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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.

This sacred gathering place provides us with an opportunity to engage in and demonstrate leadership on reconciliation. Thank you for your enthusiasm and commitment to join our team on the lands of Treaty 7 territory.



baha alzeitawi

b.arch m.plan (candidate)

2012 - 2017 bachelor of architecture
istanbul kultur university

2021 - 2023 master of planning (candidate)
university of calgary, alberta, canada



brett hampton

b.es • c.ud • m.plan (candidate)

2009 - 2014 honours bachelor of environment studies
university of manitoba, manitoba, canada

2016 - 2017 certificate of urban design
simon fraser university, vancouver, canada

2021 - 2023 master of planning (candidate)
university of calgary, alberta, canada



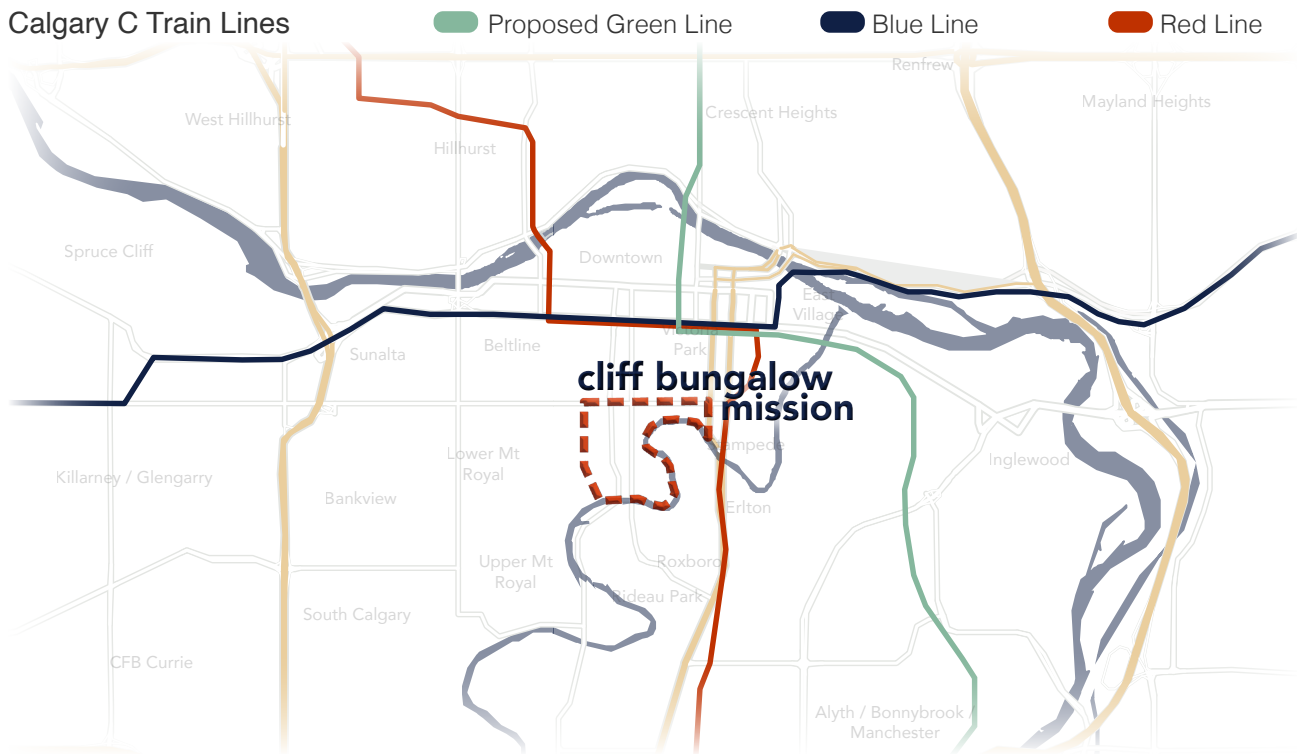
sandra moses

b.arch • m.plan (candidate)

2015 - 2020 bachelor of architecture
bms school of architecture

2021 - 2023 master of planning (candidate)
university of calgary, alberta, canada

Calgary C Train Lines



introduction

our studio was connected with the cliff bungalow mission community association (ca) to work in collaboration on our capstone project in order to help guide the ca with some ideas for their upcoming local area plan. cliff bungalow mission has a unique identity that must be preserved while enhancing an already thriving and unique community.

community boundary

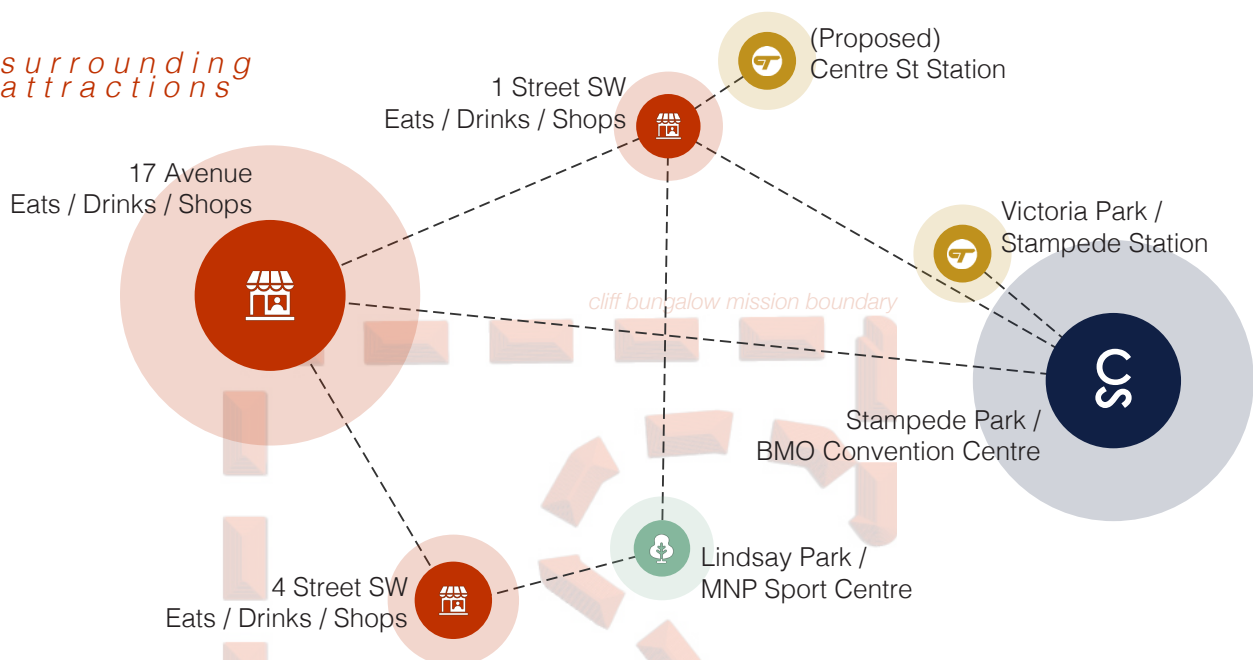
north: 17 avenue

east: 1 street; elbow river

south: elbow river

west: college lane; royal avenue; top of hope street and clife street escarpment; hillcrest avenue; elbow drive; and 5 street

surrounding attractions



history

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community established

cliff bungalow - 1907

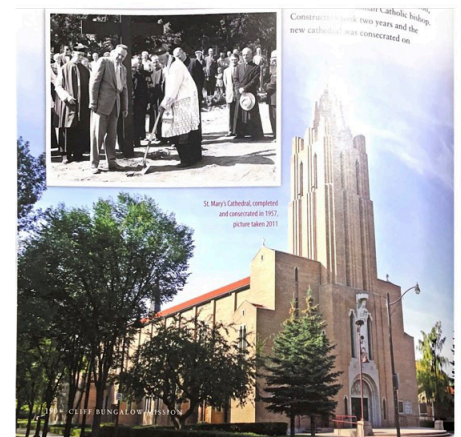
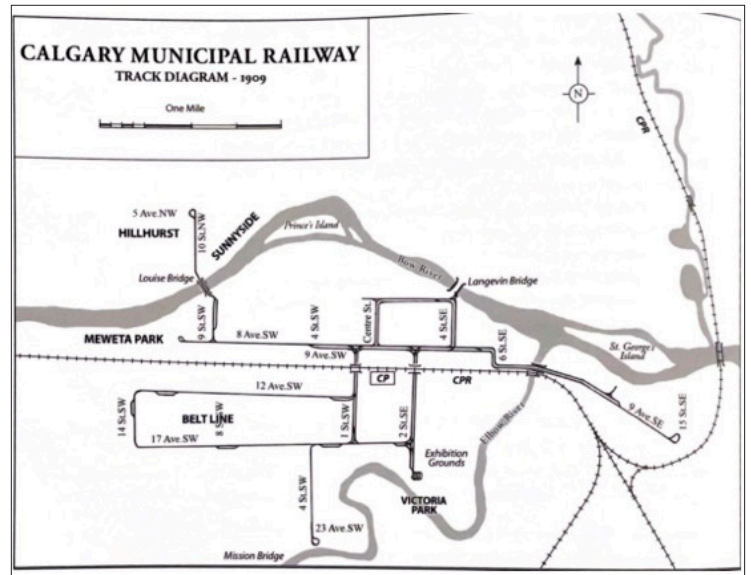
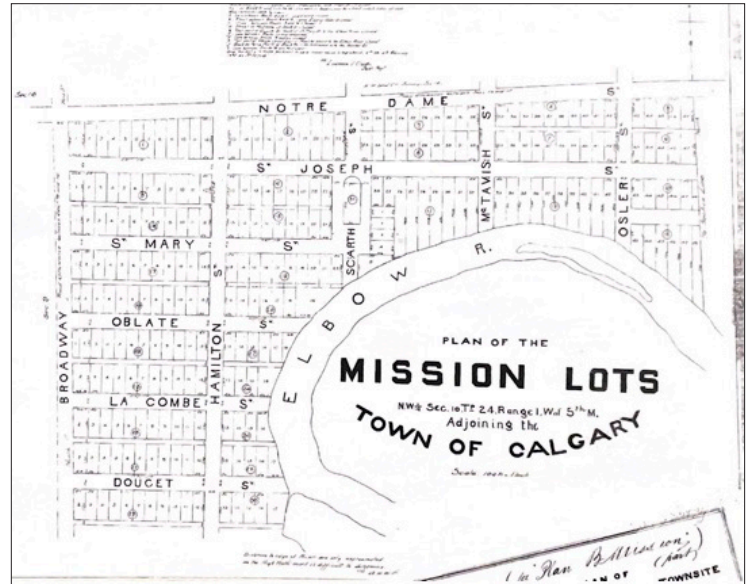
mission - 1900

community description

the communities of cliff bungalow and mission are located in calgary's south west, just south of the downtown core. both communities have a rich history in calgary. the two communities are split by 4 st sw, an iconic street that gives cliff bungalow and mission its unique character.

cliff bungalow was originally owned by the canadian pacific railway in the 1870s. it was annexed by calgary and subdivided into residential communities between 1906 and 1912. in 1935, the character of the neighbourhood was changed when it was rezoned to permit the building of apartments. cliff bungalow is now a mixture of older homes and low level apartment buildings.

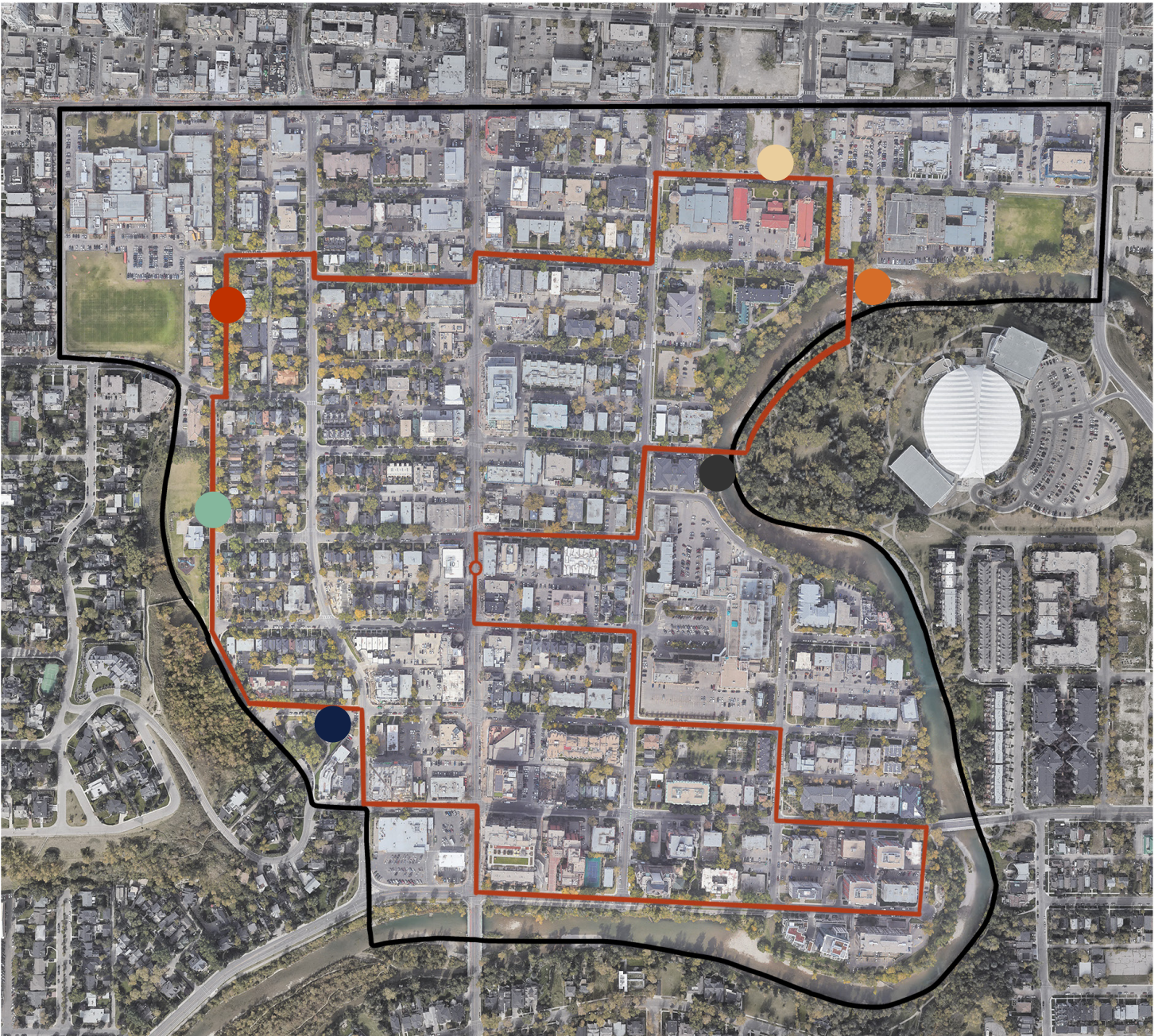
mission was originally known as rouleauville and was the hub for franco-phone catholics in the city. as the area developed it became more anglo-phone and became mission. the character of the neighbourhood was and continues to be more dense than cliff bungalow.



community site visit

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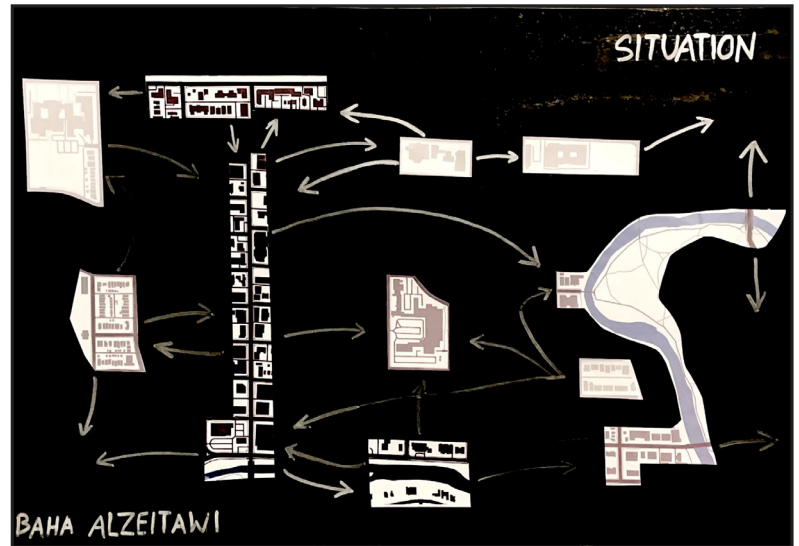
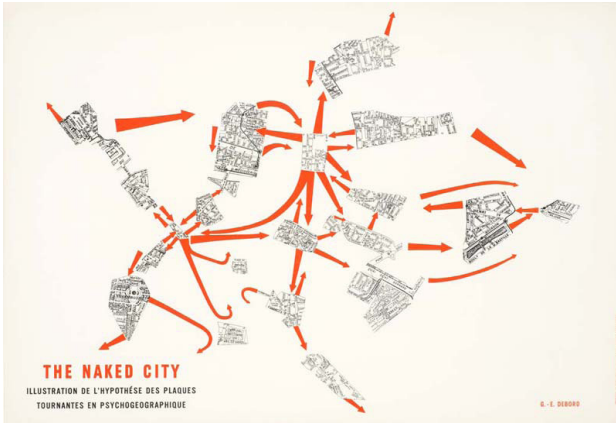
our group site visit in january was hosted by community association members who kindly mapped out a walk to cover some highlights of cliff bungalow - mission. one of the top themes was the discussion on historic buildings and streets and how to preserve them. character of the street was noticed most when multiple homes were preserved as well as the large tree canopy. different school / play sites were highlights of the community as well as the recreational pathway system that connects the community to lindsay park. we also observed great views of the downtown to the north and some new development that didn't blend in with the existing surrounding.



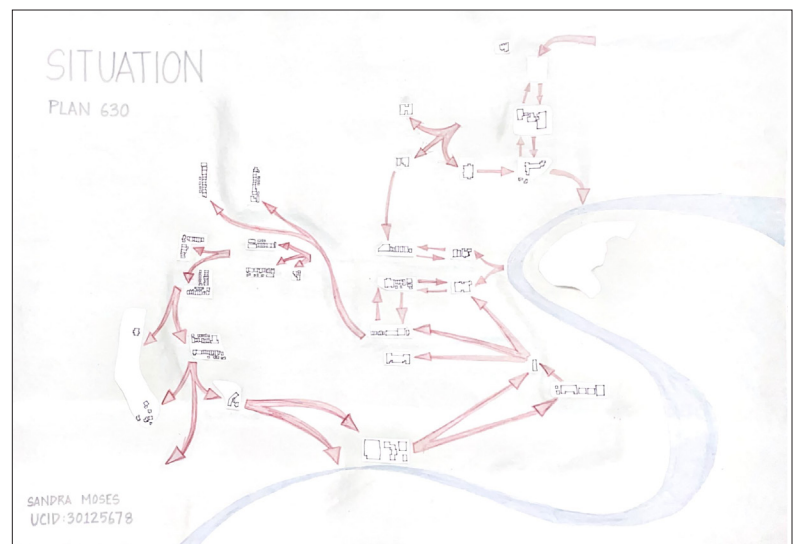
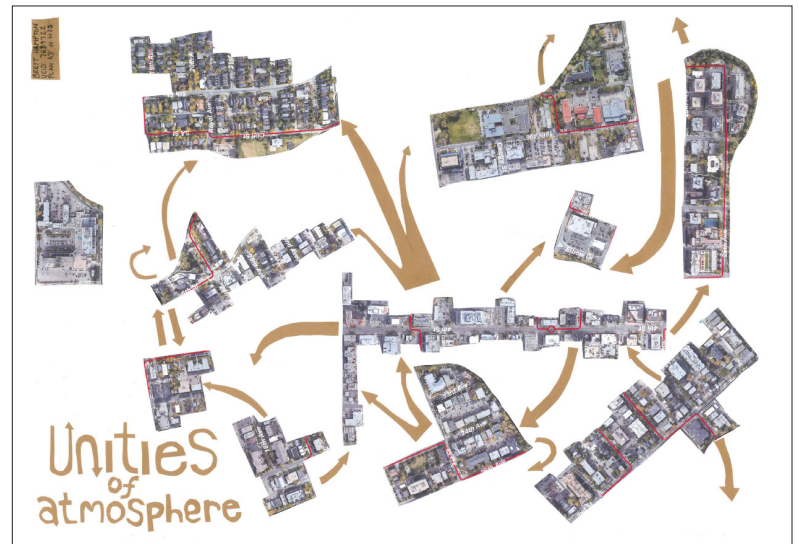
basemap from arcgis online



images from brett hampton



in order to create 'the situation' we were to explore the site in a unique way by letting our usual motives for movement and action go, and instead be drawn by certain elements such as attractions, or terrain, or a change in housing. this movement helped form a point of view from a psychogeographic way. we then formed a collage resembling a map of the site as the physical object that indicates identified areas of cohesion as well as how these are interconnected. the map was then accompanied by a journal documenting the derives including the decision-making strategies and observations which could include photographs and route traces. here are our 'situations'.



b a h a a l z e i t a w i

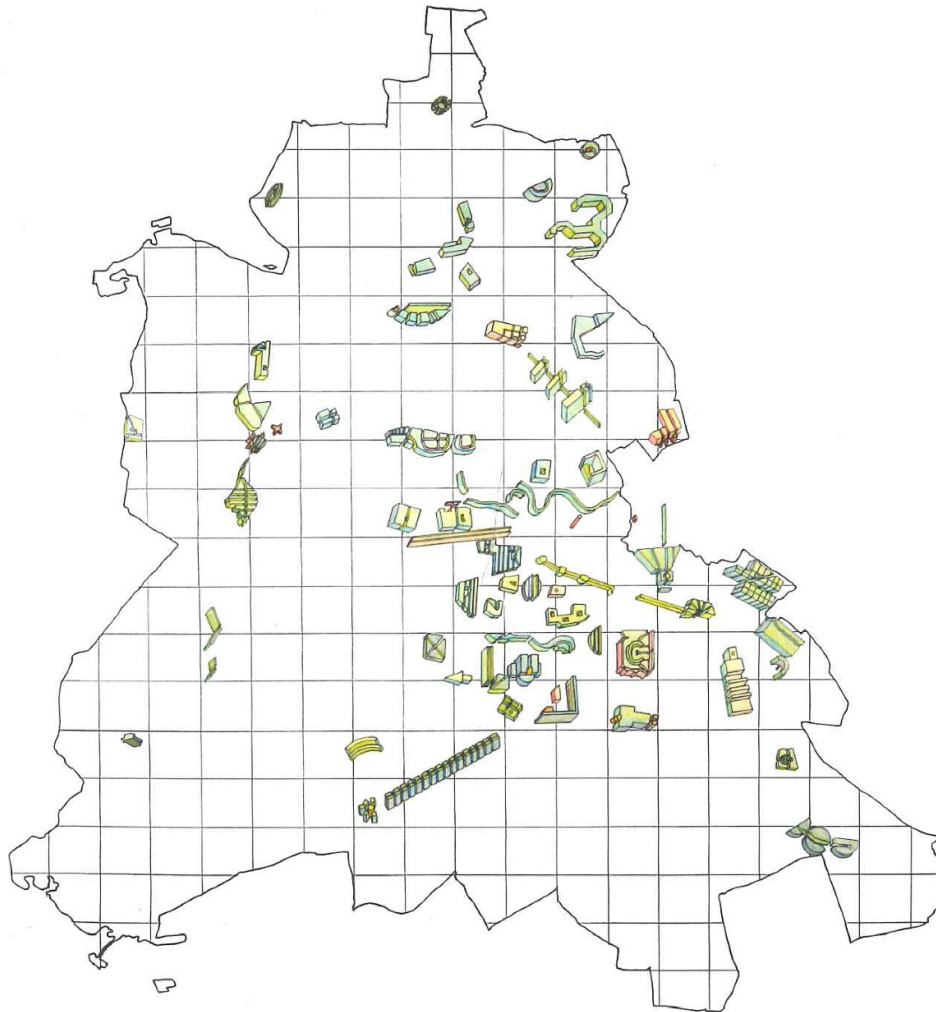
i visited the site at different days and times of the day to explore and find out how people are using the space. there were three different categories in the process. the spaces with the highest usage, around most times of the day, were mostly around 4th street, 17th ave, and around 26th ave beside the elbow river. these spaces were busy primarily because of the types of businesses in the locations. the spaces with medium usage were lindsey park, holy cross centre, spaces around the cliff bungalow off leash dog park and the pedestrian bridges across the river. these spaces had lesser usage because of the kind of activities which were in some cases seasonal, where summer would have higher usage compared to the winter months. the spaces with low usage include st mary's cathedral, st mary's high school, western canada high school and some spaces along the elbow river. these spaces occupied a very large footprint but were not as well used. there is potential for activating these spaces through our interventions and project, as we go along. one of my key observations was that the spaces that were lesser used, were not necessarily spaces that people didn't enjoy, and it is important for people to have these quieter spaces within the community. the potential for activation within these spaces lie in the vacant parking lots and in many grey spaces, however other quieter spaces should remain relatively untouched to maintain the character of the community that people enjoy.

b r e t t h a m p t o n

as i started the analysis process, the naked city made me to start thinking of the identity of the community differently. my ideas started to process how the arrows disregard the useful connections that ordinarily govern direction and act as a turntable, dictating movement. then the disorienting of the fragments from your typical north facing mapping, and finally placing distance between them that does not correspond to the actual distance separating them from one another. the "theorie de la derive" by guy-ernest degord explained it as, "the discovery of unities of atmosphere, of their main components and of their spatial localization." this impacted my process forward on analyzing cliff bungalow - mission through an active construction of "unities of atmosphere". the character of cliff bungalow - mission has many subtle "atmospheres" of time past and present, showing built form from generation to generation. this brought my attention to thinking of how the community may be laid out according to specific areas of density, built form, and specific times of construction. as evident here, 4th street still acts as the anchor as it is a combination of new and old, and the true excitement of the community. however, as you wander on the periphery you start to see a stronger character and identity, billowing trees overtop the street, character homes hidden behind apartment buildings, and an effort to blend the new style architecture with the old.

s a n d r a m o s e s

during the first stakeholder meeting, one of the things they mentioned was that visitors experienced the 4th street and 17th avenue, and what the residents of the space really experience are the inner streets. this led to my exploration of space, as i intended to take on a 'journey without a destination' within the communities. this was an interesting experience, as i explored the space through the built and unbuilt environment, taking out of question any business within the area. one surprising finding was that i was not guided to explore 17th and 4th street through the journey, and it was the inner streets that provided great human scale environment. i noticed that 17th was almost untouched, and 4th was just used as a cross over into the inner streets. when i reviewed the photographs, although there was a historic appeal to some of the spaces traversed through, it was not the only appeal of the community. the beauty and experience of the community also lay within the tree canopies and the cohesion among buildings in the street. these formed patches of appealing spaces that made up the 'naked community' map. this led to the creation of the situationist map – which speaks of the narrative of exploration of these spaces within the community. this exploration in the form of a journey without a destination led to some interesting findings within the morphology of space, that were found in patches away from the two main streets of calgary that this community encompasses.



through the archipelago, the task was to analyze and explore the site through maps and imagery, developing an understanding of the morphological structure, its makeup, and configurations. through this process we tested the potential by projecting into the site reference artifacts or pieces of a valued urban plan from other places. a site map with the collection of identified objects supported by the analysis, interpretation, reference sequence suggested by ungers et. al., essentially recreating the last three spreads with project-specific content. the retrenchment scenario for the controlled decrease of density was, according to the authors, to be choreographed by a programme of selective dismantling of malfunctioning urban areas and a simultaneous intensification and completion of other urban fragments_resulting in an 'archipelago of architecture in a green lagoon of natures'. hans kolhoff commented in an interview, when speaking about ungers and the archipelago way of thinking, 'the project is the interpretation of the material that is already there, that happens to be there. you are not inventing the project. you have to look closely at the situation instead, and the closer you look, the more precise the project becomes'.

b a h a a l z e i t a w i

the first area identified for activation was the east side of 17th ave, beside rouleauville park. this is a rectangular vacant lot, and the object chosen to add to this space is the esplanade tranquille from montreal. this is an ice-skating rink in the summer and a plaza during the summer – which is perfect for calgary weather.

the second object chosen was a residential tower on 18th ave. the shape of this building is similar to parkroyal on pickering at singapore. this is a leed green building and has green on different levels to imitate the garden across the road. this interesting green building would be a positive addition to the area.

the third area identified was the parking lot in front of holy cross centre. this space is a large vacant piece of land that is framed by buildings on 3 sides. the space forms an area for a square similar to philips square in montreal. this would be a great way to activate the parking lot in front of holy cross centre while also making a great public space.

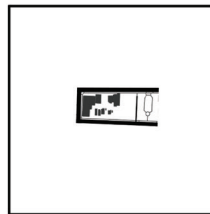
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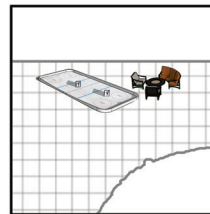
Aerial photo of 17th Ave



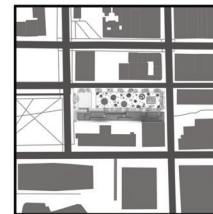
Map of 17th Ave



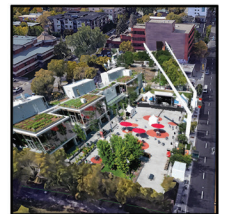
Open space



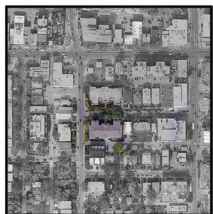
Esplanade Tranquille on 17th Ave



Esplanade Tranquille - Montreal



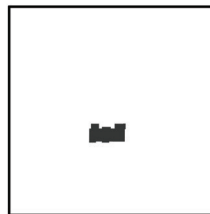
Aerial view of 17th Ave



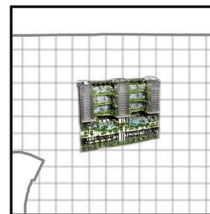
Aerial photo of 18th Ave



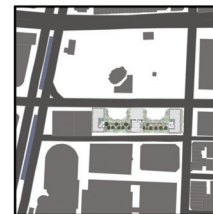
Map of 18th Ave



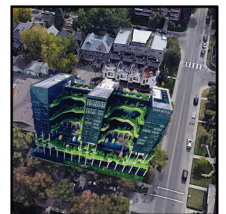
Building structure



Parkroyal Pickerling on 18th Ave



Parkroyal on Pickerling - Singapore



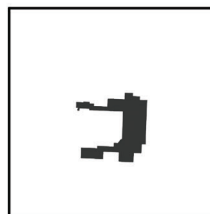
Aerial view of 18th Ave



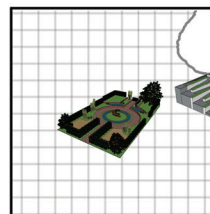
Aerial photo of 2nd St



Map of 2nd St



Building Courtyard



Phillips square on 2nd St



Phillips square - Montreal



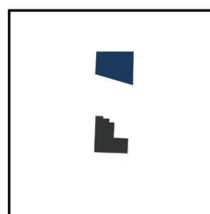
Aerial view of 2nd St



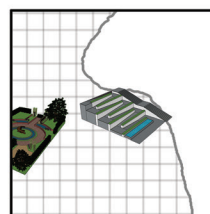
Aerial photo of 23 Ave



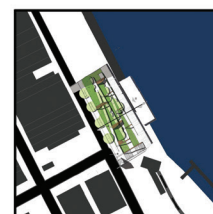
Map of 23 Ave



Open space character



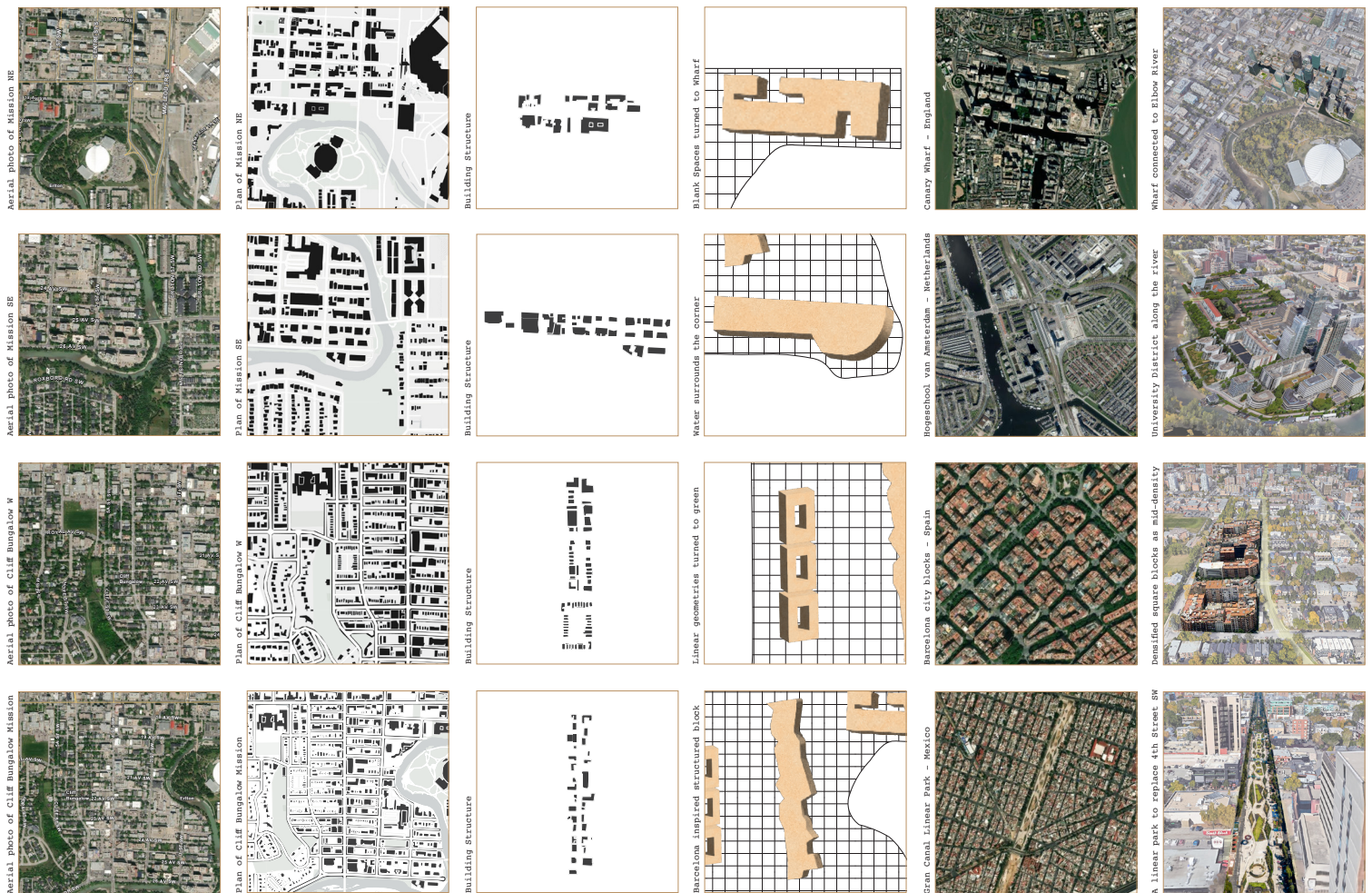
Riverfront park on 23rd Ave



Riverfront park - Nashville



Aerial view of 23rd Ave



brett hampton

the first object stemmed from the missing link to the connection of 17th ave west all the way to the stampede grounds. picking out this area, as the historic franco-phone catholic area formed a unique shape, with gaps due to empty lots, unused buildings, and a quiet park. the gaps in this area and the object that formed an idea of what can fill these spaces, and what came to mind was the canary wharf in london, england. the connection to elbow river helped this come to mind.

the next object was also a missing link due to the high rise developments feeling like they belong in a different place in the city. this shape and form reminded me of homeschool van amsterdam that sits on a curve on the amstel river. with this form of density, a corner of the school fit p perfectly and even has great connections to the river. although elbow river is too shallow for motor boats and such, it's still nice to imagine.

next, a unique form and a definite link and unique identity in the residential side of cliff bungalow had a specific block front facing on four different sides. the object came from a reach of these blocks looking similar to the north, but not quite facing on all 4 sides. this immediately made me think of the barcelona style blocks, filling that missing middle very successfully and opening up some semi-public space in the centre of these blocks. this object forms an emotional link as these are some of the most memorable blocks of what cliff bungalow may have felt like.

lastly, as evident, 4th street is a strong link of cliff bungalow - mission to the rest of calgary. the buildings along 4th change quite drastically in shape, size, age, and materiality. the linear object and the discussion of lack of green space directly in the community led to my thoughts on a linear park. after some research the gran canal in mexico city seemed like a great idea, with a bit of a geometric design representing this objects shape.

sandra moses

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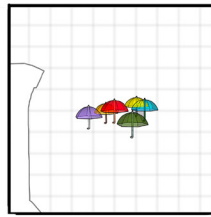
Aerial photo of 24th Ave



Plan of Cliff Bungalow Mission - 24th Ave



Street Canopy



Umbrella Street on 24th Ave



Umbrella street - Dominican Republic



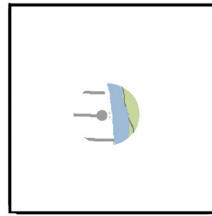
Aerial view of 24th Ave



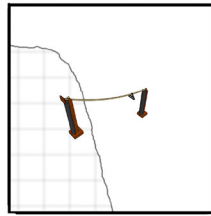
Aerial Photo 23rd Ave



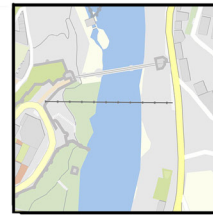
Plan of 23rd Ave



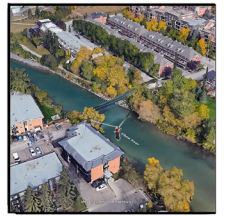
Cul de sac with no river connection



Zip Line Across Elbow River



Fly Toledo - Spain



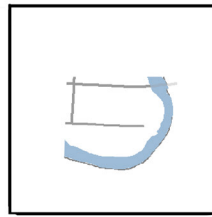
Aerial view of 23rd Ave



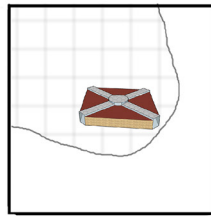
Aerial photo of 26th Ave



Plan of 26th Ave



Streets on 26th Ave - East



Clarke Quay - 26th Ave



Clarke Quay - Singapore



Aerial view - 26th Ave



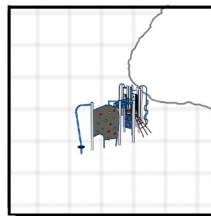
Aerial photo of 21st Ave



Plan of 21st Ave



Parking lot beside river on 21st Ave



Charleson Park - 21st Ave



Charleson Park - Granville Island



Aerial view 21st Ave

stakeholder engagement

/ˈsteɪk, həʊlɪdʒ(r) ɪnˈɡeɪdʒ.mənt/

stakeholder engagement 1
01 • 17 • 2023
held at professional faculties, sapl

transportation

most people in the community enjoy walking, and walking is their primary mode of transportation for their everyday activities. some people drive to work, but the cars they drive aren't used much otherwise. this is also the cause of certain car break-ins in the area, as cars are unattended at most times of the day.

open spaces

the people in the community use lindsey park for different activities throughout the year. the unofficial dog park beside the community association is also used widely by people with pets. the people also use the park beside the community association to host picnics during the summer months.

demographics

most people that live within the community are caucasian, and have either recently moved in, or have lived in the community for over a decade. there are also more women than men in the community, due to the safety aspect of the community.

stakeholder engagement 2
01 • 26 • 2023
held at c b d l, sapl

memories

people love the walkability of the neighborhood, which is an element that came up in several discussions. the lilac festival is also one of the people's favorite memories which started in 1990 to raise awareness of the community.

contrasting interests

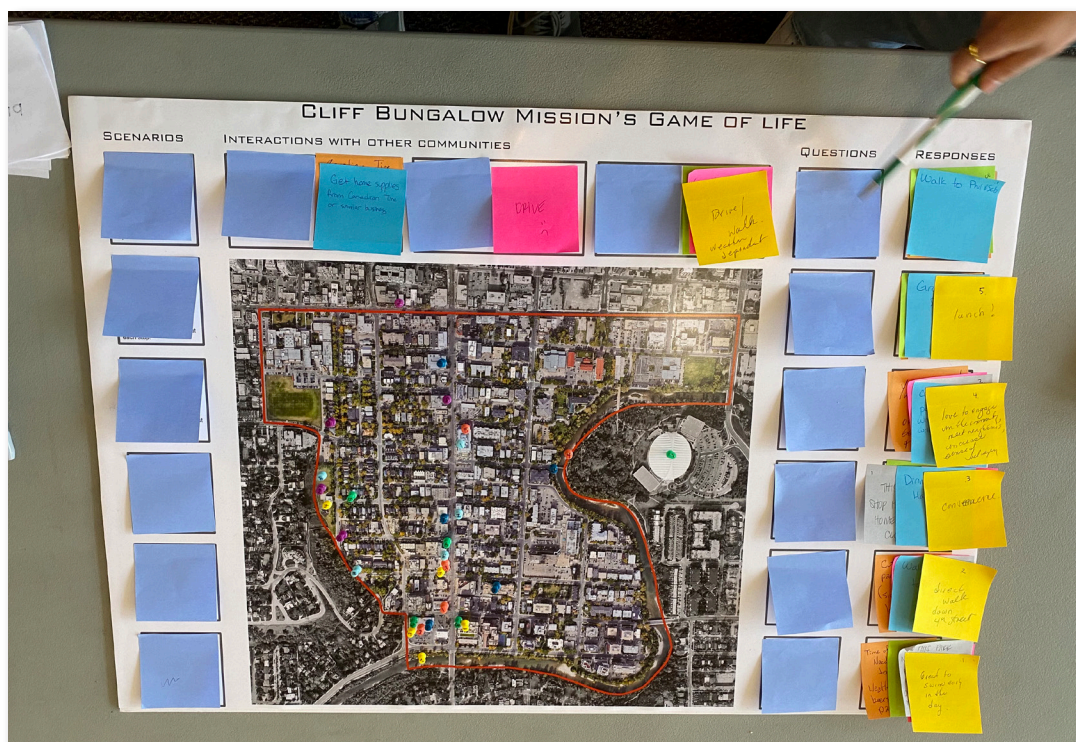
there are different interests represented in the community in terms of how they see its future. balancing these interests in terms of offering a diversity of housing and shopping and retail options.

heritage areas

people in the community felt that the heritage spaces around the community were not drawing enough people in. the mention of 'anchors' to draw people into the space was brought up to encourage the use of these spaces and the open spaces around.

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game of life

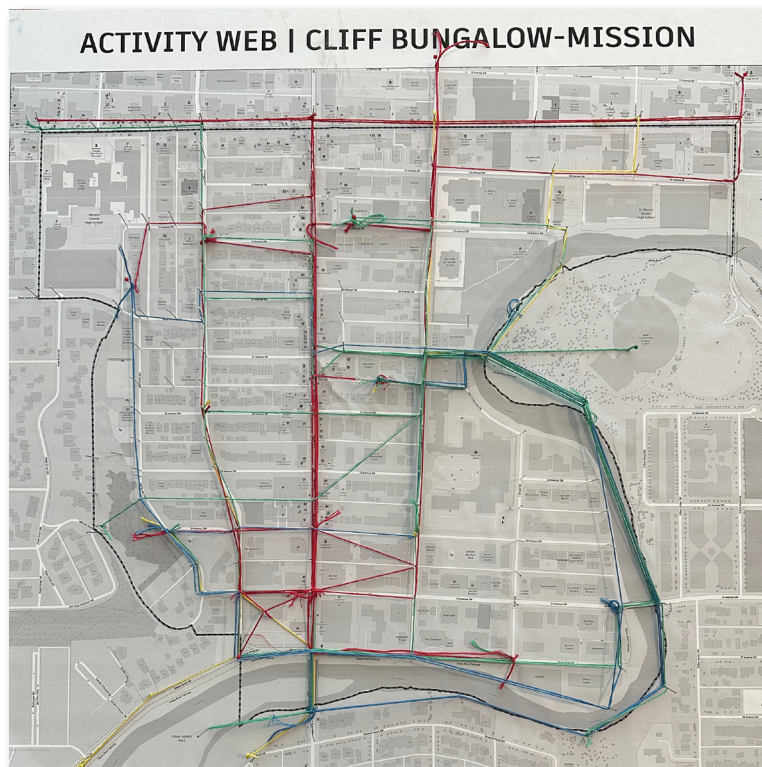


activity web

brett hampton • simran chowdhary • zeynel kirsan

a string and pins were used for community members to map out their daily activities including: work/institutional, commercial (shopping/dining), parks/recreation, access to elbow river. this stemmed conversations about how community members use their neighbourhood and demonstrate what areas are highly activated by locals.

our engagement activity sparked a lot of conversation with community members and got people to think and look at their community in a unique way. when discussing the community's transition routes, one important aspect was the quality of the alleyways. in this regard, an improvement is required to make alleyways accessible, particularly for the community's senior population for safety reasons. as a result of having more seniors participate in the engagement session, some of these individuals stated that the community lacks participation from the younger generations and that they would like more people to be aware of community events such as jazz festivals and potlucks. the parking area near st. mary's cathedral was suggested to include more activities for pedestrians and cyclists; however, the area is not being used to its full potential, and the stampede can be a good time to temporarily activate this space as well.



spin the wheel

sandra moses • tristan scholten

a wheel was spun with options: buildings, trees, or streets and the community members the would mold clay to create a positive memory on the street and write that memory down. this was put on the map where this specific activity happened to identify positive associations with space in the cliff bungalow mission community.

the discussion post workshop brought about some themes and contradictions. people wanted to see more street art, and a central space where people can put their recyclables for others to collect (as opposed to going through each individual bin). cars were getting broken into at many different areas in the community, both in cliff bungalow and in mission. there were also mixed opinions about the community center as some residents felt that this was too expensive, whereas others said that this was very affordable. however, there were also similar themes that emerged throughout the conversation. people truly enjoyed walking and most of them walked recreationally. bike lanes were of huge importance as people biked extensively in the summer. people also appreciated the bridge connectivity to lindsay park- which some people used, and others didn't. overall, the community seemed appreciative of the community and had minor change suggestions that they would like to see in the future.



tactical urbanism b

/ˈtæktɪkəl ˈɜːnɪzəm bi/

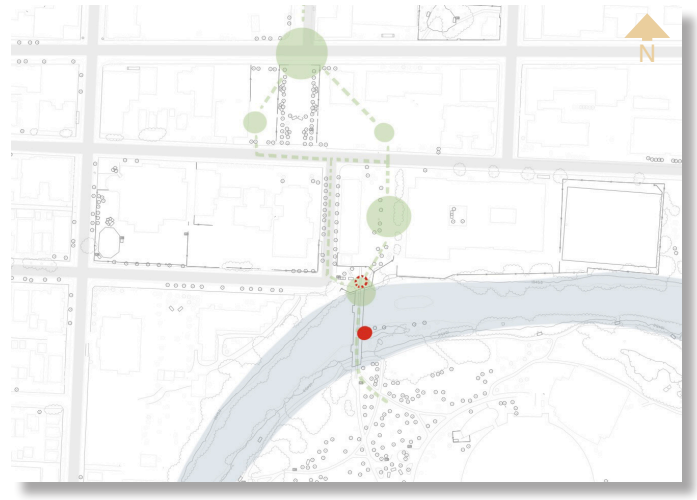


site location choice

bridge connection 19 ave sw to lindsay park

our site location was specifically chosen for 'tactical urbanism b' due to many factors:

- connection to our open space plan demonstrated here
- like our site, a location that people passby and do not stop to linger and enjoy the space
- a permanent structure to rely on to give extra support to the intervention (railings on the bridge)
- the presence of seating for the community to take in the pleasant experience that the umbrellas created



project information

budget: two hundred fifty dollars

spent: two hundred thirty four dollars

set up: two hours

take down: thirty minutes

instructions for setup

step 1: unravel bundles of umbrellas (3x)

step 2: put poles together (6 poles total)

step 3: check length of poles to umbrellas and pull umbrella rope tight

step 4: tie umbrella rope to poles, using extra rope to create pole support

key takeaways

- small thoughtful ideas can transform space
- trial and error helps to think of new and creative ways to achieve the completion of a project
- understanding a teams strengths and weaknesses helps to delegate tasks

lessons learned

- working with physical materials early is beneficial
- specific support systems must be in place to prepare for differing weather
- allowing the umbrellas to blow in the wind created a unique aspect to the display

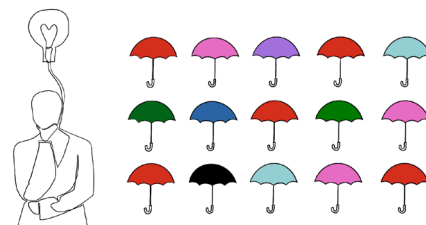


03.23.2023 • plan 630 studio
fabian neuhaus, students & guests

step 1 - choosing, finding, and purchasing the best materials

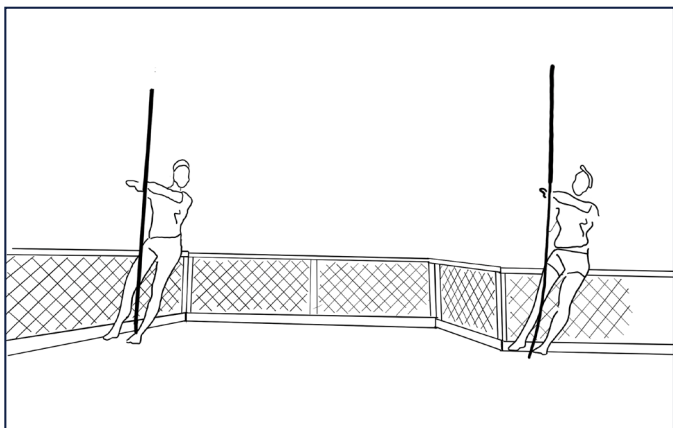


deciding the order in which the umbrellas



would be hung on site - **step 2**

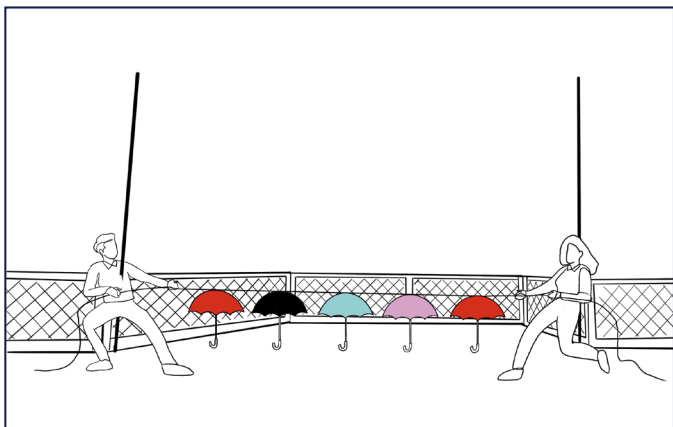
step 4 - sorting out our best options to create support for poles



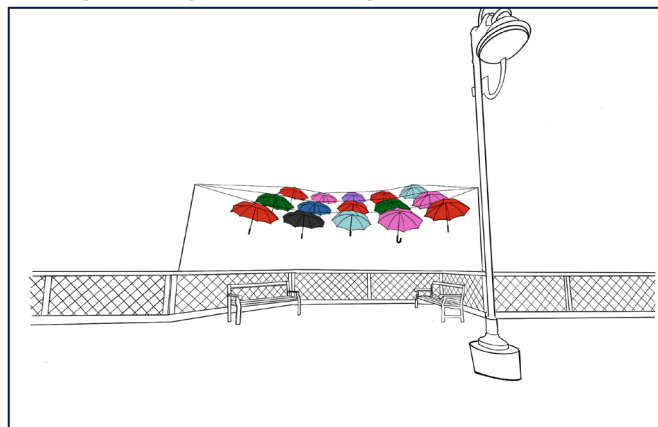
configuring the umbrellas onto the rope in a strategic way - **step 3**



step 5 - assembling the poles and creating a system to keep a tight slack



tightening and placing the other umbrella ropes and final touches - **step 6**



observations

/ˌɒbzəˈveɪʃən/

situation

- heavily used spaces were around the historical spaces and the school
- rouleauville square was mostly used as a thoroughfare
- mosaic of spaces on the northeastern end of the site
- east end of 17th is very different from the west
- 18th more active due to schools on the eastern end of the site
- more anchor spaces needed to draw attention on the east end of 17th

archipelago

- missing link on the east end of 17th was connected using the canary warf in london, england
- the introduction of an anchor point that is active at all seasons with the introduction of esplanade tranquille which is a plaza in the summer and an ice-skating rink in the winter
- this will be located beside rouleauville square to make the space more vibrant acting as an anchor point
- the usage of umbrellas to form a colorful canopy that mimics the lost tree canopies, to also act as a point of interest within the community.

engagement sessions

- community members love the walkable feel of the community
- they enjoy the open spaces, and use the park spaces extensively – specifically lindsay park
- the historic spaces within the community around st. mary's cathedral require vibrant space around so they get the attention they deserve
- they use the west end of 17th to linger, but the eastern end of 17th is only used as a thoroughfare

tactical urbanism

- the location chosen for the tactical urbanism intervention is on the 1st street bridge that connects to lindsay park
- while choosing the location, although picturesque, people traversed through the bridge quickly and never stopped to enjoy the landscape
- while setting up the umbrellas, people of all groups stopped to linger and enjoy the space, which proved to us that these vibrant anchor spaces, drew people in, and brought more attention to the space
- the need for more such spaces on this end of the site was evident.



basemap from arcgis online

site selection

throughout all the phases of analysis we identified that the area of the site that needed most attention was the east end of 17th from 2nd street till macleod trail. the historic buildings on the 18th and the bridge down first that connects lindsey park. this space is an important missing connection in the entire site and misses the characteristics of the other community that makes it special.

hence, this part of the site is chosen as the point of attention for the project going forward.

site conditions

/pri'zent kən'dijns/



after careful consideration the site location boundaries above were chosen. these boundaries are 2 ave sw (to the west), 15 ave sw (to the north), macleod trail s (to the east), and elbow river and 19 ave sw (to the south). these boundaries were chosen due to the amount of open lots due to parking lots, or boarded up buildings. it was important to include the north and south side of 17 ave as it is important to the community as to what happens on both sides of the street. having the church buildings and schools located within our site give us opportunity to work collaboratively and design space that accomodates all uses.

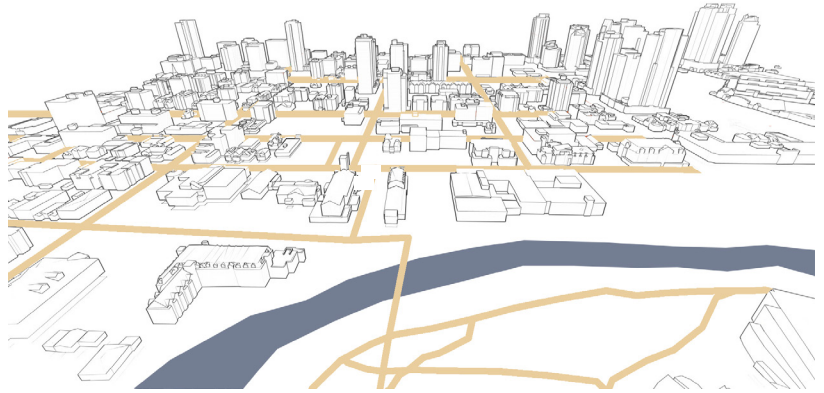
the present land use classes allow us to establish regulations and guidelines for future development. it will ensure that development is sustainable all while promoting economic development.

land use class



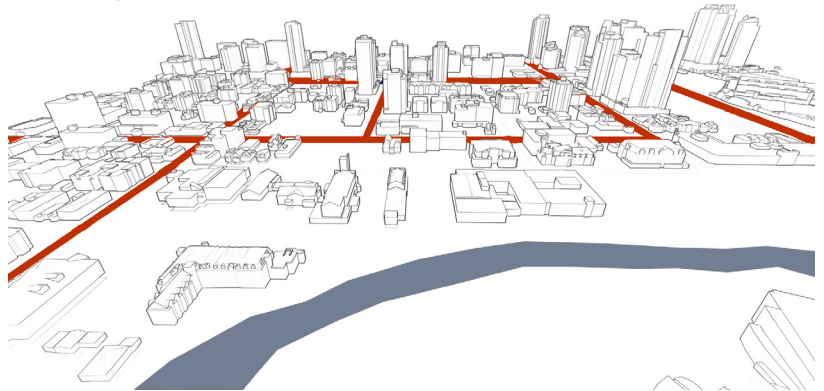
pedestrian connection is quite high, however specific routes and street blocks do not have a good sense of feeling or direction. you need to know where you are going to connect south across the elbow river.

existing pedestrian network



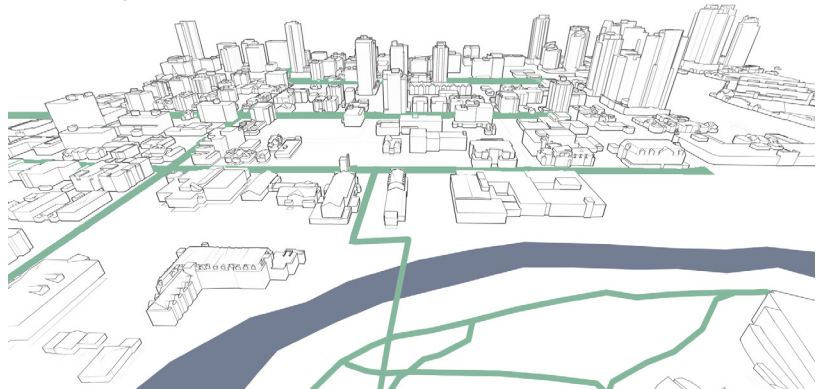
public transportation does not currently run through numerous streets in our site. there is some connection via bus routes on 2 ave sw and 17 ave. the c-train station is close, however you must cross the very busy macleod trail.

existing public transportation network



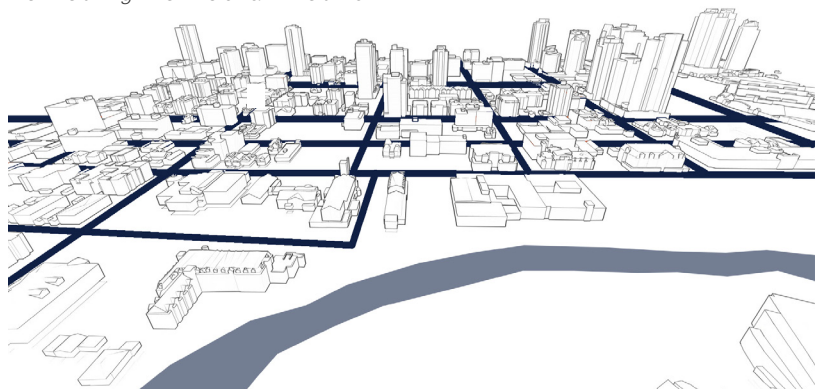
current bicycle lanes are shown here, however only certain lanes are separated from vehicular traffic. with numerous schools and churches that often offer programming to youth, it is currently unsafe to travel to and from many of these locations.

existing bicycle network



as is typical in calgary, the site is relatively well connected by vehicular access. fortunately some streets do have school zone speed restrictions and are not general thoroughfares to get to/from downtown.

existing vehicular network



/plaza in Montreal, canada



pedestrian street in the dominican r



portland, oregon



innovate design for a hotel in Singa



for its patio and music



industrial themed brewery in cal



conceptual sketches

/kən'septʃuəl 'sketʃəz/

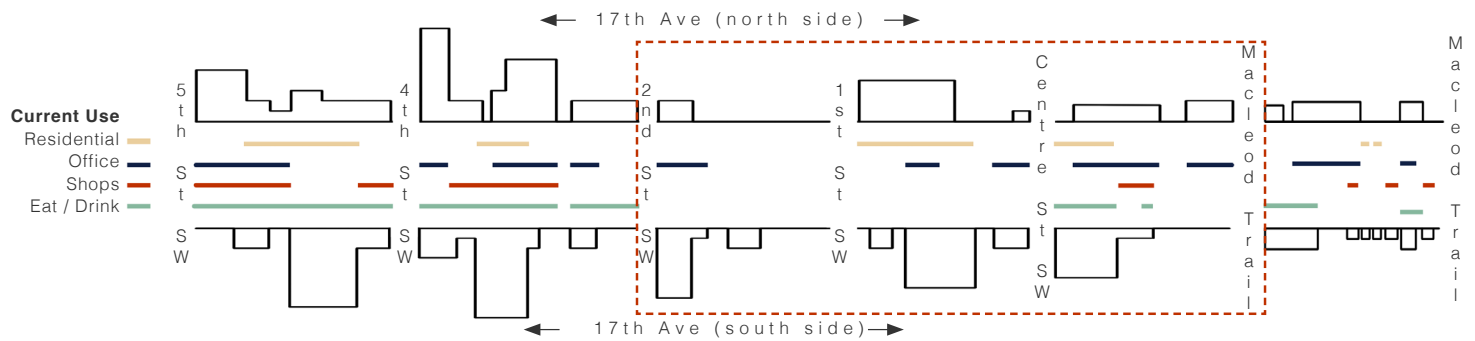
- improving the street frontage by filling in the gaps in the street frontage with buildings to have a continuous façade.
- patios and patio furniture to improve the street interaction.
- space that is pedestrian and bicycle friendly.
- trees lining the street form a canopy that frames the sidewalk spaces



- street furniture for improved street interaction and vibrancy
- trees that line sidewalks that provide a good canopy
- street lights, signage etc, that promote pedestrian scale on sidewalks
- elements to improve street vibrancy (umbrellas, lights, etc.)
- pedestrian and bicycle friendly streets

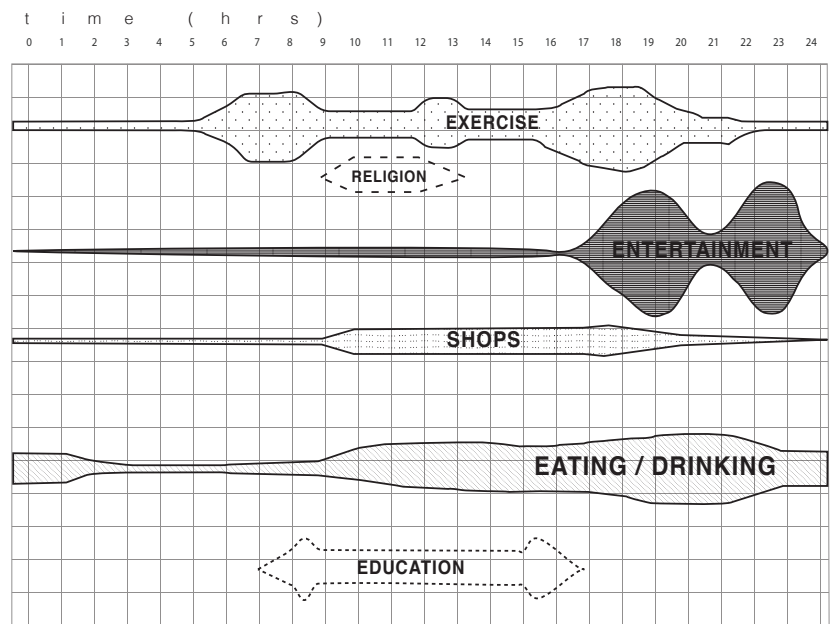
present programming

/pri'zent 'prægræmɪŋ/

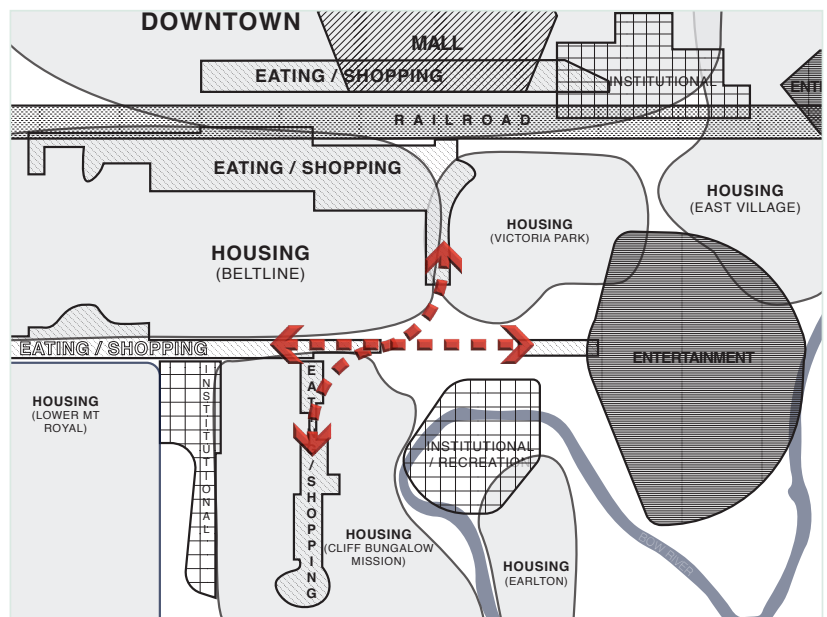


17 ave is a well known active street in calgary. as demonstrated here there is a lack of services (residential, office, shops, eat/drink) in between the blocks of 2 st sw to macleod tr. these blocks lie directly in our site.

this is apparent in the amount of activity at any time of the day, but is highlighted to be even quieter in certain times of the day. the area receives quite a bit of foot traffic, but there is not many people using programming in this specific site.

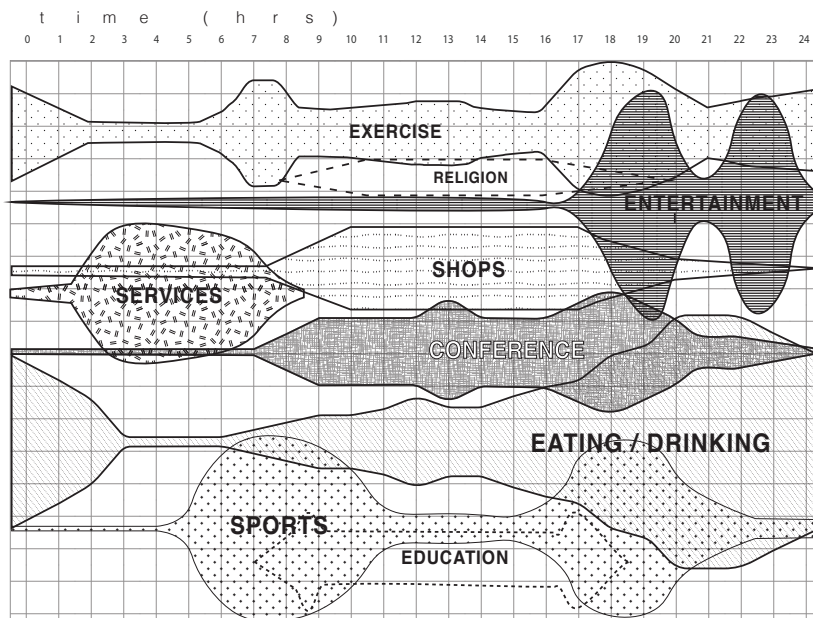
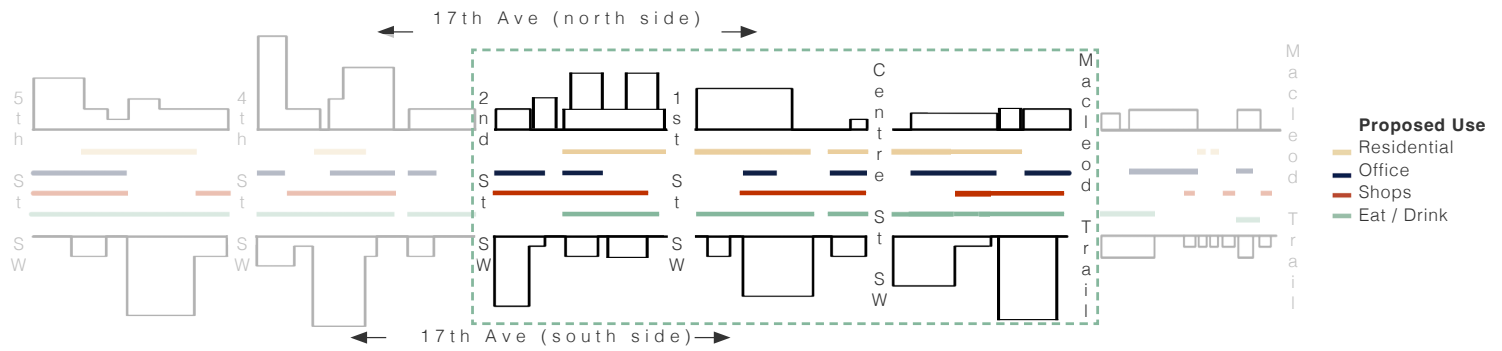


when looking at the greater community of cliff bungalow - mission as well as beltline directly adjacent to the north, we see that there is a gap of programming in this specific site.



proposed programming

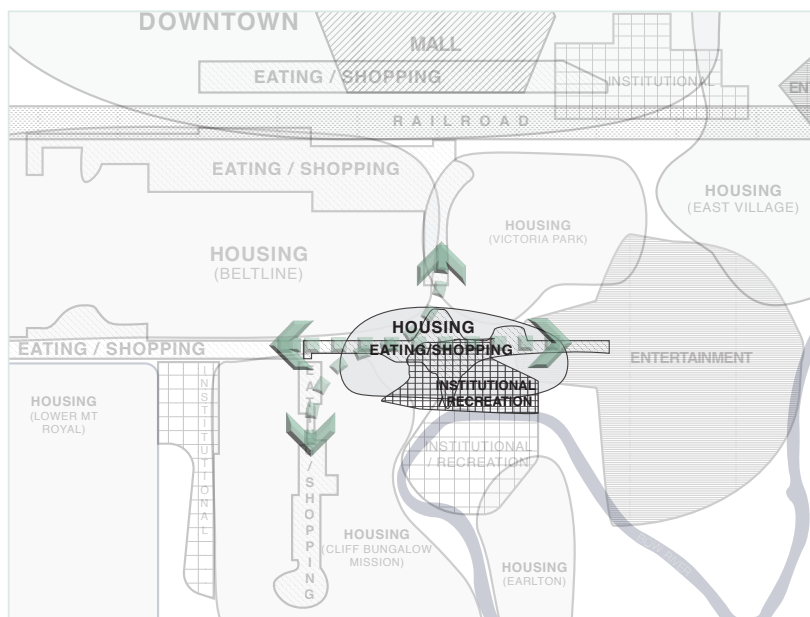
/prəˈpəʊzd ˈprəʊɡræmɪŋ/



in our proposed programming we see the amount of services increase to match what is seen on either side of 17 ave connected to the site. this will create a sense of place and encourage passerbys to linger and see what else is happening within our site.

the daily activities taking place in our site will increase, as will the time of day that these activities are happening. by increasing a variety of programming it creates safe streets and a busy neighbourhood for the community to enjoy.

as demonstrated here we can see an infill of the gap shown in present conditions to enhance and form a connection for the prominent streets of 17 ave, 4 st and 1 st.



design for
families

+

activities for
everyone

+

arts, education,
& recreation

Seven **C o n n e *+* i o n** teenth Avenue

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a place for a stroll

to linger and take in the vibrant atmosphere

where one can laugh, play, and learn

where community meets activity

proposed policy updates

mission arp
policy 2006

5.2.3.6 well-designed and well-managed licensed restaurants and drinking establishments can be valuable components of a balanced, active street, in particular bringing night-time activity and vitality. however excessive clustering of such uses can negatively affect residential liveability while upsetting the mix of a well balanced commercial street. as 17th avenue sw is adjacent to residential districts and is intended to evolve toward a balanced urban street with many inter-mixed commercial uses, the intention of this plan is to continue to allow consideration of such operations, but to limit excessive clustering.

proposed
new lap

5.2.3.6 well-designed and well-managed licensed restaurants and drinking establishments shall be open as late as 11:00 pm to limit excessive noise to residents and where possible promote family friendly establishments to promote activity at all hours throughout the day.

mission arp
policy 2006

5.2.3.1 a variety of uses including residential, offices, retail, restaurants, and entertainment uses are encouraged, but should not negatively impact adjacent residential development.

proposed
new lap

5.2.3.1 a variety of uses including residential, offices, retail, restaurants, and entertainment uses are encouraged to promote residential development by creating a walkable and livable area.

mission arp
policy 2006

5.2.3.12 demolition of character buildings for the use of parking is discouraged.

proposed
new lap

5.2.3.12 character buildings shall keep their unique identity in active re-use and will be granted parking requirement reductions.

mission arp
policy 2006

5.2.3.13 to ensure continuous retail frontage and provide for pedestrian safety, parking should be accessed from 18th avenue sw where possible

proposed
new lap

5.2.3.13 to ensure continuous public frontage in forms of retail, restaurants, parks, and open spaces along both 17th and 18th avenue.



masterplan

/ˈmæstəˌplæn/



master plan

through the masterplan, we aim to demonstrate the different types of open spaces within the selected site location. these open spaces act as the anchor points for the historic buildings in the area including the st. mary's cathedral, alberta ballet and rouleauville square. the intersection between 1st street and 17th ave serves as a decision-making point where one would decide if they would continue down 17th or make their way into the vibrant, revamped rouleauville square.

if they choose to continue down 17th towards macleod trail, they will experience several restaurants with patios spilling into the sidewalks, attractive walking spaces walking spaces along the sidewalks with hanging lights and street furniture. there are also several mid to high density residential spaces situated above these commercial spaces.

if one chooses to traverse and explore the space through rouleauville square, they are first met with a more vibrant plaza space with jugglers and street performers, and several child friendly forms of entertainment. the ice skating rink/ plaza offers activities throughout the year for a diverse range of people with varied interests. the market beside alberta ballet, offers several food and retail options and several organized and movable street furniture that offers seating and spaces to linger for people visiting the space. this space also has an umbrella canopy space that draws people towards the river.

cocktail patio - st marys square (facing s)



active re-use of economy glass (facing nw)

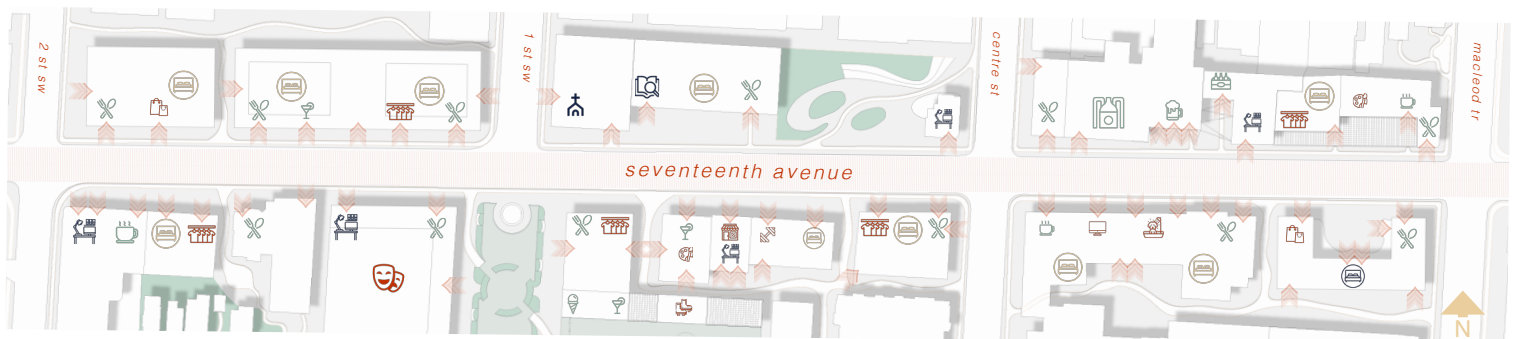


visualization

there are several smaller areas of character within these larger spaces. the pergolas within the st. mary's plaza offer shade during the summer months and some shelter during the winter. these spaces are also ideal for patio spaces and café's. the seating within the market beside the alberta ballet is flexible and transition based on requirement. the illustration on the right shows an auto body store transformed into a brewery. transforming these spaces into other uses while maintaining the character, is what makes the area unique and interesting.

programming

the spaces on 17th are programmed to allow for a diversity of uses within the part of 17th that is currently not widely used. all the parking lots on this end of the site have been removed and new buildings added to improve street frontage and promote an active street wall. these buildings interact with the street visually or physically hence offering pedestrians an interactive, interesting, and engaging space to traverse through. some uses that have been added to this part of 17th avenue include, transitioning the alberta ballet to a new space and the addition of a hotel space across from the casino that would cater to the accommodation needs during stampede and other events. other spaces on the street include retail spaces, clothing, furniture, coffee shops, distilleries, breweries, restaurants, ice cream shops, pet stores etc.





danny (36), ilsa (32), charlie (4)

live: renting a 2 bedroom apartment

work: business consultant, human resources manager, preschool

recreation: kids activities, enjoying the community amenities

lisa's typical day

7:15 am - leave home (18th at macleod)
7:30 am - morning walk with danny and charlie to his work downtown
8:00 am - drops charlie off at preschool
8:15 am - goes to office (2nd and 17th)
12:30 pm - browses retail store at lunch
4:30 pm - picks charlie up at daycare
5:00 pm - meets danny at happy hour
6:00 pm - family goes to humpy hollow park
7:15 pm - live performers at the square
7:30 pm - evening walk along the river
8:30 pm - arrive back home



marnie (26), pet - spot

live: renting a 1 bedroom apartment

work: lawyer

recreation: animal amenities, places to meet friends, exercise

marnie's typical day

7:00 am - leave home (17th near 2nd)
7:10 am - drops spot at doggy daycare
7:15 am - goes to the gym
8:30 am - goes to work downtown
4:40 pm - picks spot up at doggy daycare
5:00 pm - arrive at home to cook dinner
7:00 pm - takes spot to st marys square
7:15 pm - gets spot a doggy ice cream
7:30 pm - browses through the market
8:30 pm - pet friendly patio cocktail
10:00 pm - arrives home for sleep



cindy (67), roger (71)

live: own a 1 bedroom condominium

work: retired

recreation: volunteering, walks, dining, ballet

rogers typical day

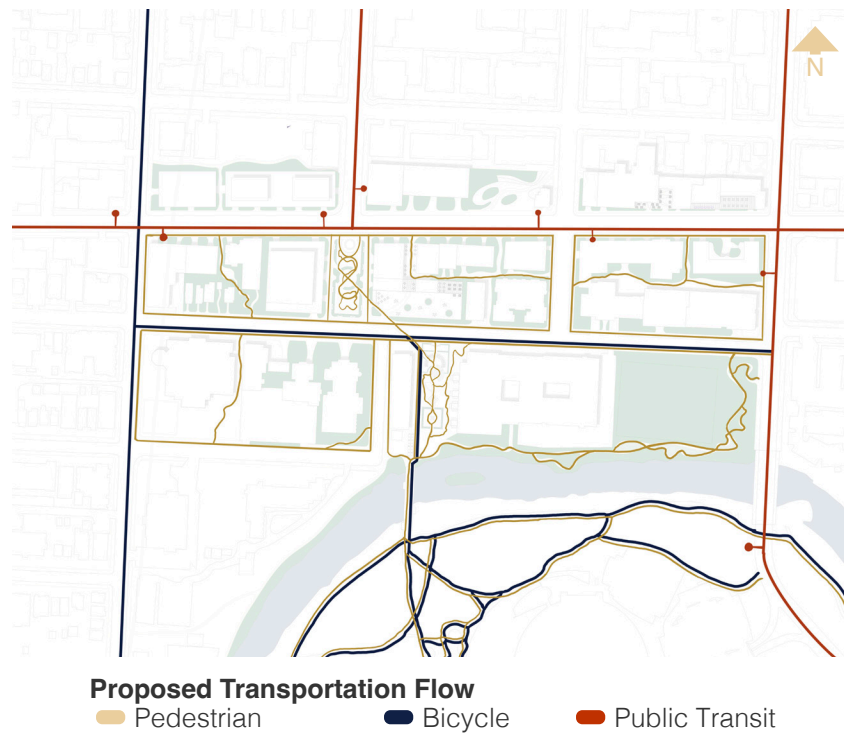
9:00 am - leaves home (18th and 2nd)
9:20 am - walks cindy to learn-to-paint
9:30 am - wanders rivertrail/market
11:30 am - goes home for lunch
12:30 pm - walks to Beltline CA to say hello
1:30 pm - volunteers at church
3:00 pm - takes food over to st marys church
4:00 pm - picks cindy up from volunteering
4:30 pm - goes home for dinner
7:30 pm - catches a ballet performance
10:00 pm - arrives home for sleep



flow

/floo/

due to the demographic usage of the site, the pedestrian flow has been prioritized throughout the open spaces' design. the diagonal axis from rouleauville square towards the alberta ballet market through the st. mary's cathedral plaza has been prioritized. these blocks also do not have back alleys, and the spaces between buildings have been used for smaller pedestrian alleyways leading into the river pathways.



alignment with city of calgary - municipal development plan - 2020

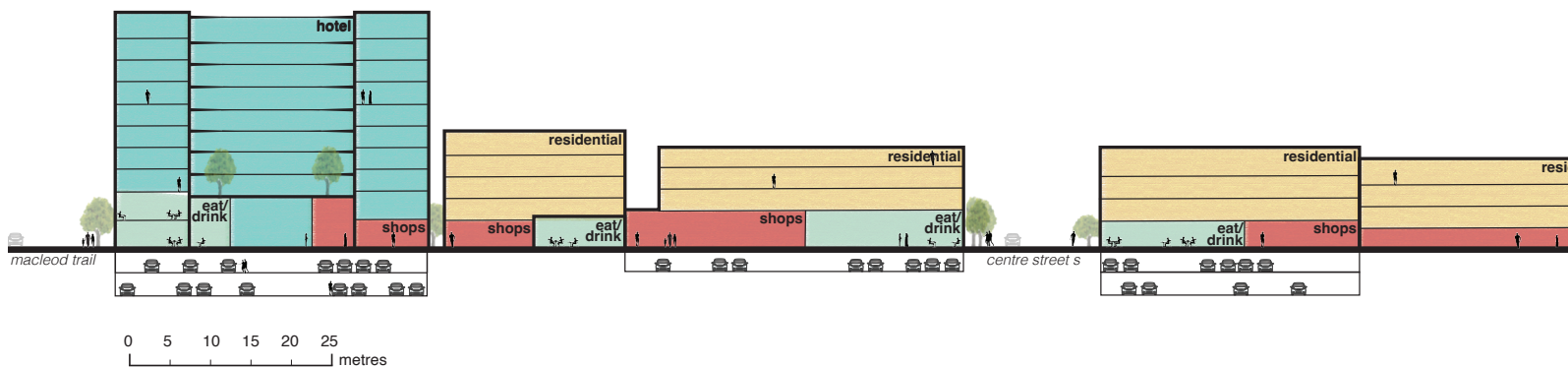
vibrant centres - creates a built form that reinforces their role as vibrant centre of activity by promoting walkability and local connectivity (2.2.1.a.vii vibrant and transit-supportive mixed-use, activity centres and main streets)

neighbourhoods to be well connected to downtown core - support the development of distinct, vibrant, mixed-use neighbourhoods in the greater downtown that are well connected and easily accessible to the downtown core, to one another and their surrounding (2.2.3.b a vibrant greater downtown)

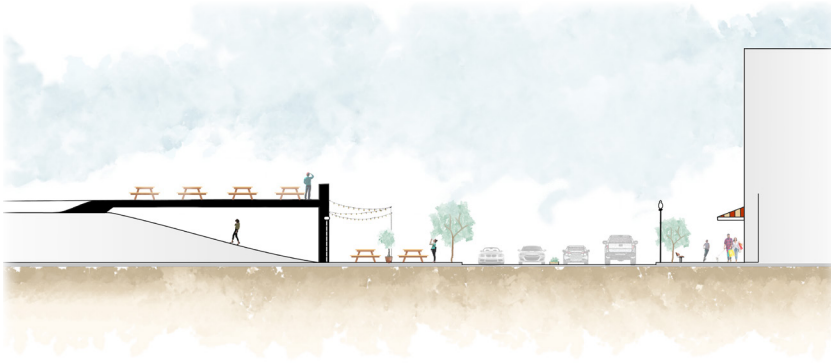
think 15 minute communities - all day-to-day activities are within 15 minutes of your doorstep (2.2.4 complete communities)

high quality urban design standards - promote high quality standards of urban design and construction that ensures that development builds upon and adds value to the existing character of communities (2.4.2.b built form)

seventeenth avenue - east to west - facing south



superior brewery on 17th ave (facing east)



st marys market with art features (facing southwest)

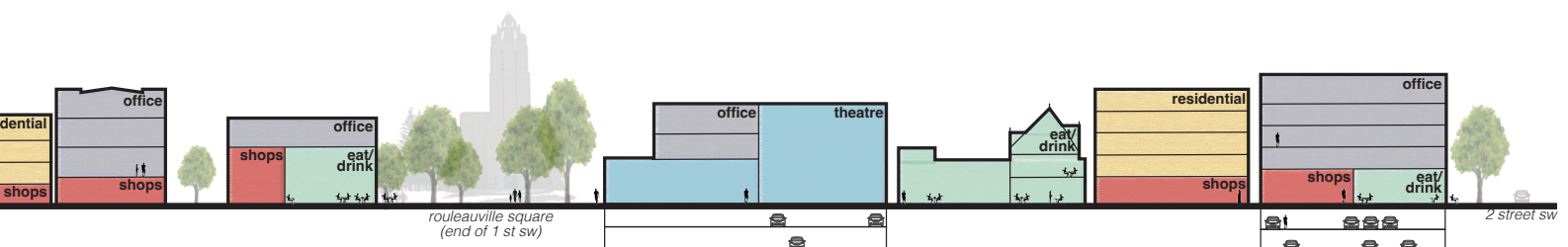


through the overall design, it can be clearly seen that 17th ave is a space for quick adrenaline filled experiences, whereas the inner open spaces and parks are spaces for lingering and experiencing the playful and quieter atmosphere of the space.

this is characterized mainly through the different programming distributed throughout the site. the spaces on 17th are more organized commercial spaces, and the spaces towards 18th have more flexible spaces like markets and food trucks with seating and activities to match.

the section showing the south face of 17th ave, from east to west first starts with the hotel that is programmed for the site. this hotel offers a unique opportunity to cater to the events on the stampede grounds and bmo center. this hotel has a design inspired by park royal at pickering. as illustrated in the section, all ground floor uses are very interactive with the street and comprise primarily of food and retail spaces. on the upper levels, the heights of the buildings are decided based on the neighboring buildings, however allowing for maximum possible density without compromising on the integrity of the street wall and frontage. the upper floors of all the buildings are either residential or offices based on the location and current build of the buildings. all these characteristics of the spaces make the ground level of the street interactive and interesting for the pedestrian and commuters alike.

all the design interventions described in the above processes are supplemented with supporting policies to affect the desirable future of the community. the policies described include amendments to existing policies and introduction of newer policies at every phase to channel change in the right direction.



phasing

phasing is an important step in the design process to ensure the successful implementation of the design and guiding policy. A three phased approach is demonstrated, highlighting some key policies to help promote successful growth in key projects. This will help the community plan in a realistic and approachable way, creating a sense of community as the phasing continues.

phase 1 - highlights 0 - 5 years

1. seasonal patios in open parking lots located on 17 ave sw

policy:

- seasonal patio permits will have no fee for the following lots: 139, 205, 210 17 ave sw
- food trucks must be in a non-licensed section of the patio with public seating
- umbrellas and seating shall be provided by the license holder and shall not extend into sidewalk zone

2. an educational greenhouse in collaboration with st mary's high school, st monica school, and our lady of lourdes school

policy:

- greenhouse shall be used for educational purposes, providing healthy fruits and vegetables for students enrolled at the schools listed above
- stormwater management practices shall be implemented for excess water used

3. revitalization of park spaces: humpy hollow park; rouleauville square

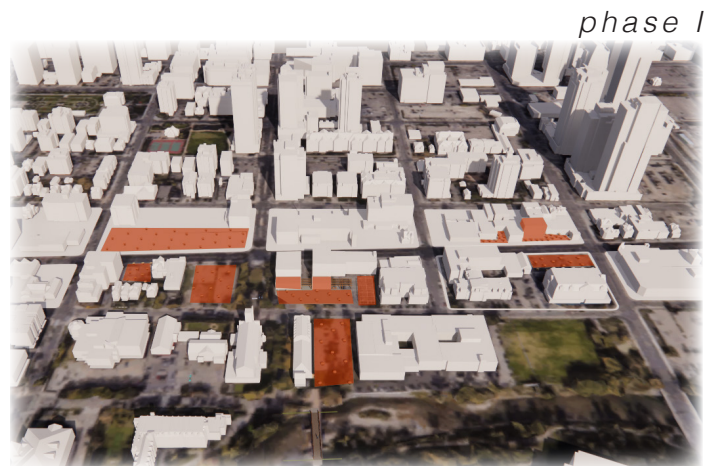
policy:

- humpy hollow park (completion in late 2023) shall be used in conjunction with adjacent cross cultural children's centre and provide a safe space for children to play
- rouleauville square shall offer a variety of weekly entertainment located at the new theatre area included, but not limited to; live music, improv, children's performers, and ballet

4. active re-use of economy glass into a brewery/distillery

policy:

- all active parking shall be used as pedestrian / open space, including rooftop
- the storefront reader sign of economy glass shall remain along 17 ave



phase II - highlights

5 - 15 years

1. alberta ballet administrative offices building (141 18 ave sw) converted to a public market

policy:

- promote local albertan hard goods to be sold inside/ outside dependant on seasonal usage
- provide opportunities for entertainment and family fun events to promote high traffic
- offer free permits for new vendors in their first year of operation

2. new build for alberta ballet administrative office, including a new 150 person theatre space

policy:

- theatre is to be rented out to adjacent schools for no fee when available
- performances must end by 10:30 pm to reduce noise throughout neighbourhood

3. construction of numerous four to six storey mixed use buildings to create more housing

policy:

- a maximum building height of 20 metres south of 17 ave to reduce shadow coverage
- storefronts are to be at street level to enhance the pedestrian experience

phase III - highlights

15 - 30 years

1. new st marys plaza with summer entertainment and winter ice skating space

policy:

- public skate rental and supervision shall be provided by the city
- year-round fire pits will be permitted for use between 11:00 am - 10:00 pm

2. a boutique hotel along macleod trail adjacent to elbow river casino and stampede park

policy:

- hotel shall share up to 50% of underground parking with residents within one block
- discount packages in collaboration with ballet performances shall be enforced

3. renovation to create greater permeability for retained buildings throughout site

policy:

- all existing buildings along 17 ave between 2 ave sw and centre st must have direct access to the rear side of the building to promote connection to parks/open space
- all ground floor uses must promote an active streetscape with street level entrances

phase II



phase III



