

# 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.



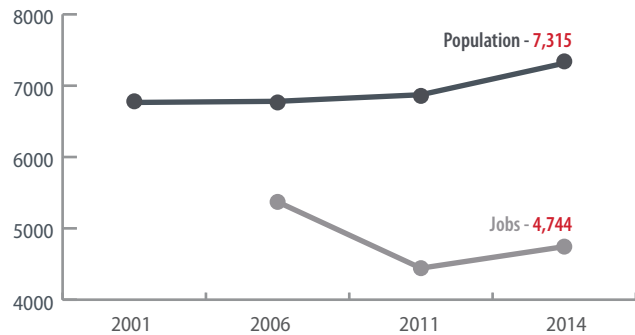


14 Street W

# 14 Street W now

14 Street West is a main street that reaches from 6 Avenue NW to 33 Street SW. It's a varied main street that spans over the Bow River through the historic communities of Hillhurst, Sunalta, Beltline, Bankview, and South Calgary. It functions as an important link to Memorial Drive, Bow Trail and 9 Avenue connecting the Downtown and 17 Avenue through the Beltline.

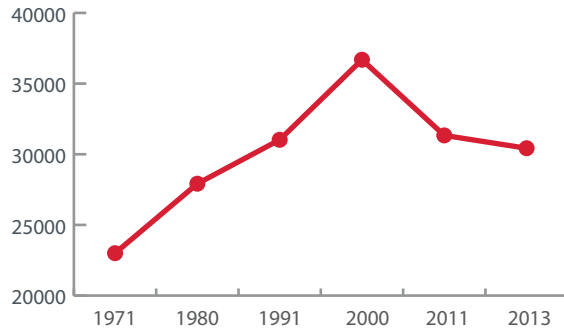
## Jobs and population trends



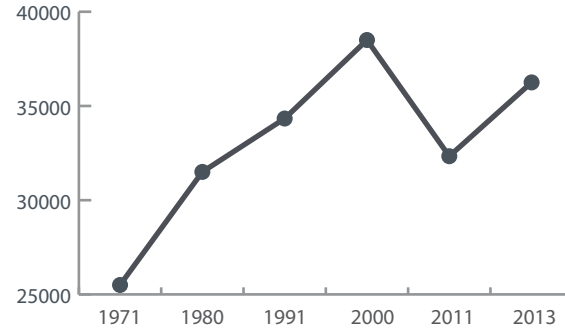
## Travel and transportation

TRAFFIC VOLUME (AVERAGE NUMBER OF VEHICLES PER DAY)

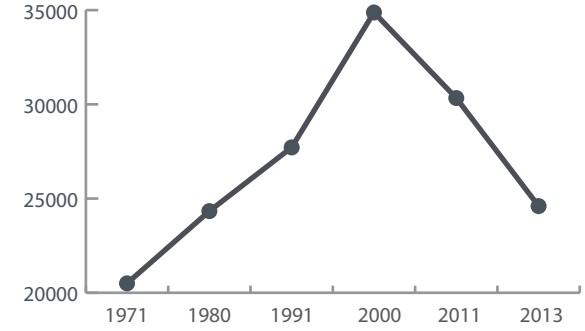
14 Street W – Overall



**A** 14 Street NW



**B** 14 Street SW



WALK SCORE

# 88

**Very walkable:**

Most errands can be accomplished on foot.

# 90

**Walker's paradise:**

Daily errands do not require a car.

# 85

**Very walkable:**

Most errands can be accomplished on foot.

# 4



TRANSIT ROUTES

# 30 mins

Frequency of trips departing during **peak** hours

# 30 mins

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

## Local planning

As one of the longer Municipal Development Plan main streets, with a variety of contexts, 14 Street W was evaluated in three separate sections.

### **A** 14 Street NW from the Bow River to 7 Avenue NW

14 Street NW from the Bow River to 7 Avenue NW has recent area redevelopment plan policies to guide land use planning. A major addition and update to the Hillhurst/Sunnyside Area Redevelopment Plan in 2009 supports both main street and transit oriented redevelopment.

### **B** 14 Street SW from the Bow River to 33 Avenue SW

14 Street SW from the Bow River to 17 Avenue SW has recent Area Redevelopment Plan policies to guide land use planning. A major addition and update to the Sunalta Area Redevelopment Plan (2009), West Village Area Redevelopment Plan (2010) and the Beltline Area Redevelopment Plan (2006) supports both main street and transit oriented redevelopment.

14 Street SW from 17 Avenue SW to 33 Avenue S is guided by four area redevelopment plans: the South Calgary/Altadore Area Redevelopment Plan (1986), Bankview Area Redevelopment Plan (1981), Lower Mount Royal Area Redevelopment Plan (1983) and Upper Mount Royal Area Redevelopment Plan (1996). Generally, the Bankview, Lower Mount Royal and South Calgary /Altadore area redevelopment plans provide land use policies that support Municipal Development Plan goals of a mixed use street along 14 Street SW.

## Current Zoning

### **A** 14 Street NW from the Bow River to 7 Avenue NW

14 Street NW, intended to be a neighbourhood main street serving Hillhurst and West-Hillhurst, is also an important traffic artery that attracts activity to local businesses. Current zoning does not allow for the types of growth and development set out in the Hillhurst/Sunnyside Area Redevelopment Plan. If fully built out, current zoning would only just meet City of Calgary targets for population and employment. Current zoning allows for mixed use development along 14 Street NW itself, while allowing low-rise apartments to the east and single and semi-detached homes to the west. Rezoning could allow more flexibility for mixed use redevelopment and allow for growth as outlined in the Hillhurst/Sunnyside area redevelopment plan.

### **B** 14 Street SW from 17 Avenue SW to 33 Avenue SW

14 Street SW from the Bow River to 17 Avenue SW is the boundary between Sunalta/Scarboro and the Beltline, a major transportation artery, and a dynamic main street that is home to a range of local businesses. Current zoning allows for significant redevelopment along and near 14 Street SW. As the current zoning more than accommodates The City's population and employment growth targets, rezoning along 14 Street SW would primarily address quality and marketability of main street sites and nearby properties.

14 Street SW is the connection between Bankview, South Calgary, and Mount Royal. While current zoning allows for redevelopment in line with The City's population and employment growth targets, rezoning could create additional opportunities for new development to complement and strengthen the small, mixed use portions of the street and create a more community-oriented streetscape.

# 14 Street SW future

## Important outcomes to main street users



### Vibrant public realm

When 14 Street SW main street users provided input about the future of this area, they said that they'd like to see improved pedestrian and bicycle mobility and experience. This could include dedicated bike lanes, more street trees and more public spaces to encourage socializing.

### Desired outcomes

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



### Diversity of housing (mixed use residential)

14 Street SW main street users also shared that they'd like to see new residential options and a population which would support commercial services to the neighbourhood.

### Desired outcomes

- Mixed use neighbourhood along 14 Street SW

## Growth potential

Growth for this main street area is above the Municipal Development Plan desired target. The most relevant factors that create this growth are market desire and consumer preferences; there is strong market desire to accommodate development at a level similar to Municipal Development Plan goals. Land use districts (zoning) are 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 contribute to a high quality residential and commercial area.

