Tomorrow's Albert Park/ Radisson Heights

Advanced Professional Planning Studio
Professor Fabian Neuhaus

Logan Bartholow, Christine Berger, Nisha Cochran, Connor MacDonald

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Executive Summary

Land Acknowledgement

In the spirit of respect, reciprocity and truth, we honour and acknowledge Moh'kinsstis, and the traditional Treaty 7 territory and oral practices of the Blackfoot confederacy: Siksika, Kainai, Piikani, as well as the Îyâxe Nakoda and Tsuut'ina nations. We acknowledge that this territory is home to the Métis Nation of Alberta, Region 3 within the historical Northwest Métis homeland. Finally, we acknowledge all Nations – Indigenous and non – who live, work and play on this land, and who honour and celebrate this territory.

As a group of students made up of both indigenous and settler ancestry we believe it is important to act on every opportunity to engage in and demonstrate leadership on reconciliation.

Seven Generations Planning

Our vision of Albert Park/Radisson Heights is a healthy, social, and sustainable community that allows people to live safe, connected and successful lives. It is important to note that this vision was heavily influenced by 7 generation principles, an Indigenous teaching that has been historically used in planning meaningful, successful communities[1]. Just as we are all treaty people, we are all connected, each of us part of a greater intergenerational family and relationships[1].

With our great-grandparents, grandparent, and parents coming before us, and our children, grandchildren, and great-grandchildren to come we all share a responsibility to ensure that we use the knowledge from our past to inform our present and inspire our future[1].

The Team

Logan Bartholow
Masters of Planning Candidate

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Nisha Cochran
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Introduction

Project Summary

Our team was tasked with exploring contemporary themes in planning specifically related to Albert Park and Radisson Heights. Interestingly, we were asked to envision what this community might be like in the year 2070 (~50 years from now).

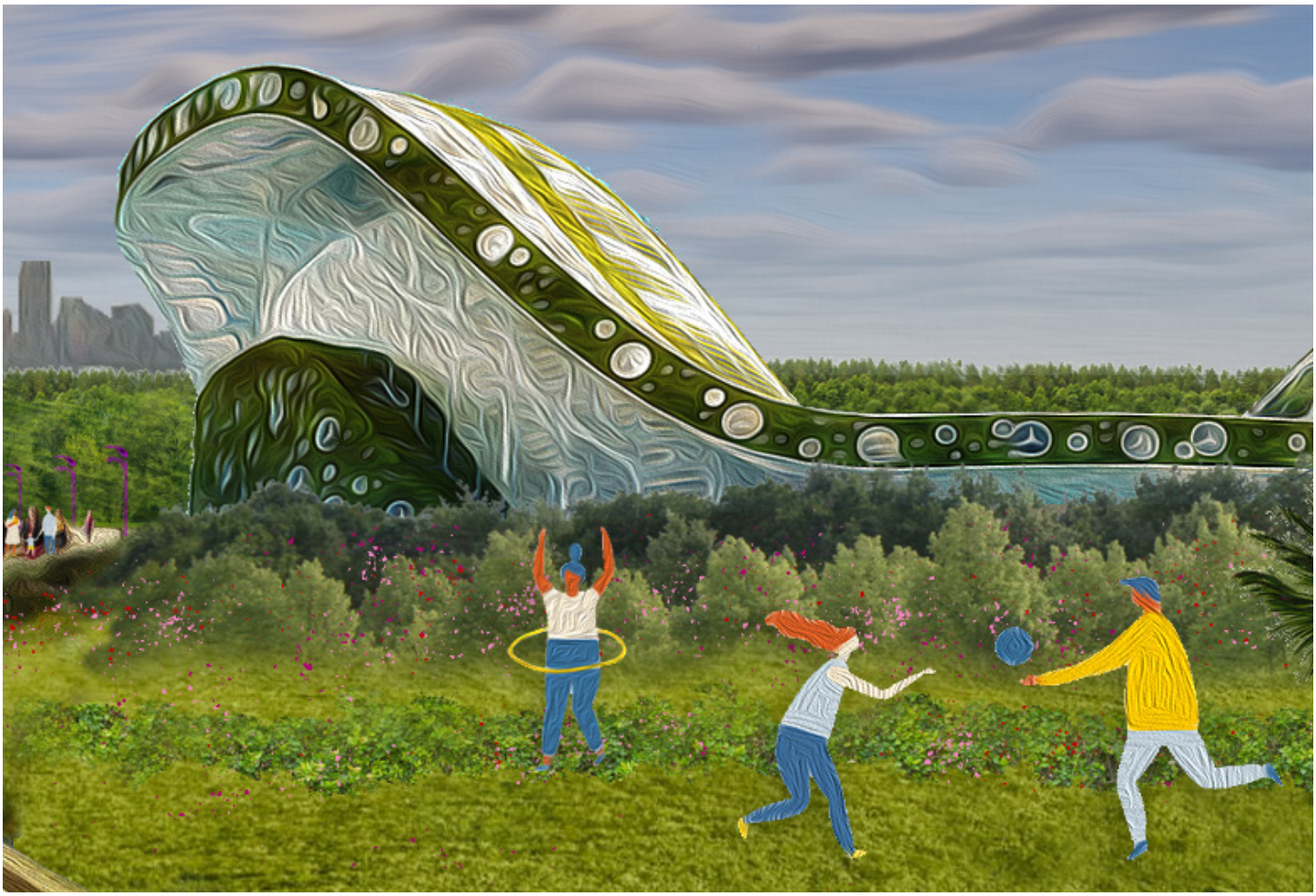
Throughout our advanced planning studio taught at the School of Architecture, Planning, and Landscape Architecture (University of Calgary), we undertook a number of specific projects and actions to gain a better understanding for the community. Ultimately a combination of site analyses and public engagement has led us to a final vision and spatial solution for Albert Park.

In total, this document will detail our 6 separate projects that led us to developing this final project report.

Project Vision

When looking out to 2070 we wanted to ensure that we took a holistic approach to developing our final solution.

By 2070 we envision Albert Park/Radisson Heights as a **healthy**, **social**, and **sustainable** community which allows people to live **safe**, **connected**, and **successful** lives.



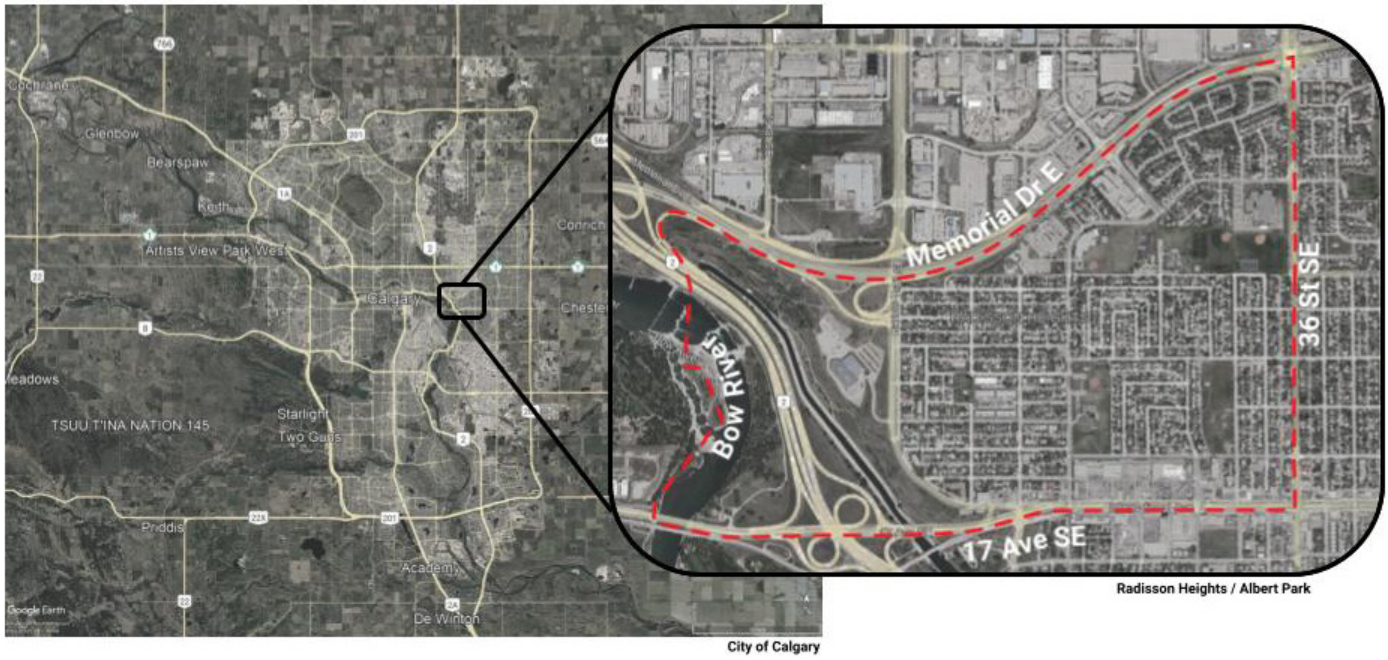
Site Analysis

Site Context

Albert Park/Radisson heights is located in the SE quadrant of the city, close to downtown. The community has a vast colonized past being established in 1910.

The community is named after Albert Smyth, who, with his business partner began to develop and promote what they intend to be an exclusive subdivision with amenities such as parks, a lake, gardens, windmills, and a race track. Unfortunately, as a result of the communities poor transportation networks, sales were dismal, resulting in Albert and his partner pursuing a devious scam to stimulate sales. Rather than solving the apparent community problems the men laid rail ties to the area, spreading word that a streetcar track was in progress. After the scam was discovered, the two 'businessmen' disappeared, and the development of the community was once again inconsistent.

The community continued to face inconsistent development through the 1950s. Eventually being annexed by the city of Calgary in 1960.



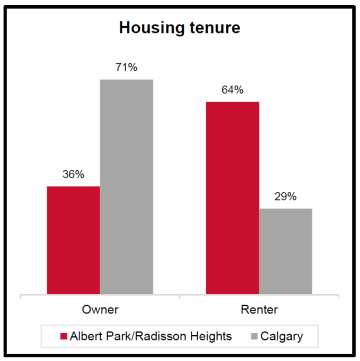
Home to just over 6 500 people, it is bounded to the west by deerfoot and the bow river, with memorial drive to the north, and 17th ave to the south.

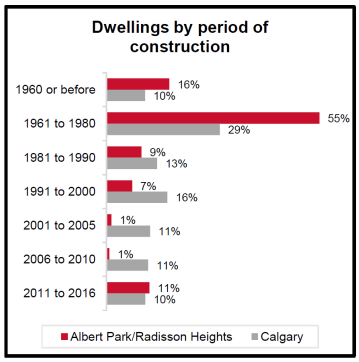
This is primarily a residential neighborhood, with many home businesses and limited traditional commercial spaces on the periphery. Likewise the community is also home to a variety of schools both public and religious based.

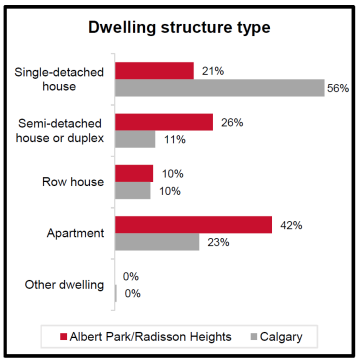
Demographics and Data

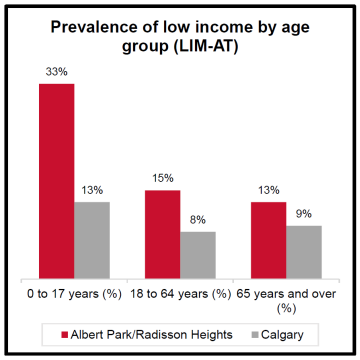
Looking at the community today, we can see that people of all ages live here, with 35% of all residents being immigrants, making for a vibrant diverse community. Unfortunately however, 34% of all residents are spending more than 30% of their income on housing costs, 12% higher than the overall Calgary community highlighting income disparities in the area.

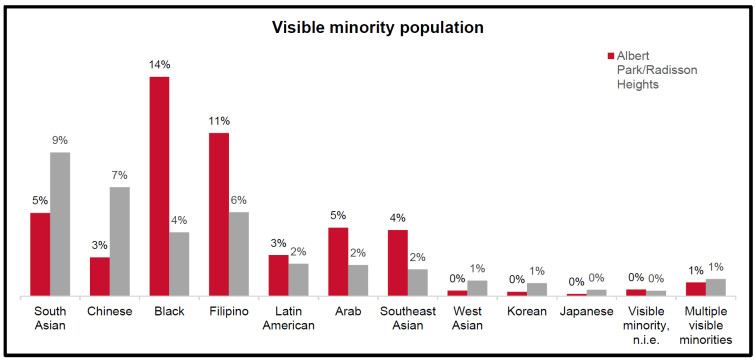
Further highlighting these issues is the income average, which is lower than the Calgary average across all age groups. We can also see that home ownership is lower than the Calgary average, with 64% of residents renting. This tells us that there is a lack in accessible home ownership and housing diversity in the area, and emphasizes the need for redesign within the community.











Population in private households in 2016:

6,640

1,222,390

Per cent households spending 30% or more of total income on shelter in 2016

34%

22%

Median total household income (before tax) in 2015:

$64,429

$$$

$97,329

Population distribution by age in 2016:

0-14 years: 17% 19%

65+ years: 10% 10%

Per cent Immigrants in 2016

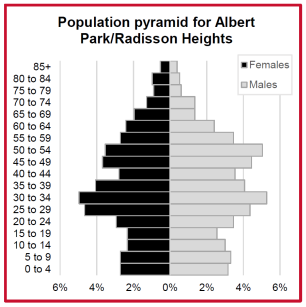
35%

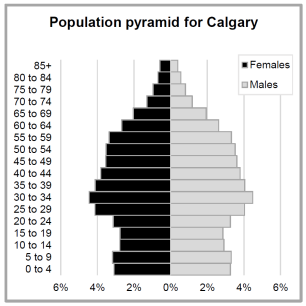
31%

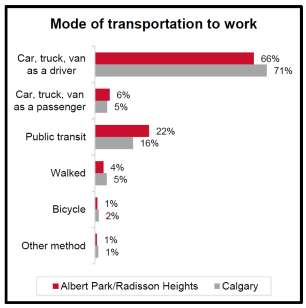
Per cent individuals who speak English most often at home

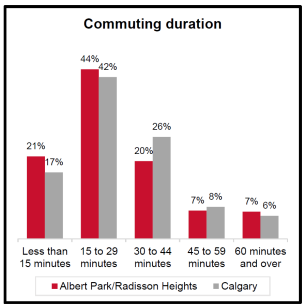
69%

75%







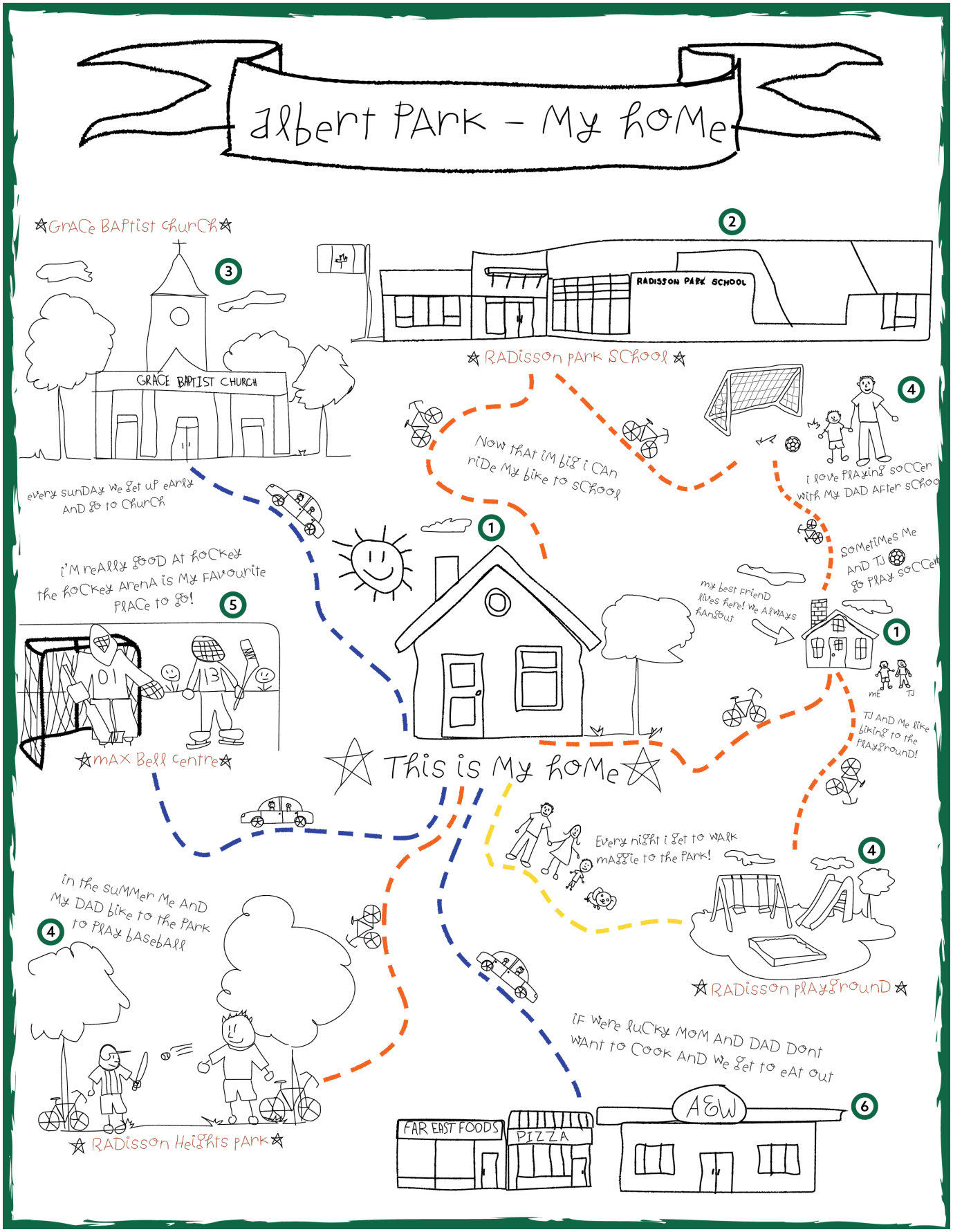


Initial Site Analysis

As part of our site analysis, our first project (dubbed “Situation”) involved our four team members individually analyzing the site through a specific lense. The objective of the assignment was to either physically or virtually visit the site and experience it for ourselves, and then report on what we had found through a conceptual map. In addition to this map, we have all provided a reflection of our process.

The following pages include our individual approaches to site analysis.

Logan's Site Analysis



Logan's Site Analysis

Reflection

Thought I was unable to physically experience the community I did take my time going through google earth and google streetview to gain a sense for what Albert Park was. With the number of schools and parks it was evident to me that a large number of school aged children either live in this community, or routinely commute to this community to attend classes. With this in mind I then took the approach of analyzing the nieghbourhood with children in mind.

I began by identifying areas that a child in the community might find interesting or exciting and also thought about how the children in the community might get around. From this I developed the "Albert Park – My Home" conceptual map as an example of what a child might associate with this community and the spaces which they would be most drawn to. Looking at a space through the eyes of a child has great benefits in analysis as it aids you in peeling back the hustle and bustle of everyday life and allows you to pinpoint areas for play and leisure.

This map is speculative and a subjective take on what a child might think of the community, it would be ideal to use this map as an example when working and engaging with children to get them to produce their own maps in this style. This could be a fun activity to get kids thinking about their community and would shine light on the areas that kids enjoy, but also areas which kids may feel unsafe or unwelcome in.

Technical Analysis

1 1, 140 children between the ages of 0 and 14 call Albert Park their home[1]. As this community is largely residential it would be commonplace for children to be moving throughout the neighbourhood to visit their friends, go to parks, or travel to school. From my virtual site visit I was unable to identify strong support for active transportation which is most often used by this age range (biking, scootering, walking, etc.).

2 The community of Albert Park is home to a large number of schools. In total there are 4 separate schools which cover elementary, middle, and highschool. In addition to the 1, 080 students that live in Albert Park, it is likely that many students of these schools live outside the community[1]. The dominant modes of transportation to reach these schools would be by bus, walking, or biking.

3 While a church is probably not something a child would immediately associate with their community, it can provide important social connections. Sunday school and youth groups can provide recreation as well as a sense of belonging for some children. Unfortunately this church feels physically disconnected from the community but is likely an important landmark for many.

4 Albert Park - Radisson Heights has a large number of parks resulting in every home being within a 5-minute walk of their nearest community park. The schools in the NE of the community also provide important public sports amenities for everyone to enjoy. These parks are an amazing aspect of the community with such a large number of children; however, during my site visit I found that active modes of transportation were not prioritized around these parks and the openess of some may be uninviting.

5 Another amazing amenity for both children and the general population is the Max Bell Centre. Unfortunately, like some of the other amenities of Albert Park, it is disconnected from the community and only comfortably reached by private vehicle.

6 Children usually don't have an affinity to commercial areas, but what they do enjoy is food. Albert Park and the surrounding area have a large number of international restaurants which provide cultural connections for the nearby residents. For children in immigrant families, access to food from their home countries is incredibly important.

Christine's Site Analysis

Background

In my experience, one of the most influential factors in finding a place to call home is the neighbourhood feel, which I find is significantly more attractive when ample greenspace is present. Usually, the first thing I do when I move to a new neighbourhood is map out a running route that covers as much greenspace as possible. So, a 5 km route was mapped with this in mind, and has been illustrated from the runner's point of view.

Route

First, the route was mapped, and the elevation profile of the route was determined and used as the base of the illustration – this shows the hills the runner would encounter on this route, and what her surroundings would be at each point throughout the run. Basic landmarks are shown, such as the Max Bell Centre, schools, and parks, and land uses surrounding the running route are also depicted. Certain locations seem to attract higher volumes of people, which is reflected in the illustration. Additionally, there are particular areas on the route where the runner would need to be more cautious, such as road crossings, or areas with higher volumes of people. These areas have been depicted by buildings, roads, and pathways intersecting with the runner's route (or the elevation profile).

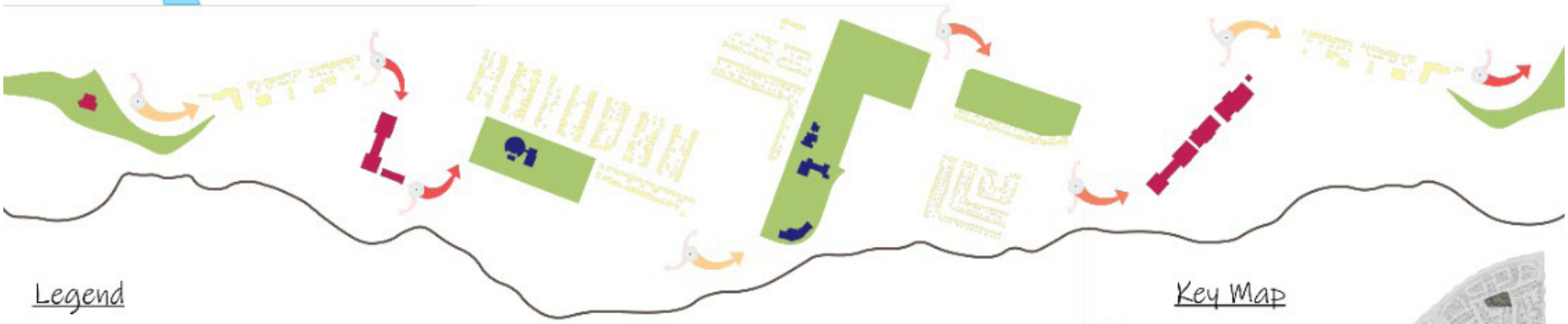
Reflection

The runner's experience has been reflected (literally) through a figure ground. The larger, darker arrows show the chosen route, which was largely based on greenspace locations. The smaller, less prominent arrows show other potential routes. The color of the arrow also signifies the difficulty level of the route – the lighter the arrow, the easier the run (fewer obstacles and people, and a decline in elevation), and the darker arrows show a higher difficulty level. Certain buildings and land uses have been moved, rotated, and resized based on their influence on the runner and her chosen route. Others have been distanced from their surroundings, such as the commercial buildings, since their location is quite distinct from residential – a mix of uses is not prominent on this route. The ample greenspace is illustrated through the reflection as well, and provides a significant benefit to the runner as well as the overall community. A key map is also featured to show the chosen route, and can be used for comparison purposes.

Christine's Site Analysis

A 5 km Run Through Albert Park

PLAN 630 | Winter 2022
Professor | Fabian Neuhaus
Student | Christine Berger



Legend

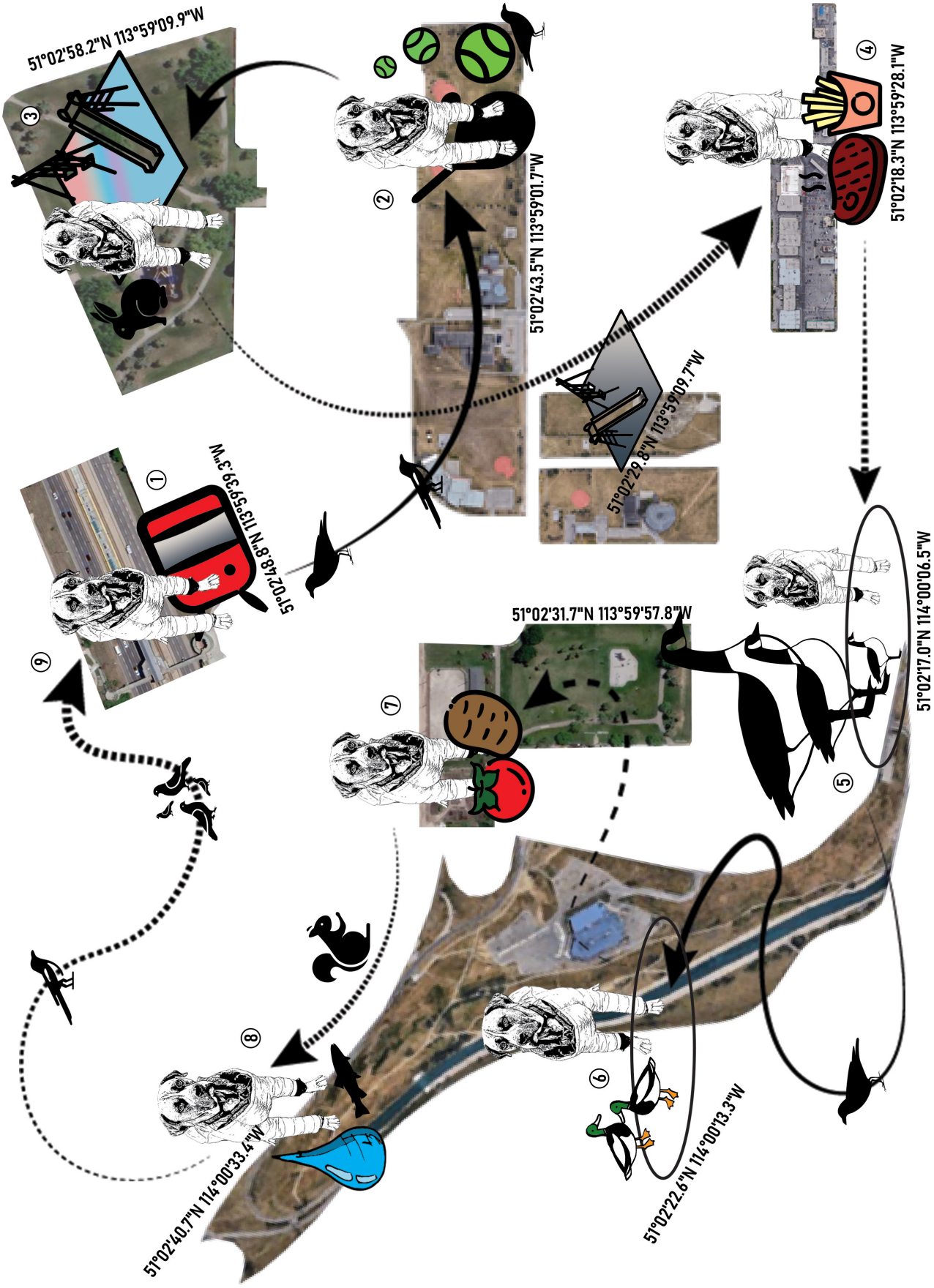
1. Max Bell Centre
2. Bishop Kidd School
3. Radisson Park School
4. Radisson Park School Playground
5. Sir Wilfred Laurier School
6. Holy Family School
7. Holy Family School Playground

Commercial
Residential
School
Playground

Easy Route
Moderate Route
Difficult Route

Key Map

Nisha's Site Analysis



Nisha's Site Analysis

Reflection

By exploring the Radisson heights, Albert Park neighbourhood, it is evident that many cases of cohesion and interconnection are enlivening the community.

I approached the exploration first by identifying the various natural spaces and recreation and community gathering places. I then considered the ideal route to walk my dog Angus; this was impacted by multiple factors, including previous animal sightings, pit stops for snacks and water, cool community features, and fun activities to witness and participate in.

The arrows represent the perceived distance of locations while traversing the site. The solid arrows represent distances that felt substantially shorter; the increased walkability of the area quality of social gathering space and accessibility all impacted this. In contrast, the dashed arrows represent distances farther apart; the more line breaks, the farther the distance. These sections of community explorations felt less ideal as a dog and pedestrian due to traffic, the lack of walkability and the lack of street trees and vegetation.

Connor's Site Analysis

Reflection

The first stage of this assignment involved creating a derive - or some form of documented experience of the time on site. Connor thought the best way to capture the psychogeographical contours of the site was to see what stood out to him as he took a walk around the site.

Starting from where he got off public transit on 17th avenue, Connor took a series of paths that linked the different open parks and green spaces in the neighborhood (as described in the dotted lines on the site map to the left). His routes were punctuated with green spaces because he was hoping to see what the neighborhood's parks offered - to get an understanding of what the local residents had access to. Different parts of the Radisson Heights base map have been arranged to reflect the order in which he encountered them.

While some green spaces were more intensely programmed or filled with activity, other stretches of green space felt excessively empty. This had a major impact on what the length of the journey while navigating them felt like. Documenting how long walking past a certain park felt, was the focus of his derive.

Sections of the journey that stretch out over many frames are intended to illustrate the impression of lengthiness and tediousness that passing them gave him. Sections with less frames felt less tedious and more immediate and exciting. This experience has been very informative in how we have considered approaching the neighborhood from a Tactical Urbanism standpoint.

Connor's Site Analysis

Further Site Analysis

Archipelago Project

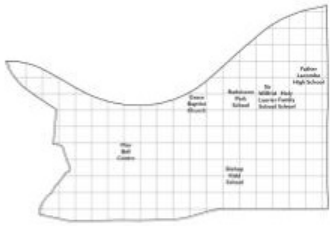
In addition to our individual “Situation” assignments, we also did another site analysis project called “Archipelago”. This assignment asked us to analyze the morphological structure, its make-up, and configurations of Albert Park/Radisson Heights. We did this by analyzing and exploring the sites through maps, emotions, and general physical considerations at different scales.

Specifically, we were to first analyze all of the physical characteristic of the site such as roads or park space, and then derive common themes found. From these themes were then meant to find physical configurations of spaces, objects, and buildings and propose changes through historical or present precedents.

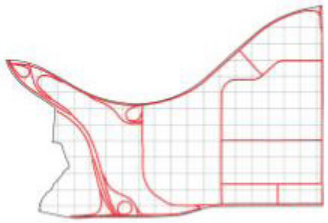
On the following pages, you will find the morphological experiments each of our team members conducted.

Morphological Analysis

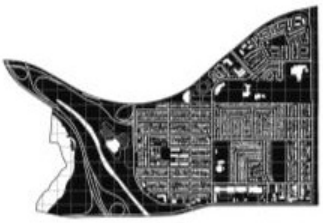
In the maps below, you can find the various physical considerations which we deemed important in mapping out our site. By overlaying this information and then synthesizing the materials, we are able to identify interesting aspects which were not previously identified.



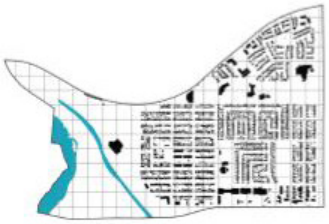
Institutional Landmarks



Important Roads

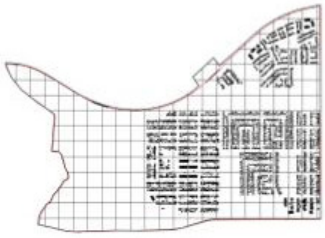


Left Over Spaces

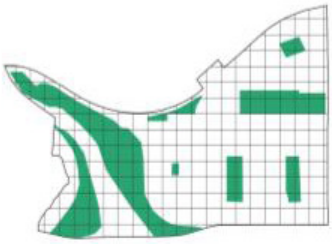


Built Form

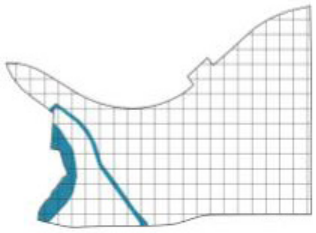
Commercial Areas



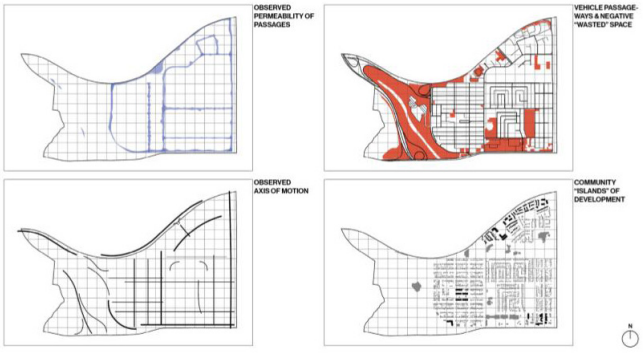
Residential Areas

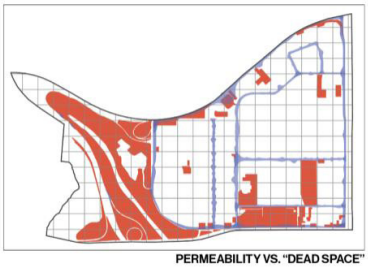


Green and Open Spaces



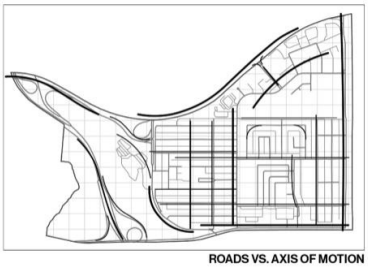
Water





PERMEABILITY VS. “DEAD SPACE”

The relationship between permeability and dead space illustrates where blighted and un-occupiable areas currently exist. **This results in a space that could benefit from activation.**

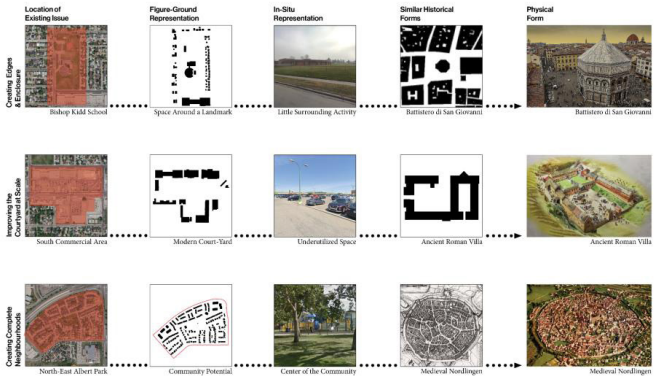


ROADS VS. AXIS OF MOTION

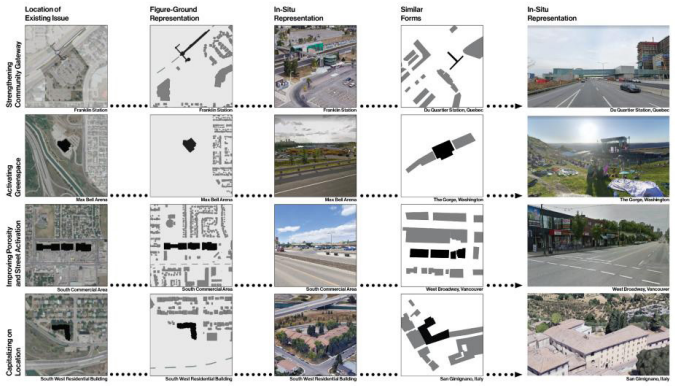
Where axis of motion exist on main roads, there is an opportunity to activate the space - so the area is popular for visitors and not just cars. **This also creates an opportunity for an intervention.**

Morphological Experiments

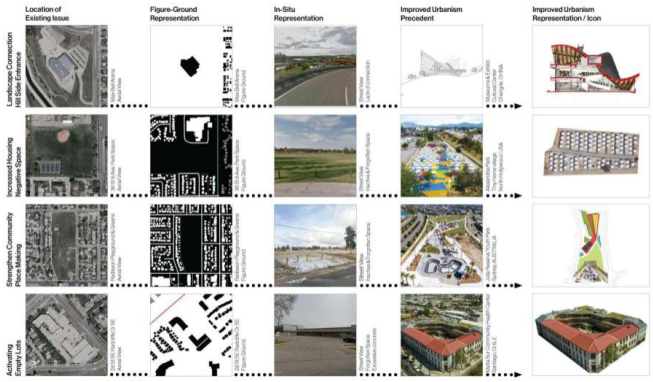
Archipelago Project



Logan's Morphological Experiment

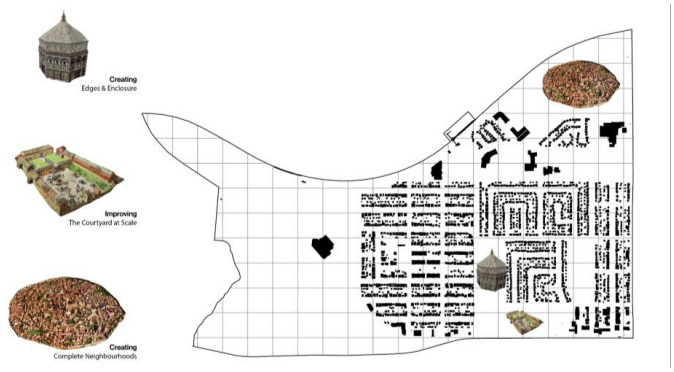


Christine's Morphological Experiment

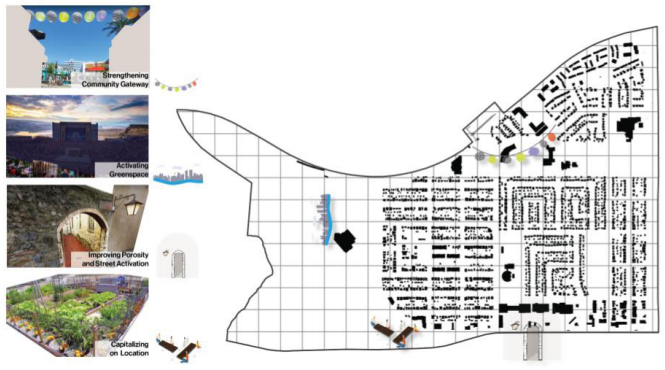


Nisha's Morphological Experiment

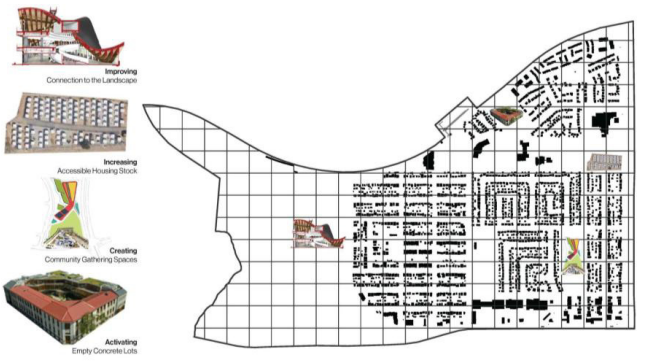
Connor's Morphological Experiment



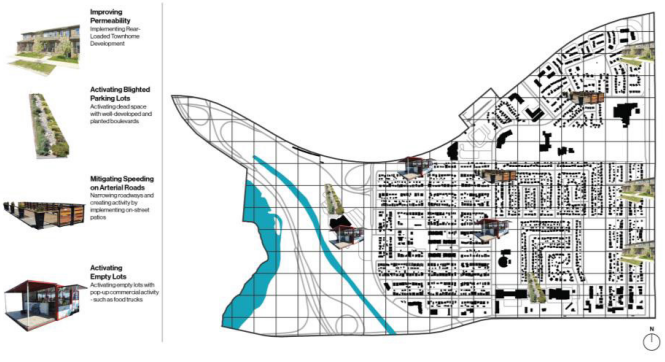
Logan's Archipelago



Christine's Archipelago



Nisha's Archipelago

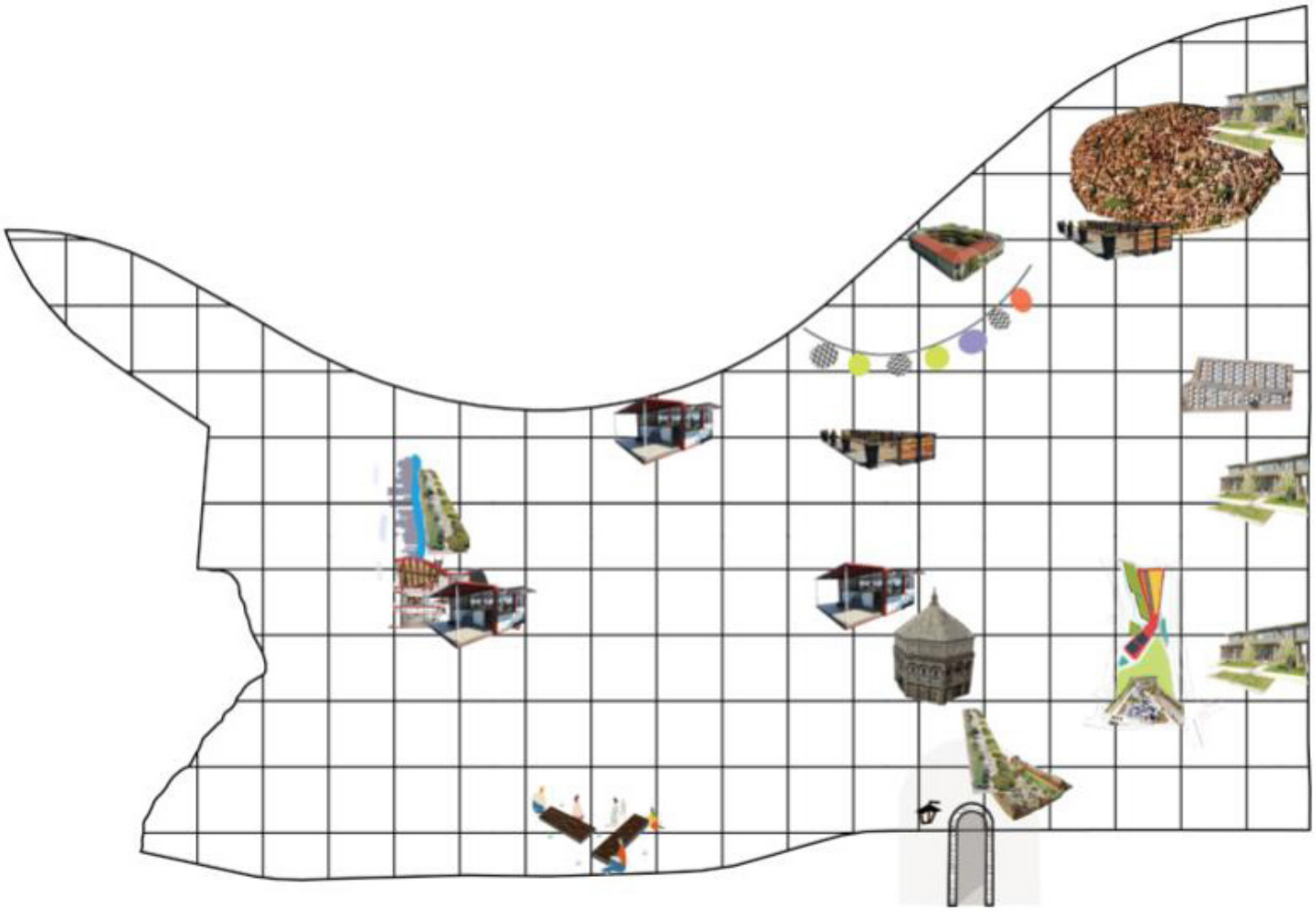


Connor's Archipelago

Synthesized Archipelago

Group Synthesis

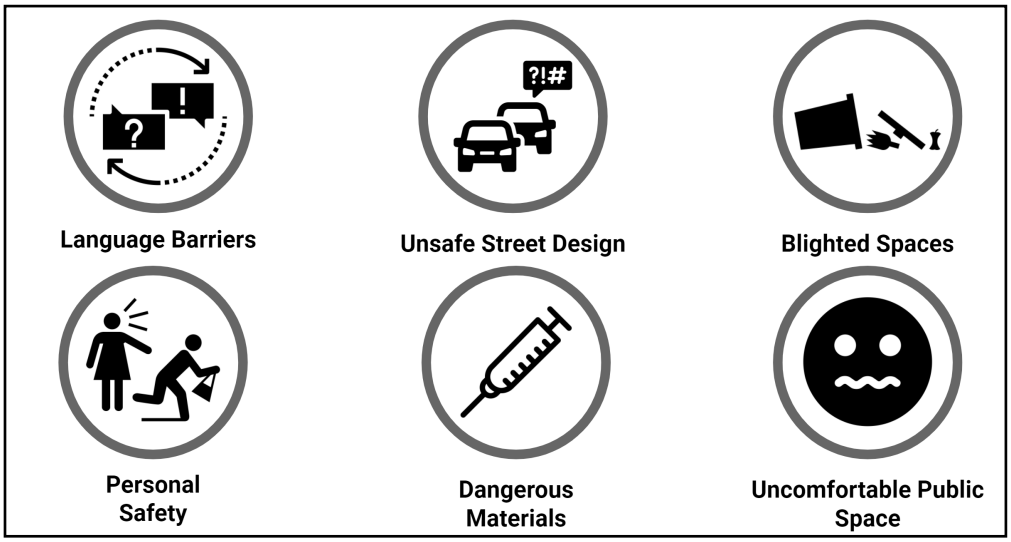
Below you can find a synthesis map of all of our team members archipelago maps. This map is interesting as we can clearly see clusters of morphological changes, either pointing to the idea that these areas are strong, or that these areas in particular need work. Either way, whether opportunity or challenge, if we are able to impact the community at these sites there is the chance for a disproportionately large impact.



Engagement

Bang the Table Summary

Bang the Table proved to be a valuable tool for documenting our journey in developing a tactical solution for our neighborhood this semester. From our public engagement sessions, we were able to identify the key main issues:



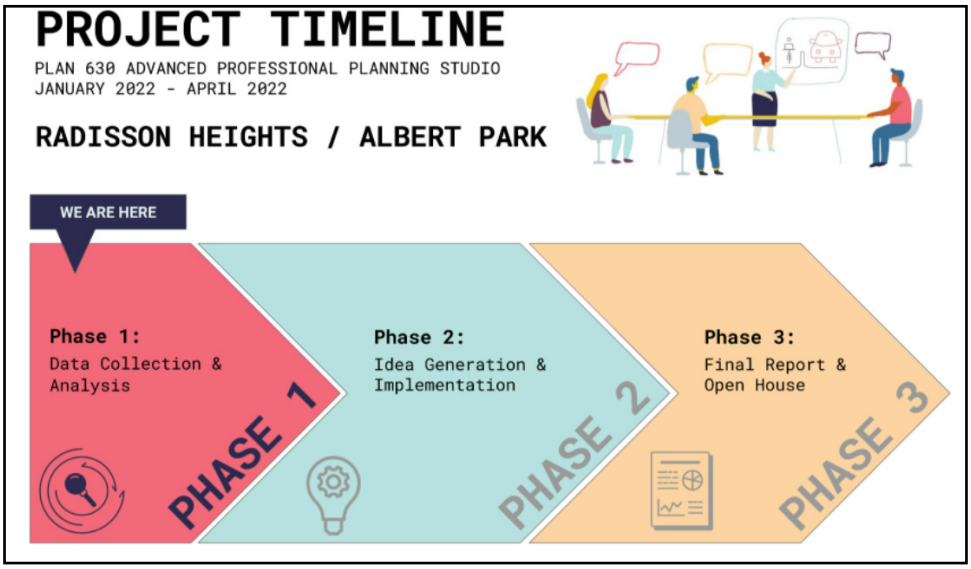
This would ultimately inform how we would go about crafting our approach for virtual public outreach - which we would introduce to the community via Bang the Table. Since Tactical Urbanism focuses on addressing necessary changes is low-cost, scalable ways, we tried to introduce this idea by explaining it in detail.

Do you know what tactical urbanism is?

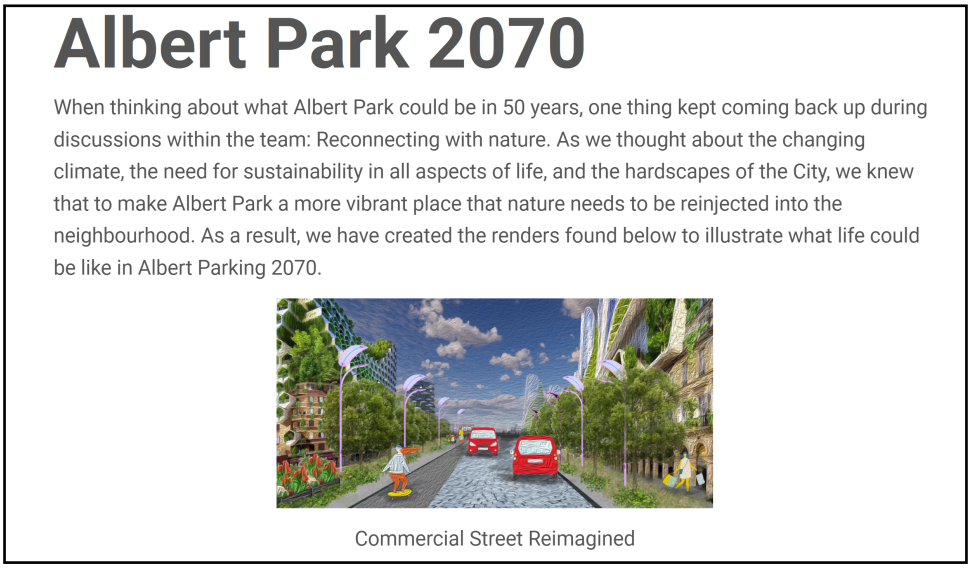
- Tactical urbanism is a community-building method that employs short-term, low-cost, and scalable interventions which can spur further long-term change. A tactical intervention can either focus on addressing a problem such as safety or lack of programming in a space, or can be used to create additional benefits to a community like social cohesion or beautification.
- Some tactical urbanism ideas employed by other communities include prop-up bike lanes, child play structures, pop-up picnic areas, and pedestrian safety measures.

Engagement

Bang The Table Summary



Our original post also included an overall timeline for the semester, so that interested members of the community could understand how we were timing our approach. Furthermore, it informed them as to when we would be implementing an actual tactical intervention in their neighborhood and when the open house was.

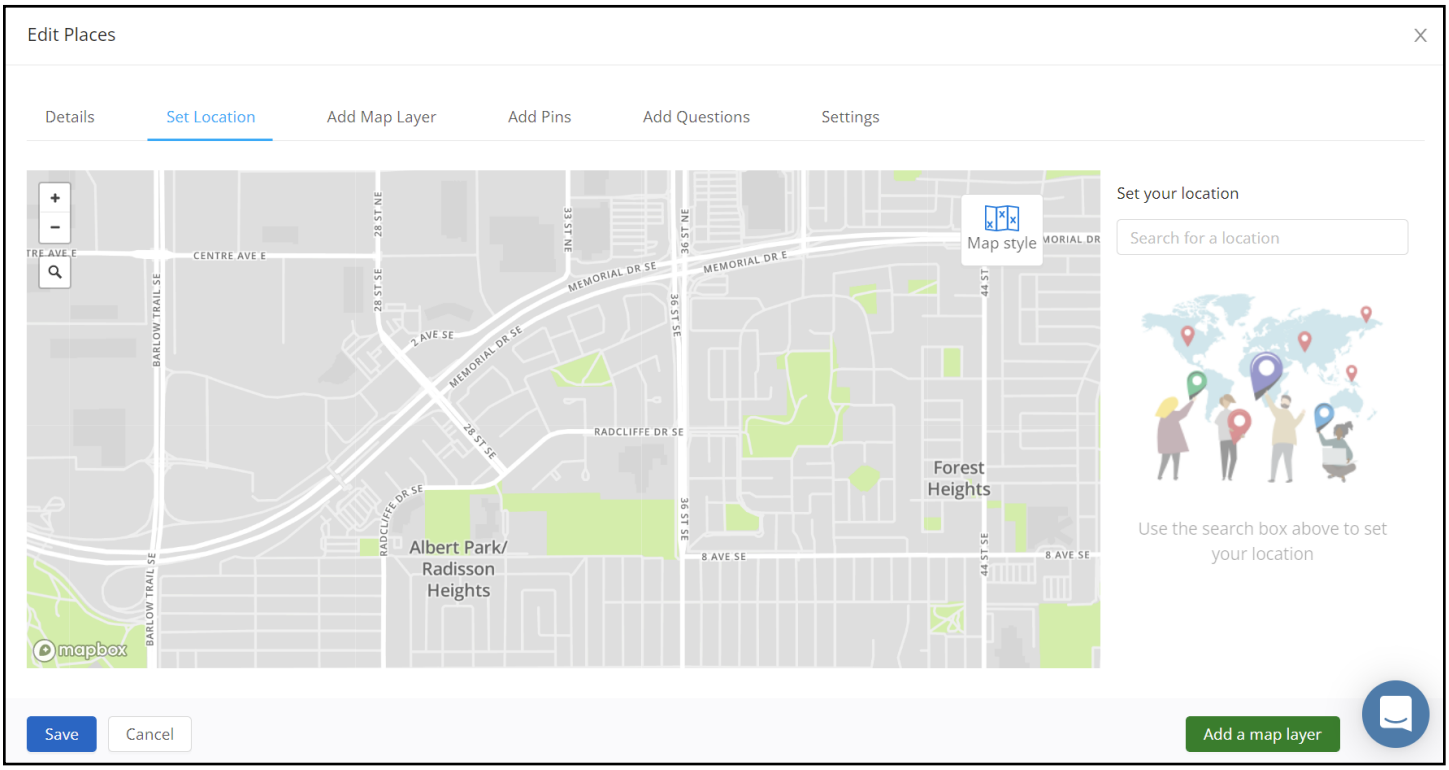


Our 'Albert Park 2070' gave us the opportunity to inform our community about what we hoped to achieve with our futuristic vision. By making our renders location-specific, we hoped to give the community a contextually clear idea about what we wanted to accomplish with our final project.

Prior to setting out to complete the Tactical B phase of our project, we printed posters with QR codes that could serve to inform community members about what we were doing in their neighborhood. This was meant to inform them, so that they could use the QR code to visit our Bang the Table page and gain context on what we had been working on all semester.

Engagement

Bang the Table Summary



The image shown above is from the mapping tool that Bang the Table offers. We had an original strategy of asking community members to share images of their favorite spots on the site, and locate them on the map we included on the platform (shown on the main image above).
We did not receive any located image responses on the map.

Bang the Table Metrics

83 Page Visits

19 Unique Visitors

0 Responses

Despite the fact that we did not collect any direct responses, we felt our Bang the Table accomplished exactly what we hoped for it to: Inform members of the community. With 83 page visits and 19 unique visitors, we are able to see that our page received some traction.

Clear communication is an essential component of a planner's role. If we were able to successfully get our message across using this platform, then it has proven to be a valuable tool. As we move forward in our careers as planners, Bang the Table has the potential to be an incredibly valuable tool at communicating with communities.

Tactical Urbanism 1

Engage Albert Park/Radisson Heights

Our first tactical project was a poster campaign with the goal of getting residents of Albert Park/ Radisson Heights engaged in our project. We hoped to gain feedback on our initial site analyses as well as the community's general feelings for the neighborhood. Each poster had a QR code that residents could scan, which then led them to our class site where they could learn about our project and take our surveys.

We put up 20 posters throughout the neighborhood, staggered in such a way that the entire community was within 400 meters of one of our signs (a 5 minute walk). This was done to maximize the visibility of our posters in the hopes of greater engagement. In total we received 10 visits to our website from these posters.

Tactical Urbanism 1 Reflection

After completing this project and presenting it to community members we learned that this type of engagement work has had minimal success in previous projects and engagement initiatives. The community members explained to us that there were many people within the community who did not speak English as a first language, and thus a text heavy poster created a barrier for them. Furthermore, after additional research, we learned that Albert Park/Radisson Heights has a large number of elderly individuals that may not be comfortable scanning a QR code with their smart phones, and in fact some of them do not even own smart phones.

Going forward, we believe that postering can be an effective tool when engaging with the public through tactical urbanism, but it should not be the only tool. Furthermore, postering may be more beneficial for an announcement, and not for requesting community members to take a survey, as they may not have time in the moment and forget to revisit our site at a later date.

Tactical Urbanism 2

Light Up Albert Park/Radisson Heights

One of the concerns that was often brought up during our stakeholder meetings was the perception of safety within the neighborhood. After some discussions with neighborhood residents we learned from them that it felt particularly unsafe in certain areas when going to get mail because of the lack of lighting. With this in mind we devised a way to bring light, but also some visual interest, to the mailboxes in the community to show the neighborhood that small changes, like adding solar lights, can result in a more positive perception and feeling of safety.

In total we created three different light installations throughout the neighborhood with each set of mailboxes using two solar spot lights fixed to four-foot wooden stakes and two solar string lights. The total cost for this came to $187.

Tactical Urbanism 2

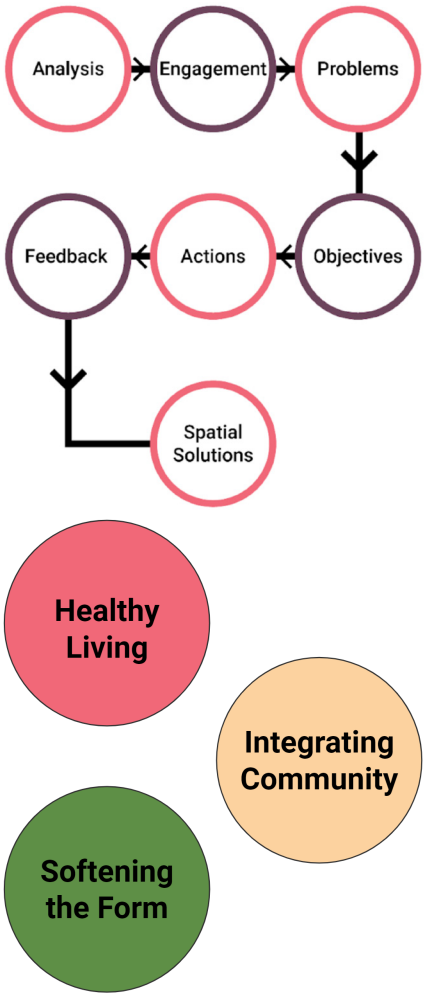
Tactical Urbanism 2 Reflection

This project exceeded our group's expectations for impact in the neighborhood, and we had multiple conversations with community members during our setup who were curious about what we were doing. When they learned that this was a student-led project to make dark areas of the neighborhood safer, they were incredibly supportive and were happy that projects like these were being done in their community. However, the majority of them expressed concern to our group about possible theft or vandalism of the materials as they were being left overnight.

Unfortunately, those community members were correct, and after thirty-six hours of being left up, we found that two of the spotlights and one of the string lights had been stolen from our installation. Furthermore, two of the other string lights look to have been intentionally damaged (one broken solar panel stake and a cut-off portion of one of the strings).

While this theft and vandalism are disappointing, it was motivating to hear that all of the community members who came to look at our installation supported these projects. Going forward, we recommend that materials be more firmly fixed to something to deter theft (the string lights that were wrapped up and challenging to remove were all left alone). Furthermore, additional lighting projects should look outside the intended target and focus on lighting up pathways to the intended target. While the mailboxes were well lit, the surrounding area was still quite dark, and people may have felt uncomfortable during their walk to the mailboxes at night.

Visioning Exercise



Our Process and Vision

Now that we have the context around our community and some of the engagement and analysis work we've done, we're going to shift gears and start talking about what opportunities Albert Park has for the future. To start this off we used this analytical framework to guide us in our decision making, to ensure that we were considering all aspects of a certain proposed change.

In developing our final concept for the neighborhood, the three concepts we found to be most important to realizing a healthy, safe, and sustainable community were healthy living, integrating community and the softening of the site's form.

Problems, Objectives, Actions

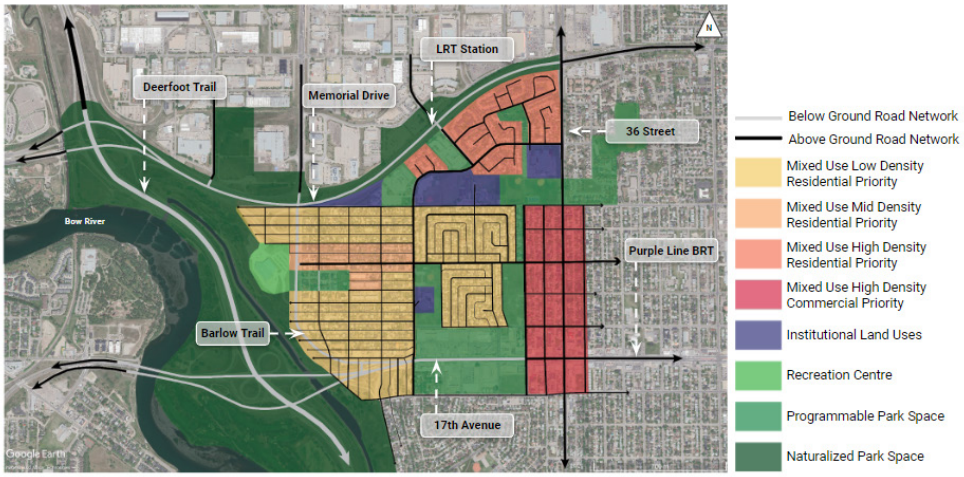
To develop our vision and final solutions we wanted to ensure we truly understood the larger problems and objectives that we would need to mitigate and deal with these problems. In summary, we found that Albert Park and Radisson Heights lacks programmability, and there is a large amount of unused or misused space. Furthermore, there is a distinct lack of nature in the community. Specific actions we looked at taking were increasing density in an appropriate way, designing community spaces, improving mobility options, and bringing nature back into the community.

Our 2070 Vision

These problems, objectives, and actions all brought us to our final vision for Albert Park which then allowed us to determine spatial solutions. We wanted to take a holistic approach, as no one solution will address the wicked problems that are present within the neighbourhood. Varied housing typology, increased sustainability through green energy, private and public gardens, micromobility, and naturalization are all keys to a successful solution.

This work helped us to arrive at our new proposed Master Plan for Albert Park and Radisson Heights in the year 2070. One of our largest changes was choosing to bury the major highways around our site, similar to European countries and cities like Barcelona, Spain. We believe that these highways cause a large amount of disconnection and fragmentation of this neighbourhood. The dark green space shows just how much wasted space these highways and their required setbacks actually cause. Burying the highways allows us to reconnect with nature, a major component that acts as a basis for the proposed Master Plan.

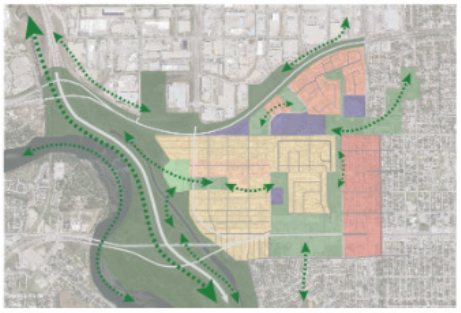
In keeping with the original intent of the neighbourhood, much of the low density residential has been maintained, but our plan encourages gentle density through the addition of backyard suites, duplexes, and town homes. We have also realigned the major commercial area to run north and south as a result of burying of 17th Avenue. This will create a better connection variability through International Avenue adding vibrancy.



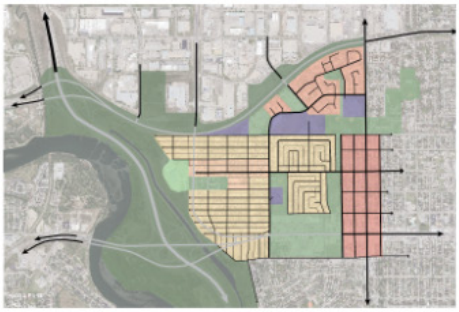
2070 Analyzed

Moving onto how people flow throughout the neighbourhood, we were especially considerate as to how our changes would impact movement in and out of the site. We considered how the increased greenscape would result in motion for biodiversity, how the adjusted road and transit would change the movement of traffic, how improved community space and intensely programmed built space would affect flow of human activity, and how the draw of downtown and neighborhoods beyond the site would draw people in and out.

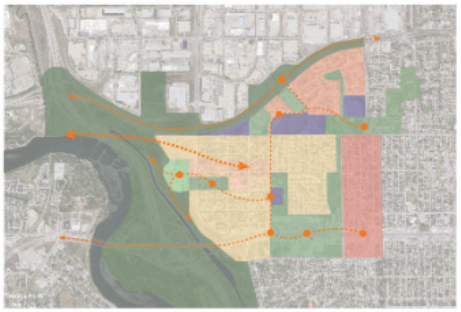
In combining these flow diagrams, we could see what parts of the neighborhood in our master plan would be particularly vibrant and attractive, and where residents would be drawn. This is where we focused our most intense changes to leverage the neighborhood potential to it's fullest extent.



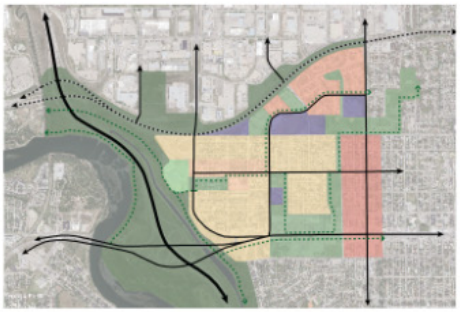
Flow of Biodiversity



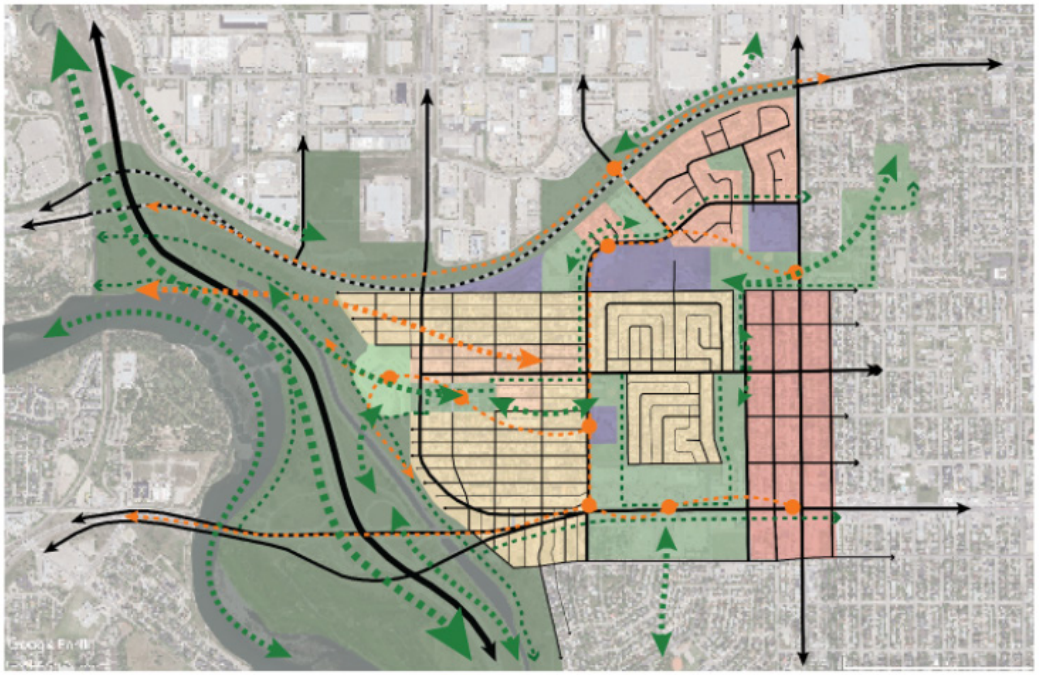
Flow of Traffic



Flow of Human Activity



Flow Toward Downtown Activity



Combined Flows

Renders

Albert Park North West

The existing space at Albert Park demonstrates one of the main current problems we identified. The space was underutilized and lacked a particularly strong connection with surrounding green-spaces. Therefore it presented an opportunity to take action to create stronger connections.

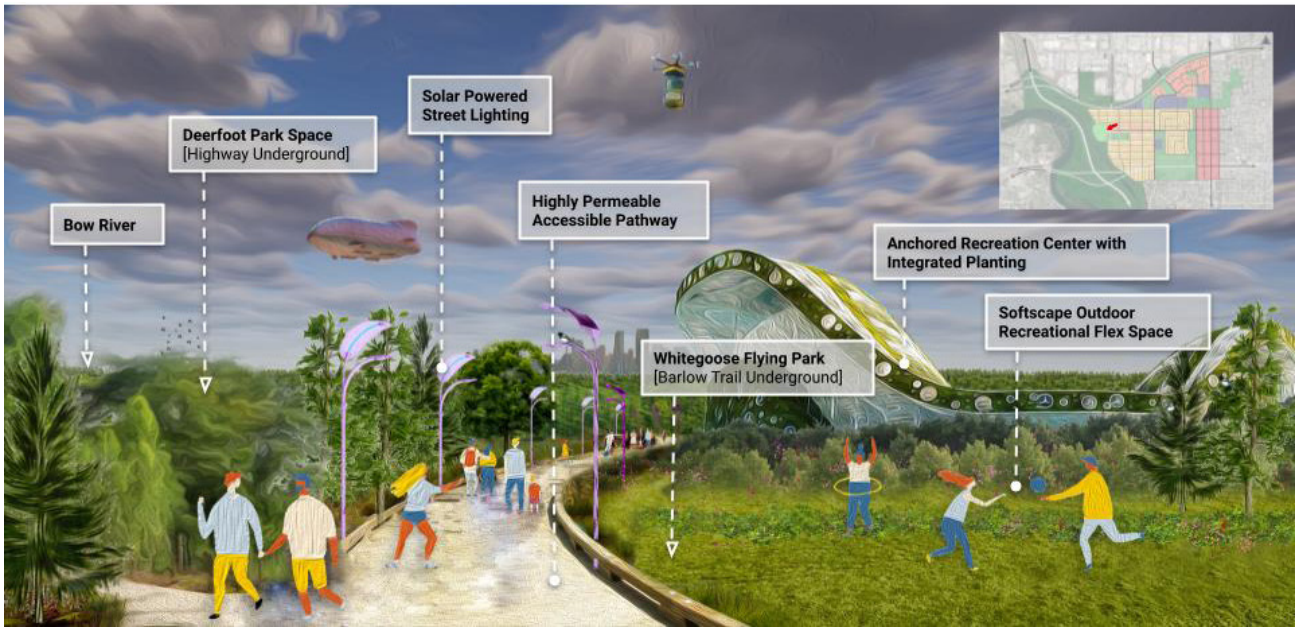
In our future vision of the space at Alberta Park, we are strengthening these connections by activating the existing greenspace. We are doing this by creating medicinal and edible gardens that community members can access. Yarrow, Sage, Wild Mint, Saskatoon and Raspberries are just a few of the species you will be able to find here. Naturalized playspace creates an attractive local node for young people and families. The solar powered lights create an opportunity for sustainable energy creation, and increased density intensifies the area.

Renders

Max Bell Center

The space at Max Bell Centre suffered from being particularly car-centric, as well as not offering particularly strong community space.

By anchoring the existing sports space but implementing gradual topography around it to improve the green play space outside, this strengthens an existing community node while adding programmable flex space to the greenery around it. The gradual topography creates a space that can now be used for recreational activity, instead of just being a venue for a parking lot. Furthermore, highways have been buried and paths shown have been dedicated to foot traffic. This will now become a site designed for people and not motor vehicles.

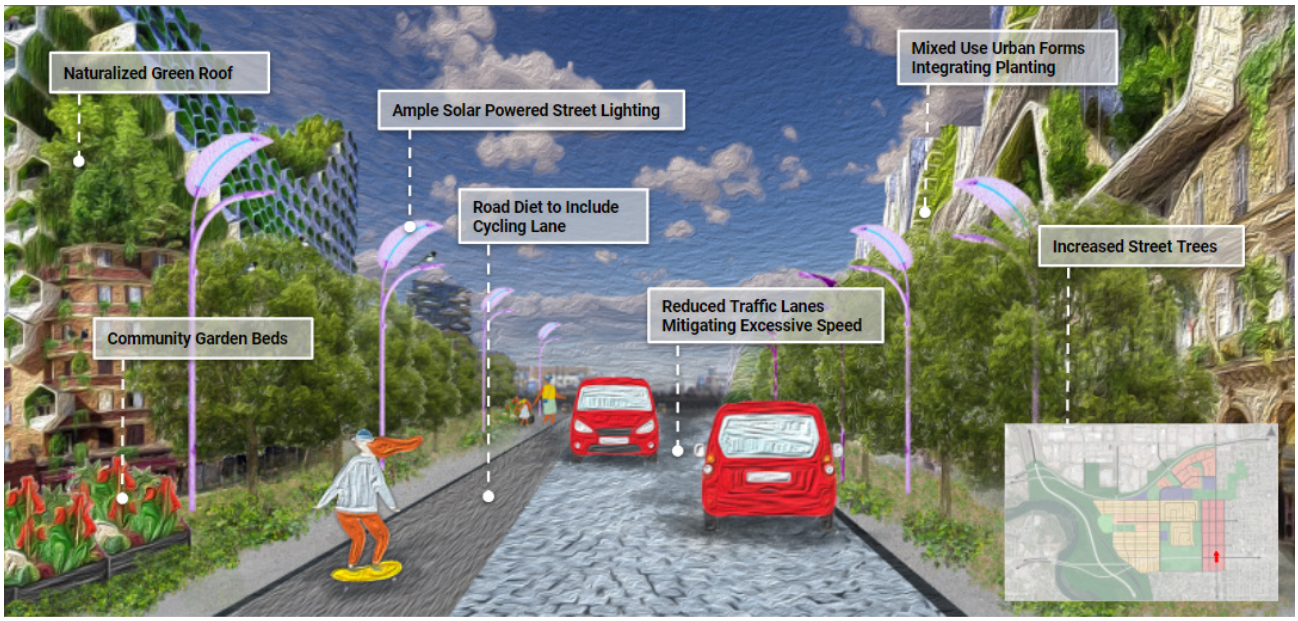


Renders

36th Street South East

The existing space around 36 Street SE suffers from a series of our identified issues. Lack of feeling of general safety, car-centric built form and an abundance of empty, blighted space.

In our vision for the future of Albert Park/Radisson Heights, these issues have been mitigated by a significant road diet. With lanes dedicated to cycling, reduced traffic lanes to mitigate speeding, and increased street trees, the experience of navigating 36 Street will become a pleasant one that promotes healthy living. Ample community garden beds lining the streetscape and naturalized built form further emphasize the solarpunk future we have envisioned.

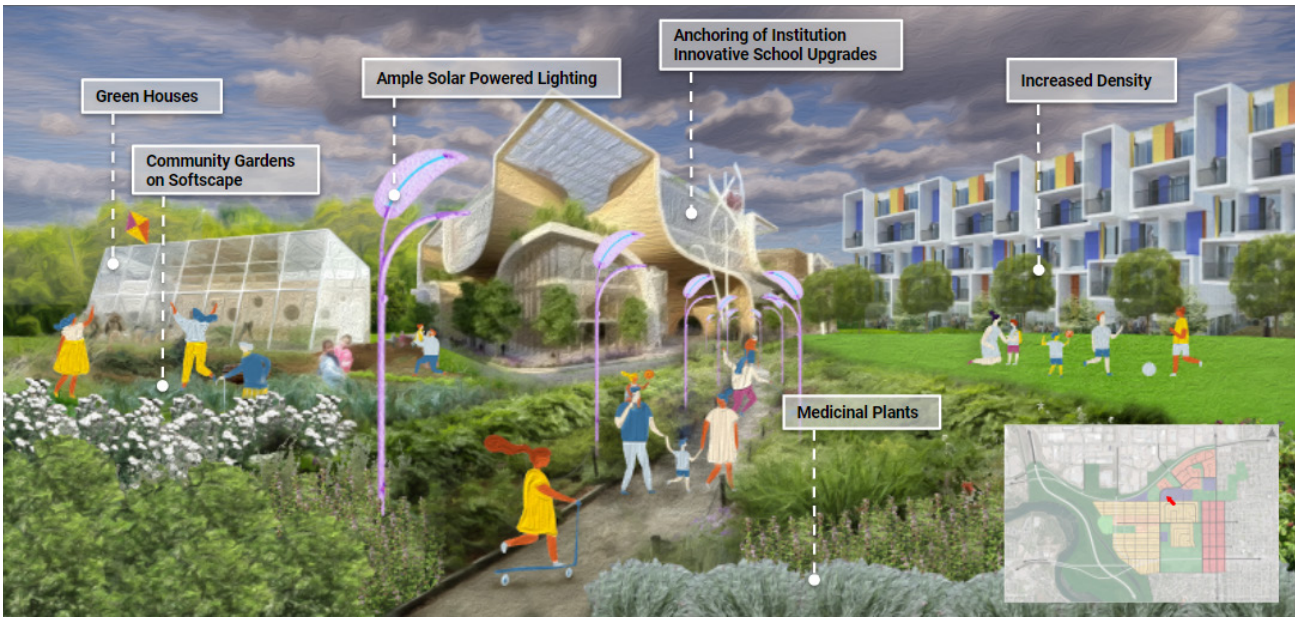


Renders

Radisson Park School

The existing space around Radisson Park school has the potential to become a vibrant community gathering space, but currently appears to be underutilized and not well enclosed.

Our vision was developed as a response to this lack of activity and programming. By populating this space with gardens, greenhouses and an abundance of medicinal plants, this park is now intended to offer something attractive that would draw community members into it. While the institution would be anchored with innovative school upgrades, the previously mentioned lack of enclosure would be addressed by increasing density in the surrounding housing so that a feeling of safety, eyes on the site, and general shelter could be created.

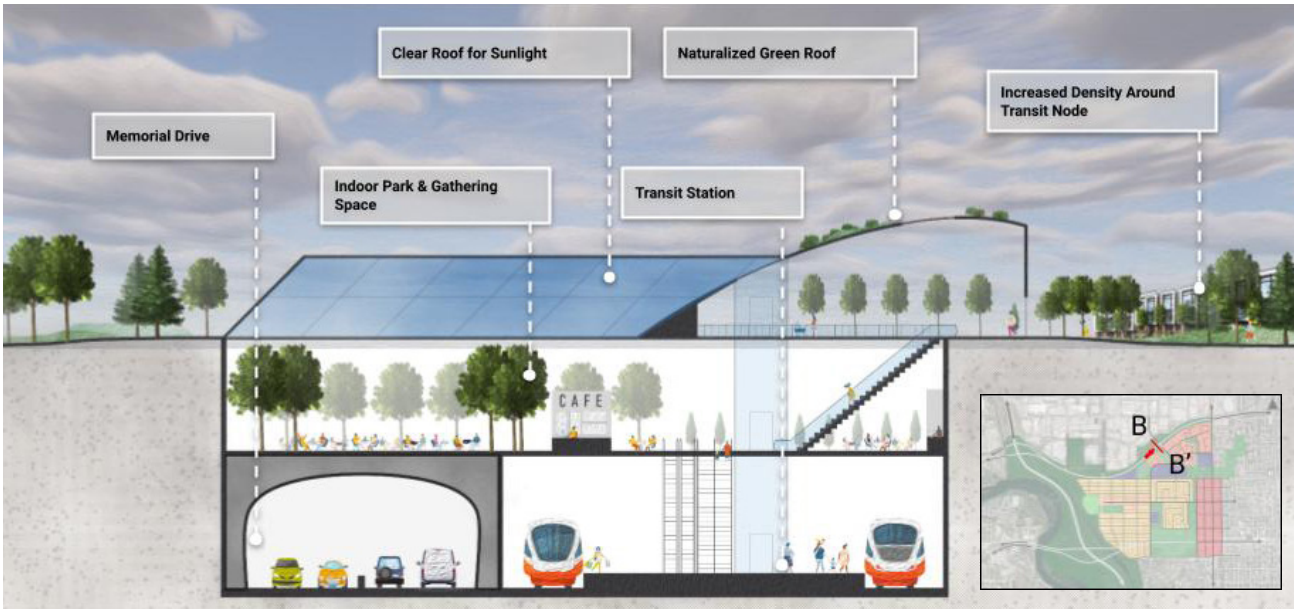


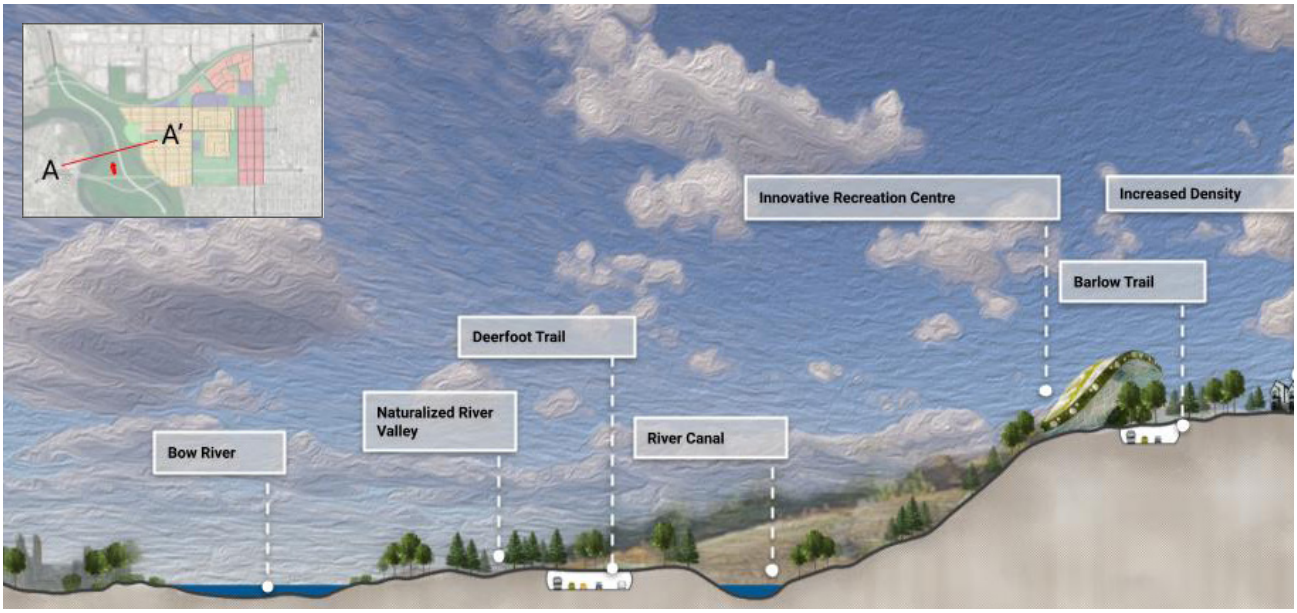
Sections

Underground Infrastructure

A key part of our vision involves softscaping where there was previously blighted, car-centric roadway. Taking our emphasis on the solarpunk idea of bringing natural light and ample planting into a variety of spaces, the first section reflects how the underground train station we are burying along with Memorial Drive will be bright, safe and naturally activated. Furthermore, the increased density of housing near this transit node will increase activity and vigilance in this space, further strengthening the feeling of community and regular surveillance (and thus safety).

This bottom cross section shows the extreme grade change from the top of the bluff to the river valley. This change makes it ideal for natural spaces to flourish, emphasizing the benefits of burying certain roads.





Sections

Residential Typology

These development typologies are intended to reflect how the concept of solarpunk could be integrated into the design of different buildings in this neighborhood. The low density typology is meant to show how a bungalow-type residence could include green roofing and home-based food planting. The increased density typology is meant to show how this same idea could be applied to a mixed-use, multi story development and achieve the same thing - built form supporting sustainable softscaping.

Low Density

Increased Density

Phasing

Tactical Phase: 0-5 Years

Pop Up Shops | Tactical Bike Lanes and Greenery | Street Furniture | Park Programing | Increased Lighting | Planter Boxes and Gardens

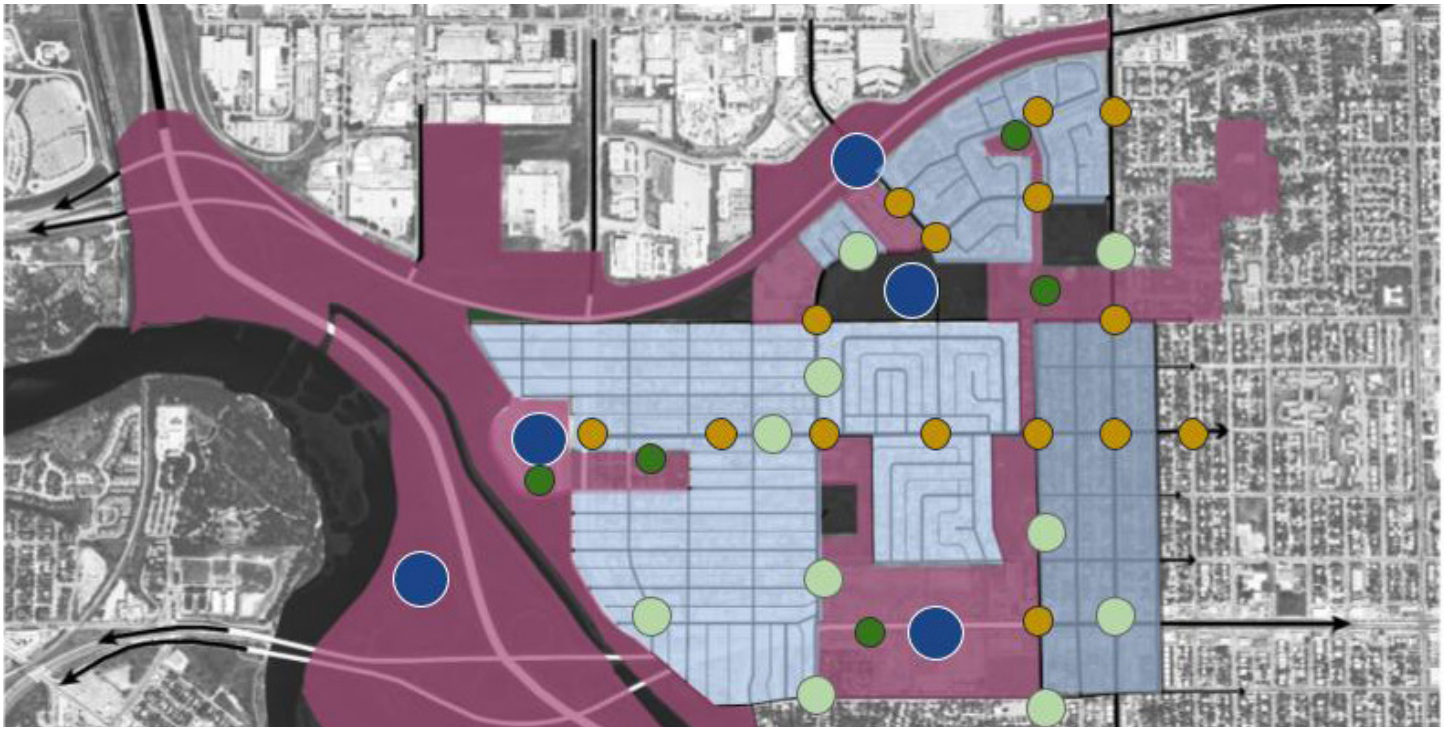
Our immediate solution will be completed within the next 5 years. Using tactical approaches, we intend to implement movable features in open spaces and along streets: pop up shops, tactical bike lanes, street furniture and increased lighting are just a few of the ways that we will take steps forward to create more inviting open spaces, more lively street fronts, and an overall stronger sense of community in a short time frame.

The above map indicates potential tactical interventions that could be beneficial to incorporate in our immediate stage. The colored points illustrate how our tactical interventions could be distributed in the neighborhood as it exists today. Concepts similar to increased lighting could be done on a neighborhood-wide scale at this stage.

Pop up shops may be helpful along 17th Avenue as we know it today to create a more welcoming atmosphere, however, we want to strengthen the North - South connections in this area as well as the interior of the community. Since traffic currently flows in an East - West direction on the outer bounds of the community, the main streets are busy with vehicles and not pedestrian friendly. Shifting the commercial focus to the smaller North - South roads will create a more pedestrian focused street where traffic naturally moves at a slower, safer speed.

Phasing

Permanent Phase: 5-20 Years



Housing For All | Increased Street Lighting | Speciality Parks | Increased Biodiversity | Increased Street Trees | Community Gathering Spaces

The next phase of spatial solutions will come in the intermediate one, which will take place between 5 and 20 years from now. Solutions like this will require heavy coordination with the City. They will involve solutions like including housing for the missing middle, improving street lighting and stimulating biodiversity in designated environmental areas of the neighborhood.

This stage of the master plan is meant to reflect where these intermediate solutions would be implemented. For example, the housing for all would be anchored mainly in the residential area of the neighborhood, while increased biodiversity, including native plants, would span the site's existing planted space and softscape.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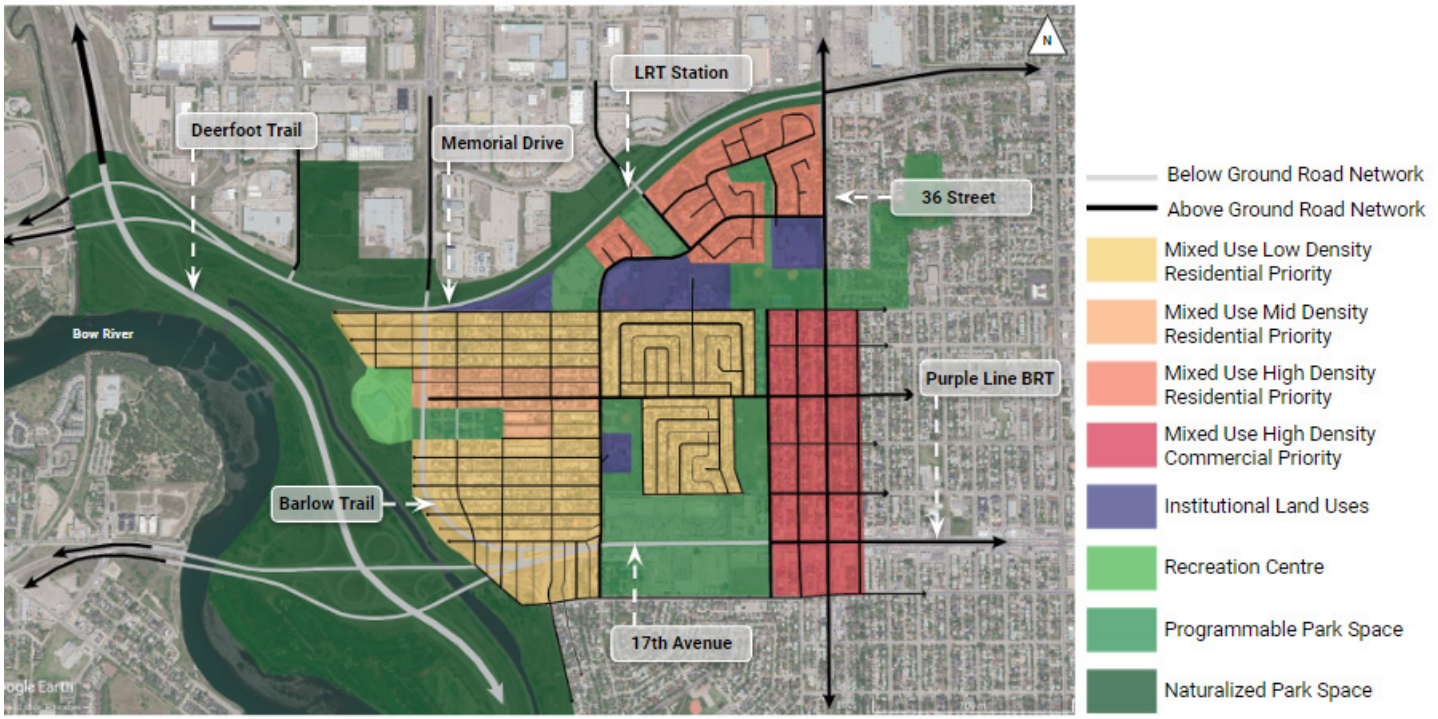
Phasing

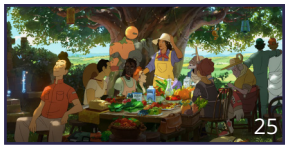
Futuristic Phase: 20-50 Years



Repurposed Roads | Community Food Security | Below Ground Transportation | Interconnection With Nature | Solar Punk Future | Strong Community Spaces

The final stage, which is meant to be a long term solution for the future, is to be implemented 20 years from now and beyond. This proposal will call for significant infrastructural adjustments, including a below ground transportation network (that also encompasses underground public spaces with greenery, as was illustrated by the train station cross section previously). This type of development will ultimately result in the holistic vision we had for Albert Park/Radisson Heights - one where interconnection with nature is fundamental to the neighborhood's built form as well as its social cohesion and function.

This stage of the solution is where the master plan is fully realized. The immediate and intermediate stages were designed to have advanced the neighborhood's built form to a stage where this master plan would be feasible. Through motions such as burying major transportation routes, increasing and strengthening connections with nature as well as community spaces, this long term solution will result in a healthy, social, and sustainable community which allows people to live safe, connected, and successful and meaningful lives.



Policy

The following documents were reviewed as part of our proposal.

Calgary Metropolitan Regional Board Interim Growth Plan

This plan prioritizes intensification and infill development, specifically in transit corridors, to create strong, sustainable communities. This community is currently bounded by 17th Avenue to the south, which is a key corridor that connects Calgary with Chestermere and Strathmore, and Memorial Drive to the north, which the LRT line (a key public transit network) follows.

Calgary Municipal Development Plan

This Plan has a strong focus on and complete, mixed use communities that promote diverse housing forms and a strong neighborhood character which resonated with what we found the community needed from our initial analysis.

Calgary Transportation Plan

This Plan envisions a link between land use and transportation, which guided our decision to increase density more drastically near transit stations.

Albert Park/Radisson Heights Area Redevelopment Plan

The ARP's goals to improve residential-commercial interface while reducing the short cutting of non-local traffic were ones that stood out to us after speaking with community members. In addition, enhancing the quality and type recreational and open spaces were key concerns from residents.

Calgary Land Use Bylaw

The last document we reviewed was the Land Use Bylaw. Unfortunately, we found the many districts in the LUB to be extremely limiting, and felt they did not allow for the visions of the statutory documents to be brought to fruition. Since City Council has already directed administration to research form based or hybrid bylaws, we based our vision on the assumption that the Land Use Bylaw will change in the future. A broad example of our proposed changes, specifically for the Albert Park/Radisson Heights area, can be found in Appendix A.

Conclusion

From the outset of this project, there was a great sense of optimism about what this neighborhood could offer. With an anchored population of low and medium-density dwellers, there was an opportunity to propose something that could positively impact the lives of many Calgarians. Upon getting more acquainted with the site, we began to notice trends that could be positively influenced by a phased solution approach. The main issues we identified centered around lack of communication and safety, which have created certain spaces that Albert Park's residents were not always comfortable inhabiting. The existence of these issues were confirmed in our stakeholder meetings, where we met with neighborhood residents to identify where our interventions and future visions should be focused.

The end results of our stakeholder meetings informed our tactical intervention: Reclaiming space from perceived threats and creating opportunities for safety. Some residents felt unsafe accessing their mailboxes, an issue worsened by a lack of visibility around these mailboxes (especially at night). By adding a light source, this visibility issue could be mitigated. With improved visibility, monitoring activity around it would be easier.

In responding to this issue, we were able to craft a solution that could be purchased affordably and implemented with relative ease. Solar-powered lighting around mailboxes was our effort to create visibility around a key amenity in Albert Park.

Even though our intervention was short-lived and got partially vandalized, the proof of concept was there: It was possible to create visibility where it was needed. Moving forward, our tactical urbanism intervention could serve as a precedent for other spaces in the neighborhood that required further visibility. Where we had implemented lighting around mailboxes, it would be possible to do the same around walking paths, playgrounds, transit stops, entryways, and so forth. Furthermore, a sturdier version of the solar-powered lights could be implemented to mitigate the possibility of vandalization.

The theme of safety in Albert Park/Radisson Heights was a consistent one throughout our semester-long project. Initiatives such as our tactical lighting have the potential to set a precedent in the neighborhood. These types of projects could encourage other small, local interventions that could eventually lead to an evolution within the neighborhood by increasing density, activity, and morale.

This shift towards safer, more vibrant spaces will allow for a more integrated community overall. They will set the foundation for Albert Park/Radisson Heights to become a **healthy**, **social**, and **sustainable** community which allows people to live **safe**, **connected**, and **successful** lives.

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Appendix A - LUB Proposal

Overview

This example LUB reimagines how to implement organic development that fulfils the visions set out in statutory plans. It aims to stimulate the creativity and innovation necessary to build a healthy, social, and sustainable community which allows people to live safe, connected, and successful lives.

General Regulations

Block & Street Patterns

Block Length

Redeveloped or reconfigured blocks shall not exceed 180 metres in length, except where blocks back onto Park Space.

Redeveloped or reconfigured blocks, shall incorporate Pedestrian Mews within the middle third of any block exceeding 150 metres in length.

Rear Lanes

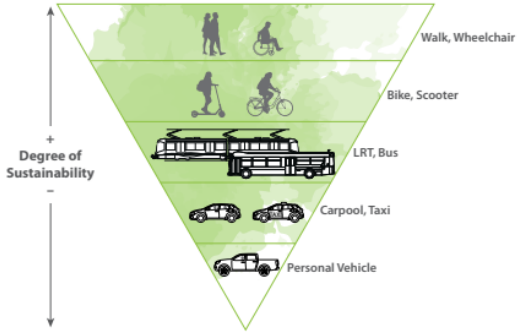
All existing rear lanes shall be retained.

Rear lanes are required for redeveloped or reconfigured blocks.

Street Design

Streets design shall be based on sustainable modes of transportation as identified in the Calgary Transportation Plan. The transportation hierarchy shall be as follows:

1. Active Transportation
2. Public Transit
3. Shared Automobile
4. Private Automobile



Parking, Loading & Access Standards

Vehicle Parking

All surface parking shall be designed and located so that it is not visually apparent from the public realm.

Vehicle parking must be accessed by rear lanes where possible.

Parking areas shall incorporate pedestrian-focused infrastructure to ensure safe and comfortable pedestrian access to buildings and the public realm.

Surface parking lots shall incorporate landscaping elements that improve the pedestrian experience while reducing stormwater runoff and the heat island effect.

Bike Parking

All residential development with shared parking and all non-residential development shall incorporate bike parking to the Satisfaction of the Development Authority

Bike parking should be visually integrated and compatible with the building and/or overall site design.

Parks & Natural Spaces

Permitted in all districts. Size and location to be approved at the discretion of the Development Authority.

Land Use Bylaw Proposal

Landscaping Standards

Minimum Landscaping Requirements

Residential development with 2 dwelling units or less must provide a minimum of 1 tree per unit and a minimum of 2 shrubs per unit.

All other development must provide a minimum of 1 tree per 30.0 square metres of undeveloped area and a minimum of 1 shrub per 20.0 square metres of undeveloped area.

Hardscaping and/or xeriscaping may be substituted for softscaping at the discretion of the Development Authority.

Buffers, Screening & Fencing

Fencing

Primary Frontage

Maximum height of 1.2 metres

All other Fences

Maximum height of 1.8 metres

Buffers & Screening

Minimum Landscaping Requirements may be placed to act as a buffer or screen.

Garbage facilities for non-residential uses must be screened to the satisfaction of the Development Authority.

Outdoor Lighting

General Standards

All outdoor lighting shall be focused downward and in a manner that does not direct light toward a Residential Use.

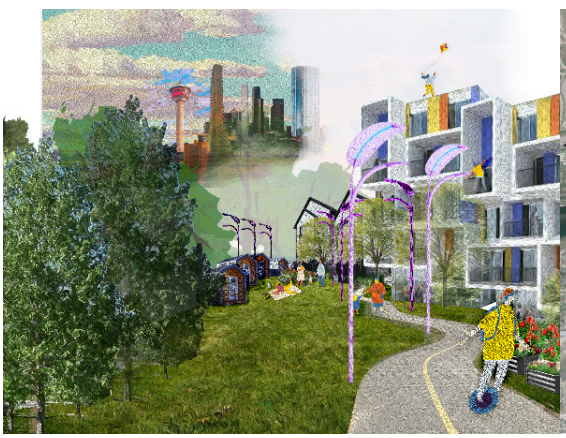
All outdoor light fixtures shall not emit light upwards.

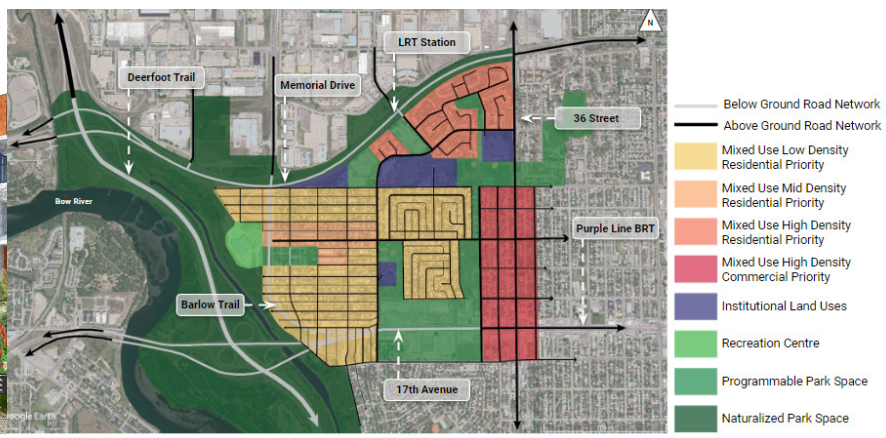
Sustainable Energy

General Standards

Solar Energy Systems may be located on a building, but shall not be located on a primary façade and shall be appropriately integrated to meet the building design and character of the district.

Where possible, streetlights should be powered by sustainable energy (preferably solar).





Mixed Use Low Density Residential Priority

Neighborhood Context

Vision & General Character

This district will allow for low-rise, ground-oriented development with a primary focus on residential development. Small-scale commercial services, such as cafes, day care facilities, professional offices, and home-based businesses are encouraged to promote walkable neighborhoods that meet all residents' needs. This vision will be achieved gradually over the next 50 years through infill and redevelopment projects in the district.

The neighborhood should strive to achieve the following characteristics:

a. All buildings shall visually meet residential intent of the neighborhood by adhering to the district's Design Standards.
b. Uses in the district should consist of 85% residential uses and 15% small-scale commercial uses. Commercial Uses should be integrated throughout the neighborhood rather than clustered in certain areas.
c. Development in the district should strive to achieve an overall density of 25 - 50 UPH.
d. Additional dwelling units should be encouraged on residential lots, so long as the Building Form requirements are met.

Building Form

			Setbacks		Building Height
		Primary	*Front* (to be varied within a block)		Maximum 1 – 3 Stories
			Rear Lane Access Available	2.0 metres – 6.0 metres	
			No Rear Lane Access Available	4.0 metres – 8.0 metres	
	Lot Coverage (Maximum)		*Side*	Minimum 1.5 metres	
Total	75%		*Corner Side*	2.0 – 4.0 metres	
			Rear	Minimum 1.5 metres	
Secondary/ Accessory	20%		*Front*	Primary Setback of primary building plus at least 2.0 metres	Maximum 1 – 2 stories
			All others	Same as primary building	Accessory building height must not exceed the height of the primary building on the lot

Land Use

Permitted	Discretionary
Accessory Building	Assisted Living Facility (Small)
Additional Dwelling Unit	Cafe
Day Care Facility (Small)	Place of Worship (Small)
Duplex Dwelling	Signage
Home Occupation	
Semi-Detached Dwelling	
Single Detached Dwelling	

Design Standards

Frontage Standards	
Frontage Build Out	Minimum 60%
Transparency	Minimum 50% of front ground floor and corner side façades
Blank Walls	Maximum 1.5 metres
Sidewalk Width	Minimum 1.8 metres

Building Design & Character

All buildings must adhere to the statutory policies for the area and reflect the ground-oriented, residential intent of the district.

Mixed Use Mid Density Residential Priority

Neighborhood Context

Vision & General Character

This district will primarily allow for medium-density, residential development while encouraging small-scale commercial services, such as cafes, day care facilities, professional offices, and home-based businesses to promote walkable neighborhoods that meet all residents' needs. The predominant forms of housing in this district are intended to be street-oriented multi-unit dwellings and low-rise multi-unit dwellings.

The neighborhood should strive to achieve the following characteristics:

a. All buildings shall visually meet residential intent of the neighborhood by adhering to the district's Design Standards.
b. Uses in the district should consist of 80% residential uses and 20% small-scale commercial uses. Commercial Uses should be integrated throughout the neighborhood rather than clustered in certain areas.
c. Development in the district should strive to achieve an overall density of 50 - 95 UPH.
d. Additional dwelling units should be encouraged on residential lots, so long as the Building Form requirements are met.

Building Form

	Lot Coverage (Maximum)		Setbacks		Building Height
Total	65%	Primary	*Front* (to be varied within a block)		Maximum 2 – 4 Stories
			Rear Lane Access Available	2.0 metres – 6.0 metres	
			No Rear Lane Access Available	4.0 metres – 8.0 metres	
			Side	Minimum 1.5 metres	
			Corner Side	2.0 – 4.0 metres	
			Rear	Minimum 1.5 metres	
Secondary/Accessory	15%		*Front*	Primary Setback of primary building plus at least 2.0 metres	Maximum 1 – 2 stories
			All others	Same as primary building	Accessory building height must not exceed the height of the primary building on the lot

Land Use

Permitted	Discretionary
Accessory Building	Assisted Living Facility (Small)
Additional Dwelling Unit	Bed & Breakfast
Day Care Facility (Small)	Cafe
Duplex Dwelling	Mixed Use Building
Home Occupation	Place of Worship
Multi-Unit Dwelling	Signage
Semi-Detached Dwelling	

Design Standards

Frontage Standards	
Frontage Build Out	Minimum 65%
Transparency	Minimum 50% of front ground floor and corner side façades
Blank Walls	Maximum 1.5 metres
Sidewalk Width	Minimum 1.8 metres

Building Design & Character

All buildings must adhere to the statutory policies for the area and reflect the medium density, multi-unit residential intent of the district.

Mixed Use High Density Residential Priority

Neighborhood Context

Vision & General Character

This district will accommodate high-density, multi-unit residential development while encouraging commercial services, such as restaurants and cafes, day care facilities, and professional offices. Inclusion of affordable housing options will be incentivised.

The neighborhood should strive to achieve the following characteristics:

a. All buildings shall visually meet residential intent of the neighborhood by adhering to the district's Design Standards.
b. Uses in the district should consist of 70% residential uses and 30% small-scale commercial uses. Commercial Uses should be integrated throughout the neighborhood rather than clustered in certain areas.
c. Development in the district should strive to achieve an overall density of 75 - 200 UPH.
d. Additional dwelling units should be encouraged on residential lots, so long as the Building Form requirements are met.

Building Form

			Setbacks		Building Height
		Primary	*Front* *(to be varied within a block)*		Maximum 5 – 6 Stories
			Rear Lane Access Available	0.0 metres – 3.0 metres	
			No Rear Lane Access Available	0.0 metres – 4.0 metres	
			Side	Minimum 1.5 metres	
			Corner Side	0.0 – 4.0 metres	
			Rear	Minimum 2.0 metres	
	Lot Coverage (Maximum)				
Total	60%				
Secondary/Accessory	15%		*Front*	Primary Setback of primary building plus at least 2.0 metres	Maximum 1 – 2 stories
			All others	Same as primary building	

Land Use

Permitted	Discretionary
Accessory Building	Assisted Living Facility (Small)
Assisted Living Facility	Place of Worship (Small)
Cafe	Restaurant
Day Care Facility	Signage
Mixed Use Building	
Multi-Unit Dwelling	
Place of Worship	
Professional Retail & Services	

Design Standards

Frontage Standards

Frontage Build Out	Minimum 70%
Transparency	Minimum 60% of front ground floor and corner side façades
Blank Walls	Maximum 2.0 metres
Sidewalk Width	Minimum 2.0 metres

Building Design & Character

All buildings must adhere to the statutory policies for the area and reflect the high density, multi-unit residential intent of the district.

Mixed Use High Density Commercial Priority

Neighborhood Context

Vision & General Character

This district will primarily focus on commercial development while accommodating high-density, multi-unit residential development.

The neighborhood should strive to achieve the following characteristics:

a. All buildings shall visually meet residential intent of the neighborhood by adhering to the district's Design Standards.
b. Uses in the district should consist of 70% commercial uses and 30% residential uses. Commercial Uses should be integrated throughout the neighborhood rather than clustered in certain areas.
c. Development in the district should strive to achieve an overall density of 75 - 150 UPH.
d. Additional dwelling units should be encouraged on residential lots, so long as the Building Form requirements are met.

Building Form

	Lot Coverage (Maximum)		Setbacks		Building Height
Total	80%	Primary	*Front* *(to be varied within a block)*		Maximum 5 – 6 Stories
			Rear Lane Access Available	0.0 metres – 3.0 metres	
			No Rear Lane Access Available	0.0 metres – 4.0 metres	
			Side	Minimum 1.5 metres	
			Corner Side	0.0 – 4.0 metres	
			Rear	Minimum 2.0 metres	
Secondary/ Accessory	15%		*Front*	Primary Setback of primary building plus at least 2.0 metres	Maximum 1 – 2 stories
			All others	Same as primary building	

Land Use

Permitted	Discretionary
Accessory Building	Animal Service
Assisted Living Facility	Automotive Service
Cafe	Bed & Breakfast
Day Care	Entertainment Facility
Educational Service	Gas Station
Governmental Service	Home Occupation
Mixed Use Building	Signage
Multi-Unit Dwelling	
Professional Retail & Services	

Design Standards

Frontage Standards	
Frontage Build Out	Minimum 75%
Transparency	Minimum 75% of front ground floor and corner side façades
Blank Walls	Maximum 2.0 metres
Sidewalk Width	Minimum 2.0 metres

Building Design & Character

All buildings must adhere to the statutory policies for the area and reflect the commercial priority of the district with high density, multi-unit residential development to support the area's high amenity level.

Institutional

Neighborhood Context

Vision & General Character

This district will primarily focus on educational facilities, but will also accommodate culture, worship, assisted living, health and treatment facilities.

The neighborhood should strive to achieve the following characteristics:

a. All buildings shall visually meet residential intent of the neighborhood by adhering to the district's Design Standards.
b. Uses in the district should consist of at least 50% educational facilities.
c. Development in the district should strive to achieve an overall density of 35 - 75 UPH.
d. Additional dwelling units should be encouraged on residential lots, so long as the Building Form requirements are met.

Building Form

		Setbacks		Building Height
Primary	*Front*	Minimum 3.0 metres		Maximum 3 – 6 Stories
	Side	Minimum 1.5 metres		
	Corner Side	Minimum 3.0 metres		
	Rear	Minimum 3.0 metres		
Secondary / Accessory	*Front*	Primary Setback of primary building plus at least 2.0 metres		Maximum 1 – 2 stories
	All others	Same as primary building		

Lot Coverage (Maximum)	
Total	75%
Secondary / Accessory	20%

Land Use

Permitted	Discretionary
Accessory Building	Mixed Use Building
Assisted Living Facility	Signage
Cafe	
Day Care	
Educational Service	
Governmental Service	
Multi-Unit Dwelling	
Place of Worship (Small)	
Professional Retail & Services	

Design Standards

Frontage Standards	
Frontage Build Out	Minimum 50%
Transparency	Minimum 50% of front ground floor and corner side façades
Blank Walls	Maximum 2.5 metres
Sidewalk Width	Minimum 2.0 metres

Building Design & Character

All buildings must adhere to the statutory policies for the area and reflect the institutional priority of the district with various types of accommodations to support the area's visitors and residents.

Recreation Centre

Neighborhood Context

Vision & General Character

This district has been designed to allow for a sustainable, innovative recreation centre and surrounding area that fulfils the needs of all residents.

The neighborhood should strive to achieve the following characteristics:

a. All buildings shall be integrated into the landscape to the satisfaction of the Development Authority.
b. 15% of the site must possess the ability to accommodate temporary buildings/structures for pop-up events and markets that complement the events at the recreation centre. Additional dwelling units should be encouraged on residential lots, so long as the Building Form requirements are met.
c. The site must provide a combination of indoor and outdoor recreation facilities.
d. The neighborhood view to the City's core must be maintained and should be accentuated.

Building Form

	Lot Coverage (Maximum)		Setbacks		Building Height
Total	75%	Primary	*Front*	Minimum 8.0 metres	Maximum 25 metres
			Side	Minimum 8.0 metres	
			Corner Side	Minimum 8.0 metres	
			Rear	Minimum 8.0 metres	
Secondary/ Accessory	20%		*Front*	Primary Setback of primary building plus at least 2.0 metres	Maximum 3.5 metres
			All others	Minimum 2.0 metres	

Land Use

Permitted	Discretionary
Cafe	Community Facility
Recreation Centre	Drinking Establishment
Temporary Professional Service	Day Care Facility
Temporary Retail Service	Educational Service
	Restaurant
	Retail Service
	Signage

Design Standards

Frontage Standards	
Frontage Build Out	Development Authority's Discretion
Transparency	Minimum 50% of front ground floor and corner side façades
Blank Walls	Maximum 2.0 metres
Sidewalk Width	Minimum 2.0 metres

Building Design & Character

All buildings must adhere to the statutory policies for the area and reflect the recreational nature of the district.

Programmable Park Space

Neighborhood Context

Vision & General Character

T his district will allow for park space that is programmable through natural interventions. Community gardens, naturalized playgrounds, small natural amphitheatres, and structures that are integrated with the landscape will allow spaces to be programmed while maintaining their connection with nature.

The neighborhood should strive to achieve the following characteristics:

a. All buildings shall be integrated into the landscape to the satisfaction of the Development Authority.
b. 10% of the site must possess the ability to accommodate temporary buildings/structures for pop-up events and markets that complement programmed events.
c. The site must provide a combination of indoor and outdoor recreation facilities.
d. In addition to the general landscaping requirements, at least 20% of the site must be planted with native vegetation and/or medicinal plants to the satisfaction of the Development Authority.

Building Form

Setbacks	At the discretion of the Development Authority
Building Height	
Lot Coverage	

Land Use

Permitted	Discretionary
Temporary Retail Service	Active recreation
Temporary Commercial Service	Day Care Facility (Small)
Passive Recreation	Community Facility
	Educational Service
	Retail Service
	Signage

Naturalized Park Space

Neighborhood Context

Vision & General Character

This district will allow for naturalized park space with little to no site alterations aside from walking/biking trails. The space will largely be inhabited by native vegetation and medicinal plants.

The neighborhood should strive to achieve the following characteristics:

a. Trails should cover no more than 10% of the overall site.
b. At least 70% of the site must be planted with native vegetation and/or medicinal plants to the satisfaction of the Development Authority.

Land Use

Permitted	Discretionary
Passive Recreation	Washroom Facilities
	Signage