

Main Streets Phase 3 – Implementation Plan Creation

The 24 MDP identified main streets were further divided into 33 road sections to better align with community boundaries and areas of similar context. A list of 9 main street areas is provided that will be focus of creation of an implementation plan for Phase 3 of the Main Streets initiative.

The 33 sections of main streets include:

16 Avenue N (Banff Trail NW to 10 St NW)
16 Avenue N (10 St NW to Centre St N)
16 Avenue N (Centre St N to Deerfoot NE)
Centre Street N (16 Ave N to McKnight Blvd. N)
Centre Street N (Bow River to 16 Ave N)
Edmonton Trail NE (16 Ave N to 41 Ave N)
Edmonton Trail NE (Bow River to 16 Ave N)
Kensington Road (Crowchild Tr NW to 14 St NW)
Kensington Road (14 St NW to 10 St NW)
14 Street NW (6 Ave NW to Bow River)
14 Street SW (Bow River to 17 Ave SW)
14 Street SW (17 Ave SW to 33 Ave SW)
17 Avenue SW (37 St SW to Crowchild Tr SW)
17 Avenue SW (Crowchild Tr SW to 14 St SW)
17 Avenue SW (14 St SW to Macleod Tr SE)
10 Street NW (8 Ave NW to Bow River)
1 Avenue NE (Edmonton Tr NE to 10 ST NE)
4 Street NW (16 AV NW to 32 AV NW)
4 Street SW (17 AV SW to Elbow River)
10 Avenue SW (19 ST SW to 14 ST SW)
33 Avenue SW (Crowchild Tr SW to 14 St SW)
37 Street SW (Bow Tr SW to 26 AV SW)
Richmond Road SW (Sacree Tr SW to 37 ST SW)
Macleod Trail N (Elbow River to 50 Ave SW)
Macleod Trail S (Southland DR SE to Glenmore TR S)
50 Avenue SW (Macleod TR to Elbow DR SW)
9 Avenue SE (Elbow River to Blackfoot TR SE)
17 Avenue SE (26 ST SE to 60 ST SE)
36 Street NE (Memorial DR NE to 16 AV NE)
32 Avenue NE (12 ST NE to 26 ST NE)
Bowness Road NW (16 AV NW to 48 ST NW)
16 Avenue NW (Home Road NW to 16 Avenue/Bowness Road Interchange)
Bowness Road NW (66 ST NW to 60 ST NW)

Calgary Planning Commission Recommendations

Selecting a smaller group for implementation

Each of the 33 main street areas were reviewed based on research and analysis conducted from phase 2. Four primary evaluation matrixes were created; Existing Land Use District Capacity, Planning Need, Redevelopment Readiness and Infrastructure Knowledge and Cost.

Existing Land District Use Capacity

This is the comparison of maximum allowed building envelope based on the current land use district to the MDP minimum intensity threshold, across all parcels in the main street area. The lower the existing jobs and population compared to the minimum target of 100 or 200 jobs/population per hectare, the higher value this ranking had.

Planning Need

This included three factors, the ranking of MDP minimum intensity threshold to existing land use district intensity, gap between Council approved local area policy since 2009 (after MDP approval) and existing land use districts and ranking of main streets subject to under density developments.

Redevelopment Readiness

This included three measures to rank overall redevelopment readiness. Based on economic consultant reports, the overall market place desire for construction of significant redevelopment (short, medium or long term) along the main street, retail strength of existing commercial sections of the main street and community readiness for change.

Infrastructure Knowledge and Cost

Three measures were used to understand the cost potential for improvements and capacity knowledge. The current state of knowledge regarding water infrastructure capacity (water, sanitary and storm networks), cost to build road and sidewalks to standard in the Complete Streets Guide and identification of recent, currently being constructed and budget in place for significant city mobility improvements within a main street area.

Reviewing the top main street sections in each matrix list revealed 9 main street sections that are a combination of low land use district capacity, having high planning need, strong redevelopment readiness and more knowledge of water infrastructure with lower cost to enhance the streetscape design along with recent or current mobility projects.

Calgary Planning Commission Recommendations

Implementation framework

Each of 9 main street areas identified through the selection process will be used as more specific locations to maximize efforts and resources to develop an implementation plan for all 33 main streets sections. The creation of the implementation plan will focus on Investment, Innovation and Planning. These three areas of work will be discussed in detail with communities and all main street stakeholders throughout 2016 for the selected 9 main street areas.

Key Implementation Main Street Areas*

Centre Street N (16 Ave N to McKnight Blvd. N)

1 Avenue NE (Edmonton Tr NE to 10 ST NE)

17 Avenue SW (37 St SW to Crowchild Tr SW)

37 Street SW (Bow Tr SW to 26 AV SW)

9 Avenue SE (Elbow River to Blackfoot TR SE)

17 Avenue SE (26 ST SE to 60 ST SE)

36 Street NE (Memorial DR NE to 16 AV NE)

Bowness Road NW (16 AV NW to 48 ST NW)

16 Avenue NW (Home Road NW to 16 Avenue/Bowness Road Interchange)

- *Exact length and width of the main street area will be determined through stakeholder discussion*