



North Hill Communities Local Area Plan Referral (C2021-0894)

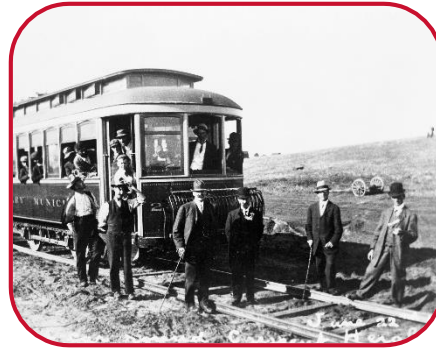
Council

June 21, 2021

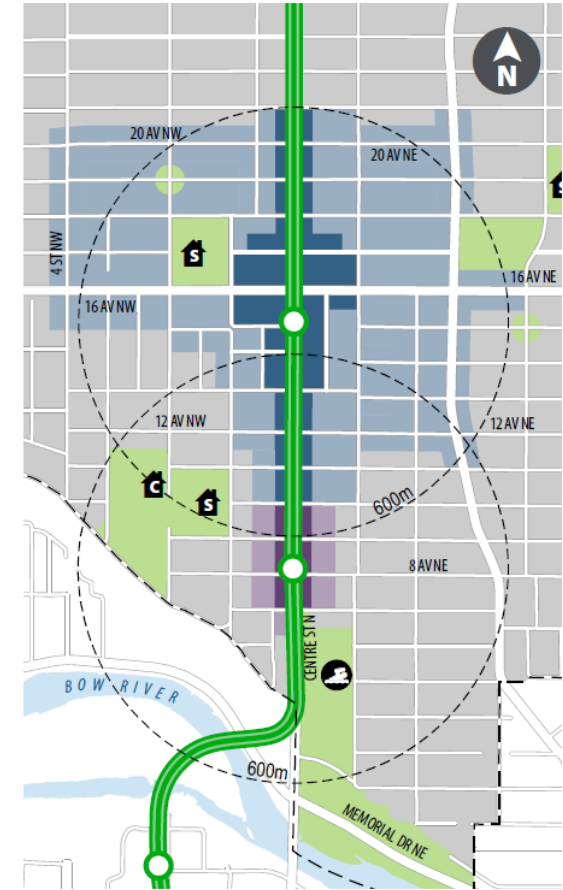
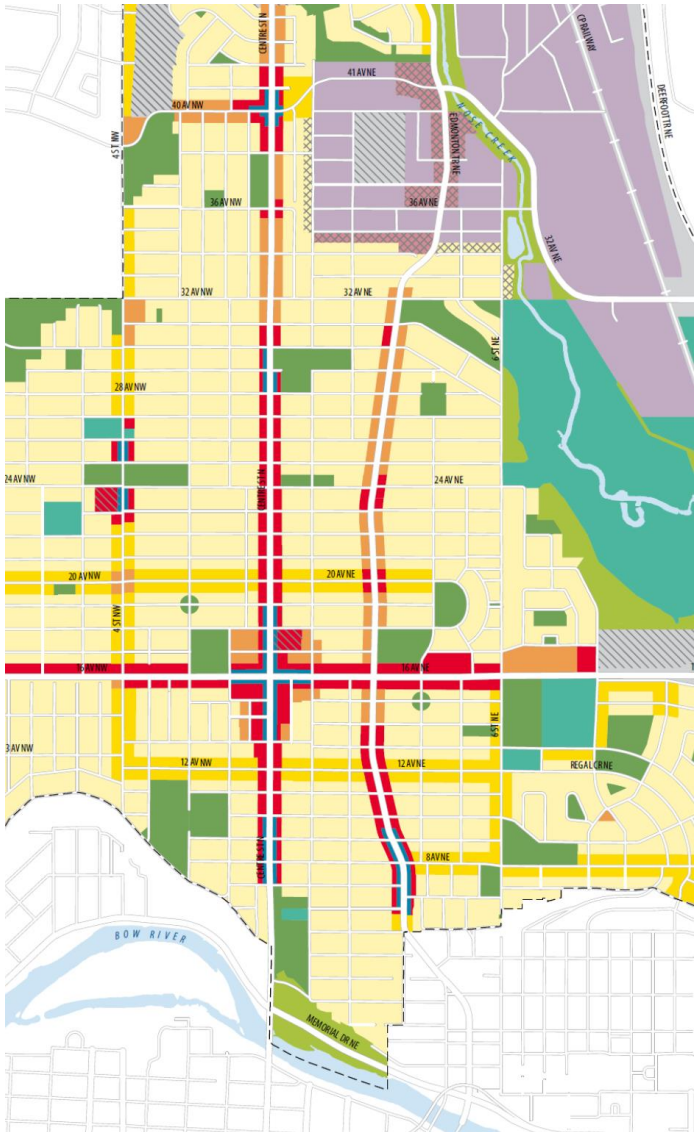
ISC code *Unrestricted*

North Hill Communities Local Area Plan

The North Hill Communities are a collection of **nine inner-city and established area communities**, and the **Greenview Industrial** employment area, located just north of the Bow River and Downtown.



A Future Vision for the North Hill Communities

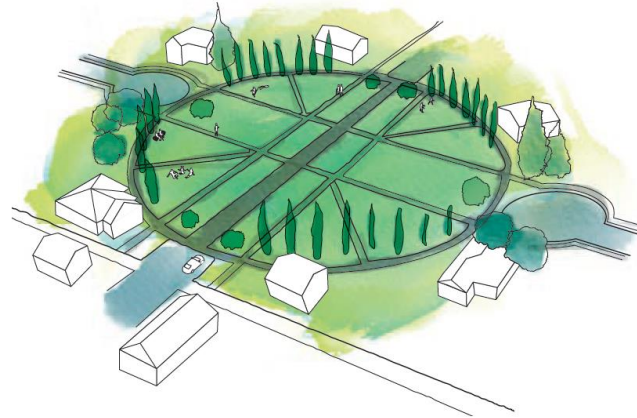


- 16 Avenue N Core Zone
- 16 Avenue N Transition Zone
- 9 Avenue N Core Zone
- 9 Avenue N Transition Zone

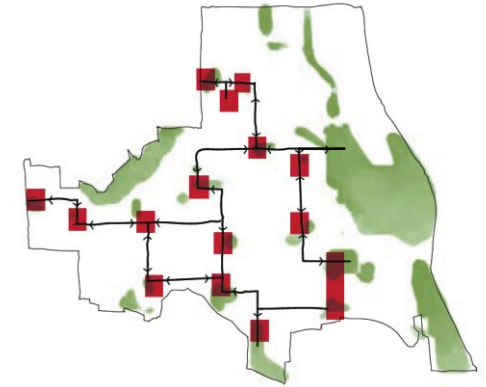
Investing in the North Hill Communities



McHugh Bluff and Crescent Heights Park



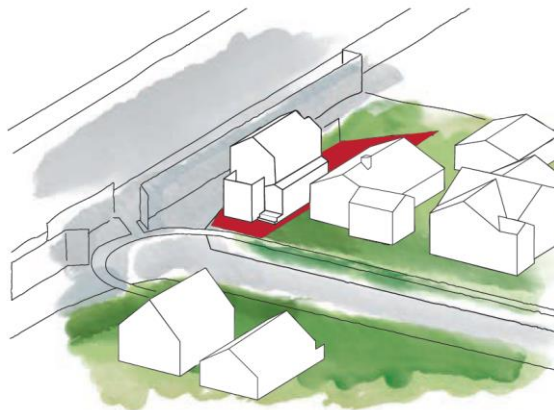
Balmoral Circus/Beaumont Circus



Community Facilities and Spaces



Confederation Park



Affordable Housing



Main Streets Streetscape Improvements

On April 12, Council directed Administration to amend the Plan to:

- Incorporate **Guide** policies, as required;
- Change the Urban Form Category for **Rotary Park**, excluding the Emergency Operations Centre, from City Civic & Recreation to Parks & Open Space;
- Reduce the **building scale** in specific areas;
- Better safeguard **heritage assets** within the Heritage Guidelines Area;
- Improve tree policies and conduct a comprehensive review to better maintain/enhance **tree canopy** growth across the city, and;
- Incorporate **mobility updates** including:
 - New Pedestrian Corridor and Cycling Network map
 - Two new implementation options to Appendix A for the Regal Crescent and Unite the Heights.



GUIDE POLICIES:

We integrated the Guide directly into the Plan

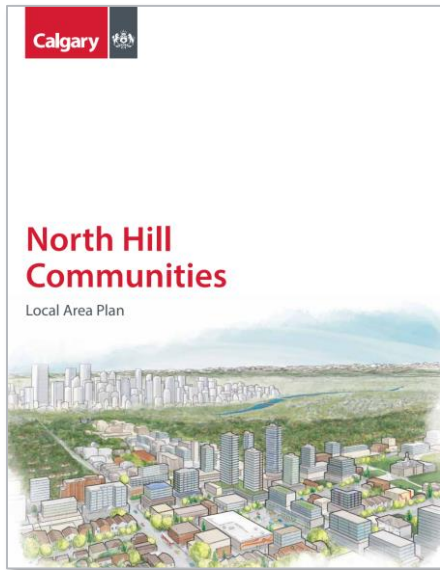
- Applicable tools and policies from the Guide are now included directly within the Plan.
- This includes urban form and building scale categories and their associated policies
- A ***Single-Detached Special Study Area*** has been identified in the Plan area.
- The study area is based on the single-detached policy direction from the Guide.





The Guide for Local Area Planning

* Including 62 amendments



North Hill Communities

Local Area Plan



2.6.2 Heritage Guideline Areas

Portions of the North Hill Communities have concentrations of **heritage assets** that warrant additional study and planning. **Heritage assets** are privately owned structures, typically constructed prior to 1945, that significantly retain their original form, scale, massing, window/door pattern and architectural details or materials. Individual **heritage assets** may not warrant inclusion on the **Inventory of Evaluated Historic Resources**.

To celebrate the history of the North Hill Communities as some of Calgary's earliest neighbourhoods and respect the area's **heritage assets**, **Heritage Guideline Areas** have been identified for areas that have **concentrated groups of heritage assets**. These are conceptually shown on Map 5: Heritage Guideline Areas.

The **Heritage Guideline Areas** are named after the historic neighbourhoods that formed the urban beginnings of the North Hill Communities. While the names of some of these historic neighbourhoods are still reflected in many of the current communities, the exact boundaries of these early neighbourhoods often differ from their modern-day descendants. Nonetheless, these early neighbourhoods shared many urban characteristics that make the North Hill Communities what they are today and the historic structures that still line many of the streets in these areas are character defining community elements. The **Heritage Guideline Areas** include:

- Balmoral;
- Beaumont / Regal Terrace;
- Crescent Heights;
- Mount Pleasant;
- Mount View;
- Pleasant Heights;
- Rosedale; and,
- West Mount Pleasant.

Through future updates, the Plan will apply locally-specific heritage guidelines to the identified **Heritage Guideline Areas**. These guidelines will be informed by the character-defining elements of **heritage assets** in these areas with the intent of ensuring that new development fits into the historic fabric and context. In identifying these areas, the Plan recognizes that further work is required to both identify and draft the appropriate guidelines. The **Heritage Guideline Areas** shown on Map 5:

Heritage Guideline Areas are, therefore, intended to allow for this future work. It is anticipated that in addition to locally specific guidelines, this work could result in refinements to the area boundaries.

Policy

The following policies apply to the **Heritage Guideline Areas** identified in Map 5: Heritage Guideline Areas:

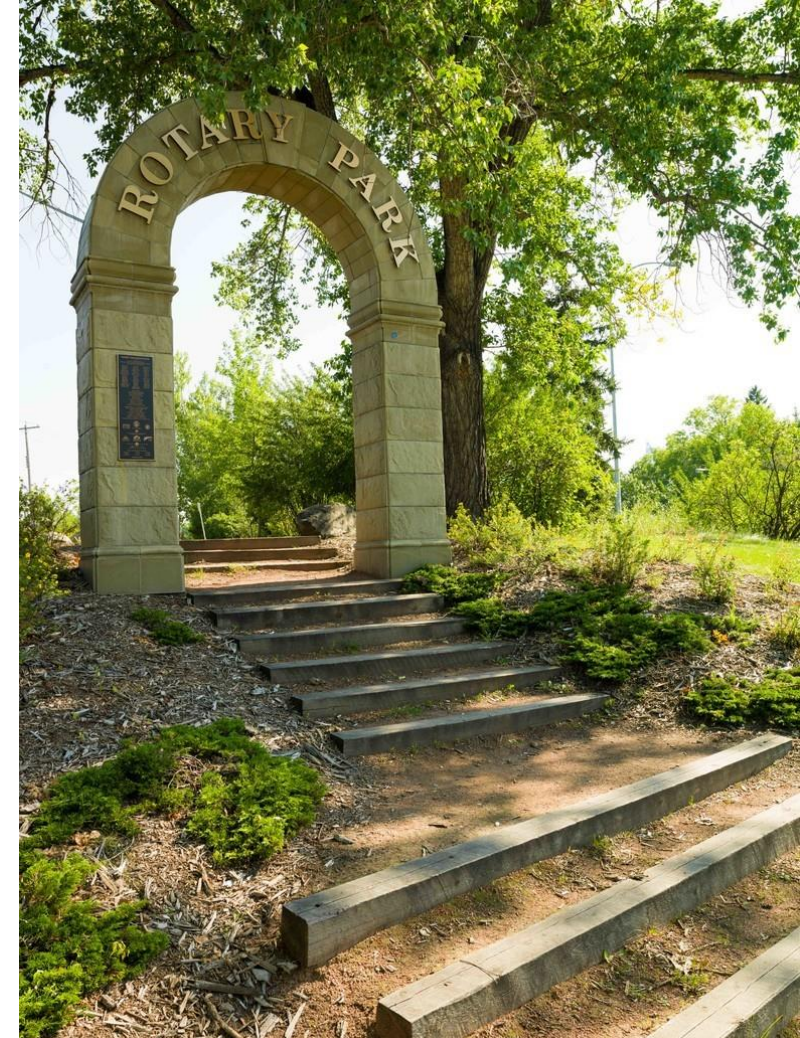
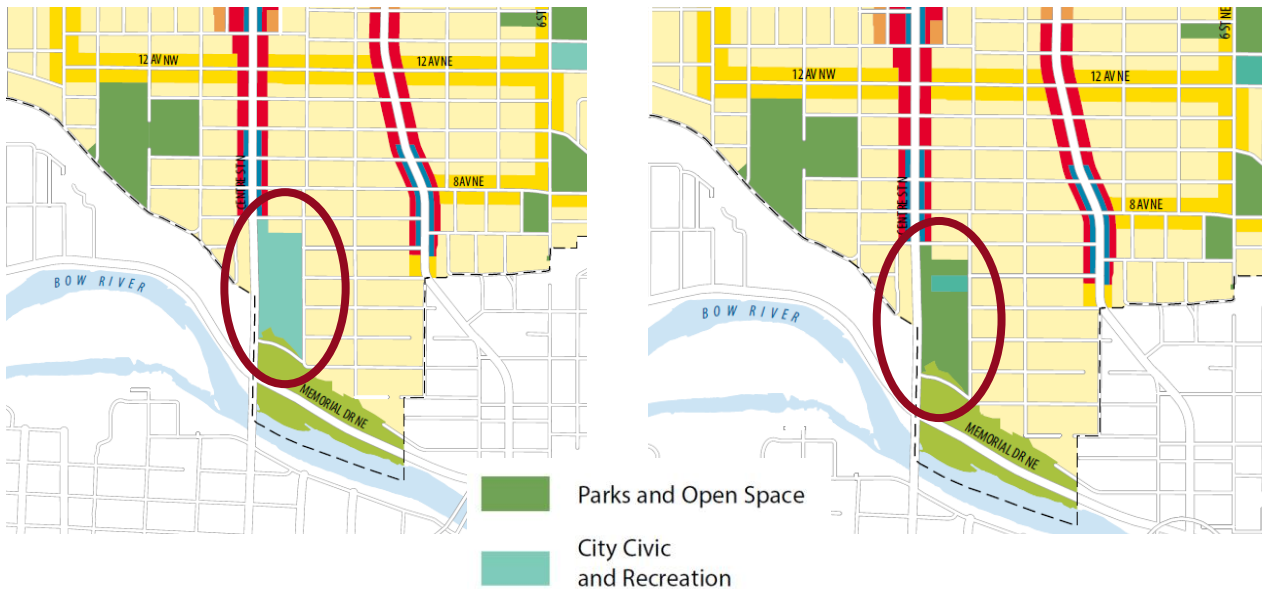
- a. Land use redesignation for higher density development are strongly discouraged until heritage guidelines have been established for the Plan area.
- b. Applicants are strongly encouraged to contact The City to determine development considerations related to heritage prior to submitting a planning application.
- c. New buildings that contain dwelling unit or backyard suite uses should be made discretionary within a land use district in **heritage guideline areas**.
- d. Heritage design guidelines may identify character-defining elements that new developments should include, such as the following:
 - i. roof pitch or style;
 - ii. front-yard setbacks;
 - iii. window and/or door pattern;
 - iv. front façade projections;
 - v. site access or design; and,
 - vi. general massing considerations.
- e. Heritage design guidelines may not include guidance regarding the following:
 - i. land use designation;
 - ii. parcel size; and,
 - iii. number or size of dwelling units or suites.

Guide for Local Area Planning
4.2 Heritage Guidelines

ROTARY PARK:

We changed the category for Rotary Park

- Urban Form Map was updated to change urban form category for Rotary Park, with the exception of the Emergency Response Centre, from **City Civic and Recreation** to **Parks and Open Space**.





BUILDING SCALE:

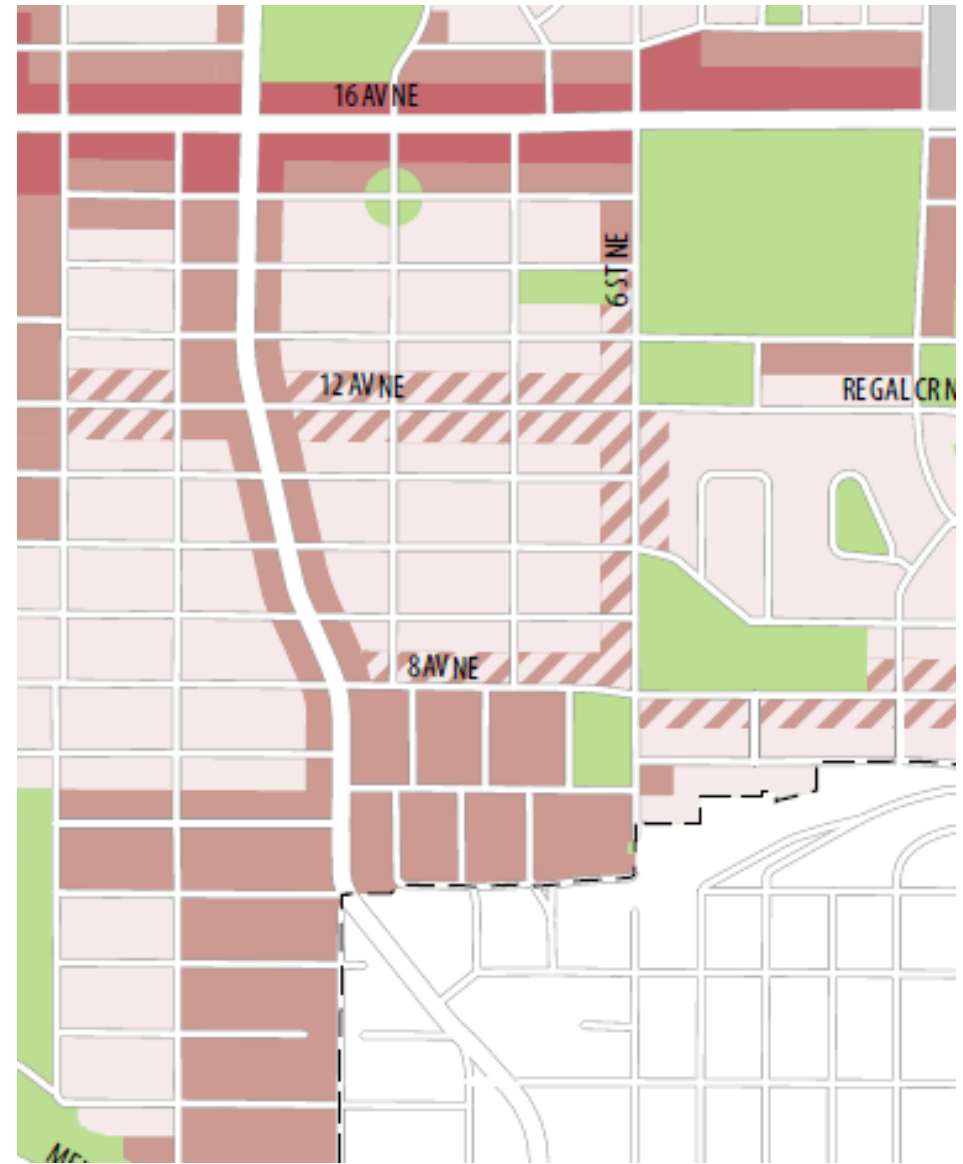
We heard that the Building Scale was too high in some areas

- **Building scale** has been **reduced** in the areas, primarily along cross avenues/connector streets.

More restrictive scale category

Map 4:
Building Scale
Legend

- No Scale Modifier
- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)
- Mid (up to 12 Storeys)
- High (up to 26 Storeys)
- Parks, Civic and Recreation
- Plan Area Boundary

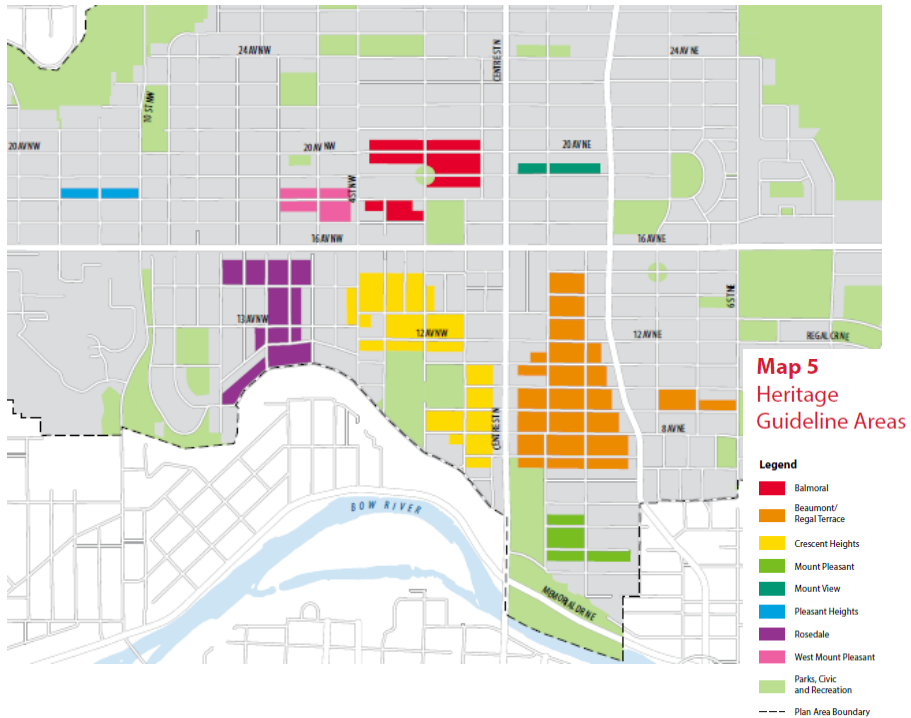




HERITAGE GUIDELINE AREAS:

We heard that we needed to better address heritage

- Heritage **policy refined and strengthened** to strongly discourage ‘upzonings’ in heritage guideline areas.



Policy

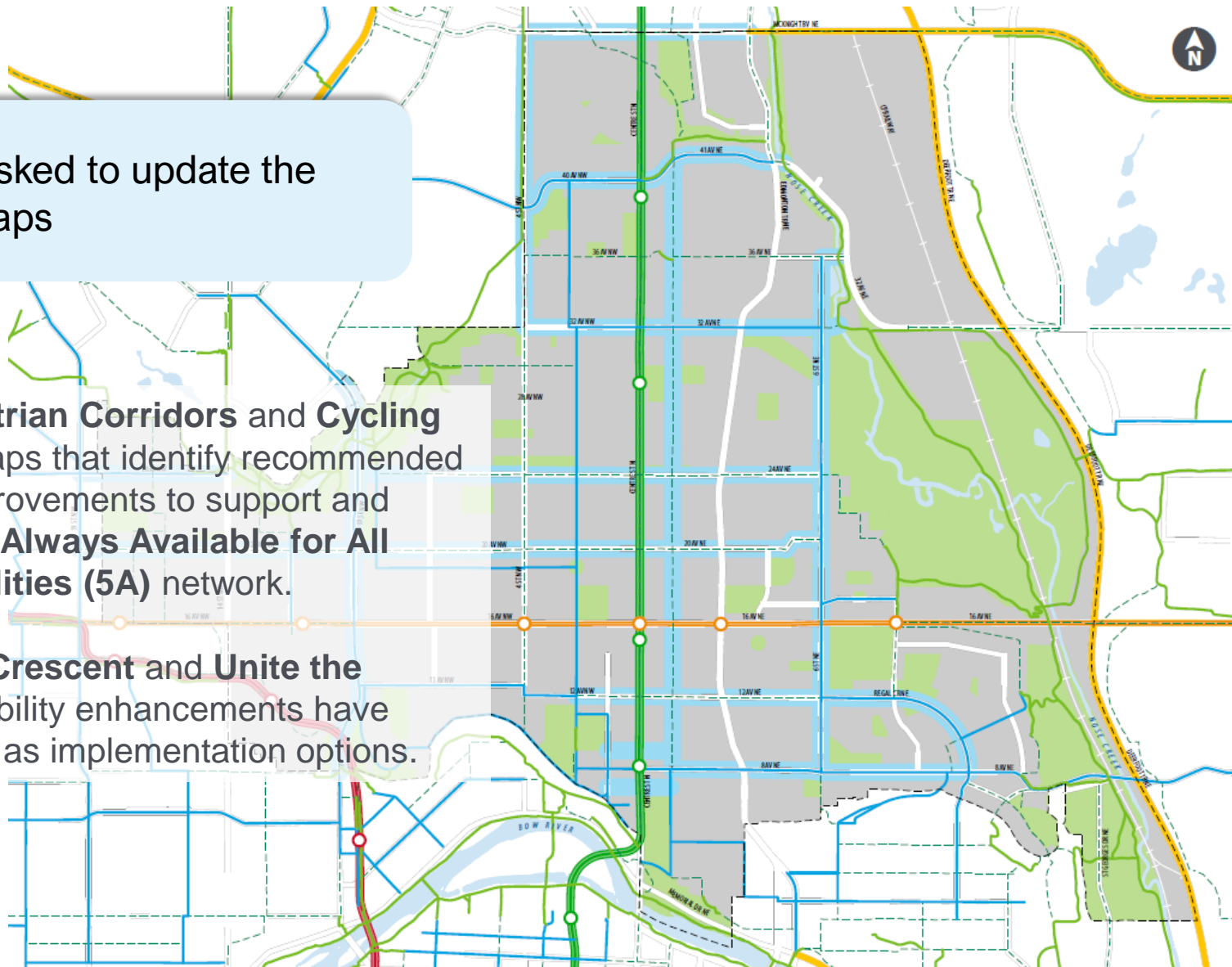
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MOBILITY:

We were asked to update the mobility maps

- **New Pedestrian Corridors and Cycling Network** maps that identify recommended mobility improvements to support and identify **The Always Available for All Ages & Abilities (5A) network**.
- **The Regal Crescent and Unite the Heights** mobility enhancements have been added as implementation options.



Map C2
Cycling Network

- Legend**
- Existing Pathway
 - Recommended Route per 5A network
 - Existing Bikeway
 - Recommended Cycling Network
 - Red Line LRT
 - Future Green Line LRT
 - MAX Orange
 - Skeletal Road
 - Parks, Civic and Recreation
 - Plan Area Boundary

TREE CANOPY:

We heard that we need stronger language for the urban tree canopy

- The plan has been updated to strengthen language around improved **tree maintenance and life cycling**.

MOTION ARISING:

- Administration reviewing policy options, legal considerations, engagement considerations, and resource requirements to support the retention/replacement of trees on private lands. Reporting back Q4 2022.

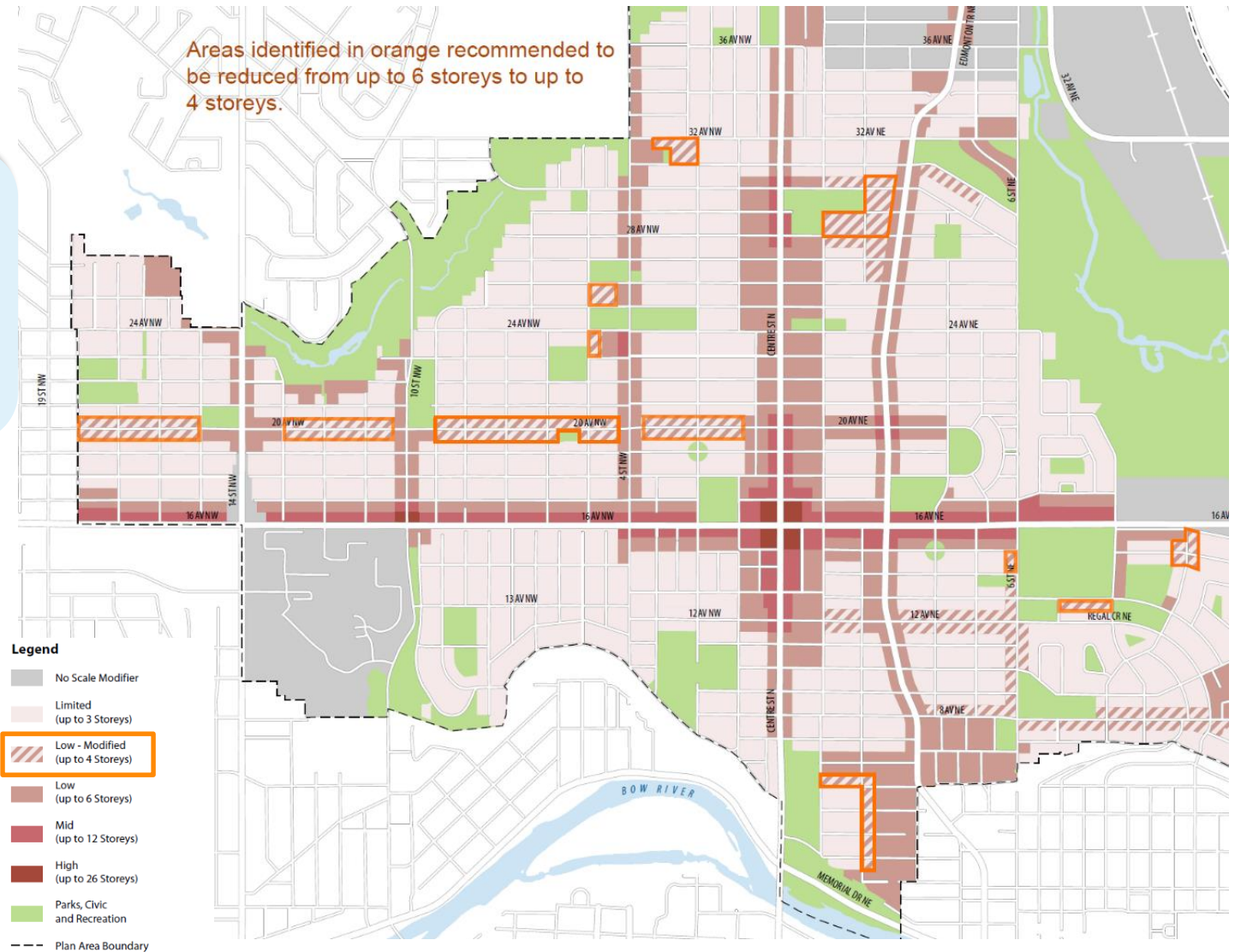




ADMINISTRATION RECOMMENDATION:

We heard at the public hearing that residents want further refinements to building scale

- **Reduce the building scale** in the areas identified in orange to the Low-Modified scale category.



Report Recommendations

That Council:

1. Give FIRST READING to Proposed Bylaw 18P2020, the proposed North Hill Communities Local Area Plan (Attachment 3);
2. Amend Proposed Bylaw 18P2020, as outlined in Attachment 4;
3. WITHHOLD second and third readings of Proposed Bylaw 18P2020 until the North Hill Communities Local Area Plan, as amended, has been approved by the Calgary Metropolitan Region Board; and
4. Following third reading of the Proposed Bylaw 18P2020:
 - i. RESCIND, by resolution, the Centre Street North Special Study and the North Bow Special Study; and
 - ii. REPEAL, by bylaw, the North Hill Area Redevelopment Plan, Crescent Heights Area Redevelopment Plan, Winston Heights-Mountainview Area Redevelopment Plan and 16 Avenue North Urban Corridor Area Redevelopment Plan.



Questions

