



# GOOD **STREETS**



# KENSINGTON

# ROAD NW

**BEN DORE & SAM BOWERMAN**

October 2, 2020

**PLAN 606**



..... **SITE PLANNING STUDIO FALL 2020** .....

# KENSINGTON & CALGARY



## The Best of Calgary

Kensington Rd SW is positioned between the Bow River, the 10th Ave commercial area and Hillhurst's residential neighbourhoods

It is easily assessable; located along major roadways and close to a C-Train station

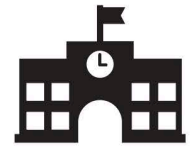
Major parks, local schools, and the riverside path network are all with walking distance.



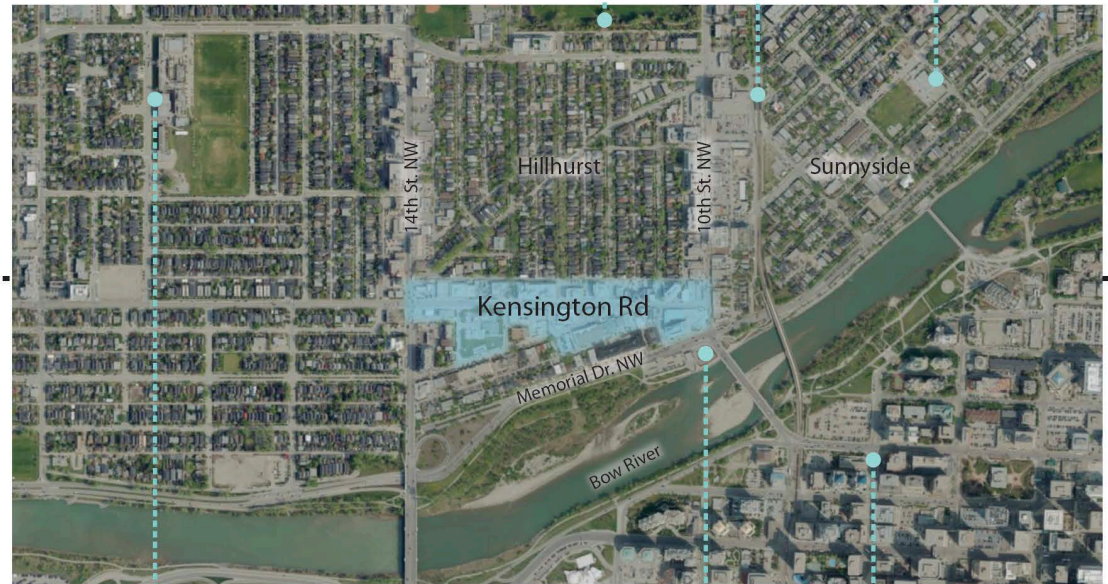
Riley Park



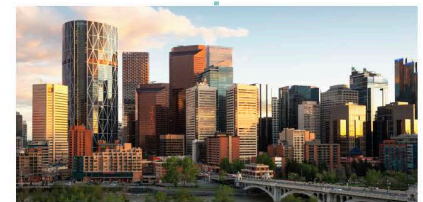
Sunnyside C-Train Station



Sunnyside School



Poppy Plaza  
+ Riverside Path Network



Downtown Calgary

# HISTORICAL EVOLUTION

OOOO

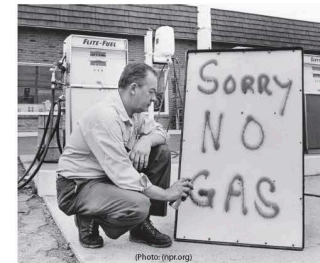
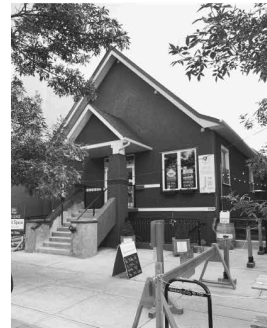
Ezra Riley acquired Hillhurst from homesteader Felix McHugh, sold it to the city in 1904. 25ft lots were being sold for \$300 in 1907 (\$7000 in 2020 dollars).



(Photo: Hillhurst Sunnyside Neighbourhood Association)

1908

Church was an important part of the community and was often the place for social events and gatherings. Hillhurst Presbyterian Church held its first service in 1908 at 1127 Kensington Rd.



(Photo: rpr.org)

The Arab Oil Embargo raises the price of oil, Calgary's population grows by nearly 300,000 people over the decade, historic buildings are demolished to make way for new developments

1973

1920s



1940s



1970s



Sunnyside LRT station was built to service the Hillhurst neighbourhood.

1987

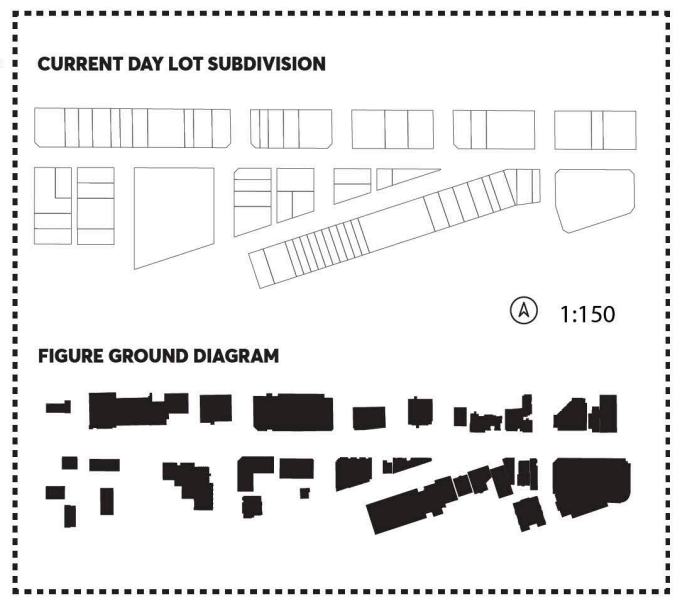


Calgary hosts the Winter Olympic Games, establishing itself as a renown outdoor tourism destination and beginning an era of cultural growth

1988



The current day lot subdivision completes the evolution of the history of Kensington. Many of the older buildings and lots have been demolished to make room for larger, mixed use developments and complexes.



1990s



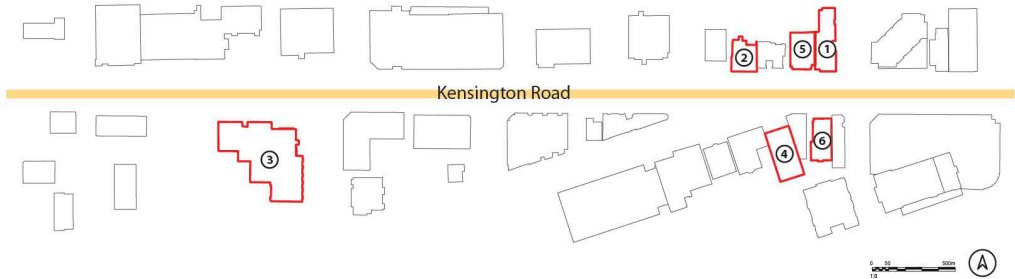
2000

Oil booms again, bringing in an era of prosperity and expansion for Calgary

2019



# HISTORICAL BUILDINGS ON KENSINGTON ROAD



## Smith Block

**1125 Kensington rd.**

Smith Block was established in 1911 and was originally a cafe and grocery store. The building now sits unoccupied after the Starbucks recently closed.



## Hayden Block

**1134 Kensington rd.**

Hayden Block was established in 1912 and was once a multi-storefront building which included a picture framing business. The building is now a bbq restaurant.



## Saint John Catholic School

**1309 Kensington rd.**

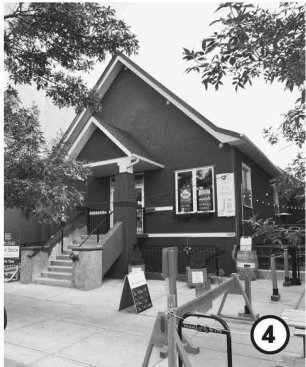
Saint John Catholic School was established in 1916 and is still in full operation today.



## Presbyterian Church

**1127 Kensington rd.**

This building was used as a Presbyterian Church in the early 1900s and also as a school. The space today is occupied by a wine store and an Esthetician.



## King George Masonic Hall

**1127 Kensington rd.**

The King George Masonic Hall was established in 1926. The building is now home to a number of businesses including a diner and a coffee shop.



## Plaza Theatre

**1133 Kensington rd.**

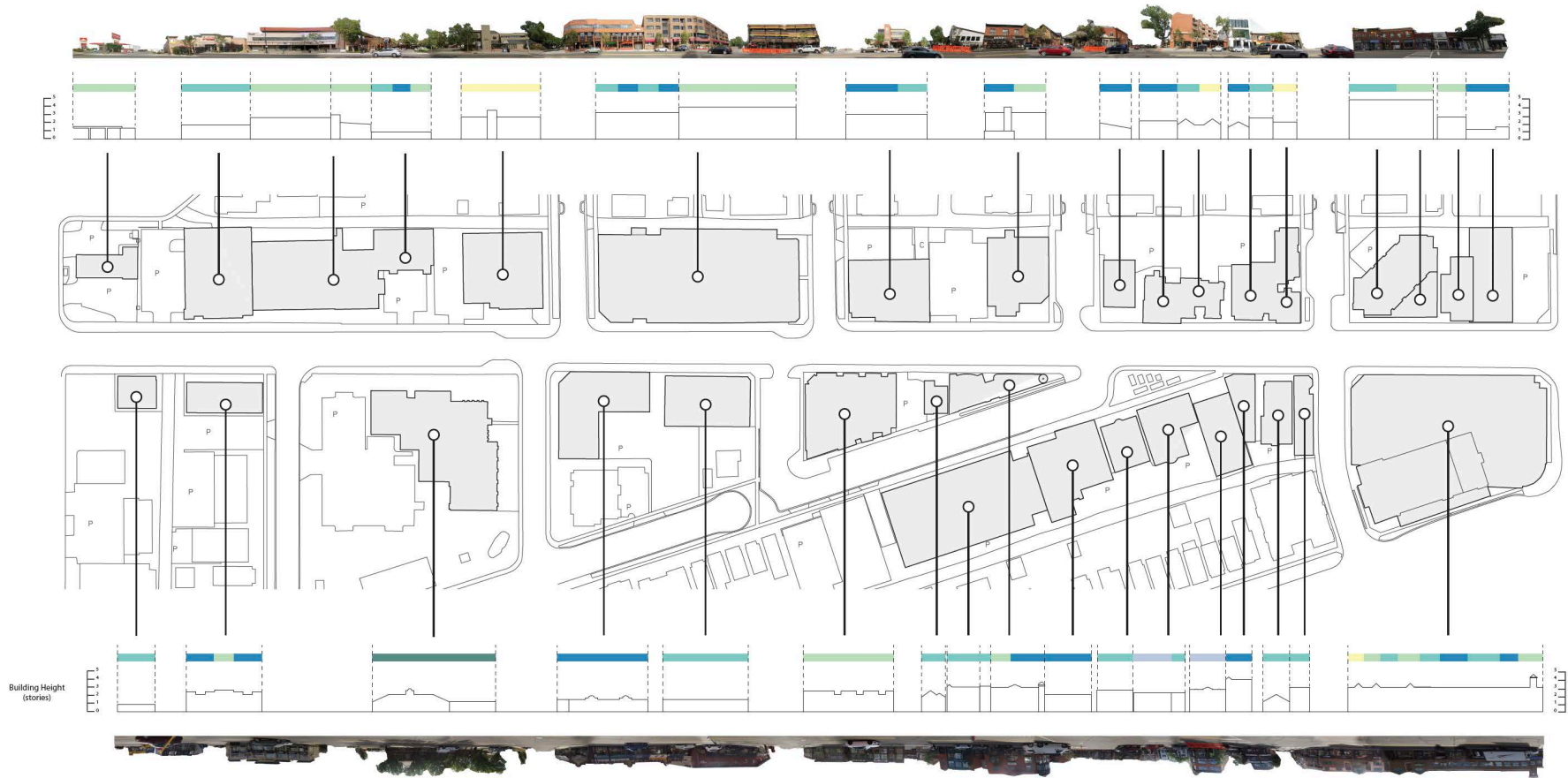
The Plaza theatre was established in 1928 inside of an old auto garage. The theatre has remained open up until the summer of 2020 where the owners have decided to lease the building.



# BUILDING USE + SCALE



SCALE 1:50 (A)



## Building Uses

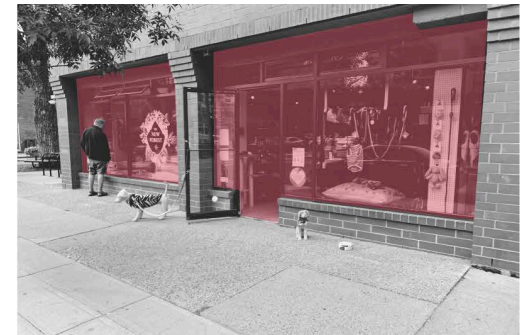
- |   |  |  |  |  |  |
|---|--|--|--|--|--|
| <span style="color: blue;">■</span> Food                    | <span style="color: lightblue;">■</span> Entertainment | <span style="color: teal;">■</span> Specialty            | <span style="color: lightgreen;">■</span> Lifestyle          | <span style="color: darkgreen;">■</span> Community | <span style="color: yellow;">■</span> Vacant Space |
| - Cafe<br>- Restaurant<br>- Grocery Store<br>- Liquor Store | - Bar/Nightclub<br>- Theatre<br>- Escape Room          | - Clothing<br>- Beauty<br>- Convenience<br>- Electronics | - Health<br>- Gas Station<br>- Bank/Finance<br>- Fitness/Gym | - Church<br>- School<br>- Senior's Center          |  |

# BUILDING POROSITY + PERMEABILITY



## PHYSICAL PERMEABILITY

Many of the stores along the street will leave doors open or place items on the sidewalk to draw pedestrians in.



## VISUAL PERMEABILITY

Large windows allows for pedestrians to look into shop windows and get a sense of what is going on inside.

# CONNECTIVITY + TRANSPORTATION



## River Path Proximity

The River Path is located only a few minutes away and attracts many visitors to the street.

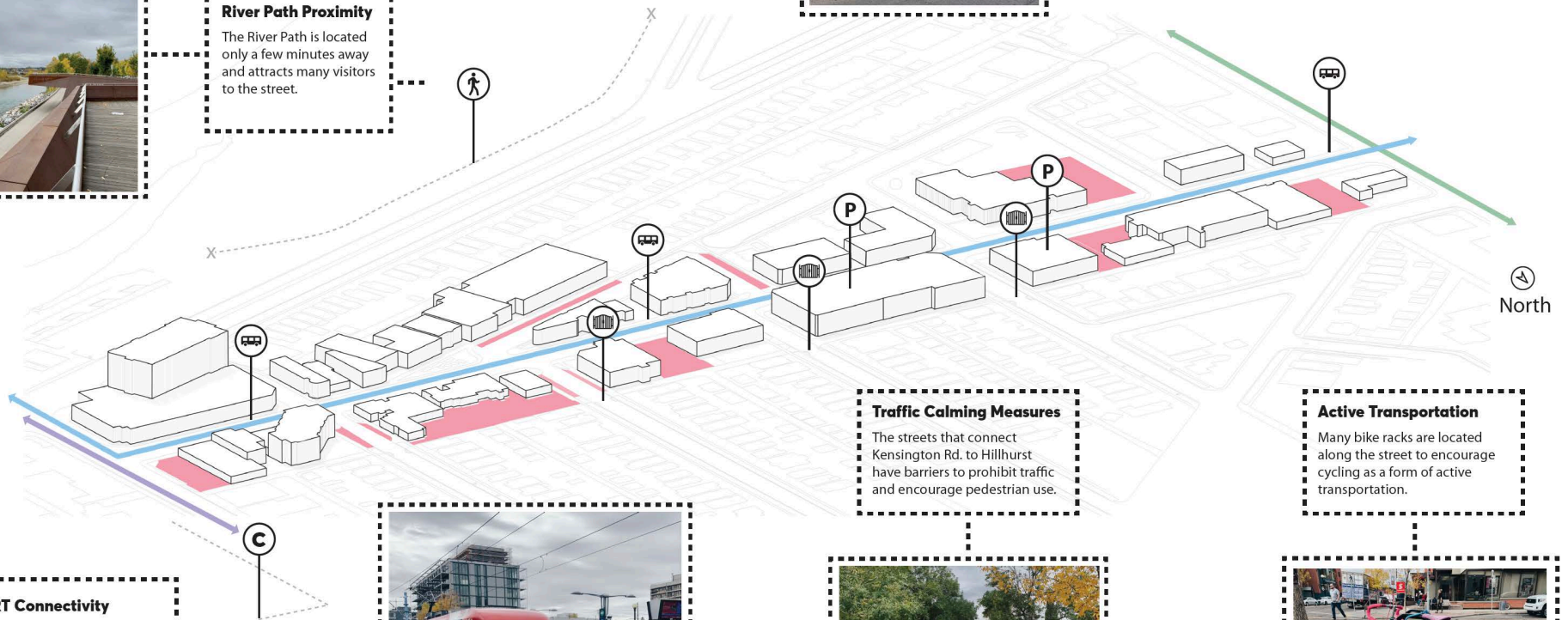
## Street Parking

Street Parking on both sides of the road gives visitors and residents a place to park.



## LEGEND

- Bus Route (#1)
- Bus Route (#4)
- Bus Route (#305)
- Traffic Calming
- Bus stop
- Parking Lot/Spaces
- P** Parking Structure
- River Path
- C** Sunnyside LRT Station



## Traffic Calming Measures

The streets that connect Kensington Rd. to Hillhurst have barriers to prohibit traffic and encourage pedestrian use.



## Active Transportation

Many bike racks are located along the street to encourage cycling as a form of active transportation.



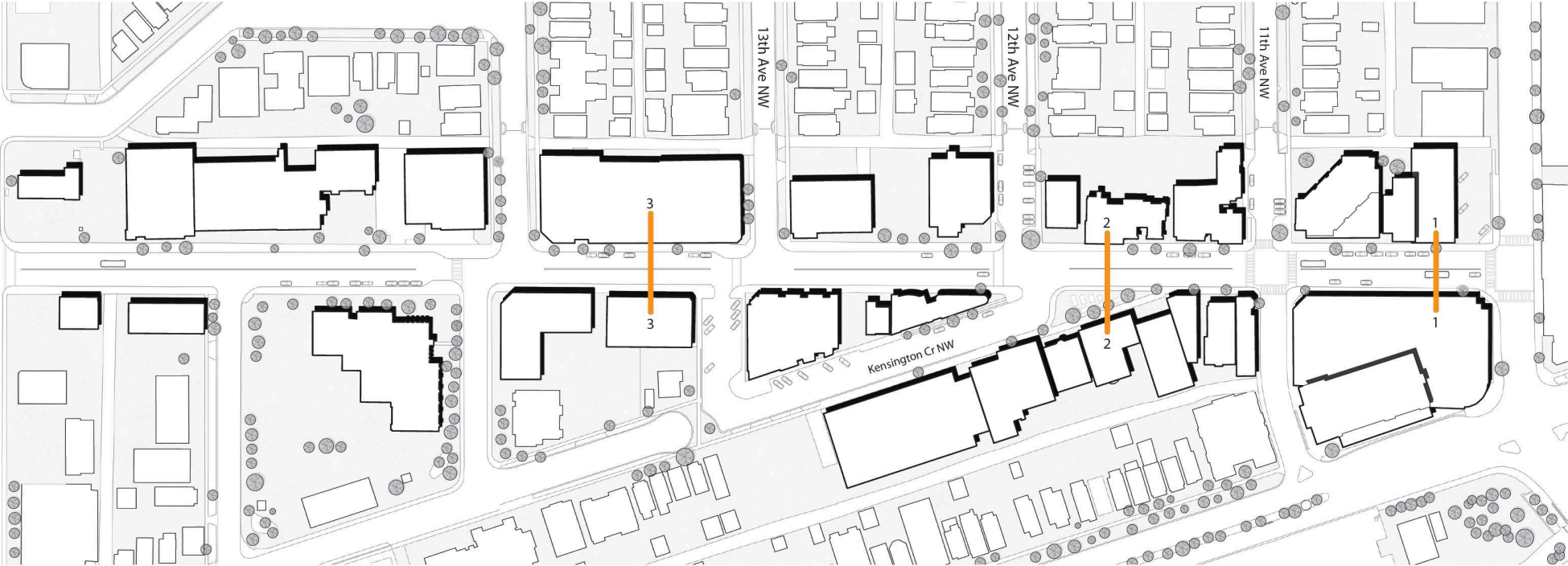
## LRT Connectivity

Sunnyside LRT station is located only a few minutes away from Kensington Road providing a link between the street and the rest of the city.

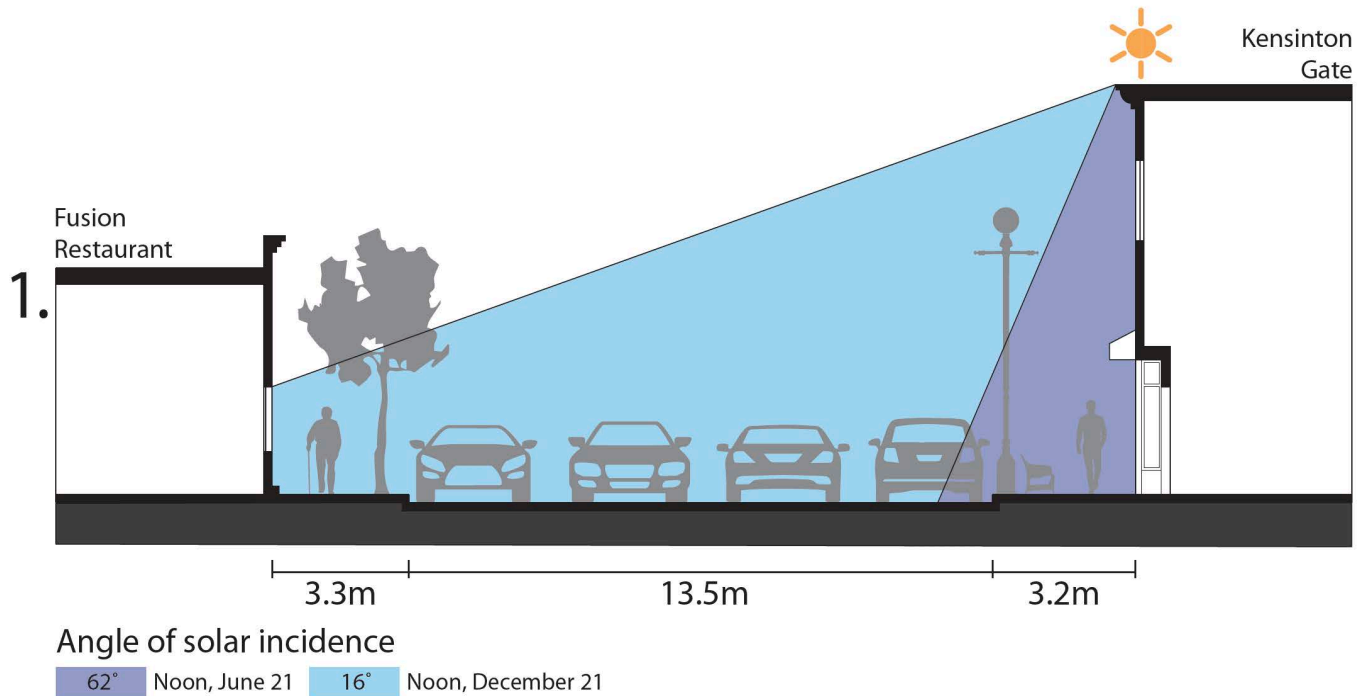




# SECTIONS & SUNLIGHT



SCALE 1:50 (A)

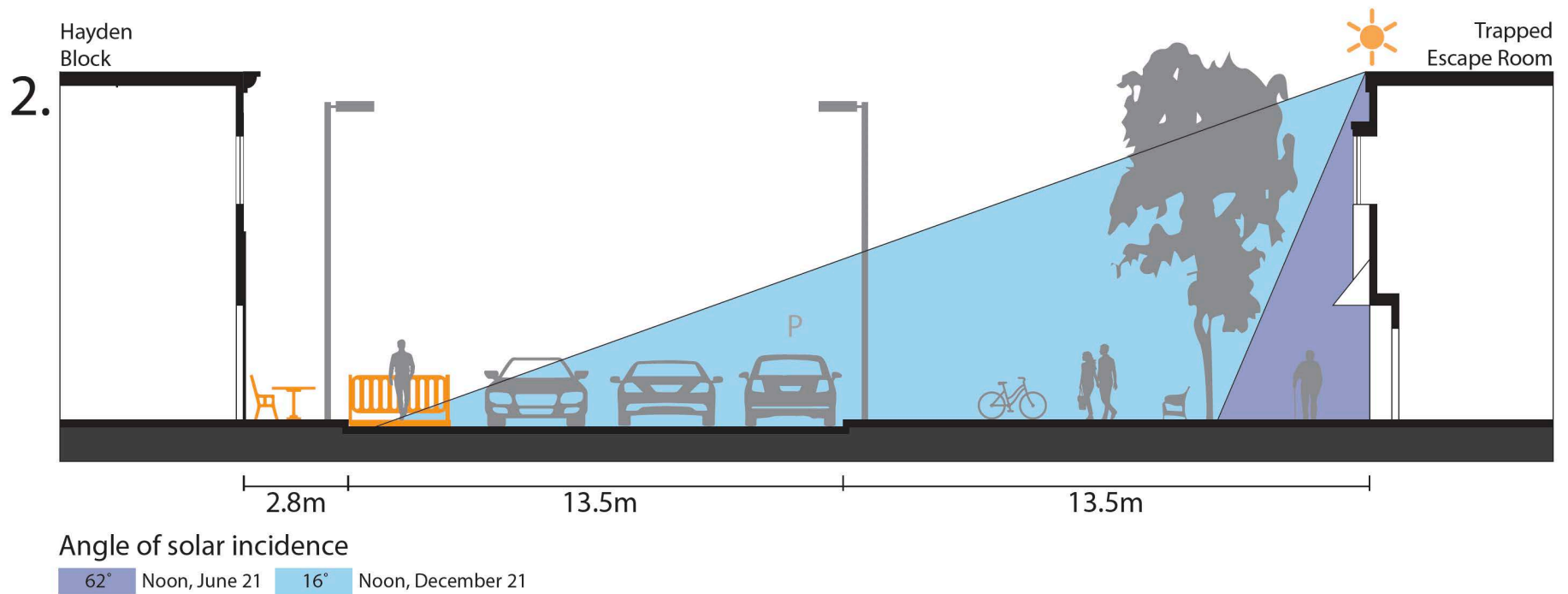


### Move Along

While this sidewalk is of typical width for Kensington, low building porosity and no adjacent street parking give the walkway a narrow feel. Pedestrians will likely hurry through this segment to a more welcoming portion of the street.

### New but Nice

Despite occupying an entire block, the Kensington Gate Building doesn't feel out of place beside Kensington's small boutique shops and restaurants. The building's ground level features handsome storefronts with excellent porosity. Additionally, its brickwork façade blends well with the neighbouring historic buildings.



### Pandemic Infrastructure

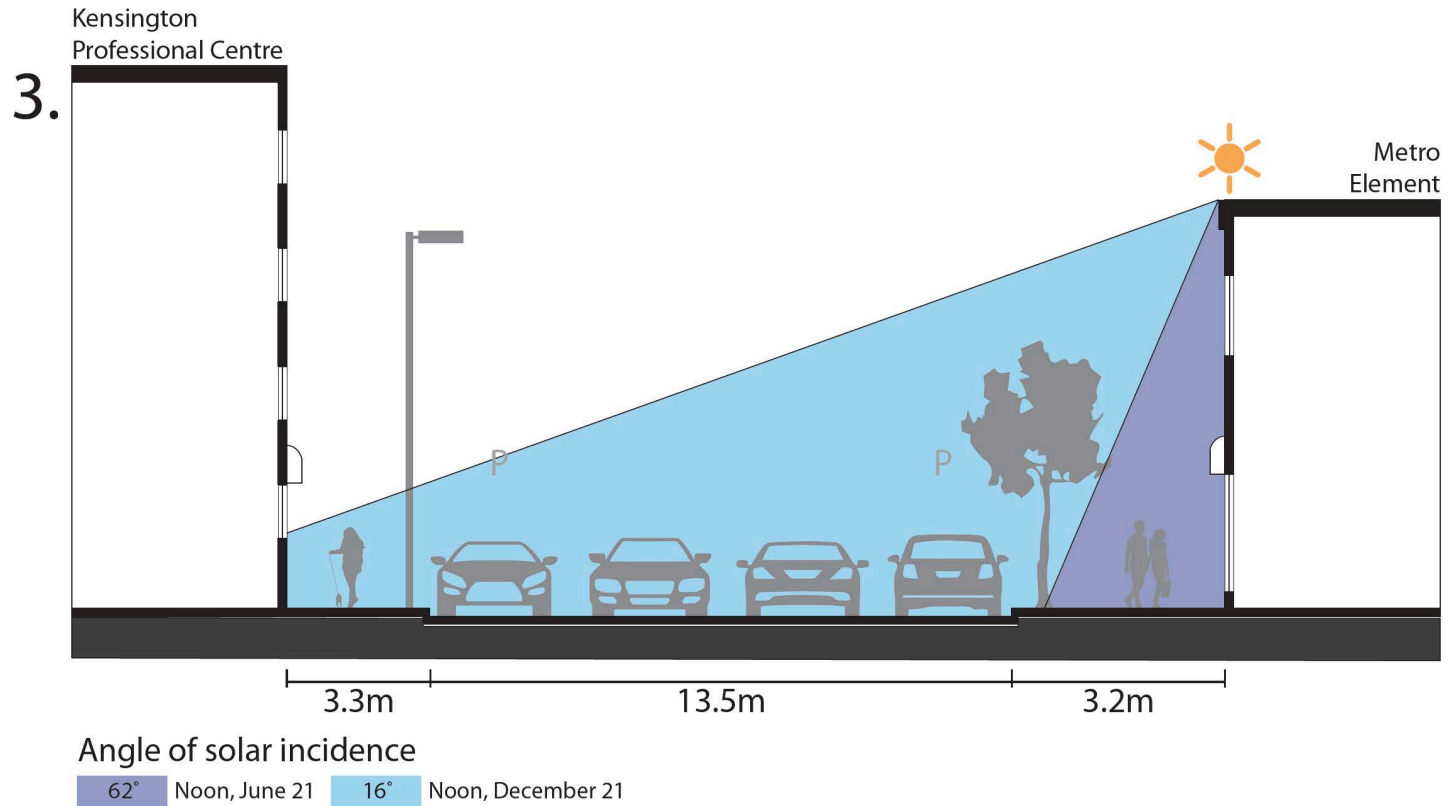
In order to increase seating capacity while adhering to social distancing regulations, Hayden Block's patio has expanded onto the existing sidewalk. A raised platform with a guard rail has been added in adjacent parking stalls, allowing for normal flows of pedestrian traffic.

### Mature Trees

Large trees create dappled shade in the warm summer months but allow light to penetrate in the winter. The canopy of trees also helps to create a sense of closure in the wide plaza.

### Where Paths Meet

Kensington's plaza serves as central gathering place. It features a broad pedestrian area and several benches. Although modest in scale, the plaza's importance is emphasized by the building that encompass it, namely The Pointe Building, The Plaza Theatre, and Hayden Block.



### Closed Off

When it comes to porosity, the Kensington Professional Center scores low. The building features a single entrance, despite housing multiple businesses. Its ground floor windows begin well above eye level.

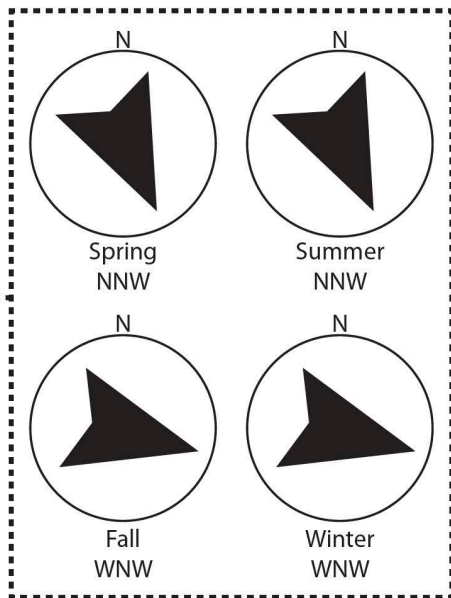
### Visual Porosity

Metro Element features wide street-facing windows, allowing a passerby to engage with the space without entering the store. In contrast to the building across the street, this allows people to better understand the space before entering, creating a more comfortable environment.

# WIND & WATER



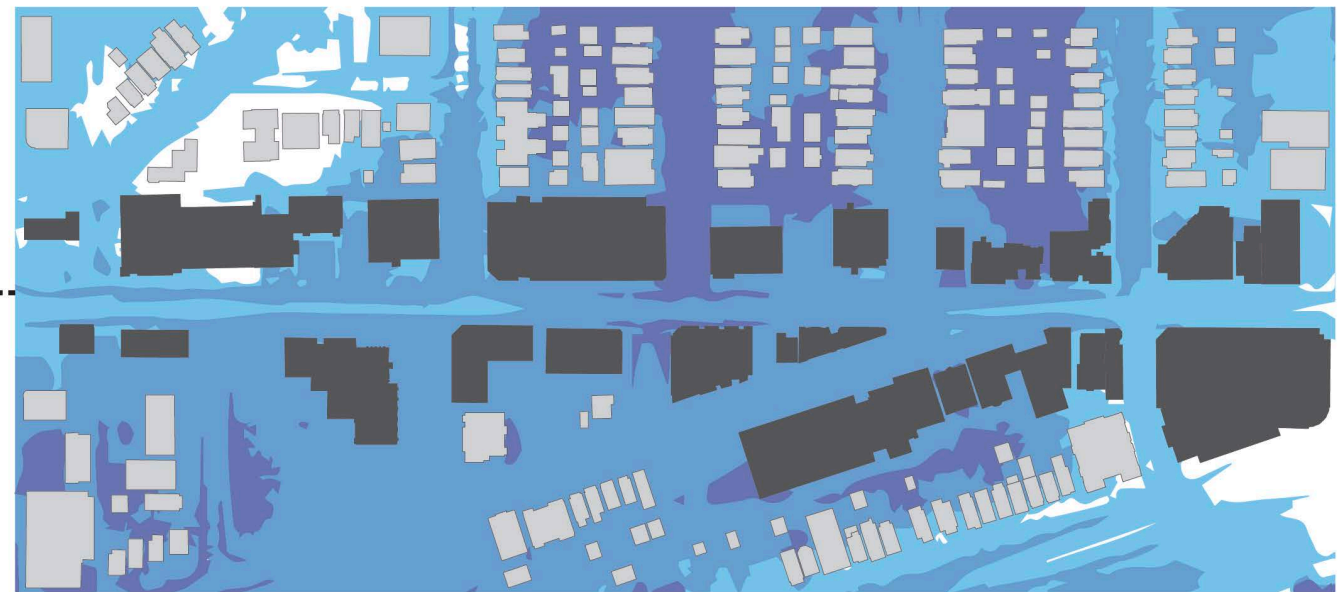
## Seasonal Wind Patterns



## Wind Tunnel

Fall and winter Chinook winds blow parallel to Kensington Rd, distributing warm air along the length of the street.

## Flood Distribution



Flood Return Period



## Floodplain

Kensington's low elevation relative to the level of the Bow River make it susceptible to flooding. Calgary's 2013 flood was classified as a 1:70 event.

# TREES & GREENSPACE

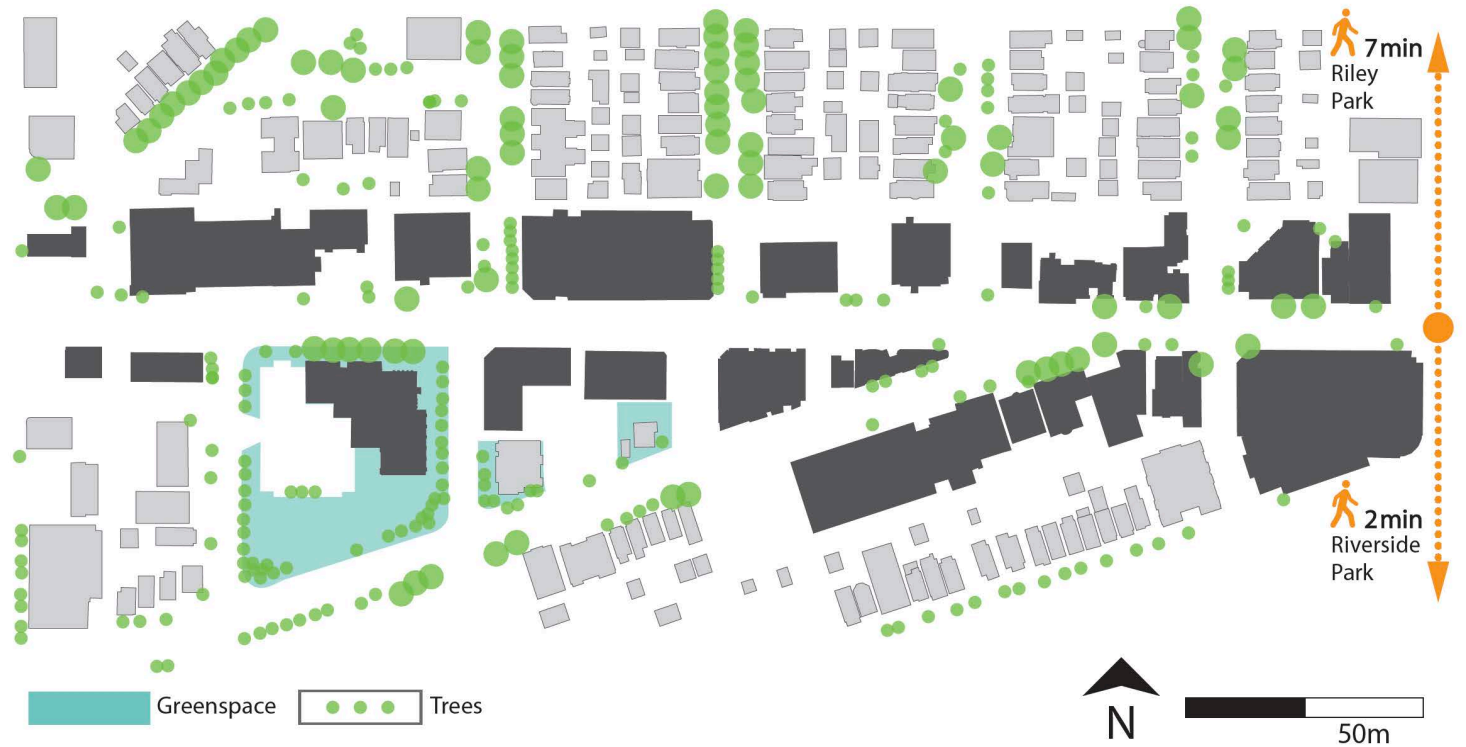
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## Street Trees

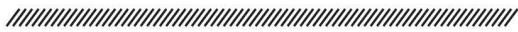
Deciduous trees are present at regular intervals along Kensington with the East end of the street featuring more mature plantings.

## Greenspace

Public greenspace is noticeably absent along Kensington except for the playground at the Catholic School. However, several large public parks are located nearby.



# PEDESTRIAN REALM + EDGE CONDITIONS



## EYES ON THE STREET

Many of the buildings on Kensington Road have a second floor with large windows that look onto the street. This is an important feature of the street and provides the idea of 'Eyes on the Street'. This ensures that both residents and visitors feel safe while walking on the street.



## OUTDOOR ROOMS

Street trees along the road work with the building edges to create the feeling of an 'outdoor room'.



## STREET PARKING

On street parking creates a barrier between the street and the sidewalk. This creates a pedestrian realm that feels safe and separated from the street.





**LEGIBILITY**

Legibility and signage allows people to have a clear understanding of their surroundings.



**HOSPITALITY**

Street furniture and designated seating areas make residents and visitors to the street feel welcome.



**WALKABILITY**

Formal and informal sidewalks combine to create a walkable and pedestrian friendly street.







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### SENSE OF PLACE

A number of landmarks along the street that are unique to Kensington create a sense of place and identity on the street



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# PEDESTRIAN ANALYSIS

## PEOPLE + MOVEMENT



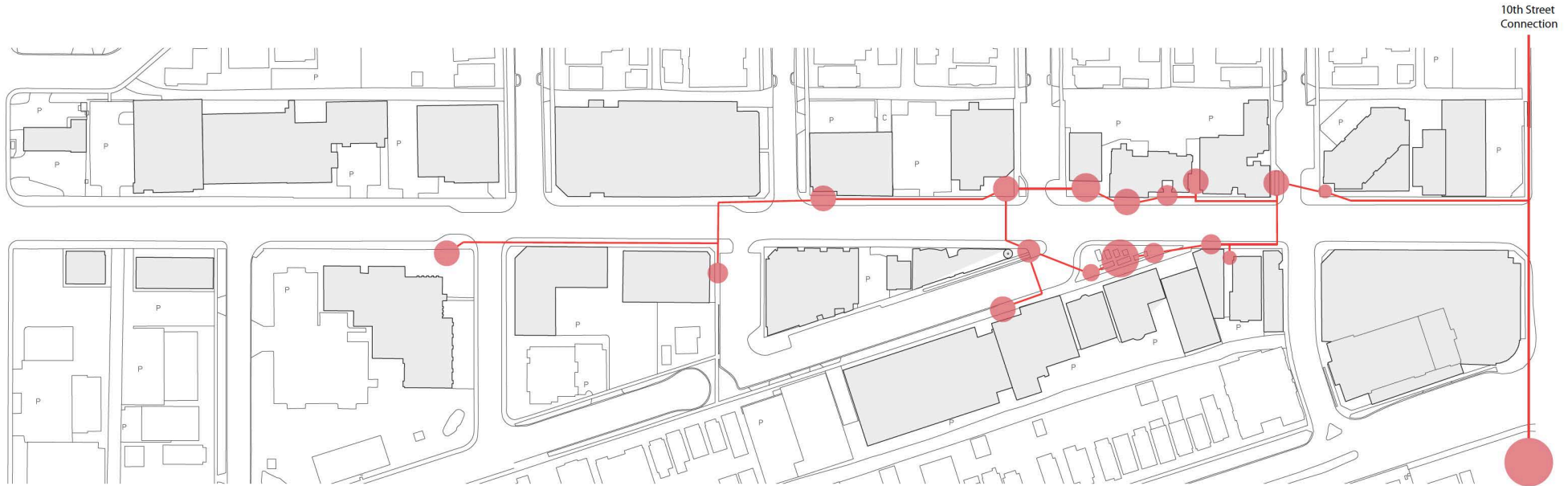
### Social Spaces

Kensington Road has a great number of both formal and informal social spaces. This creates a welcoming and hospital atmosphere and gives pedestrians a chance to stop and relax.



### People on the Street

At most times of the day, Kensington Road has people on the street. This is due to the many amenities located on the street. People will often stop along the street to window shop or socialize with their neighbours.

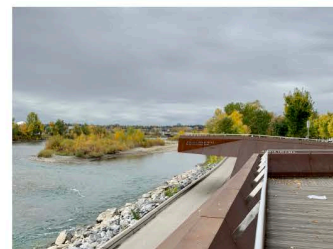


SCALE 1:50

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### Legend

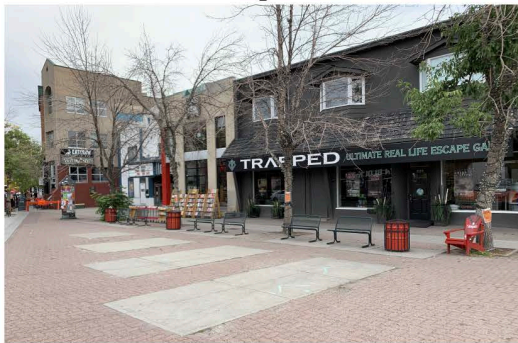
- Pedestrian Hotspots
- Buildings
- Connections



### RIVER PATH PROXIMITY

The route of travel that many of the pedestrians take comes from the river path. People will often stop off on Kensington Road from the path because of its close proximity.

# Summary



Kensington's smaller buildings create a more engaging pedestrian experience. They form areas dense with businesses of different uses. Through both heightened porosity and better interfaces with the sidewalk, these buildings help people to slow down and feel comfortable.

Larger buildings are often a necessary evil when accommodating the needs of a growing city. Kensington features both complexes that integrate well with the existing streetscape and ones that create an unwelcoming experience, showing that lot size alone cannot be a measure of a quality neighbourhood.

Kensington benefits immensely from its location. Its proximity to local parks, residential neighbourhoods, and the 10th Street commercial area assures that Kensington does not operate in isolation. Its connectivity and status as a destination neighbourhood also help to pull in people and money from other areas of Calgary.