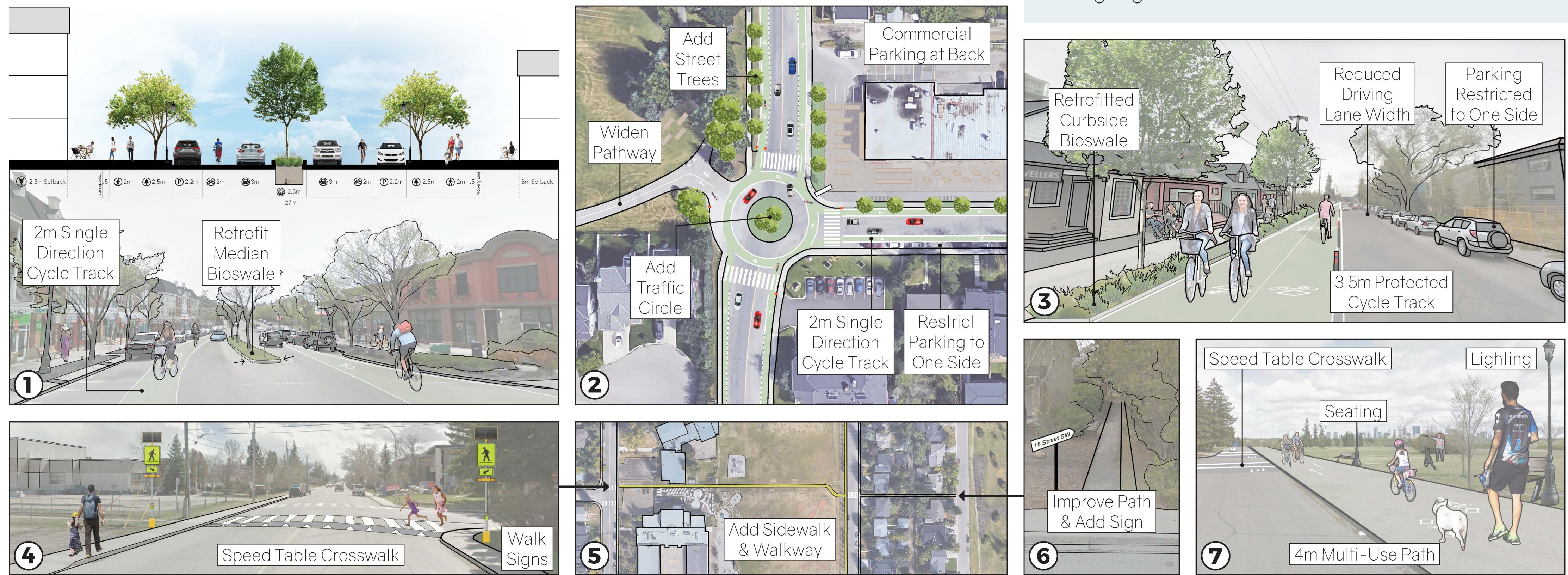
1. To design an inviting public realm in commercial zones to encourage vibrant community development.
2. To improve the walkability of Marda Loop and the pedestrian connection between community attractions, by providing consistent and wider sidewalks and increasing street trees and lighting.
3. To encourage transportation options by expanding the cycling network, bicycle parking and providing increased amenity spaces for public transportation.
4. To retrofit surface parking lots and strip malls into public gathering spaces, such as patios and plazas.
5. To increase the variety of businesses by filling in the gaps of commercial activity within the identified zones.
6. To increase commercial and residential density around the Commercial Zones to encourage activation of these spaces.

CONNECTIVITY

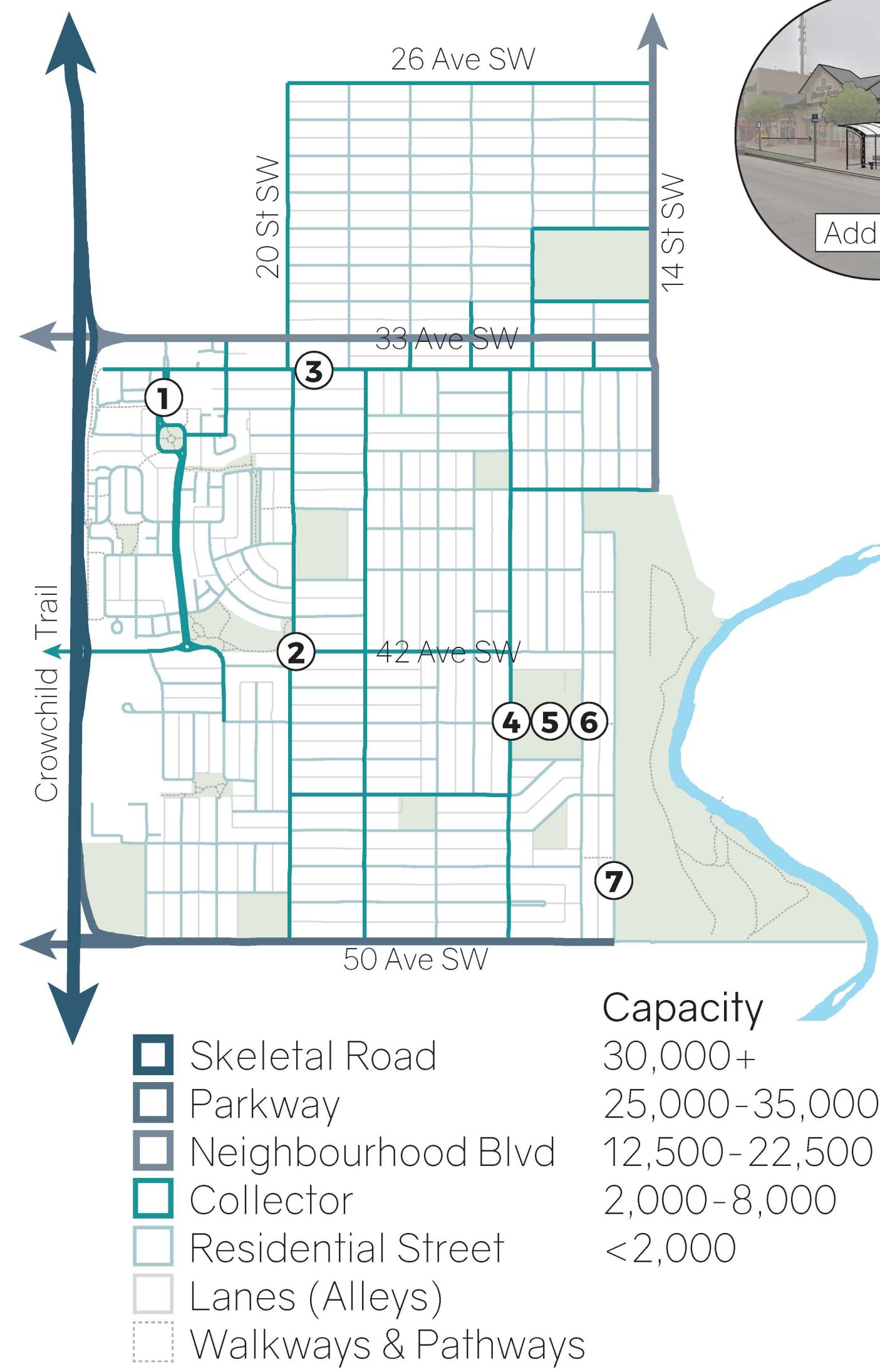
ACTIVE TRANSPORTATION



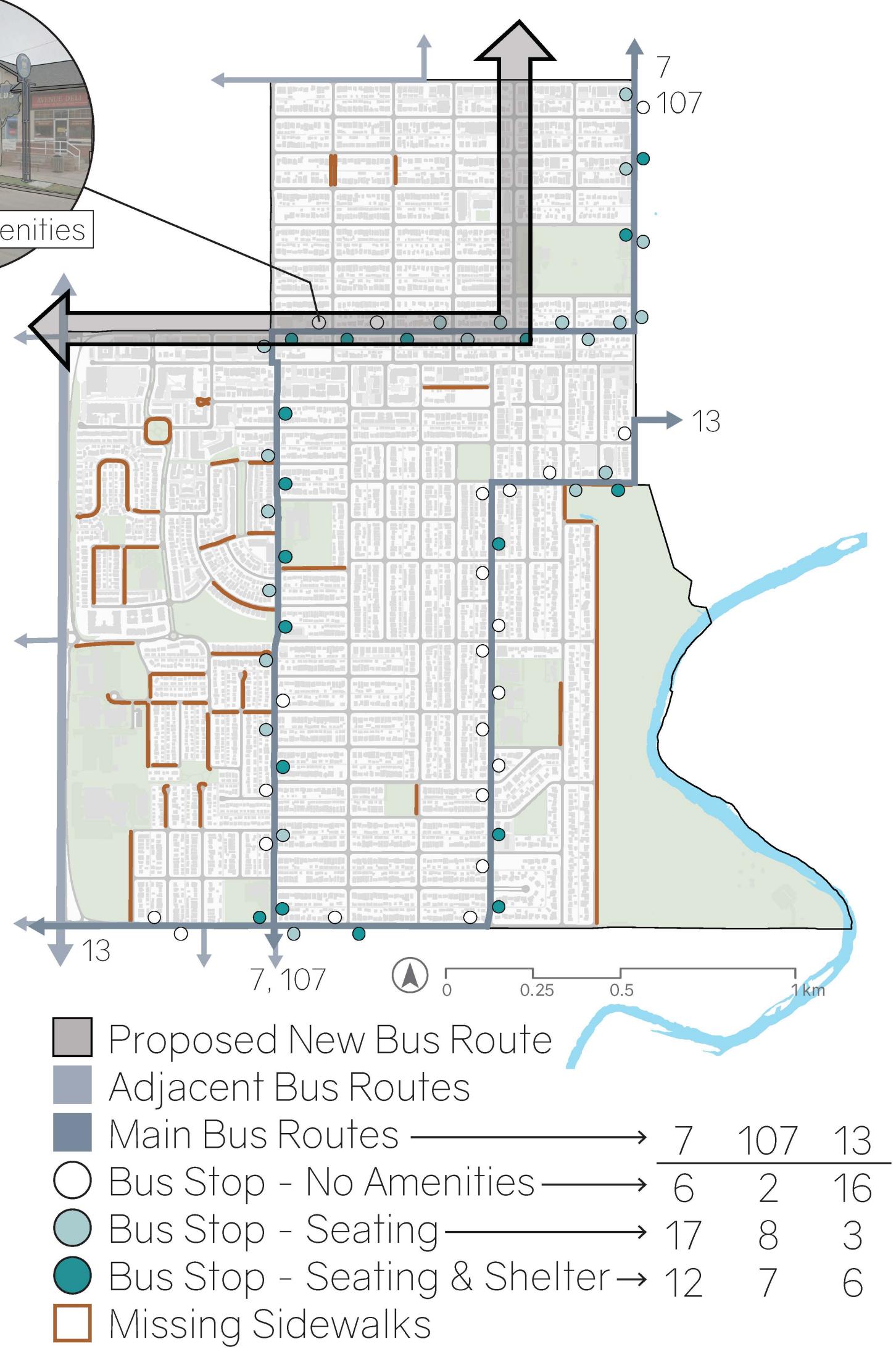
STREETSCAPES



STREET NETWORK



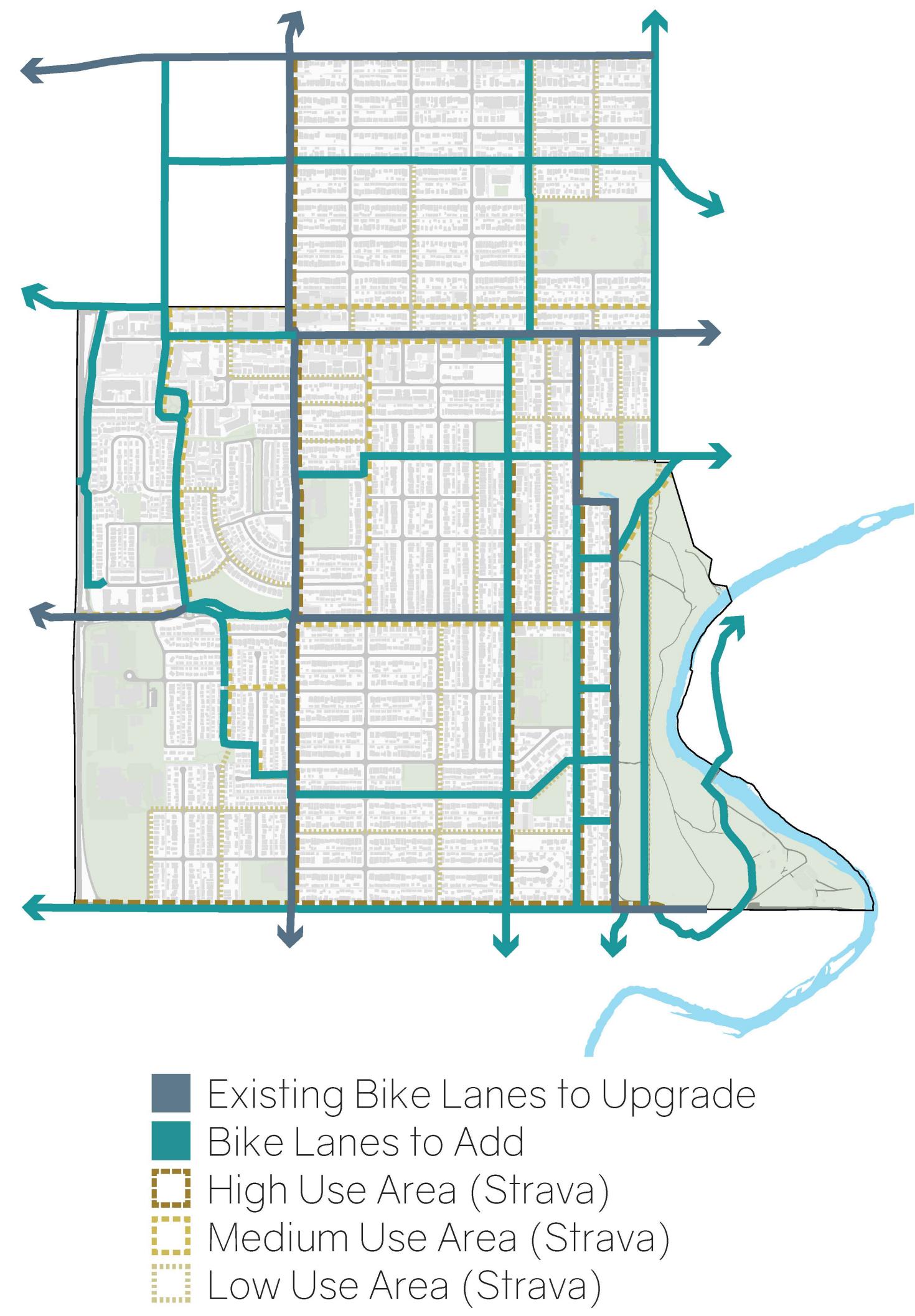
PUBLIC TRANSPORTATION



OPPORTUNITIES...

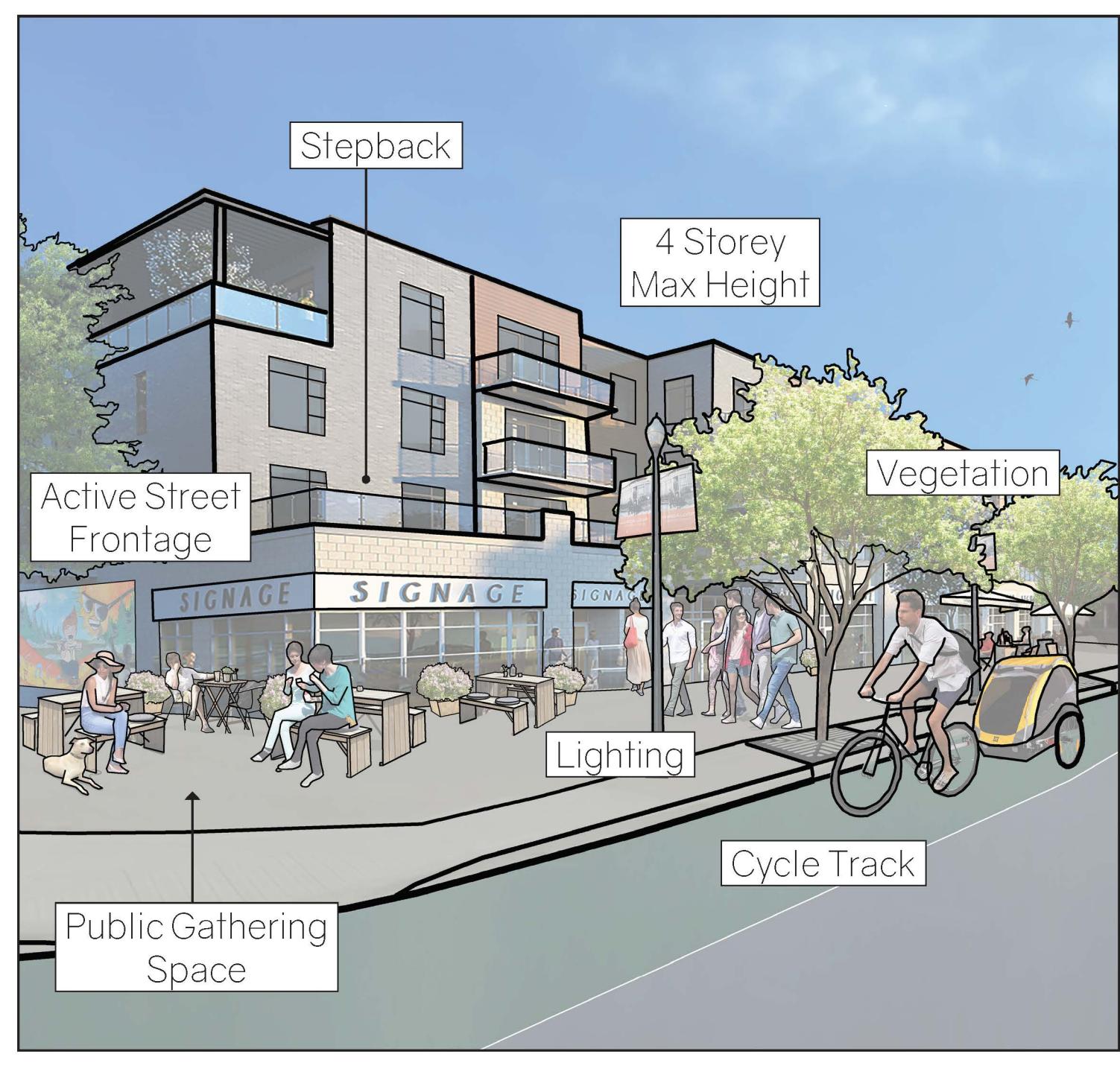
1. To design street space as public space.
2. To encourage multiple mobility options within Marda Loop by improving accessibility and efficiency of all transportation options.
3. To increase walking in Marda Loop by improving streetscapes and pedestrian connections between community attractions.
4. To encourage cycling by creating a safe, functional network and increase provision of bicycle parking.
5. To maximize use of public transportation by improving the efficiency and catchment of routes, and increasing the provision of bus stop amenities.
6. To improve efficiency of vehicular transportation and implement traffic calming measures to promote safety for all road users.
7. To enhance locations and clarity of parking & signage.

CYCLE NETWORK

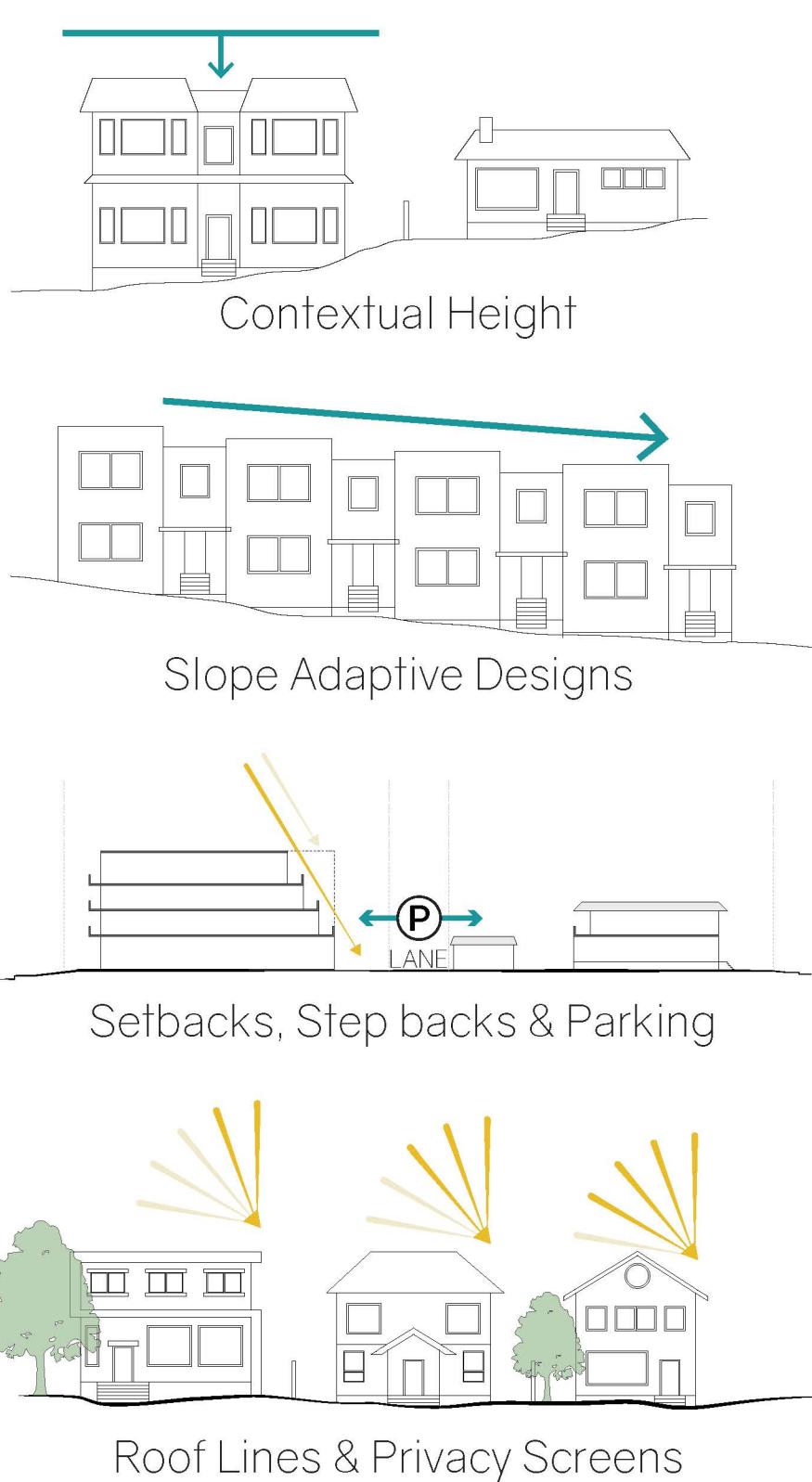


HOUSING & DEVELOPMENT

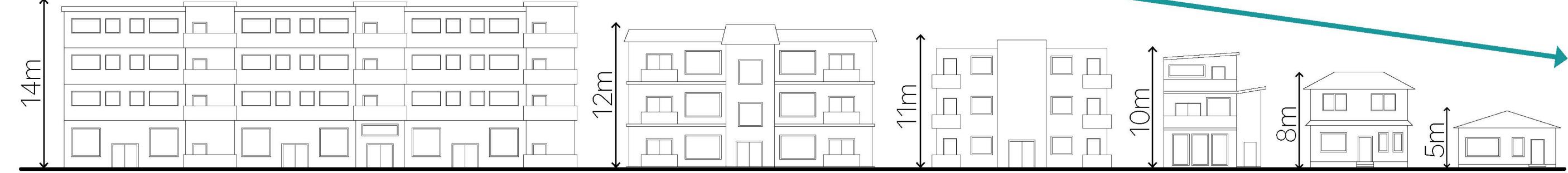
CONTEXTUAL DESIGN GUIDELINES



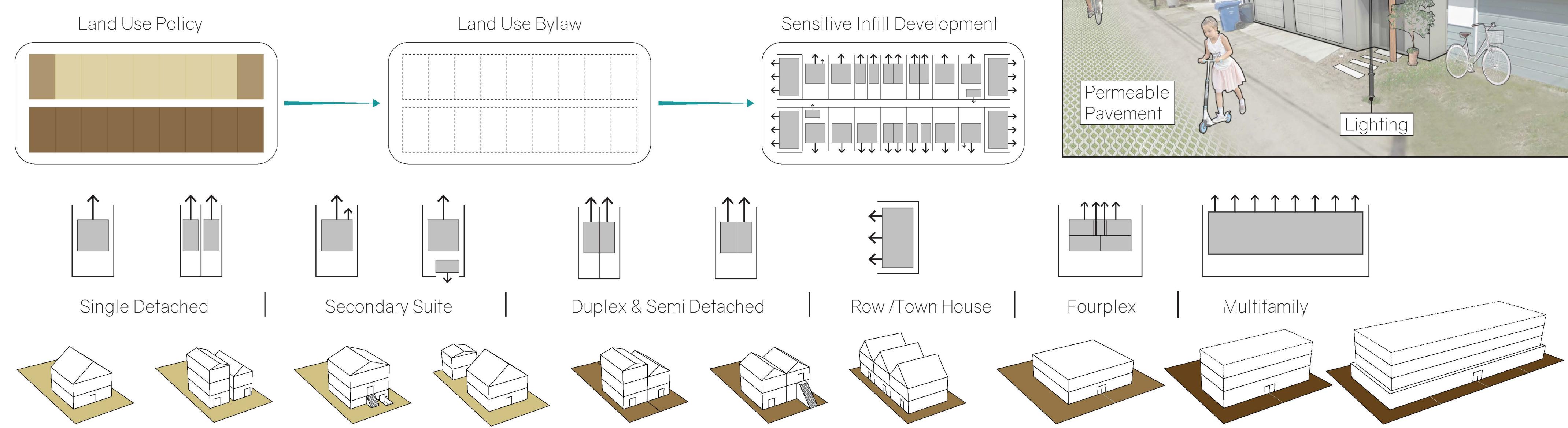
Infill development should consider:



Transitional Building Heights



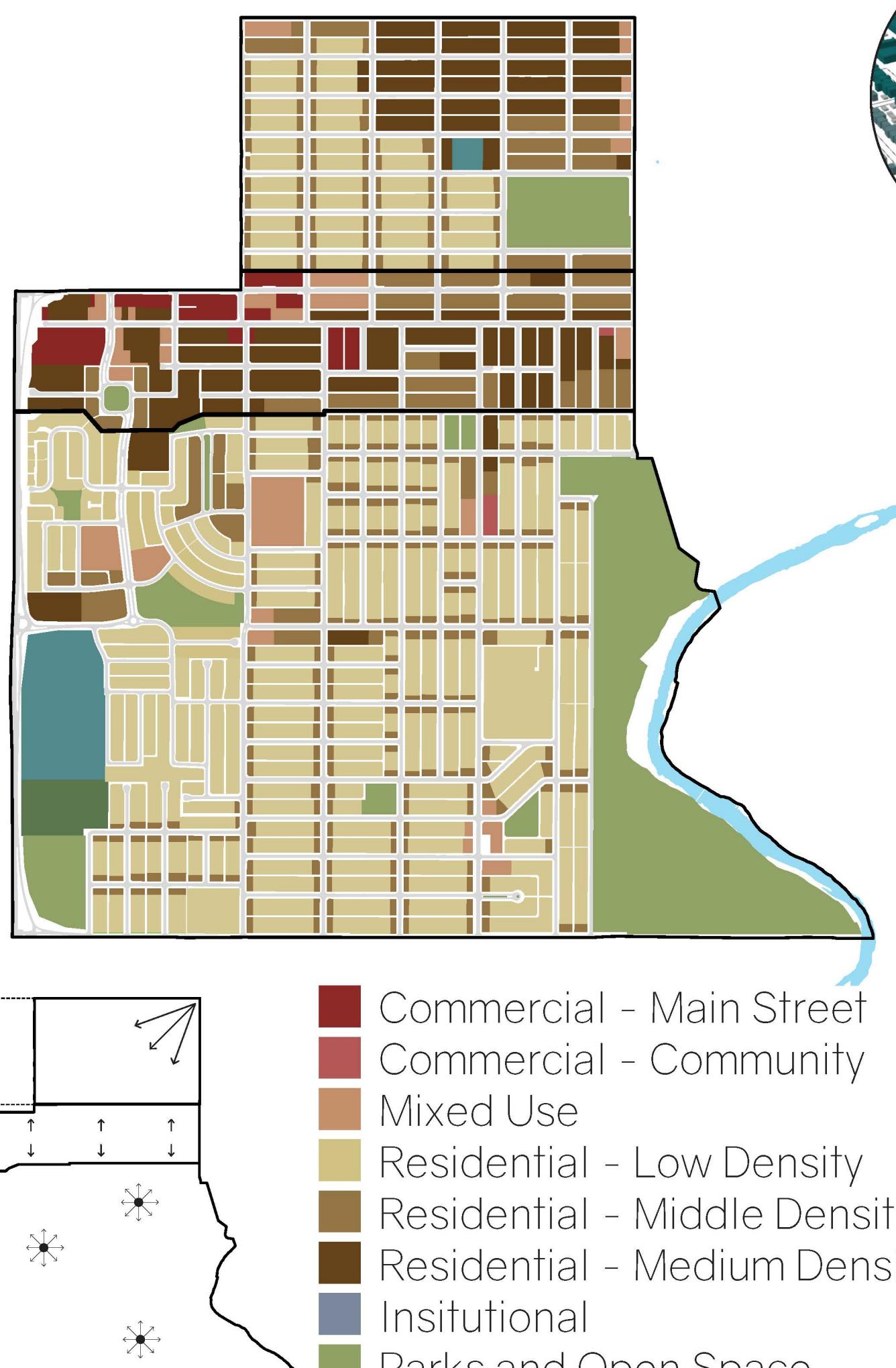
INFILL DEVELOPMENT STRATEGY



CURRENT LAND USE MAP



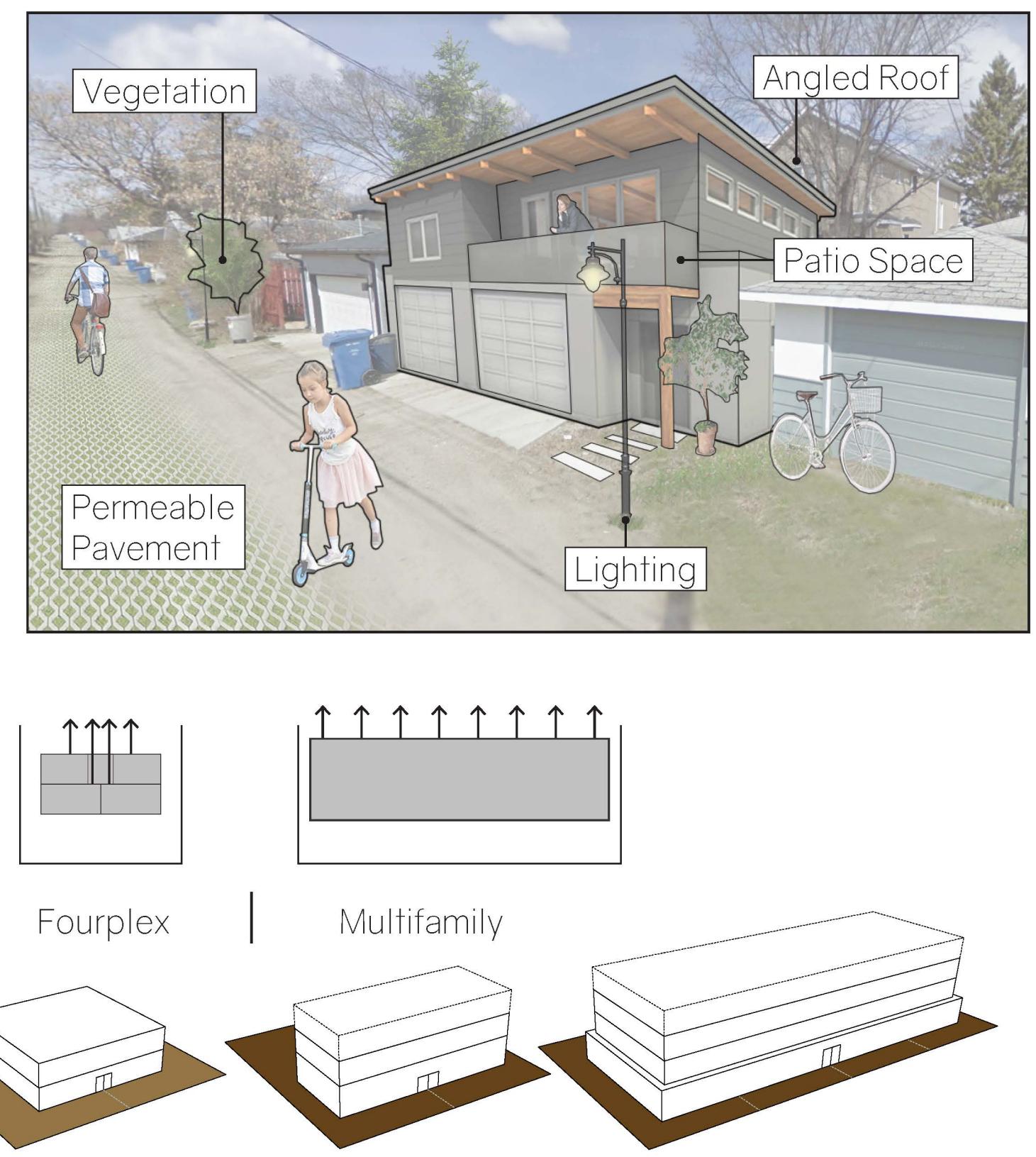
PROPOSED LAND USE MAP



OPPORTUNITIES...

- To maintain vibrancy of Marda Loop by phasing and strategically locating land use changes.
- To strategically arrange density to capitalize on commercial hubs, public transit, active transportation routes and other amenities.
- To improve affordability and achieve density goals through moderate changes adding to the missing middle.
- To create design guidelines at the block level to improve the public realm on all streets and avenues.
- To create contextual built form guidelines for slope adaptive designs and roof styles that maximize sun exposure and viewsheds.
- To acknowledge the value of character homes and historical architectural styles, through preservation and modern interpretations.

Secondary Suite - Laneway Housing



PROPOSED MAXIMUM HEIGHTS

