

ENRICHING PARKDALE

COMMUNITY DEVELOPMENT + DESIGN STUDY | 04.24.2015



EVDP 644 | SENIOR PLANNING STUDIO
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FACULTY OF ENVIRONMENTAL DESIGN



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COMMUNITY VISION

The continued development of Parkdale will strive to further the shared community values of safety, beauty and diversity through effective, thoughtful and innovative planning

EXECUTIVE SUMMARY

As Calgary's population continues to grow yearly, the city is faced with identifying locations in which to target the growth so as to limit and control urban sprawl. As a result, the city has developed policies, implemented through the Municipal Development Plan (MDP), that direct the growth to be divided between greenfield development and infill development of established communities.

The neighbourhood of Parkdale is located to the northwest of City Centre and is bounded by the Bow River to the south, Shaganappi Trail to the west, the Trans Canada Highway and Foothills Hospital to the north and the neighbourhood of West Hillhurst to the east. Because Parkdale is an established neighbourhood, located in the inner city of Calgary, the MDP has outlined specific policies that relate to land use and mobility. These policies provide guidance for the type of growth that will be supported in the neighbourhood. However, Parkdale does not have its own Area Structure Plan (ASP) that would provide specific direction for redevelopment of the neighbourhood. An ASP is necessary to provide direction so that any development would be reflective of the character of the neighbourhood and have positive outcomes.

Parkdale was officially established in 1948, but some homes date back to 1910. The neighbourhood consists mostly of single-family bungalow homes, but the current trend involves subdividing the traditional lot size and constructing two semi detached homes, or building duplexes on the original lot. There are few multi-family complexes and apartment buildings, and those that do exist are five storeys or less. In addition, Parkdale has a small commercial node, two specialized schools, and a section of large parcels with buildings set back from the street. Parkdale also has a large seniors population, due in part to the seniors' housing complex. Because of the diverse composition of Parkdale, any design concepts will need to be sensitive to the current and future land uses, as well as the current and future needs of the residents.

An in-depth background analysis, as well as a community open house and mapping exercise was undertaken to better understand the composition of Parkdale. In addition, current site conditions including, topography and stormwater infrastructure, parks and open spaces, housing typologies, public realm, street networks, and pedestrian and cyclist connectivity were analyzed.

Resulting from the background analysis, five specific issues were identified and further explored. Specifically, design concepts were developed for: 1) Open Space and Connectivity, 2) Infill Housing, 3) Parkdale Crescent, 4) Parkdale Boulevard, and 5) the Provincial Lands. The design concepts are heavily informed by Neighbourhood Wide Guidelines that act as overarching guidelines for future redevelopment. Specific guidelines were also developed for each of the five issues identified.

The final section of the document relates to the actual implementation of the design concepts. Implementation was broken down into three sections: 1) Urban Acupuncture, 2) Community Led, and 3) City Driven. The reasoning for this breakdown was to provide Parkdale residents with a Toolkit, which details how the community itself could implement initiatives immediately.

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SECTION 1.0
INTRO +
ANALYSIS

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INTRO + ANALYSIS

In order to identify opportunities and challenges pertaining to furthered redevelopment of the community, it was important to complete a detailed analysis of Parkdale's socio-economic and physical form. The following section offers a detailed description of the approach undertaken in order to complete the project. It also provides a snapshot of the community of Parkdale, providing the foundation for the design concepts that were developed.

CONTEXT MAP

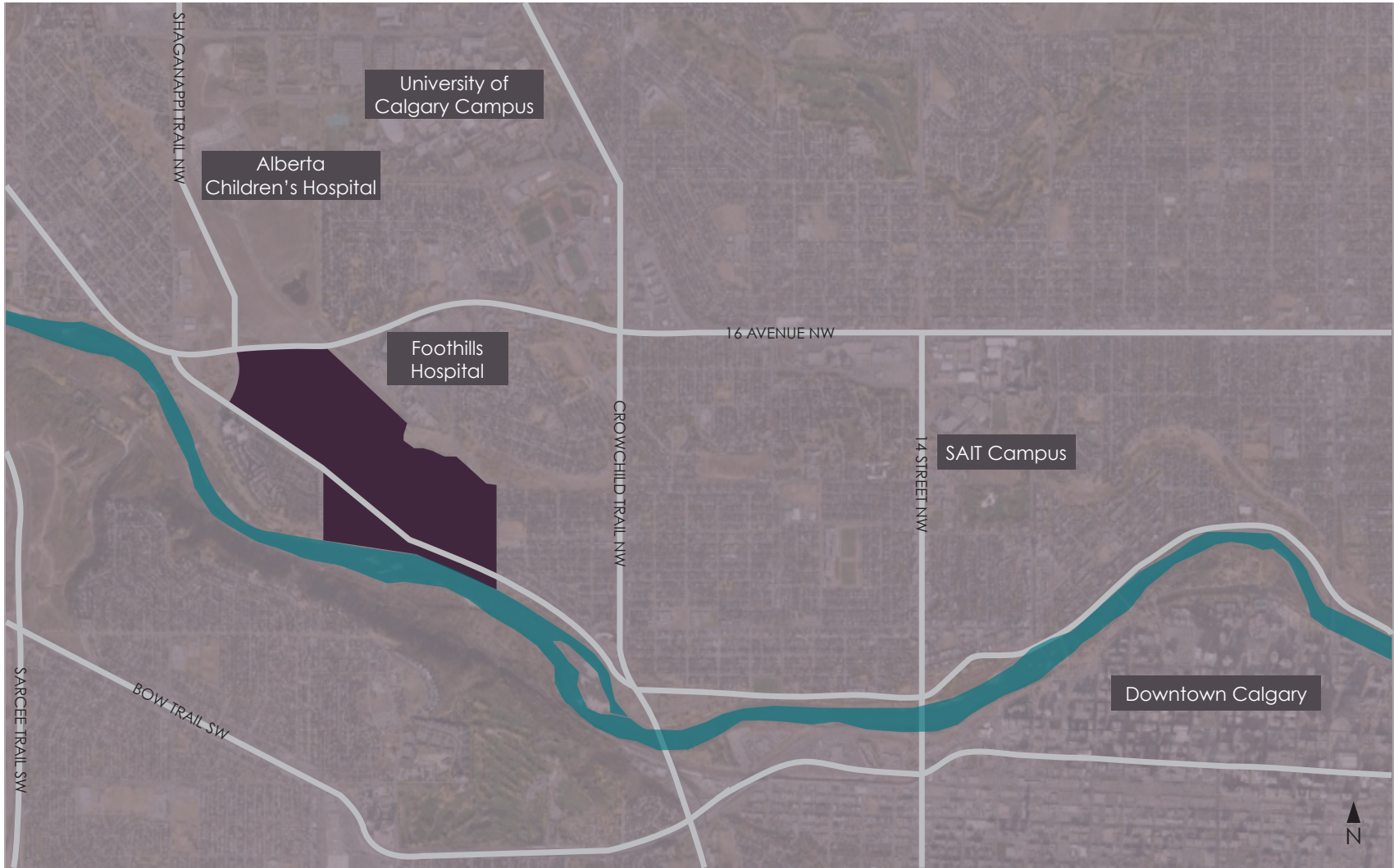
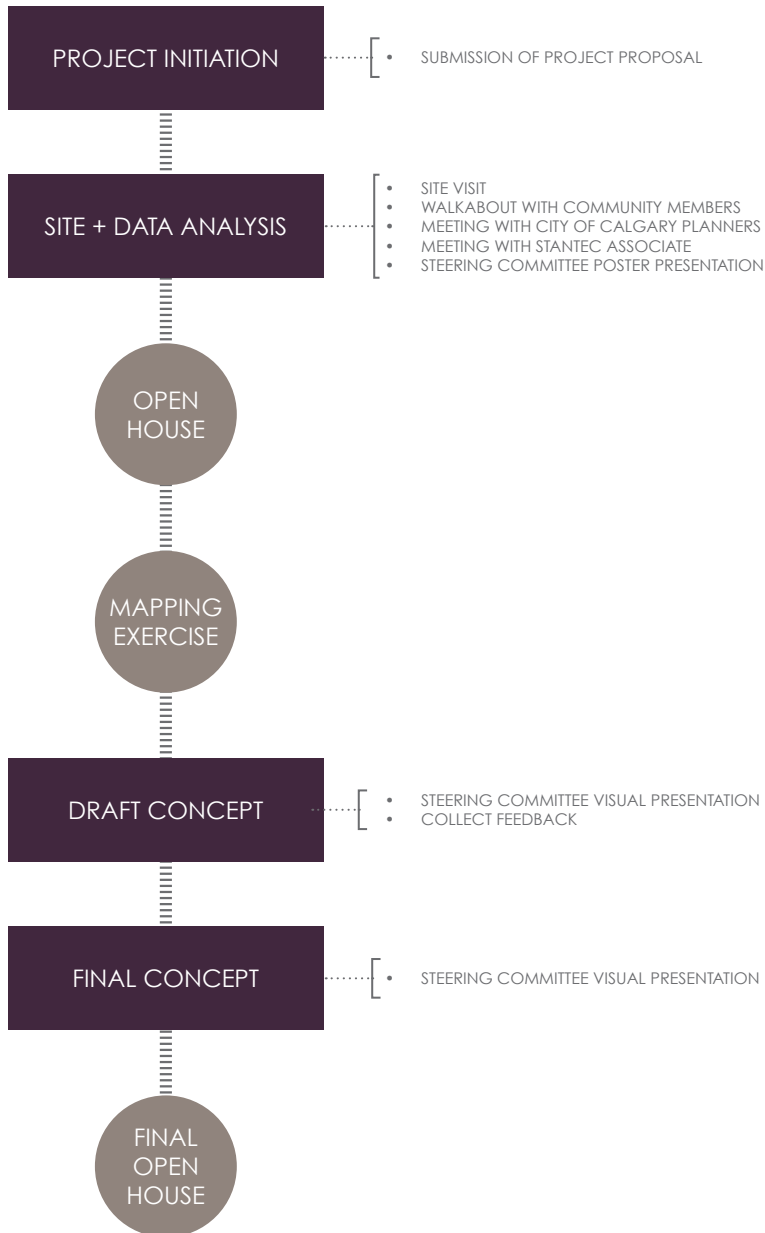


Figure 1.1

PARKDALE PROCESS + APPROACH



The Faculty of Environmental Design at the University of Calgary partnered with the Parkdale Community Association in order to develop a new vision for further redevelopment of the neighbourhood. The project, spanning four months, involved the input of a variety of professionals, both from the City of Calgary and private development companies, as well as input from the Parkdale residents. The approach to this project emphasized community participation with accompanied site visits by community members, a public open house and an interactive mapping exercise which aided in providing additional background information for the analysis of the neighbourhood. Figure # further details the process undertaken throughout the duration of the project.

Figure 1.2

PARKDALE HISTORIC EVOLUTION

PARKDALE TIMELINE

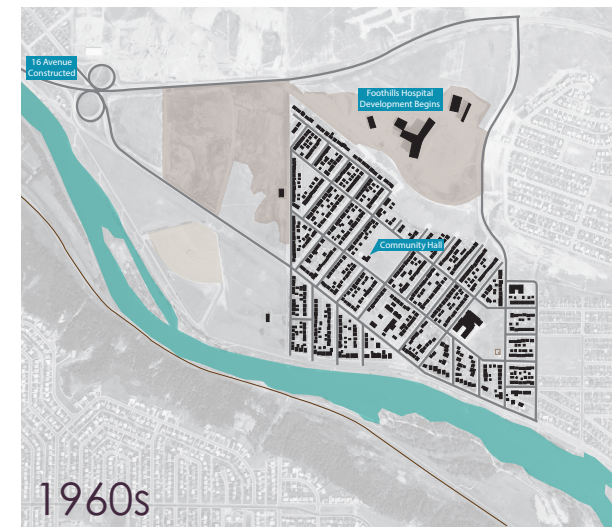
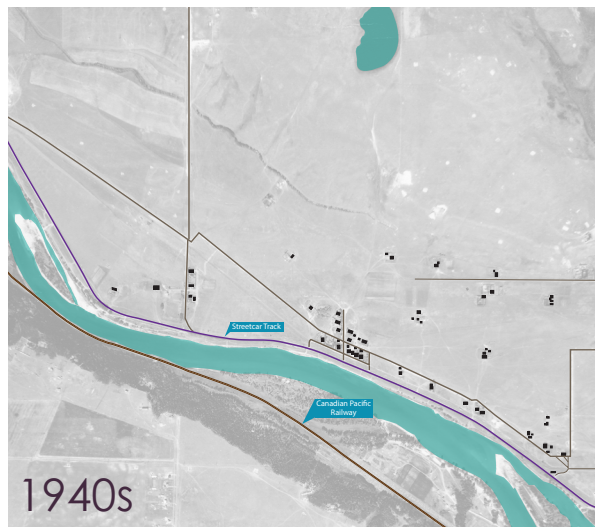
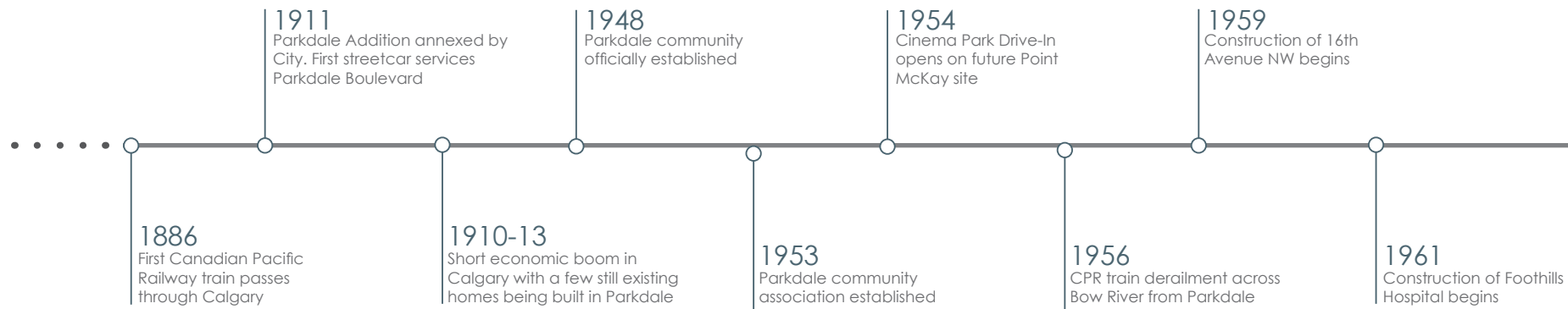


Figure 1.3

1963
Development of University Heights begins

1982
Parkdale Community Centre is constructed and Woods Homes opens

1996
Provincial lands deemed surplus. Planning studies to guide future development undertaken

2004
City develops land use policy for provincial lands

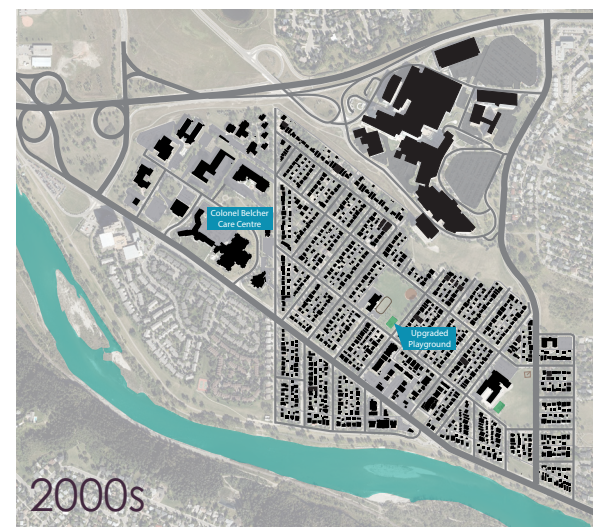
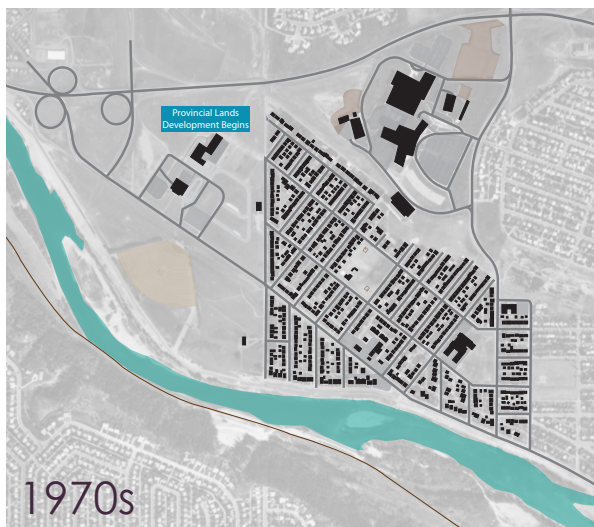
2014
Parkdale Community Garden opens

1978
Development of Point McKay begins

1990
Foothills Academy school opens

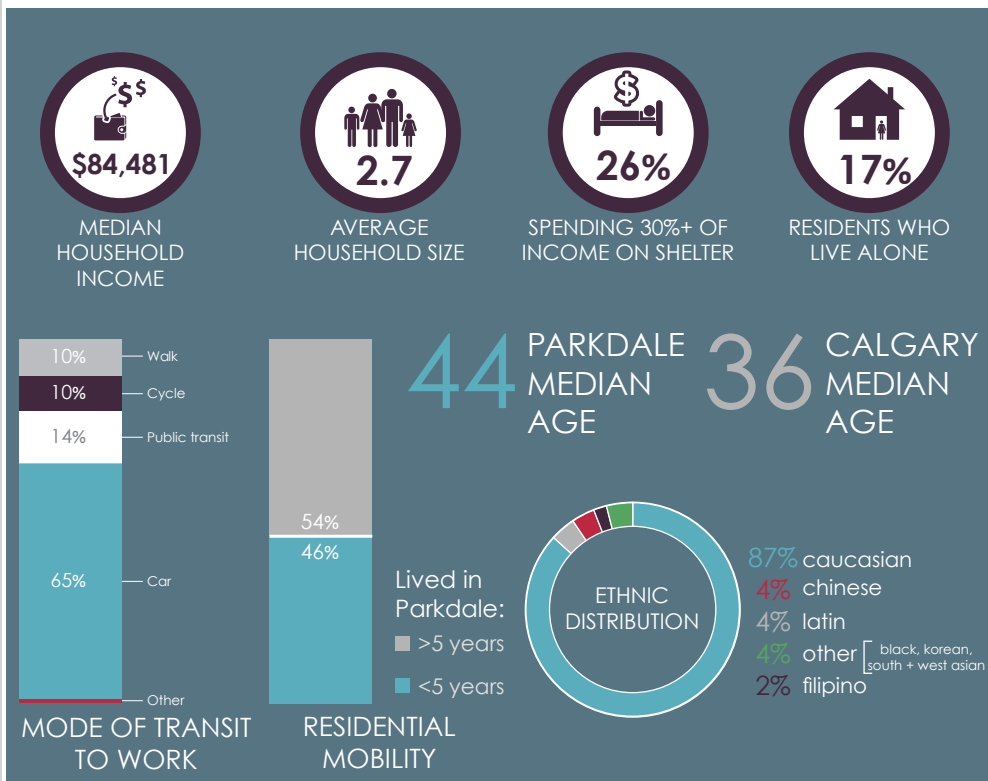
2003
Colonel Belcher Care Centre opens

2006
Two low-rise office towers built on provincial lands site

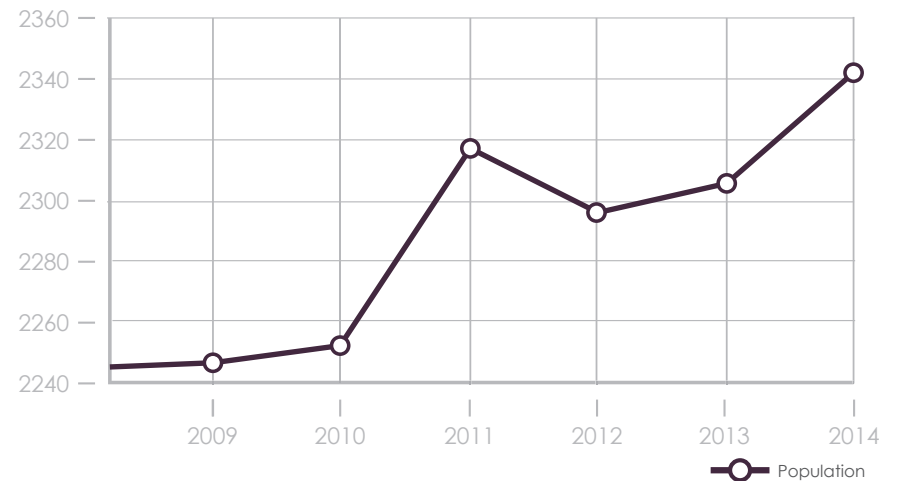


PARKDALE COMMUNITY PROFILE

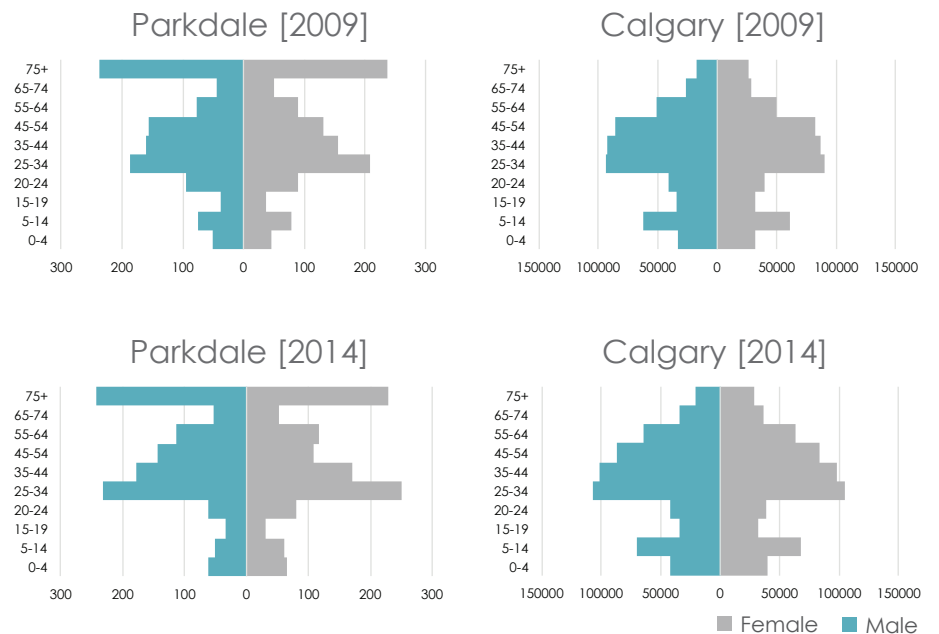
At present, Parkdale houses a population of just over 2340 people with an average household size of 2.7. Parkdale has a relatively higher median age in comparison to the City of Calgary, 44 years of age and 36 years of age respectively. Parkdale's median household income is \$84,481 with 26% of its population spending more than 30% of income on shelter costs. The redevelopment challenges that Parkdale is facing is made apparent by the relatively high percentage of residents having moved to the community within the last 5 years (46%).



POPULATION GROWTH:



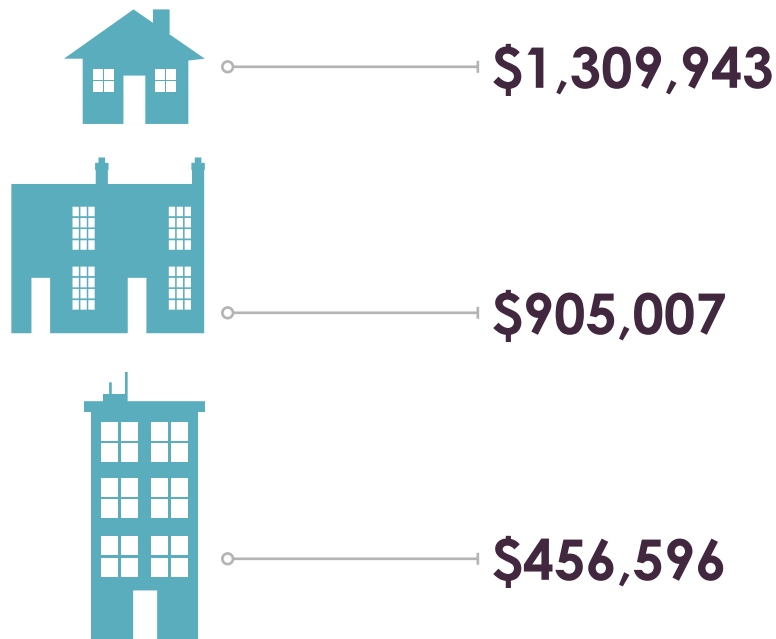
POPULATION PYRAMIDS:



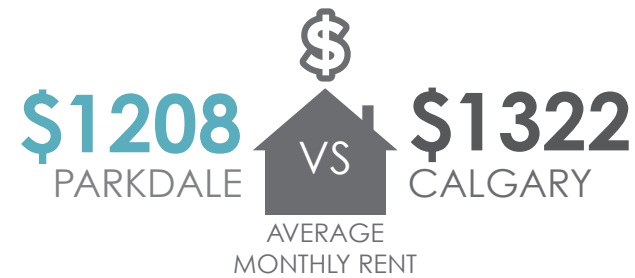
PARKDALE HOUSING PROFILE

Like many other inner city communities, Parkdale is experiencing redevelopment pressures. Currently, the community consists primarily of single family dwelling units. There is a mix of housing tenure with 57% of units being rentals. Overall, the community consists of 43% renters in comparison to Calgary's 31%. The average monthly rent in Parkdale is lower than that of the city wide average (\$1208 vs. \$1322). From January 2014-February 2015 Parkdale experienced 69 homes sold with the average sale price of single family homes being \$1,309,943 (obtained from MLS statistics).

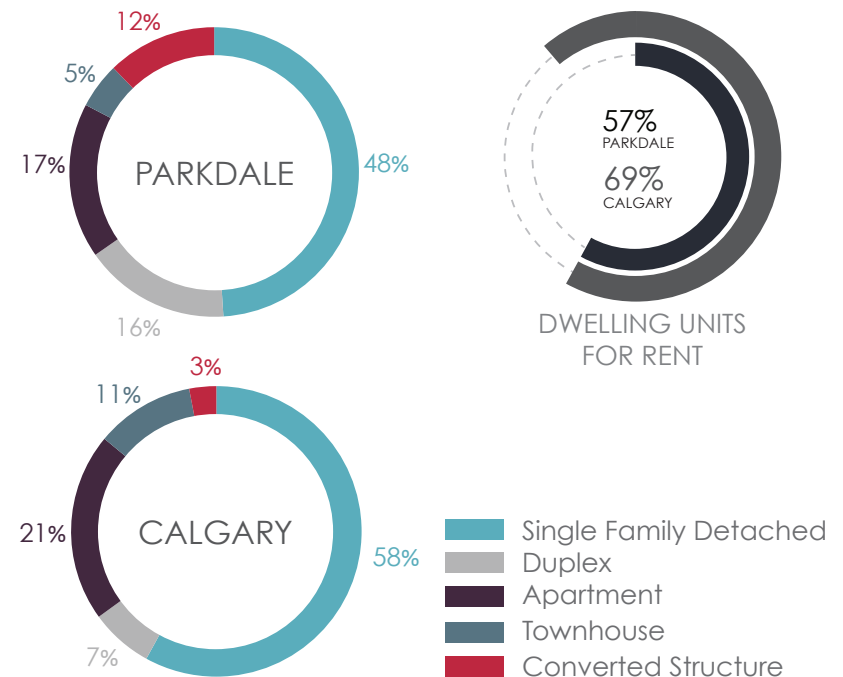
AVERAGE SALE PRICE [JAN 2014 - FEB 2015]



RENTAL COST:



OCCUPIED DWELLING UNIT STRUCTURE:



PARKDALE HOUSING PROFILE

HOUSING TYPOLOGIES



Figure 1.4

Parkdale has a range of housing typologies including single family detached bungalows, single family detached contemporary homes, heritage homes, duplexes, fourplexes and a variety of multi-family options. More recently, the standard 50 foot lots with older bungalows are being sold and subdivided in order to accommodate contemporary infill development. The community also experiences higher densities surrounding the Neighbourhood Activity Centre located near Parkdale Crescent and along Parkdale Boulevard.



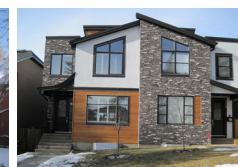
Single Family Detached Bungalow



Single Family Detached Contemporary



Single Family Detached Heritage



Duplex



Fourplex



Multi-Family Two Storey



Multi-Family Three Storey

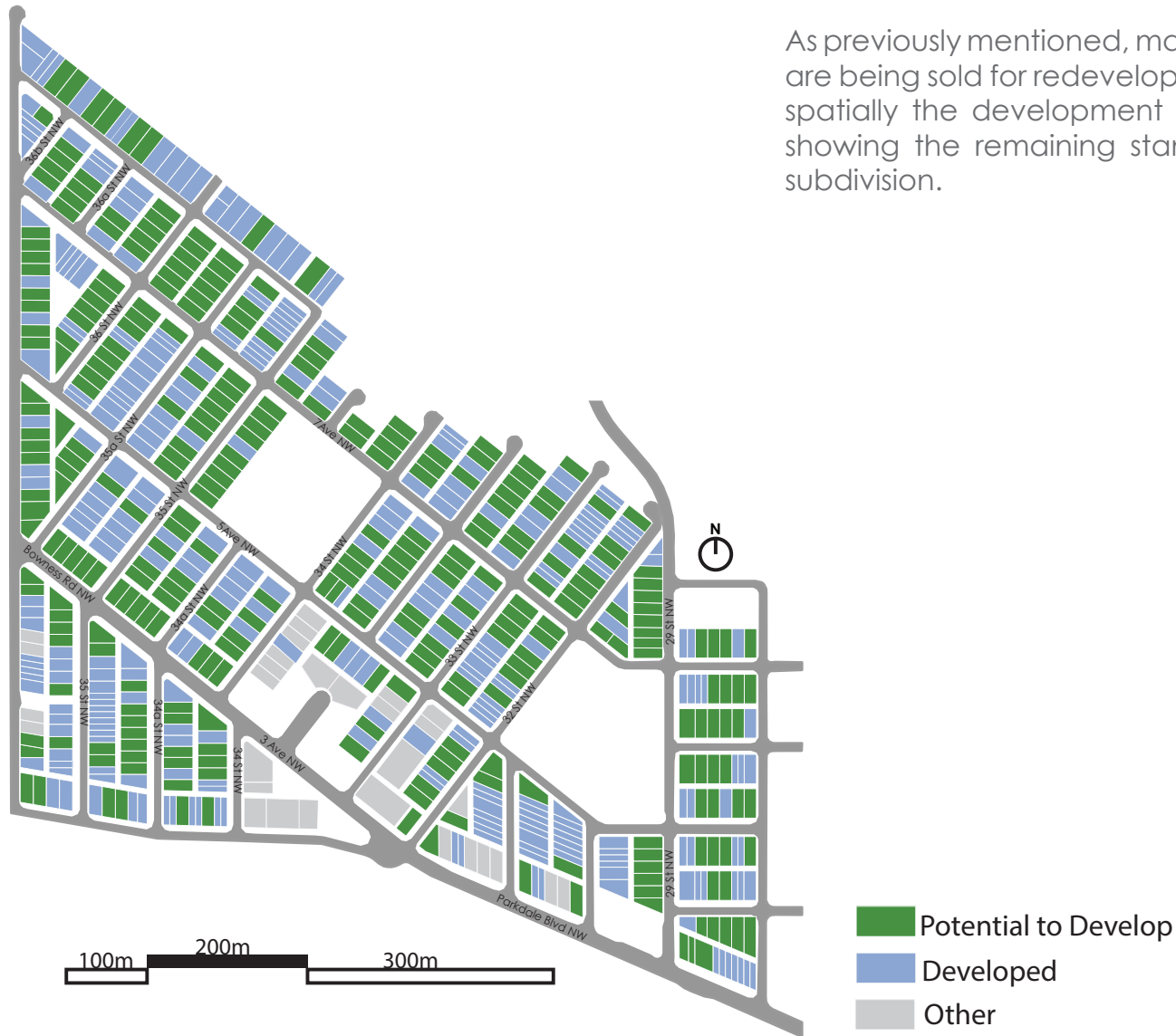


Multi-Family Four Storey

- SF Detached Bungalow
- SF Detached Contemporary
- SF Detached Heritage
- Duplex
- Fourplex
- MF 2 Storey
- MF 3 Storey
- MF 4 Storey
- Special Case

PARKDALE HOUSING PROFILE

INFILL OPPORTUNITY



As previously mentioned, many of the older homes in Parkdale are being sold for redevelopment purposes. Figure 1.5 reveals spatially the development potential within the community, showing the remaining standard 50' lots with potential for subdivision.

Figure 1.5

PARKDALE HOUSING PROFILE

MARKET ACTIVITY

Properties sold in Parkdale from January 2014-February 2015



Over the last year, Parkdale has experienced 69 properties sold. The average sale price of a single family home in Parkdale was \$1,309,943. The average sale price of an attached home was \$905,007 and the average sale price of a condominium was \$456,596.

- Single Family Detached
- Single Family Attached
- Condominium

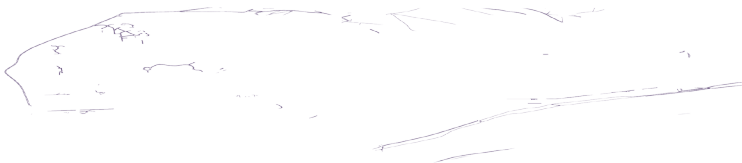
Figure 1.6

PARKDALE SITE CONDITIONS

Public Realm declining tree canopy | vehicle oriented design



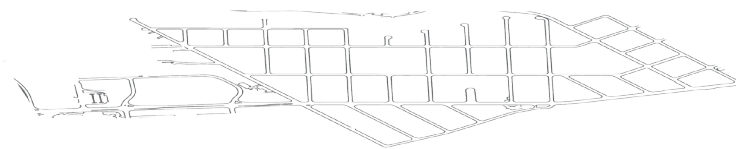
Pathways perimeter multi-use trail + connecting regional system



Buildings increasing infill redevelopment + subdivision of lots



Streets + Sidewalks traditional grid system | narrow sidewalks



Parks + Open Spaces diversity of parks | open space typologies



Topography neighbourhood relatively level | north escarpment

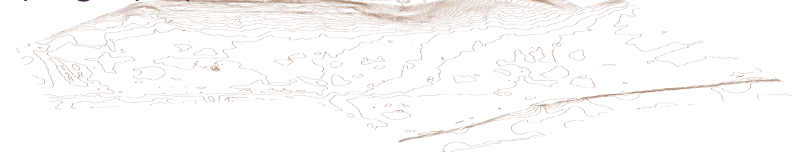


Figure 1.7

PARKDALE WALKABILITY ASSESSMENT

CHARTER SCHOOL



Figure 1.8

As a result of the grid-like layout of the local roads within Parkdale, this area of the community is highly walkable.

COMMUNITY CENTRE



Figure 1.9

The Community Centre is located within the heart of Parkdale and is easily accessible to most residents within the community.

COMMERCIAL NODE



Figure 1.10

This area of the community is highly walkable due to the grid pattern of the street network. It also provides excellent connection to the Bow River pathway system which links Parkdale to other areas of the city including the downtown core.

SENIORS' HOUSING



Figure 1.11

This area of Parkdale is severely lacking in public realm infrastructure, decreasing its overall walkability. This is concerning as the Colonel Belcher's Seniors' Housing facility is located in this area, further isolating the aging population.

PARKDALE FUNCTIONAL ANALYSIS



Parkdale has a diversity of open spaces located throughout as well as the regional pathway system surrounding the community. There is a major traffic route (Bowness Road NW/3 Avenue NW/Parkdale Boulevard NW) that acts as a connection to the rest of the city by providing numerous transit routes, but also acts as a divide between north and south Parkdale. The escarpment to the north of the community provides scenic vistas as well as passive recreation opportunities. There are also a variety of nodes and gathering spaces including the Seniors' Housing Facility, the Foothills Academy, the Community Centre, Parkdale Crescent and the Charter School. The newly constructed riverside plaza is hoped to provide yet another opportunity for social gathering within the community.

- * Community Nodes
- Viewpoints
- Slope
- Traffic Routes
- Pedestrian Routes
- Bike Routes
- Hard Edge
- Medium Edge
- Soft Edge

Figure 1.12

PARKDALE STREET NETWORK

As Parkdale is one of Calgary's original communities, it has been developed using a grid-like street network, providing increased connectivity. At present, the two major streets within Parkdale, Parkdale Boulevard and 29th Street, experience high levels of vehicular traffic. During peak times, Parkdale Boulevard accommodates more than 4000 vehicles. Further exploration should be done in efforts to increase traffic calming measures for both roadways.

ROAD HIERARCHY



Figure 1.13

TRAFFIC STUDY



29 ST. NW + PARKDALE BLVD. NW
looking west



- High traffic at Parkdale Blvd. NW and 29th St. NW heading east and west



29 ST. NW + 7 AVE. NW
looking north



- Lower traffic volumes during lunch hours compared to AM



BOWNESS RD. NW + 37 ST. NW
looking northwest



- Similar traffic volumes from AM rush hour as PM rush hour

Figure 1.14

PARKDALE PUBLIC REALM

Negative Aspects of the Current Public Realm

A: Wide Street without Sidewalks



B: Benches Poorly Located



C: Sidewalk Ending Abruptly



D: Bus Stop without Bench or Shelter



E: Parkdale Crescent: Not Pedestrian Oriented



F: Bus Stop Lacking Shelter



G: Parkdale Boulevard: Bisects North and South Parkdale



H: Loss of Mature Trees as a Result of Infill Development

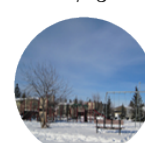


Positive Aspects of the Current Public Realm

I: Community Garden



J: Open Space with Playground Equipment and Playing Fields



K: Open Space with Playing Fields



L: Bus Stop with Shelter



M: Dedicated Bike Lane



N: Commercial Node with Local Businesses



O: Parkdale Riverside Plaza Provides Gathering Spaces



P: Bow River Pathway



Q: Open Space with Benches



R: Dedicated Pedestrian and Cyclist Pathway



Figure 1.15

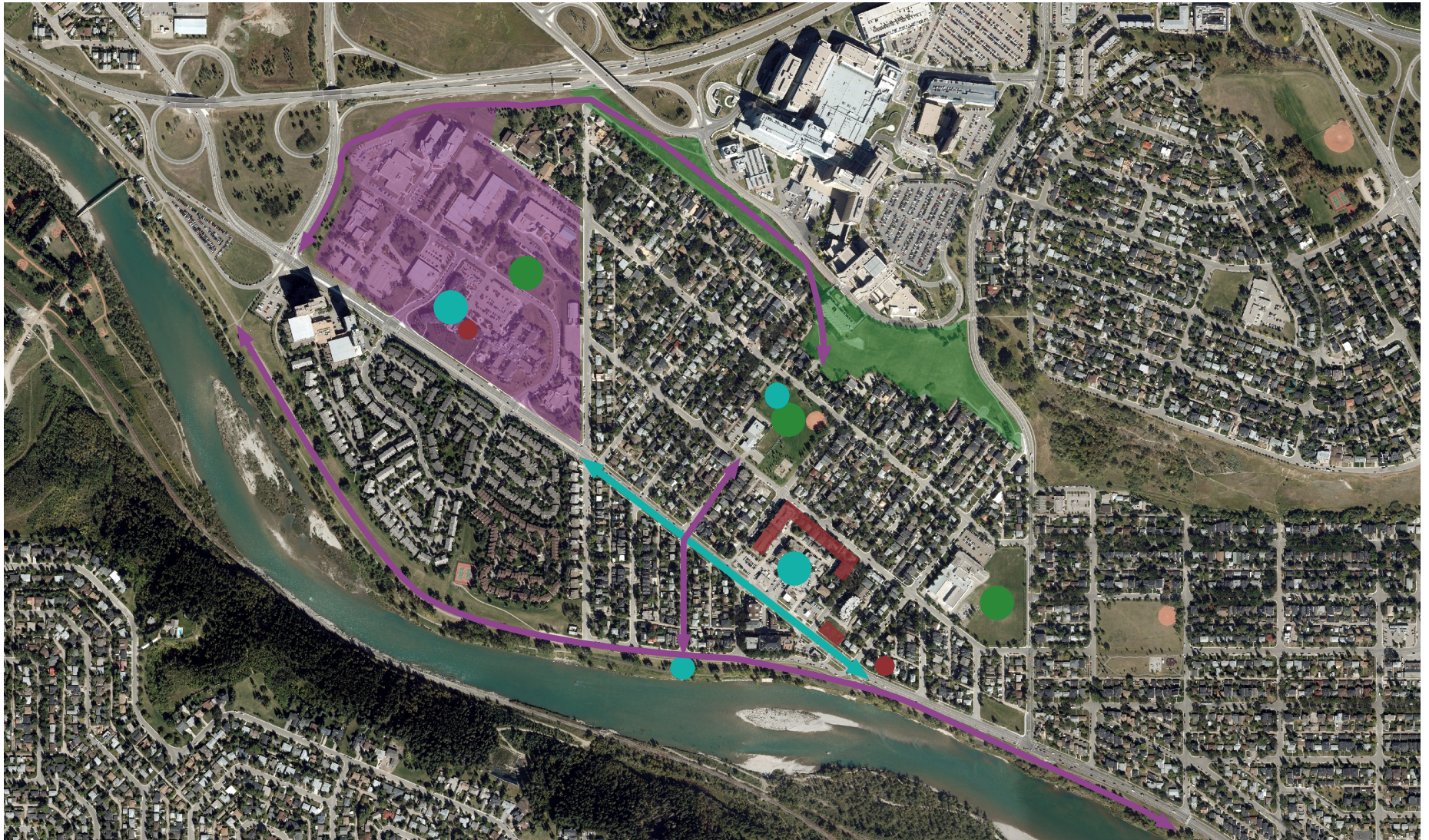


Figure 1.16

HOUSING

Opportunities

- Higher density housing is situated near Neighbourhood Activity Centre
- Diversity of housing form is increasing
- Laneway housing opportunities
- A range of housing tenures

Constraints

- Affordability continues to be an issue
- Lack of design guidelines for infill housing

PUBLIC REALM

Opportunities

- Heritage homes help establish neighbourhood character
- Small-scale retail and businesses add character to neighbourhood
- Layout of Parkdale Crescent is conducive to public gathering

Constraints

- Commercial building facades lack architectural detailing
- Streets are oriented towards vehicles - not pedestrian friendly
- Social gathering places are only located within parks
- Public realm amenities need to be considered for all seasons

OPEN SPACE + PARKS

Opportunities

- Parks and green spaces distributed throughout neighbourhood

Constraints

- Park space not programmed for all ages
- Lack of linear connection between green spaces
- Open space and parks should consider weather protection for all users

WALKABILITY + CONNECTIVITY

Opportunities

- Perimeter of neighbourhood well-served by transit network and dedicated bike lanes
- Bow River Pathway provides connection to other areas of the city
- Grid layout of streets increases walkability

Constraints

- Lack of services and amenities within walkshed of Seniors' Housing and Care Facilities
- Perimeter pathway system difficult to access from within Parkdale
- Provincial Lands development disconnected from the rest of neighbourhood
- Some sidewalks and paths not suitable for persons with decreased mobility



Open Space near Charter School



Infill Housing



Parkdale Crescent



Perimeter Pathway System

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SECTION 2.0
NEIGHBOURHOOD
WIDE GUIDELINES

NEIGHBOURHOOD WIDE GUIDELINES

SUMMARY

These guidelines are overarching recommendations that can be implemented across the neighbourhood. They will enable Parkdale to develop a sense of identity through specific design implementations focused on creating a better sense of place. Each neighbourhood wide guideline should be reflected in the future development of Parkdale.

PUBLIC REALM

These strategies will be used to create vibrant spaces within Parkdale. Implementation of these strategies will lead to an overall better experience for residents.

WINTER STRATEGIES

Implementation of Winter Design Strategies will allow spaces, such as the parks and open spaces and Parkdale Crescent, within Parkdale to be better utilized year round.

LOW IMPACT DEVELOPMENT

The use of Low Impact Development guidelines will help to reduce the impact future development will have on stormwater management and associated infrastructure, while working to increase the amount of softscaped surfaces (trees, grasses, etc.).

NEIGHBOURHOOD WIDE GUIDELINES



PUBLIC REALM

PUBLIC ART



SOURCE: https://postglobalurbanism.files.wordpress.com/2011/02/0307causeway_605.jpg?w=605&h=454

R: 2.1.1

All public and private trees should be retained and if removed, should be replaced.

R: 2.1.2

Adequate opportunities for seating should be encouraged along residential streets to improve walkability for all residents.

R: 2.1.3

Where use of lighting is required, dark sky compliant lighting should be implemented to reduce light pollution.

FURNITURE



SOURCE: <http://www.lab23.it/wp-content/uploads/2012/02/CROSSED-bench.jpg>

R: 2.1.4

Street design should employ City of Calgary Complete Street Guidelines in that monolithic sidewalks should be a minimum 2m wide for improved pedestrian safety.

R: 2.1.5

Integrate public art that is reflective of community identity in order to enhance pedestrian experience.

STREET TREES



SOURCE: <http://www.whiteflint.org/2013/07/25/white-flints-future-depends-on-complete-streets/>

R: 2.1.6

Encourage use of traffic calming measures such as curb extensions, different paving materials, raised crosswalks and increased controlled crosswalks.

R: 2.1.7

Encourage integration and identification of the community's cultural and historic assets.

NEIGHBOURHOOD WIDE GUIDELINES



WINTER DESIGN STRATEGIES

WARMING HUT



SOURCE: <http://netdna.finyhouseblog.com/wp-content/uploads/2013/12/winnipeg-warming-hut.jpg>

ICE RIBBON



SOURCE: <http://oala.ca/wp-content/uploads/2013/09/Colonel-Samuel-Smith-Park-in-Etobicoke.jpg>

MATERIALS



SOURCE: <http://www.landscapeforms.com/en-us/site-furniture/pages/lakeside-bench.aspx>

R: 2.2.1

Establish livable microclimates through strategic planting of tree species; for example, deciduous trees to allow sun to penetrate to public spaces and evergreen trees to block wind.

R: 2.2.2

Construction of boulevard sidewalks should be considered for new developments and infill development to provide adequate space for snow clearance.

R: 2.2.3

Construction materials used for public seating should consider climate; for example, wood construction.

R: 2.2.4

Public transportation shelters should be placed at each bus stop and strategically designed to mitigate wind.

R: 2.2.5

Should support opportunities for temporary winter infrastructure.

NEIGHBOURHOOD WIDE GUIDELINES



LOW IMPACT DEVELOPMENT

RAIN GARDENS



SOURCE: http://www.spokanewastewater.org/SURGE/Documents/ASCE_Landscape_Maintenance_2003.pdf

BIO-SWALES



SOURCE: https://hpi-green.files.wordpress.com/2009/10/citygarden_green_street_1.jpg?w=510

PERMEABLE PAVING



SOURCE: <http://assets.inhabitat.com/wp-content/blogs.dir/1/files/perviouspaving.jpg>

R: 2.3.1

Encourage the use of permeable surfacing in laneways.

R: 2.3.2

Increase softscaping on private parcels to decrease runoff.

R: 2.3.3

Encourage the use of phytoremediation when site remediation is necessary.

R: 2.3.4

Encourage the use of rain gardens and natural vegetation within right of ways.

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SECTION 3.0 DESIGN CONCEPTS

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SECTION 3.1



OPEN SPACE + CONNECTIVITY

OPEN SPACE + CONNECTIVITY

SUMMARY

Open spaces found in Parkdale should incorporate both programmed and non-programmed elements to allow for full utilization of the area. To foster a sense of place, open spaces should create environments, allowing for use by people of all ages and for all seasons. Furthermore, Parkdale currently has park infrastructure that is well utilized by residents. Therefore, development must integrate designs and programming to the already existing infrastructure within the area.

LACK OF TREES



EXISTING INFRASTRUCTURE



REGIONAL PATHWAY



OPEN SPACE + CONNECTIVITY

GOALS

- PROMOTE CONNECTION BETWEEN GREEN SPACES
- ATTRACTIVE SPACES FOR ALL AGES
- DESIGN CONSIDERATION FOR ALL SEASONS

PUBLIC REALM



SOURCE: http://st.houzz.com/simms/882164a200817721_4-1926/modern-outdoor-benches.jpg

SUMMER PROGRAMMING



SOURCE: <http://www.watercolorpools.com/Portals/85878/images/splashpad-resized-600.jpg>

WINTER PROGRAMMING



SOURCE: <http://www.blogto.com/upload/2010/12/20101222-skaters8.jpg>

OPEN SPACE + CONNECTIVITY

PARKDALE GREENLINE

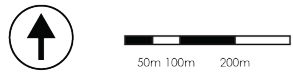


Figure 3.1.1

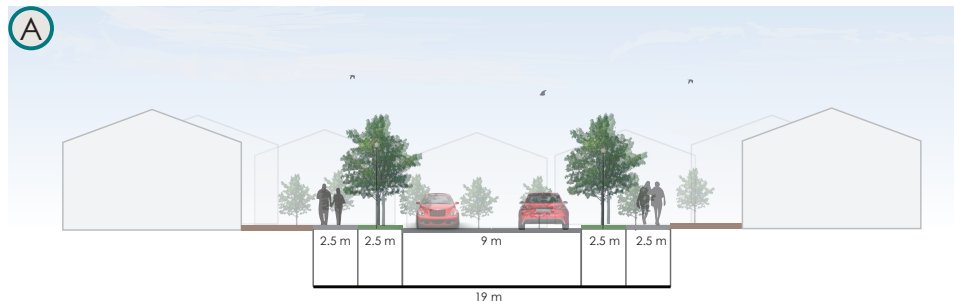
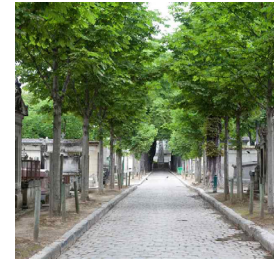


Figure 3.1.2 Section of Greenline



PRECEDENTS

tree canopy



SOURCE: <http://images.northrup.org/street-with-tree-canopy.jpg>

wayfinding



SOURCE: <http://stati6/beautifuldesignforeveryone.018.png?fot=original>

seating



SOURCE: <http://i01.i.aliimg.com/img/pb/956/593/219/1246240312675jpg.jpg>

wayfinding



SOURCE: <http://media-cache-ec0.pinimg.com/236x/21ee1b9ba-a6c2c7edf.jpg>

R: 3.1.1

Ensure that all open spaces are connected through a network of green linkages, interesting public spaces and safe streetscapes.

R: 3.1.2

Encourage the use of unique streetscaping and wayfinding techniques along the Parkdale Greenline.

OPEN SPACE + CONNECTIVITY

CENTRE PARK

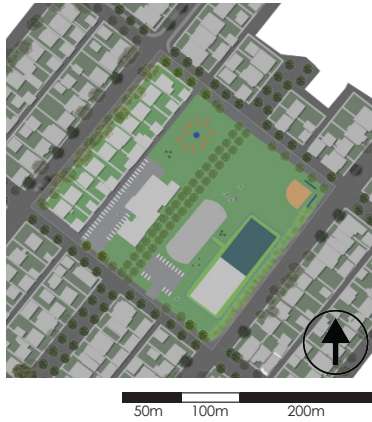


Figure 3.1.3

VETERANS' PARK



Figure 3.1.4

PICCOLO PARK



Figure 3.1.5

CINEMA PARK

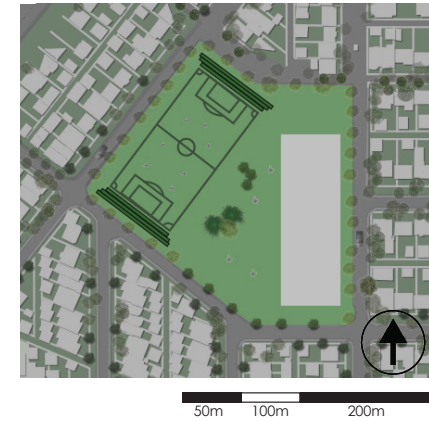


Figure 3.1.6

R: 3.1.3

All open space should be encouraged to support both programmed and non-programmed uses.

OPEN SPACE + CONNECTIVITY

CENTRE PARK

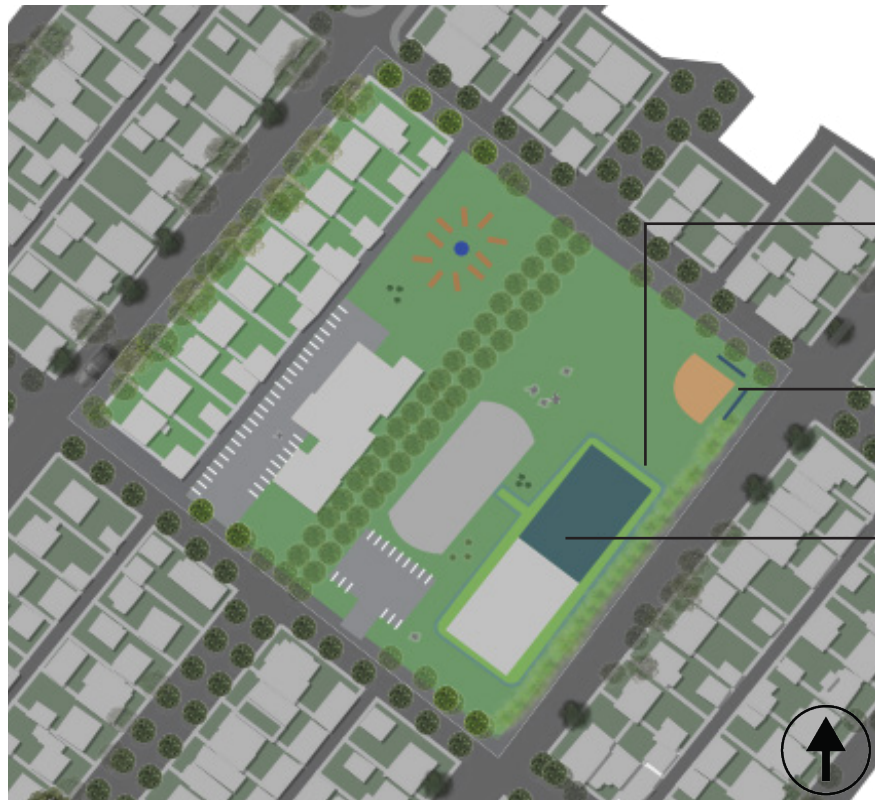


Figure 3.1.7

50m 100m 200m

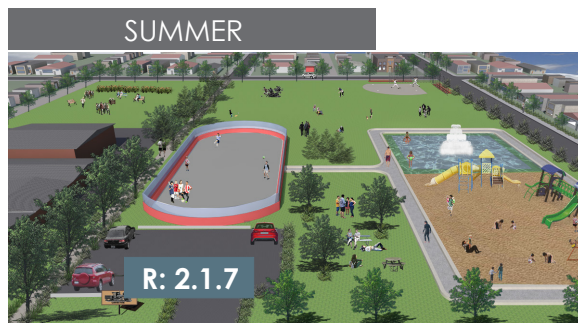


Figure 3.1.8



Figure 3.1.9

PRECEDENTS

water ribbon



SOURCE: http://upload.Monomy_Rocks_Park,_Arlington,Massachusetts.JPG

innovative seating



SOURCE: http://www.yankodesign.com/images/design/social_seating3.jpg

baseball diamond



SOURCE: <http://www.wjaanh.org/wp-content/uploads/2014/03/BASEBALL-field-2.jpg>

stormwater splash pad



SOURCE: <http://qe1pr67o4hj19lx494tvhiwf.wpengine.netdna-cdn.com/wp-content/uploads/2014/07/corkterfront-Toronto.jpg>

OPEN SPACE + CONNECTIVITY

VETERAN'S PARK

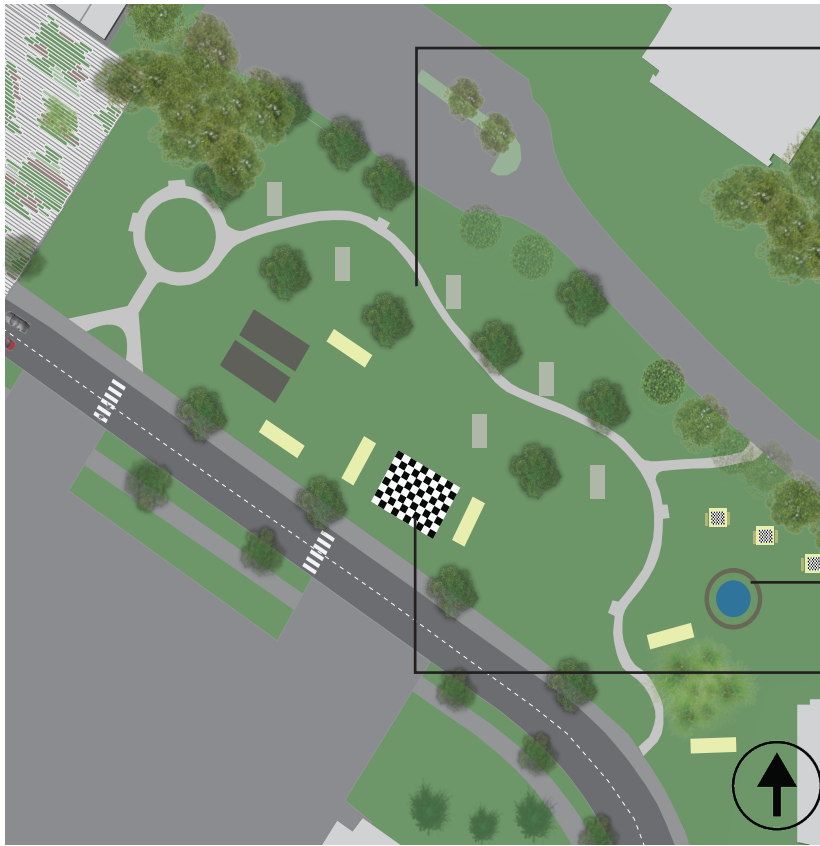
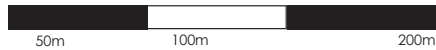


Figure 3.1.10



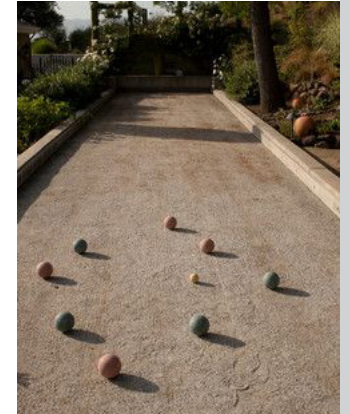
PRECEDENTS

exercise facilities



SOURCE: authors

bocce



SOURCE: <http://upload.wikimedia.org/wikipedia/Bocce.JPG>

lifesize chess board



SOURCE: <http://upload.wikimedia.org/wikipedia/chess.JPG>

table chess board



SOURCE: www.chessboard.com

OPEN SPACE + CONNECTIVITY

PICCOLO PARK



Figure 3.1.11

25m

50m

PRECEDENTS

playground



SOURCE: http://www.elephantplay.com/playground-equipment/images/pict1_dish.jpg

seating



SOURCE: http://images.mentalfloss.com/sites/default/files/styles/insert_main_wide_image/public/984polymorphic_0.jpg

OPEN SPACE + CONNECTIVITY

CINEMA PARK



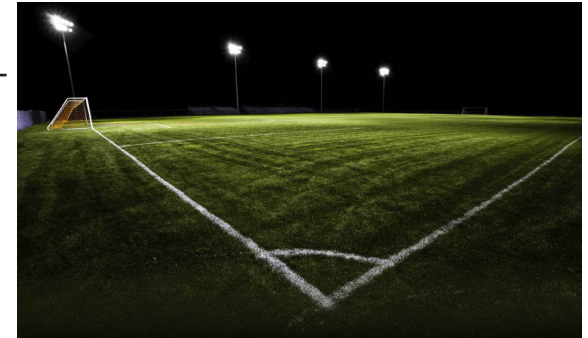
Figure 3.1.12

R: 3.1.4

If redevelopment occurs on the school site, consideration for a land swap with neighbouring MR should be considered.

PRECEDENTS

soccer field



SOURCE: <http://image.cdnl1nwnl.xosnetwork.com/pics/640/OW/OWUSKWMRDAFJOCN.20090115014324.jpg>

housing



SOURCE: <http://davinciurbano.davincihomes.com/wp-content/uploads/2012/03/jpg>

seating



SOURCE: http://images.mentalfloss.com/sites/default/files/styles/public/984polymorphic_0.jpg

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SECTION 3.2



INFILL
HOUSING

INFILL HOUSING

SUMMARY

Parkdale is undergoing changes to its built form as redevelopment occurs in this inner city neighbourhood. A majority of housing in Parkdale consists of bungalow style homes from the 1950s. However, with redevelopment these bungalows are being demolished and being replaced with semi-attached units or the lots are subdivided and replaced with two single-family homes. This redevelopment often does not fit within the scale of the current built form of Parkdale. In order to progress, the neighbourhood needs to embrace infill redevelopment. With appropriate massing and landscaping guidelines, infill can occur that is innovative and supplements the current neighbourhood structure, while providing opportunities for a mix of housing tenure and housing stock.

SEMI-ATTACHED



CONDOMINIUMS



BUNGALOW



INFILL HOUSING

GOALS

- REFLECTIVE OF NEIGHBOURHOOD CONTEXT
- FOCUS DENSITY AROUND NODES + CORRIDORS
- INCREASE MIX OF HOUSING STOCK

MODERN INFILL



SOURCE: http://assets.dwell.com/sites/default/files/styles/article_photo/public/2013/05/21/knezic-residence-exterior-rectangle.jpg?itok=wOapJwDB

LANEWAY HOUSING



SOURCE: http://www.nataliebelovic.com/_images/small-spaces.jpg

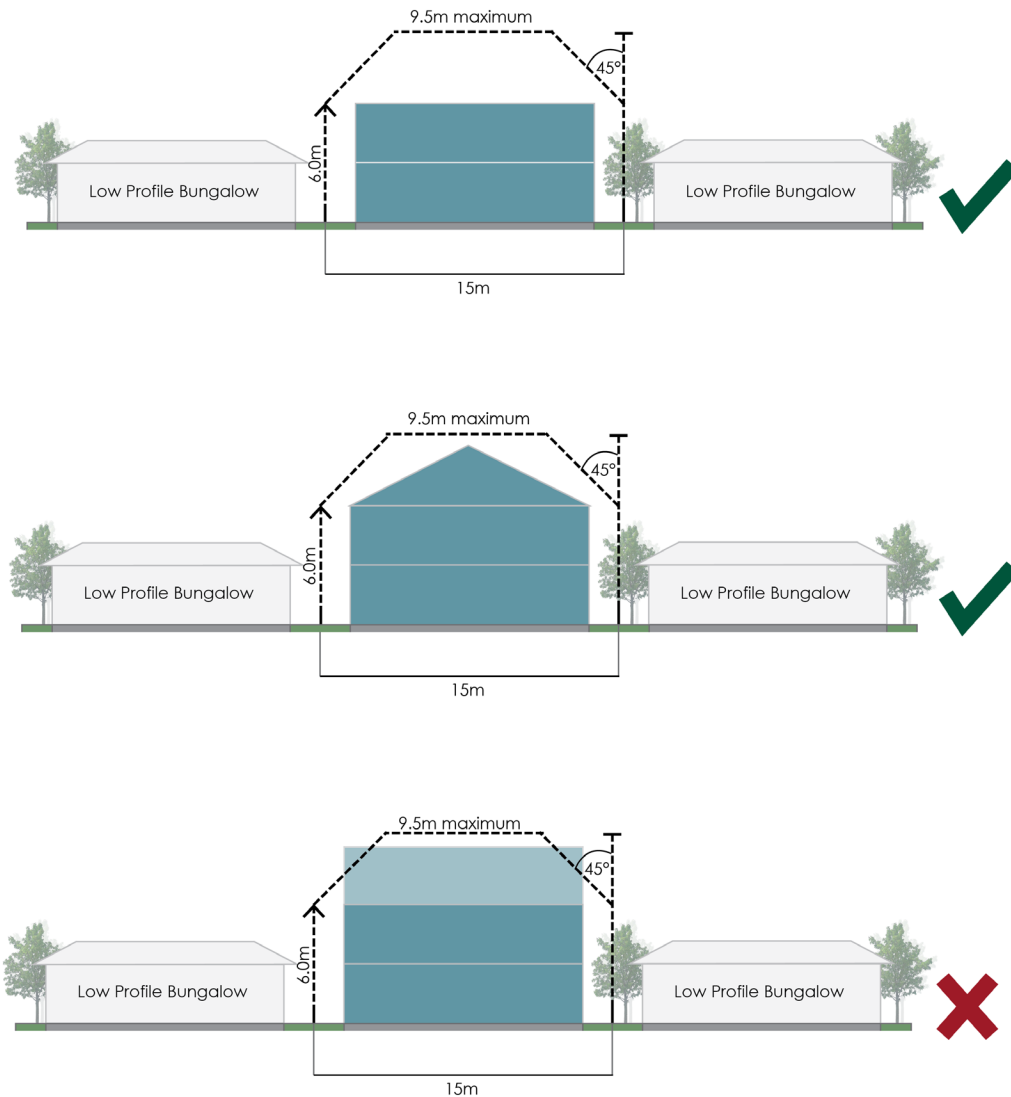
UPGRADED LANE



SOURCE: <https://nationalpostcom.files.wordpress.com/2013/07/lanes-2.jpg?w=620&h=388>

INFILL HOUSING

MASSING GUIDELINES



R: 3.2.1

When the adjoining lots of a new infill development are characterized by low profile bungalows, the infill development should be encouraged to conform to building massing standards, which act to protect existing neighbourhood character. These massing standards are detailed in Figure 3.2.1.

Figure 3.2.1



INFILL HOUSING

MASSING + LANDSCAPING

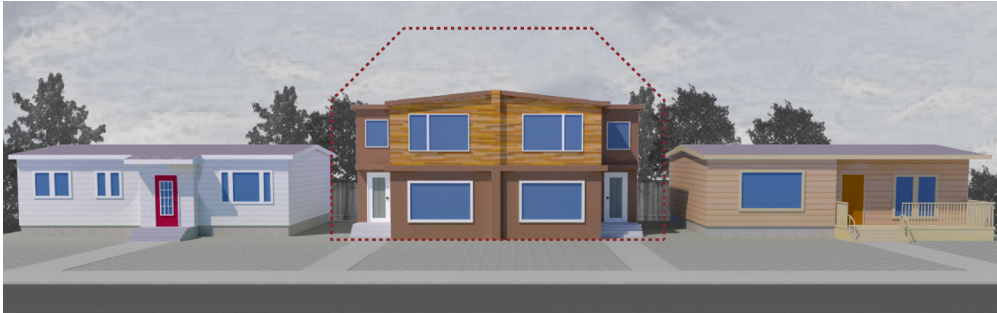


Figure 3.2.2 Massing standards



Figure 3.2.3 Landscaping guidelines

R: 3.2.2

Infill development should reflect the existing neighbourhood character and consider elements such as placement of windows and doors to encourage an active street front.

R: 3.2.3

Front access driveways and garages should not be permitted.

R: 3.2.4

Infill development should enhance the streetscape through the retention of healthy mature trees, planting and softscaping.

R: 3.2.5

Future infill development should be encouraged to explore innovative infill housing typologies including, but not limited to, row housing, front and back semi-attached and live-work dwelling units.

INFILL HOUSING

LANEWAY HOUSING GUIDELINES



Figure 3.2.4 Laneway housing standards

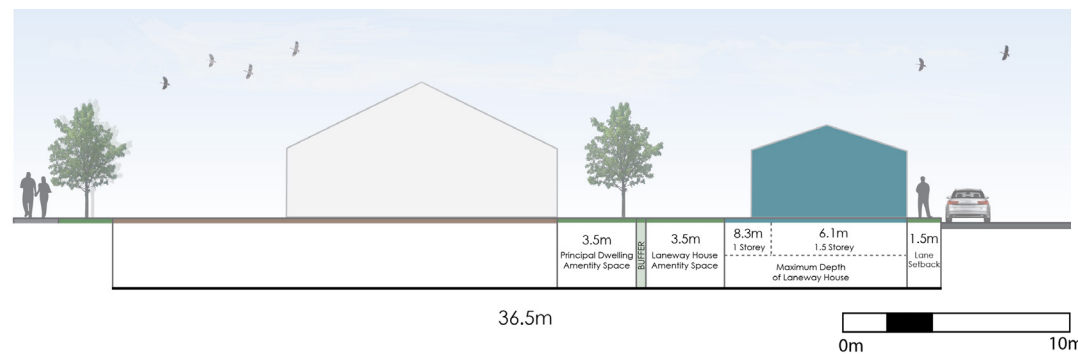


Figure 3.2.5 Section of principle dwelling with laneway house

R: 3.2.6

Future laneway housing should be encouraged to occur on standard 15m lots.

R: 3.2.7

The maximum permitted width of a laneway home should be 10m.

R: 3.2.8

To encourage safe access, the minimum setback from the lane should be 1.5m.

R: 3.2.9

Regardless of lot size, the maximum permitted size of the laneway dwelling should be 84m² with a maximum height of 6m.

R: 3.2.10

If laneway dwelling is two storeys, the upper storey is restricted to 60% of the footprint of the laneway dwelling to mitigate against shadowing.

INFILL HOUSING

MASSING + LANESCAPING



Figure 3.2.6 Depiction of upgraded lane with housing

R: 3.2.11

All laneway dwellings should have access to private outdoor space in the form of a backyard and/or balcony facing the lane.

R: 3.2.12

All parking areas are encouraged to use permeable materials.

R: 3.2.13

Landscaping is encouraged along the edge of the lane through the use of drought tolerant plant species and deciduous trees.

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SECTION 3.3



PARKDALE
CRESCENT

PARKDALE CRESCENT

SUMMARY

As it exists today, Parkdale Crescent is a small commercial node that provides opportunities for small, local businesses such as the Lazy Loaf and Kettle, Lik's Ice Cream, and Avatara Pizza to operate. In addition, higher density units (several 2-4 storey condo buildings) are currently located surrounding this commercial node. Because of the current mix of uses and higher density that exist, Parkdale Crescent provides a unique opportunity to further expand and provide more amenities for community residents. By activating the ground floor and pedestrian lanes with commercial and retail uses and residential above, reorienting building facades to Parkdale Boulevard, providing public gathering spaces and limiting heights of buildings to 4 storeys to reduce shadow impacts, Parkdale Crescent can become a pedestrian oriented, vibrant node beneficial for all residents.

ANGLED PARKING



LOW RISE BUILDINGS



LOCAL BUSINESSES



PARKDALE CRESCENT

GOALS

- PEDESTRIAN ORIENTED DESIGN
- ACTIVE LANEWAYS + STREET EDGES
- COMMUNITY GATHERING SPACE

MIXED USE



SOURCE: <http://i2.wp.com/www.livluxurycalgary.com/wp-content/uploads/2014/08/south-calgary.png?resize=268%2C188>

GATHERING SPACES



SOURCE: <https://pbs.twimg.com/media/BrLAjakiEAEYu79.jpg:large>

ACTIVE LANEWAYS



SOURCE: <http://www.hdrinc.com/sites/all/files/content/projects/images/6640-140-william-street-8764.jpg>

PARKDALE CRESCENT

PLAN VIEW + SECTION

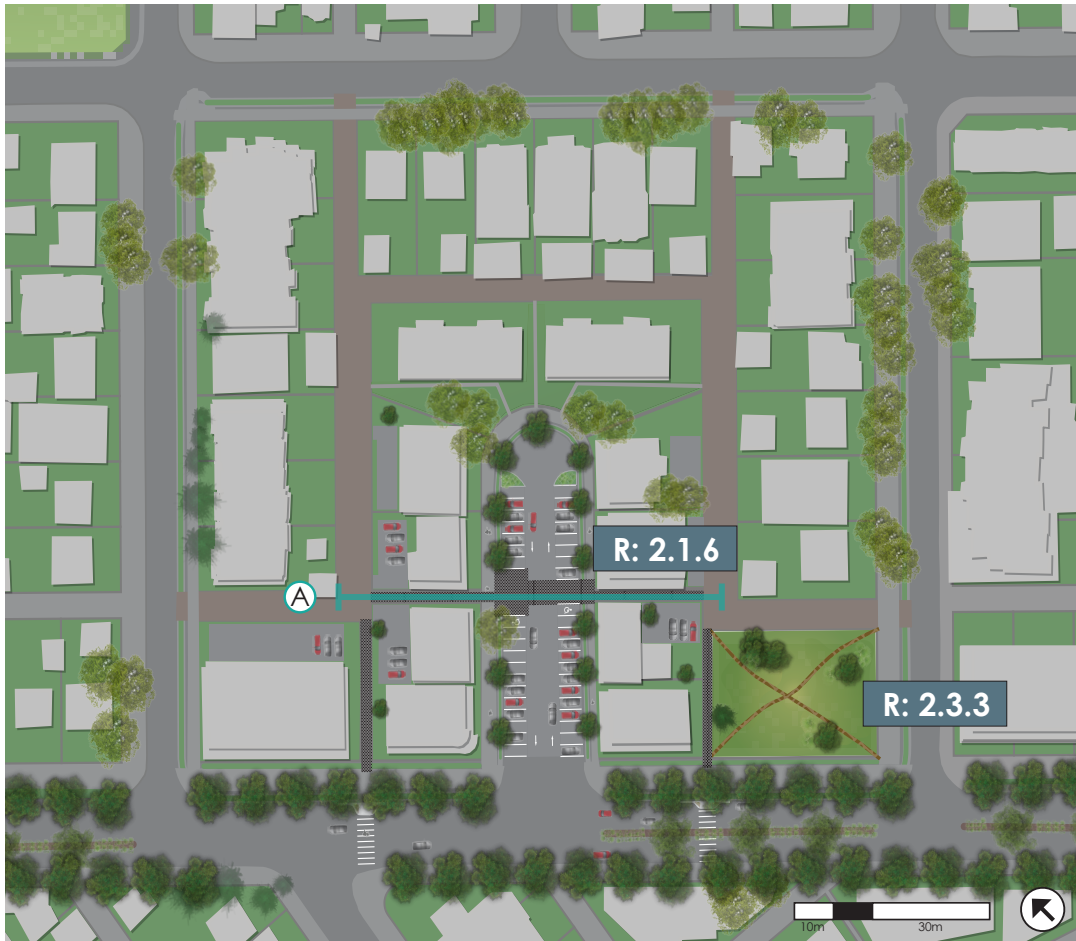


Figure 3.3.1 Plan view of commercial node

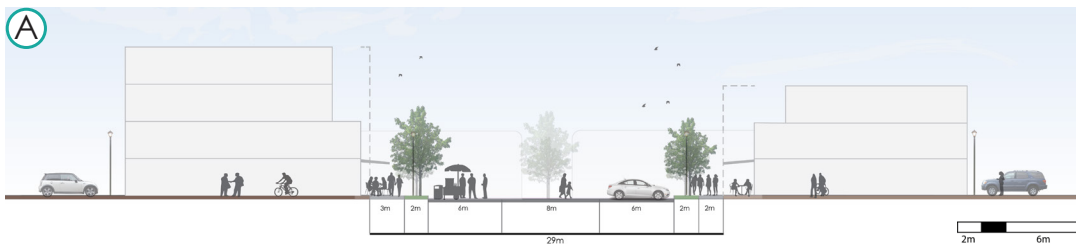


Figure 3.3.2 Section of commercial node facing north

R: 3.3.1

Encourage the use of pavers and different materials to highlight pedestrian zones.

R: 3.3.2

Drive-thru uses should not be permitted.

R: 3.3.3

Building height should be limited to 4 storeys with consideration of shadowing of public spaces.

PARKDALE CRESCENT

FUTURE DEVELOPMENT

TEMPORARY



Figure 3.3.3 Depiction of temporary improvements

LONG TERM



Figure 3.3.4 Depiction of future redevelopment of Parkdale Crescent

R: 3.3.4

Encourage the creation of active edges on lanes through the use of lighting, public seating, landscaping, and facades.

R: 3.3.5

Should maintain an active ground floor through retail and commercial land uses with office and residential uses on additional storeys.

R: 3.3.6

Encourage property owners to provide and maintain side or rear parking where possible in order to maintain vibrant pedestrian realm.

R: 3.3.7

Future development of Parkdale Crescent should encourage pedestrian oriented laneways.

PARKDALE CRESCENT

SITE REMEDIATION

Phytoremediation: contaminated sites are remediated through use of natural processes. The roots of particular vegetation remove contaminants from soil. As contaminants are removed, different vegetation can be introduced.

Examples of Vegetation

Sunflowers



Poplar Trees



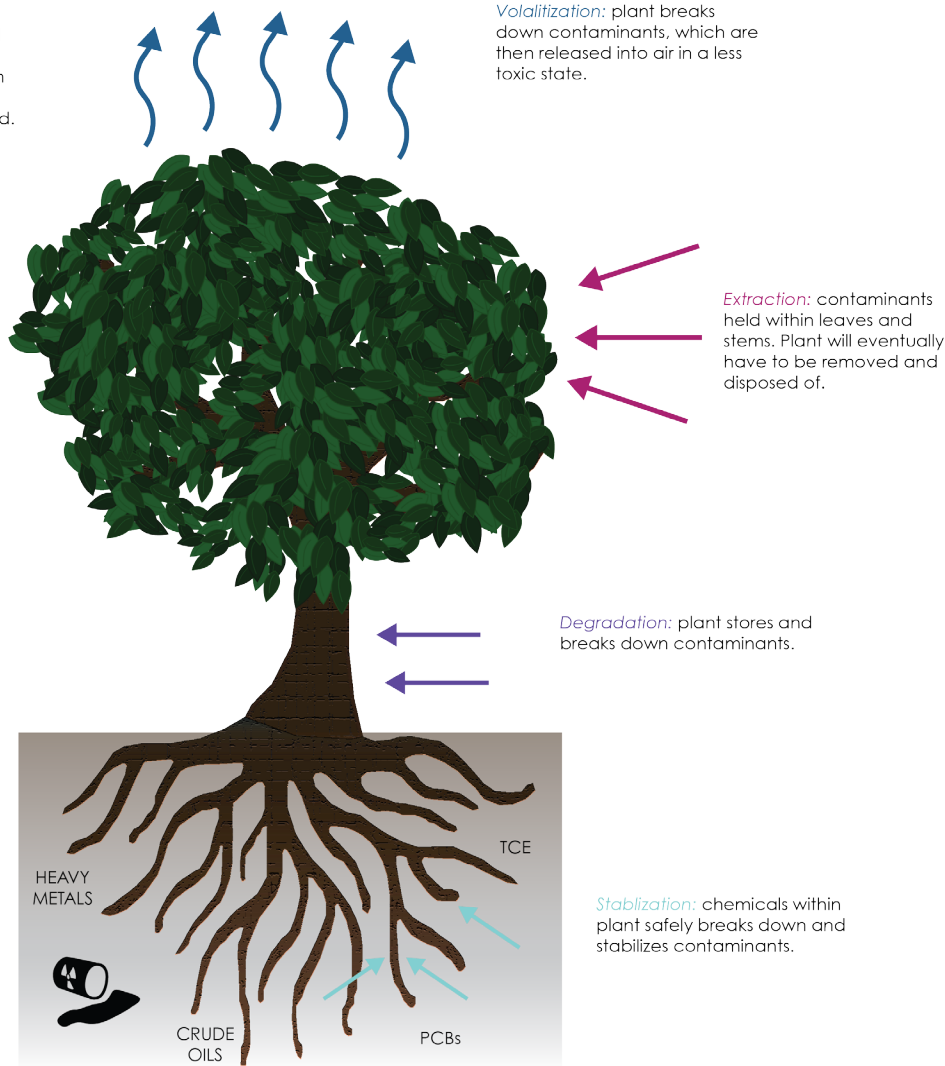
Willow Trees



Fescue Grasses



Barley



R: 3.3.8

The use of vegetative processes (phytoremediation) should be used when contaminants need to be removed from a site.

HOUTAN PARK



<https://s-media-cache-ak0.pinimg.com/236x/19/12/a4/1912a47b279a6903332beac6e2d863a8.jpg>

MOUNT ERVIN PARK



<https://s-media-cache-ak0.pinimg.com/736x/2d/25/a2/2d25a265eece0376a2e0bbcdab49d391.jpg>

Figure 3.3.5 Phytoremediation diagram

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SECTION 3.4



PARKDALE BOULEVARD

PARKDALE BOULEVARD

SUMMARY

Parkdale Boulevard is a major transit route that services both the City of Calgary and the neighbourhood of Parkdale. While this road acts as a connector to other areas of the city, in its present state it currently acts as a divisor between north and south Parkdale. Future development of this transit corridor should consider providing increased connection between both sides of the roadway which can be accomplished through traffic calming measures, improved streetscaping and tree planting.

CONNECTIVITY



PUBLIC REALM



FACADE ORIENTATION



PARKDALE BOULEVARD

GOALS

- IMPROVE PEDESTRIAN CONDITIONS
- BETTER CONNECTION BETWEEN NORTH + SOUTH PARKDALE
- IMPLEMENT TRAFFIC CALMING MEASURES

BIKE INFRASTRUCTURE



SOURCE: <https://s-media-cache-ak0.pinimg.com/originals/7a/82/a0/7a82a0bfd10aef34333cf90fa0b27af.jpg>

LANDSCAPED MEDIAN



SOURCE: <https://s-media-cache-ak0.pinimg.com/736x/97/d2/c9/97d2c9a44ccf291359cb2535f4506388.jpg>

CURB EXTENSIONS



SOURCE: <http://publicgarden.ucdavis.edu/wordpress/wp-content/uploads/2013/08/median-in-August-2013.jpg>

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PARKDALE BOULEVARD



R: 3.4.1
Install median with chinook hardy landscaping.

Figure 3.4.1 Parkdale Boulevard Plan View

PARKDALE BOULEVARD

A

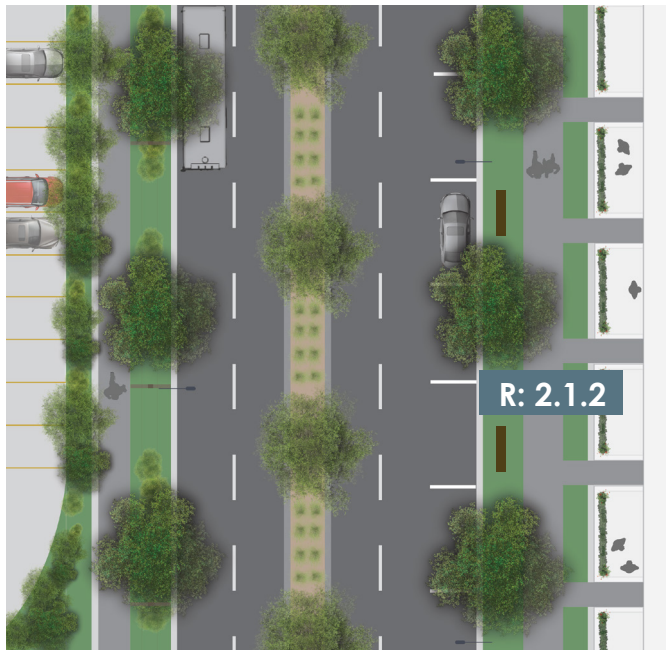
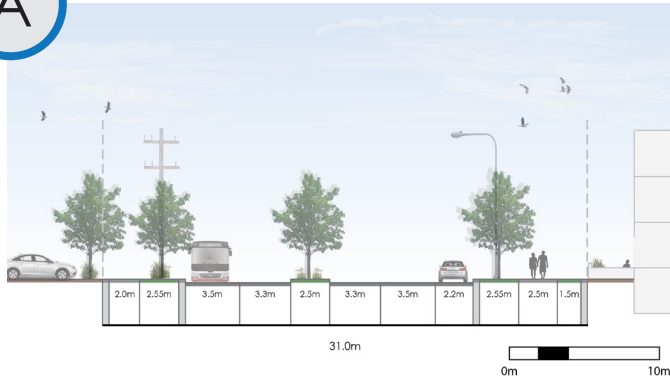


Figure 3.4.2 Veterans Place NW Section + Plan View

B

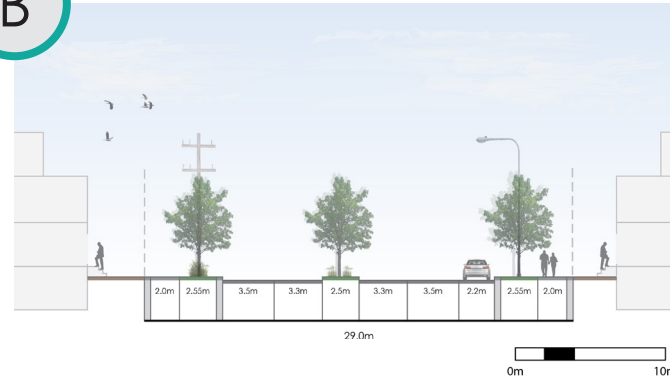


Figure 3.4.3 34a Street NW Section + Plan View

R: 3.4.2

Future development along 3rd Avenue NW should be oriented towards the street.

PARKDALE BOULEVARD

C

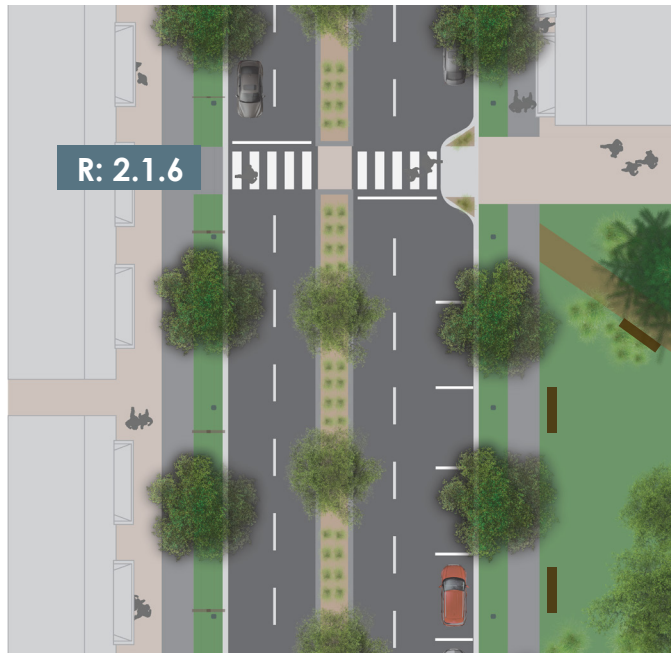
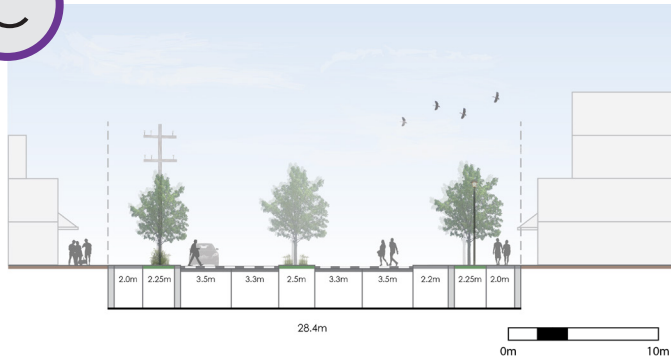


Figure 3.4.4 Parkdale Crescent NW Section + Plan View

R: 3.4.3

Increase connection between north and south Parkdale with the addition of controlled crosswalks.

D



Figure 3.4.5 29th Street NW Section + Plan View

R: 3.4.4

Where on-street parking is allowed, curb extensions should be encouraged to replace the parking lane at crosswalks.

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SECTION 3.5

PROVINCIAL
LANDS



PROVINCIAL LANDS

SUMMARY

The Province of Alberta currently owns approximately 6.56 ha of land in northwest Parkdale. These lands consist of large parcel development which detracts from the public realm. In the event that these lands become available for development in the future it is important to have a clear vision for the area. Important elements to consider in this area would be active street frontages, social gathering spaces, enhanced public realm and increased connectivity to the rest of Parkdale.

PUBLIC REALM



NARROW SIDEWALKS



LARGE PARCELS



PROVINCIAL LANDS

GOALS

- PUBLIC REALM IMPROVEMENTS
- INCREASE CONNECTIVITY TO REST OF PARKDALE
- PROVIDE SERVICES AND AMENITIES FOR RESIDENTS

MIXED USE



SOURCE: http://gunbarrelgazette.com/wp-content/uploads/2014/09/TWC-Gunbarrel_Center-05-Retail_2-02-850x625.jpg

BUSINESS PARK



SOURCE: <http://shubinanddonaldson.com/wp-content/uploads/2013/01/lagunitas-business-park-entry.jpg>

SMALL SCALE GROCERY



SOURCE: <http://assets.vancitybuzz.com/wp-content/uploads/2013/01/Screen-shot-2013-01-30-at-2.19.25-AM.png?056236>

PROVINCIAL LANDS

MASTER PLAN

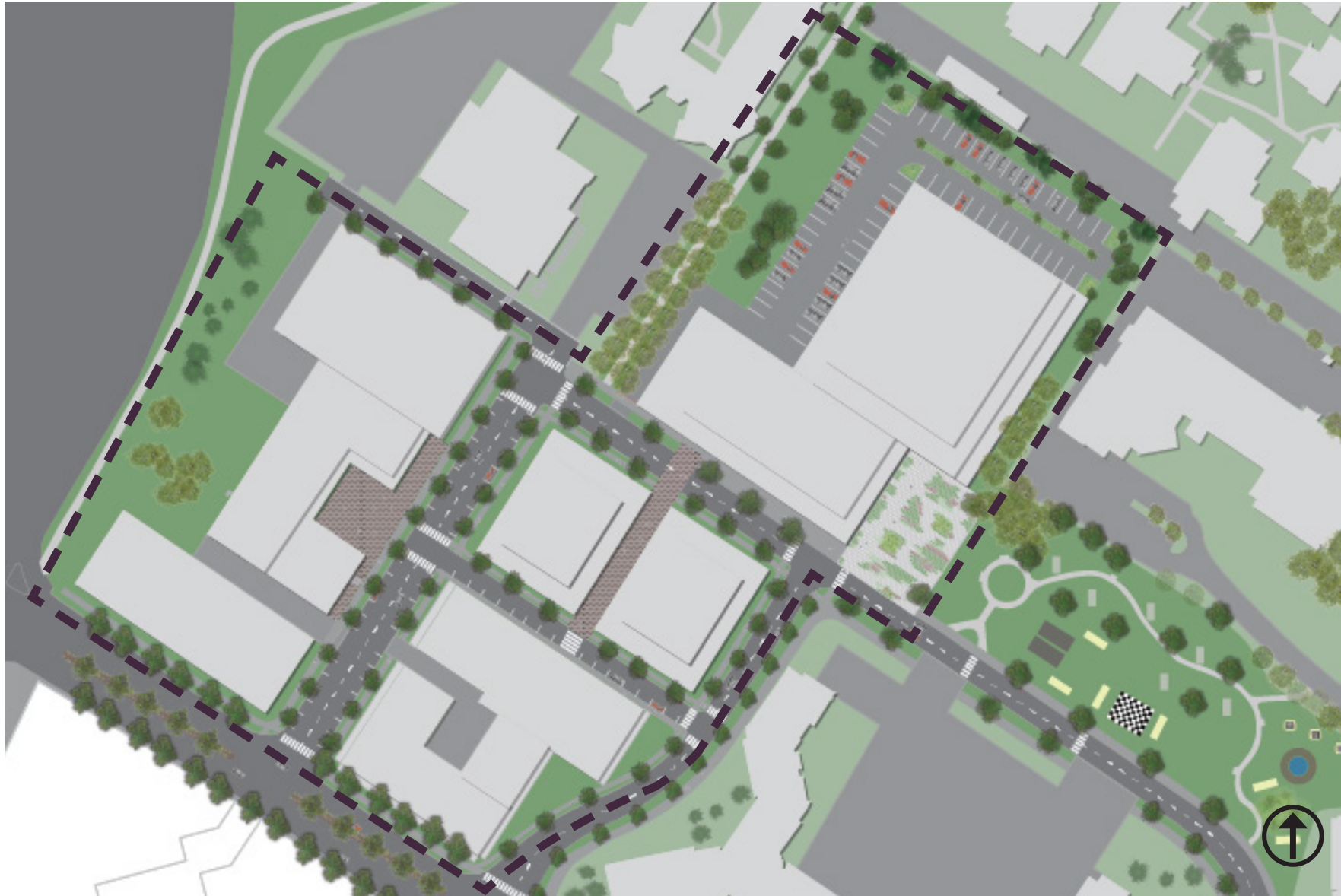
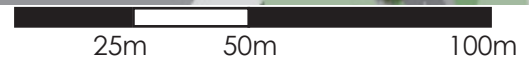


Figure 3.5.1



PROVINCIAL LANDS

LAND USE CONCEPT

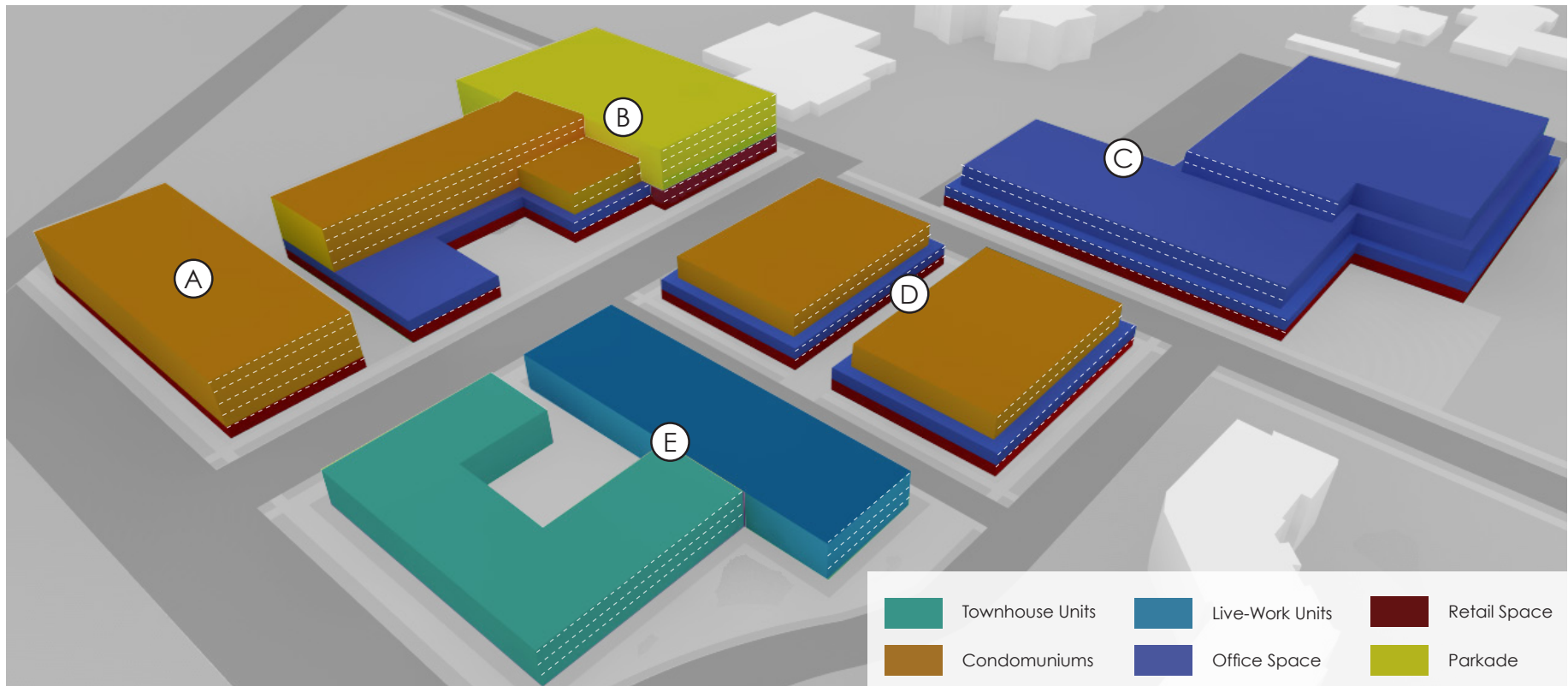


Figure 3.5.2

- A.**
- Ground floor commercial uses
 - Residential units on floors 2-4

- B.**
- Ground floor commercial uses
 - Office space on second floor
 - Residential units on floors 2-4
 - Parkade
 - Small scale grocery store

- C.**
- Ground floor commercial uses
 - Client-oriented office spaces on ground floor
 - Office space on floors 2-6

- D.**
- Ground floor commercial uses
 - Office space on second floor
 - Residential units on floors 3-4

- E.**
- Three storey live-work units
 - Three storey townhouses

PROVINCIAL LANDS

MEMORIAL VILLAGE



Figure 3.5.3

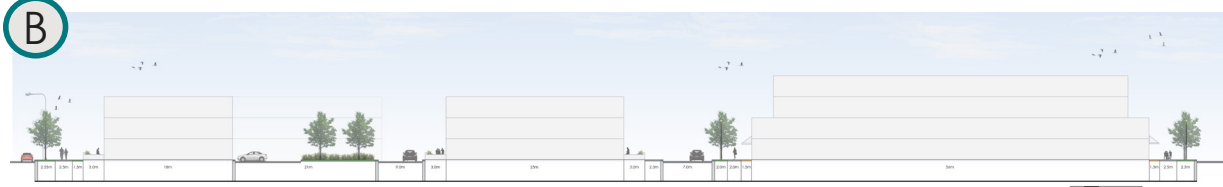


Figure 3.5.4

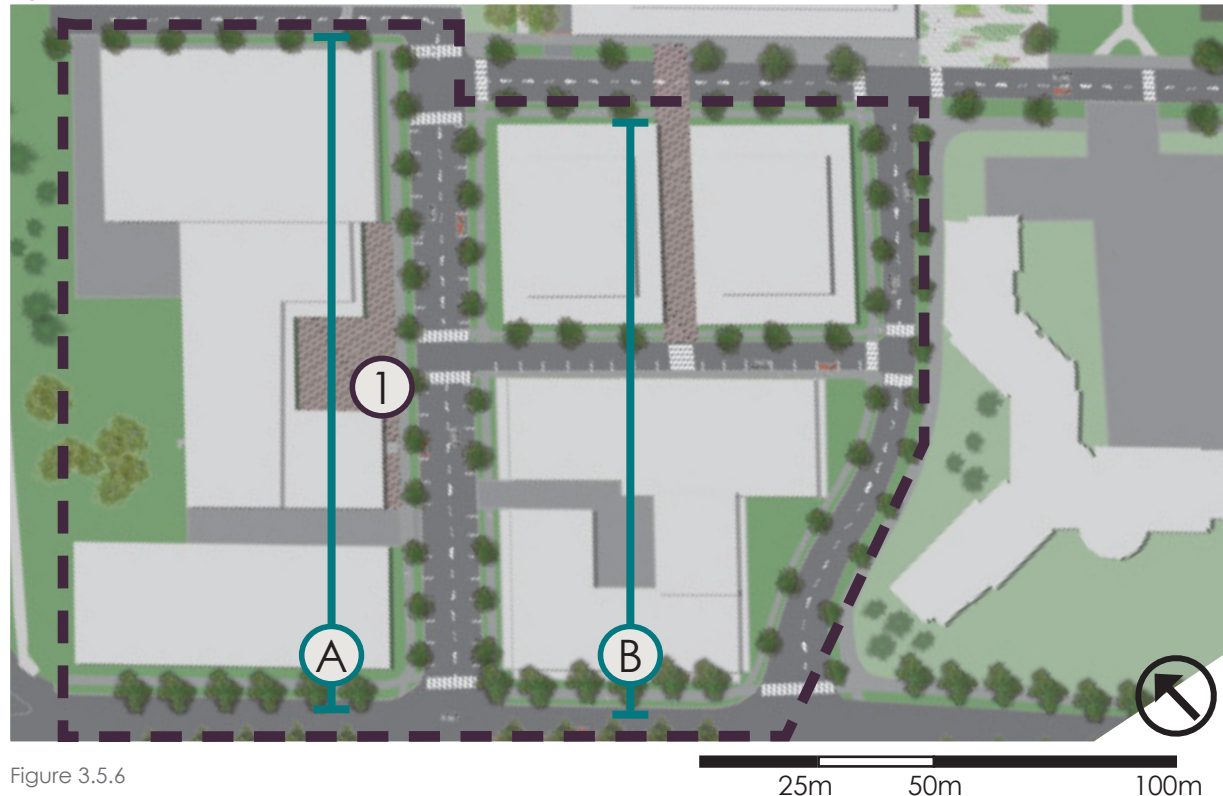


Figure 3.5.6



Figure 3.5.5: Memorial Village Plaza

R: 3.5.1

Building height should be limited to 6 storeys with consideration of shadowing of public spaces.

R: 3.5.2

Should include a mix of small scale and local services and amenities, including a grocery store.

R: 3.5.3

Encourage the development of a variety of housing typologies including live-work units, townhouses and mixed use buildings.

R: 3.5.4

Underground parking should be encouraged, and if at grade, the parking structure should be integrated into neighbourhood context through architectural detailing.

R: 3.5.5

Surface parking lots should be discouraged.

PROVINCIAL LANDS

KERSHAW CENTRE

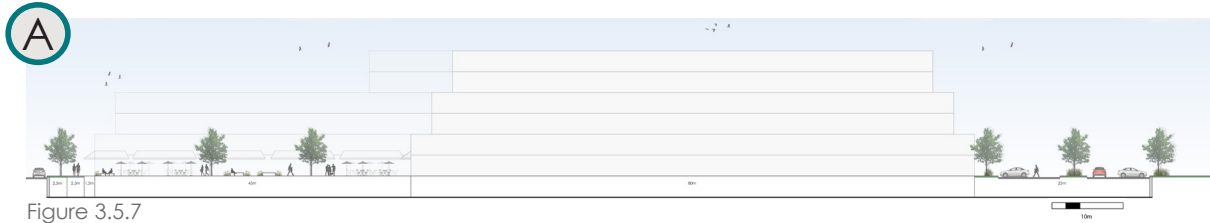


Figure 3.5.7

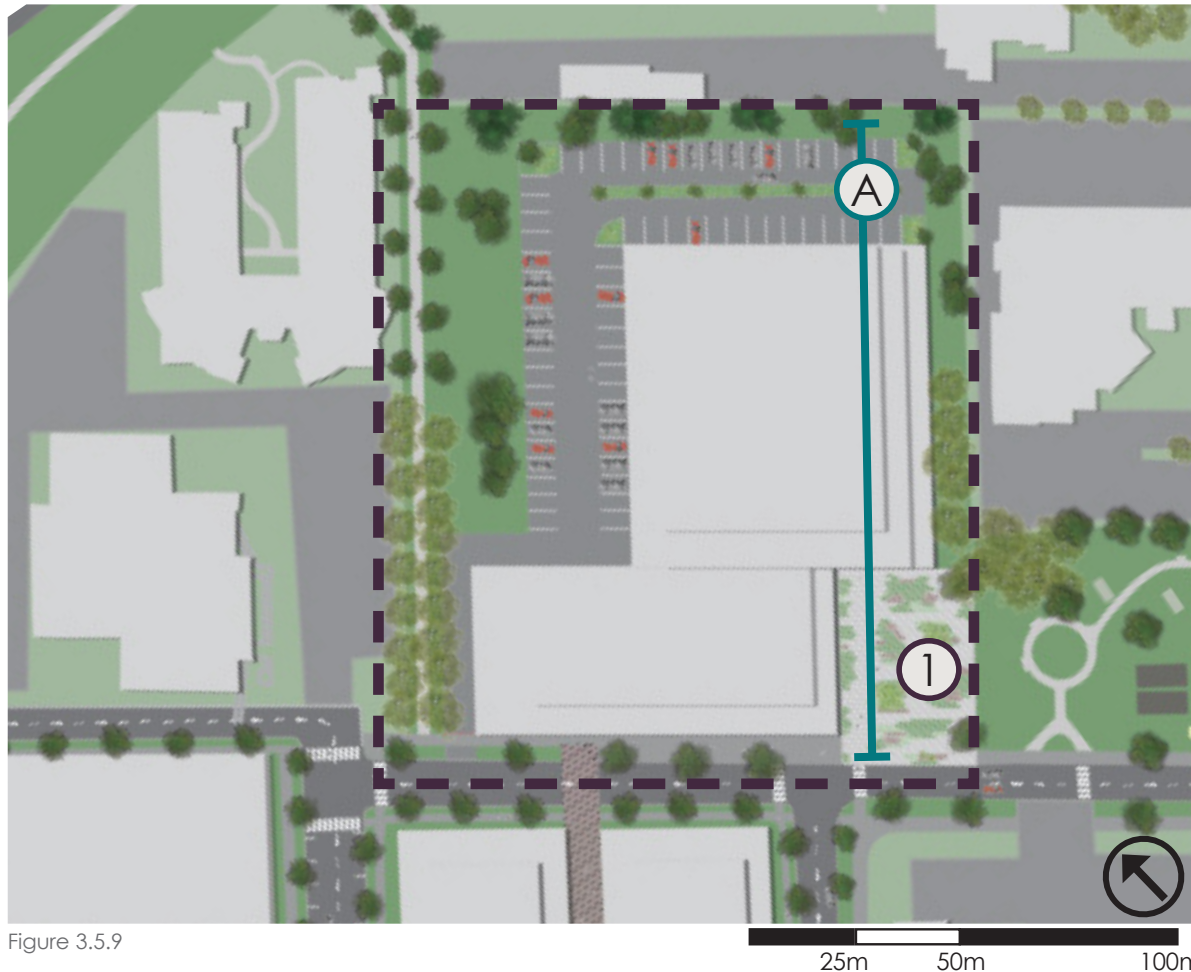


Figure 3.5.9



Figure 3.5.8: Kershaw Centre Plaza

R: 3.5.6

Building height should be limited to 6 storeys with consideration of shadowing of public spaces.

R: 3.5.7

Encourage the location of client-oriented office space at street level to support active edges.

R: 3.5.8

An urban square should be incorporated at the entryway, accommodating both informal and passive recreational and social activities.

R: 3.5.9

Underground parking should be encouraged, and if at street level, should be located at rear of building.

PROVINCIAL LANDS

UPDATED ZONING



Figure 3.5.10

SECTION 4.0 TOOLKIT

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PARKDALE TOOLKIT

The following implementation toolkit provides ways in which the residents of Parkdale and the City can work together to realize the community vision of a safe, diverse and welcoming neighbourhood. This toolkit is divided into three sections: Urban Acupuncture, Community Led Initiatives and City Driven Implementation, with each section providing information regarding different implementation techniques and resources available to further execute the aforementioned design concepts and guidelines.

URBAN ACUPUNCTURE

Urban acupuncture is a term that describes small scale, less intensive interventions that can act as catalysts for larger scale interventions. They can be primarily community driven and community led and are often initiated by community residents themselves. These temporary interventions do not require significant financial or human resources and can be used to test the implementation and reception of an temporary intervention that has the potential to turn permanent. For example, temporary bulb-outs can be implemented fairly quickly and easily prior to the implementation of permanent traffic calming measures.

PARKLETS



SOURCE: <https://pricetags.files.wordpress.com/2012/07/parallel-park.jpg>

Parklets can be used as a way to reclaim streets that are traditionally dominated by vehicles.

Residents can take over parking spaces and turn them into temporary seating/patio spaces, public gathering spaces and small pocket parks with temporary seating and planters.

TEMPORARY BULB-OUTS



SOURCE: <http://bettercities.net/sites/default/files/imagecache/full-content-width/Dallas-bulbout.jpg>

Temporary bulb-outs can be implemented as a traffic calming measure and can inform drivers that more permanent measures will be implemented in the future.

Residents can use planters, sod, paint, pylons or other means to notify drivers and pedestrians of the bulb-outs.

PUBLIC ART



SOURCE: http://mediad.publicbroadcasting.net/p/michigan/files/201409/10685328_699770866783196_7134786804748679674_n.jpg

Public art can be used as a way to promote local artists while adding to the public realm experience. Temporary art installations create and maintain continuous interest as the installations change over time.

Residents can put out a call to local artists to have a piece designed specifically for Parkdale.

CREATIVE CROSSWALKS



SOURCE: <http://ifunny.club/wp-content/uploads/2013/07/cruz-diez-miami-2-650x487.jpg>

Creative crosswalks identifies to drivers that there is more activity than usual to be expected, which can aid in slowing vehicle speed and increasing pedestrian safety.

Residents can paint bright colours and patterns to form temporary crosswalks or highlight existing ones that have a lot of pedestrian activity.

GARDENING



SOURCE: <https://s-media-cache-ak0.pinimg.com/736x/7f/48/a4/7f48a455cd0f90e8bb26af24989f883d.jpg>

Guerrilla gardening can be used as a way to turn a traditional sidewalk or hardscape environment into a more welcoming place for residents.

Residents can identify areas such as curb cuts and right of ways in which to plant native vegetation or place planters in other areas where actual planting cannot occur.

IDEA WALLS



SOURCE: <http://theriskykids.com/2013/09/the-fishers-indiana-pocket-park/>

Idea walls provide opportunities for residents to express and share their thoughts and opinions about neighbourhood priorities.

Residents can place idea boards/walls in strategic locations, such as Parkdale Crescent, and encourage other residents to provide their thoughts on a particular issue.

COMMUNITY LED

Community led implementation allows the community the ability to begin potential interventions for the area without the need to wait for city driven development. These community led interventions can be supported through program funding opportunities offered by the City of Calgary, to help with the overall enriching of the neighbourhood.

NEIGHBOURWOODS



The NeighbourWOODS program is an initiative, which funds the planting of trees in communities. To support the health and condition of the current urban forest of communities, NeighbourWOODS allocates the resources needed to help sustain and encourage tree planting. To allow for the neighbourhood wide guidelines to become successful within Parkdale, the planting of more trees and retention of existing trees will allow for a distinctive community environment and greater pedestrian and resident experience.

LOCAL IMPROVEMENTS



LocalImprovements is a program, which focuses on improvements pertaining to the additions or maintenance of sidewalks, street lighting and streets. On a community level, Parkdale can use this program to improve sidewalks throughout the community, pave laneways or pursue any other streetscape improvements. These improvements would allow for a better pedestrian environment with a greater amount of accessibility throughout the community.

ENMAX PARKS PROGRAM



The ENMAX Parks Program allows for the implementation of parks programming and the upgrade/maintenance of existing parks within communities. To allow Parkdale to create social nodes within the community, programs such as ENMAX would allow for the implementation of certain infrastructure, such as storm water management ribbons and splash parks to create better environments. Parks upgrading creates added value for the community of Parkdale and its residents.

SPUR PILOT PROJECTS



The SPUR program identifies the specific public spaces in a community, which are in need of improvements. Working with the City of Calgary, the Kingsland community piloted the SPUR program to help towards the improvement of their community. The SPUR initiative could be potentially replicated in Parkdale to help in the funding and success of integrating such projects as the painting of crosswalks and implementation of public art.

COMMUNITY INVESTMENT FUND



The Community Investment Fund allows for communities to apply for funding to help towards the improvement of the overall environment of the community. The Community Investment Fund can allow the Parkdale community to integrate improvements throughout the area pertaining to public art, such as creative crosswalks, wall murals and small improvements throughout Parkdale. These community driven movements will help to form Parkdale's identity, creating character for the community, but more importantly allowing residents to participate in the molding of their neighbourhood.

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CITY DRIVEN

Many of the projects detailed within this document can be executed from a grassroots level. For those projects that may require more resources, the following represents a guide for implementation phasing when undertaken by the City of Calgary. The projects require a longer time frame, as well as greater financial resources.

OPEN SPACES

The phasing of the development of open spaces has been heavily dictated by the amount of resources expended within each park plan. Figure 4.1 details the overall phasing strategy for Parkdale's open spaces. It should be noted that Cinema Park is envisioned to be the final stage of Open Space implementation. If or when the charter school site becomes available for redevelopment, it is proposed that the City examine the possibility of a land swap between the school site and the adjacent municipal reserve. This land swap would better serve both the residential development and streetscape of 29th Street NW and the future development of Cinema Park. The land swap would provide for a more suitable location for a park space, enclosed by residential development, as opposed to bordering a busy street.



Figure 4.1

LANEWAY IMPROVEMENTS

Laneway improvements are recommended to initially start developing around the commercial node at Parkdale Crescent. The higher density created in this area will help to support continued commercial development. The next phase should continue along Parkdale Boulevard as this is a major transit corridor and laneway development in this area can be supported by the public transit network. Final stages of laneway development should occur along 37 Street NW and 29th Street NW.



Figure 4.2

PARKDALE BOULEVARD

Revitalization of Parkdale Boulevard should commence with the redevelopment of the roadway bordering Parkdale Crescent as this area is in greatest need of traffic calming measures. As time progresses, the redevelopment of the road should continue towards the southeast, then move northwards towards the Provincial Lands (as depicted in Figure 4.3)

Parkdale Boulevard Phasing

- Phase 1: Commercial Node
- Phase 2: 28th Street - 32nd Street
- Phase 3: 34A Street - 37th Street
- Phase 4: 37th Street - Shaganappi Tr.

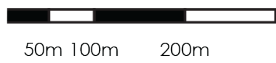


Figure 4.3

PROVINCIAL LANDS

Ideally, the lands that the province currently owns would be developed at the same time. If the City chooses to proceed in the development of the Provincial Lands, the phasing for the development should align with the sequencing as seen in Figure 4.4.

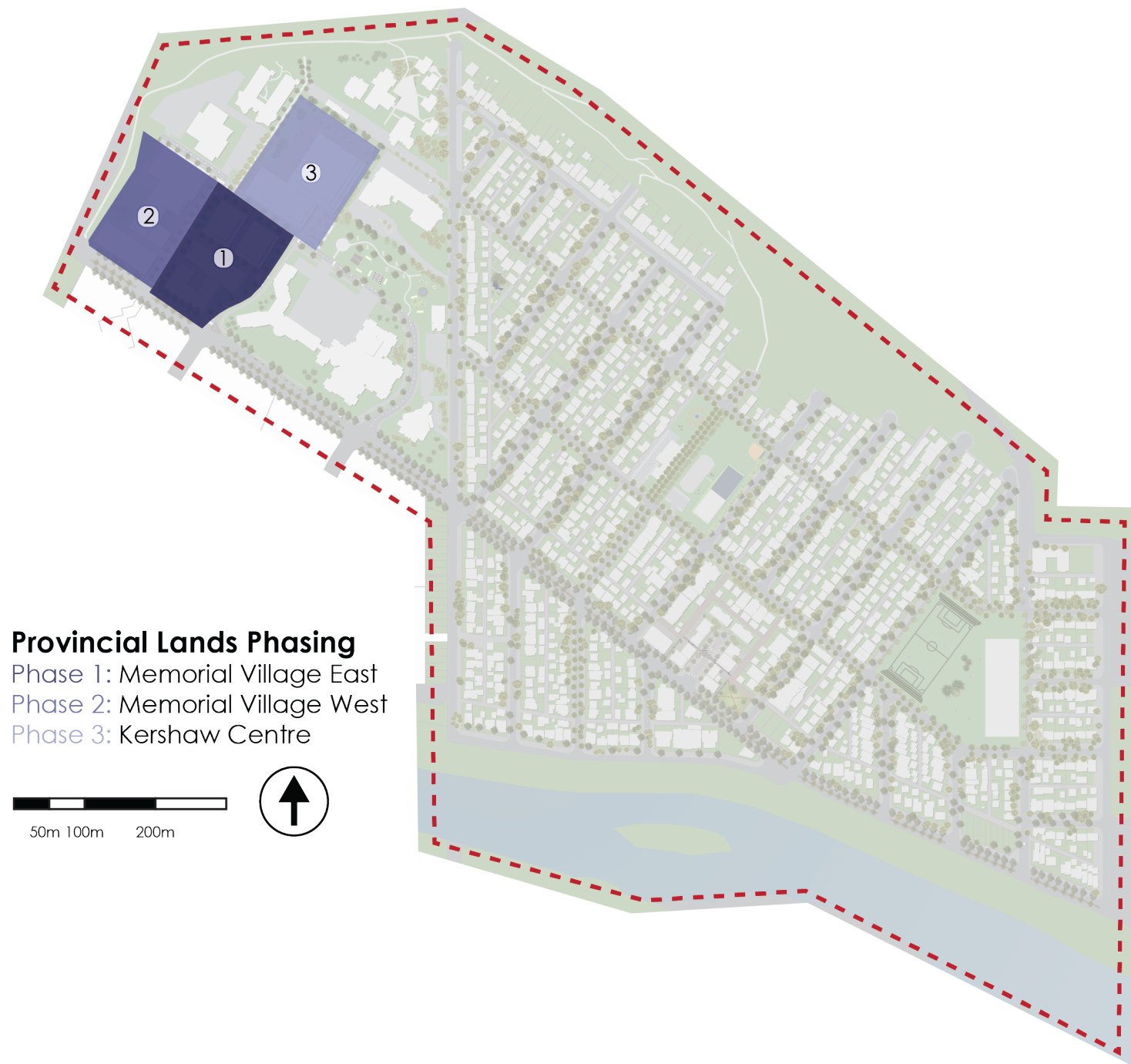


Figure 4.4