

# PUD2021-0030 North Hill Communities Local Area Plan January 2021 Report

Item # 8.2.2

Planning & Development Report to  
SPC on Planning and Urban Development  
2021 January 13

ISC: UNRESTRICTED  
PUD2021-0030  
Page 1 of 7

## North Hill Communities Local Area Plan

### **RECOMMENDATION(S):**

That the Standing Policy Committee on Planning and Urban Development:

1. Postpone this report to the 2021 February 3 SPC on Planning and Urban Development for further discussion; and
2. Recommend at the 2021 February 3 SPC on Planning and Urban Development, that Council:
  - a. Hold a Public Hearing at the 2021 March 22 Combined Meeting of Council:
    - i. Give FIRST READING to the proposed bylaw, the proposed North Hill Communities Local Area Plan (Attachment 3); and
    - ii. WITHHOLD second and third readings of the proposed bylaw until the North Hill Communities Local Area Plan has been approved by the Calgary Metropolitan Region Board.
  - b. Following third reading of the proposed bylaw, the proposed North Hill Communities Local Area Plan:
    - 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-Mountview Area Redevelopment Plan, and 16 Avenue North Urban Corridor Area Redevelopment Plan.

Approval: **Stuart Dalgleish** concurs with this report. Author: **Troy Gonzalez**  
City Clerks: **J. Palaschuk**

Item # 8.2.2

Planning & Development Report to  
SPC on Planning and Urban Development

ISC: UNRESTRICTED  
PUD2021-0030  
Page 2 of 7

**North Hill Communities Local Area Plan**

---

**RECOMMENDATION OF THE STANDING POLICY COMMITTEE ON PLANNING  
AND URBAN DEVELOPMENT, 2021 FEBRUARY 03:**

That Council:

1. Give FIRST READING to Proposed Bylaw 18P2020, the proposed North Hill Communities Local Area Plan (Attachment 3); and
2. WITHHOLD second and third readings of Proposed Bylaw 18P2020 until the North Hill Communities Local Area Plan has been approved by the Calgary Metropolitan Region Board.
3. Following third reading of the proposed bylaw, the proposed North Hill Communities Local Area Plan:
  - 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-Mountview Area Redevelopment Plan, and 16 Avenue North Urban Corridor Area Redevelopment Plan.

Opposition to Recommendation:

Against: Councillor Farkas

Excerpt from the Minutes of the 2021 January 13 Regular Meeting of the Standing Policy Committee on Planning and Urban Development:

“Moved by Councillor Farrell

That with respect to Report PUD2021-0030, the following be approved:

That the Standing Policy Committee on Planning and Urban Development:

1. Postpone this report to the 2021 February 3 Standing Policy Committee on Planning and Urban Development for further discussion; and
2. Recommend at the 2021 February 3 Standing Policy Committee on Planning and Urban Development, that Council:
  - a. Hold a Public Hearing at the 2021 March 22 Combined Meeting of Council:
    - i. Give FIRST READING to the proposed bylaw, the proposed North Hill Communities Local Area Plan (Attachment 3); and
    - ii. WITHHOLD second and third readings of the proposed bylaw until the North Hill Communities Local Area Plan has been approved by the Calgary Metropolitan Region Board.
  - b. Following third reading of the proposed bylaw, the proposed North Hill Communities Local Area Plan:

Approval: Stuart Dalgleish. Author: Troy Gonzalez  
City Clerks: J. Palaschuk

Item # 8.2.2

Planning & Development Report to  
SPC on Planning and Urban Development

ISC: UNRESTRICTED  
PUD2021-0030  
Page 3 of 7

### North Hill Communities Local Area Plan

- 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-Mountview Area Redevelopment Plan, and 16 Avenue North Urban Corridor Area Redevelopment Plan.

For: (7) Councillor Gondek, Councillor Farrell, Councillor Carra, Councillor Demong,  
Councillor Keating, Councillor Sutherland, and Councillor Woolley

Against:  
(1) Councillor Farkas

**MOTION CARRIED”**

### HIGHLIGHTS

- The North Hill Communities Local Area Plan (Plan), along with the Guidebook for Great Communities (PUD2021-0015), is a key component of the Next Generation Planning System and sets the foundation for modernizing the City's approach to local area planning.
- What does this mean to Calgarians? The Plan sets out a comprehensive planning vision and set of policies to guide future growth and change in the nine residential communities and Greenview Industrial area that comprise the North Hill Communities.
- Why does this matter? Calgary's economic recovery requires that the City be nimble, progressive and provide certainty to communities and the market. The North Hill Local Area Plan will provide stability for residents, reduce time required for planning applications, and have fewer site-specific applications.
- The Plan is the first project to pilot the multi-community planning approach, a new approach for planning multiple communities at the same time in a way that leverages the connections and shared assets between them.
- The Plan updates and removes duplicate and outdated policies and implements the goals, objectives and policies of the Municipal Development Plan (MDP) by enabling more compact, sustainable, and complete communities.
- The Plan sets out a land use framework that will realize development and investment around the future Green Line Light Rail Transit (LRT) station ensuring greater numbers of people can live and work in close proximity to this major piece of transit infrastructure.
- The Plan was referred back to Administration in 2020 July 27 (PUD2020-0739 North Hill Communities Local Area Plan Referral for Additional Direction) for revisions to ten items as well as to align with concurrent revisions to the Guidebook including to the urban form classification system.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods
- Background and Previous Council Direction is included as Attachment 1.

Approval: Stuart Dalgleish. Author: Troy Gonzalez  
City Clerks: J. Palaschuk

Item # 8.2.2

Planning & Development Report to  
SPC on Planning and Urban Development

ISC: UNRESTRICTED  
PUD2021-0030  
Page 4 of 7

## **North Hill Communities Local Area Plan**

---

### **DISCUSSION**

The Plan is part of a group of interconnected planning initiatives which work together under Next Generation Planning– meeting the goals of the Municipal Development Plan/Calgary Transportation Plan and successfully planning for 2 million people. The Plan is one implementable policy towards planning a great Calgary. See Attachment 2 for an overview of the Next Generation Planning system.

Since 2020 July Council, Administration has worked with targeted external stakeholders to revise the Plan in response to Council's direction. That direction included ten specific items which are provided below, with more detailed descriptions and revisions included in Attachment 4:

- Alignment with the Guidebook for Great Communities;
- Alignment with the approved Green Line LRT;
- Additional local historical context and character;
- Better recognition and policies to protect the urban tree canopy;
- Identifying opportunities for placemaking and public realm improvements;
- Exploring parks and open space frontages;
- Identifying opportunities for additional commercial clusters, Neighbourhood Activity Centres, and mixed-use streets;
- Provisions for on-street parking;
- Identifying mobility corridors; and
- Including policies for improvements within road rights-of-way setbacks

Administration addressed the items by revising and adding new content and policies to several key sections of the Plan. The scope of work included working in parallel with the Guidebook team to test and apply the revised urban form categories and ensure policy alignment between the two documents. This work resulted in some of Council's direction being addressed through Guidebook revisions such as the parks and open space frontages, as well as greater clarity on expected mixed-use outcomes for neighbourhood urban form categories that apply on mixed-use streets throughout the Plan area. Both teams also worked together to visually align the documents which resulted in a new layout and images for the Plan.

Other significant changes made to the Plan include a new station area section that provides improved policy guidance for development around future Green Line LRT stations including minimum building heights in key areas. With the assistance of a local historian, more local historical context was added including better recognition of Indigenous history and historic urban development in the area. The Heritage Guideline Areas section was updated to identify historic neighbourhoods within the plan area and align with scheduled heritage policy tools work slated to begin in 2021. Policies for protecting the urban tree canopy were added, including a new urban forest implementation option that identifies tree canopy coverage targets for the plan area and measures to help achieve those.

To better identify opportunities for placemaking and public realm improvements, Chapter 3: Supporting Growth was rewritten to add eleven 'big moves' for supporting growth. This includes new strategic direction for investments and improvements in important parks, open spaces, and civic facilities such as Balmoral Circus, Crescent Heights Park, and Confederation Park as well as mobility improvements such as the Green Line LRT and pathways and cycling network.

Approval: Stuart Dalgleish. Author: Troy Gonzalez  
City Clerks: J. Palaschuk



Item # 8.2.2

Planning & Development Report to  
SPC on Planning and Urban Development

ISC: UNRESTRICTED  
PUD2021-0030  
Page 5 of 7

### **North Hill Communities Local Area Plan**

Finally, additional mobility policies and content were added to align the plan with the 5A network identified in the updated Calgary Transportation Plan as well as new policies for improvements within road rights-of-way setbacks. An action item was also included to review and revise the plan following key transportation studies in the area including the Green Line North Mobility Study and Notice of Motion for bylaw setbacks review with focus on considering on-street parking on Main Streets and activity centres.

#### **STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- Public Engagement was undertaken
- Public Communication or Engagement was not required
- Public/Stakeholders were informed
- Stakeholder or customer dialogue/relations were undertaken

Two series of engagement sessions were held with targeted stakeholders to present and gather feedback on the Plan revisions. The stakeholders included 'alumni' from the North Hill Communities Working Group, community associations, business improvement areas, and industry representatives. The first sessions were held in 2020 September and October where Administration reviewed draft revisions with stakeholders and discussed and gathered input for consideration. Feedback from these sessions informed subsequent revisions to the Plan. In 2020 December, follow-up sessions were held to present further revisions to the Plan, outline key themes heard from the previous sessions and how the feedback was incorporated or not, and provide a final opportunity for comments. Feedback gathered from both series of engagement sessions informed the proposed Plan included in this report. Attachment 5 summarizes and provides more information on the engagement undertaken as part of this work.

#### **Calgary Planning Commission (CPC) workshop**

On 2020 November 5, Administration had a closed session workshop with members of the Calgary Planning Commission to review draft revisions to the Plan. Commissioners were supportive of the changes and provided a range of comments that informed subsequent revisions. Attachment 6 provides a summary of key themes from that session as well as Administration's response.

#### **IMPLICATIONS**

##### **Social**

The Plan establishes a long-term vision for accommodating growth and change in the North Hill Communities with the goal of creating more diverse and equitable communities for Calgarians. By providing for varied housing and business opportunities, people can choose to live and operate businesses in the North Hill Communities regardless of income, cultural background, gender or age.

##### **Environmental**

The Plan enables more compact, sustainable, complete communities. This includes providing opportunities for a greater number of people to live, work, and play in proximity to varied mobility options including walking, cycling, and transit. The Plan promotes climate resiliency through

Approval: Stuart Dalgleish. Author: Troy Gonzalez  
City Clerks: J. Palaschuk

Item # 8.2.2

Planning & Development Report to  
SPC on Planning and Urban Development

ISC: UNRESTRICTED  
PUD2021-0030  
Page 6 of 7

### **North Hill Communities Local Area Plan**

---

policies requiring exploration of renewable and low-carbon technologies for large comprehensive planning sites as well as development policies for sites in the Nose Creek sub-watershed. Council directed revisions to the Plan also include additional policies and direction to protect and grow the urban tree canopy.

#### **Economic**

Economic recovery and attracting new businesses are critical to Calgary being able to provide for diverse communities, varied housing choices, investment opportunities and growth. The Plan will provide for greater development certainty, economic investment, and housing options throughout the North Hill Communities. This will not only help support existing businesses and attract new businesses along the area's four Main Streets but also help facilitate investment and development to support the Green Line LRT and Bus Rapid Transit (BRT) in the area. Calgary's recovery requires that the City be nimble and progressive so that we can continue to evolve with our development sector, reduce time required for planning applications, and have fewer site-specific applications. The Plan represents a necessary step towards realizing those goals and providing modern, streamlined policy that will create a more inclusive and equitable city that retains and attracts residents and businesses.

#### **Service and Financial Implications**

No anticipated financial impact

#### **RISK**

There are several risks should the Plan not be approved. As a pilot-project for the multi-community planning approach and a key implementation tool for other projects within the Next Generation Planning System, further delays or failure to approve the Plan would mean Administration may have to re-evaluate the Next Generation Planning program and particularly the future of local area plans. Developing heritage policy tools for the North Hill Communities, as directed by Council, for the Heritage Conservation Tools and Incentives would similarly be impacted, particularly in the North Hill Communities area. Finally, there could also be impact to developing and alignment of the two-year pilot tax-uplift funding tool for growth-related investment in the public realm and local infrastructure approved as part of the Established Areas Growth and Change Strategy for the North Hill Communities.

#### **ATTACHMENTS**

1. Previous Council Direction, Background
2. Next Generation Planning System
3. **Proposed Bylaw 18P2020**
4. Council Direction and Plan Revisions Summary
5. Engagement Summary Report
6. Calgary Planning Commission Review - Administration Follow-up
7. Public Submissions to the 2021 January 13 SPC on Planning and Urban Development
8. Public Submissions to the 2021 February 03 SPC on Planning and Urban Development
9. **Additional Public Submissions**

Approval: Stuart Dalgleish. Author: Troy Gonzalez  
City Clerks: J. Palaschuk

Item # 8.2.2

Planning & Development Report to  
SPC on Planning and Urban Development

ISC: UNRESTRICTED  
PUD2021-0030  
Page 7 of 7

**North Hill Communities Local Area Plan**

---

Department Circulation

General Manager	Department	Approve/Consult/Inform
Stuart Dalglish	Planning & Development	Approve

Approval: Stuart Dalglish. Author: Troy Gonzalez  
City Clerks: J. Palaschuk

# Previous Council Direction, Background

## Context

---

The North Hill Communities Local Area Plan (Plan) is a long-range, statutory planning policy (Area Redevelopment Plan) that sets out the future vision, objectives, and development policies for supporting growth and change in the communities of Capitol Hill, Crescent Heights, Highland Park, Mount Pleasant, Renfrew, Rosedale, Thorncliffe-Greenview (south of McKnight Boulevard N), Tuxedo Park, Winston Heights-Mountview, and the Greenview Industrial area. Located just north of the Bow River and Downtown, these communities are collectively known as the North Hill Communities. The Plan takes a multi-community approach to local area planning that recognizes and builds upon the shared assets and features that connects these communities including infrastructure, recreational amenities, public parks and open spaces, Main Streets, corridors, Activity Centres, and the future Green Line LRT.

The project launched in 2018 September and since then Administration has worked together with area stakeholders to create a future vision and policies for how land can be used and developed – building on the vision, goals, and policies of the Municipal Development Plan (MDP) and proposed Guidebook for Great Communities (Guidebook).

Both the Plan and the Guidebook were presented to the Standing Policy Committee for Planning & Urban Development on 2020 March 4 and while at the time the Committee recommended that both policy plans be approved following a public hearing of Council, some stakeholders and councillors raised concerns with the plans as presented. As a result, on 2020 July 27 Council directed Administration to undertake revisions to plans to address the outstanding concerns (see Attachment 4 for more detailed information).

## Previous Council Direction

---

The following table summarizes Council direction to Administration for the North Hill Communities Local Area Plan.

PUD2021-0030  
Attachment 1

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
7/27/2020	PUD2020-0739	Referral for Additional Direction Council directed Administration to revise the proposed North Hill Communities Local Area Plan, in conjunction with revisions to the Guidebook for Great Communities and return to Council no later than 2021 January.
6/15/2020	PUD2020-0164	Referral for Further Direction Council referred the Guidebook for Great Communities (PUD2020-0207) and the North Hill Communities Local Area Plan (PUD2020-0164) back to Administration for further work, to return to the 2020 July 15 Standing Policy Committee for Planning and Urban Development for further direction.
3/16/2020	C2020-0390	Covid-19: Corporate Response Update (Verbal) Council approved the COVID-19 City of Calgary Governance Structure and authorized, through the City Manager and appropriate General Manager, to defer any Council and Committee reports due in Q1 or Q2 2020 to Q4 or a later date without further Council approval.
3/4/2020	PUD2020-0164	New Policy: North Hill Communities Local Area Plan The Standing Policy Committee for Planning and Urban Development recommended that Council hold a Public Hearing at the 2020 April 27 Combined Meeting of Council and give first reading to the proposed North Hill Communities Local Area Plan and withhold second and third readings of the Plan until it has been approved by the Calgary Metropolitan Region Board. Following third reading the Committee recommended rescinding, by resolution, the Centre Street North Special Study, the Highland Village Green Design Guidelines, and the North Bow Special Study, and repeal, by bylaw, the North Hill Area Redevelopment Plan, Crescent Heights Area Redevelopment Plan, Winston Heights-Mountview Area Redevelopment Plan, and 16 Avenue North Urban Corridor Area Redevelopment Plan.
1/15/2020	PUD2020-0016	City Planning and Policy 2020 Workplan The North Hill Communities Local Area Plan was included in the 2020 policy workplan which was received for information by Council.
2/6/2019	PUD2019-0145	City Planning and Policy Priorities 2019 The North Hill Communities Local Area Plan was included in the 2019 policy workplan which was received for information by Council.

Page 2 of 3

ISC:UNRESTRICTED

PUD2021-0030  
Attachment 1

7/15/2019	PUD2018-0819	<p>Motion Arising</p> <p>Council directed Administration to include policy in the North Hill Communities Local Growth Planning Initiative that acknowledges the existence of a restrictive legal caveat affecting parcels within Capitol Hill, and that addresses the misalignment between the caveat and the objectives of the future Area Redevelopment Plan.</p>
5/7/2018	PUD2018-0347	<p>Local Growth Planning North Central Green Line Communities</p> <p>Council Directed Administration to undertake local area planning for the North Central Green Line Communities (the North Hill Communities) and report back through the SPC on Planning and Urban Development no later than Q4 2019. PUD2018-0347 consolidated previous Council direction to undertake local area planning for Highland Park (CPC2017-0521), Mount Pleasant, Tuxedo Park, and Crescent Heights (NM2017-29) and the Main Street Implementation Plan (PUD2017-0241). Council also directed, through a Motion Arising, that Administration investigate the inclusion of the lands south of McKnight Blvd between 4 Street NW and Edmonton Trail NE into the plan area.</p>

## Next Generation Planning System

### Planning Calgary Now and for the Next Generation

We're changing the way we plan our city through what we call **Next Generation Planning**. Initiated in 2019, this new way of planning makes sure our citizens, and the people who move to and invest in Calgary, can make a great life and a great living in our city. It's a better way to plan our future. Next Generation Planning:

- allows The City to be more fiscally responsible, giving better value to citizens, over a longer period of time
- supports our existing communities to be vibrant and successful for decades to come
- allows for closer working relationships with our citizens

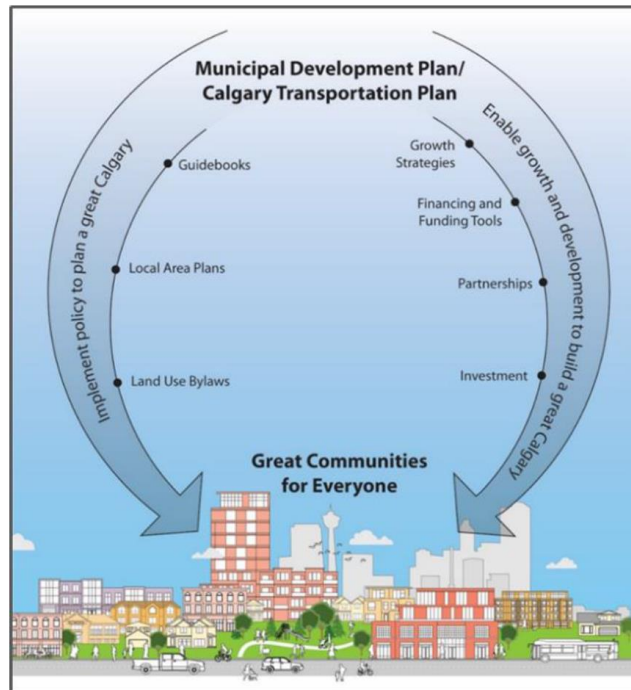
Currently, made up of nine initiatives, Next Generation Planning helps us carry out the policies and meet the goals in our Municipal Development Plan and Calgary Transportation Plan (MDP/CTP). It:

- provides a coordinated and clear planning system for the whole city
- modernizes our planning and development approach
- updates and simplifies policy to meet the MDP and CTP
- creates a better toolbox to allow for development and investment in Calgary

### Calgary has momentum

Calgary is building on the success of the past ten years from the investments we've made in our city. We've improved the way people can move around Calgary, by growing our primary public transit network and adding new and more transportation options. We're constructing our Main Streets and are providing a better mix of housing and amenity options for our citizens.

These nine Next Generation Planning initiatives will work together with existing policies. The goal is to plan a great Calgary that will enable growth and development so we can continue building a great city.



## Next Generation Planning Initiatives

### Calgary's LONG-RANGE VISION

1. **Planning our city for 2 million people-** The **Municipal Development Plan** and **Calgary Transportation Plan** are our vision, with goals and policies to make sure we're successful.

### Our approach to PLAN A GREAT CALGARY

2. **Planning communities for people and their activities-** The **Guidebook for Great Communities** will make it easier for a person to find a place to live and grow in any community, regardless of stage of life, income or age. It allows communities to offer more types of housing, shops and service options, closer to where people live.
3. **Planning future development and growth in our communities-** We're creating **Local Area Plans** to guide future development, growth, reinvestment and renewal in Calgary's communities.
4. **Planning the different types of development in communities-** Renewing the **Land Use Bylaw** positions it to better guide how a building is designed, a site is laid out and landscaped, and what types of businesses or activities can happen at buildings or sites.
5. **Protecting Calgary's past, for our future-** Our **Heritage Conservation Incentives and Programs** include tools and grants that encourage property owners to designate and conserve historical properties and spaces.

### Our approach to enable BUILDING A GREAT CALGARY

6. **Supporting growth in Calgary's existing, new and industrial communities**
  - o The **Established Area Growth and Change Strategy** guides investments, creates financial tools to allow growth, and attracts private investment to our communities.
  - o The **New Community Growth Strategy** aligns planning policy, market demand, and service needs with City budgets, so our newest communities are successful now and in the future.
  - o The **Industrial Area Growth Strategy** will further support diversifying our city's economic growth and strengthen this city as an inland port and distribution centre for western Canada.
7. **Funding new growth in Calgary-** The **Off-Site Levy** and **Centre City Levy** help pay for new services, like water and sanitary trunks, roads, libraries and fire halls in our existing and new communities.
8. **Making Calgary's streets more attractive for investment and places to gather-** Our **Main Streets Program** is improving 24 of Calgary's streets to celebrate community character, encourage business development, create a vibrant destination, and improve public health.
9. **People living and working closer to Calgary's transit network-** Implementing the **Transit Oriented Development Program** means more people will live, work and shop within walking distance to our transit network. It's an easy and economical way of living and travelling in our city.



# PROPOSED

PUD2021-0030  
ATTACHMENT 3

## BYLAW NUMBER 18P2020

### BEING A BYLAW OF THE CITY OF CALGARY TO ADOPT THE NORTH HILL COMMUNITIES LOCAL AREA PLAN (PUD2021-0030)

\*\*\*\*\*

**WHEREAS** Section 634 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended, enables a municipal council to pass bylaws adopting area redevelopment plans to control the preservation, rehabilitation, redevelopment, and improvement of lands and improvements within designated areas of the municipality;

**AND WHEREAS** it is deemed desirable to implement an Area Redevelopment Plan for the North Hill;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

1. This Bylaw may be cited as the "North Hill Communities Local Area Plan Bylaw."
2. The pages numbered 1 to 70 inclusive, of the document entitled "North Hill Communities Local Area Plan" attached to this Bylaw as Schedule "A" are hereby adopted as an area redevelopment plan pursuant to Section 634 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended.
3. The following bylaws are hereby repealed:
  - (a) Bylaw 7P99, the North Hill Area Redevelopment Plan Bylaw;
  - (b) Bylaw 17P96, the Crescent Heights Area Redevelopment Plan Bylaw;
  - (c) Bylaw 20P2006, the Winston Heights-Mountview Area Redevelopment Plan Bylaw; and
  - (d) Bylaw 24P2017, the 16 Avenue North Urban Corridor Area Redevelopment Plan Bylaw.

# PROPOSED

BYLAW NUMBER 18P2020

4. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

BYLAW NUMBER 18P2020

SCHEDULE "A"



# North Hill Communities

Local Area Plan



# PROPOSED

BYLAW NUMBER 18P2020

## Publishing Information

**Title**  
North Hill Communities Local Area Plan

**Author**  
The City of Calgary

**Status**  
PROPOSED - 2021 - January 1

**Additional Copies**  
The City of Calgary  
Deo-Ris 8, nh-4, 11111 17th Avenue NE, Suite 100  
Inspire, Leisure and Parks Services  
PO Box 2100, Station RW, Mail Code: 8115  
Calgary, AB T2P 2K7

**Phone**  
311 or City of Calgary 403.267.2189

**Fax**  
403.268.4615

**calgary.ca**  
15-0001376



North Hill Communities Local Area Plan

# PROPOSED

BYLAW NUMBER 18P2020



# PROPOSED

BYLAW NUMBER 18P2020

## Contents

### 1

#### Visualizing Growth 5

- 1.1 Introduction 6
- 1.2 North Hill Communities  
Vision and Goals 10
- 1.3 Community Context 15

### 2

#### Enabling Growth 25

- 2.1 Introduction 26
- 2.2 The Guidelines for Great Communities 27
- 2.3 Future Growth Concept 28
- 2.4 General Policies 33
- 2.5 Main Streets 35
- 2.6 Urban Main Streets 36
- 2.7 B-Signals and Main Streets 39
- 2.8 Transit Station Area 40
- 2.9 Community Activity Centres 44
- 2.10 Neighbourhood Activity Centres 45
- 2.11 Greenway Industrial 46
- 2.12 Heritage Architecture 46

### 3

#### Supporting Growth 53

- 3.1 Overview 54
- 3.2 Goals, Objectives and  
Implementation Options 55

# PROPOSED

BYLAW NUMBER 18P2020

## **4** Implementation and Interpretation 65

- 4.1 Policy Framework 66
- 4.2 Local Area Plan Interpretation 67
- 4.3 Local Area Plan Implementation Monitoring, Review and Amendments 69

## **A** Appendices 71

- Appendix A: Implementation Options 72
- Appendix B: Regional Context and Context Map 74
- Appendix C: Mobility 79
- Appendix D: Constraints 82

# PROPOSED

BYLAW NUMBER 18P2020

vi

North Hill Communities Local Area Plan



# PROPOSED

BYLAW NUMBER 18P2020

## North Hill Communities Local Area Plan

### Quick Reference Guide

The following is a quick reference guide to the **North Hill Communities Local Area Plan (Plan)**. Here you will find a summary of the Plan and its relationship to **The Guidebook for Great Communities (Guidebook)** and **The Municipal Development Plan (MDP)**.

The Plan and the Guidebook must be read together. The Guidebook provides the foundational framework and policies for creating great communities while the Plan offers additional local-specific guidance.



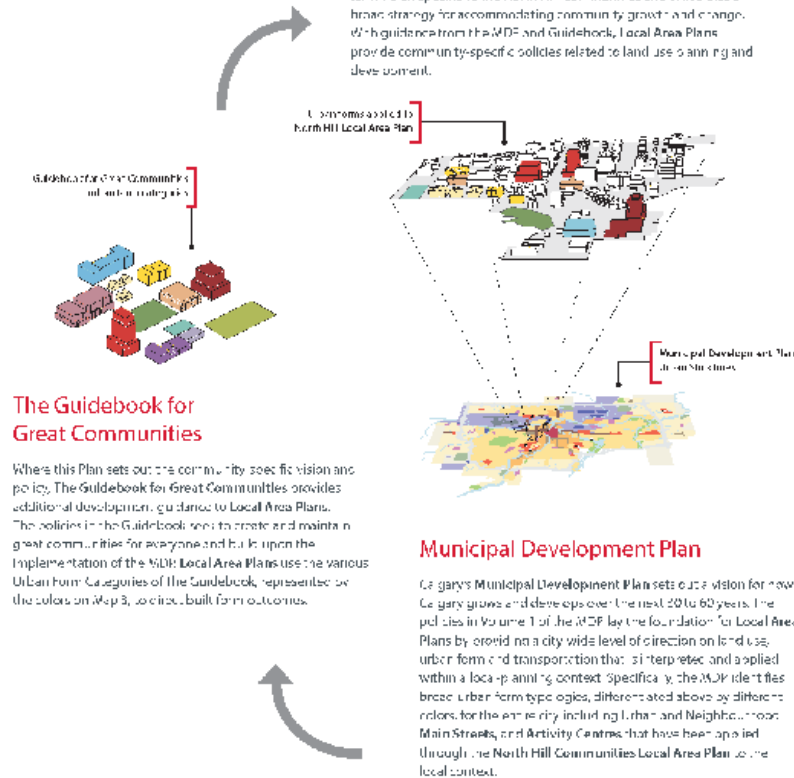
# PROPOSED

BYLAW NUMBER 18P2020

## Policy Relationship

### The North Hill Communities Local Area Plan

The North Hill Communities Local Area Plan provides the long-term vision specific to the North Hill Communities and articulates a broad strategy for accommodating community growth and change. With guidance from the MDP and Guidebook, Local Area Plans provide community-specific policies related to land use planning and development.



# PROPOSED

## BYLAW NUMBER 18P2020

### How to use this Plan and the Guidebook

The following provides a summary of how everyone from the public to a developer can best use this document. Key content of the Plan is summarized below along with references to applicable sections of the Guidebook that apply to the North Hill Communities and must be read along with this Plan.

#### Chapter 1: Visualizing Growth

Chapter 1 of the Plan contains contextual information on the Plan vision and core ideas that support this vision. The vision and community context guide the application of this Plan and will continue to direct planning and development in the North Hill Communities through implementation of the policies. Users of this Plan should also review Chapter 1 of the Guidebook which provides the overarching goals and principles for Great Communities. See Guidebook Chapter 1.

#### Chapter 2: Enabling Growth

To achieve the vision and core ideas of Chapter 1, Chapter 2 of the Plan sets out the Future Growth Concept for the North Hill Communities. The Plan utilizes the tools and framework from the Guidebook and specifically applies the urban form categories, scale modifiers and additional policy guidance as well as related built form, development and general policies to the local context.

#### Urban Form Categories

Map 3 of the Plan applies the urban form categories of the Guidebook and should be used as a starting point when determining what general function and activity level is envisioned for a specific area. Readers should review the Guidebook which provides further detail and applicable policies that apply to this Plan. See Guidebook Chapter 2.

#### Scale Modifiers

Scale modifiers are used to complement an urban form category to provide additional policy for specific locations. Information on which scale modifiers have been applied to a parcel of land can be found on Map 3 and Map 4 of the Plan. Readers must review Chapter 2 of the Guidebook which provides additional details and applicable policies that apply to this Plan. See Guidebook Chapters 2.

#### Development Policies

The Plan and the Guidebook provide general and specific policies that apply on the plan-wide or site-specific basis. This Plan provides general policies as well as policies specific to Main Streets, transit station areas, Activity Centres and the Greenview Industrial Area. The Guidebook also contains built form policies, development policies and general policy in Chapter 3. See Guidebook Chapter 3.

#### Chapter 3: Supporting Growth

Chapter 3 of this Plan identifies specific objectives and implementation options for supporting growth and change within the North Hill Communities. This Chapter is intended to set out high-level strategic direction to inform how investments in the Plan areas are made to support the Future Growth Concept. This Chapter builds upon policies and direction provided in Chapters 2 and 4 of the Guidebook. See Guidebook Chapters 2 and 4.

# PROPOSED

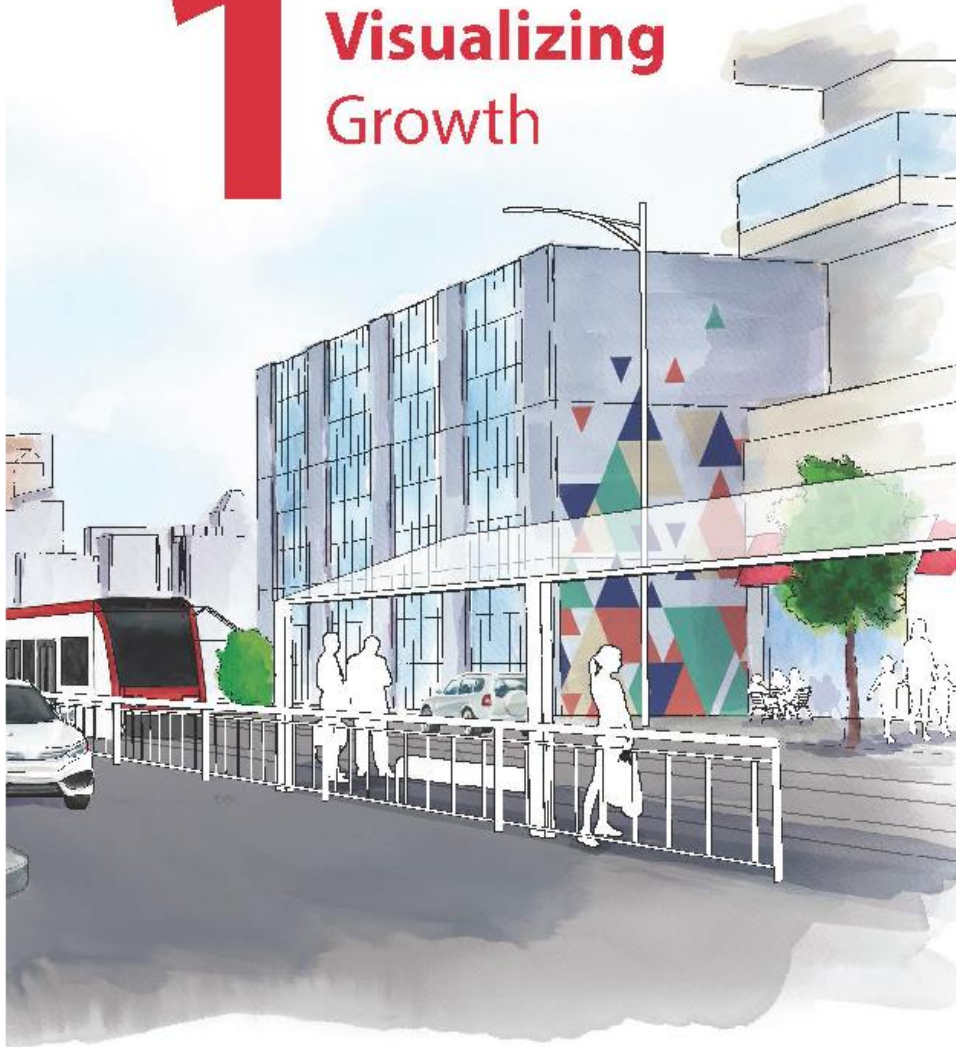
BYLAW NUMBER 18P2020



# PROPOSED

BYLAW NUMBER 18P2020

# 1 Visualizing Growth



# PROPOSED

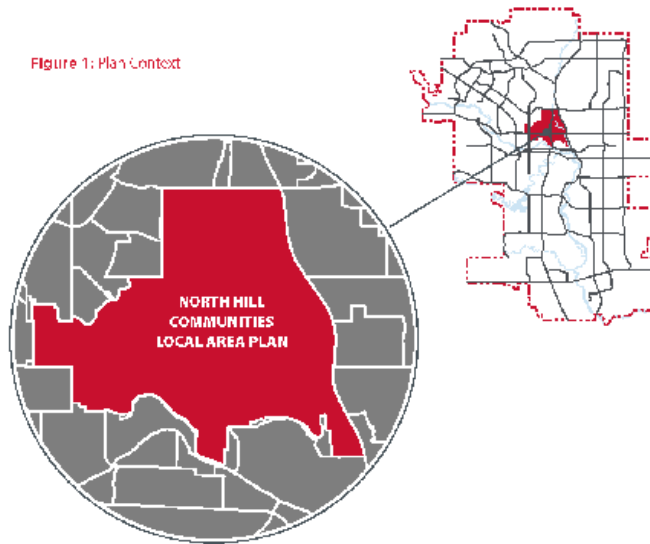
BYLAW NUMBER 18P2020

## 1.1 Introduction

The **North Hill Communities Local Area Plan (Plan)** is a long-range statutory land development plan that sets out the future vision, objectives and development policies for supporting growth and change in the communities of Capitol Hill, Crescent Heights, Highland Park, Mount Pleasant, Newfrew, Kossidele, Thorncliffe-Greenview (south of McKnight Boulevard), Luxado Park, Winston Heights-Mountview and the Greenview Industrial area. Located east north of the Bow River and Downtown, these communities are collectively known as the North Hill Communities (Figure 1: Plan Context). The Plan takes a multi-community approach that recognizes and builds upon the shared assets and features that connect these inner-city established communities including infrastructure, recreational amenities, public parks and open spaces, Main Streets, corridors, transit station areas and Activity Centres.

Realizing the Plan's vision will depend on several factors such as population growth, economic considerations and development trends. The Plan is meant to be updated periodically as development and change occur.

Figure 1: Plan Context





# PROPOSED

BYLAW NUMBER 18P2020



# PROPOSED

BYLAW NUMBER 18P2020





# PROPOSED

BYLAW NUMBER 18P2020

## 1.2 North Hill Communities Vision and Core Ideas

Building upon principles and goals set out in *The Guidebook for Great Communities* and community input, the North Hill Communities Local Area Plan establishes a vision for how growth will be accommodated in the future.

### Vision

The North Hill Communities will accommodate a diverse population by providing varied housing options focused around a collection of **Main Streets, Activity Centres**, civic facilities, parks and open spaces. The North Hill Communities will be well-integrated with local and city-wide mobility networks allowing people of all ages and abilities safe and accessible ways to get around. The North Hill Communities will continue to evolve and grow through high-quality people-focused design building upon their history as among the best communities to live in Calgary.



# PROPOSED

## BYLAW NUMBER 18P2020

### Core Ideas

The following Core Ideas were developed through the engagement process and were used to shape the policies and guidelines in Chapters 2 and 3 of this Plan.



Facilitate the continued development of Centre Street NE direction, Hill, 16 Avenue NE and 4 Street NE into vibrant mixed-use Main Streets that are supported by diverse housing options on tree-lined streets and an enhanced public realm.

Build on and strengthen existing neighbourhood shops and community amenities, outside of the four Main Streets with a focus on those located on 20 Avenue NE.



Enable the creation of housing that fosters accessibility and diversity among people, ages, incomes and household types.

Support the ongoing vitality of Greenview Industrial and its role as an important employment and innovation area that integrates with the surrounding residential communities and provides high-quality mobility connections.



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 both within and outside the North Hill Communities.

Encourage resilience in the built environment that allows a adaptability to a changing society, economy, and climate.



Recognize and enhance the civic facilities, parks and open spaces, watershed and natural systems, including Fries Creek, escarpments, and the urban forest, in the North Hill Communities and improve the connections between them.

Celebrate the history of the North Hill Communities as some of Calgary's earliest neighbourhoods and respect the area's heritage assets.





# PROPOSED

BYLAW NUMBER 18P2020



13

# PROPOSED

BYLAW NUMBER 18P2020

## 1.3 Community Context

### History

Calgary is located on the traditional territories of the people of Treaty 7. This includes the Blackfoot Confederacy, made up of the Siksika, Piikani, and Kainai First Nations; the Îlethka Nakoda (Woodsy) First Nations, comprised of the Chiniki, Bearspaw, and Wesley First Nations; and the Tsuut'ina First Nation. Calgary is also homeland to the historic Northwest Métis and to Métis Nation of Alberta, Region 3.

For more than 11,000 years, the confluence of the Bow and Elbow rivers has been important for Indigenous peoples. The escarpment overlooking these rivers, the North Hill, is located along an ancient north-south corridor known as the Old North Trail, where Indigenous peoples have lived, loved, raised families, traveled and traded. With its sheltering river flats, plentiful food and water, and warm Chinook winds in the winter, the Calgary area was a preferred seasonal campsite.

As a permanently settled place, Calgary began in 1875 as a North-West Mounted Police post. By the time the Canadian Pacific Railway (CPR) arrived in 1883, Calgary had developed as an unincorporated settlement on the future site of the Inglewood neighbourhood. The CPR laid out a new townsite on its own property – what is now downtown – and the settlement moved west at the beginning of 1884. Calgary was incorporated as a town later that year, and in 1894 it became a city.

Before two large annexations added considerably to Calgary's footprint in 1957 and 1910, the site of the future North Hill Communities lay outside the municipal boundaries. Beginning in the 1890s, the area was settled by homesteaders who obtained their farms through the Dominion Land Act. The open space of Fox Meadows is a remnant of that agricultural period. As late as the 1940s, it was the site of the east Mount Pleasant Dairy Farm.

The North Hill Communities area was also a transit corridor in the manner of the Old North Trail; the Calgary-Edmonton Trail became Calgary's Hellbore to the north in 1873. Asvered John McDougall cut a new path between Edmonton and his Methodist mission at Morley. The new trail was extended to Calgary in 1875, and its route was surveyed and finalized in 1886. It became known as Edmonton Trail to those travelling

north and as Calgary Trail to those travelling south, before the original wooden Langelvin bridge was completed in 1880. Travellers forded the Bow River or crossed by ferry. (The second, extant Langelvin bridge was completed in 1910 and was renamed Reconciliation Bridge in 2017).

Regular mail and stagecoach services began along the Calgary-Edmonton Trail in 1863. The trail's significance diminished in 1891 with the completion of the Calgary & Edmonton Railway, a CPR subsidiary. The new branch crossed through the future sites of Bonifex, Winston Heights-Mountview, and Greenway-The Central Area. Passenger service ended in 1985, but the line remains in use for freight service.

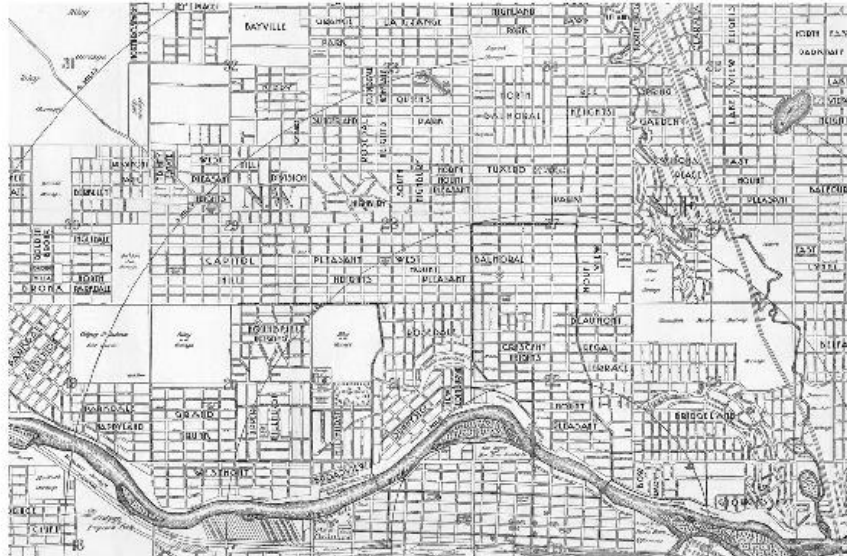
Early in the twentieth century, Calgary experienced an economic and population boom that soon transformed it into a regional wholesale and distribution centre. Speculators began purchasing farmland outside the city limits and registering subdivision plans. In 1906, Oscar S. Devenish then served as head for building the Devenish Apartments, an early Beltline landmark) acquired part of the future Capitol Hill site, and Archibald John McArthur registered the Crescent Heights subdivision.

The 1907 annexation gave Calgary a beachhead north of the Bow including portions of Crescent Heights and Bonifex south of 8 Avenue S. Though most of Crescent Heights lay outside the new city limits, McArthur promoted his subdivision, and he built the original Centre Street bridge that year as a private venture. In 1908, residents organized the Village of Crescent Heights, which had its own municipal council, school board, village constable, and volunteer fire brigade. Besides McArthur's subdivision, the village included



# PROPOSED

## BYLAW NUMBER 18P2020



Historical map of Calgary, Alberta, showing the city's layout and various neighborhoods.

portions of the future Mount Pleasant, Renfrew, Inglewood Park, and Winston Heights Municipalities. Before long, villagers petitioned for annexation to Calgary.

The 1911 annexation included a massive area that included the Village of Crescent Heights and the balance of the North Hill Communities area. The Calgary Municipal Railway, which had been inaugurated in 1909, was a key factor that accelerated and shaped early growth. Homebuilders gravitated toward areas close to streetcar routes, and streetcars made commercial uses feasible beyond the city centre. Early subdivisions clustered around the streetcar lines and shared similar features including grid street networks fronted with boulevard trees and landscaped yards.

Besides Capitol Hill and Crescent Heights, pre-First World War subdivisions included Mountview, Rosedale, and Inglewood Park, as well as the former subdivisions of Belwood which now lies within Inglewood Park. Brantmore and Royal Terrace (now part of Belwood), the original Mount Pleasant (now part of Crescent Heights), North Edmont (now Highland Park), Highbury (divided between Capitol Hill, Mount Pleasant, and Rosentown,

Pleasant Heights (divided between Capitol Hill and Mount Pleasant), and West Heights (divided between Greenview Industrial Park, Highland Park, and Winston Heights/Mountview). Some were developed while others remained lightly settled or speculative.

The city's pre-First World War boom ended in 1913, and Calgary grew modestly in the decades that followed. Its built area contracted in the 1920s through a City program that subsidized the cost of house-raising and encouraged property owners in outlying areas to swap their land for inner-city lots. After the Second World War, Calgary experienced significant urban growth supported by returning veterans, European immigration, government incentives, and the late-1940s oil boom. This resulted in new residential development both in established neighborhoods and new subdivisions such as Winston Heights and Hunchinville-Greenview.

Like Brantmore, Forest Lawn, Mission, and Montgomery, Crescent Heights is one of Calgary's few neighborhoods that was once an independent municipality. It remains a middle-class inner-city neighborhood bisected by the Centre Street commercial district and bounded

# PROPOSED

## BYLAW NUMBER 18P2020

to the north by 16 Avenue. Nearly two-dozen sites on the city's heritage inventory are located in Crescent Heights, including Crescent Heights Senior High School, a Collegiate Gothic landmark built in 1928, and several tree-lined boulevards that reflect the influence of the City Beautiful Movement. The Crescent Heights Community Association was organized in 1947 and revived in 1971 after a period of inactivity.

Luxedo Park was subdivided in 1911, and its developer secured a street railway line through an agreement with The City. The developer provided a park, complete with bandstand and gardens, as the streetcar terminus. The Luxedo Park Community Association, established by 1925 and one of the oldest such organizations in the city, later built its community hall in that park.

The southern half of the present district began as Belmont, which included in its design one of only two known historic car uses in Calgary; the other was in Beaumont, which now lies within Ranfrew. An alumnus of the City Beautiful Movement, a circus is an intersection with four separate quadrants that join together to make up a landscaped circle. While the Beaumont Circus served primarily as a traffic circle until 1945, it along with the Balmoral Circus provided manicured landscaped spaces within these two early neighbourhoods. Historic buildings in the neighbourhood include the Anglican Church of Calgary (built as Crescent Heights Methodist in 1908, when this was part of the Village of Crescent Heights), a set of worker cottages on 20 Avenue NW, and Belmont School, an Edwardian Classical landmark built of sandstone in 1914.

Capital Hill comprises the original subdivision by that name located west of 14 Street, subdivided in 1913, and

part of Pleasant Heights (east of 14 Street, subdivided in 1907). Some development took place in the 1920s, but it took until the 1950s for intensive residential development. Capital Hill Cottage School, built in 1912, is a neighbourhood landmark. Development of Capital Hill Park began in 1937, and the sprawling Confederation Park opened in 1967. The Capital Hill Community Association was established in 1948.

Development began in Mount Pleasant around 1912, and its historic landmarks include two schools from 1913, the sandstone King George School and the smaller Arts and Crafts style North Mount Pleasant School, which was converted into an arts centre in 1988. The Mount Pleasant Community Association was founded in 1959. Confederation Park traverses the north-west part of the neighbourhood.

Ranfrew was originally subdivided as Beaumont and Fagol Terrace, and its southern portion originated as part of Bridgeland. Stanley Jones Elementary School, a Classical Revival sandstone building, has been a landmark since 1913. The area north of the school lay undeveloped until 1929, when it became the site of the Calgary Municipal Airport, then called Equally as the Stanley Jones Airport. It was replaced a decade later by a superior facility that was eventually renamed the Calgary International Airport—Mescal Field.

After the Second World War, the Canada Mortgage and Housing Corporation (CMHC) redeveloped the old airport's grass-covered runways with post-war housing for returned veterans and their families. The new Ranfrew neighbourhood incorporated curvilinear streets, as well as small parks taking inspiration from the neighbourhood unit planning concept developed



View of Capital Hill from the Bow River, Calgary, Alberta, ca. 1917. Courtesy of The University of Alberta, NCS 54604, 2019 and 54610, Collections, University of Alberta



View from the Bow River, Calgary, Alberta, ca. 1923. Courtesy of The University of Alberta, NCS 54610, 2019 and 54611, Collections, University of Alberta

# PROPOSED

## BYLAW NUMBER 18P2020



O'Connell Park Pavilion, Calgary, Alberta, 1911  
Courtesy of Calgary Archives, SA 1471  
Museum and Recreation Centre, Calgary, Calgary



Thorncliffe Hill, Calgary, Alberta, 1911  
Courtesy of Calgary Archives, SA 1771-178, Archives and Special Collections  
Department of Calgary

in New York by Clarence Perry in the 1920s. Further subdivisions in the 1950s in Renfrew added to the CNIC plan.

Present-day Highland Park comprises the former subdivisions of North Belmont, which was subdivided in 1908, and Rea Heights, which was subdivided in 1910. Some homes were constructed as early as 1910, but the neighbourhood remained largely undeveloped until after the Second World War. However, a group of pre-war houses built already are and later isolated, stand along 3rd Avenue between 1 and 2 streets NE. The Highland Park Community Association was established in 1996. Ames Coules High School opened in Highland Park in 1963.

Rosedale was subdivided in 1909, and Grosvenor Road emerged early as a scenic boulevard where six houses on The City's Heritage Inventory built between 1913 and 1952, are located. Rosedale boasts historic tree-lined boulevards influenced by the City Beautiful Movement. The neighbourhood developed slowly, with construction booms in the late-1920s and late-1940s. The Rosedale Community Association was established in 1950.

Mountview originally extended eastward from Edmonton Trail between 16 Avenue and 24 Avenue NE. Even before its initial subdivision in 1907, Mountview was home to the city's smallpox hospital, which stood at 16 Avenue and 5 Street NE by 1905. It was replaced in 1913 by the Mountview Hospital, a larger complex for smallpox, tuberculosis, and other isolation cases. From 1923 until 1953, the building housed the Mountview Home for Girls. It was later demolished and replaced by a Calgary Co-op supermarket.

Winston Heights was developed adjacent to Mountview after the Second World War. The area between 25 Avenue and 30 Avenue NE eastward from Edmonton Trail was subdivided, and the first of 60 homes built under the new Westminster and Act were completed by

1946. The Winston Heights Community Association was organized that year and it became the Winston Heights Mountview Community Association by 1953.

In 1911, the Royal Golf Course opened in the future Winston Heights/Mountview district. It was renamed the Elks Golf Club in 1969, and it continues as the Winston Golf Club. Nearby FoxHollow Golf Course opened in 1990.

Thorncliffe Greenview is the union of two separate neighbourhoods that originated in the 1950s. Both are bisected by 6th Avenue Boulevard, which forms the northern boundary of the North Hill Communities. Thorncliffe began in 1954 as Thorncliffe Heights, and it was the first Calgary neighbourhood created through a private contract that assigned the cost of utilities, streets and sidewalks to the developer. The small portion of Thorncliffe that lies within the North Hill Communities area comprises four blocks of detached houses between Laycock Drive and McKnight Boulevard NW, a commercial strip along Centre Street (including the Northgate Shopping Centre, built in 1983), and part of Highland Valley Park. The Thorncliffe Heights Community Association was founded in 1956.

Greenview was approved in 1959 and developed by 1961, when Greenview Elementary School opened and the city's first rowhousing project was completed in the neighbourhood. Greenview residents joined the community association in neighbouring Thorncliffe. By 1967, it was renamed the Thorncliffe Greenview Community Association.

Greenview Industrial Park, which opened in 1960, followed a pattern established in 1954 when the city developed Calgary's first industrial park in Barnhart. Early landmarks included the Sunset Drive Inn (which opened in 1950, predating the industrial park), the Milner Motor Hotel, and Silder Acres Nurseries. In 1978, Calgary Transit relocated to its expensive new Spring Gardens campus in Greenview Industrial Park.



# PROPOSED

## BYLAW NUMBER 18P2020

Transportation development and settlement patterns contributed to the early emergence of **Main Streets** in the North Hill Communities, including Edmonton Trail, 16 Avenue N, Centre Street and 4 Street NW.

As a city street, Edmonton Trail retained its historic name as well as its function as a significant transit corridor. In 1911, it became part of the Crescent Heights streetcar loop as well as the Inwood Park extension line to the north. The street developed quickly as a mixed-use residential and commercial street. After the Second World War, the Calgary Transit System (as the Calgary Municipal Railway was renamed) converted its streetcar system into a network of electric trolley coach routes (trolley coaches) and bus routes for shorter distances. Trolley coaches were rubber-wheeled like buses; however, like streetcars, they required overhead electric trolley wires. The Crescent Heights route, which included Edmonton Trail between the Bow River and 16 Avenue N, became Calgary's first electric trolley coach route in 1947. In 1953, trolley coaches were extended north on Edmonton Trail to 37 Avenue N. Diesel buses replaced trolley coaches in 1974.

South of the Bow River, Centre Street was originally aligned with the CPF station in a typical CPR townsite pattern. The city's purchase of the private Centre Street Bridge in 1912 and construction of the present bridge in 1916-17 projected the street's Main Street function, including mixed-use residential and commercial development north of the Bow. Streetcar service extended across the bridge to 4 Avenue N in 1917, to 20 Avenue N in 1918, and, ultimately, to 32 Avenue N. Trolley coaches replaced streetcars in 1947, initially to 26 Avenue N and, in 1957, to Northmount Drive.

16 Avenue N Toll was a section line that was surveyed in the early 1880s. It formed the northern boundary of the short-lived Village of Crescent Heights, and it developed as a mixed-use Main Street before its annexation to Calgary in 1913. The avenue formed part of the street railway's Crescent Heights loop as well as its later Centre Street line and its Capitol Hill extension. It became part of the first trolley coach line in 1947. In 1957, 16 Avenue N was designated as part of the Trans-Canada Highway, which was officially dedicated in 1967. Completion of the Southern Alberta Jubilee Auditorium in 1947 and North Hill Mall in 1959 contributed to the modern development of 16 Avenue N.

4 Street NW was laid out as a residential street by 1317. After 1919, it was included in a new streetcar loop that formed along with Centre Street, 12 Avenue NW, and 20 Avenue NW. In 1947, 4 Street became part of a new trolley coach line from 12 Avenue to 26 Avenue NW. It was extended to 32 Avenue in 1953 and to Northmount Drive in 1958.

More recently, Deerfoot Trail was developed in the 1970s and 1980s, along the eastern edge of the North Hill Communities as a freeway and provincial highway. The Nosa Creek Pathway, a bicycle and pedestrian path, was introduced in the mid-1980s.

Historic peak population for many of the North Hill Communities was reached by the late 1950s. Today, the North Hill Communities comprises nine residential communities and the Garrison Industrial Area (Map 7: Community Context). These communities have their own individual boundaries and community associations but are united by shared amenities, schools, urban and neighbourhood Main Streets, Activity Centres, public infrastructure, transit, natural areas and regional and neighbourhood parks.



First streetcar to operate on the Crescent Heights to Inwood Park line, Calgary, Alberta, Canada. City of Calgary Archives, NA-2091-17



Photo home for 64, Calgary, Alberta, Canada. City of Calgary Archives, NA-5510-5086a, Archives and Special Collections, University of Calgary

# PROPOSED

BYLAW NUMBER 18P2020

## Community Characteristics and Attributes

This section highlights characteristics and attributes for the North Hill Communities that were considered as part of the development of this Plan. These are described below and key attributes are shown on Map 2: Community Characteristics and Attributes. The characteristics and attributes should be considered throughout all subsequent phases of planning and development.

### Topography

The North Hill Communities are characterized by relatively high elevation north of the Bow River, steep escarpments form the south and east boundaries of the area, sloping down to the Town River and Nose Creek respectively. Gentle slopes grace toward Confederation Park, a key natural drainage route for stormwater, in the northern part of the area. Water draining to Confederation Creek flows east and north into Nose Creek.



### Natural Features and Areas

The Plan area includes a number of natural areas, parks and open spaces. Natural areas include Nose Creek, located along the eastern edge of the Plan area, the Bow River, located along the south, and two significant escarpment areas. These natural areas provide ecological value within the city and also provide context appropriate uses/recreational opportunities. The North Hill Communities also include a number of major, minor and local parks, trees, significant of which is Confederation Park, a 50-hectare park which offers a rich mix of activities and amenities in a naturalized setting.



### Urban Forest

The mature tree canopy is both an important asset and defining characteristic for the North Hill Communities. This canopy is comprised of trees on privately landscaped parcels as well as along public streets and boulevards. Some of these boulevards, particularly along the avenues south of 16 Avenue N are identified as heritage boulevards due to their historical importance to the wider communities.





# PROPOSED

## BYLAW NUMBER 18P2020



### Main Streets

There are four Main Streets in the plan area as identified by the MDP. The MDP includes general policies and development intensity targets for Main Streets that vary depending on whether they are Urban or Neighbourhood Main Streets. Ardourton Hill Rd, 16 Avenue N, and Centre Street Rd are Urban Main Streets while 1 Street NW is identified as a Neighbourhood Main Street.



### Activity Centres

There are two types of Activity Centres located within the plan area, Neighbourhood and Community Activity Centres. The MDP identifies the Southern Alberta Institute of Technology (SAIT) as a Community Activity Centre. The Plan identifies three Neighbourhood Activity Centres located along 3D Avenue RW at 18 Street RW, 14 Street RW and 12 Street RW.



### Public Transit Infrastructure

The North Hill Communities provide a number of future and existing transit options including the Max Orange Bus Rapid Transit (BRT) that runs along 16 Avenue N and the future-planned Green Line LRT. In addition, there is high frequency bus service that runs along Centre Street N as well as local bus routes that provide connections through the community.



### Heritage Resources

Some of the communities' heritage resources have been formally recognized in The City of Calgary's Inventory of Evaluated Historic Resources, while others have heritage value and may merit inclusion on the Inventory. Overall, a majority of heritage resources in the plan area were not legally protected from substantial alteration or demolition, but nevertheless individually and collectively contribute to the historic character of the community that is integral to its distinctiveness and value.

### Civic Facilities

Civic facilities are important elements of complete communities. Within the North Hill Communities, important civic facilities include the Mount Pleasant Community Sportsplex, Mount Pleasant Arts Centre and Renfrew Aquatic & Recreation Centre.



# PROPOSED

BYLAW NUMBER 18P2020



# PROPOSED

BYLAW NUMBER 18P2020

## 2 Enabling Growth



# PROPOSED

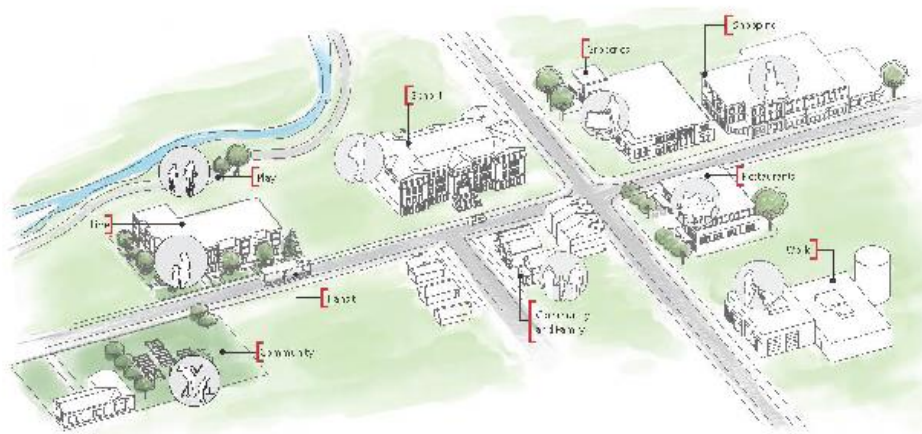
BYLAW NUMBER 18P2020

## 2.1 Introduction

The Plan sets out a future framework for growth and change that recognizes and celebrates the elements that connect the North Hill Communities. The Plan vision focuses growth on **Main Streets, transit station areas, Activity Centres** and supports continued evolution and change within these communities. By implementing this vision, the North Hill Communities will continue to be a unique collection of desirable and welcoming communities for a diversity of people.

In addition, 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 and increased access to mobility options including energy efficient modes of

transportation such as transit, biking and walking. The future Community Centre is aligned with 2018 objectives of fostering more compact development, creating complete communities, and increasing community vitality and character.



### Creating Complete Communities

Our vision includes the creation of other blocks, right building, orientation, and transit network. Community built and developed should support the delivery of transportation and transit services.

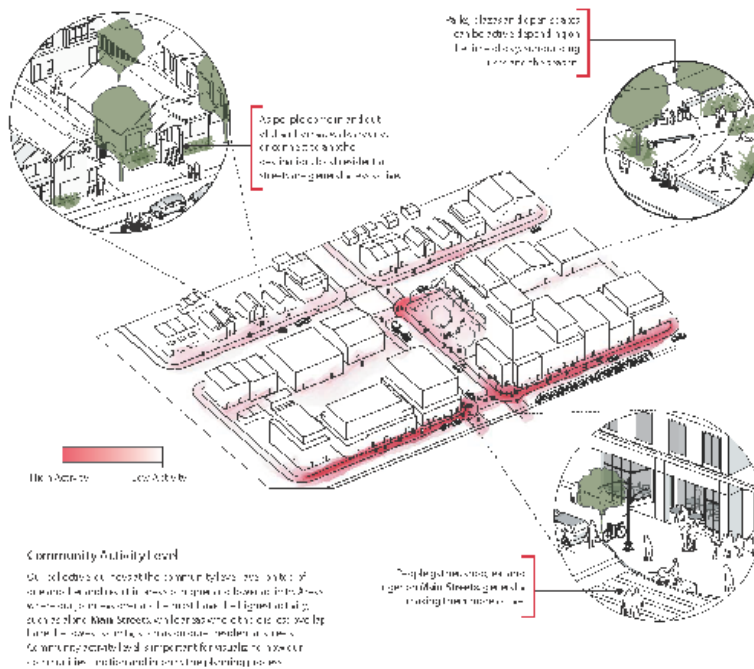
# PROPOSED

BYLAW NUMBER 18P2020

## 2.2 The Guidebook for Great Communities

The Guidebook for Great Communities helps local area plans implement and refine the growth policies of the MOP by providing an urban form classification system and associated policies. The urban form classification system identifies and categorizes the purpose and general form (land use) of different parts of a community. The relationship between the resulting urban form categories helps local area plans to demonstrate how the different areas of a community relate to and support each other.

People's personal journeys within the community are the foundation of the system, establishing what people do, and will do, in different parts of a community and how many people make use, or will make use, of these areas. People go to different areas of a community for different purposes. Places where many people go are high activity areas, while places where fewer people go are lower activity areas. Despite the difference in overall activity level in different communities the structure is still similar. There are places where activity is focused in a community, such as a Main Street, and places that are less active, such as a local residential street.



North Hill Communities Local Area Plan

2 Enabling Growth



# PROPOSED

BYLAW NUMBER 18P2020

## 2.3 Future Growth Concept

The Future Growth Concept set out in this Plan envisions accommodating growth and change in key strategic areas as identified in the MDP through planning and technical analysis, and stakeholder engagement conducted in the drafting of the Plan. This vision not only builds upon the area's existing characteristics and attributes but also sets the foundation to support investment in increased mobility options including the Green Line LRT and Max Orange BRT.

The Plan envisions the area's four Main Streets supporting high levels of activity and including a broad range of commercial and residential functions. Activity levels will be accommodated through well-designed buildings that support a high-quality public realm and street experience. These areas will continue to be the streets with the greatest number of people strolling down them, enjoying shops and restaurants on wide sidewalks that provide a public realm that offers opportunities to socialize and watch the street life pass by. The Green Line LRT will run down one of these Main Streets, Centre Street N, and the Plan envisions this corridor and transit station areas accommodating increased intensity of both residential and commercial and use functions as well as higher building scales than the surrounding residential areas.

The Max Orange BRT also runs through the Plan area with several stops located along 16 Avenue N. The Plan provides policy direction around BRT stations on 16 Avenue N primarily through the Main Streets policies in sections 2.5 and 2.6.

The Future Growth Concept also envisions Activity Centres and important east-west corridors such as 20 Avenue N, 22 Avenue N, and 8 Avenue N, as accommodating more moderate growth in the form of uses in low to mid-rise buildings of generally up to six storeys. These areas will provide increased housing options within the North Hill Communities and support locally focused business and community amenities.

The future vision for growth for the North Hill Communities is represented on Map 3: Urban Form and Map 4: Building Scale. The maps use the Urban Form categories, additional policy guidance and building scale policies that are defined in Chapter 2 of the Guidebook.

These two maps indicate where future growth and activity would be focused in the Plan area and define the general function for different parts of the North Hill Communities. The specific urban form categories and building scales for locations within the North Hill Communities are described in relation to the overall vision in the policy sections that address each of the distinct geographic parts of the North Hill Communities plan area.

Map 3: Urban Form illustrates the general location of urban form categories and the block pattern in the Plan area. Together these elements describe the primary community functions and uses (housing, commercial, industrial, regional campus, parks, civic and recreation, and natural areas) and policy considerations for the Plan area. Urban form categories can be modified to respond to the local context through additional policy guidance. The additional guidance is intended to be complementary to the Urban Form category to which they have been applied.

Map 4: Building Scale illustrates the general building height and massing within the Plan area which supports the primary functions shown in Map 3: Urban Form. To understand the type and scale of development that is appropriate in the Plan area both maps should be read together.

All development should generally comply with the maps and policies from the Plan as well as the policies of the Guidebook.





# PROPOSED

## BYLAW NUMBER 18P2020

### 2.4 General Policies

This section outlines policies that apply to all areas within the Plan, unless otherwise stated, and must be read in conjunction with the policies for each specific policy area in the following sections. These policies are to be applied primarily through the planning applications process and are intended to guide future development.



In addition to the policies of this Plan, the policies set out in Chapters 2 and 3 of the Guidelines apply to the plan area.

#### Policy

1. Development located within Neighbourhood Local or Neighbourhood Commercial areas that have a low scale modifier, excluding Main Streets and Activity Centres, should provide a building setback or be set back to the fourth storey to mitigate the impact of massing and scale on adjacent lower-scale development, except and may be considered where the development demonstrates an appropriate transition through use of design tools, including but not limited to:
  - a. overall reduction in building mass;
  - b. increased setbacks; and
  - c. building articulation.
2. Development adjacent to Parks and Open Spaces, City Core and Recreation, and Natural Areas should be designed to minimize shading of these areas. A shadow study may be required at the Development Permit stage to determine potential impacts and mitigation strategies. Such a study may include but are not limited to building orientation, limited time-shading, and/or tower separation.
3. In addition to the heritage resources policies of the Guidelines, the conservation of heritage resources is encouraged by supporting higher density development at/or additional uses on sites where a heritage resource or cluster of heritage resources is retained.
4. Existing mature trees should be protected and maintained on City-owned lands including boulevards, parks and other parcels. Any impacts to trees or other vegetation or heritage resources identified on The City's Inventory of Evaluated Heritage Resources should be avoided wherever possible and if avoidance is not possible mitigate using best practices for tree protection.
5. Existing healthy trees on private lots should be protected, where feasible, to promote retention and expansion of the existing tree canopy.
6. Development on streets with road rights-of-way setbacks should use the setback area to provide for an improved public realm and create safe, welcoming pedestrian environments. Design considerations are subject to technical feasibility and may include, but are not limited to:
  - a. Improved sidewalks (width, surface treatment, street hilly);
  - b. enhanced landscaping;
  - c. street trees, where feasible, utilizing high quality standards for tree planting including the use of high quality soil, nutrient, sufficient soil volume, and other best practices/techniques to promote long-term sustainability of newly planted trees;
  - d. street furniture; and
  - e. integration with transit stops.

# PROPOSED

## BYLAW NUMBER 18P2020

7. In addition to the parking policies of the Guidebook, where developments propose vehicle-parking facilities, owners and developers should be given to the policies, and amenities and infrastructure identified in Chapter 5 and Appendix A of this Plan.
8. A portion of the plan area falls within the Rose-Creek sub-watershed and development should coordinate with Rose-Creek Watershed Management Plan in planning and site-use provisions.
9. Utility agencies should be coordinated, when feasible and appropriate, with other infrastructure improvements, particularly along Main Streets and in transportation areas.
10. Development adjacent to Confederation Park should minimize shadowing on the park. Buildings should not cast shadows into Confederation Park beyond a 100-foot setback and parallel to the shared property boundary for a duration exceeding one hour between the hours of 11:00 a.m. and 6:00 p.m. Mountain Time between March 21 and September 21. A shadow study will be required at the Development Permit stage to determine potential impacts and mitigation strategies.
11. All development adjacent to Confederation Park should include a landscape buffer between the park and the development site.
12. Map 3: Urban Form identifies the lands on a site around the former clubhouse of Park Golf Course as a Comprehensive Planning Site. The Plan recognizes the significant stormwater and drainage challenges exist on the site as outlined in the Confederation Park Regional Drainage Study – Final Report (2019). In addition to the policies for Comprehensive Planning Sites set out in the Guidebook, development should:
  - a. provide pedestrian/bicycle connections to the City's pathways and bikeways network.
13. Map 3: Urban Form identifies the Ponds and Pave depots located at 1630 and 1501-15 Avenue NW, 2802 and 2807 15 Street NW, and 2721-16A Street NW as a Comprehensive Planning Site. This site is composed of seven separate legal parcels and the intent of this policy is to ensure that they are comprehensively planned. In addition to the policies for Comprehensive Planning Sites in the Guidebook, development should:
  - a. provide for an enhanced interface with Confederation Park Golf Course and the adjacent pathway;
  - b. provide pedestrian/bicycle connections to the pathway and bikeways network; and
  - c. determine opportunities for greenhouse gas emission reduction through a renewable and low carbon energy feasibility assessment.



# PROPOSED

## BYLAW NUMBER 18P2020



## 2.5 Main Streets

The following policies apply to all development that has frontage on one or more of the area's Main Streets including 16 Avenue N., Centre Street N., Edmonton Trail NE, and 4 Street SW. The policies are intended to encourage the creation of high-quality buildings on Main Streets that enhance the pedestrian experience and public realm while supporting medium-to-high levels of pedestrian activity.

### Policy

1. High-quality, durable exterior finishing materials such as masonry, metal, glass, and tile, concrete should be used on the street wall. Cinder block and vinyl siding are discouraged.
2. To encourage a continuous street frontage and mitigate vehicle and pedestrian conflicts on Main Streets, reduction and/or closure of lanes that run perpendicular to the Main Street may be considered subject to technical feasibility.
3. Development on Main Streets should improve the public realm and create a safe, welcoming pedestrian environment. Design considerations should include, but are not limited to:
  - a. wider sidewalks that exceed minimum standards;
  - b. increased landscaping including green streetwater infrastructure, where feasible;
  - c. street trees, where feasible, utilizing high-quality standards for tree planting including the use of high-quality soil material, sufficient soil volume, and other best practices/techniques to promote long-term sustainability of newly planted trees;
  - d. publicly accessible amenity space, street furniture, and/or street lighting;
  - e. closure of existing drive ways;
  - f. curb extensions at intersections and pedestrian crossings;
  - g. alignment with any City Streetscape Master Plans or other City-initiated public realm plans; and
  - h. opportunities to provide for outdoor streetscape enhancements within road right-of-way setbacks.
4. Consolidating individual parcels along Main Streets is encouraged to realize greater development potential and provide for comprehensively-planned development.
5. New automotive-focused uses such as automotive sales, retailers with large surface parking areas, and/or drive-through restaurants or service centers are strongly discouraged.
6. New development should integrate with and improve transit stops. Design strategies may include, but are not limited to, providing paved pedestrian connections, incorporating transit stops into the overall site design and avoiding blank walls, exhaust vents, or new driveway crossings facing or near transit stops.

# PROPOSED

BYLAW NUMBER 18P2020



## 2.6 Urban Main Streets

There are three Urban Main Streets in the North Hill Communities Local Area Plan. These include Centre Street N, from 7 Avenue N to 27 Knight Boulevard N; Edmonton Trail NE, from 5 Avenue NE to 41 Avenue NE; and 16 Avenue NE, from Deerfoot Trail NE to 19 Street NE.

### Policy

1. To create a human-scaled street environment on Urban Main Streets, development should demonstrate how the building design and massing responds to the adjacent development context. Design strategies may include, but are not limited to:
  - a. building setbacks at or below the sixth story;
  - b. overall reduction of building mass at or above the sixth story; and
  - c. building articulation.
2. How low-intensity uses such as single-detached, semi-detached and duplex housing are strongly discouraged.



In addition to these locally specific policies, the policies of Chapter 2 and 3 of the Guidebook apply.

# PROPOSED

## BYLAW NUMBER 18P2020



### Centre Street N

Centre Street N is situated in the heart of the North Hill Communities. Not only is it an important Urban Main Street for this area, providing services, amenities, and high frequency transit to area residents, but it is also important for the wider city and draws visitors from beyond the plan area. In addition, the future Green Line LRT will run on this street connecting to the downtown and communities to the north.

3. Alternative parking designs, protocols, and strategies may be considered where parcel depth is limited and imposes a constraint on the ability to implement an appropriately sized and functional parkade.
4. Map 3: Urban Form identifies 1318 Centre Street N (the "Saleway" site) as a Comprehensive Planning Site. In addition to the policies for Comprehensive Planning Sites in the Guidebook, development should:
  - a. locate buildings adjacent onto Centre Street N;
  - b. provide for active frontages and a high-quality, pedestrian-oriented interface along Centre Street N to support the high levels of pedestrian activity on this Main Street;
  - c. enhance pedestrian connections through the site and to the adjacent public realm;
  - d. provide an appropriate transition in terms of architectural treatment and building scale/ massing to the housing focused development located on 18 Avenue N; and
  - e. determine opportunities for greenhouse gas emission reduction through a renewable and low carbon energy feasibility assessment.

### 16 Avenue N

16 Avenue N serves both as an important Urban Main Street and transportation corridor in the plan area. This Plan envisions this Main Street as accommodating a greater diversity of uses and higher level of pedestrian activity to support primary transit investments in this area.

5. Underground parking within required road rights of way setback and/or front setback area may be allowed subject to confirmation of technical feasibility (e.g. location of utilities).
6. Underground parking that extends underneath a public lane may be considered subject to confirmation it is technically feasible and the successful transfer of ownership for that portion of the lane to the applicant/developer. The City should retain an easement over the land to keep the lane available for public use, where feasible.
7. Map 3: Urban Form identifies the parcel located at the southeast corner of 10 Street NW and 16 Avenue NW as a Comprehensive Planning Site. In addition to the policies for Comprehensive Planning Sites in the Guidebook, development should:
  - a. consider comprehensive redevelopment of the entire site; however, development proposals for individual development parcels may be considered;
  - b. provide a concept plan(s) that consider all parcels within this area;
  - c. consider the interface with adjacent limited scale development and employ design solutions such as providing amenity spaces between higher scale development and surrounding lower scale development;
  - d. step back at the second storey along property lines shared with limited scale development.



# PROPOSED

## BYLAW NUMBER 18P2020

- e. provide vehicular access from 13 Street NW or 16 Avenue NW, with the exception of single detached, semi-detached, duplex, and row-house developments; and
  - f. separate commercial traffic from residential uses to the south by considering traffic control strategies such as a lane closure and/or provision of a turning bulb.
8. Map 3: Urban Form identifies Midfield Heights located at 920, 954, 979, 990 and 1129 16 Avenue NE and 16 Mountain Road NE as a Comprehensive Planning Site. In addition to the policies for Comprehensive Planning Sites of the Guidebook, development should:
- a. include multi-residential, commercial, and/or mixed-use land uses within the site;
  - b. recognize the site as a gateway and important entry point to the North Hill Communities by placing prominent buildings and high-quality landscaping, lighting, and/or signage along the 16 Avenue NE frontage;
  - c. explore opportunities for non-market, affordable housing;
  - d. provide pedestrian and bicycle access around and through the site to connect to nearby commercial, residential, and recreation uses, as well as the pathway and bikeway network;
  - e. determine opportunities for greenhouse gas emission reduction through a renewable and low-carbon energy feasibility assessment; and
  - f. explore opportunities for integrating development along the north boundary of the site adjacent to the open space and/or escarpment.



### Edmonton Trail N

Edmonton Trail N is an Arbores Main Street which runs parallel to Centre Street N. The Plan envisions Edmonton Trail building upon its role as an important corridor with primarily commercial uses south of 16 Avenue N and primarily housing uses north of 16 Avenue N. Edmonton Trail N also passes through the Greenleaf Industrial Area where it provides an important goods movement function and supports multi-vehicular oriented industrial and commercial uses. Policy direction is provided primarily through the urban form categories, additional policy guidance and scale identified in Maps 3 and 4.



# PROPOSED

BYLAW NUMBER 18P2020



## 2.7 Neighbourhood Main Streets

There is one Neighbourhood Main Street in the North Hill Communities plan area, 4 Street NW from 12 Avenue SW to 22 Avenue NW. This street primarily serves the local community by providing a mix of commercial, housing and civic uses.

### Policy

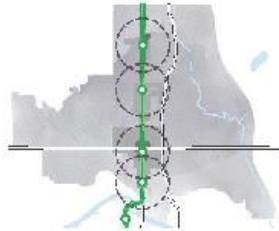
1. To create a human-scaled street environment on 4 Street NW, development should demonstrate how the design and massing responds to the adjacent development context. Design strategies may include, but are not limited to:
  - a. building setbacks at or below the fourth storey;
  - b. reduced building massing at or above the fourth storey;
  - c. increased setbacks, and
  - d. building articulation.
2. **Map 3: Urban Form** identifies 24714-5 road NW (4 Street Millier) as a Comprehensive Planning Site. In addition to the policies for Comprehensive Planning Sites in the Guidebook, development should:
  - a. provide continuous building frontage and minimize curb cuts on 4 Street NW;
  - b. include pedestrian-oriented commercial uses with Active Frontages facing 4 Street NW; and
  - c. determine opportunities for greenhouse gas emission reduction through a renewable and low-carbon energy feasibility assessment.



In addition to these locally specific policies, the policies of Chapter 2 and 3 of the Guidebook apply.

# PROPOSED

BYLAW NUMBER 18P2020



## 2.8 Transit Station Areas

The North Hill Communities includes four transit station areas along Centre Street and the Green Line LRT. These transit station areas are located around 8 Avenue N, 16 Avenue N, 28 Avenue N, and 40 Avenue N. The exact location for these stations will be determined through a detailed design for the Green Line LRT.

The Plan envisions transit station areas as gateways to the North Hill Communities, with streetscapes and buildings designed to accommodate high levels of pedestrian activity and support a wide range of different uses, activities, and mobility options. This includes a mix of commercial, office, and residential uses as well as a high-quality public realm.

The Plan identifies a series of immediate proximity to station as Core Zones, and pedestrian activity and building scale envisioned to be the highest in these areas. This is achieved by applying the Neighborhood Commercial urban form category and Act 9610 strategic guidance as well as generally higher building scales in these areas. Building scales gradually decrease away from the transit station in Transition Zones which is achieved through lower building scales relative to the Core Zones.



# PROPOSED

## BYLAW NUMBER 18P2020

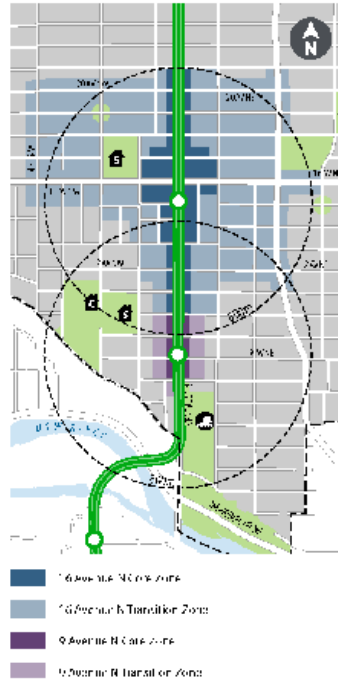
### 16 Avenue N Station Area

The 16 Avenue N Station is envisioned to be an urban station and one of the busiest stations outside of the Downtown. The 16 Avenue N Station is nearby services, amenities, and unique community sites such as Saltrio's School, Balmoral Club, and Munro Park. Located at the intersection of two Main Streets and accessible by the Max Orange BRT, this Station Area is expected to have the highest level of activity and greatest development intensity in the Plan area and vicinity. The well-connected to the city-wide pedestrian and cycling network. Tall buildings with Active Portages at grade and commercial residential uses above grade will accommodate increased jobs and people to support the Green Line BRT and Max Orange TST, providing enhanced transit access to other parts of the city.

### 9 Avenue N Station Area

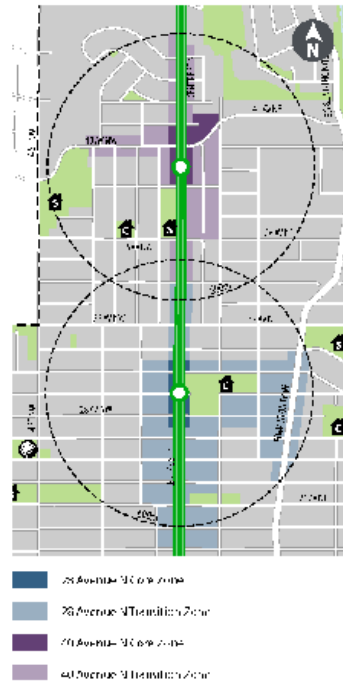
The 9 Avenue N Station is envisioned to be a community station designed to fit within the existing context of the neighborhood. Located in the heart of Crescent Heights, this station will have prominent views of Downtown and will be a gateway to Crescent Heights and the North Hill Communities. The Station is in close proximity to parks, open spaces and civic facilities including Crescent Heights Park, Rotary Park, and the North Hill Community Curling Club.

The 9 Avenue N Station Area is bordered to the east by the historic Bessie Home/Royal Terrace Heritage Guideline Area and to the west by the Historic Crescent Heights Heritage Guideline Area, areas characterized by high concentrations of heritage assets. As a community station, development intensity is envisioned to focus primarily on Centre Street NW with appropriate transitions provided to adjacent, lower scale housing areas.



# PROPOSED

## BYLAW NUMBER 18P2020



### 40 Avenue N Station Area

The 40 Avenue N Station is the most northern Greenline RT Station within the North Hill Communities. This Station will provide transit service to residents and access to schools, amenities, and employment opportunities. The Station will serve as a gateway to the community of Highland Park and the Greenview Industrial Area. The Greenview Industrial Area's proximity to this future station presents a unique opportunity to integrate and support light industrial uses within the transit station area. The Station Area will promote the use of transit by creating convenient, comfortable, direct and safe pedestrian linkages to and from the Green Line Light Rail Station including the Tuchman School, James Fowler High School and the Highland Park Community Centre.

The Station area also benefits from crosstown RT along 40 Avenue N connecting this area to employment areas to the east. The highest-scale development will be located at Centre Street N and 40 Avenue N, providing increasing housing and employment options to support transit use and create a vibrant station area.

### 28 Avenue N Station Area

The 28 Avenue N Station will be a community station that provides opportunity to integrate and enhance Tuxedo Park, the Centre Street Main Street and the surrounding Tuxedo Park community, located in an area that has many existing shops, residences and amenities. This transit station area will provide a mixed-use activity node for the local community and will support transit use by increasing opportunities for people to live and work around the future station.

The Transition Zone is intended to transition development intensity and building scale from the Core Zone to lower scale primary residential areas and provide for enhanced connections to the Core Zone, and other Main Streets including 13 Street NW and Edmonton Trail N.

# PROPOSED

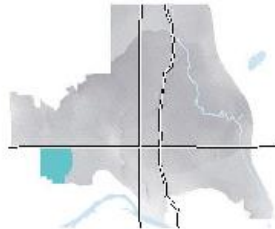
## BYLAW NUMBER 18P2020

### Policy

1. Development adjacent to an LRT station should provide for a high-quality public realm that strengthens the sense of place and encourages social gathering and cultural and recreation activities through elements such as a publicly-accessible or semi-enclosed transit plaza, street furniture, seating areas and enhanced bike sculpture.
  2. Development adjacent to an LRT station should include design measures that enhance the transit interface and make the area comfortable for people walking, for transit, by locating uses that support high levels of activity, such as retail frontages, immediately adjacent to transit stops, and including architectural features that provide weather protection and create human-scaled environments.
  3. Vehicle parking in Core Zones should be located underground or in a parking structure. Where surface parking is provided, it should not be located between a building and a street and should be screened from the public sidewalk.
  4. To encourage additional activity within transit station areas, developments should consider creation of laneways through strategies such as providing uses that front the laneway, enhanced landscaping and mobility features and incorporating street art.
  5. Further to the building scale policies of the Guidebook, development in Core Zones may exceed, to that limited number of storeys, the building scale identified on Map 4: Building Scale while still meeting the overall intent of the building scale. A proposed development should only be allowed to exceed the building scale where:
    - a. The development meets a high standard of design excellence including, but not limited to:
      - i. providing for a substantially enhanced high-quality public realm;
      - ii. iconic architectural design that emphasizes the station as a gateway;
      - iii. creating a sense of place through public art or other unique design elements;
      - iv. including such high building and site design elements; and
      - v. provision of affordable housing.
    - b. The development can mitigate the off-site impacts of any additional height, massing and shadowing within the surrounding area through design strategies such as:
      - i. limited floor plate sizes;
      - ii. increased setbacks and/or reduced massing on upper storeys; and
      - iii. building orientation.
  6. Except for the 16 Avenue N Station Area (policies 2.8.7 and 2.8.8), development within Core Zones should have a minimum building height of 2 storeys.
- 16 Avenue N Station Area**
7. Development at the corner of Centre Street and 16 Avenue N should have a minimum building height of 6 storeys.
  8. Development within the Core Zone should have a minimum building height of 4 storeys.
  9. Development within the Transition Zone should have a minimum building height of 2 storeys.
  10. Development within 200 metres of the National School site should minimize shadowing on the historic school and outdoor play areas. A shadow study will be required at the development permit stage to determine the potential impacts and mitigation strategies for shadowing. Such strategies may include but are not limited to building orientation, limited floor plate size, and/or tower separation.
- 28 Avenue Park Station Area**
11. In conjunction with the design and development of the 28 Avenue North Station, The City should undertake a comprehensive review of the design and programming of the adjacent Tuzetso Park to ensure that the park design is appropriate for a site directly adjacent to an LRT station. Any redesign should ensure that the park is multi-functional, multi-generational and includes significant areas of open space.

# PROPOSED

BYLAW NUMBER 18P2020



## 2.9 Community Activity Centres

Community Activity Centres are identified on Map 1: Urban Structure Map of the Municipal Development Plan. These are areas of moderate job and population growth with connections to primary transit such as LRT. The Southern Alberta Institute of Technology represents the only Community Activity Centre in the North Hill Communities Plan area.

### Policy

#### Southern Alberta Institute of Technology (SAIT)

This Plan recognizes SAIT's role as an important employer and destination for post-secondary students from Calgary and beyond. The Plan supports SAIT's intensification as a central campus and urban academic village. The following policies are intended to inform development along SAIT's interface with the 16 Avenue Main Street:

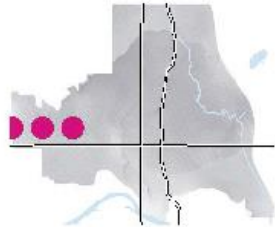
1. Development along 16 Avenue NW should adhere to the Main Street policies of section 25 and 26.
2. The use of architectural features and public spaces that provide a distinct sense of place are encouraged at the major north-south intersections with 16 Avenue NW to showcase the prominent role of SAIT on this Main Street including the following locations:
  - a. 14 Street NW taking advantage of this prominent location to create a first impression of SAIT from the west and to mark the western gateway to the Plan area;
  - b. 12 Street NW drawing attention to the principal pedestrian entrance to the college on 16 Avenue; and
  - c. 10 Street NW complementing the continuation of development activity on the northern side of 16 Avenue in this location.





# PROPOSED

BYLAW NUMBER 18P2020



## 2.10 Neighbourhood Activity Centres

Neighbourhood Activity Centres are small mixed-use nodes located within communities that provide opportunities for local job and population growth as well as varied community activities.

There are three Neighbourhood Activity Centres in the North Hill Communities, two of which are fully within the Plan area and one that is partially within it. These are centred around the intersections of 18 Street NW and 20 Avenue NW, 17 Street NW and 20 Avenue NW, and 10 Street NW and 29 Avenue NW. These Activity Centres currently provide local commercial and community amenities and are envisioned to transition to higher intensity, mixed-use development.

### Policy

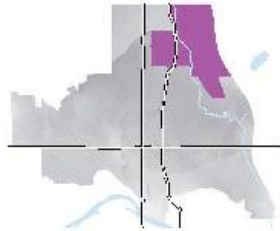
1. Development in Neighbourhood Activity Centres should include improvements to the public realm in order to create a safe, welcoming, pedestrian environment. Design considerations include, but are not limited to:
  - a. wider sidewalks that exceed minimum standards and the provision of street trees and green stormwater infrastructure, where feasible;
  - b. publicly accessible amenity areas, public open space, street furniture, and/or street lighting;
  - c. closure of existing drive ways on streets; and
  - d. curb extensions, where appropriate.





# PROPOSED

BYLAW NUMBER 18P2020



## 2.11 Greenview Industrial

Greenview Industrial serves as an important employment area for both the North Hill Communities and tender city. General industrial uses characterize the lands to the east of Rose Creek while a mix of light industrial, commercial, institutional and housing uses characterize the lands to the west. Uses range from auto body and automotive repair shops, retail and restaurants, to places of worship and seniors housing.

The following policies are intended to support the continued diversity and evolution of Greenview Industrial by encouraging opportunities for more job-intensive and innovative industrial uses closer to Centre Street N and greater integration of light industrial uses and residential uses along the area's interface with the Highland Park and Winston Heights-Mountview communities.



# PROPOSED

## BYLAW NUMBER 18P2020

### Policy

1. Light and medium-industrial uses should be retained, particularly for the lands east of Nose Creek. Industrial uses that are retail in nature focused, may be considered along the Knight Boulevard NE and 41 Avenue NE without amending Map 3: Urban Form.
2. Industrial development that generates high levels of employment is encouraged for the lands west of Nose Creek, particularly in proximity to the future 40 Avenue Green Line LRT station.
3. Development on the west side of Nose Creek should provide for and/or improve sidewalk connections adjacent to their sites.
4. Development adjacent to Nose Creek should include a landscaped buffer with native plantings along the shared boundary to provide a natural transition between the development site and the creek.
5. Development should provide adequate screening along industrial/residential interfaces to mitigate the visual impact of industrial uses and/or storage on primarily housing areas.
6. Map 3: Urban Form identifies the Centre Street Church site at 3900 2 Street NE as a Comprehensive Planning Site. In addition to the policies for Comprehensive Planning Sites of the Guideline, development on this site should:
  - a. determine opportunities for greenhouse gas emission reduction through a renewable and low carbon energy feasibility assessment and
  - b. enhance pedestrian connections through the site and to the adjacent public realm.



# PROPOSED

## BYLAW NUMBER 18P2020

### 2.12 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 1941, that significantly retain their original form, style, massing, or window/door pattern and architectural details or materials. Individual heritage assets may not warrant inclusion on the Inventory of Evaluated Historic Resources or consideration as a heritage resource.

Heritage Guideline Areas have been identified for areas that have high concentrations of heritage assets and 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 individual communities that now comprise 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 characterizing community elements. The Heritage Guideline Areas include:

- Belmont;
- Beaumont / Regal Terrace;
- Crescent Heights;
- Mount Pleasant;
- Mount View;
- Pleasant Heights;
- Reseda; and
- West Mount Pleasant.

Through the provisions set out in the Guidebook, this Plan will apply Heritage guidelines to the identified Heritage Guideline Areas. These guidelines will be informed by the character-defining elements of heritage assets in these areas or their historic surrounding. Future development fits into the historic fabric or 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 on Map 5: Heritage Guideline Areas:

1. Land use redesignations for higher density development are discouraged until heritage policy tools have been explored in the plan area.
2. Applicants are strongly encouraged to contact The City to determine development considerations related to heritage prior to submitting a planning application.



# PROPOSED

BYLAW NUMBER 18P2020



# PROPOSED

BYLAW NUMBER 18P2020



# PROPOSED

BYLAW NUMBER 18P2020

# 3 Supporting Growth





# PROPOSED

BYLAW NUMBER 18P2020

## 3.1 Overview

The individual communities that make up the North Hill Communities share common amenities, services, parks and open spaces and public facilities; however, no one community has the amenities and services to provide for all the daily needs of residents. Communities depend on their interconnectivity, whether these are commercial amenities and services located on the area's **Main Streets** and **Activity Centres**, or recreation opportunities in places like the Ben Towe Aquatics & Recreation Centre and the network of multi-use pathways that surround and weave through the communities. This chapter sets out the goals and objectives for current and future amenities and **infrastructure** related to the vision identified in Chapter 3 Visualizing Growth.





# PROPOSED

## BYLAW NUMBER 18P2020

This chapter builds upon policies and direction provided in Chapters 2 and 3 of The Guidebook and identifies local area plan specific objectives and implementation options for supporting growth. Section 3.1 of this Plan identifies high-level goals that align with key planning direction provided within the Municipal Development Plan (MDP) and includes locally specific objectives that support the Plan's vision. The goals and objectives are durable, long-term and are connected to the time horizon of the Plan. The objectives specifically represent the future intended result that the Plan commits to achieve. They apply at the community-wide level (i.e. not site-specific) and provide benefit to more than one resident. The objectives are intended to be achievable.

This chapter also identifies specific implementation options related to these goals and objectives that are intended to recognize unique opportunities for placemaking, public realm improvements, enhanced mobility choices, and commercial as well as provide high-level strategic direction for the urban forest, affordable housing, and community facilities. Appendix A includes a list of additional implementation options related to the objectives that stakeholders identified through the development of this Plan. The implementation options are examples of actions that could be taken by the City of Calgary, developers, Business Improvement Associations and residents to further the individual goals and objectives set out in this chapter. The options identified in this chapter are statutory while those identified in Appendix A are non-statutory. Both sets of implementation options are intended to be reviewed over time as local growth occurs, actions are further evaluated or completed, and/or new options are identified through subsequent stakeholder engagement and City departmental prioritization. The implementation

options are intended to provide high-level, strategic direction to inform investment decisions. Further detailed analysis and study for each option identified will be required and will include engagement with area stakeholders (i.e.g. residents, community associations, business improvements, business owners, and development industry) as appropriate.

To support communities within the Plan through growth and change, the suggested options identified here and in Appendix A can help inform future City business plans and budget decisions. As growth occurs in local areas, these suggested options can be regularly reviewed and updated to determine if they help manage growth-related pressures that a community may experience, ensuring growth can benefit current and future residents and businesses. There are several considerations for determining if an action merits inclusion in future business plans and budgets, including:

- The current status of infrastructure and amenities in the local area;
- The desired service and activity levels in the local area;
- The roles of different city builders in supporting the delivery of infrastructure and amenities;
- How the growth in this local area compares with city-wide growth and investment needs;
- The City's corporate investment priorities and budget availability; and
- The availability and use of appropriate planning and financial tools to support implementation.



# PROPOSED

BYLAW NUMBER 18P2020

## 3.2 Goals, Objectives and Implementation Options

This Plan identifies four goals that are intended to frame and provide guidance to support the Plan's vision. These goals are broad and high-level, are common across all areas of the city and are aligned with direction from the MCR.

### 3.2.1 Creating Great Communities

Creating great communities by maintaining quality living and working environments, improving housing diversity and choice, enhancing community character and distinctiveness and providing vibrant public places is a key goal set out in both the MCR and Guidebook. In the local area context, this means supporting the Plan vision through investing in affordable housing and care facilities, enhancing community character and vitality, encouraging the protection of local heritage resources, promoting public art, and maintaining and investing in parks, open spaces and civic facilities.

#### Objectives

The following objectives are intended to guide decisions for supporting growth and creating Great Communities in the North Hill Communities.

- Celebrate, care for, and where appropriate, protect the heritage of the North Hill Communities.
- Recognize and support community identity and character through investment in public and private spaces including community beautification, signage, wayfinding and public art.
- Ensure residents of North Hill communities have access to a variety of public spaces in which to create and develop social connections with their neighbours.
- Improve safety and comfort in existing parks and open spaces and, where feasible, support a broader range of complementary uses that cater to diverse groups of users during all seasons.
- Improve and enhance existing civic facilities.
- Provide accessible and affordable housing choices to accommodate diversity among people, ages, incomes, tenures and household types.

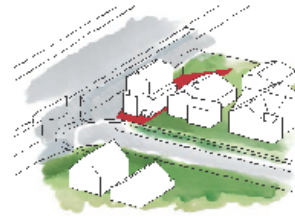


# PROPOSED

## BYLAW NUMBER 18P2020

### Implementation Options

The following are intended to identify actions to achieve the supporting growth objectives:



#### 1. Community Facilities and Spaces

There are many community facilities and spaces across the North Hill Communities including schools, community associations, pools, recreation centres, arts centres, civic partner facilities, and parks. Together, these community facilities and spaces are places where residents gather, celebrate, learn, govern, and play. Continued support and investment in these facilities is necessary to allow them to continue to thrive. Future investment in community facilities and spaces should consider the following where feasible:

- a. Support the continued role and enjoyment of community facilities and spaces for all community members.
- b. As appropriate, integrate civic use into existing and new facilities and spaces to create multi-purpose and multi-use amenities.
- c. Optimize the network of facilities that serve community needs.
- d. Collaborate with residents, partners and other levels of government to deliver functional and sustainable facilities, spaces and programming that addresses community needs.
- e. Encourage the integration of public facilities into the social fabric of the community through informal boulevards, parks, and active transportation corridors.
- f. Evaluate seasonal priorities year-round or through site activation (e.g. winter) and
- g. Enhance the functionality of community facilities and spaces through the inclusion of infrastructure such as lighting, electricity, water, and washrooms to encourage multi-purpose use that is accessible for all.

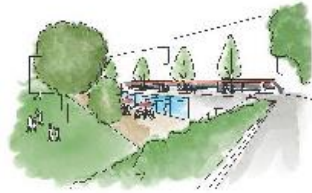
#### 2. Affordable Housing

Access to safe and stable housing helps create inclusive communities and adds to the overall health, prosperity and safety of our city. People in affordable housing have greater chances to find and keep jobs, learn and build skills, and be active participants in their communities. Affordable housing also helps boost the local economy through the construction-related jobs by increasing the purchasing power of residents and by attracting employers with the promise of a more stable workforce. Keeping vulnerable residents off the streets also helps to reduce demand and pressure on emergency services, hospitals and the justice system. The City of Calgary defines a household as a member of a household housing unit spends 30 percent or more of its income on shelter and earns less than 60 percent of Calgary's median household income. To improve access to affordable housing in the North Hill Community, the following are recommended:

- a. Enable inclusion of affordable housing units in new residential and mixed-use developments.
- b. Consider including affordable housing in the redevelopment of vacant land.
- c. Support the intensification and retention of existing affordable housing developments, ensuring no net loss of units.
- d. Encourage strategic partnerships with private and public stakeholders to address unmet housing needs and
- e. Support and encourage the development of affordable housing in areas that are well serviced by the Primary Transit Network and appropriate services including access to grocery stores and schools.

# PROPOSED

## BYLAW NUMBER 18P2020



### 3. Tuxedo Park and Tuxedo Park School

Tuxedo Park and the Historic Tuxedo Park School Site have been an important community hub since the early 1900s. Built in 1926, the Tuxedo School Building was occupied until 2014 and is a good and unique example of Arts & Crafts architecture. While the Tuxedo School is not a legally protected heritage building, it is considered a historic resource and City policy advocates for creative and adaptive reuse of City-owned heritage buildings. The surrounding park space has been a place where the community has and continues to recreate. Any future redevelopment of Tuxedo Park and the Tuxedo Park School site should consider the following:

- a. Undertake a comprehensive review of site design and programming to ensure Tuxedo Park addresses the adjacent LRT station;
- b. Preserve and encourage adaptive reuse of the Tuxedo Park School building with minimal impacts on the historic resource;
- c. Provide a pedestrian friendly public realm interface with the future GreenLine LRT Station on Centre Street N;
- d. Improve the quality and variety of the park amenities and playground equipment; and
- e. Provision of affordable housing.

### 4. Balmoral Circus/Beaumont Circus

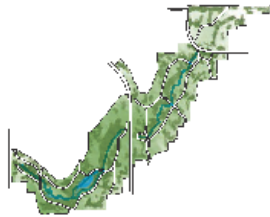
Balmoral Circus and Beaumont Circus, the only two known circuses in the city, were influenced by the City Beautiful Movement in city building. This movement promoted urban beautification, monumental quarters, and formality to encourage order and harmony. Historically careful attention was given to the landscaping of these formal and geometric circuses with the objective of encouraging public enjoyment and activity. Today, these spaces serve primarily a transportation function as their floral arrangements and elaborate landscaping has long been removed.

To encourage increased pedestrian activity and public use, these spaces should be open and accessible to people of all ages and encourage a sense of place. This could be achieved through the following:

- a. Converting roadway to park space within the circuses and
- b. Improved comfort and safety for park users and active transportation modes.

# PROPOSED

## BYLAW NUMBER 18P2020



### 5. Confederation Park

Confederation Park was created to celebrate Canada's Centennial in 1967. The park was envisioned as a naturalized public space, supporting unstructured activities and environmental preservation. One of its most distinguishable features is the park's carefully moulded and sculpted topography, which is oriented around the naturally occurring stream and ravine. Today, the space provides the public with both active and passive recreational opportunities. To allow for and support the continued vitality of Confederation Park, the following should be considered:

- a. Design and provide infrastructure within the park that supports activity during all seasons, including winter;
- b. Inquire into accessibility for all users of all ages and abilities;
- c. Improve the type and level of activities available to park users;
- d. Encourage complimentary uses where appropriate, adjacent to Confederation Park; and
- e. Improve connectivity with adjacent communities.

### 6. McHugh Bluff and Crescent Heights Park

McHugh Bluff spans two North Hill Communities – Crescent Heights and Brossard. The bluff is named after Elizabeth Hugh, who has owned this property and was a prominent and early entrepreneur in Calgary. Due to its steep topography the bluff has remained undeveloped and in a natural state. Today, McHugh Bluff and the adjacent Crescent Heights Park, with their dramatic views of Downtown, make this landscape feature and the surrounding area a popular place to live, play and enjoy. To improve safety, accessibility, and enjoyment of this important local and regional open space for all users, the following should be considered where feasible:

- a. Provide additional lighting, seating, and street furniture;
- b. Consider a greater variety of activating uses that may include small scale commercial amenities (i.e. small restaurant or café);
- c. Enhance connectivity to the larger mobility network and Crescent Heights Park; and
- d. Inquire into maintenance and waste collection.

# PROPOSED

## BYLAW NUMBER 18P2020

### 3.2.2 Realizing Excellence In Urban Design



Making Calgary a livable, attractive, memorable and fun living city is an important goal of the MDR. At the local area level, this means ensuring excellence in urban design in the public realm, particularly in areas with high levels of activity such as Main Streets, station areas and Activity Centres.

#### Objectives

The following objective is intended to guide decisions for supporting growth and Realizing Excellence in Urban Design in the North Hill Communities.

- Improve the quality of the pedestrian realm along Main Streets, station areas and activity centres.

#### Implementation Options

The following are intended to identify actions to achieve the supporting growth objectives:

##### 1. Main Streets Streetscape improvements

The North Hill Communities Plan Area has four Main Streets: Centre Street N, Edmonton Trail NE, 16 Avenue N, and 1 Street NW. These Main Streets are often at the heart of communities, form the links between communities, and provide many of the primary transit routes, including the Green Line LRT. Calgary's Main Streets are vibrant by design and often allow for a wide variety of uses and mixed housing options, to support higher density of development necessary to support that variety of uses. To reach their full potential, Calgary's Main Streets need both public and private investment with the shared goal of empowering citizens to travel less and live more by providing the things they need right in their own communities. Coordinated design will support efficient use of investment by reducing the need to reconstruct, provide a safe public realm space that is accessible, through consistent materials, predictable placement of streetscape elements, and improvements to the public realm in a phased approach that will add to the vibrancy of a Main Street. To support Main Streets in the North Hill Communities, the following should be considered:

- a. Improve the quality of the public realm and accessibility of the Main Streets through streetscape improvements;
- b. Undertake streetscape master plans that are designed to support the activity levels envisioned in this Plan and ensure construction is undertaken in a coordinated fashion;
- c. Create Main Streets that are attractive and visually appealing and;
- d. Provide an enhanced public realm that prioritizes the creation of comfortable spaces for people to sit, go, be, enjoy and walk.

# PROPOSED

BYLAW NUMBER 18P2020

## 3.2.3 Connecting The City



Creating and supporting an integrated multi-modal transportation system that supports land use, promotes vibrant and connected communities is another important goal at both the MDP and local area level. In the North Hill Communities context, it means promoting increased mobility choices and active living with a greater emphasis on sustainable modes such as walk, cycling and transit, as well as improving connections between and within communities.

### Objectives

In the North Hill Communities context, supporting growth objectives for Connecting the City include:

- Improve pedestrian and cycling connections and complete missing links between Main Streets, station areas, Activity Centres, community recreational sites, parks and natural areas.
- Improve transit inside and outside of the North Hill Communities.
- Improve safety, connectivity and accessibility for all modes of transportation.
- Improve the quality of the public realm on local neighbourhood streets to make them pleasant places for walking and playing.

### Implementation Options

The following are intended to identify actions to achieve the supporting growth objectives:

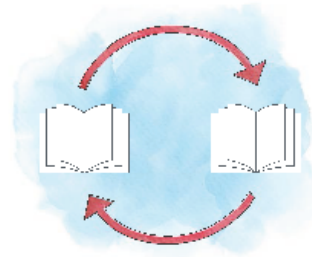
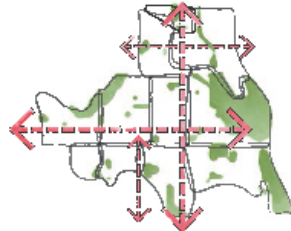
#### 1. Green Line LRT

The Green Line LRT has been planned since the 1930s. Originally proposed as a transitway, this significant piece of transit infrastructure will connect the North Hill Communities to Downtown and the rest of Calgary. The approved northern route for the Green Line LRT will head north from Downtown along Centre Street North four stations proposed within the North Hill Communities. The four Green Line LRT Stations planned for the North Hill Communities Plan area are: 9 Avenue N, 15 Avenue N, 23 Avenue N, and 40 Avenue N. When completed, the Green Line LRT will serve tens of thousands of transit users every day. In best serve the North Hill Communities, the Green Line LRT, Green Line LRT stations, and development within the Green Line LRT station areas should consider the following:

- a. Improvements to the streetscape and public realm along Centre Street;
- b. Pedestrian friendly and transit-friendly urban design;
- c. Improved connections to the city-wide Transit network, including BRT;
- d. Improved connections to the city-wide pedestrian and cycling network;
- e. Support transit supportive uses and intensities, and
- f. Coordination of public realm improvements with Main Streets streetscape improvements.

# PROPOSED

BYLAW NUMBER 18P2020



## 2. Improved Cycling and Pedestrian Connections

Creating and supporting an integrated and complete multi-modal transportation network, including pathways and bikeways, is an important goal of this Plan and the Calgary Transportation Plan (CTP). The Policy Available for All Ages & Abilities (PAA) Network identified in the CTP intends to improve safety and create improved pathway and bikeway connections across the city. Appendix C of this Plan shows the PAA Network in the North Hill Communities area. To improve overall pedestrian and cyclist connectivity and safety, the following are recommended:

- a. Provide comparable and complete east/west and north/south cycling connections across the North Hill Communities including:
  - i. Improved connectivity between the North Hill Communities and major amenities post secondary institutions such as the University of Calgary and the Southern Alberta Institute of Technology (SAIT);
  - ii. Improved cycling connections to parks and open spaces within the North Hill Communities such as Confederation Park, Nose Creek, and McHugh Bluff;
- b. Implement traffic calming measures which support pedestrian and cyclist safety movements within the North Hill Communities;
- c. Improved pedestrian and cycling connections to the Greenview Industrial Area and the Nose Creek regional pathway; and
- d. Improved connectivity between the North Hill Communities and the residential communities and employment areas east of Deerfoot Trail.

## 3. Mobility Studies and Policy Updates

The City is currently undertaking several mobility studies and policy updates for how Calgarians move throughout the city. Recognizing that this work is on-going, the Plan will be updated to align with the Calgary Transportation Plan, the Green Line North Mobility Study, and any recommendations/outcomes from the Botha of 2021 bylaw review to support the vision of this Plan. These updates will consider the following:

- a. The role, function, standards, and potential interim uses for road rights-of-way with a focus on those streets that have road rights-of-way setbacks;
- b. Allowing for on-street parking on the area's Main Streets and Activity Centres with a focus on those areas with an identified Active Frontage;
- c. Integration of public transit operations with other forms of mobility; and
- d. Optimization of existing infrastructure to accommodate alternative and future mobility.



# PROPOSED

## BYLAW NUMBER 18P2020

### 3.2.4 Greening The City



Conserving, protecting, maintaining, and restoring the natural environment is the first key goal. At the local level the natural environment begins when a person steps out their door with trees, possibly providing habitat, on private lots and in the boulevard. The tree canopy within the North Hill Communities is well established and thus protection and maintenance of trees on both public and private lands is a priority. This environment then extends along green boulevards and eventually connects to the network of parks and natural areas which include riparian areas, Nose Creek, escarpments and other features which contribute to ecological health, and a sense of personal well being within the Plan area.

#### Objectives

The following objectives are intended to guide decisions for supporting growth and Greening the City:

- Support the protection and maintenance of the tree canopy on public and private lands throughout the plan area.
- Support the planting of trees using methods that will ensure the sustainability and longevity of new trees to reach full canopy size.
- 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.

#### Implementation Options

The following are intended to identify specific actions to achieve the supporting growth objectives:

##### 1. Urban Forest

Calgary's urban forests provide important ecosystem functions including improving air quality, reducing storm-water runoff, providing shade and cooling, wildlife habitats, increased property values and reducing stress reducing environments for residents. The MCP recognizes the importance of the urban forest and identifies a tree canopy coverage target of 14-20% across the city. Over the last ten years, the North Hill Communities have experienced a slight decrease in overall canopy coverage and currently sits at 15%.

To achieve and maintain a healthy, sustainable urban forest and meet tree canopy targets, it is critical The City, developers, and residents contribute to consistent and continuing urban forest management by protecting existing private and public trees wherever possible, planting the right trees, in the right location and in the right way and maintaining all trees in good health. This Plan establishes a tree canopy coverage target for the North Hill Communities of 16.5% by 2030. To meet this target, the following actions should be implemented in addition to the general policies in Chapter 4:

- a. Protect trees on public and private lands wherever possible from removal due to development, road impact due to construction or other activities and unnecessary canopy pruning;
- b. Provide additional tree plantings in public boulevards ensuring sustainable planting infrastructure, sufficient soil volume and adequate moisture particularly on arterial and urban boulevard for large canopy growth in the long term;
- c. Create tree planting programs for private lands and;
- d. Protect, maintain, and enhance the ordered, regular planting design in heritage boulevards.

# PROPOSED

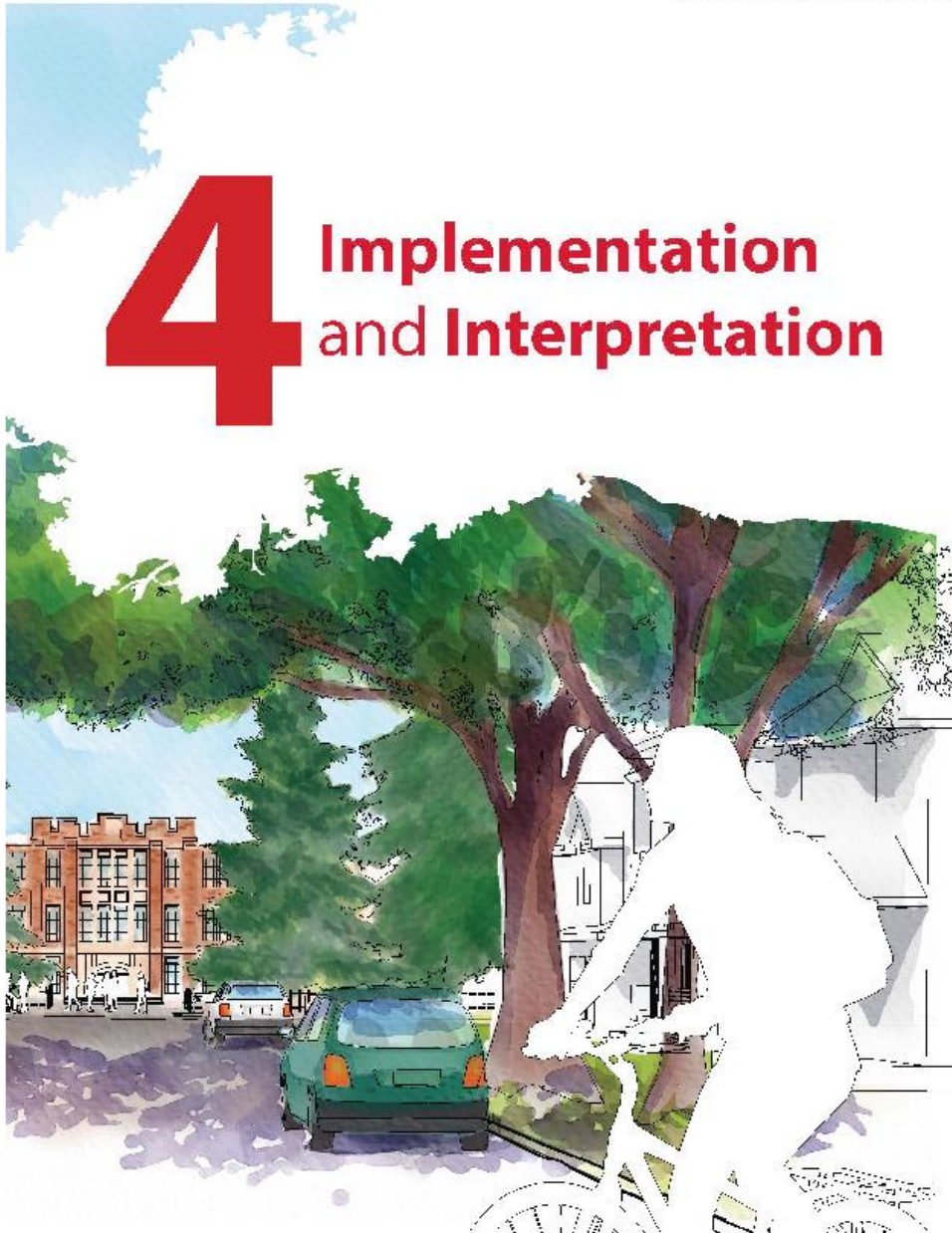
BYLAW NUMBER 18P2020



# PROPOSED

BYLAW NUMBER 18P2020

# 4 Implementation and Interpretation



# PROPOSED

BYLAW NUMBER 18P2020

## 4.1 Policy Framework

The Municipal Government Act (MGA) outlines the purpose and scope of powers for municipalities. The North Hill Communities Local Area Plan (Plan) is a statutory document, approved as an Area Redevelopment Plan, that establishes a long range framework for land use, urban design and mobility for the North Hill Communities. This Plan has been developed in alignment with the South Saskatchewan Regional Plan, the Plan must be read in conjunction with the Municipal Development Plan (MDP) Volume 1, the Calgary Transportation Plan (CTP), The Guidebook for Great Communities and other City of Calgary policy and guiding documents, unless otherwise indicated. Where the policies within The Guidebook for Great Communities and this policy plan are different, the difference is intentional and not an inconsistency, because policy has been tailored to the North Hill Communities Local Area Plan. Where there is an absence of a specific policy within this policy plan, The Guidebook for Great Communities prevails.



# PROPOSED

## BYLAW NUMBER 18P2020

### 4.2 Local Area Plan Interpretation

#### Map Interpretation

1. Unless otherwise specified in this Plan, the boundaries or locations of any symbols or areas shown on a map are approximate only, not absolute, and will be interpreted as such. The maps are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries such as property lines, roads or utility rights-of-way. The precise location of these boundaries, for the purpose of evaluating development proposals, will be determined by the approving authority at the time of application.
2. No measurements of distances or areas should be taken from the maps in this Plan.
3. All proposed urban form areas, additional policy guidance, building scale, road and utility alignments and classifications may be subject to further study and may be further delineated at the outline plan or final use amendment stage in accordance with applicable policies. Any major changes may require an amendment to this Plan.
4. Any change to the text or maps within this Plan shall require an amendment to the Plan that includes a Public Hearing of Council.

#### Policy Interpretation

5. The South Saskatchewan Regional Plan (SSRP) establishes a long-term vision for the region using a cumulative effects management approach to guide local decision makers in land use and watershed management to achieve Alberta's economic, environmental and social goals. This Plan allows the City to encourage and incentivize more progress on policies related to sustainability and the environment.
6. Where an intent statement accompanies a policy, it is provided as information only to illustrate the intent and enhance the understanding of the subsequent policies. If an inconsistency arises between the intent statement and a policy, the policy will take precedence.

7. The word "should" is explicitly used to further clarify the directional nature of the statement. Policies that use active tense or "should" are to be applied in all situations, unless it can be clearly demonstrated to the satisfaction of The City that the policy is not reasonable, practical or feasible in a given situation. Proposed alternatives will comply with ADR and CIP policies. Intent and guidelines to the satisfaction of The City with regard to design and performance standards.
8. Policies that use the words "shall," "will," "must" or "require" apply to all situations, without exception, usually in relation to a statement of action, legislative direction or situations where a desired result is required.
9. All illustrations and photos are intended to illustrate concepts included in the Plan and are not exact representations of an actual intended development. They are included solely as examples of what might occur after implementation of the Plan's policies and guidelines. Details to the illustrations do not require a Public Hearing of Council.

#### Figure Interpretation

10. Unless otherwise specified within this Plan, the boundaries or locations of any symbols or areas shown on a figure are approximate only, not absolute, and shall be interpreted as such. Figures are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries such as property lines or utility rights-of-way.
11. Unless otherwise specified within this Plan, where actual quantities or numerical standards are contained within a figure, these quantities or standards shall be interpreted as conceptual only and will be determined at the detailed design stage.

# PROPOSED

## BYLAW NUMBER 18P2020

### Appendix Interpretation

12. The appendices do not form part of the statutory portion of this Plan. The intent of the appendices is to provide information and guidelines to support the policies of this Plan.

### Plan Limitations

13. Policies and guidelines in this plan are not to be interpreted as an approval for a use on a specific site. No representation is made herein that any particular site is suitable for a particular purpose. Detailed site conditions or constraints must be assessed on a case-by-case basis as part of an outline plan, land use amendment, subdivision or development permit application.

### Existing Caveats/Restrictive Covenants

14. Some parcels in the plan area may have caveats registered against the certificate of title which may restrict development. These restrictions may include, but are not limited to, restricting development to one or two unit dwellings. In some cases the caveats may not be in alignment with the goals and objectives of this Plan and where such a conflict exists, the City of Calgary supports the direction of this Plan. It is the responsibility of landowners to have caveats discharged from their land title certificate.

The appendices to this plan are not part of the statutory portion of this Plan. The intent of the appendices is to provide information and guidelines to support the policies of this Plan.





# PROPOSED

## BYLAW NUMBER 18P2020

### 4.3 Local Area Plan Implementation Monitoring, Review and Amendments

1. New concepts and ideas may arise that are constrained by or contradictory to certain policies within this Plan. Where such new concepts and ideas respond to and meet the intent of the vision and core ideas of the Plan found in Chapter 1, or offer a creative solution to a particular problem, amendments may be supported. To make any change to the text or maps within this Plan, an amendment that includes a Public Hearing of Council shall be required.
2. The policies within this Plan shall be monitored over time in relation to development in order to ensure they remain current and relevant. Where determined necessary by Administration, these policies shall be updated through the plan amendment process either generally or in response to a specific issue in accordance with the Municipal Government Act. Anticipated amendments identified in this Plan include but are not limited to the following:
  - a. developing heritage policies and/or guidelines as identified in Section 2.1.7;
  - b. mobility studies and policy updates as identified in Section 3.2.2.3; and
  - c. updates/amendments to Section 3.2: Goals, Objectives and Implementation Options and/or Appendix B: Implementation Options as projects are completed and/or new projects are identified.
3. Where an amendment to the Plan is requested through a planning application, the applicant shall submit the supporting information necessary to evaluate and justify the potential amendment; and ensure its consistency with the WDP and other relevant policy documents.

# PROPOSED

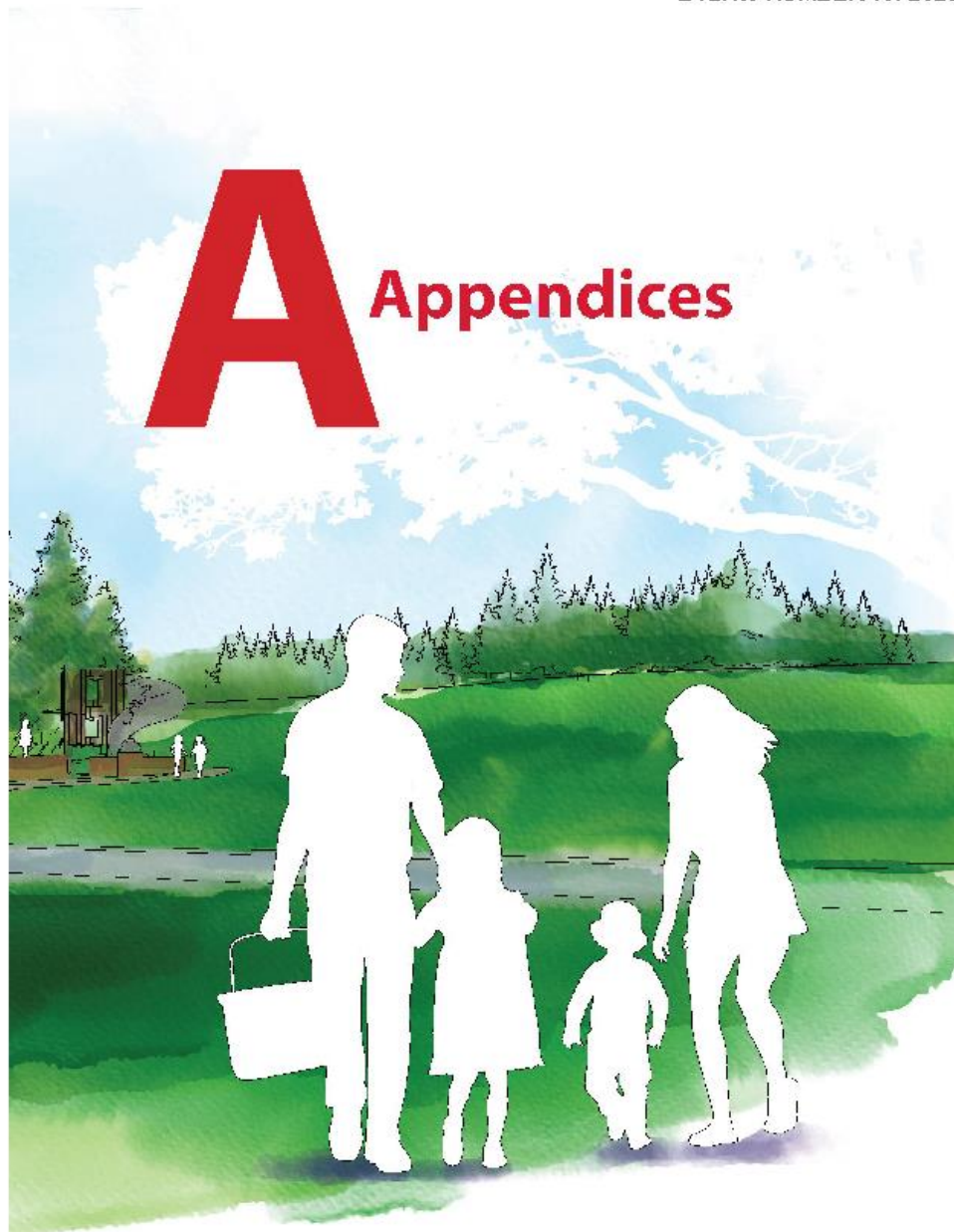
BYLAW NUMBER 18P2020





# PROPOSED

BYLAW NUMBER 18P2020



# PROPOSED

BYLAW NUMBER 18P2020

## Appendix A: Implementation Options

In addition to the implementation options provided in Chapter 3, the following implementation actions have been identified by stakeholders through a series of public engagements conducted during the drafting of this Plan. As noted in Chapter 3, these actions represent steps community stakeholders identified to achieve the supporting growth objectives of the Plan. This Appendix is non-statutory and is intended to be revised over time as local growth occurs, actions are evaluated or completed, and/or new options are identified through subsequent stakeholder engagement and City departmental prioritization. As a non-statutory part of the Plan, updates to this Appendix do not require a Public Hearing of Council.

### Summary of Implementation Options

North Hill Communities Supporting Growth Goal	Implementation Options (What We've Heard)	Location
Creating Great Communities	Explore and realize opportunities for public art in public space or as part of private development.	Varies
	Improve Mount Park.	Wilson Heights/Mount Pleasant
	Explore the feasibility of allowing complementary uses such as restaurants and/or other active uses within city parks in the area.	Varies
	Improve the Mount Pleasant Arts Centre.	Mount Pleasant
	Provide additional dog parks.	Varies
	Explore opportunities for an optimized recreation facility for the Rose Hill Aquatic and Recreation Centre.	Rose Hill
	Improve Mount Pleasant Outdoor Pool.	Mount Pleasant
	Provide additional tree plantings, benches, bath rooms in parks.	Varies

# PROPOSED

## BYLAW NUMBER 18P2020

North Hill Communities Supporting Growth Goal	Implementation Options (What We've Heard)	Location
Realizing Excellence in Urban Design	Explore opportunities to provide for more appropriate vehicle speeds and on-street parking on Main Streets	Varies
	Improve the pedestrian realm, connectivity and accessibility of 16 Avenue N by providing wider sidewalks, and tree planting.	8 Avenue N
	Prioritize traffic calming in key areas such as schools, recreation centres, parks, community associations.	Varies
Connecting the City	Explore opportunities to provide additional park space and walking and cycling connections through the former Highland Golf Course lands.	High and Park
	Improve walking connections between Ridge and Kendall New.	Ridgeway
	Improve connectivity across 16 Avenue N for pedestrians and cyclists	Varies
	Consider improving 2 Street NW as a comfortable walking and cycling route across the plan area.	Varies
	Improve 8 Avenue NE to create more comfortable conditions for walking and cycling and manage vehicle volumes and speeds.	Ridgeway
	Invest in high-frequency, primary transit, such as Green Line LRT and BRT.	Varies
	Improve walking and cycling connection from Centre Street N to the Greenview Industrial area.	Weston Heights, Westview, High and Park
	Create a comfortable walking and cycling route between Confederation Park and Nose Creek.	Varies
	Consider high-frequency cycling routes along or parallel to the Centre Street N corridor.	Varies
	Explore opportunities to provide for a dedicated pedestrian and wheelchair crossing over Nose Creek that connects north of 6 Avenue N.	Varies
	Improve pedestrian connections from Greenview Industrial to the industrial parkway along Nose Creek.	Greenview Industrial Area
	Improve pedestrian connectivity on 35 Avenue NE by providing sidewalks along the avenue and traffic control at 2 Street NE.	Greenview Industrial Area
Explore opportunities to improve the pedestrian crossing at 14 Street NW and 21 Avenue NW.	Capitol Hill	
Consider measures to improve the safety and comfort for people walking and cycling on or adjacent to 20 Avenue N.		
Greening the City	Improve park maintenance along east side of 10 Street NW.	Rosedale
	Investigate opportunities to acquire additional park space.	Varies
	Provide additional tree planting, benches, bathrooms, in parks.	Varies

# PROPOSED

BYLAW NUMBER 18P2020

## Appendix B: Regional Corridors and Context Map

Regionally significant corridors, including mobility corridors and transmission corridors, are depicted on **Map B: Regional Corridors and Context Map** as identified by the Interim Growth Plan.



# PROPOSED

BYLAW NUMBER 18P2020



# PROPOSED

BYLAW NUMBER 18P2020

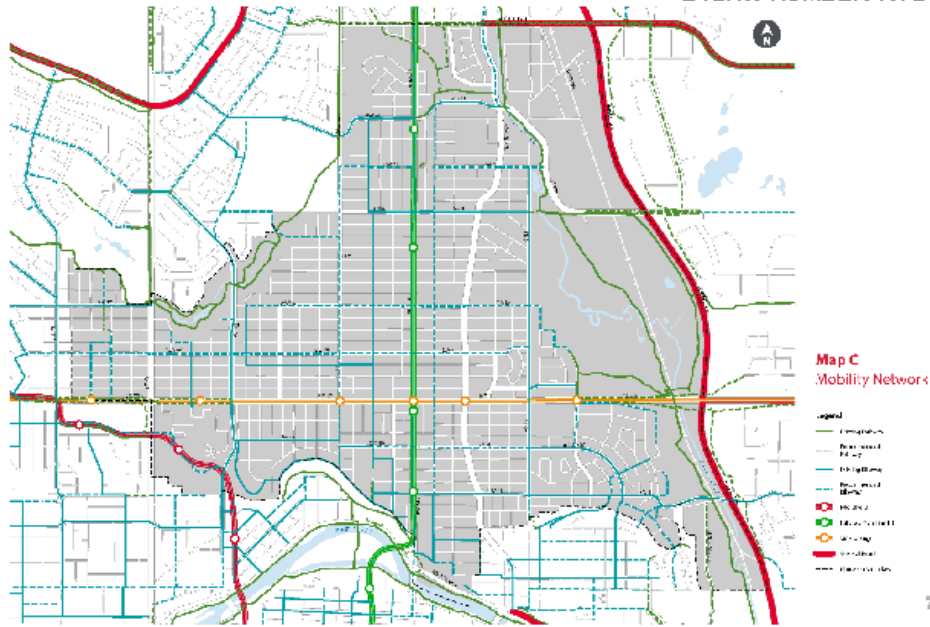
## Appendix C: Mobility

**Map C: Mobility Network** identifies existing mobility connections and recommended mobility improvements within and surrounding the North Hill Communities. The map is based on **The Always Available for All Ages & Abilities (5A) Map of the Calgary Transportation Plan (CTP)** and shows existing and recommended connections identified in the CTP at the **local area plan** level. Should there be a disagreement between this map and the one found in the CTP, the CTP shall prevail.

Improvements to the mobility network will prioritize **pedestrians** and **cyclists**, where possible, by providing accessible pathway and bikeway connections between the communities and to local and regional destinations, and supporting land uses with appropriate facilities in the public right-of-way. Improvements identified on Map C will take time and will be phased as budget allows, subject to technical feasibility. This map is intended to compliment and inform the implementation options identified in Section 3.2.3 Connecting the City.

# PROPOSED

BYLAW NUMBER 18P2020





# PROPOSED

BYLAW NUMBER 18P2020



# PROPOSED

BYLAW NUMBER 18P2020

## Appendix D: Constraints

### Airport Vicinity Protection Area

The Airport Vicinity Protection Area (AVPA) regulation governs development within the flight path of aircraft travelling to and from the Calgary International Airport to ensure land use compatibility. Noise exposure forecast (NEF) contours of the AVPA generally impact the eastern portion of the plan area, specifically Greenview Industrial. Properties within these areas are subject to certain development restrictions and other conditions as identified in the regulation.

### Freight Rail Corridor

A Canadian Pacific (CP) rail corridor runs through the eastern part of the plan area. Any development adjacent to Freight rail corridors must comply with the requirements of the Development Next to Freight Rail Corridor Policy, in addition to any other applicable bylaws.

### Landfill Setback

There is a non-operating landfill located to the south of the plan area in Bridgeland Riverside. The Subdivisional Development Regulations prohibit specific uses such as hospitals, schools, residences and food establishments within a specified distance. See the Subdivisional Development Regulations for additional information.



### Council Direction and Plan Revisions Summary

This table summarizes Council's direction for revisions to the proposed North Hill Communities Local Area Plan given on July 27, 2020 and what the project team has done to date to address that direction.

Theme	What we heard	Who did we hear this from	How we proposed to address this in the North Hill Communities Local Area Plan (from PUD2020-0739)	How we have addressed this in the revised North Hill Communities Local Area Plan
1. Alignment with the Guidebook	<ul style="list-style-type: none"> <li>The Plan should more closely align with the Guidebook in terms of content and visual identity.</li> </ul>	<ul style="list-style-type: none"> <li>Some members of Council at March 4 PUD</li> <li>Community Associations</li> </ul>	<ul style="list-style-type: none"> <li>Revise the Plan to better align with the Guidebook by removing duplicate descriptions and sections for urban form categories, policy and scale modifiers, and adding content to promote quality streetscape outcomes.</li> <li>Work with Creative Services to more closely align the visual identity of the Plan with the Guidebook.</li> </ul>	<ul style="list-style-type: none"> <li>The Plan has been revised to include the new urban form categories and align with the Guidebook.</li> <li>Sections of the Plan that duplicate the Guidebook including summaries of the urban form categories and policy modifiers have been removed and replaced with new <b>Section 2.2</b> that summarizes the Guidebook.</li> <li>The Plan has been redesigned with an 8.5 x 11 portrait format including new chapter starts and images throughout. This new layout will more closely align with the Guidebook.</li> </ul>

Theme	What we heard	Who did we hear this from	How we proposed to address this in the North Hill Communities Local Area Plan (from PUD2020-0739)	How we have addressed this in the revised North Hill Communities Local Area Plan
2. Alignment with approved Green Line	<ul style="list-style-type: none"> <li>The Plan should be aligned with the Council approved Green Line LRT alignment north of the Bow River including identifying a station at 9 Avenue and ensuring policies support transit-oriented development.</li> </ul>	<ul style="list-style-type: none"> <li>Some members of Council at March 4 PUD</li> <li>Community Associations</li> <li>Crescent Heights Village BIA</li> </ul>	<ul style="list-style-type: none"> <li>Revise the Plan to formally identify the planned 9 Avenue Green Line LRT station and review to ensure that policies and maps support transit-oriented development in this location.</li> <li>Identify core and transition areas around future Green Line LRT stations that more closely align the Plan with the transit-oriented development policies of the Guidebook and include policies for minimum development intensity, where appropriate, in these areas.</li> </ul>	<ul style="list-style-type: none"> <li><b>Map 2: Community Characteristics and Attributes</b> has been updated to identify the 9 Avenue Green Line LRT Station.</li> <li>Revisions made to <b>section 2.8 Transit Station Areas</b> to add vision for each station area, new station area maps that identify Core and Transition Zones, and policies for minimum building heights. This section was revised based on stakeholder comments to expand Transition Zones around 16 Avenue and 9 Avenue Stations.</li> </ul>
3. Local historical context and character	<ul style="list-style-type: none"> <li>The Plan should provide additional context for historic community/neighbourhood development and character of the communities.</li> <li>The Plan should include greater recognition of Indigenous history.</li> </ul>	<ul style="list-style-type: none"> <li>Some members of Council at March 4 PUD</li> <li>Community Associations</li> <li>Crescent Heights Village BIA</li> </ul>	<ul style="list-style-type: none"> <li>Revise the Plan and provide additional historical and character context in Chapter 1: Visualizing Growth that considers historical community development, as well as recognition of indigenous history, and celebrates unique historical elements, neighbourhood structure, sense of place, to set the foundations for urban</li> </ul>	<ul style="list-style-type: none"> <li>The history section has been revised to include additional historical information for the area. This includes better recognition of indigenous history and a more detailed summary of historic urban development in the area including the identification of unique historic elements and the historic neighbourhoods that form the basis for</li> </ul>

Theme	What we heard	Who did we hear this from	How we proposed to address this in the North Hill Communities Local Area Plan (from PUD2020-0739)	How we have addressed this in the revised North Hill Communities Local Area Plan
			<p>design and public realm improvements.</p> <ul style="list-style-type: none"> <li>Align the Plan with the Heritage Policy Tools and Financial Incentives work and include Map C: Heritage Planning Areas in Chapter 2: Enabling Growth.</li> </ul>	<p>today's communities (Section 1.3).</p> <ul style="list-style-type: none"> <li>Section 2.12 has been revised to align with Council direction on the Heritage Policy Tools and Financial Incentives work.</li> <li>A revised (and renamed) Heritage Guideline Areas map is now included in section 2.12. This map identifies updated concentrations of historic assets within the Plan area (identified by the historic neighbourhoods within which they are located). This map would become statutory following approval.</li> </ul>
4. Urban tree canopy	<ul style="list-style-type: none"> <li>The Plan should better recognize and/or include policy for the urban tree canopy.</li> </ul>	<ul style="list-style-type: none"> <li>Some members of Council at March 4 PUD</li> <li>Community Associations</li> </ul>	<ul style="list-style-type: none"> <li>Revise the Plan to include better recognition of the tree canopy in the Core Ideas (Section 1.2) and review, and revise where necessary, both the Plan and the Guidebook to ensure that policies support the urban canopy growth more broadly.</li> </ul>	<ul style="list-style-type: none"> <li>The Core Ideas have been revised to include better recognition of the urban tree canopy (Section 1.2).</li> <li>Additional content has been included in the Community Characteristics and Attributes section to acknowledge the importance of the urban tree canopy as a character defining element</li> </ul>

Theme	What we heard	Who did we hear this from	How we proposed to address this in the North Hill Communities Local Area Plan (from PUD2020-0739)	How we have addressed this in the revised North Hill Communities Local Area Plan
				<p>of the North Hill Communities (<b>Section 1.3</b>).</p> <ul style="list-style-type: none"> <li>An additional tree protection policy for trees on private lots is now included in Chapter 2 to promote preservation of the urban tree canopy (<b>Policy 2.4.4</b>).</li> <li>New Urban Forest Implementation Option has been added to Chapter 3 that includes locally specific tree canopy targets and actions to help achieve those targets (<b>Section 3.2.4.1</b>).</li> </ul>
<p>5. Opportunities for place making and public realm improvement</p>	<ul style="list-style-type: none"> <li>The Plan should more clearly identify opportunities for place making and public realm improvements to support the Plan's vision</li> </ul>	<ul style="list-style-type: none"> <li>Some members of Council at March 4 PUD</li> <li>Community Associations</li> </ul>	<ul style="list-style-type: none"> <li>Revise Chapter 3: Supporting Growth and Appendix A: Implementation Options to better communicate and identify opportunities for place making and public realm improvements including an additional map(s).</li> </ul>	<ul style="list-style-type: none"> <li><b>Chapter 3: Supporting Growth</b> has been revised to more clearly identify and provide high-level strategic direction on opportunities for place making and public realm improvements as well as other supporting growth objectives such as mobility connections.</li> </ul>

Theme	What we heard	Who did we hear this from	How we proposed to address this in the North Hill Communities Local Area Plan (from PUD2020-0739)	How we have addressed this in the revised North Hill Communities Local Area Plan
6. Parks and Open Space Frontages	<ul style="list-style-type: none"> <li>Desire for additional areas to be identified with the Parks and Open Space Frontage.</li> </ul>	<ul style="list-style-type: none"> <li>Some members of Council at March 4 PUD</li> </ul>	<ul style="list-style-type: none"> <li>Revise Map 3: Urban Form to identify additional Parks and Open Space Frontage modifiers along key areas including but not limited to such as Confederation Park and Winston Heights Park.</li> </ul>	<ul style="list-style-type: none"> <li>Parks and Open Space Frontages are now captured within Guidebook policies for all interfaces between development sites and parks and open space. It is no longer a mapped feature.</li> </ul>
7. Commercial Clusters, Neighbourhood Activity Centres, and mixed-use streets	<ul style="list-style-type: none"> <li>Desire for additional Commercial Clusters, Neighbourhood Activity Centres, and mixed-use streets to be identified in the Plan</li> </ul>	<ul style="list-style-type: none"> <li>Some members of Council at March 4 PUD</li> </ul>	<ul style="list-style-type: none"> <li>Explore opportunities for additional Commercial Cluster modifiers, Neighbourhood Activity Centres, and mixed-use streets within the Plan area.</li> </ul>	<ul style="list-style-type: none"> <li>Proposed revisions to the Guidebook's urban form categories now include a Neighbourhood Flex category. This category provides greater opportunity for mixed-use development and has been applied along portions of Edmonton Trail and around the neighbourhood activity centres on 20 Avenue at 14 Street NW, 10 Street NW, and 4 Street NW (<b>Map 3: Urban Form</b>).</li> </ul>
8. On-street parking	<ul style="list-style-type: none"> <li>Desire for policies regarding on-street</li> </ul>	<ul style="list-style-type: none"> <li>Some members of Council at March 4 PUD</li> </ul>	<ul style="list-style-type: none"> <li>Include a policy that enables on-street parking in key</li> </ul>	<ul style="list-style-type: none"> <li>New transportation direction has been added to Chapter</li> </ul>



Theme	What we heard	Who did we hear this from	How we proposed to address this in the North Hill Communities Local Area Plan (from PUD2020-0739)	How we have addressed this in the revised North Hill Communities Local Area Plan
	parking in key locations to support commercial activities.	<ul style="list-style-type: none"> <li>Development Industry</li> <li>Land Owners</li> </ul>	locations such as along Urban or Neighbourhood Main Street and Active Frontages, to support commercial activity.	3 – Mobility Studies and Policy Updates ( <b>Section 3.2.3.3</b> ) that directs updates to the Plan following approval of the Calgary Transportation Plan, Green Line North Mobility Study, and any recommendations/outcomes from the Notice of Motion for bylaw setback review that allows for on-street parking on the area's Main Streets and within Activity Centres.
9. Mobility corridors	<ul style="list-style-type: none"> <li>The Plan should identify mobility corridors that align with and support the updated Calgary Transportation Plan (CTP) and Pathway and Bikeway Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Some members of Council at March 4 PUD</li> </ul>	<ul style="list-style-type: none"> <li>Include a map that identifies mobility corridors (walking, cycling, and pathways) in the Plan area and connecting to surrounding area.</li> </ul>	<ul style="list-style-type: none"> <li>A mobility map (<b>Map C</b>) has been added as <b>Appendix C</b> to the Plan. This map identifies walking, cycling, and pathways as well as transit corridors in the Plan area and includes the 5A network from the proposed Calgary Transportation Plan.</li> </ul>
10. Road rights-of-way setbacks	<ul style="list-style-type: none"> <li>The Plan should provide policy guidance for opportunities for public</li> </ul>	<ul style="list-style-type: none"> <li>Some members of Council at March 4 PUD</li> </ul>	<ul style="list-style-type: none"> <li>Include a new policy that provides guidance for public realm improvements within</li> </ul>	<ul style="list-style-type: none"> <li>A new policy has been added to Chapter 2 that encourages enhanced public</li> </ul>

Theme	What we heard	Who did we hear this from	How we proposed to address this in the North Hill Communities Local Area Plan (from PUD2020-0739)	How we have addressed this in the revised North Hill Communities Local Area Plan
	<p>realm improvements within road rights-of-way setbacks</p>		<p>road rights-of-way setbacks that can be undertaken at the time of redevelopment</p>	<p>realm improvements within rights-of-way setbacks (<b>Policy 2.4.6</b>).</p> <ul style="list-style-type: none"> <li>As noted above, further amendments to the Plan may be forthcoming pending the outcome of the Notice of Motion for bylaw setbacks.</li> </ul>
<p>11. Guidebook – Urban Form Classification System</p>	<ul style="list-style-type: none"> <li>The system is too complicated.</li> <li>Lack of clarity on the differentiation between different categories.</li> <li>Too many permutations when applying policy modifiers to urban form categories.</li> <li>Desire for an alternative classification system that does not distinguish between residential and commercial.</li> </ul>	<ul style="list-style-type: none"> <li>Some members of Council at March 4 PUD</li> <li>Members of CPC through LAP workshops</li> <li>Insights through participation in pilot LAP processes</li> </ul>	<ul style="list-style-type: none"> <li>As noted in PUD2020-0721, there may be forthcoming revisions to the Urban Form Classification System that could impact the North Hill Communities Local Area Plan. Depending on the scope of those changes additional work/engagement may be required on the North Hill Communities LAP.</li> </ul>	<ul style="list-style-type: none"> <li><b>Map 3: Urban Form</b> has been revised to reflect the new urban form categories from the Guidebook.</li> </ul>

## Engagement Summary Report



# What We Heard

## Stakeholder Engagement on North Hill Communities Local Area Plan Refinements

### Overview of Stakeholder Engagement

---

Since 2020 July, Administration has worked with internal business units and targeted external stakeholders to revise the North Hill Communities Local Area Plan (the Plan) in response to Council's direction to refine the Plan. That direction included ten specific items which are provided below. The purpose of the targeted engagement was to help inform refinements to the Plan within the following key areas as directed by Council:

- Alignment with the Guidebook for Great Communities;
- Alignment with the approved Green Line LRT;
- Additional local historical context and character;
- Better recognition and policies to protect the urban tree canopy;
- Identifying opportunities for placemaking and public realm improvements;
- Exploring parks and open space frontages;
- Identifying opportunities for additional commercial clusters, Neighbourhood Activity Centres, and mixed-use streets;
- Provisions for on-street parking;
- Identifying mobility corridors; and
- Including policies for improvements within road rights-of-way setbacks

Due to the technical nature of this work and the background understanding required to meaningfully participate, we targeted engagement to citizens who had previous experience with and direct involvement in the creation of the initial North Hill Communities Local Area Plan.

Citizens and stakeholders from the former North Hill Communities Working Group, community associations in the North Hill Communities area, business improvement areas, and development industry members were invited to attend a series of North Hill Communities sessions, as follows:

#### Round One Engagement Overview

---

The focus of the first round of engagement was to share draft revisions to the North Hill Communities Local Area Plan (based on the Council-directed revisions). Key areas of discussion included:

- **Urban Form Categories:** discussing updates to the draft plan to accommodate the Guidebook's revised urban form categories.
- **Transit Station Areas:** incorporating Green Line's new 9 Avenue N station, and new subsections of the plan dealing with specific station areas.
- **History and Heritage Planning Areas:** reviewing the revised History section and discussing the revised data set and boundaries for Heritage Planning Areas within the draft plan.

PUD2021-0040  
Attachment 5

- **Chapter 3 – Supporting Growth:** reviewing the revised chapter including the newly consolidated set of implementation options.

The following sessions were held as part of the first round of engagement:

- **North Hill Communities Working Group 'Alumni' and Business Improvement Area Representatives** – Tuesday, Sept 29 (5:30 – 8:00pm).
- **Community Associations** from in the North Hill Communities area – Thursday, October 1 (6:00 – 8:00 pm)
- **Development Industry Representatives** – Wednesday, September 30 (11:30 am – 1:30 pm)
- **Calgary Planning Commission** – November 5, 2020.

A summary of the key themes we heard from stakeholders can be found in the table below.

### Round Two Engagement Overview

---

The focus of the second round of engagement was to share the Revised North Hill Communities Local Area Plan draft and report back on the key changes made since the first round of engagement. In the second round of engagement, the refinements were reviewed and discussed and feedback was captured for consideration in the final preparation of the plan. Key changes for discussion in the second round of engagement included:

- **Urban Form Categories:** discussing the removal of some active frontage areas.
- **Industrial Transition:** discussing how Industrial Transition has been applied in Map 3.
- **Transit Station Areas:** discussing Section 2.8 Transit Station Areas reorganization and refinements.
- **Historical Content:** discussing the additional heritage content provided by local historian.
- **Chapter 3:** discussing refinement to the implementation options.
- In addition to these key topics of discussion connected to the North Hill Communities Local Area Plan refinements, members of the Guidebook team also attended to discuss the new low-density residential policies in the Guidebook for Great Communities.

The following sessions were held as part of the second round of engagement:

- **Development Industry Representatives** – Wednesday, December 9, 2020 (11:30 am -1:00 pm)
- **North Hill Communities Working Group 'Alumni' and Business Improvement Area Representatives** – Wednesday, December 9, 2020 (6:00 – 8:00 pm)
- **Community Associations** from in the North Hill Communities area – Monday, Dec 14, 2020 (6:00 – 8:00 pm)

A summary of the key themes we heard from stakeholders can be found in the table below.

## Summary of Key Themes & City Responses

### Round One Engagement

Summary of targeted stakeholder feedback from September/October 2020 and project team responses:

Urban Form Category Changes		
Theme	Description	City Response
Industrial transition zones	Stakeholders were interested in how the transition area between Greenview industrial area and the surrounding residential community would be covered by the revised urban form categories (UFC).	Industrial Transition is now mapped on <b>Map 3 – Urban Form</b> for the residential and commercial areas located around and within the Greenview Industrial area where it is shown with a hatched overlay. These areas are envisioned to support, in addition to their base residential or commercial UFCs, a range of low-impact industrial and small-scale manufacturing uses.
Application of Retail Ready UFC and Active Frontages	Stakeholders were interested in the difference between the Mixed and Retail Ready UFC, as well as the Active Frontage modifiers and were concerned about the Retail Ready UFC and Active Frontages possibly raising the cost of entry and thus freezing development on certain parcels. Stakeholders were also interesting in the compatibility of Retail Ready with existing developments at locations such as Centre Street and 16 Avenue N.	The Retail Ready UFC is now called Neighbourhood Commercial and still generally applies in the areas it did in the previous iteration of the plan. <b>Map 3 – Urban Form</b> has been revised to apply the Active Frontage modifier in targeted locations in the plan area, specifically sections of Main Streets and within Station Area Core Zones. Overall, the requirement for Active Frontages has been reduced due to commercial ready requirements in the Neighbourhood Commercial UFC and to allow for additional flexibility in certain areas.
Impacts to residential areas	Stakeholders were interested in the specific application of the residential UFCs, and whether the intent of previous iterations of the draft North Hill Communities Local Area Plan was possible using the revised UFCs.	In response to Council direction, there were changes to the residential UFCs of the Guidebook for Great Communities. As a result, the UFCs shown <b>on Map 3 Urban Form</b> have also changed. However, the general vision, established with stakeholders throughout the creation of this plan, has remained the same.  In addition, the Guidebook team has been working on policies that address

PUD2021-0040  
Attachment 5

		low-density housing in residential areas to be included in their plan and which would apply in the North Hill Communities Plan area. More information will be available at the session.
BRT connections	Stakeholders expressed an interest in considering how the BRT would connect to developments along 16 Avenue N.	<b>Section 2.5.6</b> contains policy direction which requires new development to integrate with and improve transit stops located along Main Streets, including 16 Avenue N. Design strategies include additional pedestrian connections. The Neighbourhood Commercial urban form category, which is the primary category along 16 Avenue N, also contains policies which require a public realm that is designed to support high volumes of pedestrians.
Street parking	Stakeholders wanted further details regarding parking regulations, including street parking on 16 Avenue N. and changes to parking policy to support changing retail trends.	On-street parking and parking regulations are governed by other City policy documents. However, <b>Section 3.3.2.3</b> of the North Hill Communities Plan recommends future mobility studies and policy updates consider on-street parking, specifically along Main Streets and in Activity Centres.

Transit Oriented Development		
Theme	Description	Response
Minimum building heights	Stakeholders had differing opinions on the appropriateness of minimum building heights at TOD locations. Some community stakeholders felt that the targets within the draft North Hill Local Area Plan were not sufficiently ambitious, and that the draft plan should include direction on quality design for higher buildings. Industry stakeholders cautioned that minimum building heights could increase the barrier to entry for developments due to additional requirements and would limit more organic development in a community. In	In <b>Section 2.8 Transit Station Areas</b> , the Plan has applied minimum building heights in areas immediately adjacent to Green Line Stations, known as Core Zones. These Core Zones are intended to support the future stations by providing buildings that can accommodate higher population and jobs.  For the 16 Avenue Station Area, the project team reviewed building height requirements against the existing 16 Avenue Corridor ARP and determined

PUD2021-0040  
Attachment 5

	<p>addition, industry stakeholders pointed out that higher minimum building heights at certain TOD locations would require an abrupt transition to surrounding residential areas.</p>	<p>that the proposed minimums are consistent with requirements in that plan.</p> <p>Overall, the plan tries to strike a balance between requiring minimum building heights that support the future Green Line LRT and provide for a minimum street-wall in these locations but also allow for flexibility to realize development around the future stations.</p>
Parking minimums	<p>Stakeholders indicated that relaxations of parking requirements could help to encourage developments at TOD locations.</p>	<p>To support TOD developments, the City has employed a number of strategies. First, the land use bylaw allows for relaxations to be considered for developments which provide Transportation Demand Management measures and are near primary transit.</p> <p>Second, Council recently approved a change to the land use bylaw which has removed parking minimums for non-residential uses. The removal of minimums is intended to enable to market to determine the require amount of parking by considering a number of factors, including proximity to transit stations.</p> <p>Third, the Guidebook for Great Communities contains policies which allow for requirements to be relaxed or reduced in Activity Centres, Main Streets, and transit station areas.</p> <p>Finally, the North Hill Communities LAP supports alternative parking designs, protocols, and strategies where parcel depth is limited along Centre Street and enables underground parking under lanes and road rights-of-way setbacks along 16 Avenue N. See <b>Section 2.6 Urban Main Streets</b>.</p>
9 Avenue N. Station	<p>Some stakeholders indicated that there was limited ability for quality developments adjacent to the 9 Avenue N station due to restrictions in the surrounding community. Greater</p>	<p>The 9 Avenue N transition zone has been expanded to provide additional contextually sensitive development opportunities in the 9 Avenue N Station Areas. Due to their proximity with each</p>

PUD2021-0040  
Attachment 5

	development opportunities than what is currently show in the Plan.	other, the 16 Avenue N and 9 Avenue N station areas overlap and some of the envisioned intensification is shared between the two station areas. <b>See Chapter 2.8 Transit Station Areas.</b>
--	--	---

Heritage Section		
Theme	Description	Response
Scope	Stakeholders had questions about the scope of the Heritage section of the draft plan and expressed interest in including indigenous history as well.	The Plan has been amended to include additional historical context including indigenous history. See <b>Section 1.3</b> Community Context for more information.
New versus old community names	Stakeholders suggested renaming highlighted areas in the Historic areas map to reduce confusion between current versus historic locations (e.g. Historic Mount Pleasant).	The historic planning areas names are based on historic subdivisions which were built before the existing community boundaries were formed. As such, these areas have consistent characteristics which transcend current CA boundaries. Additional history content has been included in <b>Section 1.3 History</b> that describes the historical development of these early neighbourhoods.
Community character	Stakeholders were interested in including more description of the unique character of different communities within the plan.	The project team retained a local historian to provide additional historic background for the plan including content related to the history of the North Hill Communities from early human settlement to today.  Additional content has been added to <b>Section 1.3 History</b> . This information is intended to provide the historic background for the unique and defining elements of the North Hill communities and set the background for the Heritage Planning Areas described in <b>Section 2.12</b> .



Chapter 3 – Supporting Growth		
Theme	Description	Response
Streetscapes	Some stakeholders had questions regarding plans for streetscape improvements along major corridors, including past Main Streets projects. These stakeholders suggested such improvements would best be achieved through bonusing agreement and other development incentives. Community stakeholders wanted further information about improvements along Centre Street prior to Green Line construction.	High-level policy guidance for Main Streets has been provided in <b>Section 3.2.2 Realizing Excellence in Urban Design</b> . This section is intended to provide strategic direction for planned and future Main Street streetscape improvements. Specific details of these improvements will be confirmed and coordinated through these separate projects.  In addition, <b>policy 2.8.5</b> has been revised to provide incentive through additional building scale for the provision of substantially enhanced, high-quality public realm and public art or other unique design elements.
McHugh Bluff	Stakeholders wanted greater clarity around what was planned for McHugh Bluff, such as activity centres or other amenities.	Additional clarifying language has been added to <b>Section 3.2.1.6</b> . The intent of this section is to provide high level future investment direction which can inform future investment in McHugh Bluff and Crescent Heights Park. Clarification was made for small-scale commercial amenities to include things such as a small restaurant or café.
Tuxedo Park	Stakeholders expressed concern regarding a planned dry pond for Tuxedo Park, and its impact on future uses for that park.	Water Resources is currently exploring potential stormwater system improvements around Tuxedo Park. These improvements are subject to further analysis and a minor revision to <b>Section 3.2.1.3</b> to consider this in any future site design is forthcoming.
Tree protection	While stakeholders were encouraged by the acknowledgement of the urban forest within the draft plan, they were interested in stronger protection of trees.	In addition to <b>policy 2.4.5m</b> , which promotes the retention of health trees on private lands, additional tree canopy supportive language with refinements is included in <b>Section 3.2.4 Greening the City</b> . This section is intended to support and maintain a healthy, sustainable urban forest in the North Hill Communities and meet a tree canopy

PUD2021-0040  
Attachment 5

		target of 16.5% by 2030. This target is consistent with the goals and objectives of the Municipal Development Plan.
Housing affordability	Stakeholders appreciated the inclusion of affordable housing in the draft plan but wondered if it was specific to the area or just a statement of The City's broader affordable housing program. Stakeholders were interested in creating lasting affordability within the plan area.	<b>Section 3.2.1.2 Affordable Housing</b> is intended to enable and support the inclusion of affordable housing objectives across the North Hill Communities. Additional references to affordable housing have been included in <b>Section 3.2.1.3</b> for Tuxedo Park. In addition, <b>policy 2.8.5</b> includes affordable housing as a possible option for where additional building scale is allowed.

### Round Two Engagement

Summary of targeted stakeholder feedback from December 2020 and project team responses:

Urban Form Category Changes		
Theme	Description	Response
Building Scale and Transit Station Areas	Stakeholders wanted greater clarity about how the Transit Station Areas Transition Zones would work in practice. For example, the policies in place to help guide "appropriate transitions" from higher buildings down to residential areas. Specifically, questions were raised about the transition into surrounding residential areas from the 9 Avenue Transit Station Area, the north side of 16 <sup>th</sup> Avenue and 10 <sup>th</sup> Street as well as in areas shown on the Building Scale Map as appropriate for 6 storeys next to residential (such as 20 <sup>th</sup> Avenue) where a transition area isn't specifically noted.	The intent of the Transition Zones and associated Guidebook policies is that development in the Transition Zone should be considerate of the surrounding area and local content and gradually transition from what is located in the Core Zone to what is located beyond the transition zone. For example, in the 16 Avenue Transit Station Area Core Zone the maximum building height is up to 26 storeys immediately adjacent to the future station with transitions to lower building heights as you move away from the station (see <b>Map 4: Building Scale</b> ). The 16 Avenue Transition Zone indicates that a maximum building height of up to 6 storeys be considered appropriate with the local surrounding and content in mind.  In addition to the Guidebook Transition Zone policies there are also policies in

ISC:UNRESTRICTED

Page 8 of 18

		<p>the Plan that speak to transition in sections: <b>2.4 General Policies, 2.6 Urban Main Streets, 2.8 Transit Station Areas.</b></p> <p>Based on the transition-focused direction and policies within the Guidebook and the Plan, appropriate transition is something that will be looked at in detail during an application review when a specific development is proposed as the proposal, site and specific surrounding area can be considered in context to ensure the transition is appropriate. There would be an opportunity for the public to comment on the transition if/when a land use or development were proposed by a landowner.</p>
<p>Future growth concept and mobility</p>	<p>Stakeholders indicated a desire to understand how mobility (pedestrian and cycle networks as well as traffic flow) will be considered based on the future growth concept as well as the Green Line running at grade on Centre Street. Specifically, stakeholders expressed general concern connected to mobility within Transit Station Areas (particularly 9 Avenue) and along Centre Street and Edmonton Trail due to the presence of the Green Line (for example, the impact of increased traffic along Edmonton Trail due to the Green Line now running above grade along Centre Street).</p> <p>Stakeholders expressed a desire for The City to look into mobility impacts and to provide a prospective timeline for mobility studies to be undertaken.</p>	<p>Currently, the Green Line project team is undertaking functional design and modeling work in the area and additional mobility studies are planned for the future; however, specific timelines have not been determined.</p> <p>Local area plans are intended to provide a longer-term vision and foundation for growth and change in the area whereas specific solutions and implementation-level projects generally have a shorter-term and more detailed focus and are initiated as resources and funding become available. It is important to keep in mind that there are limitations to the level of detail that is appropriate to include within a local area plan. The Plan does include section <b>4.3 Local Area Plan Implementation, Monitoring, Review and Amendments</b> which was updated to indicate there may be a need for updates to the Plan following the completion of future mobility and other studies in the area. The Plan also includes a <b>Mobility Network Map (Appendix C: Mobility)</b> that identifies existing and recommended connections. This map is intended to compliment the</p>

		<p><b>implementations options outlined in Section 3.2.3 Connecting the City.</b></p> <p>From a Guidebook perspective, the Core Zone and Transition Zone urban forms include mobility policies to help ensure that any new development in those areas enhance mobility and connectivity. In general, mobility connections will be considered when applications are received and (as mentioned above) when funding is allocated for mobility-focused initiatives.</p>
Active frontage	<p>Stakeholders inquired about potential impacts to businesses and the pedestrian experience along Centre Street and Edmonton Trail in areas where active frontage was versus was not included. Specifically, stakeholders were looking to better understand implications for sections of Main Streets where active frontage was not included. There was concern that areas that did not have active frontage may not be considered appropriate for desired uses (such as restaurants, etc.) and therefore, may become less desirable destinations for pedestrians and businesses along the main street.</p>	<p>The application of Active Frontage <b>(shown in blue on Map 3: Urban Form)</b> is intended to draw finer grain retail to strategic locations (such as the intersection of Centre Street and 16 Avenue). There is a limit to the amount of active retail that will realistically build out along the Main Streets, so active frontage has been place in areas and nodes where we really want to see those active uses. That being said, the intent is for all buildings along the Main Street to contribute to a consistent public realm experience – there is just a bit more flexibility with what you can do in the areas that are not included within the active frontage.</p> <p>In terms of the visitor/pedestrian experience, the Plan includes several policies that speak to the desired outcomes along the Main Streets <b>(section 2.5 Main Streets, 2.6 Urban Main Streets, 2.7 Neighbourhood Main Streets)</b>. These policies encourage the creation of high-quality buildings on Main Streets that enhance the pedestrian experience and public realm while supporting medium to high levels of pedestrian activity. The Guidebook also includes policies associated to the urban form categories that have been placed along the Main Streets in the Plan area (for example, interfaces between the</p>

PUD2021-0040  
Attachment 5

		building and street would be captured in the underlying neighbourhood commercial category – <b>shown in red on Map 3: Urban Form</b> in the Plan). With these policies in place, if/when development occurs, there is a focus on public realm and urban design elements that should exist between the building and the street interface (for example, seating, wider sidewalks, landscaping, etc.) that support the Main Streets being desirable destinations.
Comprehensive Planning Sites	Stakeholders were looking for clarification about Comprehensive Planning Sites. Specifically, why there aren't urban form categories associated with all of them and what steps those sites go through if/when an application is received?	There are several examples of comprehensive sites—often these are larger geographic areas with one primary landowner—through the plan area (for example: Centre Street Church, Midfield, Highland Park). Urban forms have not been outlined for all of these areas as there unknowns remain at this time associated to these sites and additional planning work (public/private) will likely need to be undertaken before urban forms would be added. For example, may of these sites likely require the intermediate planning step of a master plan or outline plan being completed (which would outline where infrastructure such as roads would be located). The Plan can be amended once there is more certainty about each site. In addition to the policies for Comprehensive Planning Sites set out in the Guidebook, the Plan provides high level guiding principles which apply to future development of the site and will inform the application of Urban Form Categories. Building scale ( <b>Map 4: Building Scale</b> ) has been applied to some Comprehensive Planning Sites.
Future Urban Form Map updates	Stakeholders were looking for clarity around the process for updating the Urban Form Map. For example, stakeholders were wondering if the plan would require an amendment if an	In general, the intent of the Plan is to provide a foundation, but still allow for flexibility overtime as local conditions and circumstances change and site/parcel specific conditions are looked at in more detail. With that in mind, there

ISC:UNRESTRICTED

PUD2021-0040  
Attachment 5

	<p>application were approved that did not align with the Plan.</p> <p>Stakeholders were also looking for clarification/confirmation about the association between the Urban Form Map and land use zoning.</p>	<p>may be instances when an application to change the zoning on a parcel is made that does not align with the urban form category that is outlined in the Plan. If that were the case, the applicant would also need to propose an amendment to the Plan. These proposals would be reviewed by Administration and a recommendation would be presented to Council.</p> <p>During Administration's review there would be an opportunity for the public to provide comments. Council is the decision maker for all land use zoning changes and policy amendments, so if Council were to approve a land use redesignation application, the urban form map would be updated to reflect this change.</p> <p>The urban form map is not intended to be a zoning map or to reflect the current zoning that is in place. Zoning does not change when a local area plan is approved, it can only change if a land use amendment application is approved by Council (on a parcel-by-parcel basis). The land use associated to each parcel in Calgary is outlined in the Land Use Bylaw. The urban form map is intended to inform future land use redesignation decisions of Council.</p>
--	---	--

Industrial Transition		
Theme	Description	Response
Industrial Transition versus Industrial General	Stakeholders were generally pleased with the Industrial Transition revisions made to the Plan. Stakeholders sought clarity about the differences between Industrial Transition with an urban form base of Neighbourhood Local or Commercial Corridor versus the Industrial General urban form. For example, how does the base urban form	Industrial Transition is shown in cross hatching on top of a base urban form (as seen on <b>Map 3: Urban Form</b> ) – these are areas where a transition from residential or commercial to light/low impact industrial may already be occurring and/or is seen as appropriate.

PUD2021-0040  
Attachment 5

	change the outcome of the application of Industrial Transition? What types of uses would be permitted within Industrial Transition versus Industrial General?	Looking at the west side of Greenview Industrial, there are residential parcels (Neighbourhood Local) that front onto the Industrial area. By having the Industrial Transition on top of the Neighbourhood Local urban form, the Plan indicates there is potential that this area could be used as low-impact light industrial – something like a workshop. The same is true for Commercial Corridor parcels along Edmonton Trail. These parcels may develop as commercial and/or light industrial uses.
Additional Industrial Transition	Stakeholders noted that the commercial/industrial transition that is already happening doesn't necessarily stop at Nose Creek or the 32 Ave connector and that there may be some areas on the east side (41 Ave/32 Ave along 6a street - Healthy Choices, Polaris, auto dealerships, etc.) that should be looked at and considered for Industrial Transition as well.	<p>The Industrial Transition policy modifier has been applied to areas that are near Industrial General areas. The industrial transition policy modifier is not intended to be applied to parcels which already have a base industrial urban form category. Many of the parcels identified by stakeholders are identified as Industrial General and will allow for light industrial uses.</p> <p>To apply Industrial Transition to the suggested areas, the base urban form category would need to change which may result in non-industrial development. A goal of the MDP is to protect the integrity and long-term viability of existing industrial areas, including the Greenview Industrial Area. As such, the project team, in consultation with stakeholders, chose to identify all existing industrial lands as the Industrial General urban form category.</p>

Transit Station Areas		
Theme	Description	Response
Treatment of BRT versus	Stakeholders were interested in the treatment of Bus Rapid Transit (BRT) stations versus LRT stations. Specifically, it was noted that perhaps	Generally, BRT is a transit station, and therefore BRT station are considered Transit Station Areas. The policies behind the LRT are similar for the BRT;

<p>LRT as Transit Station Areas</p>	<p>there should be more of a focus on BRT as it may be a while until the Green Line is realized and areas such 16 Avenue may remain hubs for areas north of 16 Avenue, beyond the approved Green Line route. It was also noted that certain development policies referenced LRT stations but not BRT stations (policy 5 under section 2.8.) and stakeholders inquired about whether that policy should be applied to BRT as well.</p>	<p>however, policies for development around BRT stations are captured in <b>Maps 3 and 4 (Urban Form and Building Scale) as well as through the policies for Main Streets.</b></p> <p>Green Line stations were specifically called out in a bit more detail because there was specific Council direction to align the Plan more directly to the approved Green Line stations/route (for example, the addition of the 9<sup>th</sup> Avenue station). In <b>Map 2: Community Characteristics and Attributes</b>, both LRT and BRT stations shown. BRT stations were looked at in detail and some have higher scales and active frontage (near SAIT for example).</p> <p>The Centre Street Green Line LRT alignment is consistent with planned Centre Street BRT enhancements. Planned BRT stations will be located at or near planned LRT station locations. As such, the Station Area vision in the Plan, including the applied urban form categories and building, support both LRT and BRT. The BRT enhancements are anticipated to provide an upgrade to Route 301 which currently operates on Centre St.</p>
<p>Transit Station Area Transition Zones</p>	<p>Stakeholders were looking for additional clarity about the intent of the transition language that was added in the Transit Station Areas section. Specifically, stakeholders asked for clarification about whether there were any specific or consistently applied Transition Zone policies beyond the general transition direction that is provided through the change in Urban Form Map and Scale Map (where for example, the maps already indicates a transition from Neighbourhood Commercial/Low Scale to Neighbourhood Local/Limited Scale).</p>	<p>The Plan aims to gradually transition down to the surrounding community (a more moderate scale—relatively to the surrounding area). For example, generally development might transition from high intensity to moderate to low, but the nuances of that transition would be context specific and would be looked at in more detail at an application stage.</p> <p>The Guidebook includes polices that apply to all Transit Station Areas and the North Hill Plan includes policies that apply to specific stations. The Plan focuses growth opportunities along Main Streets and within Transit Station Areas, but when you look at the scale, you can</p>



PUD2021-0040  
Attachment 5

		<p>see there are different scales that would be allowed in different areas. For example, there are lower scales around 9<sup>th</sup> Ave. A lot the scale is along centre and mostly around 16<sup>th</sup> and centre. What this is trying to communicate is the Plan recognizes that 9<sup>th</sup> Ave station is different than 16<sup>th</sup> Ave station.</p> <p>The Guidebook includes policies that direct development in Transition Zones to support a transition from higher to moderate intensity uses and scale from the core zone to the rest of the community.</p>
<p>9 Avenue Station Area transition</p>	<p>Stakeholders had mixed feedback about the area surrounding 9 Avenue Station Area. Industry stakeholders were pleased to see the addition of a transition zone and noted that the transition area ended mid-block and wondered if it was intentional. Community stakeholders had questions about how appropriate transition would be determined from the Core Zone to the Transition Zone and into the residential area. Stakeholders were also concerned there may be confusion around what applies and what doesn't apply and/or what can/can't be developed in the Transition Zone and Heritage Guidelines Area.</p>	<p>The Transition Zone was expanded slightly around 9 Avenue in the Plan which activates the Transition Zone policies in the Guidebook (increasing the focus on high-quality public realm and connectivity associated to development). The use of the lowest scale (Limited – up to 3 storeys) around the 9 Avenue Station area was intentional in the Plan (see <b>Map 4: Building Scale</b>) as the 9 Avenue Station Area is seen as community station and is situated between the Crescent Heights and Beaumont/Regal Terrace Heritage Guideline Areas. As a community station, development intensity is envisioned to focus primarily on Centre Street N (minimum 2 storeys) with appropriate transitions provided to surrounding residential areas – relative to the surrounding area/context. Ending the transition zone mid-block was intentional to help further indicate the intention of transitioning down and out into the community.</p> <p>Additional work is required when it comes to the Heritage Guidelines Areas. The City is planning on coming back out to look at the Heritage Guidelines Areas and create additional policies to ensure that new development fits contextually.</p>

PUD2021-0040  
Attachment 5

		For heritage areas, the intent is not to stifle development, but to ensure that when development occurs, it is contextually appropriate. <b>Map 3: Urban Form</b> and <b>Map 4: Building Scale</b> are main reference points for what developments are appropriate in the area, with additional guidance coming in the future through the Heritage work.
--	--	--

Historical Content		
Theme	Description	Response
Content quality and intention	Stakeholders were pleased with the history section noting that it had good form and content and was interesting to read through. A question about the connection between and/or implication of the history section on the policies with the Plan.	It is important to set the stage, with the historical content, for the rest of the Plan and specifically relate the area's history to the Heritage Guidelines Area section ( <b>Section 2.12</b> ). The Heritage Guidelines Area section is currently presented as a placeholder for future work. The intent is to go into those areas and implement the heritage tools that Council approved. Balmoral and Beaumont circuses are urban design elements that are reflective of the history of the area and are good examples of a historical aspect with a current connection to an implementation initiative. That is why they are called out in the Heritage section and section 3.

Other		
Theme	Description	City Response
Plan updates & refresh cycle	Stakeholders indicated a desire to see more commitment around future work in the North Hill Communities area (such as Transportation mobility studies and Heritage Guidelines), funding (connected to Implementation Options) and/or timelines for the Plan to be updated. Stakeholders suggested that section 4.3	Part of the rationale for looking at these larger planning areas is that there are currently around 260 area plans and the ability to update them is limited. A driving element of the multi-community local area planning approach is the idea of reducing number of statutory plans and revisiting them more frequently.

PUD2021-0040  
Attachment 5

	<p>could be expanded on to outline forthcoming City initiatives.</p> <p>Stakeholders were also looking for some additional information about the frequency for plans to be updated. Stakeholders noted that perhaps once The City gets through a few more local area plans and has a better idea of timelines, cost, etc. that expectations for a refresh cycle could be communicated.</p>	<p>Although no commitments can be made in terms of a refresh cycle at this point, the need for more certainly has been noted and will be considered by Administration.</p> <p>Additional content was added to <b>Section 4.3 Local Area Plan Implementation Monitoring, Review and Amendments</b>. This section identifies that future amendments to the Plan may include, but are not limited to, heritage guidelines/policies, mobility studies and policies, and updates to the implementation section (<b>Section 3.2</b>).</p>
--	--	---

## Next Steps

The refined North Hill Communities Local Area Plan (North Hill LAP), along with the Guidebook for Great Communities (Guidebook) are scheduled to be publicly released on January 4, 2021.

Based on the importance of these policies and plans to citizens and our stakeholders, the holiday season, and the unprecedented situation in which we find ourselves with the COVID pandemic, we're ensuring there is more time for people to review and learn about the newly refined Guidebook and North Hill Communities LAP in 2021.

The following information outlines the plan for public release and review, leading up to the Combined Meeting of Council:

**January 4:** Publicly release and circulate refined Guidebook ([Calgary.ca/guidebook](http://Calgary.ca/guidebook)) and North Hill LAP ([Calgary.ca/NorthHill](http://Calgary.ca/NorthHill)).

**January 13:** Present to the Standing Policy Committee on Planning and Urban Development for initial overview and update.

This is intended to be an initial introduction of the Guidebook and North Hill Communities LAP. Administration will deliver a joint overview presentation and be available to answer questions.

Page 17 of 18

ISC:UNRESTRICTED

PUD2021-0040  
Attachment 5

The proposed Guidebook and North Hill Communities LAP, along with the supporting reports and attachments, will be made public ahead of this meeting. The public can participate at this meeting, should they be ready at that time. Members of the public who would like additional time for review and comment preparation are encouraged to participate at the February 3 PUD Committee meeting.

**February 3:** Present to the Standing Policy Committee on Planning and Urban Development for recommendation.

A more fulsome presentation and discussion on the Guidebook and North Hill Communities Local Area Plan will take place at this time. This meeting will include an additional and more in-depth presentation on the Guidebook and North Hill Communities LAP as well as the opportunity for a more fulsome discussion. Members of the public may provide initial or subsequent comments at this meeting.

**March 22:** Public Hearing of Council (pending Committee's recommendation)

The Guidebook and North Hill Communities Local Area Plan will be brought forward to the Combined Meeting of Council (pending PUD Committee recommendation). This public hearing is another opportunity for citizens and Council to ask questions and provide comment. This meeting of Council will include a Council decision.

PUD2021-0030  
Attachment 6

**Calgary Planning Commission Review – Administration Follow-up**

Summary of CPC Comments – 2020 November 05 Closed Session of CPC Meeting

Comment	Edits	Administration Follow Up
<b>History and Heritage Planning Areas</b>		
<p>Consider adding the contemporary community names to the Heritage Planning Areas Map to clarify where historic neighbourhoods and contemporary communities do not align. For example, historic Pleasant Heights and Mount Pleasant.</p>	<p>Revisions were made to Section 2.12 Heritage Guideline Areas to clarify the historic names of the heritage guideline areas.</p>	<p>The heritage guideline areas were named after historic subdivisions, before many of the current community boundaries were formed. As a result, some heritage guideline areas are not confined to one community. To simplify the heritage guideline areas map, Administration has not included the contemporary community names if different than historic name. Content has been included in the history section as well as the introduction to the heritage guideline areas section to clarify this.</p>
<p>The Heritage Guideline Areas appear to be applied, on a parcel by parcel basis. Was this on purpose and are there concerns regarding flexibility of rigid Heritage Planning Areas boundaries?</p>	<p>N/A</p>	<p>The heritage guideline area boundaries were determined through analysis done by Heritage Planning. This analysis identified concentrations of heritage assets on block faces (see PUD2020-0758 for additional information regarding methodology). The intent of the heritage guideline areas is to provide the permission space within the Plan to create specific heritage policies following approval. Developing heritage policies in the local area plans was included in Council's recent approval of the Heritage Policy Tool and Incentives report (PUD2020-0758)</p>

Page 1 of 4

ISC:UNRESTRICTED

PUD2021-0030  
Attachment 6

Comment	Edits	Administration Follow Up
		Further Plan amendments will be considered in conjunction with the heritage policy tools works scheduled to begin in 2021. This work could result in adjustments to the boundaries.
<b>Map 3 Urban Form Categories</b>		
Generally, Calgary Planning Commission was supportive of the minor edits to Map 3: Urban Form.	N/A	No follow up required.
<b>Section 2.8 Transit Station Areas</b>		
The Transit Station Areas provide several paragraphs of introduction, with undefined terms, and few policies. Explore opportunities to remove redundant text or consolidate the station areas.	Section 2.8 was revised to remove redundant text and consolidate policies together. Policies were also refined to ensure more clear terminology. In addition, the station area maps were combined to better show the relationships between the different Green Line LRT station area.	Taken together, the revisions provide for a more streamlined, easier to understand section that better communicates the overall intent, vision, and specific development policies for the Green Line station areas.
The Core and Transition Zones appear to be inconsistent from station to station. What is the rationale for this? Are there any standard station area policies that are applied Plan-wide.	The revisions noted above refined and consolidated common policies for station areas. In addition, map revisions were made, particularly around 9 Avenue station, to better show Transition Zones around the stations.	The Plan recognizes that each station area has a unique context and presents different development opportunities. As such, the Plan provides specific vision and policy guidance for each station. For example, 16 Avenue station, located along the Max Orange BRT, is envisioned as an urban station with the greatest development intensities while 9 Avenue station, located between the Crescent Heights heritage guideline area, generally has

PUD2021-0030  
Attachment 6

Comment	Edits	Administration Follow Up
		smaller development blocks and is envisioned as a community station.
<b>Chapter 3 Supporting Growth</b>		
This section provides implementation options which are intended to support growth and change in the North Hill Communities to be regularly reviewed and updated. How often will the implementation options be reviewed and updated?	N/A	Chapter 3 and the associated Appendix A are intended to provide high-level strategic direction to guide investment to support the Plan's future growth concept. All the implementation options identified are subject to additional study and funding. The intent is that over time as projects are completed or additional internal/external stakeholder feedback is received, that these sections (particularly Appendix A) can be updated. There is no specific time schedule for this as it depends largely on funding availability and completion of specific projects.
Most of the implementation options are specific to a location except 2. Affordable Housing which is a city-wide program.	N/A	Access to safe and stable housing creates inclusive communities and adds to the overall health, prosperity, and safety of our city. The provision of affordable housing is an important objective of the City. While other implementation option are more site specific, in working with internal partners including Calgary Housing, it was determined to include affordable housing as an implementation option to ensure that affordable housing is

PUD2021-0030  
Attachment 6

Comment	Edits	Administration Follow Up
		considered through both development applications (supported by appropriate policies in Chapter 2) but also for investment considerations.



6 January 2021

Standing Committee on Planning and Urban Development

Re: North Hill Communities Local Area Plan

Please recommend Council approve the Guidebook for Great Communities and North Hill Communities Local Area Plan in March.

In August 2017, Councillors Carra and Farrell wrote a notice of motion to start this project. The Renfrew Community Association, on whose board I was serving as director of traffic, wrote a letter of support asking that Renfrew be included. In the spring of 2018, when I was the Community Association's director of planning, Jordan Furness attended our planning committee meeting to discuss the project. The working group met from September 2018 to February 2020, and additional meetings were held until December 2020. I have been told that the working group has probably had 40-50 hours of preparation and meetings, but that number ignores engagement, board, planning committee, and Council meetings about the Plan. **If this Plan is further delayed because people want to delay the Guidebook or revise this Plan, how many more volunteers' hours and administration resources will it consume?**

My primary complaint about the North Hill Plan is how much the City has delayed the process of defining the details of new building forms. For example, Renfrew has several streets that combine the Neighbourhood Connector urban form with a height of up to six-storeys. These could be new building forms in Calgary. Should the buildings on these streets be freehold row or townhouses where people can build tall, narrow buildings that abut adjacent homes and cover up to 45% of the lot? Should they be apartments with side setbacks and cover up to 60% of the lot? Should they have contextual front setbacks? Should they have build-to lines? Should they have a form that we have not considered? Any of those ideas could produce wonderful results, but **because people who live outside of the Plan's area objected to the idea of a duplex being allowed in their neighbourhood in March, the City is not much closer to defining new building forms within the Plan's area than it was a year ago.** Applicants have proposed buildings under our current land use bylaw, which may or may not

have the same attributes as the future building forms in the new land use bylaw. The longer the Guidebook and North Hill Plan are delayed, the more applicants define those new forms through individual applications rather than by letting many Calgarians work together to define these buildings through a new land use bylaw.

I am not an urban planner. I cannot judge this plan in terms of gender, race, or disability. My education is in history, from which I have learned that every plan fails at some point and in some way. Prussian Field Marshal Helmuth von Moltke the Elder observed, “No plan of operations survives the first collision with the main enemy body.”<sup>1</sup> That is often phrased as “no plan survives first contact with the enemy.” Dwight D. Eisenhower quoted “a statement [he] heard long ago in the Army, ‘Plans are worthless, but planning is everything.’”<sup>2</sup> Mike Tyson observed, “Everybody has a plan until they get punched in the mouth.”<sup>3</sup> Because plans inevitably fail, people need to be able to adapt those plans. If updating a plan takes two years like creating this plan did, the plan will never be able to adapt. For the North Hill Plan to succeed, we need to include adaptation and flexibility through a low-density district that allows a variety of housing options beyond detached houses. As Charles Marohn wrote, “Projections are not necessary ... when things are built incrementally with ongoing feedback driving adaptation.”<sup>4</sup> **If the Guidebook is gutted by removing adaptability from the low-density district, local area plans like North Hill’s will be obsolete upon approval.** They will be bigger, but no better than the area redevelopment plans they replace.

Thank you,  
Nathan Hawryluk

<sup>1</sup> Christon I. Archer, John R. Ferris, Holger H. Herwig, and Timothy H. E. Travers, *World History of Warfare*, (Lincoln, Nebraska: University of Nebraska Press, 2002), 428.

<sup>2</sup> Dwight D. Eisenhower, *Dwight D. Eisenhower: 1957: containing the public messages, speeches, and statements of the president, January 1 to December 31, 1957*, (Washington D.C.: Office of the Federal Register, National Archives and Records Service, General Services Administration), 235, <https://babel.hathitrust.org/cgi/pt?id=miau.4728417.1957.001&view=1up&seq=858>.

<sup>3</sup> Mike Berardino, “Mike Tyson explains one of his most famous quotes,” *South Florida Sun Sentinel*, 9 November 2012, <https://www.sun-sentinel.com/sports/fl-xpm-2012-11-09-sfl-mike-tyson-explains-one-of-his-most-famous-quotes-20121109-story.html>.

<sup>4</sup> Charles Marohn, *Strong Towns: A bottom-up revolution to rebuild American prosperity*, (Hoboken: John Wiley & Sons, Inc., 2020), 75.



**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Lynn
Last name (required)	Engel
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	PUD Committee Meeting
Date of meeting	Feb 3, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please review my attached letter. Thx

ISC: 1/1  
Unrestricted Jan 25, 2021  
9:26:08 AM

Lynn Engel  
209 8<sup>th</sup> Ave NE  
Calgary AB  
T2E 0P8

22 January 2021

Re: Standing Policy Committee on Planning and Urban Development (PUD)  
PUD # 2021-0015

North Hill Communities – Local Area Plan – Final Proposed Plan

I **do not** support this plan in its current form. I would like the supporting land use bylaw amendments especially pertaining to Heritage planning to be addressed in parallel.

I support and agree with my neighbor, **Isabelle Jankovic**; with details found in her letter.

There has been some poorly designed and large/multi dwelling residences built in my neighbourhood. On some streets, there are apartment buildings and so in some areas, this is ok.

But my main concern is that on the streets that have traditional single residence homes there have been a few developments that are very much over the scale of what I feel is appropriate for that area.

Sincerely,

Lynn Engel  
Resident, Crescent Heights



**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Diane
Last name (required)	Altwasser
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	PUD Committee Meeting PUD # 2021-0015 North Hill Communities – Local Area
Date of meeting	Feb 3, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am not in support of the plan as written. I believe that the NHCLAP or any local area plan should NOT be passed without the supporting land use bylaw amendments at the same time.

ISC: 1/1

Unrestricted Jan 26, 2021

8:07:37 PM



January 26, 2021

**Standing Policy Committee on Planning and Urban Development (PUD)**  
Reference item # PUD 2021-0030/2021-0015

Re: North Hill Communities Local Area Plan and The Guidebook for Great Communities

We want to thank administration for the opportunity to work on a revised North Hill Communities Local Area Plan (NHCLAP) and the Guidebook for Great Communities (Guidebook). It was our sincere hope that with further work, we would be in a position where the plans would support our vision for our community and further efforts to achieve a more sustainable City. Regrettably, despite positive changes to both documents, the Crescent Heights Community Association (CHCA) cannot support the NHCLAP and the associated Guidebook unless further changes are incorporated that will meet the needs of our community and the people who live, work and love Crescent Heights.

We worked hard to educate and inform our residents about the plans and how they will impact our community, but because neither plan was complete until a few weeks ago, this was an impossible task in the permitted time and with limited resources. City sessions for the public are not to occur until deadlines for PUD submissions are imminent or passed. Committees and Council often disregard community association feedback as not being representational, yet very few residents are likely to sit down and take the time to thoroughly analyze what these plans mean (especially in a matter of weeks). It is up to a group of volunteers to do that. We are confident that our position reflects the wishes of our community and meets our mission and values as an organization representing our current and future community.

We will not support the NHCLAP and the Guidebook, until the following issues are addressed to our satisfaction.

### **1. Community Character**

The Guidebook and NHCLAP focus on how to create great communities but not how to sustain the great communities we already have. There must be an articulated vision for individual communities, one that considers the pattern of streetscape, architectural details, scale and massing, and natural features that create an "experience" that is recognizable as a sense of place. The Plan treats nine communities as one homogeneous group. We consider that the NHCLAP needs to include: "protection and enhancement of architectural, urban and natural features that contribute to a feeling of **local identity** and a sense of place" (Guidebook Section 2.2 c. vi, page 24).

### **2. Density**

There are no targets, trends or demographics included in the NHCLAP (or the Guidebook). Nine communities are again treated alike, without consideration for where density gains are already being encouraged and accomplished, and where they are not. Density targets can be met, if the targets are clearly articulated, by using sensitive infill and available opportunities in nodes and corridors. Ramifications of density (even incrementally) on roads, parking, infrastructure, residential blocks of all types, the pedestrian realm, and open spaces must be adequately addressed and planned for. Additionally, the long term effects of COVID on city structure and population movements need to be explored more fully. The NHCLAP must address these points.

Crescent Heights Community Association

1101 – 2nd Street Northwest  
Calgary, Alberta CANADA T2M 2V7

**E** info@crescentheightsyyc.ca **T** (403) 774-7245  
**W** www.crescentheightsyyc.ca

Increased density is expected, but providing latitude for developers and little recourse for existing residents is unacceptable. The NHCLAP places the future built form of our community in the hands of administration and developers who do not live in or experience our community. The Guidebook's division of established communities into Zones A and B, one of which allows for "reinforcing exclusive and stratified areas" (Zone B (PUD2021-0015 Attachment 5)) and another (Zone A) that does not, and assumes that areas with a higher infill market do not have a desire for stability is similarly unacceptable.

### 3. Heritage

There is little to no cross-reference between the NHCLAP and Heritage Guideline Area Tools for Communities (Guidebook, p. 113). Proposed heritage tools are not yet clearly defined and suggest the need for significant resident buy in using tools such as Direct Control (DC) districts. Without this being more fully developed, we cannot know if it serves our neighbourhood and do not support the adoption of the NHCLAP until it is.

### 4. Urban Forest /Public space

We appreciate the inclusion of policies to protect and maintain the tree canopy in the NHCLAP. As an important element of sustainability and indisputably one of our community's most important features, we feel that the proposed policies do not go far enough and must be supported with clear and measurable bylaws. This should be further supported in the Guidebook so all communities are included. For any new development, an existing building and associated green space and tree cover is demolished. This is irreversible, cumulative and changes the look, feel, experience, micro climate and biology of a place. Public and private open space and the urban forest should be of equivalent priority to land use and density to aid in climate resilience and sustainability.

Detailing how existing parks, the pedestrian realm, and recreation facilities will survive, flourish and accommodate a much denser population must also be addressed in the plan. Consideration must be given for a post-COVID future where remote work scenarios place a greater emphasis on shared public spaces and increased access to nature.

### 5. Mobility Plan

Section 3.2.3 and Appendix C of the NHCLAP contain direction for future mobility plans. Showing integrated mobility choices and complete multi-modal transportation networks at this stage verses in the future, will help in providing smart targets for public realm improvements and more clearly identify areas to accommodate sensitive density.

We have endeavored to keep our comments as brief as possible, but we are prepared to give a much more detailed analysis of these missing elements should the City or members of council wish.

Thank you for your continuing sustainability progress, efforts to make our communities better, and for listening to the people that live in these communities. We believe there is still work to do, but we can jointly achieve this if we continue to try.

By email only

Simonetta Acteson, North Hill Communities Working Group, CHCA Representative  
On behalf of the Crescent Heights Community Association  
cc. Troy Gonzalez, RPP, MCIP, Senior Planner | Community Planning, The City of Calgary  
Dale Calkins, Senior Policy & Planning Advisor, Ward 7

Crescent Heights Community Association

1101 - 2nd Street Northwest  
Calgary, Alberta CANADA T2M 2V7

E info@crescentheightsyc.ca  
W www.crescentheightsyc.ca

T (403) 774-7245



**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Isabelle
Last name (required)	Jankovic
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	PUD 2021-0015
Date of meeting	Feb 3, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I do not support the North Hill Communities Local Area Plan because it does not meet the requirements of the Guidebook for Great Communities, also under review at this meeting.. Please refer to the attached letter for details.

ISC: 1/1  
Unrestricted Jan 26, 2021  
9:53:46 PM



26 January 2021

Standing Policy Committee on Planning and Urban Development (PUD) 3 Feb 2021

Re: PUD # 2021-0015 North Hill Communities – Local Area Plan – Final Proposed Plan, 4 Jan 2021

**I DO NOT SUPPORT THIS PLAN AS WRITTEN! I believe that the NHCLAP or any local area plan should NOT be passed without the supporting land use bylaw amendments at the same time.**

Having successfully gone through the development appeal process last year, I think there are still too many unknowns in this plan. Since it will replace the current Crescent Heights ARP (Area Redevelopment Plan) once it is passed, the missing elements and lack of direction is of grave concern. While there are some improvements over the last proposed plan, there is not enough information to guide the Development Authority, developers and residents in the development permit requirements. As residents, if we were going to challenge a development permit again, or rezoning for that matter, the NHCLAP and the Guidebook do not offer the same level of support for detail and community specific objections as our current ARP.

According to the City's Heritage Planning website (<https://www.calgary.ca/pda/pd/heritage-planning/heritage-conservation-incentives-and-programs.html>), amended Land Use bylaws are scheduled for "2020-2021" on the website although I have information from a member of the NHCLAP working group that it will be delayed until Q1 2022, a year from now. We have not seen any information about what is being proposed. There is no link to the Heritage planning website on the NHCLAP website even though it is an important part of section 2.12 (p 48). According to this section, *"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."* (Italics and emphasis added)

There is no reference in the NHCLAP to the "Heritage Guideline Area Tool for Communities" on page 113 of the "Guidebook for Great Communities", 4 Jan 2020 (Guidebook) which outlines what a Local Area Plan should contain regarding heritage assets.

There are several elements in section 4.2 Heritage Guidelines that have not been included in the NHCLAP:

Note: Sections in italics are direct quotes.

*4.2 (a) "A local area plan should create heritage design guidelines for each specific heritage guideline area."*

While the heritage planning areas have been identified and named in accordance with Section 4.1, so far there are no design guidelines for any of these areas.

4.2 (b) *"The heritage guideline area should be named in a manner that recognizes community history."*

This has been included in the NHCLAP.

4.2 (c) *"New buildings that contain dwelling unit or backyard suite uses should be made discretionary within a land use district in heritage guideline areas."*

First, there is no bylaw amendment to support this statement. Second, from what I understand, the pilot project in Bridgeland- Riverside has not been very successful.

4.2 (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."*

Large portions of Crescent Heights have been identified as heritage planning areas (pg. 49, Map 5: Beaumont/Regal Terrace, Crescent Heights and Mount Pleasant). There is nothing in the NHCLAP that defines any of the characteristics of the pre – 1945 development for any of the eight heritage areas identified. Is the intent to develop design guidelines for each of the areas or a general guideline for all the areas? Guidelines for each of the areas could become an administrative nightmare for the Development Authority even with a checklist for each area. What is the intent to ensure these guidelines are taken into consideration by builders and the Development Authority? Will they apply to all types of developments within the heritage planning areas? As the current land use bylaws contain nothing related to heritage conservation or heritage design guidelines, there is nothing that requires the Development Authority to take heritage into consideration and absolutely nothing in the current NHCLAP except the two policies on page 48. There is no commitment to a date for completion. As heritage conservation is very high on residents' concerns, these guidelines need to be developed before the NHCLAP is passed. It is difficult to approve something that is not yet existing. The current ARP has an extensive list of characteristics in an appendix.

4.2 (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.*

NCHLAP Policy 1 on p. 48 states:

*"Land use redesignations for higher density development are **discouraged** until heritage policy tools have been explored in the Plan area."* (Italics and emphasis added)

As section 4.2(e)(i) in the Guidebook states that land use designation is not to be part of the Heritage design guidelines, this must be addressed in the amended land use bylaws. The current land use bylaws contain nothing related to heritage conservation and are not sufficient to guide the Development Authority until the new amended Land Use bylaws are passed. As of this date, there is no clear timeline as to when that will happen and how long can a developer expect to wait? In our experience, the City will not expect them to wait. The Development Authority needs bylaws that provide clear direction on how to proceed and under what terms. Otherwise, anything can be approved and the historic character of our inner city neighbourhoods will be eroded even further.

Blanket statements like “further work is required” (p. 48) and “developing heritage policies and/or guidelines [pg. 69, 4.3.2 (a)] are not acceptable. The NHCLAP needs to comply with the statements outlined in the Guidebook Section 4.2 before it is passed. These need to be part of NHCLAP Section 2.12, not an appendix. Amended land use bylaws to support heritage policies and guidelines need to be passed at the same time as the NHCLAP even if the total review of the residential land use bylaws is not complete. This is the first local area plan to be passed, and since it is the prototype for future local area plans, it is very important to have a document that will clearly guide developers, builders, residents and the Development Authority.

While a lot of time, money and effort has already gone into this document, there is still a lot of work required before this document is ready to be passed.

Regards,

Isabelle Jankovic  
Resident, Crescent Heights

Cc: Dennis Marr, Crescent Heights Community Association Planning Committee  
Druh Farrell, Ward 7 Councillor  
Ian Harper, City of Calgary



**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Dan
Last name (required)	Evans
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Standing Policy Committee on Planning and Urban Development (PUD) Reference
Date of meeting	Feb 3, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please find our letter attached.

ISC: 1/1

Unrestricted Jan 27, 2021

11:36:24 AM

Attachment 8  
PUD2021-0030  
Letter 5b

*Marie Semenick-Evans and Dan Evans  
202 9 Avenue NE  
Calgary, AB T2E 0V4*

**To: Standing Policy Committee on Planning and Urban Development (PUD)**  
**Re: North Hill Communities Local Area Plan and The Guidebook for Great Communities**

We're writing this letter to express our concern over the new North Hills Community Local Area Plan. We support the position of the Crescent Heights Community Association and encourage the Standing Policy Committee on Planning and Urban Development to delay approving the plan until the following key issues can be resolved.

We would like to echo the points made by the Crescent Heights Community Association:

**Recognize and respect the local identity of communities.**

The Plan must articulate a vision for individual communities within the greater North Hill area. Treating nine distinct communities as one homogenous group doesn't consider the local identity that's so important to maintaining the great communities that we have.

**Establish clear density targets by community.**

We agree that increasing density is important, but there has to be a clear plan on how that will be achieved and a recognition that Crescent Heights already has a highly dense community compared to other surrounding communities.

**Complete mobility planning prior to adoption of the plan.**

One of the key aspects of any plan is mobility and how our community streets are impacted by higher density. Unfortunately, this work is scheduled to be done in the future. We believe it's essential for the mobility planning to be incorporated into the plan prior to its adoption.

**Provide appropriate protection and sustainment of our Urban Forest.**

We're also very concerned about the protection of our green spaces, and particularly concerned that Rotary Park is not being recognized as park area with the new plan.

**Fully develop Heritage Planning Tools prior to adoption of the plan.**

Protecting the unique heritage of Crescent Heights has always been a priority for our community. The Heritage Planning Tools referenced in the plan must be developed and their application in inner-city communities understood before the North Hill Local Area Plan can be adopted.

We strongly encourage the committee to direct City administration to continue its work with affected communities to resolve these outstanding issues and present a more comprehensive and sensitive plan that not only plans for future growth, but that also recognizes the need to sustain the great communities that we have in the inner city.

Sincerely,

*Marie Semenick-Evans and Dan Evans  
Residents of Crescent Heights*

February 29, 2020

The City of Calgary

Standing Policy Committee on Planning and Urban  
Development (PUD) reference # PUD2020-0164

**RE: Proposed North Hill Communities Local Area Plan**

I am writing to voice my concerns regarding the proposed plan. As an advocate of making Calgary a great city, I participated in the engagement opportunities with The City regarding North Hill Communities local area plan with a specific interest in the Crescent Heights area. I am disheartened to see what has been agreed upon at the sessions changed that I participated in and my concerns have not been addressed by the plan. While believe that the plan is premature pending the resolution of the GreenLine, the focus of this letter is on the potential loss of character, lifestyle and sense of place in the historic areas of Crescent Heights.

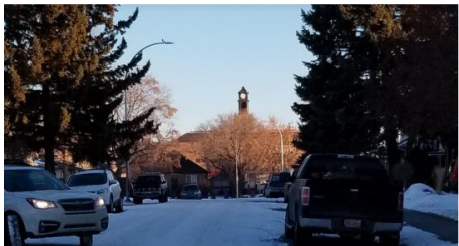
More specifically, I respectfully request that consideration be given to two areas:

**1. Protect the historical view corridor to Balmoral School clock tower.**

This tower is a significant landmark and has functioned to help create sense of place and wayfinding for over a hundred years (built in 1913). In particular, the view along 1A Street NW should be protected. Highlights from the MDP that support the protection of important sightlines include:

- The whole of section 2.3.3 Heritage and Public Art, for example: (b) *“Ensure that the protection and enhancement of historic assets...and form part of the wider design and urban development agenda.”*
- The whole of Section 2.4 Urban design, for example: (a) *“locate and design significant sites and public buildings to promote their civic importance...”* Retaining the view to the school enhances its importance in the community; and (c) *“Identify, preserve and enhance scenic routes and principal views of important natural or constructed features”*

In addition, the Guidebook identifies under 2.29 that Local Area Plan content should include **identification of special view corridors in Chapter 1 and identify “existing or new landmark sites or gateway sites and key view corridors” 2.29(f)**. Further it states that Chapter 2 section 2.5(a)(ix) that **developments should respect view corridors in local area plans**. Recognition of this important view line within the Local Area Plan is needed.



View looking north on 1A Street to Balmoral School. The current plan does not acknowledge this view corridor and identifies it for buildings up to 12 stories on 16<sup>th</sup> Avenue and 6 stories on 15<sup>th</sup> Avenue. If built to this height, it would effectively block this historical view corridor; reduce the prominence of this civic building; hide its cultural and historical significance; and lose its function as a means to support wayfinding and creating sense of place.



To address this concern, **I respectfully request amendments to the plan in Chapters 1 and 2 to protect the view corridor down 1A ST W to Balmoral School.** In addition, City Council may wish to have additional view corridors to the tower recognized such as views from key intersections along 16<sup>th</sup> Avenue such as those from 8<sup>th</sup> Street and 4<sup>th</sup> Street.

**In addition, I request an amendment to the Heritage map in Appendix C of the plan to help ensure that views to this historic landmark are considered in future planning decisions.**

-  View Corridor
-  Balmoral School clock tower
-  Area proposed to be included as a Heritage Planning Area to protect historic view corridor.

Excerpt from:  
MAP C:  
Heritage  
Planning Areas

Legend

-  Heritage Planning Areas
-  Plan Area Boundary







View looking northwest at the corner of on 1 Street and 14<sup>th</sup> Avenue NW. Two significant, well maintained century homes. The Plan currently proposes 6-storeys at this location. Having increased building height at this location will discourage the retention of these historic homes. This corner is particularly historically significant as the Wild Rose Church, which is also historically significant sits immediately across 14<sup>th</sup> Avenue (to left of picture).



1428 1A ST NW, renovated c.1913 2-story home, immediately adjacent to proposal for 6-storeys



Heritage tree located on 15<sup>th</sup> Ave. in front of two character homes. Increased building scale at this location will put development pressure on these community assets.

**2. Maintain lower building height where required to encourage heritage preservation and respect building scale and privacy of adjacent properties.**

There are a number of MDP policies that supports this. Examples include:

- Section 2.2.1 (b) (i) *“maintaining compatibility, avoiding dramatic contrast in height and scale with low density residential area through limits on allowable heights and bulk of new development”*; (ii) *“creating transition in development intensity...”* and (iv) *“massing new development in a way that responds to existing scale”*.
- Section 2.2.4 (b) (v) *“distinctive, attractive neighbourhoods that feature architectural and natural elements that contribute to local identity and strong sense of place”*
- Section 2.3.2 (a) *“Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness”* (b) *Ensure an appropriate transition of development intensity, uses and built form between low-density residential areas and more intensive multi-residential or commercial areas;* (c) *Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.*

The Map 4 of the plan currently proposes an increased building scale along the west side of 1 Street NW between 14 and 15 Avenues and the both sides of 15<sup>th</sup> Avenue NW between 1<sup>st</sup> and 2<sup>nd</sup> Streets. There 3 main concerns with this proposal.

**First there currently exists a number of character homes located in these areas** and identifying these areas for higher building heights decreases the likelihood that these houses will be preserved. It is worthy to note that many of these houses are well maintained and will be present for the foreseeable future. In fact, a character home on 15<sup>th</sup> Avenue is currently being renovated.

Second, if redevelopment occurs adjacent to these buildings, they should **maintain a similar building scale to help promote the prominence of these historic assets.**

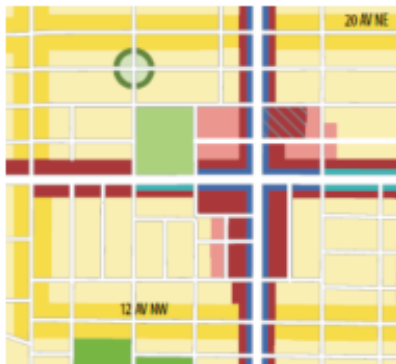
The third concern is that **these parcels back onto single family back and side yards. Without even a lane to help create separation, the overlooking from higher elevations will create sightlines into many private spaces and would materially interfere and affect the use and enjoyment of these properties.** In addition, the building massing of 6-storeys immediately adjacent to character homes such as the recently renovated c.1913 home shown in the picture to the left does not respect the existing neighbourhood character.



Attachment 8  
PUD2021-0030  
Letter 6a

**MAP 3:  
Urban Form**

- Legend**
- Neighborhood Housing Local
  - Neighborhood Housing Minor
  - Neighborhood Housing Major
  - Neighborhood Commercial Minor
  - Neighborhood Commercial Major



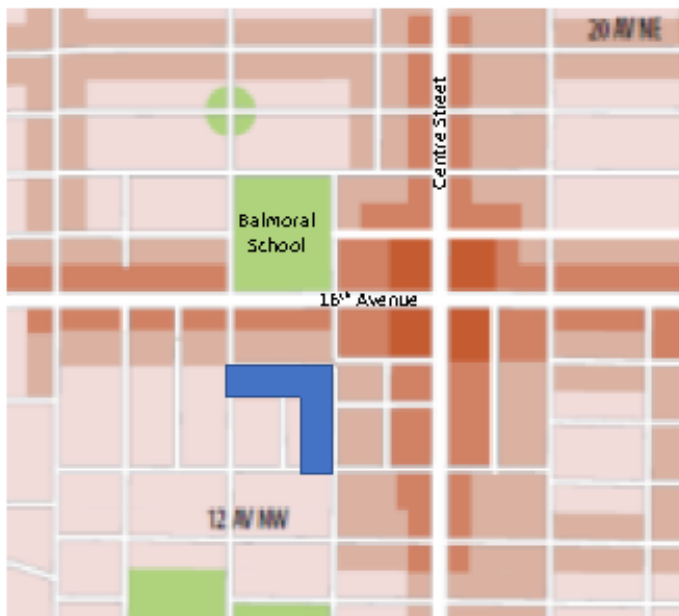
Increasing building heights along the north side of 15<sup>th</sup> Avenue should respect existing homes (many are single story post war homes) and the neighbourhood local urban form as shown in map 3 by having individual entrances to ground orientated units facing 15<sup>th</sup> Avenue.

**The change to the plan that I respectfully request is to amend Map 4: Building Scale to change the areas shown in blue on the bottom of this page from Low (up to 6 Storeys) to Limited (up to 3 Storeys).**

In sum, the changes I am proposing are to achieve 2 outcomes. The first is to protect the historical view corridor along 1A Street to help maintain community character, create a sense of place and promote pedestrian wayfinding. The second desired outcome is to promote the retention and prominence of historic homes and respect the existing urban form.

Sincerely,

Tim Holz



**Proposed amendment to Map 4**

Request blue section to be classified as Limited (up to 3 Storeys)

**MAP 4:  
Building Scale**

**Legend**

- No Scale Modifier
- Limited (up to 3 Storeys)
- Low (up to 6 Storeys)
- Mid (up to 12 Storeys)
- High (up to 26 Storeys)
- Parks and Open Space
- Plan Area Boundary

Timothy Holz  
1428 1a Street NW Calgary  
Crescent Heights Community

January 26, 2021

Standing Policy Committee on Planning and Urban Development (PUD)  
Reference Item # PUD 2021-0030/2021-0015

Re: North Hill Communities Local Area Plan and The Guidebook for Great Communities

I am writing this letter to follow up my feedback and presentation given on February 29<sup>th</sup>, 2020 at PUD Committee session and to voice my concerns regarding the revised proposed North Hill Community Local Area Plan and The Guidebook for Great Communities. I would like to start off acknowledging the efforts required in gathering input from communities and the drafting of the NHCLAP. I have a firm belief that we are in a time where full awareness, due diligence, full transparency of process and accountability to establish trust and a collaborative working relationship to establish the best Go Forward sustainable plan for our community and city's future.

The Crescent Heights Community Character, Living Historical Reference and Urban Green belt area of Calgary that is known for the large old trees, representation of diversity and balanced mix of existing affordable housing that welcomes all is a community that needs to be protected with an understanding for a need to accommodate more Calgary citizens.

The community acknowledges the need to move forward with planning additional density in a Smart and Transparent approach with active governance and clear lines of accountability.

After dedicating time to review the revised proposed NHCAP and the Guidebook for great Communities myself and my Neighbors do not support the plans based on the following feedback and concerns:

1. The North Hill Community Local Area Plan was predicated on the go ahead of the LRT Green Line which now is currently being shelved due to the Province withholding capital funding. The NHCLAP is now pre-mature and not warranted until there is certainty and construction are underway with the Green Line North of Downtown. With the removal of this strategic dependency the NHCLAP needs to be restarted at a later date.
2. A clear disappointment and frustration that the feedback and input presented on Feb 29<sup>th</sup>, 2020 along with Chairman Drew Ferrell support and commitment to take feedback highlighted and actioned regarding key areas of MDP not adhered too to revise plans accordingly. Revised plan has not taking into consideration any neglect of the urban planning team in following the holistic and integral MDP guidelines. This disregard for community citizens time and valued input is a clear indication the urban planning team has a separate agenda opposite of the community.
3. Furthermore, the ongoing disregard for the Urban Planning Governance and commitment to follow the outline MDP without due consideration of the holistic and integral components is the continued direction of the urban planning team within the city of Calgary. This approach begs the question of who is guiding the city employees if it is not the impacted communities.

The significant concern of the community is the city is introducing functional elements that eliminate oversight, accountability, and recourse to challenge development in our backyards under the Guidebook. In addition, the urban planning team assigned is disregarding other key infrastructure teams such as water services that will increase the costs by allowing developers to bypass critical assessments of sewer and drainage impacts by making core requirements optional with again no recourse to challenge. The city is opening the gates of our community to unchecked development and run by the nights developers to make quick cash.

In Conclusion – The community of Crescent Heights is open and welcome increased density but in a SMART way and with protection of all historical aspects such as century homes and a once in a lifetime tree canopy. Myself and my immediate neighbors do not approve moving ahead with the NHCLAP or Guidebook as it has been presented in the last revisions and recommend the whole effort be shelved until a future date. The Crescent Heights Community would also like to withdrawal from any further planning until the city is open, transparent and adheres to the MDP guidelines in a holistic and integral manner taking into all aspects of what makes out community great and vibrant

Sincerely

Timothy Holz and Neighbors on 1a St NW

February 29<sup>th</sup>, 2019 Presentation



North Hills  
Community Letter to F



January 28, 2021

**SPC on Planning & Urban Development**  
**City of Calgary**  
PO Box 2100 Stn M  
Calgary AB, T2P 2M5

Dear Committee:

**Re: Guidebook for Great Communities & North Hill Communities Local Area Plan Letter of Support**

Heritage Calgary, in accordance with its role to advise Council and Administration on heritage matters in the City of Calgary, would like to take this opportunity to support the Guidebook for Great Communities (“the Guidebook”) & the North Hill Communities Local Area Plan (NHCLAP).

The Guidebook and the pilot NHCLAP (the tool to implement the Guidebook in 10 unique neighbourhoods) are the product of substantial work and effort by The City of Calgary. They are both highly visual, easy to read, visionary documents that utilize an effective storytelling method to envision a prosperous and vibrant future for Calgary’s communities. The NHCLAP shows the Guidebook in action specifically for the 10 North Hill communities that participated in the NHCLAP – communities which are simultaneously experiencing redevelopment pressures while trying to retain and enhance the elusive “sense of place” that make these neighbourhoods special and desirable places to live.

Heritage Calgary’s mission is to identify, preserve, and promote Calgary’s diverse heritage for future generations. We recognize that heritage is one of many components in the overall city building process. It is an important component, integral to the sense of place these established communities foster, but an element that must be balanced with needs of the present and the future – needs such as increasing the density of our desirably located communities, preserving our legacy green spaces, and enhancing the vibrancy of established communities.

Calgary has been behind the proverbial 8-ball for many years when it comes to preserving our heritage. Some significant heritage buildings have been lost due to neglect, or through demolition – the result of a lack of investment into learning about our heritage coupled with growth and redevelopment pressures. Beyond our built heritage, little effort has been put into understanding our intangible heritage – the things we cannot see or touch, cannot walk by every day, but contribute to our modern identity as Calgarians. Through the creation of this Guidebook and the NHCLAP (and the suite of Heritage Tools and Incentives affiliated with these documents), The City has demonstrated its commitment to the identification and preservation of both our tangible and intangible heritage, showing that visionary future redevelopment plans can still respect, integrate, and make space for history.

Heritage policies in the Guidebook provide overarching guidance to property owners, communities, developers, and local advocates that pushes for the retention of heritage resources through permitting bylaw relaxations and additional development potential (where appropriate). Where preservation of the resource is not possible, documentation is required through the submission of photo documentation and interpretive or commemorative features are recommended. Retaining that indefinable sense of place of these historic communities can be, in part, achieved through encouraging contemporary interpretations of historical design. Some policies do double duty and work to achieve multiple City goals –for instance, sustainability is advanced through adaptive reuse (which both preserves an historic resource and keeps historic building materials out of landfills).

---

---

#304, 319 10 AVE SW CALGARY, AB T2R 0A5 | 403 805 7084 | HERITAGECALGARY.CA

The NHCLAP presents Calgary's first Heritage Guideline Areas, which include eight unique locations throughout the Plan area with significant concentrations of heritage assets: privately owned structures, typically constructed prior to 1945, that significantly retain their original form, scale, massing, window/door pattern and architectural details or materials. Some of these heritage assets may be on the Inventory (such as the Balmoral Workers Cottages on 20<sup>th</sup> Avenue NW), and some may be further formally designated as Municipal Historic Resources (such as the Upshall (Corson) Residence [TBD March 2021]). However, not all historic structures may qualify for this level of heritage protection, leaving many of the pre-1945 buildings in our communities unprotected.

By broadening the definition of what is considered "heritage" and including structures that may not qualify for the Inventory but still have heritage value, the City has demonstrated that they understand that heritage preservation is more than simply preserving one-of-a-kind buildings or structures that retain a high level of heritage integrity and value. The collection of heritage assets in these heritage areas is one of many things that contributes to the intangible sense of place established communities have, and by offering broader protections for these areas the City demonstrates they are actively preserving this element of our intangible heritage together with the tangible (built) heritage.

The NHCLAP identifies four goals that will help achieve the Plan's vision – one of these goals is "Creating Great Communities". This goal has six "Implementation Options", or actions the community can undertake in order to help the communities achieve that goal. Heritage Calgary noted that four of the six Implementation Options relate in some way to Calgary's heritage – our built heritage (Tuxedo School), and our landscape heritage, both cultural (Balmoral and Beaumont Circuses) and natural, which connects us to time immemorial (Confederation Park & McHugh Bluff).

The fact that these sites attracted attention during the writing of this Plan and are identified as catalyst locations to create great communities is not surprising. Fundamentally, heritage is valued by everyone. These sites identified in the NHCLAP are unique elements of our city's heritage – they reach back in time and tell us something about the past. They draw us to them. They define us. They are each a part of what makes this place "Calgary". These Implementation Options give us opportunities to understand better where we have come from and from who we have inherited these lands, and to learn about the layered and overlapping histories of these four heritage sites. Pouring our collective passion, effort, and care into these areas will contribute to giving that mysterious sense of place shape and definition, something we can point to and put a finger on, and ensure that intangible aspect of these communities is preserved well into the future.

We look forward to seeing the Guidebook and NHCLAP in action over the coming years and working with The City to ensure its success. We hope that the implementation of these Plans is as effective in practice as they are in theory, and that this is just the beginning, with more thoughtful and unique heritage preservation policy and tools to come.

Thank you for your thoughtful consideration on this matter. Should you or your staff require more information, please contact me at [jtraptow@heritagecalgary.ca](mailto:jtraptow@heritagecalgary.ca).

Sincerely,



**Josh Traptow**  
Executive Director  
Heritage Calgary



PUD2021-0030  
Attach 9

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Cindy
Last name (required)	Rogers
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Opposition to North Hill Communities Local Area Plan which allows for 6 sto
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>North Hill Communities Local Area Plan which allows for 6 story buildings - strongly oppose to the many stories in my neighborh North Hill Communities Local Area Plan which allows for 6 story buildings in my neighborhood!</p> <p>Moved here for the quiet community, this will make the streets too busy. This will increase traffic, change the feel and depreciate value of current homes.</p>

ISC: 1/1  
Unrestricted Feb 21, 2021  
9:09:43 PM



PUD2021-0030  
Attach 9

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Henry
Last name (required)	Luong
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	NorthHill Communities Local Area Plan
Date of meeting	Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I strongly oppose the North Hill Communities Local Area Plan to allow for the development of "Low Scale" 6 story buildings on Neighbourhood Connector Streets because of the following reasons:

1. Increased Traffic
2. Increased Noise
3. Parking Issues
4. Increased Shading
5. Decreased Privacy
6. Decreased Community Feel and Change in Neighborhood Demographics
7. Property Depreciation
8. Lack of Consultation
9. Insufficient Mitigating Measures

I would like residential Neighbourhood Connector Streets to be "Limited Scale" like the adjacent streets.  
Targeting residential Neighbourhood Connector Streets with 6 story buildings is unacceptable for our community.

Sincerely,

ISC: 1/2

Unrestricted Mar 1, 2021

6:22:13 PM



PUD2021-0030  
Attach 9

**Public Submission**

City Clerk's Office

---

A concerned voting Calgarian

---

ISC:

2/2

Unrestricted

Mar 1, 2021

6:22:13 PM





PUD2021-0030  
Attach 9

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Megan
Last name (required)	Waldie
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Opposition to Northhill Development Plan
Date of meeting	Mar 22, 2021

To ALL whom this may concern,

I STRONGLY oppose the North Hill Communities Local Area Plan to allow for the development of "Low Scale" 6 story buildings on Neighbourhood Connector Streets in Renfrew for many reasons, including, but not limited to, the following reasons:

1. Increased Shading of public parks and homes
2. Increased Noise
3. Parking Issues
4. Increased traffic
5. Decreased Community Feel and Change in Neighborhood Demographics
7. Property Depreciation
8. Lack of Consultation
9. Insufficient Mitigating Measures

I would like residential Neighbourhood Connector Streets to be "Limited Scale" like the adjacent streets.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

PLEASE, I beg of you, drive through the neighbourhood and tell me that you think 6 story buildings would even REMOTELY fit.

ISC: 1/2  
Unrestricted Mar 1, 2021  
5:22:34 PM



PUD2021-0030  
Attach 9

**Public Submission**

City Clerk's Office

---

This gorgeous inner city neighbourhood is so rare these days, and it would be a tragedy to see it change forever.

One of the streets purposed to have 6 stories overlooks 2 playgrounds, a school and an ice rink that would be COMPLETELY shaded out in fall/winter/spring by 6 story buildings.

I understand that densification is important for Calgary. However, unfairly targeting residential Neighbourhood Connector Streets with 6 story buildings is unacceptable.

Show me the demand for 6 story buildings in today's economy and Calgary's current growth to support such a change?? There is none.

Sincerely,

A concerned voting Calgarian

---

ISC:

2/2

Unrestricted

Mar 1, 2021

5:22:34 PM



PUD2021-0030  
Attach 9

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Francis
Last name (required)	Ziegler
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	North Hill Communities LAP - Crescent Heights
Date of meeting	Mar 22, 2021

**Comments - please refrain from providing personal information in this field (maximum 2500 characters)**

No 6 Story Buildings on 12 Ave.  
I would like to point out some observations about 12 Ave. NE between Centre St. and Edmonton Trail. The 200 block of 12 Ave. NE consists of mostly one storey single homes but in the last couple of years a few three storey (10 m) semi detached homes were built. This area should not be rezoned to allow six storey buildings, as proposed because that would be inconsistent with the current established zoning and especially inconsistent with the residential areas located to the north and south. In essence, Planning is proposing to divide and disrupt a normal stable community by running a strip of high density apartments directly through the middle of a low density community. This is unacceptable because the planning is inconsistent and creates instability and dissatisfaction for the residents who prefer to live in an established community, some for generations.

Most of the 100 and 300 blocks along 12 Ave. NE have two and three storey row houses that were recently built because of the existing zoning adjacent to Center St. and Edmonton Trail. These structures will likely be there for the next 60+ years, so it seems pointless to now rezone these areas to allow six storey buildings. The proposed rezoning only adds to further inconsistency and dissatisfaction for the residents in the area.

In addition, six storey apartments in our Crescent Heights community do not attract

ISC: 1/2

Unrestricted Mar 8, 2021

11:55:50 AM



PUD2021-0030  
Attach 9

**Public Submission**

City Clerk's Office

---

families with children. The City should be providing more residential zoning that attracts families to take advantage of the nearby schools and to maintain the character of the community. Frequent rezoning of a stable community is not desirable because it does not maintain the original character and future stability of the area.

Thank you for your attention and consideration.

Francis Ziegler  
216 13 Ave NE, Calgary

---

ISC:

2/2

Unrestricted

Mar 8, 2021

11:55:50 AM



PUD2021-0030  
Attach 9

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	David
Last name (required)	Barrett
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	North Hill Communities Local Growth Plan
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>On behalf of the Renfrew Community Association, I am please to include the attached letter providing our feedback on the North Hill Communities Local Growth Plan, for review by council.</p> <p>We would like to thank the City administration for their tireless efforts on this project, particularly through challenging and unprecedented times.</p>

ISC: 1/1  
Unrestricted Mar 8, 2021 9:19:39 PM



Renfrew Community Association  
811 Radford Road NE  
Calgary AB T2E 0R7

March 8th, 2021

**Attention:** Calgary City Council

**Re: North Hill Communities Local Area Plan community association feedback**

Forty years have passed since the last city-led planning exercises to include all of Renfrew, the North Bow Design Brief (1977) and the North Bow Special Study (1979). Consequently, the Renfrew Community Association's Planning Committee is pleased that the City has worked on the North Hill Local Area Plan.

For a decade, Calgary has had a Municipal Development Plan (MDP) that envisions half of the city's growth happening in the established area, and without policies that would allow that growth to happen. The North Hill Plan is part of how Council has chosen to correct that policy disagreement. Should Council have simply rezoned the city to allow at least duplexes a decade ago? Probably. Then there would be less concern about whether the Plan has predicted the future correctly. Council chose a different path. The Renfrew Community Association has been involved with the North Hill Plan for the past three years of discussions, online engagement, and in-person sessions. After years of spot-zonings, we see the Plan as giving more direction to redevelopment. We hope this will improve our neighbourhood and make redevelopment a series of upward trades.

Based on Maps 3 and 4, Renfrew appears to be the neighbourhood with the broadest growth in the Plan area and provides the most "varied housing options focused around a collection of Main Streets, Activity Centres, civic facilities, parks and open spaces" as per the Plan's vision. Some people see Renfrew as punching above its weight in contributing to the City's MDP objectives. Other people think we are getting hammered by growth while other neighbourhoods opt out. In any case, the Plan has a disproportionate effect on Renfrew. The Renfrew Community Association expects that private investment will lead to public investment and requests stronger language on that point. **We suggest that the Renfrew Athletic Park (Ed Corbett Diamond, Renfrew Aquatic and Fitness Centre, Henry Viney Arena, and Stu Hendry Arenas) be a comprehensive planning site, perhaps considering a mix of uses.** We will continue to work with the City to ensure that growth in Renfrew leads to reinvestment in Renfrew.

We acknowledge that not everyone agrees and there are pockets of strong opposition to the plan in its current form. In Renfrew, the most controversial part is likely the neighbourhood connector form on 8<sup>th</sup> Av, 12<sup>th</sup> Av, 6<sup>th</sup> St, 13<sup>th</sup> Av, and Russet Rd, which would allow up to six storey residential and "small-scale commercial uses to meet residents' daily needs." We acknowledge

---

811 Radford Road N.E., Calgary, Alberta T2E 0R7 | Tel: 403.230.7055

 [facebook.com/RenfrewCA](https://facebook.com/RenfrewCA)  [@RenfrewCA](https://twitter.com/RenfrewCA)  [www.renfrewyyc.ca](https://www.renfrewyyc.ca)

concerns and questions, and have received feedback from residents who are deeply concerned about the effects on traffic, noise, parking, shading, privacy, insufficient mitigating measures as well as a drastic change to the neighbourhood character (a leap from the typical single or 2 storey residential to 6 storey multi-use buildings) and insufficient mitigating measures. At our February 23, 2021 Board meeting, three members of the community came forward stating they were not in support of the Plan, specifically the allowance of 6 storey buildings. We note that zoning is a policy, not a promise. Like all policies, it should respond to present and future situations. We wish other neighbourhoods would realize this. We cannot predict how property values will change with this Plan's implementation. Community Associations have many roles but guaranteeing investments or protecting property values is beyond our scope.

The Renfrew Community Association has done its part in letting residents know about the North Hill Plan. From 2018-2020, we used our newsletter (paper and digital), social media, and meetings to encourage residents to be involved during the four phases of this Plan. There have been years of engagement on this. However, some residents have come forward that still feel they have not been engaged. The City should consider closing the gap on consultation; this is beyond the Community Associations' scope.

This project began as "Local Growth Planning in North Central Green Line Communities" (PUD2018-0347). We are concerned about what would happen if the North Hill Plan goes ahead but the Green Line does not cross the river. **We ask that the City and Province sort out whatever is delaying construction and move on with the Green Line.** Similarly, the growth in the northeast part of Renfrew along Russet Road and Renfrew Drive makes sense near the proposed Midfield Heights development, but we are concerned that the density may be ill-placed if Midfield is not realized. With acceptance of increased density, we need to see increased services.

The Guidebook and Plan seem to define "unique communities" by buildings with a higher intensity than the low-density district, public amenities, and public spaces. Some residents will likely be uncomfortable with this definition, and the low-density district in general.

We are glad to see objectives to "protect ... heritage," "support the protection and maintenance of the tree canopy on public and private lands," and "support the planting of trees using methods that will ensure the sustainability and longevity of new trees" (3.2.1 and 3.2.4). However, we would like to see stronger language about heritage and tree protection.

Unfortunately, it has been our experience in Renfrew that heritage homes are demolished, and sites developed without any consideration to heritage because there is no defined need to on the part of developers. The heritage process is long and cumbersome while development is happening quickly and outpaces any action taken to protect heritage buildings. The Plan does not address this in any meaningful way. We are unsure whether the Plan will make heritage preservation economically viable in Renfrew.

We are glad General Policy 2.4.4 talks about retaining existing mature vegetation. We note that even with tree protection measures, development often damages root systems and kills trees. Developers often pay Urban Forestry for the trees' value without replacing trees. As trees age, it may be better to replace trees during development than removing them later without replacement. Again, it has been our experience in Renfrew that both tree planting suggestions

---

811 Radford Road N.E., Calgary, Alberta T2E 0R7 | Tel: 403.230.7055

 [facebook.com/RenfrewCA](https://facebook.com/RenfrewCA)  [@RenfrewCA](https://twitter.com/RenfrewCA)  [www.renfrewyyc.ca](https://www.renfrewyyc.ca)

and tree planting bylaws for new builds are generally ignored. Again, the Plan does not address this issue in any meaningful way. **We would suggest adding a requirement that applicants "will retain or, if necessary, replace per City tree planting standards."**

In recent years, the Renfrew Community Association has worked to make **major community connector roads such as 8th ave and Edmonton Trail** work better for area residents. We enthusiastically support the Plan's proposed implementation options for Edmonton Trail that build on past work **and hope that the proposed active modes infrastructure improvements along 8th ave to Unite the Heights will be actualized. Our community association will continue to advocate for safe pedestrian crossings and active modes infrastructure between Crossroads, Winston Heights, Crescent Heights, and Renfrew.**

To repeat, we are thankful for the efforts that have gone into this project, for the willingness and enthusiasm we have had throughout this pilot, and the responsiveness we have seen to our feedback thus far. We hope our final few suggestions and comments will be received in the same spirit. Renfrew is a well-connected, centrally located, and highly desirable neighbourhood, and, after years of spot-rezonings, we deserve a fair and equitable plan that benefits current as well as future residents.

Sincerely,

**The Renfrew Community Association Board of Directors**  
*and*  
**The RCA Planning Committee**

**cc:** Ward 9 office  
Ward 7 office  
Crescent Heights Community Association  
Capitol Hill Community Association  
Highland Park Community Association  
Mount Pleasant Community Association  
Tuxedo Community Association  
Winston Heights/Mountview Community Association  
Thorncliffe Greenview Community Association

---

811 Radford Road N.E., Calgary, Alberta T2E 0R7 | Tel: 403.230.7055

 [facebook.com/RenfrewCA](https://facebook.com/RenfrewCA)  [@RenfrewCA](https://twitter.com/RenfrewCA)  [www.renfrewyyc.ca](https://www.renfrewyyc.ca)





PUD2021-0030  
Attach 9

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Hannah
Last name (required)	Ayer
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	North Hill Communities Local Growth Planning
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	As a resident of Renfrew, I strongly oppose re-zoning that would allow construction of 6-story buildings on neighbourhood connector streets in this area. There are currently no such buildings in the neighbourhood. Such development would irrevocably alter the character of the neighbourhood in multiple negative ways. It would also encourage the flight of families to the suburbs, as it would reduce the supply of single-family homes in the inner city. Calgary does not need more condo buildings. It does need a thriving, diverse inner city—and Renfrew already represents that ideal the way it is now. Thank you for your consideration.

ISC: 1/1  
 Unrestricted Mar 11, 2021  
8:49:01 AM



PUD2021-0030  
Attach 9

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Karen
Last name (required)	Thomas
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	North hill communities local area plan
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>The NHCLAP does not reference any existing statutory Land Use Bylaw (LUB) land uses. the NHCLAP alters what is possible under our existing land uses. Until the Urban Form Categories (UFC's) are reflected in a revised Bylaw, crescent heights community will exist in a gap that will create confusion in accepted land uses. This could compromise property values, destabilize our housing (both owner and rental) and resident confidence. The revised LUB must be in place before our current Area Redevelopment Plan (ARP) is rescinded.</p> <p>Please stop social engineering and ramming things down our throats. YOU ARE SUPPOSED TO WORK TO HELP NOT HURT US!</p>

ISC: 1/1  
 Unrestricted Mar 14, 2021  
3:25:06 PM

PUD2021-0030  
Attach 9

**From:** [loissilvester2@gmail.com](mailto:loissilvester2@gmail.com)  
**To:** [Public Submissions](#)  
**Subject:** [EXT] 258 20 AV NW - LOC2020-0118 - Comment from Development Map - Fri 3/12/2021 2:26:45 PM  
**Date:** Friday, March 12, 2021 2:26:49 PM

---

Application: LOC2020-0118

Submitted by: Lois Silvester

Contact Information

Address: 447 21 ave, nw

Phone:

Email: [loissilvester2@gmail.com](mailto:loissilvester2@gmail.com)

Feedback:

Lois Silvester

According to North Hill Communities Guidebook, this lot is in a Heritage Guideline Area. It shouldn't be redeveloped without consideration of heritage.



PUD2021-0030  
Attach 9

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Mariane
Last name (required)	Cunningham
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	North Hill communities local area plan
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please remove our community from the plan.

ISC: 1/1

Unrestricted Mar 14, 2021

7:46:18 PM



PUD2021-0030  
Attach 9

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Angela
Last name (required)	Vanden Broek
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	North Hill Communities Local Area Plan
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	As a resident of Crescent Heights, I would like to express my support of the Crescent Heights Community Association's position on The North Hill Communities Local Area Plan. I share their concerns and request that changes be made to the plan to address these concerns, or that our community be removed from the plan until further changes and improvements can be made.

ISC: 1/1  
Unrestricted Mar 14, 2021 10:42:48 PM



PUD2021-0030  
Attach 9

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Dan
Last name (required)	Evans
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	North Hill Communities Local Area Plan
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

ISC: 1/1  
Unrestricted Mar 14, 2021 11:15:51 PM

March 14, 2021

Mayor Nenshi and City Councillors  
The City of Calgary

Re: **North Hill Communities Local Area Plan**

Dear Mayor Nenshi and City Council,

I am a long-time resident of Crescent Heights, and to be more specific, I live in the heritage area between Centre Street N and Edmonton Trail.

I want to start by letting you to know that I support increased density in our established communities. But I don't support the North Hill Local Area Plan without a few important changes. As you may know, I spoke about a few of these issues at the recent Planning and Urban Development Committee meeting.

I believe that there are a handful of changes to the Plan that are absolutely critical to maintaining the character of our community while still allowing for a significant increase in density along the main streets and corridors. I've presented these changes, written as amendments to the Plan, in the following pages.

As a community, Crescent Heights has always welcomed development and believes in diversity in building scale. But I urge you to direct administration to listen to these concerns and ensure that they're doing the absolute best job they can to resolve community concerns as we accommodate growth and development.

Sincerely,

Dan Evans  
*Long-time resident of Crescent Heights*  
*202 9<sup>th</sup> Avenue NE*  
*Calgary, AB T2E 0V4*

## **Recommended Amendments to the North Hill Communities Local Area Plan**

### **1. Building Scale in Crescent Heights**

#### **Background**

We have consistently heard from Administration that we need to “Direct development to where it makes sense and where it would create vibrant and connected communities.” In Crescent Heights that means encouraging development along the main streets and transit corridors, supporting development of our urban village and supporting the city’s investment in the Green Line.

The plan in its current form would allow 6 story buildings to be built in the centre of the residential portion of Crescent Heights before any development even begins to happen on any of the main streets. The area identified in the Plan for Low Scale (6 stories) that sits in the middle of our community also divides two Heritage Guideline Areas, unnecessarily creating islands of heritage homes divided by a wall of high buildings.

The Scale Modifiers being recommended are also at odds with the Urban Form map. The majority of our community is clearly indicated as Neighbourhood Local, not Neighbourhood connector, but the scale modifier being used is more closely aligned with connector areas.

The North Hill Plan also takes an existing residential area along the ridge between 1<sup>st</sup> and 2<sup>nd</sup> Streets NE and increases the zoning up to 6 stories. That is a critical naturalized edge condition in our community that connects us to the environmental zone along the river. Allowing a wall of 6 story buildings along the ridge will cut the community off from this essential characteristic in our community. There’s no planning justification for that area to be identified for 6 story buildings.

The NHCLAP needs to be consistent with all the other planning documents the city has produced and direct density to the connecting corridors and main streets.



### **Recommended Motion**

#### **Whereas:**

- The Guidebook for Great Communities states that a Local Area Plan should direct a greater share of growth and the highest intensities to Activity Centres, Main Streets, Transit Station Areas and other areas of moderate to high activity;
- The Guidebook also states that a Local Area Plan should direct new development to locations that optimize public infrastructure, facilities and investment.
- One of the stated “core ideas” included in the NHCLAP is to facilitate the continued development of Centre Street N, Edmonton Trail N, 16 Avenue N and 4 Street NW into vibrant mixed-use **Main Streets**;
- The NHCLAP states that “The Plan vision focuses growth on Main Streets, Transit Station Areas and Activity Centres.”

#### **Be it resolved that:**

Council direct Administration to replace **Map 4: Building Scale** on page 31 of the NHCLAP with the attached revised map (Attachment A) that focuses Low (up to 6 stories) scale buildings to the main connector corridors within Crescent Heights in order to ensure Centre Street is revitalized, Edmonton Trail and 16<sup>th</sup> Ave N are developed, and the City’s investment in Green Line infrastructure is maximized.

## 2. Heritage Guideline Areas

### Background

There has been a great deal of work done to recognize and protect the heritage assets that contribute in a significant way to the character of Crescent Heights. But the Plan clearly recognizes that the work is not done, and that additional study and planning, as well as the development of Heritage Policy Tools, is still to come. It's also important to note that there is a heritage pilot program being conducted in our neighbourhood that is only now getting started. Our understandable concern is that development will continue, and heritage assets will be lost or compromised, if the plan does not clearly state that land use redesignations in heritage areas **are not permitted** until the heritage planning and policy tools are in place.

### Recommended Motion

#### Whereas:

- The North Hill Local Area Plan (NHCLAP) refers to Heritage Policy Tools, and recognizes that further work is required to both identify and draft the appropriate policies;
- The NHCLAP recognizes that North Hill Communities have concentrations of Heritage Assets that warrant additional study and planning;
- Administration recognizes that, with the approval of the NHCLAP, there will be requests for land use redesignation to accommodate higher density development in Heritage Guideline Areas prior to the tools being completed;

#### Be it resolved that:

Council directs Administration to replace Policy 1. in Section 2.12 Heritage Guideline Areas in its entirety with the following amended policy:

1. Land use redesignations for higher density developments **in Heritage Guideline Areas will not be permitted** until heritage policy tools have been **developed and adopted** for the Plan area.

### 3. Rotary Park

#### Background

In the North Hills Plan Rotary Park is recognized as a Civic Recreation Area, although it is currently well known as a park. We have been told that this does not change it from being a park, but according to pages 68-71 of the Guidebook the land uses for a Civic Recreation Area versus Park & Open Space are very different.

Other similar parks with activity areas and facilities are designated as Parks, and there should be no doubt in the Plan that Rotary Park is a park. The community does not want to open Rotary Park up for future commercial development which would be allowed if designated as a Civic Recreation Space.

#### Recommended Motion

##### Whereas

- One of the core ideas of the NHCLAP is to recognize and enhance, parks and open spaces, watershed and natural systems including the urban forest;
- The Plan identifies a number of major, minor and local parks which offer a rich mix of activities and amenities in a naturalized setting;
- The Guidebook defines “Parks and Open Spaces” as characterized by publicly accessible outdoor space that include amenities like gathering spaces, sports fields, playgrounds, off-leash areas and significant publicly-accessible open space, all of which exist at Rotary Park;

##### Be it resolved that:

Council direct Administration to replace to replace **Map 3: Urban Form** on page 29 of the NHCLAP with a revised map that indicates that Rotary Park is designated as “Parks and Open Space”.

#### 4. Crescent Heights Community Station

##### Background

In consultations with the Crescent Heights community, the Green Line project team consistently indicated that there would not be a TOD attached to the 9<sup>th</sup> Ave NE LRT Station. The NHCLAP plan refers to the 9<sup>th</sup> Ave Station as a Community Station, but some maps still show a radius of 600m around it as the Transit Station Area – the area that includes both the Core Zone and Transition Zone around a station. That is same size radius shown around the 16<sup>th</sup> Ave Station which is designated an Urban station.

All other maps in the Plan show that the Core and Transition areas of the 9<sup>th</sup> Avenue Station only extending half a block into the neighbourhood. This is the extent of the Transition Zone that's always been discussed, so the 600m indication should be removed anywhere it exists.

##### Recommended Motion

##### Whereas:

- The NHCLAP states that the 9 Avenue N Station is envisioned to be a community station designed to fit within the existing context of the neighbourhood.
- The Guidebook for Great Communities states that a local area plan may identify a transit station area where additional policy guidance is required;
- The Core Zone and Transition Zone for the 9<sup>th</sup> Avenue Community Station are indicated by the map and legend in Section 2. 8 Transit Station Areas
- The Plan states that as a community station, development intensity is envisioned to focus primarily on Centre Street N with appropriate transitions provided to adjacent lower scale housing areas.

##### Be it resolved that:

Council direct Administration to amend **Map 2: Community Characteristics and Attributes** on page 21 and the **Illustration on page 41** by removing the 600m radius circle around 9<sup>th</sup> Avenue N Station, reinforcing that this is a Community Station and that the Plan does not envision the same development intensity as an Urban Station.

## **5. NHCLAP Review and Amendment**

### **Background**

We acknowledge that there has been a great deal of work put into the North Hill Communities Local Area Plan, and as the first Local Area Plan it is leading the way for a series of Local Area Plans that are yet to come. But even Administration admits that as the first Plan, there are gaps and there are still refinements that need to happen. There's a great deal of concern in Crescent Heights that Administration will move on, learning from the LAP process as subsequent plans get completed, and not return to the NHCLAP to close these gaps. There needs to be a commitment to review the NHCLAP once outstanding planning or policy is completed (Mobility Studies, Heritage Policy Tools, Green Line Planning, etc.).

### **Recommended Motion**

#### **Whereas:**

- The North Hill Local Area Plan (NHCLAP) is the first LAP that has been developed in conjunction with the new Guidebook for Great Communities;
- It is anticipated that the Local Area Planning process will learn and evolve as administration develops additional Local Area Plans;
- The NHCLAP, in its current form, does not include all elements of a Local Area Plan identified in the Guidebook;

#### **Be it resolved that:**

As the first Local Area Plan developed in conjunction with the Guidebook for Great Communities, Council directs Administration to return to Council after an implementation period of at least 2 years, but no later than Q4 of 2025, with recommended amendments to the NHCLAP to align it with learnings from subsequent Local Area Plans or additional community input.



PUD2021-0030  
Attach 9

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Sandra
Last name (required)	Cameron Evans
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	North Hill Communities Local Area Plan
Date of meeting	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	As a long-resident of Crescent Heights, I whole heartedly support the Community Association's motion that Crescent Heights be removed from the North Hill Communities Local area Plan until further changes and improvements can be made.

ISC:

1/1

Unrestricted

Mar 15, 2021

7:20:13 AM



PUD2021-0030  
Attach 9

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	David
Last name (required)	Bird
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	North Hill Communities Local Area Plan (NHCLAP)
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	As a member of the Crescent Heights Community association, I support the CHCA in their motion to request to withdraw from the NHCLAP. Sufficient attention to the unique nature of each community has not been addressed in this "one-size-fits-all" model of development and the city has not listened sufficiently to the needs and concerns of local residents. As home-owners in Crescent Heights, my wife and I have not been informed of the "urban form categories" and the impacts of these on our property value and current ability to enjoy our home and property.

ISC: 1/1  
 Unrestricted Mar 15, 2021  
8:17:08 AM



PUD2021-0030  
Attach 9

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Christine
Last name (required)	Pedersen
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	North Hill Communities Local Area Plan
Date of meeting	Mar 22, 2021

I am writing to offer my support to the Crescent Heights Community Association—see their letter dated March 12, 2021—in stating that the community of Crescent Heights cannot be included within the North Hill Communities Local Area Plan (NHCLAP) as it currently stands.

As a 22-year resident of Crescent Heights, I have great respect for what makes this a great community to live in, and wish to do everything I can to help sustain it. This means I have a responsibility to be a good steward, and a good steward should not blindly accept new planning guidelines that, in their current version, appear detrimental to the community, ignore residents, and in the case of a new Land Use Bylaw that will directly affect building in the community, are not even written. I need to help ensure that guidelines are relevant and beneficial to this community.

Also, based on the information that is in the NHCLAP, many of the characteristics that make Crescent Heights a wonderful place to live, and are the key factors valued by existing residents, are not currently reflected in the plan.

It is entirely reasonable to expect that details of all relevant planning and development guidelines e.g. the Land Use Bylaw, and all tools that will be enabled by it should be developed BEFORE asking a community to provide consent to be included within a new plan, noting that the NHCLAP, that will remove the existing Crescent Heights com-

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

ISC: 1/2

Unrestricted Mar 15, 2021

12:00:13 PM





**Public Submission**

City Clerk's Office

---

munity ARP.

I would ask that you validate community input and the consultation process, and follow the decision reached by the community members of the Crescent Heights Community Association. I hope that their wishes will be properly respected in planning decisions.

Thank you for respecting community input.



PUD2021-0030  
Attach 9

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Doug
Last name (required)	MacDonald
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	North Hill Communities Local Area Plan
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	As a resident of Crescent Heights, I would like to express my support of the Crescent Heights Community Association's position on The North Hill Communities Local Area Plan. I share their concerns and request that changes be made to the plan to address these concerns, or that our community be removed from the plan until further changes and improvements can be made.

ISC: 1/1  
 Unrestricted Mar 15, 2021  
9:59:11 AM



PUD2021-0030  
Attach 9

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Angela
Last name (required)	Cameron
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Opposition to the North Hill Local Area Plan
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in	<p>Developers Profit, Residents Move</p> <ul style="list-style-type: none"> <li>- this plan allows developers to determine what housing type is appropriate for the community</li> <li>- developers are driven by profit, few are interested in investing in the character of the community</li> <li>- the plan creates uncertainty and residents will stop investing and upgrading their homes to instead move to the suburbs, urban sprawl continues</li> <li>- restrictions and specific zoning needs to be in place to allow for high density development on main streets only and limit residential areas to 2 dwellings per 50ft lot</li> <li>- there are too many residential roads identified as a Main Street in the North Hill Plan</li> <li>- condos/townhouses with more than 4 units need to be restricted to major roads - those that have traffic lights</li> <li>- appropriate on-site parking needs to be incorporated in the development plan for condo/row housing units (minimum 1 on-site parking spot per dwelling)</li> <li>- residential roads are narrow and current infrastructure cannot handle increased density</li> <li>- we are already seeing dangerous streets where cars are getting side-swiped because the road is too narrow to accommodate 2-way traffic - increased density will result in even more vehicles parked on the street causing further restrictions</li> <li>- property value is a real concern, especially for those who have invested so</li> </ul>

ISC: 1/2  
Unrestricted Mar 15, 2021 10:37:14 AM



**Public Submission**

City Clerk's Office

this field (maximum 2500 characters)

much to live in these wonderful communities

- the market is already flooded with condos and row housing, why build more?
- the greatest real estate demand is for single family dwellings or duplexes within these inter-city neighborhoods
- these neighborhoods are attracting people back to the inner-city from the suburbs
- we need to keep families in the community to maintain the prosperity of our schools and recreation facilities
- we already have such wonderful diversity within our community including a unique mix of families, singles, students, seniors, couples, all living and contributing to our community
- current housing options include secondary suites, full home rentals, infills, apartments, condos, single family homes and multi-million dollar homes

Consultation

- I attended the open house and voiced my concerns during the evaluation phase of the plan roll-out
- NONE of our objections to the plan have been captured in the report
- what is the point of engaging with the community if the community's concerns are not to be included in the decision making process?

ISC:

2/2

Unrestricted

Mar 15, 2021

10:37:14 AM

**Developers Profit, Residents Move**

- this plan allows the developers to determine what housing type is appropriate for the community
- developers are usually driven by profit, only a few are interested in investing in the character of the community
- the current plan creates so much uncertainty and residents will stop investing and upgrading their current homes to instead move to areas zoned for 1 or 2 dwellings per lot - urban sprawl continues
- Restrictions and specific zoning needs to be in place to allow for high density development on main streets only and limit residential areas to 2 dwellings per 50ft lot

**Restrict High Density Units (> 4 dwellings per 50ft lot) to Streets With Traffic Lights Only**

- there are too many residential roads identified as a Main Street in the North Hill Plan
- Condos/townhouses with more than 4 units need to be restricted to major roads - those that have traffic lights
- appropriate on-site parking needs to be incorporated in the development plan for condo/row housing units (minimum 1 on-site parking spot per dwelling)
- the residential roads are narrow and the current infrastructure cannot handle the increased density
- we are already seeing dangerous streets where cars are getting side-swiped because the road is too narrow to accommodate 2-way traffic - increased density will result in even more vehicles parked on the street causing further restrictions
- property value is a real concern, especially for those who have invested so much to live in these wonderful communities

**Low Demand for High Density Housing**

- the market is already flooded with condos and row housing, why build more?
- the greatest real estate demand is for single family dwellings or duplexes within these inter-city neighborhoods
- these neighborhoods are attracting people back to the inner-city from the suburbs
- we need to keep families in the community to maintain the prosperity of our schools and recreation facilities

**Diversity**

- we already have such wonderful diversity within our community
- we have a unique mix of families, singles, students, seniors, couples, all living and contributing to our community
- current housing options include secondary suites, full home rentals, infills, apartments, condos, single family homes and multi-million dollar homes

**Consultation**

- I had attended the open house 2 years ago and voiced my concerns during the evaluation phase of the plan roll-out
- NONE of our concerns, let alone any objections of the plan from Calgarians are captured in the final draft of the North Hill report
- what is the point of engaging with the community if the community's concerns are not to be included in the decision making process?