

Key findings by **main street**

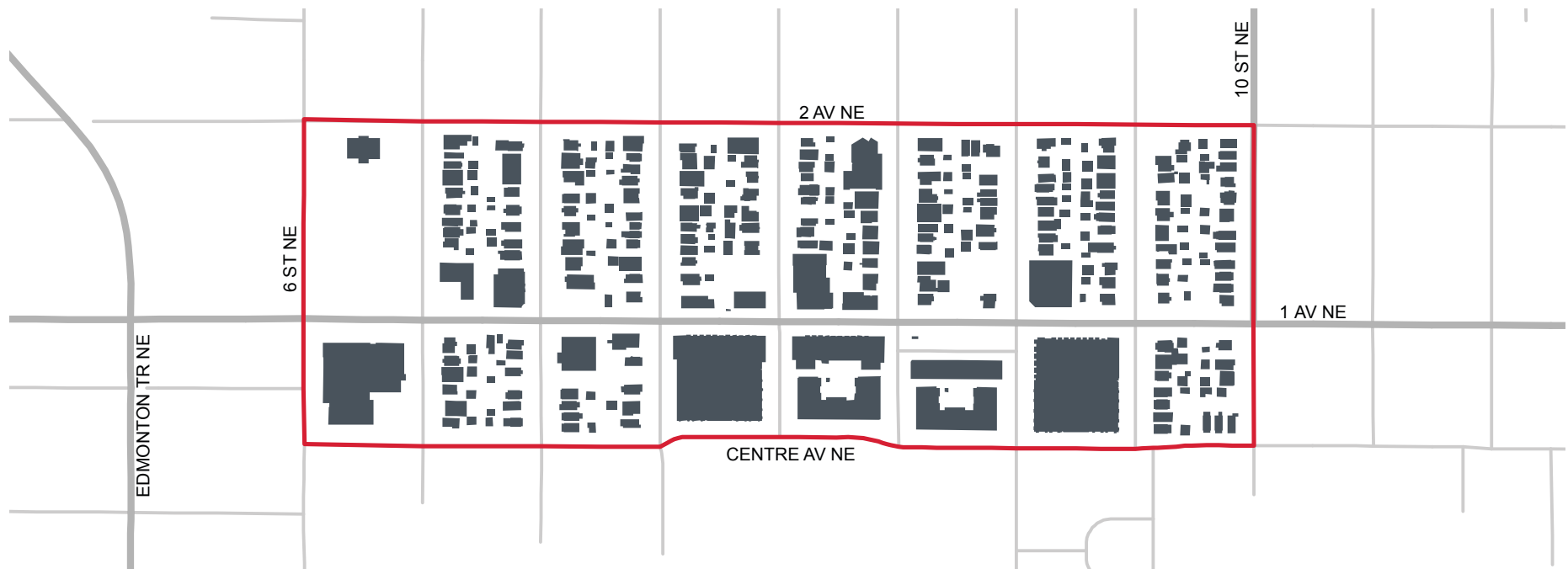
By reviewing the local statistics for each main street, the Main Streets' team is considering how past population, employment and transportation trends apply to the future of Calgary's main streets.

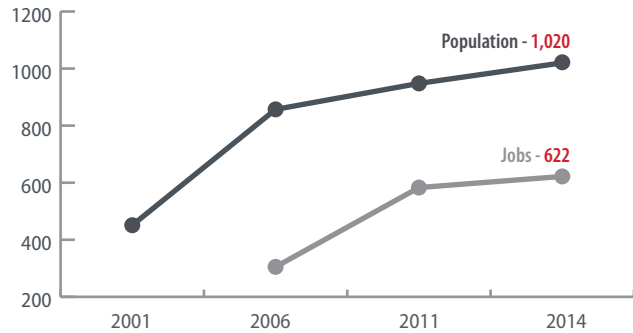
1 Avenue NE **now**

The 1 Avenue NE main street, stretching from Edmonton Trail to 10 Street NE, is located within the historic community of Bridgeland.

During Calgary's first population boom in the 1880s, a significant number of Russian-German immigrants moved to this community, formerly known as

Riverside. By the early 1900s, many Italians and Ukrainians had moved to the area and Bridgeland became popularly known as "Little Italy." This inner city community was incorporated as a village in 1903 and then annexed to Calgary in 1910. The demolition of the Calgary General Hospital in 1998 spurred intense redevelopment in the area.



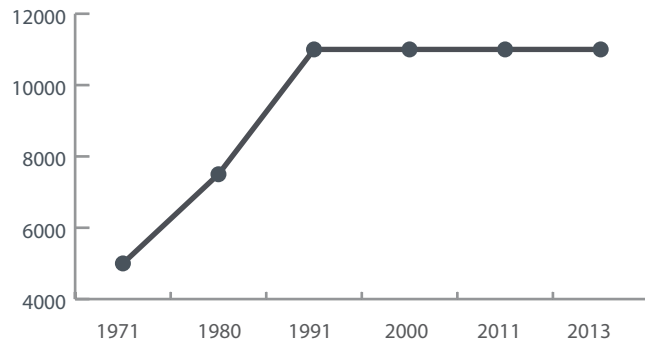


Local planning

1 Avenue NE is the main street of the community of Bridgeland/Riverside. The current Bridgeland/Riverside Area Redevelopment Plan was approved in 1980 with a significant change and amendments in 2002 by the Bow Valley Centre Concept Plan that support redevelopment of the former hospital land. The Bridgeland/Riverside Area Redevelopment Plan provides policy that promotes and encourages the success and growth of the commercial area along this main street and aims to maintain this as a key part of the community. The built form-scale policy within the Bridgeland/Riverside Area Redevelopment Plan matches the current surrounding low density residential districts.

Travel and transportation

TRAFFIC VOLUME (AVERAGE NUMBER OF VEHICLES PER DAY) WALK SCORE



76

Very walkable:
Most errands can be accomplished on foot

Current zoning

While the southern side of the street has seen significant change as a result of the redevelopment of the former General Hospital, the north side has not seen much activity in new development. Current zoning, if built out, would not allow for population and employment numbers to meet the growth targets outlined in the Municipal Development Plan. Current zoning could also be a significant barrier to mixed use projects on the north side in particular. Rezoning could allow greater flexibility for mixed use, apartment, or row or townhouse style development and allow for more apartment housing choices and business locations for Bridgeland.

2 
TRANSIT ROUTES

 **20 mins**
Frequency of trips departing during **peak** hours

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

1 Avenue NE future

Important outcomes to main street users



Public and park spaces

When 1 Avenue NE main street users provided input about the future of this area, they shared ideas for increased flexibility which would allow for private businesses to maximize public spaces as areas where people can interact and be together. This included innovative discussions about temporary patio spaces and community hall uses.

Desired outcomes

- Community gathering spaces



Unique character

1 Avenue NE main street users indicated that maintaining the unique small town feel that the community of Bridgeland has had over its evolution would be an important consideration for its future growth.

Desired outcomes

- Small town feel



Vibrant public realm

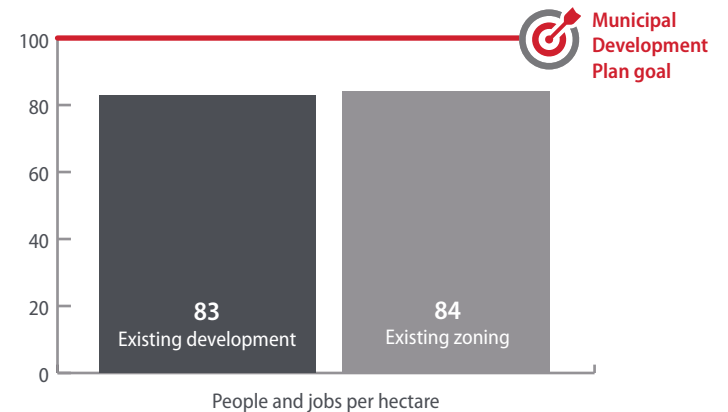
1 Avenue NE main street users also discussed how they'd like to have a shared street used by bikes, pedestrians and cars, with enhancements to the public realm such as more street trees.

Desired outcomes

- High quality street feel

Growth potential

Growth for this main street area is close to the Municipal Development Plan desired target. The most relevant factors that narrow this gap are market desire and consumer preference; there is modest market desire to accommodate development at a level similar to Municipal Development Plan goals. Land use districts (zoning) must be in place to enable redevelopment to reach desired population and employment levels. Support from City services and infrastructure can have a positive impact on market demand and will contribute to the evolution of this main street.

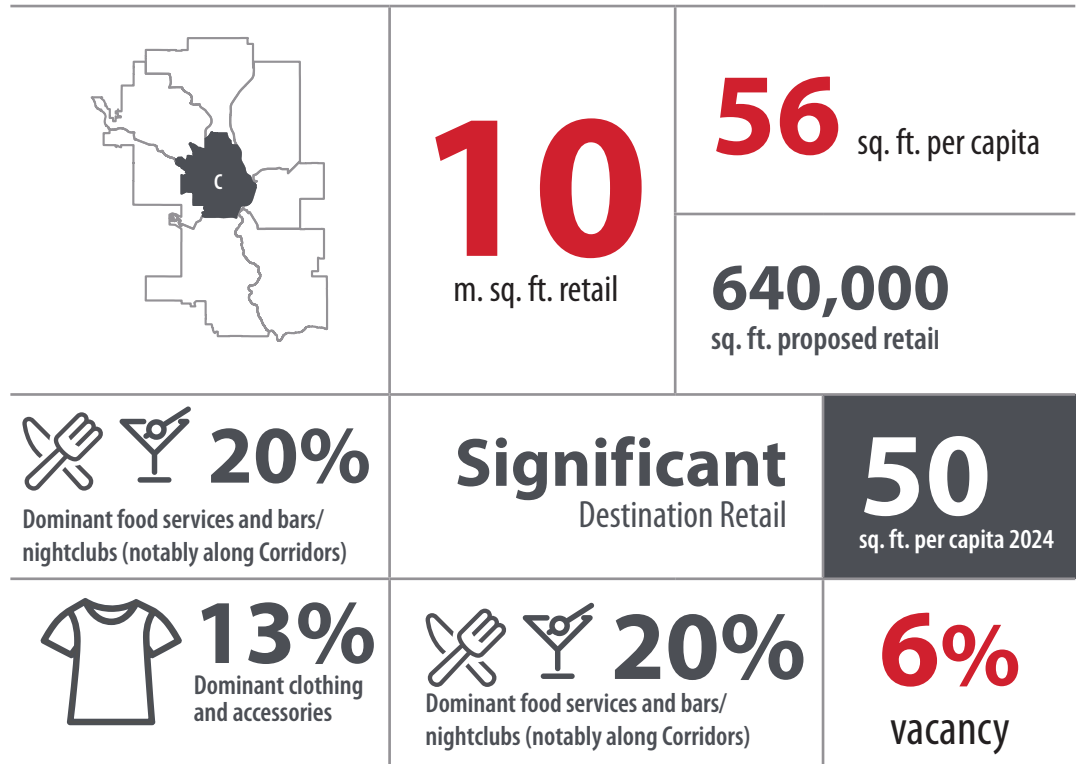


Market outlook

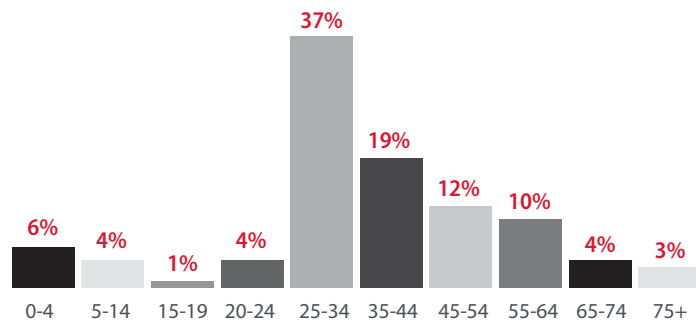
1 Avenue NE accounts for just under 2,600 homes, or about 0.56% of the Calgary housing inventory. 1 Avenue NE has a higher than average share of multifamily units, especially in low-rise apartments and detached duplexes. The housing stock is considerably older than the city wide average, with homes likely to have been built before 1960. Given the historic and inner-city nature of this corridor, the overall age of its housing stock suggests that many units may be reaching the end of their lifecycle and may be ready for redevelopment. The result is a total demand for 868 residential units expected to be built over the next 25 years. Growth, in Bridgeland, is partly evidenced by the spike in the fraction of homes built since 2006.

1 Avenue NE has about 88,000 square feet of office space accounting for about 0.11% of the city wide inventory. The current vacancy is 1.4%. Additional commercial and retail opportunities will be mostly driven by population growth in the immediate area.

CENTRE RETAIL FEATURES



AGE GROUPS



POPULATION OF COMMUNITIES NEAR MAIN STREET

