

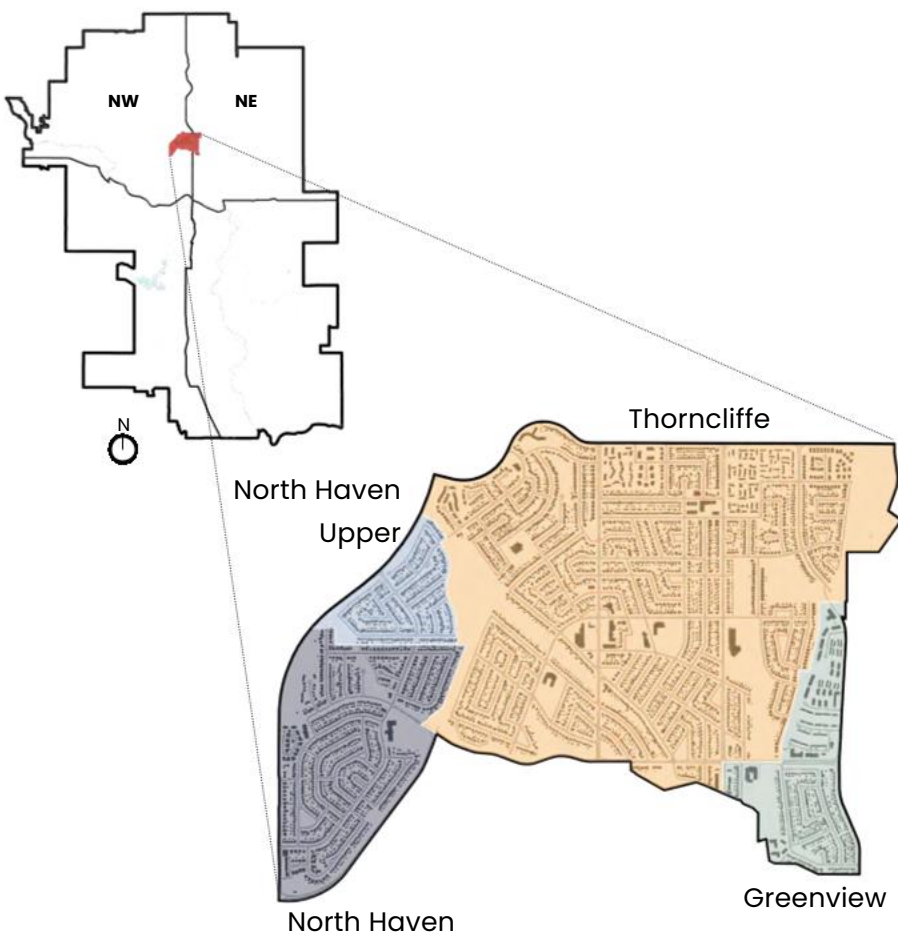
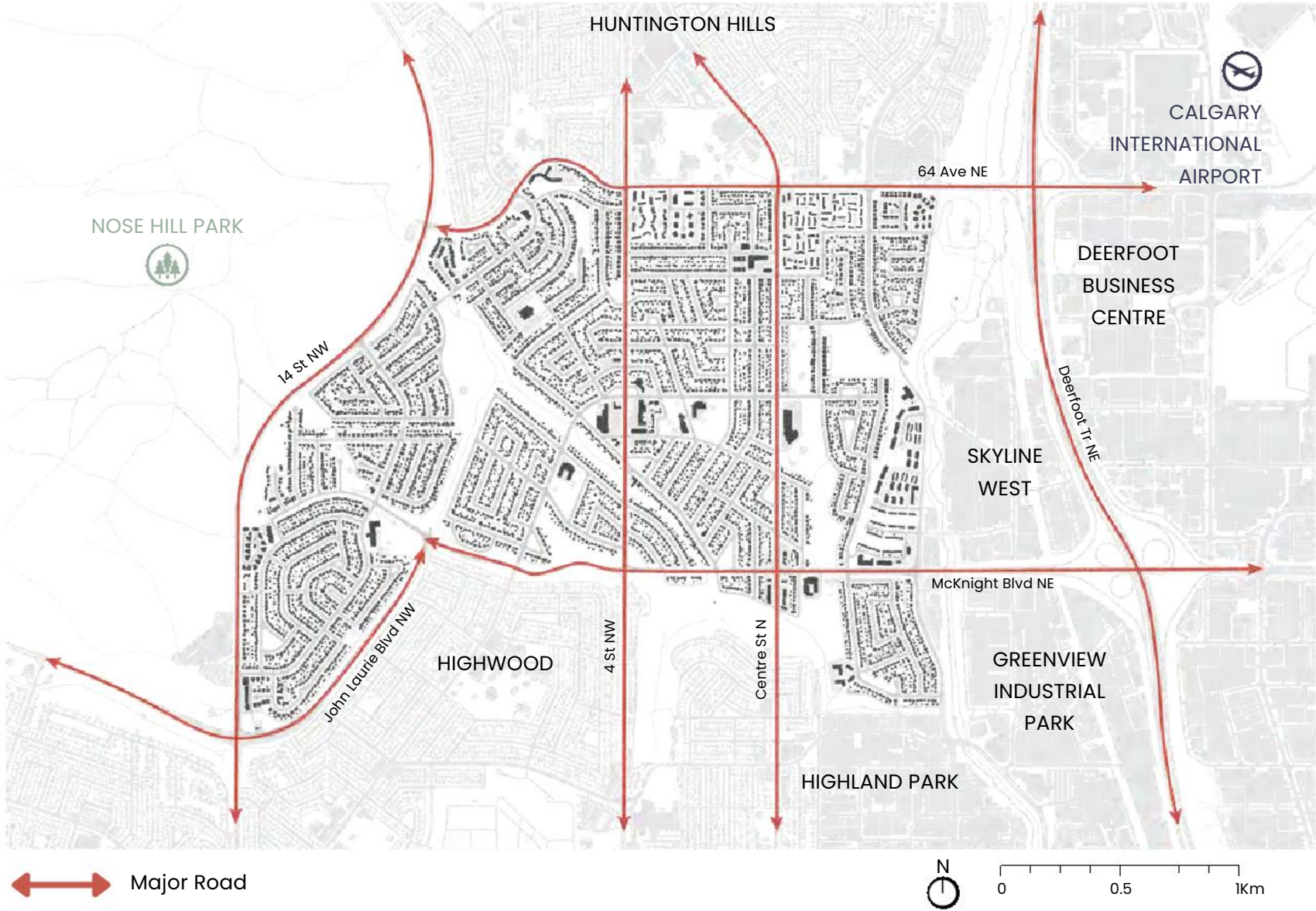
NORTH HAVEN & THORNCLIFFE-GREENVIEW COMMUNITY DESIGN

PLAN 630: ADVANCED PROFESSIONAL PLANNING STUDIO | WINTER 2026

KAKIU CHAN, CRAIG DELEAN, NOA FRIEDMAN, AJA SAYERS

COMMUNITY CONTEXT

UNIVERSITY OF CALGARY
SCHOOL OF ARCHITECTURE,
PLANNING AND LANDSCAPE



OUR PARTNERS



SUMMARY

LONGTIME ESTABLISHED RESIDENTS

Have invested in the community's local amenities and charm

YOUNG FAMILIES & PROFESSIONALS

Want to invest their futures into this community too

AGING HOUSING STOCK, LOW DENSITY, AND LOW HOUSING DIVERSITY

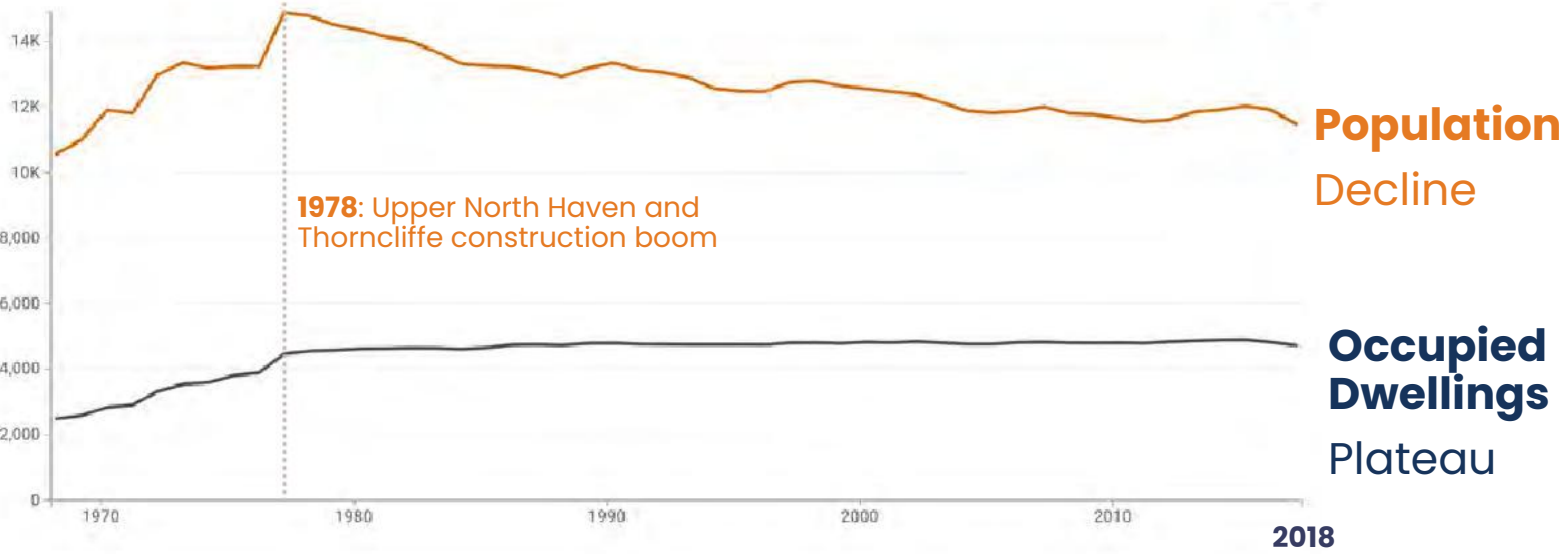
Drives away public and private desired investments into the community

Creates barriers to new residential growth and declines service & infrastructure quality

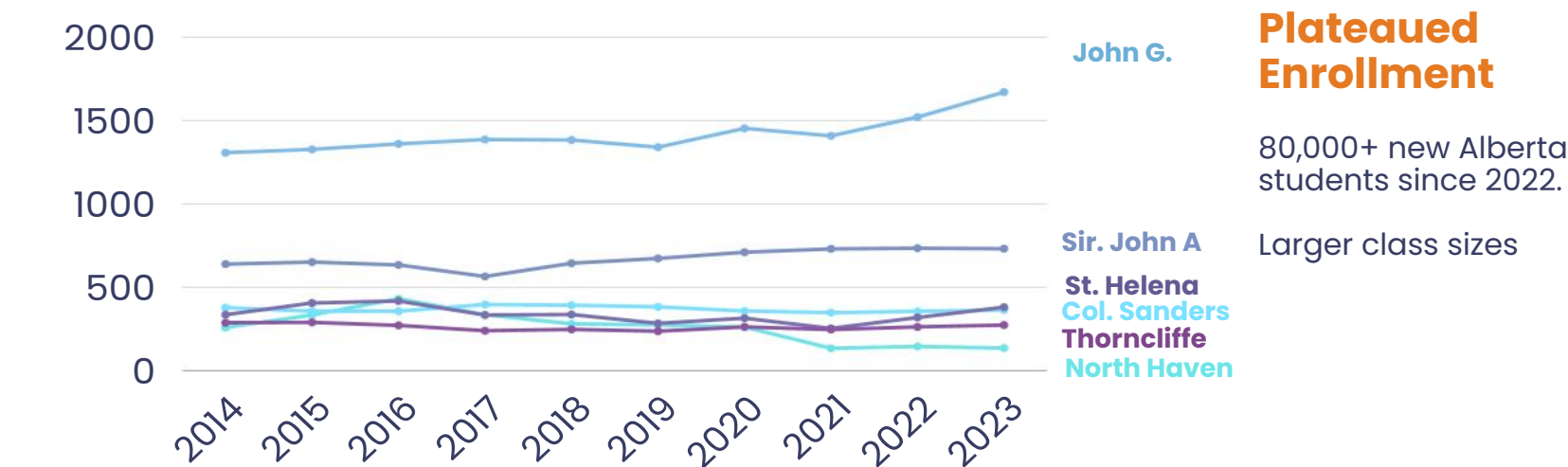
Targeted density and new development would entice investment into the community to achieve the communities' service and amenity goals

DEMOGRAPHICS

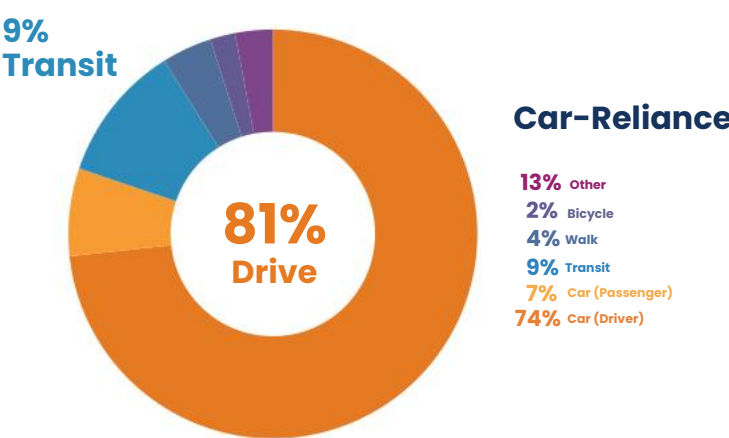
POPULATION AND DWELLING OCCUPATION



SCHOOL ENROLLMENT SINCE 2014



TRANSPORTATION SPLIT



WORK COMMUTE TIMES



METHODOLOGY



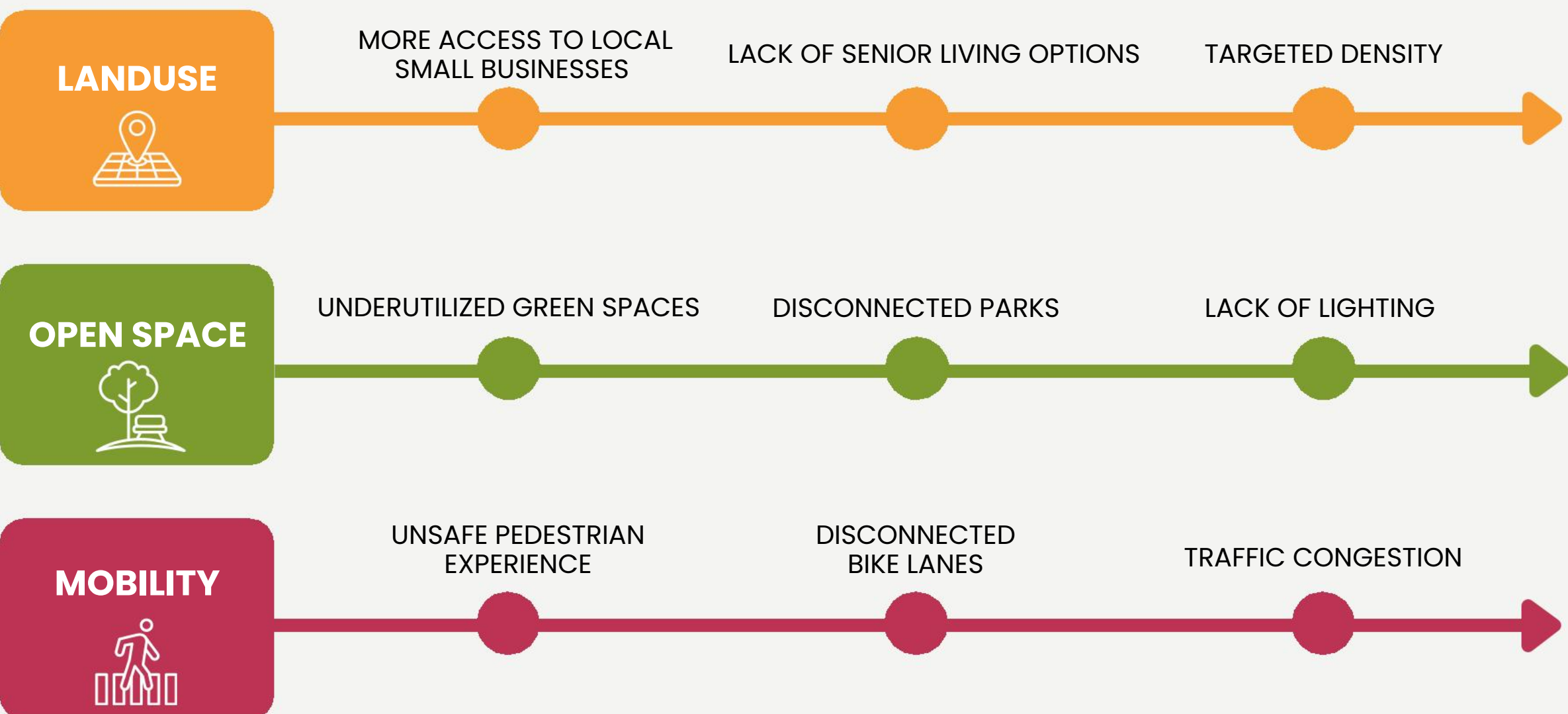
OUR GOAL

Horizon Edge Consulting will focus on designing a comprehensive guidebook which highlights an urban planning development framework that responds directly to the priorities expressed by the communities and aligns with Calgary's growth policies



COMMUNITY ENGAGEMENT

WHAT WE HEARD

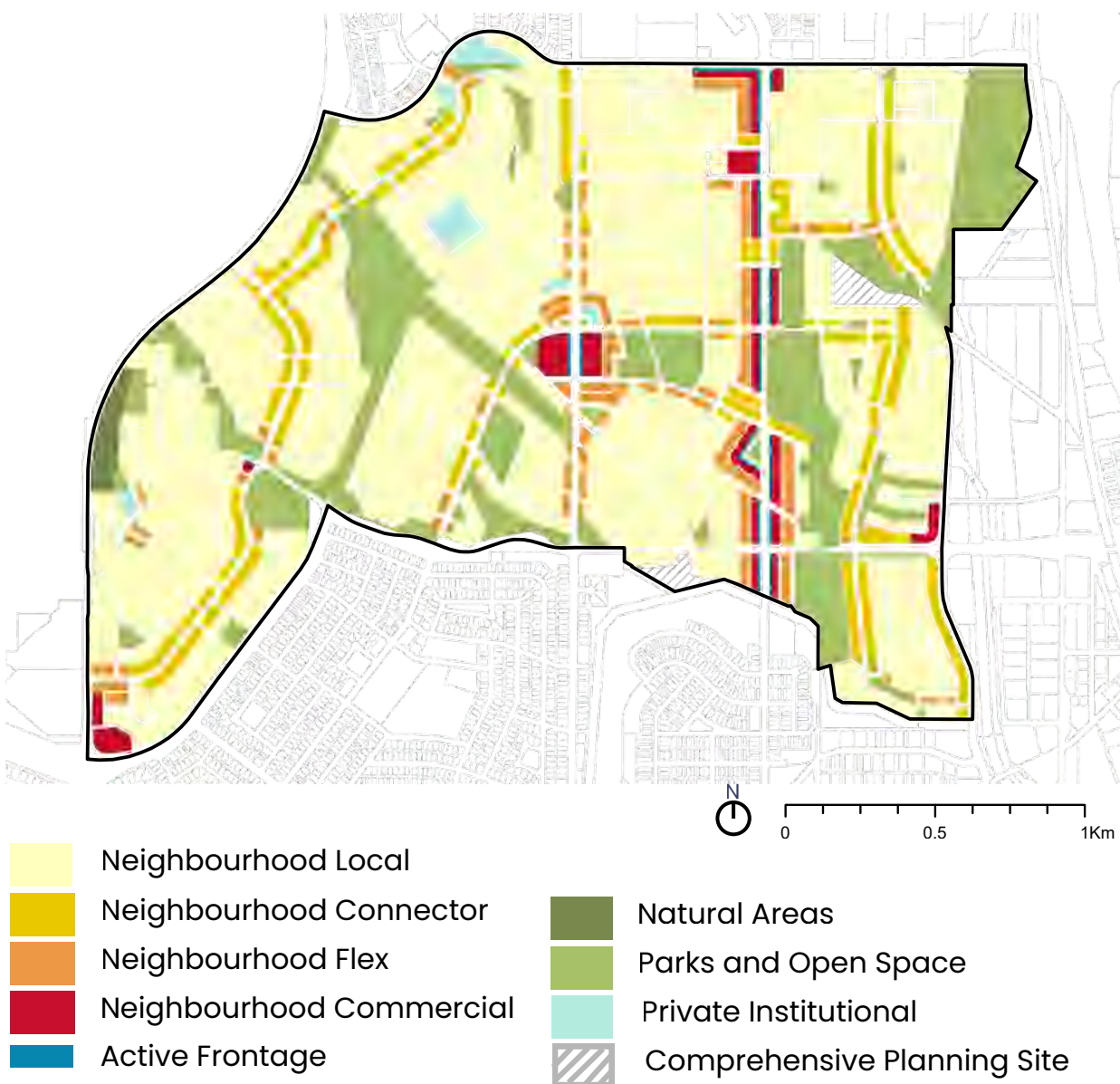


DESIGN SOLUTIONS

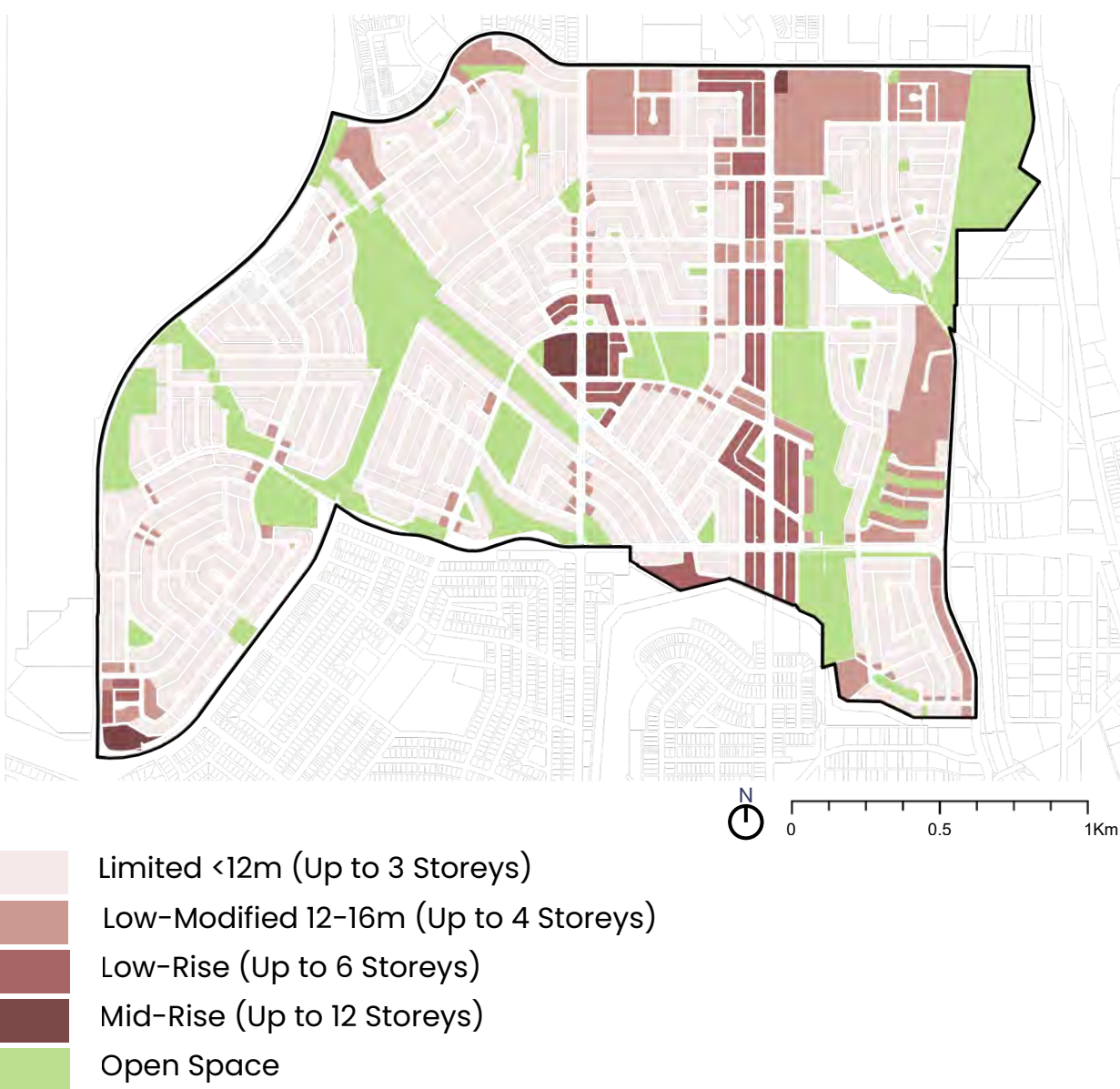


PROPOSED LAND USE

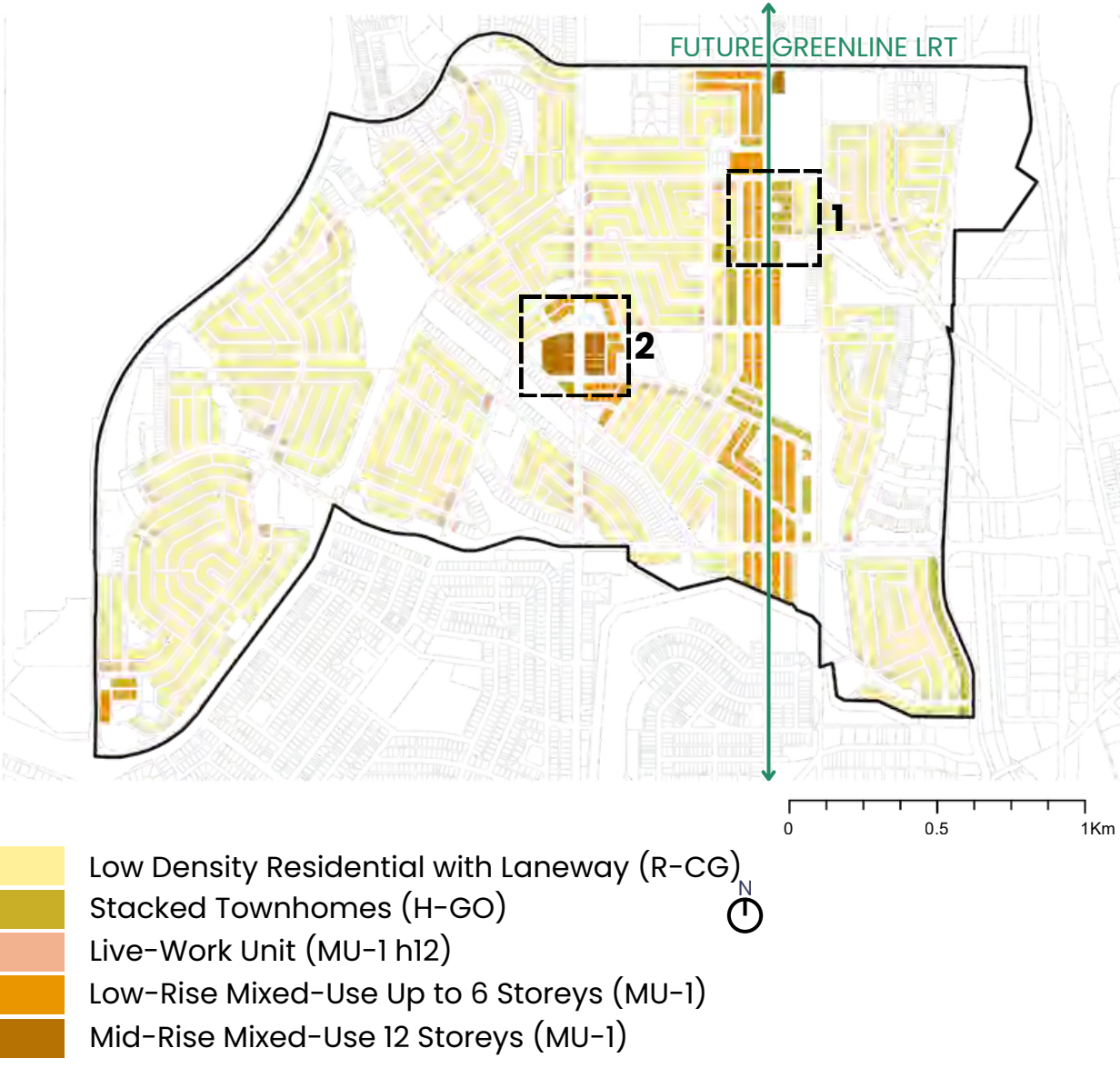
URBAN FORM



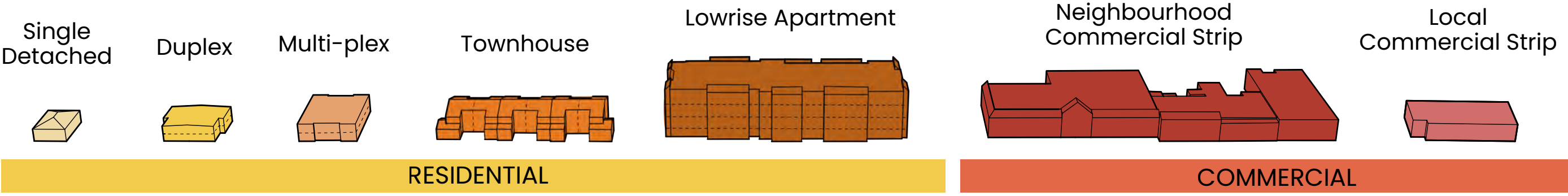
BUILDING SCALE



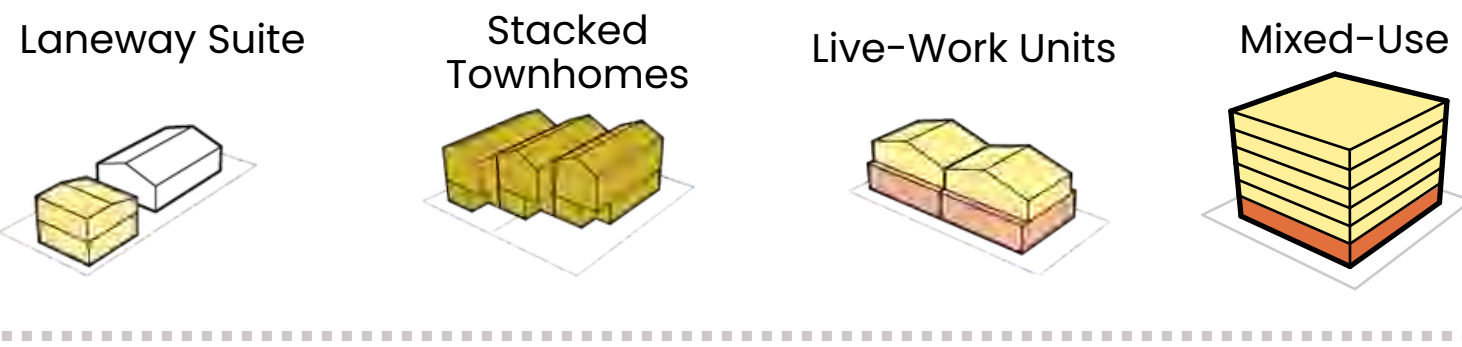
RESIDENTIAL INTERVENTIONS



EXISTING BUILDING TYPES

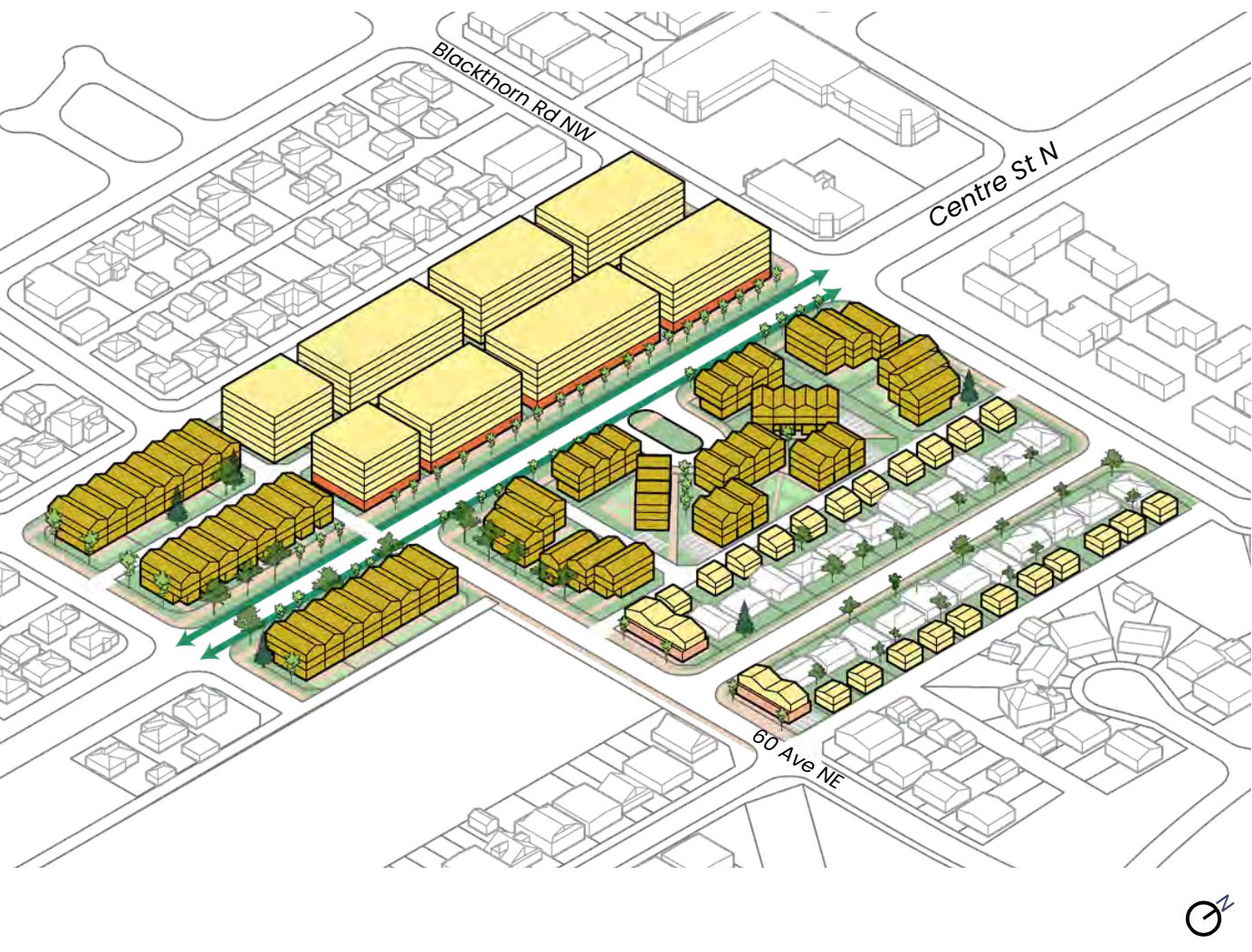


NEW BUILDING TYPES



DESIGNS

1 SMALL SCALE RESIDENTIAL DIVERSIFICATION



BEFORE



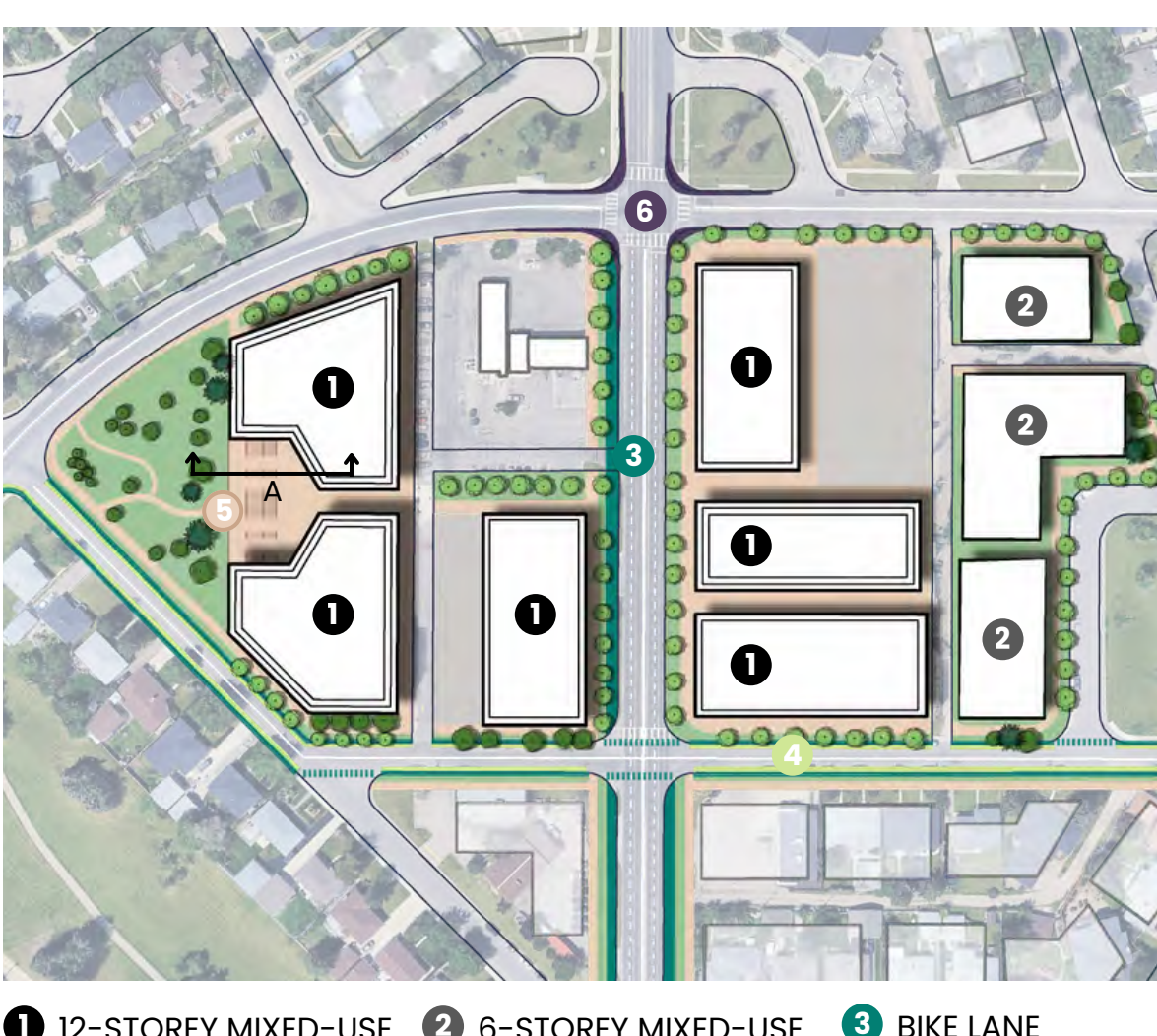
AFTER



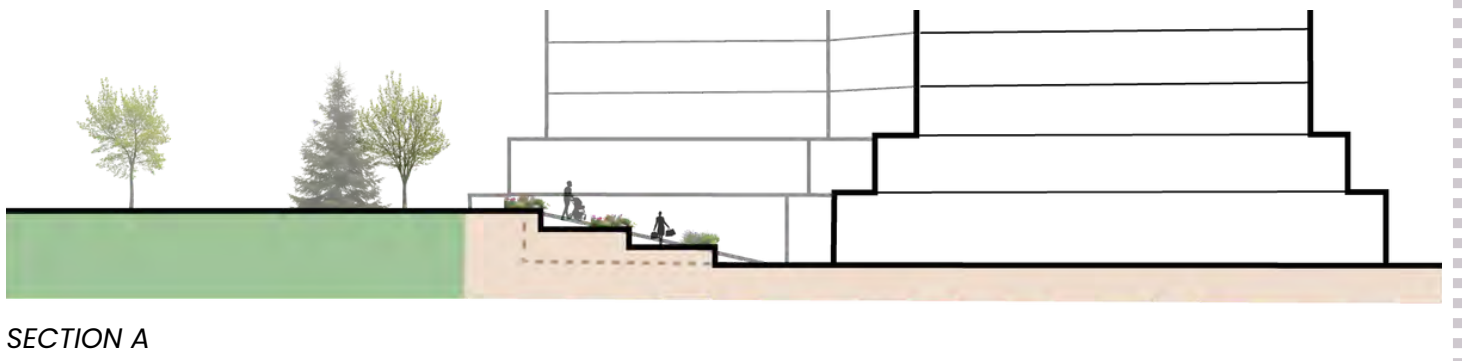
PRECEDENTS



2 HIGHER DENSITY MIXED USE



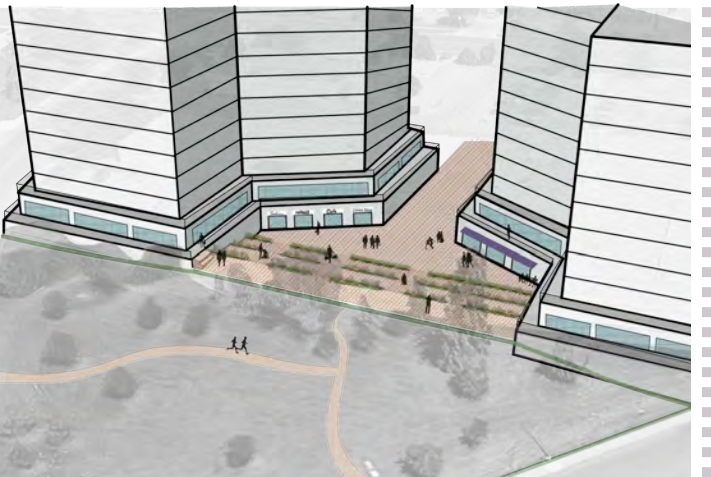
- 1 12-STORY MIXED-USE
- 2 6-STORY MIXED-USE
- 3 BIKE LANE
- 4 GREENWAY
- 5 PLAZA
- 6 CURB EXTENSIONS



BEFORE



AFTER



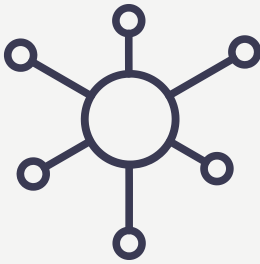
INCREASED HOUSING DIVERISTY

SUPPORTS
INTERGENERATIONAL LIVING

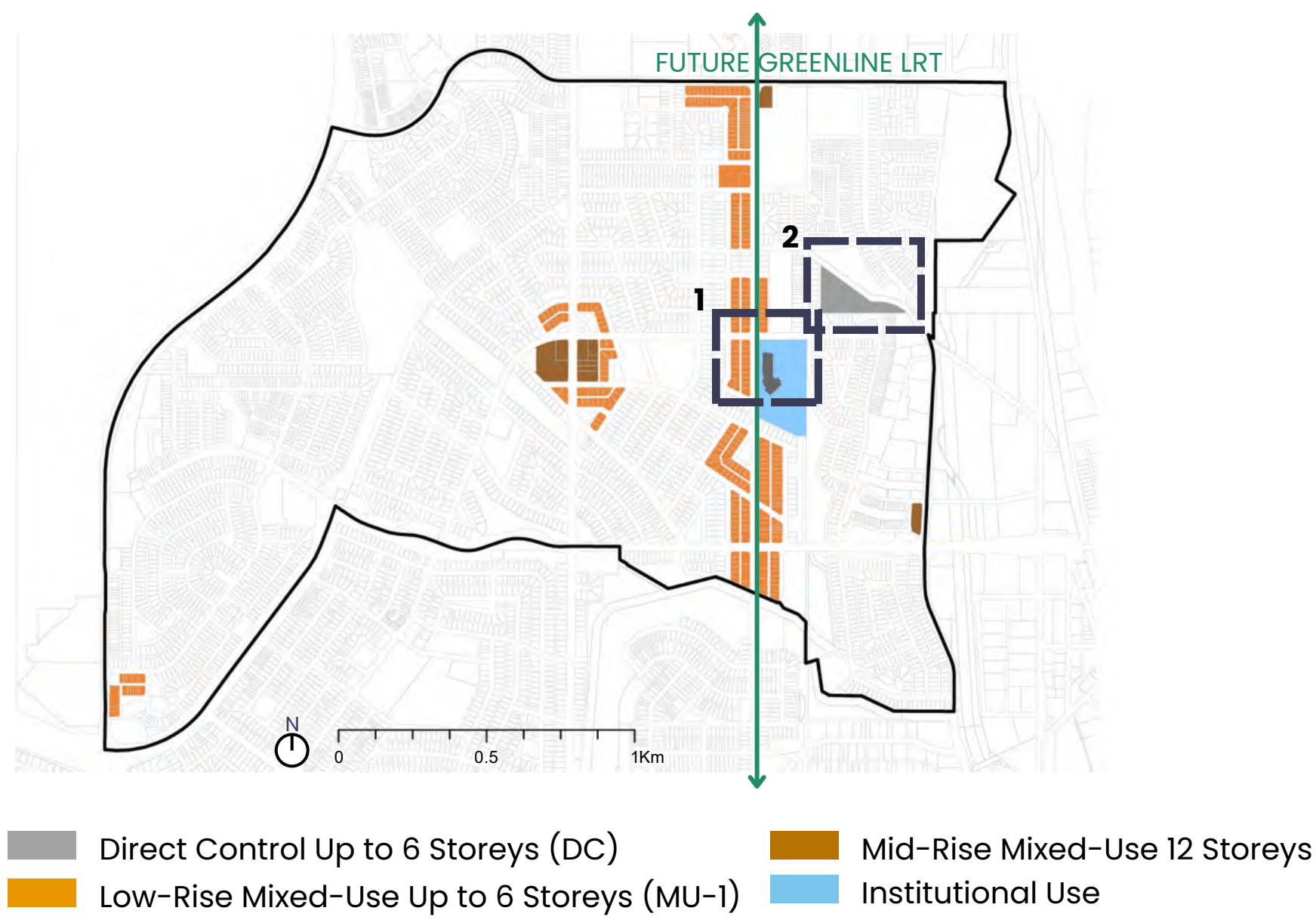
ADDS AMENITIES & SERVICES

CREATES DESTINATIONS AROUND
EXISTING COMMUNITY HUBS

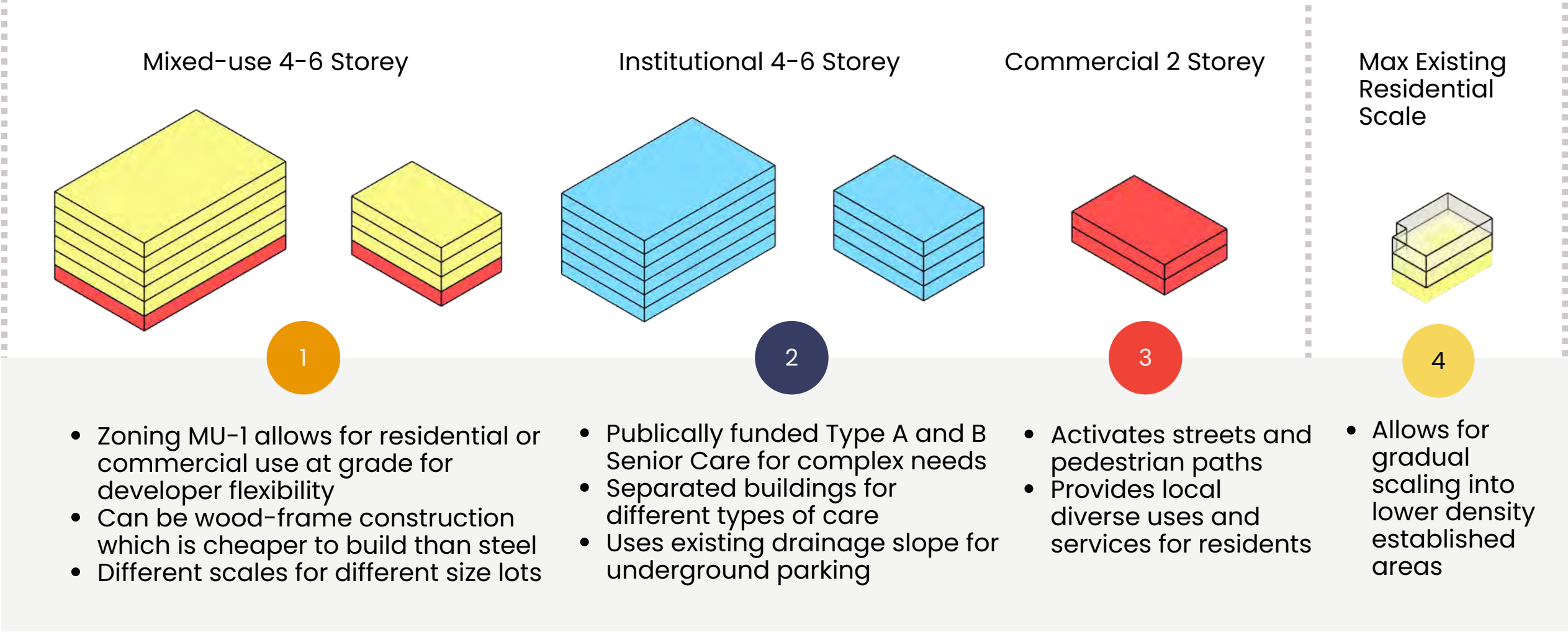
BENEFITS



NON-RESIDENTIAL INTERVENTIONS

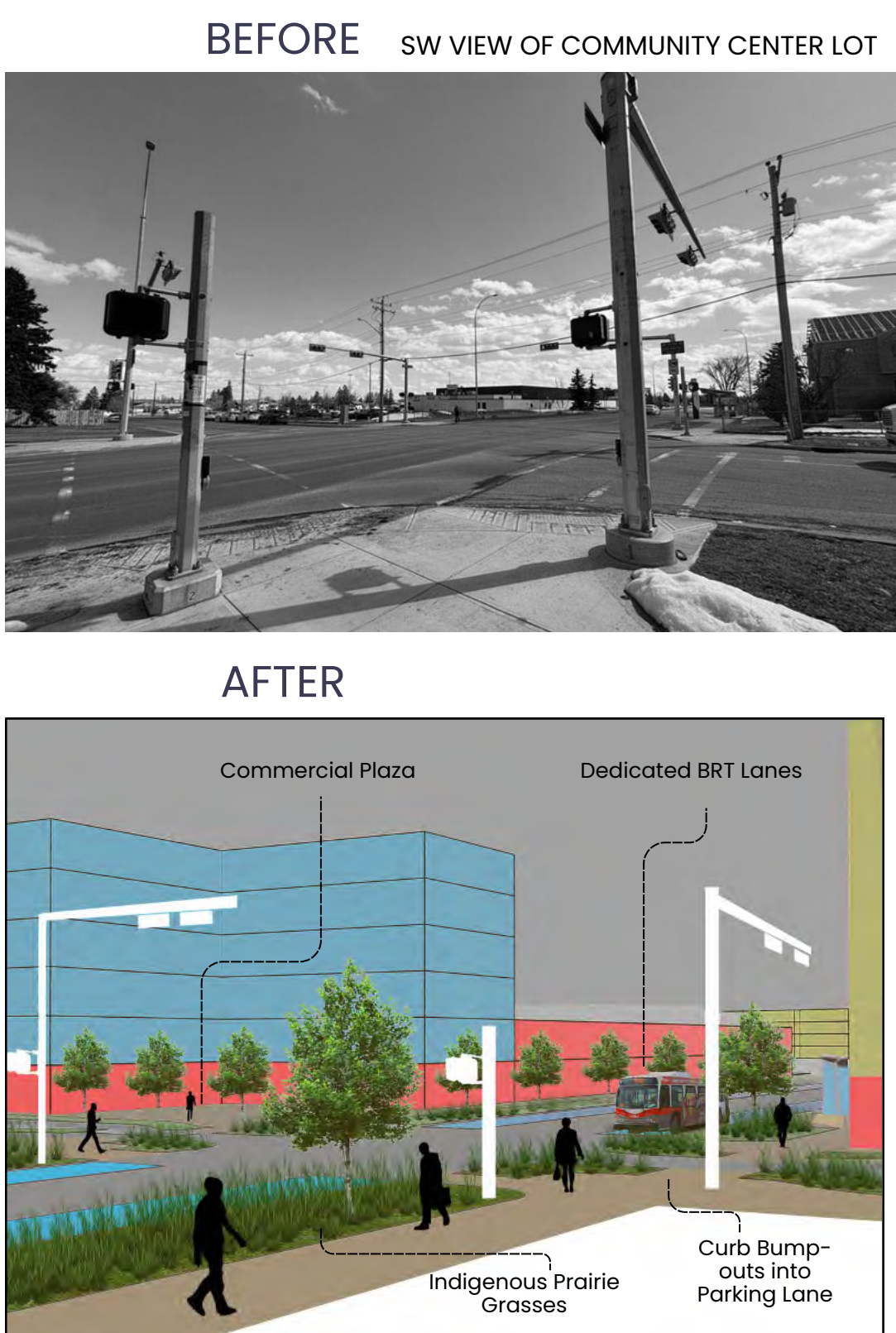
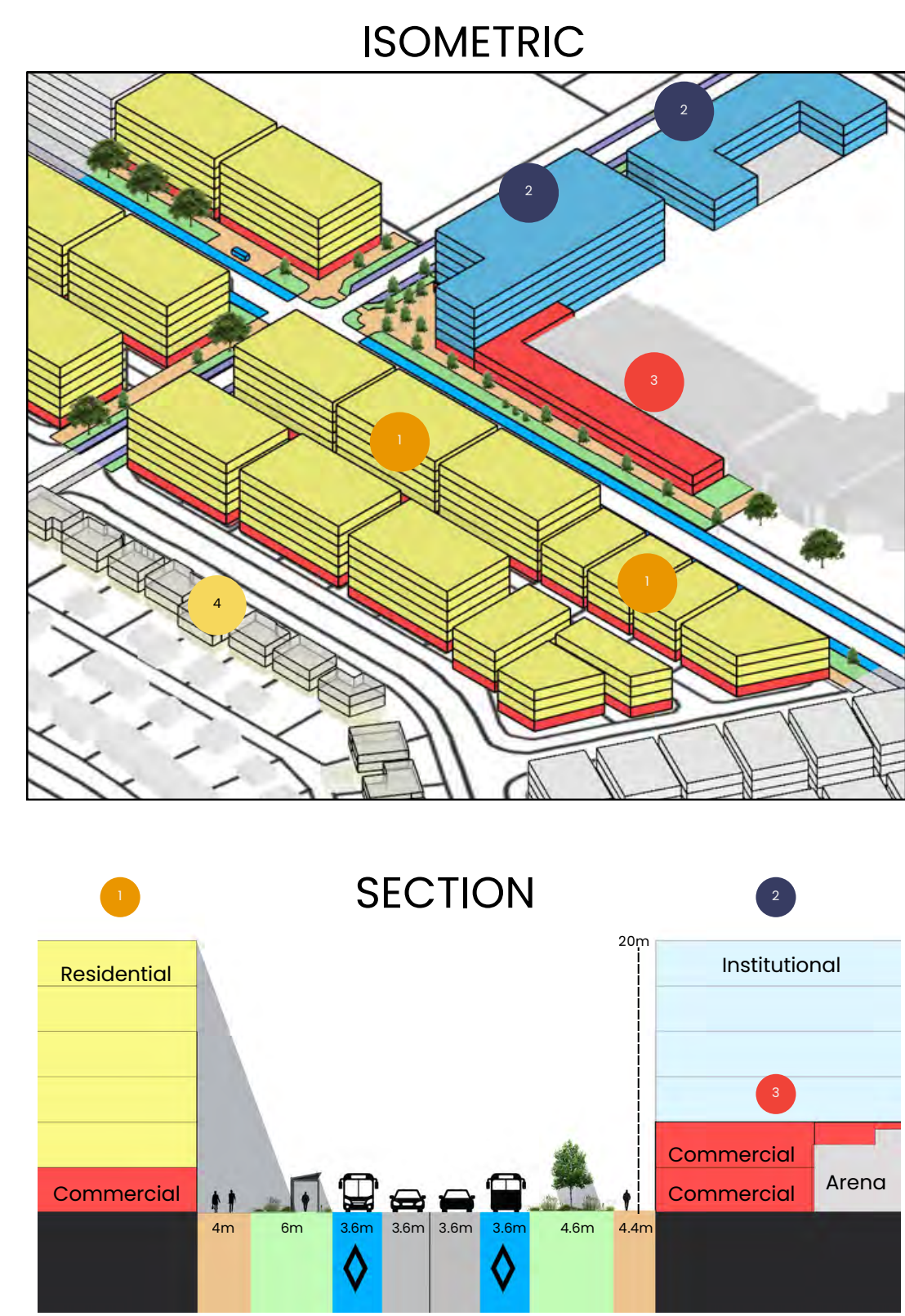
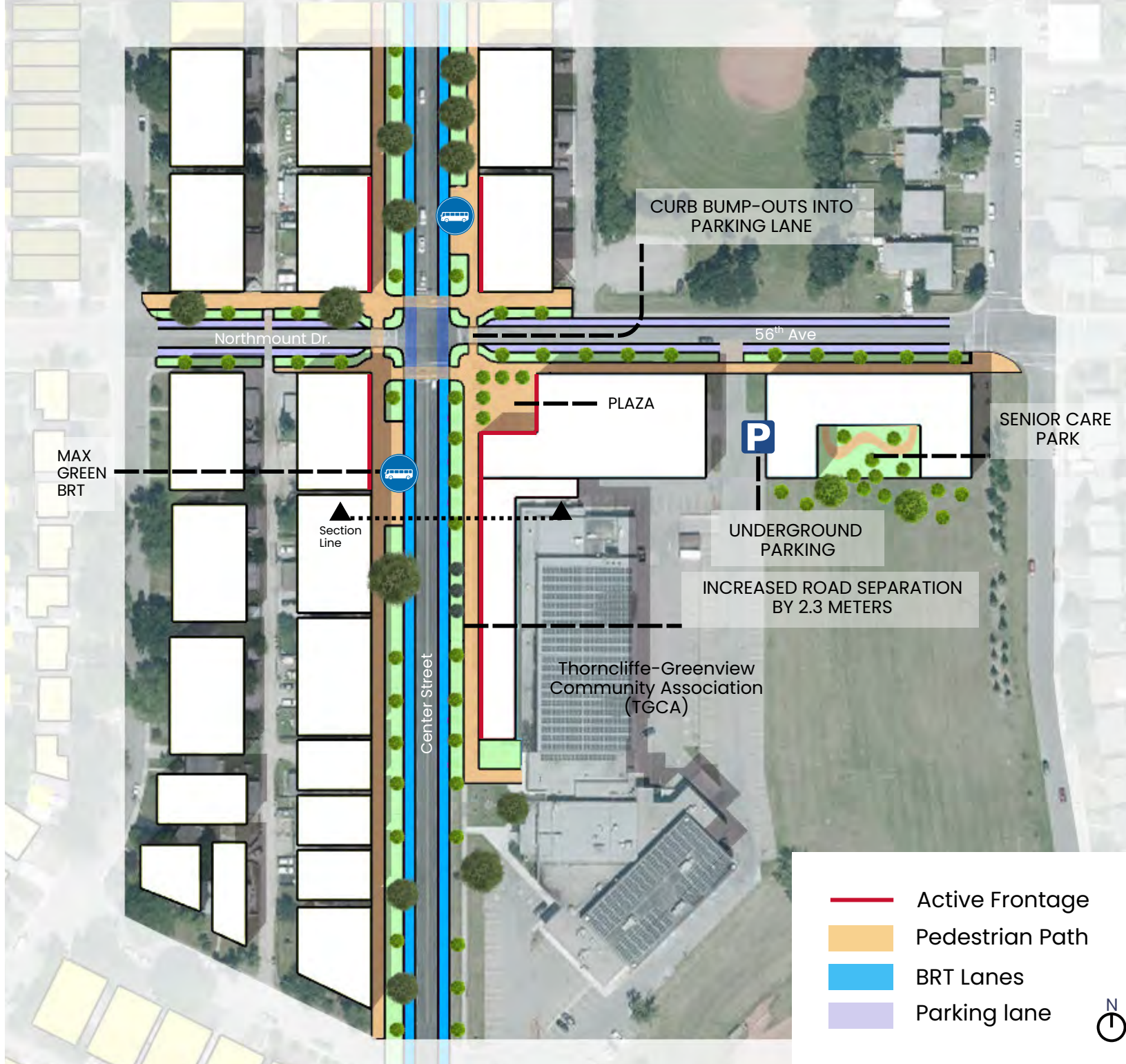


NEW BUILDING TYPES

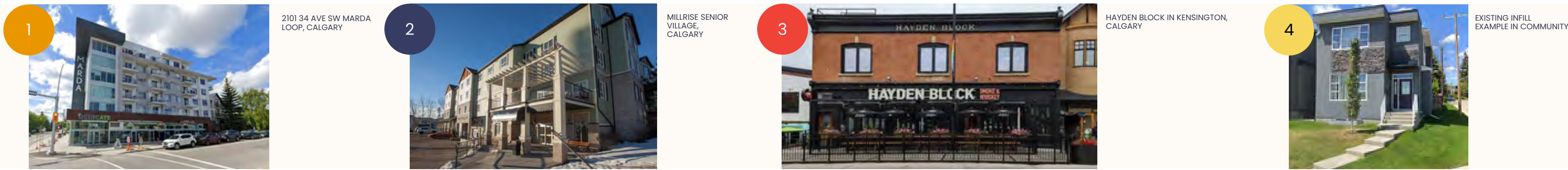


DESIGNS

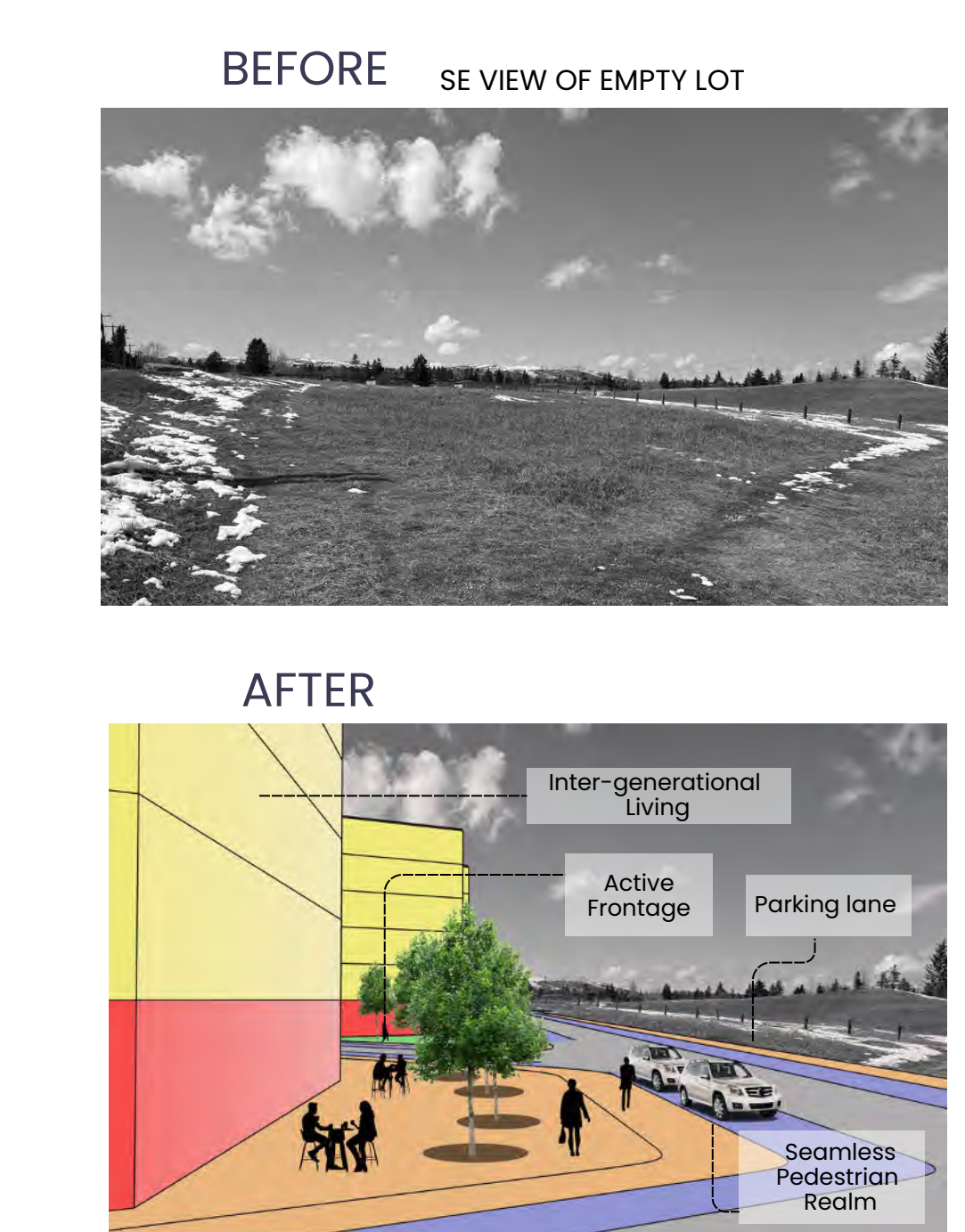
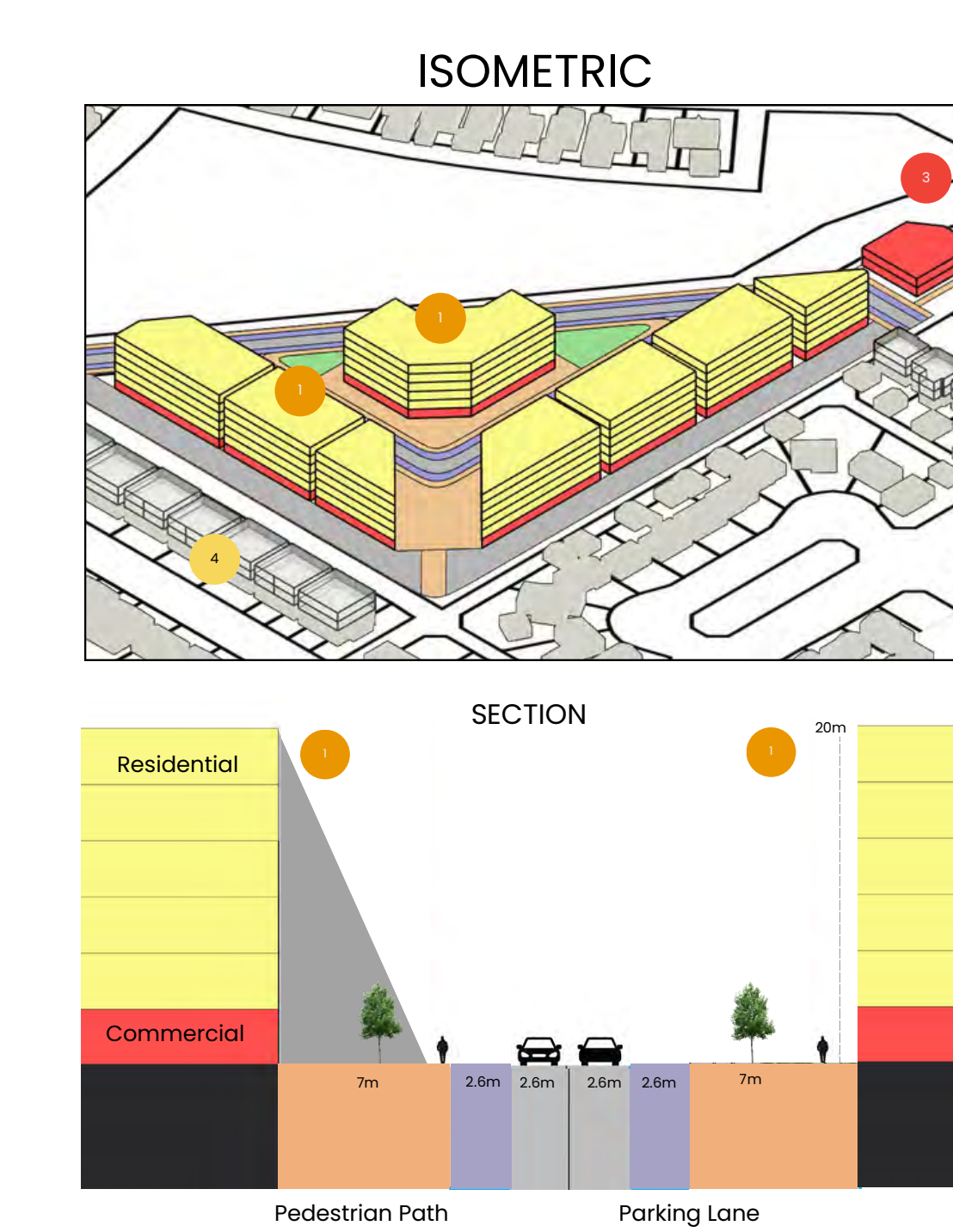
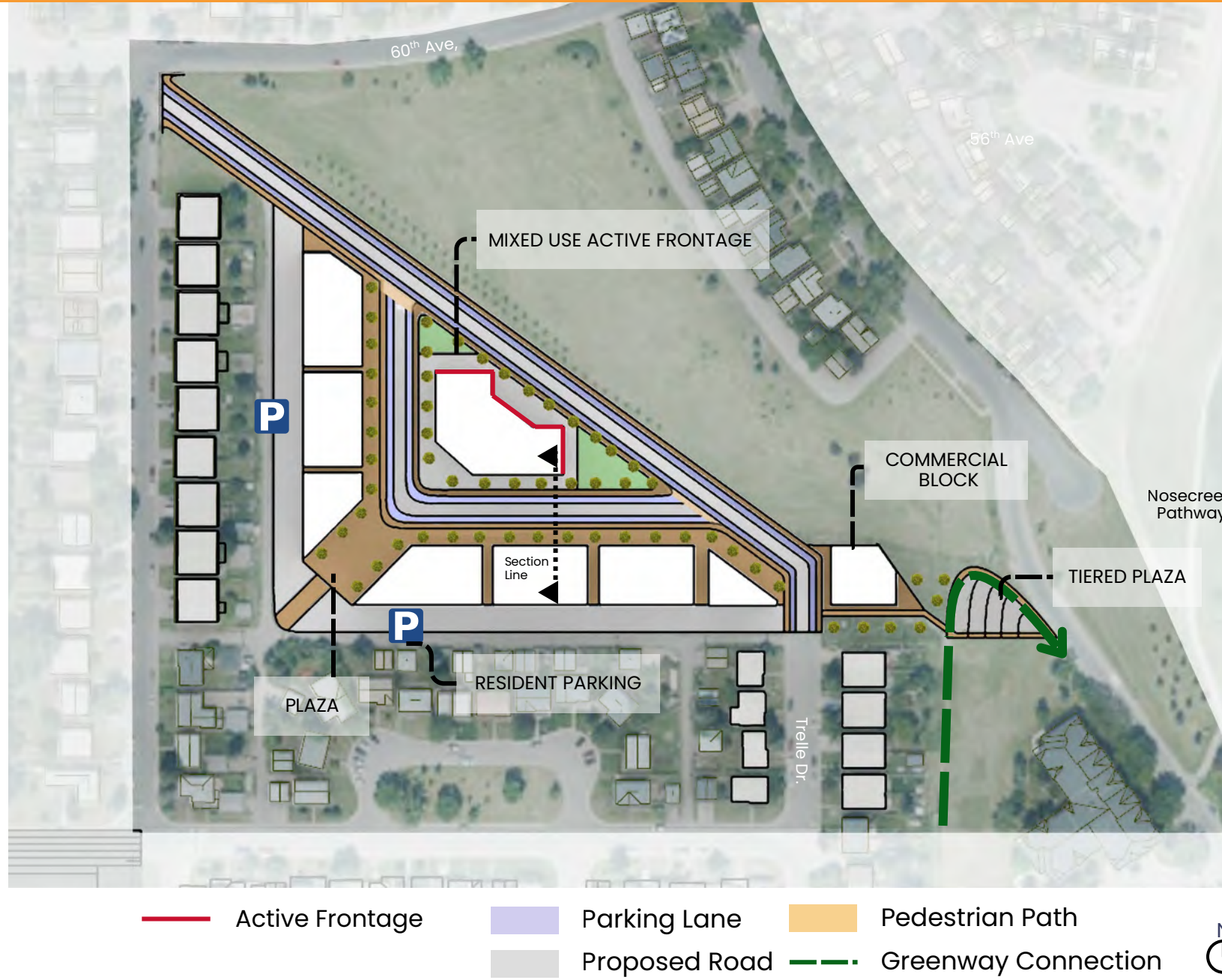
1 CENTER STREET, 56TH AVE PLAN



Precedents



2 MIXED-USE SENIOR VILLAGE PLAN



Precedents



BENEFITS

NON-MARKET AGING-IN-PLACE OPTIONS



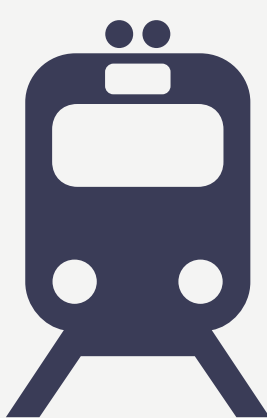
- Fills gap in market and non-market housing supports for seniors
- Affordable and reliable complex needs solution
- Integration of seniors into community activity hub

EXPANDED INVESTMENT INTO SERVICES PROGRAMS



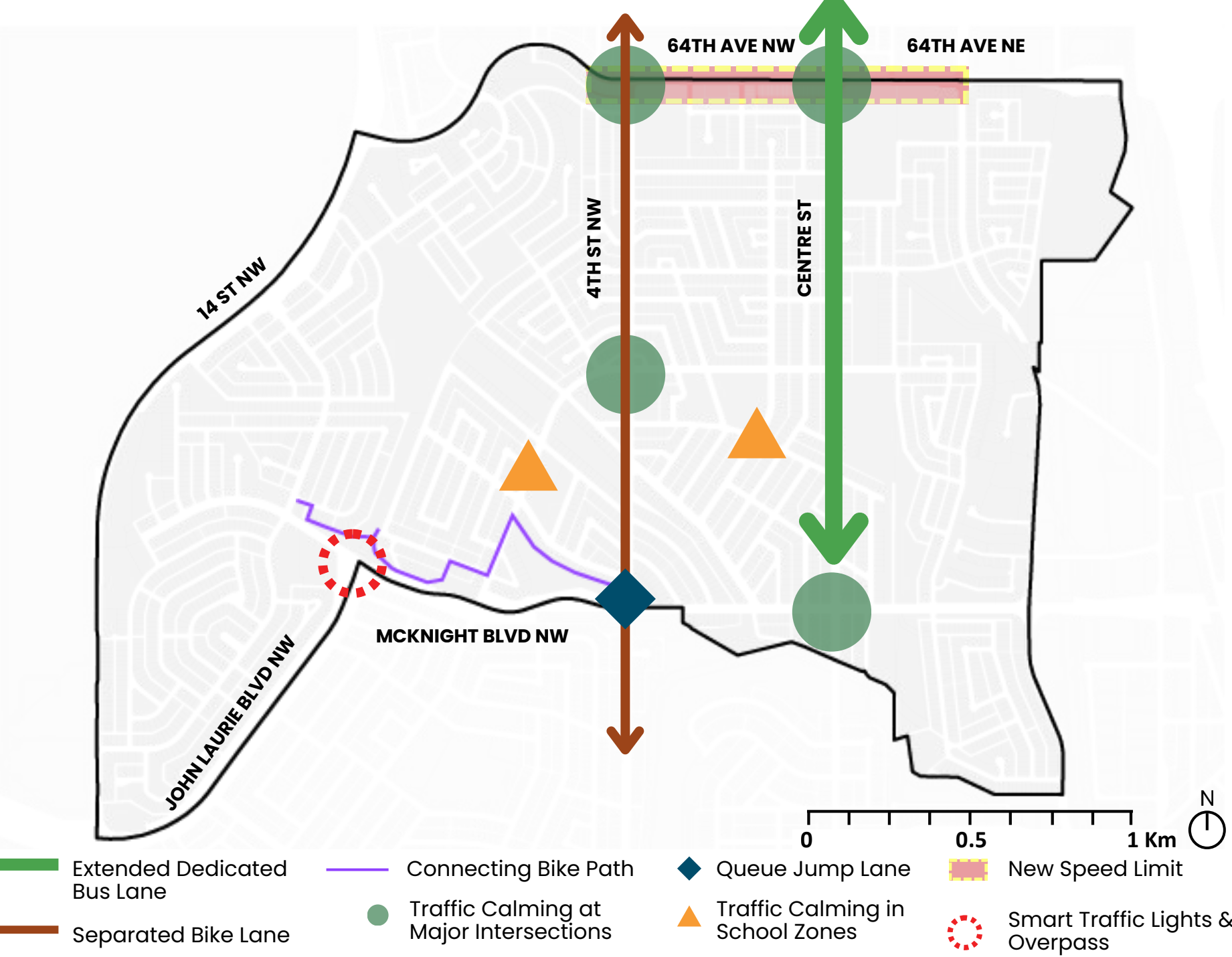
- More foot traffic through public realm enhancements and density
- Increase in revenue for the TGCA through street activation, and commercial rent
- Opportunity to expand programs or amenities offered for the community

DEVELOPER READY TOD



- Provides more flexibility for the market
- Increases developer options
- Creates a desirable location that utilizes the natural landscape
- Becomes TOD ready for future Greenline LRT

INTERVENTIONS MAP



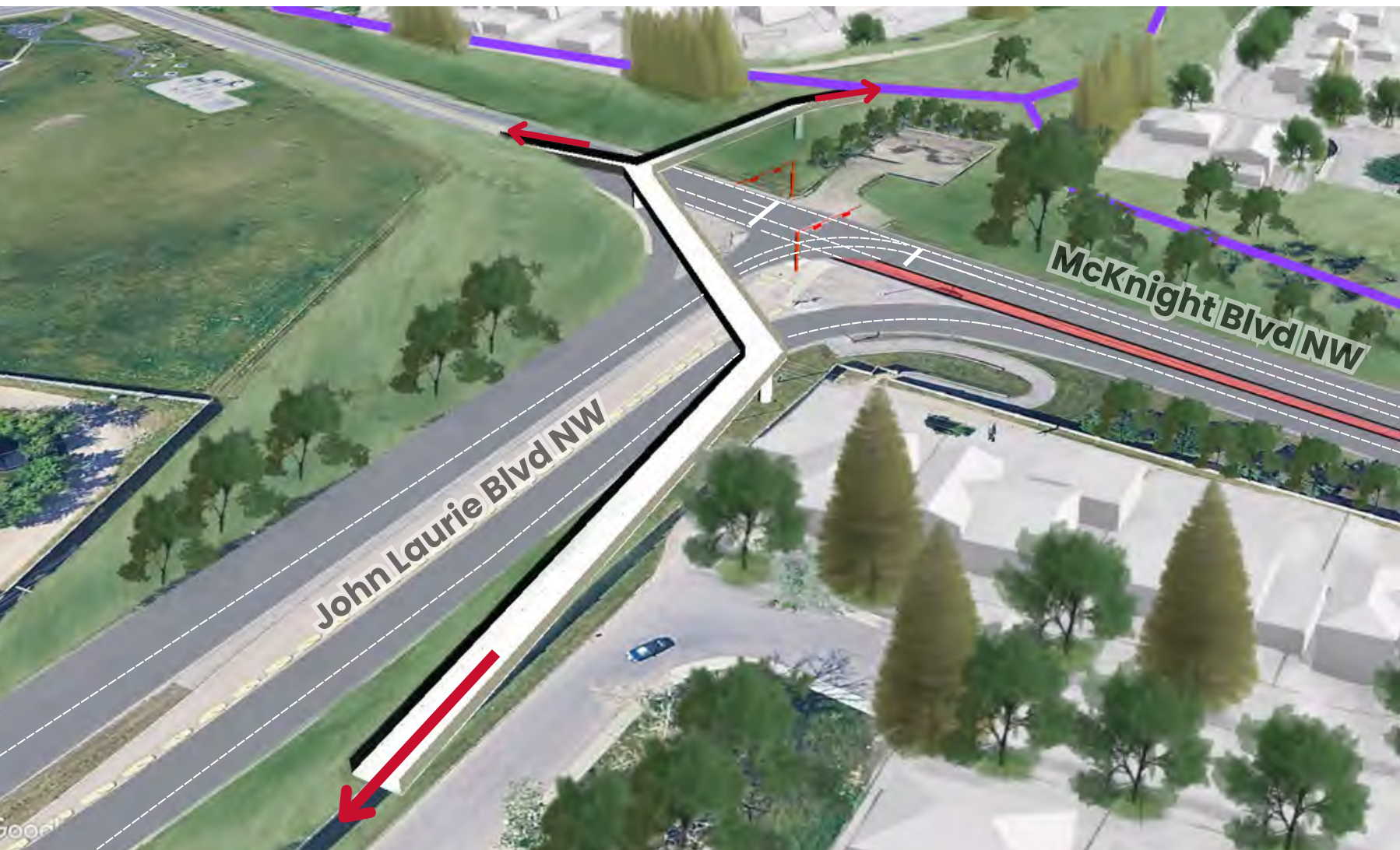
KEY ISSUES TO SOLVE



CONNECTING BIKE PATH



SMART TRAFFIC LIGHT



SMART TRAFFIC LIGHT CONCEPT

Situation	Peak Hours (7:00 - 9:00) (15:00 - 18:00)	Off-peak hours
Car waiting on 48 Ave NW	120s cycle; 48 Ave gets 7s green, extendable to 20s if needed.	About 30s wait; 48 Ave gets 7s green, extendable to 10s if cars are detected.
No car on 48 Ave NW	48 Ave stays red.	John Laurie stays green; 48 Ave stays red.
John Laurie Blvd	120s cycle; changes to red only when cars are detected on 48 Ave.	Stays green by default; 30s responsive off-peak cycle.

PEDESTRIAN SAFETY IMPROVEMENT

64 AVE & CENTRE ST



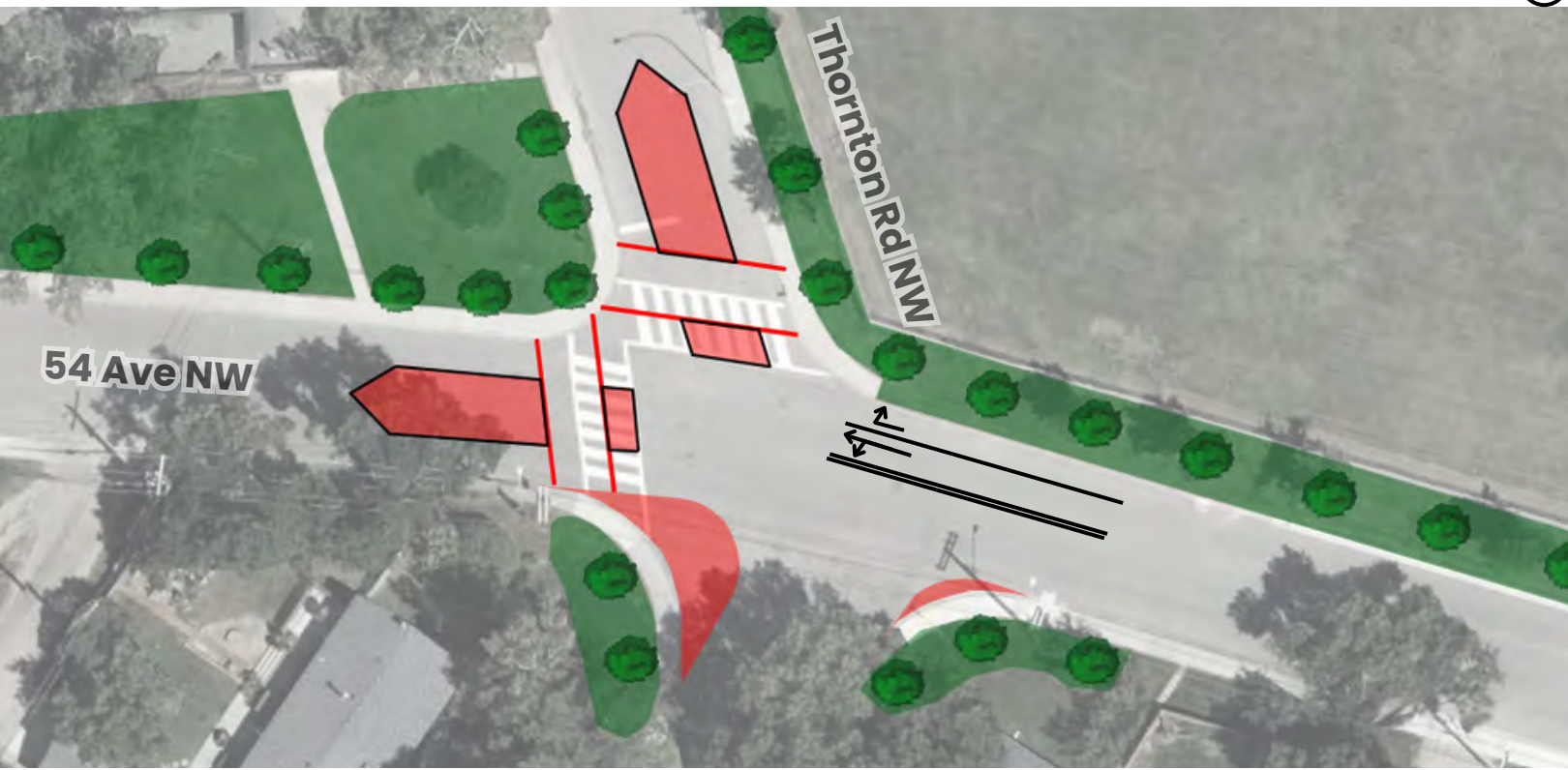
BEFORE



AFTER



54 AVE NW & THORNTON RD NW



BEFORE

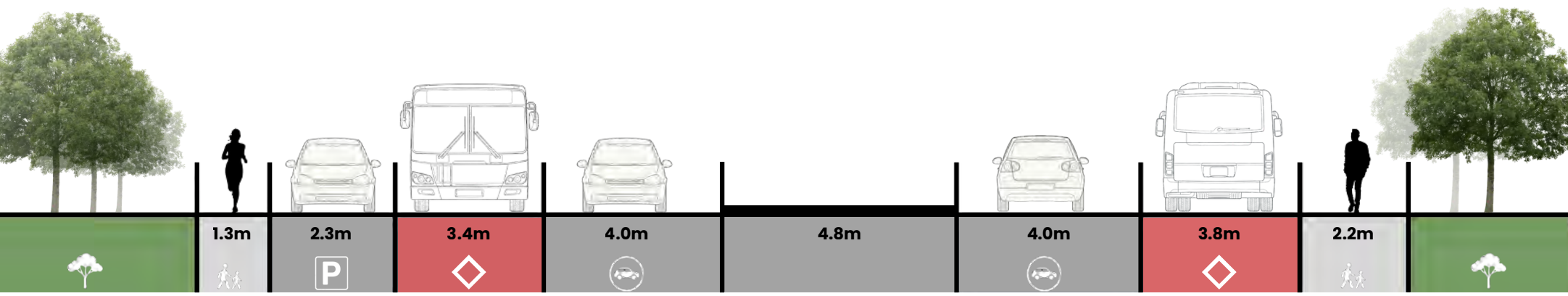


AFTER

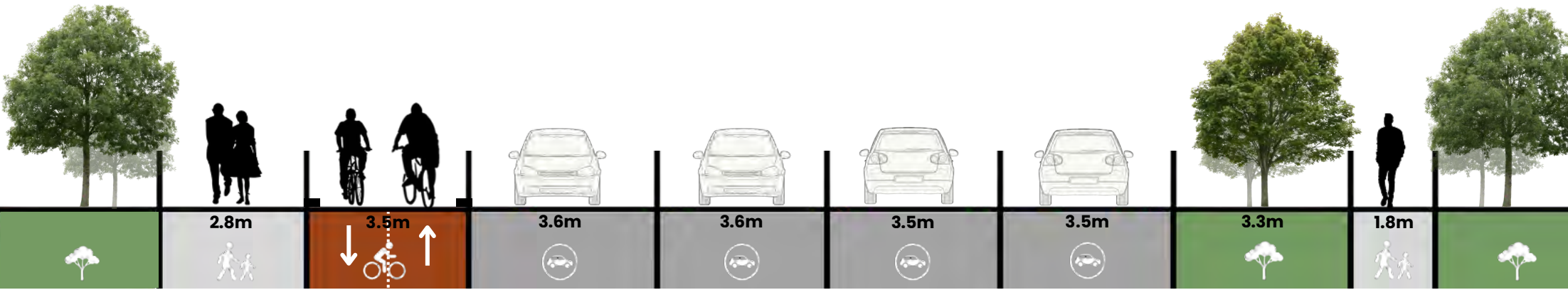
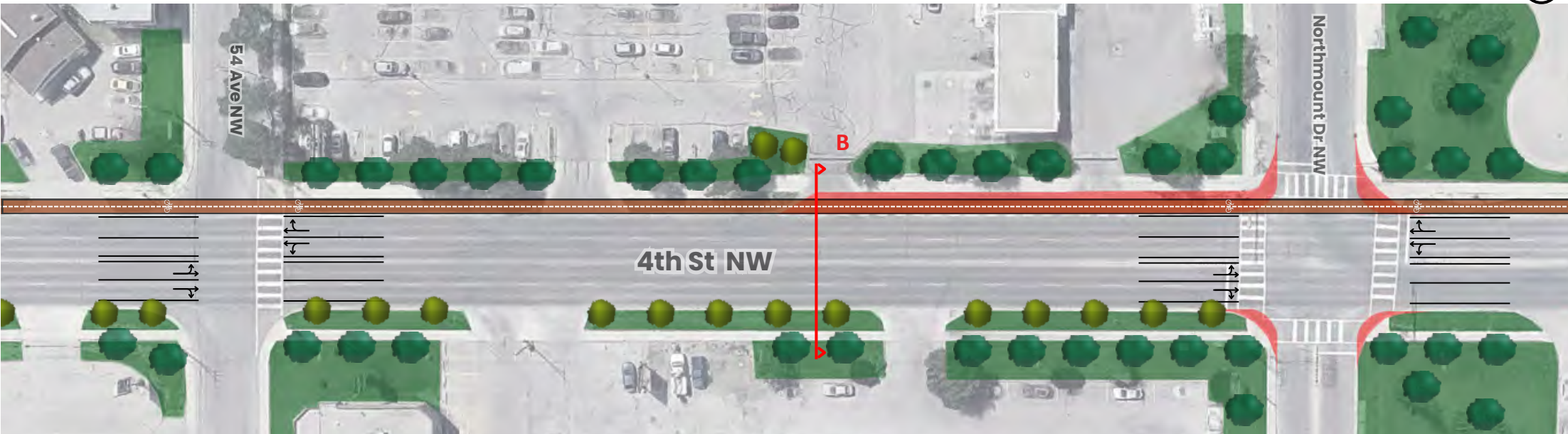


MAXIMIZING MOBILITY

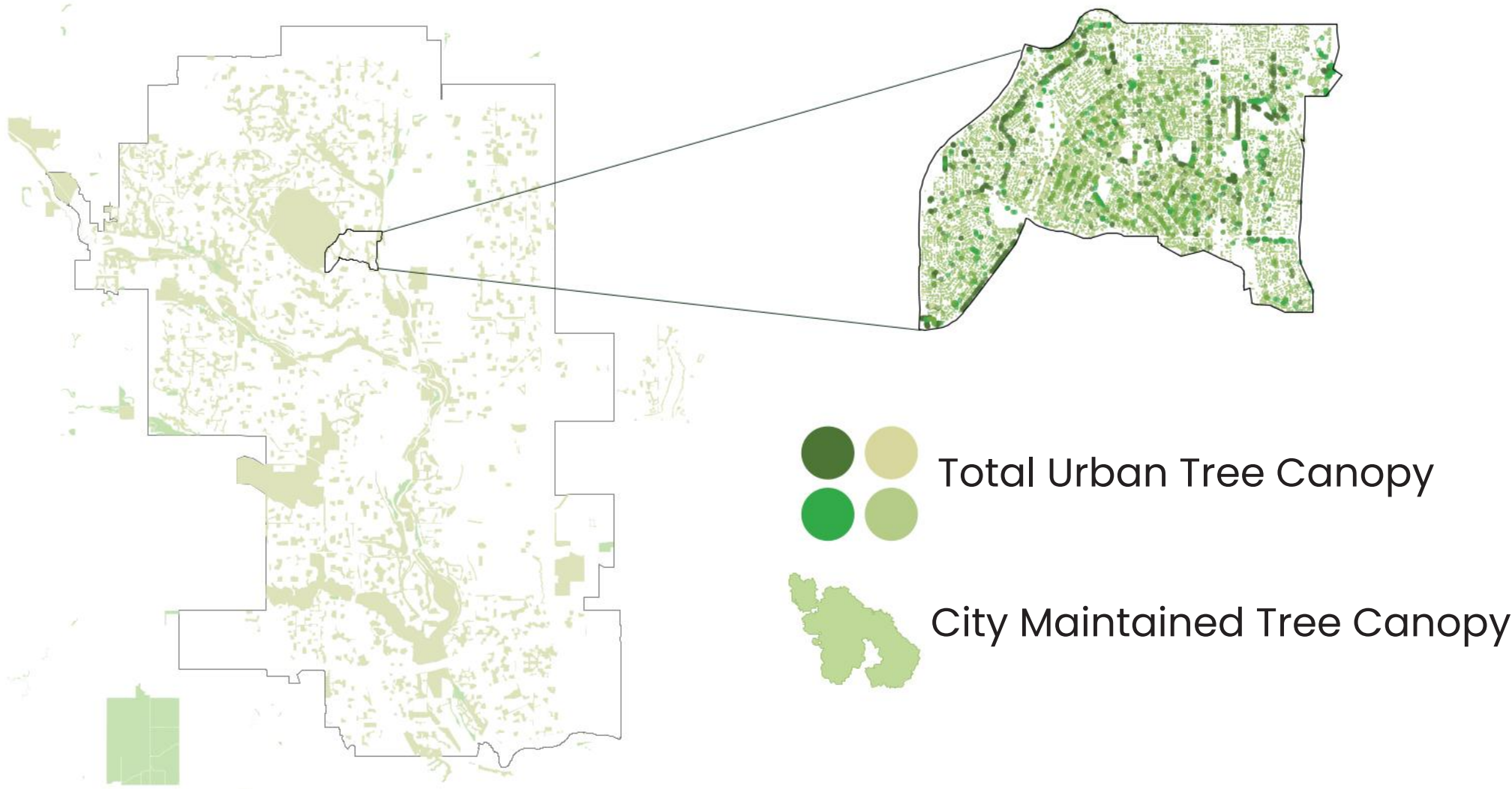
EXTENDED DEDICATED BUS LANE ON CENTRE STREET



SEPARATED BIKE LANE ON 4TH STREET



Calgary Context



Aja Sayers



American Elm



Northwest Poplar



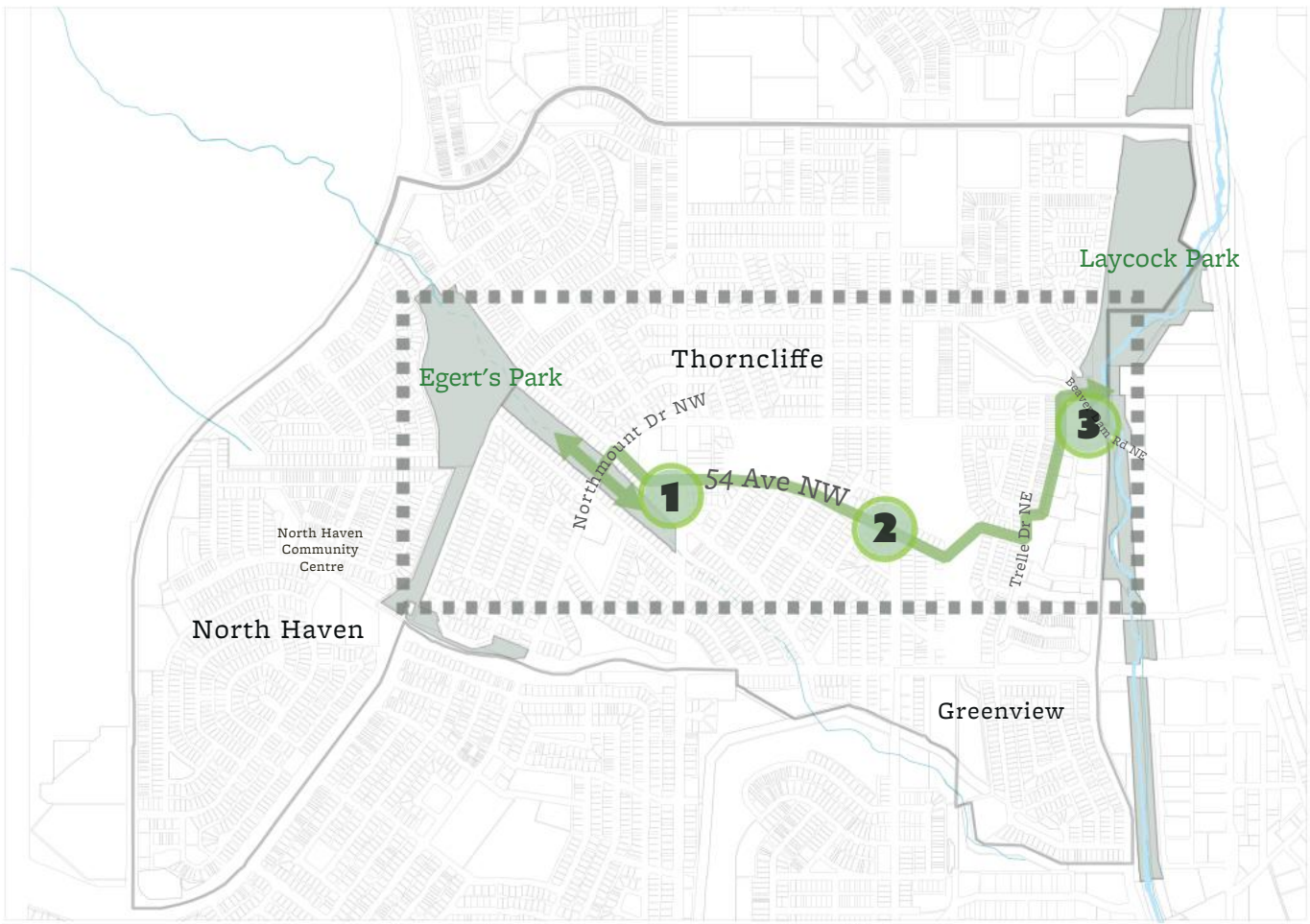
Colorado Blue Spruce



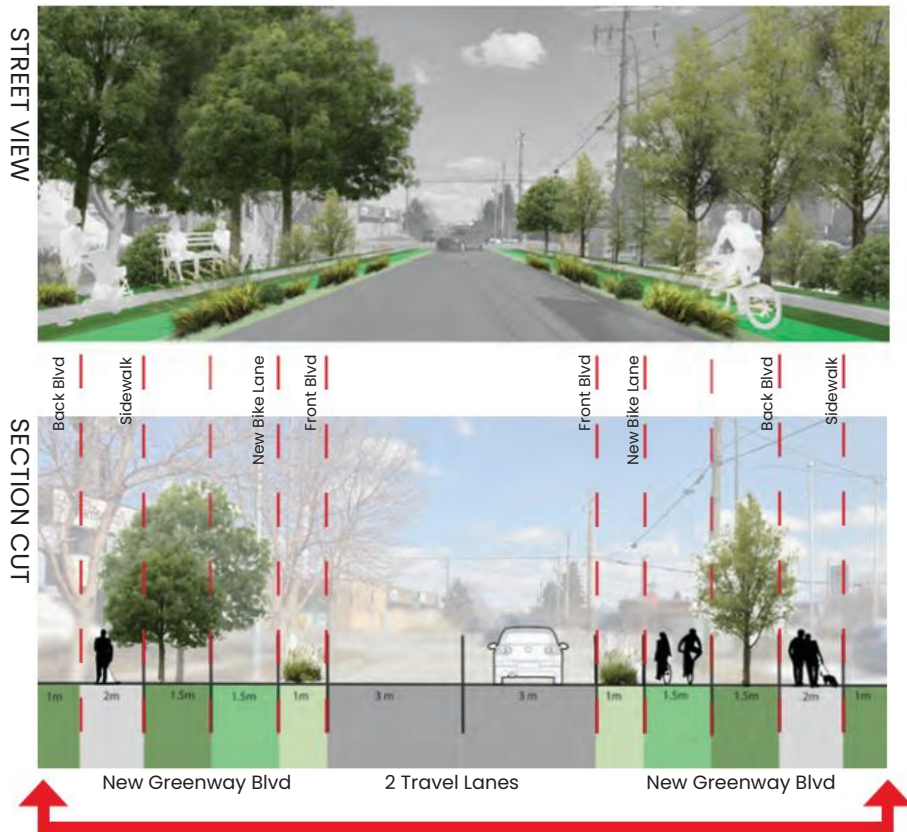
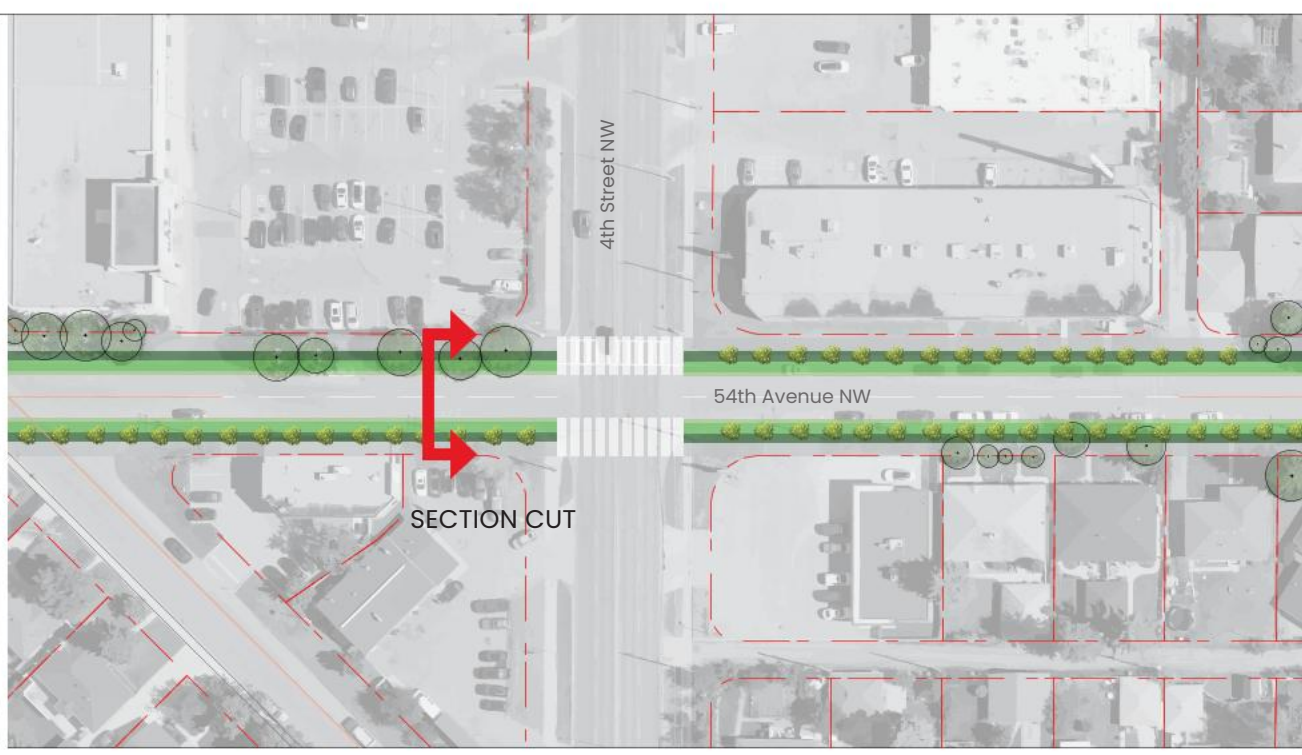
Aspen, Guardian Columnar

3
DESIGN
INTERVENTIONS

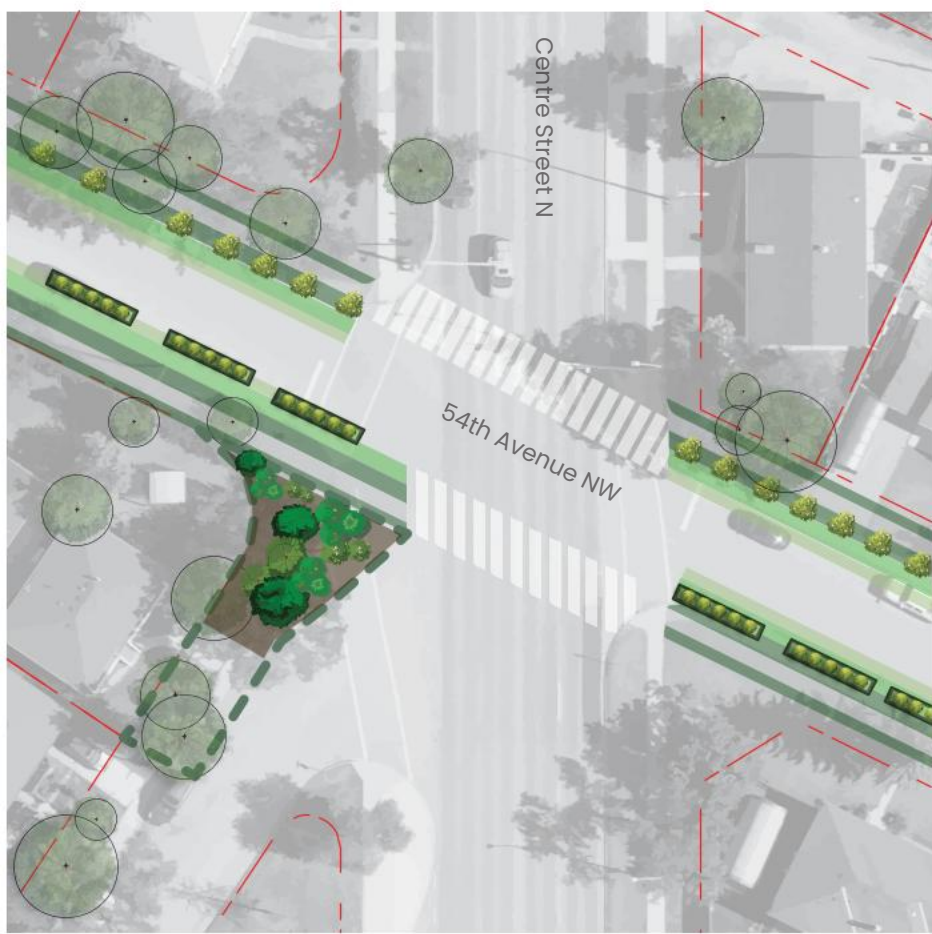
1
A NEIGHBOURHOOD GREENWAY CONNECTION



1
4th Street NW @ 54th Avenue NW



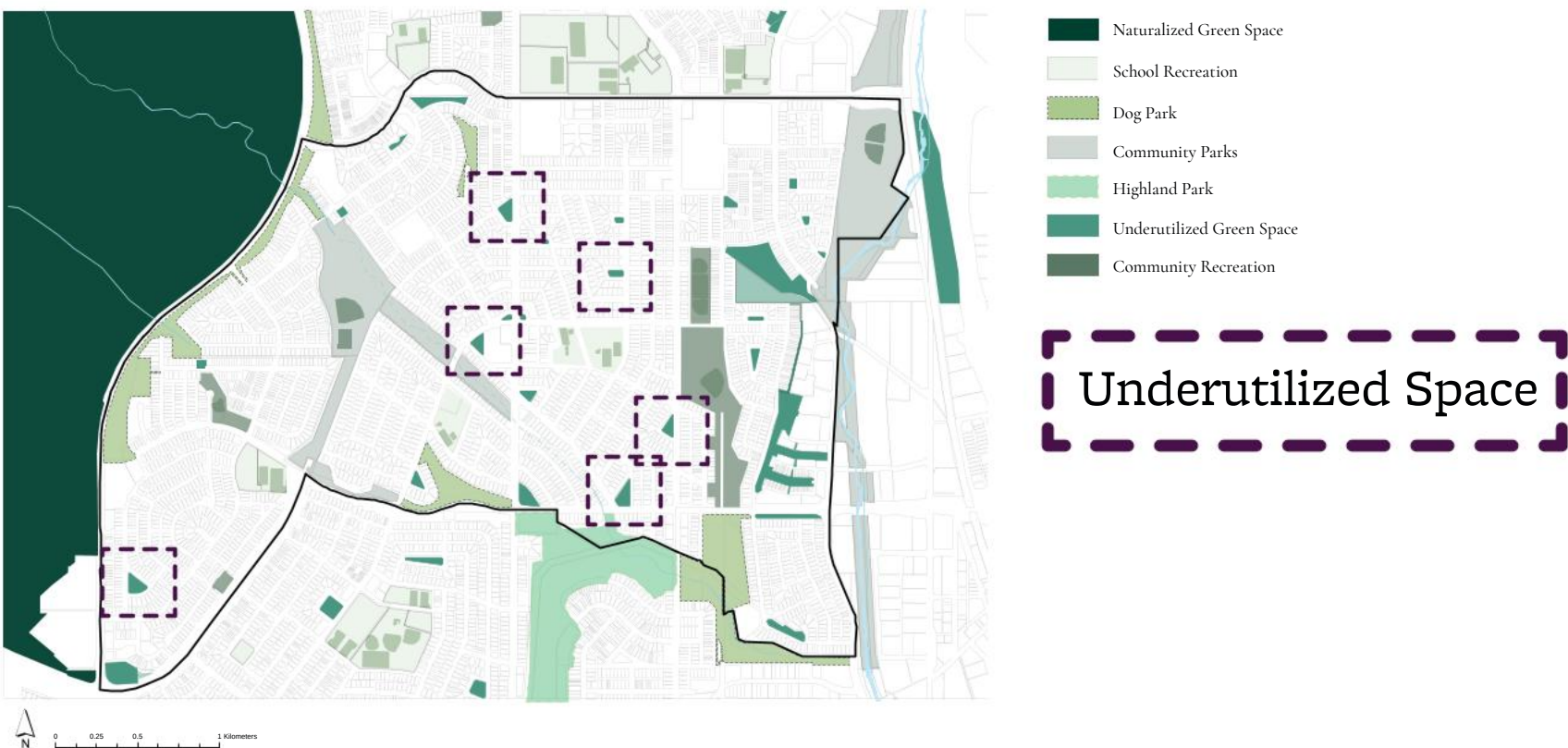
2
Centre Street N @ 54th Avenue NW



3
Narrow Passage Connection to Laycock Park



2
A CONSTELLATION OF ACTIVITY



Passive Recreation



Active Recreation



Fixed Chess Table



Nomad Walls, La Prairie, Ca



Table Tennis



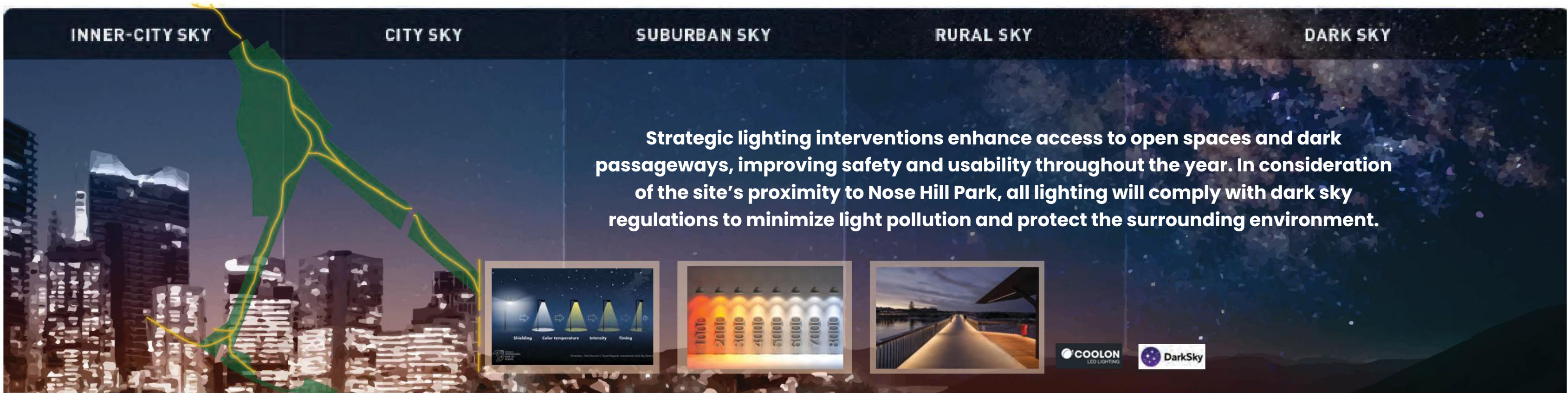
Warming Hut - Winnipeg, C



Smart rental kiosks offer on-demand access to recreational equipment, increasing accessibility to active programming while promoting flexible, low-barrier participation in shared public spaces.



3
LIGHTING INTERVENTIONS



First, parks that are possible candidates are handicapped because of insufficient diversity in their immediate surrounds, and consequent dullness; and second, what diversity and life are available are dispersed and dissipated among too many different parks, too similar in purpose to each other.

- Jane Jacobs
The Death and Life of Great American Cities

