

Urban Development Institute of Alberta - Banff - May 6, 2016

GENTLE DENSIFICATION



Transforming Our Suburbs in Canada

By Larry Beasley, C.M., F.C.I.P.

...over 60% of the population still
choose suburban living

...only 5% of the population have
shifted to an urban lifestyle



...Gentle density

A way to reconcile
suburban living and
sustainability:



A photograph of a person riding a bicycle away from the camera on a paved path. The path is flanked by green bushes and trees with vibrant autumn foliage in shades of red, orange, and yellow. In the background, modern high-rise buildings are visible under a clear blue sky. The scene is bright and sunny, with shadows cast on the path.

... the ecodesign
formula for smart growth

Structure

Infrastructure

*Smart
Growth*
=

Clustered Density
Mixed Use
Diversity
Secure Open Space

Transportation Choices
Active Modes/Walking

Community/
Cultural Supports

Green
Construction

Alternative
for Waste,
Water, Energy
+

Placemaking

Local Inputs

THE VILLAGE
ON FALSE CREEK

THE VILLAGE
ON FALSE CREEK

MOVE IN TODAY



SALES CENTRE
1615 MANITOBA STREET

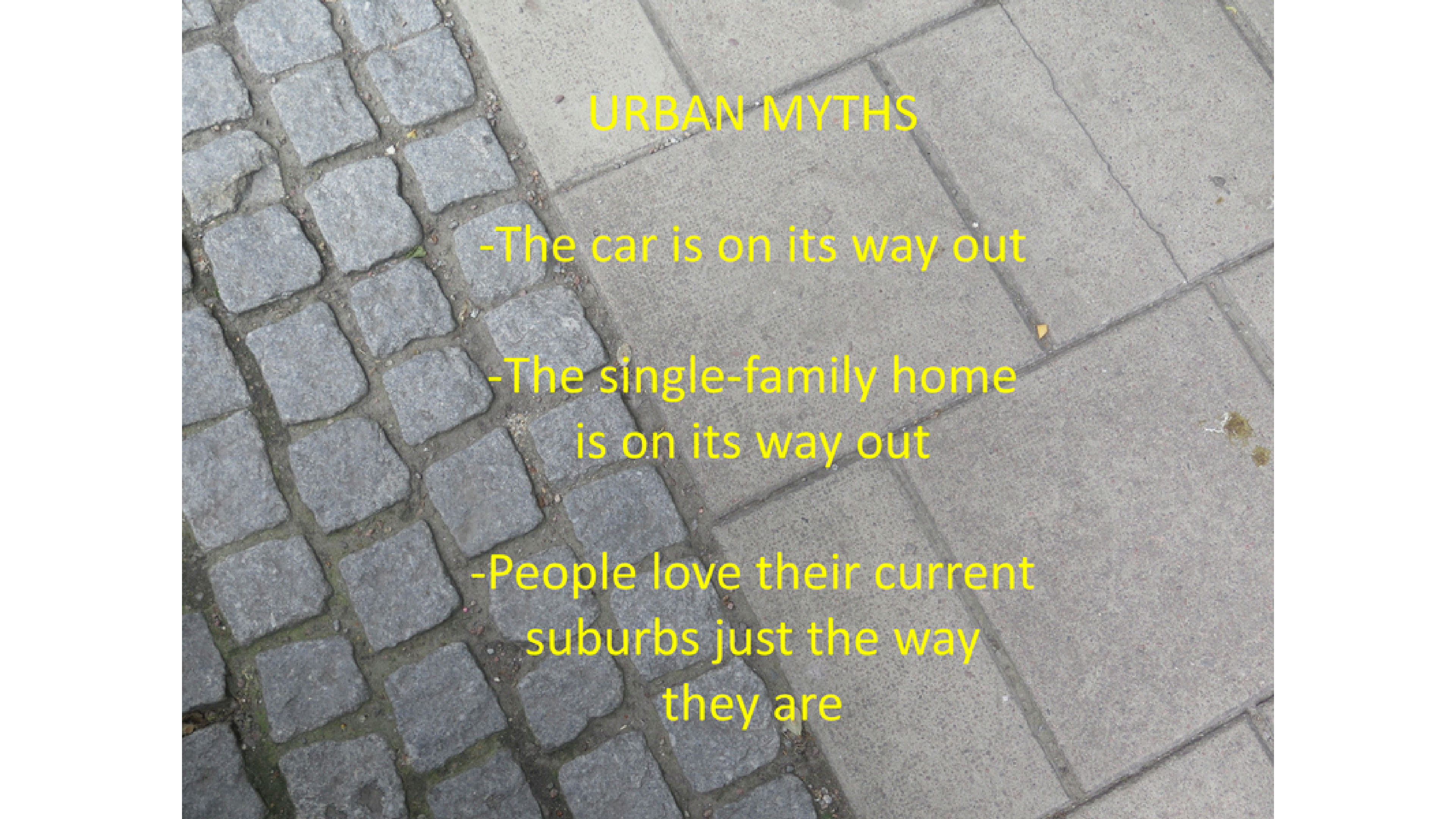
SITE DIRECTORY



LEGEND

- SHOWHOME
- SALES CENTRE
- GOLD MEDAL CLUB
- AQABUS STATION

THEVILLAGEONFALSECREEK.COM



URBAN MYTHS

-The car is on its way out

-The single-family home
is on its way out

-People love their current
suburbs just the way
they are

100 Units-per-hectare =
threshold for sustainable,
walkable, serviceable
density



Pre-war Streetcar Suburbs 1900's – 1930's

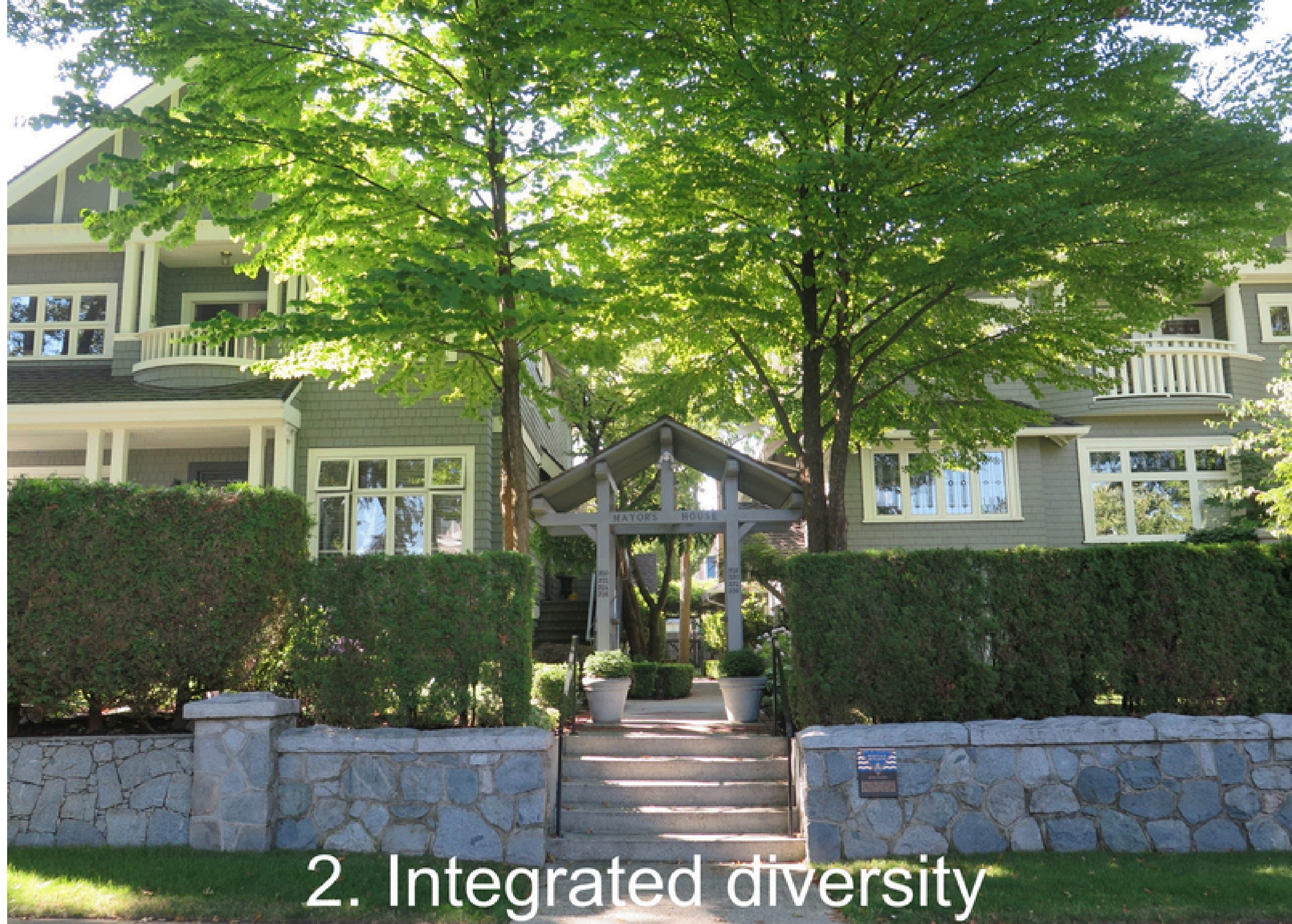


A photograph of a suburban street scene. In the foreground, a large, leafy tree with green and yellowing leaves stands on a grassy lawn. A white picket fence runs across the middle ground, partially obscured by the tree and a dense green hedge. Behind the fence, a dark green house with white trim and windows is visible. The scene is set on a paved street with shadows from trees off-camera. The text "Five 'take-aways' from the old suburbs..." is overlaid in yellow at the bottom.

Five “take-aways” from
the old suburbs...



1. One- to three-storey prevailing scale



2. Integrated diversity



3. Meaningful local places



4. A complete suite of
community facilities



5. Narrow streets and back lanes
-plus walking and transit

Apartments over shops – 100+ uph

-

Multiple unit infill – 50+ uph

-

Yard second houses – 40 uph

-

Secondary suites – 30 uph

-

Single-family homes – 10/20 uph

-

Gentle densification

Transit-oriented Development (TOD)





Four strategies for
“gentle densification”

The background of the slide is a photograph of a grassy area with a concrete curb at the bottom. The grass is green with some brown patches, and the concrete is a light tan color.

Strategy #1:

URBAN ACUPUNCTURE





A photograph of a green lawn with a concrete sidewalk at the bottom. The text is overlaid on the grass.

Strategy #3:

REPLICATING THE STREETCAR
SUBURB





Strategy #4:

DISCRETE INTENSIFICATION



“A gentle neighbourhood model
must be devised that will be the
prime building block of urban
growth for the future”



hospitable urbanism that we want

responsible urbanism that we need

