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.
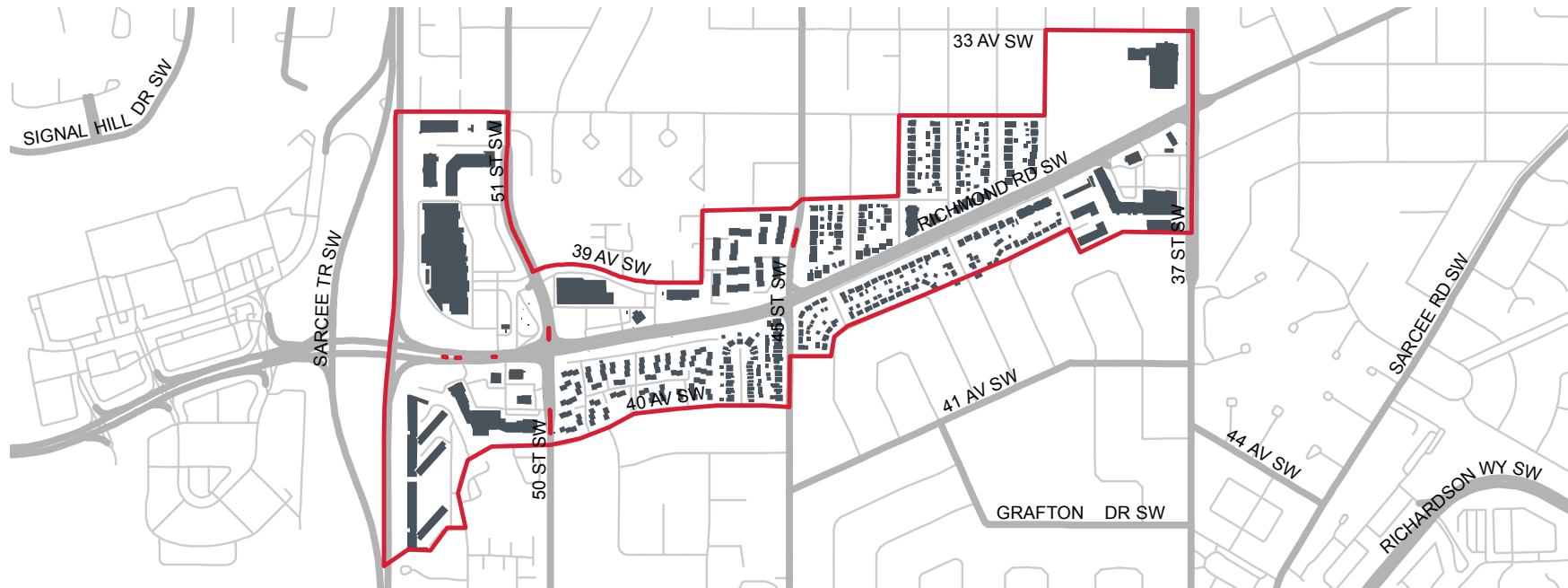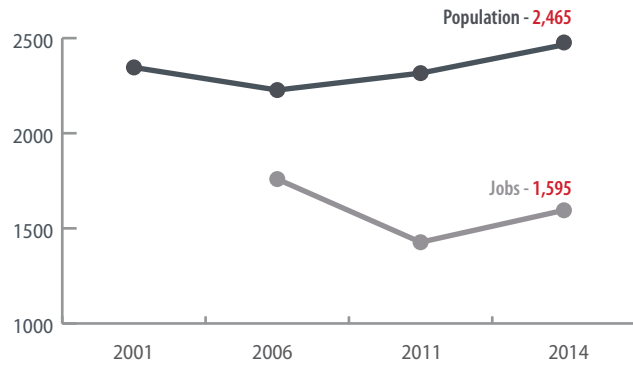
Richmond Road SW

Richmond Road SW **now**

The Richmond Road main street runs from Sarcee Trail to 37 Avenue SW between the communities of Glamorgan and Glenbrook.

This relatively high traffic route offers a variety of large and small scale commercial and retail. The communities of Glamorgan and Glenbrook attract a diverse demographic of residents who enjoy the neighbourhood access to amenities and transportation options.
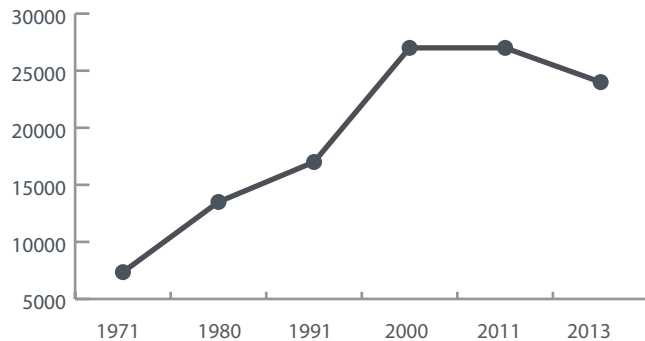
Jobs and population trends

Population - **2,465**

Jobs - **1,595**

(chart with y-axis: 1000, 1500, 2000, 2500 and x-axis: 2001, 2006, 2011, 2014)

Travel and transportation

TRAFFIC VOLUME (AVERAGE NUMBER OF VEHICLES PER DAY)

(chart with y-axis: 5000, 10000, 15000, 20000, 25000, 30000 and x-axis: 1971, 1980, 1991, 2000, 2011, 2013)

WALK SCORE

68

Somewhat walkable: Some errands can be accomplished on foot.

2 🚌
TRANSIT ROUTES

⏱15 mins
Frequency of trips departing during peak hours

⏱30 mins
Frequency of trips departing during off peak hours

Local planning

Richmond Road SW is a commercial hub for the surrounding communities of Glamorgan and Glenbrook. This main street provides low density, small to large- format commercial shopping centres on each end, with primarily low density residential uses in between. The only local plan is a non-statutory design brief from 1977. This plan does not provide land use policies that support the Municipal Development Plan goals of a mixed use street along Richmond Road SW.

Current zoning

Richmond Road SW is intended to be a neighbourhood main street, serving Glenbrook and Glamorgan. Current zoning allows for development to meet The City's targets for population and employment growth, but does not necessarily accommodate marketable forms of development. Most intensity is focused at either the Sarcee Trail or 37 Street SW ends of the main street, on large commercial sites that could potentialy be redeveloped as mixed use anchor tenants for the street. Rezoning would primarily need to address height and interface with neighbouring development.

Richmond Road SW **future**

Important outcomes to main street users

Vibrant public realm

When Richmond Road main street users provided input about the future of this area, they said that they'd like to see active, safe and comfortable sidewalk areas to allow for a high degree of pedestrian and bicycle mobility. They'd also like to see public realm enhancements, such as street trees and interesting public spaces.

Desired outcomes
• Safe and vibrant main street sidewalk
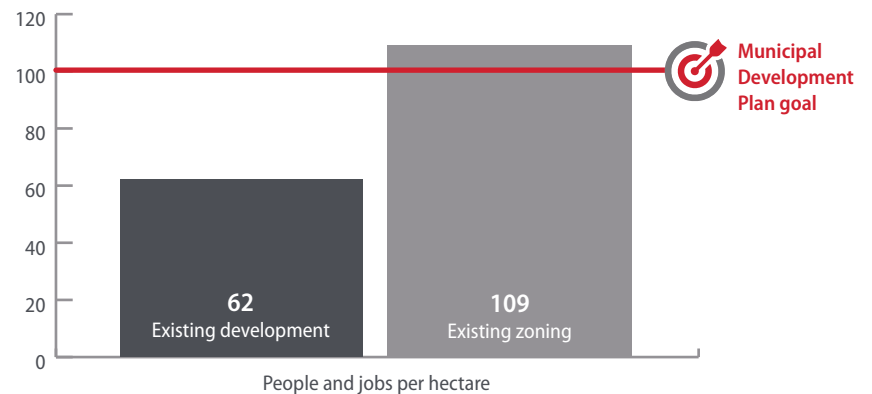• High quality public realm elements

Public and park spaces

Richmond Road SW main street users also shared that they would like to increase the amount of green space and enhance existing open spaces.

Desired outcomes
• More green and open space

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.

Municipal Development Plan goal

62 Existing development

109 Existing zoning
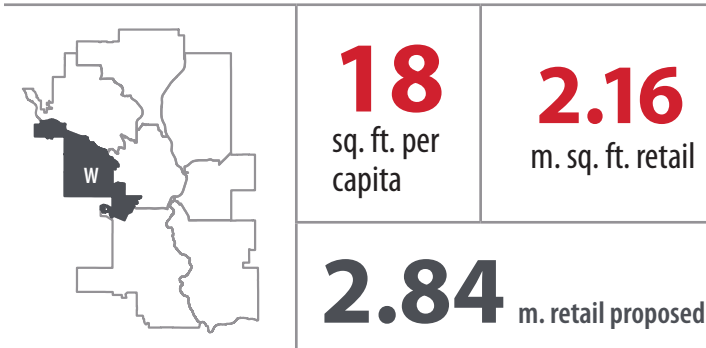
People and jobs per hectare

Market outlook

Very little new residential development has occurred along this main street in recent years. The timing of any redevelopment in this area is likely to be long-term. Approximately 360 homes are expected to be built over the next 25 years, starting gradually between 2016 and 2020. Additional commercial and retail opportunities may be driven by population growth in this area.

WEST RETAIL FEATURES

18
sq. ft. per capita

2.16
m. sq. ft. retail

2.84 m. retail proposed

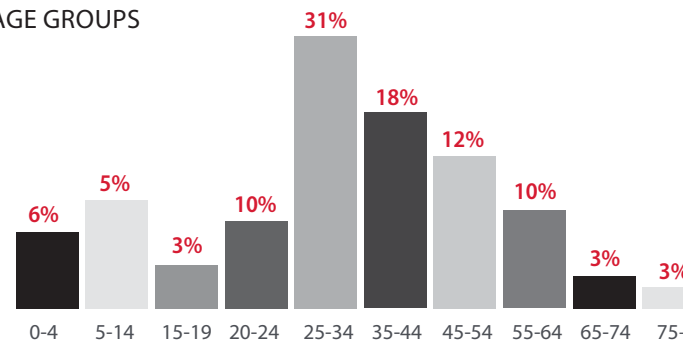**36%** Retail Merchandise with high proportion clothing.

20% Dominant convenience retail with high proportion food services, hair and beauty and recreation oriented services.

34
sq. ft. per capita 2024

High proportion bars/nightclubs

6% vacancy

AGE GROUPS

Age	Percent
0-4	6%
5-14	5%
15-19	3%
20-24	10%
25-34	31%
35-44	18%
45-54	12%
55-64	10%
65-74	3%
75+	3%

POPULATION OF COMMUNITIES NEAR MAIN STREET

(Includes communities of: Glamorgan, Glenbrook)