



The Bankview Enhancement Guide

- Seven Strategies for Strengthening Community Identity

FOREWORD

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ACKNOWLEDGEMENTS

WE WOULD LIKE TO THANK THE BANKVIEW COMMUNITY ASSOCIATION, ESPECIALLY THE PLANNING AND DEVELOPMENT COMMITTEE, FOR THEIR HELP IN ORGANIZING COMMUNITY ENGAGEMENT SESSIONS, ALLOWING US USE OF THE COMMUNITY HALL, AND PROVIDING US WITH GUIDANCE THROUGH OUR PROJECTS.

WE WOULD LIKE TO THANK THOSE RESIDENTS WHO PARTICIPATED IN OUR ENGAGEMENT SESSIONS AND PROVIDED VALUABLE FEEDBACK DURING OUR PROCESS.

FINALLY, WE WOULD LIKE TO THANK OUR INSTRUCTOR, MARY-ELLEN TYLER FOR PROVIDING US WITH SUPPORT AND FEEDBACK THROUGHOUT THE ENTIRE SEMESTER.



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Who We Are: Student Biographies

Tahir Ahmed

Calm, cool and definitely collected, Tahir has worked as an urban planner in Lahore, Pakistan. Interested in resource management and regional planning, Tahir plans to use his planning knowledge to understand how different jurisdictions can work cooperatively to achieve common goals. Tahir looks forward to applying his extensive planning knowledge and experience in a Canadian context. Also an avid “foodie” Tahir, who has been known to film his dinner preparations, secretly entertains the idea of being Canada’s Next Top Chef.

Mirella Chiappe

Born and raised in New York City, Mirella developed a love of cities due to the cultural diversity and vibrancy they foster. Working in student engagement and support for the past 4 year and participating in student government during graduate school, Mirella has developed a passion for advocacy. She looks forward to using her education to become an advocate for underrepresented individuals and communities.

Kary Fell

Kary is from British Columbia. She has a Bachelor of Commerce (with Distinction) along with a Bachelor of Arts with a major in Geography from Thompson Rivers University in Kamloops, BC. She has worked as a consultant for many years with a concentration on accessible recreation trail and park space design and development. She wants to combine her knowledge of accessibility with her Master of Planning to improve the built environment in order to create inclusive spaces and develop policy that supports inclusion.

Claire Tchhailo

A natural born project manager, Claire has worked as a research analyst in affordable housing at The City of Calgary for over 10 years. Passionate about affordable housing and making Calgary an even better place to live, Claire, a native Calgarian, enjoys exploring all that Calgary has to offer with her family. Claire looks forward to using her planning education to advocate for households of different ages, size and income levels. In her spare time, Claire is an expert cookie baker and has recently begun to explore the art of bread-making.

Patrick Aouad

Patrick grew up in Beaconsfield, Québec and attended Concordia University in Montreal for his undergraduate studies in Urban Planning. Since he has moved to Calgary, he has been involved in multiple community engagement activities in the region while completing his master’s degree at EVDS. In his spare time, you can most likely find him on the ski hill in the winter or on a hike during the summer.

Sarah Christensen

Sarah is originally from Oakville Ontartio where she completed her undergraduate degree from McMaster University in Human Geography and Environmental Studies. While at McMaster she completed her thesis where she developed a method to track neighbourhood change utilizing Google Street View. After completing her Masters of Planning Degree she is looking forward to starting her career as a professional planner and continuing to explore the Calgary Region.

Kurt Fisher

Born in Edmonton AB and raised in Lethbridge AB. Kurt has developed a passion for the outdoors and activities such as: hiking, mountain biking, camping, fishing & boating. Kurt has worked for various municipal parks departments in southern Alberta for over 7 summers, which has inspired his keen interest in the outdoors & improving parks/open spaces in urban environments. As a planner Kurt hopes to help communities increase green spaces, as well as helping municipalities contain urban sprawl and manage growth in a more sustainable manner, with a particular focus on environmentally sustainable initiatives.

W. Scott Thompson

A born and raised Calgarian, Scott graduated with a Bachelor’s Degree (Honours and Distinction) from Carleton University in Ottawa. With a keen interest in history, the final course of his undergrad was a month-long exchange studying the urban design and architecture of Rome. After a few years in the professional world of graphic design, he returned to academia in the Master of Planning program at Faculty of Environmental Design at the University of Calgary. Through his two years at the program he has developed a passion for urban design, sustainability and place making, which he looks forward to taking this into his professional work.

Zoe Basrak

Zoe graduated with a Bachelor of Science (with distinction) in Geomatics Engineering from the University of Calgary. With over 10 years of experience in geographic information systems, she has consulted in land surveying, environmental, and oil & gas industries. Her curiosity of how communities grow and become “places” has prompted her to enroll in the Master of Planning program at the University of Calgary. Zoe is looking forward to starting her career in planning by helping communities becoming and staying resilient through the climate, social, and political changes.

Corey Cooper

Began his education with the English faculty at Thompson Rivers University. After experiencing teaching overseas and witnessing the issues stemming from economic disparity, he determined that he needed to further his education so that he may make a difference in cities around the world. Through his education at the University of Calgary, he hopes to further research implementation strategies to address the affordable rental housing gap that exists in Canadian cities. After graduation he hopes to acquire a position with a non-profit organization, applying his research knowledge towards greater cooperation between all participants in the formation of partnerships hoping to address this national issue.

Jiaming Shi

As an international student, Jiaming Shi is from China, where she obtained her urban planning and design degrees. She is currently pursuing an MPlan degree in Calgary, Canada. As an experienced planning book editor and a fresh urban planner, she enjoys enriching people’s spiritual worlds and giving people more hope by sharing interesting information worldwide or creating physical planning proposals. She also likes to maintain a sustainable and environmentally friendly valuation throughout her works. Right now, she is excited about outdoor activities especially climbing Rocky Mountains.

Kevin Webber

Growing up on Vancouver Island lent Kevin much time to explore the outdoors, quickly developing interests in hiking, camping, sailing, and fishing. Through this time spent outdoors, he developed a keen interest in conserving the natural environment and has since sought to do so throughout his personal life and academic career. As a planner, Kevin hopes to develop more ecologically friendly land-use practices, and reconnect people with nature by integrating it into cityscapes.

Simon Cheng

Simon was born in Vancouver, BC, and has a Bachelor of Arts in Sociology from the University of British Columbia. Simon has worked for many years in Indigenous consultation and modern-day treaty negotiations, and also for the Olympics in Vancouver and London. He returned to academia to gain more knowledge of city planning so that he could apply his experiences more pragmatically in an urban context.

Linda Cullen-Saik

A passionate advocate of neighbor power, Linda, a natural story-teller and skilled communicator, is interested in people, place and building strong neighborhood communities from the ground up. A systems thinker, Linda is interested in finding creative solutions to complex problems. With a diverse background in teaching and learning, art and design, Linda hopes to use her events planning expertise to design and deliver public engagement events that foster a sense of belonging among community members. Linda loves great food and great coffee and sees a food truck that travels to neighborhood engagement events in her future...

Melissa Tang

Born and raised in Vancouver, BC. Melissa has an educational background in recreation and community development. Currently working for the Board of Parks and Recreation for the City of Vancouver, she is passionate about creating complete, resilient, and vibrant communities. As a planning professional, Melissa hopes to work on projects around parks and open spaces, biodiversity, and sustainable growth.

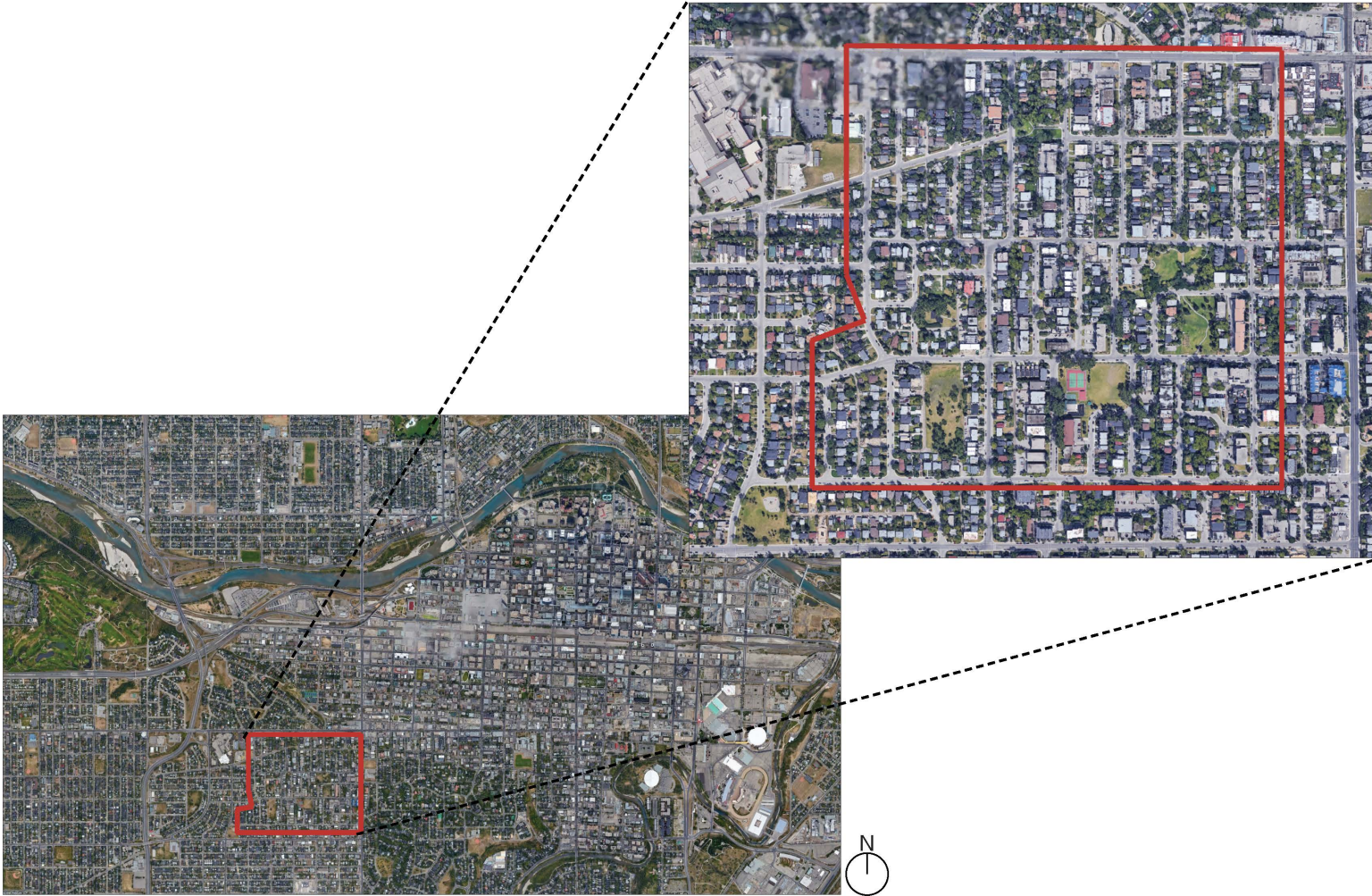
Dayna Wlasoff

Born in North Vancouver and raised in Grand Forks British Columbia, Dayna has always had an eye for design. After graduating from high school, Dayna enrolled in the Architectural Technology program at SAIT, later to finish her undergraduate degree in Architectural Science at BCIT. Upon completion of her undergrad, Dayna enrolled in the Master of Planning program at the University of Calgary. With having both a design and technical background, she hopes to take her knowledge of architectural and planning principles in order to strengthen communities and improve the built environment.

INTRODUCTION TO THE COMMUNITY & PROJECT BRIEFING

Bankview is one of Calgary’s oldest inner-city neighbourhoods. In the 1880s the land was purchased by Richard Nimmons for ranching and farming, and was also the site of a sandstone quarry. Slowly the land was transformed to a residential neighbourhood as it was divided, bought out and transferred to the City of Calgary. The community was incorporated as a city neighbourhood in 1908.

Today the community is home to close to 5500 residents, 80% of whom live in rental units. The neighbourhood is known for its amazing city vistas, eclectic mix of housing, and proximity to 17th Avenue retail district and downtown Calgary. The community is bounded by 17th Ave in the north, 26th Ave in the south, 14th St SW in the east, and 19th St SW in the west.



Location of the Bankview neighbourhood in inner-city Calgary.

THE FOLLOWING PROJECT BRIEFING WAS PROVIDED TO STUDENTS AT THE BEGINNING OF THE STUDIO AND SERVED AS THE BASIS FOR THE IDENTIFICATION AND DEVELOPMENT OF THEIR PROJECTS:

The Bankview Community Planning and Development Committee’s initial proposal to the Federation of Calgary Communities (FCC) expressed concerns about successive land use re-designations by City of Calgary, such as the Bankview Village development. The Community Association indicated that they would like to see re-development be more contextually sensitive to the existing physical and social context of Bankview. The Bankview Planning and Development Committee is concerned that the City’s “Main Streets” initiative is being used by City planners as the primary document in reviewing and approving re-designation and development, as was the case Bankview Village. The Committee is concerned that, unlike the Bankview ARP, the City’s Main Streets framework is relatively undefined and lacking in specific guidelines. The Community Association would like to start a dialogue with the City and their elected Councillor about the future identity of Bankview. The purpose would be to address the ‘gap’ between residents vision of the future of their community (including market realities such as the shortage of affordable housing, decreasing car ownership, and trend towards smaller units) and the City’s plans to increase density in Bankview under the Municipal Plan and the Main Streets policy. The Community would prefer to see a review and update of their existing ARP rather than deal with ongoing uncertainty of ad-hoc, lot-by-lot incremental infill and redevelopment.

Two meetings were held with Bankview’s Planning and Development Committee to discuss the EVDP 644 Studio prior to the Winter term 2018 based on their initial submission to the FCC. As there is only 12 - 13 weeks available in the Winter Term, the Committee recognized it would not be feasible to produce a new ARP. However, they indicated interest in exploring the idea of Bankview’s ‘community identity’ as a theme for EVDP 644 projects.

This studio ‘theme’ involves thinking about Bankview’s boundary conditions, land use mix, maintaining and enhancing the community’s amenities and green space system, creating an inventory of vacant lots and ‘lost spaces’ and potential future uses, improving visual legibility, vehicular and non-vehicular circulation connectivity, maintaining and maximizing topographic view lines, improving street-scapes, identifying scenarios for land use, and spatial organization. This theme should be sufficiently broad enough to encompass a lot of variety in studio project choices and products.



COMMUNITY ANALYSIS

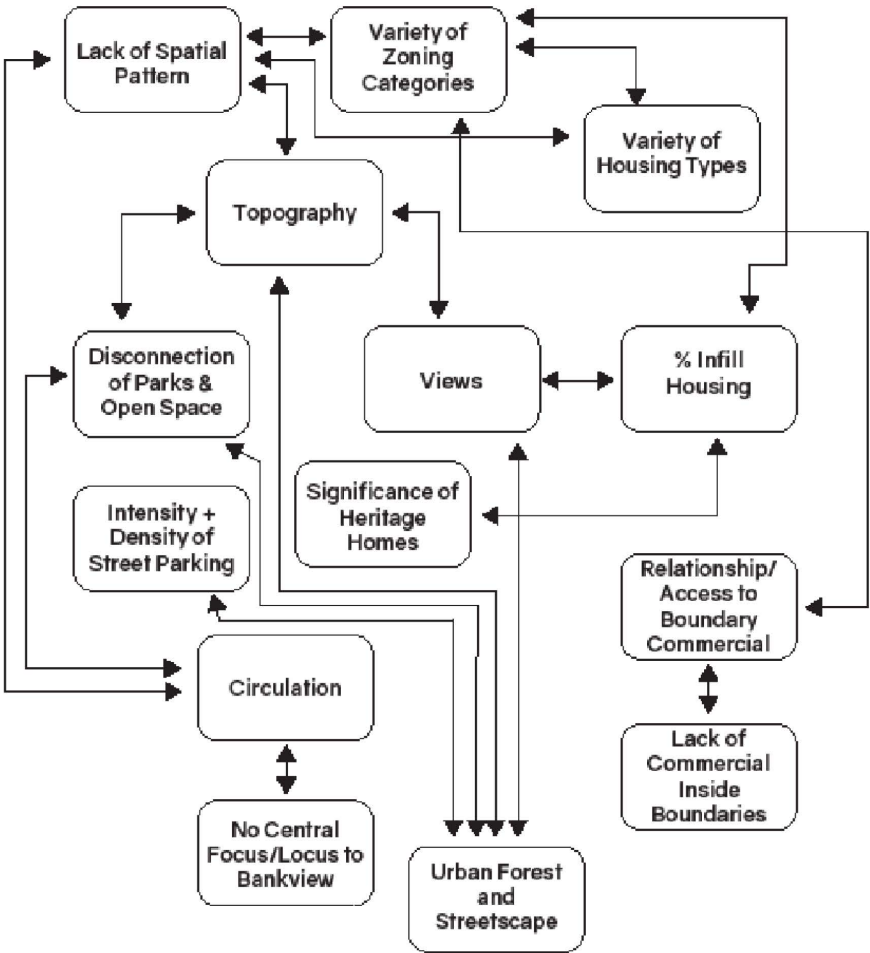
INTRODUCTION

At the beginning of the semester students conducted a site analysis of Bankview in order to better understand the community. Students independently visited the community and also participated in a walking tour of the community led by the Planning and Development Committee.

Initial observations of the community were organized into 14 categories, all interconnecting and related as shown in the diagram. These categories were organized into 6 themes (housing and demographics, streetscapes and street life, green space and parks, parking, land use, and community change), which were further explored through site and policy analysis.

The results of the site analysis were shared and discussed with the Planning and Development Committee on Tuesday February 27, 2018.

Through this discussion there was an indication of concern that disorganized spot-redevelopment throughout Bankview was leading to the deterioration of community identity. Using this information and feedback, students were guided to develop strategies for maintaining community identity and encouraging community enhancement.



DEMOGRAPHICS & HOUSING PROFILE



61% POPULATION AGED 25-44
34% CALGARY



7% POPULATION AGED 0-14
19% CALGARY



71% POPULATION MOVED IN LAST 5 YEARS 47%
CALGARY



7% OF ALL UNITS ARE TOWNHOUSES
11% CALGARY



23% HOMES OWNER-OCCUPIED
69% CALGARY



75% HOUSEHOLDS EARN <\$90,000 / YR
25% OF HOMES IN THIS PRICE RANGE

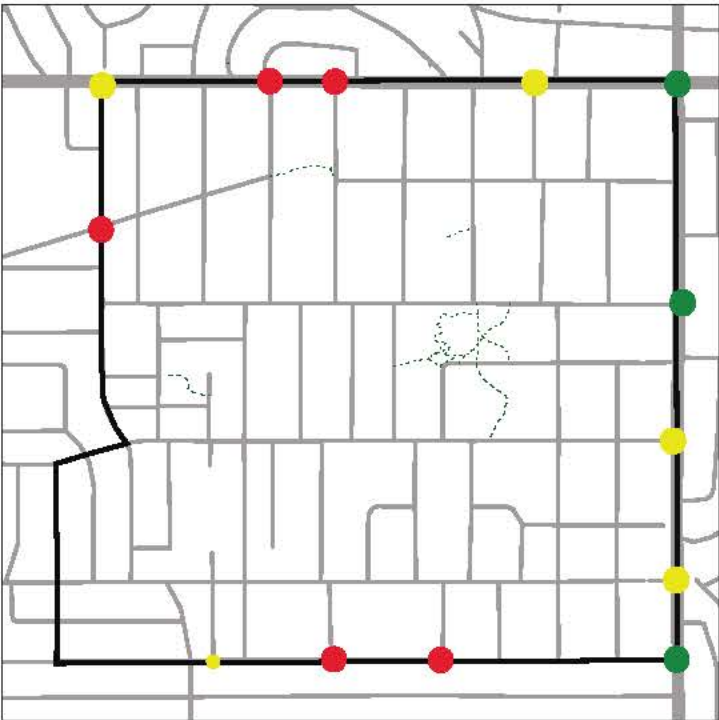
Sources:
The City of Calgary, Bankview Community Profile, 2014
Statistics Canada, 2016 Census, Household Incomes
Realtor.ca, January 24th 2018
Statistics Canada, Consumer Price Index 2015-present

COMMUNITY ANALYSIS

STREET CONDITIONS & PHYSICAL OBSERVATIONS

Lack of Safe Pedestrian Crosswalks

Limited pedestrian crosswalks across the major community corridors and boulevards (14th Street SW and 17th Ave) makes access to the community a safety concern. Additionally, several offset intersections can make navigation difficult. Motorists traveling to downtown Calgary cut through the community for a faster travel time. The additional vehicular traffic is both a safety concern and nuisance.



- PEDESTRIAN CROSSING- NO LIGHTS
- PEDESTRIAN CROSSING- OVERHEAD LIGHTS
- CONTROLLED INTERSECTION W/ CROSSING
- PARK PATH

Incomplete Sidewalk System

Several streets have sidewalks that abruptly end, or may only exist on one side of the street. This is a safety and accessibility issue.



- INCOMPLETE SIDEWALK
- PARK PATH

Physical Change in the Community

Change has been taking place in Bankview and by looking at where the change is taking place within the community it can provide insight into what areas are changing and what areas of the community need to be preserved.



- NEGATIVE CHANGE
- NO CHANGE
- SMALL CHANGE
- MEDIUM CHANGE
- HIGH CHANGE

INFILL DEVELOPMENTS & LOST HISTORIC HOMES



- CENTURY HOME
- REDEVELOPED STREET

 6 GARBAGE CANS

 2 TRANSIT SHELTERS

 11 PUBLIC BENCHES

 0 DEDICATED BIKE LANES

 1943 STREET PARKING SPOTS

COMMUNITY WORKSHOP OVERVIEW

On Saturday March 3, 2018, from 12- 2pm, a community engagement session was held at the Bankview Community Association to get feedback from local residents on the student projects so far. Although it was a snowy day, 15 community members stopped by to participate in our “world cafe” engagement.

Upon arrival to the engagement residents were asked to indicate on a map where they live in the community, which is shown below. This helps give context to the results of the engagement questions.



In addition to the introductory question, each group created 3-4 activity questions related to their project goal. The information gathered by each group during this session was extremely helpful in guiding the proposals and ideas related to each student project. The results of each engagement activity question are displayed with its related project chapter.



A COMPARITIVE ARP FRAMEWORK

A Comparative ARP Framework for Community Design Ideas

- Despite the Community's loyalty to the existing ARP (1983), much has changed over the past 35 years.
- This project compares the existing ARPs of Bankview and four similar communities to identify common ideas and gaps in the context of the 16 community factors identified (see next slide).
- The 1983 ARP is used as a benchmark to provide continuity with new ideas for community development.

Purpose & Results

| | | | |
|--|--------------------------------------|--------------------------|--|
| Lack of Spatial Pattern | Variety of Zoning Categories | Topography | Disconnection of Parks & Open Space |
| Significance of Heritage Homes | Views | Variety of Housing Types | Infill Housing Percentage |
| Intensity & Density of Street Parking | Lack of Commercial inside Boundaries | Circulation | Relationship & Access to Boundary Commercial |
| No 'central' focus or location in Bankview | Urban Forest | Streetscapes | Housing Mix |

1

Use results of comparative ARP approach to identify opportunities to incorporate current issues addressed through the 6 EVDP 644 Studio Projects

2

Use a comparative ARP approach to address 16 factors to identify areas collectively addressed and gaps.

Specific Outputs



Photo Credit: Mary-Ellen

- A chart comparing Bankview's 1983 ARP with 4 similar Community ARPs to identify common themes and gaps.
- An Organizing Framework for the EVDP 644 Final Report for Common ARP themes & gaps that will provide continuity between previous ARP & 644 Projects' community planning and design ideas.

| Neighbouring Community Existing ARP Circulation | Rankview | Sunnah | Richmond | South Calgary |
|---|--|--|--|--|
| Disconnection of Parks & Open Space | <p># 146 – "To create an open space system that is accessible to the greatest number of people."</p> <p># 148 – "To create an open space system which will provide community focal points, and which will contribute to the creation of an improved physical environment."</p> <p># 157/160 – Large focus on developing new parks, but maps are not of date due to implementation of new parks.</p> <p># 160 – Acknowledgement of finding gaps for parks.</p> <p># 161 – "The total number of new units has not yet been on open space."</p> | <p># 141-143 – Clear Evaluation of impacts including their advantages and disadvantages have been considered.</p> <p># 144 – "30' Street Greenway" helps connect the open spaces, providing a safe path system.</p> | <p># 170 – "To provide to create open space system for open space. Focus placed on open space."</p> <p># 171 – "Broad range of appropriate."</p> <p># 180 – Variety and quality would be a focus, not quantity.</p> | <p># 253 – Focus is placed on a few open spaces being used in serving the community. Large focus on open space. The action is to create open space to adapt to open space demands.</p> <p># 253 – "One aspect of the community is not adequately served by open space." Could be addressed through improved connections to larger open spaces/</p> |
| Significance of Heritage Homes | <p># 159 – Reference to Nimsone Residence. While it is discussed in length from pages 16-23.</p> <p>Little else is stated regarding any significant heritage resources other than there are many century homes throughout the community.</p> | <p># 144 – Significant historical church, schools, housing stock, tennis club.</p> <p># 145 – "The community is rich in heritage for heritage conservation, as well as the preservation of the community to preserve community character."</p> | <p># 210 – "High priority is placed on the City applying for the Residential Rehabilitation Incentive Program."</p> <p># 181 – Acknowledgement that historic resources are an estimated portion of the community. Historic resources structure will be redeveloped to the maximum permitted density.</p> <p># 181 – Majority of development occurred during the 1960s, a building typology</p> | <p># 254 – Two Potential heritage assets – Gray Elms street & The Ramsey Block.</p> <p># 255 – "The historic character of the historic portions of the existing building is being preserved." One original school building and new school building.</p> <p># 256 – "The historic building should be converted to the maximum permitted density."</p> <p># 257 – "The historic building should be converted to the maximum permitted density."</p> <p># 258 – "The historic building should be converted to the maximum permitted density."</p> |
| Views | <p># 149 – "Distinct views can be witnessed in the center of the community and western portion of the community. All views directed to the North & East."</p> <p># 150 – "Local viewpoints are easily in the south-eastern region of the community directed towards the core low lying area."</p> | <p># 141/142 – Only related design affecting views s adjacent/neighboring buildings</p> | <p># 170 – "To provide to create open space system for open space. Focus placed on open space."</p> <p># 171 – "Broad range of appropriate."</p> <p># 180 – Variety and quality would be a focus, not quantity.</p> | <p># 259 – Proposed building design should be outlined.</p> <p># 260 – "Any possible impacts on circulation."</p> |

[illegible]

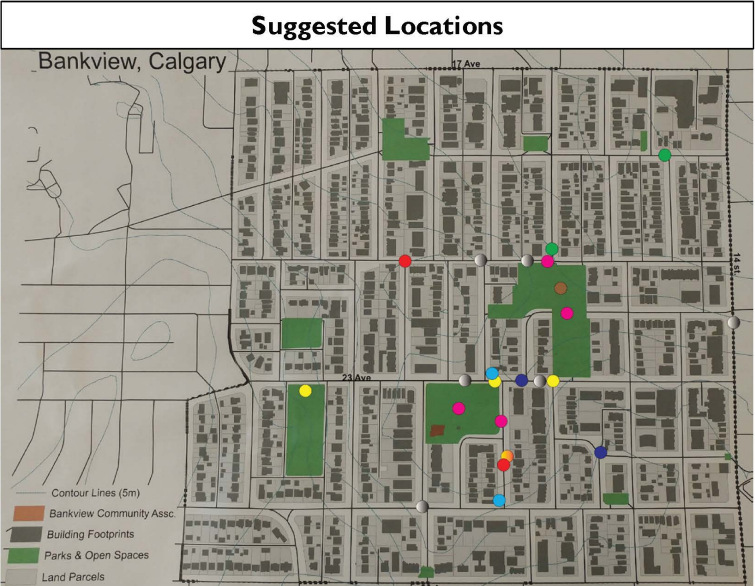
Community Workshop Information Needs

- Based on the comparative table developed from the 5 community association ARPs:
- Perception of ARP's Relevance by Thematic Factor
- Prioritization of Relevant Common Thematic Factors
- Identification of Gaps – What is not identified in existing ARPs, but are important current community issues

A COMPARITIVE ARP FRAMEWORK

Community Engagement Activities 1 & 2 Results

| Identified Features of Bankview | Adequately Addressed | Requires Change or Improvement |
|--|----------------------|--------------------------------|
| Lack of Spatial Pattern | 2 | 2 |
| Variety of Zoning Categories | 1 | 0 |
| Topography | 1 | 0 |
| Disconnection of Park & Open Spaces | 1 | 4 |
| Significance of Heritage Homes | 5 | 0 |
| Views | 2 | 0 |
| Variety of Housing Types | 2 | |
| Infill Housing Percentage | 0 | 2 |
| Intensity & Density of Street Parking | 1 | 2 |
| Lack of Commercial within Boundaries | 3 | 0 |
| Circulation | 0 | 2 |
| Relationship & Access to Boundary Commercial | 3 | 0 |
| No 'central' focus or location in Bankview | 0 | 4 |
| Urban Forest | 0 | 1 |
| Streetscapes | 0 | 6 |
| Housing Mix | 2 | 1 |



| Desired Features? (What) | Which Community? (Where) |
|--|--|
| - More of a walkable/community feeling, perhaps a main street with patios, shops, etc. | - Bridgeland & 17 th Avenue |
| - Community Safety | - CPTED Precedents |
| - Clear & easy to use pathways for pedestrians & cyclists | - Eau Claire |
| - Hardware store, mom & pop shops on boundary | - None Stated |
| - Shops & Cafes on 14 th , 26 th , & 17 th Avenues | - None Stated |
| - Less Tired Parks | - Beltline |
| - City Centre sense of place (shops) | - City Core |
| - Skating Rink (2 nd) | - None Stated |
| - Prince's Island Park | - Eau Claire |
| - River Pathway | - East Village |
| - Better integration of pedestrian & cycling infrastructure, less car infrastructure (roads) | - Amsterdam |
| - Fully Enclosed Dog Park (2 nd) | - None Stated |
| - Street Parks | - Brooklyn |
| - Less on-street parking, providing space for more neighbour interactions | - None Stated |
| - Less opportunities for shortcuts | - Scarborough |
| - Having kids able to play on streets (2 nd) | - Scarborough |
| - Building Height Restrictions (F.A.R) | - None Stated |
| - Design guidelines for consistency among structures | - Bridgeland |
| - Central Meeting Place, ex: coffee, fountain, spray park, landmark (2 nd) | - None Stated |

Desired Features for Bankview

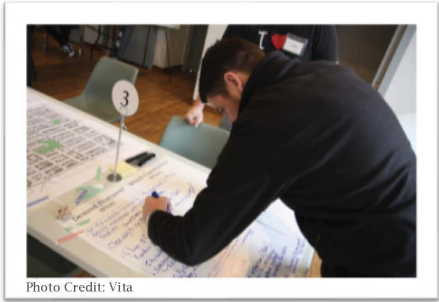


Photo Credit: Vita

Community Engagement Activity 3 Results

Features Addressed by EVDP Projects

| | Zoe & Simon | Corey | Dayna, Kary, Scott | Mirella, Pat, Sarah | Melissa, Kurt, Kevin | Jiaming | Tahir, Linda, Claire |
|--|-------------|-------|--------------------|---------------------|----------------------|---------|----------------------|
| Lack of Spatial Pattern | | | X | X | | | |
| Variety of Zoning Categories | | | X | | | | |
| Topography | | / | | X | | X | |
| Disconnection of Park & Open Spaces | X | | | X | X | | |
| Significance of Heritage Homes | | | X | | | | |
| Views | | | | X | X | X | |
| Variety of Housing Types | | | | | | | X |
| Infill Housing Percentage | | | | | | | |
| Intensity & Density of Street Parking | | | | X | | | |
| Lack of Commercial within Boundaries | | / | / | | | | |
| Circulation | | | | X | X | X | |
| Relationship & Access to Boundary Commercial | | | | X | | | |
| No 'central' focus or location in Bankview | X | X | / | X | X | X | |
| Urban Forest | X | | | X | X | | |
| Streetscapes | X | | | X | X | | |
| Housing Mix | | | | | | | X |

Fig. 21



Retrieved From: Bankview ARP

A COMPARITIVE ARP FRAMEWORK

| Neighbouring Community Existing ARP Comparison | Bankview | Sunalta | Richmond | South Calgary | Bridgeland |
|--|--|--|---|--|--|
| Year of ARP Approval | Approved 1981, December 7 th | Approved 1983, July 25 th | Approved 1986, March 10 th | Approved 1986, September | Approved 1980, September 3 rd |
| Lack of Spatial Pattern | (p.9/11) – "...should require in development applications statistical, written, or photographic information concerning the following elements of the block face..." - front yard landscaping and setback - building height and scale - facade orientation and slope - building finish materials - design details (windows, porch, entries, etc.) - "...certain general land use patterns are evident..." | (p.4) – "The historic and use development patterns... continue to define Sunalta today." (p.7) – Land use policies clearly establish a ready transition of structures. (p.10-11) – General Design Considerations gain for greater detail over the preservation efforts of the pre-existing community structures. | (p.11-13) – Substantial development outlines depending upon land use policy designation. (p.17) – "To demonstrate compatibility of infill with surrounding development, both in character and scale." Encouraging complimentary development & redevelopment. (p.8-9) – "To ensure compatibility of proposed infill development with existing settings a set of design guidelines is recommended." (p.9) – Majority of interior community is designated as conservation and infill towards the northern edge and central strip off Crowchild Trail. | (p.10-13) (p.18) – Further outlines the development guidelines of both commercial development and residential. (p.8-27) – "There was an indication that the provision of design development guidelines would make infill development a more desirable option." (p.44-45) – Clear outline of established commercial and residential boundary. | (p.57) – Guidelines that follow address street character, setbacks, rooflines, etc. (p.63) – Residential style that characterizes the area includes Cottage style (1905-1920), bungalow style (1920-1940), and bungalow style (1950-1960). (p.64-65) – Clear outline of established commercial and residential boundary. |
| Variety of Zoning Categories | (p.4) – Large variation in zoning categories; however, the main designation is residential with commercial solely being on the periphery with intermittent open space throughout the community. (p.39) – Suggests there needs to be some adaptation of zoning categories as Bankview moves into the future. | (p.7) – Large variety of residential that slowly fades from High Density to conservation and infill towards the southwestern edge of the community. Mixed uses designated on the northern periphery, while commercial is mostly located on the eastern edge of Sunalta. | (p.25) – Only mention of topography is how building heights should be kept consistent to provide a quality street enclosure experience, suggesting little to no concern for topographic issues. | Not Specified | (p.17) – Large mix of zoning categories. Northern portions are mostly residential and conservation infill designations, whereas commercial and institutional dominates the southern portions of the community (east-west respectively). |
| Topography | (p.10) – Prominent Upland focal point on western and southern edges with a few points in the core. Low lying areas are centered near southern corner of the community and the western core in small pockets. (p.6) – Specific topographic changes are outlined. (p.18) – Slopes considered mainly regarding to Parks & Open Spaces. (p.26) – Address how slope affects circulation on some streets. | (p.415) – Topography is only considered when addressing the Tennis facilities. | (p.25) – Only mention of topography is how building heights should be kept consistent to provide a quality street enclosure experience, suggesting little to no concern for topographic issues. | Not Specified | (p.13) – "Where redevelopment is proposed on a south-facing slope..." This reiterates the need for solar consideration. (p.14) – "The residents in the development on the south-facing slope should be aware of the solar orientation of the development." (p.41) – Refer to slope that can be built on. |

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| Discussion of Parks & Open Space | (p.24) – "To create an open space system which is more accessible to the greatest number of people." (p.24) – "To create an open space system which will provide a community focal point, and which will contribute to the creation of an improved physical environment." (p.25/26) – Large focus on developing new parks, but maps are out of date due to implementation of new parks. (p.26) – Acknowledgement of funding opportunities for parks. (p.24) – "The total number of new units has put a strain on open space." (p.19) – Referring to Nimmons Residence, which is discussed in length from pages 15-23. (p.9) – Central community and northern eastern corner of community are designated as conservation and infill. Most of the community is designated as conservation, and there are pockets of local commercial, general commercial, and open space throughout boundaries. | (p. A12-A13) – Clear Evaluation of Options including their advantages and disadvantages have been considered. (p.26) – "1st Street Greenway helps connect the open spaces of the community, providing a safe path system." (p.30) – "...there is an unequal distribution of open space within the community. "Though this is stated, there are no plans to connect open spaces." (p.8-30) – Variety and quality was to be a focus, not quantity. (p.2-4) – Significant historical context. Locations including church, school, housing stock, tennis club. (p.31) – Clear inventory of sites suited for heritage conservation, as well as physical characteristics to preserve existing character. (p.32-33) – Clear implementation strategies on preserving historical resources & structures. (p.44-6) – Map of potential and designated heritage sites. | (p.27) – No desire to create connectivity between open spaces. Focus placed on optimizing spaces to provide "...a broad range of appropriate community activities." (p.30) – "...there is an unequal distribution of open space within the community. "Though this is stated, there are no plans to connect open spaces." (p.8-30) – Variety and quality was to be a focus, not quantity. (p.2) – "High priority is placed on the City applying for the Residential Rehabilitation Assistance Program." (p.8-11) – Acknowledgment that community is to reach its estimated population potential that "...existing non-apartment structures will be redeveloped to the maximum permitted density." (p.8-12) – Majority of development occurred during the 1980s, a building typology that characterizes the community. | (p.25) – Focus is placed on a few open spaces that are not optimally serving the community. Large open space on periphery to the Southeast. This section acknowledges the need to adapt the open spaces based on shifting demographics. (p.25) – "Some areas of the community are not adequately served by open space..." (p.25) – "The intent within these areas is to provide a continuous pattern of land that would lead to the recreation facilities. "This is a clear indication that parks and open spaces are desired to be connected." (p.22) – Desire to preserve or conserve heritage resources in Community Centre. (p.57) – Noted issues of the development on the east side of the community that do not reflect the heritage features of the area. (p.43) – Identification of housing styles that are considered for preservation. (p.21) – "Heritage Canada also considers that in addition to the age factor, a community's history should determine what heritage value within its own boundaries." (p.80) – "The most prominent natural feature of the area is the escarpment system which runs in an east-west direction and is about 30m. A secondary escarpment of a lesser magnitude is in the southwest portion. Both areas provide excellent views... which could be used for solar energy gain..." | (p.41) – When referring to the escarpment in the community, "These steep lands impose barriers to pedestrian and bikers, poor maintenance and damage to soil and vegetation stability cause these lands to be unsightly and hazardous." (p.9) – "...it might be desirable to acquire land for open space so that a continuous pattern of land would lead to the recreation facilities. "This is a clear indication that parks and open spaces are desired to be connected." (p.22) – Desire to preserve or conserve heritage resources in Community Centre. (p.57) – Noted issues of the development on the east side of the community that do not reflect the heritage features of the area. (p.43) – Identification of housing styles that are considered for preservation. (p.21) – "Heritage Canada also considers that in addition to the age factor, a community's history should determine what heritage value within its own boundaries." 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| Significance of Heritage Homes | (p.19) – Referring to Nimmons Residence, which is discussed in length from pages 15-23. (p.9) – Central community and northern eastern corner of community are designated as conservation and infill. Most of the community is designated as conservation, and there are pockets of local commercial, general commercial, and open space throughout boundaries. | (p.2-4) – Significant historical context. Locations including church, school, housing stock, tennis club. (p.31) – Clear inventory of sites suited for heritage conservation, as well as physical characteristics to preserve existing character. (p.32-33) – Clear implementation strategies on preserving historical resources & structures. (p.44-6) – Map of potential and designated heritage sites. | (p.2) – "High priority is placed on the City applying for the Residential Rehabilitation Assistance Program." (p.8-11) – Acknowledgment that community is to reach its estimated population potential that "...existing non-apartment structures will be redeveloped to the maximum permitted density." (p.8-12) – Majority of development occurred during the 1980s, a building typology that characterizes the community. | (p.25) – Focus is placed on a few open spaces that are not optimally serving the community. Large open space on periphery to the Southeast. This section acknowledges the need to adapt the open spaces based on shifting demographics. (p.25) – "Some areas of the community are not adequately served by open space..." (p.25) – "The intent within these areas is to provide a continuous pattern of land that would lead to the recreation facilities. "This is a clear indication that parks and open spaces are desired to be connected." (p.22) – Desire to preserve or conserve heritage resources in Community Centre. (p.57) – Noted issues of the development on the east side of the community that do not reflect the heritage features of the area. (p.43) – Identification of housing styles that are considered for preservation. (p.21) – "Heritage Canada also considers that in addition to the age factor, a community's history should determine what heritage value within its own boundaries." (p.80) – "The most prominent natural feature of the area is the escarpment system which runs in an east-west direction and is about 30m. A secondary escarpment of a lesser magnitude is in the southwest portion. Both areas provide excellent views... which could be used for solar energy gain..." | (p.41) – When referring to the escarpment in the community, "These steep lands impose barriers to pedestrian and bikers, poor maintenance and damage to soil and vegetation stability cause these lands to be unsightly and hazardous." (p.9) – "...it might be desirable to acquire land for open space so that a continuous pattern of land would lead to the recreation facilities. "This is a clear indication that parks and open spaces are desired to be connected." (p.22) – Desire to preserve or conserve heritage resources in Community Centre. (p.57) – Noted issues of the development on the east side of the community that do not reflect the heritage features of the area. (p.43) – Identification of housing styles that are considered for preservation. (p.21) – "Heritage Canada also considers that in addition to the age factor, a community's history should determine what heritage value within its own boundaries." (p.80) – "The most prominent natural feature of the area is the escarpment system which runs in an east-west direction and is about 30m. A secondary escarpment of a lesser magnitude is in the southwest portion. Both areas provide excellent views... which could be used for solar energy gain..." |
| Views | (p.8) – Distant views can be witnessed in the center of the community and western portions of the community. All views direct to the North & East. (p.8) – Local viewpoints are solely in the southern region of the community directed towards the core low lying area. (p.9) – Relating to Design Considerations, in order to "maximize the view potential" buildings should be built with this in mind. | (p.14/16) – Only related to building height affecting views from adjacent/neighboring buildings. | Not Specified | Not Specified | (p.13) – "Where redevelopment is proposed on a south-facing slope..." This reiterates the need for solar consideration. (p.14) – "The residents in the development on the south-facing slope should be aware of the solar orientation of the development." (p.41) – Refer to slope that can be built on. |

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| Intensity/Density of Street Parking | (p.28) – "Residential streets created as parking spaces by a person's vehicle are not considered as parking spaces. "This is a clear indication that parks and open spaces are desired to be connected." (p.9) – "...it might be desirable to acquire land for open space so that a continuous pattern of land would lead to the recreation facilities. "This is a clear indication that parks and open spaces are desired to be connected." (p.22) – Desire to preserve or conserve heritage resources in Community Centre. (p.57) – Noted issues of the development on the east side of the community that do not reflect the heritage features of the area. (p.43) – Identification of housing styles that are considered for preservation. (p.21) – "Heritage Canada also considers that in addition to the age factor, a community's history should determine what heritage value within its own boundaries." 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| Lack of Commercial Inland Boundaries | (p.11) – "There appears to be no reason to alter the amount of land designated for commercial use based on local concerns." (p.13) – "Through there is little mention of commercial within boundaries, the physical parameters of the potential development are outlined here." (p.11) – "There appears to be no reason to alter the amount of land designated for commercial use based on local concerns." (p.13) – "Through there is little mention of commercial within boundaries, the physical parameters of the potential development are outlined here." | (p.11) – "There appears to be no reason to alter the amount of land designated for commercial use based on local concerns." (p.13) – "Through there is little mention of commercial within boundaries, the physical parameters of the potential development are outlined here." (p.11) – "There appears to be no reason to alter the amount of land designated for commercial use based on local concerns." (p.13) – "Through there is little mention of commercial within boundaries, the physical parameters of the potential development are outlined here." | (p.43) – "The predominant land use is one- and two-story housing. "This is a clear indication that parks and open spaces are desired to be connected." (p.9) – "...it might be desirable to acquire land for open space so that a continuous pattern of land would lead to the recreation facilities. "This is a clear indication that parks and open spaces are desired to be connected." (p.22) – Desire to preserve or conserve heritage resources in Community Centre. (p.57) – Noted issues of the development on the east side of the community that do not reflect the heritage features of the area. (p.43) – Identification of housing styles that are considered for preservation. (p.21) – "Heritage Canada also considers that in addition to the age factor, a community's history should determine what heritage value within its own boundaries." (p.80) – "The most prominent natural feature of the area is the escarpment system which runs in an east-west direction and is about 30m. A secondary escarpment of a lesser magnitude is in the southwest portion. Both areas provide excellent views... which could be used for solar energy gain..." | (p.43) – "The predominant land use is one- and two-story housing. "This is a clear indication that parks and open spaces are desired to be connected." (p.9) – "...it might be desirable to acquire land for open space so that a continuous pattern of land would lead to the recreation facilities. "This is a clear indication that parks and open spaces are desired to be connected." (p.22) – Desire to preserve or conserve heritage resources in Community Centre. (p.57) – Noted issues of the development on the east side of the community that do not reflect the heritage features of the area. (p.43) – Identification of housing styles that are considered for preservation. (p.21) – "Heritage Canada also considers that in addition to the age factor, a community's history should determine what heritage value within its own boundaries." (p.80) – "The most prominent natural feature of the area is the escarpment system which runs in an east-west direction and is about 30m. A secondary escarpment of a lesser magnitude is in the southwest portion. Both areas provide excellent views... which could be used for solar energy gain..." | (p.43) – "The predominant land use is one- and two-story housing. "This is a clear indication that parks and open spaces are desired to be connected." (p.9) – "...it might be desirable to acquire land for open space so that a continuous pattern of land would lead to the recreation facilities. "This is a clear indication that parks and open spaces are desired to be connected." (p.22) – Desire to preserve or conserve heritage resources in Community Centre. (p.57) – Noted issues of the development on the east side of the community that do not reflect the heritage features of the area. (p.43) – Identification of housing styles that are considered for preservation. (p.21) – "Heritage Canada also considers that in addition to the age factor, a community's history should determine what heritage value within its own boundaries." (p.80) – "The most prominent natural feature of the area is the escarpment system which runs in an east-west direction and is about 30m. A secondary escarpment of a lesser magnitude is in the southwest portion. Both areas provide excellent views... which could be used for solar energy gain..." |

| Neighbouring Community Existing ARP Comparison | Bankview | Sunalta | Richmond | South Calgary | Bridgeland |
|--|--|--|---|---|--|
| Circulation | (p.28) – Narrow streets are seen as detrimental to community. (p.34) – Study of traffic circulation is meant to understand the effects of short-cutting through community. (p.25) – Acknowledgement of traffic issues relating to pedestrian accessibility. | (p.29) – Proposed Bicycle Routes along existing routes are outlined. (p.30) – "Any possible lane closure should also consider impact on circulation, a access and service function of properties in the immediate vicinity." | (p.8-29) – "The need for more frequent bus service and an improved route system." (p.25) – "Applications should include a comprehensive plan that meets the following requirements: External and Internal mobility connections..." | (p.31) – Most streets are either local roads or collector streets. (p.24) – "The intent of pedestrian routes should be direct, convenient, safe and comfortable." | (p.37) – "Traffic circulation within the area is poor and the existing alleyways carry a heavy load of this traffic." (p.37) – High density development has exacerbated traffic issues, and a study has been requested regarding traffic circulation. |
| Relationship & Access to Boundary Commercial | (p.35) – "Most commercial development is located on the periphery of the community where the impact is minimized, and people appear to be satisfied." (p.28) – "In certain locations, residential streets are used as parking areas by persons visiting nearby commercial and institutional establishments. This additional parking contributes to on-street parking congestion." | (p.420) – Major roadways are on the northern and western edges of community. Commercially solely on the periphery of community aside from a corner store. Policies exist throughout the document that encourage growth of commercial areas along 10th Ave, 17th Street & 14th Street. | (p.35) – Community is bisected by an expressway and has several major roads on its periphery. (p.24) – Promotes the utilization of 17th Avenue and a acknowledges its significance even though it is on the periphery. (p.17) – Commercial developments are accessible via vehicles, poorly so via pedestrians. | (p.30) – "The community is well served by 30th Avenue East-West movement at north end of the community." (p.17) – "4th Street, which forms the eastern boundary of the study area in the north, is a commercialized strip between 26th and 30th Avenue S." | (p.15) – Area near Memorial drive is more accessible to vehicular shoppers. (p.39) – "The Edmonton Trail corridor carries heavy traffic. This restricts the desirability of the commercial areas along Edmonton Trail and 4th Street NE." (p.17) – "Paving issues that could arise due to redevelopment of the area needs to be considered due to it mostly being a ceased by vehicles." (p.23) – "4th Avenue NE has been a commercial and social focal point of the community of Bridgeland/Riverside for over one hundred years." |
| No 'central' focus or location to Bankview | (p.63) – 16th Street/22nd Avenue Park – Where Buckmaster Park resides was considered extremely important as "...it is the centre of the population density in the community." (p.45) – This area was deemed as suited to implement sporting facilities (hockey, baseball, etc.) for the community due to the needs of the community and its available space." (p.21) – "The Bankview Community Hall located at 2418-17th Street S.W. forms the only focal point of community activity." (p.24) – "To create an open space system which will provide community focal points, and which will contribute to the creation of an improved physical environment." | (p.26) – "The Sunalta community will continue to use existing structure..." What can be gathered here is that the community centre is not a central location for the community. (p.24-27) – Depicts the multiple locations that act as pocket destinations. | (p.27) – "The existing Community Association building is in very poor condition and in a less than optimal location in terms of accessibility serving the Community's needs." (p.24) – "47 Avenue SW has been a commercial and social focal point of the community of Kildare and Shaganappish for over one hundred years." – Refers to the surrounding communities rather than Richmond | (p.85) – "The intent of the commercial centre is to encourage the development of a revitalized commercial core serving the two communities as well as the traffic using 33rd Avenue." | (p.23) – "4th Avenue NE has been a commercial and social focal point of the community of Bridgeland/Riverside for over one hundred years." |

| Neighbouring Community Existing ARP Comparison | Bankview | Sunalta | Richmond | South Calgary | Bridgeland |
|--|--|--|--|--|--|
| Urban Forest | (p.7) – Encouraging the preservation of mature trees throughout community. (p.63) – "The nearest regional parks and/or areas are at least two miles from the community and not all are easily reached by public transit." (p.36) – "Provide more open space and improved recreation amenities. This action will improve opportunities for exercise, relaxation, visual relief and provide a greater sense of community." (p.7) – Landscaping considerations/guidelines are outlined to ensure attractive streetscapes. (p.43-50) – Urban Design considerations are outlined for varying housing typologies, all with the intent of enhancing, preserving, or being consistent with existing streetscape. | (p.26) – "A greenway ties together multiple open spaces while providing a comfortable and safe environment for pedestrians and users of alternative transportation modes. Opportunities to plant trees along the boulevard..." (p.77) – Suggestions to plant more trees and shrubs to create a more attractive open space, even pushing to close laneways to add to area. (p.36) – Utilization of Urban Forest Strategic Plan for tree preservation. (p.10) – "New buildings should demonstrate compatibility with the existing streetscape with regard to setbacks to the street." (p.30) – "...creating longer block faces along north-south streets to enhance the pedestrian and cycling streetscape..." | Large number of open green spaces in community, but an urban forest is not considered. - Potentially due to proximity to major greenspace in SE. | Not Mentioned - Potentially due to proximity to major greenspace in SE. | Trees are mentioned throughout document for their utility for enhancing landscaping, providing shade, and to enhance pedestrian safety on paths (1 Avenue) No significant suggestions for an urban forest (p.50) – "Develop a plan for a 'senior park' in the southeast part of the community." |
| Streetscapes | (p.7) – Landscaping considerations/guidelines are outlined to ensure attractive streetscapes. (p.43-50) – Urban Design considerations are outlined for varying housing typologies, all with the intent of enhancing, preserving, or being consistent with existing streetscape. | (p.17) – "The majority of commercial developments in Richmond serve as local needs and is available with minimal sidewalk pedestrian activity." (p.17) – "The majority of commercial developments in Richmond serve as local needs and is available with minimal sidewalk pedestrian activity." (p.17) – "The majority of commercial developments in Richmond serve as local needs and is available with minimal sidewalk pedestrian activity." (p.17) – "The majority of commercial developments in Richmond serve as local needs and is available with minimal sidewalk pedestrian activity." | (p.17) – "The majority of commercial developments in Richmond serve as local needs and is available with minimal sidewalk pedestrian activity." (p.17) – "The majority of commercial developments in Richmond serve as local needs and is available with minimal sidewalk pedestrian activity." (p.17) – "The majority of commercial developments in Richmond serve as local needs and is available with minimal sidewalk pedestrian activity." (p.17) – "The majority of commercial developments in Richmond serve as local needs and is available with minimal sidewalk pedestrian activity." | (p.10-14) – Larger focus on how buildings are oriented towards the street. | (p.14) – Identifies characteristics that will be compatible with the existing streetscape. (p.16) – Usage of fences to enhance streetscape. (p.60) – Lots of consideration for new developments and concerns expressed by citizens. (p.90-93) – Illustrations of desired character of streetscape/infill |
| Housing Mix | No mention of senior's needs (p.5) – "The intent within medium-low density areas is to encourage redevelopment using a variety of housing types." (p.34) – "To prevent further imbalance between high density rental housing units, other policy needs of housing accommodation, and the origin of housing stock." (p.56) – Suggesting that the shift to rental accommodation population majority was a detriment to the community. | (p.7) – Variety of housing types available in community. Clear transition from High Density Residential to Medium/Low Density Residential. (p.34) – "Develop areas encouraged to provide choices in housing types to address the needs of different household sizes, age groups, income groups and families with children." | (p.8) – "The medium density policy is intended to encourage redevelopment with a variety of housing types at the single, adult and childless couples, but families as well." Highlighting that this is the only area suggesting a need for a variety of housing types to be implemented. | (p.3) – There is a large emphasis on providing multi-unit housing. (p.33) – Fear towards intensification of the physical character of the community. (p.33) – Desired provision of senior housing. | (p.2-3) – "Residents believe that the community should regain its role as a strong family neighbourhood, and that by means of the improvement programs, and redevelopment of family housing types, this can be attained." (p.13) – "...48% of these residential structures are more than 60 years old, they predate the modern building standards." |

BANKVIEW LAND USE PATTERN

Land use in Bankview has evolved since the introduction of the 1983 Area Structure Plan was completed. The land use maps in the ARP show a pattern for land use with certain areas having a specified concentration of a specific land use. Since this time there has been increased infill that has contributed to spot-zoning creating a pattern that has lost its cohesiveness.

The purpose of this project was to:

- 1. Identify land use pattern characteristics of Bankviews physical form,
- 2. Identify community preferences for future land use, and
- 3. Identify current century home locations.

Through research and the community workshop we gathered and analyzed information to complete our projects outputs including:

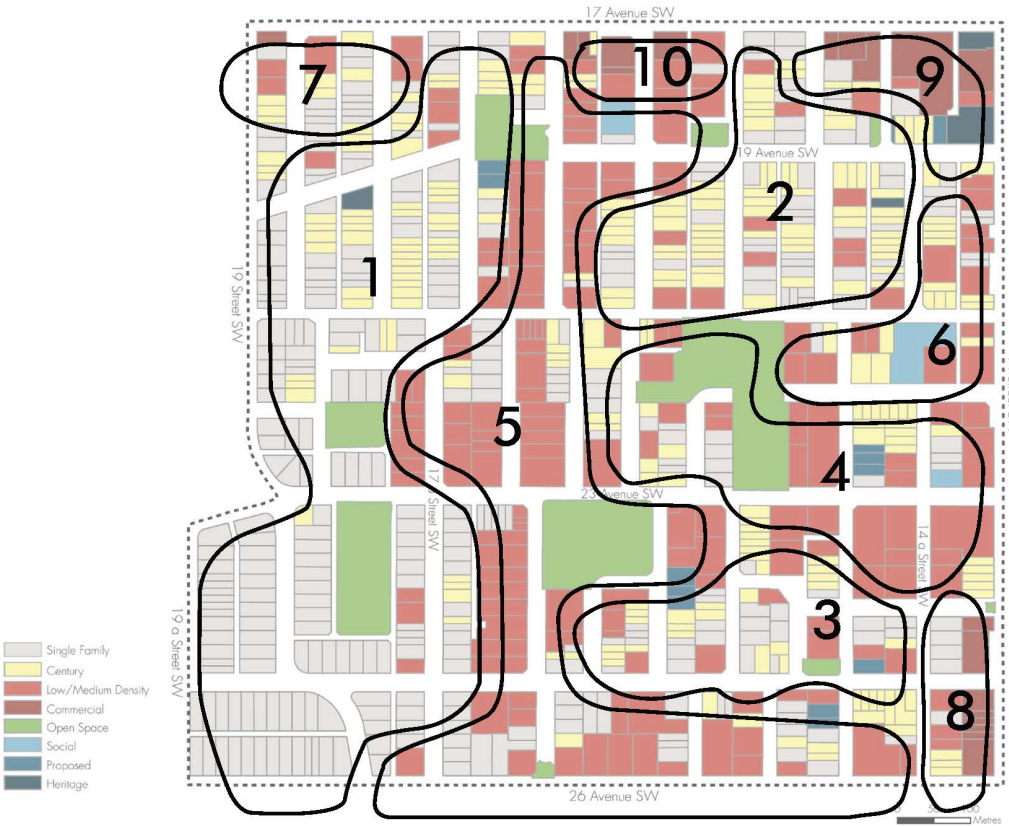
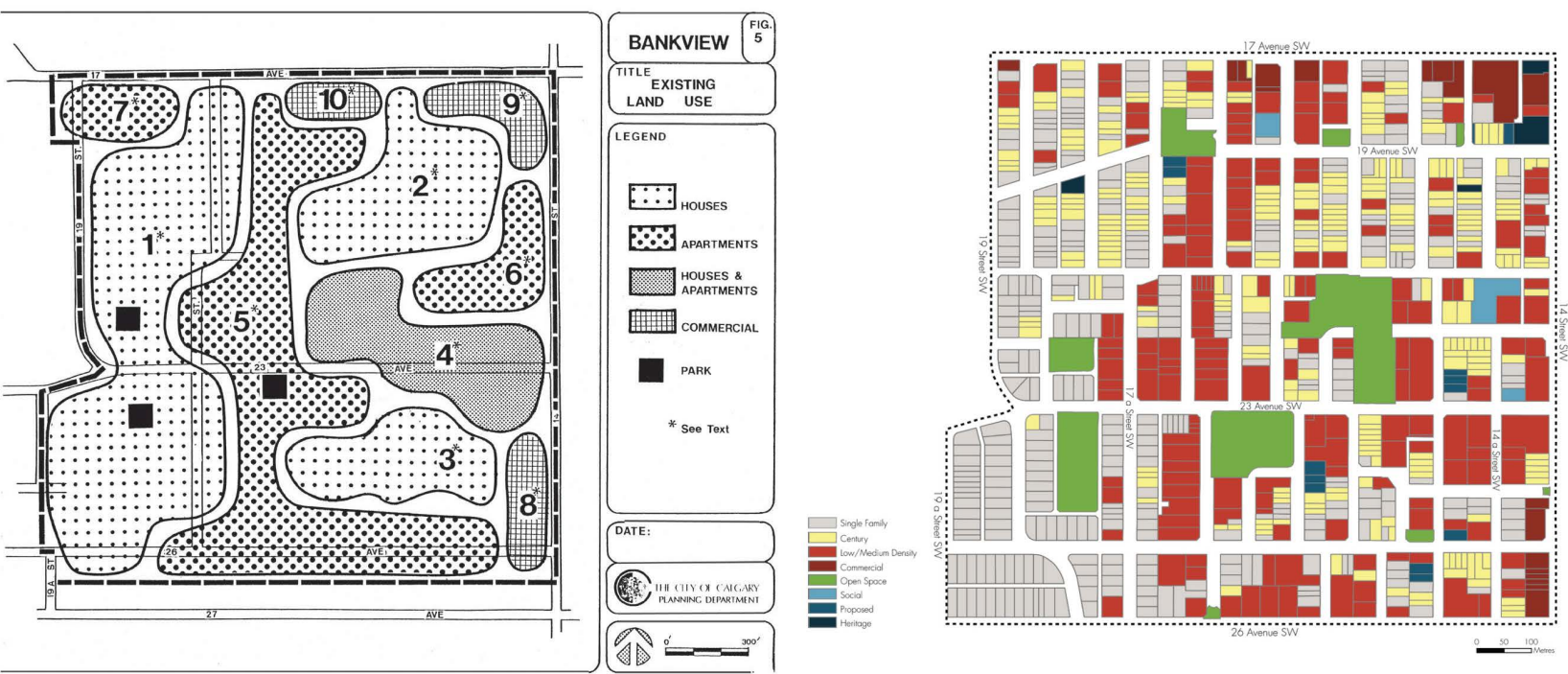
A proposed future land use pattern for Bankview that illustrates the type of building forms associated with different pattern components.

This proposed land use pattern can be used as a basis for discussing and evaluating future land use change and redevelopment.

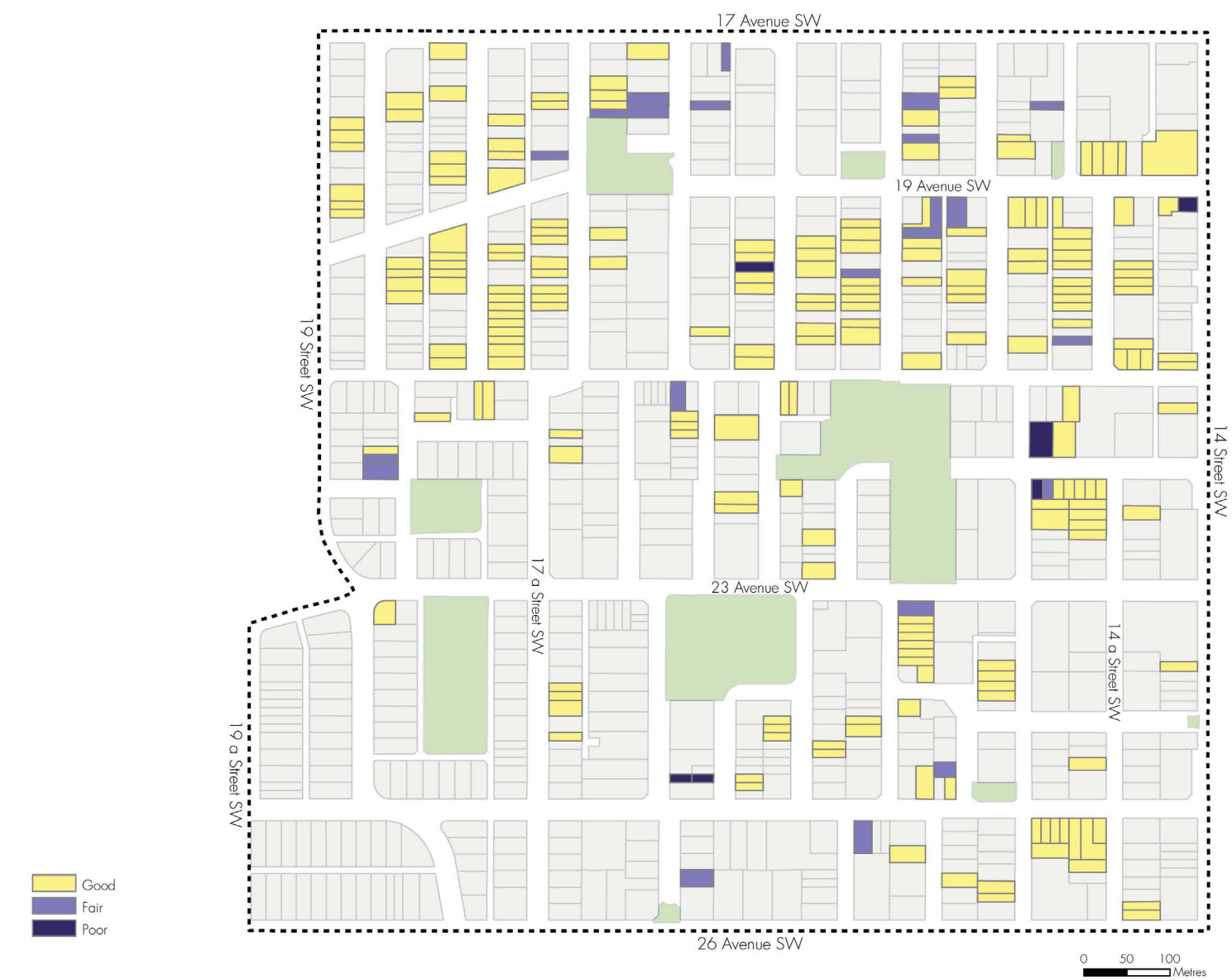
An inventory of current century homes.

We did an analysis of land use to determine what is currently contained within the community. We identified eight categories of land use including:

- 1. Single family
- 2. Century homes
- 3. Low/medium density residential
- 4. Commercial
- 5. Open space
- 6. Social housing
- 7. Proposed redevelopment
- 8. Heritage homes



BANKVIEW LAND USE PATTERN



We identified the location of current century homes along with the current quality of each in order to determine which locations should be recommended for conservation. We rated the century homes from good to poor quality by observing them visually. We used the good quality classification of century homes to determine areas within Bankview that could be conserved as century homes blocks. We identified two larger areas that includes numerous blocks along with four smaller century home blocks. This will allow for existing low density residential to remain with the addition of sensitive infill housing to be added at a similar scale. Policy could be implemented to incentive the ownership of century homes. This could be created through allowing for the subdivision or strata of lots that contain century homes which would encourage lane way housing or backyard suites.



BANKVIEW LAND USE PATTERN

OPTION A: GUIDING GROWTH

The purpose of this option is to respect the existing built form along with the established patterns and character of the community. In order to achieve this we completed an accurate land use analysis of what is currently on the ground. We also did an inventory of the present century homes and analyzed the condition of each. Each was rated as good, fair, or poor. Through this analysis we could define areas that should be conserved and were able to establish defined areas of density throughout the community.



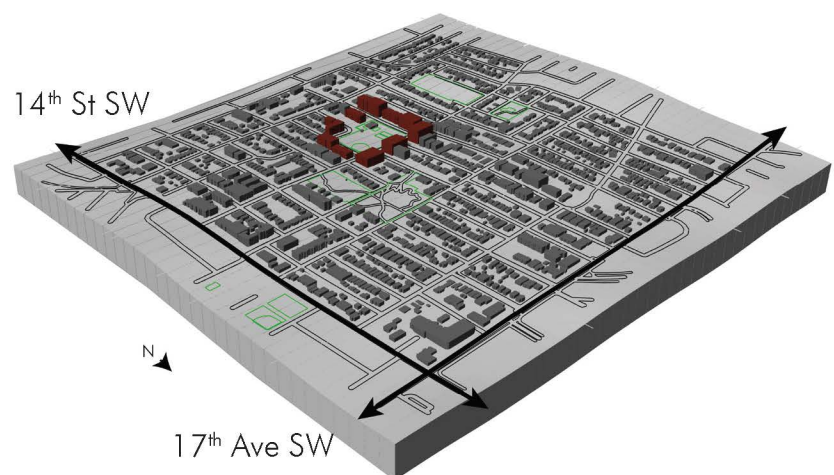
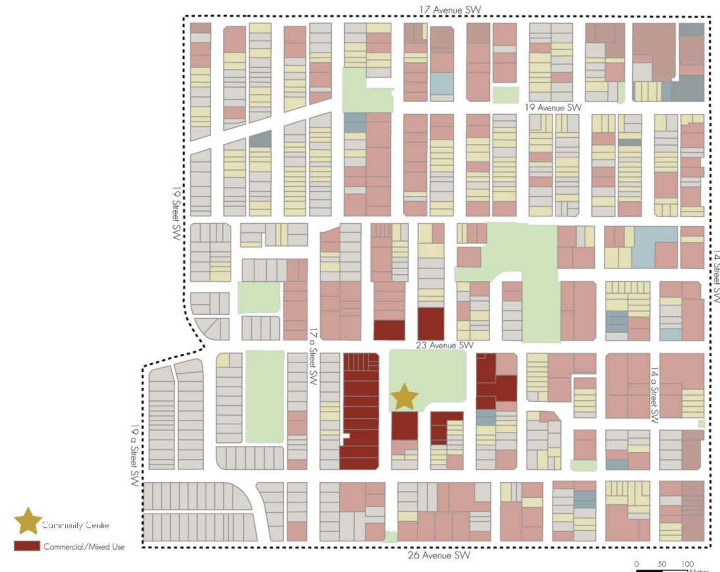
OPTION B: HIGHER DENSITY PERIMETER

The purpose of this option is to increase the density along 17th Avenue and 14th Street. In order to achieve this there would be ground floor commercial uses for buildings that have the potential to have residential units located above the first floor. There would be more intensive redevelopment in strategic locations along 17th Avenue and 14th Street.



OPTION C: COMMERCIAL NEIGHBOURHOOD CENTRE

The purpose of this option is to develop a local commercial neighbourhood centre that supports both commercial and service uses. It would have increased density surrounding the community centre. This would include small scale, local commercial development, intended to serve the day-to-day needs of residents that are compatible with residential uses.



BANKVIEW COMPLETE STREETS GUIDE

PROJECT OVERVIEW

THE CHARACTER, LEGIBILITY AND CHARM OF A STREET IS DEFINED BY ITS STREETScape - THE VISUAL ELEMENTS OF THE STREET INCLUDING THE ROAD, TREES AND STREET FURNITURE. INTERVENTIONS IN THE STREETScape CAN ENCOURAGE THE UPKEEP OF THE OLDER HOMES, CAN INFLUENCE NEW DEVELOPMENT TO PRESERVE COMMUNITY CHARACTER AND CAN ENCOURAGE ALL-SEASON MOBILITY.

This project will aim to identify characteristic streetscapes of the community (including built form and focal points) and create design suggestions for their enhancement, and the enhancement of the public realm, which will encourage future development to maintain Bankview’s identity.

A “complete streets” approach was used in designing streetscape improvement interventions. This approach strives to accommodate all transportation modes including walking, cycling and transit and driving. A complete street helps create a more liveable neighbourhood that encourages people to travel by foot, bicycle and transit. Further, complete streets can accommodate social interactions within a community

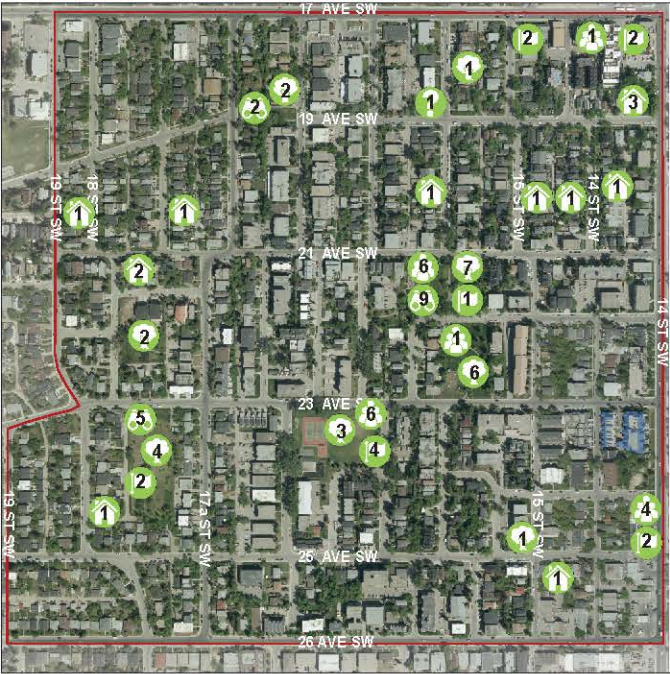
Four street typologies were identified based on the character of the homes, topology, and community focal points. Interventions have been proposed for each typology which aim to enhance the unique character of Bankview.

While the suggestions proposed illustrate examples of the best streetscape design that can be accommodated in Bankview, elements of each proposed intervention can be utilized on their own.



COMMUNITY WORKSHOP RESULTS

1. Identification of favourite places in the Community



2. Survey Results: Identification of the aspects of the streetscape that are most important.

| | | | | | | | | | | | |
|-------------|-------|---|---|---|------|---|--|--|--|--|--|
| | Least | | | | Most | | | | | | |
| Pedestrians | 1 | ○ | ○ | ○ | 3 | 8 | | | | | |
| Cycling | | ○ | 1 | 2 | 4 | 5 | | | | | |
| Seating | | ○ | 2 | 6 | 3 | 1 | | | | | |
| Lighting | | ○ | ○ | 1 | 4 | 6 | | | | | |
| Wayfinding | | 1 | 3 | 3 | ○ | 5 | | | | | |
| Parking | | ○ | 3 | 4 | 3 | 1 | | | | | |
| Greenery | | 1 | ○ | ○ | 4 | 7 | | | | | |
| Driving | | 1 | 3 | 3 | 1 | 3 | | | | | |

Beyond Parks and Green Space, how important do you think it is for Bankview's streets to also act as public space?

Not Important ○ ○ ○ 4 8 Extremely Important

3. Select 5 images, from a set of 32, that best represent what you would like to see in your community (top 8 based on frequency chosen shown below)

Frequency: 7

Frequency: 7

Frequency: 4

Frequency: 4

Frequency: 4

Frequency: 4

Frequency: 4

Frequency: 3

BANKVIEW COMPLETE STREETS GUIDE

BANKVIEW RESIDENTIAL

BANKVIEW’S STREETS SHOULD BE TREATED IN A SIMILAR MANNER FOR THE CONTINUATION OF COMMUNITY IDENTITY

BANKVIEW RESIDENTIAL STREET LOCATIONS



14TH ST SW & 21ST AVE: PROPOSED AMENITY CHANGES

+2 GARBAGE CANS +2 PUBLIC BENCHES -4 STREET PARKING

SUGGESTED INTERVENTIONS

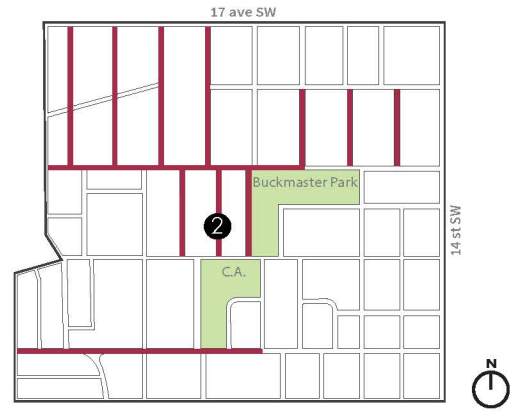
- LIGHTPOSTS WITH INTERCHANGEABLE BANNERS ALLOW FOR WAYFINDING AND CREATE A SENSE OF PLACE
- ADDITION OF A BOULEVARD & BENCHES ON BOTH SIDES OF STREET
- REMOVAL OF 1 LANE OF PARKING
- ADDITION OF SHARED STREET MARKINGS



SLOPED STREETS

BANKVIEW’S TOPOGRAPHY IS PART OF ITS CHARACTER. ENHANCING CERTAIN ASPECTS OF THE STREETScape CAN HELP ENCOURAGE ALL-SEASON MOBILITY.

SLOPED STREET LOCATIONS



14TH ST SW & 21ST AVE: PROPOSED AMENITY CHANGES

+2 GARBAGE CANS +2 PUBLIC BENCHES -4 STREET PARKING

SUGGESTED INTERVENTIONS

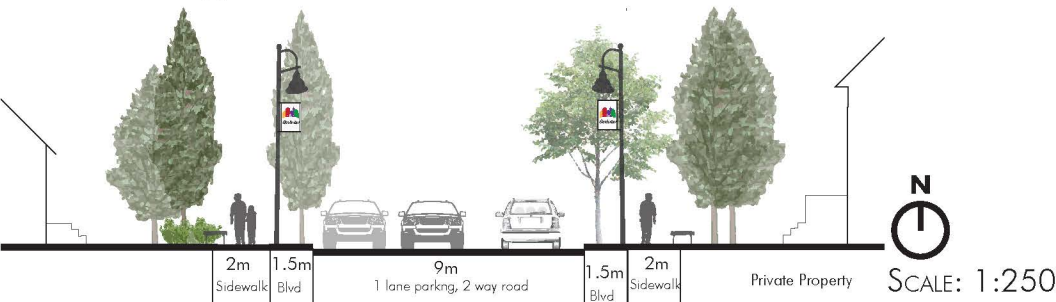
- LIGHTPOSTS WITH INTERCHANGEABLE BANNERS INCREASE VISIBILITY
- ADDITION OF A SIDEWALK ON THE EAST SIDE OF THE STREET
- HANDRAIL/BARRIER FOR SAFETY, ESPECIALLY DURING WINTER MONTHS



PROPOSED 1 INTERVENTION LOOKING NORTH UP 17A ST BETWEEN 23 AVE AND 25 AVE



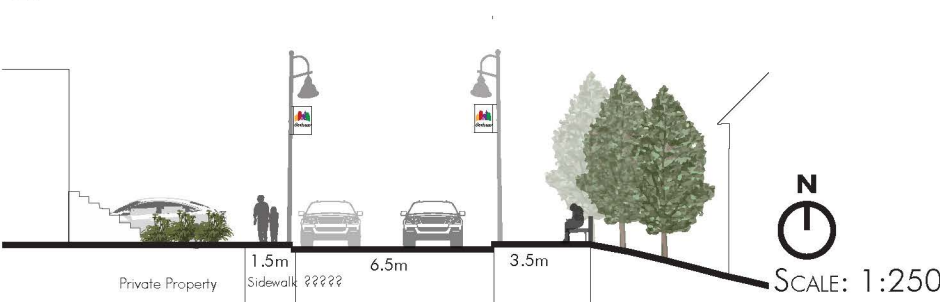
PROPOSED 1 INTERVENTION // SECTION



2 PROPOSED INTERVENTION LOOKING NORTH UP 17 ST SW B/W 23RD AND 21ST AVE



2 PROPOSED INTERVENTION // SECTION



BANKVIEW COMPLETE STREETS GUIDE

GATEWAYS

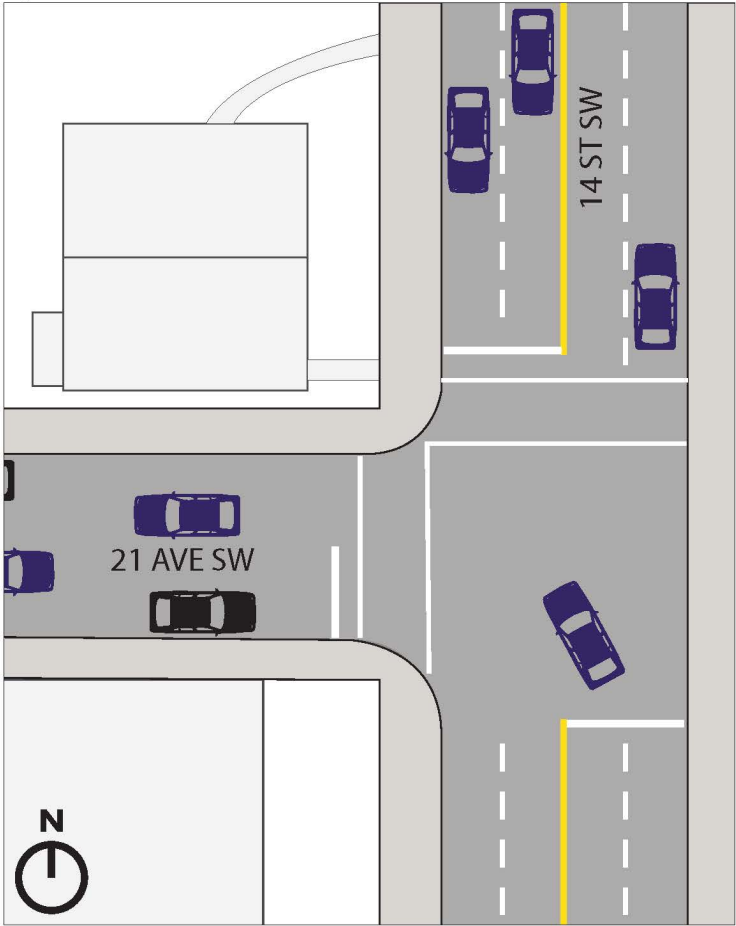
ENHANCED ENTRANCES THAT WELCOME AND GUIDE RESIDENTS AND VISITORS TO THE CENTRAL FOCAL POINTS OF THE COMMUNITY

GATEWAY STREETS AND CYCLING ROUTES

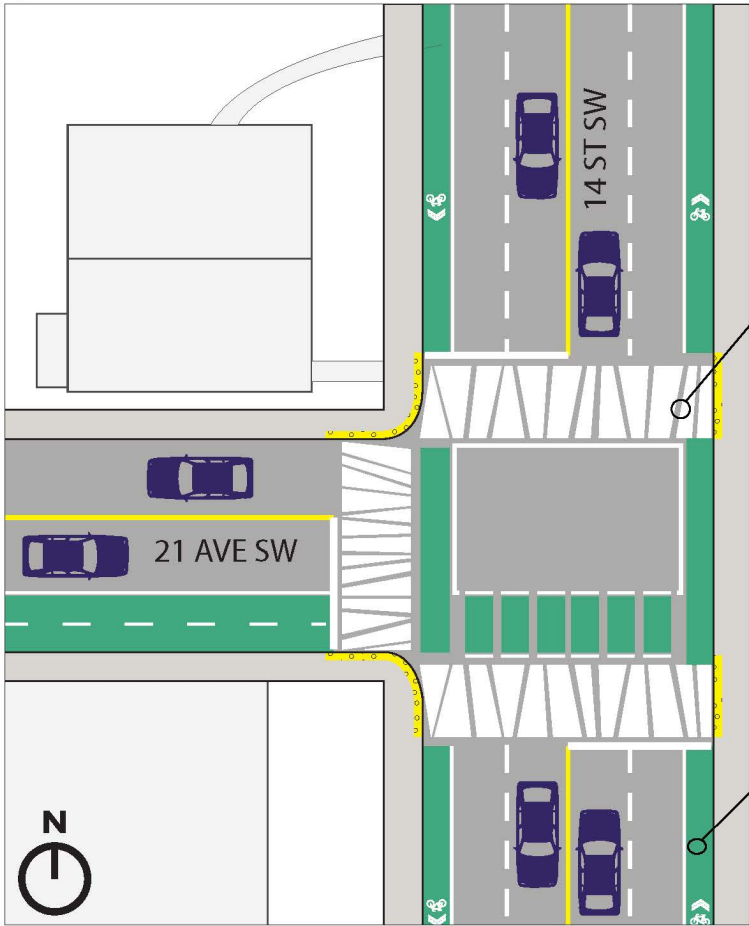


ON THIS MAP, THE DIFFERENT BIKE PATHS WITHIN AND JUST OUTSIDE THE COMMUNITY WERE IDENTIFIED TO BETTER INFORM DESIGN INTERVENTIONS IN THE STREETScape.

EXISTING CONDITIONS



PROPOSED INTERVENTION



14TH St SW & 21ST AVE: PROPOSED AMENITY CHANGES

+2 GARBAGE CANS +2 PUBLIC BENCHES -4 STREET PARKING

UNIVERSAL ACCESSIBILITY

- CONTROLLED INTERSECTION WITH CLEAR PAINTED CUES MAXIMIZE SAFETY FOR ALL MODES & USERS
- TACTILE PAVING ON CURB RAMPs AND AUDIBLE PEDESTRIAN SIGNAL TO ACCOMMODATE THE VISUALLY IMPAIRED



DEDICATED BIKE LANE

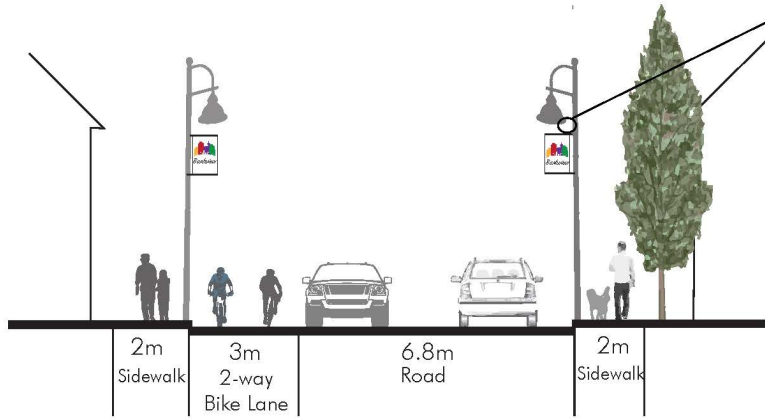
- DEDICATED, PAINTED BIKE LANE INCREASES SAFETY AND VISIBILITY FOR CYCLISTS



PROPOSED INTERVENTION AT THE INTERSECTION OF 21ST AVE & 16TH



PROPOSED INTERVENTION // SECTION



COMMUNITY IDENTIFICATION

- NEW LIGHTPOSTS WITH A HISTORICAL CHARACTER HIGHLIGHT BANKVIEW'S HISTORIC IDENTITY AND INCREASE LIGHTING
- INTERCHANGEABLE BANNERS ON LIGHT POSTS PROVIDE WAYFINDING AND SENSE OF COMMUNITY RECOGNITION



BANKVIEW COMPLETE STREETS GUIDE

GATEWAYS

Enhanced entrances that welcome and guide residents and visitors to the central focal points of the community

The Starbucks at the corner of 14 St and 25 Ave was identified as a community and social gathering space. Given that this Starbucks draws people into the community as a destination point, it acts as a gateway. The space created by the road closure on 25 Ave can be utilized to create a programmable space for visitors and residents. This will act as an entry point into the community that is visible from 14 St, a major thoroughfare and Main Street on the edge of the community. This space can be adapted to host a range of events and activities like additional seating for local businesses, farmers markets or pop-up events, while still acting as a gathering space on an everyday basis.

4 EXISTING CONDITION



4 PROPOSED INTERVENTION

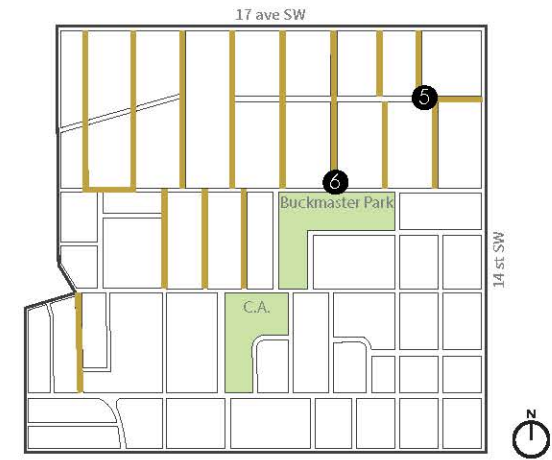


BANKVIEW COMPLETE STREETS GUIDE

FEATURE STREET

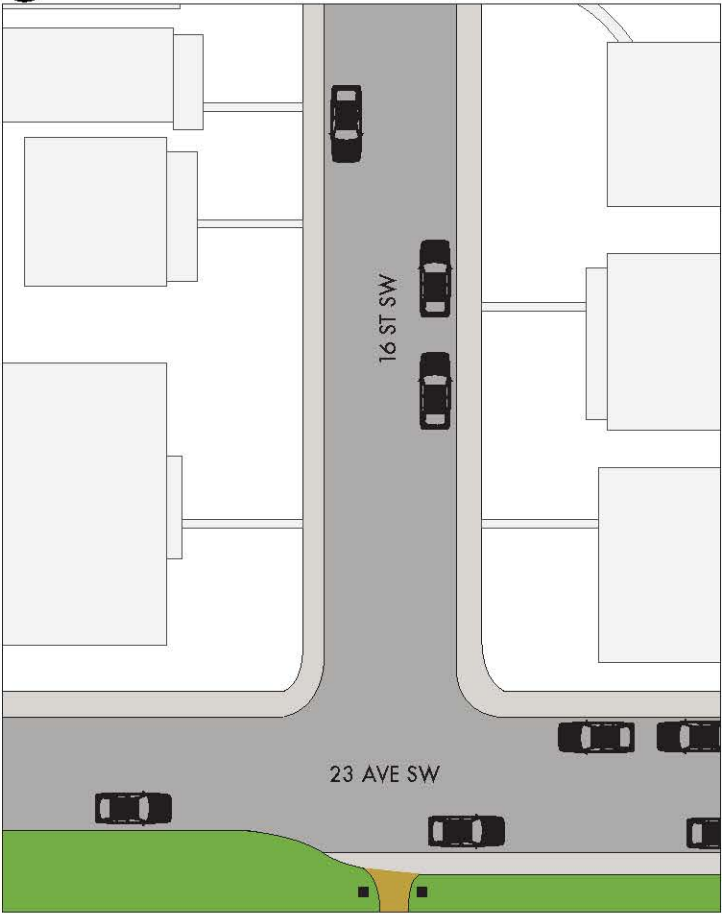
HAVE CENTURY OR ARCHITECTURALLY SIGNIFICANT HOMES THAT CONTRIBUTE THE IDENTITY AND CHARACTER OF THE COMMUNITY.

FEATURE STREET LOCATIONS

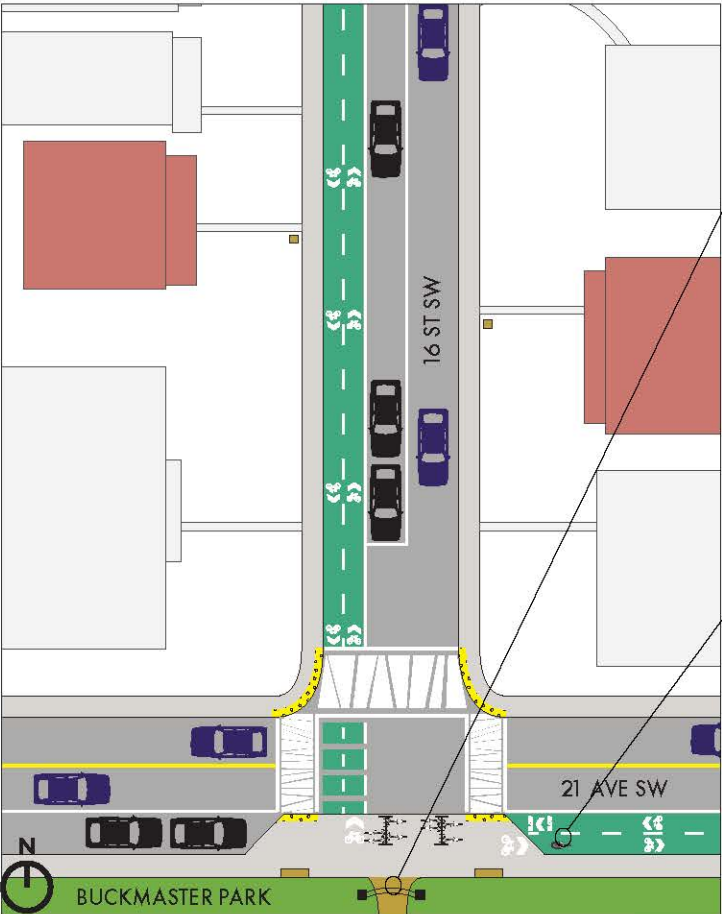


FEATURE STREETS AIM TO REINVIGORATE BANKVIEW’S TRUE IDENTITY BY ENHANCING THE BUILT ASSETS AND HERITAGE IN THE COMMUNITY. THEIR PURPOSE IS TO ACT AS VIBRANT AND WELCOMING STREETSCAPES WHILE RECOGNIZING AND SHOWCASING ARCHITECTURALLY SIGNIFICANT BUILDINGS AND OTHER FEATURES THAT MAKE BANKVIEW SO GREAT.

5 EXISTING CONDITION



5 PROPOSED INTERVENTION



14TH ST SW & 21ST AVE: PROPOSED AMENITY CHANGES

+4 GARBAGE CANS +2 PUBLIC BENCHES -37 STREET PARKING

BICYCLE PARKING

- BICYCLE STORAGE AT COMMUNITY FOCAL POINTS INCENTIVIZE ACTIVE AND MULTIMODAL TRANSPORTATION



DEDICATED BIKE LANE

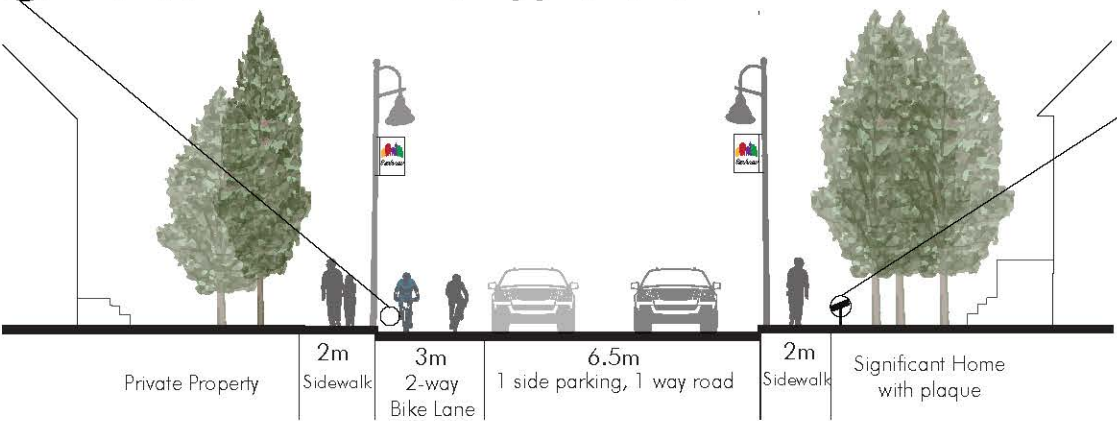
- DEDICATED, PAINTED BIKE LANE INCREASES SAFETY AND VISIBILITY FOR CYCLISTS



TRAFFIC CALMING

- LIMITING PARKING TO 1 SIDE OF THE ROAD AND DRIVING TO 1 LANE OF ONE-WAY TRAFFIC CONTRIBUTES TO SAFER ROAD CONDITIONS.

5 PROPOSED INTERVENTION // SECTION



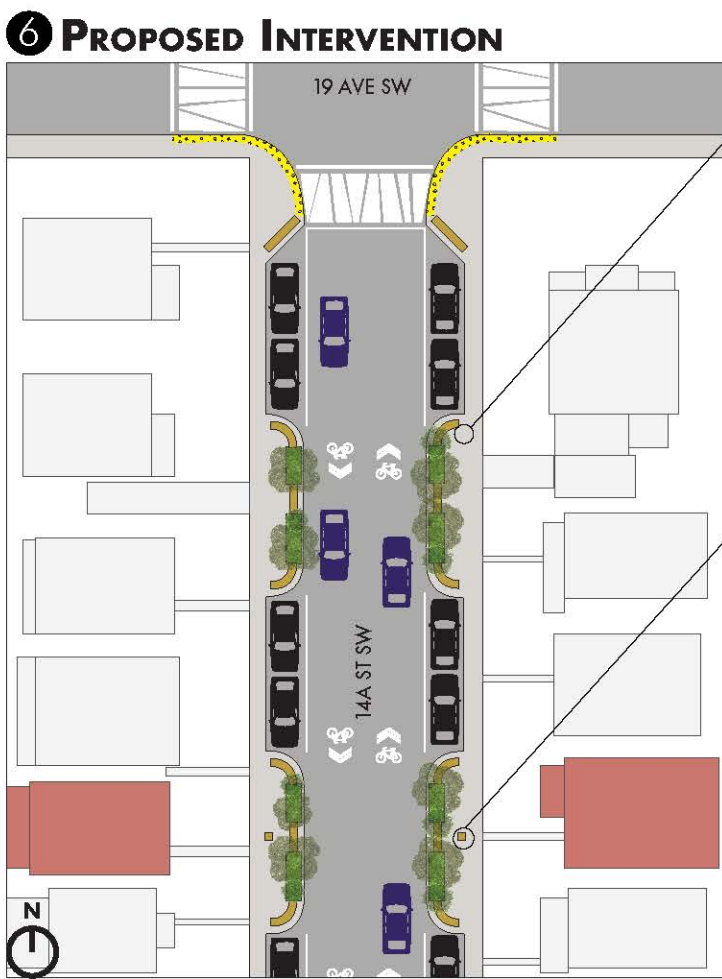
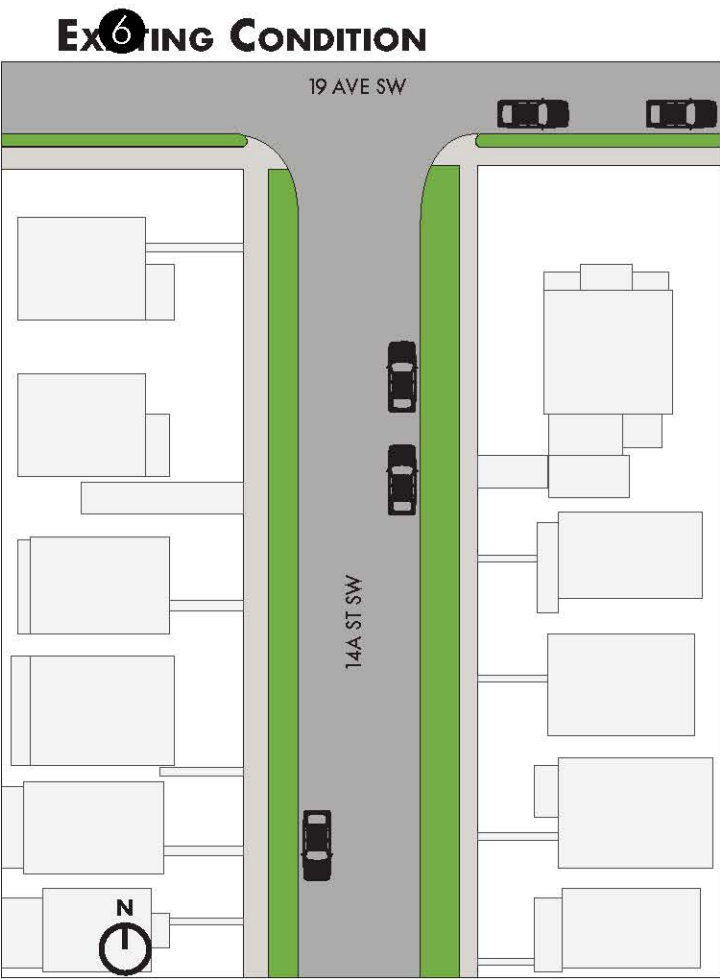
HERITAGE REFERENCING

- PLAQUES OUTSIDE OF HISTORICALLY/ARCHITECTURALLY SIGNIFICANT BUILDINGS HELP RESIDENTS AND VISITORS BETTER UNDERSTAND THEIR COMMUNITY



BANKVIEW COMPLETE STREETS GUIDE

FEATURE STREET HAVE CENTURY OR ARCHITECTURALLY SIGNIFICANT HOMES THAT CONTRIBUTE THE IDENTITY AND CHARACTER OF THE COMMUNITY.



ENHANCED TRAFFIC CALMING

- STREET BOULEVARDS ARE REPLACED WITH LIMITED STREET PARKING AND JUT-OUTS
- PROVIDE A SEATING AND SOCIALIZING SPACE AND PARTIALLY REPLACE THE ABUNDANCE OF SPACE TAKEN BY STREET PARKING
- INCREASES VISIBILITY FOR DRIVERS AND ENCOURAGES TRAFFIC TO SLOW DOWN
- ADDITIONAL SPACE IN THE ROAD ALLOWS FOR MULTIPLE MOBILITY OPTIONS

HERITAGE REFERENCING

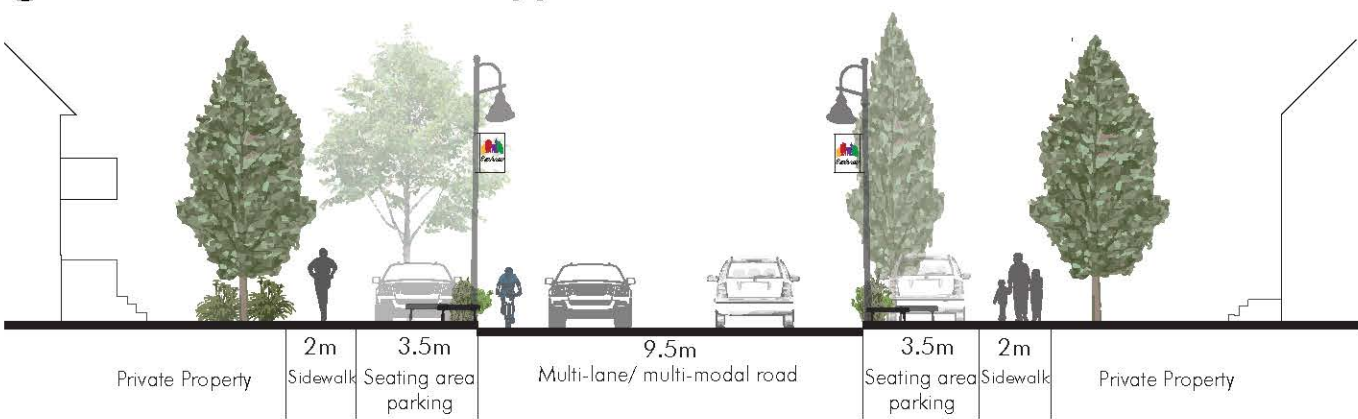
- ADDITION OF BENCHES, TREES AND SHRUBBERY
- PLAQUES OUTSIDE OF HISTORICALLY/ARCHITECTURALLY SIGNIFICANT BUILDINGS HELP RESIDENTS AND VISITORS BETTER UNDERSTAND THEIR COMMUNITY



PROPOSED INTERVENTION LOOKING NORTH UP 14A ST B/W 19TH AND 21ST AVES

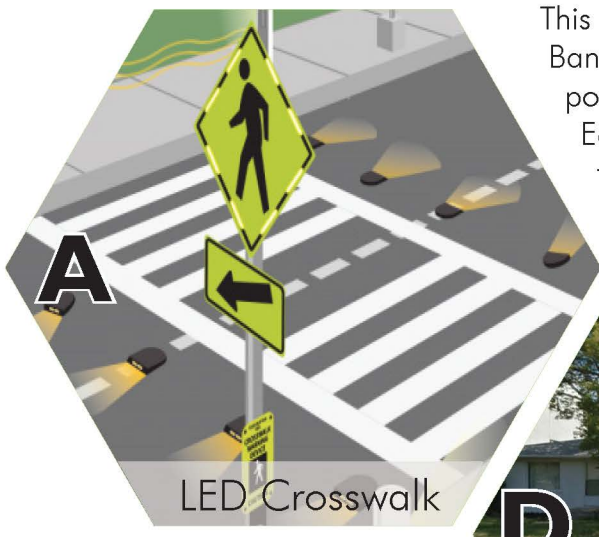
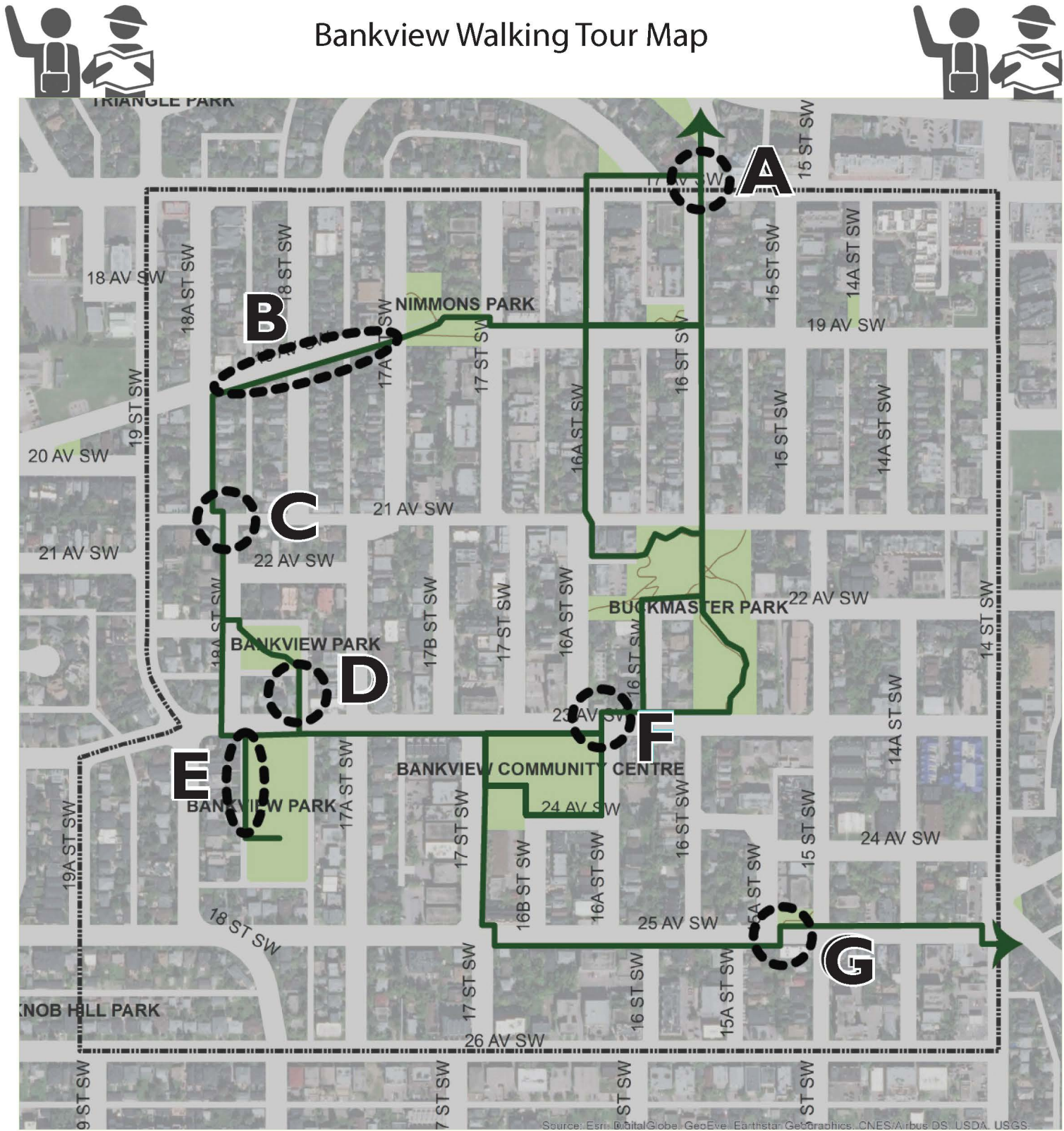


PROPOSED INTERVENTION // SECTION

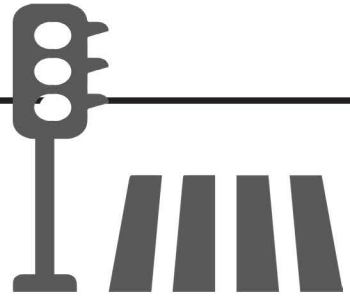
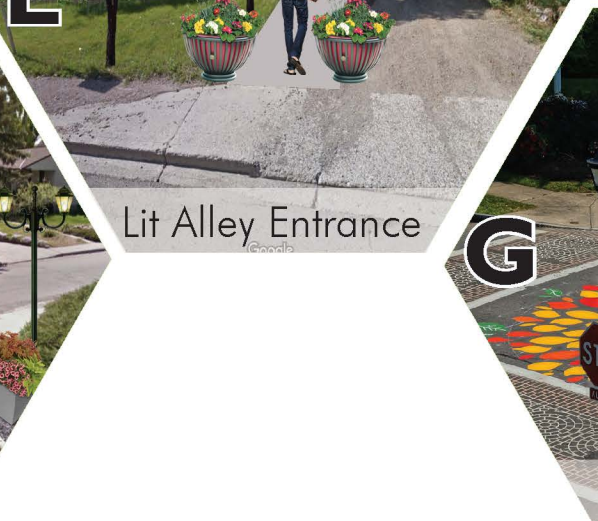
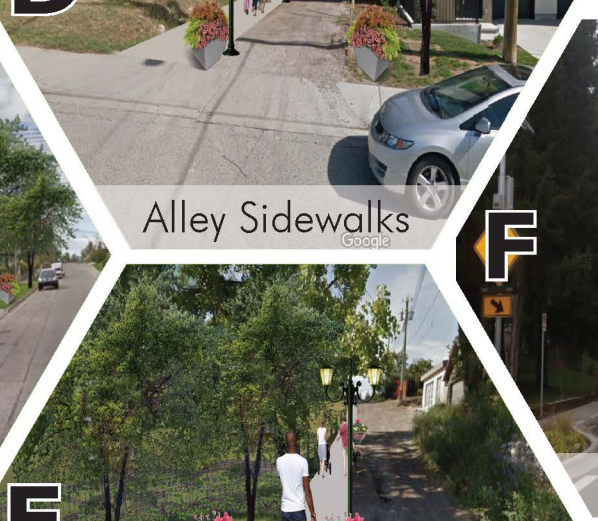


ACTIVATING LIFE OUTDOORS

WALKING TOUR SAFETY FEATURES



This Project aims to improve the safety of pedestrians as they explore Bankview. Renders are shown below to give visual inspiration to potential safety enhancements in identified areas along the route. Each render/precedent corresponds with identified locations on the walking tour map. Various ideas are shown that can be implemented in a relatively inexpensive manner. Each idea is only a typology and can be further altered. The intention is to improve the safety of pedestrians to encourage further outdoor exploration of the many sights and activities that Bankview has to offer. The complete 'Bankview Walking Tour Brochure' is accompanied with this book for further reference.



ACTIVATING LIFE OUTDOORS

PUBLIC ENGAGEMENT



- BANKVIEW DOG PARK**
- Fully enclosed fenced park with separate smaller and larger breed area
 - Clean up stations with garbage cans and disposable bags
 - Additional seating and agility dog obstacle course



- POCKET PARK**
- Additional seating
 - Improved site lines
 - Playground



- BANKVIEW PARK**
- Outdoor workout area
 - Spray park - summer
 - Curling and ice bowling rink -winter



- BUCKMASTER PARK**
- Lighting
 - BBQ pits - summer
 - Heating stations - winter
 - Spray park / patio - summer
 - Skating rink -winter

PRECEDENTS



Hugh Roger Dog Park
Whitefish, MT



Tin Can Curling
Edmonton, AB



BBQ Grill / Fire Pit
Wasatch County, UT



Sherbourne Park
Toronto, On



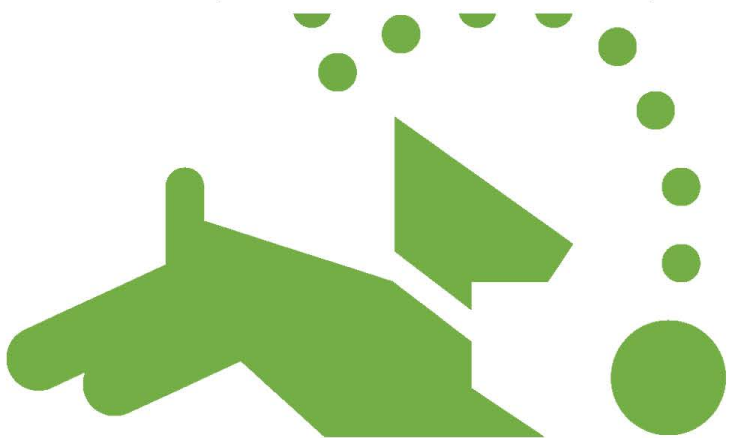
Sherbourne Park
Toronto, On



Willow Fence
England, UK

Park Improvements

BANKVIEW DOG PARK (23 AVE SW & 18A ST SW)



BANKVIEW PARK (18A ST SW & 21 AVE SW)

Spray Park -Summer



Buckmaster Park (21 Ave SW & 16 St SW)

Spray Park / Patio - Summer



POCKET PARK (16 ST SW & 19 AVE SW)



Curling / Ice bolwing - Winter



Skating Rink - Winter

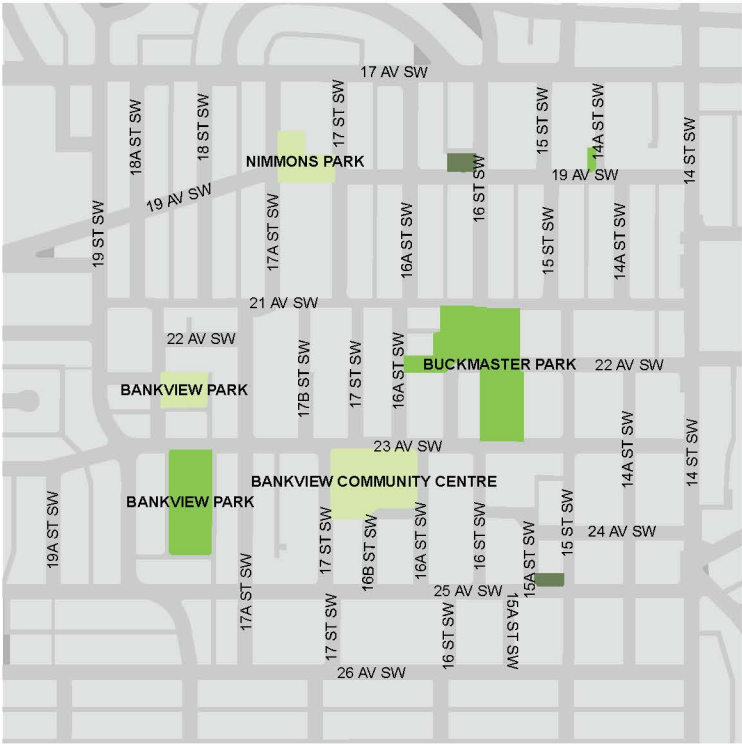
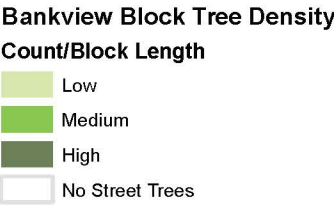


ACTIVATING LIFE OUTDOORS

BANKVIEW CITY TREE DENSITY:



Street tree distribution in Bankview is uneven, with a few blocks having many trees, while others have none. By populating the less-dense blocks with trees, the neighborhood as a whole can begin to receive the many benefits street trees offer, such as climate regulation, mental health improvement, better air quality, and create sense of place.



Parks and other greenspace provides some of the best growing conditions for urban trees. However, careful consideration should be taken in order to ensure they are integrated in a way that doesn't impede the many other functions these areas provide.



BEST USES OF AN URBAN FOREST:



23 Ave. SW X 18a St. SW - Facing East

23 Ave. SW OFFERS A UNIQUE OPPORTUNITY TO TAKE ADVANTAGE OF SOME OF THE BENEFITS A WELL-DEVELOPED URBAN FOREST HAS TO OFFER. LONG, STRAIGHT STREETS SUCH AS THIS CREATE VISUAL CORRIDORS THAT CAN BE ENHANCED BY PROVIDING A TREE CANOPY, DRAWING THE EYE FORWARD THROUGH A NATURAL, LUSH GREEN TREE TUNNEL. FURTHER BENEFITS INCLUDE TRAFFIC CALMING, AND PROVIDING A CENTER FOCAL POINT FOR THE COMMUNITY.



Populated by mature elm trees - Summer



23 Ave. SW X 14a St. SW - Facing North

ANOTHER BENEFIT OF A DEVELOPED URBAN FOREST IS THE OPPORTUNITY TO VISUALLY SOFTEN HARD, MORE DEVELOPED URBAN LANDSCAPES BY PROVIDING VISUAL SCREENING. DUE TO THE LARGE VARIETY OF CULTIVAR TREES AVAILABLE, SPECIES CAN BE SELECTED THAT HAVE PLEASING FALL COLOURS, AS PICTURED ABOVE, OR PROVIDE YEAR-ROUND INTEREST.



Populated by liquid amber trees - Fall

ACTIVATING LIFE OUTDOORS

IMPROVING THE URBAN FOREST IN PARKS:

Current State



Supplemented with Native Plant Species



Providing habitat diversity is a key component of creating a thriving urban forest. In the example to the left, the Bankview Dog Park is used to demonstrate how habitat diversity can be created in a relatively underutilized park space.

One of the major design flaws of this particular park is that it is comprised primarily of manicured grass, when in fact, given its use as a dog park, this is not necessary. Adding small clusters of native plants and natural structural components, such as fallen logs, can increase the habitat quality for many native flora and fauna, while also balancing the needs of dog walkers and their pets. The key to successful implementation lies in selecting the right plants for the environmental conditions present at the site, which can in turn be used to create a more interesting experience for park users. In this example, different plant communities were selected based on site characteristics, followed by the addition of a loop-trail which circumnavigates the site and skirts these communities. This enhances the recreation opportunities for the site while also providing visitors, with a more interesting experience, and enhancing habitat diversity -a key to creating a successful urban forest.

- Mixed Conifer-Deciduous Open, Manicured Parkland - Green Ash (*Fraxinus pennsylvanica*), White Spruce (*Picea glauca*), Ponderosa Pine (*Pinus ponderosa*), Poplar (*Populus spp.*), Choke Cherry (*Prunus virginiana*) & Common Lilac (*Syringa vulgaris*)
- Sun - Common Wild Rose (*Rosa woodsii*), Prickly Rose (*Rosa acicularis*), Gooseberry (*Ribes oxycanthoides*) Choke Cherry (*Prunus virginiana*), Silverberry (*Elaeagnus commutata*) & Saskatoon berry (*Amelanchier alnifolia*) shrub thicket
- Areas for Added Structure - Rock clusters/piles and fallen logs
- Dog walking loop trail
- Open Areas - Rough Fescue (*Festuca altaica*), Tufted Hairgrass (*Deschampsia cespitosa*), Hairy Wildrye (*Leymus innovatus*), Prairie Rose (*Rosa arkansana*), Blanket Flower (*Gaillardia aristata*), Yellow Prairie Violet (*Viola nuttallii*) & Golden Bean (*Thermopsis rhombifolia*)
- Shade - Common Juniper (*Juniperus communis*), Snowberry (*Symphoricarpus albus*), Elderberry (*Sambucus racemosa*) & Canada Buffaloberry (*Shepherdia canadensis*) Shrub Thicket
- Moist Soil - Diamond Willow (*Salix bebbiana*), Grey Leaf Willow (*Salix glauca*), Hoary Willow (*Salix candida*), Pussy Willow (*Salix discolor*) & Red Twig Dogwood (*Cornus sericea*) Shrub Thicket

@ H.O.M.E. IN BANKVIEW HOME OWNERSHIP MADE EQUITABLE

PROJECT GOAL

Identify housing options that meet the community’s future needs while creating continuity with existing housing diversity and historical value of century homes.

OBJECTIVES



ATTRACT FAMILIES



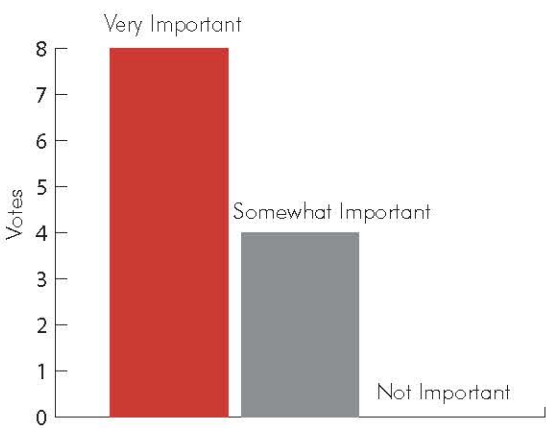
BOOST HOMEOWNERSHIP



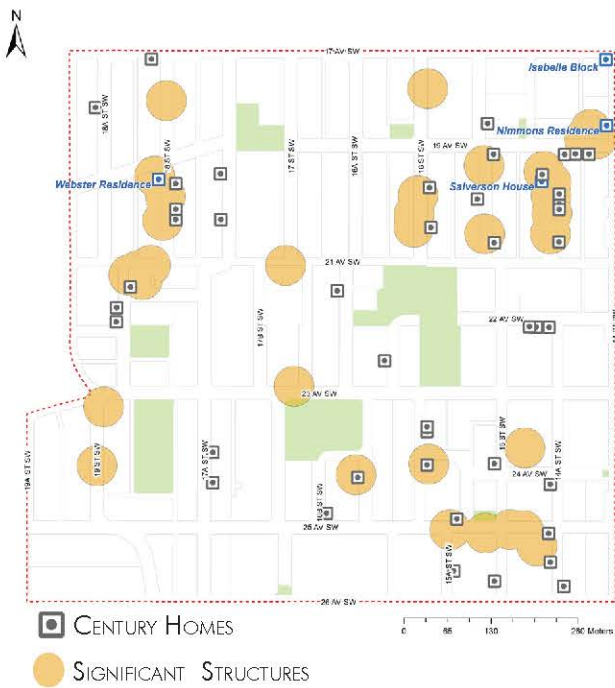
COMPLEMENT CHARACTER

WORKSHOP RESULTS

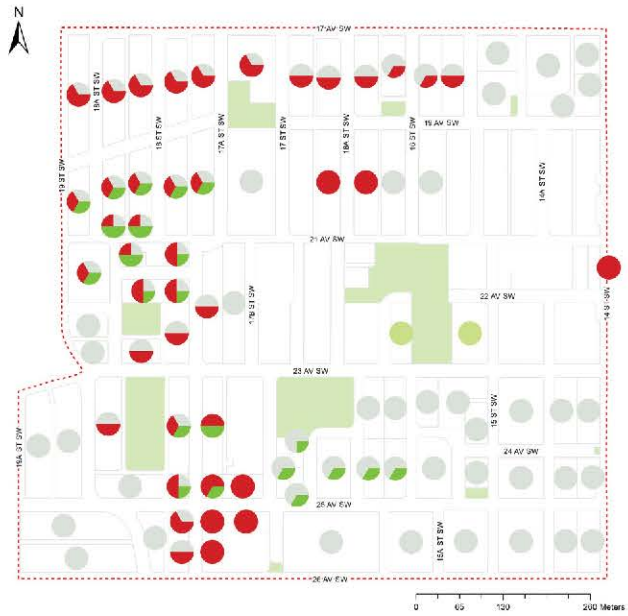
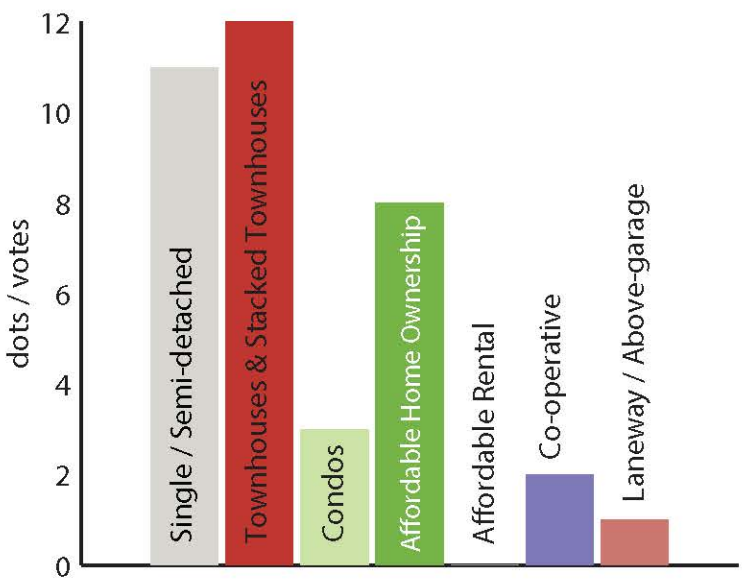
How important is historic housing in Bankview?



- Participants value well-maintained historic homes, disrepair is a concern.
- Many participants really value the eclectic mix of housing in Bankview but noted that it can be a problem if a historic home becomes surrounded by high density housing.



What types of housing will be needed to meet the needs of Bankview over the next 15 years?



- Higher densities supported at ends of blocks, rather than centres,
- Desire for western edge of Bankview to be maintained as low-density,
- Don't want views obstructed by infill,
- Appreciation for the mix of housing in Bankview,
- Desire to support aging in place, options for families and promote socializing

eclectic.mix
sensitive.infill
community
families
viewlinesocial
well.maintained
aging.in.place



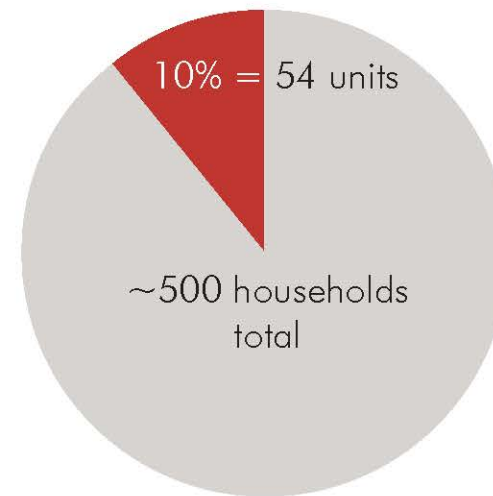
@ H.O.M.E. IN BANKVIEW HOME OWNERSHIP MADE EQUITABLE

TARGET MARKET

Families with an annual income of \$60,000-\$90,000

Currently Bankview has 425 households in this income range

Over the next 15 years this is expected to grow by 15% to just under 500 households



CALGARY AREA PRECEDENTS



ATTAINABLE HOMES CALGARY CORPORATION

- Buffalo in Silverado, 2 & 3 bedroom townhomes built by Avi Urban, priced \$303,500 - \$314,325
- Maximum household income of \$80,000 - \$90,000
- Shared equity model
- Down payment assistance & home education requirement to qualify



HABITAT FOR HUMANITY OF SOUTHERN ALBERTA

- 73 Street NW, Calgary
- 6-plex in Bowness, 3-bedroom units, two accessible units,
- Targeted to families with children, earning \$37,000 - \$90,000,
- Families must contribute 500 hours of "sweat equity"
- Fundraising, financing, donated building materials



CANMORE COMMUNITY HOUSING CORPORATION

- Mineside Court, Canmore
- 17 stacked townhomes, 2 & 3 bedrooms, priced from \$231,750
- Maximum household income of \$133,700
- A formula is used to determine resale price and perpetuate affordability

@ H.O.M.E. In BANKVIEW HOME OWNERSHIP MADE EQUITABLE

PROJECT PROPOSAL

54 units of stacked town house affordable homeownership, across 3 sites in Bankview over the next 15 years.

SITE I - DEMONSTRATION SITE

1812-1824 23 AVE SW
AREA: 0.60 ACRES, UNITS: 18 (1200 SQ-FT)
ASSESSMENT 2017: \$ 2.3 M

COST ESTIMATION

| | |
|--|------------|
| LAND COST / UNIT | \$ 129,200 |
| CONSTRUCTION COST / UNIT @ \$160/SQ-FT | \$ 192,000 |
| UNDERGROUND PARKING COST / UNIT | \$ 50,000 |
| TOTAL COST / UNIT | \$ 377,200 |
| SUBSIDY REQUIRED / UNIT | \$ 50,000 |
| SALE PRICE / UNIT | \$ 321,200 |



PROJECT COST
\$ 7,129,080
(5% SOFT COST)



TOTAL SUBSIDY
REQUIRED
\$ 900,000

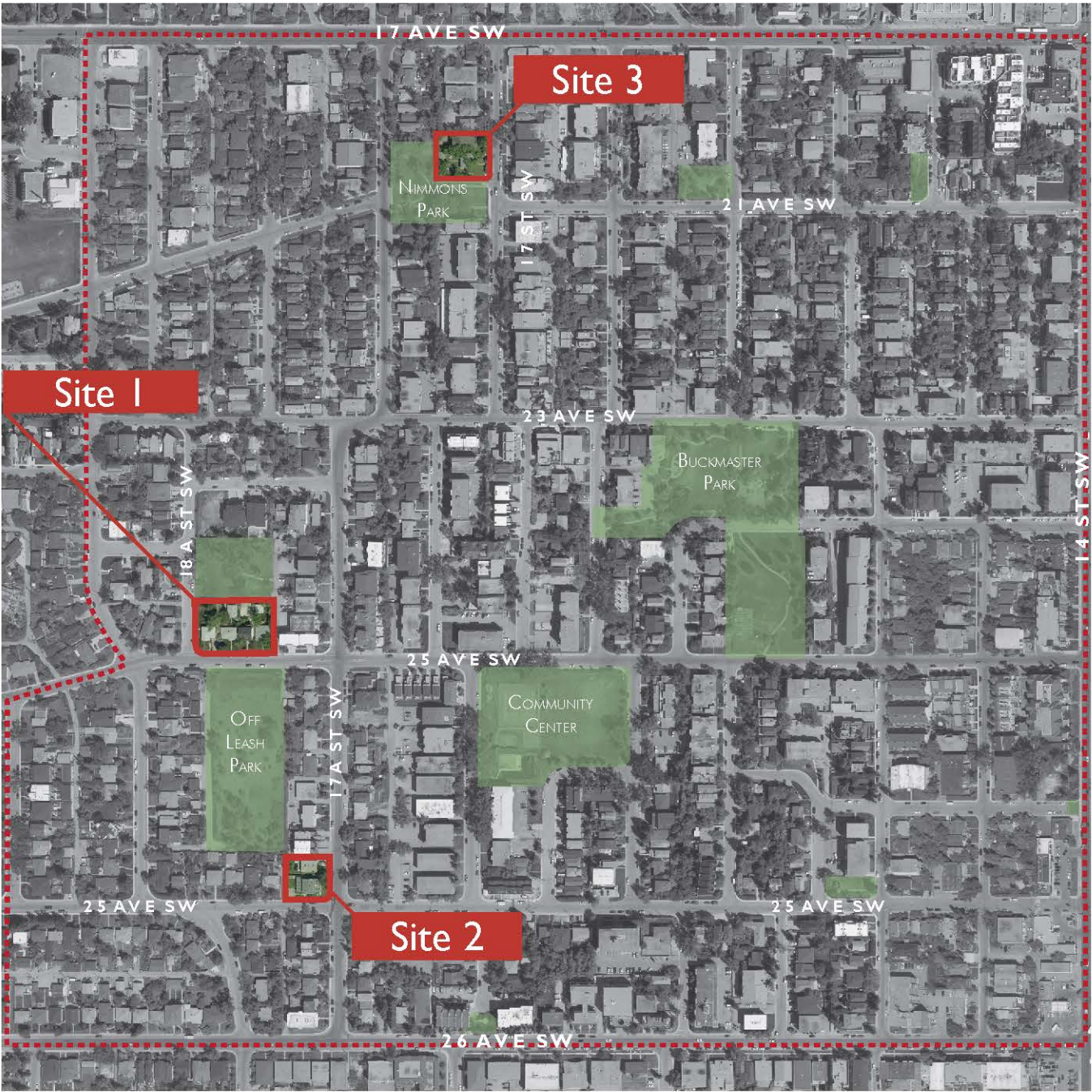


\$ 1,773
PER MONTH*

AFFORDABLE

HOMEOWNERSHIP MODEL

- Downpayment assistance would be provided to help households qualify for mortgages
- Homeownership education requirement
- Shared equity model such that when home is sold a portion is returned to program to fund more homes and ensure responsible use of subsidy funds
- Could be delivered by an existing affordable homeownership provider or a new entity could be created



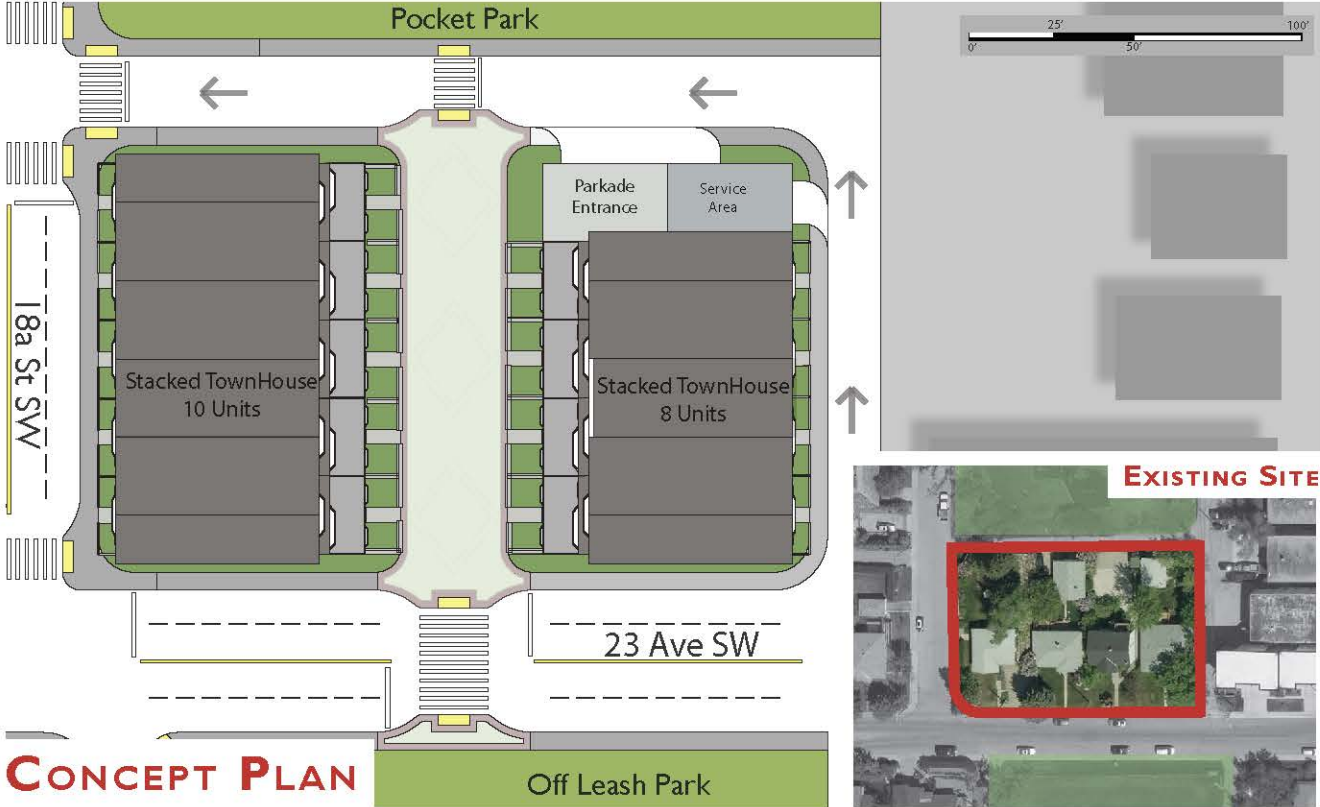
SITE 2

2519-2523 17A ST SW
AREA: 0.30 ACRES, UNITS: 16
ASSESSMENT 2017: \$ 1.4 M

SITE 3

2519-2523 17 ST SW
AREA: 0.40 ACRES, UNITS: 20
ASSESSMENT 2017: \$ 2.3 M

@ H.O.M.E. IN BANKVIEW HOME OWNERSHIP MADE EQUITABLE



CREATING NEW PLACES TO SUPPORT SOCIAL CONNECTIONS

ACTIVATING SOCIAL LIFE IN LOST SPACES

1 INTRODUCTION

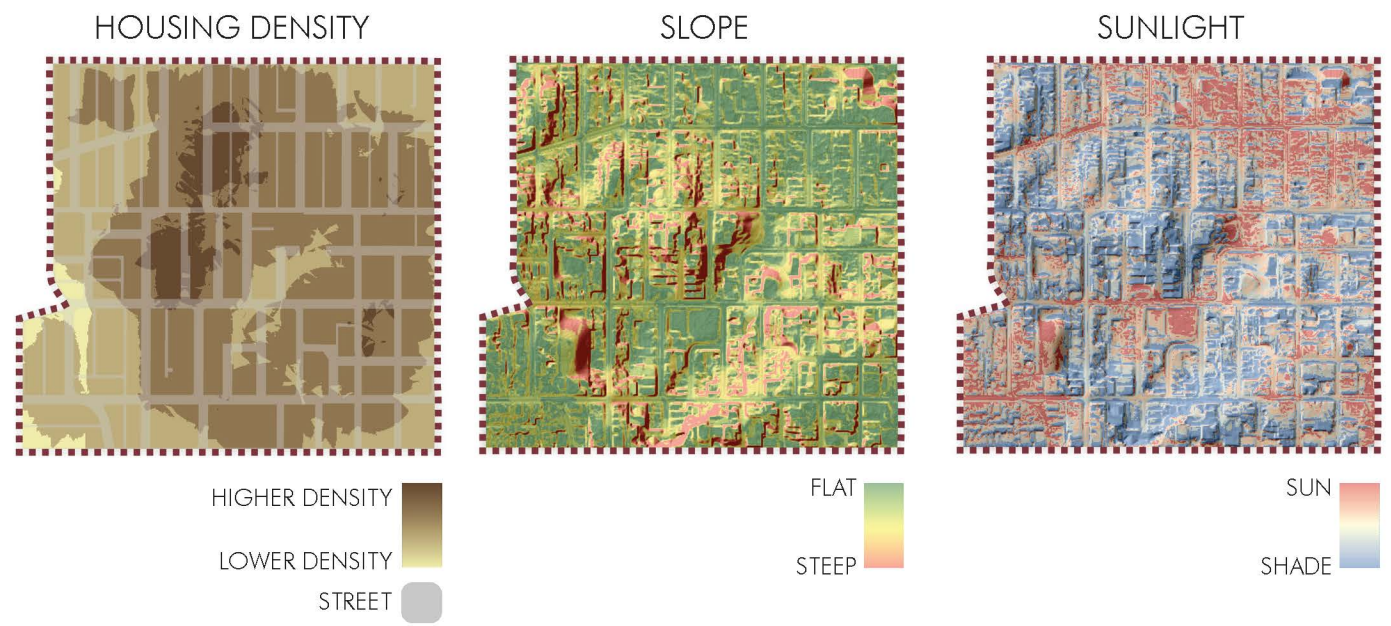
There are a number of ‘lost’ spaces in Bankview that can be enhanced through physical design to encourage all-season social interaction at the block scale. The objective of this project will be to identify small scale opportunities for designing public spaces that are safe, inviting, socially interactive, and accessible within Bankview. Physical spaces that provide opportunities for Bankview residents to informally meet and interact are an important part of encouraging a sense of community.

Currently, there is a lack of street amenities in Bankview, missing sidewalk connections and no clear meeting spots at the block scale. The project team identified six street intersections and one pocket parks during the site analysis and subsequent site visits that could be potentially redesigned for residential social interaction, in keeping with community character.

2 SITE ANALYSIS

The project team conducted a suitability analysis exercise by computing three geographic criteria on a map. The purpose of this exercise was to equip the project team with a better understanding of which areas were more suitable for redesign prior to conducting a site visit. The three criteria chosen were housing density, solar exposure, and slope. The rationale for each selection is as follows:

1. Housing density: The more dwelling units in an area, the higher the potential for pedestrian traffic in the area, thus increasing traffic to the site.
2. Solar exposure: The more sunlight the area receives, the more people will visit the area.
3. Slope: Flatter areas are generally safer for people of all ages and different mobility needs.



3 SITE ANALYSIS RESULT

Each of these criteria were given a weight in the suitability mapping analysis. Housing density was assigned a value of 60%, solar exposure was assigned a value of 20% and slope was assigned a value of 20%.

The suitability analysis map (to the right) provides a general overview of suitable areas for site redesigns. The areas shaded in red are suitable for redesign, and areas shaded in darker red are more suitable for design.



4 SITE VISIT

During the site visit, the project team visited the red and darker red areas on the suitability analysis map. The site visit was also conducted during a period of heavy snowfall, allowing the team to use snow (and the lack thereof) to measure vehicle traffic patterns on street intersections. If the road was grey, then there was regular traffic use; if there was leftover snow covering the roads, that meant that vehicles did not use that area of the intersection. Leftover snow was generally discovered on the corner of large street intersections. The project team discovered six areas of street intersections for potential site redesign. The results are as follows:

15 St + 19 Ave SW

15 St + 24 Ave SW

18 St + 19 Ave SW

17A St + 21 Ave SW

18 St + 25 Ave SW

16 St + 24 Ave SW

The pocket park (above) at 18A Street and 22 Avenue SW was also identified. While the park was not a part of the intersection analysis, it was identified as “more suitable” for redesign in the mapping analysis. Upon visiting the site, the project team saw a large potential for redesigning this lost space.

CREATING NEW PLACES TO SUPPORT SOCIAL CONNECTIONS

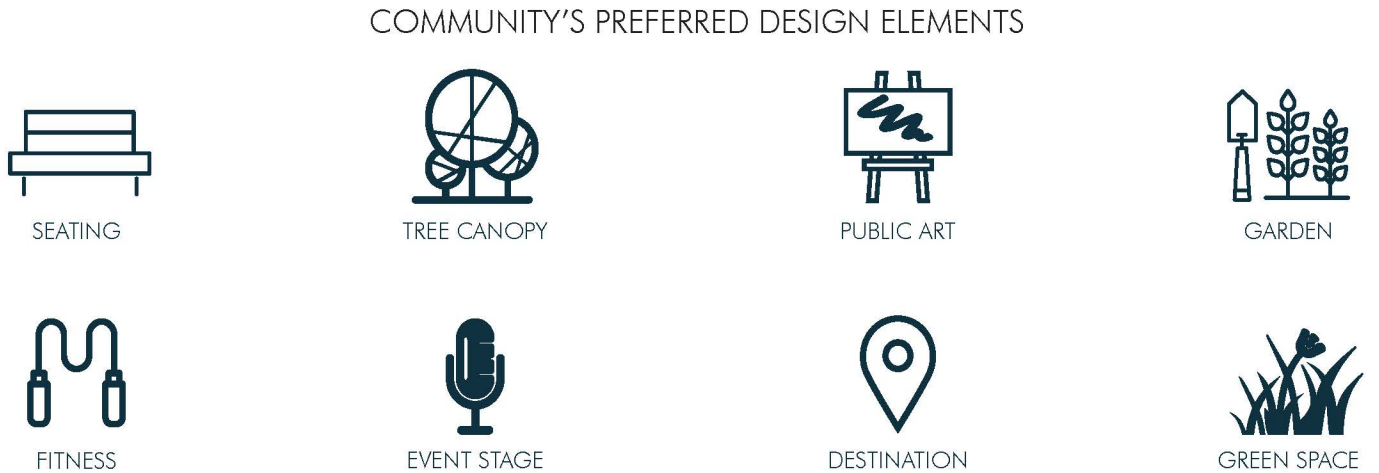
ACTIVATING SOCIAL LIFE IN LOST SPACES

5 COMMUNITY WORKSHOP

During the community workshop, the project team asked the community members to prioritize their preference for site redesigns and design elements that they wanted to see in the site redesigns. The community prioritized the following sites:



Participants were asked to choose their favourite design inspirations and explain what they liked. The top three design inspirations are captured below, along with the community's preferred design elements.



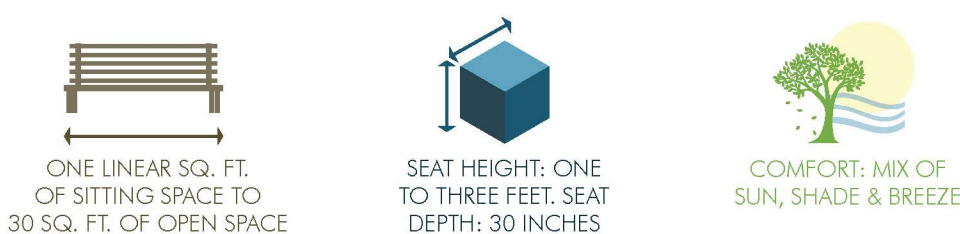
6 URBAN DESIGN THEORIES

The design elements chosen by the community are also grounded in urban design theories of Jan Gehl and William Whyte. Both Gehl and Whyte identified 'self-congestion' as a sign of a successful urban space because the more people gather to 'congest' a space, the more vibrant the space becomes. William Whyte once said, "What attracts people most, it would appear, is more people." The guiding principle for the project team's site redesign was to create new places that would "attract more people."

WAYS TO ENHANCE SOCIAL CONTACT JAN GEHL



WAYS TO ENHANCE SMALL URBAN SPACES WILLIAM WHYTE



CREATING NEW PLACES TO SUPPORT SOCIAL CONNECTIONS

REDESIGN SCULPTURE GARDEN

EXISTING SITE PARK 18A St + 22 Ave SW PROPOSED REDESIGN



SEATING



TREE CANOPY



PUBLIC ART



GARDEN



FITNESS



EVENT STAGE



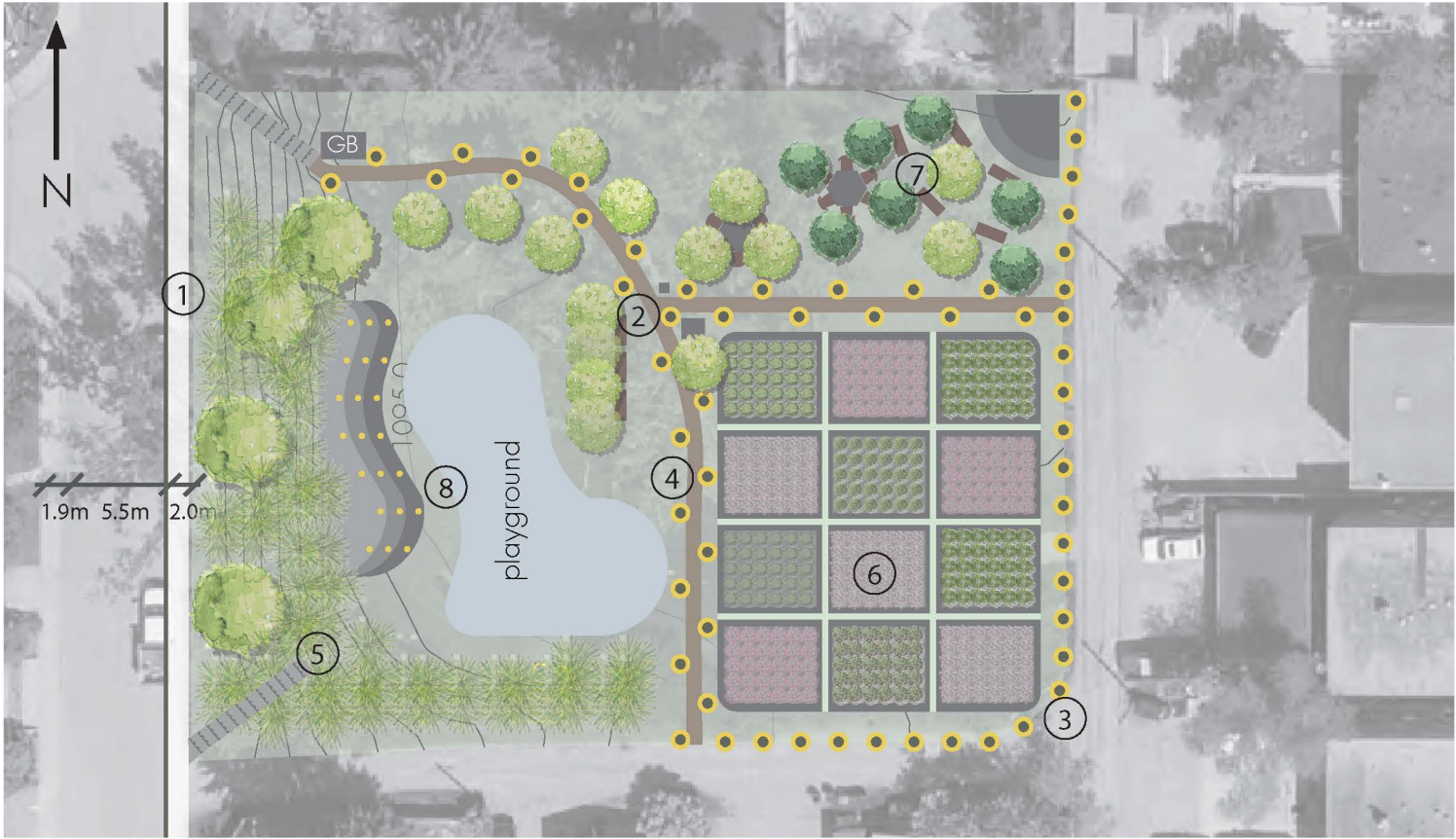
DESTINATION



GREEN SPACE



- Lack of sidewalk limits park's accessibility to pedestrians.
- Adjacent to two back lanes, which further limits pedestrian access.
- Large trees on west side of park prevent park from being seen.
- Large "wasted" space that does not encourage a variety of activities.
- Lack of amenities, (e.g. benches, lights), discouraging people from using the site.
- Wired fence around park boundary unappealing and uninviting.



- ① Two metre wide lane separator to introduce sidewalk on park's west side.
- ② Internal path redirected to create three compact and separate spaces.
- ③ Light bollards around boundary to increase visibility and safety.
- ④ Light bollards along internal path to increase visibility and safety.
- ⑤ New stairs in the south-west corner to facilitate additional pedestrian access.
- ⑥ Community garden to support community involvement and urban farming.
- ⑦ Picnic area and staging platform to support event/fitness programs. More trees for shade and breeze. More benches, chairs and tables for picnic.
- ⑧ Playground reorganized and sculpture terrace installed to support public art. More benches to increase sitting area, and more trees for shades.

East-West CROSS SECTION



CREATING NEW PLACES TO SUPPORT SOCIAL CONNECTIONS

REDESIGN STREET PLAZA



DESTINATION



SEATING

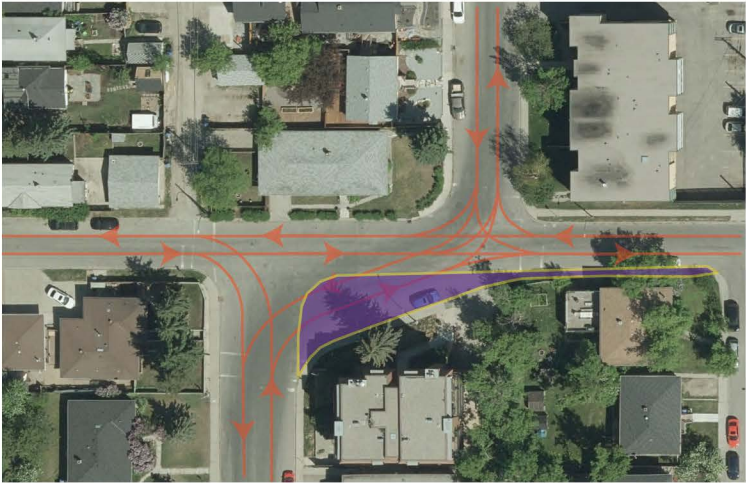


TREE CANOPY



PUBLIC ART

EXISTING SITE 17A St + 21 Ave SW



4-WAY STOP; EXTRA-LARGE INTERSECTION

- Sidewalk ends abruptly on both sides of 21 Ave.
- Six parking spaces within the intersection complicate the sight lines.
- Unsafe for pedestrians due to missing sidewalks and large crossing distances.
- No clear understanding of where vehicles should be in terms of lane position.
- Red arrows indicate existing traffic flow.

PROPOSED REDESIGN

- ① New crosswalk to access the "Street Plaza" and improve pedestrian safety.
- ② Extended sidewalk to accommodate pedestrian traffic and improve safety.
- ③ Lower street furniture and planters for a clear line of sight.
- ④ Movable seating and furniture allows for spaces to be customized depending on season and desired use.
- ⑤ New street trees to complement the existing urban forest.
- ⑥ Painted pavement can be realized as a community project, encouraging artistic talent and building community spirit.
- ⑦ Way-finding sculpture promotes community pride.
- ⑧ Gathering spaces are accessible and open to the neighbours and passersby.



CREATING NEW PLACES TO SUPPORT SOCIAL CONNECTIONS

REDESIGN CORNER GARDEN



EXISTING SITE 16 St + 24 Ave SW



2 ONE-WAY STREETS; T-INTERSECTION

- Steep slope downhill West on 24 Ave.
- Missing sidewalk - South side of 24 Ave.
- Only one possible turn manoeuvre means a vehicle needs less space than an intersection of two-way streets.
- “No-Parking” restriction on 24 Ave, thus cars veer close to the curb leaving unused space.
- Red arrows indicate existing traffic flow.

PROPOSED REDESIGN

- ① Reclaimed road space will not impact vehicle movement.
- ② Lower street furniture and a planter for a clear line of sight.
- ③ Extended sidewalk on the South side of the 24 Ave to accommodate pedestrians.
- ④ Shorter crossing distance for pedestrian safety.
- ⑤ Way-finding sculpture promotes community pride.
- ⑥ Intimate space with seating and a small garden is accessible and open to the neighbours and passersby.




CREATING NEW PLACES TO SUPPORT SOCIAL CONNECTIONS

REDESIGN **INSPIRED BREAK**



SEATING



GREEN SPACE

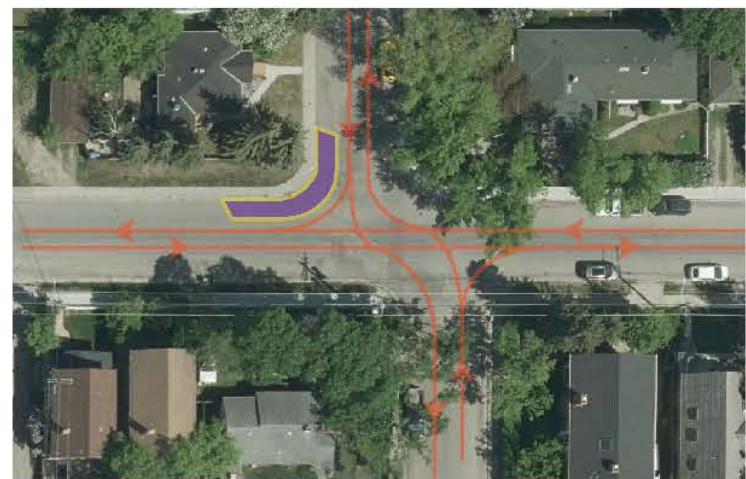


TREE CANOPY



PUBLIC ART

EXISTING SITE 15 St + 19 Ave SW



LARGE INTERSECTION

- Staggered intersection with extra space.
- Difficult to cross 19 Ave.
- Parking only by permit.
- Red arrows indicate existing traffic flow.

PROPOSED REDESIGN

- ① New crosswalk improves pedestrian safety, especially the 19Ave crossing.
- ② Lower street furniture and planters for a clear line of sight.
- ③ New street trees complement the existing urban forest.
- ④ Painted pavement can be realized as a community project, encouraging artistic talent and building community spirit.
- ⑤ Way-finding sculpture promotes community pride.
- ⑥ Curb extension accommodates pedestrian traffic, encourages social interaction and improves safety.



CREATING A COMMUNITY FESTIVAL SPACE

PROJECT PROPOSAL

Aimed at promoting community identity, the project researched how to create a community festival space in the existing open spaces. The goal is to strengthen community vitality, reinforce social connectivity, and enrich all-season community life by creating unique winter community festival space in Bankview.

Five key observations guided this project:

- Topographic diversity- creates view opportunities and landscape variety for outdoor activities;
- High density residential use-need for outdoor amenity space;
- Demographic diversity-opportunities for social interactions;
- Scattered small pieces of open space with very little to no activity programing;
- Opportunities for strengthen community identity.

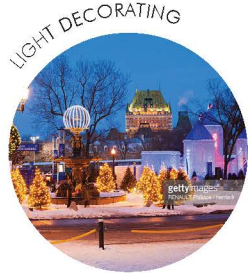
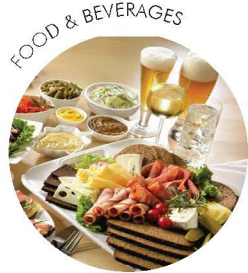
COMMUNITY WORKSHOP

During the community workshop participants were asked to express the winter activities that would be welcomed by community residents and identify sites among the open spaces that would be preferred for a winter community festival.

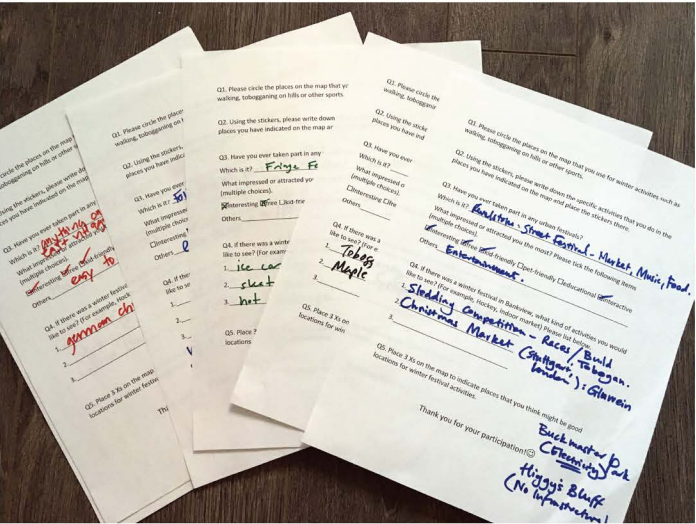
Markets, food and beverages, skating, a toboggan slide, music, ice and snow sculptures, fire pits and light decorating, were identified as the most popular activities that could be included in a fesiel.

Buckmaster Park and Community Association Parcel are the most preferred locations to hold the winter festivals.

A1/ Preferred activities identified



Q1/ What are the preferred activities?



PUBLIC ENGAGEMENT QUESTIONNAIRE

Q2/ What are the preferred locations?



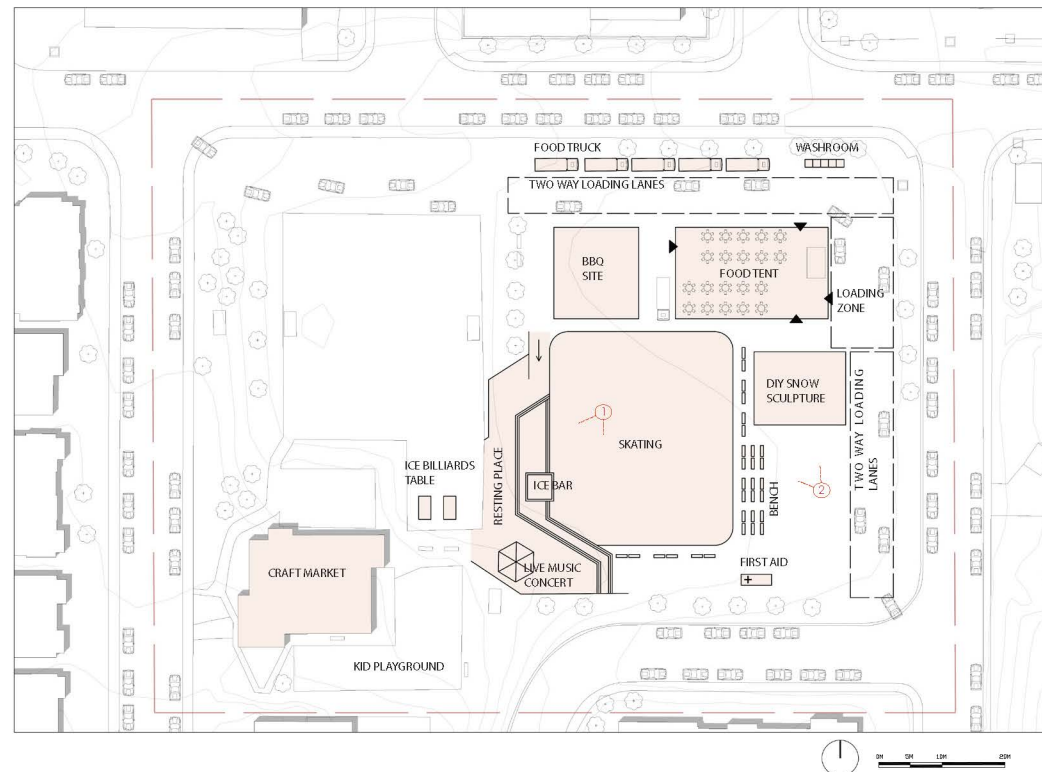
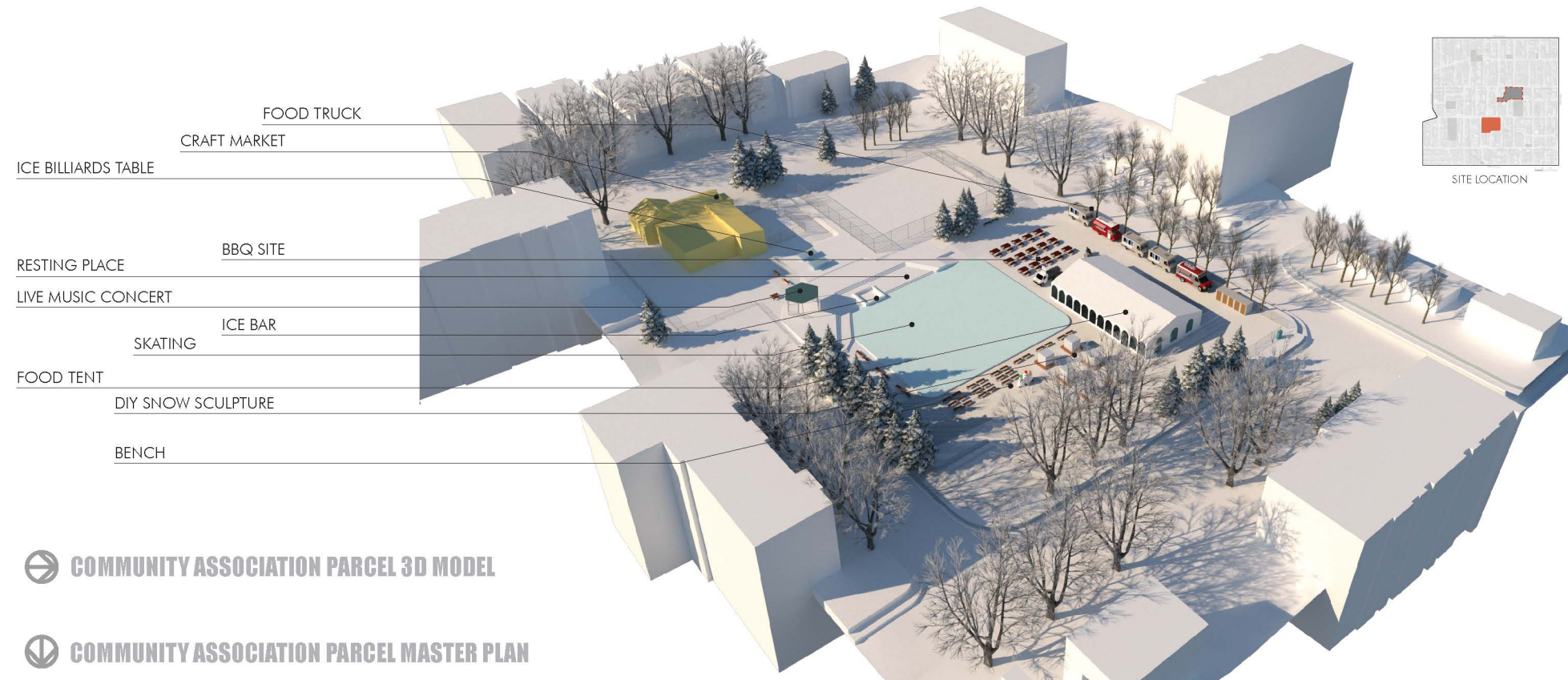
ACTIVITIES AND FESTIVAL LOCATION SUGGESTIONS

A2/ Preferred sites identified



Image sources of this part see 'Image Credit'.

PHYSICAL PLANNING SITE | COMMUNITY ASSOCIATION PARCEL



Using the information from the community workshop, physical plans for the preferred activities on the identified sites were created.

As the Community Association Parcel is relatively open and flat, it is planned to be the focal point of the winter festival during the daytime. With the community center infrastructure (including a nearby kid playground and small pavilion), the planning decision is to arrange skating, live music concerts, an ice bar, craft markets (homemade handcrafted and second-hand goods), DIY snow sculptures, BBQ and a food tent⁴ as well as food trucks. The day's events are planned to create a festive and vivid community atmosphere.

4.Services available:
Tent rental: <http://www.goodtimepartyrentals.com/>
Generator rental: https://www.finning.com/en_CA/services/rentals/finning-rental-power/products/generator-rentals.html
LED trees: https://ca.dhgate.com/product/1-5m-1-8m-2m-shiny-led-cherry-blossom-christmas/407455435.html?utm_source=pla&utm_medium=GMC&utm_campaign=yizaigang1988&utm_term=407455435&fbclid=IwAR19029%7cGMC%7c912767178%7cpla%7cvizaigana1988%7cCA%7c019029001%7cc%7c%7c2%7c

CREATE COMMUNITY FESTIVAL SPACE

PHYSICAL PLANNING SITE II BUCKMASTER PARK

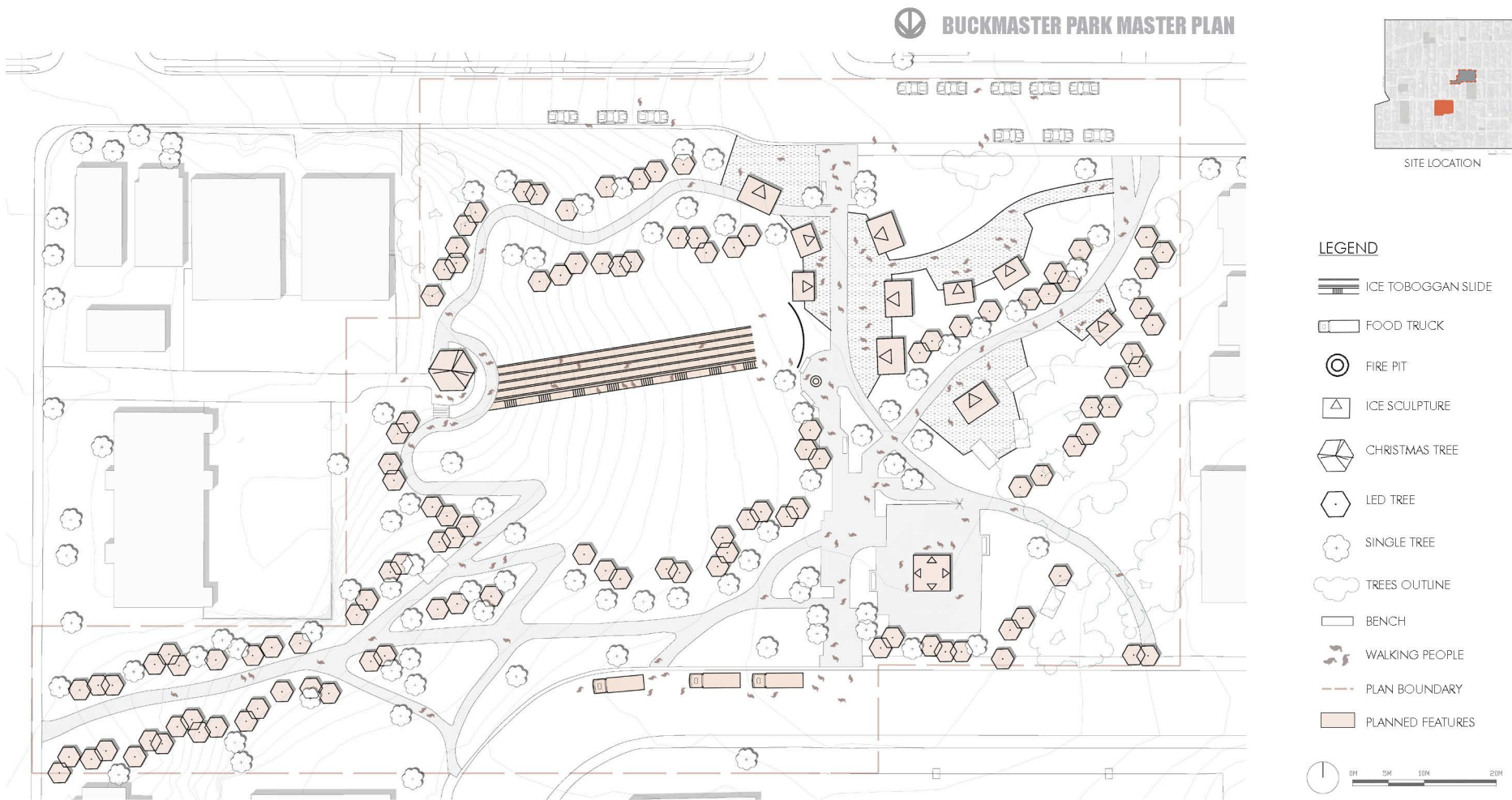
In contrast, due to the topography and vegetation characteristics of Buckmaster Park, the planning decision at this location is to arrange ice sculptures, ice toboggan slides and colored light decorating (lights and LED trees). To create a mysterious atmosphere of Ice Fantasy Forest, the plan is to arrange nighttime activities in the park.

Logistics and infrastructure are preliminarily considered, especially electricity supply for Buckmaster Park, which needs independent generators rented to run the LED trees and the lights for the ice sculptures as well as the ice toboggan slide.

The winter festival of this project scheme will last 3 days (ideally, it will take place after the Christmas vacation, on a long weekend), prioritizing the residents of Bankview but not excluding visitors from surrounding communities. Although the event is short, hopefully, it will explore the best way to provide residents a good experience of festival spaces and diversified social opportunities as well as to explore a way for the year-round usage of community amenity spaces.

IMAGE CREDIT

- 1/http://www.to.ran.it.com/wp-content/uploads/2014/12/sapporo_snow_festival_5311_03.jpg
- 2/http://www.nationalgeographic.com.es/viajes/cinco-destinos-donde-disfrutar-de-la-navidad-lejos-de-casa_8797/1
- 3/<https://www.gettyimages.co.uk/detail/photo/group-of-people-walking-by-snow-sculpture-high-res-stock-photography/177798938>
- 4/<http://ottawacitizen.com/news/local-news/winterlude-kicks-off-40th-year-this-weekend-heres-what-you-need-to-know>
- 5/<http://festivalcharleston.com/artfairs>
- 6/<http://nminoticias.ca/2016/12/16/patinar-sobre-hielo-pista-natrel-viejo-puerto-montreal/>
- 7/<http://www.mmeinsouth.com/entertainment/live-music.html>
- 8/<https://www.thefirepitstore.com/blog/4-ideas-for-using-your-fire-pit-during-the-winter/>
- 9/<http://cuscconoticias.pe/05-08-2014/turismo-gastronomico-7-tipos-para-disfrutarlo>
- 10/<https://wtop.com/christmas-news/2017/11/national-christmas-tree-lighting-2017-photos/slide/1/>
- 11/<https://www.enchantedtrees.co.uk/pages/gallery>
- 12/<https://www.zicasso.com/luxury-vacation-japan-tours/sapporo-snow-festival>
- 13/https://www.tripadvisor.com/LocationPhotoDirectLink-g60826-d26893371-Fairbanks_Alaska.html
- 14/<https://www.cbsnews.com/pictures/world-ice-art-championships-2015/>
- 15/<http://fm.kuac.org/post/reorganized-ice-alaska-scrabbles-stage-alternative-world-ice-art-championship>
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- 18/<http://www.terragalleria.com/blog/world-ice-art-championship/>
- 19/<http://waco.recurvewow.pw/chill-discount-tickets/17-50-tickets-to-chill-2015-at-the-in.html>
- 20/<http://www.trailmixedmemories.com/2012/12/a-great-new-holiday-tradition-chill.html>



BANKVIEW COMMUNITY CENTER REVITALIZATION

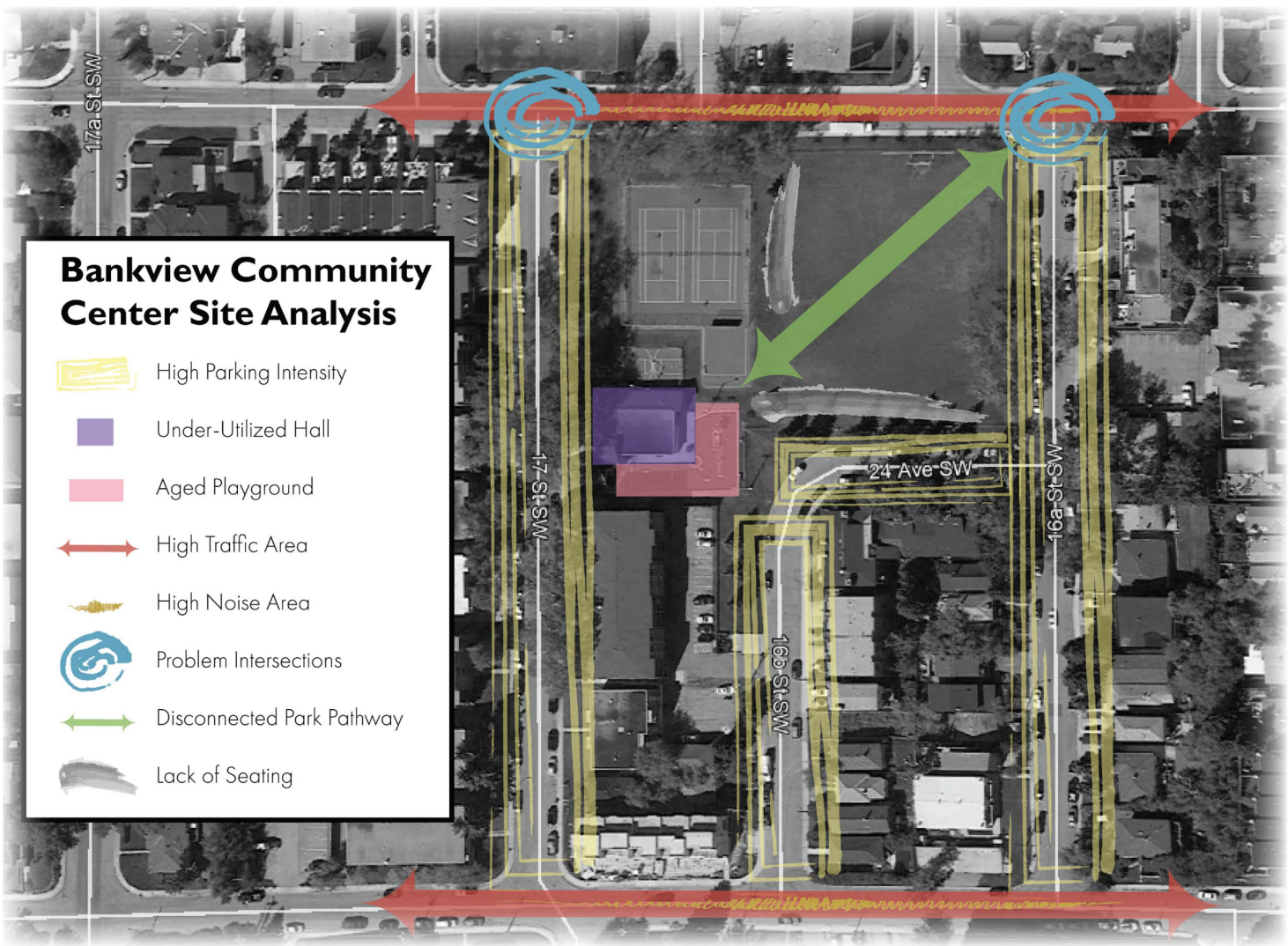
Community Workshop Results

What can this project offer?

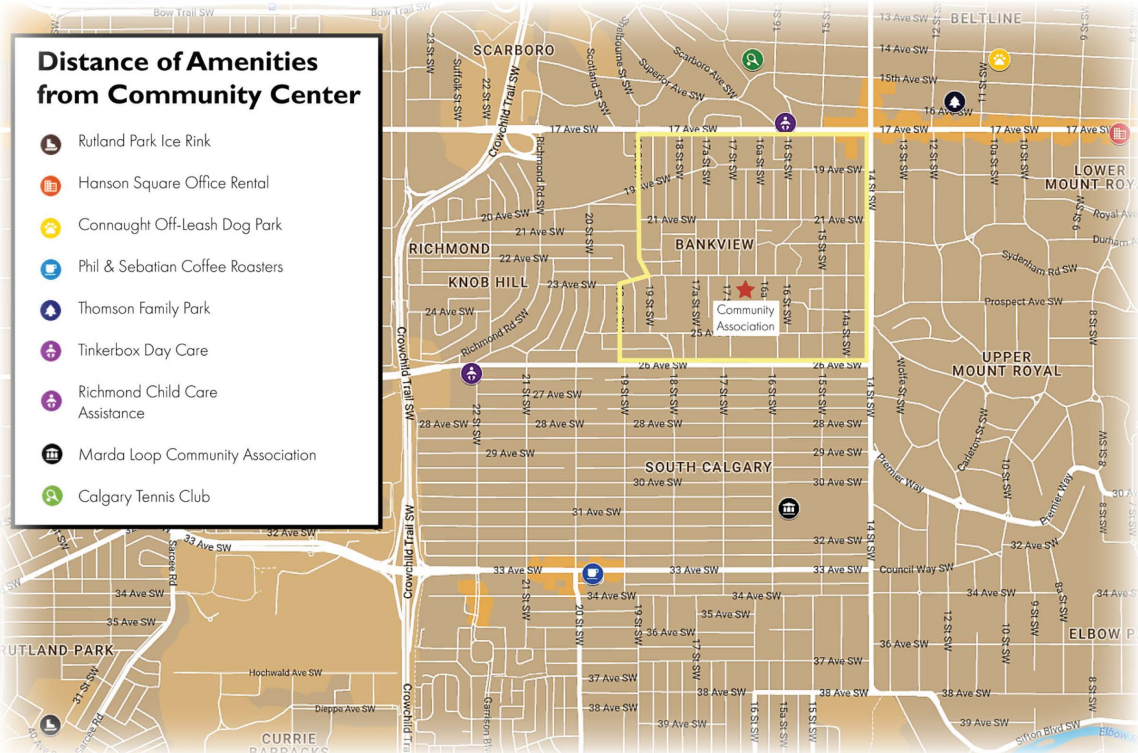


- Accessible Pathways
- Adaptive Seasonal Rink
- Fully Enclosed Dog Park
- Central Meeting Place
- Connection of Park & Open Spaces
- Improved Pedestrian Circulation through and within Site Boundaries

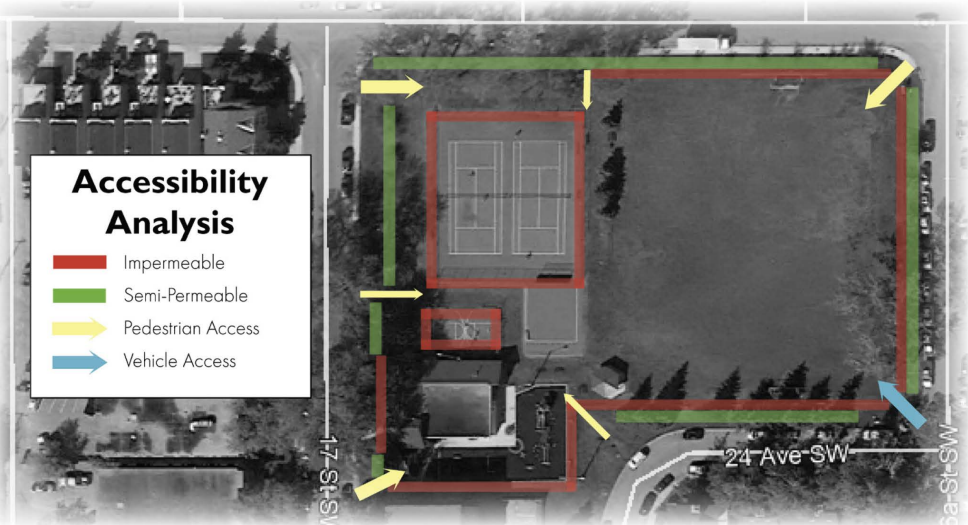
| Desired Features? (What) | Which Community? (Where) |
|--|--|
| - More of a walkable/community feeling, perhaps a main street with patios, shops, etc. | - Bridgeland & 17 th Avenue |
| - Community Safety | - CPTED Precedents |
| - Clear & easy to use pathways for pedestrians & cyclists | - Eau Claire |
| - Hardware store, mom & pop shops on boundary | - None Stated |
| - Shops & Cafes on 14 th , 26 th , & 17 th Avenues | - None Stated |
| - Less Tired Parks | - Beltline |
| - City Centre sense of place (shops) | - City Core |
| - Skating Rink (2 nd) | - None Stated |
| - Prince's Island Park | - Eau Claire |
| - River Pathway | - East Village |
| - Better integration of pedestrian & cycling infrastructure, less car infrastructure (roads) | - Amsterdam |
| - Fully Enclosed Dog Park (2 nd) | - None Stated |
| - Street Parks | - Brooklyn |
| - Less on-street parking, providing space for more neighbour interactions | - None Stated |
| - Less opportunities for shortcuts | - Scarborough |
| - Having kids able to play on streets (2 nd) | - Scarborough |
| - Building Height Restrictions (F.A.R) | - None Stated |
| - Design guidelines for consistency among structures | - Bridgeland |
| - Central Meeting Place, ex: coffee, fountain, spray park, landmark (2 nd) | - None Stated |



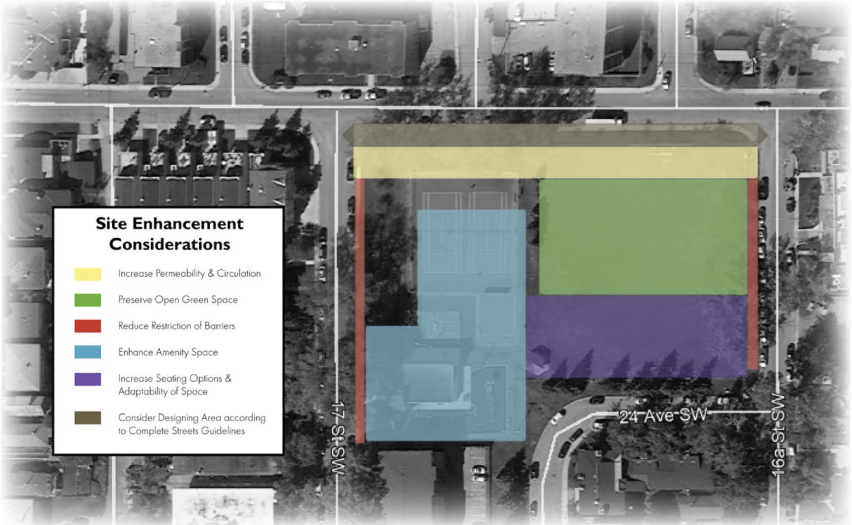
Site Specific Study



Amenity Proximity Study



Site Accessibility Study



Site Potential Study

BANKVIEW COMMUNITY CENTER REVITALIZATION



Remington YMCA



Tournament Capital Center



Olympic Plaza



Bridgeland Riverside Community Association



Newport Beach Dog Park



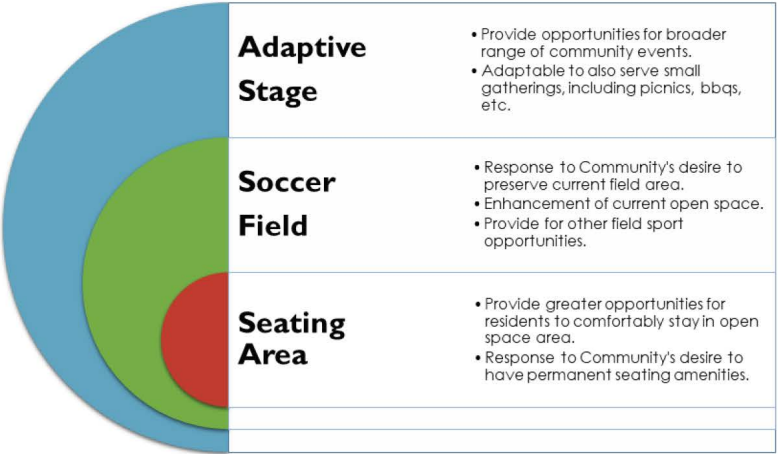
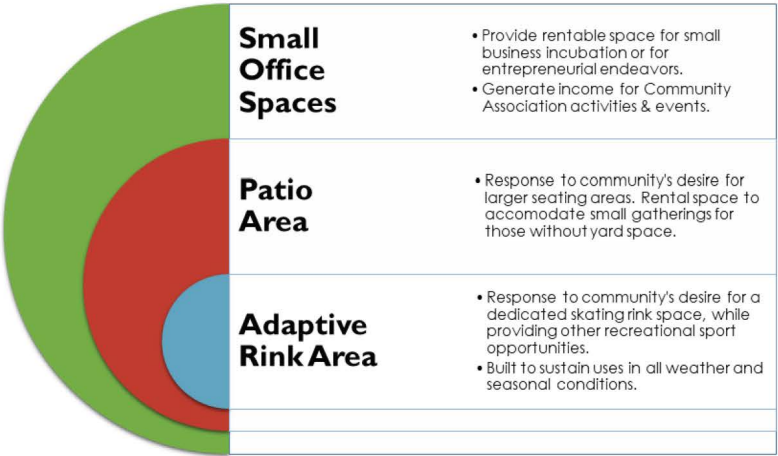
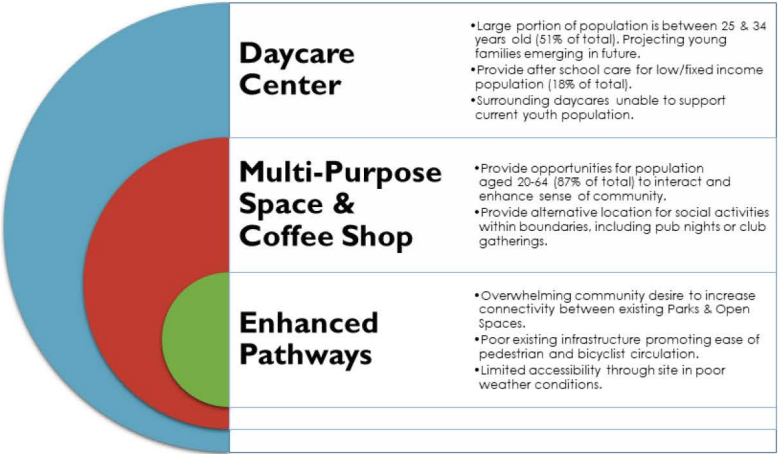
Altius Centre



Prince Charles Park



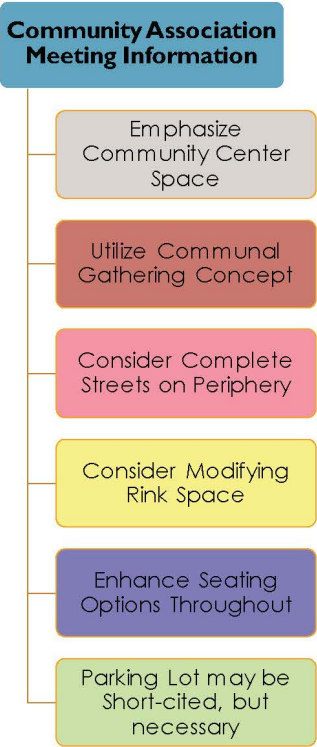
Kamloops Immigrant Services



Multi-Purpose Space - 280m²



Spatial Need Study

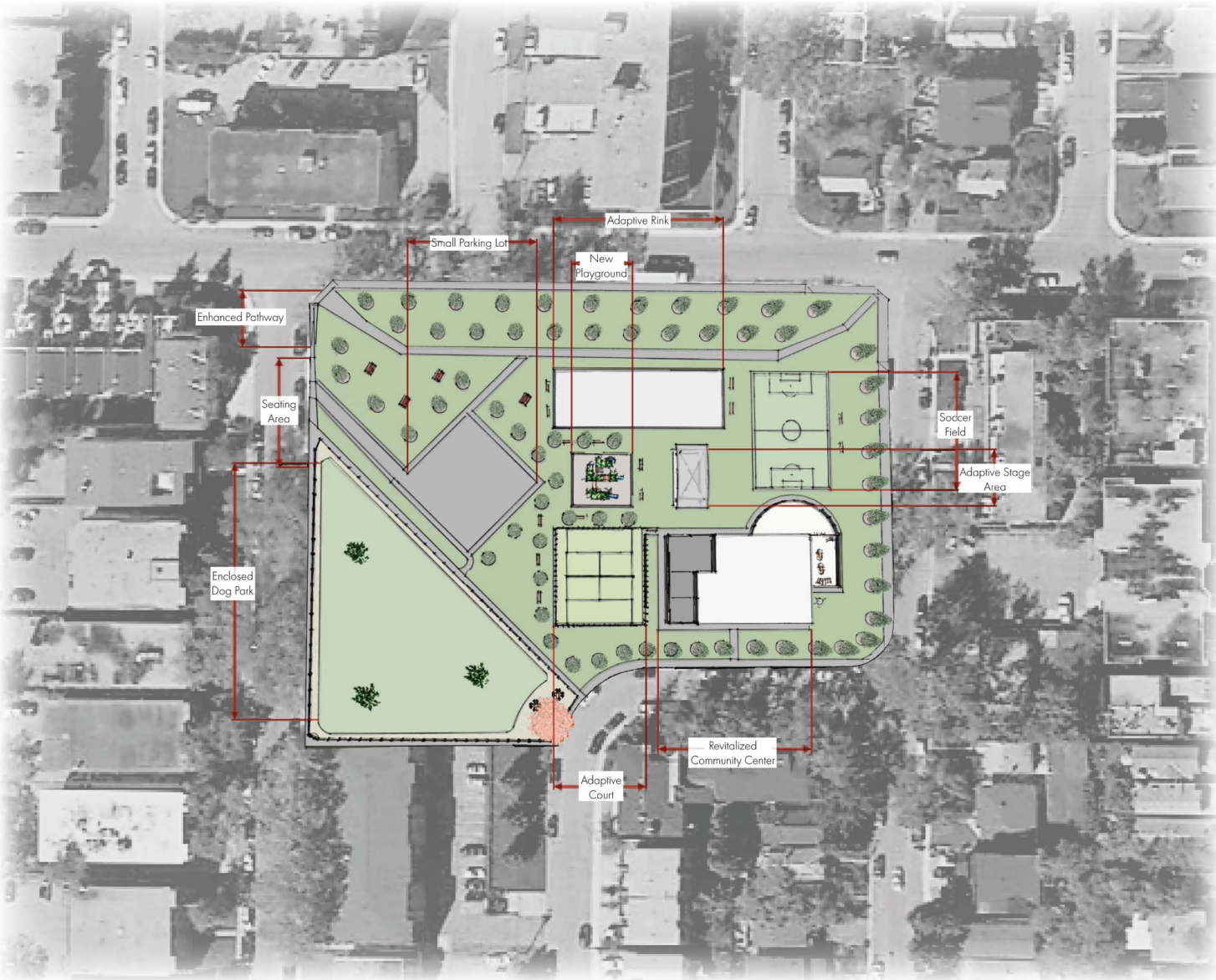


Community Response Study

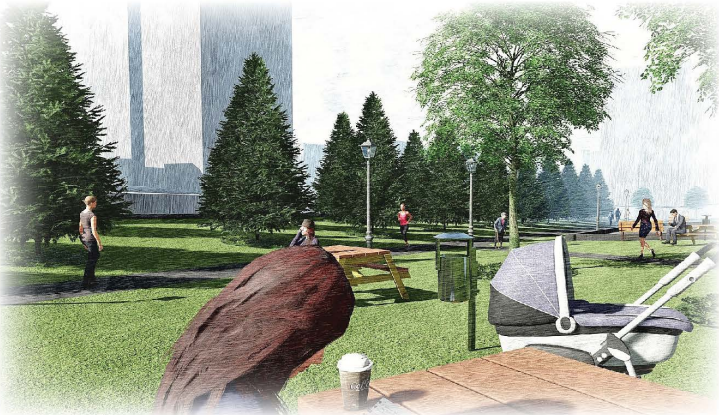
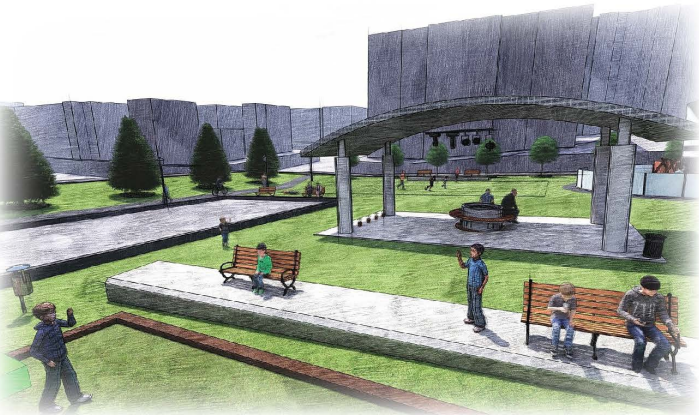
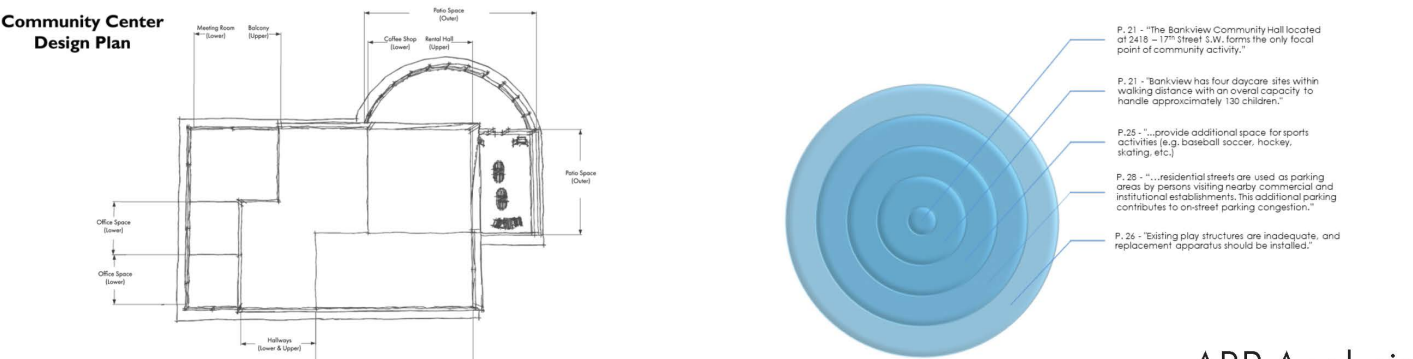
C.A. Response Study

Precedents

BANKVIEW COMMUNITY CENTER REVITALIZATION



Site Revitalization Concept



Perspective Rendering