

# ANALYSIS SUMMARY

The development of this plan involved an in-depth community analysis including a review of existing documents, digital data survey, site observation, and community visioning workshops amongst other things. The major findings from this analysis process established the direction and recommendations put forward in this plan. The findings can be categorized into assets and opportunities, and issues and constraint.



"We view cities as living things, always changing, evolving and in motion. Our team's vision is to create planning processes that reflect the ever changing nature of urban areas and to plan communities which allow for change over time."

- 1 PROXIMITY TO CITY CENTER & DESTINATIONS
- 2 MAIN STREET VIBRANCY
- 3 DEVELOPMENT POTENTIAL
- 4 HERITAGE & COMMUNITY BUILDINGS
- 5 LRT STATION & TRANSPORTATION OPTIONS
- 6 OPEN SPACE & STREET TREES



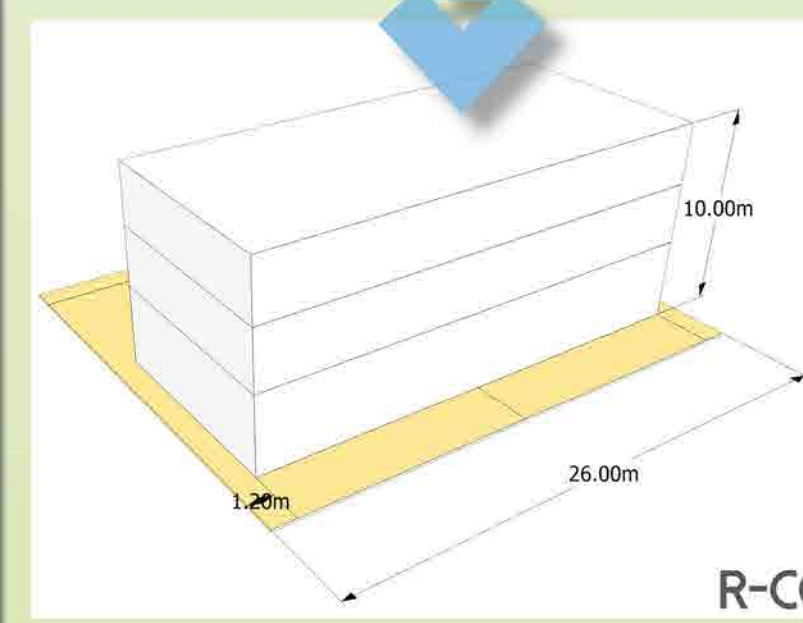
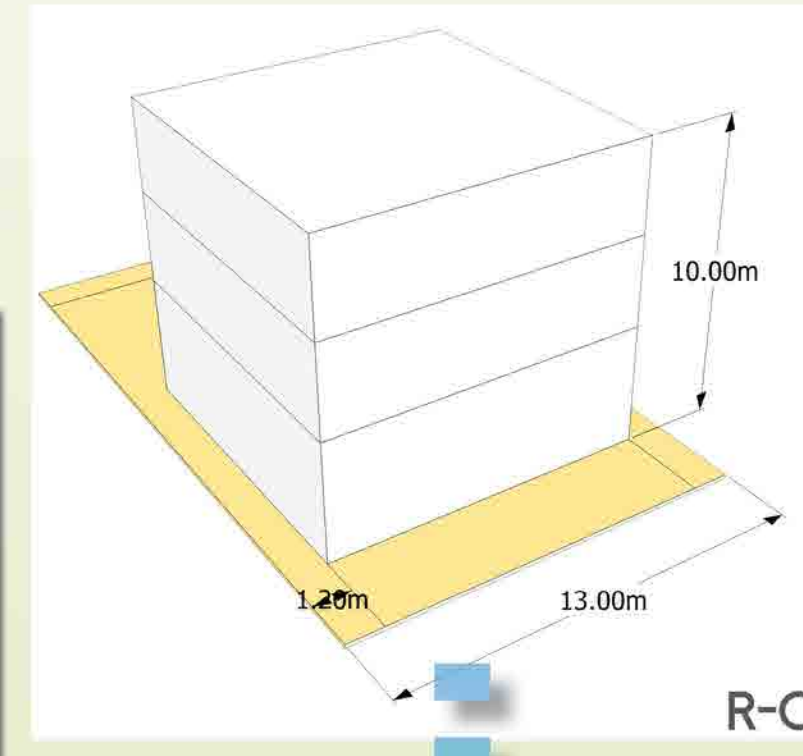
- 7 UNCLEAR ENTRANCES TO MAIN STREETS
- 8 INADEQUATE INTERSECTIONS / CROSSWALKS & CUT THROUGH TRAFFIC
- 9 GAPS BETWEEN MAIN STREETS
- 10 MEMORIAL DRIVE BARRIER
- 11 ISOLATION OF EAST RIVERSIDE
- 12 POOR CONNECTIONS TO DOWNTOWN & DESTINATIONS

## RESIDENTIAL

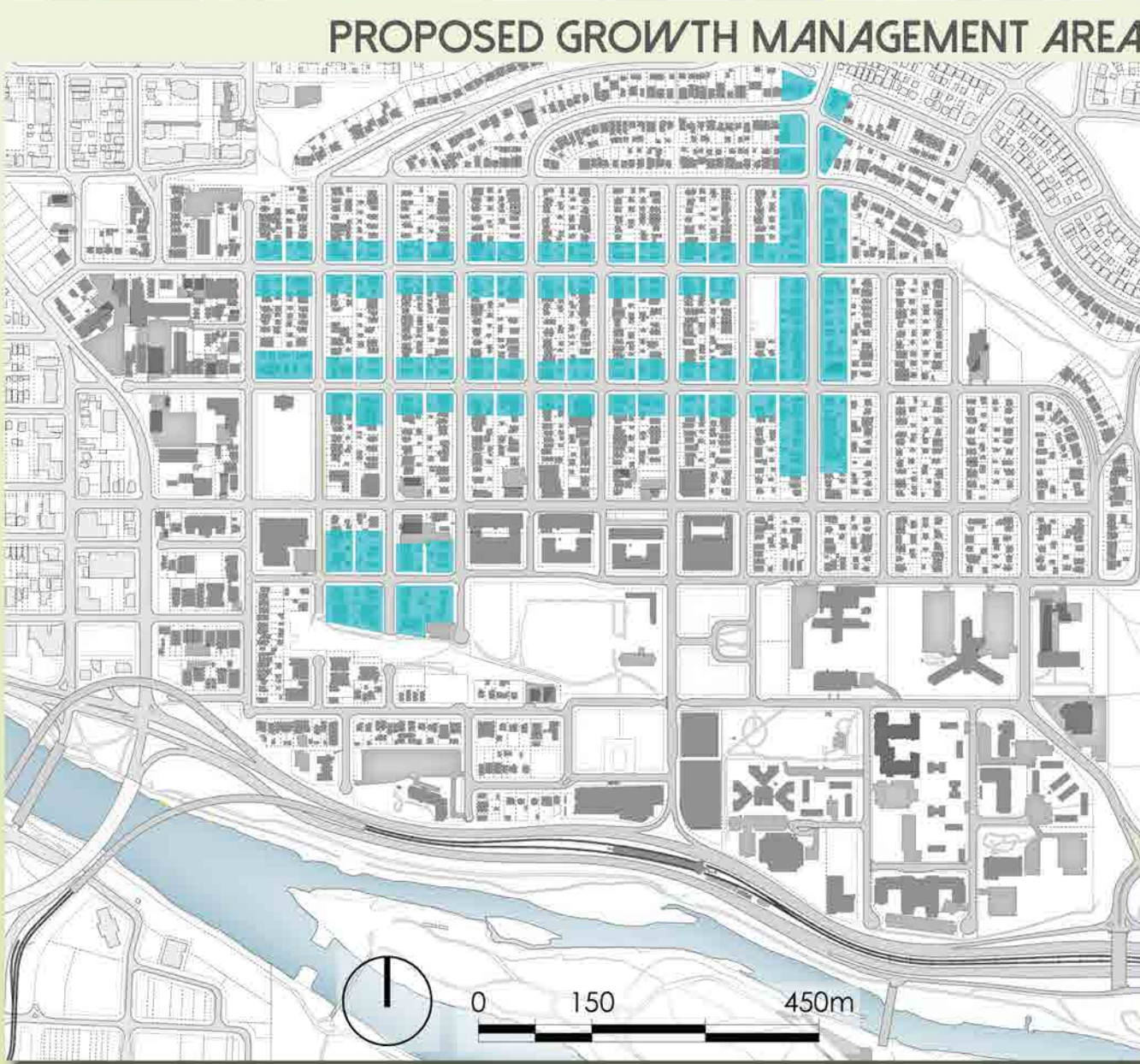
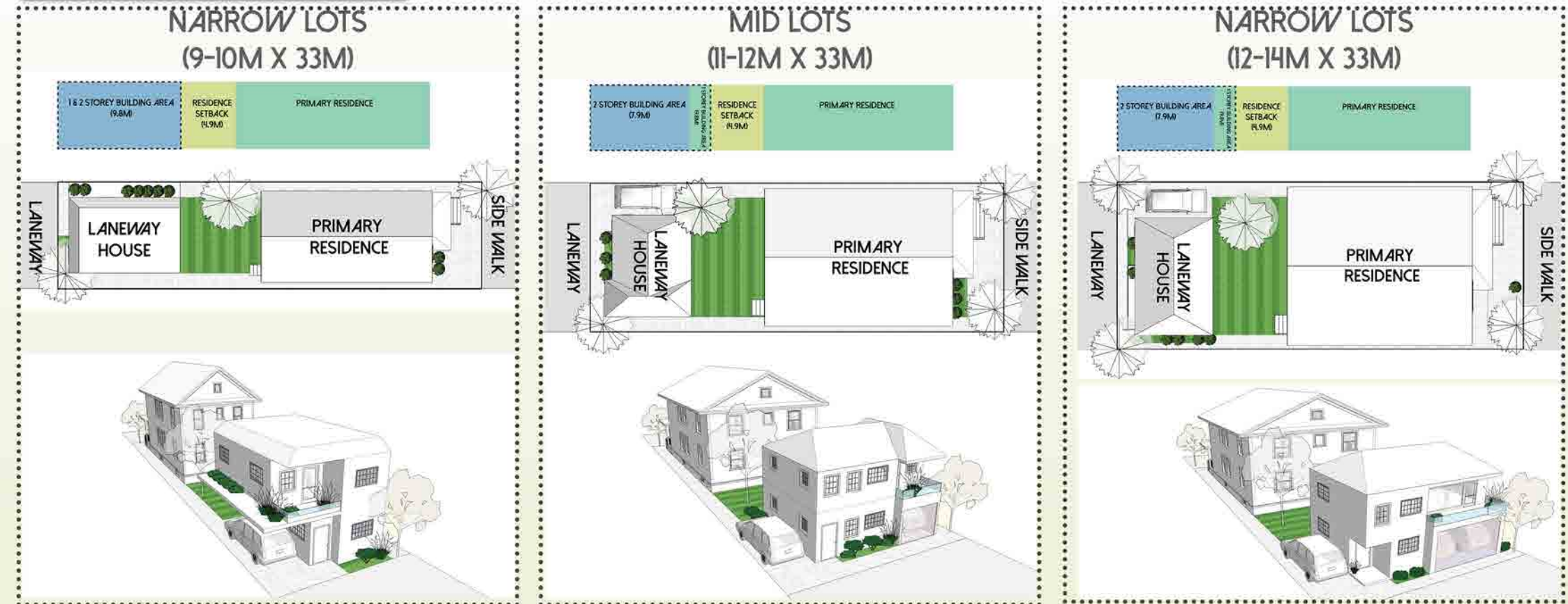
### LOW DENSITY RESIDENTIAL



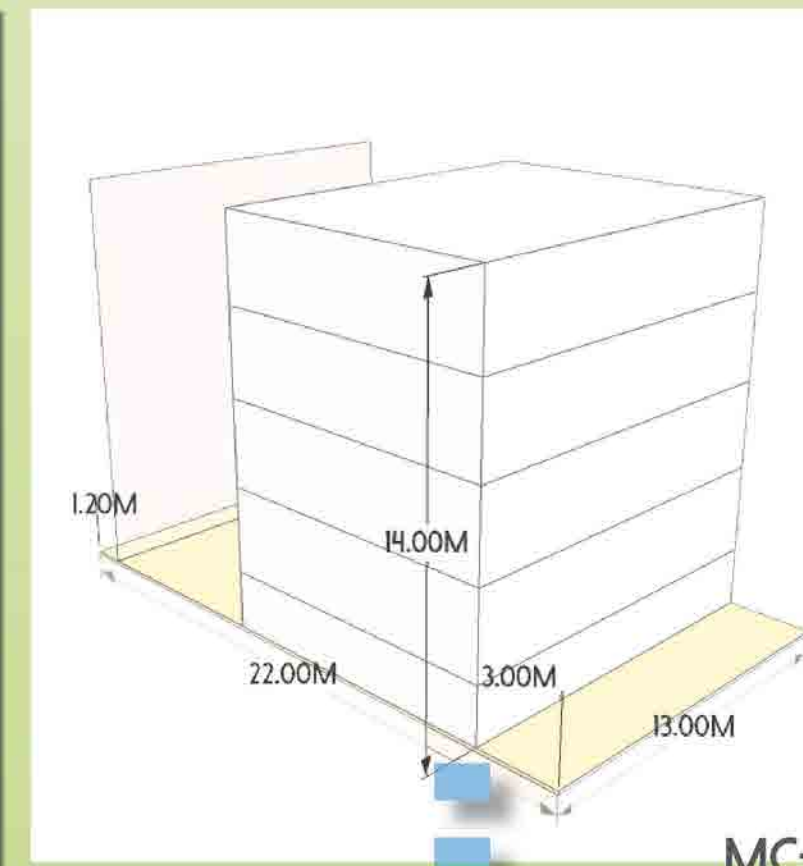
The current land use designation in the low density area of Bridgeland is R-C2. The proposed changes to R-CG do not effect setbacks or maximum heights, the difference is that R-CG allows a greater variety of housing.



### LANEWAY HOUSING



### MID-HIGH DENSITY RESIDENTIAL

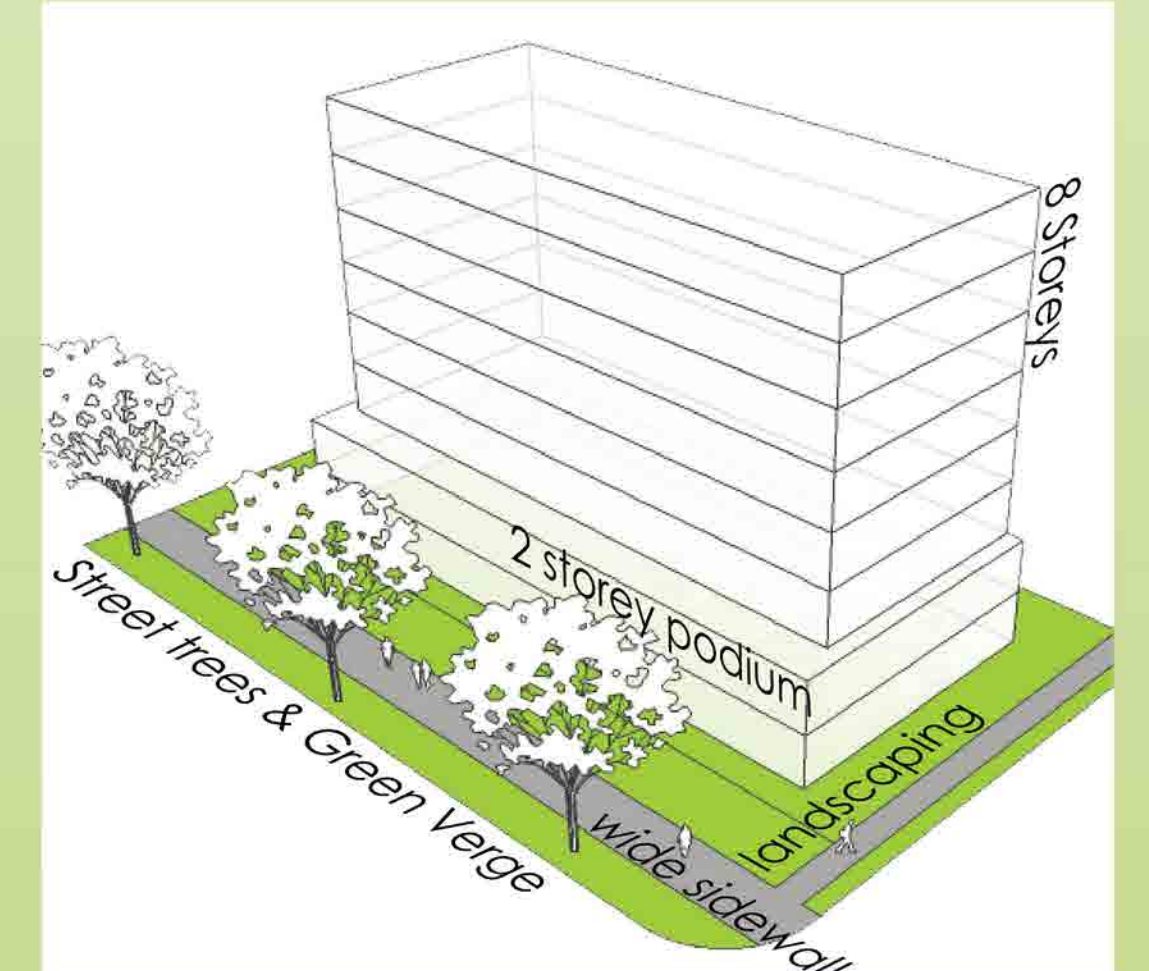


### EDMONTON TRAIL

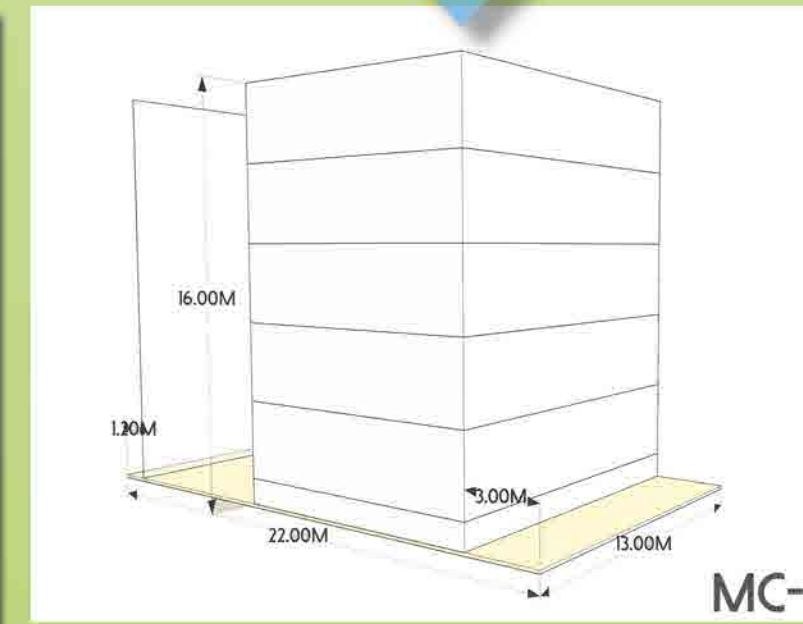


### PROPOSED MASSING

### POTENTIAL LOT LAYOUT



### POTENTIAL DEVELOPMENT



The proposed change from M-C1 to M-C2 mainly effects the maximum height. M-C2 has a maximum height of 16m which accommodates 6 story buildings

The residential area along Edmonton Trail is sparsely developed and relatively low density along the eastern side of the corridor between 1st ave NE and Memorial Drive. This area has the potential to contribute to a vibrant mainstreet. Increasing residential density, activating the street frontage and providing more eyes on the streets can help this area develop into an enjoyable urban corridor.

This study proposes a direct control district that supports a mixed use built form. A 2 story podium can accommodate retail and office space while concealing the residential units above. A maximum height of up to 8 stories would reflect current developments, like the Meredith Block. The corridor lies north-south, so shadows from taller buildings will have minimal impact on the existing residential areas in Bridgeland.

# OPEN SPACE

## PLAZA AREAS

### 1ST AVE CENTRAL PLAZA



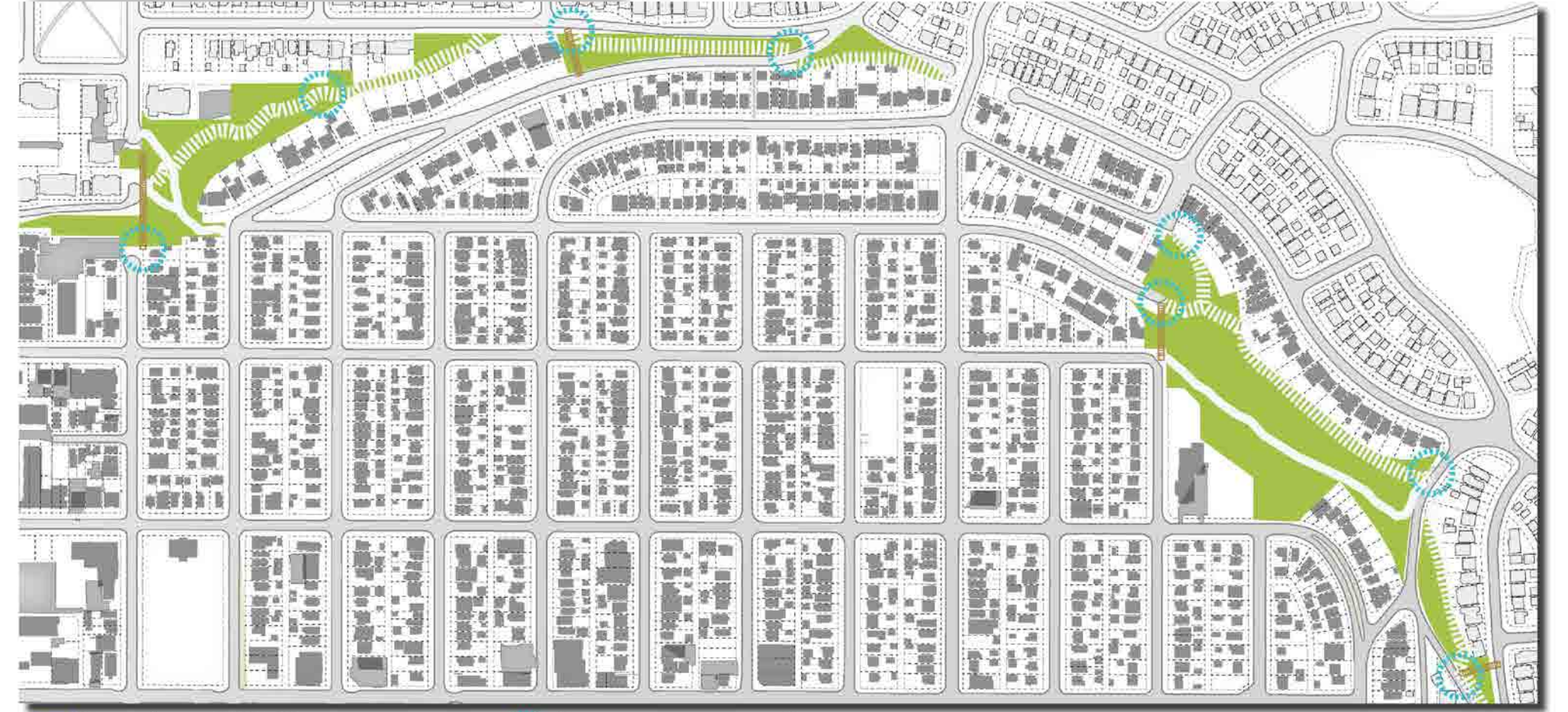
The quality and diversity of green open space can have a large impact to the desirability of Bridgeland as well as to the benefit of the community members. Green open space in Bridgeland should provide a range of opportunities for all community members by providing a diversity of a high-quality spaces

### 1ST AVE CENTRAL PLAZA



## NATURALIZED & BLUFF AREAS

### BLUFFS & PROPOSED PATHWAY



### BLUFFS & PROPOSED PATHWAY



## LOST GREEN SPACE

### MEMORIAL DRIVE SKATE PARK



This study proposes repurposing a large lost space on McDougall Rd adjacent to Memorial drive as a skate park. This park can be acoustically designed and take advantage of different surface materials to reduce noise conflicts with nearby homes. Improved lighting and an increase in users improves visibility in this area.

## POCKET PARKS

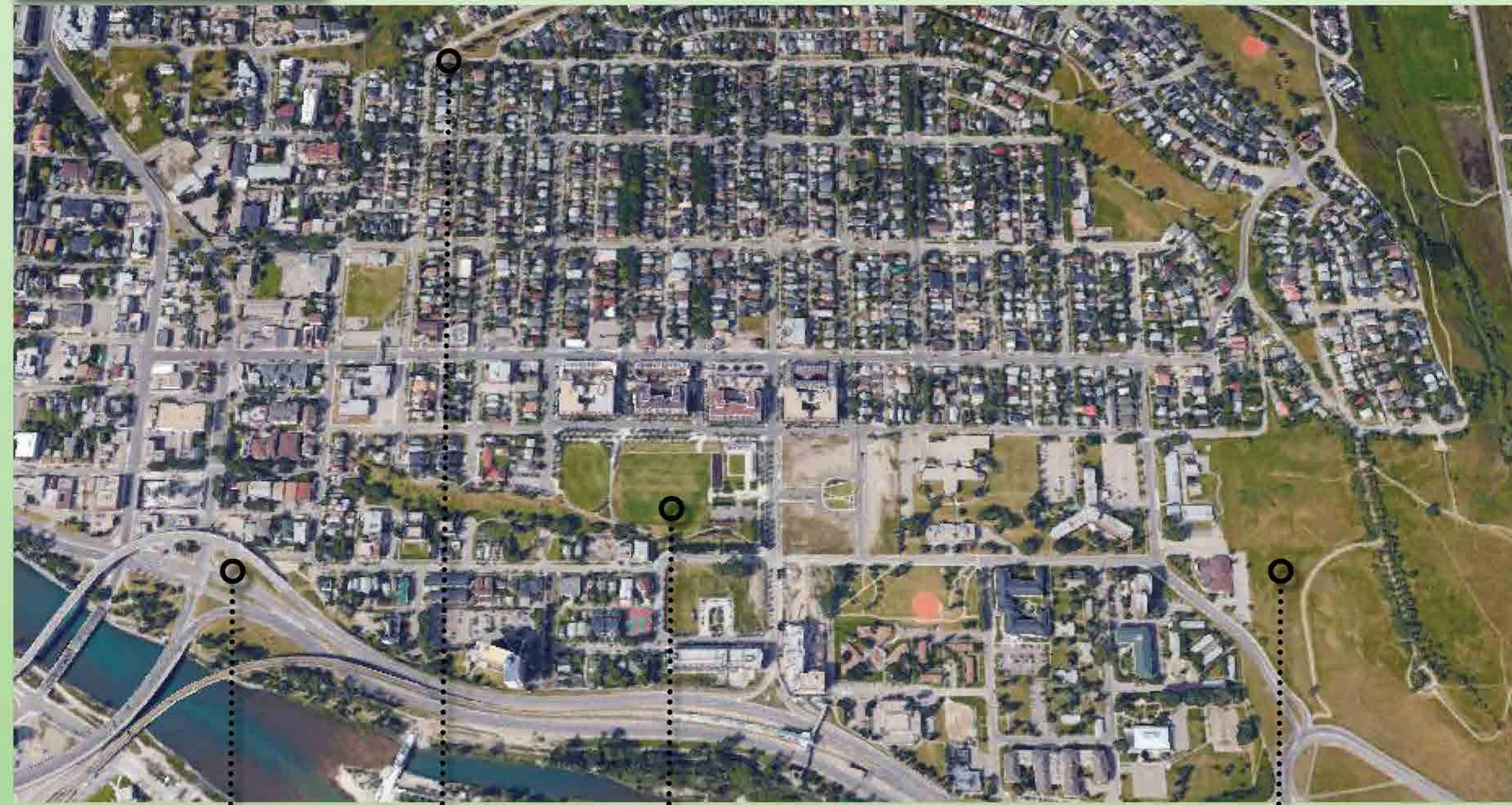
### 1ST AVE PARKLET



This study support parklets along 1st avenue as unique spaces that can increase seating and gathering opportunities on this mainstreet. Parklets take up very little space and can be located in parallel parking spaces

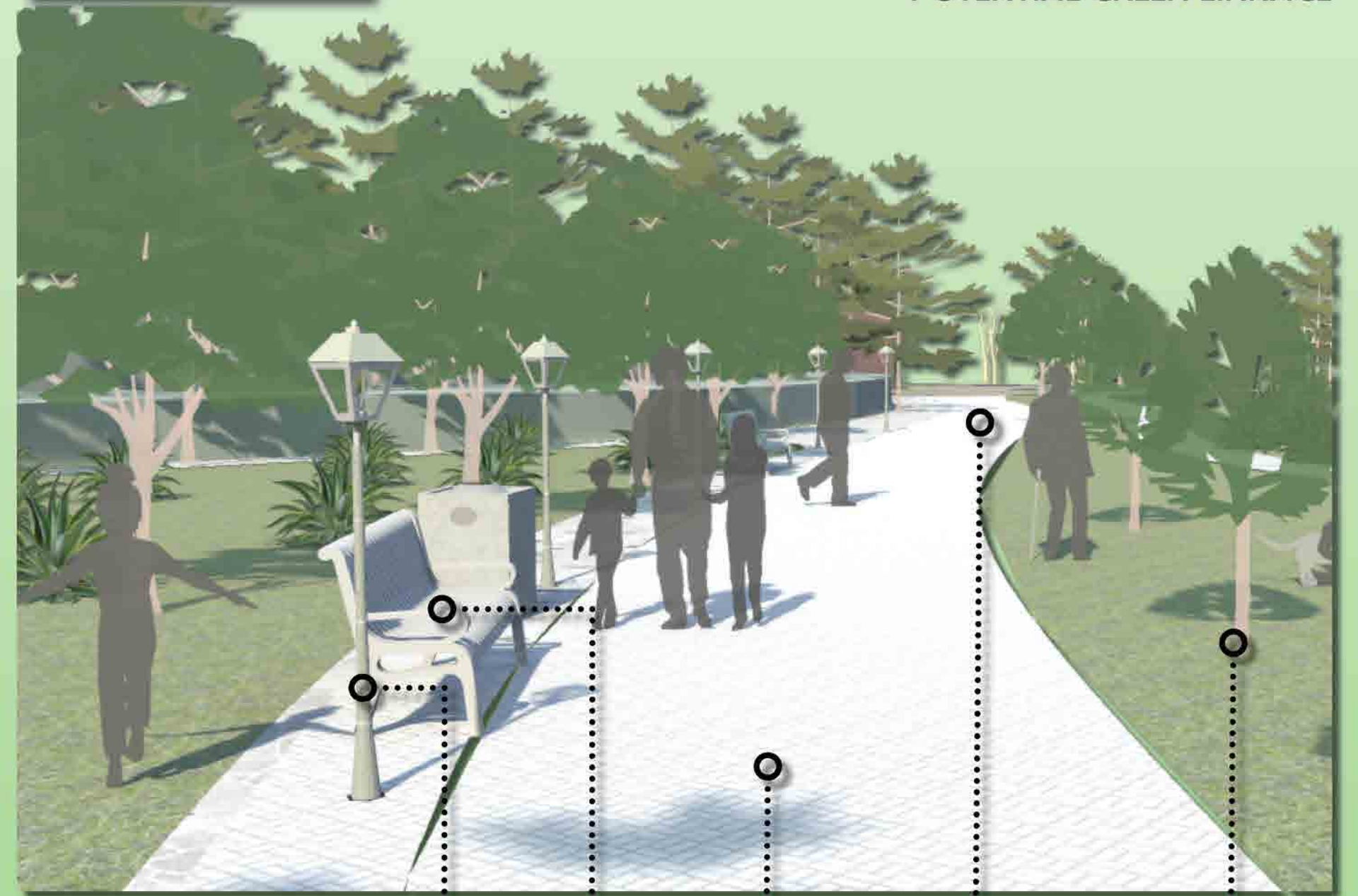
## RECREATION

### PROPOSED RECREATION OPPORTUNITIES



## GREEN LINKAGES

### POTENTIAL GREEN LINKAGE



## COMMUNITY ASSOCIATION SITE



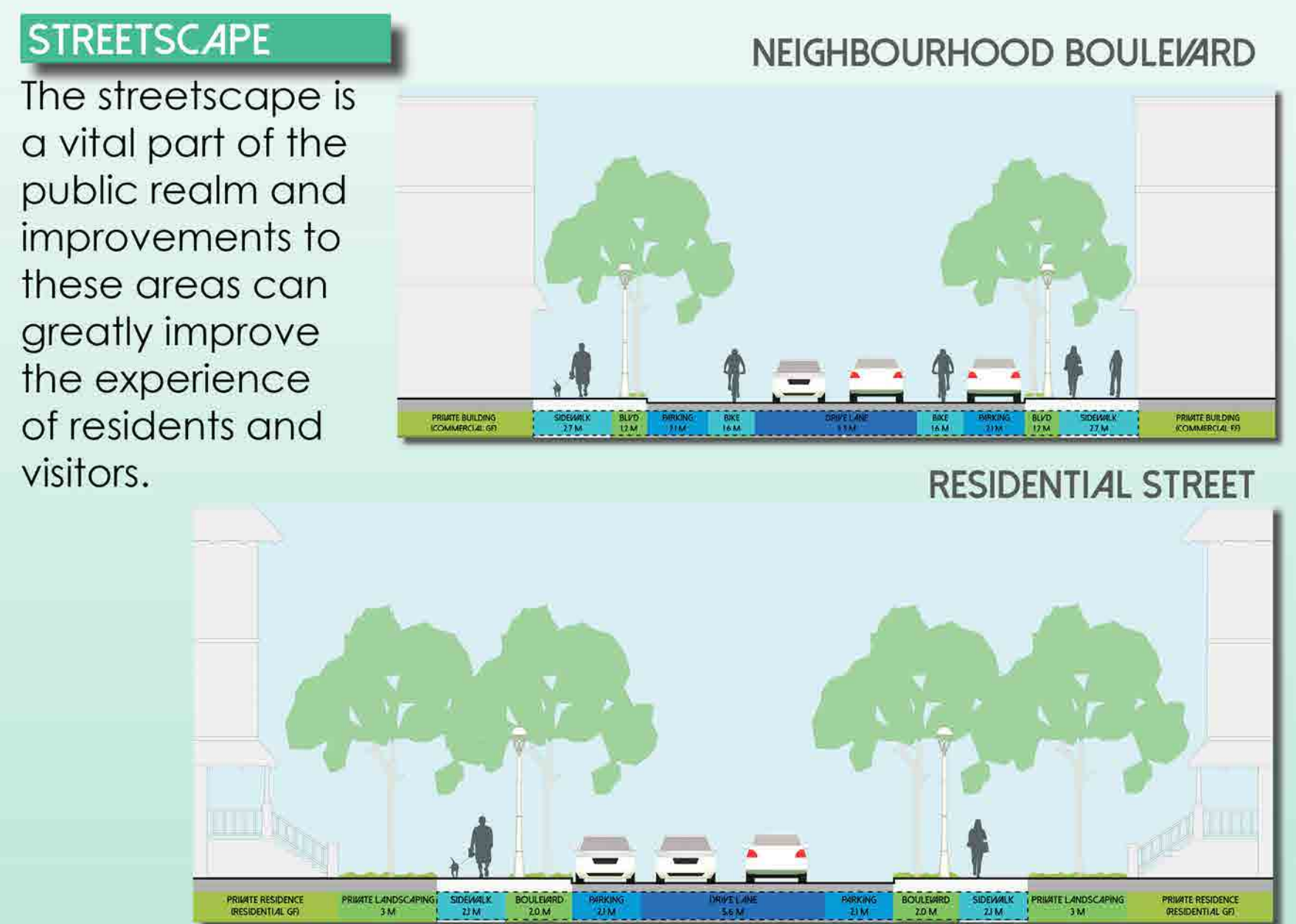
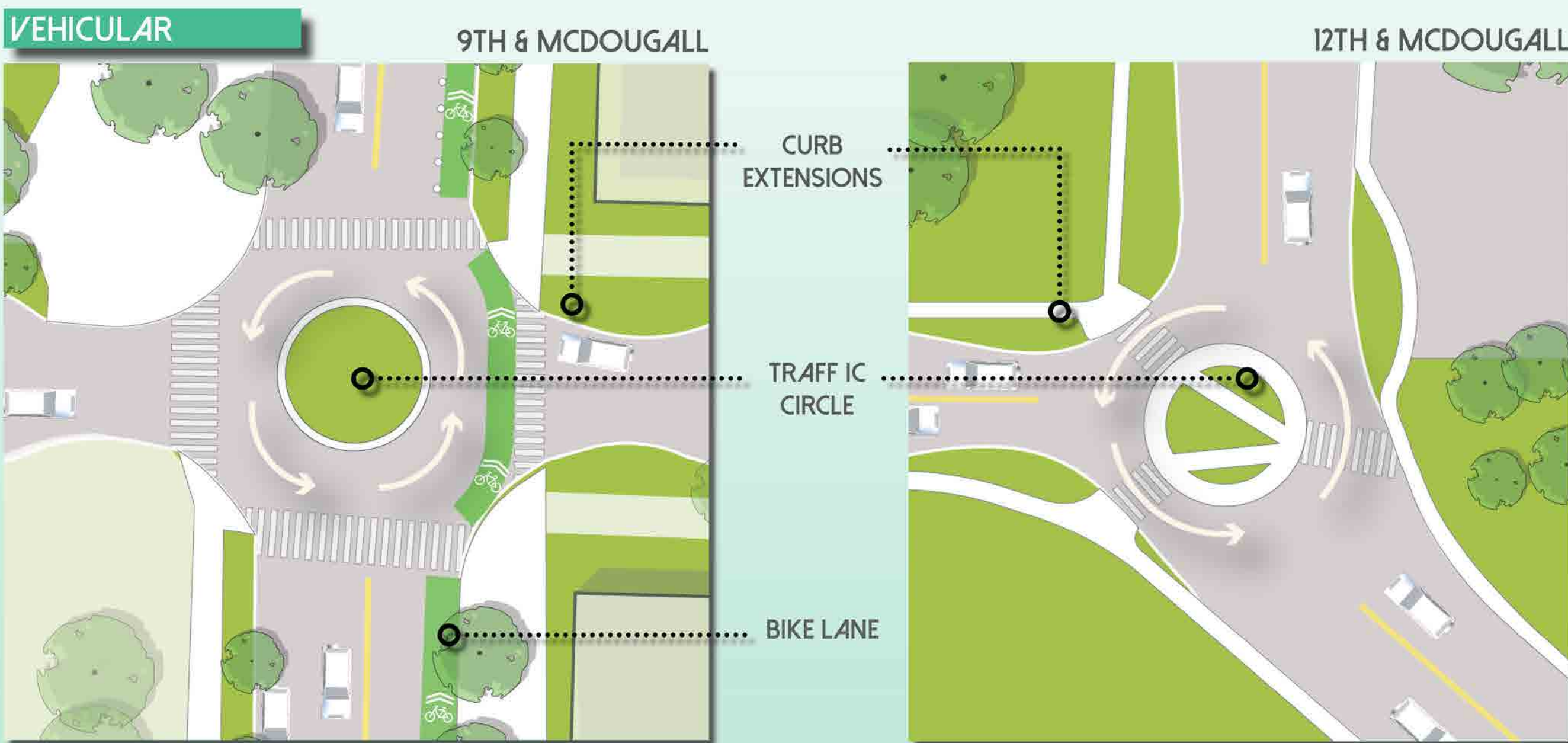
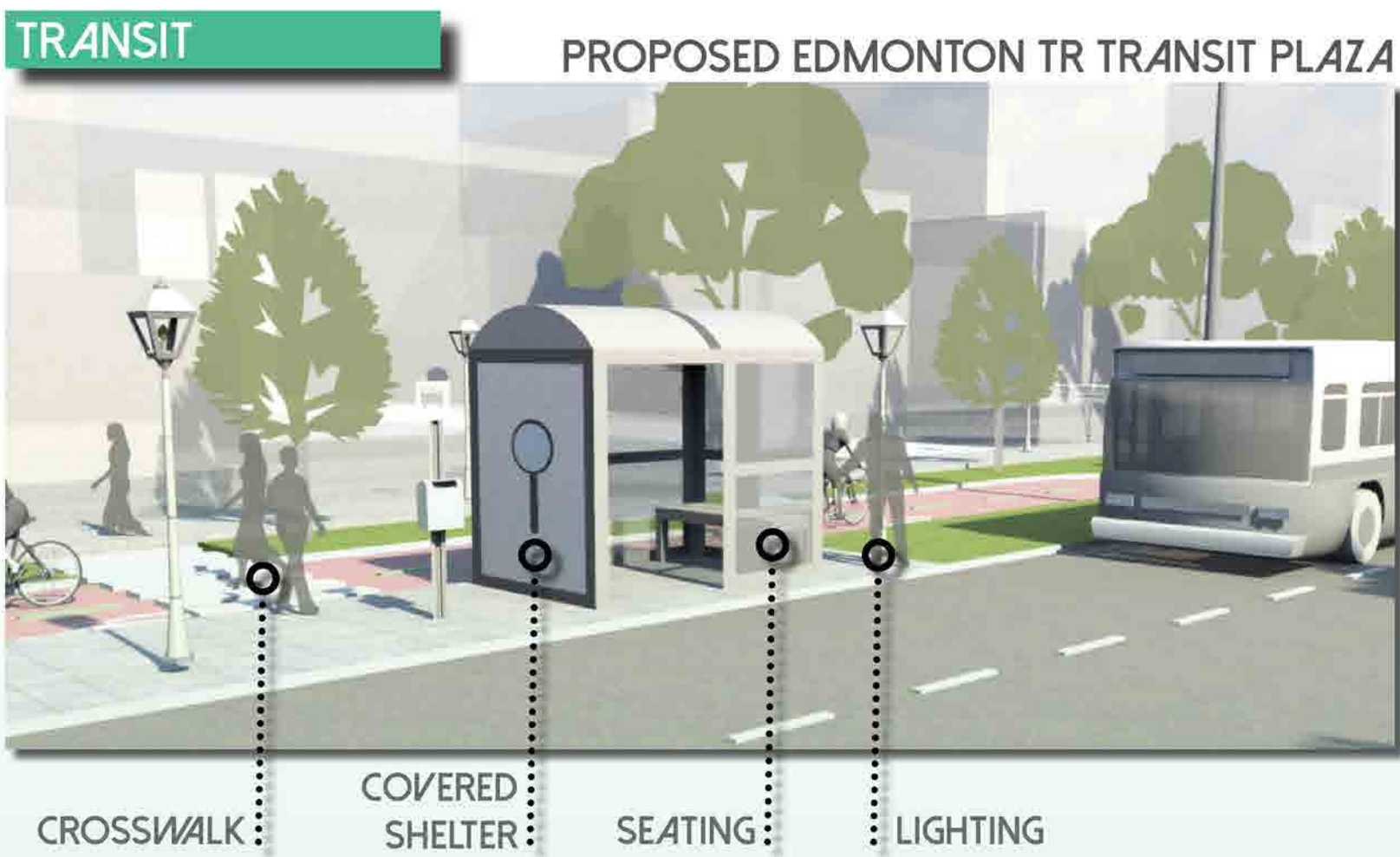
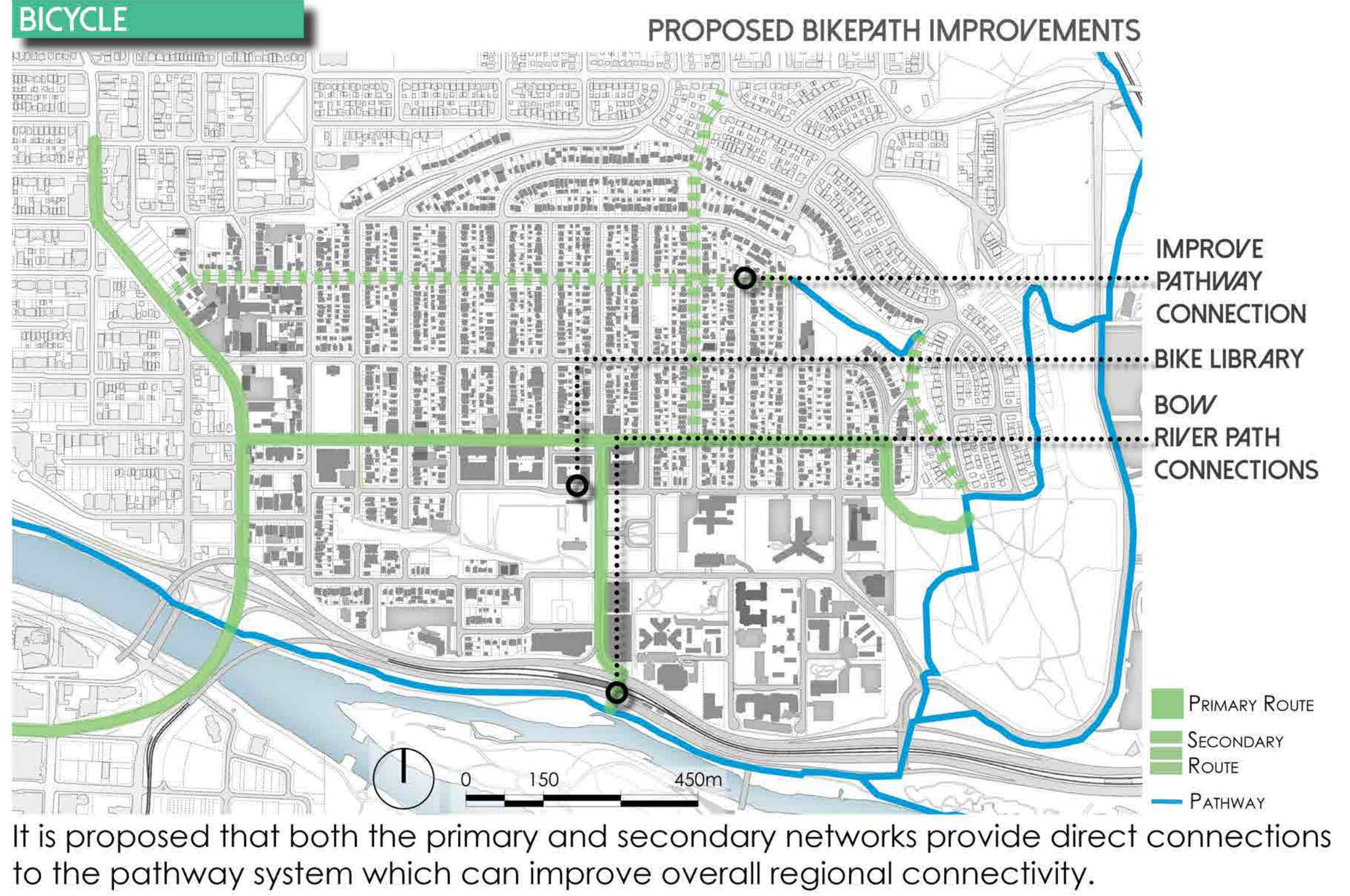
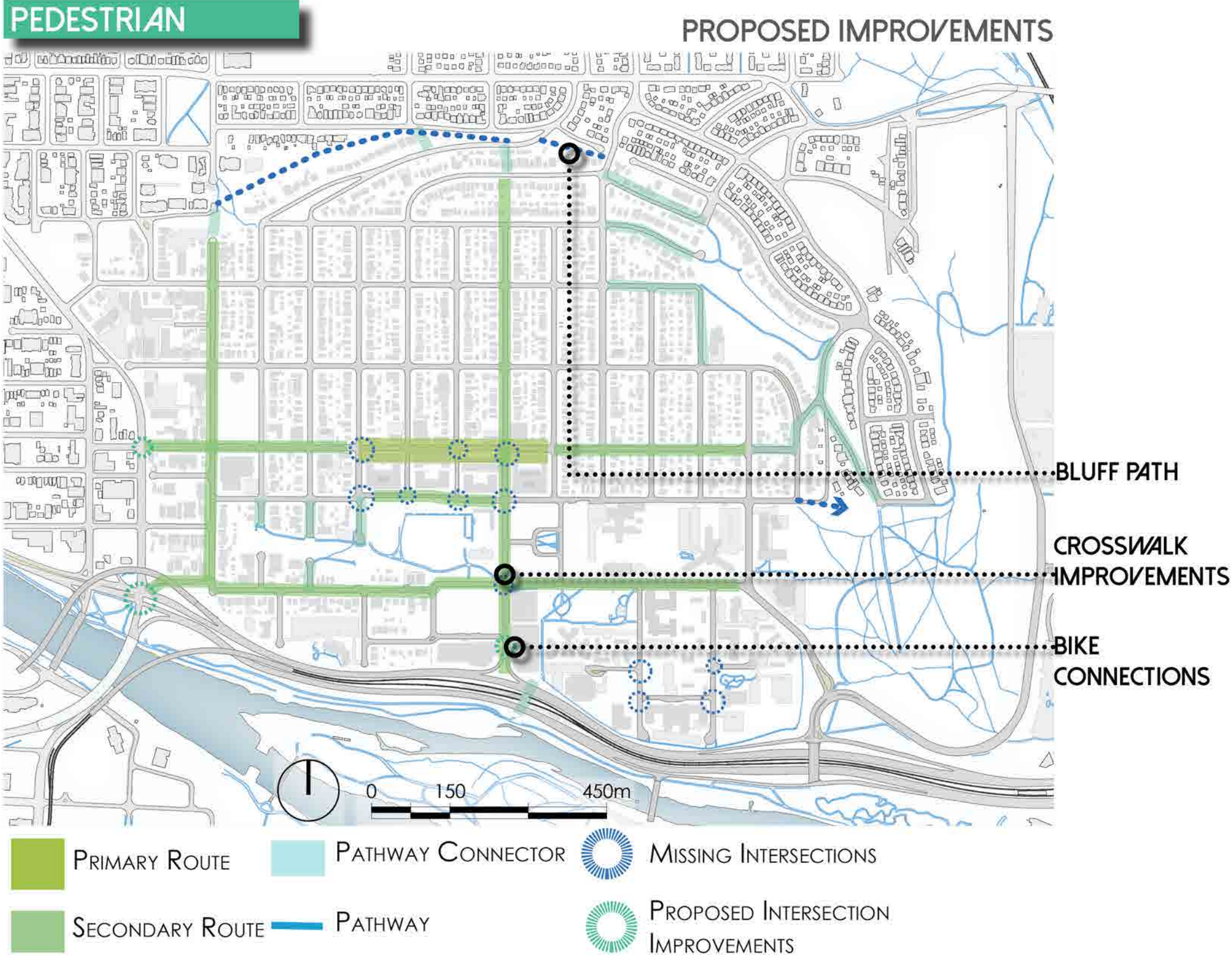
During the community workshop, residents provided feedback about the use and quality of the existing BRCA site. Potential improvements to the area were identified to increase the value and benefit of the space for all community members.



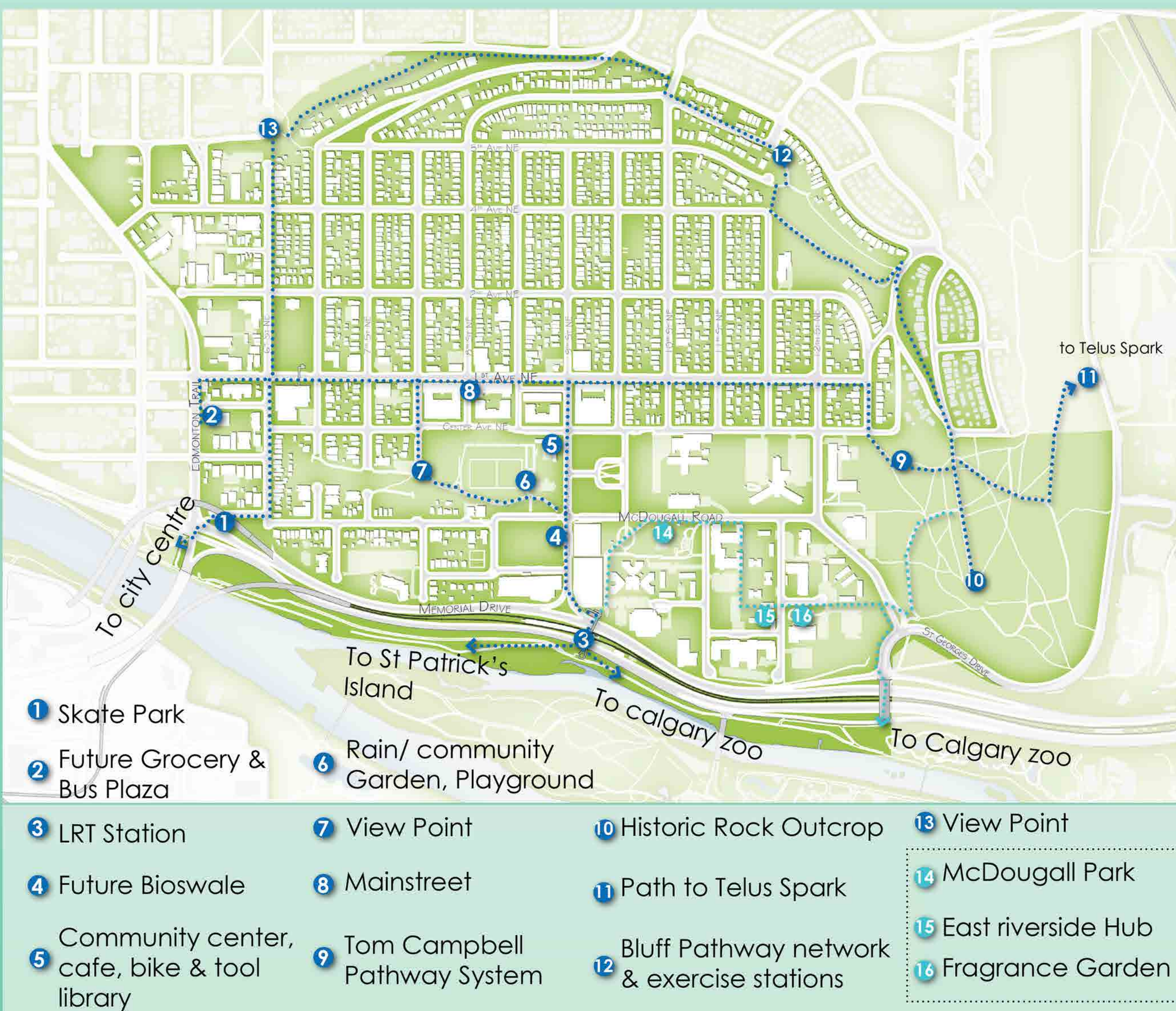
## COMMUNITY ASSOCIATION BUILDING



# CONNECTIVITY



# BRIDGELAND WALK



### THE BLUFF



### THE STREETS



Bridgeland Walk is a proposed attraction designed to highlight many of the existing and proposed community destinations. This walk is intended to promote Bridgeland as a destination and become a valuable amenity for residents. The proposed route for the walk is shown in the adjacent map and features two distinct qualities: the natural and the urban. This walk would provide stunning views of the city, connect local businesses, and provide recreation opportunities.

# MAIN STREETS



## EDMONTON TRAIL

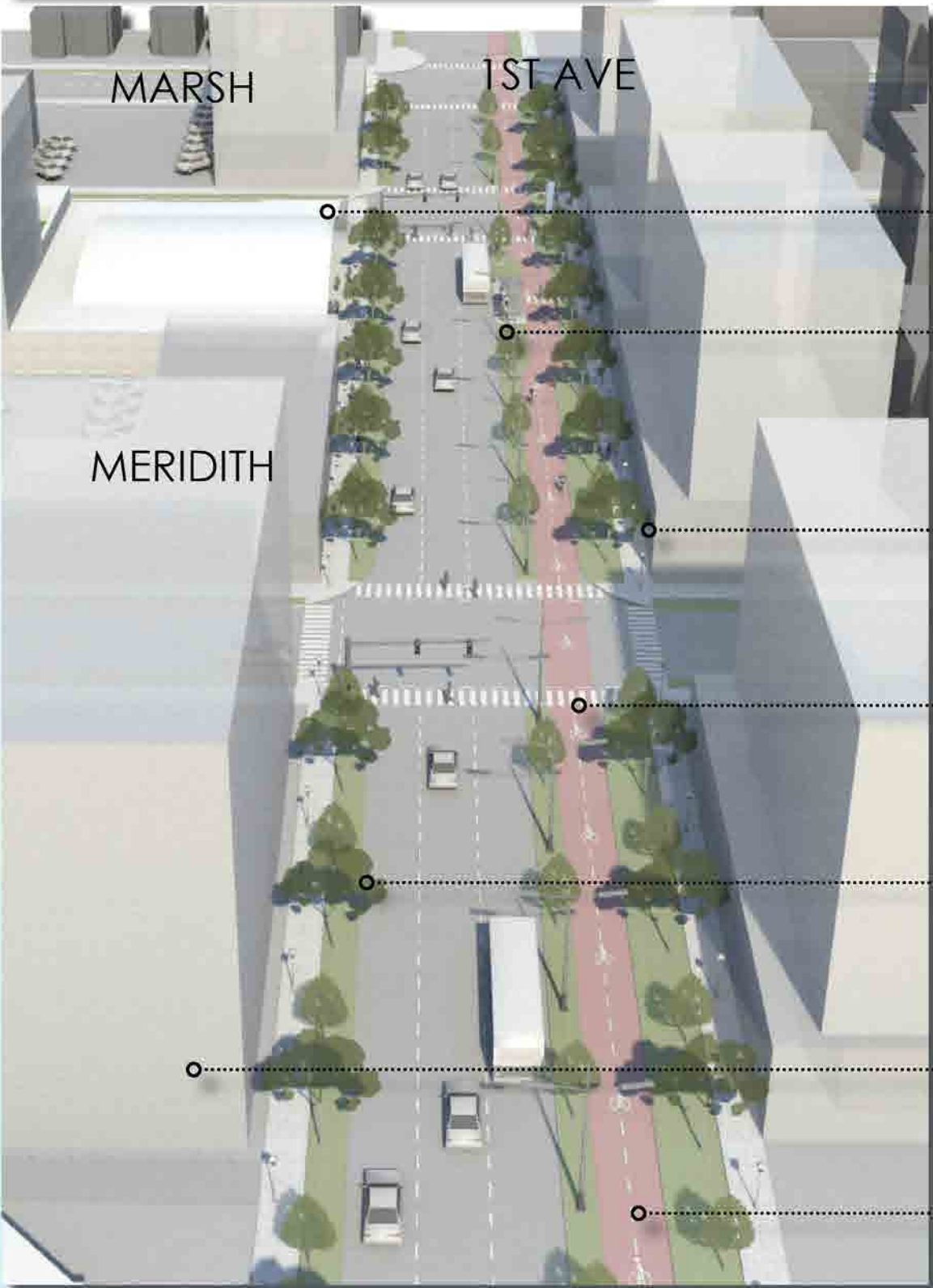


## 1ST AVENUE

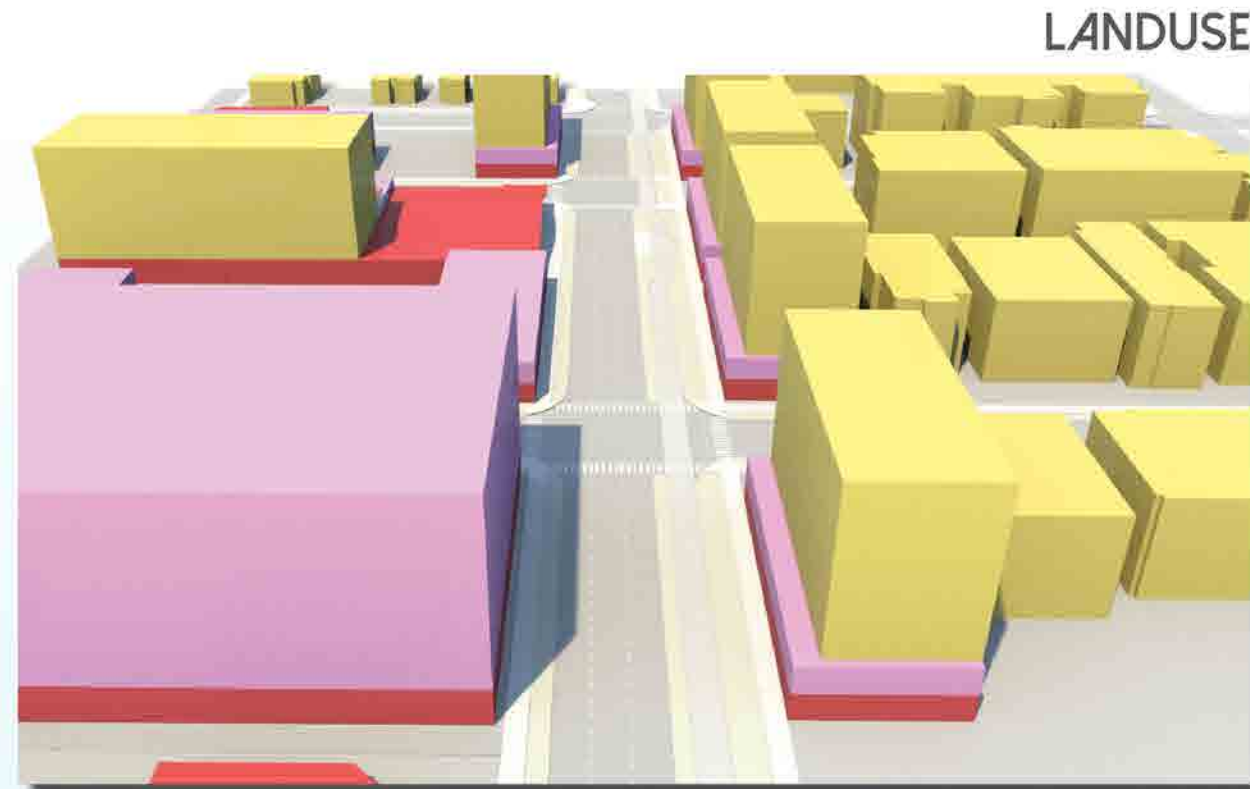


Edmonton Trail and 1st Ave NE have a variety of commercial land uses, however, there are noticeable gaps in the commercial street wall along both corridors.

## PROPOSED EDMONTON TRAIL



- GROCERY
- TRANSIT PLAZA
- CONTINUOUS STREET WALL
- CROSS WALK IMPROVEMENTS
- LANDSCAPING
- MIXED USE RESIDENTIAL DEVELOPMENT
- SEPARATED BIKE



### LANDUSE



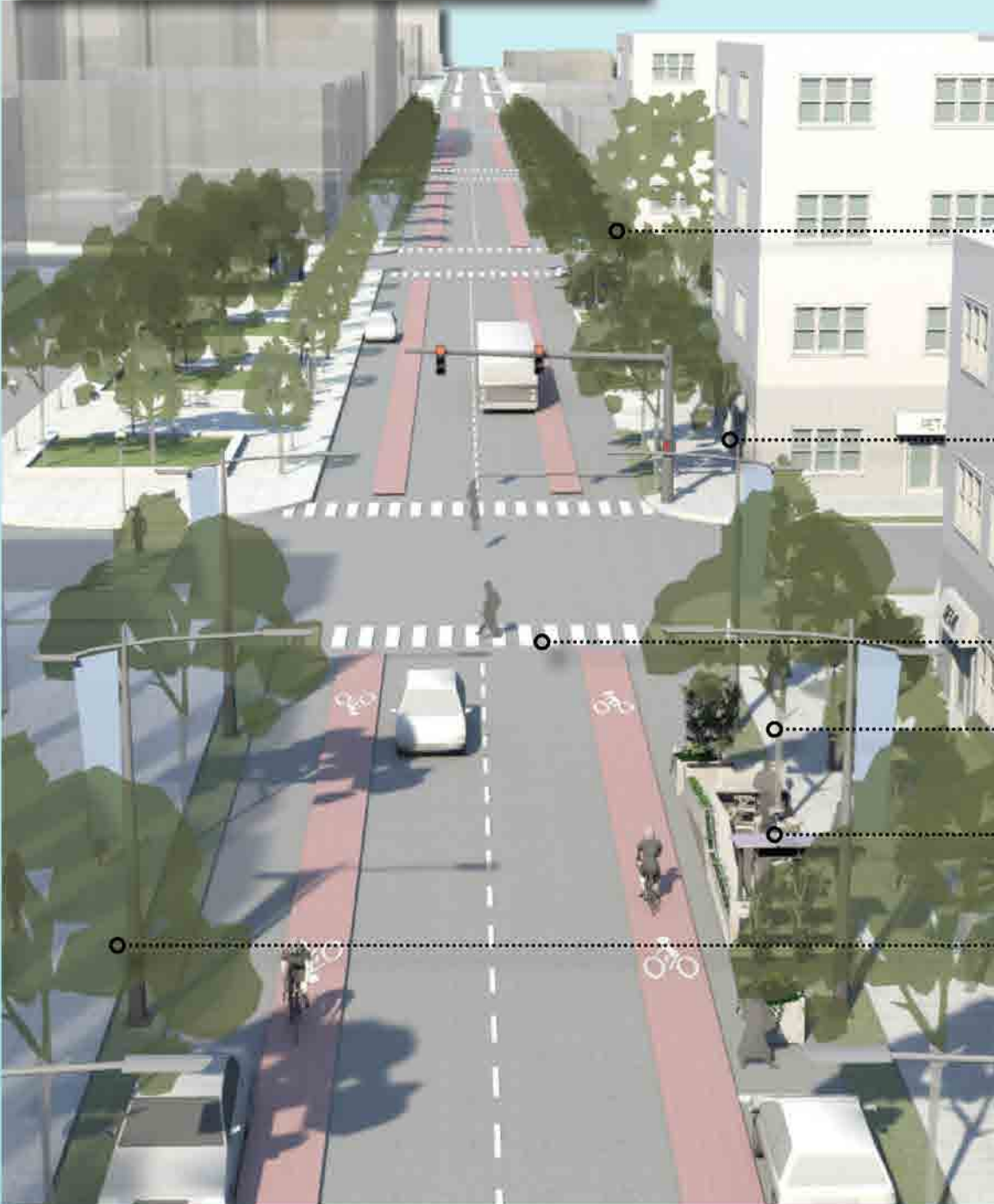
### PROPOSED GROCERY STORE



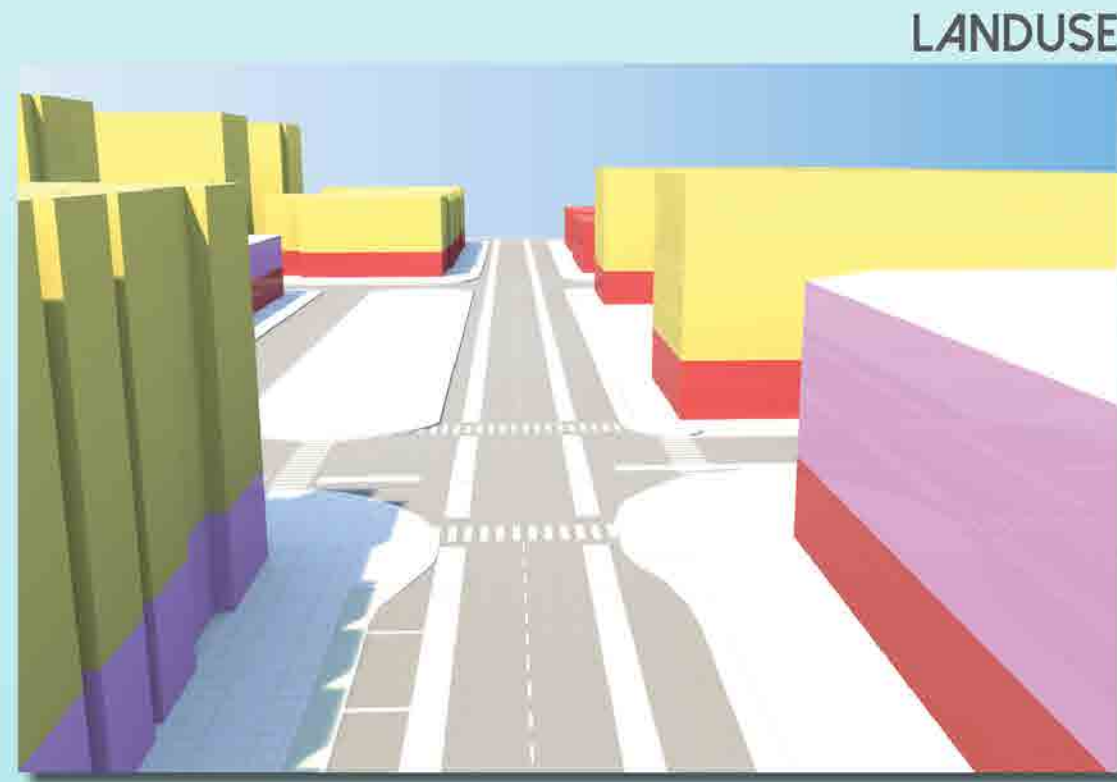
### PEDESTRIAN EXPERIENCE

- POPULATION CATCHMENT TO SUPPORT GROCERY STORE**
- BRIDGELAND**  
POPULATION - 5,962
  - CRESCENT HEIGHTS**  
POPULATION - 6,235
  - RENFREW**  
POPULATION - 6,045
  - DOWNTOWN COMMERCIAL CORE**  
POPULATION - 8,999
  - DOWNTOWN EAST VILLAGE**  
POPULATION - 2,705
  - PROJECTED POPULATION - 12,000**

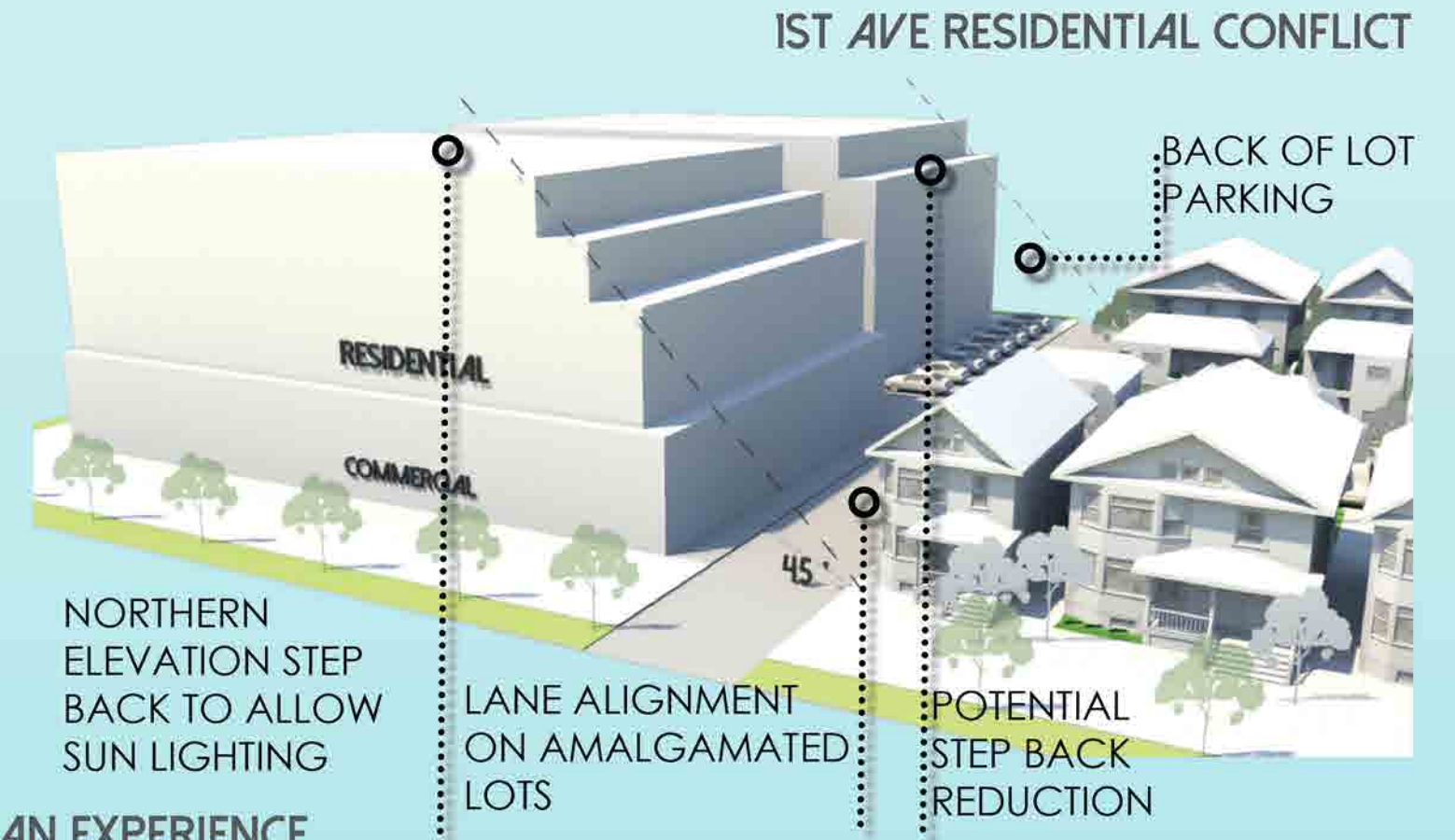
## PROPOSED 1ST AVENUE



- PROPOSED PLAZA
- CONTINUOUS STREET WALL
- IMPROVED INTERSECTIONS
- STREET TREES
- PARKLET
- LIGHTING & FLAGS



### LANDUSE



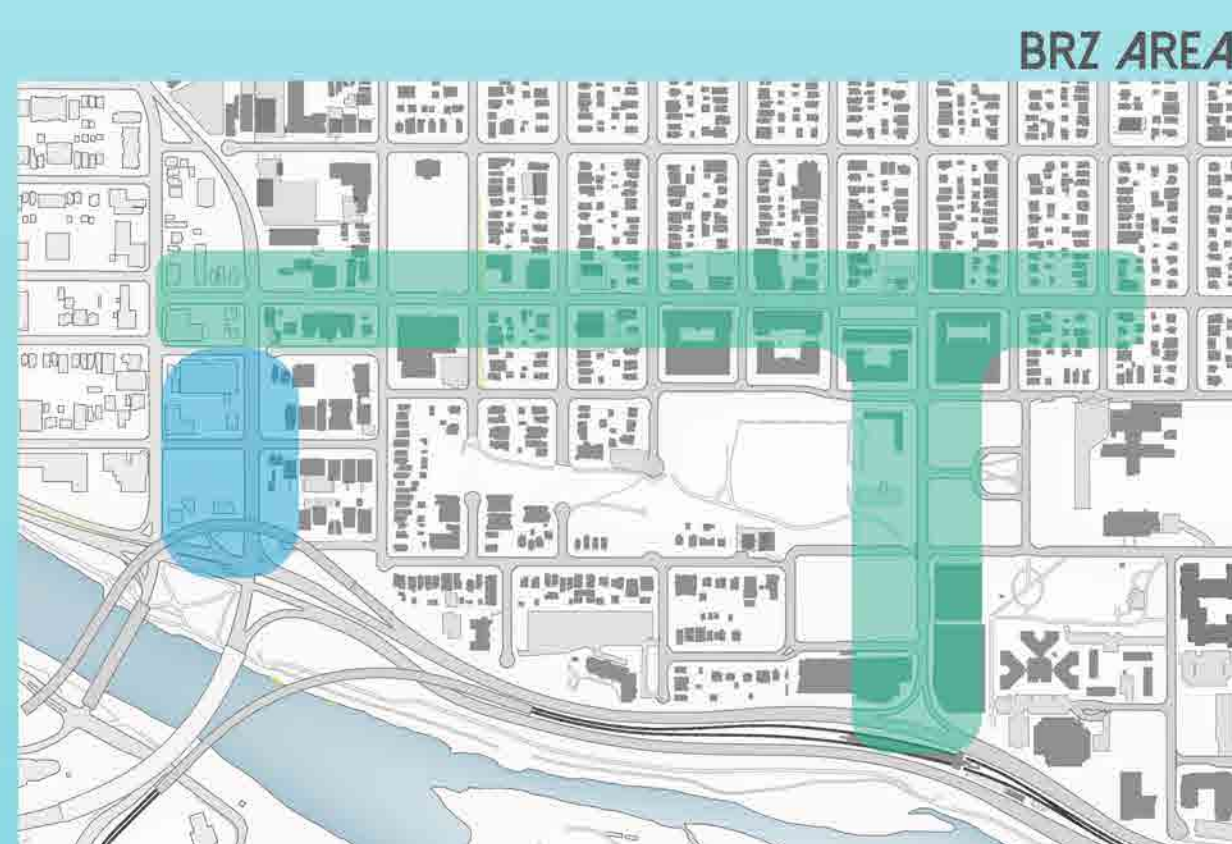
### 1ST AVE RESIDENTIAL CONFLICT



### PEDESTRIAN EXPERIENCE

Proposed development along 1st ave NE may result in conflict with the existing low density residential areas. This study proposes that new development follow the massing guidelines above in order to minimize conflict.

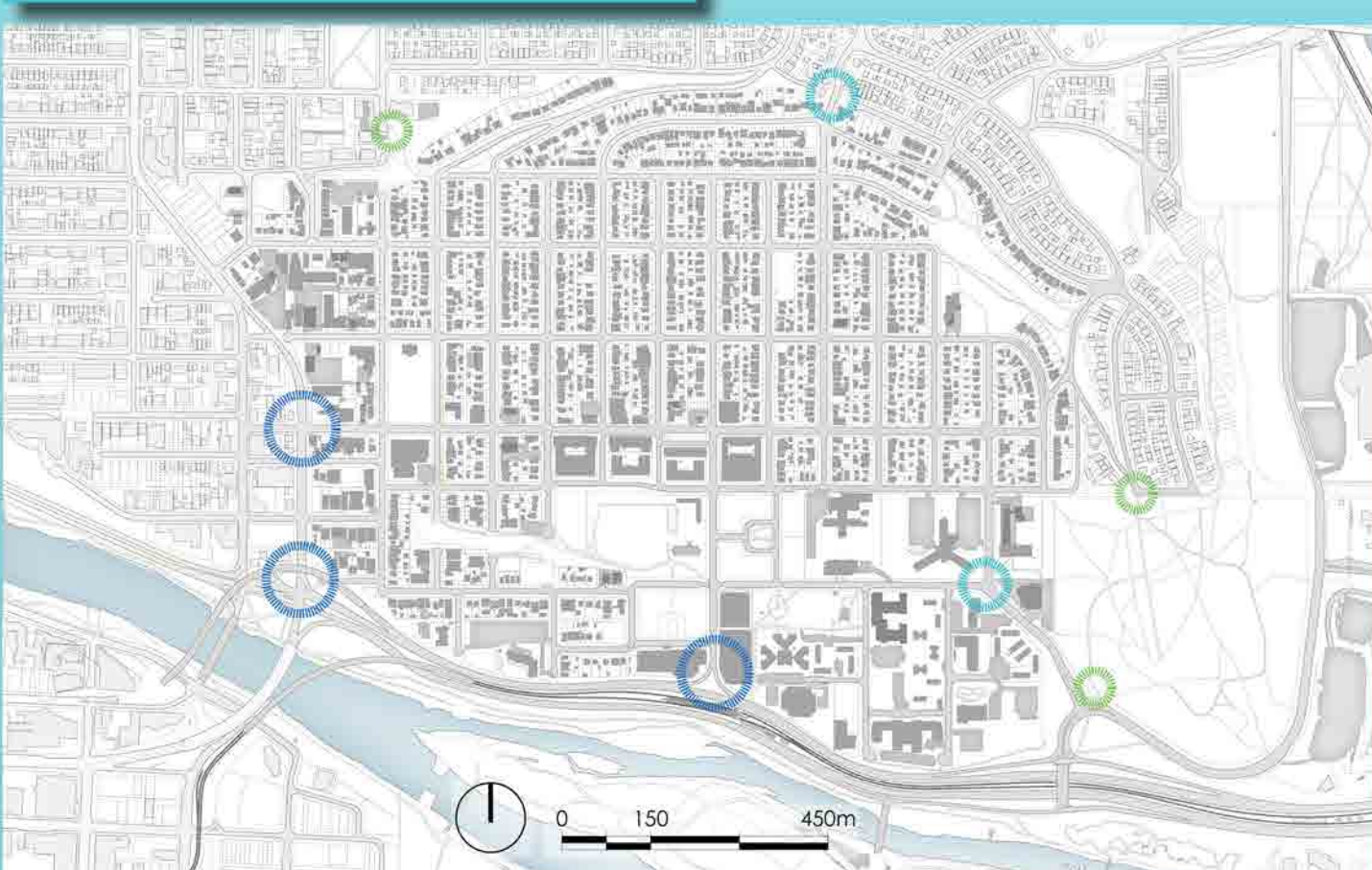
1st avenue NE is a pedestrian-oriented neighbourhood corridor with a vibrant mix of commercial and residential uses. The southern side of this mainstreet is already developing in a compact, mixed use manner that is beneficial to the local businesses.



### BRZ AREA

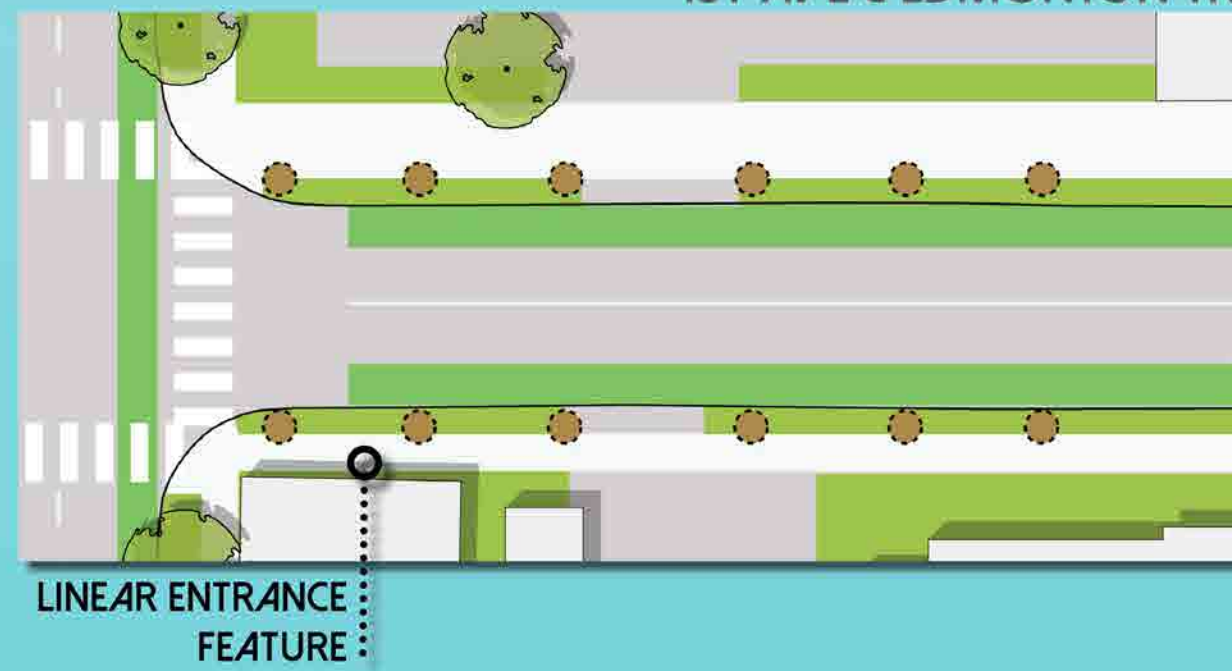
In order to develop 1st Ave NE as a vibrant mainstreet this study proposes that businesses work together to create a Business Revitalization Zone (BRZ). BRZs are intended to "create, promote and maintain a unique, attractive, vibrant and prosperous business area that is appreciated and supported by local residents and visitors from throughout the city and beyond". This zone would enable businesses to address the opportunities and issues that were brought forward by local business owners during public engagement

## ENTRANCE FEATURES



- MAIN ENTRANCE
- SECONDARY ENTRANCE
- PATHWAY ENTRANCE

### 1ST AVE & EDMONTON TR



### LINEAR ENTRANCE FEATURE

### MEMORIAL & EDMONTON TR

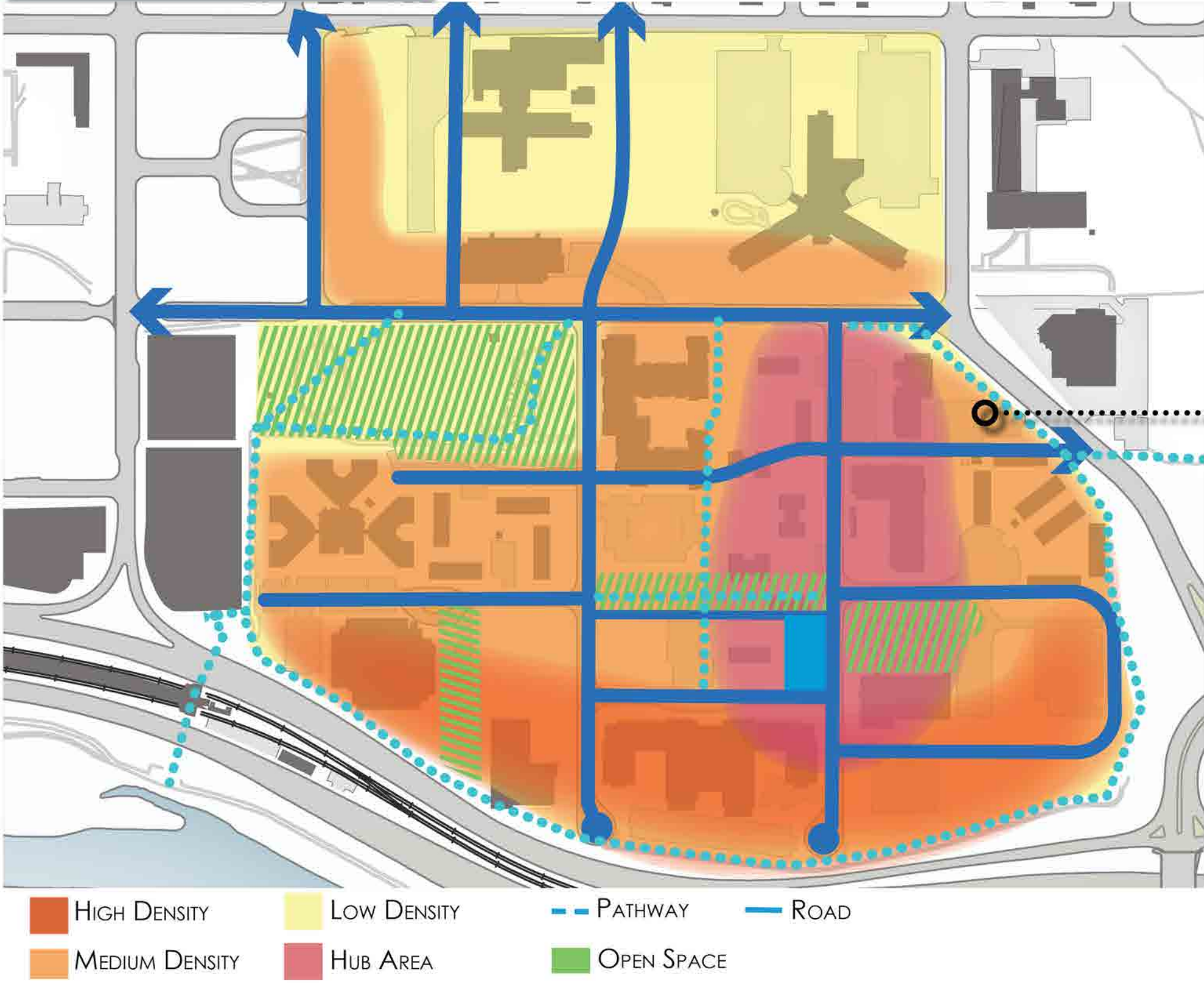


### PUBLIC ART

Improving entrance feature can create visual cues to visitors that Bridgeland is a destination worth visiting. These cues could be simple improvements to landscaping, lighting, and crosswalks. Entrance design features such as signs and public art at key locations can also draw people into the neighbourhood.

# FUTURE GROWTH

## PROPOSED OUTLINE PLAN



### DEVELOP COMPACTLY



### MIXED USE BUILDINGS



### BETTER USE OF OPEN SPACE



### SAFER CROSSWALKS



### EAST RIVERSIDE



East Riverside is a low density area with primarily institutional uses including medical care facilities and assisted living homes. This area has developed in a disjointed manner leaving large gaps in the urban fabric and a poorly connected street network. The area has lots of potential for development and land owners have expressed an interest in creating a master plan. This study proposes that the Community Association encourages all landowners in this area to work together in order to create a comprehensive Master Plan.

The outline plan on the right provides a basic framework for development with proposals for an improved road network as well as suggestions for general land use, density, housing type, and green spaces.

## PROPOSED EAST RIVERSIDE MASSING



### CONTEXT



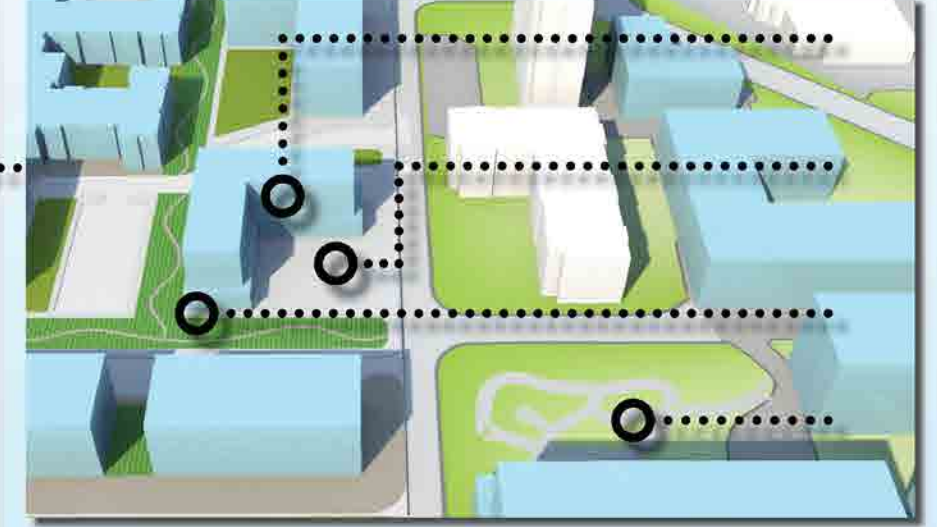
### LINEAR CONNECTIONS



### UNIVERSAL DESIGN



### THE HUB AREA



- COMMERCIAL GROUND FLOOR
- COMMUNITY PLAZA
- LINEAR PARK
- CNIB FRAGRANCE GARDEN

The Hub of East Riverside is located in the area designated for mixed use. It includes buildings with medical offices and food options on the lower levels. These centrally located land uses would allow residents to visit the doctor then grab a coffee with friends, or for office employees to grab lunch.

### COMMUNITY PLAZA



### THE HUB CONCEPT



# FUTURE BUILDOUT

The massing on the bottom right is a summary of the major proposed zoning changes in Bridgeland. These zoning changes will set the foundation for development and proactively manage growth and infill.

## FUTURE POPULATION

The future population is predicted based on the floor area of the maximum build out allowed on the lots with proposed zoning changes. Average unit sizes and persons per household type provide a baseline for this calculation.

At maximum build out (which could take upwards of 20 years), these proposals could lead to a potential population increase of between approximately 5,400-8,600 new residents. New residents can support the businesses along commercial corridors and an increase in population can lead to an increase in amenities as it is more attractive for the City of Calgary to provide new services and improvements when they benefit a larger number of people.

ZONE	NEW RESIDENTS	NEW UNITS
R-CG	200-400	100-160
M-C2	1,000-1,800	600-1,200
DC 6-8 STORIES	200-400	200-250
C-Cor 1	COMMERCIAL USES	
EAST RIVERSIDE	4,000-6,000	1,800-2,600
<b>TOTAL</b>	<b>5,400-8,600</b>	<b>2,700-4,210</b>

## EXISTING BUILT FORM



## PROPOSED BUILT FORM

