

The word "Calgary" in white, bold, sans-serif font on a red rectangular background.

Calgary



Welcome

to the North Hill Communities Tradeshow

What local connections does The City have to your community?

Learn about and provide feedback on City projects, services and amenities connected to your local area.

Featured projects and services:

- North Hill Communities Local Growth Planning Project
- Calgary Housing Company – Mount Pleasant and Rosedale projects
- Centre Street – Streetscape Master Plan
- Municipal Development Plan and Calgary Transportation Plan Review
- + more projects, programs and services. Interact with staff from Planning & Development, Transportation, Parks & Recreation, Water Resources and Real Estate & Development Services.

The City of Calgary acknowledges and honors the traditional territories of the Treaty 7 people in Southern Alberta, which includes the Blackfoot Confederacy (comprised of the Siksika, the Piikani and the Kainai First Nations) the Tsuut'ina and the Stoney Nakoda First Nations (including the Chiniki, Bearspaw, and Wesley First Nations). Calgary is also home to the Métis Nation of Alberta, Region III. Thank you for the privilege of working, learning, and living in this place.

Have a question for us?

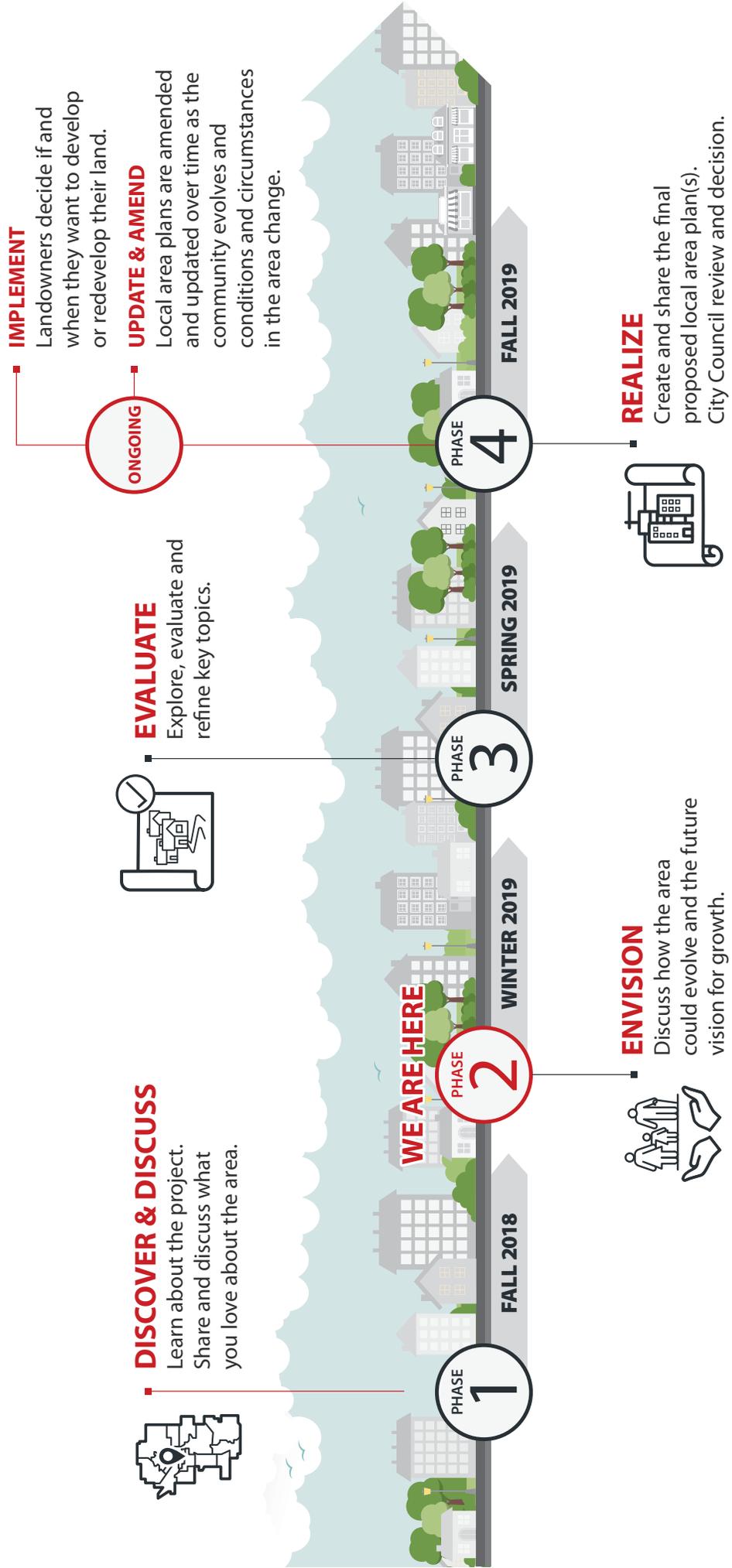
We're here to chat with you about growth and redevelopment in the North Hill Communities area.

We're hoping to trade your questions for answers.
Have a question?



North Hill Communities

Local Growth Planning



The life cycle of a neighbourhood

Communities change and evolve over the years. Buildings gain character, community demographics change, trees mature, local amenities and businesses change ownership and offerings.

A big part of a community's life cycle is redevelopment, which often begins when communities reach a certain age and homes, buildings and amenities need to be refreshed and revitalized or renewed and replaced.



THE FIRST 10 YEARS

- A new community is being built and people move in, often drawing many young families.



THE NEXT 10 – 20 YEARS

- Communities are completely built out and typically reach their peak population.



YEARS 30 – 40

- Population begins to decline as children begin to move away from home.



40 – 60+ YEARS LATER

- Without revitalizations, neighborhoods decline, school and businesses close or struggle to stay open.

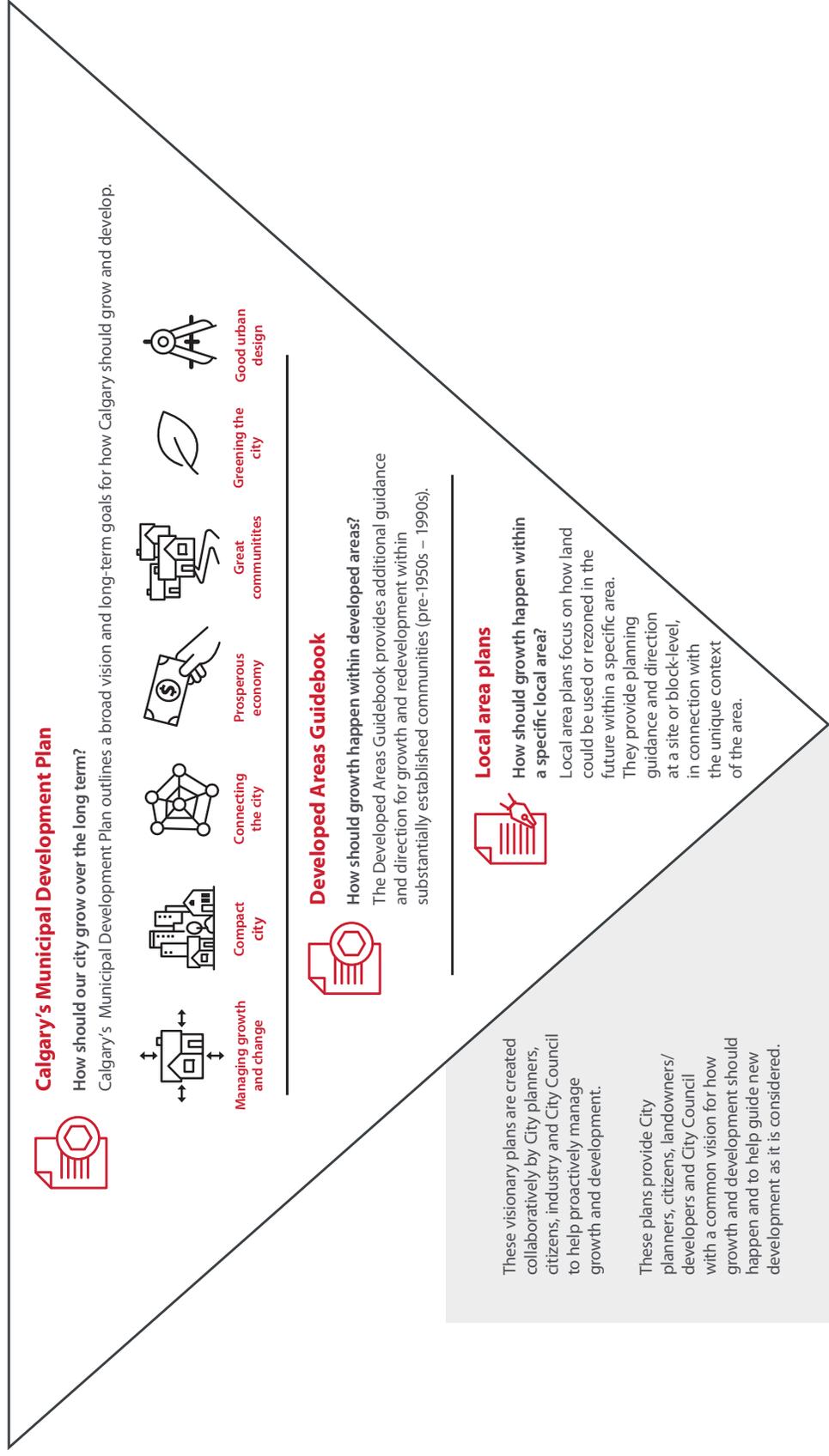
OR

- The neighbourhood is revitalized through private redevelopment and public reinvestment, bringing increased population growth and enabling local businesses and amenities to thrive.



How do we guide growth and redevelopment in developed neighbourhoods?

As Calgary grows, we're working to evolve and build our city in a way that is mindful of the future, promotes sustainable ways of living, encourages a variety of housing options, is respectful of community character, and balances the interests of neighbourhoods with the interests of Calgary as a whole.





What is a Local Area Plan?

Through local area planning, we will create a local area plan to help guide growth and redevelopment in a way that integrates and enhances existing community character and ensures the area is vibrant and thriving in the future.

Working together, Community, Industry and The City look at the fabric of a specific local area, the community's vision for the evolution of the community, the ideal places to accommodate growth, and how to make the best use of limited land – balancing the need to increase density, improve mobility and enhance places and spaces to live, work and play.

A LOCAL AREA PLAN CAN:

- Help guide future development.
- Convey a long-term vision for the area.
- Propose a concept for how land could be used or rezoned in the future.
- Apply Calgary's long-term development goals and targets on a local level.
- Provide guidance and direction at a site or block-level, based on unique conditions or circumstances in the area.
- Be updated: it is a living, dynamic document that is meant to be updated as local conditions and circumstances change.

A LOCAL AREA PLAN CANNOT:

- Make development happen.
- Regulate on a site-by-site basis.
- Allocate budget.
- Include / duplicate policies that exist in other City bylaws, policies, etc.
- Be considered a set-in-stone contract.

A LOCAL AREA PLAN MAY:

- Include information about future capital improvements or services necessary to support future development (streets, sewers, public transit, parks, fire halls, schools and community centres).

Where is growth encouraged?

Transit-Oriented Development

Transit-Oriented Development (TOD) areas are generally defined by a 600 metre radius around a transit station which represents an approximately 5-8 minute walking distance.

These areas are characterized by compact, medium to high-density development that mixes residential, retail, office, open space and public uses in a way that makes it convenient to travel on foot or by public transportation instead of by car.

In the North Hill Communities area, Transit-Oriented Development areas overlap with the 16 Avenue (MAX Orange BRT) and Centre Street Main Streets (future Green Line and existing BRT).



Where is growth encouraged?

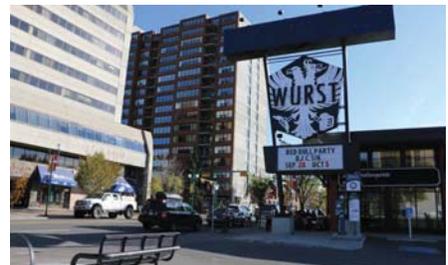
Main Streets

Main Streets are great places to live, work or visit because a range of amenities, shops, restaurants are accessible in one stretch via a range of transportation options.

Main Streets are ideal places for a mix of different uses such as residential, commercial and retail development.

There are four Main Streets in the North Hill Communities area:

- **16 Avenue N**
- **Edmonton Trail NE**
- **Centre St N**
- **4 Street NW**



Where is growth encouraged?

Neighbourhood Activity Centres

Neighbourhood Activity Centres (NACs) are often located in the middle of a residential area and provide locals with access to local shops and amenities, often within walking distance.

Neighbourhood Activity Centres (NACs) generally show up in established communities in the form of smaller commercial sites, strip malls, or redeveloping public facilities.

These areas provide opportunities for mixed-use (re)development, medium density housing (e.g. ground-oriented to medium density apartments), local retail and services, community facilities, and integrated transit stops.



Where is growth encouraged?

Established Areas

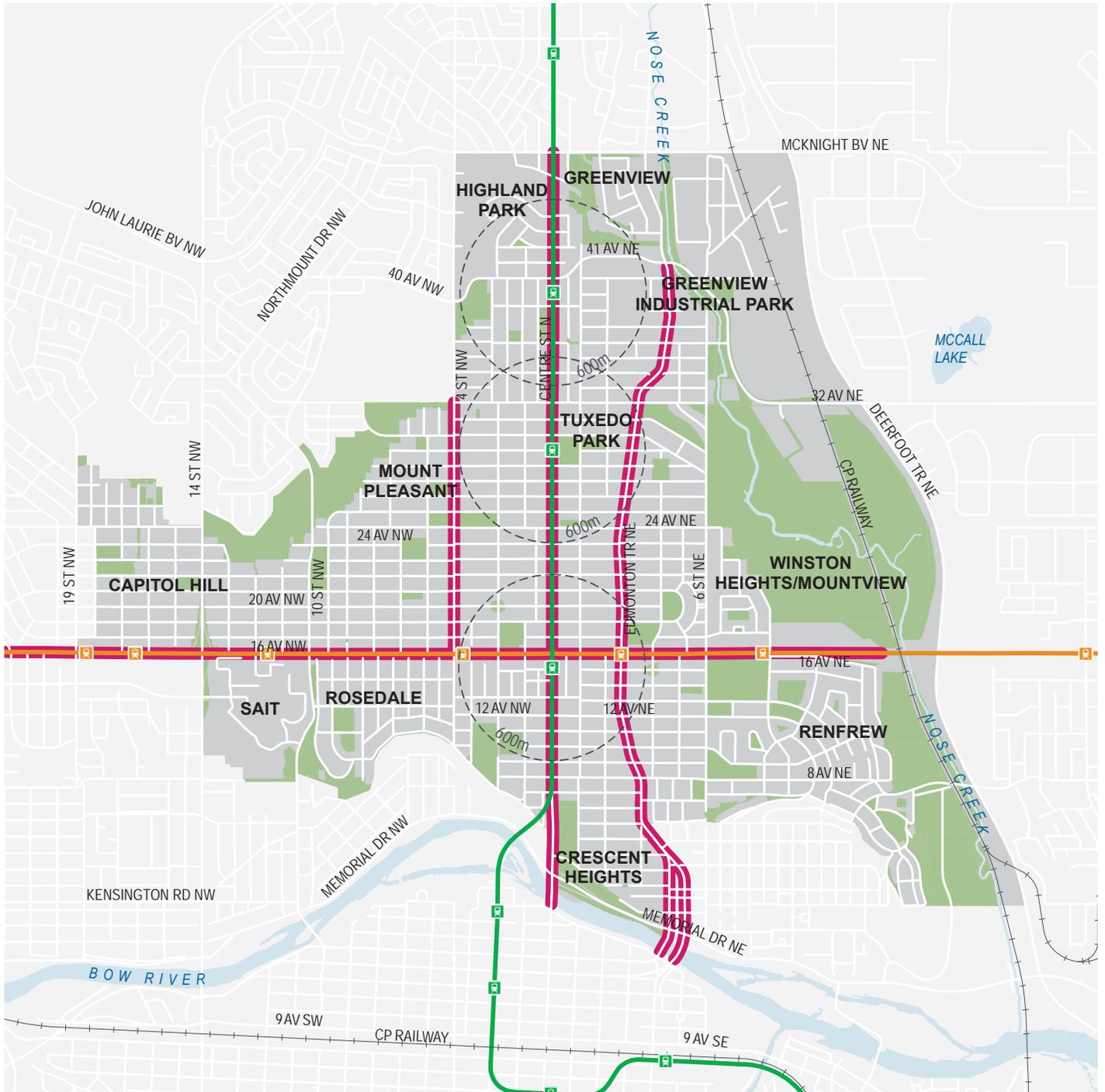
The Municipal Development Plan encourages moderate growth throughout established neighbourhoods and residential areas.

Redevelopment in these areas is a gradual process that occurs over a number of years and is guided not only by planning policy but also by market demand and people's changing lifestyle preference and housing needs.





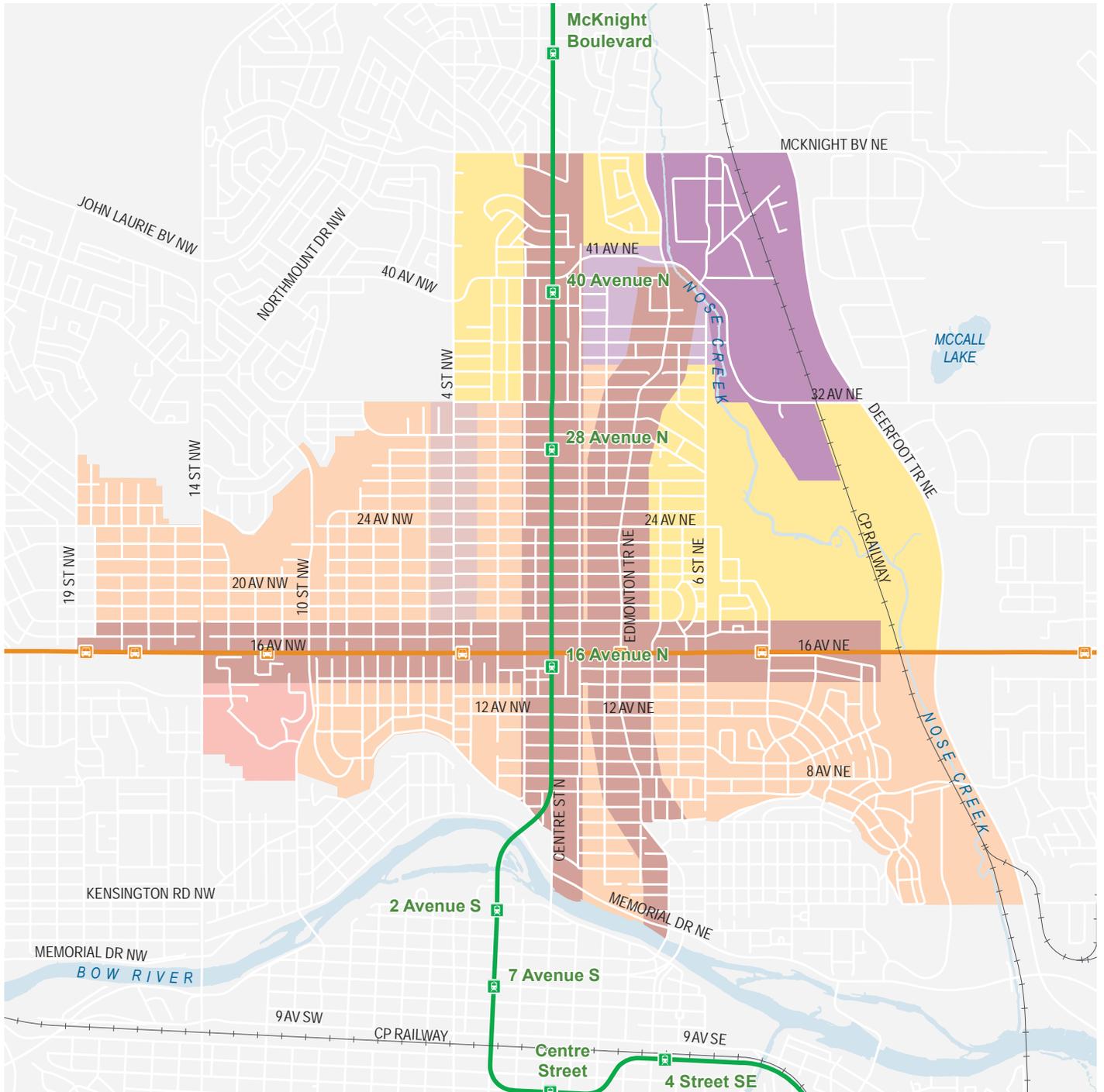
North Hill Communities General Map



- Open Space
- Plan Area
- Main Streets
- TOD 600 Metre
- LRT Station
- LRT Alignment
- MAX Orange Stops
- MAX Orange Route



North Hill Communities Municipal Development Plan Map



- | | | |
|---------------------------|---------------------------------|------------------|
| Community Activity Centre | Established | LRT Station |
| Urban Main Street | Industrial - Employee Intensive | LRT Alignment |
| Neighbourhood Main Street | Standard Industrial | MAX Orange Stops |
| Inner City | | MAX Orange Route |
| | | Plan Area |



North Hill Communities Existing Land Use



- | | | |
|--|--|--|
| Mixed Use | Institutional | Residential - Low Density |
| Commercial | Major Infrastructure | Residential - Medium Density |
| Direct Control | Parks, Recreation and Public Education | Residential - High Density |
| Industrial | Future Urban Development | R LRT Station |
| | | LRT Alignment |

North Hill Communities

Local Growth Planning

Phase 1 DISCOVER AND DISCUSS highlights

Phase 1 was about building mutual understanding. Understanding why growth and redevelopment is needed (DISCOVER) and understanding community values, improvement areas, key focus areas, hopes and fears, and the past (DISCUSS). We asked participants to share their ideas and concerns, then turned that information into guiding principles that will be used to help evaluate ideas and concepts as the project progresses.

Who we reached



Aware 300,000+

The number of people who were made aware of the project and opportunity to get involved. Tools used to build awareness included: Facebook, Twitter, bold signs and informational displays, mailed postcards, community newsletter ads, and email updates.



Involved 5,600+

The number of people who actively or passively got involved in some way. This includes people who visited the website, attended a pop-up event, subscribed for email updates, attended a working group session, etc.



Engaged 250+

The number of people who provided input online, at a pop-up event or through the working group.

What we heard



Contributions 800+

The total number of contributions received through all participation opportunities.



North Hill Communities

Local Growth Planning

What we heard

Key themes:

- 1. Density and development:** Citizens believe density and redevelopment can have benefits such as: an increase in amenities and other improvements to the area. However, there are fears that too much density or development not done right, can negatively impact the community.
- 2. Pedestrian and bike access:** Citizens expressed desire for improved pedestrian and bike infrastructure to promote a reduction of car use in the area and improve alternate mobility choices.
- 3. Amenities and local businesses:** Citizens expressed a desire for more local businesses and a diversity of retail offerings in their communities.
- 4. Parks, trees and open spaces:** Citizens value green space and have a desire to increase, preserve and protect current green and open spaces in the area. Citizens also shared strong value for mature trees and tree-lined streets and want to see these maintained and protected through redevelopment.
- 5. Character and community:** Citizens value the unique community feel and character that exists in their communities and want to ensure this is recognized and/or maintained as the area grows and evolves.

What we did

Guiding principles:

- 1.** Maximize the opportunity for people to choose to live in close proximity to varied mobility options that safely and conveniently reach a diversity of destinations.
- 2.** Recognize and enhance open spaces, the public realm, the urban forest/ tree canopy, natural systems, and the connections between them.
- 3.** Foster vibrant mixed-use main streets that support local businesses and are in turn supported by diverse housing options on tree-lined streets.
- 4.** Build on and strengthen existing clusters of small-scale neighbourhood shops and community amenities outside of the main streets.
- 5.** Enable the creation of housing that fosters accessibility and diversity among people, ages, incomes, and household types.
- 6.** Support the ongoing vitality of the Greenview Industrial Area and its role as an important employment area.
- 7.** Encourage resilience in the built environment that allows adaptability to a changing society, economy, and climate.

North Hill Communities

Project Guiding Principles

1. Maximize the opportunity for people to choose to live in close proximity to varied mobility options that safely and conveniently reach a diversity of destinations.
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6. Support the ongoing vitality of the Greenview Industrial Area and its role as an important employment area.
7. Encourage resilience in the built environment that allows adaptability to a changing society, economy, and climate.

In the Phase 1 of the North Hill Communities project we asked participants to share their ideas and concerns, then turned that information into guiding principles (above) that will be used to help evaluate ideas and concepts as the project progresses.



What is considered as decisions are made?

Information, input and direction provided from each of the following areas is considered as a local area plans are created:



Market Viability:

to understand what is economically realistic for the area.

Professional Expertise:

to understand best practices and to know what's technically possible.

City Policy:

to understand what rules exist or may need to change, and to understand concepts in relation to other City of Calgary policies.

Public Input:

to understanding and consider community ideas, insights, opportunities and concerns.

Changing housing preferences and needs



Census data show that, today, proportionally fewer households are composed of a ‘mom, dad and kids’ family and more people are living alone, as part of a couple without children, or as part of a multigenerational family. One-person households accounted for 28.2% of all households in 2016, the highest share since 1867.

Nationally, one-person households became the most common type of household for the first time in 2016, surpassing couples with children, which were down from 31.5% of all households in 2001 to 26.5% in 2016. In comparison, the percentage of one-person households was 25.7% in 2001. Since 1951, the percentage of households comprised of just one person increased steadily, from 7.4% to 28.2% in 2016.

Trends in the share of couples living with or without children also reflect the growing diversity of households and families in Canada. From 2011 to 2016, the number of couples living without children rose faster (+7.2%) than the number of couples with children (+2.3%). **The proportion of couples living with children has been decreasing for some time.** This is mostly due to population aging. As the large baby-boom generation—people born from 1946 to 1965—grows older, more and more couples are becoming empty nesters due to their children leaving home.



Since 1951, the percentage of households comprised of just one person increased steadily, from **7.4%** to **28.2%** in 2016

Households	One person households	Couples with children	Couples without children	Multigenerational
Canada	28.2 %	26.5 %	25.8 %	2.9 %
Alberta	24.0 %	33.4 %	29.0 %	2.8 %
Calgary	24.5 %	35.0 %	27.0 %	3.2 %

Changing housing preferences and needs



The changing household composition will affect the demand for different types of housing forms, especially as housing affordability becomes an issue.

In the neighbourhoods of the North Hill Communities Local Growth Planning initiative the overall population is below the peak and the occupancy rate, number of persons in a home, is lowering and the variety of housing forms is changing. Current 2018 population is 49,317, not much below the peak total, but different communities vary significantly. 2018 average occupancy rate (all housing forms) 2.16 person / unit.



Peak population (1969)
50,515 persons



Population (2018)
49,317 persons



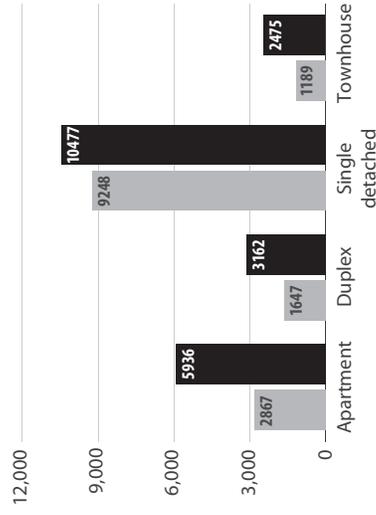
Average occupancy rate (all housing forms)
3.13 persons per unit



Average occupancy rate (all housing forms)
2.16 persons per unit

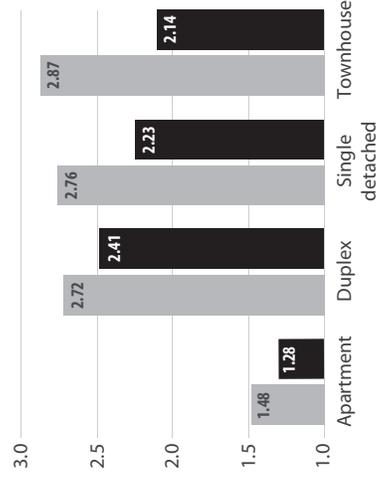
1978
2017

Housing types (1978 vs. 2017)



Note: individual community population totals only available since 1968 and individual communities by dwelling types only available 1978 to 2017. These totals above include the full community of Thorncliffe and Greenview.

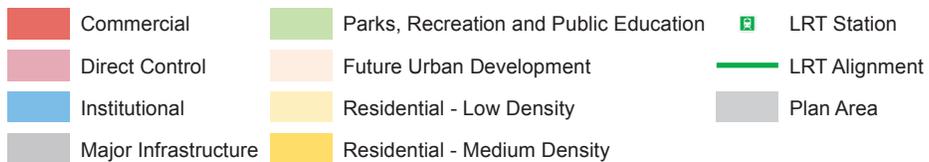
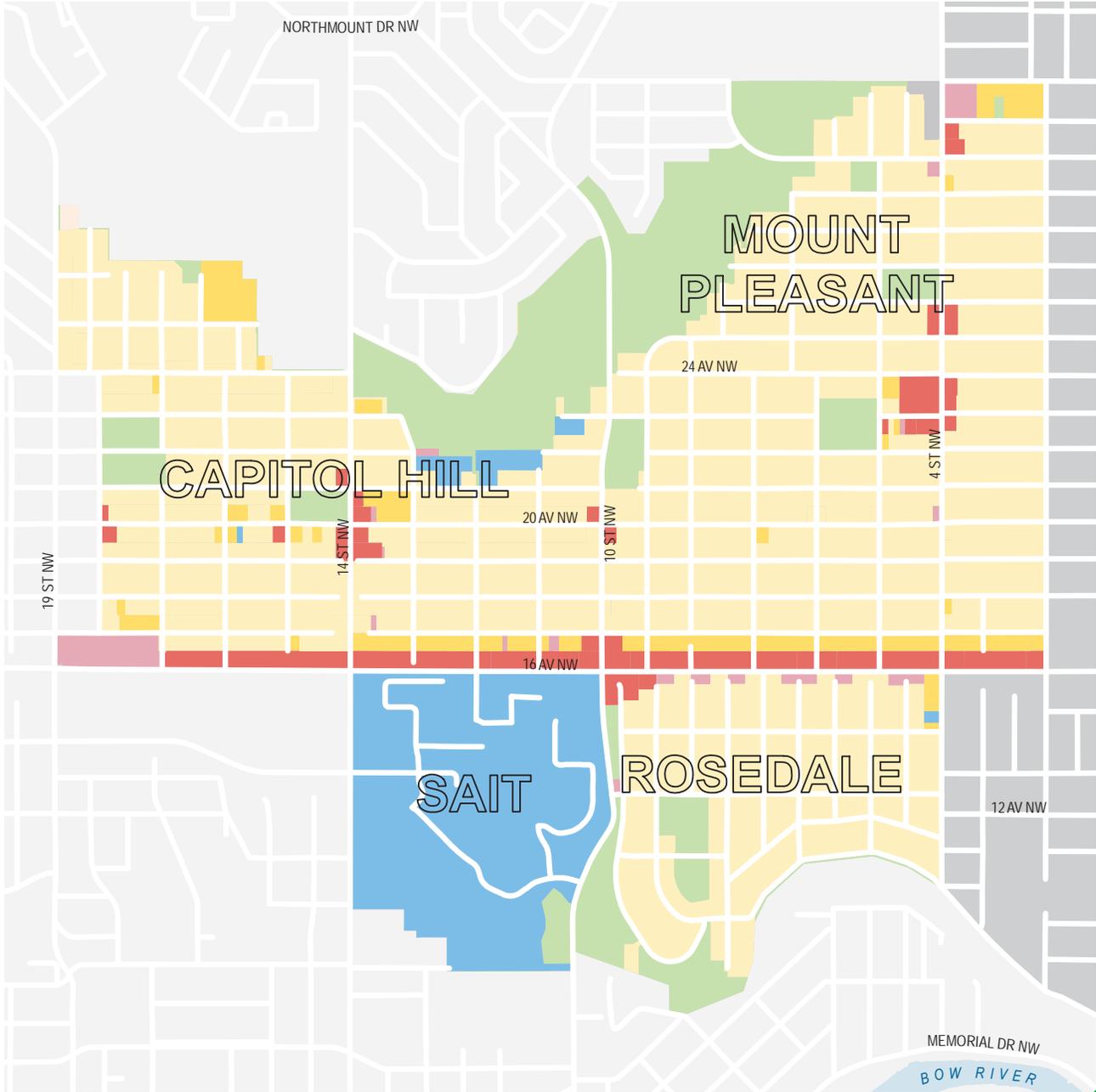
Occupancy rate (1978 vs. 2017)





Current land use map

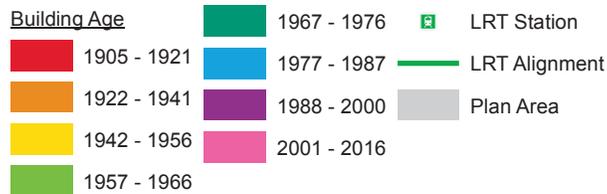
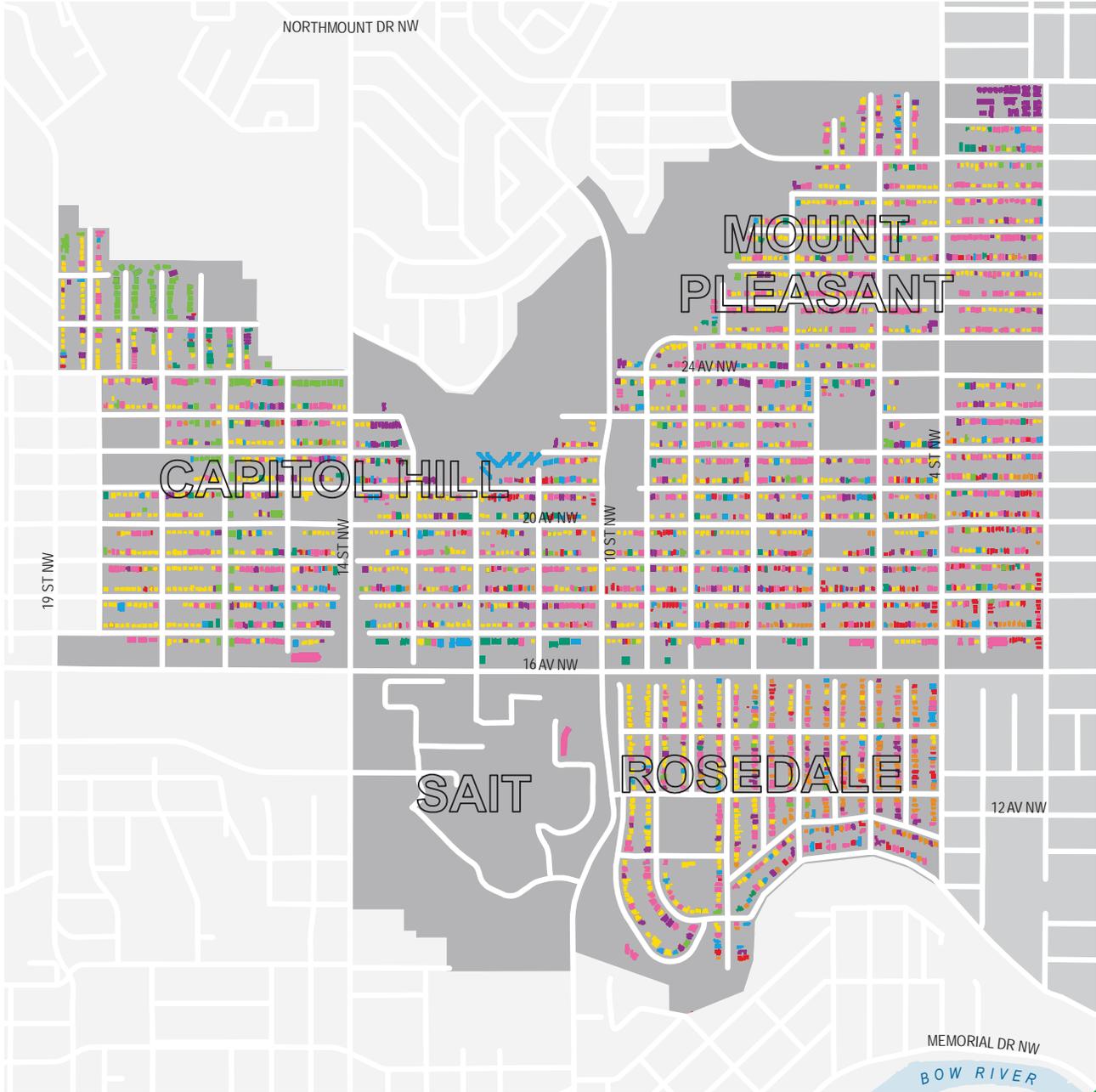
Capitol Hill / Mt. Pleasant / Rosedale





Building age map

Capitol Hill / Mt. Pleasant / Rosedale



Changing housing preferences and needs

Capitol Hill



Peak population (2018)
4688 persons



Current population (2018)
4688 persons

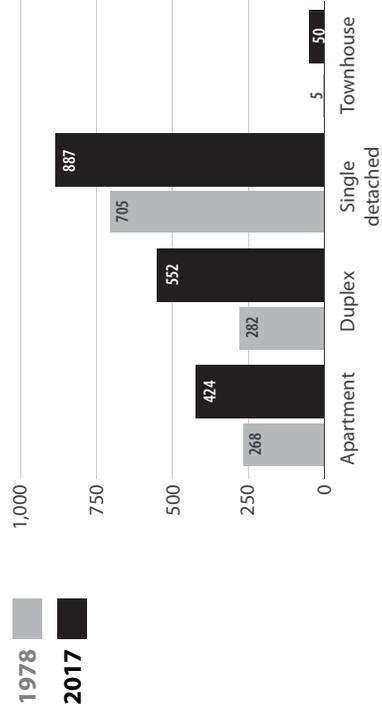


Population (2017)
4455 persons



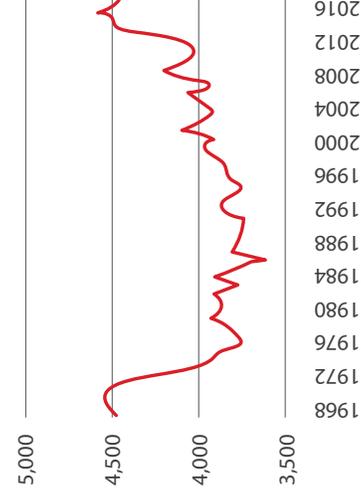
Population (1978)
3803 persons

Housing types (1978 vs. 2017)



Note: individual community population totals only available since 1968 and individual communities by dwelling types only available 1978 to 2017.

Capitol Hill population chart



Changing housing preferences and needs

Mount Pleasant



Peak population (2018)
6001 persons



Current population (2018)
6001 persons

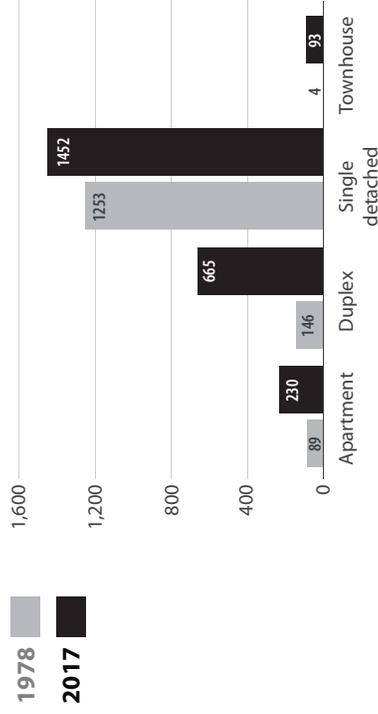


Population (2017)
5809 persons

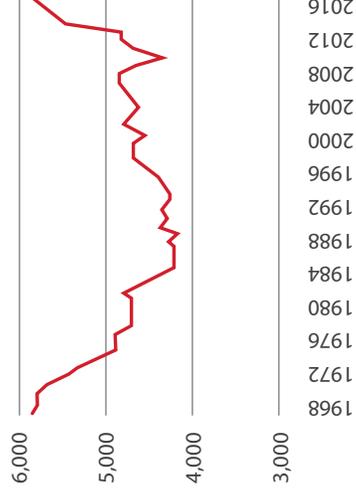


Population (1978)
4783 persons

Housing types (1978 vs. 2017)



Mount Pleasant population chart



Note: individual community population totals only available since 1968 and individual communities by dwelling types only available 1978 to 2017.

Changing housing preferences and needs

Rosedale



Peak population (1968)
1788 persons



Current population (2018)
1558 persons

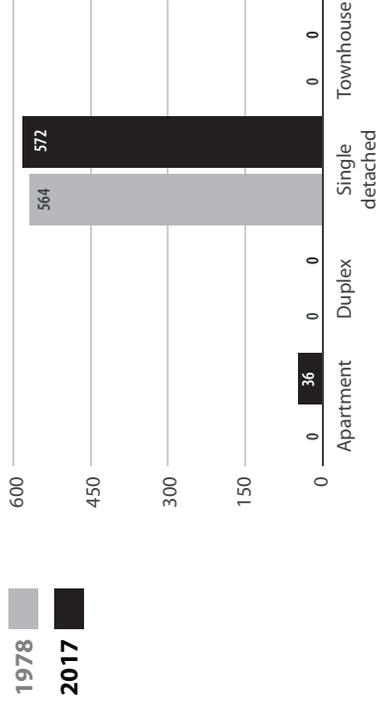


Population (2017)
1512 persons



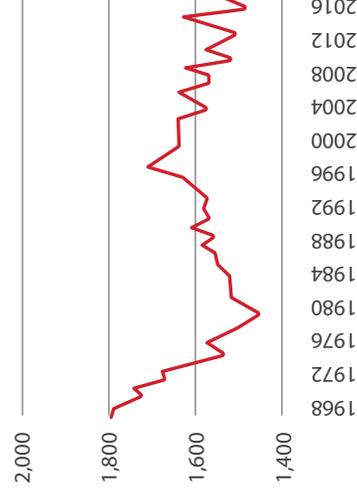
Population (1978)
1516 persons

Housing types (1978 vs. 2017)



Note: individual community population totals only available since 1968 and individual communities by dwelling types only available 1978 to 2017.

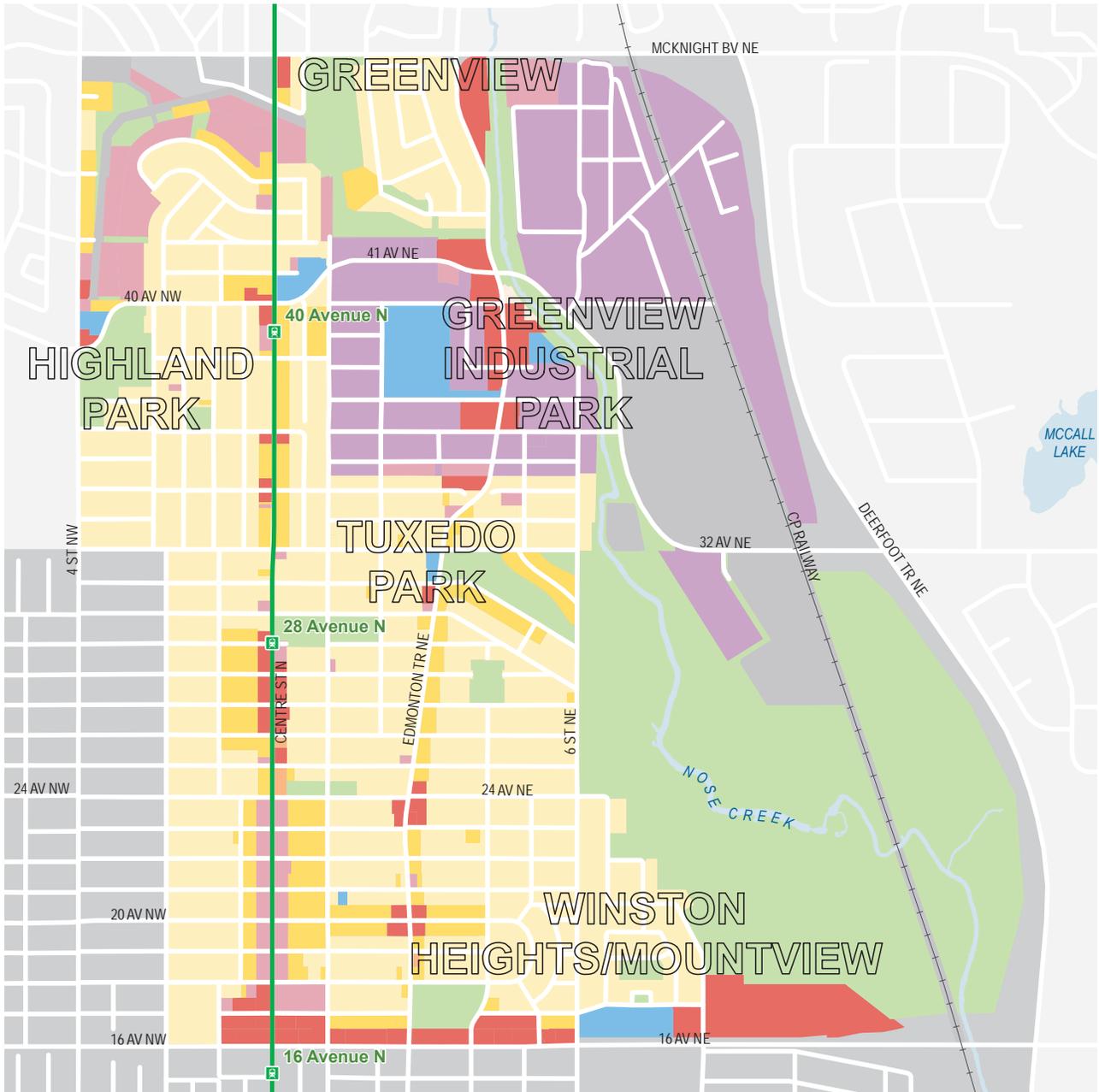
Rosedale population chart





Current land use map

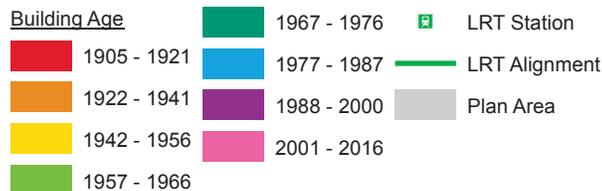
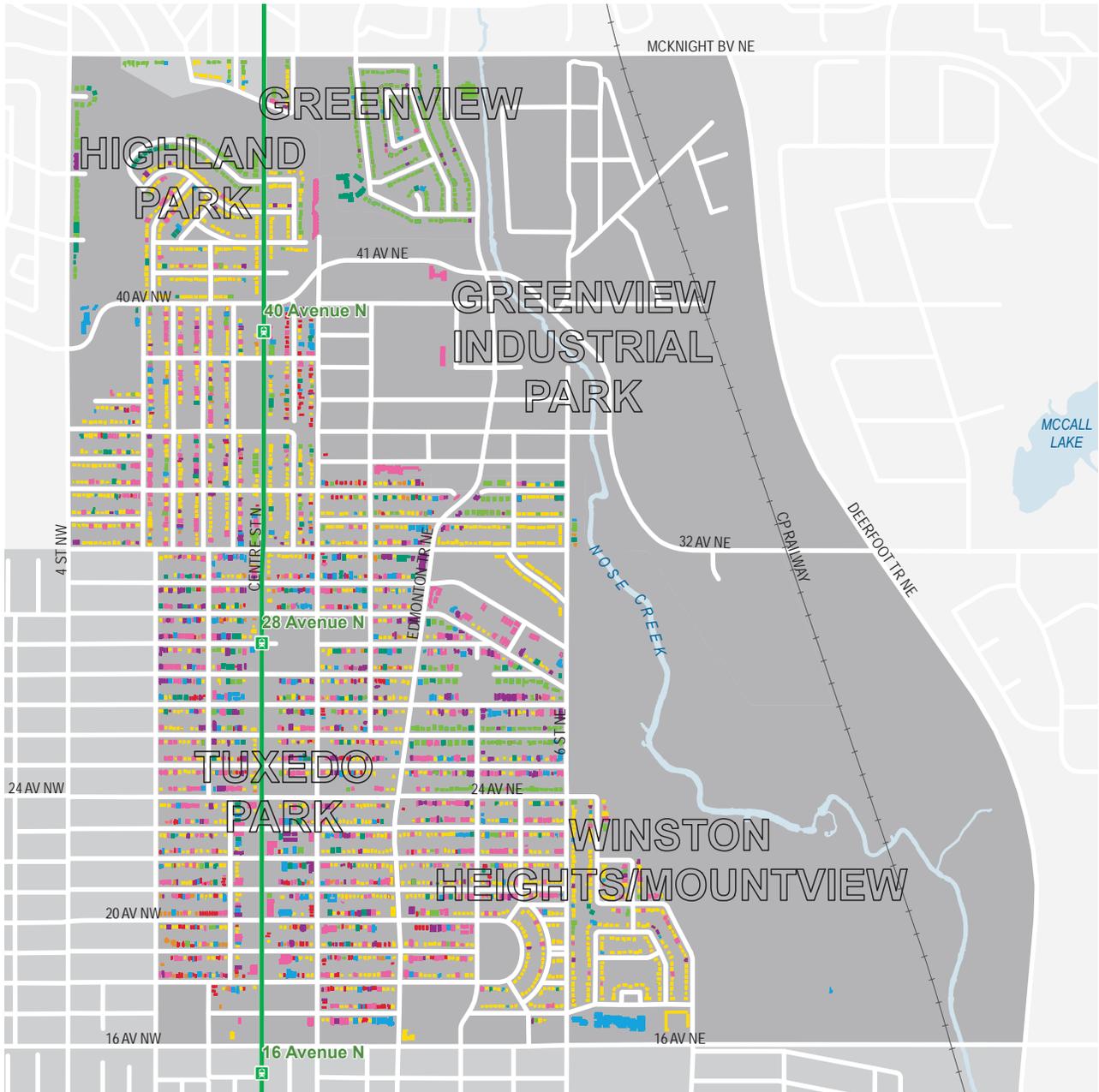
Tuxedo Park / Highland Park / Greenview Industrial /
Thorncliffe & Greenview south of Mcknight





Building age map

Tuxedo Park / Highland Park / Greenview Industrial / Thorncliffe & Greenview south of Mcknight



Changing housing preferences and needs

Highland Park



Peak population (1969)
4875 persons



Current population (2018)
4191 persons

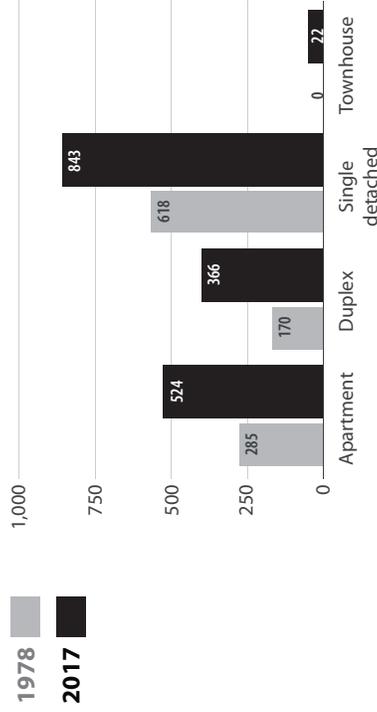


Population (2017)
3997 persons



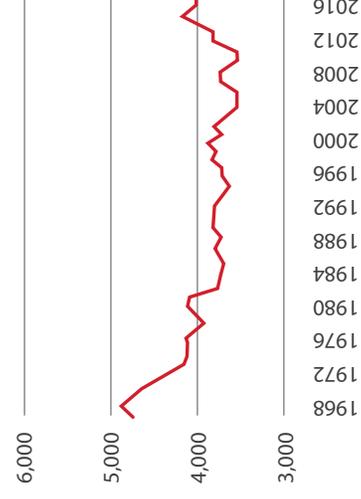
Population (1978)
3990 persons

Housing types (1978 vs. 2017)



Note: individual community population totals only available since 1968 and individual communities by dwelling types only available 1978 to 2017.

Highland Park population chart



Changing housing preferences and needs

Greenview



Peak population (1992)
2322 persons



Current population (2018)
1999 persons

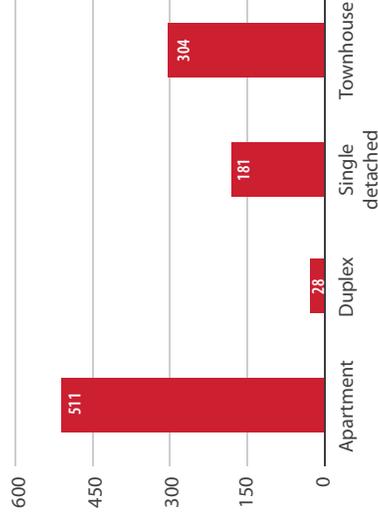


Population (2017)
2036 persons

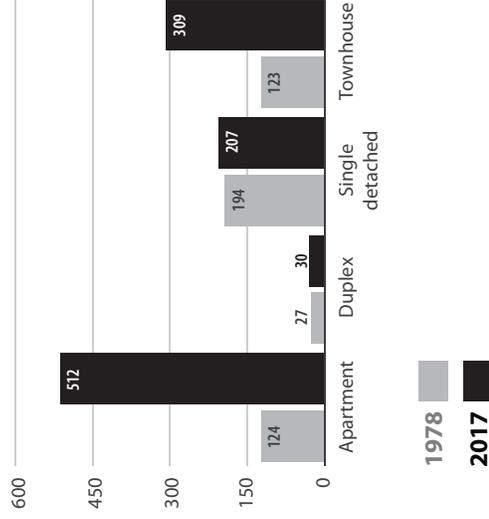


Population (1978)
1238 persons

Housing types (1992 peak population)

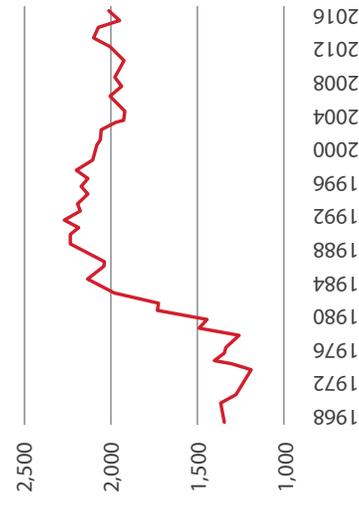


Housing types (1978 vs. 2017)



Note: individual community population totals only available since 1968 and individual communities by dwelling types only available 1978 to 2017.

Greenview population chart



Changing housing preferences and needs

Thornccliffe



Peak population (1977)
11,379 persons



Current population (2018)
8849 persons

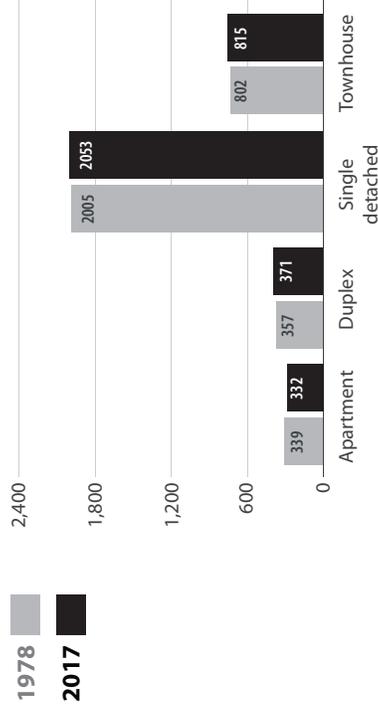


Population (2017)
8471 persons

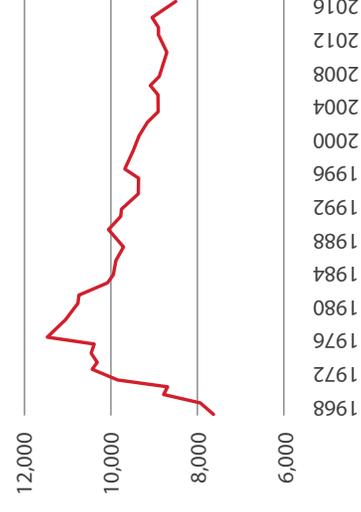


Population (1978)
11,198 persons

Housing types (1978 vs. 2017)



Thornccliffe population chart



Note: individual community population totals only available since 1968 and individual communities by dwelling types only available 1978 to 2017.

Changing housing preferences and needs

Tuxedo Park



Peak population (2018)
5165 persons



Current population (2018)
5165 persons

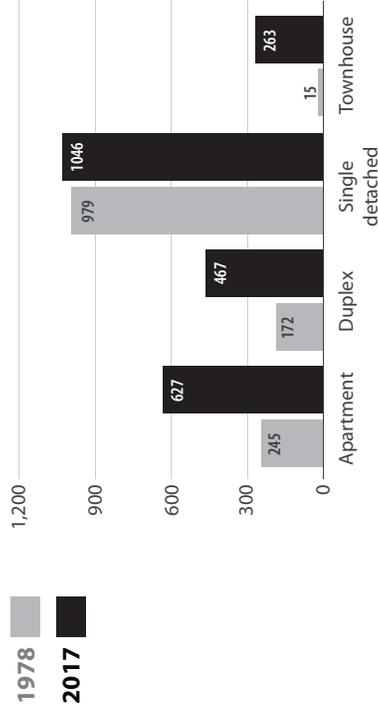


Population (2017)
4980 persons

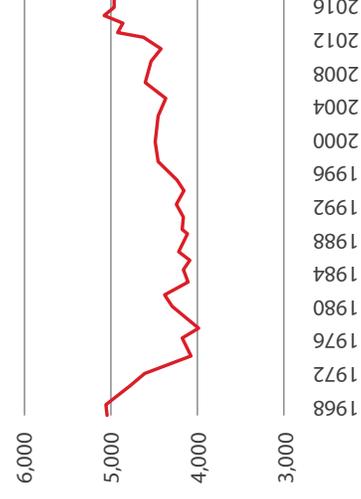


Population (1978)
4009 persons

Housing types (1978 vs. 2017)



Tuxedo Park population chart

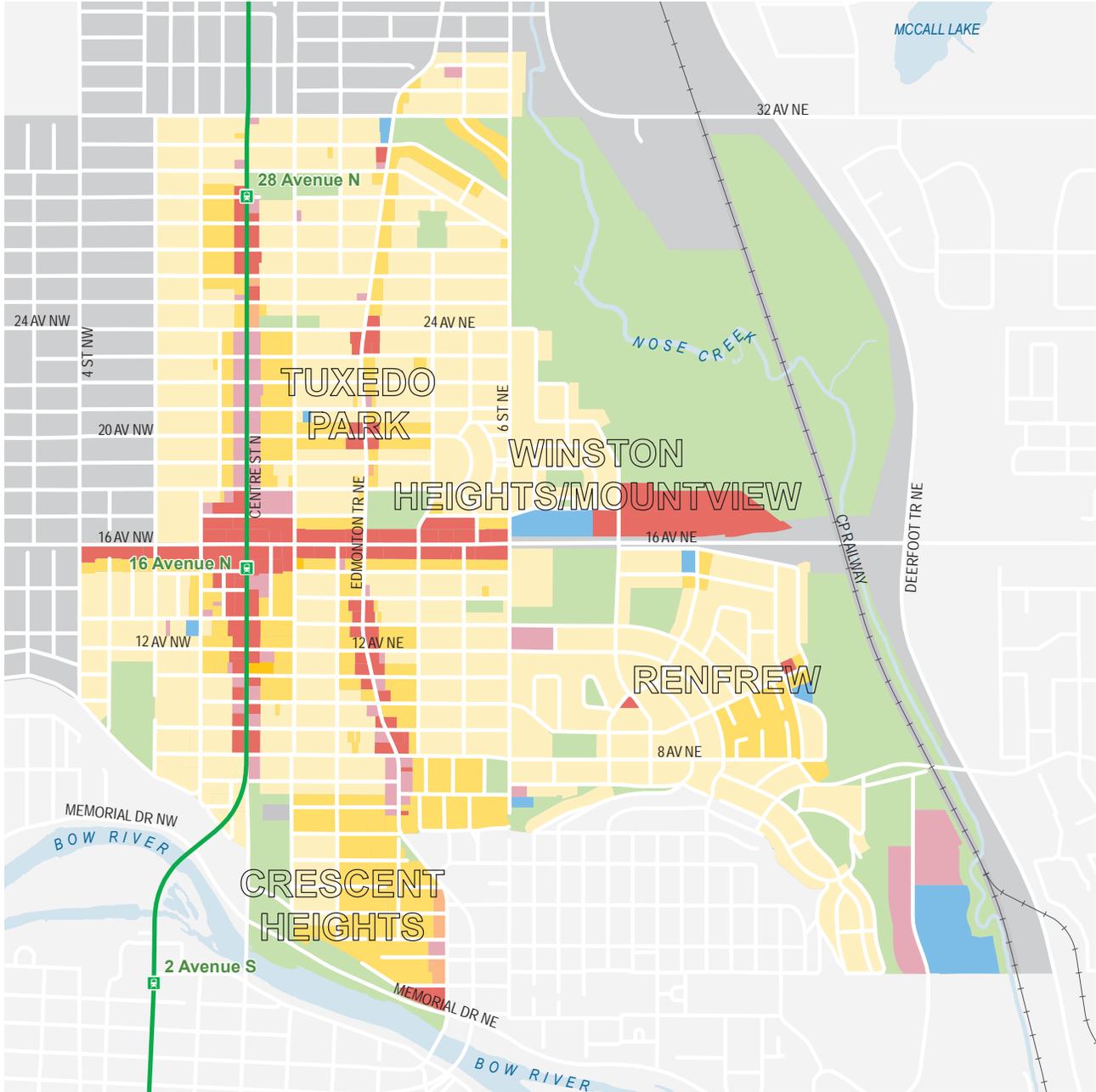


Note: individual community population totals only available since 1968 and individual communities by dwelling types only available 1978 to 2017.



Current land use map

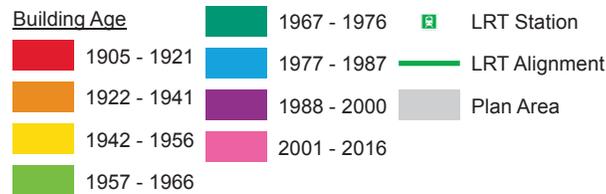
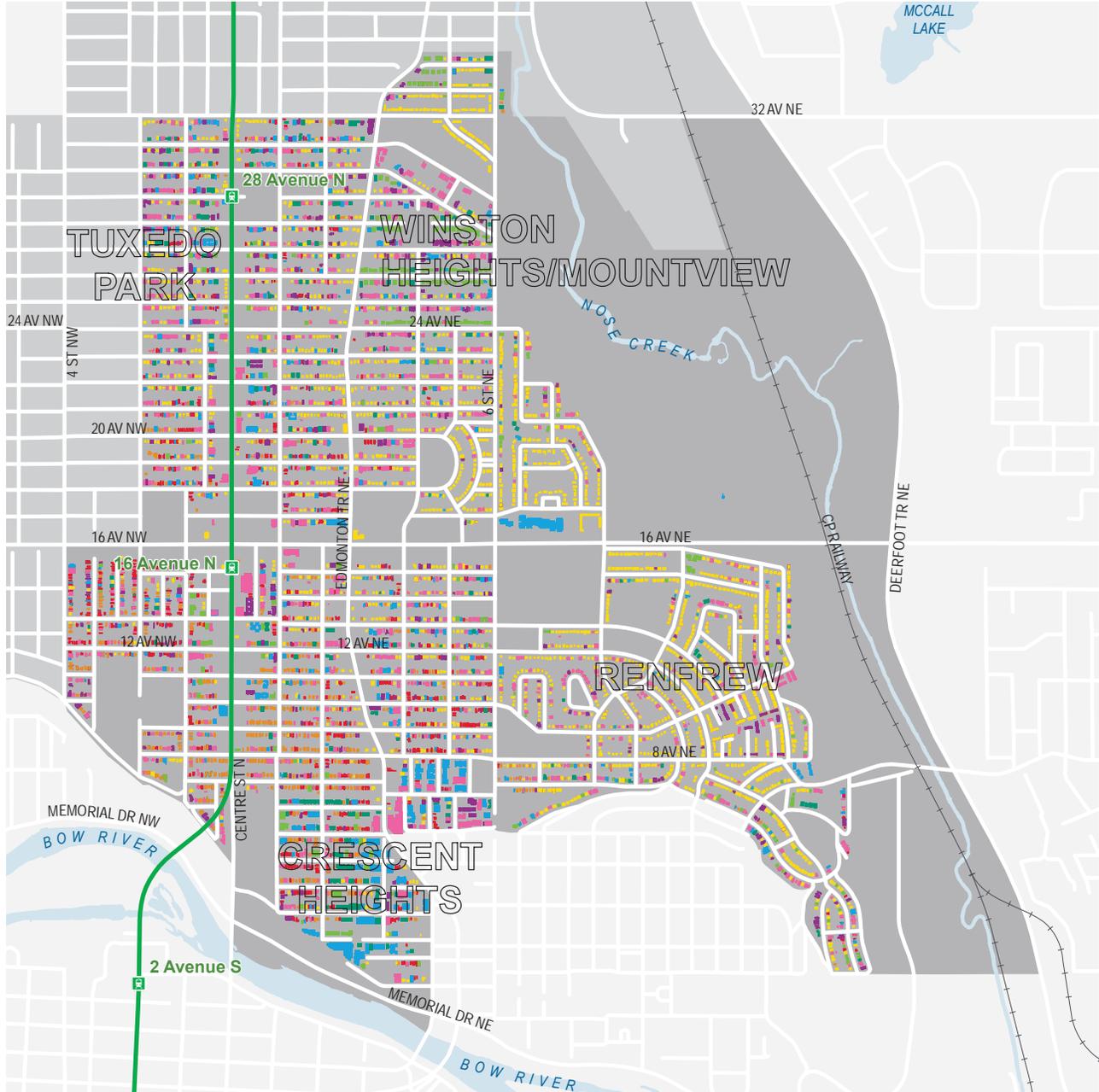
Crescent Heights / Renfrew / Winston Heights / Mountview





Building age map

Crescent Heights / Renfrew / Winston Heights / Mountview



Changing housing preferences and needs

Renfrew



Peak population (1968)
8019 persons



Current population (2018)
6524 persons

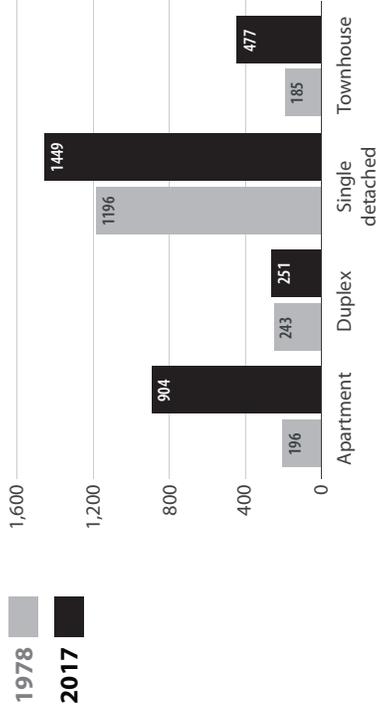


Population (2017)
6382 persons

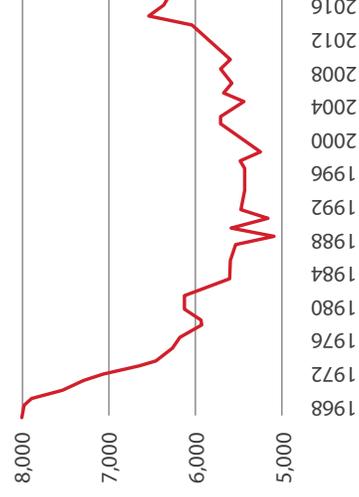


Population (1978)
6001 persons

Housing types (1978 vs. 2017)



Renfrew population chart



Note: individual community population totals only available since 1968 and individual communities by dwelling types only available 1978 to 2017.

Changing housing preferences and needs

Winston Heights/Mountview



Peak population (1970)
4972 persons



Current population (2018)
3744 persons

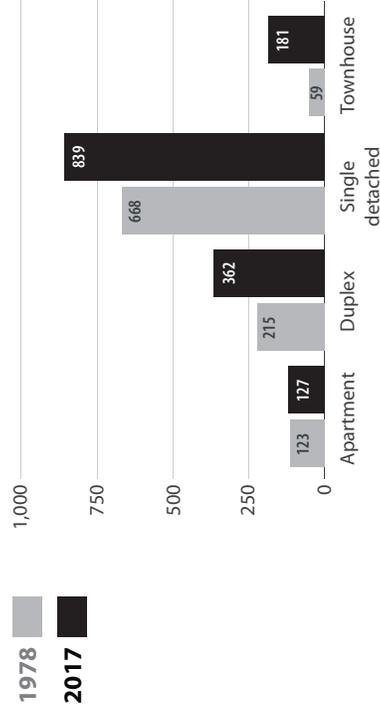


Population (2017)
3830 persons



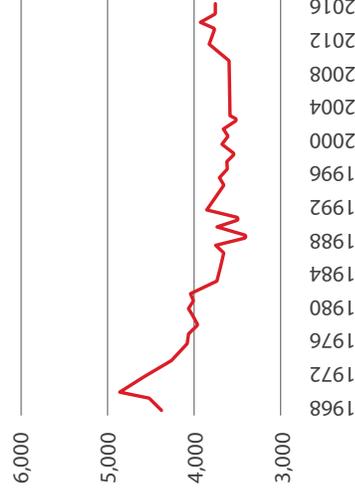
Population (1978)
4050 persons

Housing types (1978 vs. 2017)



Note: individual community population totals only available since 1968 and individual communities by dwelling types only available 1978 to 2017.

Winston Heights/Mountview population chart



Changing housing preferences and needs

Crescent Heights



Peak population (2018)
6598 persons



Current population (2018)
6598 persons

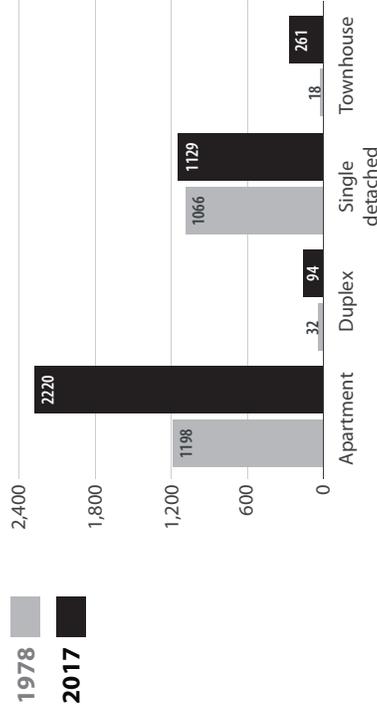


Population (2017)
6189 persons

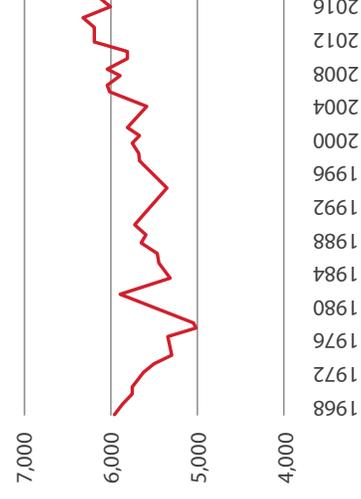


Population (1978)
5083 persons

Housing types (1978 vs. 2017)



Crescent Heights population chart



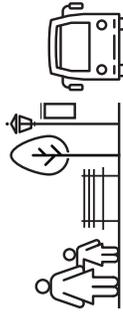
Note: individual community population totals only available since 1968 and individual communities by dwelling types only available 1978 to 2017.

Main Streets Program

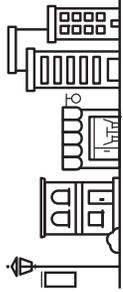
The Main Streets program is one of the ways that the City of Calgary is working to make our city “a great place to make a living, and a great place to make a life.” Our program shares The City’s common purpose of “making life better every day” by implanting a comprehensive process to transform our Main Streets into places where people want to live, work and play.

Main Streets are resilient, adaptable and attractive areas that:

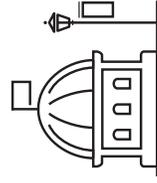
- Celebrate the character of the community
- Encourage diversity of local businesses, buildings and residents
- Create a vibrant destination



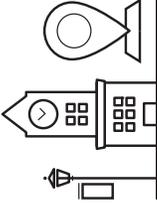
Vibrant public realm



Variety of retail and small business



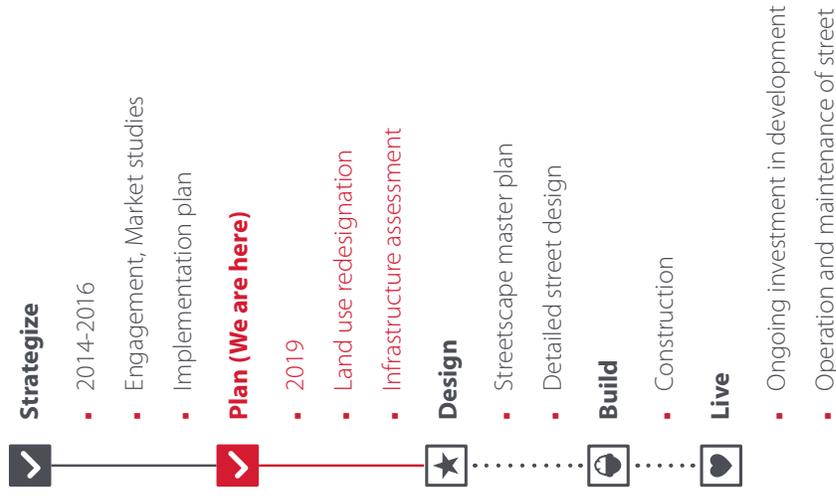
Unique character



Create a destination

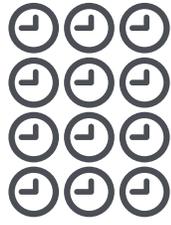
Our Approach

The transformation of individual Main Streets occurs through five steps:



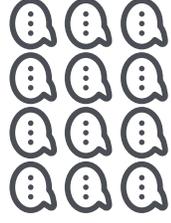
Main Streets – Past Engagement

Between November 2014 and May 2015 there were five public engagement opportunities for each Main Street area. This resulted in:



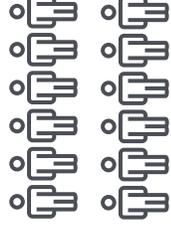
1,335

hours of discussion



4,112

comments provided



2,200

Calgarians at events

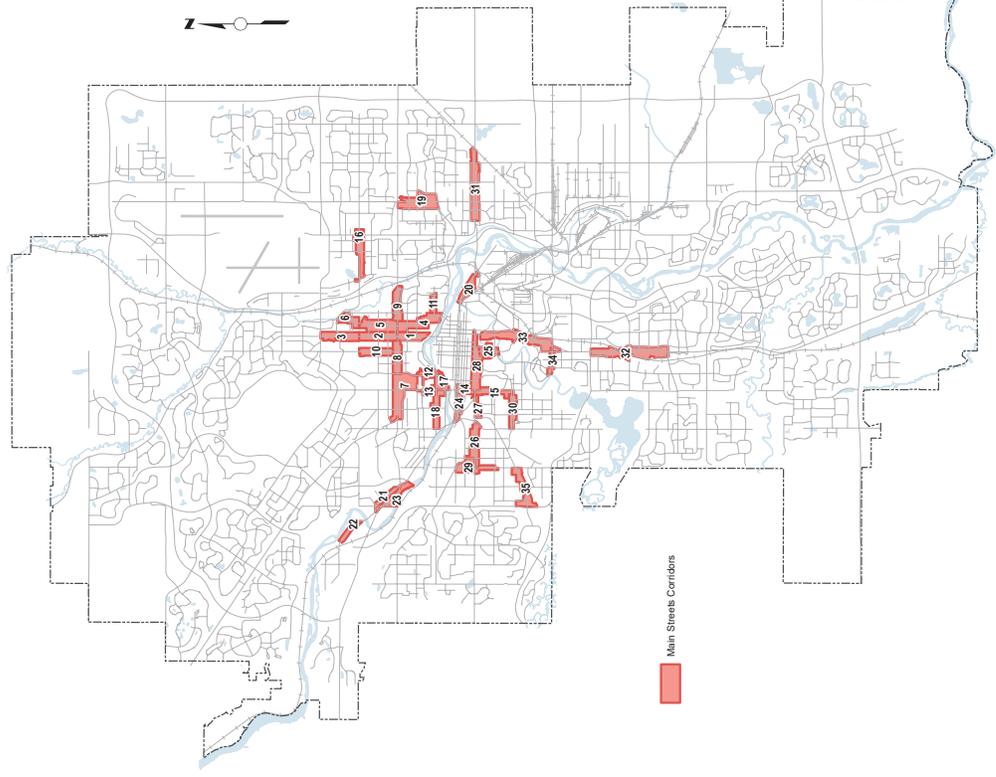
Following this discussion, Local Viewpoint Maps were created for the main streets areas. The maps reflect the most common occurring comments for issues and opportunities and desired outcomes within a main street area. The issues, opportunities and outcomes were ranked.

The maps help to identify the needs, desires and wishes of stakeholders in each unique Main Street area and can inform solutions developed for land use planning and public realm design.

Please visit this booth's table to see your community's Local Viewpoint Map and to talk to a Main Streets team member.

The Municipal Development Plan and Main Streets

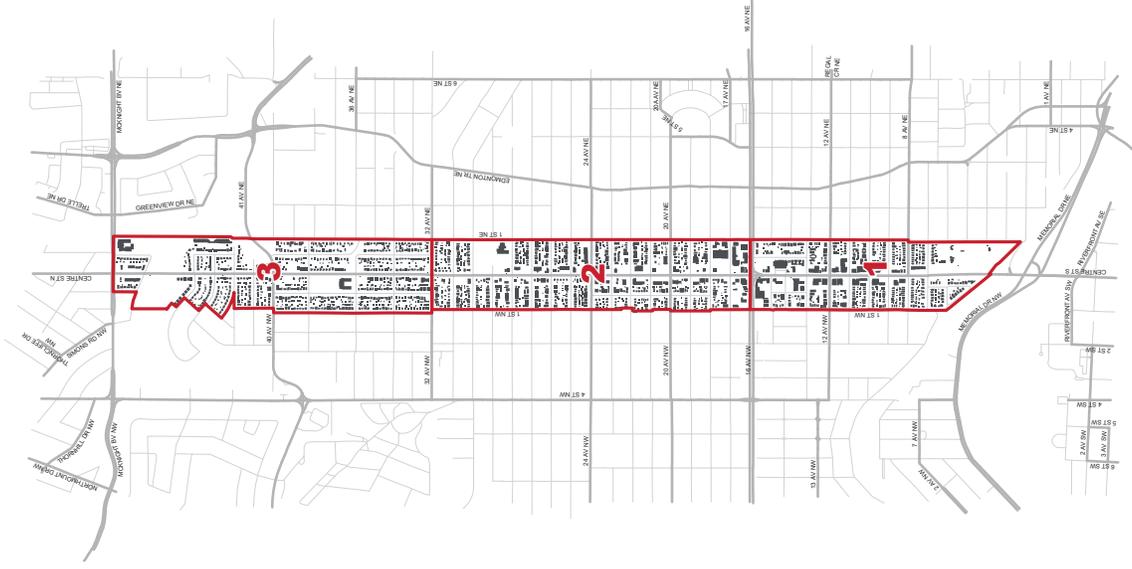
The Municipal Development Plan (MDP) identifies 24 Main Street areas, further broken down into 35 sections by our team. The primary target for supporting growth is a minimum intensity of 200 jobs and people per hectare for Urban Main Streets (Centre St., Edmonton Tr., 16 Ave.) and 100 jobs and people per hectare for Neighbourhood Main Streets (4 St.).



	Number of jobs	Population	Hectares	Jobs and people /hectare
Centre St. N - South of 16 Ave	4111	1574	49	116
Centre St. N - 16 Ave to 32 Ave	1182	2228	65	52
Centre St. N - North of 32 Ave	297	1883	54	40
Edmonton Tr. - South of 16 Ave	3029	4620	87	88
Edmonton Tr. - 16 Ave to 32 Ave	1081	2988	88	46
Edmonton Tr. - North of 32 Ave	921	603	35	44
16 AV N - Banff Trail to 10 ST NW	5486	2838	124	67
16 AV N - 10 St NW to Centre St. N	1457	1675	64	49
16 AV N - Centre St. N to Deerfoot	1537	1843	105	32
4 ST NW	1133	1572	46	59
1 AV NE	1118	1387	37	93
10 ST NW	929	2687	30	121
14 ST NW - Bow River to 8 AV NW	1598	2203	47	81
114 ST SW - Bow River to 17 Ave SW	1689	3361	31	163
14 ST SW - 17 Ave SW to 33 Ave SW	428	2341	48	58
32 AV NE	3198	0	61	52
Kensington RD - 14 St NW to 10 St NW	1783	778	34	75
Kensington RD - Crowchild Tr. to 14 St NW	1022	1981	69	44
36 ST NE	3659	1418	91	56
9 AV SE	2528	823	42	80
Bowness Rd NW (Montgomery)	297	1032	24	55
Bowness Rd NW (Bowness)	924	1028	25	78
16 Ave NW (Montgomery)	1253	776	51	40
10 Ave SW	1284	1599	30	96
4 ST SW	3983	3831	46	170
17 AV SW - 37 St SW to Crowchild Tr	1451	3417	118	41
17 AV SW - Crowchild Tr. to 14 St SW	1221	1056	42	54
17 AV SW - 14 St SW to Macleod Tr.	8327	8379	96	174
37 St SW	1059	1806	96	30
33 AV SW - Marcia Loop (33/34 Aves)	702	1952	41	65
17 AV SE	2352	2735	99	51
Macleod Tr. S	6754	2498	131	71
Macleod Tr. N	2401	3125	116	48
50 AV SW	303	447	20	38
Richmond Rd SW	1887	2479	67	65

Centre Street North

Policy goals and objectives of the Municipal Development Plan and Calgary Transportation Plan set targets and monitor current conditions. This occurs to better understand citywide goals and local community conditions. They support the development of local and community plans, along with input from community members and businesses.



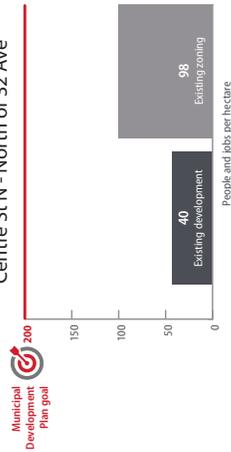
Market Outlook

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

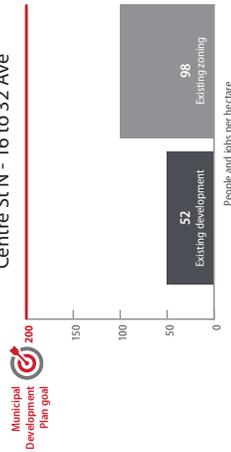
Centre Street has a significantly higher the average share of multifamily units, especially in low-rise apartments and detached duplexes. The housing in this area is considerably older than the city wide average, where units are likely to have been built before 1960. Given the historic and inner-city 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 demand of 3,286 residential units built over the next 25 years, starting more slowly between 2016 and 2020.

Centre Street North 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 North corridor boundary.

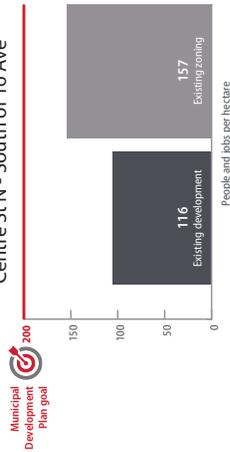
Centre St N - North of 32 Ave



Centre St N - 16 to 32 Ave



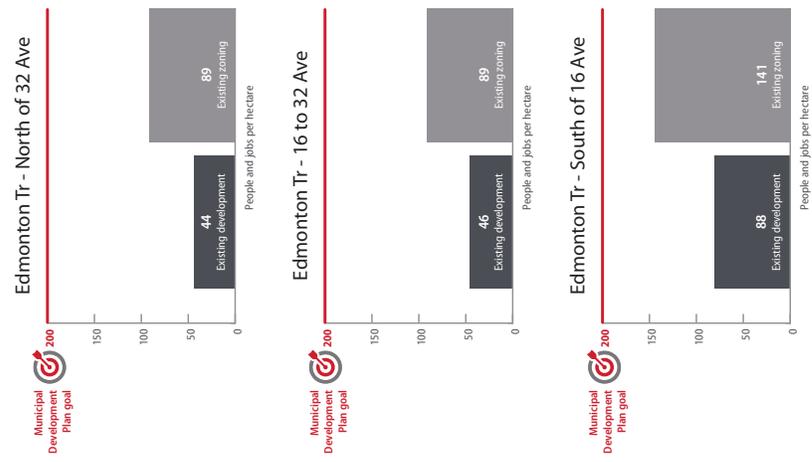
Centre St N - South of 16 Ave



Based on 2016 City Census for population and 2016 job estimates, within the study area boundary.

Edmonton Trail N.E.

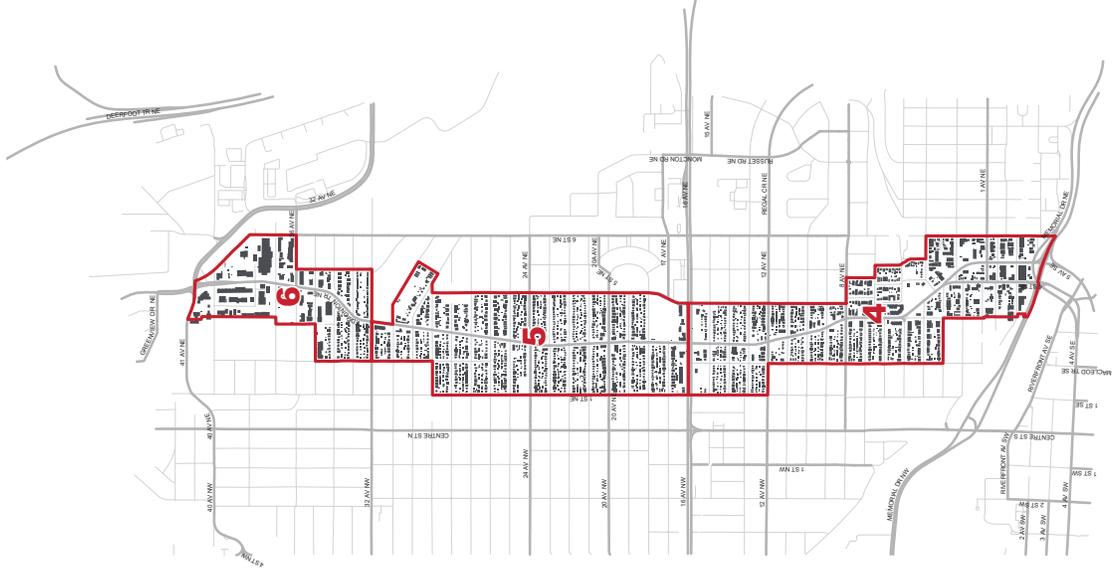
Policy goals and objectives of the Municipal Development Plan and Calgary Transportation Plan set targets and monitor current conditions. This occurs to better understand citywide goals and local community conditions. They support the development of local and community plans, along with input from community members and businesses.



Market Outlook

Based on the 2011 Census, Edmonton Trail accounts for over 14,600 homes, or about 3.1% of the Calgary housing inventory. Edmonton Trail has a higher the average share of multifamily units, especially in low-rise apartments and detached duplexes. The housing in this area 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 demand of 4,502 residential units built over the next 25 years, starting more slowly between 2016 and 2020.

Edmonton Trail has about 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.



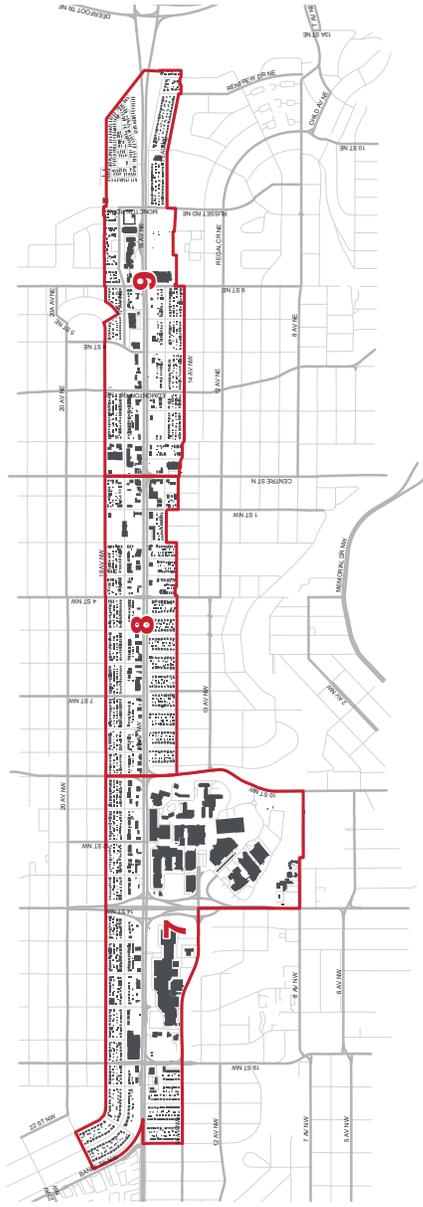
16 Avenue North

Policy goals and objectives of the Municipal Development Plan and Calgary Transportation Plan set targets and monitor current conditions. This occurs to better understand citywide goals and local community conditions. They support the development of local and community plans, along with input from community members and businesses.

Market Outlook

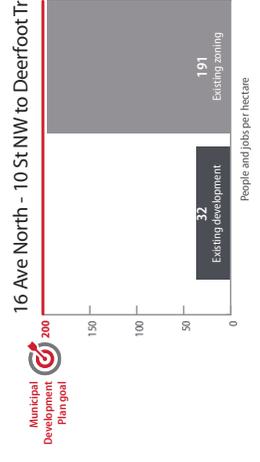
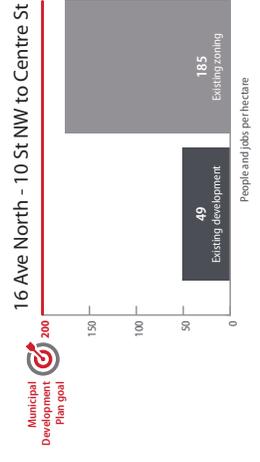
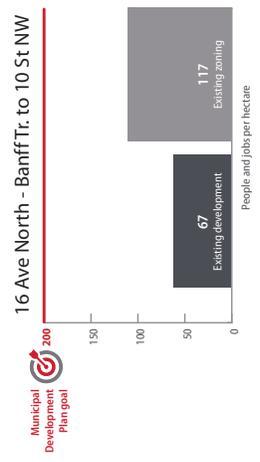
Based on the 2011 Census, 16 Avenue North accounts for over 17,900 homes, or about 3.9% of the Calgary housing inventory.

16 Avenue North has a higher the average share of multifamily units, especially in low-rise apartments and detached duplexes. The housing in this area 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 demand of 4,182 residential units built over the next 25 years, starting more slowly between 2016 and 2020.

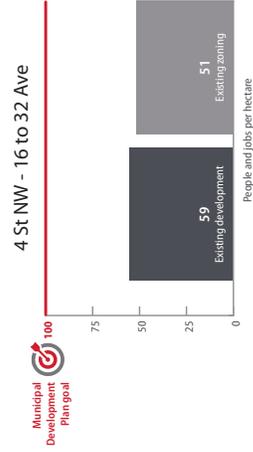
16 Avenue North has about 384,000 square feet of office space, accounting for about 0.5% of the city wide inventory. It is important to note that most of the existing and proposed space is still fully leased, despite the recent economic slowdown and high overall vacancy rates.



Based on 2018 City Census for population and 2016 job estimates, within the study area boundary.

4 Street N.W.

Policy goals and objectives of the Municipal Development Plan and Calgary Transportation Plan set targets and monitor current conditions. This occurs to better understand citywide goals and local community conditions. They support the development of local and community plans, along with input from community members and businesses.



Based on 2016 City Census for population and 2016 jobs estimates, where the study area is shaded.

Market Outlook

Based on the 2011 Census, 4 Street N.W. accounts for about 2,361 homes, or about 0.51% of the Calgary housing inventory.

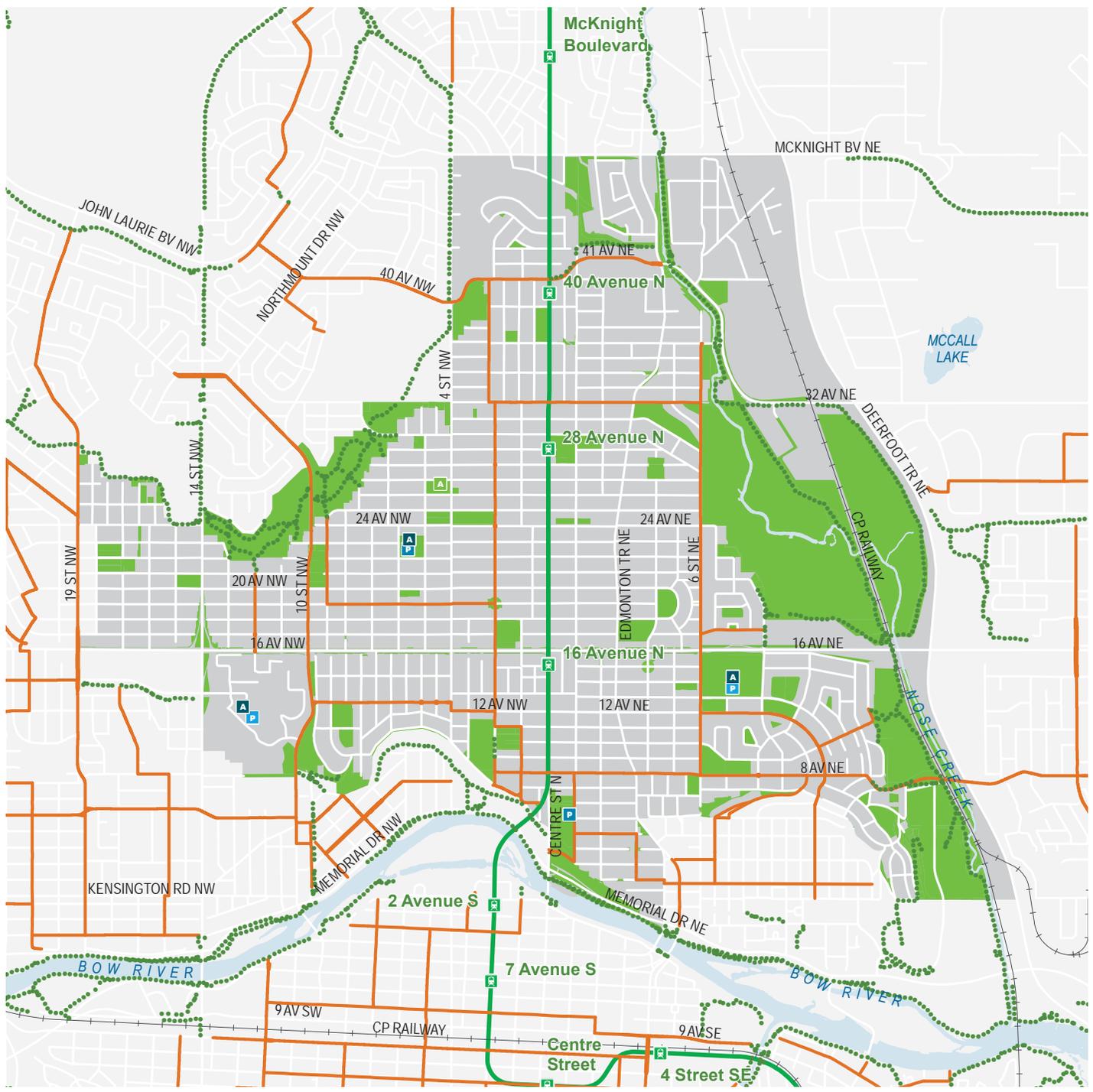
4 Street N.W. has a higher the average share of multifamily units, specifically semi-detached homes. The housing in this area is considerably older than the city wide average, where units are likely to have been built before 1960. Given the historic and inner-city nature of this corridor, the overall 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 demand of 900 residential units built over the next 25 years, starting at about 20 units per year between 2016 and 2020. Additional commercial and retail opportunities in the area will be driven by population growth in the immediate area.

4 Street N.W. is predominantly residential with minimal office real estate. The Main Street has about 45,000 square feet of office space, accounting for about 0.06% of the city wide inventory.





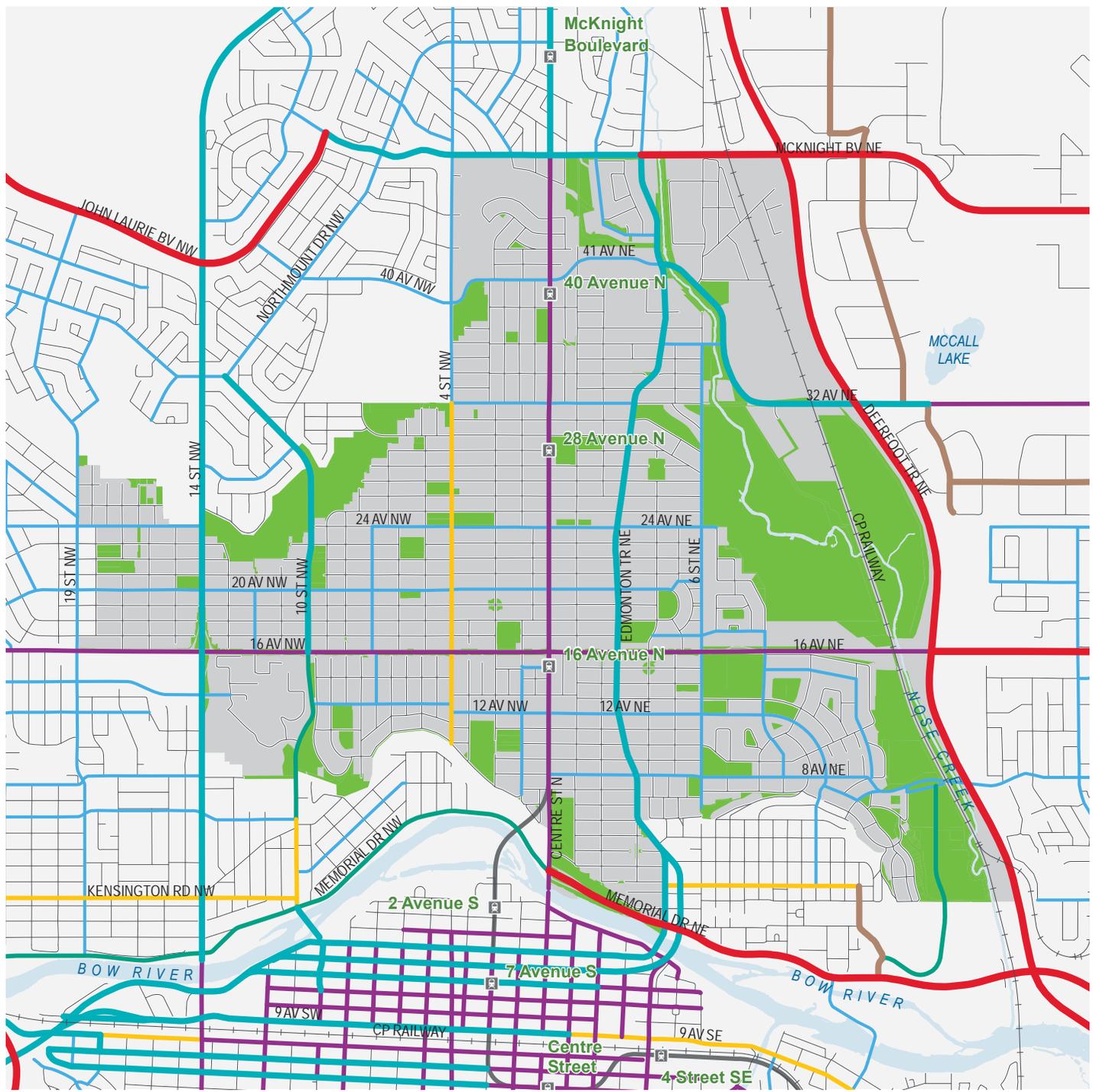
Parks and recreation map



- | | | |
|--------------|------------------|---------------|
| Arena | Open Space | LRT Station |
| Art Centre | Regional Pathway | LRT Alignment |
| Indoor Pool | Bikeway | Plan Area |
| Outdoor Pool | | |

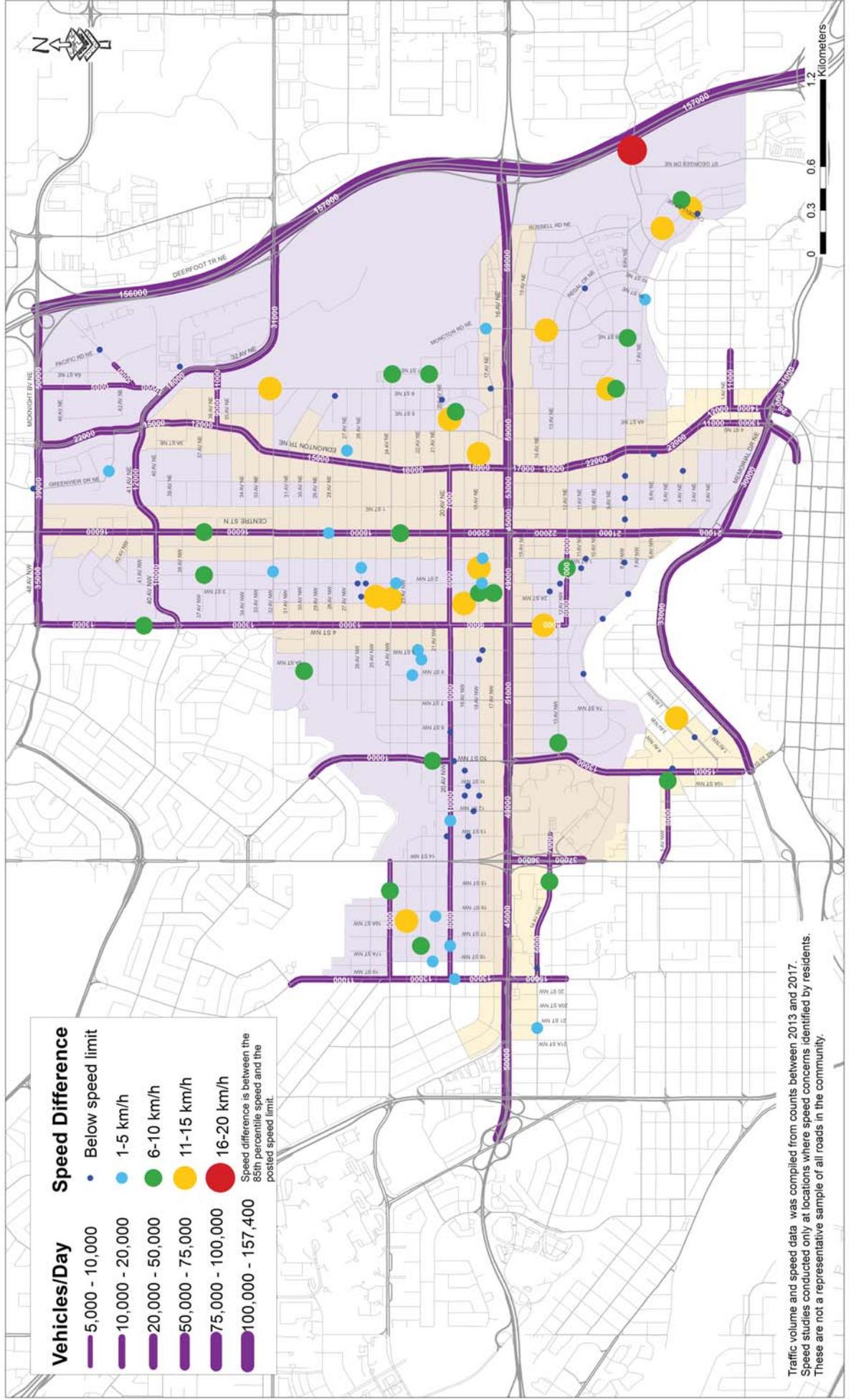


Road network map



- Skeletal Road
- Arterial Street
- Industrial Arterial
- Urban Boulevard
- Neighbourhood Boulevard
- Parkway
- Collector
- Residential Street
- LRT Station
- LRT Alignment
- Open Space
- Plan Area

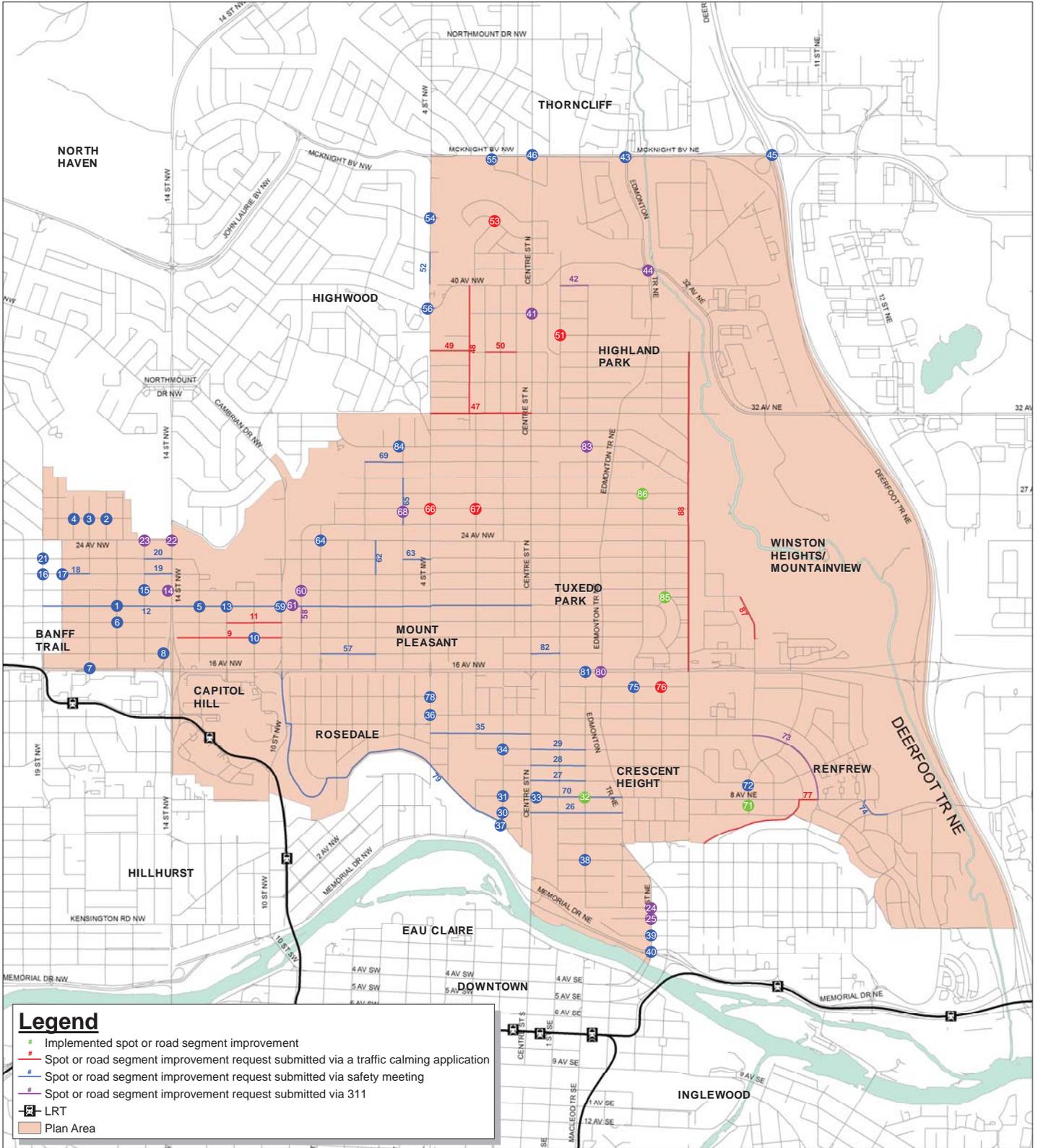
Traffic flow volumes and speed compliance map



Traffic volume and speed data was compiled from counts between 2013 and 2017. Speed studies conducted only at locations where speed concerns identified by residents. These are not a representative sample of all roads in the community.



Traffic calming map



The word "Calgary" in white, bold, sans-serif font on a red rectangular background.

Calgary



North Hill Communities Tradeshow | Tell us about Transit Oriented Development (TOD) areas

What does future growth look like around transit hubs?

Think about the existing and future transit stations/stops in the area, this could be Light Rail Transit (LRT) with the future Green Line on Centre St. or Bus Rapid Transit (BRT) along 16 Avenue with the MAX Orange line.

Are there TOD areas you think provide greater opportunities for growth and change?

Identify which areas on the map and tell us what types of buildings and uses you envision for these areas.

The word "Calgary" in white, bold, sans-serif font on a red rectangular background.

North Hill Communities Tradeshow | Tell us about Main Streets commercial areas

Main Streets are ideal places for mixed-use development, including: residential, commercial and retail development.

Please identify where you think retail and other non-residential uses should be focused and encouraged along the Main Streets.

Should this be at specific intersections or activity nodes?

Show us where on the map and tell us why you think that area is appropriate.

The word "Calgary" in white, bold, sans-serif font on a red rectangular background.

North Hill Communities Tradeshow | Tell us about Main Streets building heights

What does growth look like on our Main Streets?

Think about the four Main Streets: 16 Avenue, Centre Street N, Edmonton Trail NE and 4 Street NW.

How many storeys are appropriate for future buildings along the Main Streets? Does this differ by street or location?

Identify a location on the map and tell us the number of floors you think would be appropriate in that location.

The word "Calgary" in white, bold, sans-serif font on a red background.

Calgary



North Hill Communities Tradeshow | Tell us about Neighbourhood Activity Centres (NACs)

What does growth look like in our Neighbourhood Activity Centres?

Think about Neighbourhood Activity Centres in the plan area.

For example, is there a strip mall, an office/ commercial building and/or a school and fields? Is there one located close to where you live?

Help us identify Neighbourhood Activity Centres in your community (and larger plan area). Identify the NAC on a map and tell us what types of buildings and uses you envision for these areas.

Calgary



North Hill Communities Tradeshow | Building a Community!

**Hey kids, tell us what you love
about your community!**

What makes it awesome?

Come draw or build your community!



Thanks for your input and ideas!



How will feedback be used?

- The input collected in this phase of engagement will be used to develop land use concepts that will be presented back to the community for evaluation in our next phase of engagement.
- Input received through this engagement will be one of many factors considered as the proposed concepts and supporting policies are created. Other considerations include: City policies, technical and feasibility studies, market conditions and previous engagement results.
- The project team recognizes that significant engagement has occurred in the plan area connected to land use including: previous main streets engagement and the Green Line TOD Charettes. This feedback has not been lost and will also be taken into consideration as well.



Stay connected!

Visit [Calgary.ca/NorthHill/Envision](https://calgary.ca/NorthHill/Envision) to sign up for email updates so you can see what was heard from all stakeholders and hear about upcoming engagement opportunities.