

**Interim Regional Evaluation Framework (IREF)  
CMRB Administration Recommendation**

<b>Member Municipality</b>	<b>City of Calgary</b>
<b>Application Name</b>	<b>North Hill Communities Local Area Plan</b>
<b>IREF Application Number</b>	<b>2021-12</b>
<b>Type of Application</b>	<b>Area Redevelopment Plan</b>
<b>Municipality Bylaw #</b>	<b>18P2020</b>
<b>Date of Complete Application</b>	<b>June 28, 2021</b>
<b>Date Application Circulated</b>	<b>July 6, 2021</b>
<b>Date of CMRB Administration Recommendation</b>	<b>July 22, 2021</b>

**CMRB Recommendation**

That the Board **APPROVE** IREF Application 2021-12, the City of Calgary North Hill Communities Local Area Plan, with an advisement.

- IREF Application 2021-12 is for the proposed North Hill Communities Local Area Plan (North Hill Communities LAP or LAP). The LAP is an Area Redevelopment Plan that provides a framework for the intensification of nine established communities and an industrial area. The LAP plan area is located just north of the Bow River and Downtown Calgary.
- Policies in the North Hill Communities LAP focus additional intensity to locations serviced by transportation and transit and by community services and facilities.
- Policies support existing employment areas, including Greenview Industrial, four main streets, three neighbourhood activity centres along 20 Avenue NW, and SAIT campus.
- The LAP focuses on improved mobility connections, including Bus Rapid Transit (BRT) and Light Rail Transit (LRT). Green Line LRT station areas are planned as community gateways, with a mix of commercial, office, and residential and public realm uses. The LAP also identifies 16 Avenue N and Centre Street N as urban main streets with policies for land use, built form and density.
- The LAP provides policies for the enhancement of civic facilities, parks and open spaces, watershed and natural systems, including Nose Creek, escarpments and the urban forest. Policy 2.4.1.2(b) requires buildings within the 1:100 Flood Inundation Area, to be designed in accordance with Flood Fringe Policies of the City of Calgary's Municipal Development Plan.
- The third-party consultant review, completed by Lovatt Planning Consultants, found the application to be consistent with the Interim Growth Plan (IGP) and the IREF.
- CMRB Administration finds IREF Application 2021-12 to be consistent with the principles and policies of the IGP and Section 6.0 of the IREF and recommends the application for approval.

**Attachment**

- Third-Party Consultant Review, Lovatt Planning Consultants

## 1.0 Background

The City of Calgary has submitted an Interim Regional Evaluation Framework (IREF) application for a new Area Redevelopment Plan, the proposed North Hill Communities Local Area Plan (North Hill Communities LAP or LAP), City of Calgary Bylaw 18P2020.

The North Hill Communities LAP was submitted to the CMRB through IREF under Section 4.1(b) which requires municipalities to refer “all new Area Redevelopment Plans (“ARPs”) and Area Structure Plans (“ASPs”) proposing employment areas and/or 50 or more new dwelling units” to the Board.

The North Hill Communities LAP is an Area Redevelopment Plan that provides a framework for the development of nine existing communities and an employment area.

CMRB Administration notified CMRB members of IREF Application 2021-12 on June 28, 2021.

## 2.0 Third Party Evaluation

CMRB Administration retained Lovatt Planning Consultants to evaluate the application with respect to the IREF requirements. The Lovatt Planning Consultants evaluation (attached) reviewed the proposed North Hill Communities LAP in relation to the objectives of the Interim Growth Plan (“IGP”) and the evaluation criteria of the IREF. Lovatt Planning Consultants found IREF Application 2021-12 to be generally consistent with the objectives of the IGP and IREF.

## 3.0 CMRB Administration Comments

### 3.1 *Consistency with the IGP and IREF*

As outlined in the City’s submission and the third-party review, and in consideration of its own review of IREF 2021-12 application materials, CMRB Administration finds IREF Application 2021-12 to be generally consistent with the objectives of the IGP and IREF.

## 4.0 Recommendation

That the Board **APPROVE** IREF Application 2021-12, the City of Calgary North Hill Communities Local Area Plan, with the following advisement:

1. As stated in policy 3.1.12.1 of the Board-approved Growth Plan, “Area Structure Plans and Area Redevelopment Plans and amendments to Area Structure Plans and Area Redevelopment Plans submitted to the CMRB after approval of the Growth Plan by the Board and before the Growth Plan is approved by the Minister shall be brought into alignment with the Growth Plan within one year of approval of the Growth Plan by the Board.”
2. As stated in Policy 3.1.12.2 of the Board-approved Growth Plan, “If a member municipality determines that a Regionally Significant amendment is required to bring an Existing Area Structure Plan or an Existing Area Redevelopment Plan



into alignment with the Growth Plan, the amendment shall be referred to the Board for approval through Regional Evaluation Framework.”

This IREF approval recommendation for 2021-12 does not remove or supersede the requirement for the City of Calgary North Hill Communities Local Area Plan to comply with policies 3.1.12.1 and 3.1.12.2 of the Growth Plan by May 21, 2022.



9711 - 141 Street, Edmonton, Alberta T5N 2M5 Phone (780) 452 - 8326 Fax (780) 452-3820

July 14, 2021

sent by email

**Jordon Copping,  
Chief Officer  
Calgary Metropolitan Region Board  
305, 602 11 Ave SW  
Calgary, Alberta T2R 1J8**

**Dear Mr. Copping:**

Reference: **IREF 2021-12**  
**Statutory Plan Evaluation for City of Calgary North Hill Communities**  
**Local Area Plan (Area Redevelopment Plan)**

The proposed North Hill Communities Local Area Plan is consistent with the objectives of the Calgary Metropolitan Region Interim Growth Plan being schedule A to Ministerial Order MS� 091/18.

Attached is our Third Party Consultant Evaluation report for the captioned statutory plan referral from the City of Calgary.

Sincerely,  
LOVATT PLANNING CONSULTANTS Inc.

A handwritten signature in blue ink, appearing to read 'O. Lovatt', is written over a light blue circular stamp.

O. Lovatt, RPP, MCIP  
Principal

Attachment: IREF 2021-12

## **Interim Regional Evaluation Framework (IREF) Third Part Review**

Member Municipality	<b>City of Calgary</b>
Application Name	<b>North Hill Communities Local Area Plan</b>
IREF Number	<b>2021-12</b>
Type of Application	<b>Intensification and Infill Development</b>
Municipality Bylaw #	<b>18P2020</b>
Date of Application	<b>June 28, 2021</b>
Date of Third-Party Review Report	<b>July 14, 2021</b>

### **Findings**

That the City of Calgary North Hill Communities Local Area Plan is consistent with the Interim Growth Plan MSL: 091/18.

### **Summary of Review**

- The City of Calgary has submitted an application for the North Hill Communities Local Area Plan to the Calgary Metropolitan Region Board ("CMRB") for an Interim Regional Evaluation Framework ("IREF") review.
- The proposed Local Area Plan includes nine neighbourhoods and an industrial area located in the north central segment of Calgary. *The North Hill Communities Local Area Plan (Plan) is a long-range statutory area redevelopment plan as noted in Visualizing Growth in the Plan's Introduction.*
- The comprehensive statutory Plan provides tangible policies to guide future redevelopment. The 125 page Local Area Plan recognizes the history and character of some of Calgary's oldest neighbourhoods and delicately advances the Plan area's ability to grow in harmony with ever increasing improvements to active transportation and transit networks.
- It relies on existing plans and studies as well as public engagement to develop eight Core Ideas *used to shape policies and guidelines.*
- The Plan area is divided into five broad groups which are further divided into eleven Urban Form Categories as follows:
  - **Neighbourhood**  
Neighbourhood Commercial; Neighbourhood Flex; Neighbourhood Connector;  
Neighbourhood Local;
  - **Vehicle Oriented Commercial**  
Commercial Corridor;

<ul style="list-style-type: none"> <li>○ <b>Industrial</b> Industrial General;</li> <li>○ <b>Parks Civic and Recreation</b> Natural Areas; Parks and Open Space; City Civic and Recreation; and, <b>Regional Campus</b> Regional Campus.</li> <li>• Most of the Plan area is designated Neighbourhood Local category. Lands within this category <i>are characterized by a range of housing types and home-based businesses.</i> Four Main Streets including 16<sup>th</sup> Avenue, Centre Street, Edmonton Trail and 4<sup>th</sup> Street are designated for more intense commercial and higher density residential development.</li> <li>• Integration with City-wide mobility options is an important component of the Plan.</li> <li>• The evaluation found that the proposed City of Calgary North Hill Communities Local Area Plan is <b>consistent</b> with the CMRB Interim Growth Plan.</li> </ul>
<p><b>Review Prepared by</b> Lovatt Planning Consultants Inc.</p>

### 3.2 Region-wide Policies

<p><b>3.2.1</b> Principles, Objectives, and Policies</p>	<p><b>Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure:</b></p> <ul style="list-style-type: none"> <li>• A Core Idea of the Plan is to <i>Recognize and enhance the civic facilities.</i></li> <li>• The Plan promotes the integration of transit facilities located along Main Streets with increased intensity of both residential and commercial land use functions.</li> <li>• Municipal facilities, open spaces and a regional campus are connected by Principle 2.</li> </ul> <p><b>Principle 2: Protect Water Quality and Promote Water Conservation</b></p> <ul style="list-style-type: none"> <li>• The same Core Idea also seeks to <i>Recognize and enhance watershed and natural systems, including Nose Creek, escarpments and the urban forest.</i></li> <li>• That portion of the Core Idea related to water is implemented by the following:             <ul style="list-style-type: none"> <li>○ <i>Protect, maintain and enhance riparian areas along the creeks to facilitate wildlife movement, biodiversity and creek health while improving resilience to erosion, flooding and water quality impacts as per the Greening the City Objective.</i></li> <li>○ <i>Water conservation strategies are encouraged in landscaped area as per the Landscape Design Policy.</i></li> </ul> </li> </ul>
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	<p><b>Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities</b></p> <ul style="list-style-type: none"> <li>• The Plan includes a separate section devoted to Sustainable Development.</li> <li>• The maintenance of the urban forest emphasizes sustainable plantings, with protecting natural areas as a prominent policy initiative.</li> <li>• <i>Providing opportunities for a greater number of people to live in the North Hill Communities will contribute to a more efficient use of land and public infrastructure as per the Enabling Growth and Introduction sections of the plan.</i></li> </ul>
<p><b>3.2.2</b> Demonstrate collaboration to coordinate with other member municipalities</p>	<ul style="list-style-type: none"> <li>• The Plan area is wholly contained within the City of Calgary so that collaboration with other member municipalities is not required.</li> <li>• However collaboration with community members and stakeholders occurred frequently and is ongoing.</li> </ul>
<p><b>3.2.3</b> Water, wetlands and storm water</p>	<ul style="list-style-type: none"> <li>• The proposed Local Area Plan includes a range of policies from the general regarding the use of landscaping as a means of storm water management, to the more specific regarding the significant storm water and drainage issues facing the redevelopment of the Highlands Park Golf Course.</li> <li>• Natural areas are recognized as an important contributor to cleaner water and air.</li> </ul>
<p><b>3.3 Flood Prone Areas</b></p>	
<p><b>3.3.1</b> Development in the floodways</p>	<ul style="list-style-type: none"> <li>• A short section of the Plan area abuts the Bow River. As such the Plan references the Floodway and Flood Fringe policies of the MDP to ensure consistent application of the regulations.</li> <li>• The area of concern has been identified in the Plan on Map D Constraints as a <i>1% chance of river flooding in any year.</i></li> </ul>
<p><b>3.3.2</b> Flood protection in flood fringe areas</p>	

3.4 Development Types	
3.4.1 Intensification and Infill Development	
<b>3.4.1.1</b> Intensification and Infill in existing settlement areas in cities, towns, and villages	<ul style="list-style-type: none"> <li>• Intensification is at the core of the City’s balanced and compact growth strategy. Accommodating more growth through infill and intensification is a major policy initiative and is linked directly to the concept of sustainability.</li> <li>• The Plan directs more intensive growth to Main Streets with appropriate transitions to the Plan area’s mature neighbourhoods.</li> <li>• The proposed Plan describes a range of five scales of development modifiers from low (up to 3 storeys) to high (up to 26 storeys) that add a third dimension to the land use component of the Plan. The scale modifiers reflect the long-term vision of the Plan.</li> </ul>
<b>3.4.1.2</b> Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities shall be planned and developed:	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>
3.4.2 Expansion of Settlement Areas	
<b>3.4.2.1</b> Expansion of settlement areas in a contiguous pattern	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>
<b>3.4.2.2</b> Expansion of settlement areas with 500 or greater new dwelling units	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>



<p><b>3.4.2.3</b> Rationale for expansion of settlement areas that do not meet all components of Policy 3.4.2.1 and 3.4.2.2</p>	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>
<p><b>3.4.3 New Freestanding Settlement Areas</b></p>	
<p><b>3.4.3.1</b> New freestanding settlement areas</p>	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>
<p><b>3.4.3.2</b> New freestanding settlement areas with 500 or greater new dwelling units</p>	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>
<p><b>3.4.3.3</b> Rationale for new freestanding settlement areas with 500 or greater new dwelling units that do not meet all components of Policy 3.4.3.2</p>	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>
<p><b>3.4.4 Country Residential Development</b></p>	
<p><b>3.4.4</b> Country Residential Development</p>	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>

3.4.5 Employment Areas	
<b>3.4.5.1</b> Employment areas	<ul style="list-style-type: none"> <li>• A Core Idea of the Plan is to <i>Support the ongoing vitality of Greenview Industrial and its role as an important employment and innovation area.</i></li> <li>• As well, Main Streets and transit station areas are seen as magnets for employment.</li> </ul>
<b>3.4.5.2</b> Connections to transit stations and corridors	<ul style="list-style-type: none"> <li>• Each of four proposed transit station locations are identified and policies regarding Core Zones and Transition Zones areas are specified.</li> <li>• Transit improvements are connected to the integration with non-vehicular mobility options.</li> </ul>
3.5 Regional Corridors	
<b>3.5.1.1</b> Mobility Corridors	<ul style="list-style-type: none"> <li>• Improving pedestrian and cycling mobility is viewed as an important component of a sustainable community.</li> <li>• Consideration of improved mobility are requirements for each land use category and redevelopment theme.</li> <li>• Maps C and D illustrate the Pedestrian Corridors and Cycling Network respectively.</li> </ul>
<b>3.5.2.1</b> Transmission Corridors	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>