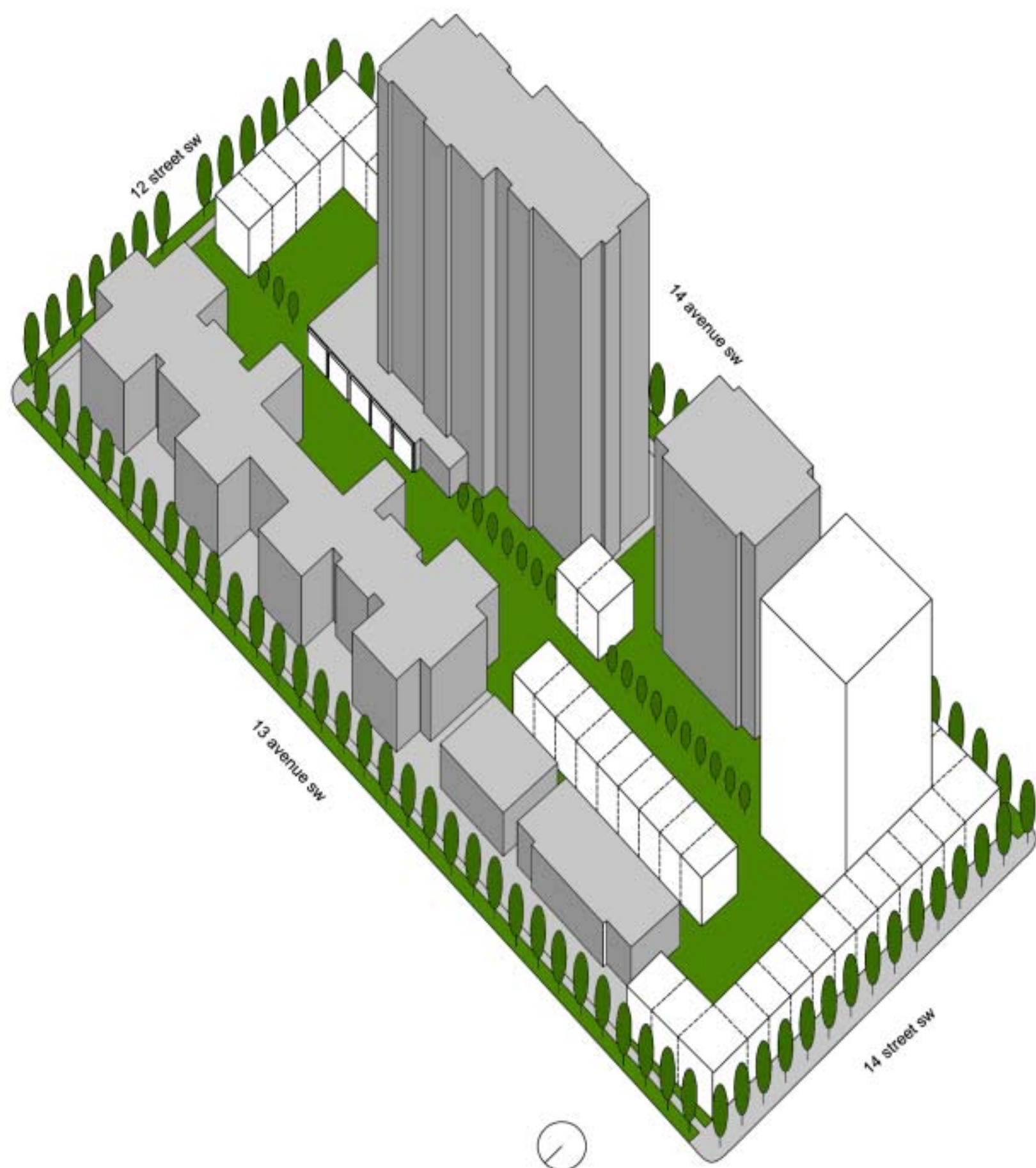




illustrative concept

precedents



mixed use infill



point towers with townhouse base



greenery in lane



greenery in lane



residential doors on garden lane



courtyard garden

chelsea block

The Chelsea Block takes its name from Chelsea Estates, a typical 17-storey apartment building surrounded by landscaping. Like its next-door neighbour, Harcourt Estates, this building typifies what the RM-7 District originally promoted: the "tower in the park".

This case study represents how such blocks might accommodate infill redevelopment over the long term:

- Ø Automobile-oriented land uses along busy roads such as 14 Street SW could be replaced by both high-rise and townhouse building types, with a mix of residential, live-work, and commercial uses at grade.
- Ø Townhouses could wrap around much of the remainder of the block where underutilized landscaping, blank walls, and driveways now occupy much of the streetscape.
- Ø The street itself would be enhanced with more generous boulevard tree planting, while most of the asphalt in the centre of the block could be converted to landscaping.
- Ø All parking would be underground.

The Chelsea Block case study illustrates Development Principles in the following categories:

- Ø density
- Ø mixed-use development
- Ø development context
- Ø building & site design
- Ø streetscapes
- Ø lanescapes