

Calgary



Calgary Green Line North 64 Ave N Charrette

Ideas Session



IBI Group
April 19, 2016



Charrette Agenda – Tuesday

Time	Activity	Person-in-Charge
18:30 – 18:35	5 min – Welcome	John Forsdick / City Councillors
18:35 – 18:45	10 min – Playback of Gains & Pains Priorities	Oliver Hartleben
18:45 – 19:00	15 min – Market Opportunity and Redevelopment Economics	Blair Erb
19:00 – 19:15	15 min – Break	John Forsdick
19:15 – 19:30	15 min – TOD Components and Board Game Instructions	Gary Andrishak
19:30 – 20:30	60 min – Board Game	Gary Andrishak
20:30 – 20:40	10 min – Initial Observations on the Board Game	Gary Andrishak
20:40 – 20:45	5 min – Next Steps and Thank You	John Forsdick

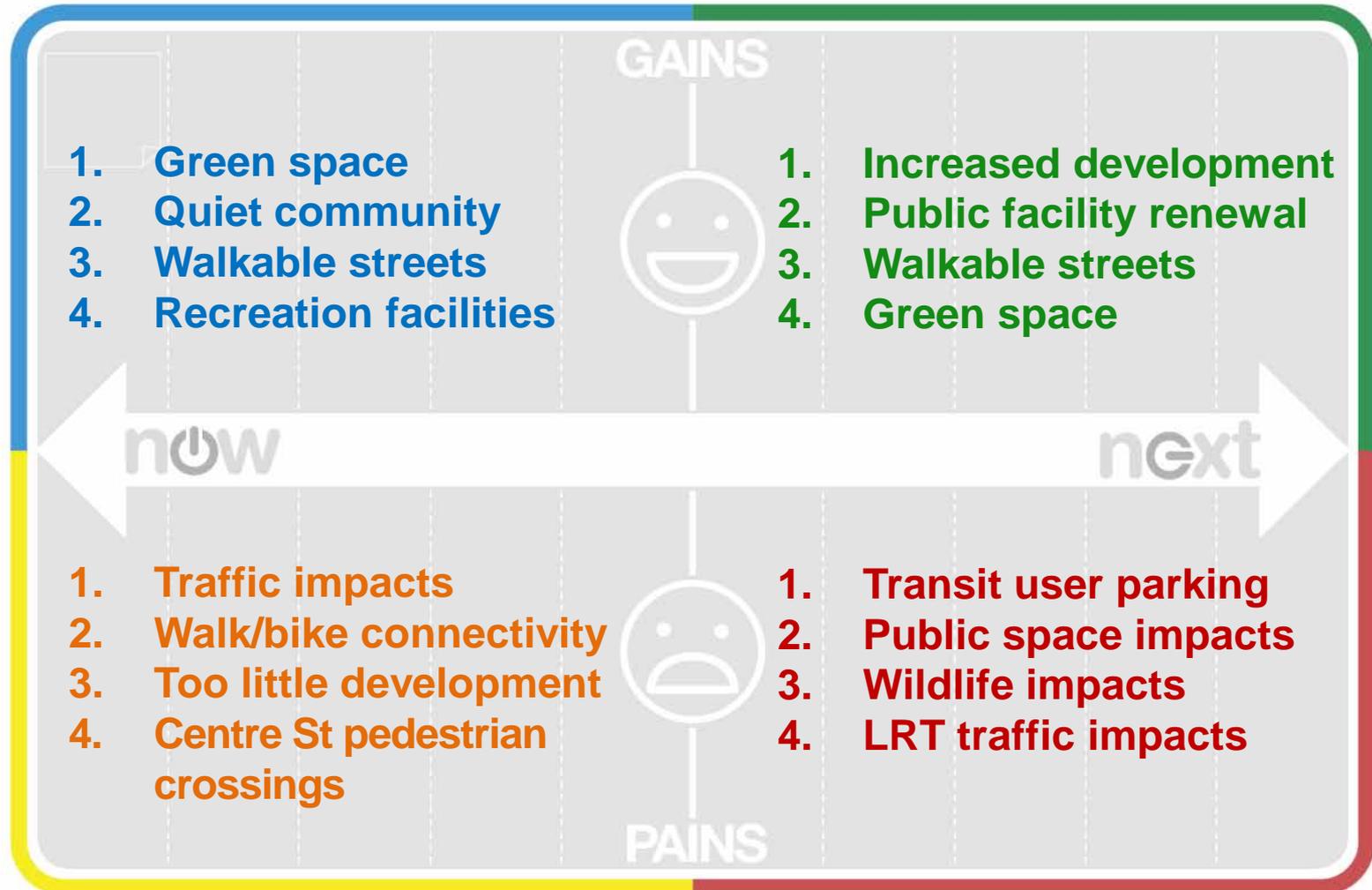


Gains & Pains Playback

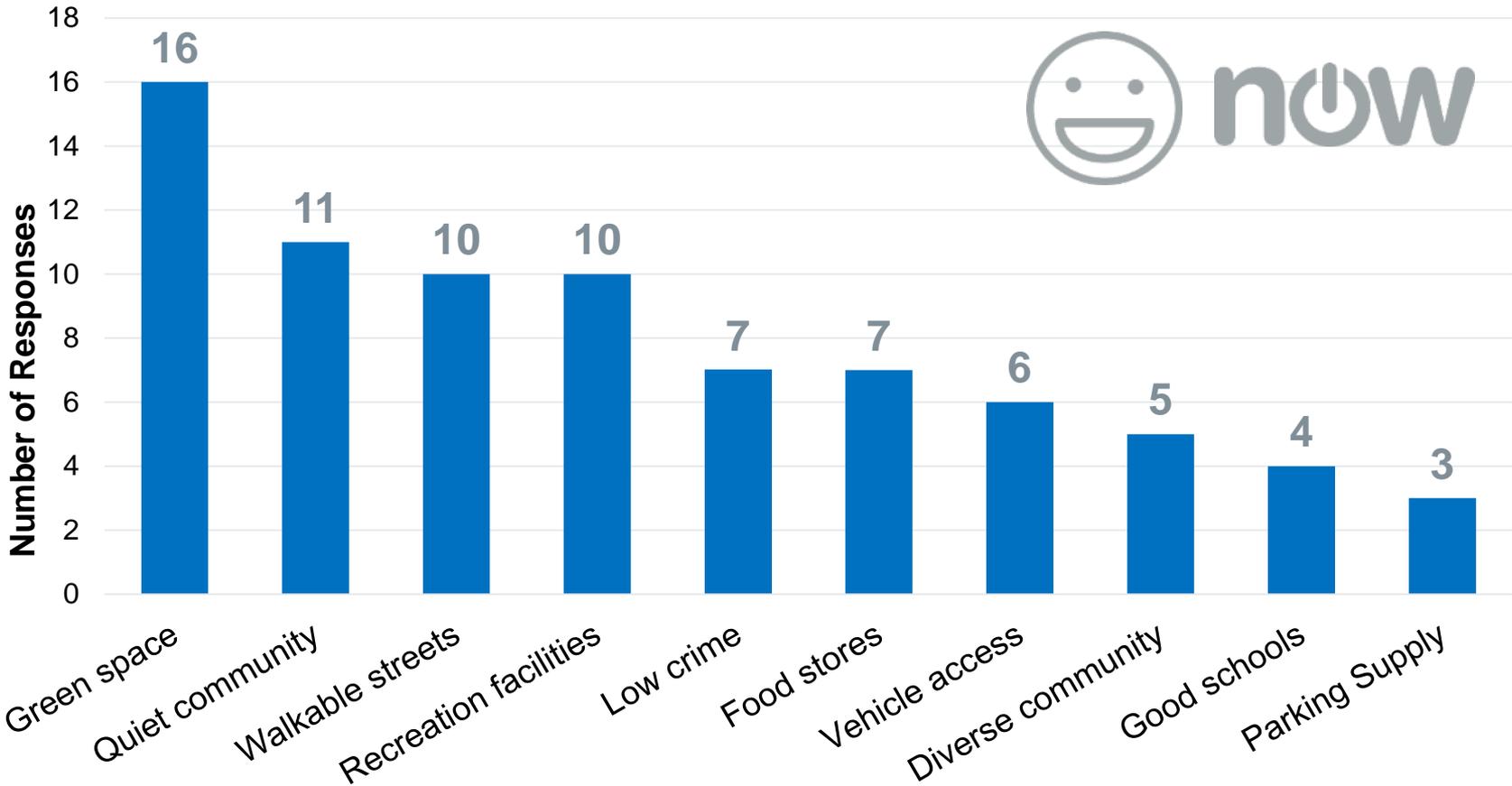
Oliver Hartleben – IBI Group



Gains and Pains Board Summary



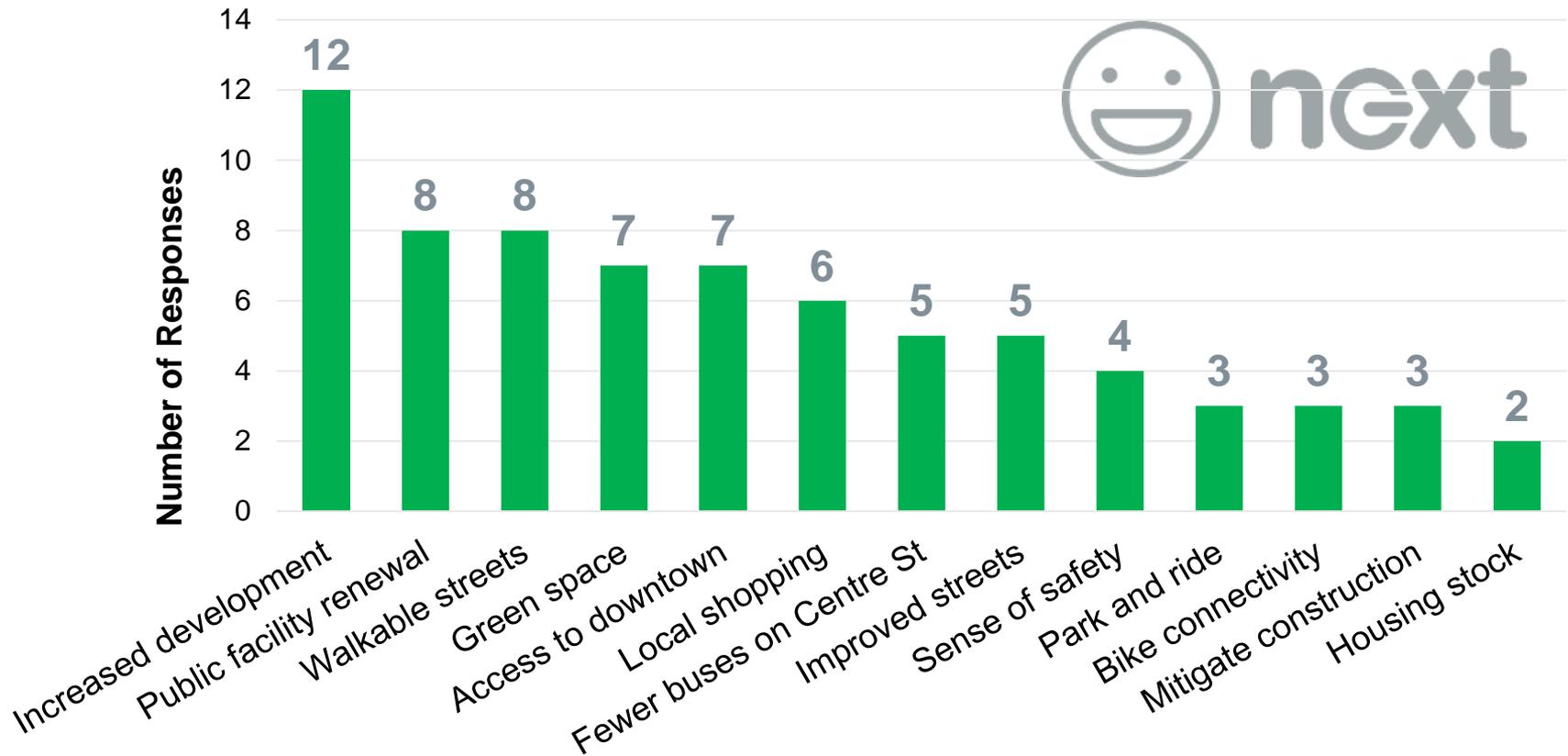
Gains Now



Based on original dot voting exercise on 2016.04.18

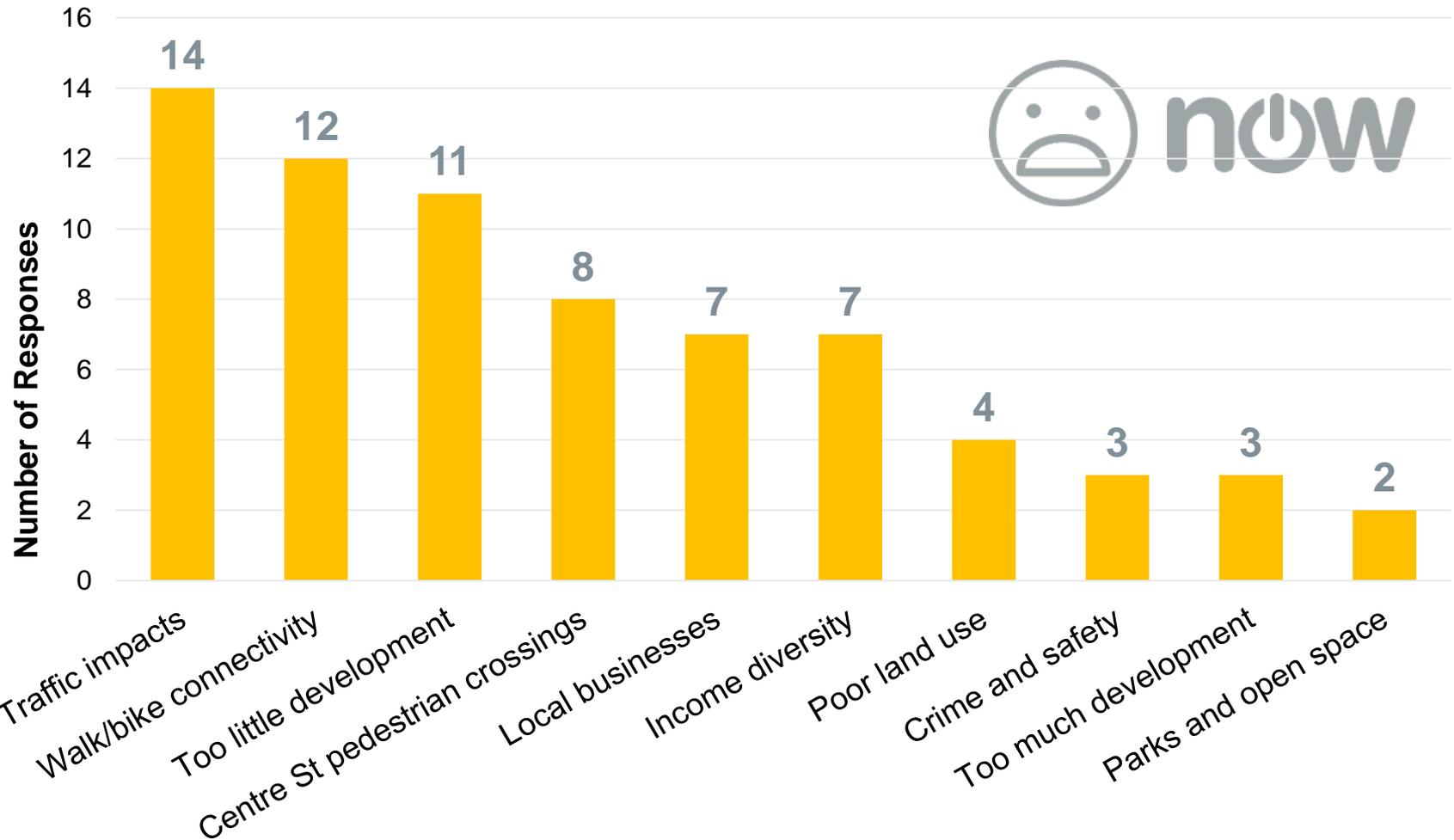


Gains Next





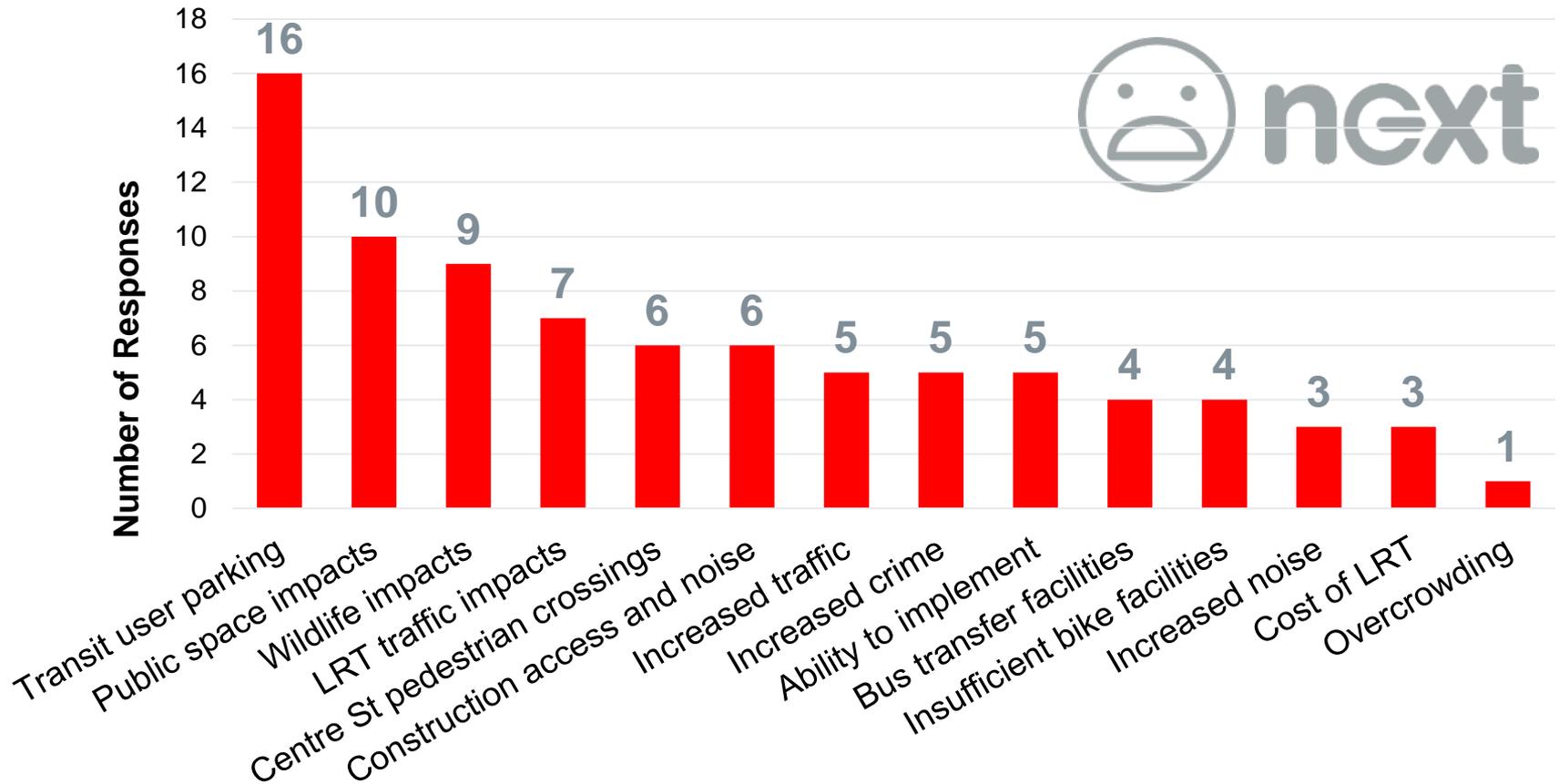
Pains Now



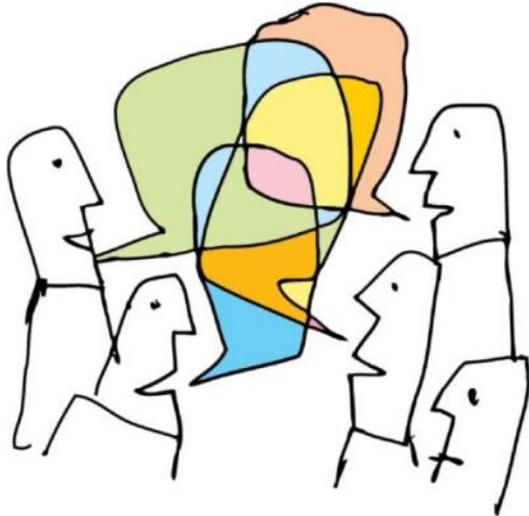
Based on original dot voting exercise on 2016.04.18



Pains Next



What We Understood the Community Said:



The 64 Avenue North community **values:**

- Its green space and recreation facilities
- Quiet neighbourhoods
- Walkable streets and connections to recreation

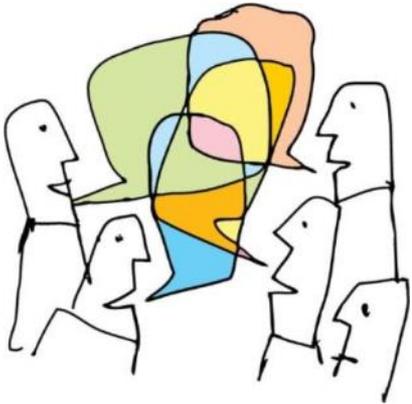
The 64 Avenue North community **is concerned about:**

- Parking and traffic impacts now and into the future
- Pedestrian and bicycle connectivity in the neighbourhoods and across Centre St
- Too little development activity
- Impacts to open space and wildlife
- Impact of LRT on vehicle circulation

The 64 Avenue North community **would like to see:**

- Increased development to ‘fill in the gaps’
- Renewal of public facilities (e.g. community centre)
- Walkable streets and a vibrant pedestrian realm
- Quality open space and green space

The Link to the TOD Team Work



CONCERNS & ASPIRATIONS

- Walkability & Connectivity
- Parking & Traffic
- Public & Green Spaces
- Renewal of Public Facilities
- Appropriate Development

T	O	D
●	●	
●		
	●	
	●	●
	●	●

Market Opportunity and Redevelopment Economics

Blair Erb – Coriolis Consulting Corp.



The Logic Behind the Numbers





Market Demand

MAXIMUM DENSITY

to align with market demand



Multifamily Forecast by Location with GLN 2015 to 2045

Multifamily Development by Location	Attached Units 2015 to 2045	Share of City	Apartment Units 2015 to 2045	Share of City
Centre City	0	0%	31,900	28%
Northwest	22,900	33%	22,400	20%
GLN Corridor	9,000	13% (+)	10,500	10% (+)
Remainder of NW	13,900	20% (-)	11,900	11% (-)
Southeast	19,300	28%	21,600	20%
Southwest	19,600	28%	25,900	23%
Northeast	7,600	11%	10,100	9%
Entire City	69,400	100%	111,900	100%

Market Segments



Developing areas → **A**
Infill/Greenfield

Developed areas → **B**
Redevelopment



Multifamily Opportunity at GLN Stations 2015 to 2045

Segment	 Attached Units	 Apartment Units	 Total Units
A 96 th Avenue to 160 th Avenue	5,500 units	6,500 units	12,000 units
B 9 th Avenue to Beddington	3,500 units	4,000 units	7,500 units
Total Units Near GLN Stations	9,000 units	10,500 units	19,500 units



Illustrative Allocation of Multifamily Units 2015-2045

Stations Between 9 th Avenue and Beddington	 Attached Units	 Apartment Units	 Total Units
64th Avenue	1,000 units	1,500 units	2,500 units
9 th , 16 th , 28 th Avenue Stations	1,000 units	2,000 units	3,000 units
Other Stations	1,500 units	500 units	2,000 units
Total	3,500 units	4,000 units	7,500 units



Case Studies

MINIMUM DENSITY

to make redevelopment possible

Case Study 1: Existing Commercial – Centre Street

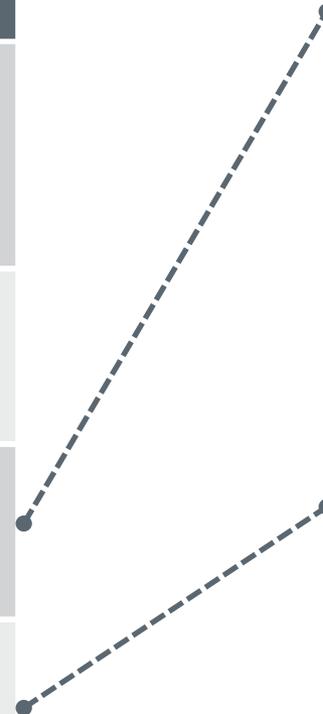
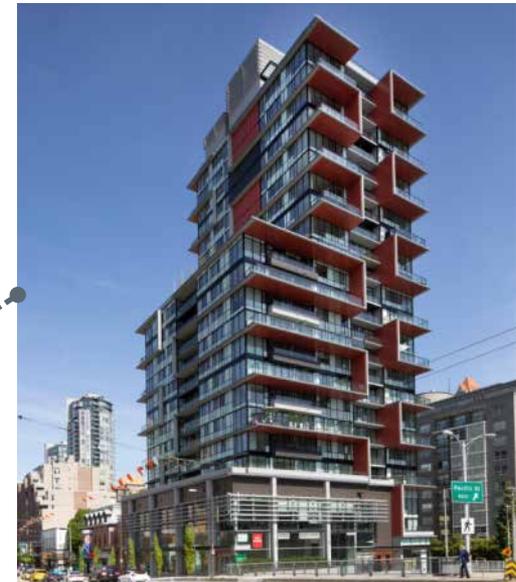


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Google earth

Case Study 1: Existing Commercial

Metric	Figures
Minimum Land Value Needed to Support Redevelopment	\$135 psf of site area
Townhouses	Not viable
Midrise <u>Woodframe</u> Apartment/Mixed Use	6 storeys 3.5 to 4.0 FAR gross
Highrise <u>Concrete</u> Apartment/Mixed Use	Not currently marketable



Case Study 2: Older Low Density Multifamily



Case Study 2: Older Low Density Multifamily

Metric	Figures
Minimum Land Value Needed to Support Redevelopment	\$115 psf of site area
Townhouses	Not viable
Midrise <u>Woodframe</u> Apartment/Mixed Use	6 storeys 3.0 to 3.5 FAR gross
Highrise <u>Concrete</u> Apartment/Mixed Use	Not currently marketable



Case Study 3: Older Single Family Dwellings





Case Study 3: Older Single Family Dwellings

Metric	Figures
Minimum Land Value Needed to Support Redevelopment	\$85 psf of site area
Townhouses	Marginal viability – varies by property
Midrise <u>Woodframe</u> Apartment/Mixed Use	4-6 storeys 2.5 FAR gross
Midrise <u>Concrete</u> Apartment/Mixed Use	Not currently marketable



Case Study 4: Older Duplex Properties

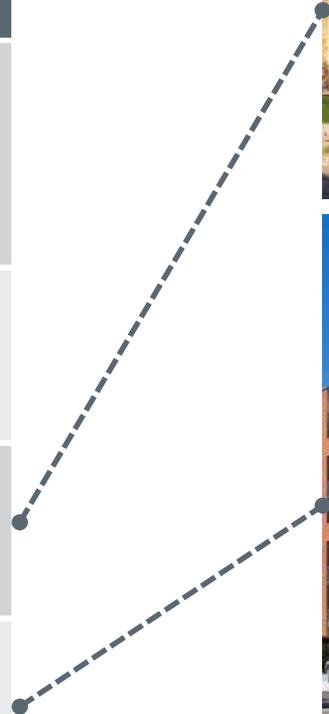


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Case Study 4: Older Duplex Properties

Metric	Figures
Minimum Land Value Needed to Support Redevelopment	\$85 to 90 psf of site area
Townhouses	Not currently viable
Midrise <u>Woodframe</u> Apartment/Mixed Use	4 to 6 storeys 2.5 FAR gross
Midrise <u>Concrete</u> Apartment/Mixed Use	Not currently marketable





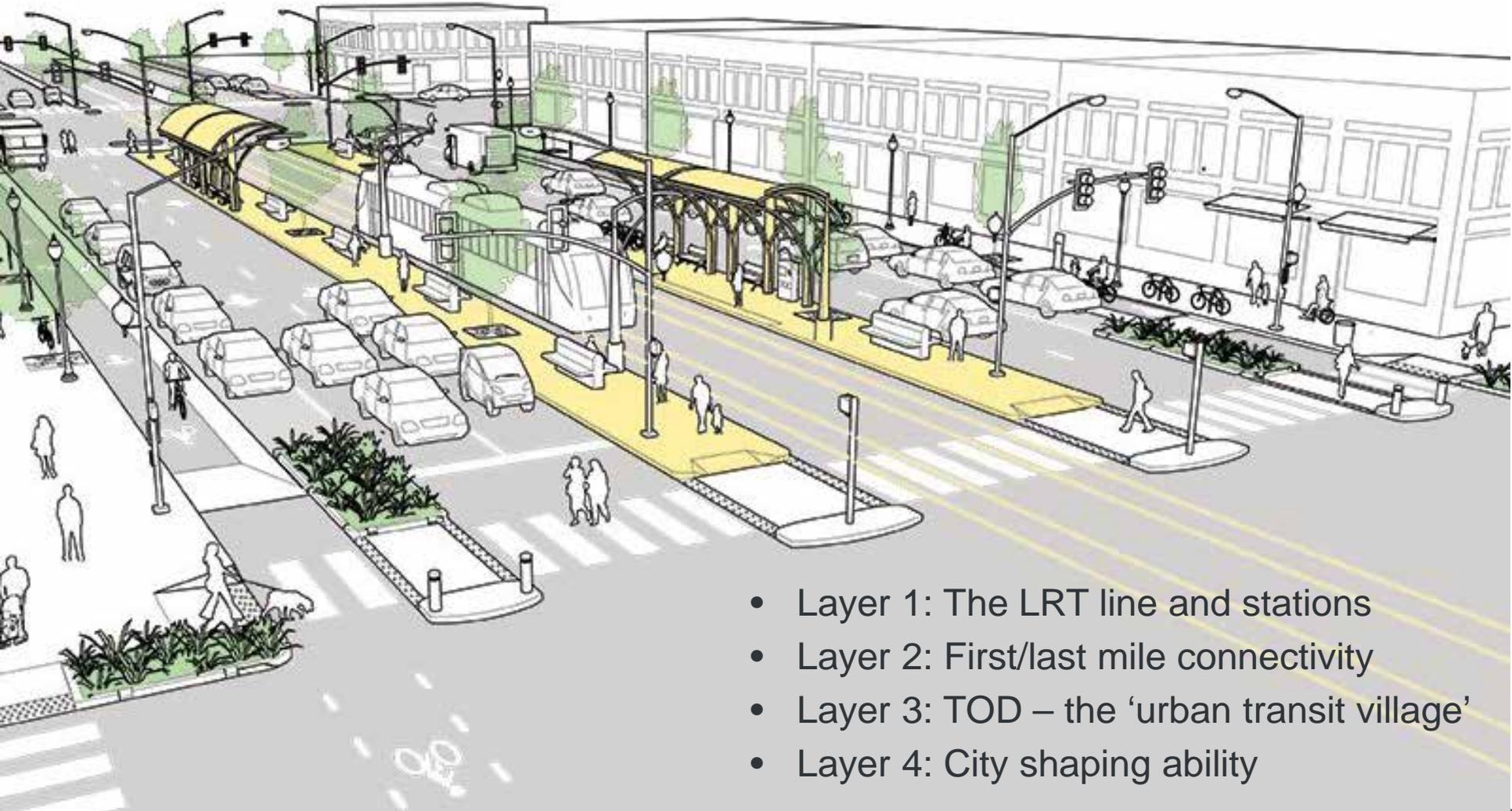
Time for a break!

TOD Board Game

Gary Andrishak. IBI Group



A quick reminder what the Green Line project is about...

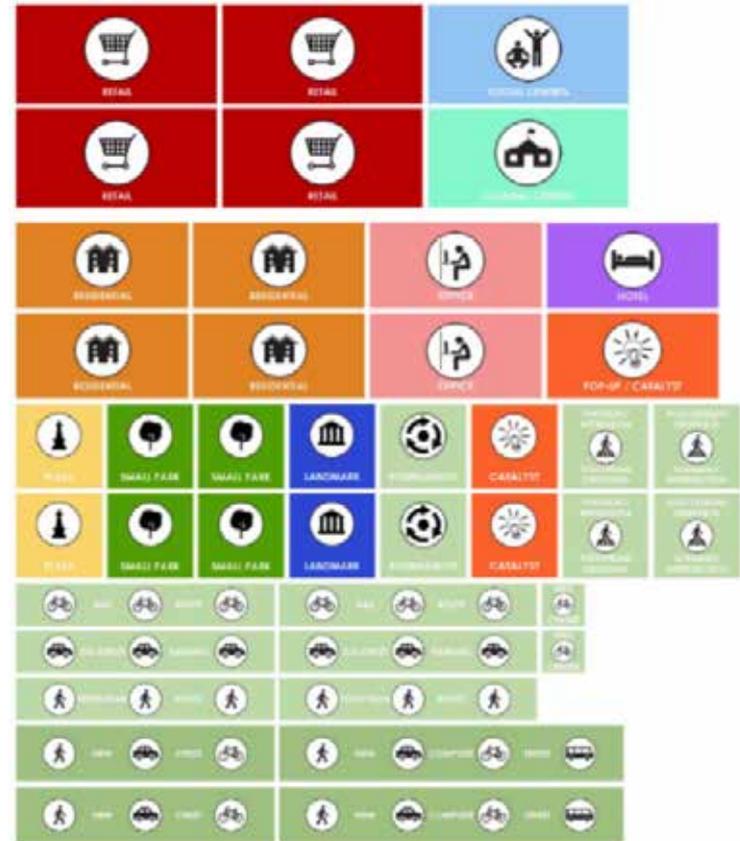


- Layer 1: The LRT line and stations
- Layer 2: First/last mile connectivity
- Layer 3: TOD – the ‘urban transit village’
- Layer 4: City shaping ability

Charrette Gaming Session



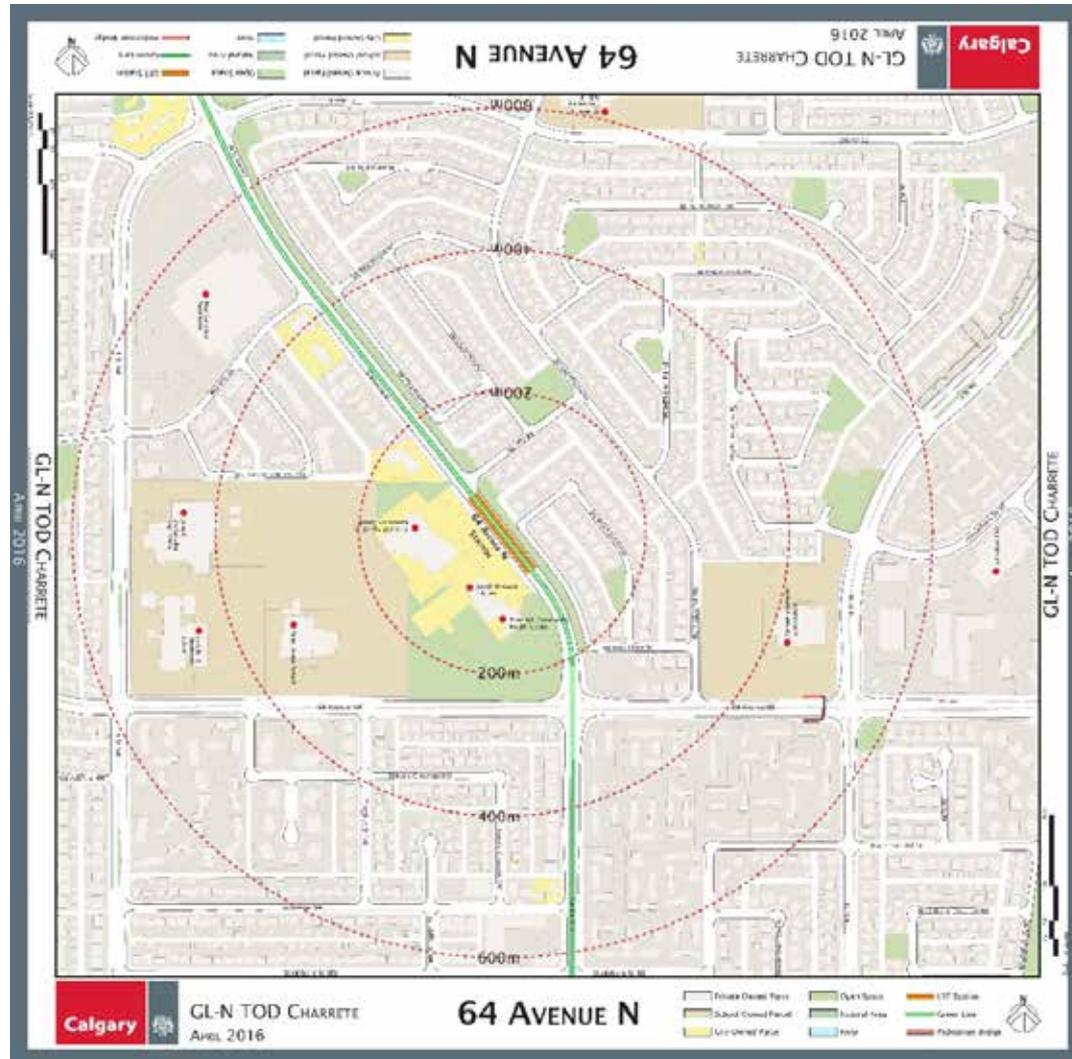
Game Board



Workbook

Playing Pieces

Game Board



Playing Pieces

T



BAG 1
Transit Station
Streets and Blocks

O



BAG 2
Place-
Making

D



BAG 3
Development and
Buildings

Precedent: Green Line Southeast - Gaming Session

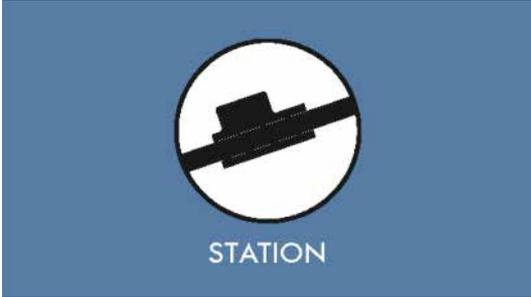


Board Game
(Participants)

Design
Concept
(Consultants)



Transit Station





Transit Connection



CONNECTION



TRANSIT



Complete Street



STREET



RETAIL



MAIN



NEW



Pedestrian Connection



Pedestrian Bridge



BRIDGE



PEDESTRIAN



Crosswalk



Bike Station



Traffic Circle



Parking Structure





Plaza





Public Art / Landmark





Community Gateway





Small Park





Playground





Large Park



Recreation Field





Community Gardens

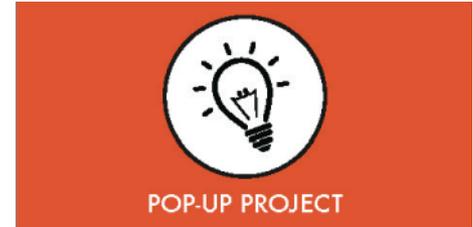


Dog Park





Pop-up Project





Green Energy Projects



Town Houses





Stacked Town Houses



Wood Frame Apartment 4 Storeys



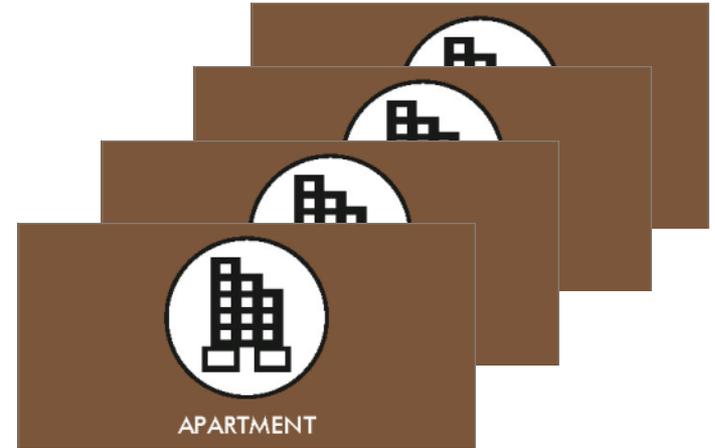
Wood Frame Apartment Up To 6 Storeys



Concrete Apartment Up To 12 Storeys



Concrete Apartment Up To 22 Storeys





Mixed-use



APARTMENT



SHOPS

Affordable Housing



Seniors Housing



Live-work





Shops



Grocery





Corner Store



Restaurant



Farmers Market



Hotel



Office



Social / Cultural Centre



School

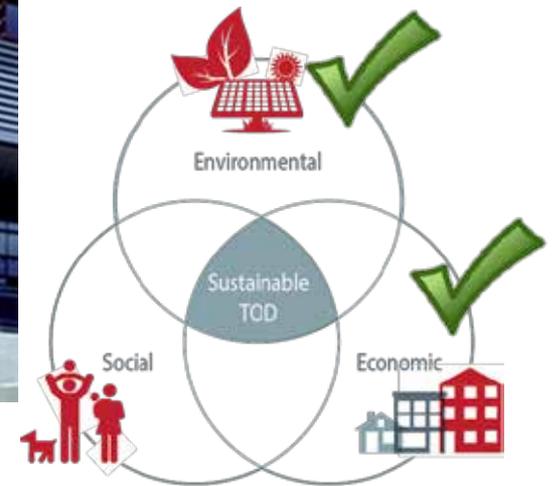




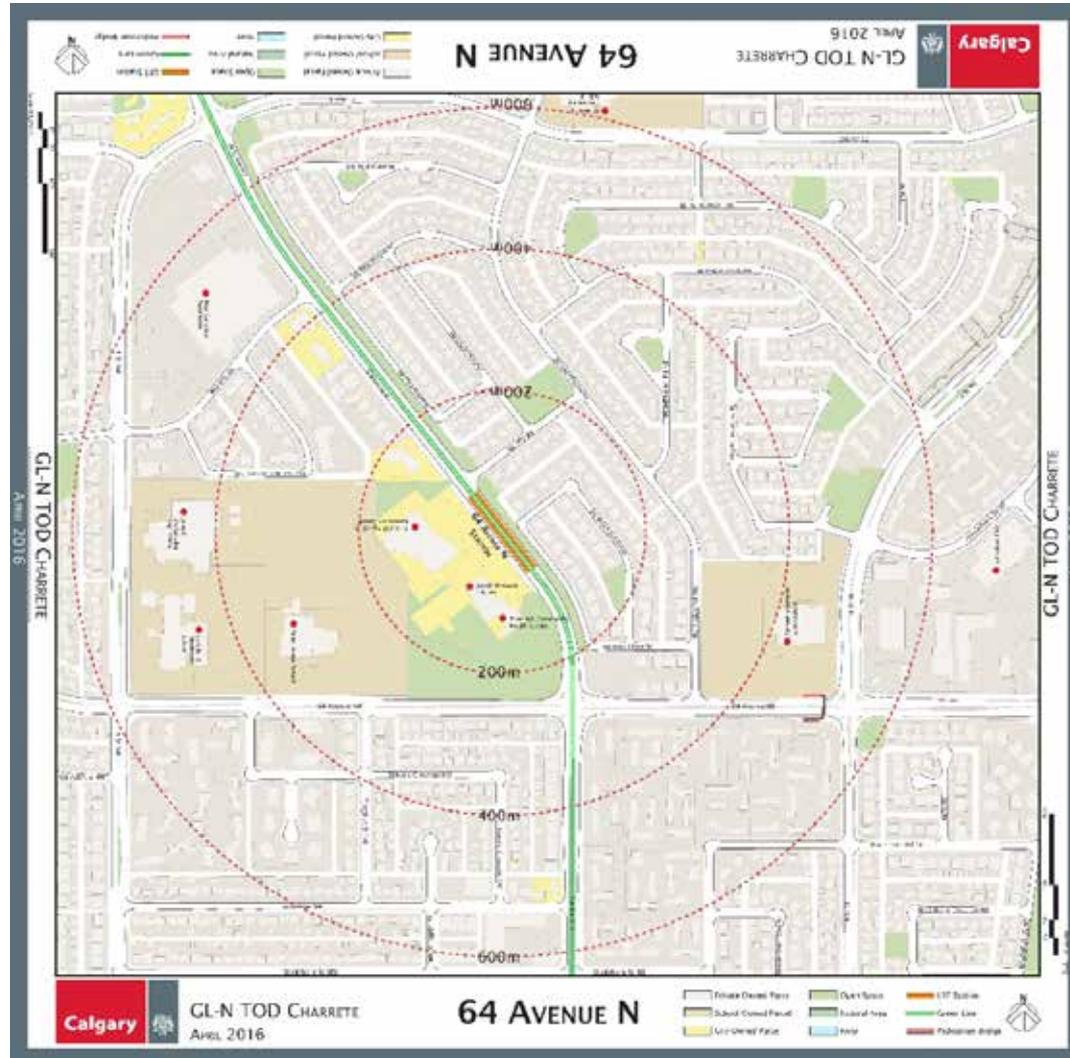
Heritage



Industrial Innovation



Game Board



6,192 Residents
(600m radius)



Let's get started!



See You on Thursday at 6:30 pm!

TOMORROW

AM

PM

