

North Haven & Thorncliffe-Greenview Neighbourhood Concept Plan

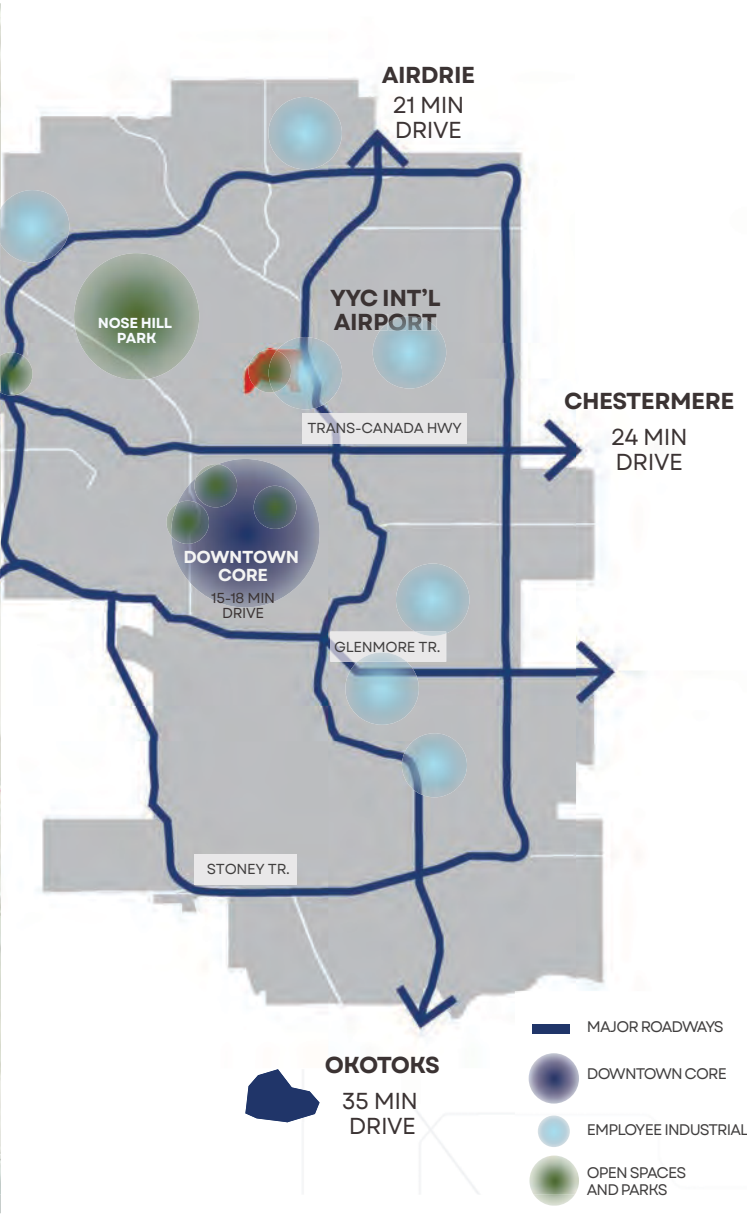
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Bridgette Crabbe | Shiang-Yun Huang | Catherine Mtabaji | Chrisptoher Poon



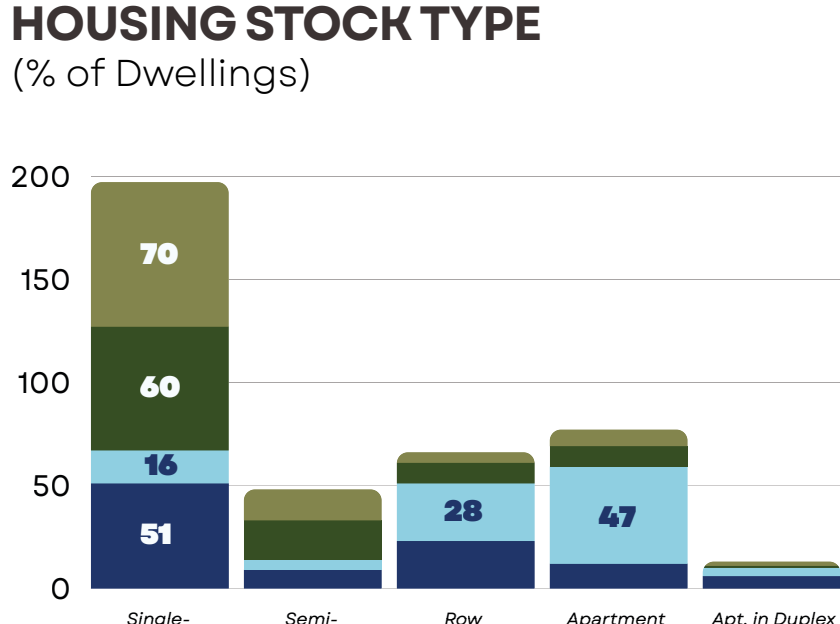
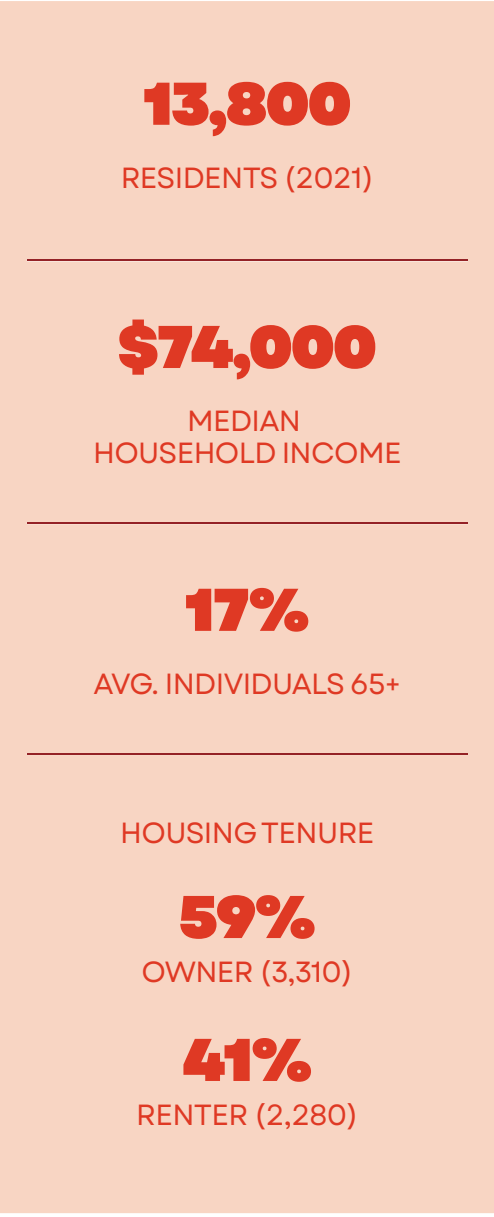
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Site Introduction



Key Demographics

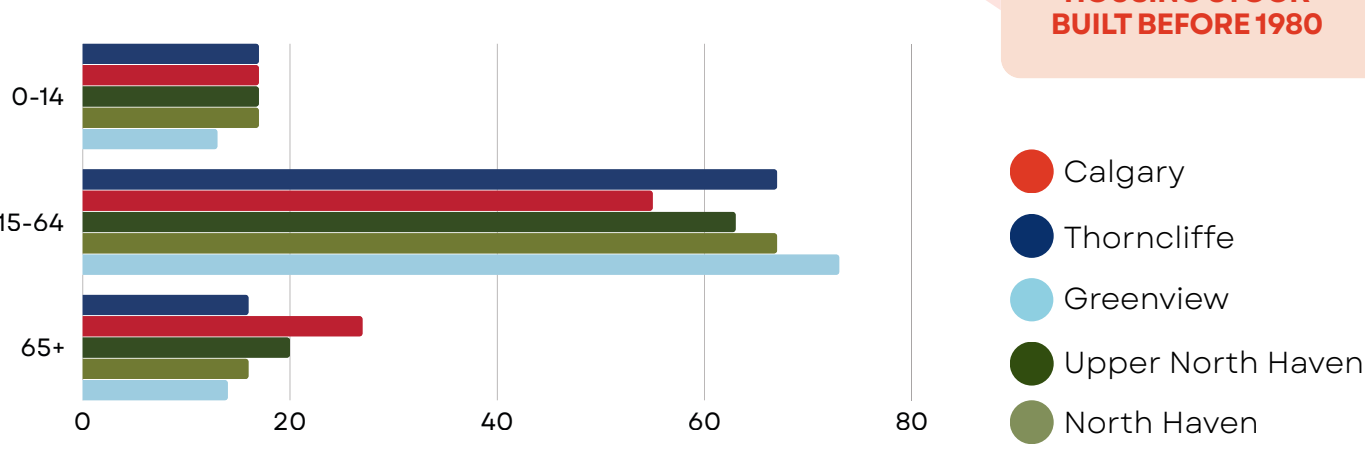


GREENVIEW
APARTMENT
DOMINANT

THORNCLIFFE
MIXED VARIETY

UPPER
& NORTH HAVEN
SINGLE-FAMILY
DOMINANT

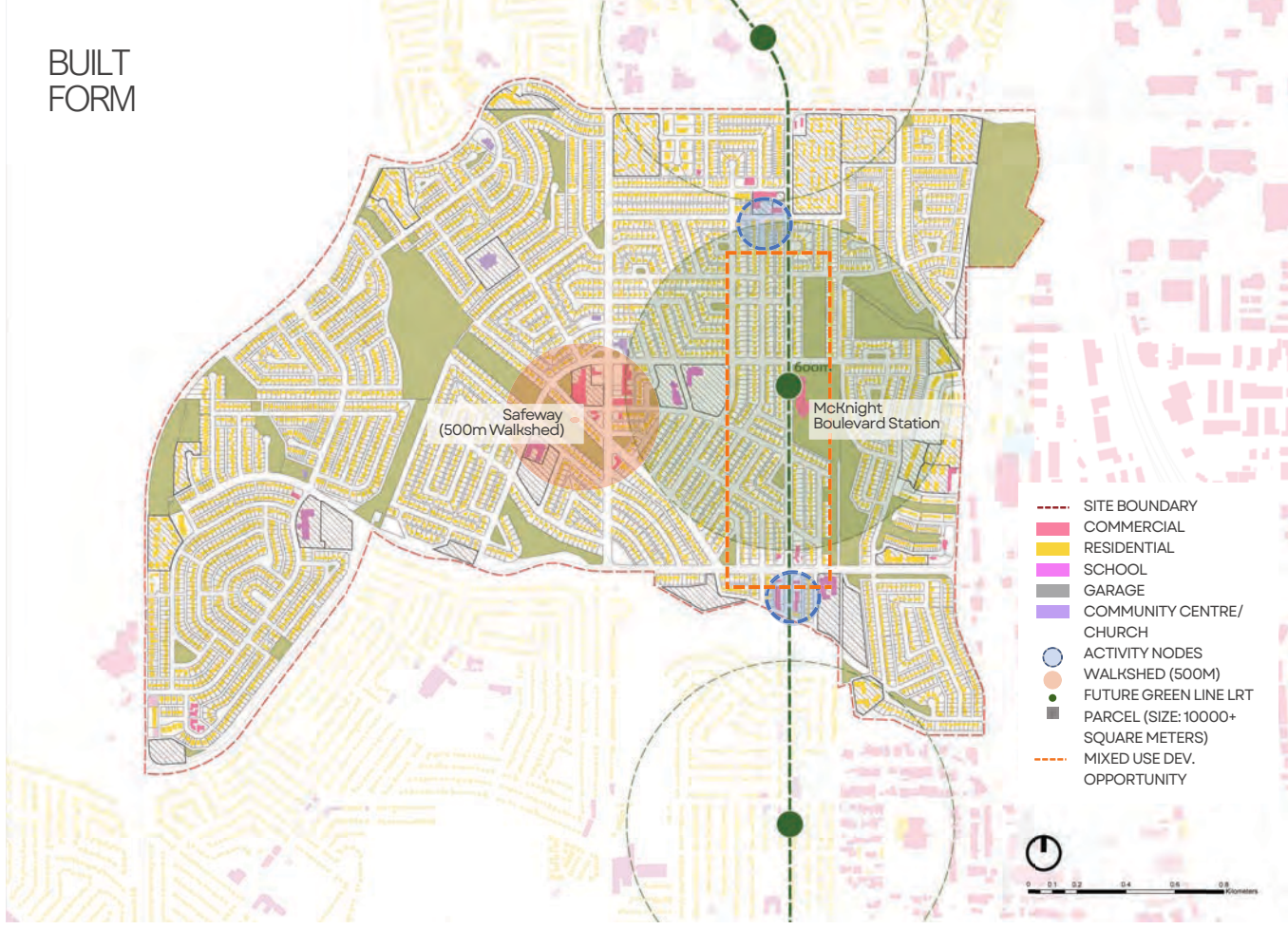
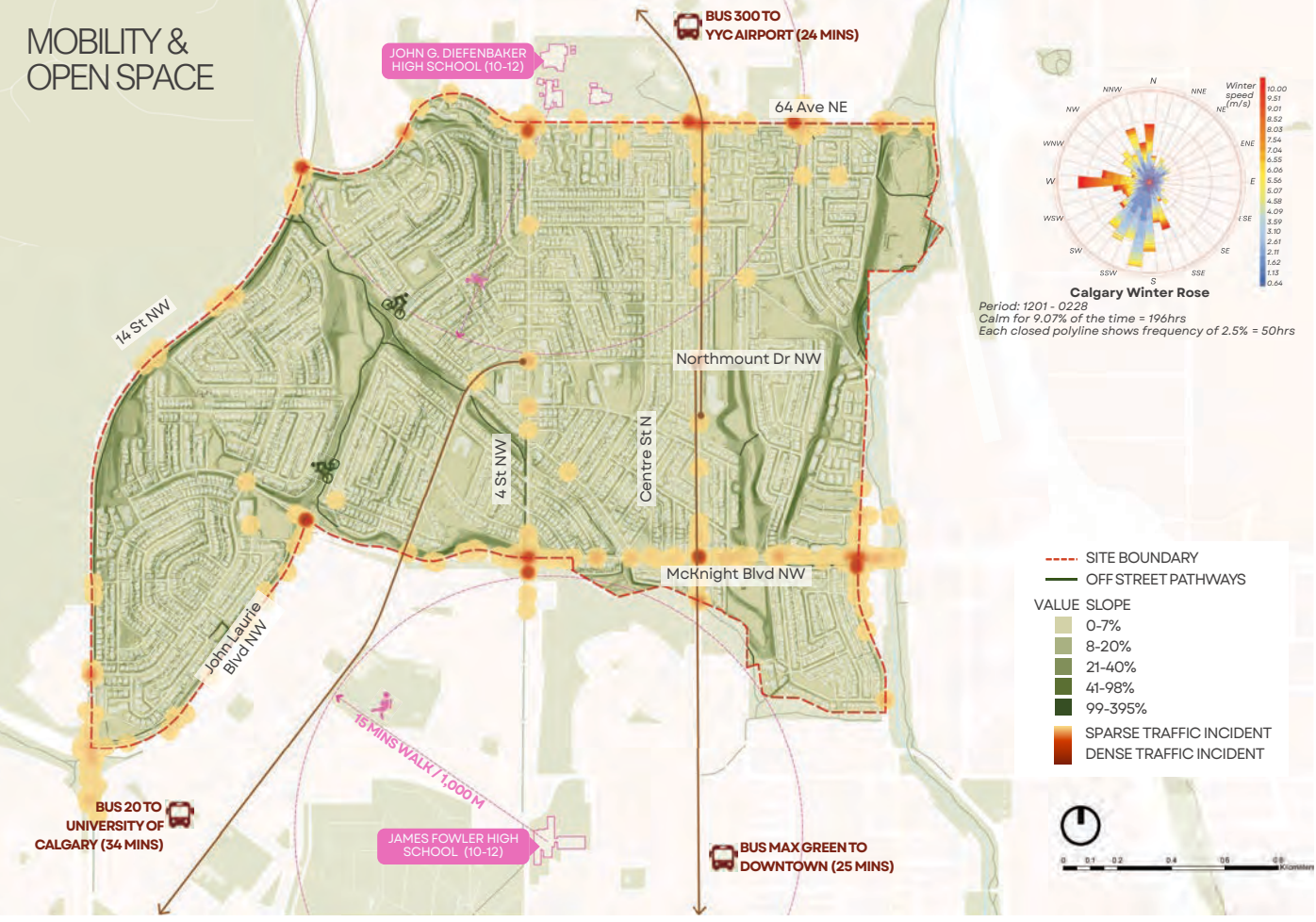
AGE DISTRIBUTION (% of Population)



Project Methodology



Site Analysis Summary



What We Heard

OPEN SPACE

- Improve pedestrian connections between North Haven Community and Nose Creek
- Extend Trail in Egret Park beyond 4th NW
- Enhance park furniture
- Enhance public realm on Central St with green space
- Activate underutilized small green spaces with functional programming
- Activate potential Main Streets (64 Ave, 4 St, Northmount Dr NW, Edmonton Trail, Centre St)
- Creating "third spaces" (informal places for socializing outside of home and work) would strengthen community connections.
- Improved signage and communication tools could help promote community events and increase resident engagement.
- Enhancements such as additional greenery, native plantings, and ecological landscaping could improve aesthetics while also supporting urban wildlife.

LAND USE & BUILT FORM

- Density around Green Line station (600m radius high-activity zone)
- Balance 16-store multi-use building on Central St with adjacent low-density residential areas
- Consider Senior Housing and Social Housing integration
- Various Types of Senior Housing Typologies (Multi-Unit, Row Housing)
- Encourage small businesses and retail improvement
- Live work units
- Commercial on ground building type
- More mixed-use development around existing commercial and activity nodes to support walkability and local services.
- Staying within the community and aging-in place is a high priority for many residents

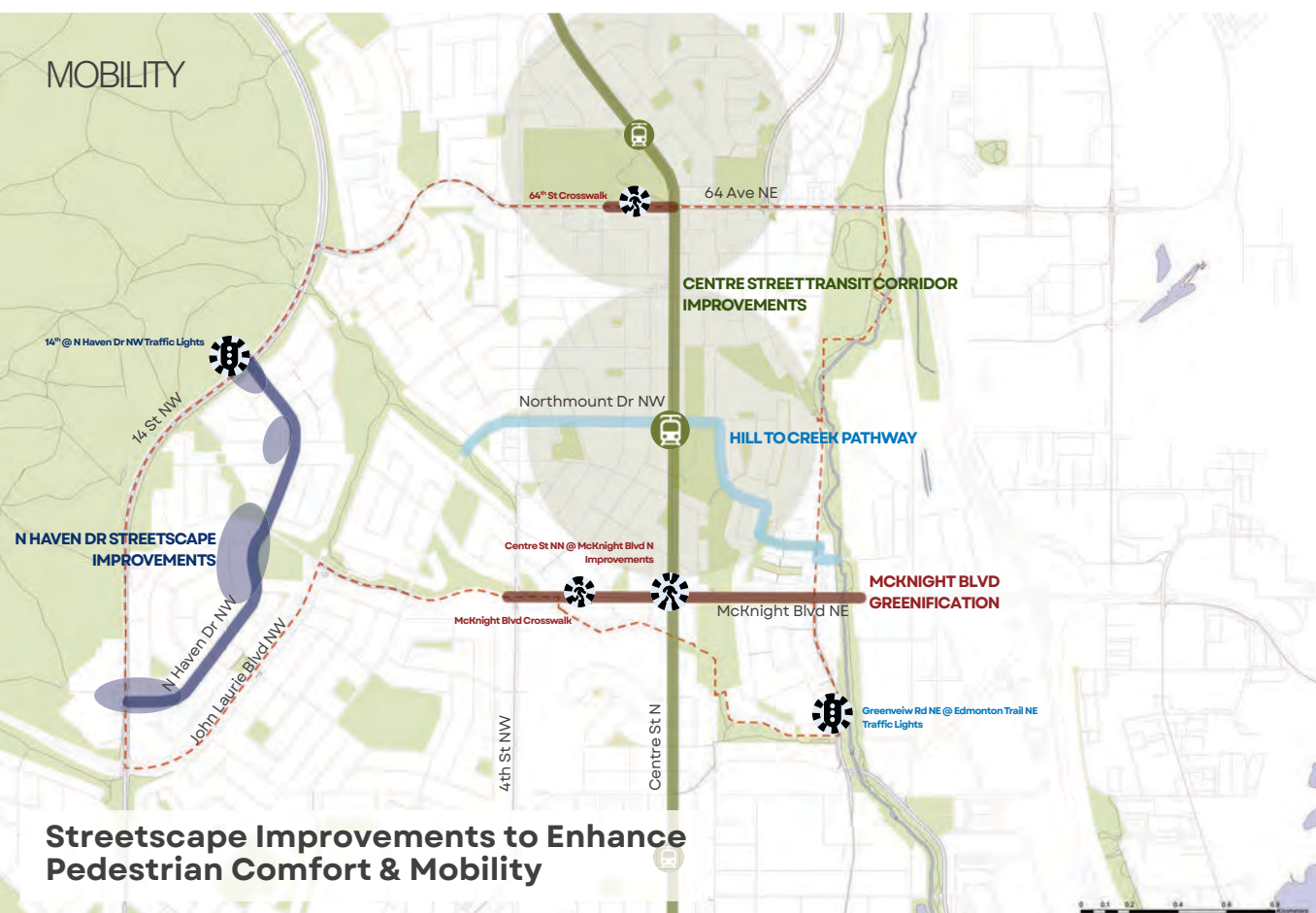
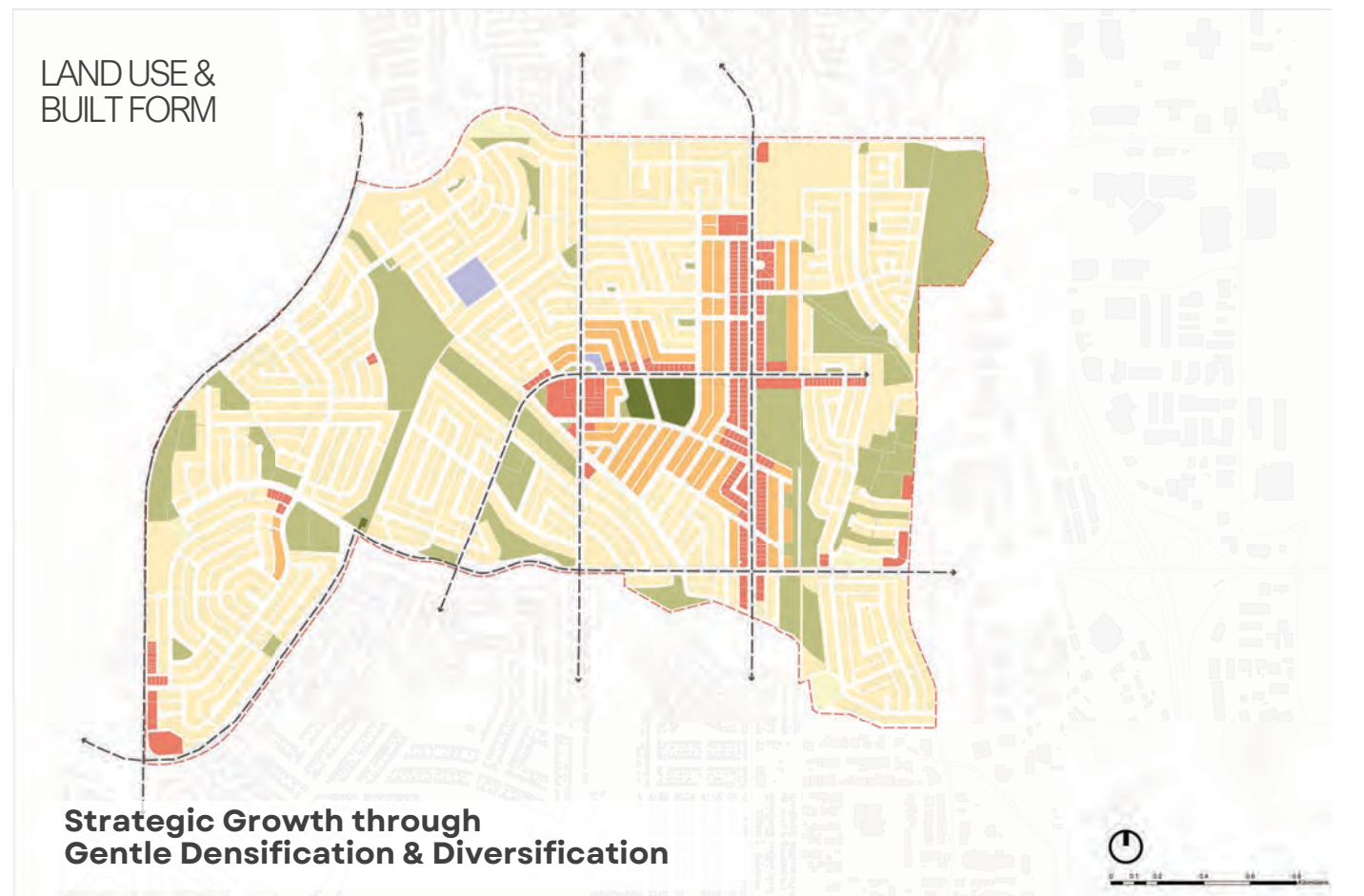
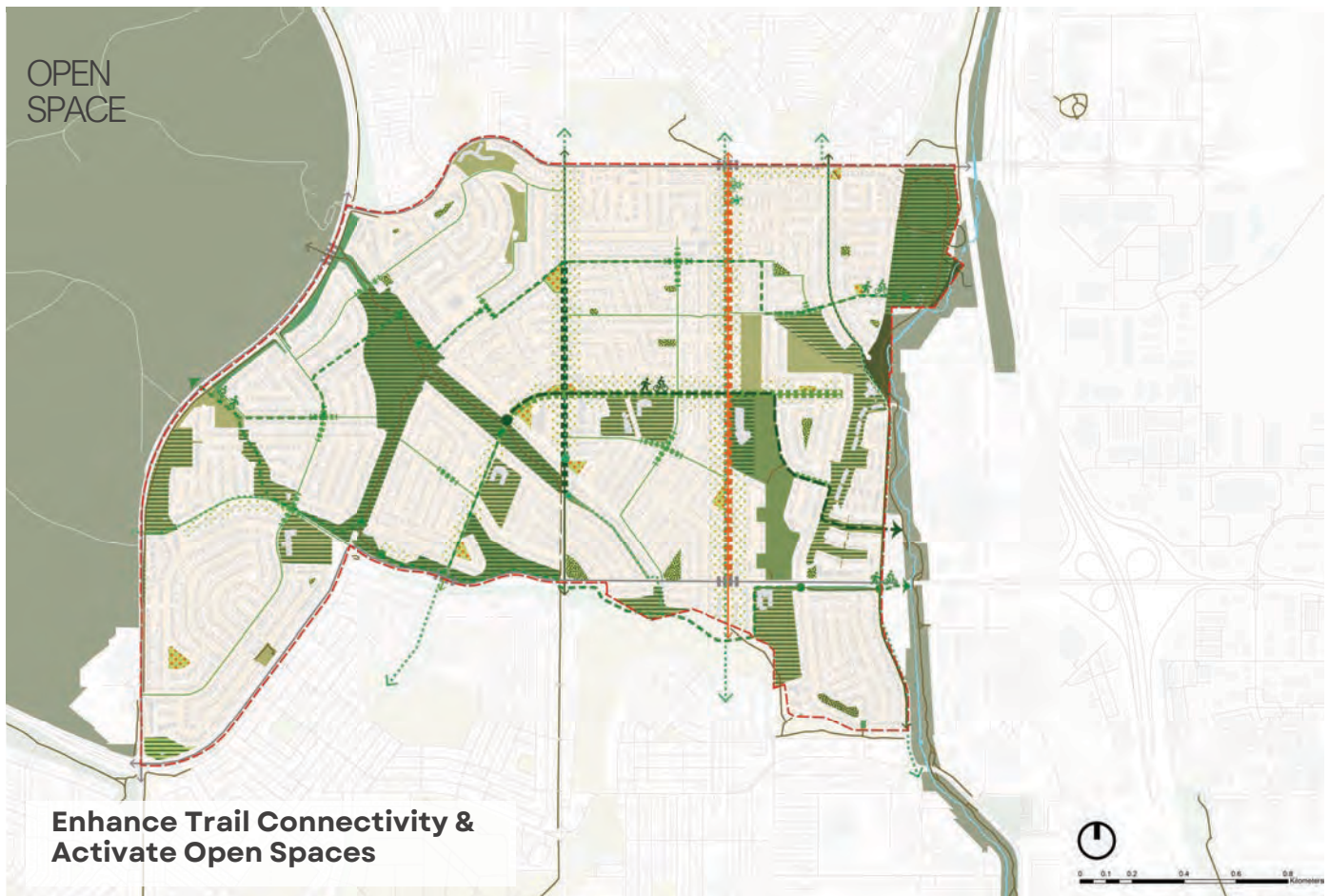
MOBILITY NETWORKS

- Enhance traffic calming in school areas (North Haven)
- Improve intersection design at McKnight Blvd and John Lavis Blvd
- Strengthen connections to main trails, Confederation Park, and Nose Creek
- The neighbourhood needs to offer good and well-maintained biking infrastructure, supporting cycling as a viable transportation option.
- Residents appreciate the ability to walk and bike easily around the neighbourhood, contributing to a more active and accessible community.
- Access to commercial areas along 14th Street could be improved to make them more convenient and safer to reach.

Community Feedback

- "Improving the brightness of street lights would make it feel safer."
- "Walking within neighbourhood is good but not the best there's weird fencing to access park"
- "More senior living in the community, but feeling like it's still my home."
- "More senior living in the community, but feeling like it's still my home."
- "Would love more home businesses (dog groomers, nails and hair, physiotherapists etc.)"
- "Activated Spaces to foster more community events"
- "Lots of jaywalking from the school... some traffic calming measures would be good"
- "Driving is easier"
- "Improving sidewalks and gravel alleyways"
- "Busy streets and intersections feel unsafe to walk along..."

Strategies Summary



North Haven & Thorncliffe-Greenview
Neighbourhood Concept Plan

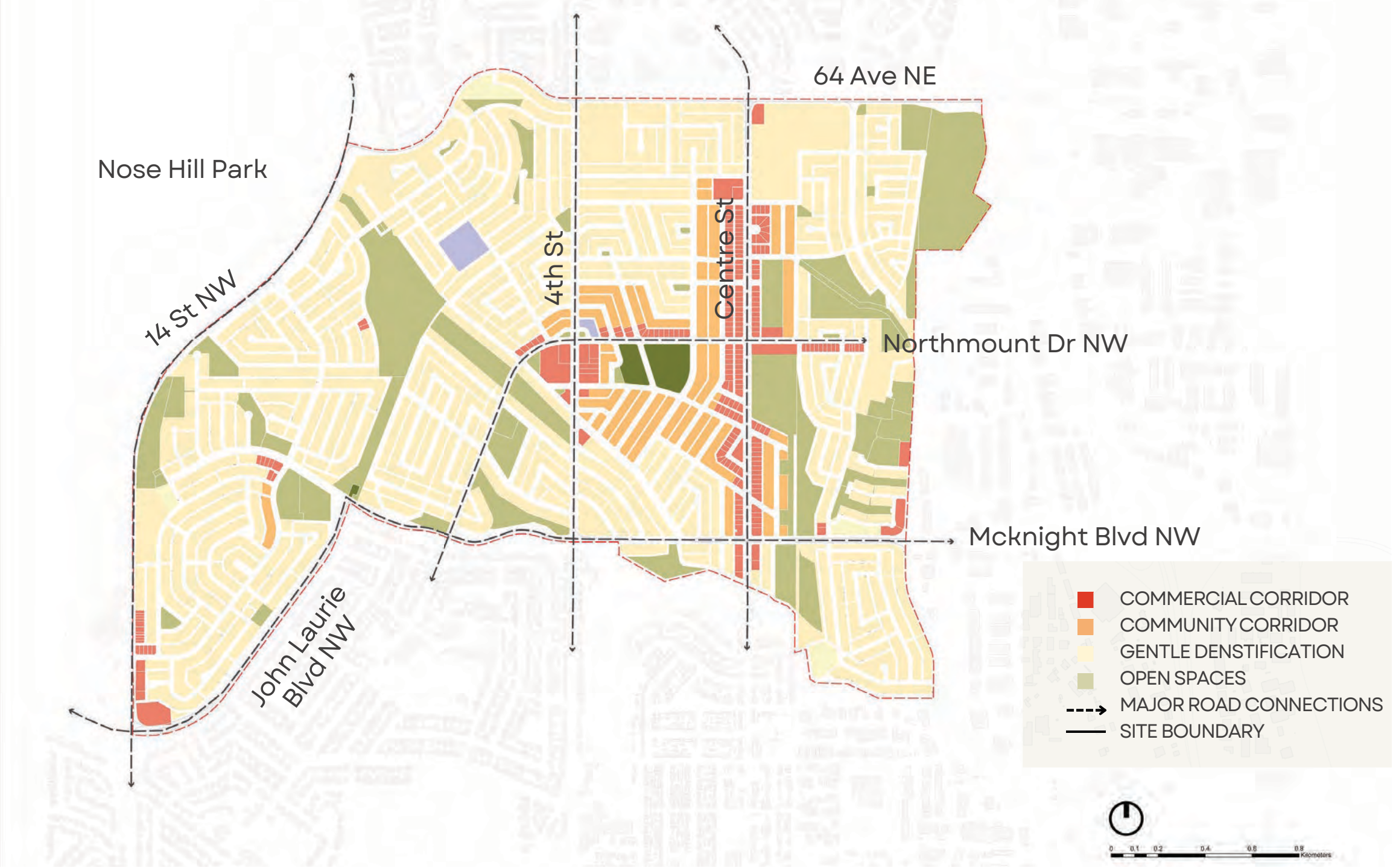
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Land Use Concept



Concept Goal

To support sustainable neighbourhood growth gentle residential densification, mixed-use commercial corridors and transit - oriented development while preserving the existing suburban character of the communities.

GROWTH IN NEIGHBOURHOOD & COMMERCIAL CORRIDORS

GENTLE DENSITY

BUILT FORM DIVERSIFICATION

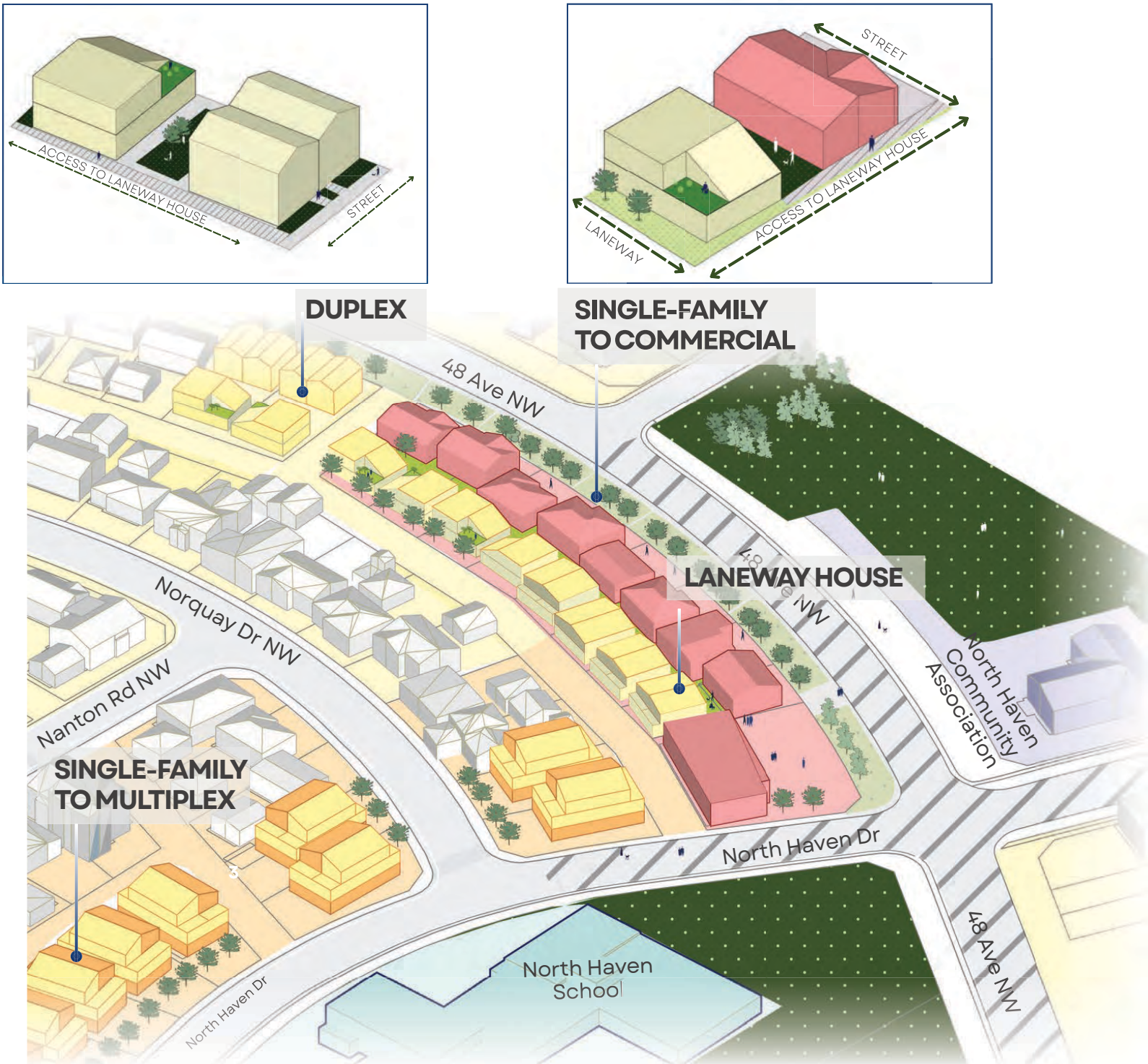
Typologies



ISSUES	OPPORTUNITIES	CONSTRAINTS
• ACCESS TO AMENITIES (FOOD, OPEN SPACES) • LIMITED PARCEL SIZES • LIMITED TYPOLOGY DIVERSITY • CAR-ORIENTED COMMUNITY	• IMPROVING LAND USE ZONING • MIXED-USE DEVELOPMENT • INCREASE DENSITY AROUND FUTURE GREEN LINE STATION • COMMUNITY & COMMERCIAL ACTIVITY NODES THAT SUPPORT WALKABILITY • DIVERSE HOUSING TYPOLOGIES (LIVE-WORK UNITS, MISSING MIDDLE HOUSING) • SENIOR HOUSING & SOCIAL INTEGRATION	• HARD BOUNDARIES (ARTERIAL ROADS) • LOW COMMERCIAL USE (LAND USE) / NO MIXED USE

Small Scale - Gentle Densification, North Haven

This node focuses on gentle,incremental densification of existing single-family parcels while strengthening it as a local mixed-use and community hub.



Medium Scale - Mixed-Use Residential, Thorneycroft Dr NW & Northmount Dr NW

This node targets the underutilized Safeway commercial site and treat it as a community hub with a ground-oriented commercial site, open space programming, and mid-rise residential above.



LAND USE & BUILT FORM

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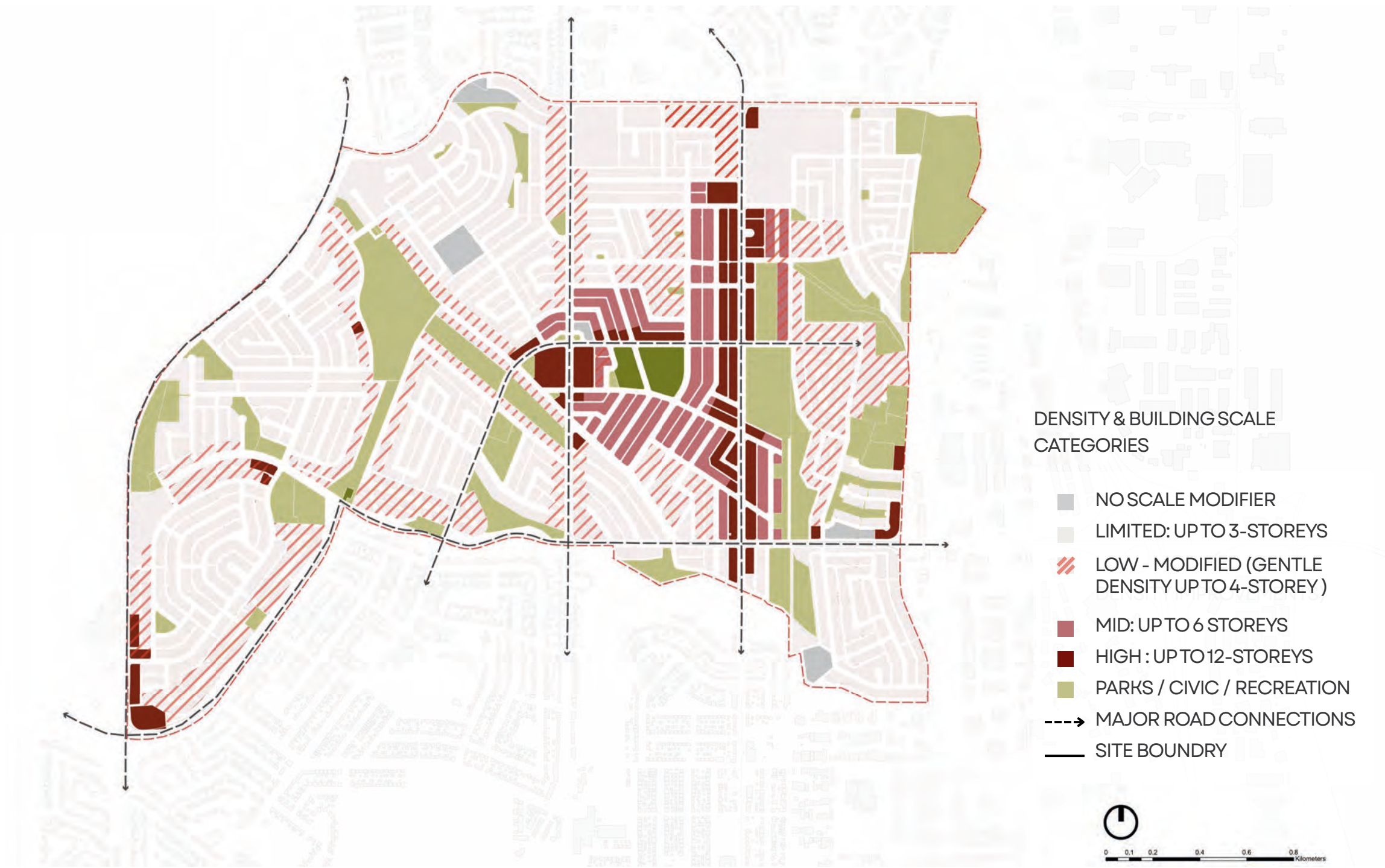
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Building Scale & Density Concept



Concept Goal

To support sustainable neighbourhood growth gentle residential densification, mixed-use commercial corridors and transit - oriented development while preserving the existing suburban character of the communities.

GROWTH IN NEIGHBOURHOOD & COMMERCIAL CORRIDORS

GENTLE DENSITY

BUILT FORM DIVERSIFICATION

Typologies



Small Scale - Single-Family to Commerical Use

Single-family homes can be incrementally adapted into small-scale commercial spaces through rezoning or discretionary use, supporting local businesses and a more active main street or neighbourhood community.

LAND USE REZONING (MU-1)

DISCRETIONARY USE SMALL-SCALE BUSINESS ALLOWED WITHIN EXISTING HOMES

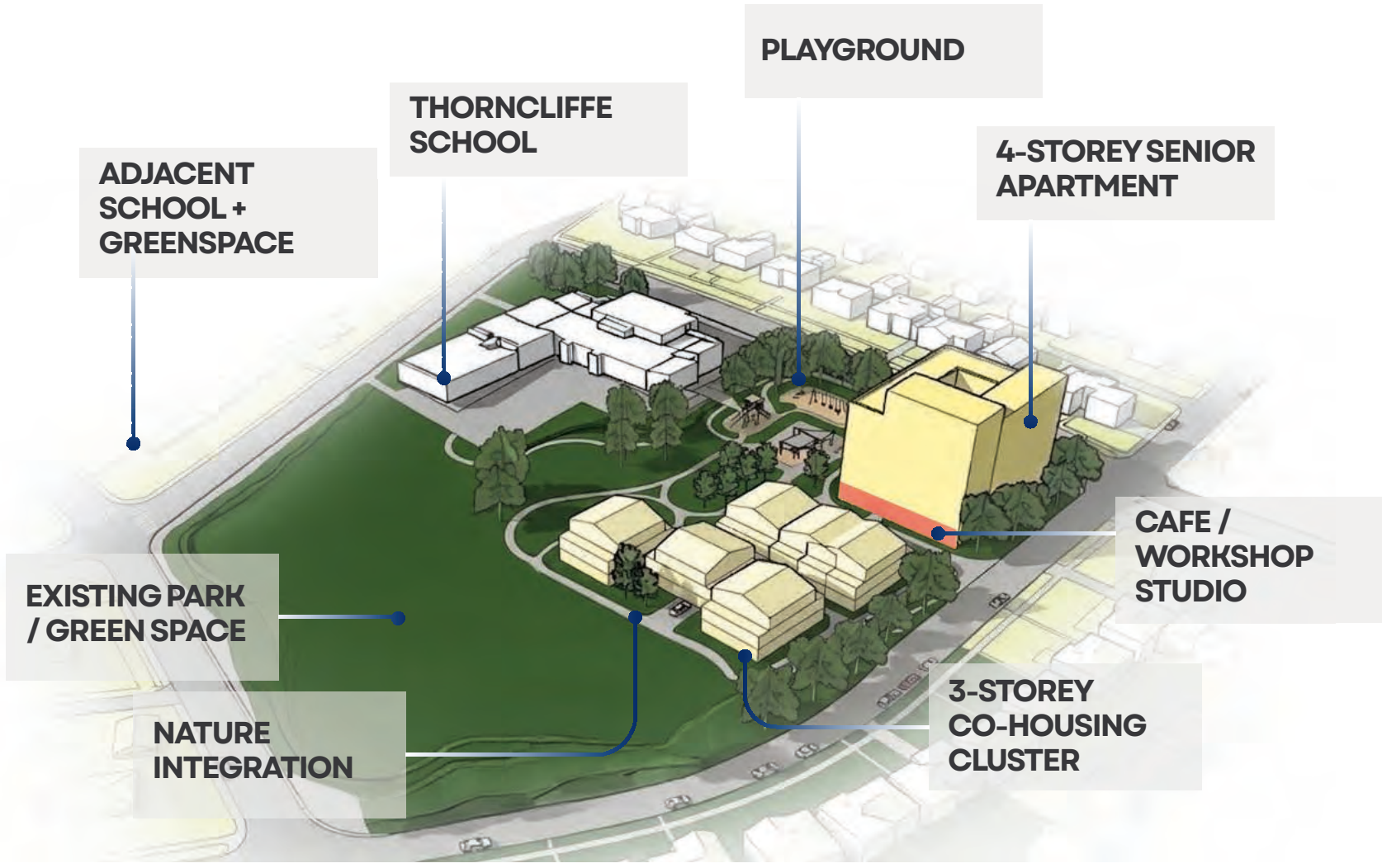
DEVELOPMENT PERMIT

BUILDING PERMIT

Medium Scale - Senior Co-Housing Village, Northmount Dr & Thorncliffe Dr NW

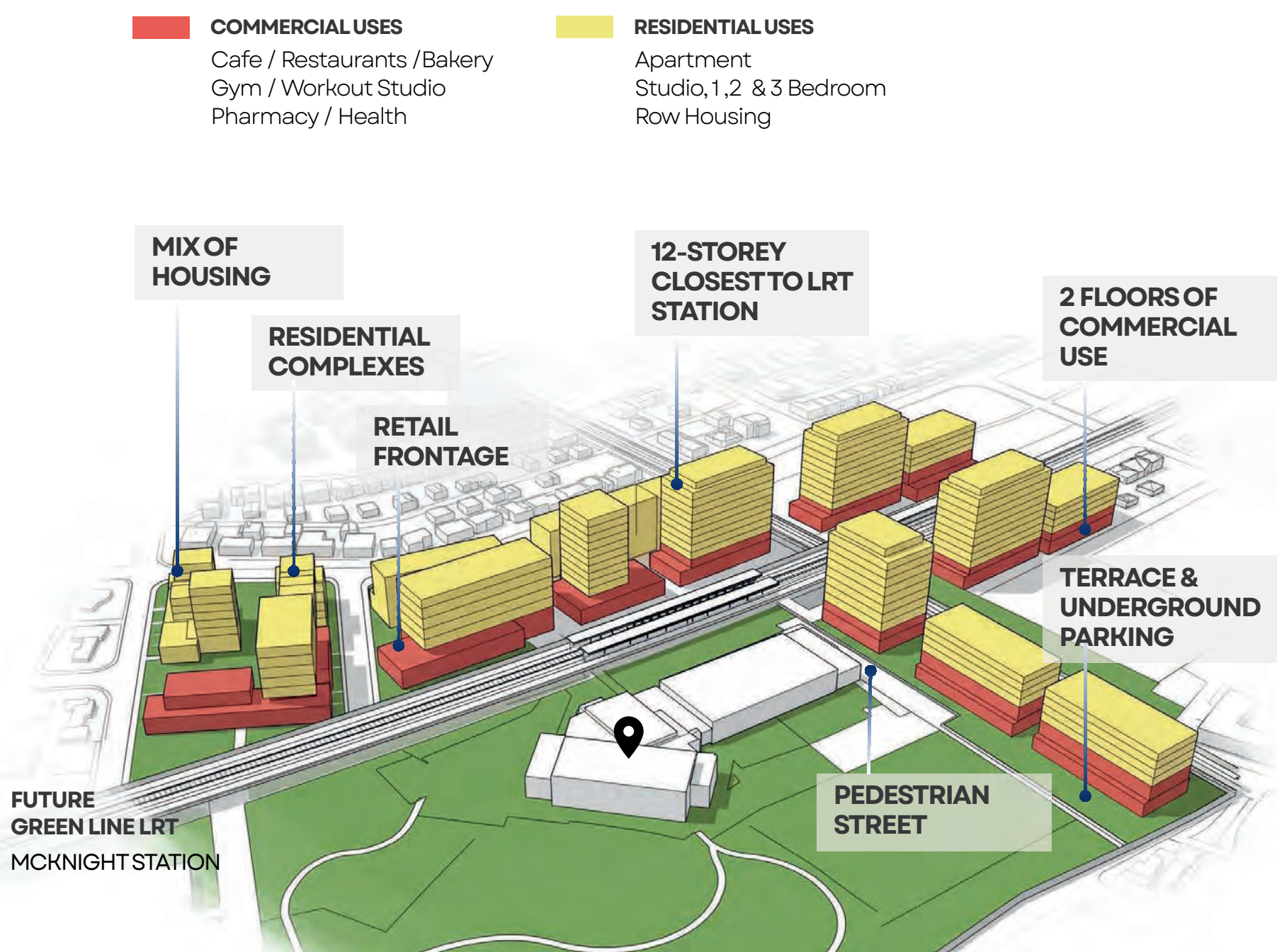
An Age-friendly, low-rise community that supports aging in place through shared spaces, adaptable housing, and strong social connectivity.

The project can be implemented through a phased redevelopment approach that leverages public land and encourages intergenerational living.



Large Scale - Main Street & Transit Corridor, Centre Street N

The Centre Street Main Street aims to envision a walkable and accessible environment for all ages. A long-term 30 year plan aligning with the North Green Line LRT development.



LAND USE & BUILT FORM

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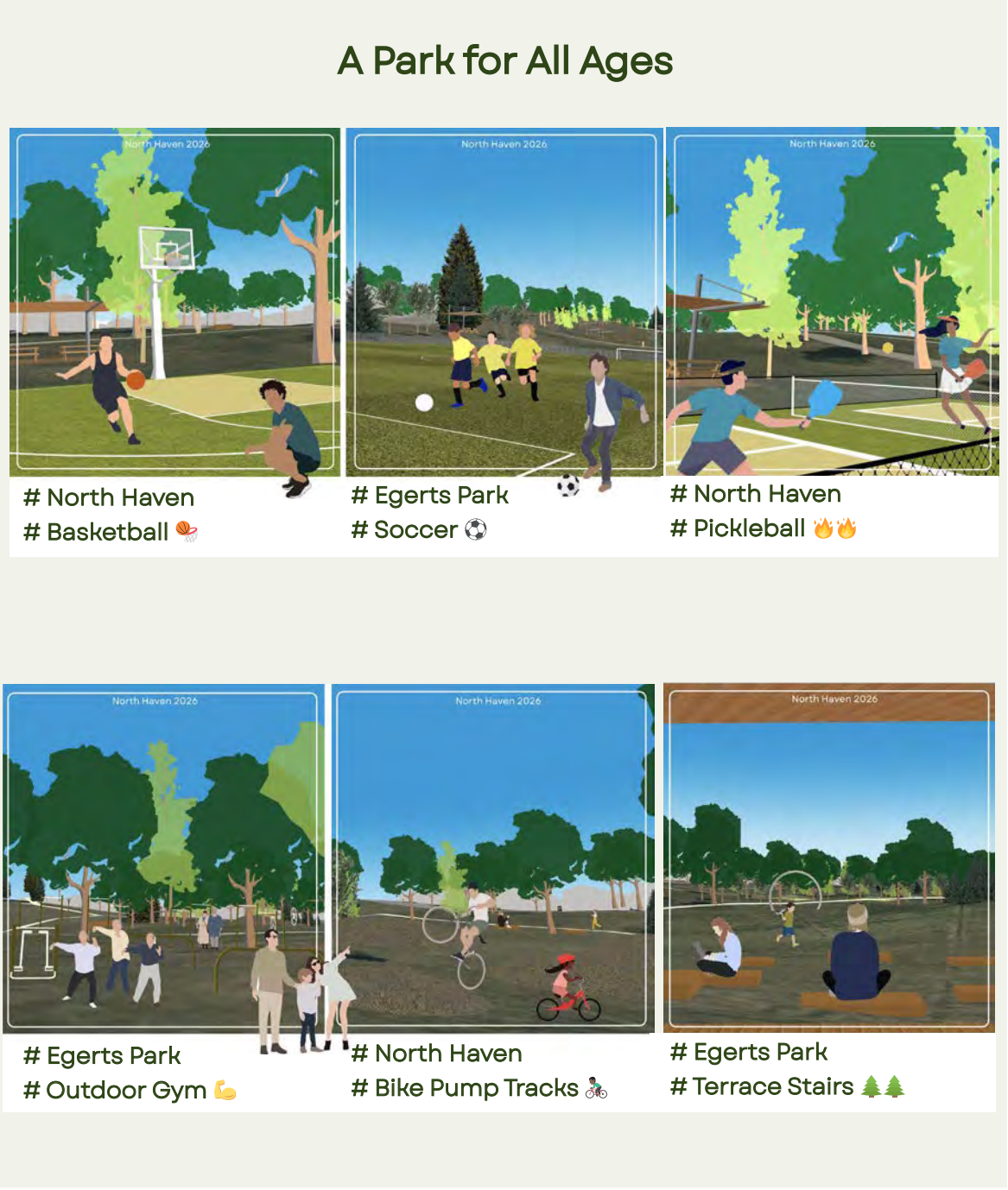
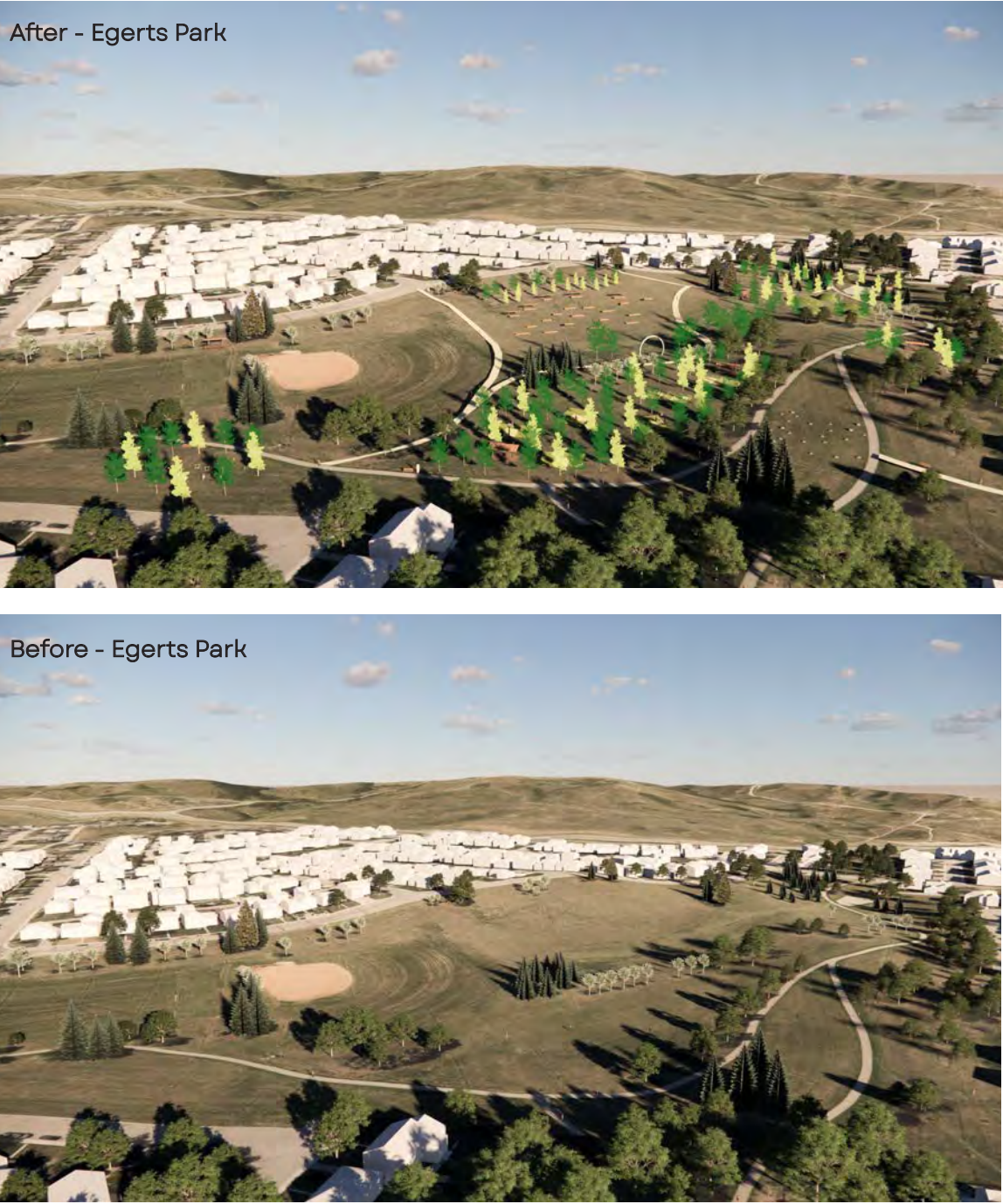
Open Space Concept



Strategies Priority



Egerts Park - Park Design Concept / North Haven Community



Community Open Spaces - Open Space Design Concept / Thorncliffe-Greenview Community



OPEN SPACE

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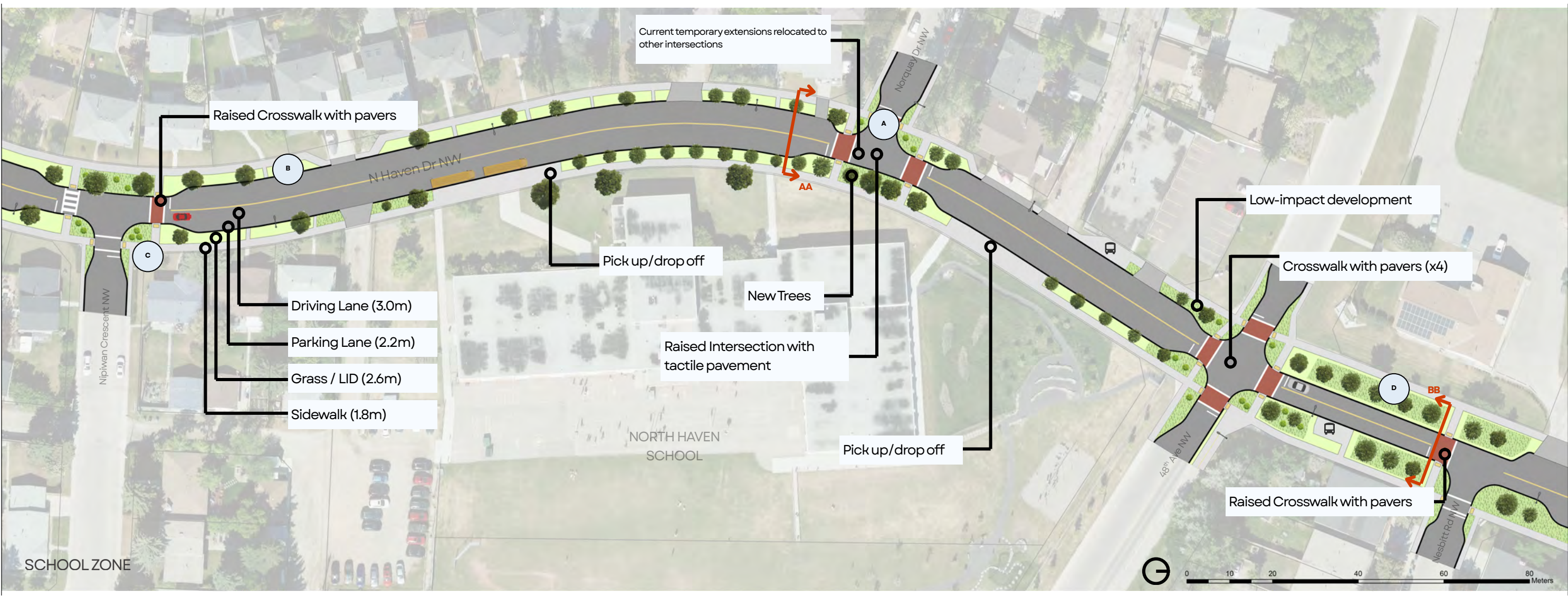
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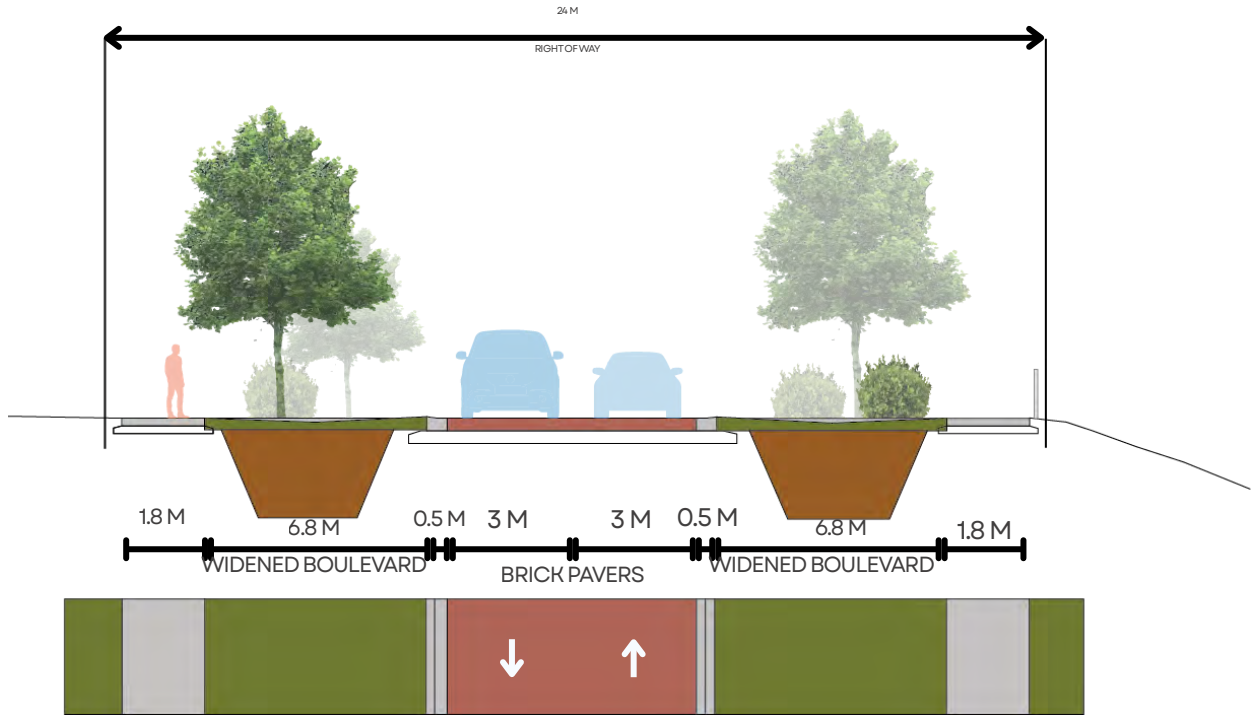
N Haven Dr Streetscape Improvements

- Creates a pedestrian/transit-oriented area to enhance pedestrian safety when accessing transit

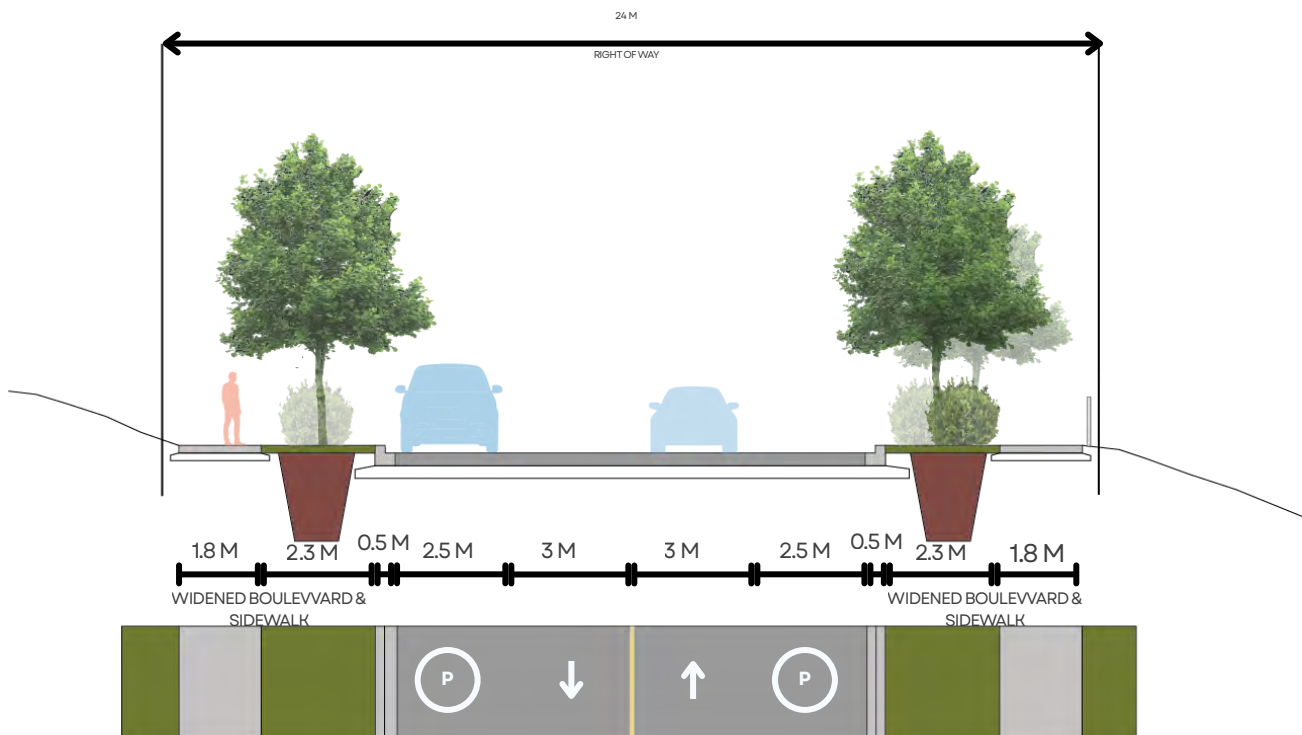
- 1 Raised intersection slows vehicles, increasing safety for children
- 2 Boulevard separates pedestrians from the road
- 3 Curb extensions restrict crosswalks to 6m
- 4 Expanded boulevards narrow the road



SECTION AA - N HAVEN DR NW



SECTION BB N HAVEN DR NW

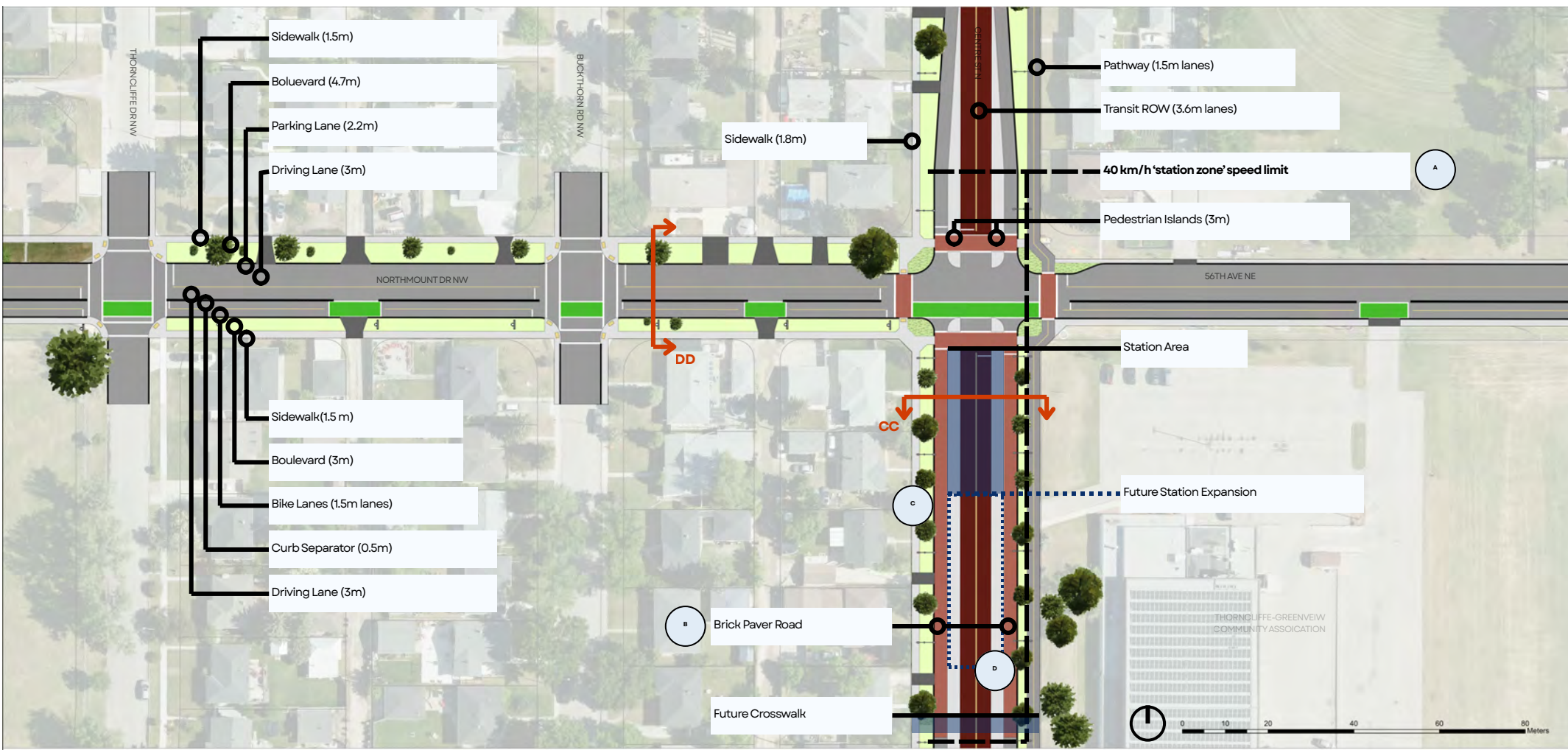


McKnight Station Area

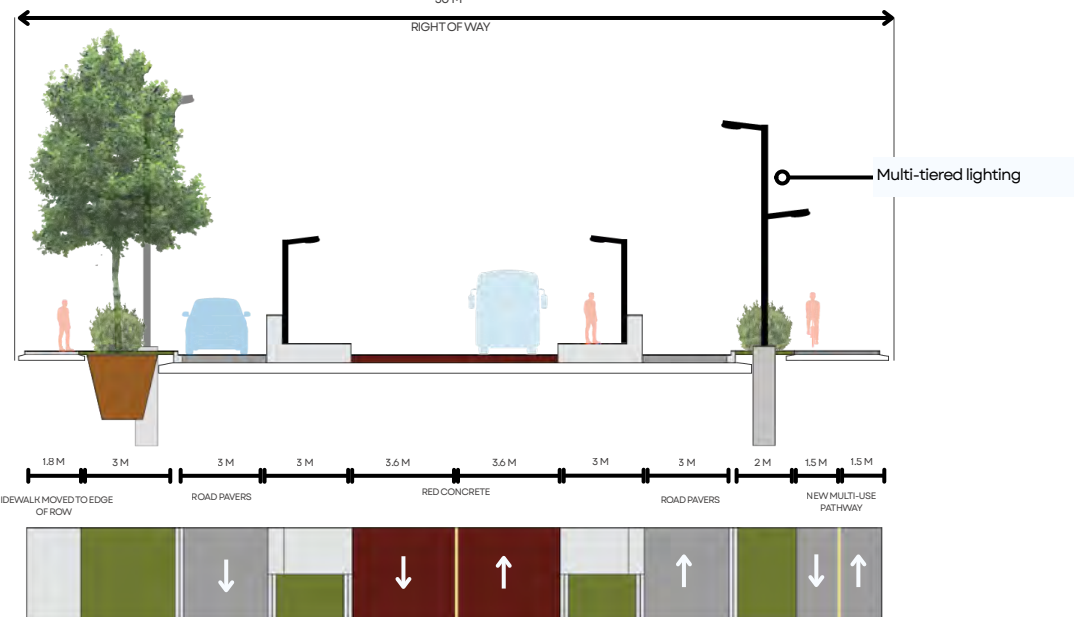
- Creates a pedestrian/transit-oriented area to enhance pedestrian safety when accessing transit

- 1 40 km/h speed limit
- 2 Brick road to slow vehicles
- 3 Tree-lined boulevards "narrow" the road
- 4 Space for future station expansion and new crosswalk

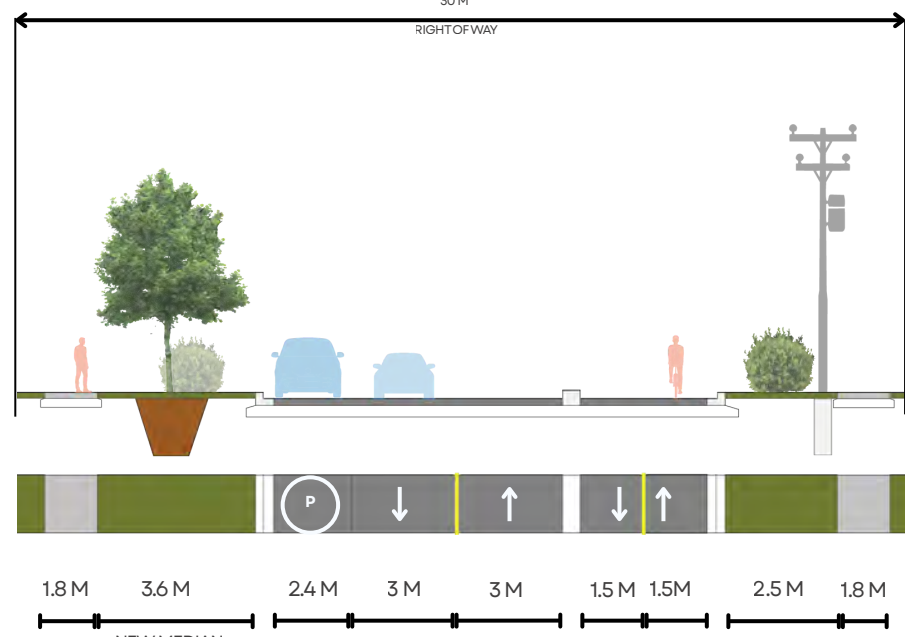
FEATURE STREETSCAPING:
TACTILE ROAD SURFACE



SECTION CC - CENTRE ST N



SECTION DD - NORTHMOUNT DR NW

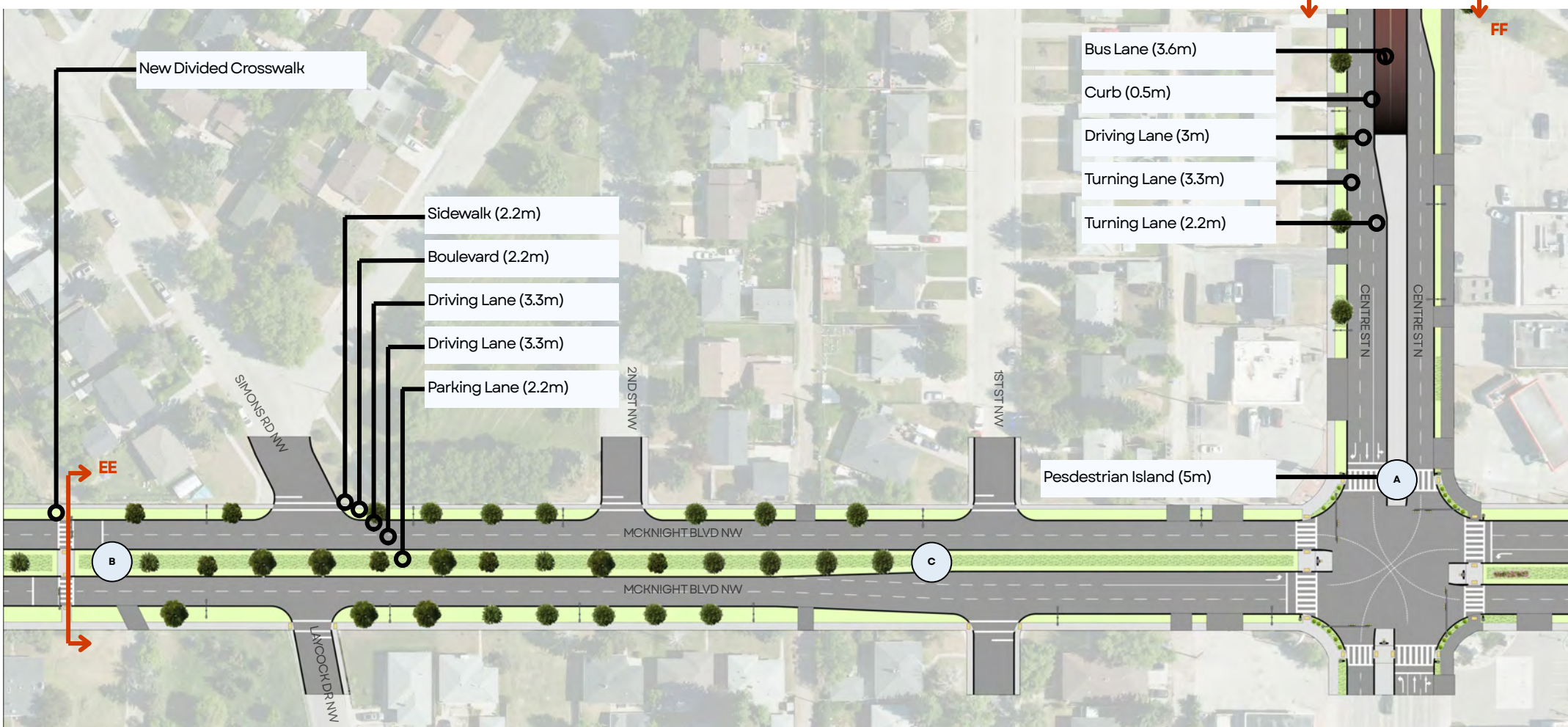


McKnight Station Area

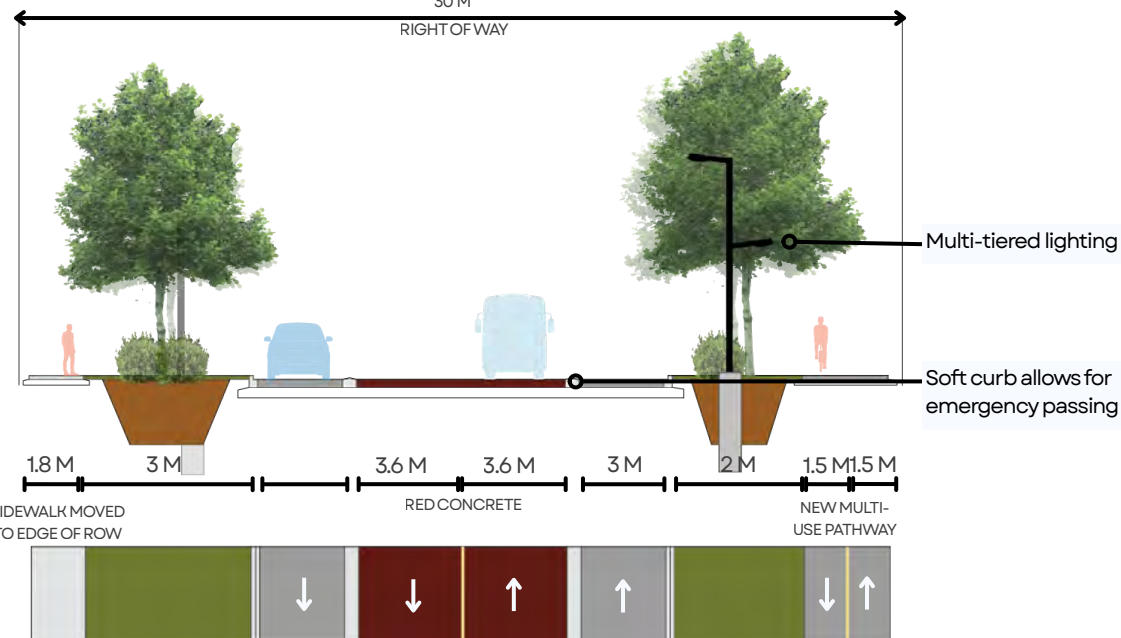
- Improves pedestrian safety when crossing Centre St N or McKnight Blvd

- 1 Pedestrian Islands restrict crosswalks to 10m in length
- 2 New crosswalk west of Simons Rd NW and Laycock Drive NW
- 3 Tree-line boulevard "narrows" the road

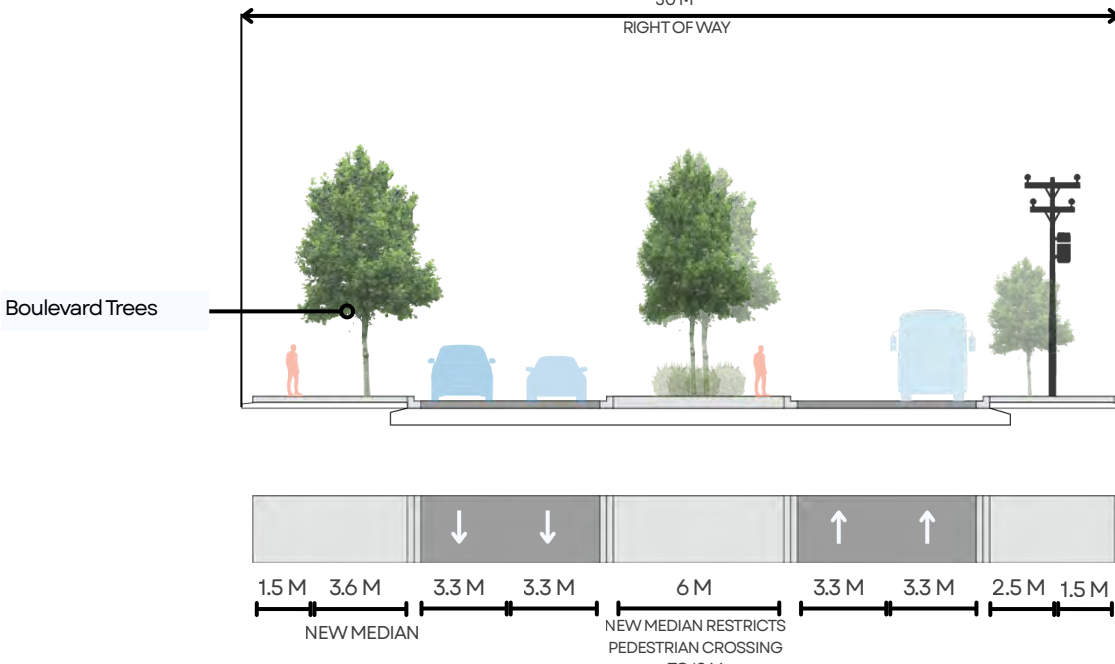
FEATURE STREETSCAPING:
STREET TREES / LOW-IMPACT DEVELOPMENT



SECTION EE - MCKNIGHT BLVD NE



SECTION FF - CENTRE ST N



MOBILITY