

Key findings by **main street**

By reviewing the local statistics for each main street, the Main Streets' team is considering how past population, employment and transportation trends apply to the future of Calgary's main streets.



**THE
MOVIE
POSTER
SHOP**

**POPULAR AND
RARE POSTERS**

Ready-Made Picture Frames • Plaque Mounts

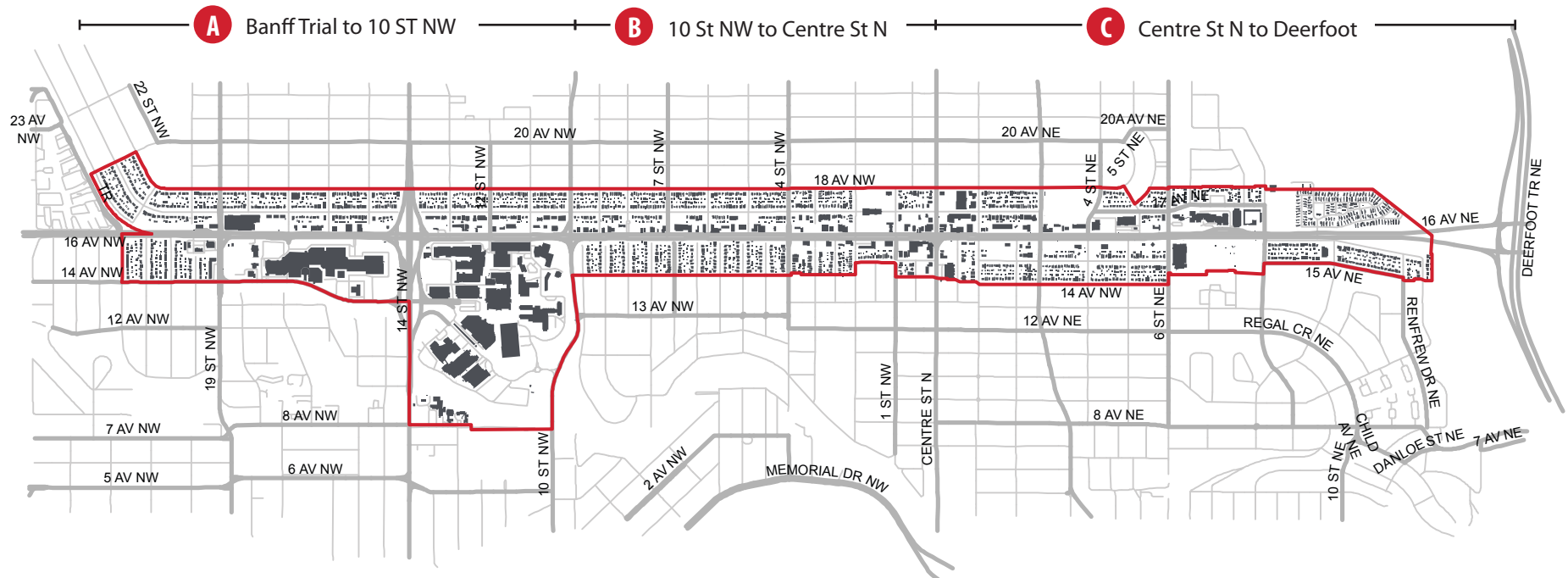
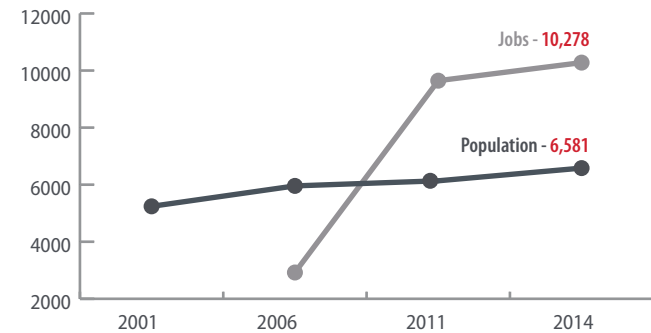
16 Avenue N

16 Avenue N **now**

The 16 Avenue North main street (also known as the Trans-Canada Highway) stretches east from Banff Trail to the interchange at Deerfoot Trail.

As one of Calgary's longest and oldest main streets, 16 Ave N is bordered by many businesses and northern inner-city communities. This includes portions of Banff Trail, Capitol Hill, Hounsfield Heights/Briar Hill, Rosemont, Rosedale, Crescent Heights, Mount Pleasant, Tuxedo, Mountview and Renfrew.

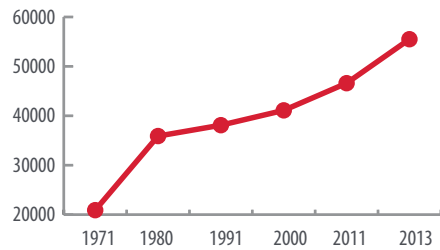
Jobs and population trends



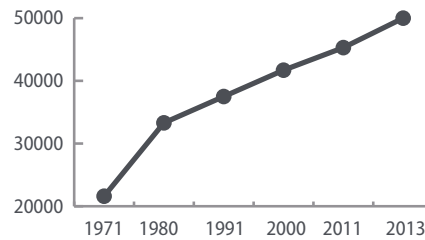
Travel and transportation

TRAFFIC VOLUME (AVERAGE NUMBER OF VEHICLES PER DAY)

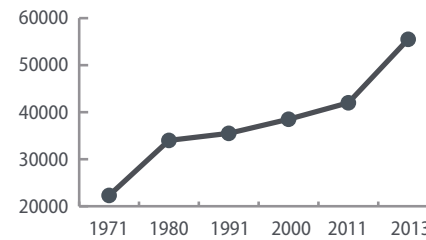
16 Avenue NW – **Overall**



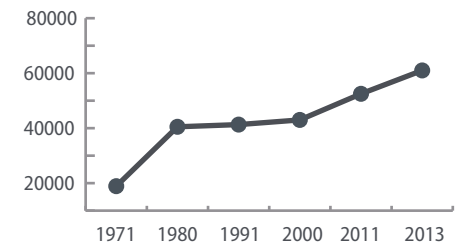
A Banff Trail to 10 St NW



B 10 St NW to Centre St N



C Centre St N to Deerfoot



WALK SCORE

83

Very walkable:
Most errands can be
accomplished on foot.

83

Very walkable:
Most errands can be
accomplished on foot.

81

Very walkable:
Most errands can be
accomplished on foot.

84

Very walkable:
Most errands can be
accomplished on foot.

3 

TRANSIT ROUTES

 **10 mins**

Frequency of trips departing
during **peak** hours

 **10 mins**

Frequency of trips departing
during **off peak** hours

Local planning

16 Avenue North has an Area Redevelopment Plan that is focused along the road corridor, a boundary uncommon for many area redevelopment plans since most are bounded by community boundaries. The 16 Avenue North Area Redevelopment Plan has goals aligned with the Municipal Development Plan for urban corridors or main streets, including mixed use buildings, providing a variety of building types and a high degree of building and street design. The 16 Avenue North Area Redevelopment Plan was approved by City Council in mid 2007, with City initiated land use districts (zoning) updated soon after. This area redevelopment plan spans from 6 Street NE west to 14 Street NW along the edge of several communities, which is shorter than the Municipal Development Plan defined Urban Corridor. The Municipal Development Plan main street is from Crowchild Trail NW to Deerfoot Trail NE. The roadway of 16 Avenue North was also upgraded to a full six lanes of automotive traffic and with street trees and wider sidewalks in this same section. This area redevelopment plan provides a lot policy aiming to achieve a vibrant community with residential and employment variety and options with a high degree of design. Little redevelopment has occurred since the approval of the 16 Avenue North Area Redevelopment Plan, land use districts and automotive and pedestrian improvements.

Current zoning

16 Avenue N was rezoned as part of the reconstruction and widening of the entire historic Trans-Canada Highway through inner northern Calgary. Current zoning is focused on creating a high quality transition between higher intensity development on 16 Avenue N and the neighbourhoods behind, but does not allow development to meet the growth targets outlined in the Municipal Development Plan. Rezoning could explore ways to create more opportunity for people and businesses to choose to locate on or near 16 Avenue N, while ensuring a sensitive transition in height and density to the north and south.

16 Avenue N **future**

Important outcomes to main street users



Unique character

When 16 Avenue N main street users provided input about the future of this area, they shared that they'd like to see a balance of commercial and retail businesses for use by both local and destination visitors. They'd like fun places to go and to see more people on the street.

Desired outcomes

- Create more of a destination



Balance of transportation options & infrastructure

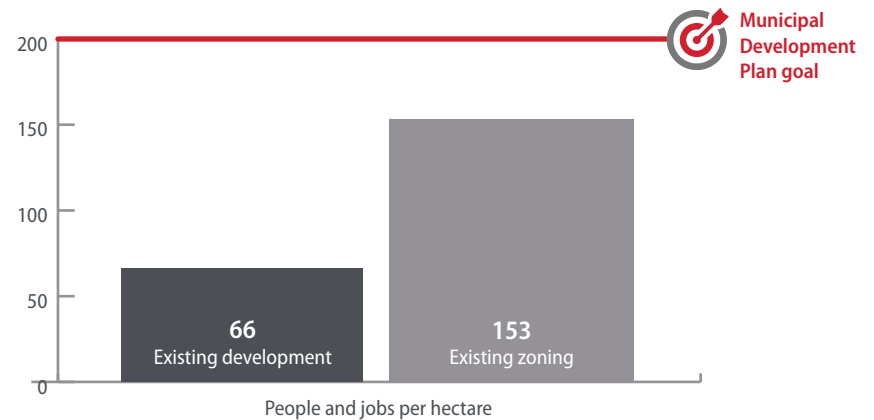
16 Avenue N main street users also felt it was important to make the street desirable to people as well as car traffic and consider improving the quality of transportation infrastructure for all travel modes.

Desired outcomes

- A place for people and cars
- Better quality for other travel modes

Growth potential

Growth for this main street area is significantly less than the Municipal Development Plan target. The most relevant factors contributing to this are market desire and consumer preference, which haven't driven redevelopment. Land use districts (zoning) must be in place to enable redevelopment potential to increase to desired population and employment levels, but strong market interest is a key for fueling new construction. Support from City services and infrastructure can have a positive impact on market demand and will contribute to the evolution of this main street.



Market outlook

The most comprehensive information on the type and tenure of the residential inventory within the 16 Avenue North trading area comes from the 2011 Census. The trade area accounts for about 17,900 homes, or about 3.9% of the Calgary housing stock at the time.

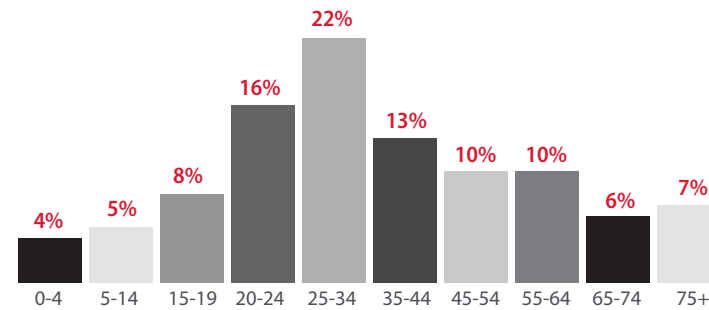
16 Avenue North has a higher than average share of multifamily units, especially in low-rise apartments and detached duplexes. The housing stock is considerably older than the city wide average, where units are over three times as likely to have been built before 1960. Conversely, units in the trade area are 15-75% less likely to have been built after 1960. Given the historic and inner-city nature

of this main street, the overall age of its housing stock aligns with expectations and suggests that many units may be reaching the end of their lifecycle and may be ready for redevelopment. The result is a total of some 4,182 residential units built over the next 25 years, starting gradually between 2016 and 2020.

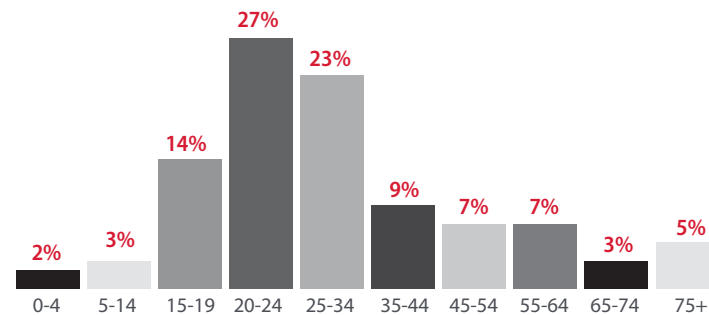
The 16 Avenue North main street has about 384,000 square feet of office space accounting for about 0.5% of the city wide inventory. It is important to note that most of the existing and proposed space is still fully leased, despite the recent economic slowdown and high overall vacancy rates.

AGE GROUPS

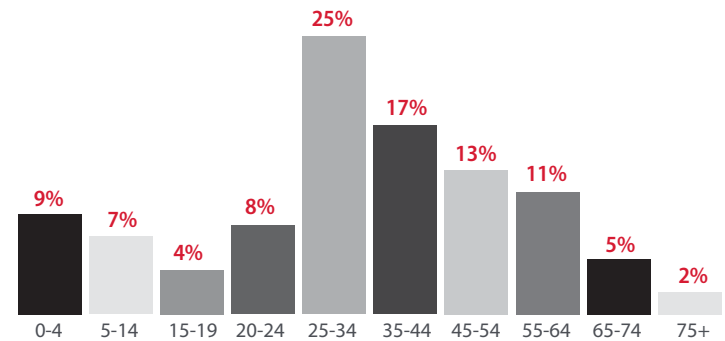
16 Avenue N – Overall



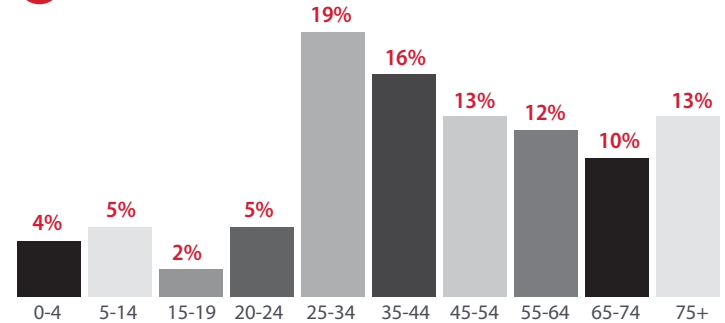
A Banff Trail to 10 ST NW



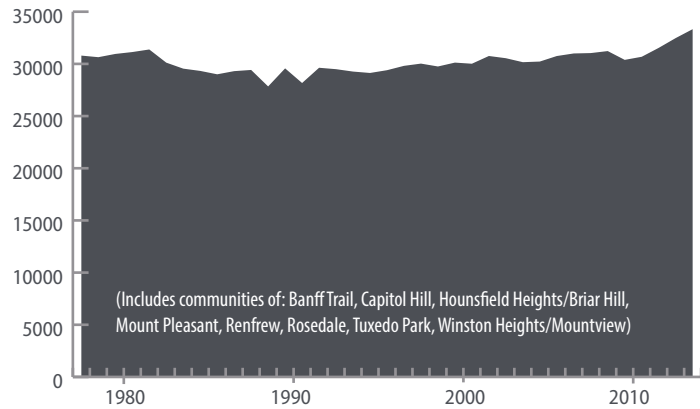
B 10 St NW to Centre St N



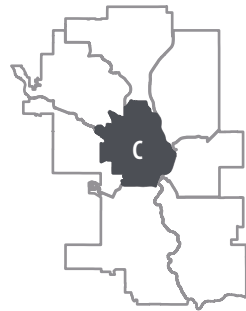
C Centre St N to Deerfoot



POPULATION OF COMMUNITIES NEAR MAIN STREET



CENTRE RETAIL FEATURES



10
m. sq. ft. retail

Significant
Destination Retail

50
sq. ft. per capita 2024

  **20%** Dominant food services and bars/nightclubs (notably along Corridors)

 **13%** Dominant clothing and accessories

6%
vacancy

640,000
sq. ft. proposed retail

56 sq.
ft. per capita