

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.



OAKTREE CARPETS

WESTERN COMMERCE COURT II

32 Avenue NE

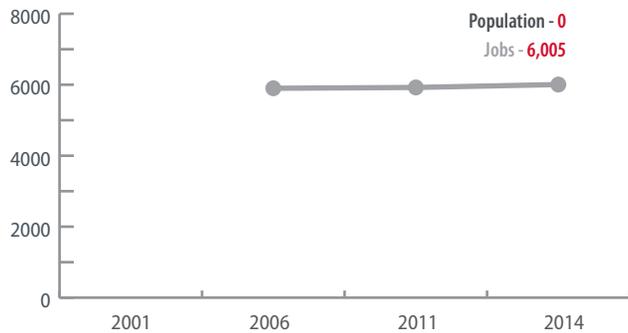
32 Avenue NE **now**

The 32 Avenue NE main street extends from 12 Street to Barlow Trail NE through the communities of McCall, North Airways and South Airways.

This main street serves as an east-west arterial route, including some airport traffic. There are many large- and small-scale retail establishments, restaurants, office and commercial uses along this main street as well as the McCall Lake Golf Course.

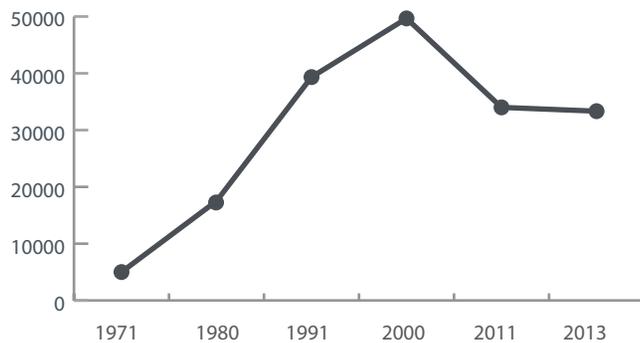


Jobs and population trends



Travel and transportation

TRAFFIC VOLUME (AVERAGE NUMBER OF VEHICLES PER DAY)



WALK SCORE

47

Car-dependent: Most errands require a car.

Local planning

There are no approved local area plans for 32 Avenue NE. Any redevelopment would be guided by Municipal Development Plan policies.

Current zoning

32 Avenue NE is intended to be an urban main street, combining a high number of jobs with a significant transit corridor. Current zoning reflects a mix of industrial uses with commercial office and retail uses at the major cross streets (12th, 19th, and Barlow). This zoning allows for a range of uses compatible with the industrial setting and location under the YYC Calgary Airport Authority flight path and is in line with the Municipal Development Plan target for population and employment growth.

5 

TRANSIT ROUTES

 **10 mins**

Frequency of trips departing during **peak** hours

 **30 mins**

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

32 Avenue NE **future**

Important outcomes to main street users



Balance of transportation options & infrastructure

When 32 Avenue NE main street users provided input about the future of this area, they shared that they'd like to see a focus on safety for all transportation modes, considerations for transit and improved traffic flow.

Desired outcomes

- New street configuration
- Safe and comfortable multi modal main street



Public and park spaces

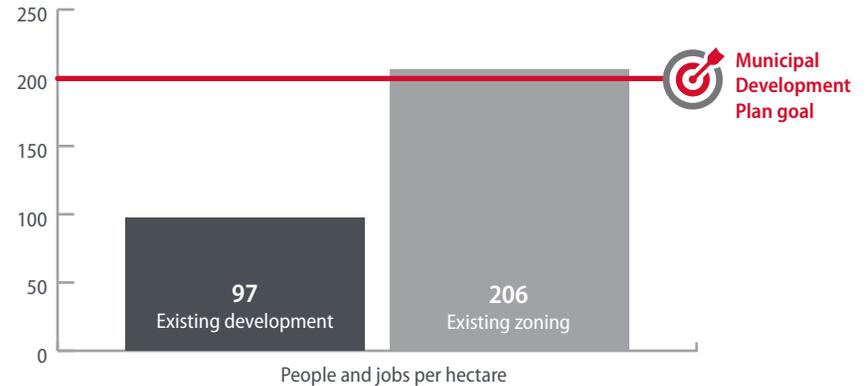
32 Avenue NE main street users also noted that they would like see an increase to the maintenance and features in existing open spaces.

Desired outcomes

- Enhanced park and open spaces

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.

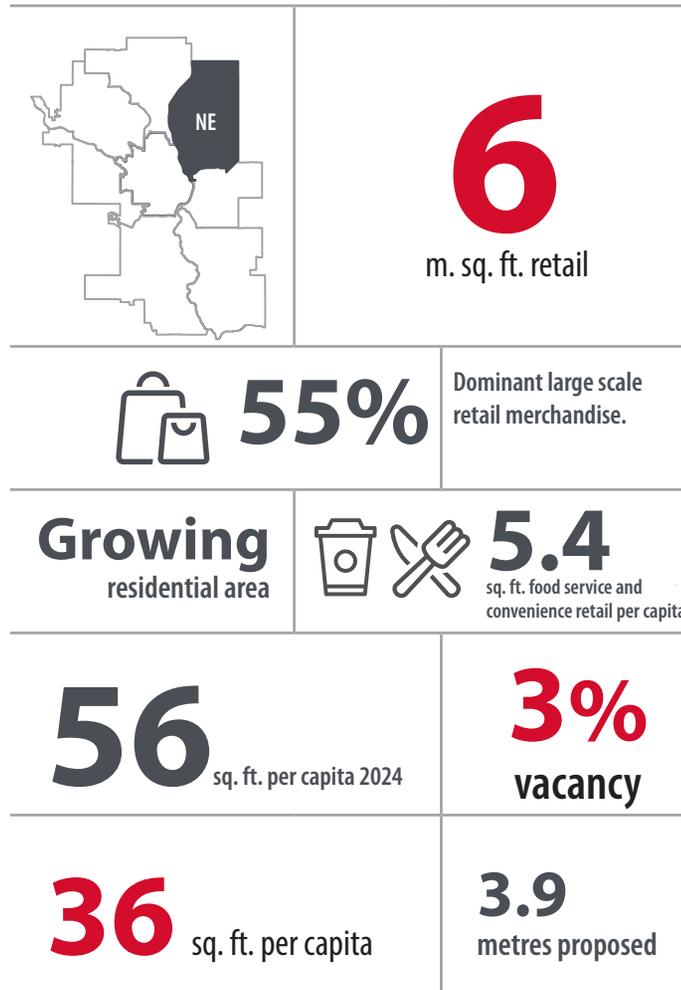


Market outlook

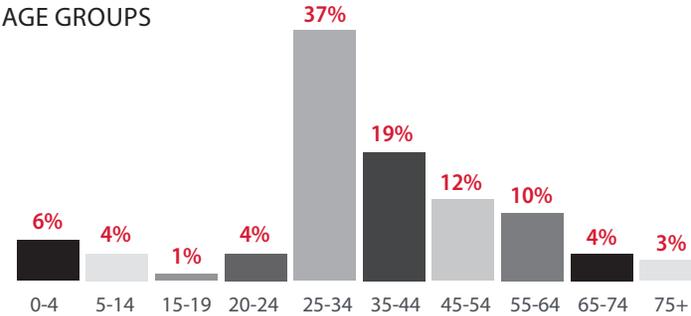
In keeping with the industrial nature of the area, the 32 Avenue NE main street has no real estate devoted to housing. Any redevelopment would need to be industrial employment intense or office to meet Municipal Development Plan objectives. This

main street area is considered a long-term opportunity for growth and likely requires investment to initiate significant redevelopment.

NORTHEAST RETAIL FEATURES



AGE GROUPS



POPULATION OF COMMUNITIES NEAR MAIN STREET

