

PLAN 630 B01
ADVANCE PROFESSIONAL PLANNING STUDIO

SOUTHVIEW COMMUNITY

SUMMARY REPORT
22 APRIL 2022

SAPL, University of Calgary
Master of Planning
Zeel Patel | Shrija Vora

BEAUTIFUL SOUTHVIEW
LET'S
BUILD TOGETHER!
CONNECT- COLLABORATE -CREATE



Table of Contents

Table of Figures	1
1. Introduction	2
1.2 Demographics.....	4
2. Situationist	5
3. Archipelago	7
4. Theme	9
4.1 Problem Statement	9
4.2 Vision	10
4.3 Vision 2069	11
5. Masterplan	13
5.1 Scenario-1.....	14
5.2 Scenario-2.....	15
6. Programming & Policy	17
6.1 Linkages to the Riverfront.....	17
6.2 Restricted/ Limited Land Uses	18
6.3 Public Green Spaces	19
6.4 Road Safety and Active Transportation	20
6.5 Engaging Frontages and Street Design.....	21
7. Phasing	23
8. Tactical Urbanism Intervention	24
8.1 Intervention-1	25
8.2 Intervention-2	26
9. Participation	28
10. Conclusion.....	29

Table of Figures

Figure 1: Context.....	2
Figure 2: Southview Community Boundary	3
Figure 3: Demographics	4
Figure 4: Situationist-1.....	5
Figure 5: Situationist-2.....	6
Figure 6: Archipelago	7
Figure 7: Existing Objects.....	8
Figure 8: Proposed Objects.....	8
Figure 9: Problem Areas.....	9
Figure 10: Principles & Goals	10
Figure 11: Vision 2069.....	12
Figure 12: Vision 2069- Development of Escapment	13
Figure 13: Masterplan Scenario-1.....	14
Figure 14: Scenario-1 Density	15
Figure 15: Masterplan Scenario-2.....	16
Figure 16: Scenario-2 Density	16
Figure 17: Linkages to Riverfront.....	17
Figure 18: Diversity in Land Uses	18
Figure 19: Green Boulevards	19
Figure 20: Road Safety & Active Transportation	21
Figure 21: Engaging Frontages.....	22
Figure 22: Project Phasing	23
Figure 23: Tactical Urbanism Ideas.....	24
Figure 24: Intervention-1 Posters.....	25
Figure 25: Intervention 2.1 Hanging Planters.....	26
Figure 26: Intervention 2.2 Organic Planters.....	27
Figure 27: Notes from Stakeholder Meetings.....	28
Figure 28: Project Process.....	29
Figure 29: Key Takeaways.....	29

1. Introduction

Southview is a residential neighbourhood in Calgary, Alberta's southeast quarter. It is bordered on the north by 17 Avenue SE, the east by 36 Street SE, the south by 26 Avenue SE, and the west by the Bow River. Southview was founded in 1950 and is part of the International Avenue Business Revitalization Zone. It was the last community to develop inside the Greater Forest Lawn Area. The Ward 9 councilor represents it on the Calgary City Council.

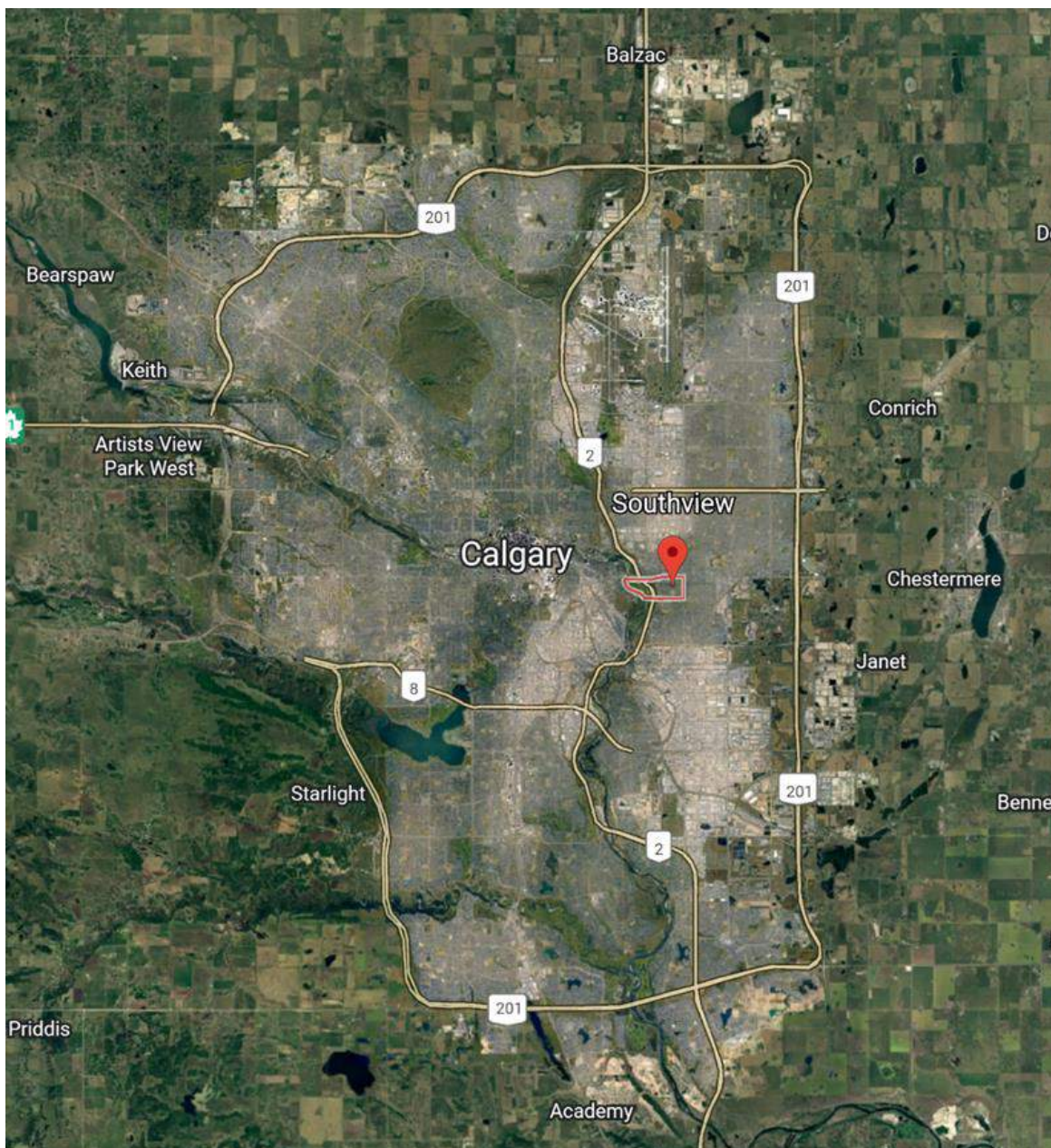


Figure 1:Context

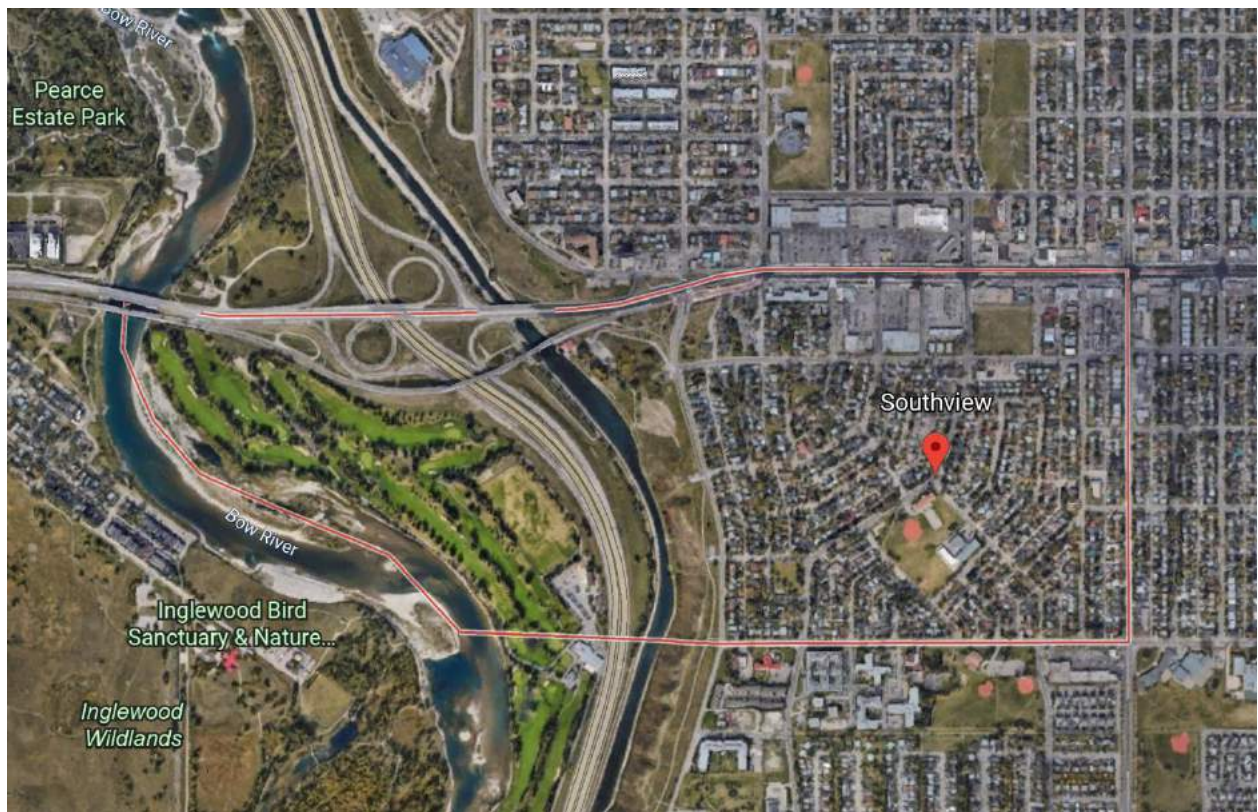


Figure 2: Southview Community Boundary

1.2 Demographics

According to the 2012 municipal census, Southview had a population of 1,900 people living in 936 homes, up -7.9% from its 2011 population of 2,063. In 2012, it had a population density of 1,190/km² (3,080/sq mi) on a land area of 1.6 km² (0.62 sq mi). In 2000, inhabitants in this neighbourhood had a median household income of \$44,908, with 23.7 percent of the population living in poverty. Immigrants made up 14.9 percent of the population in 2000. Condominiums or apartments accounted for 18.5 percent of the buildings, while 33.9 percent of the housing was rented.

Southview= ■ Calgary= ■



Figure 3: Demographics

2. Situationist

The next important step carried out in this process was understanding the area through situationist. The term "situationist" refers to the construction of situations, one of the early central concepts of the Situationist International; the term also refers to any individuals engaged in the construction of situations.

This being an individual assignment, both the team members developed the Situationist map for the community following vivid ideology.

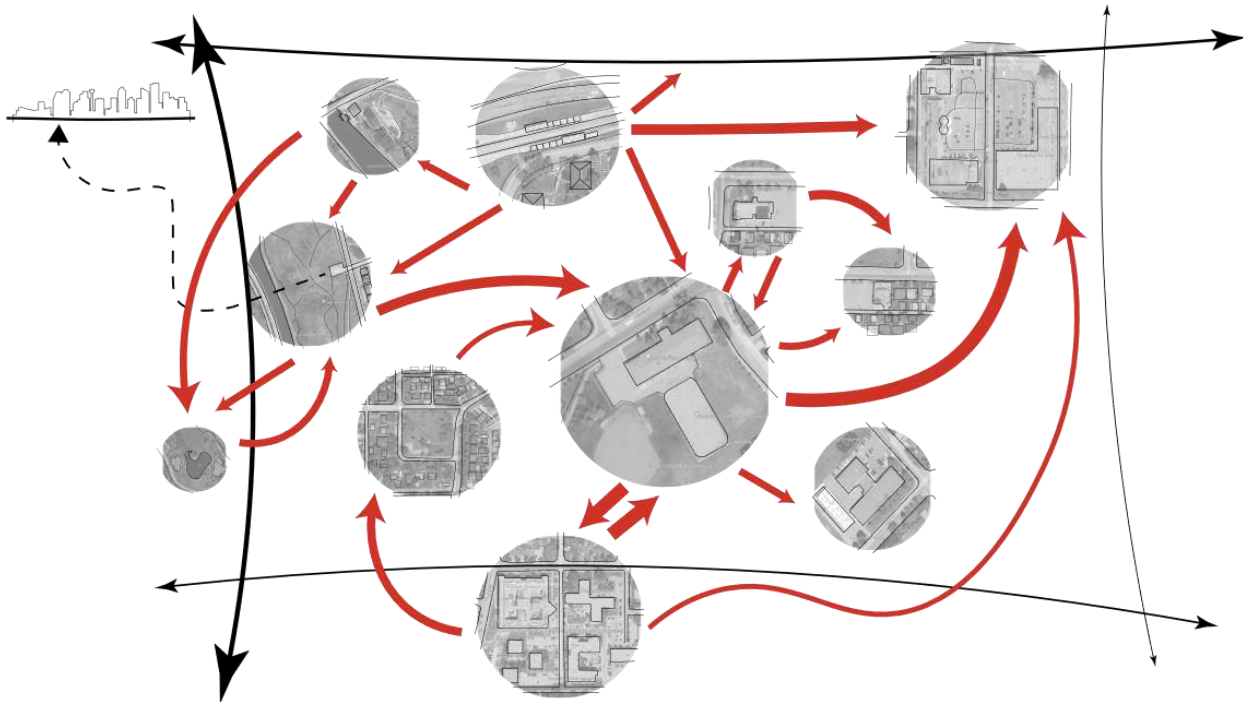


Figure 4: Situationist-1

Being an outsider in this city, every experience that I will have will be different and unique but the one that will last forever would be from an eye of a traveler, a newbie. I would want to go to all the known places, through my research and virtual site visit on google earth, I travelled the area like a wandering person very new to the place. I started with nearest bus stop at the International Avenue and explored that there is huge commercial/Retail hub in the community on the very north. From there I would want to visit the "heart" of the community both physically and literally- the community association going through the church and the children center. There are few pocket parks that would be of great interest to stop by and see what people enjoy doing there. Ending with the scenic escarpment by the river-Valley where one can enjoy beautiful view of the downtown and Rocky Mountains in the background with other activities like rafting and golf. This situationist map shows all the hotspots of the community.



Figure 5: Situationist-2

This Community is well versed with different elements in itself. However, every light has its limit of illumination. This illustration depicts the journey of a path- the start and end of an era. This Community is well lit by different functionalities, while some elements have started witnessing its mid-life journey. However, the park areas in the community have lost its identity and need a new ray of light. Indeed, it needs new matchstick to take up a journey. Every Function or element of a community requires change and revitalization to cater the needs of present day. Indeed, it shown here by new fresh matchsticks needed in the area for the journey to follow.

3. Archipelago

The next stage of this project was undertaking the task of Archipelago. The Objective was to analyze and explore the site through maps and imagery, developing an understanding of the morphological structure, its makeup and configurations. Test the potential by project into the site reference artifacts or pieces of a valued urban plan from other places.

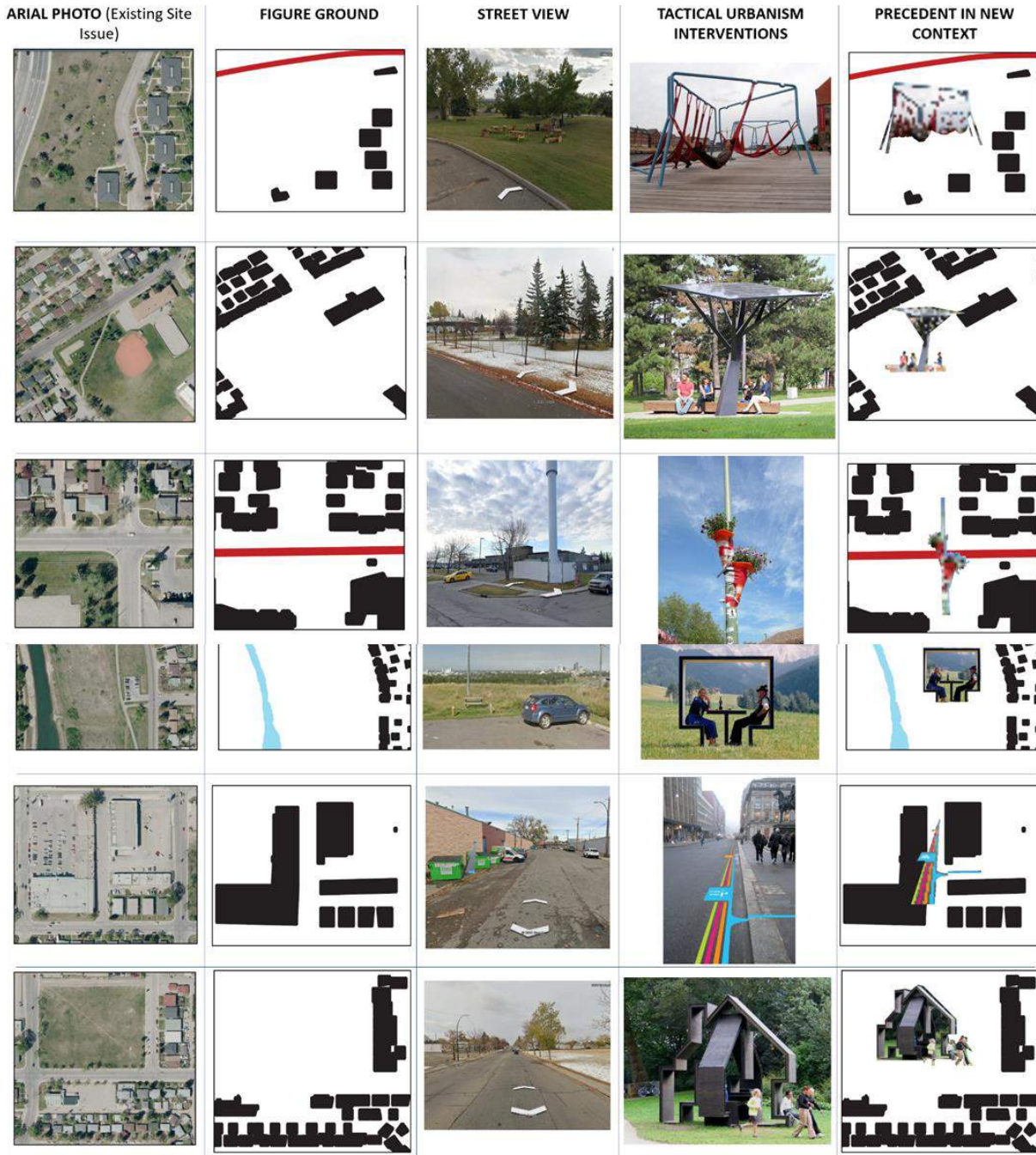


Figure 6: Archipelago

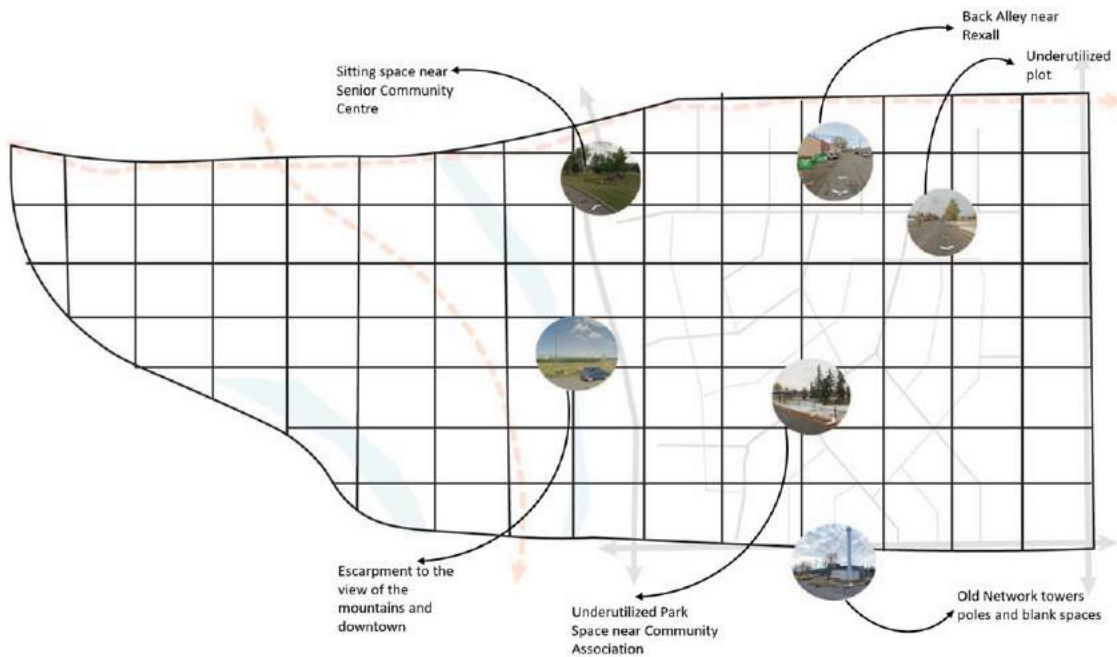


Figure 7: Existing Objects

This Map show the existing locations from the Southview community which holds the potential for Tactical Urbanism Interventions. And the Map below highlights the kind of inventions that best suits the location.

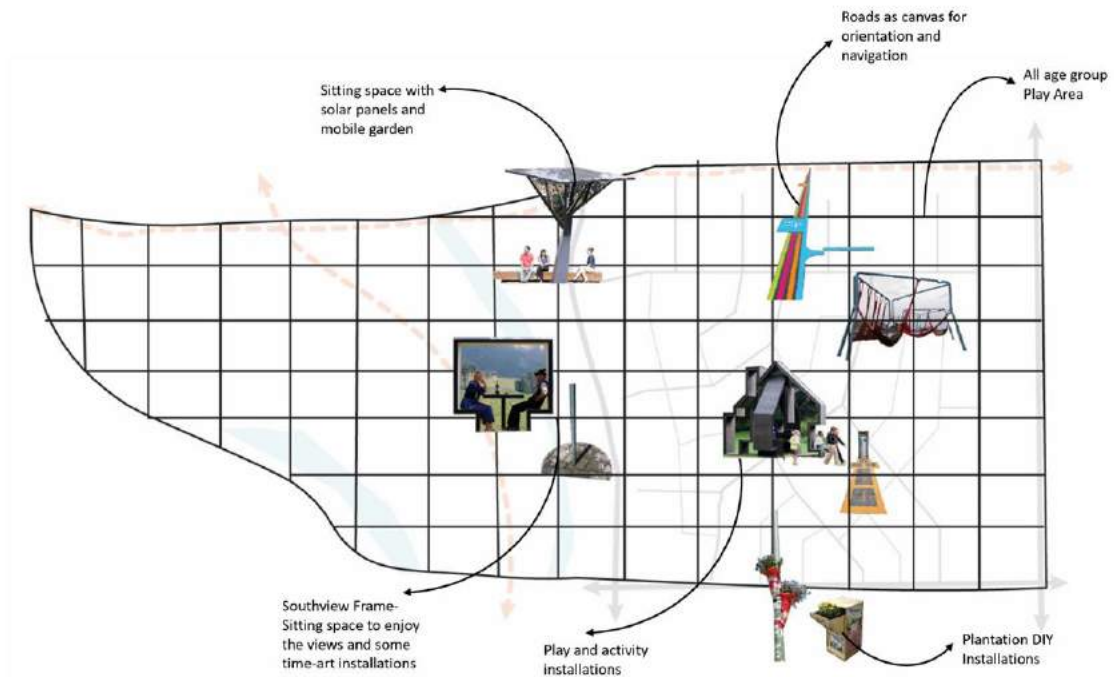


Figure 8: Proposed Objects

4. Theme

International Avenue is known as Calgary’s Culinary and Cultural Capital, with diverse residents and the local shops, restaurants, and businesses to match. Located just east of Deerfoot Trail on 17th Avenue, International Avenue is a friendly and vibrant neighbourhood that locals love. International Avenue is lively with public art, green spaces, local restaurants, and festivals that make International Avenue full of community spirit. On the other hand, as we enter Southview Community from the International Avenue, we can see a stark difference in the attractiveness of the streets. The streets and corners are quiet, unpleasant, and generally not as welcoming.

Our idea is to spread the life and liveliness of the International Avenue on the streets of Southview Community and make it a pleasant experience for the residents living in the community.

4.1 Problem Statement

Our project began with an investigation into the physical form of Southview Community -- both within the community and its surroundings -- including a guided tour through the neighborhoods and a desktop analysis.

We found that Southview had many aspects that make it a world-class community:

- the community is well connected, with direct access
- beautiful view of the downtown
- adjacent to the bow river valley corridor but not accessible
- there is abundant park and open space throughout the community - most of which is currently unused
- there are LRT & BRT stations close by

Through this initial analysis we found 5 major problem areas that needed to be addressed to achieve our vision.



Figure 9: Problem Areas

4.2 Vision

Our vision is implementing minor doable efforts for the major transformation for a beautiful Southview community by fostering lively livable streets, inspiring high quality easy design solutions and enhancing the art and culture, which will give rise to vibrant, green, and active community. From pop-ups like DIY organic planters & plant hangings to a self-sustainable community in the future, we envision "Southview Community as attractive, safe and healthy community for all!"

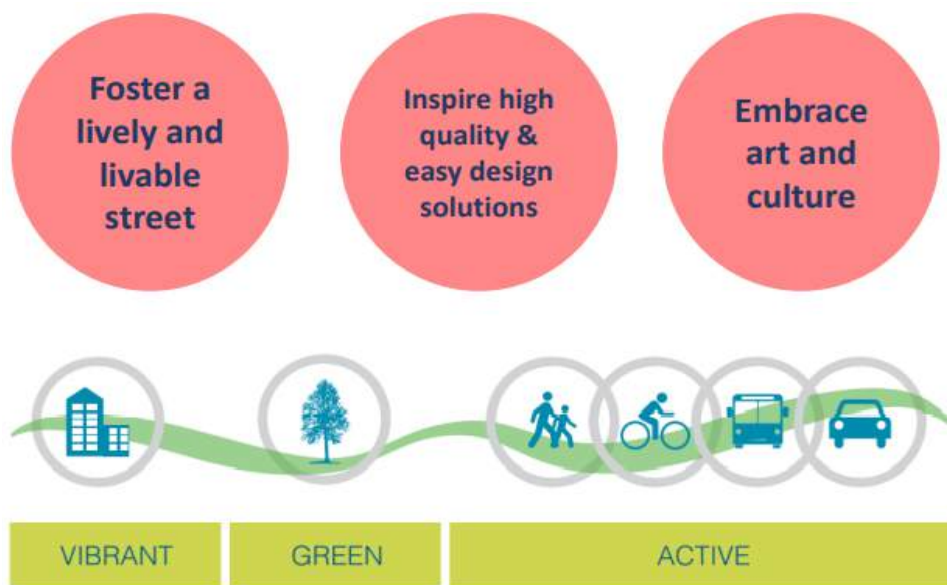


Figure 10: Principles & Goals

Our design principles define the expectations of the community and other stakeholders we conducted meetings with to ensure that the future development of the Southview community achieves the desired character, vibrancy, comfort and convenience necessary to attract residents and businesses.

Principle-1 Foster a lively and Livable Street

The city should make walking a joy—safe, comfortable, interesting. The quality of sidewalks, parks, and plazas—life “between” buildings—is one of the ultimate signs of a healthy city. We recommend measures such as buffering pedestrians from traffic, reducing the speed of traffic on residential streets, and widening sidewalks.

Streets have a triple role – to move people, as social space, and as part of the city’s environmental infrastructure. Where current traffic engineering practice tries to do one thing—move vehicles quickly—livable street design pays attention to all modes of transportation and to the quality of urban space that the transportation system supports. By adopting street design techniques from

great cities around the world we can make transit faster, walking safer, and public life more pleasant.

Principle-2 Inspire high quality & easy design solutions

For a community "coexisting with the environment", living together with nature and making smart use of limited resources. Effective utilization of resources, Efficient use of energy and Harmony with the natural environment and Consideration for the local environment to create solutions to resolve long term problems in the community.

Principle-3 Embrace art and culture

To respect the history and culture, for a community that harmonizes with the "uniqueness" of the region. For which we encourage Conservation of traditional culture, Harmony with regional characteristics and preservation of existing art & cultural values.

4.3 Vision 2069

In the future, the concept of self-sufficient community will be the answer to environmental and ecological system conservation. The expansion of human population is unavoidable, and as a result, so is the consumption of natural resources. To meet our current vision and principles we propose Southview community as a self-sustainable community of the future. Some of the featured developments envisioned for the **year 2069** include waste energy systems, vertical farming, renewable energy, floating platforms, sailing ship/airship freight, Bioswales, Geothermal heating/cooling, heat-deflecting green roofs, prefabricated homes and shaded/green-walled buildings. The city is built around walking, followed by bicycles, then electric vehicles and public transit.



Figure 11: Vision 2069

Self-sustaining communities will assist to reduce carbon emissions in the long run by giving more chances for renewable energy, improved water, and trash recycling. Gardens inside self-sustaining communities make organic food production feasible. Gardens in these areas may even improve the value of a home over time, which is wonderful for investors.

Participating in community activities has been shown to provide health advantages for community members. In general, cheap housing boosts the local economy, creates jobs, and gives towns access to a bigger workforce to meet existing employee demands.

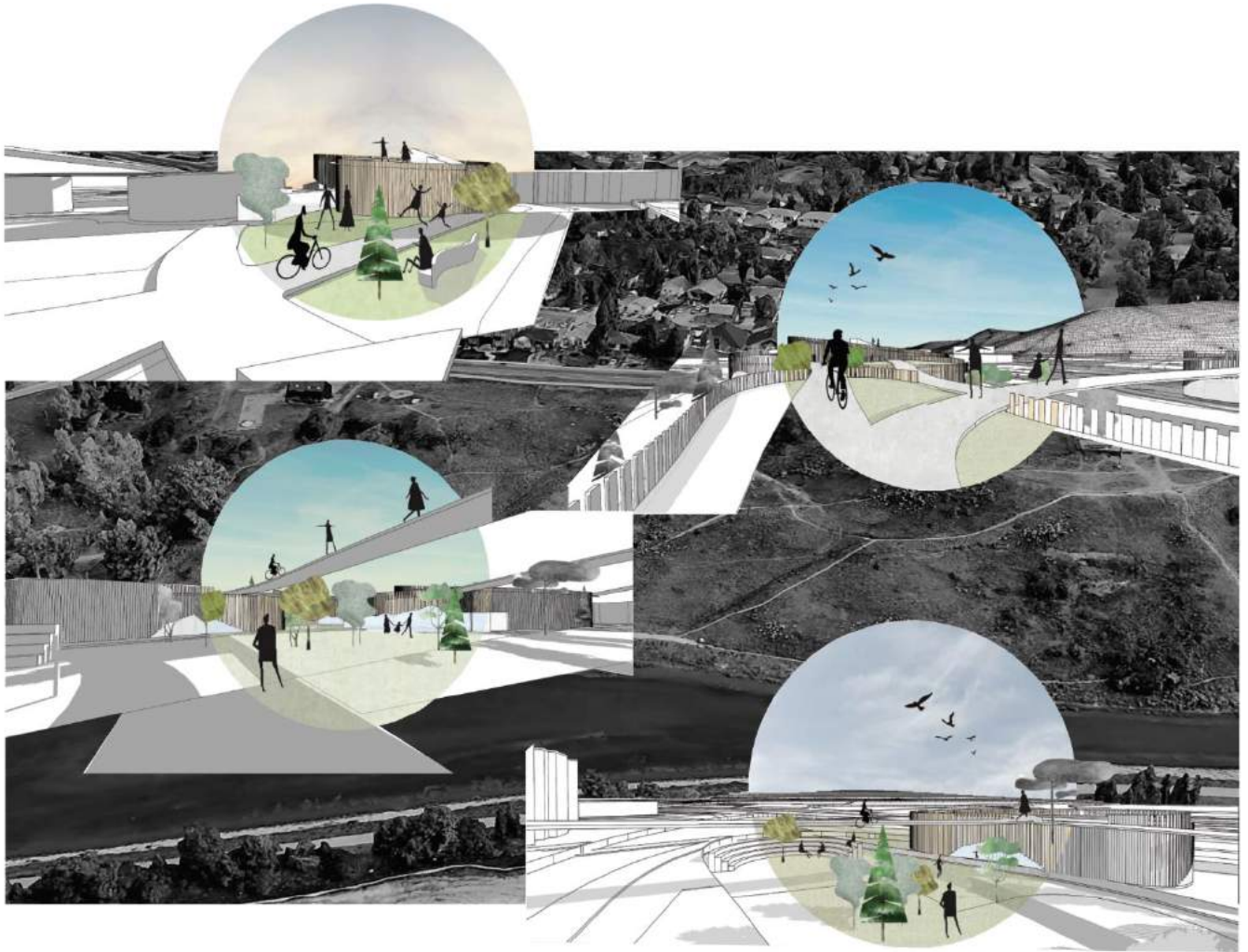


Figure 12: Vision 2069- Development of Escapment

5. Masterplan

Masterplan is a crucial tool in framing the future land use of any area. While developing a Masterplan for Southview community, we considered two diverse possible scenarios. When we communicated with Southview Community President Wendy Whitehouse and other stake holders, it was actively brought up that the community members have a strong connection with the place and its history.

5.1 Scenario-1

Considering this, scenario 1 was developed with a possibility of no major change in the community for 2069 as the community might hold historical significance and will be preserved. While scenario 2 was based on possibility of major land use and technological advancement over the years. Both the scenario has an opportunity to be on ground reality for the future as Southview can be a historical community while a community of future.

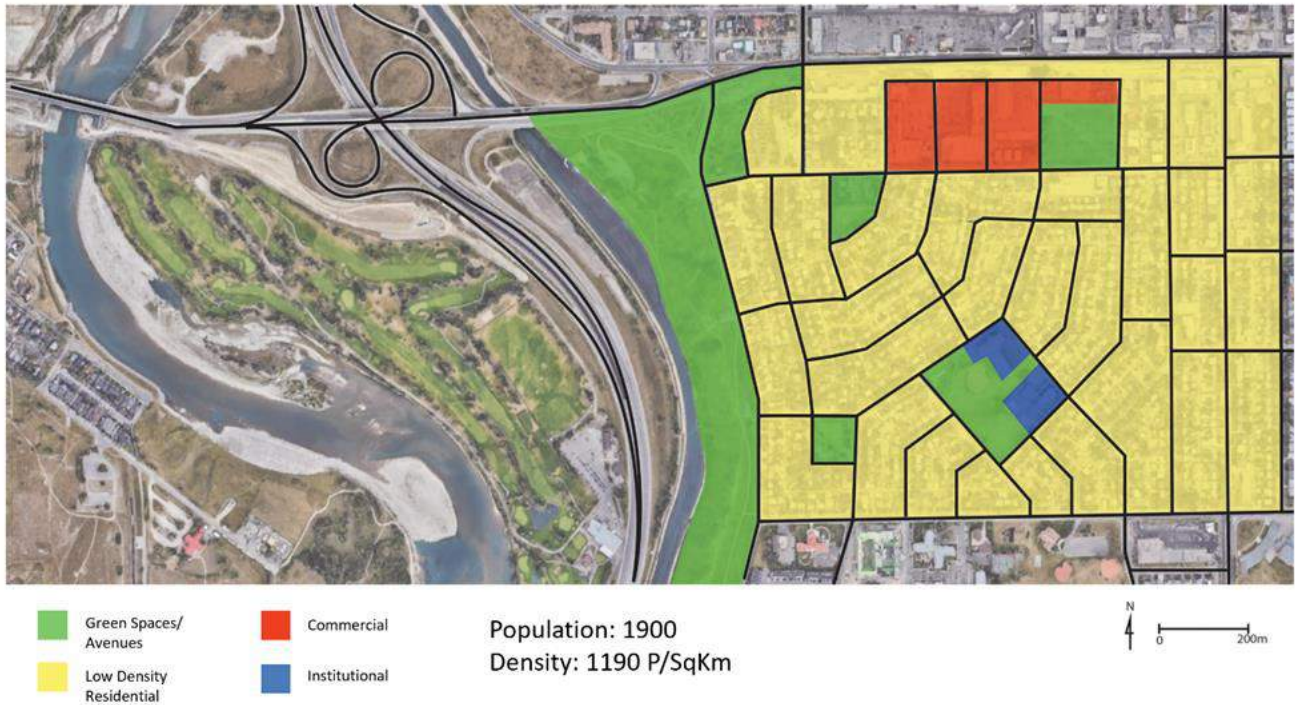


Figure 13: Masterplan Scenario-1

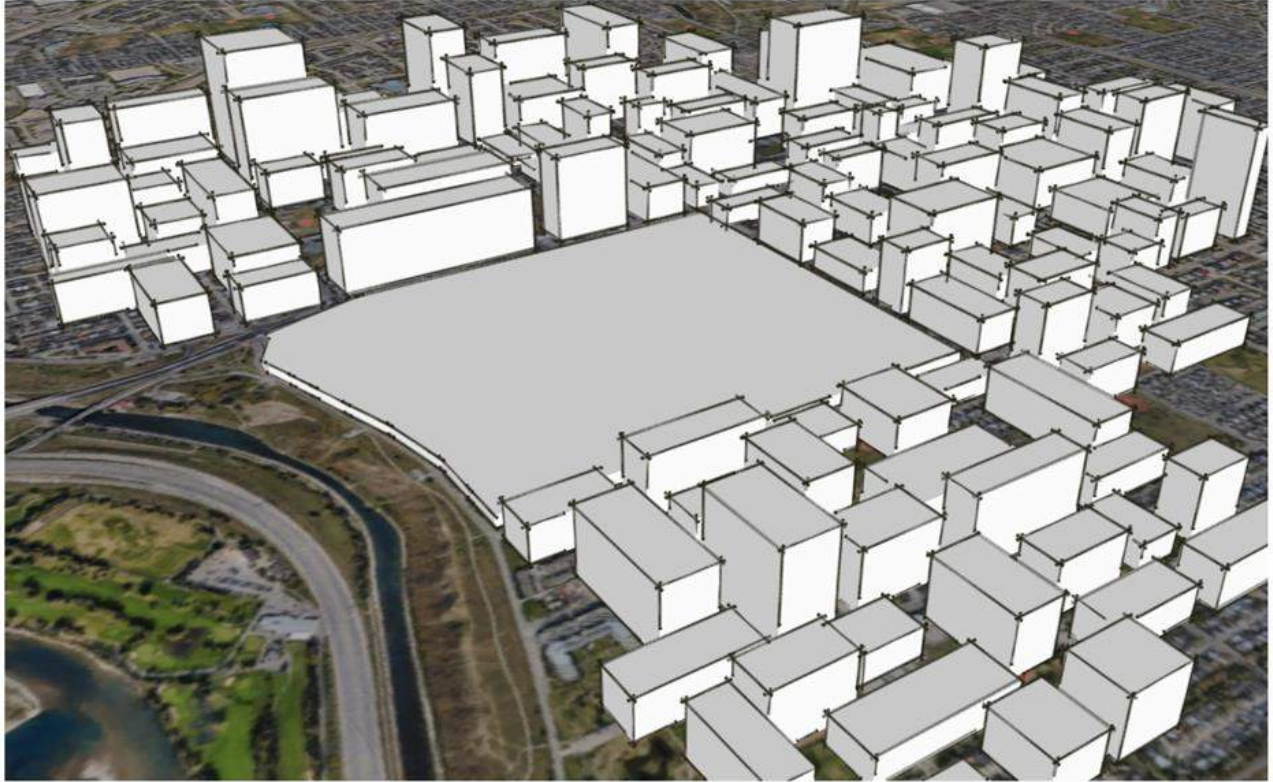


Figure 14: Scenario-1 Density

5.2 Scenario-2

Scenario 2 is developed with a vision of major land use change, increasing the mix of land uses in the community to expand community potential. With the increase in population over the years, diverse land uses will be need of an hour. In order to generate more employment opportunities, mixed use and more of commercial spaces is allocated. A major change will be linked green spaces with diverse uses for all age groups. Southview community will be a major organic farm market. As today's intervention for this community is all about beautification and green produce and so the future shall be self-sustainability of Southview.

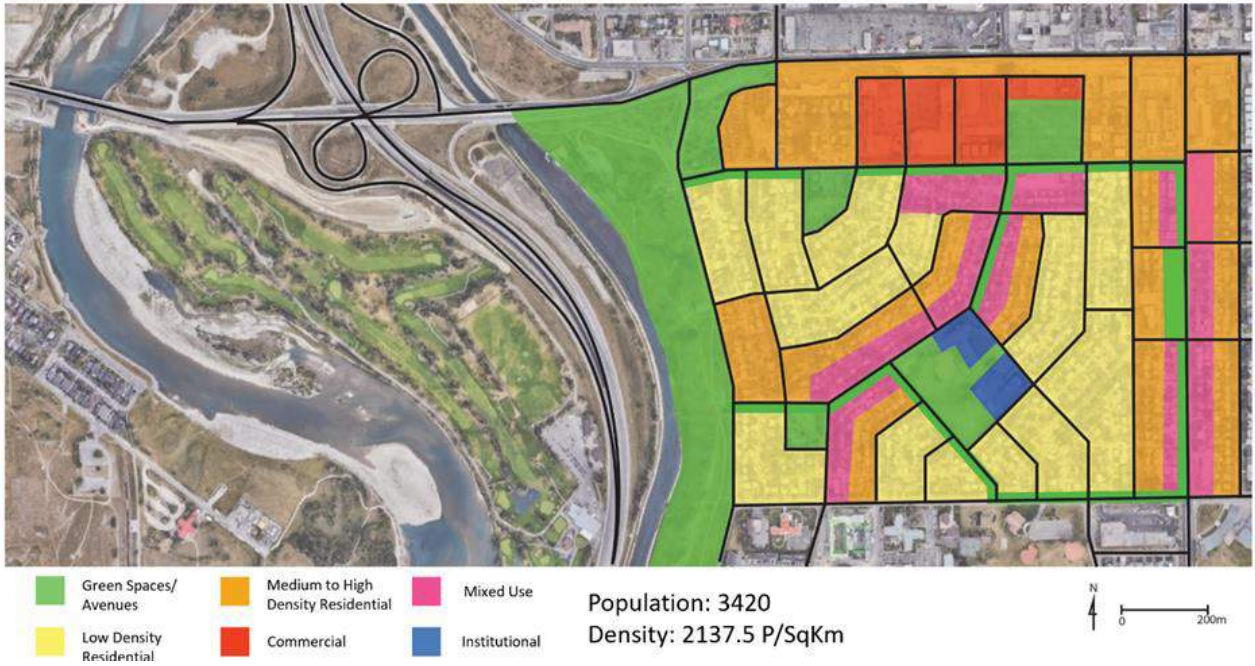


Figure 15: Masterplan Scenario-2

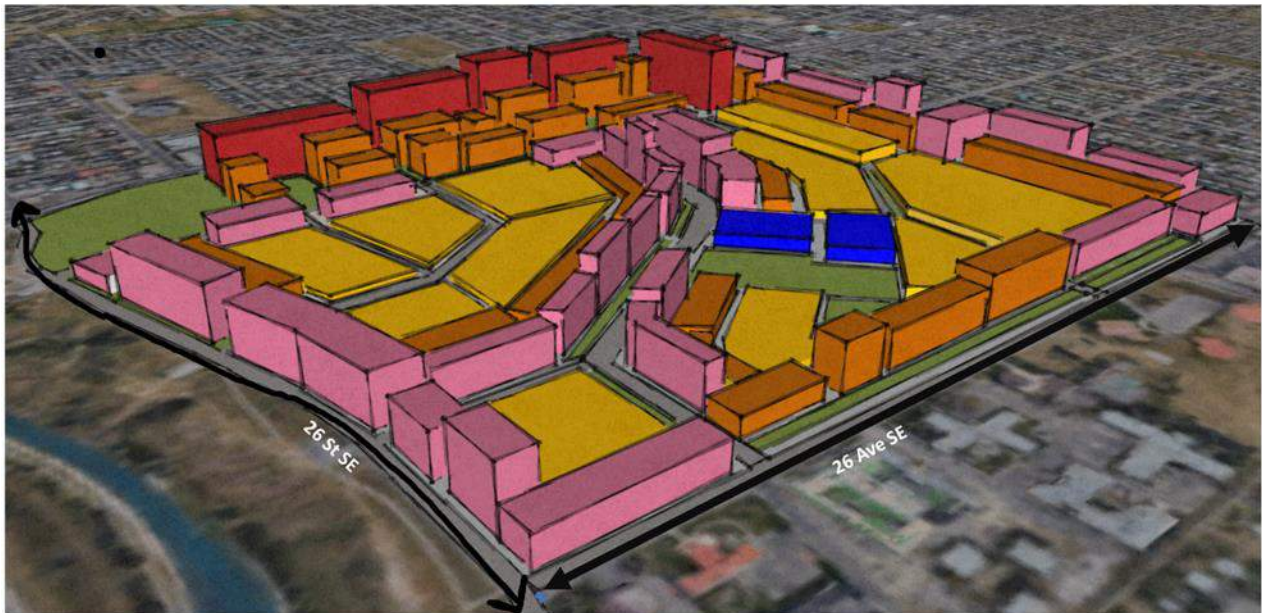


Figure 16: Scenario-2 Density

6. Programming & Policy

The Municipal Development Plan (MDP) encourages greater population and job growth in the city's current built-up regions, resulting in a compact urban shape. Activity centres, hallways, and other public spaces, in particular & other regions that are well connected to current and prospective primary schools. The Transit Network has been identified as one of the major places to accommodate significant numbers of people. Residential and employment growth are both increasing.

The following principles provide guidance to overcome the 5 identified problem areas for future new development and redevelopment across the Plan Area and can be used to direct future policy formulation and municipal efforts throughout the community.

6.1 Linkages to the Riverfront

The river canal area is underutilized and underdeveloped site. The canal front can be developed with soft landscaping to protect the ecological essence as well as few elements can be added to enhance engagement in the area.

Policy1: The floodplain of the Bow River and the canal should be preserved and protected in its natural state to ensure the ecological and hydrological components are maintained in perpetuity. Access for passive recreational uses should be limited to strategic locations to ensure the valuable riparian habitat and instream fisheries habitat are protected from conflicting recreational uses.

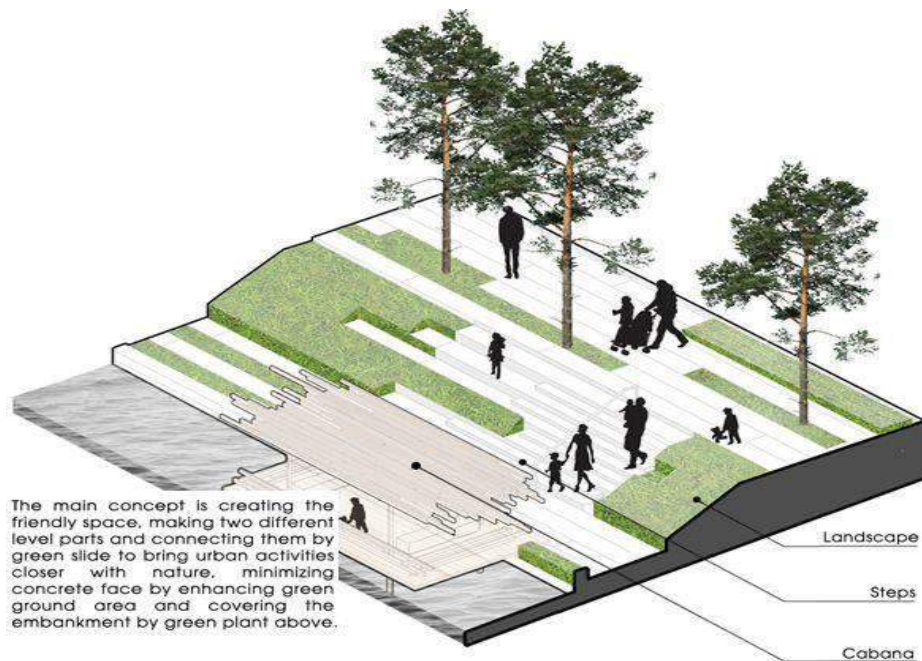


Figure 17: Linkages to Riverfront

6.2 Restricted/ Limited Land Uses

Currently the existing policy says that there are very restricted uses allowed. The permitted uses in the Community are RC1 & RC2 (Low-Density Single, detached and Semi-detached homes)

For the increasing population we recommend policy amendments.

Policy 2.1: Increase in housing and promote housing diversity.

Policy 2.2: Promote retail/multi-residential mixed-use development along the Corridor wherever practical to create a vibrant retail environment and to increase housing in close proximity to transit and other services.

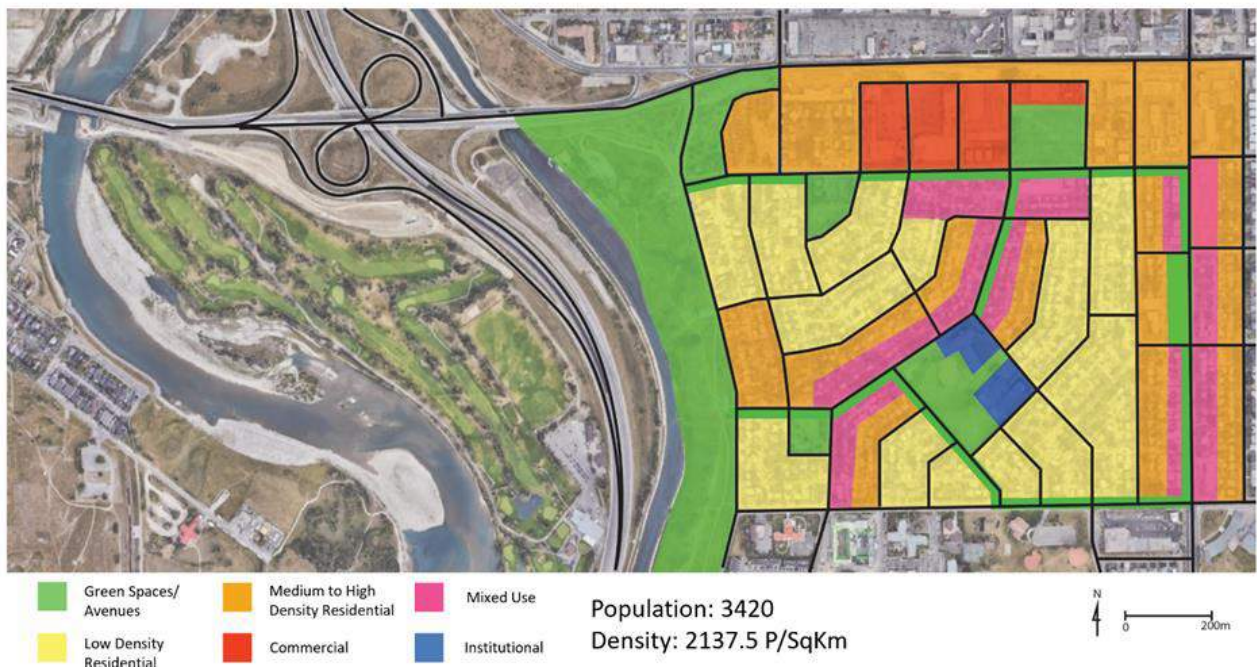


Figure 18: Diversity in Land Uses

Policy 2.3: Recognize the value of local food production to community integration and promote green boulevards



Figure 19: Green Boulevards

6.3 Public Green Spaces

There are a lot of parks and open spaces in the community but from stakeholder interviews we gathered that they are very underutilized. There is a growing need for a variety of recreational services and programming to beautify and activate these spaces. For which we recommend following policies:

Policy3.1: Improve accessibility in parks and creating park space with a variety of recreational uses/ Green Avenues

Aging Population Policy Addition3.2: The needs of the aging population should be integrated into parks improvement strategies.



Multi-Use/ Multi-Purpose use of parks



Hyde Park, Senior Playground, London

6.4 Road Safety and Active Transportation

To welcome children and families to the street; health and safety are critical conditions. By focusing on slowing down in playful and accessible ways, children and people of all ages will be encouraged to pause, to linger and to enjoy.

Transforming a busy thoroughfare and streets of this community, into a calming and dynamic public space begins with creating a more protected and pleasant zone that prioritize the needs of the people over cars. Medians or refuge islands create a two-stage crossing for pedestrians, making it easier and safer to cross multiple lanes of traffic.

They should be installed in all streets where pedestrians have to cross three or more lanes or in narrower streets where speeds and vehicular volumes make single-stage crossings prohibitive or unsafe.

Policy 4: Promote Safe and Walkable Neighborhoods: Ensure walkable, comfortable urban streets with special attractions and public places

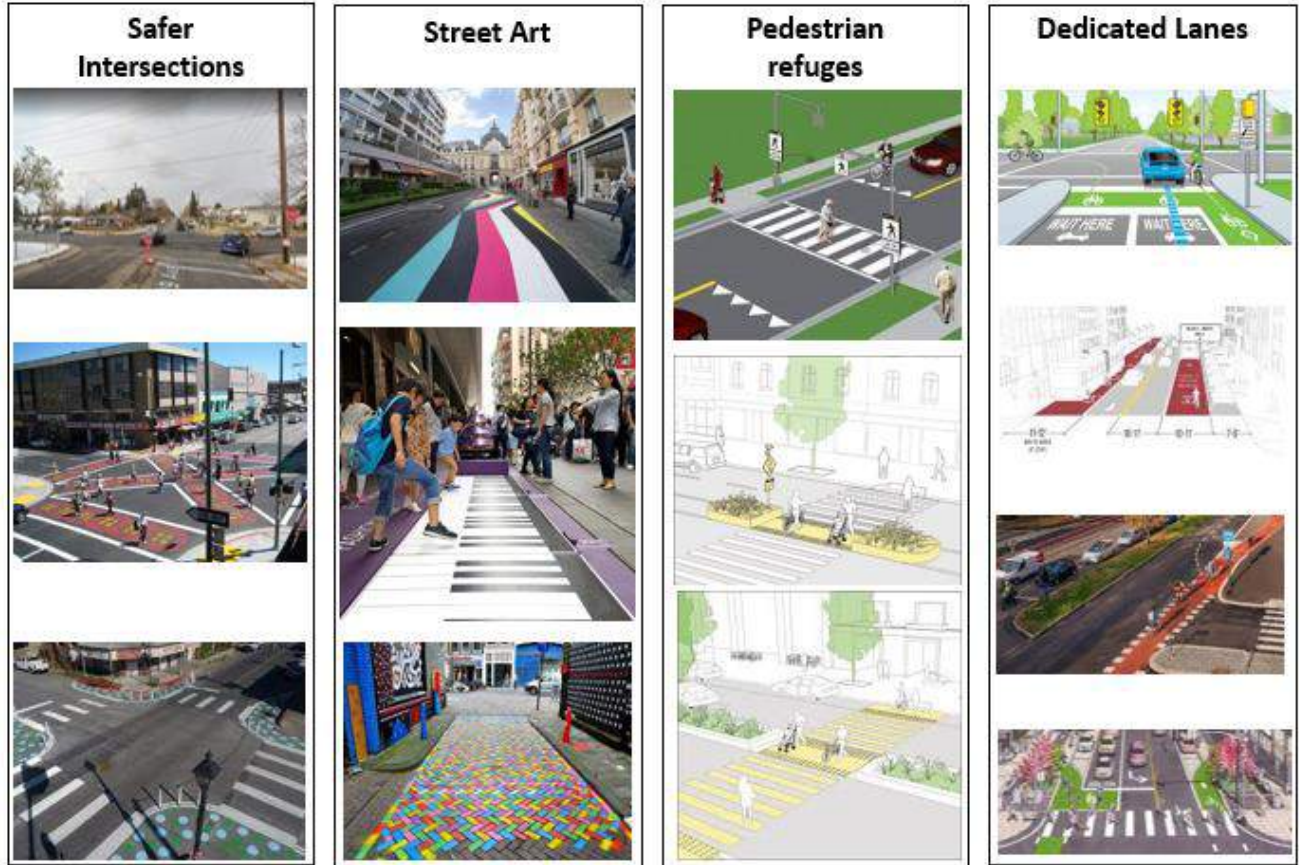


Figure 20: Road Safety & Active Transportation

6.5 Engaging Frontages and Street Design

The street itself, can become a destination, not only linking the services and retail opportunities along the main street but also becoming an attraction as a relevant interpretive piece for the community. The street will become a quality public “story.” While “passing through” the community will most likely remain a prime use for a main street, the gateways, key intersections, and the interpretive elements of the streetscape, will announce the beginning of the intriguing story of the Southview community. A cohesive streetscape experience will convey history, and offer its hospitality of shops, services, spaces and attractions



Policy 5: Promote uses and building designs that generate desirable street activities

7. Phasing

The programming and policies will be implemented in the following phases as shown in the diagram. Implementation of the Master Plan will focus on allowing the project to grow organically, developing the Master Plan in phases. The problem areas will be tackled in the first few years with tactical urbanism interventions which can be done by people of the community themselves for example planter boxes, street art, etc. Over the years these small changes can be developed into big initiatives to resolve bigger problems such as the land use changes and the canal front development.

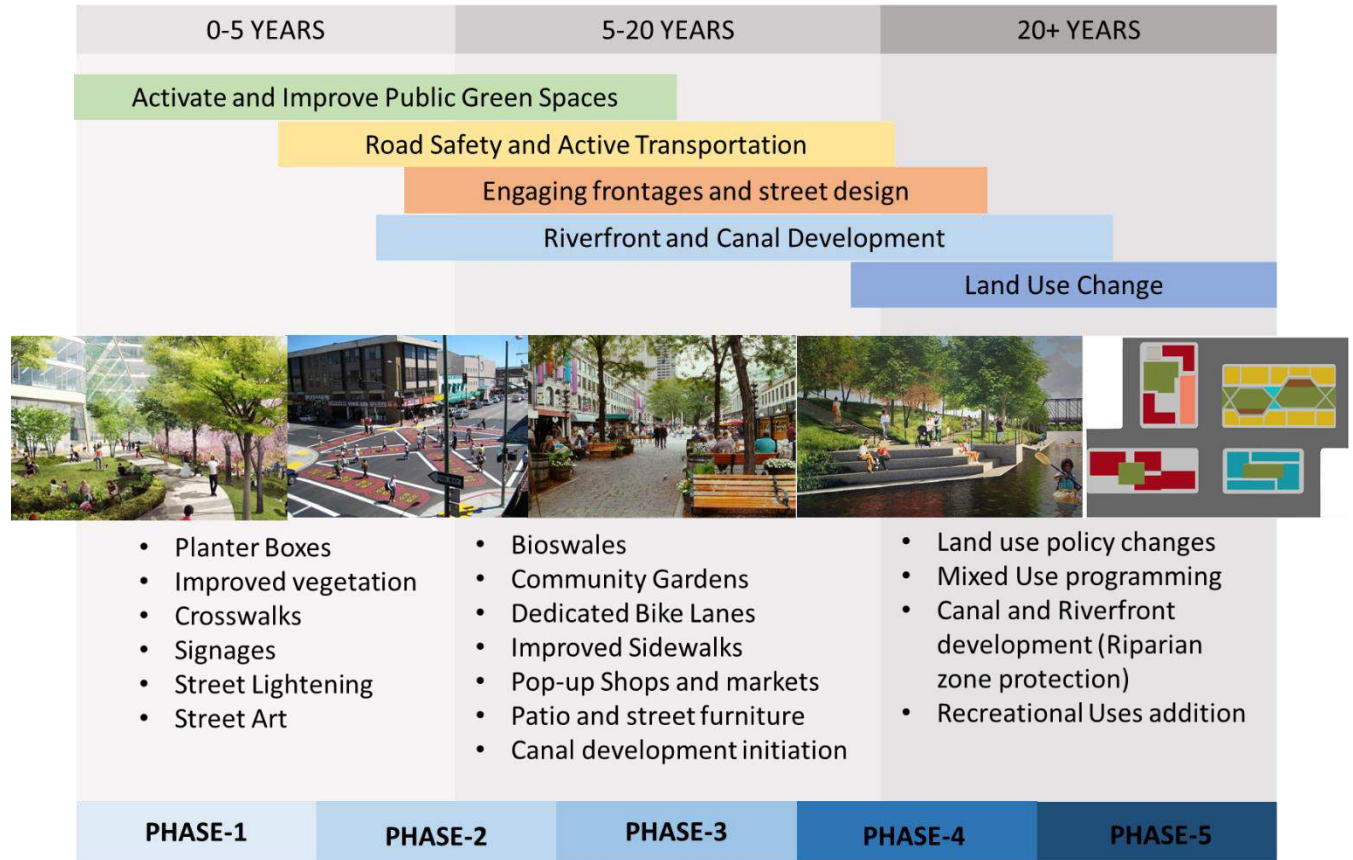


Figure 22: Project Phasing

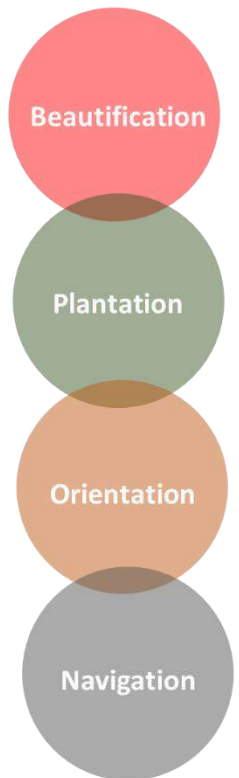
8. Tactical Urbanism Intervention

Tactical Urbanism is all about action. Also known as DIY Urbanism, Planning-by-Doing, Urban Acupuncture, or Urban Prototyping, this approach refers to a city, organizational, and/or citizen-led approach to neighborhood building using short-term, low-cost, and scalable interventions to catalyze long-term change. In our phasing plan we propose these tactical urbanism interventions as our first step towards achieving the goal of Beautiful Southview.

Our main ideas of tactical urbanism for Southview community revolve around Beautification, plantation, orientation and navigation.



Figure 23: Tactical Urbanism Ideas



8.1 Intervention-1

Posters in the community were displayed, with information regarding our project and directing them to “Bang-the-table” platform for interaction with giveaway hearts as a token of appreciation for people who took the initiative to interact with our project.



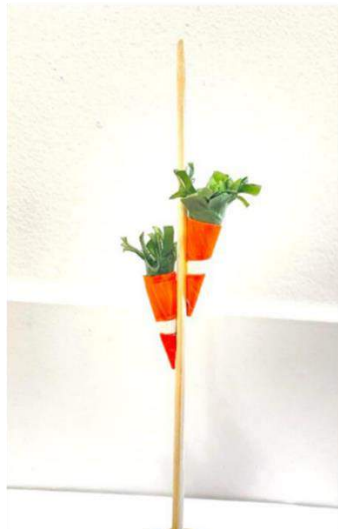
Figure 24: Intervention-1 Posters

8.2 Intervention-2

During our Site Visit we found a Pylon on the street lying around, in the first phase of our project we modelled a sample of a DIY planter using the Pylon and in the final phase we utilized a few broken pylons to make these beautiful planters hanging for the streetlights and poles to enhance the street experience and add greenery to the site.



Site Visit



Model



Reality

Figure 25: Intervention 2.1 Hanging Planters

The other set-up is DIY organic garden. In which we upscaled used (waste) buckets, milk cans and cardboard boxes to grow edible plants like mint, coriander, basil, lettuce, etc. The purpose of this prototype is to show the community members that how waste items that would ideally end up in garbage can be utilized to grow greens for own use in our own front yards/backyards.

Organic
Planter
boxes



Using
used
boxes,
buckets,
milk cans



Figure 26: Intervention 2.2 Organic Planters

9. Participation

Community stakeholders can participate in a variety of ways, and to different levels of influence, in identifying needs, generating solutions, planning new initiatives and service delivery.

We talked to a few different stakeholders involved directly or indirectly with the community to better understand the needs and aspirations and built our proposal and plan in that direction.

Below are some notes from the stakeholder meetings that shaped our overall project. From the discussion we gathered that beautification and greenery was the main agenda everyone focused on hence our vision revolves around Beautifying Southview Community.

Wendy Whitehouse (Southview Community Association President)

- Need beautification
- Underutilized parks
- Black lit walkways
- Improve vegetation and greenery
- Revitalization of 32nd Street
- Active transportation
- Access to walkways

Angat Desai (Landscape Designer)

- Meaningful Landscaping
- Define abandoned green spaces
- Define edge conditions
- Include bigger picture (Storm water drainage, water sheds)

Jenna Jepson (Executive Director at GFLS 55+)

- Walkability
- Orientation and Navigation
- Community History
- Art and Culture
- Parks- Blank slates for something to happen
- Outdoor washrooms
- Multiple seating and gathering spaces

Figure 27: Notes from Stakeholder Meetings

10. Conclusion

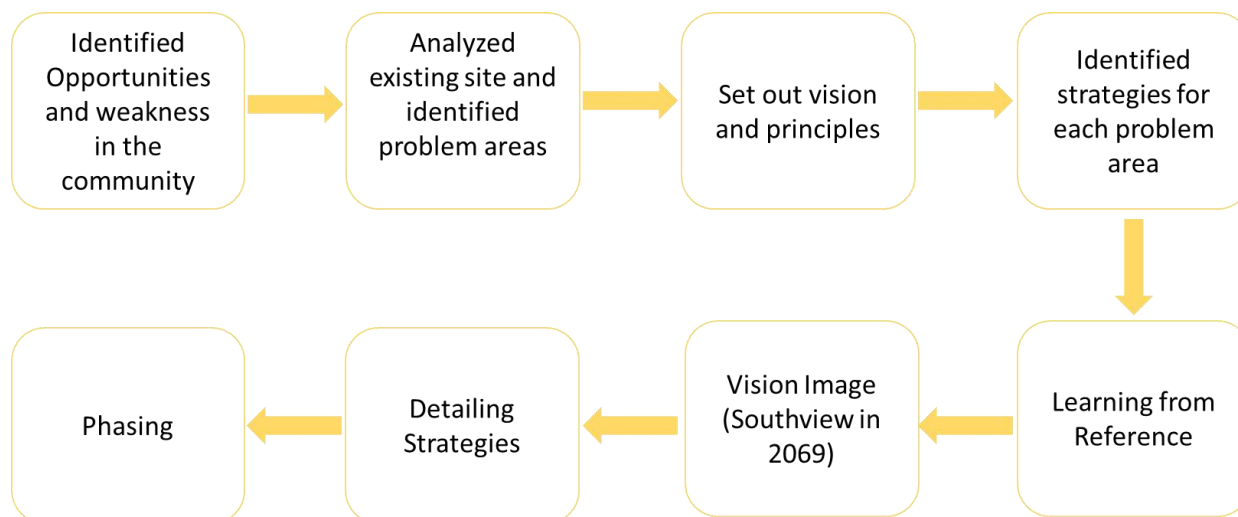


Figure 28: Project Process

Nearly, all implementations are easily possible within the short or medium term, by considering the issue and hypothesis, the implementations are focused and should be effective. We took a look at areas of the community with the most obvious development potential that would also have an **immediate positive impact**. Our focus here is enhancing outdoor experience for the residents and redeveloping unused open spaces into flexible public areas - for things like outdoor concerts, farmers markets, and more.

Redeveloping this area will help Southview community better prepare for future changes - in the community itself as well as Calgary as a whole - by increasing footfall and converting unused land into usable social spaces.

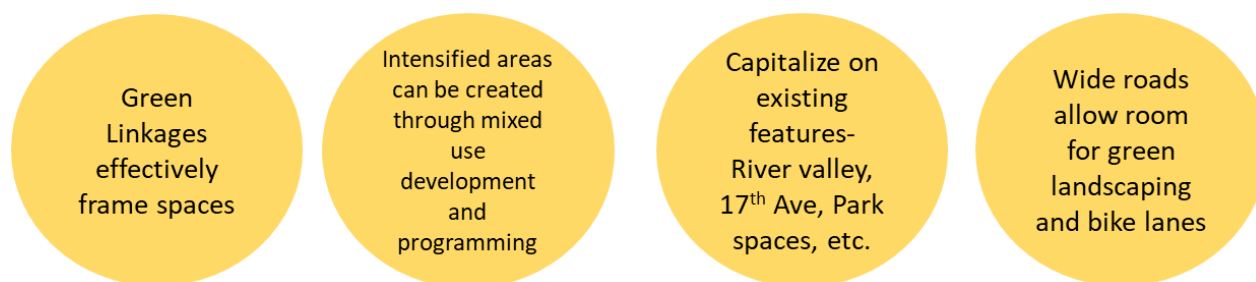


Figure 29: Key Takeaways