Guide for Local Area Planning Policy Overview

The following table identifies sections and policies from the Guide for Local Area Planning (Guide) that have been incorporated into the North Hill Communities Local Area Plan (Plan). As the Guide has been accepted as an Administrative Guide by Council, all required policies from the Guide that were previously referred to by the Plan must be incorporated due to the statutory nature of the Plan. Policies that do not apply, such as direction for how a local area plan identifies an urban form category, have not been included.

Adjustments were made by Administration to section and policy numbering as well as minor text revisions to ensure the Guide content fit into the Plan. These revisions do not alter the intent of the policies that have been incorporated from the Guide.

Guide for Local Area Planning Section	North Hill Communities Local Area Plan Section	Comments
Urban Form Categories	**2.2 Urban Form Categories**	All ten urban form categories used in the Plan and their associated policies have been added, including text detailing where the categories have been applied in the North Hill Communities. Minor revisions have been incorporated to fit within the Plan, such as indicating that only one Vehicle-Oriented Commercial urban form category was needed for the Plan. A new figure and policy was added to Section 2.2.1.6 Neighbourhood Local to identify a Single-Detached Special Study Area where future work will need to be undertaken to delineate one or more Single-Detached Special Policy Areas as outlined in the Guide.
Neighbourhood • 2.3 Neighbourhood Commercial and Neighbourhood Flex Policies • 2.4 Neighbourhood Commercial Policies • 2.5 Neighborhood Flex Policies • 2.6 Neighbourhood Connector and Neighbourhood Local Policies • 2.7 Neighbourhood Connector Policies • 2.8 Neighbourhood Local Policies	2.2.1 Neighbourhood • 2.2.1.1 Neighbourhood Commercial and Neighbourhood Flex • 2.2.1.2 Neighbourhood Commercial • 2.2.1.3 Neighbourhood Flex • 2.2.1.4 Neighbourhood Connector and Neighbourhood Local • 2.2.1.5 Neighbourhood Connector • 2.2.1.6 Neighbourhood Local	
Vehicle-Oriented Commercial • 2.9 Vehicle-Oriented Commercial Policies • 2.11 Commercial Corridor Policies	2.2.2 Vehicle-Oriented Commercial • 2.2.2 Vehicle-Oriented Commercial • 2.2.2.1 Commercial Corridor	
Industrial • 2.12 Industrial Policies • 2.13 Industrial General	2.2.3 Industrial • 2.2.3 Industrial • 2.2.3.1 Industrial General	
Parks, Civic and Recreation • 2.15 Parks, Civic and Recreation Policies • 2.16 Natural Areas Policies • 2.17 Parks and Open Space Policies • 2.18 City Civic and Recreation Policies	2.2.4 Parks, Civic and Recreation • 2.2.4 Parks, Civic and Recreation • 2.2.4.1 Natural Areas • 2.2.4.2 Parks and Open Space • 2.2.4.3 City Civic and Recreation	

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Regional Campus	2.2.5 Regional Campus	
2.22 Comprehensive Planning Sites Policies	2.2.6 Comprehensive Planning Sites	Site, Building and Landscape Design Guide policies for Comprehensive Planning Sites have been added to the Plan from the Guide, with existing North Hill site specific policies added to this section in the Plan.
Scale Modifiers • 2.23 Limited Scale Policies • 2.24 Low Scale Policies • 2.25 Mid Scale Policies • 2.26 High Scale Policies • 2.28 Scale Transition Policies	**2.3 Scale Modifiers** • 2.3.1 Limited Scale • 2.3.2 Low Scale • 2.3.3 Mid Scale • 2.3.4 High Scale • 2.3.5 Scale Transition	All Scale Modifiers used in the Plan and their associated policies have been added. The Highest Scale (Section 2.27) is not used in the Plan and therefore not included. Policy 2.29.a from the Guide has been used in the Plan to specify 4 storeys in specific areas as shown on Map 4: Building Scale.
Built Form	**2.4.1 Built Form**	General language on built form has been incorporated into the Plan from the Guide.
3.1 Site Design Policies	2.4.1.1 Site Design	All Site Design policies from the Guide have been incorporated into the Plan. Policies 2.4.1.1.j to 2.4.1.1.n are existing North Hill specific policies that have been organized into this new section.
3.2 Building Design Policies	2.4.1.2 Building Design	All Building Design policies from the Guide have been incorporated into the Plan. Policy 2.4.1.2.e is an existing North Hill specific policy that has been organized into this new section.
3.3 Amenity Space Policies	2.4.1.3 Amenity Space	All Amenity Space policies from the Guide have been incorporated into the Plan.
3.4 Landscape Design	2.4.1.4 Landscape Design	All Landscape Design policies from the Guide have been incorporated into the Plan. Policy 2.4.1.4.e is an existing North Hill specific policy that has been organized into this new section.
Additional Design Considerations	**2.4.2 Additional Design Considerations**	General language on additional design considerations has been incorporated into the Plan.

3.5 Innovation and Creativity Policies	2.4.2.1 Innovation and Creativity	All Innovation and Creativity policies from the Guide have been incorporated into the Plan.
3.6 Incremental Improvements Policies	2.4.2.2 Incremental Improvements	All Incremental Improvement policies from the Guide have been incorporated into the Plan.
3.7 Interim Development Policies	2.4.2.3 Interim Development	All Interim Development policies from the Guide have been incorporated into the Plan.
3.8 Heritage Resources Policies	2.6.1 Heritage Resources	All Heritage Resources policies from the Guide have been incorporated into the Plan. Minor revisions were made to the introductory text for the section. The Heritage Guideline Area section content and policies organized as sub-heading in new Heritage section.
3.9 Sustainable Development Policies	2.4.2.4 Sustainable Development	All Sustainable Development policies from the Guide have been incorporated into the Plan.
Mobility	**2.7 Mobility**	
• 3.10 Pedestrian Policies • 3.11 Cycling Policies • 3.12 Transit Policies • 3.13 Parking Policies • 3.14 Street Network Policies	• 2.7.2 Cycling • 2.7.3 Transit • 2.7.4 Parking • 2.7.5 Street Network	All Transportation policies from the Guide have been incorporated into the Plan. Minor text revision in preamble to identify 5A network and Appendix C: Mobility.
Tools for Great Communities		
Heritage Guideline Area Tool for Communities • 4.2 Heritage Guidelines	2.6 Heritage • 2.6.2 Heritage Guideline Areas	Policies 4.2.c. to 4.2.e. from the Guide have been included in revised Heritage Guideline Areas section.
Transit Station Areas • 4.4 Core Zone Policies • 4.5 Transition Zone Policies	2.5.2 Transit Station Areas	Applicable policies from the Transit Station Areas section of the Guide have been included in the Plan including policies 4.3.d, 4.4.a.ii, 4.4.a.iii and 4.5.a.ii.
Glossary	**Section 4.4 Glossary**	All defined terms used in the Plan have been added to this new section.

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