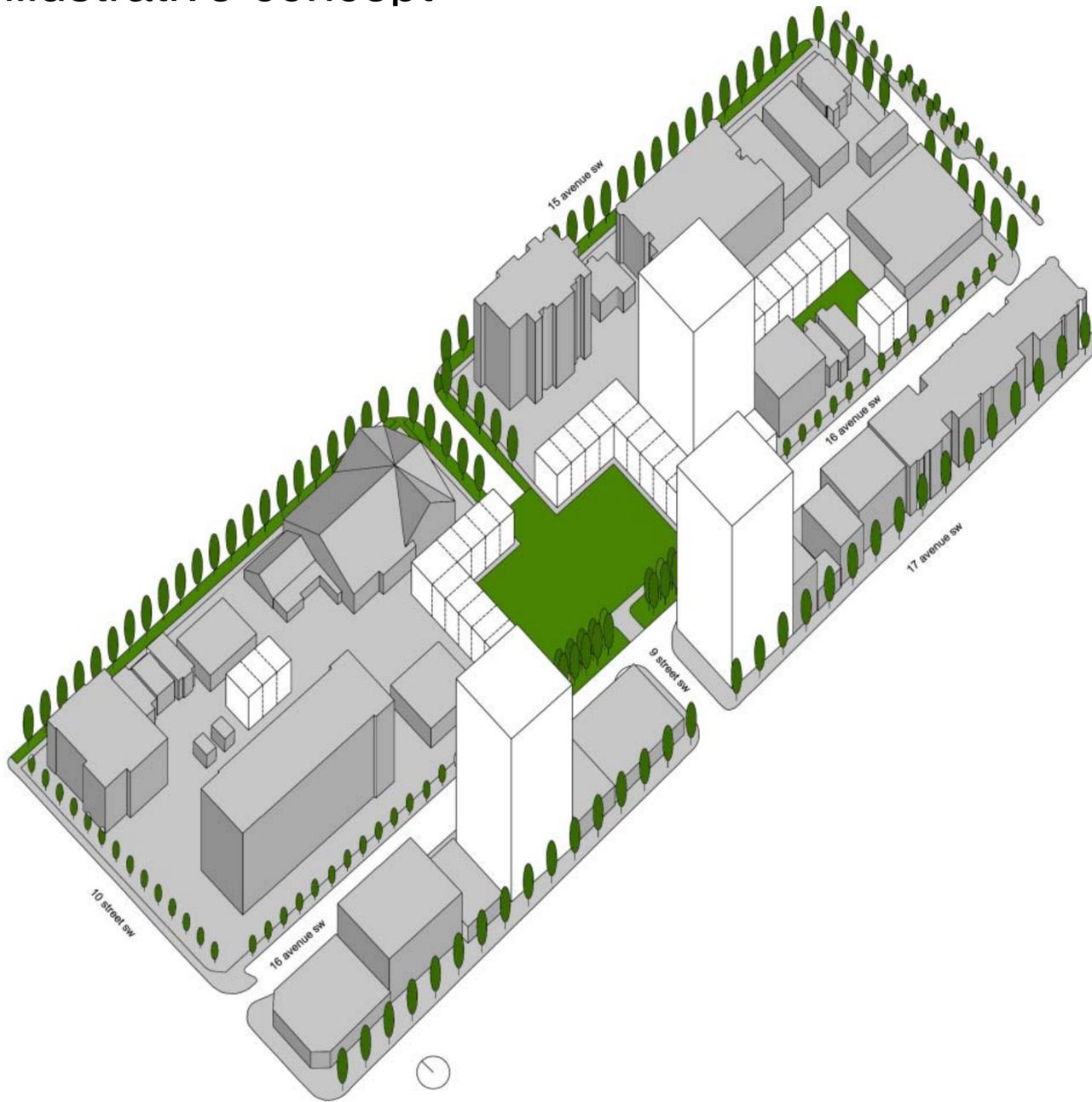




illustrative concept



precedents



buildings and trees to define public space



pedestrian-scaled streets



pedestrian mews



layers of space

grace-devenish block

The Grace-Devenish Block currently contains a mix of low-rise and mid-rise residential, commercial, and institutional development, including two important historic buildings: Grace Presbyterian Church and the Devenish Apartments. This block is also located next to one of Calgary's most active and recognizable intersections at the corner of 17 Avenue and 8 Street SW.

This case study shows how an important area could be improved through both redevelopment and the provision of new open space:

- Landmark residential and mixed-use towers could add to the significance of this important intersection.
- Townhouses could be developed both to frame new open space and to infill portions of underutilized blocks

- The residential streets could be enhanced with boulevard tree planting, while 17 Avenue would retain its busy urban character.
- Open space could be created through road closure, conversion of surface parking, and the relocation of an underutilized mid-block park.
- New development could facilitate the relocation of existing surface parking stalls into underground lots. Some parking could even be developed underneath open space.

The Grace-Devenish Block case study illustrates Development Principles in the following categories:

- density
- mixed-use development
- landmarks
- heritage resources
- building & site design
- parking
- streetscapes
- public access & open space



pedestrian lane