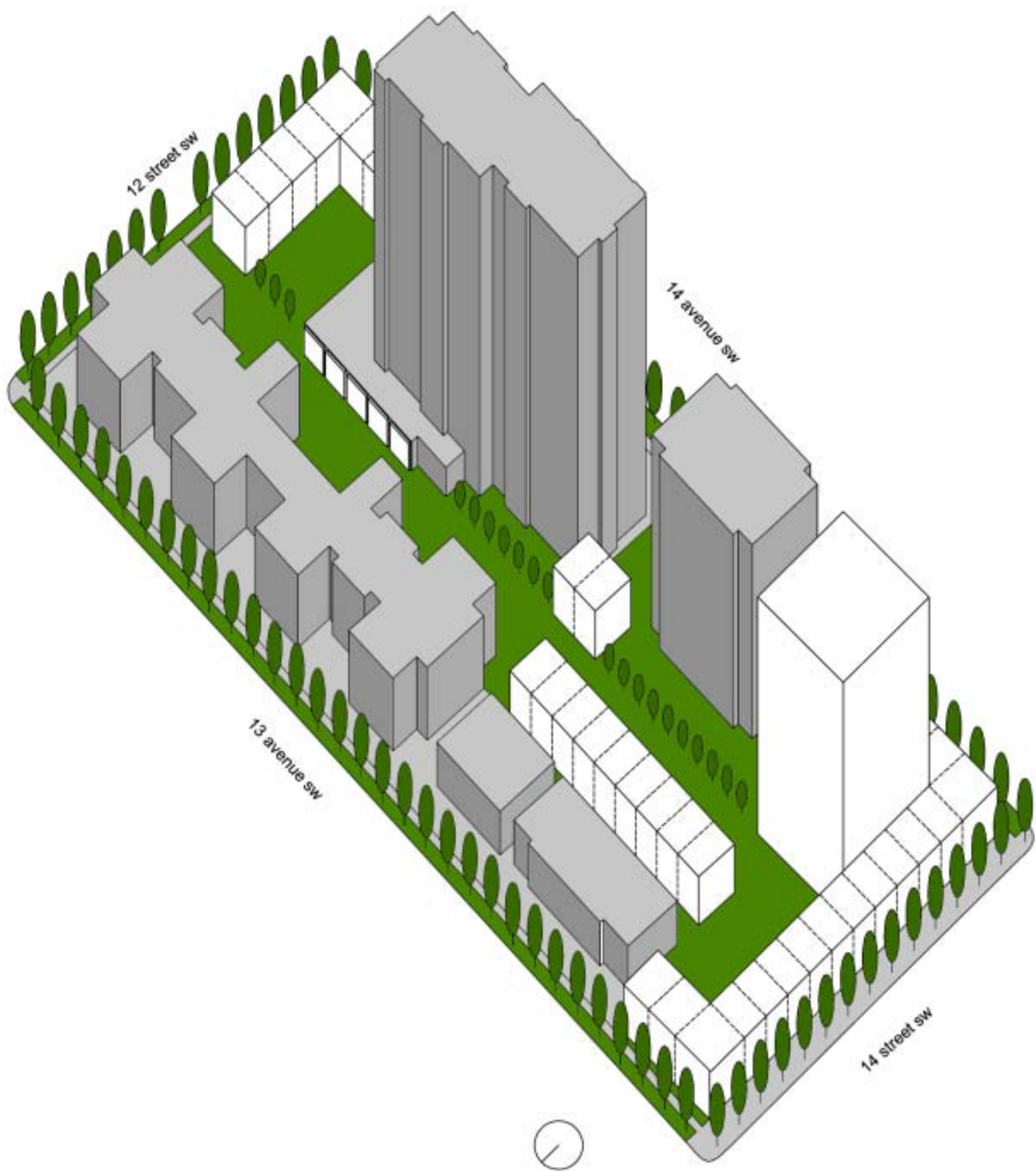




illustrative concept

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.

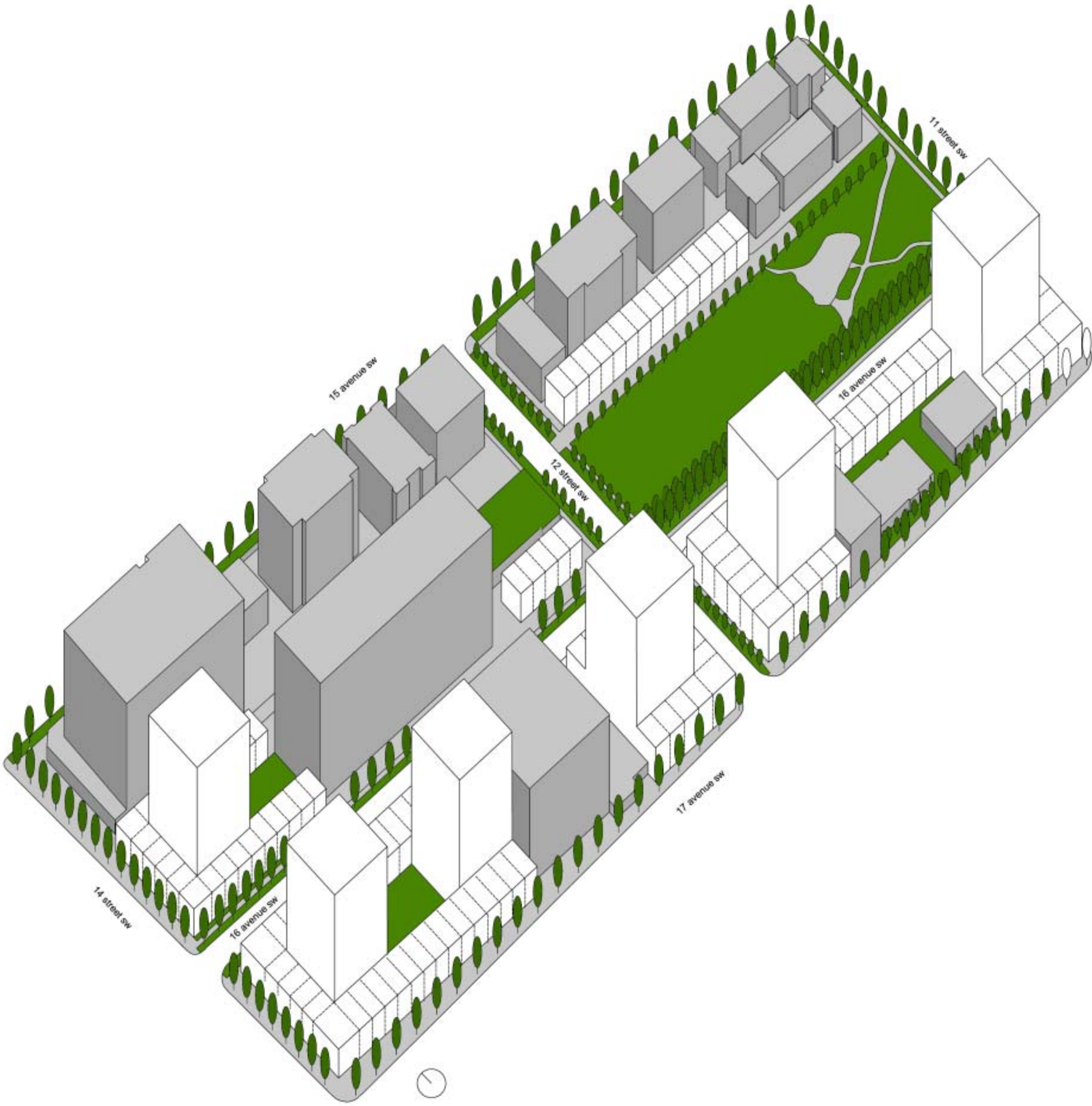
The Chelsea Block case study illustrates Development Principles in the following categories:

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





illustrative concept



precedents



open space framed by buildings



live work town houses



residential court



interior block garden



garden cafe



green facades

bowling green

The Bowling Green case study examines how land surrounding a major open space in the community might redevelop over time. Presently home to a variety of land uses, building types, and development vintages, this area presents many opportunities to benefit residents, pedestrians, and business establishments alike.

This case study represents how redevelopment could help unify the urban environment over time:

- New apartment buildings could complement the scale and massing of existing development.
- Townhouses and tree planting could help frame both open space and streetscapes.
- Existing open space could be extended and mirrored by creating new park space through lane closure.
- New development could contribute to the provision of more underground parking.

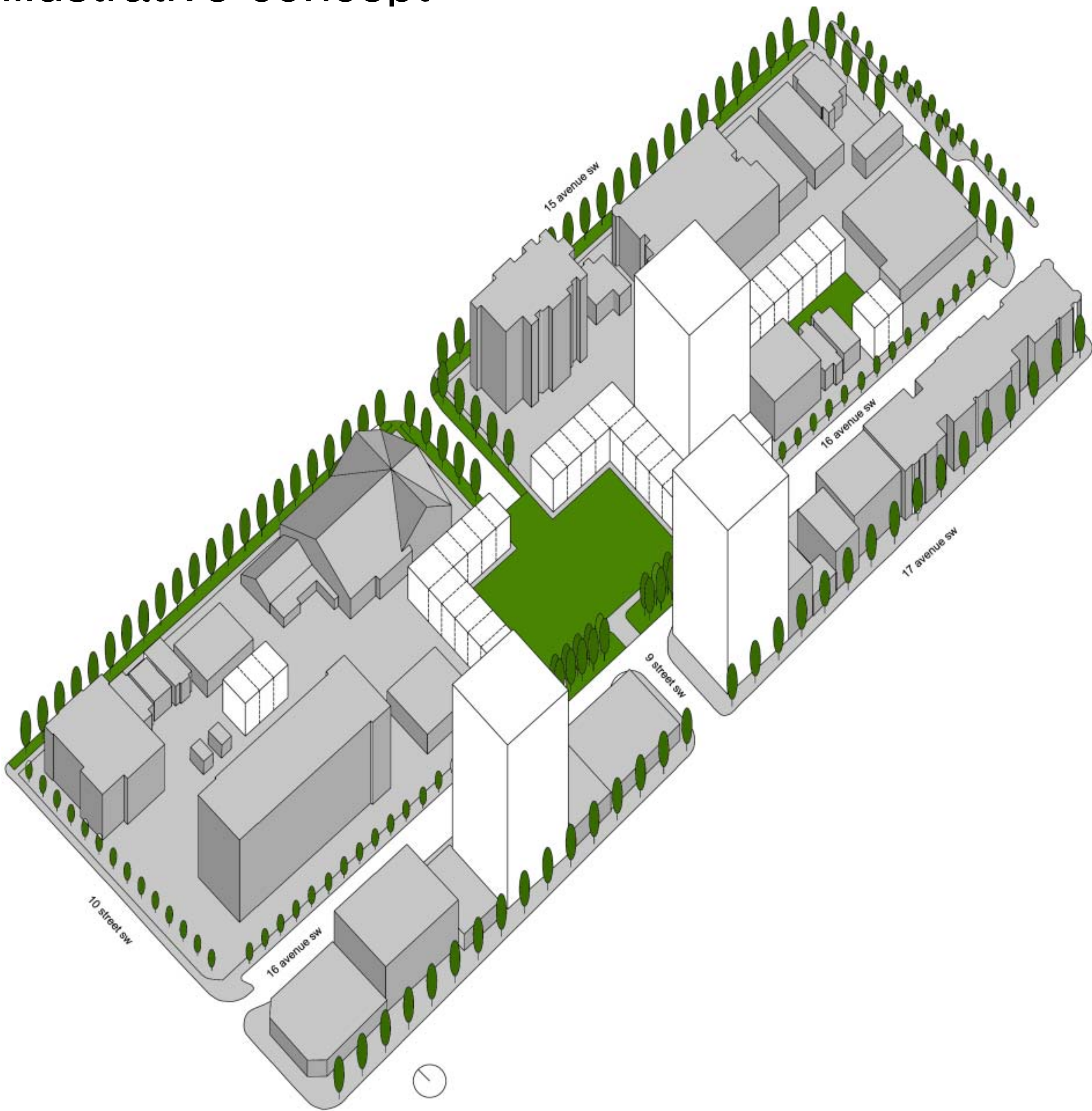
The Bowling Green case study illustrates Development Principles in the following categories:

- density
- mixed-use development
- development context
- building & site design
- streetscapes
- lanescapes
- public access & open space





illustrative concept



precedents



buidings and trees to define public space



pedestrian-scaled streets



pedestrian mews



layers of space

grace-devenish block

The Grace-Devenish Block currently contains a mix of low-rise and mid-rise residential, commercial, and institutional development, including two important historic buildings: Grace Presbyterian Church and the Devenish Apartments. This block is also located next to one of Calgary's most active and recognizable intersections at the corner of 17 Avenue and 8 Street SW.

This case study shows how an important area could be improved through both redevelopment and the provision of new open space:

- Landmark residential and mixed-use towers could add to the significance of this important intersection.
- Townhouses could be developed both to frame new open space and to infill portions of underutilized blocks

- The residential streets could be enhanced with boulevard tree planting, while 17 Avenue would retain its busy urban character.
- Open space could be created through road closure, conversion of surface parking, and the relocation of an underutilized mid-block park.
- New development could facilitate the relocation of existing surface parking stalls into underground lots. Some parking could even be developed underneath open space.

The Grace-Devenish Block case study illustrates Development Principles in the following categories:

- density
- mixed-use development
- landmarks
- heritage resources
- building & site design
- parking
- streetscapes
- public access & open space

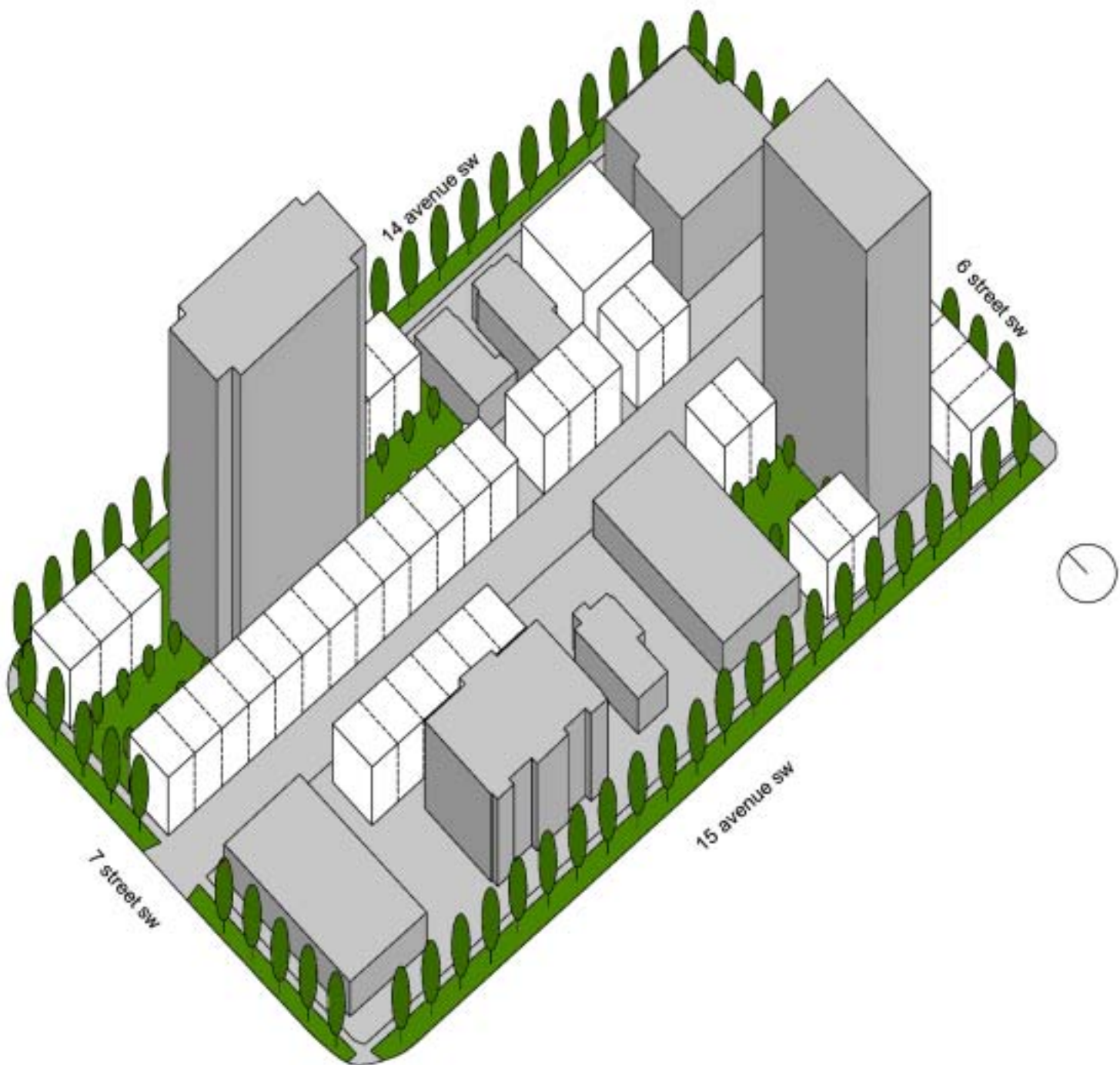


pedestrian lane





illustrative concept



precedents



individual laneway gardens



urban villa



articulation of entry



green building facade



courtyard water feature

sw of loughheed house

Case study 4 examines a block in the community where both parking structures and surface parking lots have had a significant impact on the residential environment. As is the case with Chelsea Estates in case study 1, this block features high-rise apartments typical of the RM-7 District.

- This case study represents how long-term infill redevelopment of townhouses and smaller apartment buildings can improve an area:
- Inefficient parking structures and surface parking lots could be replaced by both low-rise apartments and townhouses.
  - Townhouses could be developed to enhance streetscapes and to infill underutilized portions of the block.
  - Townhouses could face the lane to create more of an urban village atmosphere.
  - The street would be enhanced with more generous boulevard tree planting, while some of the pavement on the block could be converted to landscaping.
  - Parking would be developed underground.
  - lanescapes
  - development along lanes

This case study illustrates Development Principles in the following categories:

- density
- building & site design
- parking
- streetscapes

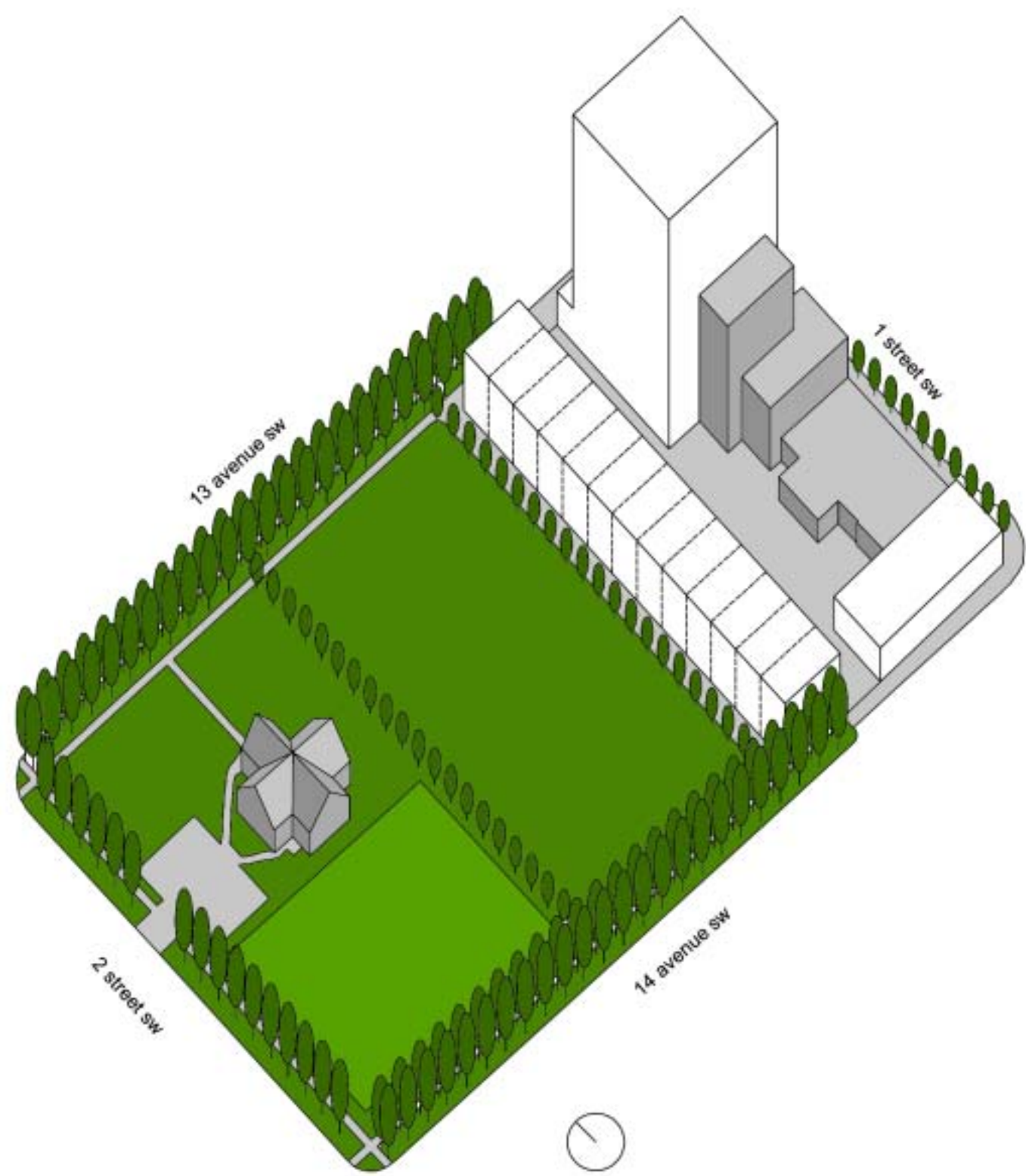


green lanes





illustrative concept



precedents



buildings, trees and paths to define courtyard space



old and new juxtaposed



direct street access to units



residences on a park space



residences on a park space

haultain block

Haultain School and the Underwood Block are important historic buildings and the park covering most of this block provides significant open space for West Victoria. Much of the land on the east side of the block is underdeveloped and offers significant opportunities for development along the reemerging commercial strip on 1 Street SW.

This case study shows how the east side of this block could be redeveloped to improve both the commercial strip and the context for the park:

- A mixed-use tower on the northeast corner could enhance the landmark image of the commercial development along 1 Street SW.
- A smaller building on the southeast corner would respect the lower scale of historic commercial development south of the Underwood Block.
- A row of townhouses along the eastern edge of the park would help frame the open space and buffer it from the commercial development along 1 Street SW.
- Additional tree planting around and through the park would help enclose and enhance the recreational experience for park users.
- New development could facilitate the relocation of existing surface parking stalls into underground lots. Some parking could even be developed underneath the open space.

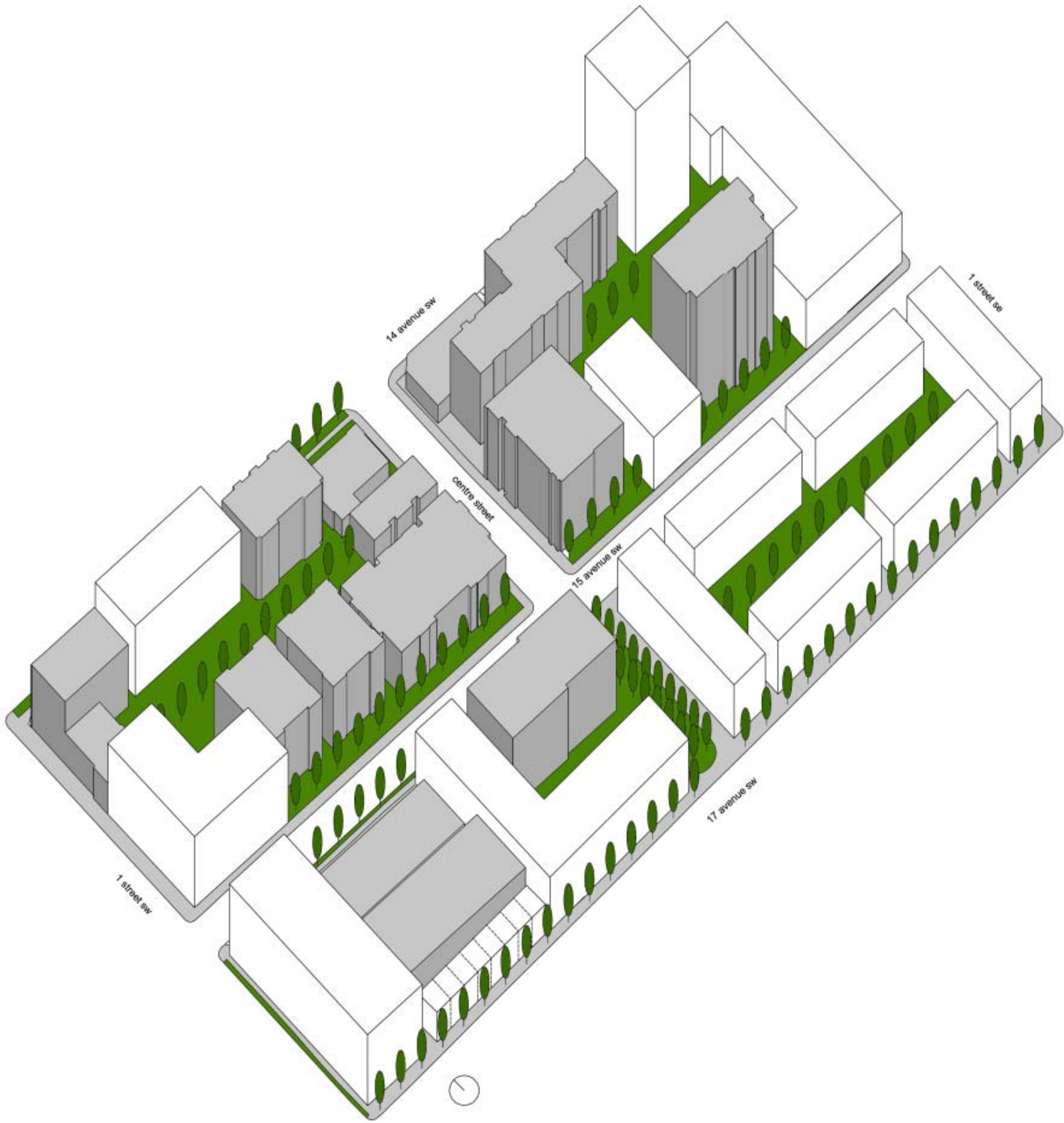
The Haultain Block case study illustrates Development Principles in the following categories:

- mixed-use development
- landmarks
- heritage resources
- building & site design
- parking
- streetscapes
- public access & open space





illustrative concept



precedents



centre street park

Although some new residential buildings have been developed in the Centre Street Park case study area, these four blocks still hold significant redevelopment potential for both residential and commercial uses.

This case study examines revitalization through commercial and residential intensification and appropriate relocation of existing open space:

- In order to encourage the extension of the 17 Avenue commercial strip further east toward the Stampede Grounds, this case study proposes commercial and mixed-use development along the north side of 17 Avenue.
- Humpy Hollow Park could be reconfigured through road closure to provide both amenity space and an axis linking 17 Avenue with the Calgary Tower.

- The block at 17 Avenue and 1 Street SE would offer an opportunity to create a perimeter block building type with an open central courtyard.
- Mixed-use development on 1 Street SE would enhance the retail and commercial character that has begun to take hold along that corridor.
- The frontage along 1 Street SW offers opportunities for additional open space as well as infill development at heights that complement the existing buildings.

The Centre Street Park case study illustrates Development Principles in the following categories:

- mixed-use development
- development context
- landmarks
- building & site design
- courtyards
- streetscapes
- public access & open space

