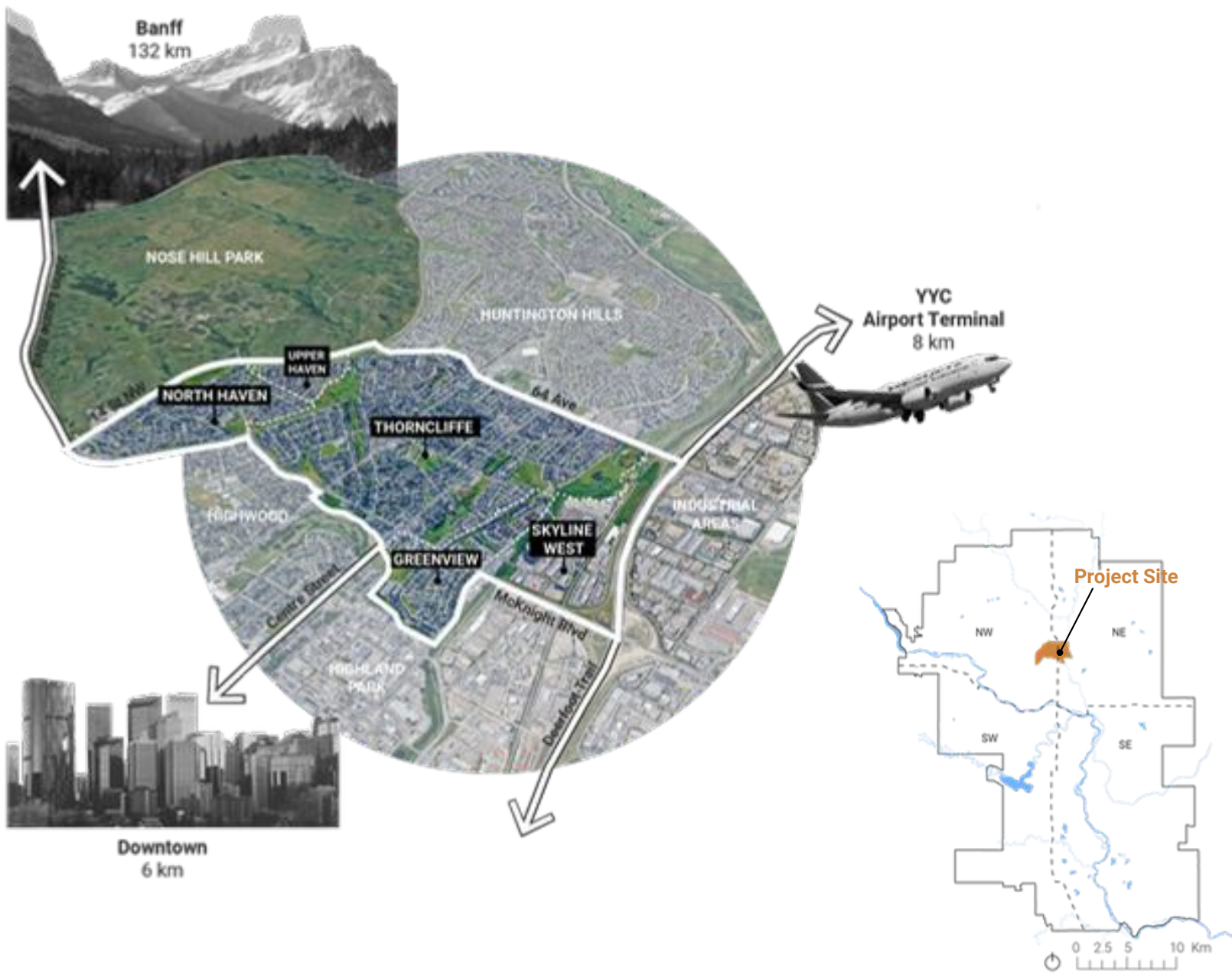


# North Haven/Thorncliffe-Greenview Design Concepts

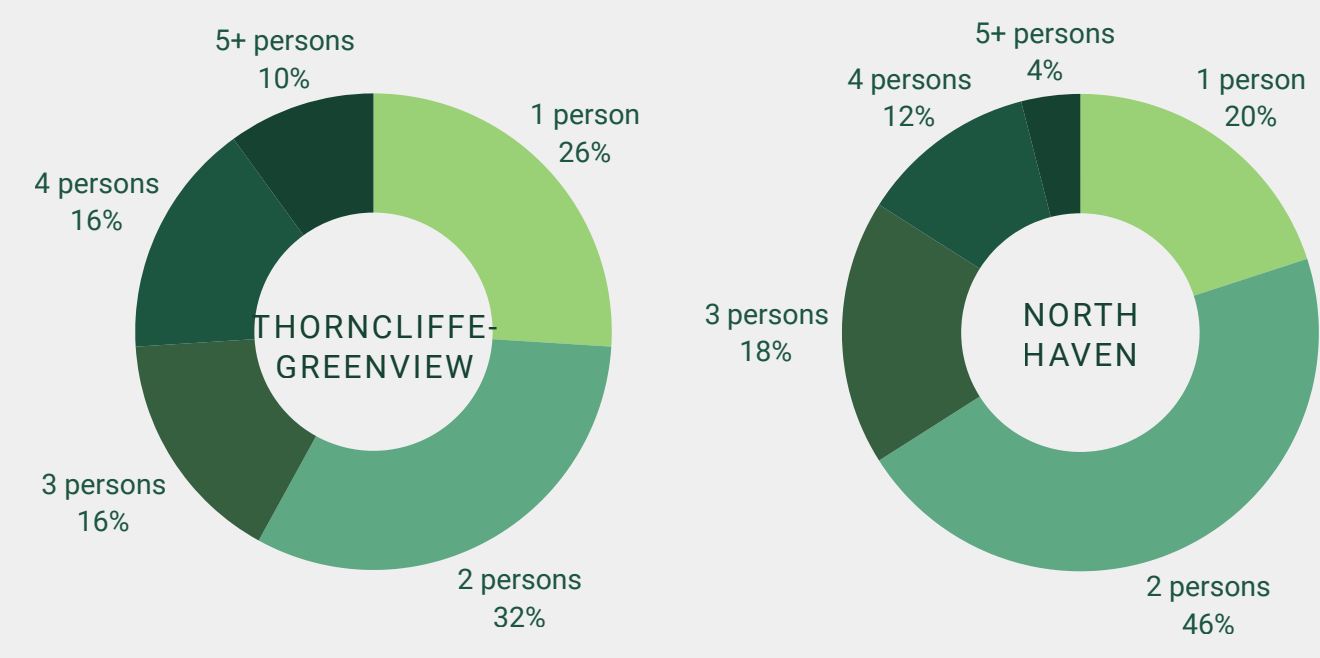
## PLAN 630 | Advanced Professional Planning Studio

Mehar Imran, Robert Wisla, Nupur Nishad, Rabita Islam

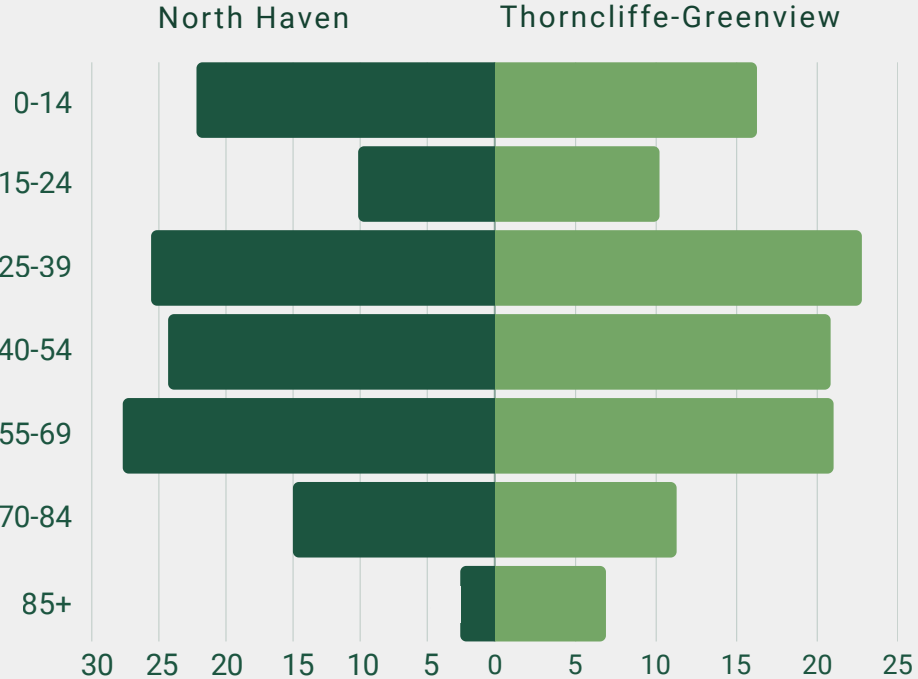
### SITE INTRODUCTION



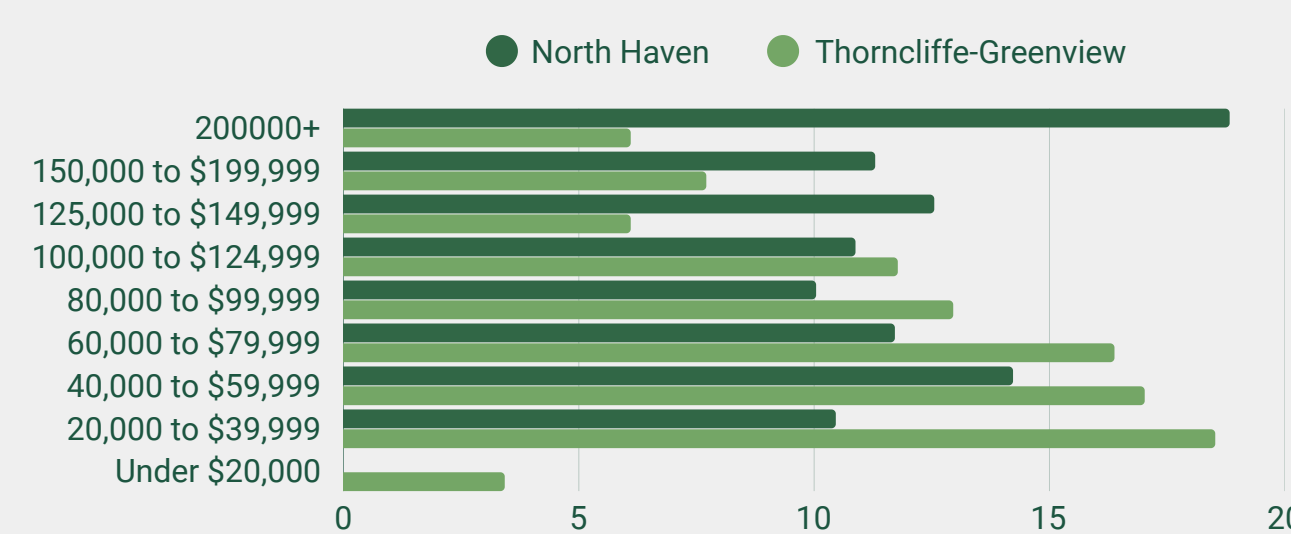
#### HOUSEHOLD SIZE



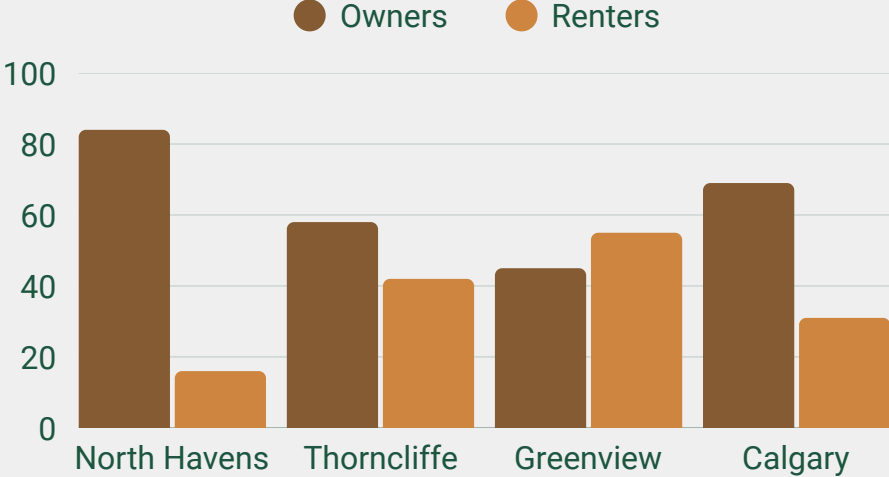
#### AGE PYRAMID



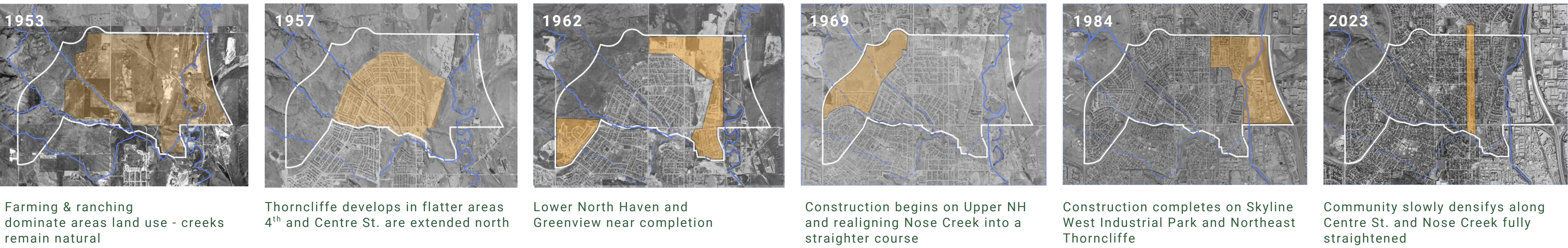
#### HOUSEHOLD INCOME



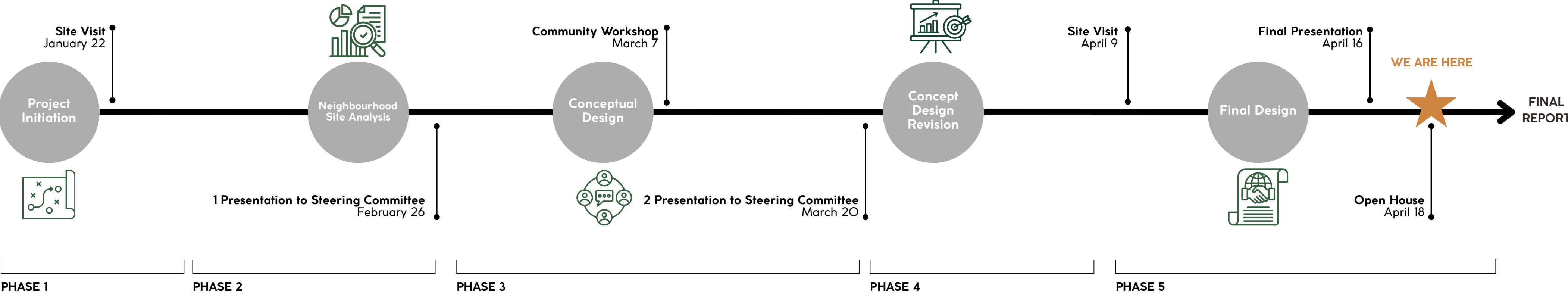
#### OWN VS. RENT



### SITE HISTORY



### METHODOLOGY



### WHAT WE HEARD

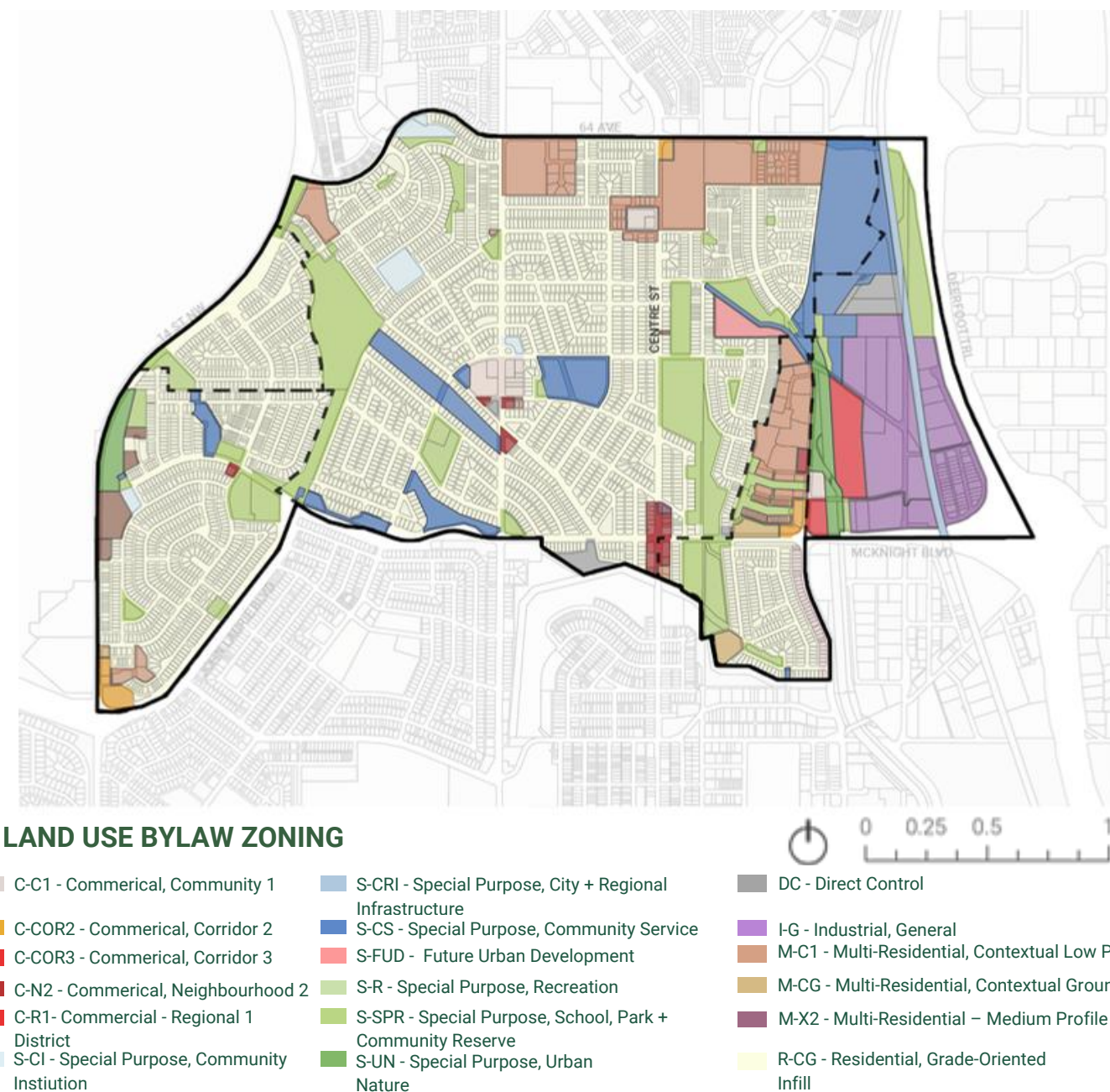


### DESIGN PRINCIPLES

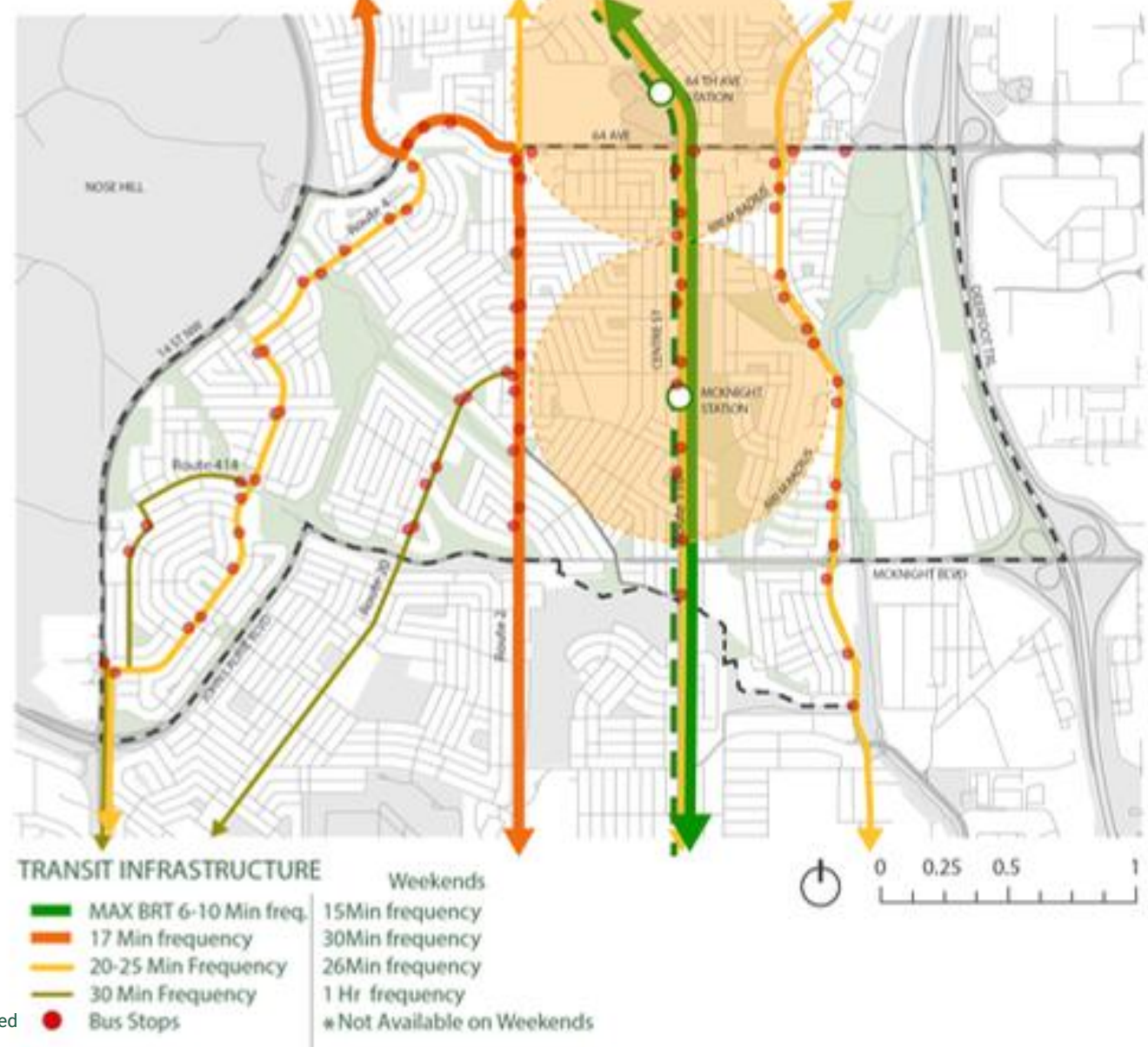


### SITE ANALYSIS

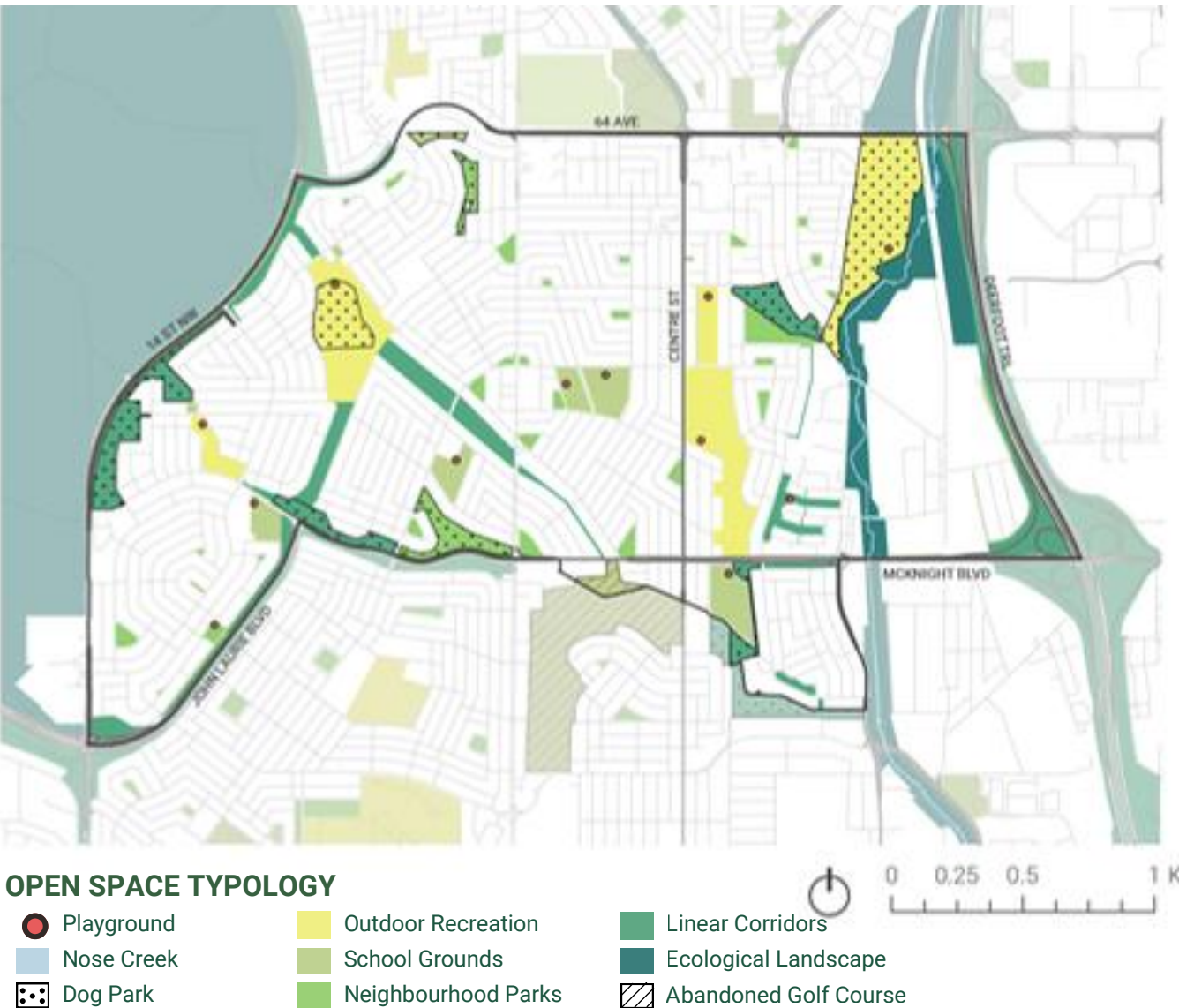
#### LAND USE



#### MOBILITY



#### PARKS AND OPEN SPACE



Mehar Imran, Robert Wisla, Nupur Nishad, Rabita Islam

## KEY STRATEGIES



Advance naturalization by supporting native plantings and creek daylighting in underutilized spaces to strengthen biodiversity and ecological connectivity, while ensuring regular maintenance of creek and stormwater infrastructure to manage flood risk and foster community identity and engagement for all ages.

## ALLEYWAY CONNECTION



## EGERT'S PARK



# LAYCOCK PARK



# North Haven/Thorncliffe-Greenview Design Concepts

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## MOBILITY



TRANSIT INFRASTRUCTURE  
Proposed Green LRT line  
Arterial road improvement  
Intersection improvement  
Pedestrian Bridge  
**OPPORTUNITY**



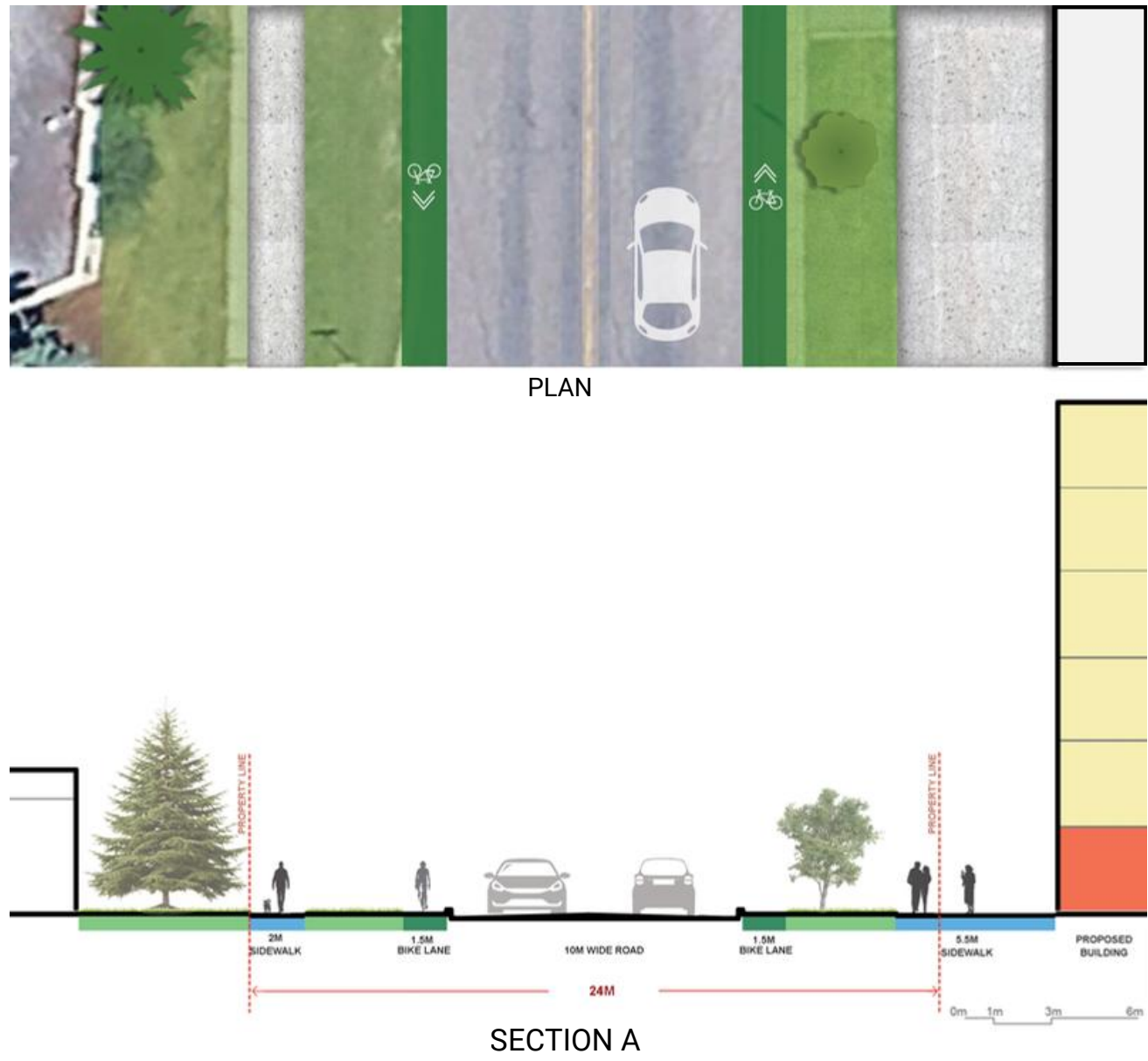
BIKE INFRASTRUCTURE  
Bike lane  
Proposed Bike lane  
Proposed Green Line Station  
**BIKE INFRASTRUCTURE**



STREET INFRASTRUCTURE  
Streetscape improvement  
Intersection with traffic calming intervention  
Intersection Improvement  
**STREETSCAPE INFRASTRUCTURE**

## DESIGN INTERVENTIONS

### BIKE INFRASTRUCTURE



**NORTHMOUNT DR NW**

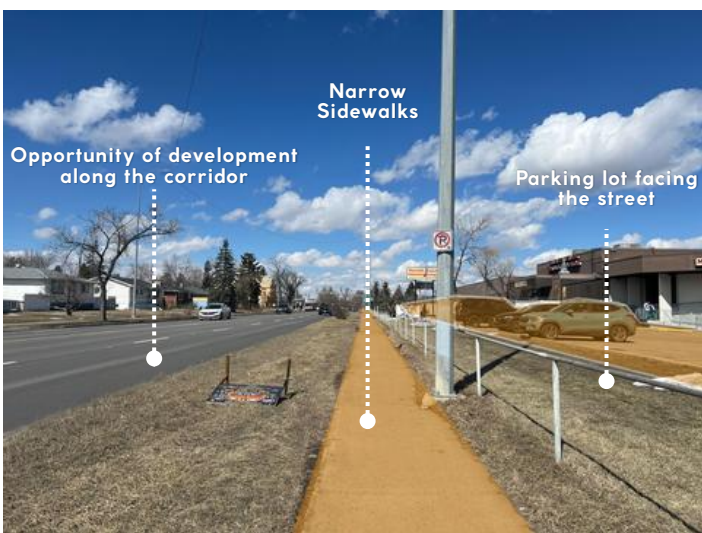
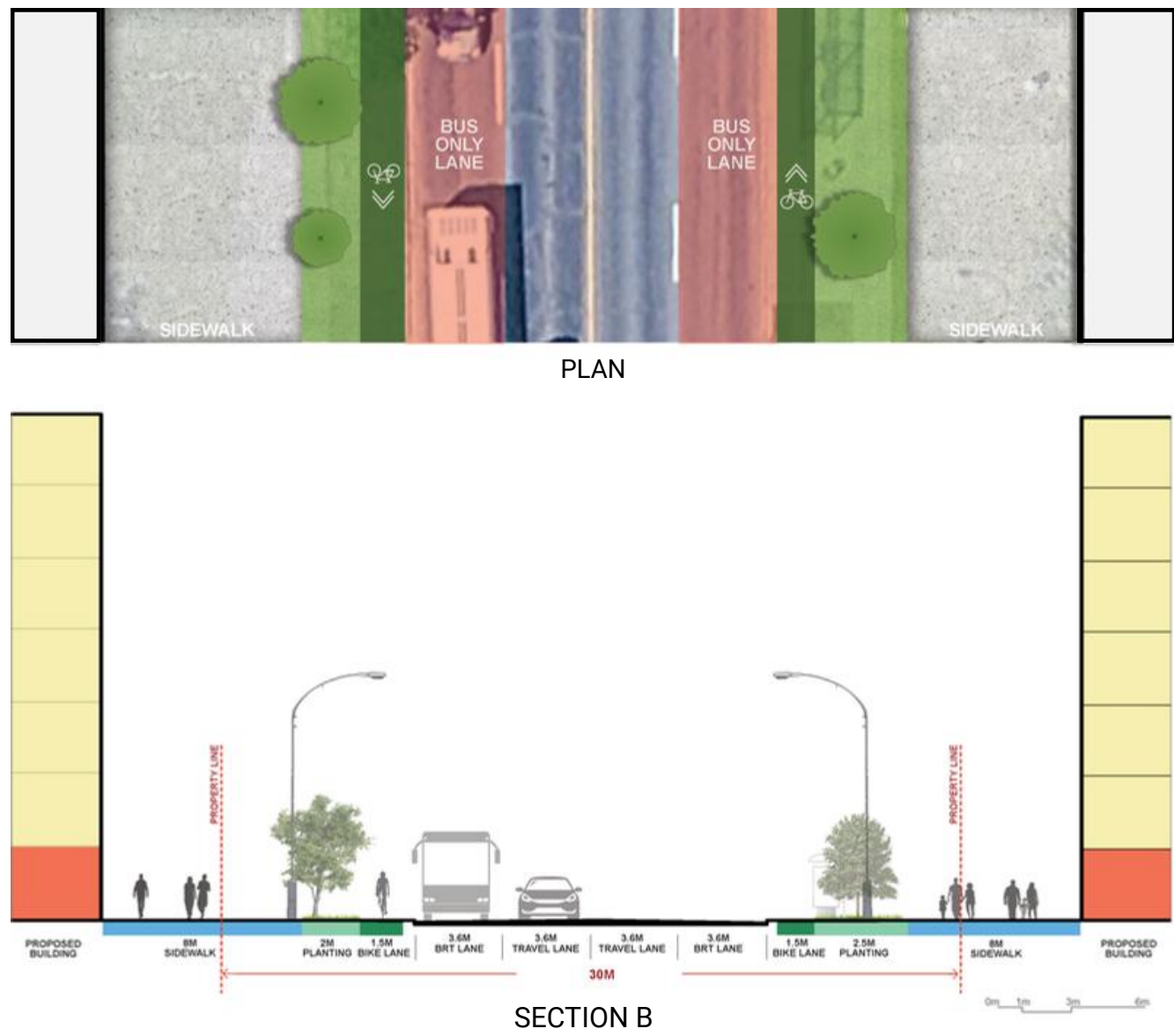
#### RECOMMENDATIONS

- Prioritize cycling access to key destinations, including schools, parks, transit, and neighbourhood services.
- Provide protected dedicated lane to create a continuous and accessible bicycle network within the community.



**NORTHMOUNT DR NW** Proposed Design

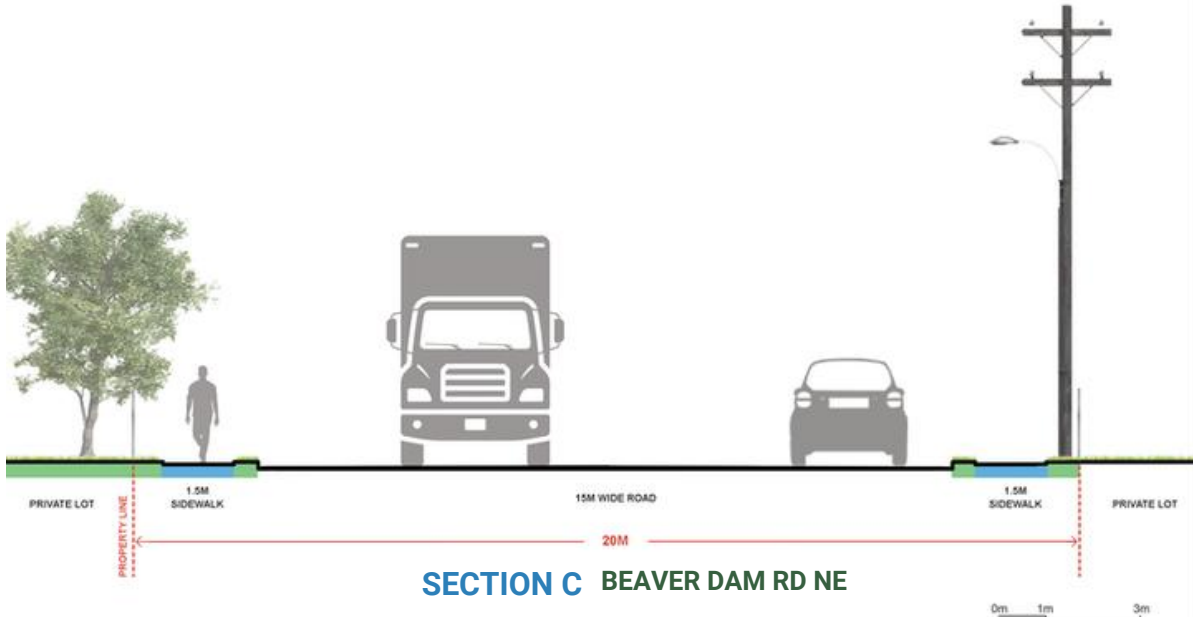
### STREETSCAPE



**CENTER ST N**

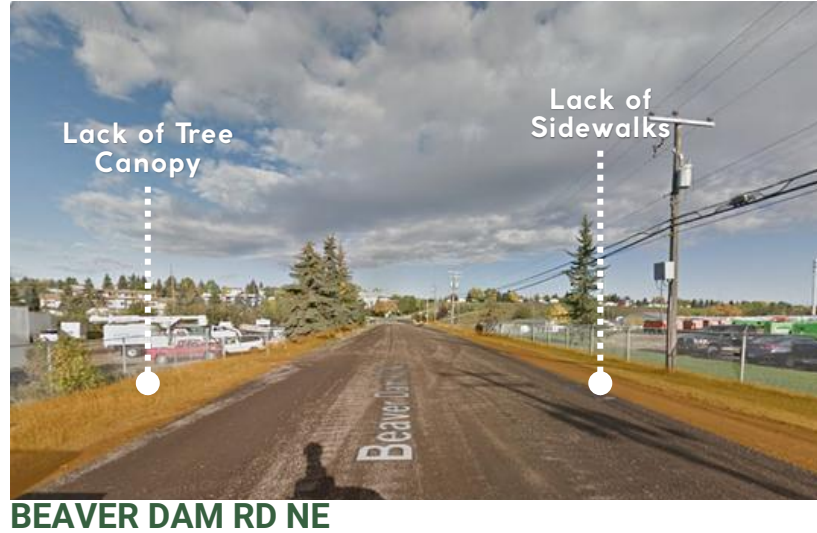


**CENTER ST N** Proposed Design



#### RECOMMENDATIONS

- Improve the pedestrian network of sidewalks and bridges by providing continuous safe sidewalks which connects destinations and places.
- Strengthen the connection between greenspaces and improve connectivity within green spaces through paved pathways.
- Enhance streetscape safety and comfort through lighting, street furniture and public realm upgrades.

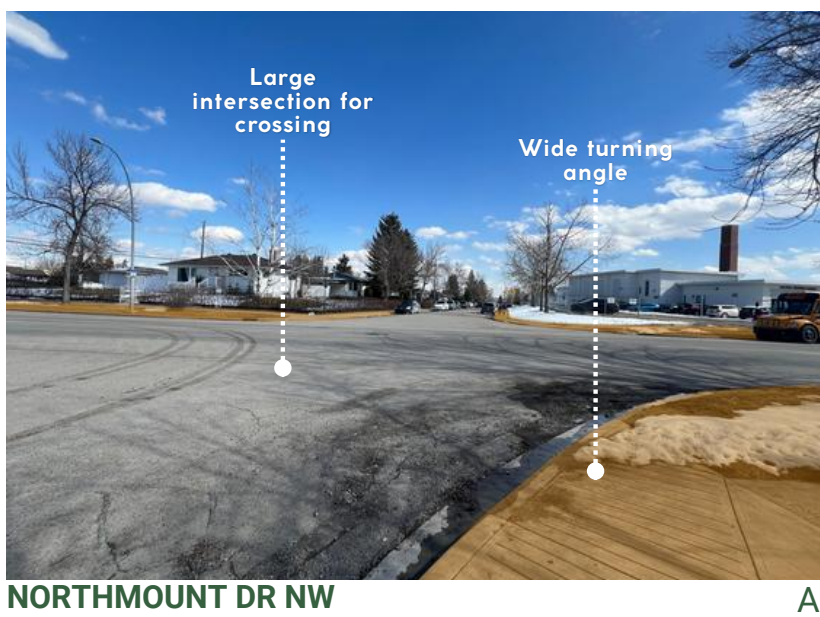
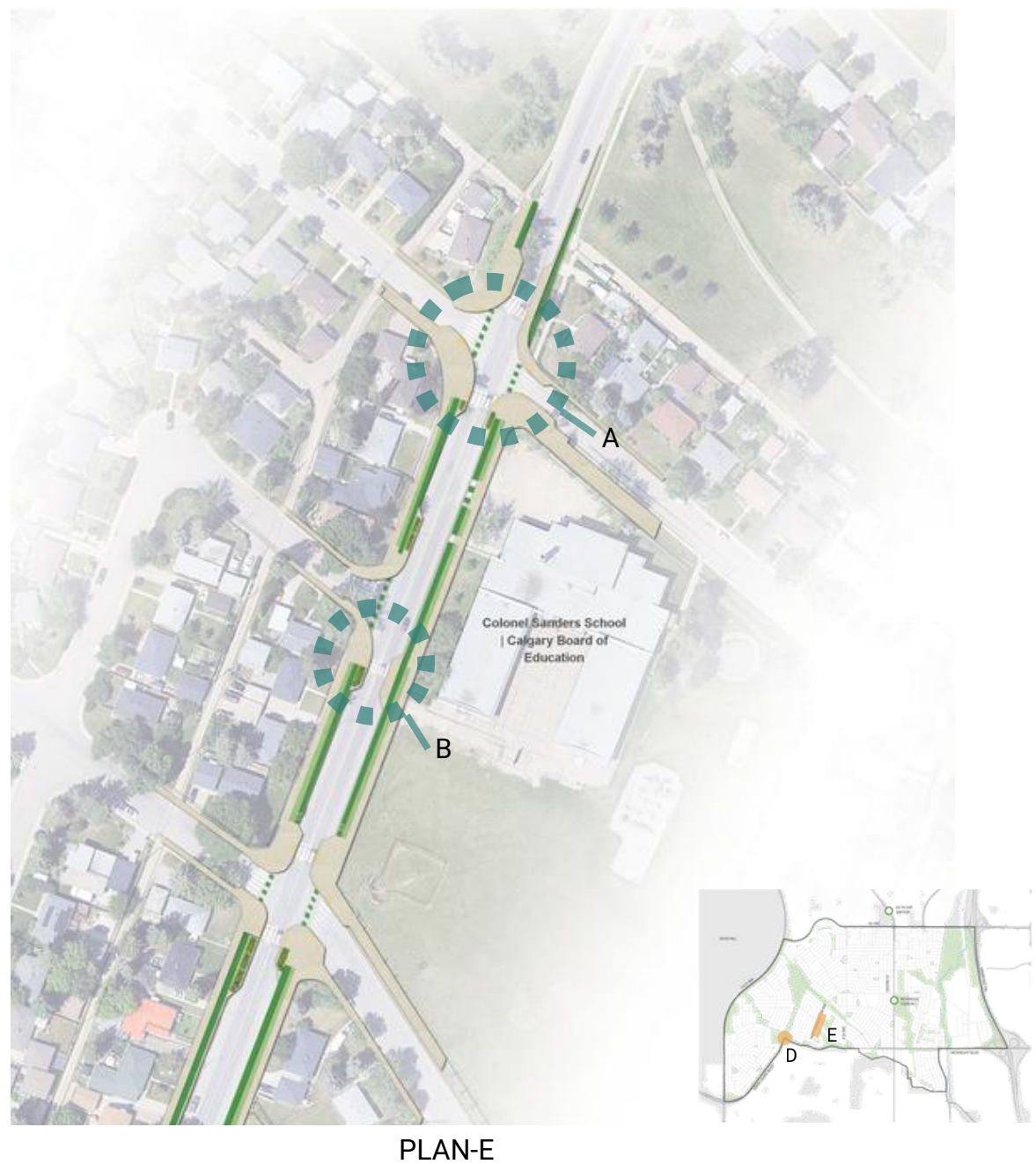


**BEAVER DAM RD NE**

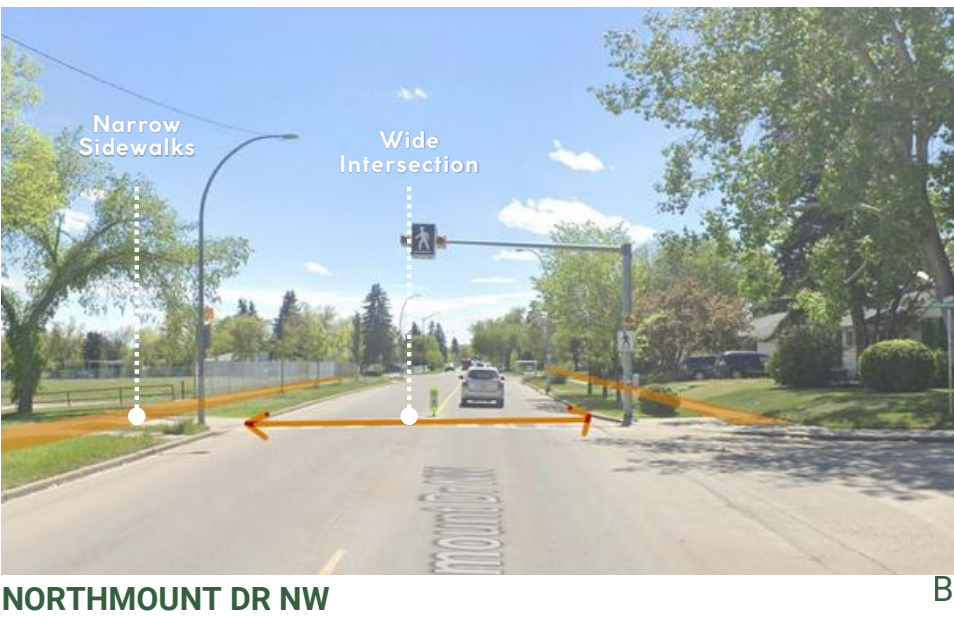


**BEAVER DAM RD NE** Proposed Design

### TRAFFIC CALMING MEASURES

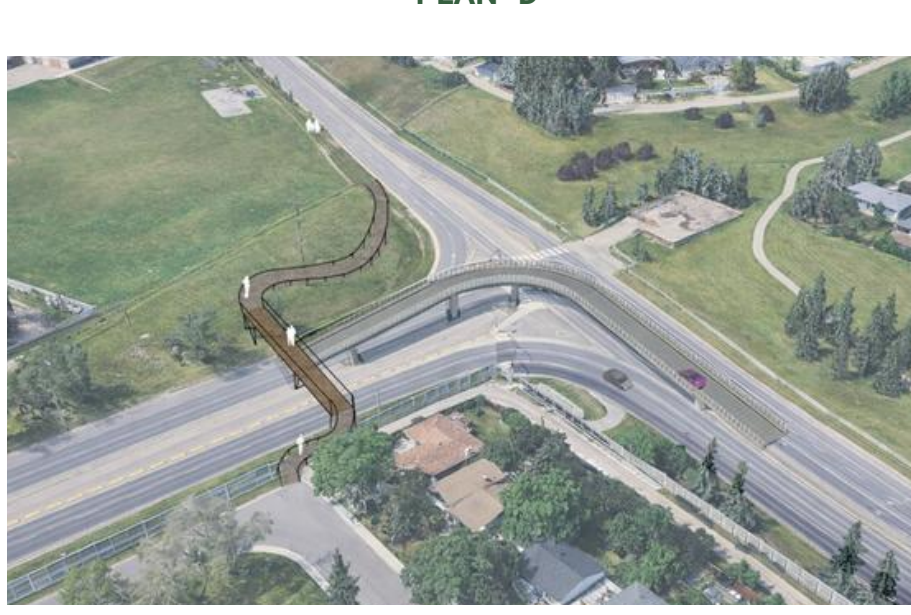
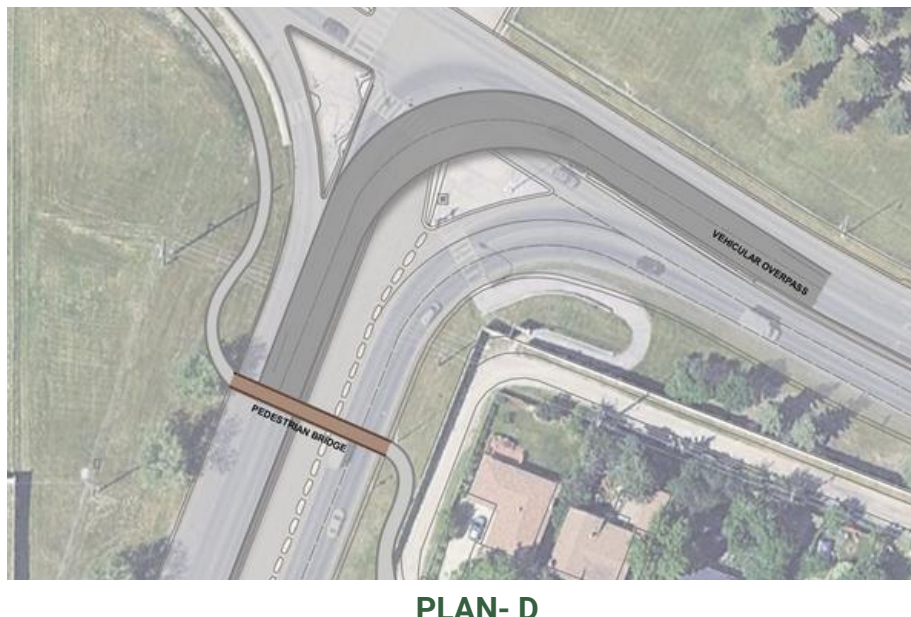


**NORTHMOUNT DR NW** Proposed Design



**NORTHMOUNT DR NW** Proposed Design

#### JOHN LAURIE BOULEVARD INTERSECTION



**VIEW**

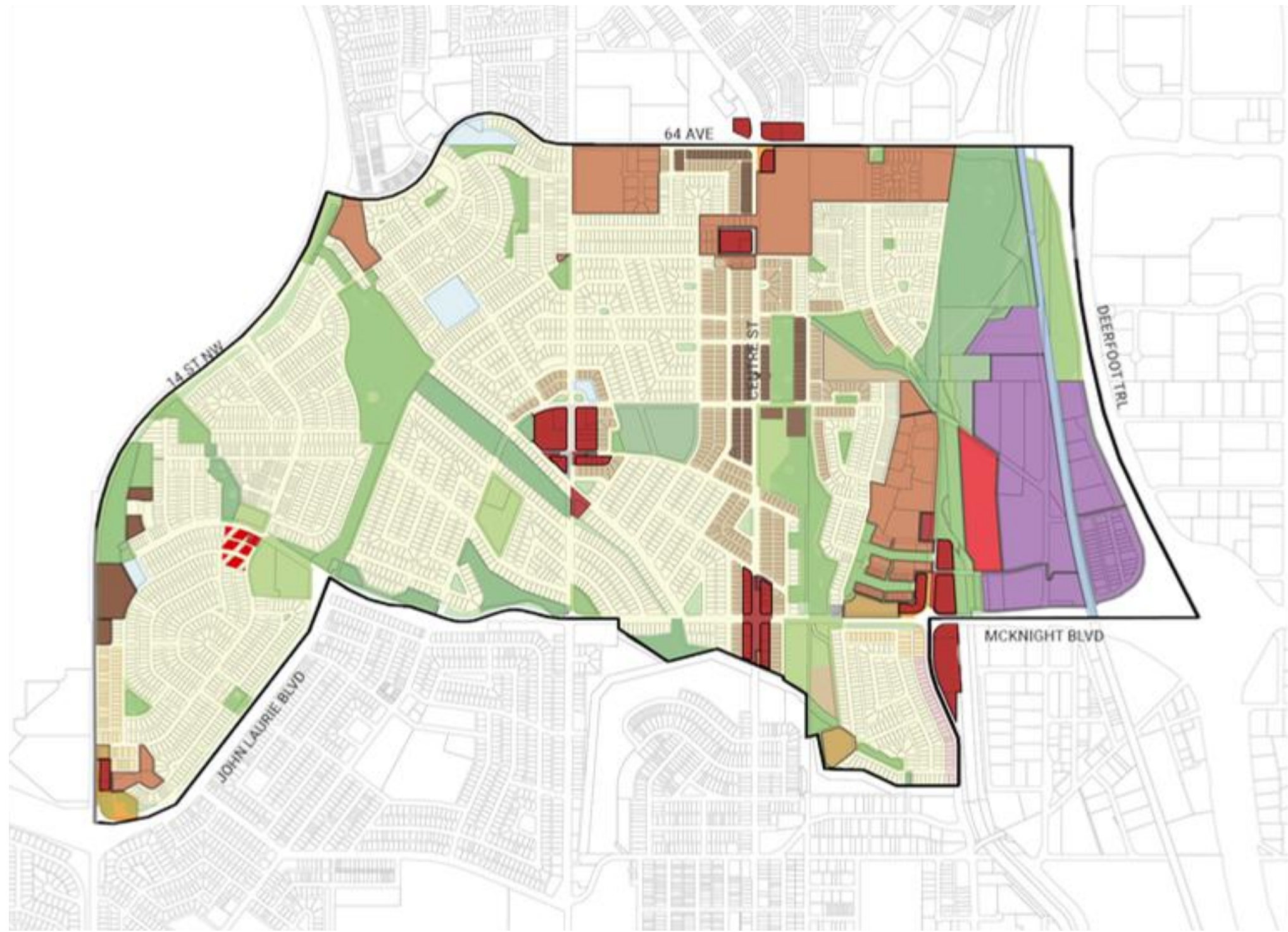
# North Haven/Thorncliffe-Greenview Design Concepts

## PLAN 63O | Advanced Professional Planning Studio

Mehar Imran, Robert Wisla, Nupur Nishad, Rabita Islam

LANDUSE | RESIDENTIAL

NEW LAND USE



- C-C1 - Commerical, Community 1

C-COR2 - Commerical, Corridor 2

C-COR3 - Commerical, Corridor 3

C-N2 - Commerical, Neighbourhood 2

C-R1 - Commercial - Regional 1

S-CI - Special Purpose, Community Institution
- S-CRI - Special Purpose, City + Regional Infrastructure

S-CS - Special Purpose, Community Service

S-R - Special Purpose, Recreation

S-SPR - Special Purpose, School, Park + Community Reserve

S-UN - Special Purpose, Urban Nature
- I-G - Industrial, General

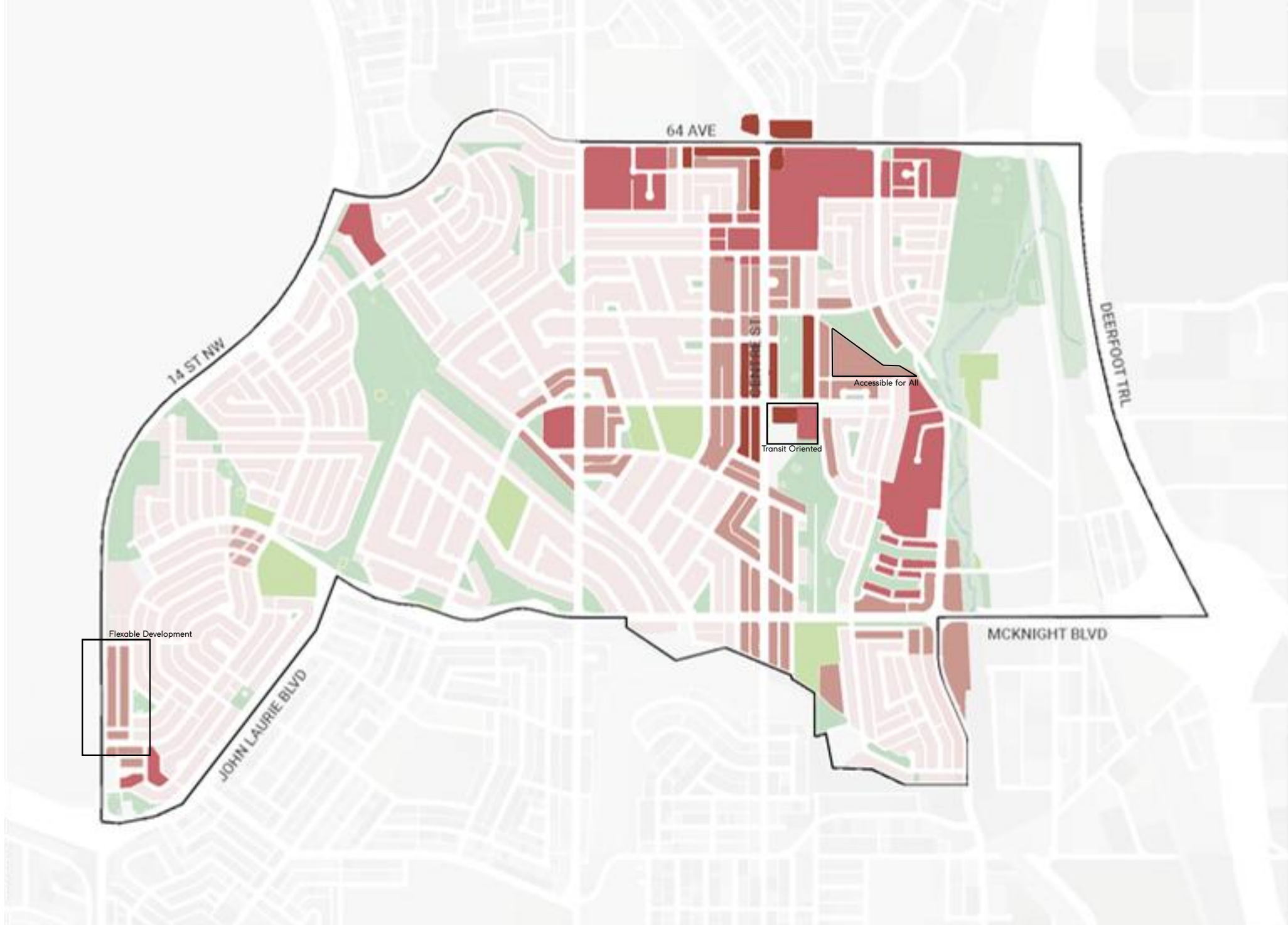
M-C1 - Multi-Residential, Contextual Low Profile

M-CG - Multi-Residential, Contextual Ground Oriented

M-X2 - Multi-Residential - Medium Profile

R-CG - Residential, Grade-Oriented Infill

URBAN SCALE



- No Scale Modifier

Limited (Max 3 Storeys)

Low-Modified (Max 4 Storeys)

Tall (Max 12 Storeys)
- High (Max 16 Storeys)

Municipal Parks

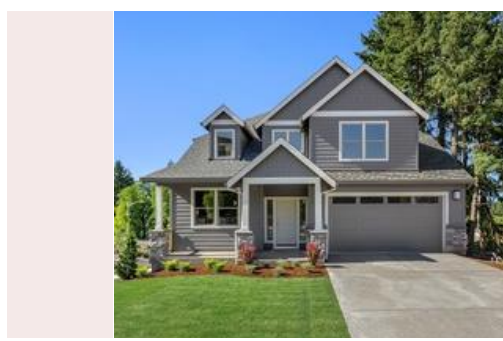
Schools and Recreation Space

Boundary
- 0

0.25

0.5

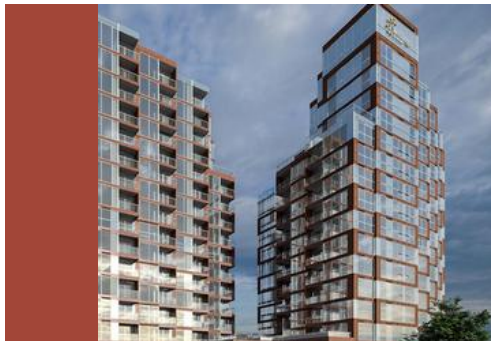
1 Km



LIMITED (MAX 3 STOREYS)  
PICTURE: LANCIA HOMES



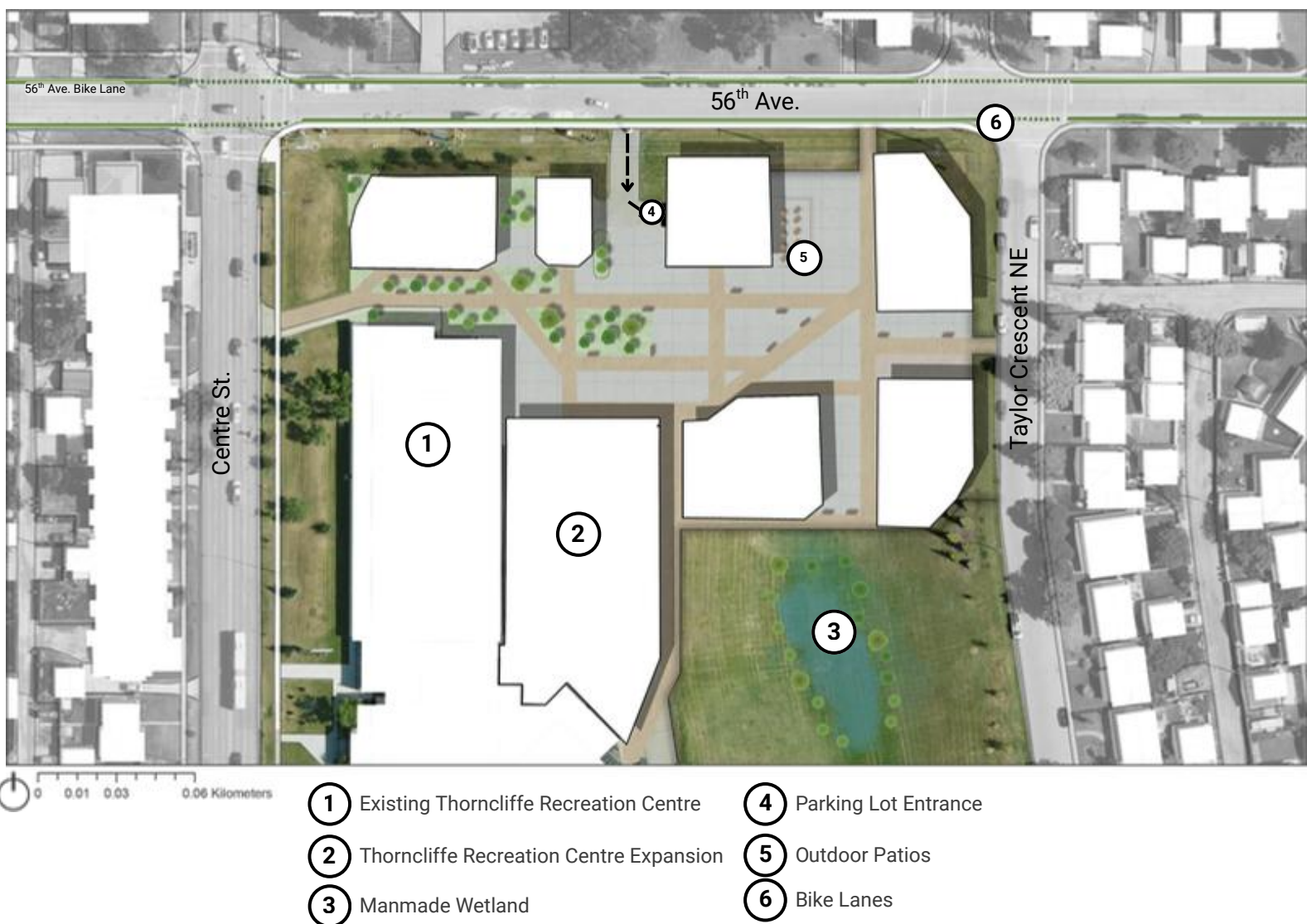
MID (MAX 6 STOREYS)  
Picture: Best Calgary Homes, Bridgeland



HIGH (MAX 16 STOREYS)  
Picture: Elite Formwork, Ellinsworth

DESIGN INTERVENTIONS

TRANSIT ORIENTED DEVELOPMENT



- 1 Existing Thorncliffe Recreation Centre

2 Thorncliffe Recreation Centre Expansion

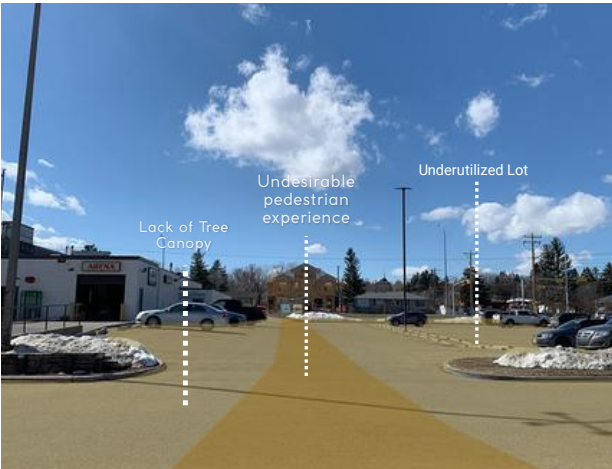
3 Manmade Wetland

4 Parking Lot Entrance

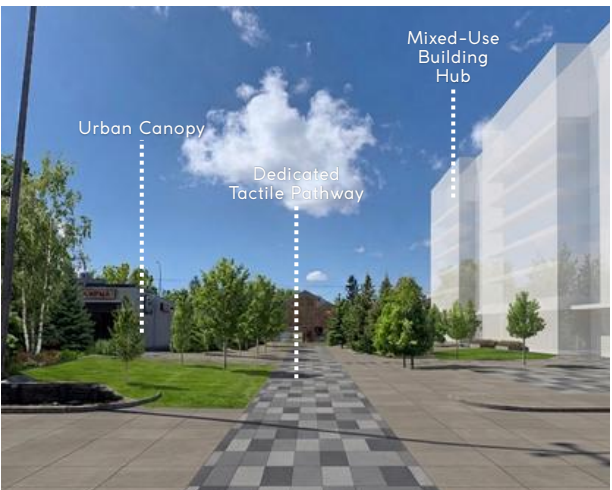
5 Outdoor Patios

6 Bike Lanes

BEFORE



AFTER



Thorncliffe Rec. Centre Parking Lot Facing West

ACCESSIBLE FOR ALL



- 1 Tactile Pathways

2 Community Gardens

3 Benches

4 Connector Trail

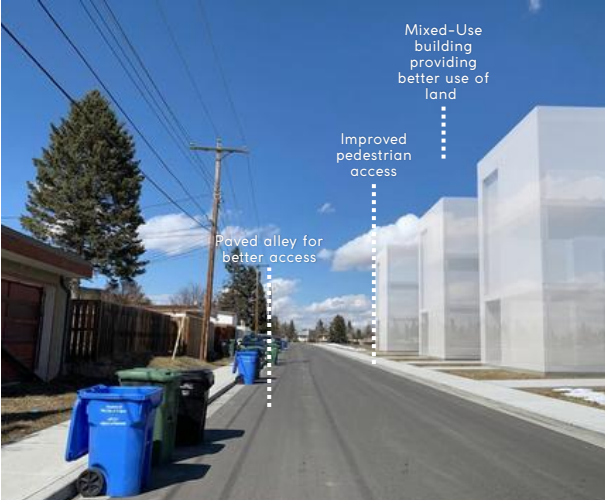
5 Seniors Housing

6 Bike Lane

BEFORE



AFTER



Trelle Dr NE Alley Facing West

FLEXIBLE DEVELOPMENT

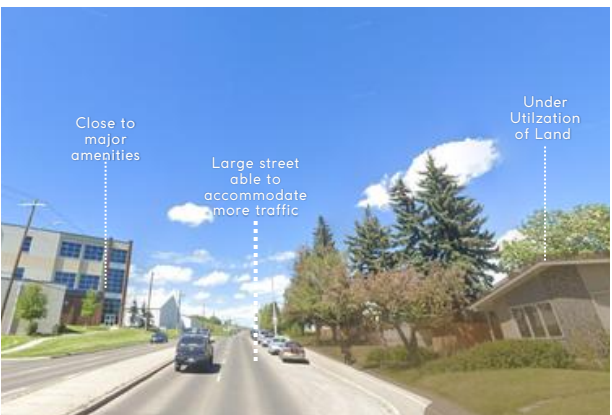


- 1 Calgary Winter Club

2 Pocket Park Upgrades

3 Widened Sidewalks

BEFORE



AFTER



14th St. Looking North



TOD BIRDS EYE MASSING VIEW

RECOMMENDATIONS

- Encourage the increase of residential density along key transit connected corridors.

Utilize underutilized municipal lands and vacant open space to create new affordable housing throughout the community.

Focus mixed-uses and higher density adjacent to or within 600 metres of high capacity rapid transit stations.



ACCESSIBLE DEVELOPMENT BIRDS EYE MASSING VIEW

RECOMMENDATIONS

- Encourage the utilization of under-used open space and future development areas in the community for mixed-use one stop shop facilities for all ages.

Amending the CG-1 zone to allow for the addition of small modular ancillary dwelling units.

Incorporate diverse ability focused design across the community including extended crossing times for pedestrian crossings, tactile surfaces for visually impaired, and landscaping that is not a hindrance for movement.



FLEXIBLE DEVELOPMENT BIRDS EYE MASSING VIEW

RECOMMENDATIONS

- Provide a Floor Area Ratio bonus for developers who dedicate at least 20% of the building's total square footage to true live-work units.

Implement a 50% reduction in required on-site parking for live-work units, recognizing that residents/employees are the same person and are located near transit.

# North Haven/Thorncliffe-Greenview Design Concepts

## PLAN 630 | Advanced Professional Planning Studio

Mehar Imran, Robert Wisla, Nupur Nishad, Rabita Islam

### LANDUSE | NON-RESIDENTIAL

KEY STRATEGIES

#### EDGE ACTIVATION



Shape active, mixed-use edges that prioritize people over vehicles, with street-facing entrances, animated frontages, and opportunities for social enterprise and courtyard activity, while allowing building form and height to respond to topography and context.

#### GRAIN REFINEMENT



Enable a finer, more adaptable urban fabric through incremental intensification, supporting subdivision, layered building forms, and mid-block connections that introduce gathering spaces, local arts, and active frontages over time.

#### CONNECTIVITY



Strengthen neighbourhood connectivity by aligning pedestrian routes with desire lines, integrating green streets and buffers, and supporting adaptable edges that link industrial areas, commercial nodes, and parks into a cohesive, accessible network.

EDGE ACTIVATION



#### 1 Before + After



#### 2 Street View



#### 3 Courtyard View



GRAIN REFINEMENT



#### 5 Before + After



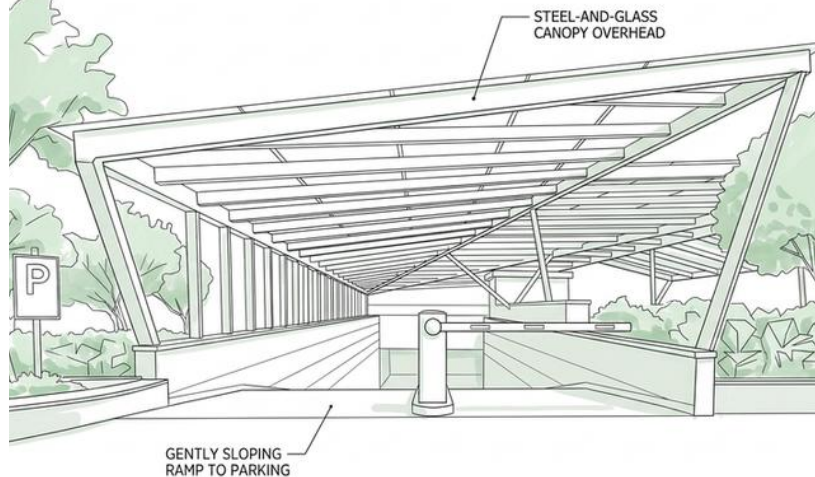
#### 1 Patio Space



#### 2 Mid-Block Connection



#### 3 Underground Parkade



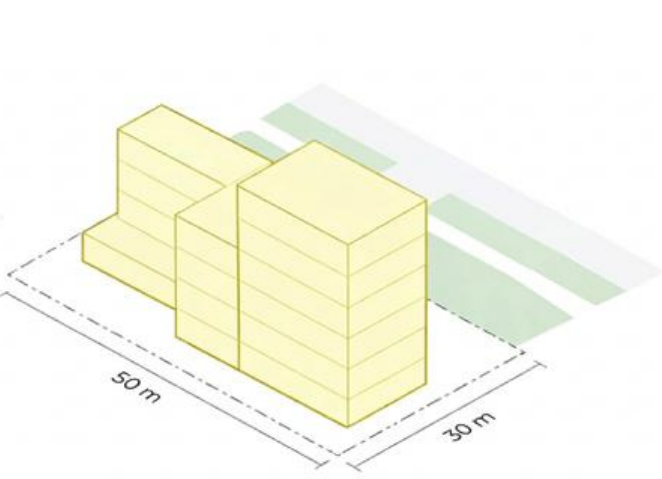
#### 4 Raised Crossing



CONNECTIVITY



#### 2 Parcel Reconfiguration



#### 3 Before + After



#### 1 Multi Use Pathway

