

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.



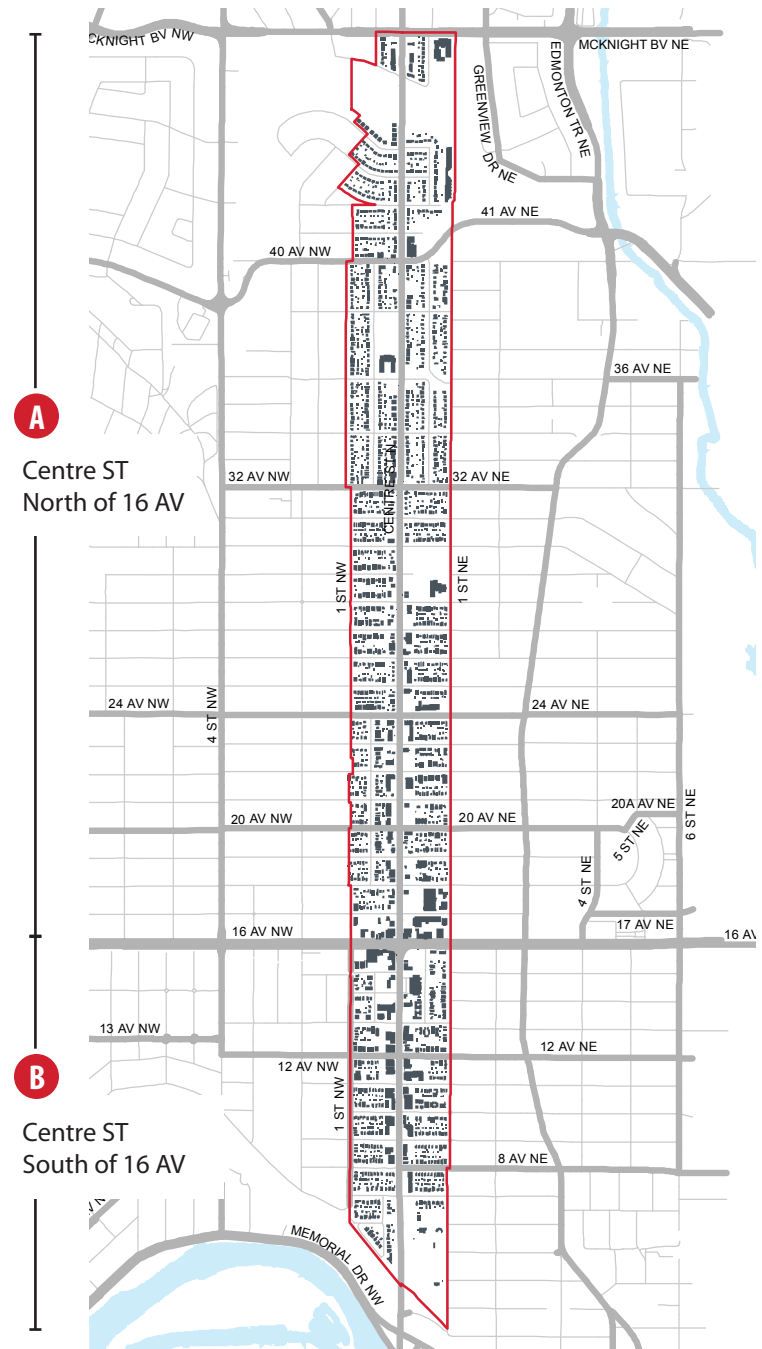
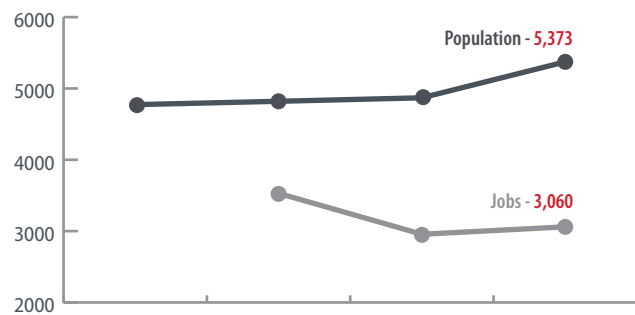
Centre Street N

Centre Street N **now**

The Centre Street N corridor from the Bow River to McKnight Boulevard is one of Calgary's most important gateways to the downtown.

Completed in 1916, the Centre Street Bridge connects Calgary's historic Chinatown across the Bow river to the north. Centre Street passes along the communities of Crescent Heights, Tuxedo and Highland Park. Similar to many of Calgary's main streets, Centre Street was home to a streetcar system, and will continue to be a transit artery. Centre Street is home to a diverse array of businesses and residents, and has unique stretches of residential and commercial development. Tigerstadt block on Centre Street was home to Tigerstadt Photo Studios, where some of the first images of the Calgary Stampede parades were developed.

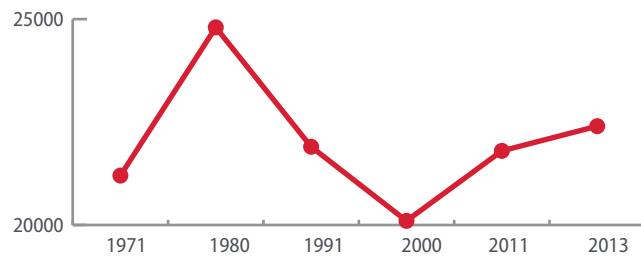
Jobs and population trends



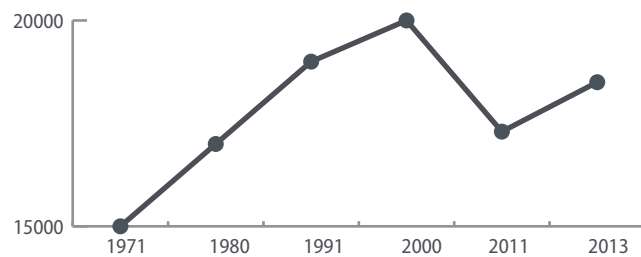
Travel and transportation

TRAFFIC VOLUME (AVERAGE NUMBER OF VEHICLES PER DAY)

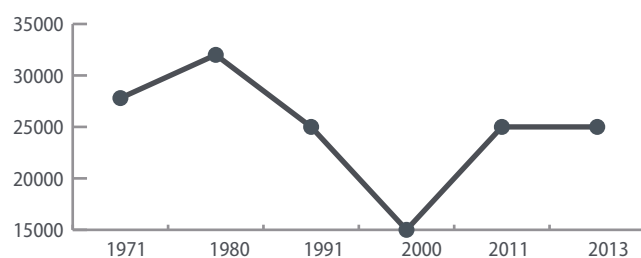
Centre Street – Overall



A Centre ST North of 16 AV



B Centre ST South of 16 AV



10 

TRANSIT ROUTES

 **5 mins**

Frequency of trips departing during **peak** hours

 **10 mins**

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

WALK SCORE

73

Somewhat walkable:
Some errands can be accomplished on foot.

58

Somewhat walkable:
Some errands can be accomplished on foot.

88

Somewhat walkable:
Some errands can be accomplished on foot.

Local planning

Centre Street N is one of the longer Municipal Development Plan main streets with a variety of contexts. It was evaluated in two separate sections.

A Centre Street N from the Bow River to 16 Avenue N

Centre Street N is a community hub for the adjacent community of Crescent Heights, as well as a regional draw for many Calgarians to enjoy the diverse and interesting restaurants and wide range of commercial services. This main street is successful and provides an important cultural and recreational space for many. This section of the main street has the Crescent Heights Area Redevelopment Plan (1997) to provide land use policy, which generally supports Municipal Development Plan policies for low scale, mixed use main street redevelopment.

B Centre Street N from 16 Avenue N to McKnight Boulevard

North of 16 Avenue the main street is primarily local commercial areas north to 31 Avenue, then mostly low density residential. These commercial and low density residential areas along Centre Street N have policy direction from the North Hill Area Redevelopment Plan, approved by City Council in 2000. The North Hill Area Redevelopment Plan generally supports Municipal Development Plan policies for low scale, mixed use main street redevelopment along Centre Street N.

Current zoning

Centre Street N is intended to be an urban main street, serving the neighbourhood, but also acting as a welcoming destination for all of north-central Calgary. Even if all properties were redeveloped to the maximum allowed by current zoning, population and employment would fall short of the growth targets outlined in the Municipal Development Plan. Increased population is required to support transit and services. Rezoning along Centre Street would facilitate more mixed use development along a major travel artery and allow greater convenience to residents and visitors as well as access to the future Green Line LRT service.

Centre Street N **future**

Important outcomes to main street users



Vibrant public realm

When Centre Street N main street users provided input about the future of this area, they shared that they would like to see improvements to the public spaces and sidewalks along Centre Street. Both to create an enjoyable experience while visiting the street, but also to improve pedestrian and bicycle mobility.

Desired outcome

- Safe and vibrant main street sidewalk
- High quality public realm



Diversity of housing (mixed use residential)

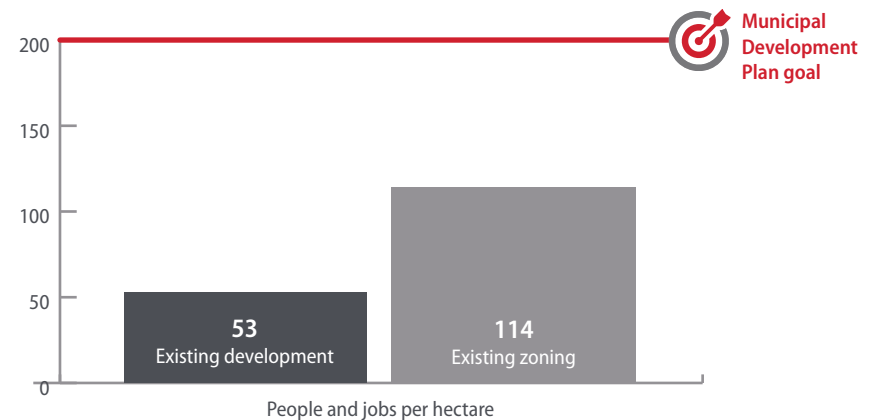
Centre Street N main street users also state that a diversity of housing types throughout the surrounding communities would be important to the future success of this main street.

Desired outcomes

- Diversity of housing

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

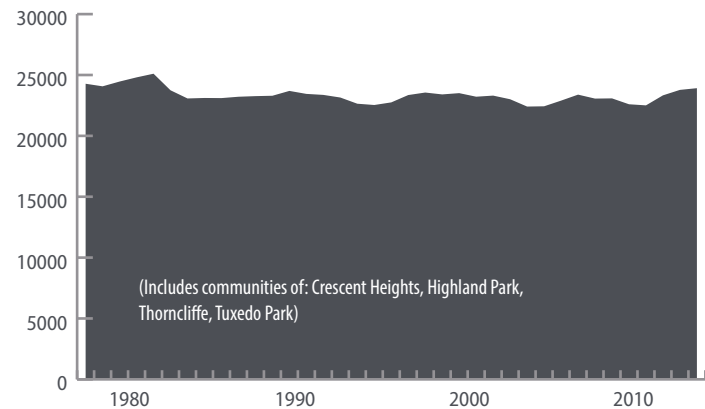
Based on the 2011 Census, Centre Street accounts for over 9,500 homes, or about 2.1% of the Calgary housing inventory.

Centre Street has a significantly higher than average share of multifamily units, especially in low-rise apartments and detached duplexes. The housing in this neighbourhood is considerably older than the city wide average, where units are likely to have been built before 1960. Given the historic and inner-city nature of this corridor, the overall age of its housing stock aligns with expectations and suggests

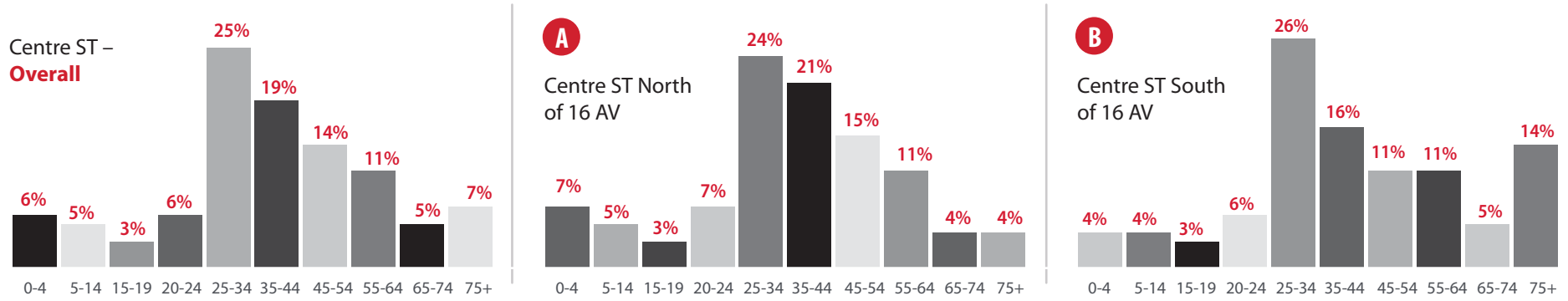
that many units may be reaching the end of their lifecycle and may be ready for redevelopment. The result is a total of some 3,286 residential units built over the next 25 years, starting more slowly between 2016 and 2020.

Centre Street N has about 358,000 square feet of office space accounting for about 0.44% of the city wide inventory. It is important to note that most of the existing buildings are still fully leased, despite the recent economic slowdown and high overall vacancy rates. As of December 2015, there were no proposed office properties within the Centre Street N corridor boundary.

POPULATION OF COMMUNITIES NEAR MAIN STREET



AGE GROUPS



CENTRE RETAIL FEATURES

