



Exploring 17th Avenue

4th street SW to 8th street SW



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PLAN 606 Lab 01

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Aerial view of Calgary

- 17th Ave SW is a major arterial road located in SW Calgary
- It is mainly a commercial street
- The street acts as a gathering place during certain events
- It divides mixed-use commercial and residential to the north and low density residential to the south

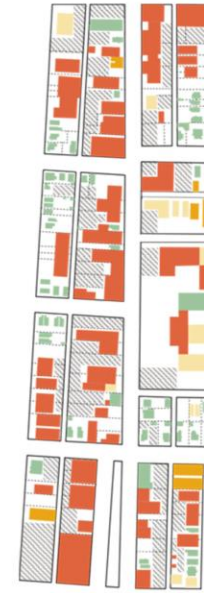
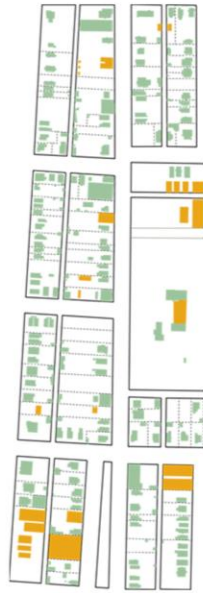
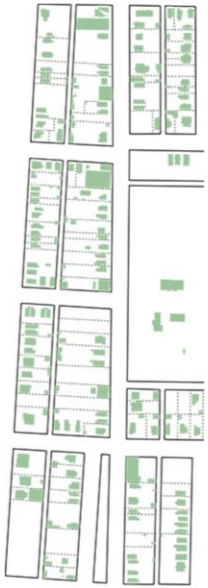
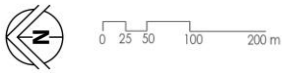
CONTEXT MAP



FIGURE GROUND MAP

- Commercial
- High density residential
- Low density residential

HISTORIC EVOLUTION



● Buildings constructed till 1911

● Buildings constructed between 1911- 1924

● Buildings constructed between 1924- 1948

● Buildings constructed between 1948- 1979
● Parking

● Buildings constructed between 1979- 2019
● Parking

1911

1924

1948

1979

2019

17th Ave originally acted as the SW boundary of Calgary and was referred to as Rue Notre Dame

This type of building was once common throughout Beltline

This building has been used mainly for grocery stores in the past and is now home to Analog Coffee

By 1979, much of the land along 17th Ave had been devoted to parking lots

This proposed development will create 48 residential units and was previously the site of Jalland Block



Mount Royal Block, built 1911
815 17 Ave SW



614 17 Ave SW, built 1913



Jenkins' Groceteria, built 1926
738 17 Ave SW



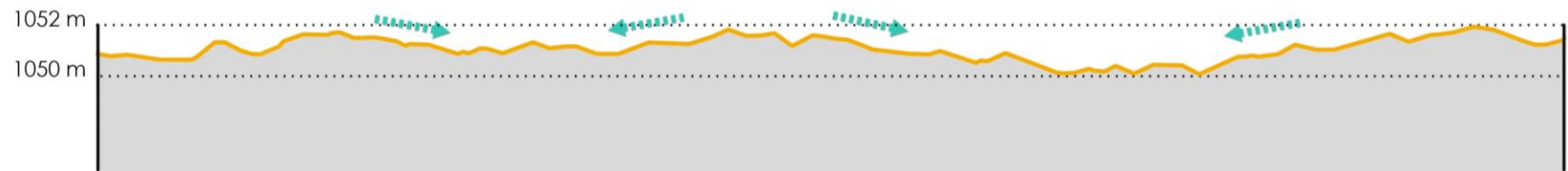
ENVIRONMENTAL CONTEXT



- Tomkins Park is an important geographic and historic landmark that adds to the character of the street
- Buildings on the south side of 17th Ave are low to allow sunlight to reach the park

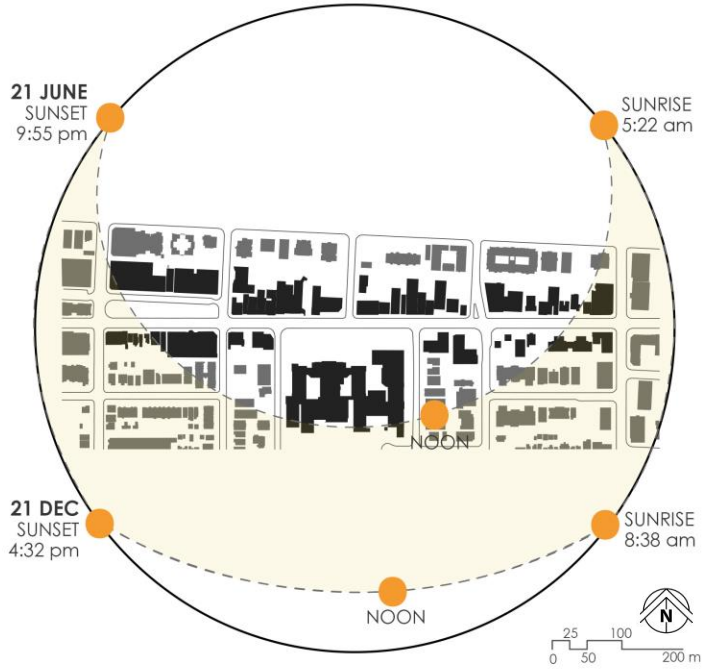


- Western Canada High School garden adds greenspace to an otherwise 'urban' street
- However, it is not for public use



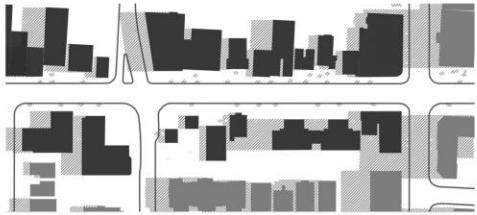
SECTION AA'
 Highest point of the street : 1052 m
 Lowest point of the street : 1050m

SUN AND WIND

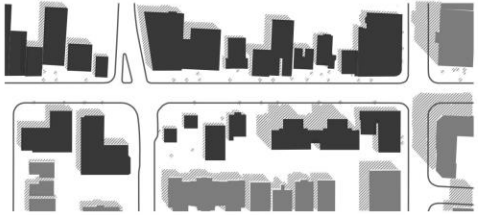


SUN PATH DIAGRAM

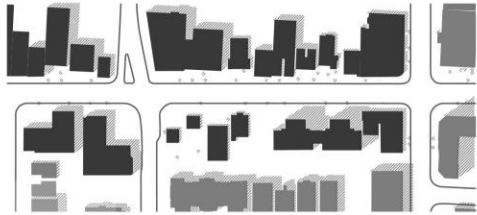
SUMMER SOLSTICE - 21 JUNE



9:00 AM

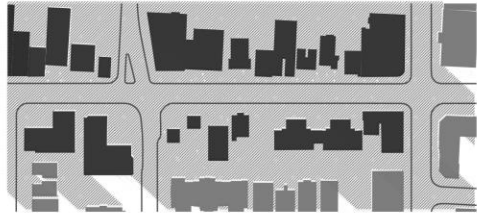


NOON

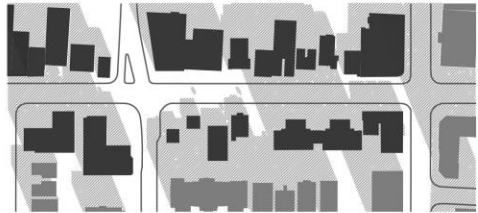


4:00 PM

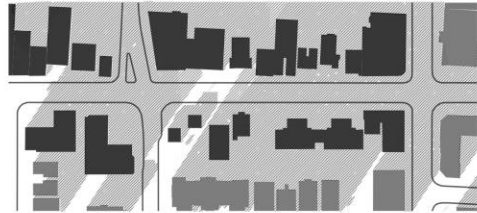
WINTER SOLSTICE - 21 DECEMBER



9:00 AM

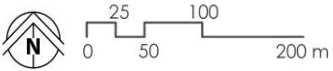


NOON



4:00 PM

SHADOW STUDY



- North side of the street receives more sun than the south side
- As a result it also has better tree growth, offering partial shade during summer
- North side is overall more comfortable and busier than the south side (likely a result of additional sun exposure)



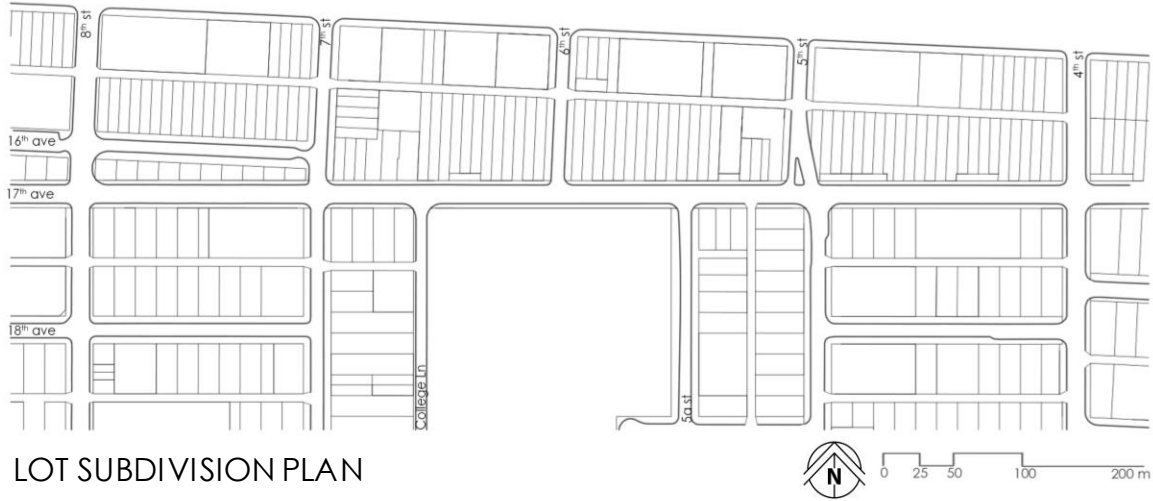
WIND DIRECTION



FIGURE GROUND AND LOT SUBDIVISION DRAWINGS



FIGURE GROUND PLAN



LOT SUBDIVISION PLAN

- 17th Ave has a mix of buildings of different scales
- Large building footprints that can house many different units combined with parking lots accessible by rear lane create a more walkable street for pedestrians
- Lots in the North are about half the width of lots in the South

VEHICULAR CIRCULATION



Primary Street

- 4 lane
- 2 lane
- Secondary street
- Bicycle lane
- Back alley
- Bicycle parking
- Bus stop
- Traffic signal
- Parking



STREET HIERARCHY

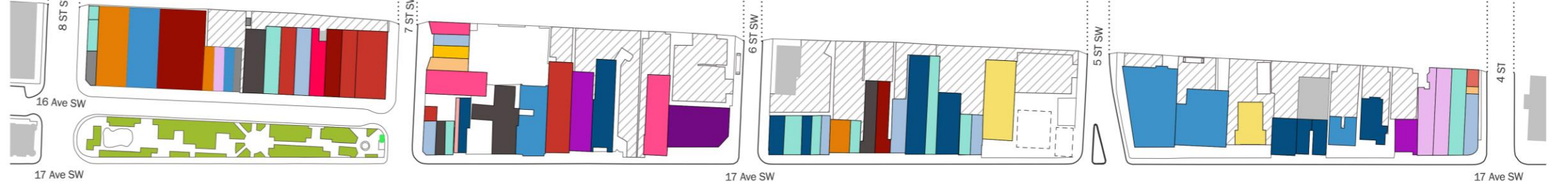
- 17th Ave is a main thoroughfare and has heavy vehicular traffic use
- Multiple bus stops allow for the street to be accessible by public transit
- Not cyclist-friendly due to heavy vehicle use, smaller lane widths, and lack of bike lanes



BUILDING USES AND ELEVATIONS

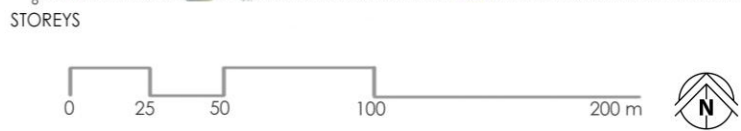


NORTH ELEVATION



GROUND FLOOR USES

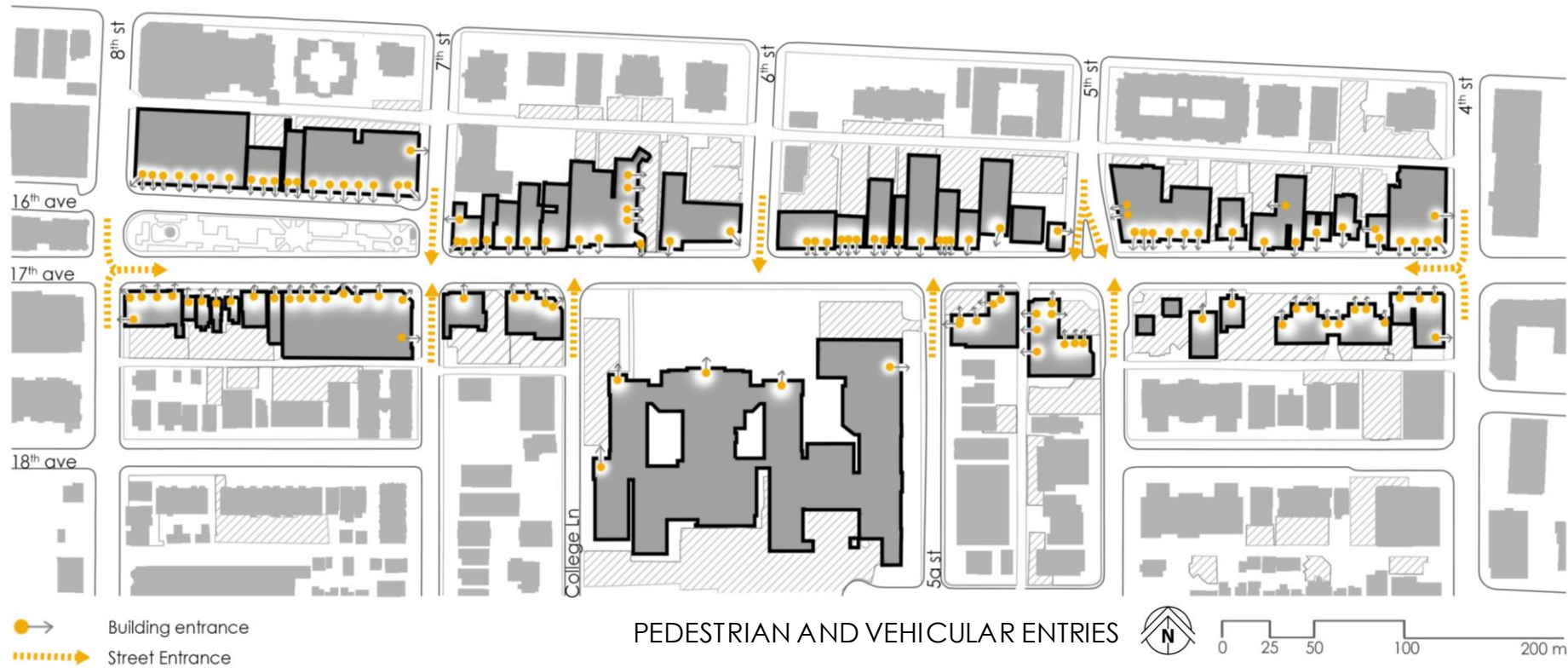
SOUTH ELEVATION



LIFESTYLE	RETAIL	FOOD	HEALTH & BEAUTY	SCHOOL	RESIDENTIAL	CHARITY	PARK	OTHER
Cannabis, Liquor & Vape	Music & Electronics	Fast Food & Take-Out	Beauty	School	Residential	Charity		Lobbies & Plazas
Realty	General Store	Cafes, Bakeries, Coffee Shops	Health					Vacant
Fitness	Art & Stationary	Bars, Pubs & Lounges						Demolished
Clothing Maintenance	Specialty Retail	Restaurants						Office
Banks	Clothing & Accessories							Public Washroom
Gas Station	Furniture							

- The street houses a wide variety of uses, but the most prevalent uses are food-related
- Popular destination for dining out, contributing to the active night life

BUILDING PERMEABILITY



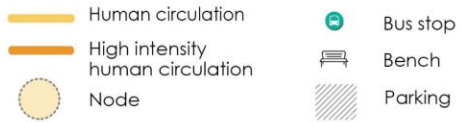
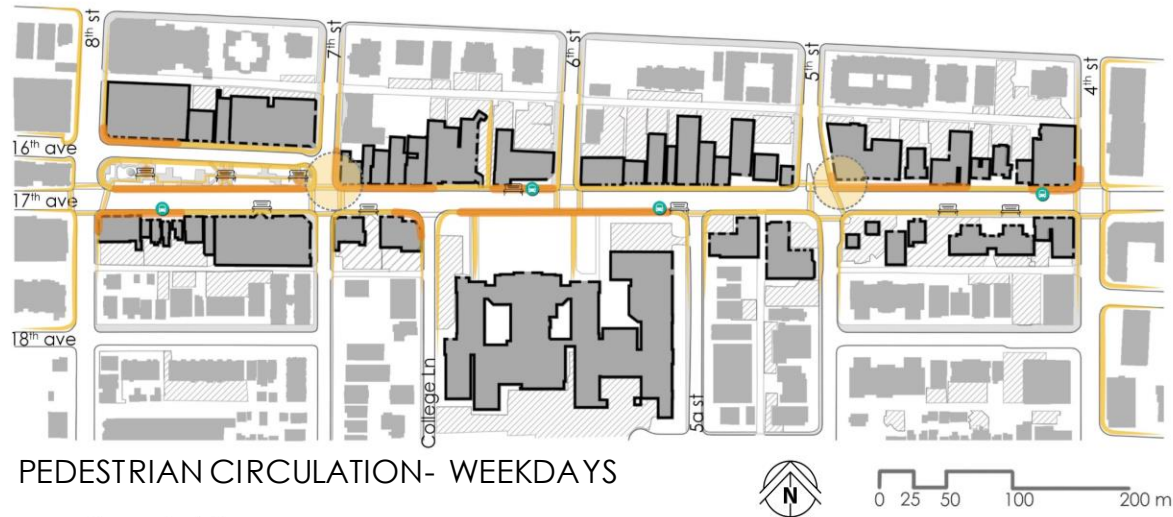
High permeability



Low permeability

- Part of what makes 17th Avenue a "Good Street" is the high amount of building permeability
- Some blocks are more permeable than others, which affects the crowd density of different areas

PEDESTRIAN CIRCULATION AND HUMAN USE



ACTIVITIES IN HIGH DENSITY AREAS



ACTIVITIES IN LOW DENSITY AREAS

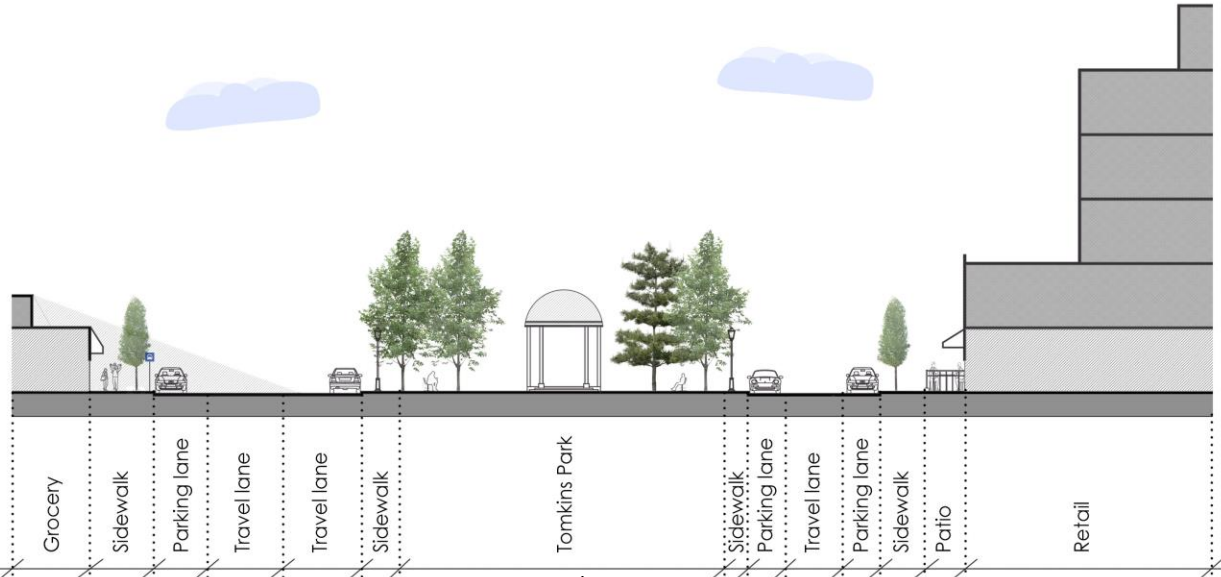


- The north side of the street has higher pedestrian circulation, possibly a result of higher building permeability and sunlight levels
- 17th Ave is a great street for nightlife due to the large number of restaurants and bars

PLAN AND SECTION



PLAN



SECTION AA'

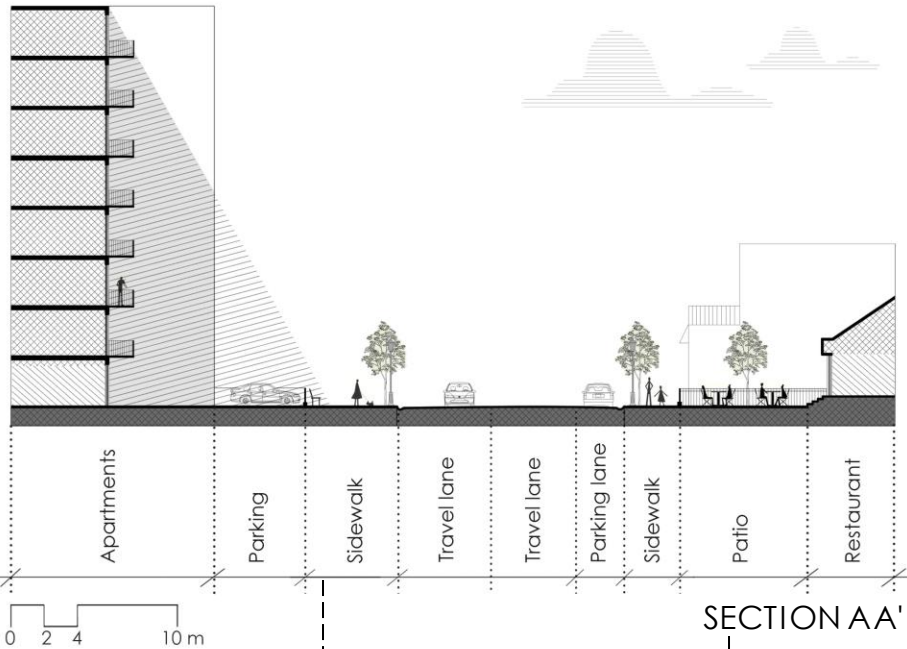
- The south side of Tomkins park sees more sun due to low building height on south side of 17th Ave and consequently there is more pedestrian traffic
- The north side of Tomkins Park has a very small sidewalk that is situated near street parking, so there tends to be less pedestrians
- Height: width ratio of 17th Ave is about 1:5, while 16th Ave provides more of a sense of enclosure at a height: width ratio of 1:2



PLAN AND SECTION



PLAN



SECTION AA'

- South side is less permeable and remains in shade almost throughout the day (high buildings)
- North side is more permeable and receives sunlight, which makes the street more walkable (successful patios)
- Height : width ratio on the South side is almost 1:1 and on the North is about 1:4



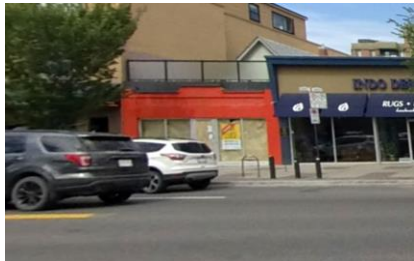
PRE COVID VS POST COVID



Post Covid



Pre Covid



Businesses shut down because of Covid



- Barriers have been installed in front of sidewalks with patios to allow for pedestrians to maintain appropriate physical distancing
- Although the street continues to be walkable, a few businesses have closed due to the pandemic

FINDINGS

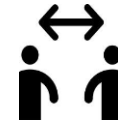
BEST CHARACTERISTICS



High permeability in many locations



Restaurant patios 'spill over' to sidewalks



City making street a priority for pedestrians (covid barriers)



Sense of place (Tomkins Park, Analog Coffee, National, High School, etc.)



Availability of sun on the North side



Residential area to the south and mixed uses to the north creates a lively, pedestrian-filled atmosphere

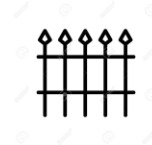


Historic Importance



Hospitality (street furniture, public washroom, etc.)

ROOM FOR IMPROVEMENT



Commercial area on the ground floor of high-rise residential building towards 4th street is fenced off, offering low permeability



Not bike friendly



Lower density areas can feel unwelcoming

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<https://maps.calgary.ca/DiscoverHistoricCalgary/>

- Other Images

- Glenbow Museum Archives

- Google Earth Street View

- 360 photos and videos clicked by Mashid Fadaei

- Photos clicked by Christine Berger

- Livewire Calgary

- cbc.ca

- Arlington Street Investments

- Kiosques du Monde - Ma collection (Blog)