

# 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.





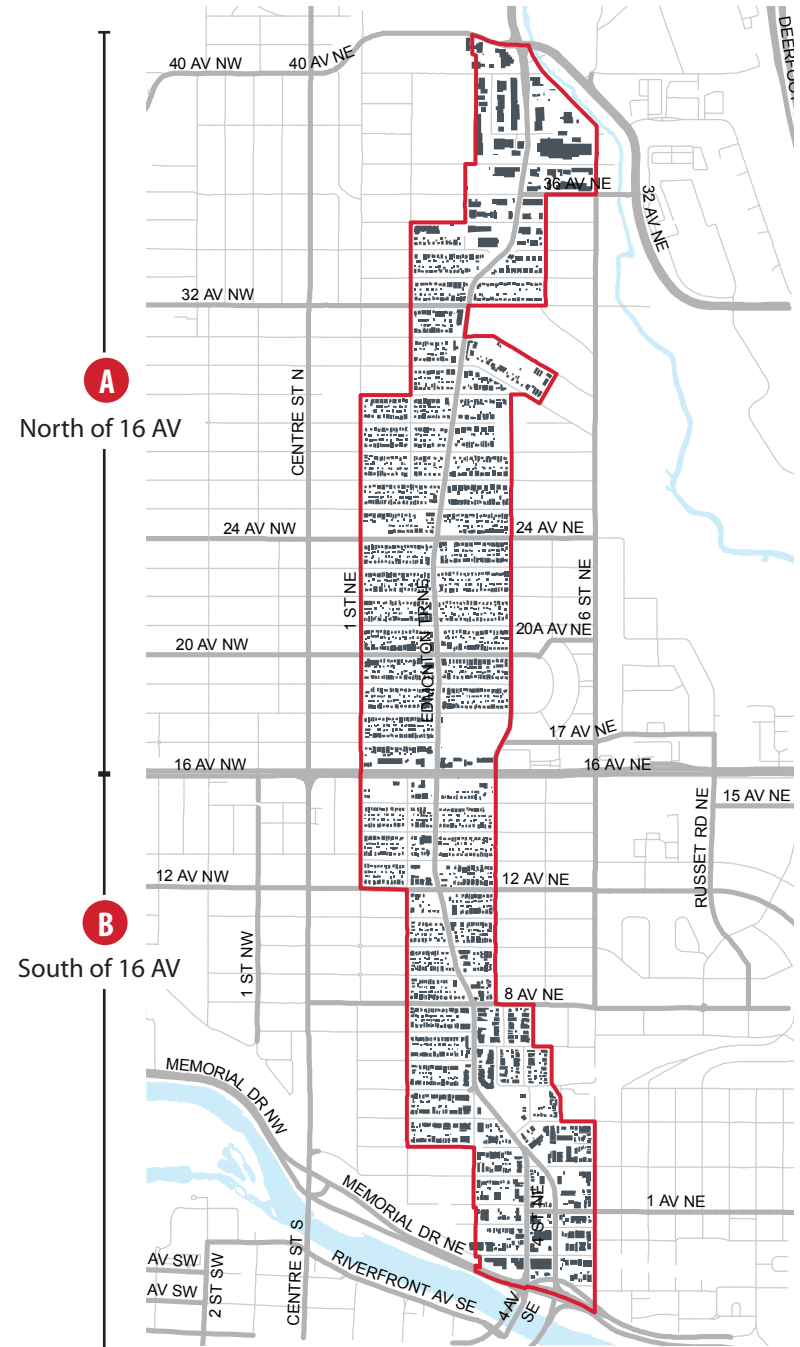
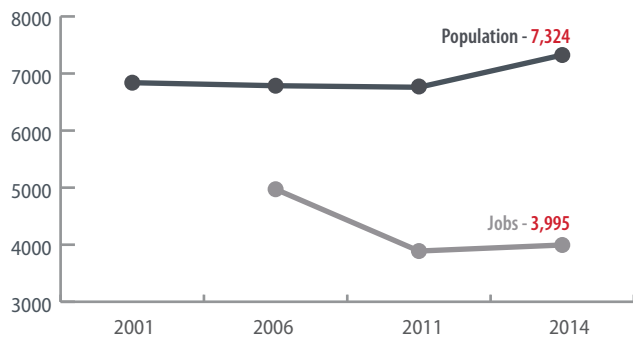
# Edmonton Trail NE

# Edmonton Trail NE **now**

The Edmonton Trail NE main street stretches from the Bow River to 32 Avenue NE.

This main street originally served as the main transportation route between the fur trade post at Fort Edmonton and Fort Calgary beginning in 1875. A bi-weekly mail route developed along this trail in 1883. By the 1890s a new gravel road, which would become Highway 2, took over as the primary transportation road between Edmonton and Calgary. Today, Edmonton Trail passes through several communities including Bridgeland, Renfrew, Crescent Heights, Tuxedo Park and Winston Heights/Mountainview. Edmonton Trail serves as a north-south arterial route for Calgarians, and has a variety of residential, light industrial, commercial and retail uses.

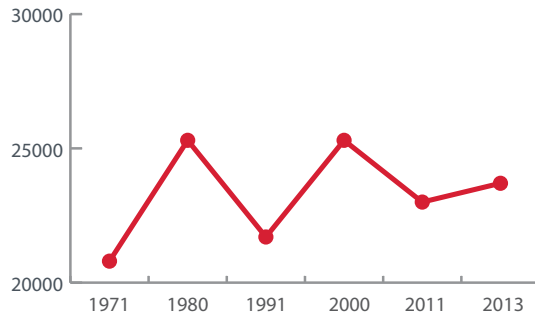
## Jobs and population trends



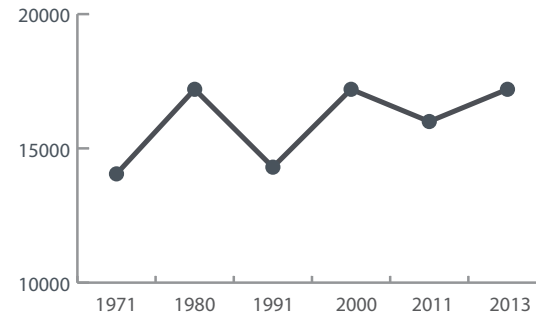
## Travel and transportation

TRAFFIC VOLUME (AVERAGE NUMBER OF VEHICLES PER DAY)

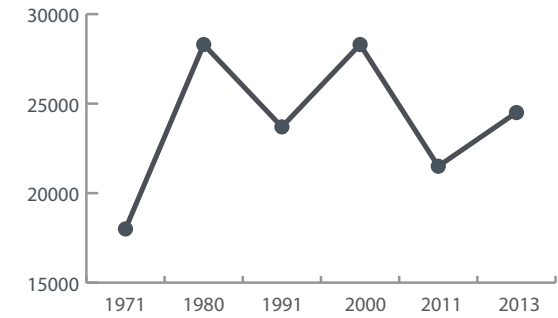
Edmonton Trail – **Overall**



**A** North of 16 Avenue



**B** North of 16 Avenue



WALK SCORE

# 80

**Very walkable:**

Most errands can be accomplished on foot.

# 72

**Very walkable:**

Most errands can be accomplished on foot.

# 88

**Very walkable:**

Most errands can be accomplished on foot.

# 3



TRANSIT ROUTES

# 10 mins

Frequency of trips departing during **peak** hours

# 20 mins

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

## Local planning

Edmonton Trail NE is one of the longer main streets specified in the Municipal Development Plan. With a variety of contexts along the main street, it was evaluated in two separate sections: Edmonton Trail NE from the Bow River to 16 Avenue NE and Edmonton Trail NE from 16 Avenue NE to 41 Avenue NE

### **A** Edmonton Trail NE from the Bow River to 16 Avenue NE

Edmonton Trail NE is a community hub for the adjacent communities of Crescent Heights, Bridgeland/Riverside and Renfrew, as well as a regional draw for many Calgarians to enjoy the diverse 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 two area redevelopment plans directing policy and land use, the Crescent Heights Area Redevelopment Plan (1997) and Bridgeland/Riverside Area Redevelopment Plan (1980). Both these plans generally support Municipal Development Plan policies for low scale, mixed use main street redevelopment.

### **B** Edmonton Trail NE from 16 Avenue NE to 41 Avenue NE

North of 16 Avenue this main street is primarily low density residential with limited local commercial areas. This commercial area and the low density residential areas along Edmonton Trail NE have two area redevelopment plans to direction land use planning: the North Hill Area Redevelopment Plan, approved by City Council in 2000 and the Winston Heights/Mountainview Area Redevelopment Plan, approved in 2006. The North Hill Area Redevelopment Plan does not provide land use policies that support the Municipal Development Plan goals of a mixed use street along Edmonton Trail NE. The Winston Heights/Mountainview Area Redevelopment Plan supports moderate population increases and mid rise residential development along Edmonton Trail NE.

## Current zoning

### **A** Edmonton Trail NE from the Bow River to 16 Avenue NE.

Edmonton Trail is intended to be an urban main street, serving the local neighbourhood while also having enough space for housing and employment to become a bigger destination. Current zoning allows for a broad mix of low-rise apartment, mixed use, and single- or semi-detached homes. However, if built out to the limits of the current zoning, development along Edmonton Trail (south of 16 Avenue NE) could only reach approximately 70% of the targets set in the Municipal Development Plan. This limits investment potential in new forms of housing and commercial space that provide new housing options and benefit businesses in the neighbourhood.

### **B** Edmonton Trail NE from 16 Avenue NE to 41 Avenue NE

Edmonton Trail is intended to be an urban main street, serving the local neighbourhood while also having enough space for housing and employment to become a bigger destination. Current zoning largely restricts development to single and semi-detached homes on the west side, and three or four storey apartments on the east side of the street, with small commercial corners at 20 and 24 Avenue NW. The current zoning does not allow the street to grow over time to meet the targets set in the Municipal Development Plan. This limits investment potential in new forms of housing and commercial space that provide new housing options and benefit businesses in the neighbourhood.

# Edmonton Trail NE **future**

## Important outcomes to main street users



### Vibrant public realm

When Edmonton Trail NE main street users provided input about the future of this area, they shared that they would like to see an active, safe and comfortable sidewalk and improved pedestrian and bicycle mobility.

### Desired outcomes

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



### Diversity of housing (mixed use residential)

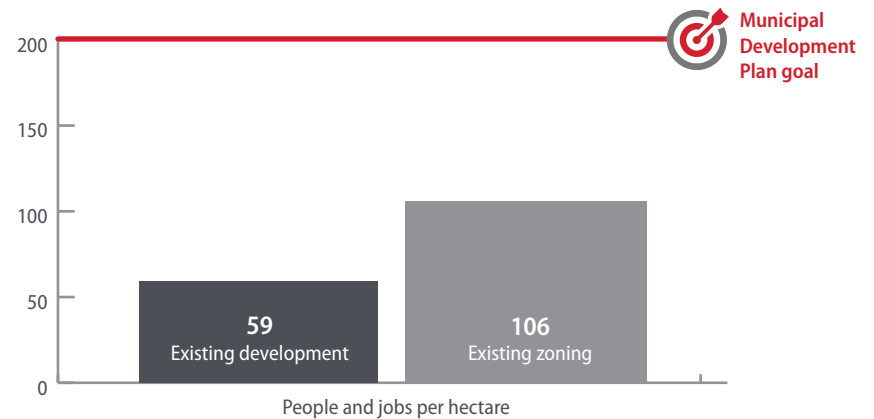
Edmonton Trail NE main street users also indicated that a diversity of housing types throughout the surrounding communities would be important to the future success of this main street.

### 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.



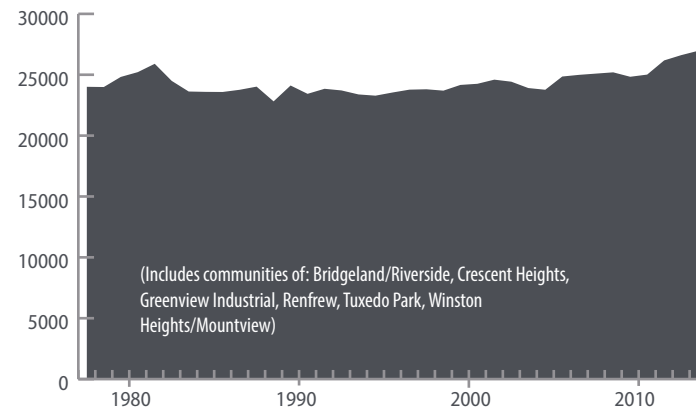
## Market outlook

Based on the 2011 Census, Edmonton Trail accounts for about 14,600 homes, or about 3.1% of the Calgary housing inventory.

Edmonton Trail 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 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 demand of 4,502 residential units to be built over the next 25 years, starting gradually between 2016 and 2020.

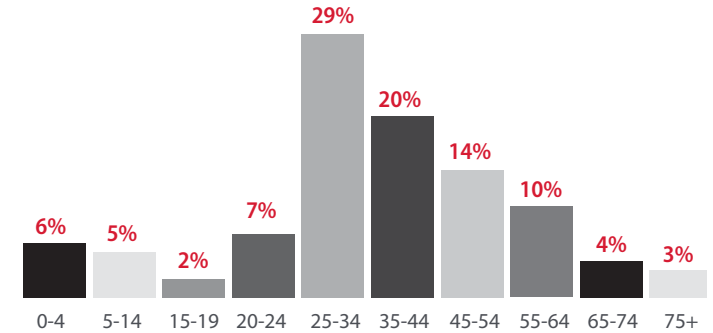
Edmonton Trail main street already has 104,000 square feet of office space accounting for about 0.13% of the city wide inventory. The new Remington building nearly doubled the current inventory of office space for Edmonton Trail. Additional commercial and retail opportunities in the area will be mostly driven by population growth in the immediate area.

## POPULATION OF COMMUNITIES NEAR MAIN STREET

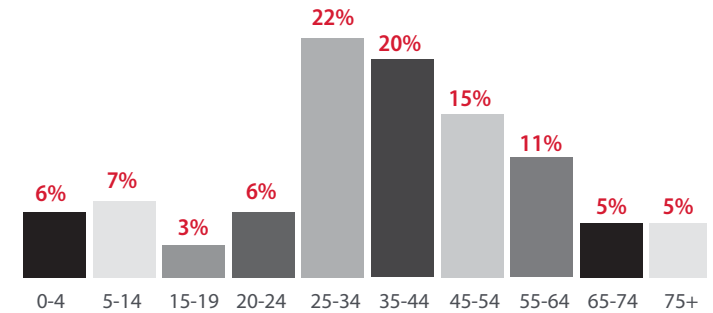


## AGE GROUPS

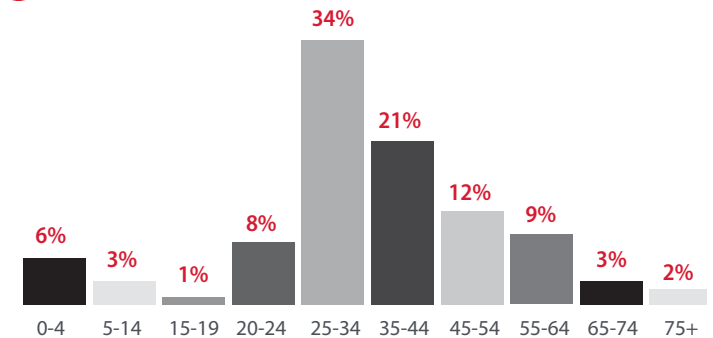
### Edmonton Trail – Overall



### A North of 16 Avenue



### B North of 16 Avenue





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