Parkdale Neighbourhood Activity Centre

AREA REDEVELOPMENT PLAN

PROPOSED
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                  P.O. Box 2100, Stn “M” #8115
                  Calgary, Alberta T2P 2M5

Phone: 311 Or Outside Calgary 403-268-2489

Fax: 403-268-4615
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About this Plan

The Municipal Development Plan (MDP) supports the creation of Local Area Plans to help guide redevelopment in developing and established communities. This document, called the Parkdale Neighbourhood Activity Centre Area Redevelopment Plan, provides policy and vision for the future redevelopment within the study area boundary shown on Map 1. This Neighbourhood Activity Centre (NAC) was established as part of the approved South Shaganappi Communities Area Plan.

Who uses this Plan?

This plan should be used during development application review, as well as during the design and implementation of public realm infrastructure such as sidewalks and roads. The users of this document may include:

- Implementation Planners
- Community Associations
- Developers
- City Departments (Roads and Transportation)

How this plan is adopted

The Municipal Government Act (MGA) enables municipalities to create statutory and non-statutory planning policies to guide redevelopment through a set of rules and guidelines. Statutory policies are commonly known as Area Redevelopment Plans, which exist in many different areas of Calgary. Often these cover entire communities, but they can also be used to provide guidance in smaller areas - as in this case. This plan will be adopted as an Area Redevelopment Plan as defined in the MGA.

Authority of the Plan

ARPs are adopted by bylaw passed by Council in accordance with the Municipal Government Act (MGA). Section 635 of the MGA states that an area redevelopment plan must describe:

a) the objectives of the plan and how they are proposed to be achieved,

ii) the proposed land uses for the redevelopment area,

iii) if a redevelopment levy is to be imposed, the reasons for imposing it, and

iv) any proposals for the acquisition of land for any municipal use, school facilities, parks and recreation facilities or any other purposes the council considers necessary;

b) may contain any other proposals that the council considers necessary.
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Map 1. ARP Boundary

Legend

- ARP Boundary
**Objectives of the Plan**

The Plan is future-oriented and depicts how the area is to be developed over an extended time. No specific timeframe is applied to the Plan, although some redevelopment is expected within a 25 to 30 year horizon.

The main elements that the Plan are:

- a long-term vision for the redevelopment and improvement of the area.
- Based on the vision, a design concept is provided to address parking reconfiguration and public realm improvements for Parkdale Crescent NW.
- Promotes the use of Low Impact Development technologies.
- Provides policies for land use, urban design, and mobility.
- Identifies key pedestrian and bike linkages through the Plan area.
- Provides key action items required to realize the vision.
- Provides a clear design approach for new development, which will guide decision makers including Council, Administration, Calgary Planning Commission and the Subdivision & Development Appeal Board on Outline Plan/Land Use Amendment and Development Permit applications.
- Provides the basis on which development proposals will be evaluated.

**Map Interpretation**

Unless otherwise specified within the Plan, the boundaries or locations of any symbols or areas shown on a map are approximate only, not absolute and shall be interpreted as such. They are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries such as property lines or road and utility rights-of-way.
Public Engagement

This Plan was prepared using ideas generated through community engagement, which have been translated into the specific policies and design ideas illustrated throughout this Plan.

Public engagement during development of this Plan consisted of:

- Community ‘Sounding Boards’
- Walking Tour
- Visioning Exercise
- Community Association and Business Group meetings
- Feedback Session
- Information Session

Figures 1 and 2 describe some of the most common words used to describe what people liked about the area, and what people thought required a change. Detailed engagement information is contained within the Parkdale Village Centre: Initial Engagement Report, which was completed during the early stages of the ARP development.

Summary Wordcloud created by the community: What do you like about Parkdale Village Centre?

Summary Wordcloud created by the community: What are things that need to be changed?
These images represent some of the improvements envisioned for Parkdale

**Bring in LID***

**Create** Active Edges and **allow** Mixed Use

**Create** a Gathering Space

---

* Low Impact Development (LID)

Two LID technologies are proposed for Parkdale. Firstly, the use of Silva Cells in which street trees would be planted. Secondly, the use of Rain Gardens along the edge of Sidewalks. Both systems provide vegetation, while also capturing stormwater runoff from the street, which is filtered through soils layers, and ultimately directed back into the Bow River. Other infrastructure improvement are provided throughout this Plan.
Land Use

Parkdale has a diverse mix of land uses ranging providing for single family housing, semi-detached, multi-family mid-rise buildings, and a range of retail, commercial, and automotive services. Future land uses within the study are envisioned as remaining the same, except for the commercial areas in Parkdale Crescent NW and along 3rd Avenue NW where opportunities residential units are encouraged above ground floor retail/commercial uses. Map 2 provides a general land use concept for this area.

Policy

1. Future development in the mixed-use area is encouraged to provide:
   a) Ground floor retail and commercial
   b) Residential units above grade
2. Appropriate land use districts for the Mixed Use area include: M-X1, M-X2, C-N1, and C-N2.
3. Retail uses under 300 m2 shall be allowed for M-X1 and M-X2 districts.
4. The following uses are discouraged in the plan area:
   1. Addiction Treatment
   2. Assisted Living
   3. Counselling Service
   4. Custodial Care
   5. Office
   6. Residential Care
**Urban Design**

Due to the success of the unique local services provided for in the area, Parkdale has become both a local and regional destination. To ensure future development contributes to the further improvement in the quality of the area, the following policies should be considered.

**Policy**

1. Future development shall:
   a) Maintain distinct residential and commercial edges as shown on Map 3.
   b) Provide transparency through the use of glass at grade on all ground levels.
   c) Use high quality and durable materials such as brick and stone at grade.
   d) Not be more than 4 storeys (16 metres) in height.
   e) Have a 4 metre front setback for patios, or a 0 metre setback where no patios are proposed (See Fig 1, Page 12).
   f) Signage should be designed to improve the appearance of the area. Front-lit signs of a high quality design are acceptable.

**Action Items**

1. Encourage the addition or replacement of artistic bike racks.
2. Increase sidewalk widths to incorporate rain gardens and trees to both beautify the area and improve the storm water quality being diverted to the Bow River.
3. Encourage partial seasonal road closures in Parkdale Crescent to encourage the use of outdoor space for patio or other activities.
4. Support seasonal use of public right-of-way in Parkdale Crescent for expanded patios. (Licence of Occupation applications required)
5. Improve quality of stormwater runoff for Parkdale Crescent through the use of Low Impact Development Technologies.
6. No drive-throughs are permitted within the Plan area.
7. Corner buildings located at Parkdale Crescent NW and 3rd Avenue NW should be prominent and act as an architectural landmark.
Figure 1: Cross section illustrating edge desired along 3rd Avenue NW and Parkdale Crescent NW

Outline of building with 0 metre setback

Building
0-4 Metre Setback
Sidewalk
Parking

Figure 2: Existing public realm

Figure 3: Proposed Public Realm Concept

Patios
Sidewalk
Perpendicular Parking
Mobility

Local and regional visitors to Parkdale arrive through a variety of modes including on foot, cycle, transit, and automobile.

Policies

1. New development shall provide required parking on-site.
2. Parking and loading shall be accessed from the rear lanes.

Action Items*

1. Create an additional controlled pedestrian crossing at the location identified on Map 4.
2. Ensure that City Administration consults further with the Parkdale Community regarding any proposed redesign of 3rd Avenue NW.
3. Improve the quality of transit stops along 3rd Avenue NW through the addition of transit shelters with seating.
4. Close one vehicle access from southbound 3rd Avenue NW as shown on Map 4.

*Roles and responsibilities for action items are highlighted on Table 1 on Page 18 of this Plan.
Public Realm and Parking

Parking is key to the success of the local businesses within Parkdale. However, there is a desire to improve the quality of the public realm, as evidenced in the public feedback shown in Appendix A. To ensure there is a balance between both parking and public realm, a reorientation of parking is proposed, which is also shown in the preferred Design Concept for Parkdale Crescent NW on (Fig 6, Page 16).

Policy

1. No new drive-throughs are permitted within the Plan area.

Action Items

1. Support the reorientation of parking stalls so they are perpendicular to the sidewalk in Parkdale Crescent NW

2. Create a hammerhead at the back of Parkdale Crescent NW to allow for two point turns for exit traffic.

3. Create additional on-street parking stalls on 3rd Avenue NW.

4. Improve the quality of the laneway areas to encourage use of parking located behind buildings.

5. Provide for improved accessibility through providing wheelchair accessible parking stalls.

Fig 4: Existing parking configuration in Parkdale Crescent NW

Fig 5: Preferred parking configuration in Parkdale Crescent NW
S-PARK - A Seasonal Public Space for Parkdale Crescent

The modes of transportation used to access the local shops and services differ with the change of seasons. Businesses have indicated that in the summertime, transactions are more frequent. This is due to an increase in pedestrian and cycling visitors to the area, both local and from the river pathway system.

The proposal of a permanent public space within Parkdale Crescent raised concerns over businesses losses associated with parking reductions. As an alternative, a temporary seasonal public space, called a S-PARK, would help create a public space during the warmer months when more people frequent the local shops and services.

A S-PARK is a publicly accessible space. The intent is to liven the public realm, by creating opportunities for community building and neighbourliness, providing temporary open space to supplement neighbourhoods where public open space is lacking and to create a new sense of place within Parkdale, while the automobile cells, which would help the City of Calgary achieve

Actions:

1. Working with the community association and businesses in Parkdale, find a suitable location within Parkdale Crescent to pilot a S-PARK during the spring and summer months (May-September)
Design Concept

The following design concept was developed based on information gathered at a planning workshop during the development of this Plan. The concept illustrates a potential future for Parkdale Crescent NW which balances parking with an improved public realm. This concept incorporates LID Technologies, such as silva cells, which would help the City of Calgary improve the quality of stormwater runoff.

Key elements of the design include:

- Increasing the sidewalk width
- Rearranging parking stalls to be perpendicular to the sidewalk
- Adding street trees that are planted in silva cells
- Adding rain gardens along the sidewalk edges
- Creating small outdoor seating areas for local residents and visitors
Area Redevelopment Plan

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Potential upgrades for 3rd Avenue NW in future
- Parking reconfiguration
- Low Impact Development Technologies
- S-PARK area

New signalized cross walk

Parking pad for food truck

*The notion of a “Riverlink” was brought up during public engagement of this Plan. This should be further explored through a design exercise in future when funding becomes available.
Key Ideas

1. Hammer-head for reversing and exiting Parkdale Crescent.

2. Perpendicular parking stalls to maximize stall availability.

3. Area to function as drive-through until future redevelopment occurs, at which time driveway will close and become parking.

4. Widen sidewalks to 3 meters in Crescent, and allow on-street parking on 3rd Avenue NW in future. Should the drive-through oil change site redevelop in future, close access from the Crescent and complete sidewalk and parking stalls.

5. Create a new crosswalk to connect Parkdale across 3rd Avenue NW.

6. Businesses should improve the parking areas off the rear lanes to encourage use by customers.
Area Redevelopment Plan

Parkdale Neighbourhood Activity Centre PROPOSED

- Perpendicular Parking and seasonal S-PARK Zone
- Building Setback Zone
- Sidewalk and Tree zone
- Perpendicular Parking Zone
- Sidewalk Zone
- Building Setback Zone
- Drive Aisle
- P/L
- P/L
Actions

Implementation of the public realm improvements within this Plan may be achieved through a variety of processes and will likely be funded through several different sources, which will occur over a long period of time. The table below identifies specific improvement projects, timelines, costs, funding sources, and identifies an associated responsible City business unit, and in some cases identifies the Community as an initiator where small public realm interventions may be done by the local community residents through the Parkdale Community Association.

If funding becomes available from any of the sources in Table 1, there will be a process through which the City will work with the Community on more details relating to the design of infrastructure. This document is intended to help inform City Business Units about the agreed upon concept.

Table 1: Local Improvements List

<table>
<thead>
<tr>
<th>Improvement</th>
<th>Short</th>
<th>Medium</th>
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APPENDIX A - FEEDBACK

The following information summarizes responses from the feedback received at the Draft Parkdale ARP Open House. In essence, there is broad support for improvements to be made to Parkdale Crescent, however there were concerns raised by businesses that a parking loss would negatively affect their business.

What is your interest in Parkdale? I am a:

- Resident, 24, 83%
- Business owner, 2, 7%
- Staff, 0, 0%
- Landowner, 2, 7%
- Other, 1, 3%

Do you support using low impact development technologies to improve the public space in Parkdale Crescent?

- Yes, 23
- No, 6

Do you support the addition of a small public space within Parkdale Crescent if it means losing parking stalls to gain the required space?

- Yes, 25
- No, 4

Do you support the addition of a cross walk across 3rd Avenue as shown on the map?

- Yes, 24
- No, 3
Do you support the widening of sidewalks within Parkdale Crescent?

- Yes, 27
- No, 2

What is most important for successfully making Parkdale Crescent a local and regional destination?

- Parking, 1
- Public Realm, 12
- Both, 13
- Neither, 3

Which scenario do you think would be the best option for Parkdale?

- Scenario 1, 6
- Scenario 2, 1
- Scenario 3, 17
- Scenario 4, 1
- None, 1
Appendix B: Design Scenarios to the Parkdale ARP

Scenario 1

Scenario 1 proposes minor interventions to the activity centre. Parking configuration and sidewalks would remain the same as they are today. A new crosswalk could be built across 3rd Avenue NW.

The following four scenarios illustrate what Parkdale Crescent would look like if the policies and action items contained within the Parkdale ARP were followed, such as the 0-4 metre front yard setback, and building height rules for the land use districts that would be supported by the ARP. These scenarios provide four different potential designs for Parkdale Crescent which increase the amount of public space available. Using the feedback we receive from this open house, we hope to strike the right balance for public realm and parking. In the proposed design concept for Parkdale Crescent, which will be contained within the Parkdale ARP.

Key Ideas

1. Keep parking and sidewalks in their current configuration.
2. Create a new crosswalk to connect properties across 3rd Avenue NW.

<table>
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<th>Parking Summary</th>
<th>Current</th>
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Scenario 2 proposes a reconfiguration of Parkdale Crescent. Low Impact Development technologies with tree plantings are provided, as well as a wider sidewalk.

### Before vs. After

**Scenario 2**

1. Change road for turning and making Parkdale Crescent.
2. Pedestrian parking lots for enhanced staff usability.
3. Small parking areas, shortened bus stops, and widened roads.
4. Add sidewalks to 3 meters on Crescent and allow on street parking on 3rd Avenue NW in future. Should allow drive through of change management in future, clear access from the Crescent and connect sidewalk and parking area.
5. Add a new fire lane to connect Parkdale and 3rd Avenue NW.
6. Parking Summary

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Scenario 3 is similar to Scenario 2, but with an emphasis on creating a larger, more usable public space within the Crescent. Low Impact Development technologies with tree plantings are provided, as well as a wider sidewalk. A small public space for public use could be created with a small reduction of parking stalls.

Key Ideas:

1. Maintain existing park and garden setting, and existing Parkdale Crescent.
2. Maintain local parking stalls for commercial and amenity.
3. Use area for outdoor dining/weekends or parking for compact vehicles.
4. Large public sphere space with trees, benches, seating, bike parking, crossing, and connecting with roads.
5. Area to function as drive-through on 3rd Avenue NW and parkin
6. Maintain walkways to pedestrians on Crescent, and allow access to Crescent.
7. Large public sphere space with trees, benches, seating, bike parking, crossing, and connecting with roads.

Parking Summary:

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<td>10</td>
<td>-30</td>
<td>5</td>
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</table>
Scenario 4

Provides for a redesign of the parking area, but no public spaces.

**Before**

**After**

### Key Ideas

1. Remove head-in parking and existing Parkdale Crescent.
2. Reorient the parking stalls to maximize available footpath.
3. Area to function as drive through until future redevelopment occurs, or incline to street for easier parking.
4. Sidewalks widened to 3 meters on Crescent, end of Parkdale and Avenue N.
5. Sidewalks widened to 3 meters on Crescent, end of Parkdale and Avenue N.
6. Create a new crosswalk to connect Parkdale across to Avenue N.

### Parking Summary

<table>
<thead>
<tr>
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