



AGENDA

SPC ON PLANNING AND URBAN DEVELOPMENT

March 4, 2020, 9:30 AM
IN THE COUNCIL CHAMBER
Members

Councillor J. Gondek, Chair
Councillor D. Farrell, Vice-Chair
Councillor G-C. Carra
Councillor P. Demong
Councillor R. Jones
Councillor W. Sutherland
Councillor E. Woolley
Mayor N. Nenshi, Ex-Officio

1. CALL TO ORDER
2. OPENING REMARKS
3. CONFIRMATION OF AGENDA
4. CONFIRMATION OF MINUTES
 - 4.1 Minutes of the Standing Policy Committee on Planning and Urban Development, 2020 January 15
5. CONSENT AGENDA
 - 5.1 DEFERRALS AND PROCEDURAL REQUESTS
 - 5.1.1 Defer Centre City Enterprise Update on Expanding Area Practices PFC2019-1028 due to the SPC on PUD Q1 2020 to 2020 November 04-PUD2020-0312
 - 5.2 BRIEFINGS
 - 5.2.1 Status of Outstanding Motions and Directions – SPC on Planning and Urban Development, PUD2020-0306

6. POSTPONED REPORTS
(including related/supplemental reports)

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 Administration Response to Motion Arising regarding TwinHills Outline Plan (CPC2019-0823), PUD2020-0243

7.2 Policy Review Project Case Study - Tiering and Securities (Verbal), PUD2020-0285

7.3 Update on the Establishment of a Downtown District, PUD2020-0204

7.4 Guidebook for Great Communities, PUD2020-0207

7.5 New Policy: North Hill Communities Local Area Plan (Wards 4, 7 & 9), PUD2020-0164

8. ITEMS DIRECTLY TO COMMITTEE

8.1 REFERRED REPORTS
None

8.2 NOTICE(S) OF MOTION
None

9. URGENT BUSINESS

10. CONFIDENTIAL ITEMS

10.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES
None

10.2 URGENT BUSINESS

11. ADJOURNMENT

Members of Council may participate remotely, if required.



MINUTES

SPC ON PLANNING AND URBAN DEVELOPMENT

**January 15, 2020, 9:30 AM
IN THE COUNCIL CHAMBER**

PRESENT: Councillor J. Gondek, Chair
Councillor D. Farrell, Vice-Chair
Councillor G-C. Carra
Councillor P. Demong
Councillor W. Sutherland

ABSENT: Councillor R. Jones (personal)
Councillor E. Woolley (personal)

ALSO PRESENT: General Manager S. Dalglish
Legislative Advisor D. Williams
Legislative Advisor A. de Grood

1. CALL TO ORDER

Councillor Gondek called the Meeting to order at 9:31 a.m.

2. OPENING REMARKS

Councillor Carra announced the closure event at noon today for the 8th Street Inglewood Ramsay link.

3. CONFIRMATION OF AGENDA

Moved by Councillor Demong

That the Agenda for the 2020 January 15 Regular Meeting of the Standing Policy Committee on Planning and Urban Development be confirmed.

MOTION CARRIED

4. CONFIRMATION OF MINUTES

Moved by Councillor Sutherland

That the Minutes of the following meetings be confirmed as an omnibus motion:

- 4.1 Minutes of the Standing Policy Committee on Planning and Urban Development,
2019 December 04

That the Minutes of the 2019 December 04 Regular Meeting of the Standing Policy Committee on Planning and Urban Development be confirmed.

- 4.2 Minutes of the Regular Meeting of the Standing Policy Committee on Planning and Urban Development, 2019 October 28

That the Minutes of the 2019 October 28 Regular Meeting of the Standing Policy Committee on Planning and Urban Development be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 City Planning & Policy 2020 Workplan, PUD2020-0016

A presentation entitled "City Planning & Policy 2020 Workplan", dated January 15, 2020 was distributed with respect to Report PUD2020-0016.

Moved by Councillor Carra

That with respect to Report PUD2020-0016, the following be approved:

1. That the Standing Policy Committee on Planning and Urban Development recommend that Council direct Administration to:
 - A. Base its City Planning & Policy Workplan for 2020 on the six proposed policy priority areas for 2020 as contained in Attachment 2; and
 - B. Report back to the Standing Policy Committee on Planning and Urban Development in 2021 Q1 with the proposed City Planning & Policy Service priorities and workplan for 2021;
2. That the Standing Policy Committee on Planning and Urban Development recommend that Council:
 - A. Schedule a Special Meeting of the Standing Policy Committee on Planning and Urban Development on 2020 April 29 at 9:30 am; and
 - B. Adjust the reporting timelines for:
 - i. The Established Area Growth and Change Strategy – Phase 1 (PUD2019-0305), to report to Council, through the Priorities and Finance Committee no later than 2020 May,

- ii. The New Community Growth Strategy – Growth Management Overlay Policy Review (PFC2019-1062), to report to Council, through the Priorities and Finance Committee no later than 2020 Q4; and
- iii. The Notice of Motion (C2018-1337), Subdivision and Development Setbacks, to return to Council through the Standing Policy Committee on Planning and Urban Development no later than 2021 Q2.

MOTION CARRIED

7.2 Industry/City Work Plan 2019 Year-End Report, PUD2020-0020

A presentation entitled "Industry/City Work Plan 2019 Year-End Report", dated January 15, 2020 was distributed with respect to Report PUD2020-0020

Moved by Councillor Farrell

That with respect to Report PUD2020-0020, the following be approved:

That the Standing Policy Committee on Planning and Urban Development recommends that Council direct Administration to report back to the Standing Policy Committee on Planning and Urban Development with a 2020 year-end Industry/City Work Plan update, no later than 2021 January.

MOTION CARRIED

8. ITEMS DIRECTLY TO COMMITTEE

8.1 REFERRED REPORTS

None

8.2 NOTICE(S) OF MOTION

None

9. URGENT BUSINESS

None

10. CONFIDENTIAL ITEMS

10.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

10.2 URGENT BUSINESS

None

11. ADJOURNMENT

Moved by Councillor Sutherland

That this meeting adjourn at 10:22 a.m.

MOTION CARRIED

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2020 FEBRUARY 03
COMBINED MEETING OF COUNCIL:

CONSENT:

- City Planning & Policy 2020 Workplan, PUD2020-0016
- Industry/City Work Plan 2019 Year-End Report, PUD2020-0020

The next Regular meeting of the Standing Policy Committee on Planning and Urban
Development is scheduled to be held on 2020 February 05 at 9:30 a.m.

CONFIRMED BY COMMITTEE ON

CHAIR

ACTING CITY CLERK

UNCONFIRMED

BRIEFING

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Item # 5.2.1

Planning & Development Briefing to

**SPC on Planning and Urban Development
2020 March 04**

**ISC: UNRESTRICTED
PUD2020-0306**

Status of Outstanding Motions and Directions – SPC on Planning and Urban Development

PURPOSE OF BRIEFING

This briefing and attachment (Attachment 1) provides a summary of outstanding motions and directions for the SPC on Planning and Urban Development as of 2020 March 4.

SUPPORTING INFORMATION

Previous Council Direction:

On 2007 February 06, Personnel and Accountability Committee approved PAC2007-05 Status of Outstanding Motions and Directions, directing Administration to bring forward as an item of business to each SPC a list of tabled and referred motions and reports for each committee; such lists to be reviewed by each Standing Policy Committee to be dealt with on a quarterly basis.

ATTACHMENT(S)

1. Attachment 1 – Status of Outstanding Motions and Directions – SPC on Planning and Urban Development

Status of Outstanding Motions and Directions for the SPC on Planning and Urban Development as of 2020 March 4

The following items represent all outstanding motions and directions due to return to the SPC on Planning and Urban Development as of 2020 March 4. The items are listed in order of anticipated meeting date for when they will be returning.

#	ITEM	DATE OF REQUEST	MOVED AT COUNCIL BY	SUBJECT	ANTICIPATED MEETING DATE
1	Great Communities for Everyone	2019 Nov 18	Councillor Gondek	<p>That with respect to Report PUD2019-1015, the following be adopted:</p> <p>That Council direct Administration to execute Option 2, as contained on page 7 of Attachment 13, with the following refinements:</p> <ol style="list-style-type: none"> Build awareness among Calgarians about the changes being proposed and to allow Calgarians to participate in the community conversation on long-term planning and supporting growth with infrastructure and amenities; Communicate the vision & intent of the document within Calgary communities, in partnership with stakeholder groups, before the document becomes statutory. This communication should include examples from pilot communities; Prepare a clear engagement process for statutory planning work going forward, making expectations clear to all stakeholders about when to engage, what type of engagement is required, and what the outcomes of the work will be; and Provide further clarity on the relationship between this work and the City's shift to larger local area plans. 	2020 March 4
2	Implementing Great Communities for Everyone	2019 Nov 18	Councillor Gondek	<p>That Council direct Administration to:</p> <ol style="list-style-type: none"> Proceed with Phase 1 of the implementation schedule for the renewal of the Land Use Bylaw as proposed in Attachment 1; That Council direct Administration to return with an updated implementation schedule for the renewal of the Land Use Bylaw at the same time as bringing back the Guidebook for Great Communities; and Report back through the Standing Policy Committee on Planning and Urban Development no later than Q1, 2021 	2020 March 4

#	ITEM	DATE OF REQUEST	MOVED AT COUNCIL BY	SUBJECT	ANTICIPATED MEETING DATE
3	Rowhouse/R-CG Integration (Motion Arising)	2019 July 29	Councillor Farrell	That Council direct Administration, as part of ongoing review of the low-density land use districts and existing work on the Developed Areas Guidebook, to bring forward land use amendments that better facilitate mid-block rowhouse implementation, with particular consideration to: <ol style="list-style-type: none"> 1. Allowing courtyard-style development with rules that require building separation distances that allow for reasonable sunlight penetration, sufficient private amenity/gathering space, and that minimize sideyard massing challenges 2. Any additional rules required to enable successful internal private amenity/gathering space, including minimum dimensions and green landscaping requirements 3. Height limits, chamfers, setbacks, and/or stepbacks that reduce side/rear massing impacts and support appropriate transitions to adjacent parcels of varying intensities or scales of development, returning to Council through the Standing Policy Committee on Planning and Urban Development no later than Q4 2020. 	2020 March 4
4	Local Growth Planning in North Central Green Line Communities	2018 May 7	Councillor Magliocca	Direct Administration to report back to Council through the SPC on Planning and Urban Development no later than Q4 2019. That with respect to Report PUD2018-0347, the following Motion Arising be adopted: That Council direct Administration to investigate the inclusion of the lands south of McKnight Blvd between 4 Street NW and Edmonton trail. <i>*Deferral motion for North Hill on the 2019 December 4 agenda will move this item to March 2020. These lands have been included in the North Hill Plan.</i>	2020 March 4
5	Establishment of a Downtown Convention District	2019 June 5	Councillor Davidson	That the Standing Policy Committee on Planning and Urban Development: Refer Report PUD2019-0677 back to the Administration, to work in partnership with the Calgary Convention Centre Authority (Calgary TELUS Convention Centre), and return to the Standing Policy Committee on Planning and Urban Development with key stakeholders, having considered multiple civic strategies, including but not limited to, The Rivers District, the Economic Strategy, the Downtown Strategy, etc., to further discuss the merits of formally establishing a Downtown Convention District, reporting back no later than Q4 2019. <i>Deferral approved at November 6 2019 PUD to move this to 2020 March PUD.</i>	2020 March 4

#	ITEM	DATE OF REQUEST	MOVED AT COUNCIL BY	SUBJECT	ANTICIPATED MEETING DATE
6	Policy Amendment, Road Closure and Land Use Amendment in Twin Hills (Motion Arising re: CPC2019-0823)	2019 July 29	Councillor Keating	<p>Direct Administration to: a) commence work on revisiting the number of school sites necessary in the TwinHills community based on an analysis of school site generation numbers, and Council's direction on new uses of multiple use school sites for the entire Belvedere ASP area;</p> <p>b) Work with the applicant, Joint Use Coordinating Committee (JUCC) and Site Planning Team to confirm suitable locations for the required schools prior to submission of the first outline plan application within stage 2; and</p> <p>c) If the sites south of Twin Hills Ridge SE, removed from the associated Outline Plan (LOC2018-0024), are no longer required for a school site, that Administration accept a Land Use amendment application without the need to redo the Stage 1 Outline Plan, conditional on addressing the Growth Management Overlay on the subject sites.</p> <p>d) Direct that the costs for the above work to be borne by the developer.</p> <p>And to return to Council through the Standing Policy Committee on Planning and Urban Development no later than Q1 2020.</p>	2020 March 4
7	City of Calgary Heritage Assets	2019 March 5 PFC		<p>That with respect to Report PFC2019-0223, the following be approved, after amendment: That the Priorities and Finance Committee direct Administration to conduct further analysis on heritage preservation tools and financial incentives and report back to SPC on Planning and Urban Development no later than Q4 2019*</p> <p><i>*Deferred to 2020 April PUD</i></p>	2020 April 1
8	Next20 Options for MDP/CTP Review	2019 Jan 9 *Updated direction: 2019 July 22 (C2019-0901)	Councillor Farrell	<p>Undertake the review work of the Municipal Development Plan and Calgary Transportation Plan in accordance with the scope identified in Attachment 1; and, Return with the outcomes of Phase 1 to Council through the Standing Policy Committee on Planning and Urban Development no later than Q4 2019.</p> <p><i>*Scope of MDP/CTP Review to focus on text/plain language edits; no new targets/policy; and completion in Q2 2020. Reduced regional planning expertise. Reduced capacity for future policy initiatives and implementation of existing strategies</i></p>	2020 June 3

#	ITEM	DATE OF REQUEST	MOVED AT COUNCIL BY	SUBJECT	ANTICIPATED MEETING DATE
9	Green Line Southeast Local Area Plans	PUD2018-1027 2018 Oct 9 Regular Council		<p>1. That Council direct Administration to defer completion of the local area plans for Inglewood, Ramsay and Millican-Ogden to return to Council no later than Q2 2020 to allow for:</p> <ul style="list-style-type: none"> a. Council adoption of comprehensive amendments to the <i>Developed Areas Guidebook</i>; and b. engagement with local communities on changes to the local area plans impacted by amendments to the <i>Developed Areas Guidebook</i>. <p>2. That Council direct Administration to defer completion of the local area plan for South Hill to return to Council no later than Q2 2020 to allow for:</p> <ul style="list-style-type: none"> a. Council adoption of comprehensive amendments to the <i>Developed Areas Guidebook</i>; b. the completion of the Corporate Land Strategy; and c. engagement with local communities on changes to the local area plan impacted by amendments to the <i>Developed Areas Guidebook</i> and results of the Corporate Land Strategy. 	TBD
10	Community Outreach for Planning	2019 Sept 4	Councillor Davison	<ul style="list-style-type: none"> 1. That the Standing Policy Committee on Planning and Urban Development receive this report and presentation for the Corporate Record; and 2. Administration report back to Committee in 12 months 	2020 Sept 2
11	Update on process of items reviewed by Calgary Planning Commission and SPC on PUD	2019 Sept 4	Councillor Carra	<p>That with respect to Verbal Report PUD2019-1091, the following be approved:</p> <ul style="list-style-type: none"> 1. That Committee receive the verbal presentation for the Corporate Record; 2. Members of the Planning and Urban Development Committee and Council meet annually with members of the Calgary Planning Commission; and 3. Administration report back to Committee after meeting with Calgary Planning Commission members in Q4 2020. 	2020 Q4
12	Chinook Area Redevelopment Plan	2018 Nov 5 PUD 2019 March 6 PUD		<p>That with respect to Report PUD2018-1178, the SPC on Planning and Urban Development refer PUD2018-1178 to Administration for amendments to the Chinook Station Area Redevelopment Plan to: <i>[note: Points 1 & 2 went to PUD Q1 2019]</i></p> <p>3. Explore ways to anticipate, as a place-holder, the future development of a 50 Ave SE LRT Station; 4. Develop a funding strategy for public realm and deep utility improvements, leveraging the work on the New Communities Growth Strategy; and</p> <p>Return to a Regular Meeting of the SPC on Planning and Urban Development no later than the Q4 2019. And further, return with an update to PUD on progress with points 1 and 2 by Q1 2019.</p> <p>2019 March 06: Refer to Administration the directions from prior report PUD2018-1178, as follows: a. Directions 1-3, and 5, to return by 2020 September to the SPC on Planning and Urban Development, with the recommendations aligned with work currently underway on the Developed Areas' Guidebook and plans for multi-community local area plans.</p>	2020 Sept 2

#	ITEM	DATE OF REQUEST	MOVED AT COUNCIL BY	SUBJECT	ANTICIPATED MEETING DATE
13	Building Maintenance Bylaw Update	2018 Dec 3	Councillor Farrell	Provide a monitoring report to Council through the SPC on Planning and Urban Development no later than Q3 2020 and a final evaluation report with a scoping report, risk matrix and amendments if required through the SPC on Planning and Urban Development no later than Q1 2022.	2020 Q3 2022 Q1
14	Hillhurst/Sunnyside Area Redevelopment Plan	2018 July 16	Councillor Farrell	Report back to the SPC on Planning and Urban Development with amendments to the Hillhurst/Sunnyside Area Redevelopment Plan no later than 2019 Q2. <i>*New report-back date confirmed as part of the Council approval 2019 City Planning & Policy Workplan on 2019 March 18</i>	2020 Q4*
15	Policy amendment to Beltline ARP (Motion Arising re: CPC2019-0756)	2019 July 29	Councillor Colley-Urquhart	That with respect to Report CPC2019-0756, the following Motion Arising be adopted: Council direct administration to consider future situations where existing building to be demolished have greater than currently-allowed base density and return to the Standing Policy Committee on Planning and Urban Development with policy amendments if needed as soon as possible, as part of the Beltline Area Redevelopment Plan review if appropriate.	2021 Q1
16	Industry City Workplan	2020 Feb 3	Councillor Farrell	That the Standing Policy Committee on Planning and Urban Development recommends that Council direct Administration to report back to the SPC on Planning and Urban Development with a 2020 year-end Industry/City Work Plan update, no later than 2021 January.	2021 January
17	Health Impact Assessment Update	2019 June 17	Councillor Gondek	Direct Administration to report back to Council, through the SPC on Planning and Urban Development, on the progress of the HealthYYC Initiative no later than 2021 June.	2021 Q2

#	ITEM	DATE OF REQUEST	MOVED AT COUNCIL BY	SUBJECT	ANTICIPATED MEETING DATE
18	City Planning & Policy 2020 Workplan	2020 Feb 3	Councillor Farrell	<p>ADMINISTRATION RECOMMENDATION:</p> <p>1) That the Standing Policy Committee on Planning and Urban Development recommend that Council direct Administration to:</p> <p>A. Base its City Planning & Policy Workplan for 2020 on the six proposed policy priority areas for 2020 as contained in Attachment 2; and</p> <p>B. Report back to the Standing Policy Committee on Planning and Urban Development in 2021 Q1 with the proposed City Planning & Policy Service priorities and workplan for 2021;</p> <p>2) That the Standing Policy Committee on Planning and Urban Development recommend that Council:</p> <p>A. Schedule a Special Meeting of the Standing Policy Committee on Planning and Urban Development on 2020 April 29* at 9:30 am; and</p> <p>B. Adjust the reporting timelines for:</p> <p>i. The Established Area Growth and Change Strategy – Phase 1 (PUD2019-0305), to report to Council, through the Priorities and Finance Committee no later than 2020 May,</p> <p>ii. The New Community Growth Strategy – Growth Management Overlay Policy Review (PFC2019-1062), to report to Council, through the Priorities and Finance Committee no later than 2020 Q4; and</p> <p>iii. The Notice of Motion (C2018-1337), Subdivision and Development Setbacks, to return to Council through the SPC on Planning and Urban Development no later than 2021 Q2.</p>	<p>2021 Q1</p> <p><i>N/A* Council has since changed the April 29 meeting to a PFC meeting</i></p> <p>2021 Q2</p>
18	Status of Outstanding items	2007 Feb 7	Councillor Colley-Urquhart	On 2007 February 07, Personnel and Accountability Committee approved PAC2007-05 Status of Outstanding Motions and Directions, directing Administration to bring forward as an item of business to each SPC a list of tabled and referred motions and reports for each committee; such lists to be reviewed by each Standing Policy Committee to be dealt with on a quarterly basis.	Ongoing quarterly

**Planning & Development Report to
SPC on Planning and Urban Development
2020 March 04**

**ISC: UNRESTRICTED
PUD2020-0243**

**Administration Response to Motion Arising regarding TwinHills Outline Plan
(CPC2019-0823)**

EXECUTIVE SUMMARY

The purpose of this report is to provide an update to Council in response to a Motion Arising subsequent to the approval of report CPC2019-0823 for LOC2018-0024 regarding the TwinHills community in the Belvedere Area Structure Plan (ASP). This report details:

- the analysis and confirmation of the number and allocation of school sites required within the Belvedere ASP area,
- the review and reconfiguration of school sites in the TwinHills community; and
- the approach for enabling multiple-use school sites.

ADMINISTRATION RECOMMENDATION:

That the Standing Policy Committee on Planning and Urban Development recommend that Council receive this report for the Corporate Record.

PREVIOUS COUNCIL DIRECTION / POLICY

At the 2019 July 29 Public Hearing of Council, the following Motion Arising was adopted subsequent to the approval of report CPC2019-0823 for LOC2018-0024:

That Council:

- a) Direct Administration to commence work on revisiting the number of school sites necessary in the TwinHills community based on an analysis of school site generation numbers, and Council's direction on new uses of multiple use school sites for the entire Belvedere ASP area;
- b) Work with the applicant, Joint Use Coordinating Committee (JUCC) and Site Planning Team to confirm suitable locations for the required schools prior to submission of the first outline plan application within stage 2; and
- c) If the sites south of TwinHills Ridge SE, removed from the associated Outline Plan (LOC2018-0024), are no longer required for a school site, that Administration accept a Land Use amendment application without the need to redo the Stage 1 Outline Plan, conditional on addressing the Growth Management Overlay on the subject sites.
- d) Direct that the costs for the above work to be borne by the developer.

And to return to Council through the Standing Policy Committee on Planning and Urban Development no later than Q1 2020.

BACKGROUND

On 2019 July 29, Council held a Public Hearing for LOC2018-0024: a land use amendment, outline plan, road closure, and policy amendment application for the development of Stage 1 of the TwinHills community within the Belvedere ASP area.

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SPC on Planning and Urban Development
2020 March 04**

**ISC: UNRESTRICTED
PUD2020-0243**

**Administration Response to Motion Arising regarding TwinHills Outline Plan
(CPC2019-0823)**

A portion of Stage 1 lands that had been identified as a joint use site in the ASP was removed from the application area. The ASP and original calculations for school site requirements had contemplated more traditional residential development, whereas the approved outline plan for TwinHills focused instead on higher intensity, mixed-use development which brought into question the appropriateness of a school in this location. This uncertainty resulted in the above Motion Arising to revisit the location and nature of schools within the Belvedere ASP area.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The approval of the land use amendment for the TwinHills community marked the second large land use amendment within the Belvedere ASP area, with the remainder of the lands not yet comprehensively developed. This has allowed for Administration to input the recently approved land use statistics for a more precise calculation of the number of joint use sites required to serve the future population of the area.

The calculation was applied to the entire Belvedere ASP area, including the approved land uses for the 130 hectares of land covered by the outline plans for the Belvedere and TwinHills communities. The calculations for the remainder of the Belvedere ASP assume that development will generally align with the use types assigned on the Land Use Concept (Attachment 1) in the Belvedere ASP.

This analysis concludes that 12.1 total joint use sites are required in the Belvedere ASP area, allocated to the various school boards as shown in Table 1 below. This table also lists the existing allocation of Calgary Board of Education (CBE), Calgary Separate School Division (CSSD) and FrancoSud schools in the Belvedere ASP.

Table 1

	Re-Calculated Requirement	Existing ASP Allocation
CBE Elementary School	4.59	5
CBE Middle School	3.21	3
CSSD Elementary School	2.29	2
CSSD Elementary & Middle (K-9) School	1.65	2
FrancoSud	0.43	0
Total	12.17	12

This analysis indicates that the current allocation of schools in the Belvedere ASP is appropriate.

**Planning & Development Report to
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PUD2020-0243**

**Administration Response to Motion Arising regarding TwinHills Outline Plan
(CPC2019-0823)**

Number of Schools in Belvedere ASP

Administration met with representatives from all school boards to confirm that the new calculation results and the allocation of schools in the Belvedere ASP area continue to satisfy their anticipated needs. All school boards confirmed that the current allocation of sites meets their needs.

Municipal Reserve in TwinHills Community

The Belvedere ASP identifies the need for three joint use sites in the overall TwinHills plan area, consisting of one CBE elementary school, one CBE middle school and one CSSD elementary school. However, due to wetlands in the area, the amount of Municipal Reserve (MR) land available in this area may be insufficient to provide three full size joint use sites.

The land within the TwinHills Stage 2 area (shown on Attachment 2) contains several wetlands that may be claimed by the Province of Alberta as Environmental Reserve (ER) at the future outline plan stage. If any or all of the wetlands are claimed by the crown, the amount of MR land dedication would be reduced, due to the fact that crown-claimed wetlands and ER land is deducted from the total area to determine the net developable area, and MR dedication requirements are 10 per cent of the net developable area. Therefore, for every wetland claimed, the amount of MR to be dedicated decreases.

Location of Sites in TwinHills Community

The location of the CSSD elementary school as identified in the Belvedere ASP is at the northern edge of TwinHills Stage 1. Since the school site was not included in the Stage 1 application LOC2018-0024, the land that would be required for that site was excluded from the outline plan area and a condition was added to the application (to be implemented at the subdivision stage) that a deferred reserve caveat would be added to the Stage 2 lands to provide the MR for the provision of that school.

Administration brought this matter to the Site Planning Team to reconsider the allocation of school sites within the TwinHills Stage 1 and Stage 2 lands, as shown in Attachment 2. In that meeting, the CBE agreed to accept one full-sized joint-joint use site to accommodate their elementary and middle schools with shared playfields, and the CSSD agreed to consider alternate locations for their elementary school. However, the CSSD anticipates high demand for an elementary school in this location, and so any alternate location would need to be available in the nearer term and be in close proximity to 17 Avenue SE since there are no other CSSD schools in the Belvedere ASP area south of 17 Avenue SE.

Administration has advised the developer of the new joint use site requirements and will work with the developer and the school boards to determine the appropriate location for these alternate school sites prior to applying for an outline plan for Stage 2, however the developer has not yet provided any alternate location proposals.

Following this compromise by the school boards at Site Planning Team, Administration brought the matter forward to the Joint Use Coordinating Committee (JUCC) for discussion and confirmation. The JUCC confirmed that the reconfiguration of school sites is acceptable and discussed the opportunities and challenges with multiple use school sites.

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Multiple Use Schools

The school boards indicated that one of the fundamental challenges with introducing multiple use sites is the funding and approvals structure that is in place for new schools, between the school boards and the Ministry of Education (Province of Alberta). The Ministry of Education would need to approve the uses within the school and the construction costs of the structures. In addition, the Joint Use Agreement would need to be revised to determine and delineate details such as which parties are responsible for which costs, etc. Undertaking these tasks would require a significant amount of resources from the school boards that are not currently funded.

Some additional challenges that school boards face when contemplating multiple use sites involve the incurrence of higher than usual operating costs and determination of who should bear those costs, development of operating agreements between the various parties, coordination of timelines for development of the site (as schools typically develop when communities are nearing build out), and the extensive provincial criteria for site readiness which would need to be in alignment.

In order to explore provision of multiple use sites in the Belvedere ASP area and generally within Calgary, negotiations would need to be initiated with the Ministry of Education, with the school boards in attendance, to determine how to initiate changes to the current infrastructure and funding systems.

Costs

As directed, Administration has tracked time spent on this project related to the TwinHills joint use sites, and this cost will be included in the application fees for the community's Stage 2 application when an application is received.

Stakeholder Engagement, Research and Communication

Administration worked with the school boards, Site Planning Team, Joint Use Coordinating Committee and many internal stakeholders on this project. The groups collaborated to analyze the school joint use site needs, outline the process required to accommodate multiple use school sites in the future, and to ensure that the next stages of the TwinHills community make the most sensible use of the municipal reserve land available. Administration will continue to engage with the developer on future stages of TwinHills.

Strategic Alignment

No changes that would affect this area's alignment with City of Calgary policies or procedures are proposed at this time. The Belvedere ASP remains consistent with the policies in the *Municipal Development Plan (2008)*, the *South Saskatchewan Regional Plan (2014)*, and the *(Calgary Metropolitan) Interim Growth Plan (2018)*.

Social, Environmental, Economic (External)

The more efficient use of MR land for the joint-joint use site will create the potential for closer, more accessible park spaces for residents of the communities in Stage 2. This may not have been possible if the provision of three full-sized, individual school sites was required. This

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compromise has the potential to create a more desirable, livable community for the future residents, could decrease the operating costs for the school board, and supports the creation of more sustainable communities.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

This proposal does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time. There is a Growth Management Overlay in place on all Stage 2 lands that must be removed prior to any development occurring in that area.

Risk Assessment

There are no significant risks associated with this report.

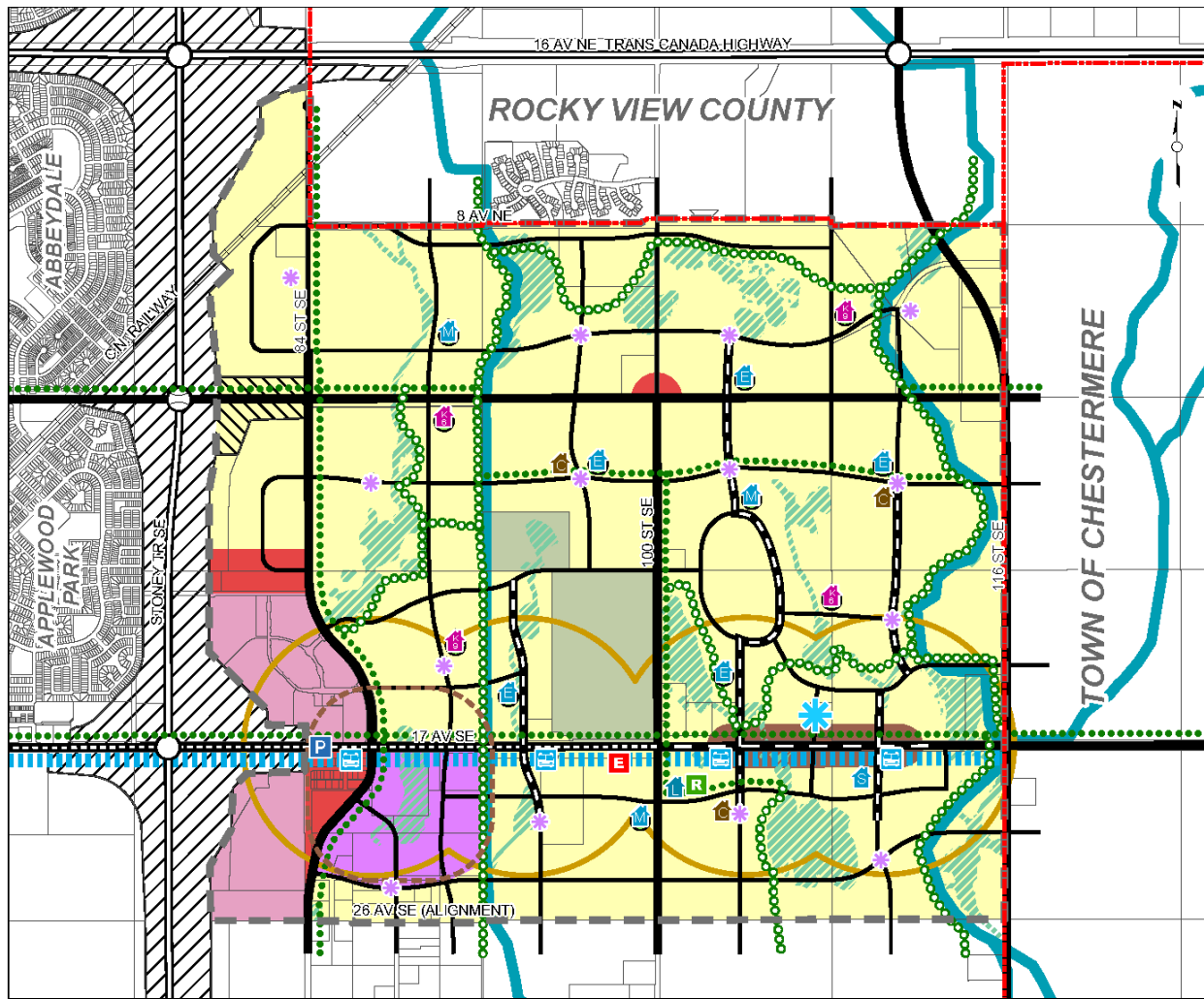
REASON(S) FOR RECOMMENDATION(S):

Administration's analysis of the school site requirements in the Belvedere Area Structure Plan area indicated that no significant changes are required to the policy to accommodate the currently anticipated development. Administration will continue working with the developer of the TwinHills community to determine the best locations for schools in that area and will return to Council if any amendments are required to the Belvedere Area Structure Plan and/or any other bylaw.

ATTACHMENT(S)

1. Belvedere Area Structure Plan - Land Use Concept
2. TwinHills Community – Stage Plan (Concept)

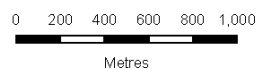
Belvedere Area Structure Plan - Land Use Concept



All land use areas shown are conceptual in nature, will be subject to further study and delineation and are to be interpreted pursuant to 3.4.1 Map Interpretation and in accordance with 3.7 Plan Limitations

Map 5

Land Use Concept



Legend

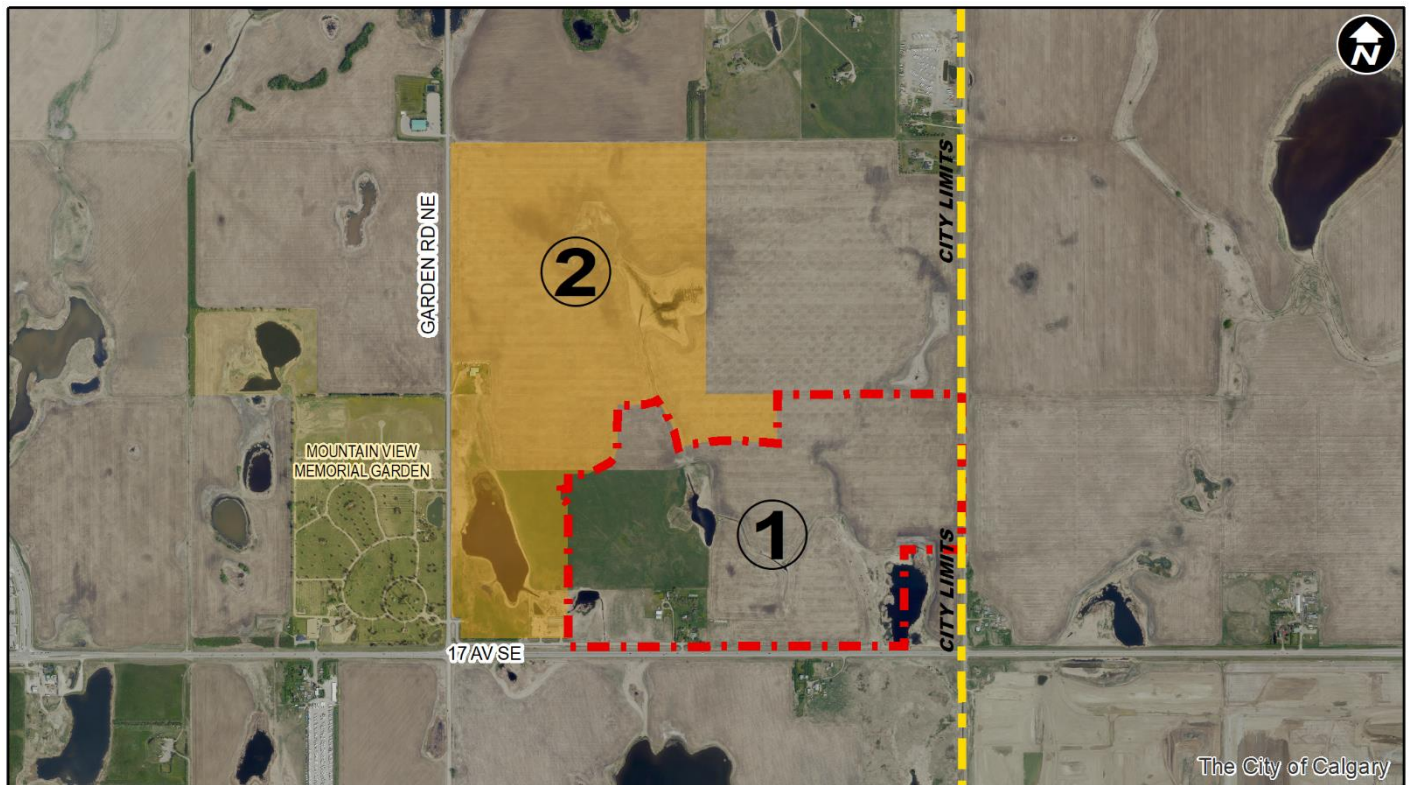
- City / Town / County Limits
- Transportation / Utility Corridor
- Plan Area Boundary
- Neighbourhood Area
- Neighbourhood Area (Restricted)
- Community Retail 2 Centre
- Special Study Area
- Urban Corridor
- Super Regional Retail Centre
- Cemetery
- Environmental Open Space Study Area
- Transit Station Planning Area
- 300m Permanent Setback

- Community Centre
- Emergency Response Station
- Library
- Recreation Facility
- Community Activity Centre
- Neighbourhood Activity Centre
- Joint Use Site
- High School
- Shepard Regional Drainage System (per 2011 AECOM Report)
- Skeletal Road
- Arterial Street
- Urban Boulevard
- Neighbourhood Boulevard
- Parkway
- Collector Road

- Full Interchange
- Overpass
- Regional Pathway
- o-o-o-o-o Green Corridor
- ||||| BRT Route
- BRT Stop
- Park and Ride
- Schools**
- CBE - Elementary School
- CBE - High School
- CBE - Middle School
- CCSD - K-6
- CCSD - K-9

This map is conceptual only. No measurements of distances or areas should be taken from this map.

TwinHills Community – Stage Plan (Concept)



Stage 1: Outline Plan Approved (LOC2018-0024)

Stage 2: Future Outline Plan(s) (Growth Management Overlay exists)

**Planning & Development Report to
SPC on Planning and Urban Development
2020 March 04**

**ISC: UNRESTRICTED
PUD2020-0204**

Update on the Establishment of a Downtown District

EXECUTIVE SUMMARY

Since the original Notice of Motion to investigate the merits of establishing a Downtown Convention District a considerable amount of work has been undertaken that affects the subject area. This work includes the development and approval of a Downtown Strategy, the continued progress on the Arts Commons Transformation project, the ongoing work of the Future of Stephen Avenue project and the initiation of a new project, in collaboration with the University of Calgary School of Architecture, Planning and Landscape known as 9 Block which is focused on piloting small interventions in and around City Hall to improve the safety and vibrancy in the area. Work has also continued with and amongst area stakeholders to advance collaboration not only on a joint marketing and hosting framework, but also on ways to better use public space to enhance the visitor experience for patrons and delegates to area culture and convention facilities.

This report summarizes some of the work underway and makes a case for formally establishing a district in the area to coordinate action and investment toward common outcomes amongst area stakeholders. The district would focus on the plans of all area stakeholders and institutions. A proposed list of projects and initiatives that will be considered for implementation and action is included in the report. Formal naming and branding of the district would be a part of that work. The work will ultimately be led through a working group to be formally established under the “Place” focus area of the Downtown Strategy that has an intended outcome of a central setting and built form that’s desirable to current and future businesses, residents and visitors. Regular reporting will be through the Downtown Strategy Leadership Team structure.

ADMINISTRATION RECOMMENDATION:

That the Standing Policy Committee on Planning and Urban Development recommend that Council adopt the proposed boundary for the downtown district as outlined in Attachment 2.

PREVIOUS COUNCIL DIRECTION / POLICY

This work was initially directed through Notice of Motion (NoM) C2018-0671, Establishment of a Downtown Convention District, at the 2018 May 28 Regular Meeting of Council. Since that time there have been updates to Council, a number of postponements as well as additional direction from the SPC on Planning and Urban Development for further consultation with the Calgary TELUS Convention Centre and key stakeholders. The intended report back to the 2019 December SPC on Planning and Urban Development was further deferred to 2020 March. A complete summary of the previous direction is included in Attachment 1, but the most recent applicable direction is as follows:

At the 2019 June 5 SPC on Planning and Urban Development, the following direction was provided:

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**ISC: UNRESTRICTED
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Update on the Establishment of a Downtown District

Refer Report PUD2019-0677 back to the Administration, to work in partnership with the Calgary Convention Centre Authority (Calgary TELUS Convention Centre), and return to the Standing Policy Committee on Planning and Urban Development with key stakeholders, having considered multiple civic strategies, including but not limited to, The Rivers District, the Economic Strategy, the Downtown Strategy, etc., to further discuss the merits of formally establishing a Downtown Convention District, reporting back no later than Q4 2019.

BACKGROUND

Since the last update report to Council regarding NoM C2018-0671, discussions through the establishment of the Downtown Strategy have continued regarding the best way forward to improve the area surrounding the Convention Centre, Olympic Plaza, Arts Commons, the Glenbow and City Hall/Municipal Building to provide a more vibrant and attractive area to stage and host events. Taking a district-wide approach helps to consolidate and coordinate various initiatives and projects that are occurring in the area. There continues to be broad support amongst area stakeholders for treating the area as a defined district where collective action and collaboration is the best way to drive results in increasing visitors to the area, addressing social disorder and improving perceptions of safety. With new leadership taking over Arts Commons and the Glenbow and the arrival of the University of Calgary to the area, now is an opportune time to formalize this support.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The original Notice of Motion (see Attachment 1) proposed the idea of establishing a formal Convention District as the main focus for re-thinking and investing in programming and initiatives to improve the experiences of Calgarians, convention delegates and visitors. Area stakeholders (including Civic Partners, businesses, the School of Architecture Planning and Landscape and relevant City business units) are now proposing to expand the approach to be more encompassing of all issues that impact the user experiences of visitors to the area. This includes among other things:

- perceptions of safety
- vibrancy and activity
- ease of wayfinding and navigation
- engaging with vulnerable populations
- lighting
- aesthetics
- comfort and convenience

The objective is to create an environment that makes people feel welcome and comfortable to visit the area and the services and attractions including City Hall, the Central Library, Arts Commons, the Calgary TELUS Convention Centre, the Glenbow Museum and all the private businesses and destinations in the area. The approach will strive to address the needs of the businesses and visitors to the area. By focusing on the principles of comfort (both physical and psychological) and creating a sense of welcome and vibrancy the plan will leverage investments in programming the area through conventions, performances, exhibits and festivals. The work will also be aligned with and informed by The Future of Stephen Avenue project being co-led by

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Update on the Establishment of a Downtown District

the Calgary Downtown Association Business Improvement Area and the Urban Initiatives team at The City. The proposed boundary for the District is as follows (see map in Attachment 2):

- North: 5 AV
- East: 3 ST SE
- South: CP Rail Corridor
- West: Centre Street

A specific, Council endorsed boundary is necessary in order to ensure clarity of purpose and to focus energy and investment in a defined area that has common objectives. Making the area too large will dilute the impact of the proposed work on the areas that need targeted attention. The proposed boundary has been purposefully defined to include those stakeholders that share common objectives and to avoid overlap with other initiatives. Specifically, the area east of the proposed district is well covered and part of the vision for East Village and the Rivers District Master Plan. The area to the west is the focus of separate initiatives that are being led more by private interests as they seek to re-invest and animate vacant retail and office space. To the north, Chinatown is the subject of a new Area Redevelopment Plan and Cultural Plan. The area to the south of the rail tracks is part of either the Rivers District Master Plan or the Beltline Area Redevelopment Plan Phase 2 review. By defining a clear district, it is easier to identify linkages between areas and tell a story of the plan for the overall downtown area. Failure to define a boundary results in perceived overlap of initiatives and conflicting priorities.

There are four complementary tracks of work currently underway that will advance the thinking on what would be the most strategic investments and initiatives to accelerate activity and vibrancy in the area.

Research, Experimentation and Implementation

Administration, in partnership with the Mayor's Office, has been working with the University of Calgary's School of Architecture, Planning and Landscape (SAPL) and several City Business Units to facilitate innovative collaboration in the nine block area radius in and around City Hall. The area is defined as 1 ST SE to the east, 6 AV SE to the north, 4 ST SE to the west and 9 AV SE to the south. The intent of the project is to leverage the work of the Downtown Strategy and test some of the ideas in a defined geographic area with the goal of making the area more vibrant and welcoming.

This is a one-year project which is in the early stages of development.

Enhancing Venue Programming

Local venues and partners in the area are all interested in accessing public spaces in the area, including Stephen Avenue and Olympic Plaza, to enhance Calgarian, patron and delegate experience and to increase exposure of programming to the public. This could include measures such as:

- investigating/piloting events and exhibits on Stephen Avenue and in Olympic Plaza including, installations that could span several days without the need for removal
- finding ways to create revenue through hosting of outdoor paid events; and
- installing better signage on buildings or in the public realm to advertise events and exhibits which could include partnerships with third-party advertising companies.

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SPC on Planning and Urban Development
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PUD2020-0204**

Update on the Establishment of a Downtown District

In order to better enable such initiatives, there is a need to review City processes governing the use and management of both Olympic Plaza and Stephen Avenue. There is also a need to review Land Use Bylaw provisions related to the installation of either temporary or permanent signage, banners or pageantry that could advertise both local events as well as third party advertising that could raise revenues to fund area initiatives that would further enhance programming in the area and can improve wayfinding during events or conventions. Finding opportunities to generate revenue that can be collected in the area would be a new way to invest in both physical improvements and programming rather than relying on unpredictable one-time funding. These ideas and opportunities are also being explored through the Future of Stephen Avenue Project and recommendations on possible actions will be forthcoming in 2020.

Vision and Policy

As per the original Notice of Motion, Administration is currently drafting a new downtown plan that will replace the existing Centre City Plan. The new plan will include specific language regarding the vision and role of this area as a major visitor destination within the overall downtown as well as specific goals and objectives for this area to give weight to the initiatives currently underway. It will be aligned with the Downtown Strategy and was informed by many of the stakeholders involved in the district.

Joint Marketing and Hosting Initiative

The Calgary Telus Convention Centre continues to work with other area facilities, hotels and private businesses to formalize a framework to guide how they will work collectively to market and host conventions and events, making use of all facilities and attractions in the area. This has resulted in the signing a number of memorandum of understandings among the partners.

Next Steps

Under the Place focus area of the Downtown Strategy, work is underway to bring these efforts together into an ongoing, multi-year program of initiatives and investments that will include further consultation with key partners in the Downtown Strategy. It is proposed that an ongoing working group focused on this geographic area will be embedded in the Downtown Strategy. While it is being led by the Place focus area, there is direct linkages and collaboration with the Live and Connect focus areas as well. Work will include investigating various funding models for area initiatives and how the area could best be governed to reach its maximum potential. Attachment 3 includes a proposed work plan that will be used by both Administration and the Downtown Strategy Leadership Team to drive work and investment over the next few years. Funding is available in 2020 to undertake small scale pilots and initiatives to test potential solutions identified through the SAPL and Future of Stephen Avenue projects. Reporting to Council will be within the context of the Downtown Strategy or as needed to implement specific actions or funding opportunities that would require Council approval.

Reporting

As mentioned, the responsibility for leading this work will be through a specific working group of area stakeholders under the guide of the Downtown Strategy's Place focus area. Reporting on the implementation of the district will be done through the Downtown Strategy Leadership Team which will have annual communication to Council and also regular communication with Calgary Economic Development, the steward of Calgary's economic strategy, *Calgary in the New Economy*.

Update on the Establishment of a Downtown District

Stakeholder Engagement, Research and Communication

Through the Downtown Strategy implementation, Administration has engaged with key stakeholders including the Calgary TELUS Convention Centre, Arts Commons, Glenbow Museum, Calgary Downtown Association BIA, Calgary Economic Development and the Calgary Municipal Land Corporation. As the initiatives outlined in Attachment 3 are actioned, additional stakeholders will be included in discussions and projects. Further, activities undertaken through this district will be part of the overall Downtown Strategy communications plan and where required, individual projects and initiatives will have their own communication plans. Letters of Support for the proposed district and the related projects and initiatives are included in Attachment 4.

Strategic Alignment

The establishment of a district aligns with the Centre City Plan, the Civic District Public Realm Strategy, the Cultural Plan for Calgary, Calgary in the New Economy: An Updated Economic Strategy for Calgary, Business and Local Economy Initiative, the Resilient Calgary strategy and One Calgary's citizen priorities: A Prosperous City and A Well-Run City. The strategy for establishing a district would also support the following ongoing work: the update of the Centre City Plan, implementation of the Stephen Avenue Master Plan, the Downtown Strategy work, the development of a Winter City Strategy and exploration of the Arts Commons Transformation project. Many of the stakeholders in the area, including The City's Civic Partners, also have their own strategies and Administration has been coordinating with them to ensure alignment and to identify opportunities to leverage related work currently underway.

Social, Environmental, Economic (External)

This district is currently experiencing the impacts of social disorder challenges, particularly related to addiction and mental health concerns. This is having an impact on the perceptions of safety in both the public realm and within buildings and facilities. Focused effort to address these impacts is required not only for health and safety of the individuals experiencing addiction but also for convention delegates and those who visit this area to access the educational, arts, cultural and civic facilities, and private offices and businesses.

Spending by visitors, delegates and tourists in this district has a significant impact on Calgary's economy. Having a vibrant and safe district in this part of our downtown will not only support local business, but it will help attract additional events, meetings and conferences that add vibrancy to the overall downtown, which is a key component of the implementation of our community economic development plan, *Calgary in the New Economy* and a focus of the Downtown Strategy.

Much of the public infrastructure in the area is also nearing the end of its lifecycle and there is an opportunity through this work to plan for the future environmental quality of the area - both from an aesthetic and environmental performance perspective.

Financial Capacity

Current and Future Operating Budget:

None as a result of this report.

Update on the Establishment of a Downtown District

Current and Future Capital Budget:

None as a result of this report.

Risk Assessment

The risk of not treating this area as a formal district is that there will not be a mechanism to align actions and investments in a coordinated way that drives agreed upon goals and results. A lack of focus and attention to the area could lead to a deterioration in the desirability of the area and negatively impact the performance of the existing facilities and their contribution to the economy. Pooling resources and having an ongoing forum for collaboration will support the plans of The City, the Calgary Telus Convention Centre, Arts Commons and the Glenbow Museum. Further it will support the considerable investments that have already been in the area by Bow Valley College, the Calgary Public Library and the Calgary Municipal Land Corporation. It will also support the health and vibrancy of businesses in the area.

REASON(S) FOR RECOMMENDATION(S):

Establishing a downtown district will help area facilities and stakeholders improve the experience of Calgarians, delegates, patrons and visitors. It will leverage and enhance the arts, cultural, and business assets in the downtown core and align with broader efforts to improve experiences for visitors and Calgarians in the area. Establishing this area as a district aligns with *Calgary in the New Economy: An Updated Economic Strategy for Calgary*, and in particular the work undertaken under the Place pillar of Downtown Strategy, and Centre City Plan.

ATTACHMENT(S)

1. Attachment 1 – Original Notice of Motion and Summary of Previous Council Direction
2. Attachment 2 – Map of Proposed Downtown District Boundary
3. Attachment 3 – Proposed Projects and Initiatives as part of the Proposed Downtown District
4. Attachment 4 – Letters of Support for the Downtown District

Original Notice of Motion and Summary of Previous Council Direction



Report Number: C2018-0671

Meeting: Regular Meeting of Council

Meeting Date: 2018 May 28

NOTICE OF MOTION

RE: ESTABLISHMENT OF A DOWNTOWN CONVENTION DISTRICT

Sponsoring Councillor(s): COUNCILLOR COLLEY-URQUHART

WHEREAS it is timely for The City of Calgary to re-frame our traditional convention centre approach to embrace a broader area around the Calgary TELUS Convention Centre (CTCC) as something larger than just the buildings; with a Downtown Convention District being more inclusive, strengthen stakeholder engagement, re-invigorate the downtown and enhance collaboration amongst the various entities that service large group gatherings including Calgarians, Canadians and/or delegates from around the world;

AND WHEREAS the first step to defining a Downtown Convention District would be an inclusive approach to encase a set of parameters that would be used to draw various groups and organizations together to result in a Team Calgary message; encompassing the necessary branding to market our city and the downtown core as a place to convene, interact and connect with people while adding pageantry, naming and signage to visually embrace the area;

AND WHEREAS the Centre City Plan provides for the establishment of special districts and the creation of District Strategies and is currently in the process of being reviewed and updated which could include a more specific policy perspective for the establishment of a Downtown Convention District;

AND WHEREAS a Downtown Convention District (following preliminary discussions) with those listed below could include, but not be limited to:

- Calgary TELUS Convention Centre
- Calgary Marriott Downtown Hotel
- Hyatt Calgary Downtown
- Glenbow Museum
- Arts Common
- Olympic Plaza
- The Fairmont Palliser Hotel
- Palliser Square
- Le Germain Calgary Hotel

AND WHEREAS the key to success of a Downtown Convention District would result in enhanced cooperation with all the partners working together to attract, welcome and host guests in the downtown core, to ensure that they feel embraced by Calgary and connected to our history, arts, culture and business community;

AND WHEREAS for this approach to succeed the partners would need to ensure there is a unified approach for the:

- Coordination of rentable space into a single entry system for the convention sales team;
- Joint marketing messaging and materials;
- Coordination of contracts for renting out space;
- Coordination of food services;
- Coordination of AV services; and
- Coordination of Events Management teams.

AND WHEREAS a Downtown Convention District would enable Calgary to market a potential combined 240,652 square feet of mixed format meeting space, 1250 connected hotel rooms and 6 theatres ranging in capacity from 185 to 1797 people (up from the current offering of 122,000 square feet with no theatre spaces);

NOW THEREFORE BE IT RESOLVED THAT Administration be directed to:

- a) Engage with the CTCC and key stakeholders to examine the merits of formally establishing a Downtown Convention District;
- b) Bring proposed analysis and amendments for a Downtown Convention District to Council through the Standing Policy Committee on Planning and Urban Development no later than December 2018; and
- c) Upon Council direction by December 2018, return with an updated Centre City Plan along with associated amendments for a Downtown Convention District no later than Q1 2019 for final Council approval.

Summary of Previous Council Direction

On 2019 November 6, SPC on Planning and Urban Development deferred reporting on the Establishment of a Downtown Convention District (PUD2019-1409) from December 2019 to March 2020.

At the 2019 June 5 SPC on Planning and Urban Development, the following direction was provided:

Refer Report PUD2019-0677 back to the Administration, to work in partnership with the Calgary Convention Centre Authority (Calgary TELUS Convention Centre), and return to the Standing Policy Committee on Planning and Urban Development with key stakeholders, having considered multiple civic strategies, including but not limited to, The Rivers District, the

Economic Strategy, the Downtown Strategy, etc., to further discuss the merits of formally establishing a Downtown Convention District, reporting back no later than Q4 2019.

At the 2019 January 14 combined meeting of Council, the following direction was provided to Administration:

That with respect to Postponed Report C2018-0671, the following be adopted, after amendment:

NOW THEREFORE BE IT RESOLVED THAT Administration be directed to:

1. Engage with the Calgary TELUS Convention Centre (CTCC) and key stakeholders to examine the merits of formally establishing a Downtown Convention District, reporting back in Q2 2019;
2. Bring proposed analysis and amendments for a Downtown Convention District to Council through the Standing Policy Committee on Planning and Urban Development no later than December 2019; and
3. Upon Council direction by December 2018, return with an updated Centre City Plan along with associated amendments for a Downtown Convention District no later than Q4 2019 for final Council approval.

At the 2018 September 24 combined meeting of Council, the following direction was provided to Administration:

That with respect to Report C2018-0671, the following be adopted:

That Council:

1. Postpone Report C2018-0671 to no later than a 2019 January Meeting of Council; and
2. Direct that the closed meeting discussions with respect to Report C2018-0671 remain confidential pursuant to Section 24 and 25 of the Freedom of Information and Protection of Privacy Act.

At the 2018 May 28 regular meeting of Council a Notice of Motion was brought forward by Councillor Colley Urquhart providing the following direction:

That Councillor Colley-Urquhart's Motion, as follows, be postponed to the 2018 September 24 Regular Meeting of Council.

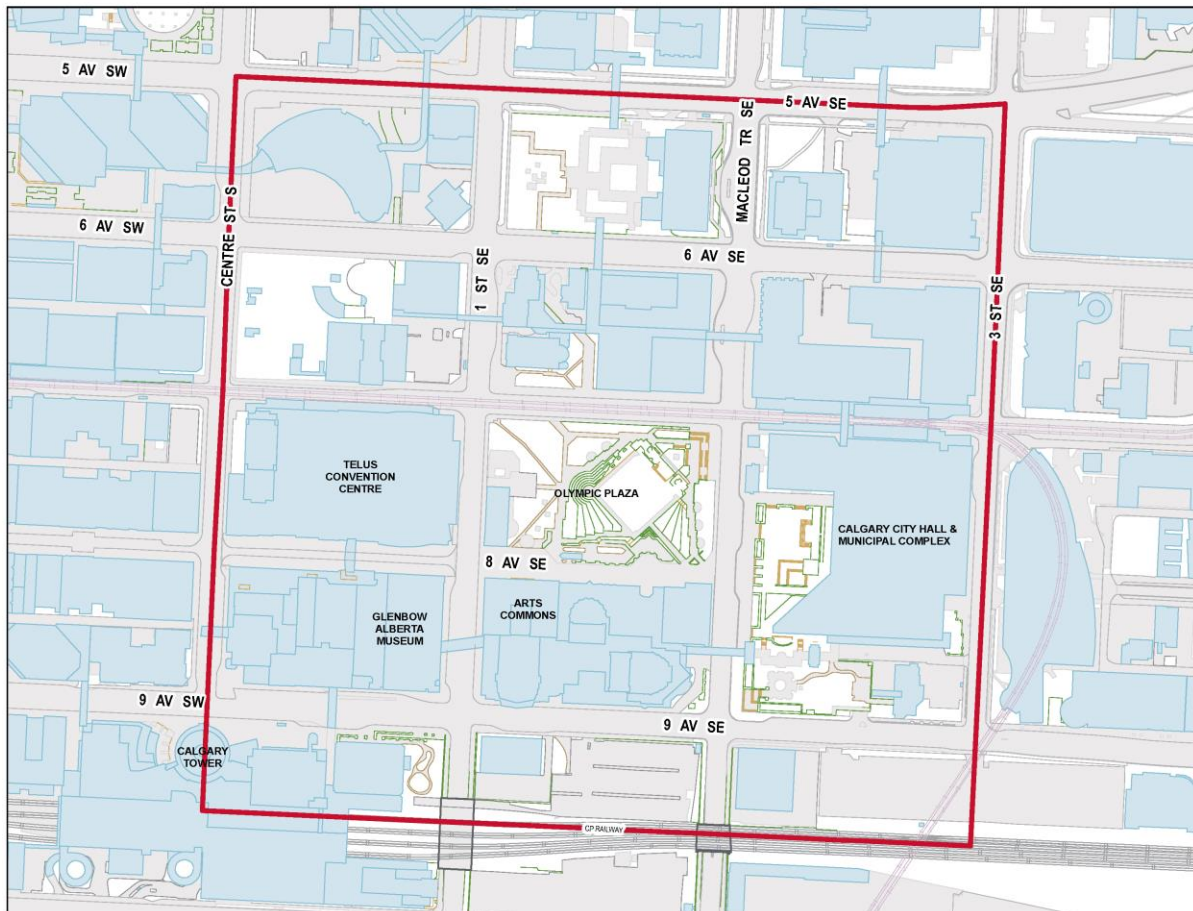
That with respect to Notice of Motion C2018-0671, the following be adopted:

NOW THEREFORE BE IT RESOLVED THAT Administration be directed to:

1. Engage with the Calgary TELUS Convention Centre (CTCC) and key stakeholders to examine the merits of formally establishing a Downtown Convention District;
2. Bring proposed analysis and amendments for a Downtown Convention District to Council through the Standing Policy Committee on Planning and Urban Development no later than December 2018; and

3. Upon Council direction by December 2018, return with an updated Centre City Plan along with associated amendments for a Downtown Convention District no later than Q1 2019 for final Council approval.

Map of Proposed Downtown District Boundary



Proposed Projects and Initiatives as Part of the Downtown District

Proposed Performance Measures:

- Numbers of events and visitors per year
- Perceptions of safety
- Visitor experience satisfaction

Number	INITIATIVE
	2020
1	Investigate ways to enable of longer term road closures to support multi-day events.
2	Investigate ways to enable greater programming and revenue generating options in Olympic Plaza
3	Pilot a banner program to promote events at Arts Commons, Convention Centre, the Glenbow Museum and events hosted by the Calgary Downtown Association BIA
4	Complete 9 Block Project and identify opportunity to pilot projects and interventions
5	Investigate a 5G pilot to help activate a living lab playground that strengthens the innovation ecosystem while adding programming opportunities for area stakeholders
6	Implement coordinated marketing and hosting amongst area stakeholders
7	Include policies in the new Centre City Plan that define the boundaries of the district and set direction for future direction and desired outcomes.
	2021-2023
8	Review signage regulations in the area with a view to identifying any barriers that may exist to enhance promotion of local attractions and installation of wayfinding for the district.
9	Design and construct short term modifications to Olympic Plaza and Stephen Avenue that will enable the hosting of more events activities throughout the year
10	Explore governance models and criteria to enable revenue generation and revenue sharing amongst area stakeholders. Revenues would be used to invest in programming and improving the physical environment. Possible revenue sources include parking revenues, facility rental (for private events) and third-party advertising opportunities.
11	Develop area brand strategy
	2024+
12	Plan, design and construct long term reconstruction of Olympic Plaza
13	Design and construct improvements to Stephen Avenue within the district

Letters of Support for the Proposed Downtown District

Experience Art And Culture At Glenbow

Glenbow
130 9 Avenue SE
Calgary, Alberta
Canada T2G 0P3
T 403 268 4100
glenbow.org

Urban Initiatives-Downtown District
Calgary Growth Strategies
The City of Calgary
Floor 1, Municipal Building, 800 Macleod Trail SE
P.O. Box 2100, Station M, Calgary, AB Canada T2P

February 25, 2020

To Committee Members

At Glenbow, we believe in bringing art and culture to life, inviting new perspectives, inspiring creativity and moving our community forward. We reach beyond the walls of our building and make connections throughout our community and around the world.

At the center of our work today, is a focus on the Glenbow experience – approachable, inclusive, and authentic. Through our exhibitions and programming we provide an inspiring and accessible platform for navigating compelling and challenging stories, ideas and concepts. With carefully curated travelling exhibitions and by using our diverse and remarkable collections, we contribute to and shape the conversation about the important role that art and culture play in our communities, in a way that only Glenbow can.

Glenbow has made a concerted effort to deepen relationships with other arts organizations, civic partners, community organizations and all three levels of government. We recognize that Glenbow is part of a large and diverse ecosystem. We know we play an important role in contributing to the vibrancy of the arts sector, activating the city centre and enhancing our communities. We are establishing strong allies across many sectors who are working towards shared goals to build a strong and resilient city.

Glenbow is excited to support Urban Initiatives Downtown District as they work to engage stakeholders, build strong partnerships and work to establish a Downtown District.

Experience Art And Culture At Glenbow

Glenbow
130 9 Avenue SE
Calgary, Alberta
Canada T2G 0P3
T 403 268 4100
glenbow.org

As a cornerstone institution in the proposed Downtown District, Glenbow is very supportive of the initiatives being suggested by the Urban Strategies group to pilot projects and interventions and investigate programming opportunities to activate this area. Glenbow values our strong relationships with the City of Calgary, Calgary TELUS Convention Centre, the Calgary Downtown Association and Arts Commons. We look forward to working closely with these partners as we move to define the Downtown District.

Respectfully,



Nicholas R. Bell
President & CEO



120 9th Avenue SE | Calgary, Alberta | Canada T2G 0P3 | calgary-convention.com
main 403.261.8500 | fax 403.261.8520 | toll free 1.800.822.2697

February 26, 2020

City Clerk's Office
Mail Code #8007
P.O. Box 2100, Station M
Calgary AB Canada T2P 2M5

RE: Update on Convention District Report to SPC on PUD March 4, 2020

The Calgary TELUS Convention Centre is pleased to endorse the proposed projects and initiatives outlined in the updated Downtown District report.

Established in 1974 as Canada's first purpose-built convention centre, the Calgary TELUS Convention Centre continues to deliver professional, customized and personalized service to our clients, and more than 175,000 of our delegates each year. The offerings and contributions of the Centre's downtown partners and fence-line neighbours, identified in the report, not only helps to enrich the lives of Calgarians but also puts our city on the global cultural map. Collectively our organizations have for decades created a distinctive downtown Calgary experience that welcomes visitors to our city and draws them back in the future. Unfortunately, recent challenging economic and social conditions have threatened the health and vibrancy of Calgary's downtown core. It is critical that the revitalization plan, as outlined in the Planning & Development Report, can be actioned with the full support of Council.

We are supportive of the development and approval of a Downtown Strategy to formalize and strengthen these trusted neighbourhood relationships in order to sustain the positive metropolitan experience our clients and delegates, as well as leisure tourists in Alberta and locals, are seeking. The long-term health of Calgary's downtown core and business community would benefit greatly as a result of enhanced conversations and strategic solutions developed through a focused 9 Block lens. We believe that this guiding strategy will unlock even greater potential to shape historic Stephen Avenue into a marquee destination for both Calgarians and their visitors.

On behalf of the Calgary TELUS Convention Centre, I am confident that together we can set achievable goals and work together to revitalize the downtown so it remains desirable to current and future businesses, residents and visitors to Calgary. We are looking forward to this important collaboration with our partners and the City of Calgary.

Sincerely,

Kurby Court
Acting President & CEO
Calgary TELUS Convention Centre

CC: Members of Council
SPC on Planning and Urban Development
Thom Mahler, Urban Initiatives, Calgary Growth Strategies
Wellington Holbrook, Chair of the Board of Directors, Calgary Convention Centre Authority

**Planning & Development Report to
SPC on Planning and Urban Development
2020 March 04**

**ISC: UNRESTRICTED
PUD2020-0207**

Guidebook for Great Communities

EXECUTIVE SUMMARY

Calgary is a city of inspiring neighbourhoods, each on a journey of growth and evolution. To continue being a great city made of great communities and to support growth throughout Calgary, Administration is delivering modernized planning tools. The *Guidebook for Great Communities* is part of a group of interconnected planning initiatives, known as The Next Generation Planning System, which will improve the way we plan Calgary's future and help us implement and realize the Municipal Development Plan and its policies (see Attachment 1). This report builds on reporting that went to Committee and Council in 2019 November providing an update on progress made since that time.

The first component of this report brings forward for approval the proposed *Guidebook for Great Communities (Guidebook)* (Attachment 2). The *Guidebook* provides a consistent approach to local area planning through common planning policies and a plan framework that enables communities to evolve in a manner that responds to the needs of current and future residents. Since 2019 November, Administration has tested the document through the North Hill Communities Local Area Plan, which has resulted in changes. Administration will continue to monitor the pilot projects and implement further changes through an approach to ongoing sustainment, including working with stakeholders to address issues as they arise.

The second component of this report is to deliver an updated implementation timing, contained in Attachment 3, for the framework to align the Land Use Bylaw (Bylaw) with the Municipal Development Plan and the *Guidebook*. As presented and approved in 2019 November, the framework for the renewal conceptualizes how new districts and regulations could be integrated into the Bylaw and outlines the main regulatory changes that could be required. Updated timing is necessary to account for the additional time to complete the *Guidebook*. Upon approval of both the *Guidebook* and updated timing, Administration will scope out the renewal of the Land Use Bylaw in more detail including potential resource and budget needs and will report back before mid-cycle budget adjustments in Fall 2020. In addition, work associated with a motion arising from 2019 July 29 (Report CPC2019-0759), to bring forward land use amendments that better facilitate mid-block rowhouse implementation, is being proposed to come back with Phase 1b, contained in Attachment 3.

The proposed *Guidebook* represents a major step toward achieving the goals of the Municipal Development Plan and Council's priority on building safe and inspiring neighbourhoods.

**Planning & Development Report to
SPC on Planning and Urban Development
2020 March 04**

**ISC: UNRESTRICTED
PUD2020-0207**

Guidebook for Great Communities

ADMINISTRATION RECOMMENDATION:

That the Standing Policy Committee on Planning and Urban Development:

1. Direct Administration to:
 - a. Prepare a bylaw for the *Guidebook for Great Communities* as outlined in Attachment 2; and
 - b. Forward the proposed Bylaw, to accommodate the required advertising, and this report, directly to the 2020 April 27 Combined Meeting of Council.
2. Recommend that Council:
 - a. Hold a Public Hearing for the proposed bylaw at the 2020 April 27 Combined Meeting of Council, and give three readings to the proposed Bylaw;
 - b. Direct Administration to use the policies of chapter 3 of the *Guidebook for Great Communities* throughout the built-out areas as guidelines when reviewing development permits;
 - c. Direct Administration to, upon approval of the *Guidebook*, develop a scope for the Renewal of the Land Use Bylaw, as contained in Attachment 3, and return to Council prior to the mid-cycle budget deliberations for 2020; and
 - d. Direct Administration to undertake the work associated with the motion arising from 2019 July 29 (Report CPC2019-0759), to bring forward land use bylaw amendments that better facilitate mid-block rowhouse implementation, and to return in conjunction with Phase 1b of the renewal of the Land Use Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

At the 2019 November 18 Combined Meeting of Council, it was moved by Councillor Gondek and seconded by Councillor Carra, that with respect to Report PUD2019-1015, the following be adopted:

That Council direct Administration to execute Option 2, as contained on page 7 of Attachment 13, with the following refinements:

- a. Build awareness among Calgarians about the changes being proposed and to allow Calgarians to participate in the community conversation on long-term planning and supporting growth with infrastructure and amenities;
- b. Communicate the vision & intent of the document within Calgary communities, in partnership with stakeholder groups, before the document becomes statutory. This communication should include examples from pilot communities;
- c. Prepare a clear engagement process for statutory planning work going forward, making expectations clear to all stakeholders about when to engage, what type of engagement is required, and what the outcomes of the work will be; and
- d. Provide further clarity on the relationship between this work and the City's shift to larger local area plans.

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Guidebook for Great Communities

At the 2019 November 18 Combined Meeting of Council, it was moved by Councillor Gondek and seconded by Councillor Carra, that with respect to Report PUD2019-1200, the following be adopted:

That Council direct Administration to:

1. Proceed with Phase 1 of the implementation scheduled for the renewal of the Land Use Bylaw as proposed in Attachment 1;
2. That Council direct Administration to return with an updated implementation schedule for the renewal of the Land Use Bylaw at the same time as bringing back the Guidebook for Great Communities; and
3. Report back through the Standing Policy Committee on Planning and Urban Development no later than Q1 2021.

Additional previous council direction can be found in Attachment 4.

BACKGROUND

In 2017, the Developed Areas Guidebook (Municipal Development Plan: Volume 2, Part 3) was approved by Council as one of three guidebooks intended to help implement the broad vision of the Municipal Development Plan by providing consistent planning policies across communities. On 2019 October 2 Administration presented to the SPC on Planning and Urban Development an evolution of this work in the form of the *Guidebook for Great Communities* (PUD2019-1015 - Great Communities for Everyone). At the same time, Administration also presented a potential plan regarding a renewal of the Bylaw based on policy provided in the *Guidebook* (PUD2019-1200 – Implementing Great Communities for Everyone). It was however, acknowledged that there were outstanding concerns with the *Guidebook* and thus timing associated with the renewal of the Land Use Bylaw. The committee determined that through the creation of a panel, stakeholder representatives and members of Administration could come together to: 1) confirm the expectations of the *Guidebook*, 2) discuss any outstanding areas of disagreement in the *Guidebook*, and 3) propose possible testing methods of the *Guidebook's* practices and policies.

On 2019 November 6, the SPC on Planning and Urban Development heard from the members of the panel regarding issues identified with the *Guidebook*. Instead of adopting the *Guidebook* at that time, Committee and Council directed Administration to return with the *Guidebook* together with the North Hill Communities Local Area Plan to provide stakeholders with more time to understand the document and provide more opportunity to create awareness of the document. It was accepted by Council that by delaying the adoption of the *Guidebook*, future work on the renewal of the Land Use Bylaw would be delayed as well.

Next Generation Planning System

The *Guidebook* is part of a group of interconnected planning initiatives, which lay the foundation for the next generation of planning in Calgary. Working with, and building on existing policies, the Next Generation Planning System realizes thriving communities that are loved by everyone, by enabling development and investment through clear, accessible plans, strategies and tools that strategically guide and support growth. This program of initiatives provides a coordinated and clear planning system for the whole city, removes outdated and redundant policy and

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Guidebook for Great Communities

creates a more robust toolbox to enable development and investment in Calgary (see Attachment 1 for more information).

The *Guidebook for Great Communities* is a set of policies towards planning a great Calgary. It connects the overall vision for Calgary, as contained in the Municipal Development Plan/Calgary Transportation Plan, to implementation at the community level. The *Guidebook* provides consistent, best-practice, community development policies in one document. It works together with a community's local area plan to guide and enable investment in the community. Providing consistent policies for all areas in one *Guidebook* allows each local area plan to focus its policy guidance on the unique aspects of the individual community. This combination of consistency and certainty creates a user-friendly, enabling environment for investment in Calgary's communities. The *Guidebook* incorporates tools from the City-Wide Growth Strategy and Funding and Financing initiatives, and will be the foundation for a renewed Land Use Bylaw. The *Guidebook for Great Communities* aims to:

- Focus on how people experience their community at the street level, rather than on buildings and uses;
- Provide more housing choice and services to residents of all communities;
- Increase certainty in the planning redevelopment process; and
- Connect guiding policy directly with Land Use Bylaw districts.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

To fulfill Council's direction in sections (a) and (b) above (provided at the 2019 November 06 meeting), Administration focused efforts on two main tasks: outreach and testing. Through these efforts, Administration heard that there are some other desired changes to the *Guidebook* that went beyond the issues identified through the testing. While Administration has considered these changes, work was prioritized to ensure changes were made to the *Guidebook* that were absolutely required before the *Guidebook* could be adopted. Future changes and updates will be considered through the sustainment approach outlined below.

Outreach

Council's direction was to focus on outreach and ensure Calgarians understood the vision and intent of the document. Administration worked to achieve this through a range of outreach options. These were designed for different audiences, ranging from those with little to no previous understanding of planning or the *Guidebook*, to those who have been involved with the creation of the *Guidebook* for the past year. The actions allowed stakeholders to participate in community conversations and awareness building regarding not only the *Guidebook*, but also long-term planning objectives. Administration was able to share examples from the North Hill Communities Local Area Plan to help communicate the intent of the *Guidebook* and show how it would be used with future local area plans. For a full list of outreach activities and additional detail please see Attachment 5.

Testing

Since 2019 November, the *Guidebook* policies have been tested through the North Hill Communities Local Area Plan. Testing of the *Guidebook* policies has also occurred through an internal review of existing and already approved development applications. In addition,

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Administration held a couple sessions with development industry stakeholders to go through approved applications to show how the *Guidebook* policies would be applied.

Further, Administration has also been collaborating on the Heritage Communities Local Area Plan as well as the Westbrook Local Area Plan. Being part of these pilot plans from the beginning has allowed Administration to build on the findings from the North Hill Communities Local Area Plan and process, modify some of the engagement sessions and begin to have a different conversation with communities about how to achieve desired outcomes.

Revisions

Overall, Administration revised the *Guidebook* based on the learnings and findings from this testing. There are findings that could not be included in the *Guidebook* given the need to do additional engagement to determine appropriate revisions; however, these will be included in the next phase of updates as part of the sustainment process. While the details of these refinements (and potential future amendments) can be found in Attachment 6, the biggest changes include:

- Recommending that chapter 3 of the *Guidebook* be a statutory document only when a local area plan has been created using the urban form categories of the *Guidebook*
- Ensuring alignment between the *Guidebook* and the North Hill Communities Local Area Plan (that will lend to the clarity with future local area plans)
- Changes to mapping and colour tones to improve legibility and accessibility
- Clarity in the wording of some policies to ensure they are understood and implementable

Sustainment Approach

The *Guidebook* team will continue to be part of resolving any issues as they arise on development applications and plan creation. In addition, any changes or feedback collected through the Next Generation Planning System work, will be reviewed in a coordinated way amongst internal teams. Upon adoption of the *Guidebook*, Administration will also create a sustainment process comprised of panel members and other invested stakeholders, where issues can both be identified and examined (more information on this process can be found in Attachment 7). This will provide a venue to discuss necessary future changes and to support the transition to the new urban form categories, both internally and externally.

Clear Engagement Process

The Baseline Engagement and Communications Project establishes a predictable engagement and communications approach for planning and development projects (ranging from policy to land use amendments). Attachment 8 provides a summary of this project. This project concluded in 2019 September with the launch of the Community Outreach on Planning and Development Toolkit (refer to calgary.ca/planningoutreach). The toolkit clearly outlines community outreach roles and responsibilities across a variety of planning and development initiatives - from policy plans to development permit applications - and provides a range of tools and resources to support effective community outreach across all file types. Administration will continue to use this approach for future Next Generation Planning System projects, including the next steps of the renewal of the Land Use Bylaw.

This work should help to provide a clear engagement process for statutory planning work going forward, making expectations clear to all stakeholders about when to engage, what type of

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engagement is required, and what the outcomes of the work will be, ultimately fulfilling Council's direction (c) above (provided at the 2019 November 06 meeting).

City's Shift to Larger Local Area Plans

Knowing this is one of Council's directions (section (d) of direction above from 2019 November 18), the *Guidebook* aims to provide a consistent framework to plan complete communities across Calgary's built-out areas. In order to achieve the goals and principles of the *Guidebook*, larger areas to develop local policy plans will provide an efficient way to discuss how multiple communities evolve and change together to create complete communities that all benefit from the shared elements that connect these communities. By providing a common set of policies and urban form categories, the *Guidebook* allows local area plans to be more efficient and focus on truly local issues rather than redefining general planning policies with every plan. Combined with consolidating many communities into a single plan, this allows planning policy to be more up-to-date and responsive to changes in technology, market trends and demographics. The *Guidebook* provides a planning policy system that focuses on how people experience their community. It will be used in all future local area planning projects.

Calgary Planning Commission

Since presenting to Council in 2019 November, Administration met for a closed session workshop with Calgary Planning Commission regarding the North Hill Communities Local Area Plan. This meeting showed the Commission how the North Hill Communities Local Area Plan used and implemented the *Guidebook for Great Communities* allowing Commission members to see how the two documents worked together. This included testing interpretation of the two plans using two development scenarios. Commission members provided positive feedback and support regarding how the two documents worked together. Since the workshop was primarily for the North Hill Communities Local Area Plan, all comments and suggestions received by Calgary Planning Commission as well as Administration's follow-up to each item are included in the North Hill Communities Local Area Plan report to Committee (refer to Attachment 3 in report PUD2020-0164).

Update on timing of the Land Use Bylaw Renewal work

A framework for a renewal of the Land Use Bylaw was presented in 2019 November and approved by Council. This framework conceptualizes how new districts and regulations could be integrated into the Land Use Bylaw and outlines the main regulatory changes that could be required. Updated timing is necessary to account for the additional time to complete the *Guidebook*. Attachment 3 provides more details on this updated timeline. Upon approval of both the *Guidebook* and updated timing Administration will scope out the renewal of the Land Use Bylaw in more detail including potential resource and budget needs in Fall 2020.

Stakeholder Engagement, Research and Communication

Since 2019 November, Administration has been part of the North Hill Communities Local Area Plan process, working with the stakeholders to ensure that the *Guidebook* was being tested and reflected the needs of this plan. Administration also provided an update to the panel created in 2019 October to discuss amendments and changes.

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While the *Guidebook* presented in this report represents the culmination of content-specific engagement sessions with various key stakeholders, this work has also been informed by conversations with Council, communities, the development and building industry and other stakeholders over many years. Letters of support from stakeholders can be found in Attachment 9.

Since the adoption of the Municipal Development Plan and the Land Use Bylaw, more than 75 engagement sessions have occurred on various topics. In addition, there have been hundreds of public hearings of Council on planning matters that have helped show communities' perspectives and concerns, as well as Council's direction.

Strategic Alignment

The revised *Guidebook* contributes to advancing the Next Generation Planning System in Calgary and aligns with other initiatives being delivered as part of this program. Initiatives within the program are part of a systematic change to The City's approach to planning, focused on implementing the Municipal Development Plan and advancing the Citizen Priority of A City of Safe & Inspiring Neighbourhoods. The initiatives within this program deliver on five of the Council Priorities for the City Planning & Policy Service Line for 2020: A. Implementing the Municipal Development Plan/Calgary Transportation Plan; B. City-Wide Growth Strategy; C. Modernized Community Planning; D. Connecting Planning and Investment; and, E. A Renewed Land Use Bylaw.

Social, Environmental, Economic (External)

Calgary is at a critical moment in time where demographics and household income are changing, along with the environment around us. Further, business needs and trends are also changing, resulting in an opportunity to think about how to shape a city that responds to all Calgarians regardless of age, income, or gender. Attracting new businesses relies on being able to provide for workers and business owners, both in terms of shelter and cultural needs. This body of work will also help to increase development certainty and built form outcomes, reducing time required for applications and fewer site-specific applications for land use redesignations. The *Guidebook* is the first step to a more inclusive and equitable city, and one that retains and attracts residents and businesses.

Financial Capacity

Current and Future Operating Budget:

There are no impacts to the current and future operating budget as a result of this report; however, to support successful sustainment of this policy and program of work, future additional resources may be required. Administration will evaluate those resourcing requirements once direction has been provided on the *Guidebook* and scoping for next steps has been completed.

Current and Future Capital Budget:

There are no current or future capital budget implications associated with this report. However, to deliver on the next generation of planning, individual planning initiatives may present capital recommendations necessary to support budget investments to support the City-Wide Growth Strategy and/or Main Streets Investment Program. It is anticipated that capital

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recommendations to allow for policy implementation will be prepared for the One Calgary Mid-Cycle budget adjustment in 2020 and for future budget cycles.

Risk Assessment

In addition to the risks identified in 2019 November (PUD2019-1015 - Great Communities for Everyone), there are three risks that Administration would like to detail further in this report. The first risk is the fear of change and that the *Guidebook* will change the fabric of communities. There is a substantial amount of apprehension around how and when change will happen in communities, what growth looks like and what the needs are of Calgarians given the economic challenges being faced. Calgary communities have been evolving for over 100 years and will continue to change to accommodate existing and new Calgarians. It is because of this evolution that The City embarks on the creation of local area plans for multiple communities – in order to ensure that growth happens in a thoughtful way.

In addition, while the *Guidebook* itself does not prescribe densities, intensities, use or height to any parcel of land in the city, there is uncertainty as to what that process will look like with the upcoming local area plans, particularly given that they will encompass more communities than has historically been done. Further, there are outstanding projects that will not be completed prior to the *Guidebook* being brought back for adoption, which has led to questions about how they will be implemented post-*Guidebook* adoption. These projects include work on funding and policy tools for heritage conservation (2020 April) and Established Area Growth and Change Strategy (2020 May), which may result in future amendments to the *Guidebook*. Given this, Administration will work closely on future local area plans to ensure the *Guidebook* is implemented consistently. Further, through the Next Generation Planning System work, increased collaboration and coordination between initiatives will ensure that all communities are approached in a thoughtful manner to discuss change and growth.

The second risk is the perception that the *Guidebook* changes land use districts on the ground, and that there is a perception of how the *Guidebook* relates to the renewal of the Land Use Bylaw and upcoming new districts, despite multiple efforts to provide correct information. While the *Guidebook* itself does not change any existing land use on the ground, it does set up the framework for the delivery of potential new districts. Despite Administration's outreach efforts, a better understanding around community change takes both time and trust. This needs to be built between all parties and must be looked at as a two-way approach. Administration is confident that this trust can be established over time through on-going education and events.

The third risk is that should the *Guidebook* not be adopted by Council, future work plans will be impacted by any delay. Based on the *Guidebook* (if adopted), new districts will be created, starting with those that address the Limited scale Neighbourhood Housing areas, often referred to as low density areas. Without adoption of the *Guidebook*, Administration cannot embark on the Renewal of the Land Use Bylaw, and this could impact the alignment with other Next Generation Planning System projects or deliverables, since policy sets the direction for implementation. Without a clear vision, implementation will remain as is currently done today with existing districts. Administration intends to begin work on scoping out the Renewal of the Land Use Bylaw once the *Guidebook* is approved and will return to Council to provide more certainty around what that next piece of work will look like and mitigate this risk.

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REASON(S) FOR RECOMMENDATION(S):

With a fluctuating economy, reluctance towards change, and shifting demographics, it is more important than ever for The City to be proactive, inclusive and bold. While this report presents a significant change to our established practice of planning communities, it accommodates an outcome that is the focus of all of Calgary's communities - *making life better every day* for the people within our city. The *Guidebook for Great Communities*, focuses on the experiences people have in the places they love. Administration recommends adoption of the recommendations in this report – the approval of the *Guidebook* for Great Communities and revised timing for the Renewal of the Land Use Bylaw.

ATTACHMENT(S)

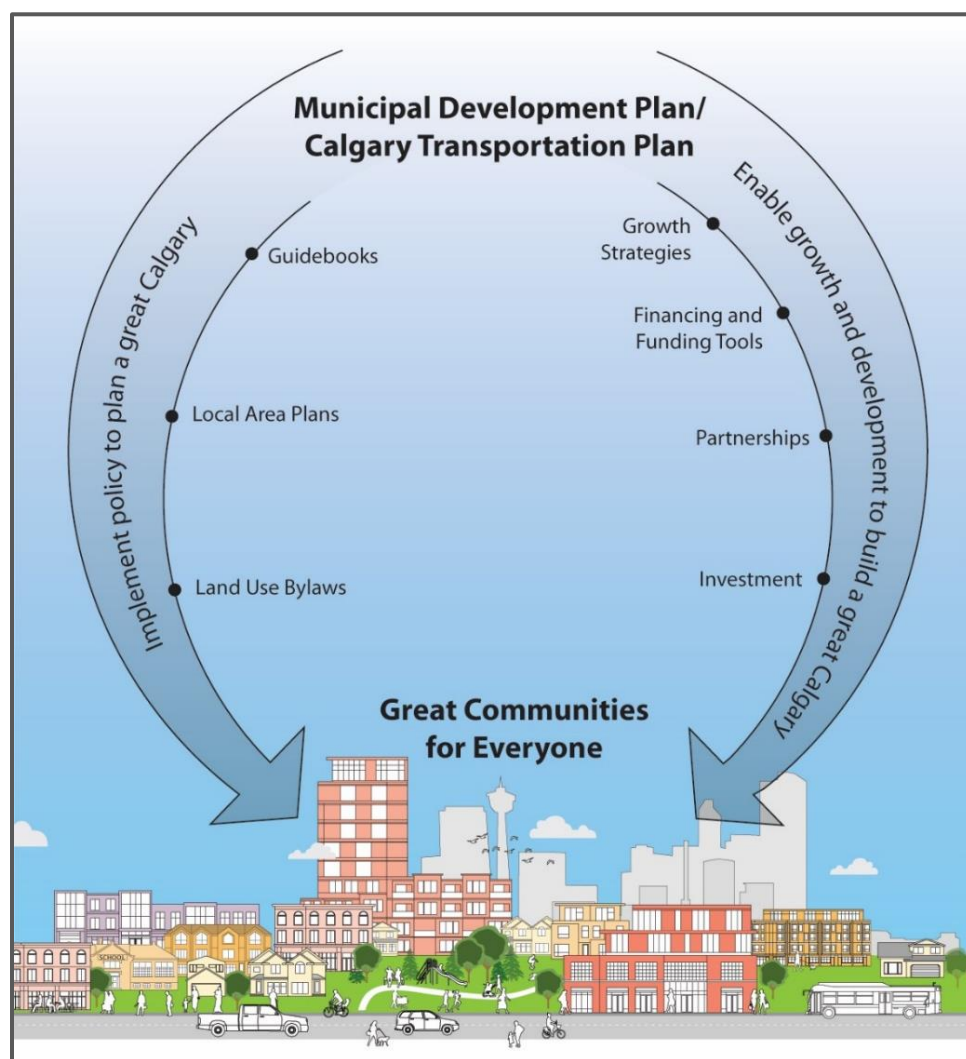
1. Attachment 1 – Next Generation Planning System Overview
2. Attachment 2 – *Guidebook for Great Communities*
3. Attachment 3 – Renewed Land Use Bylaw Implementation – Revised Timing
4. Attachment 4 – Additional Previous Council Direction
5. Attachment 5 – Summary of Education and Awareness Campaign
6. Attachment 6 – Summary of *Guidebook* Revisions
7. Attachment 7 – Sustainment Process for *Guidebook*
8. Attachment 8 – Baseline Engagement and Communication Project Summary
9. Attachment 9 – Letters of Support

Next Generation Planning System Overview

Initiated in 2019, the Next Generation Planning System will improve the way we plan Calgary's future. This systematic approach will help us implement and realize the Municipal Development Plan, which provides the foundation and framework for how we plan our city for citizens who live here now and citizens who will call Calgary home in the future.

Currently made up of nine initiatives, the next generation of planning provides a coordinated and clear planning system for the whole city. It removes outdated and redundant policy, and creates a more robust toolbox to enable development and investment in Calgary

The system combines policies that will allow us to plan a great Calgary with effective programs, strategies and tools, which enable growth and development to continue building a great city. The nine initiatives leverage and inform each other, from a citywide vision to development and construction.



Planning and enabling a great Calgary

Next Generation Planning System

Working with, and building on existing policies, the Next Generation Planning System realizes thriving communities that provide housing, amenity, work and travel choices to everyone. It enables development and investment through clear plans, and strategies and tools that guide and support growth. The Next Generation Planning System consists of the following initiatives, addressing both policy and implementation activities to realize these development and community outcomes.

Municipal Development and Calgary Transportation Plans (MDP and CTP): *update policy*

The MDP and CTP are The City's long-range land use and transportation plans that look upwards of 60 years into the future, when Calgary's population is expected to reach over two million people.

Implement policy to *PLAN A GREAT CALGARY.*

- **Guidebook for Great Communities:** *new policy*
Ensuring communities in Calgary can offer more housing, shops, work and service choices, while simplifying the planning process with consistent city-wide classifications for the urban form. It will be used to guide and shape Local Area Plans in the new Local Area Plan program.
- **Local Area Plans:** *new program*
Using a multi-community approach to local planning, by grouping communities based on shared connections and physical boundaries. This approach makes stronger connections between communities and to key amenities and infrastructure. It helps to identify common issues and opportunities between communities, while removing duplicate and irrelevant policies and plans.
- **Heritage:** *new policy*
Providing new policy tools and financial incentives to increase conservation of heritage resources.
- **Renewed Land Use Bylaw:** *update policy*
Aligning the Land Use Bylaw with the *Guidebook for Great Communities* and the Local Area Plans so that the final built form accurately reflects the vision for our communities. The renewed Land Use Bylaw will focus on regulating the aspects that impact a person's experience at the street-level.

Enable growth and development to *BUILD A GREAT CALGARY.*

- **Established Areas Growth and Change Strategy:** *new strategy and implementation plan*
Coordinating public investment, while supporting existing communities through their growth. It links to current policy efforts and supports developers to help build our city.
- **Offsite Levies Review:** *update to policy*
Preparing a new off-site levy bylaw under current legislation, to enable growth-related capital infrastructure in established and new communities.
- **Main Streets:** *next phase of program and implementation/construction*

A continuum that goes from changes to land use that will support development opportunities to a streetscape master plan that is designed to support these changes and can be constructed in a coordinated fashion.

- **Transit-Oriented Development Implementation Strategy:** *next phase*
Carrying out the implementation actions. It supports higher-density, mixed-use buildings and public realm design that prioritizes walking and cycling and maximizes the use of transit services.

Guidebook for Great Communities



The Guidebook for Great Communities

Creating Great Communities for Everyone

MARCH 2020

Guidebook for Great Communities

Publishing Information

Title
The Guidebook for Great Communities
Creating Great Communities for Everyone

Author
The City of Calgary

Status
PROPOSED – 2020, March 3

Additional Copies
The City of Calgary
Records & Information Management (RIM)
Inspection and Permit Services
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Guidebook for Great Communities



Guidebook for Great Communities

About the Guidebook

What is the Guidebook for Great Communities?

The Guidebook is a statutory document that bridges the **Municipal Development Plan** and **local area plans** to direct how Calgary will evolve and change to achieve great communities for everyone.

Why the Guidebook for Great Communities?

Cities constantly evolve and change. The Guidebook is a tool to help guide Calgary's change and evolution by establishing clear direction and a common understanding of how development will contribute to a great community.

How does the Guidebook for Great Communities work?

The Guidebook helps to advance a people-centred approach to community evolution by focusing on where life and activity occurs and planning development to support it. The Guidebook provides an urban form classification system to be applied through the local area planning process and policies to direct planning applications.

Where does the Guidebook for Great Communities apply?

The Guidebook applies to areas that have **local area plans** completed using the Guidebook.



Guidebook for Great Communities

3

HOW TO USE THE GUIDEBOOK

The chart below is an overview of the structure of the Guidebook and it is intended to help readers quickly understand the relevance of each chapter to them during the steps of the planning process. Although each chapter focuses on different aspects of the planning process, the Guidebook should be read holistically when participating in any part of this process.

Chapters	1 Introducing Great Communities for Everyone	2 Planning Great Communities for Everyone	3 Building Great Communities for Everyone	4 Tools for Great Communities for Everyone
Overview	Introduces the principles and goals for great communities for everyone.	Describes the elements of a community and how they connect and provides a structure for community evolution to guide future growth and change.	Provides built form, development and general policies that guide building great communities.	Outlines the process for implementing optional policy tools and the legal framework for the Guidebook.
When to use the chapters				
Creating or amending a local area plan	●	●	○	●
Compiling a planning application	●	○	●	○
Reviewing a planning application	●	○	●	○
Implementing specific tools	●	○	○	●
Who uses the chapters				
Applicants and developers submitting an application	●	○	●	○
Development Authority	●	○	●	○
Members of the public reviewing an application	●	○	●	○
Communities during a local area plan process	●	●	○	●
Local area plan teams	●	●	○	●

Legend ● Higher relevance ○ Lower relevance

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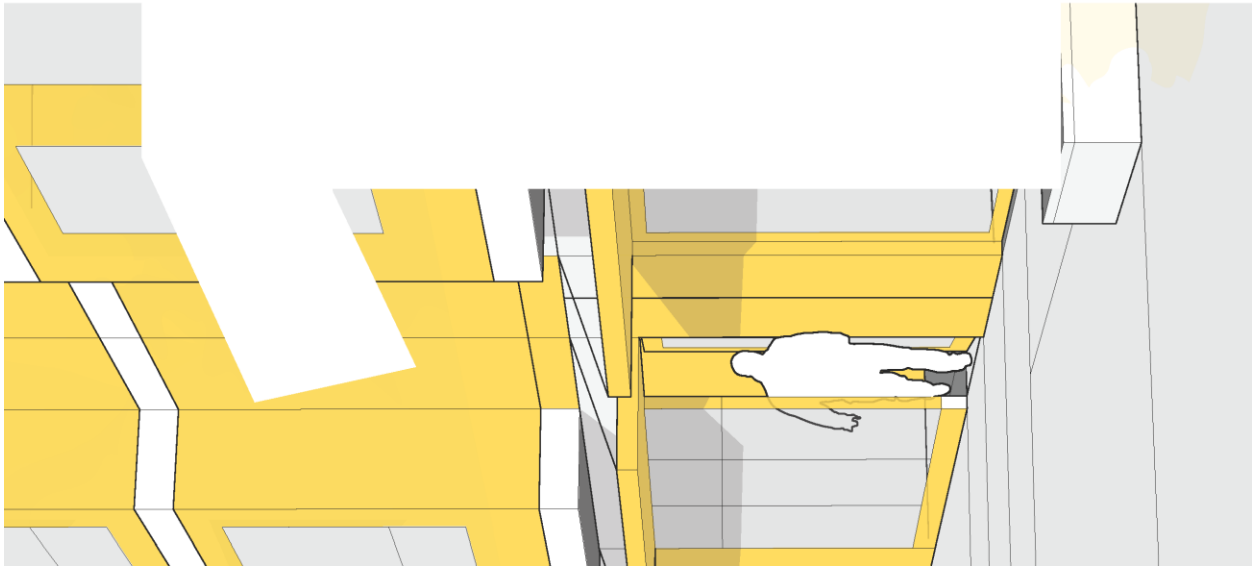


Guidebook for Great Communities

Introducing Great Communities for Everyone

7

1 Introducing Great Communities for Everyone



Guidebook for Great Communities

Great Communities for Everyone

Our journeys are supported by the city around us—the sidewalks, lights, buildings, open space, roads and transit service. The way a community is built-out and evolves should support the activity of the people who are there and those who will be there in the future.

Picture a typical day, in a typical week, in your life. You wake up in your home, get ready and leave for the day. Where do you go? How do you get around? Maybe you walk along a tree-lined street, passing your neighbour walking her dog. Do you grab a morning coffee at the corner? Could you hop on the bus and head to school, or maybe jump on the C-train to head to work? Do you meet friends for lunch at a local restaurant? Perhaps your drop-in hockey league plays at the community rink a few blocks away, so you stop by on your way home.

Everybody experiences the city and their community differently, representing various personal journeys. Embedded in this Guidebook is a story about how Maria and her son David, a Calgary family, experience their community on a typical day.

The overlap of peoples' personal journeys, such as Maria and David's or that of David's friend, result in different levels of activity throughout the city. Our journeys are supported by the city around us—the sidewalks, lights, buildings, open space, roads and transit service. The way a community is built-out and evolves should support the activity of the people who are there and those who will be there in the future.

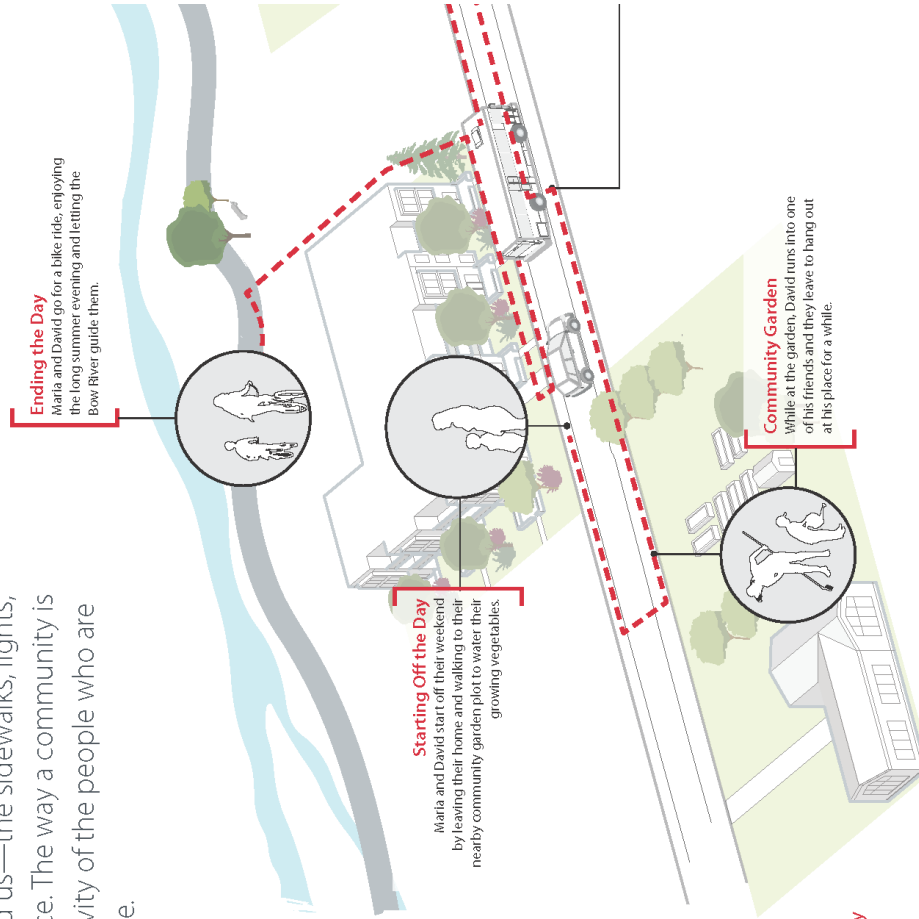


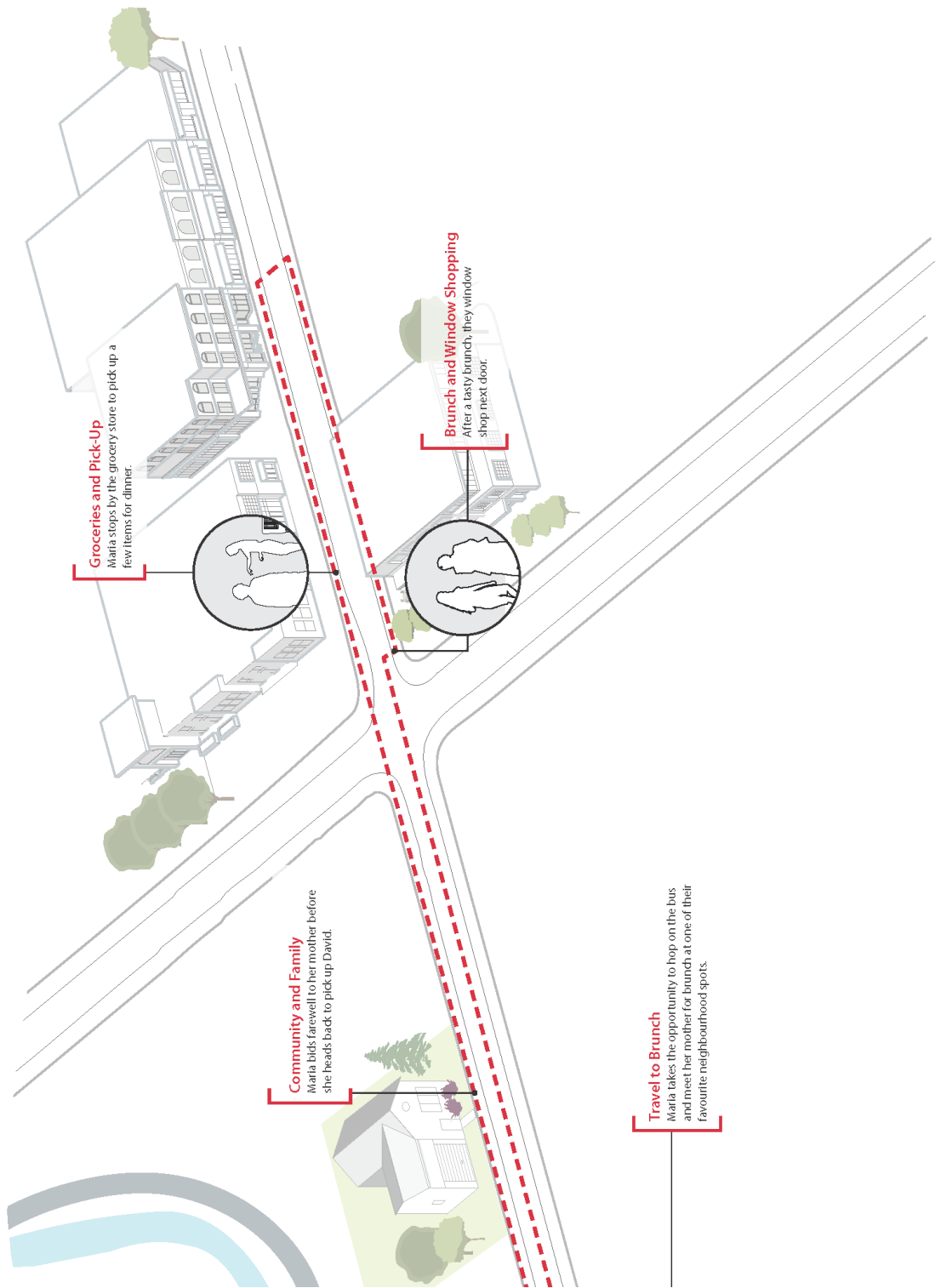
Figure 1: Maria and David's Weekend Journey in their Community

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1 Introducing Great Communities for Everyone

Guidebook for Great Communities

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1 Introducing Great Communities for Everyone

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Principles and Goals for Great Communities

The policies in the Guidebook are based on the following principles and goals that are central to creating and maintaining great communities for everyone and build on the **Municipal Development Plan**. Achieving these goals should make life better for everyone as they go about their daily journeys.

PRINCIPLES FOR GREAT COMMUNITIES

Opportunity and Choice

Everyone has access to places to shop, learn, work, eat and play, and there are diverse housing and mobility options for many different people and household types.

Health and Wellness

Everyone has access to care, recreational opportunities and healthy food, and there are options to incorporate activity into how you get around.

Social Interaction

There are a variety of places to gather, celebrate and interact with all kinds of people.

The Natural Environment

Natural areas are protected, restored and valued, and are accessible to everyone.

Economic Vitality

Everyone has access to diverse employment options and an environment conducive to starting, operating and sustaining a business.

Identity and Place

Neighbourhoods are well-designed and create a sense of place that fosters identity and pride in the community.



Figure 2: Goals for Great Communities

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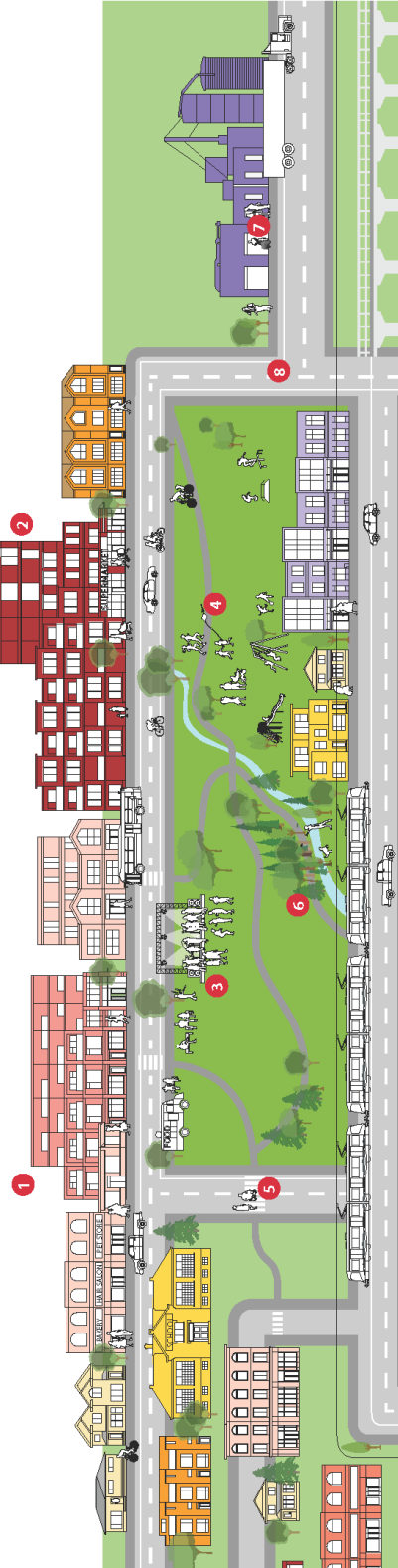
1 Introducing Great Communities for Everyone

Guidebook for Great Communities

Planning, building and sustaining great communities begins with a conversation about the needs and wants of current and future residents, businesses and visitors to a community. What makes the community great for everyone? What is missing that would make it better, safer, more accessible, affordable and enjoyable? What kind of choices are people offered by a community for housing, education, recreation, retail, restaurants, services and more? What are the most valued amenities in the community, including public art, heritage resources, parks and vistas? How does a community meet the principles and goals for great communities? What opportunities and challenges do you recognize?

GOALS FOR GREAT COMMUNITIES

- 1** Promote housing options that are varied, inclusive and affordable.
- 2** Provide opportunities to access goods, services and amenities close by.
- 3** Offer opportunities to gather and participate in civic, arts, cultural and entertainment activities, in both public and private spaces.
- 4** Provide varied and inclusive spaces and facilities for recreation, play and outdoor activities close by.
- 5** Ensure spaces are designed for everyone, foster a sense of place and are connected together—however a person moves.
- 6** Ensure natural areas, biodiversity and ecological functions are protected, restored and enjoyed.
- 7** Enable and support prosperity through diverse economic opportunities at a variety of scales.
- 8** Support the use of existing streets, services and buildings to reduce the need for new infrastructure.



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1 Introducing Great Communities for Everyone

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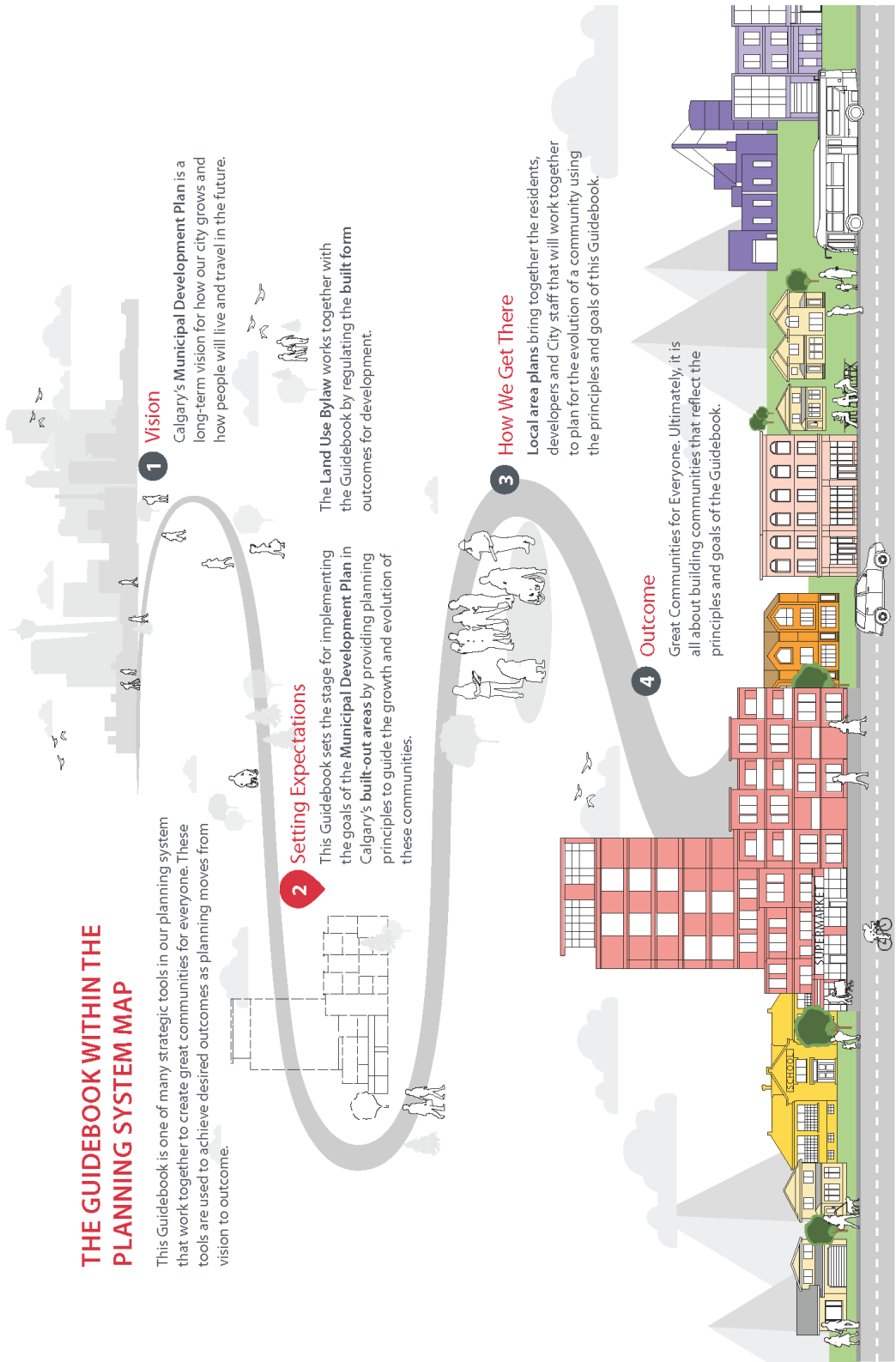


Figure 3: The Guidebook within the Planning System Map

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1 Introducing Great Communities for Everyone

Guidebook for Great Communities

GUIDEBOOK PURPOSE

Implement the
Municipal Development Plan

Bridge higher level Municipal Development Plan policies with local area plans and site-specific planning applications.

Support and Guide
Local Area Planning

Provide a consistent system that supports local area planning to enable future growth and change through the urban form classification system and related policies.

Provide Guidance to
Planning Applications

Provide policies to guide planning applications and development outcomes.



Guidebook for Great Communities



Guidebook for Great Communities

Planning Great Communities for Everyone

What is this chapter about?

- Providing an urban form classification system that describes elements of a community and how they connect.
- Establishing a framework for community evolution to guide future growth and change.

When do you use this chapter?

- During the creation of a new **local area plan**.
- When amending a **local area plan** based on the Guidebook.
- At the beginning of an application process to understand the future direction for a community.
- During circulation or review of an application.

Who uses this chapter?

- **Local area plan** teams.
- Communities engaged in a **local area plan** process.
- People submitting, reviewing or commenting on a planning application in an area with a **local area plan** based on the Guidebook.

How will you use this chapter?

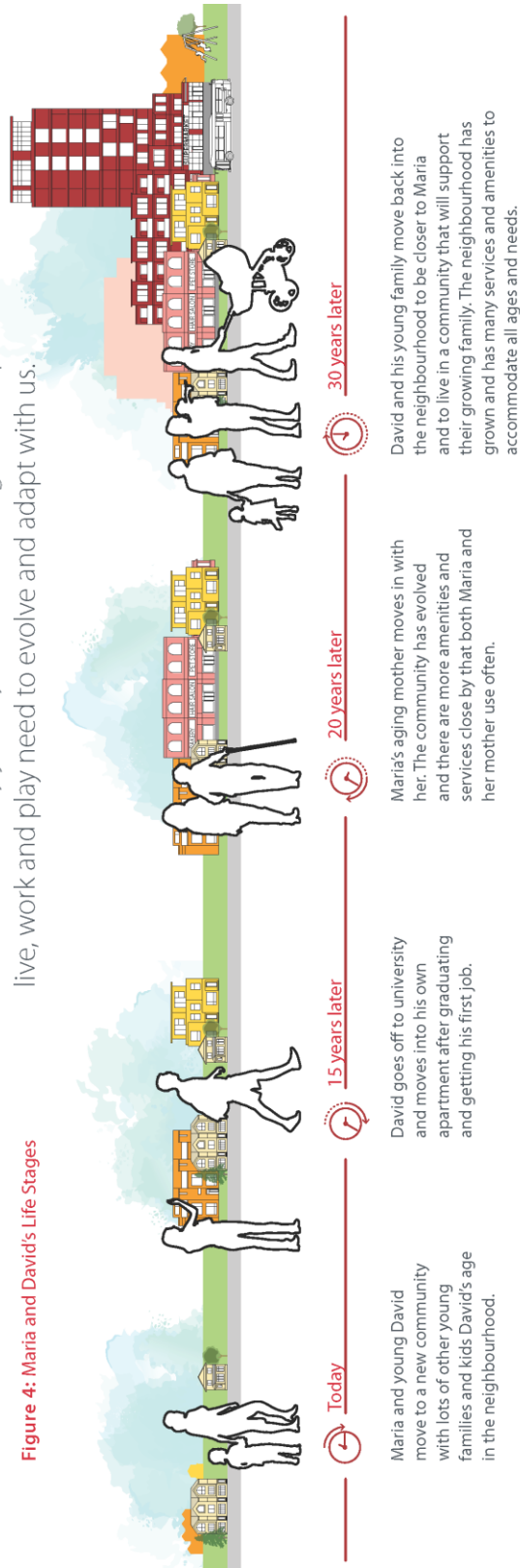
- To identify and categorize the different elements of a community through a consistent approach.
- To create a **local area plan** to guide future growth and change.
- To determine how planning applications support the evolution of a community and help achieve the Guidebook's principles and goals.

Guidebook for Great Communities

Cities are made up of many inter-connected communities that are not bound by lines on a map, but are defined by where peoples' daily journeys take them.

As time passes in our communities, people get older, babies are born, some people move in to a community and some leave. We will get around differently and what we do for work, play and celebration may change. David will grow up and likely move into his own home. Maria may move away for a job or have someone new move in – a partner, perhaps, or her aging mother. New jobs, schools and friends will affect both of their daily journeys. Our lives change, so the places where we live, work and play need to evolve and adapt with us.

Figure 4: Maria and David's Life Stages



Guidebook for Great Communities

Planning a Great Community

The principles of the Guidebook focus on qualities that improve our lives as our communities evolve and grow. The goals offer community-level planning actions that support these principles, providing a map for building and sustaining a great community. These principles and goals can help to frame conversations about how our communities might grow and change over time.

To begin to plan for a community it is important to understand what is already there, who lives there, how the community fits into the wider city and what has changed over time. Taking an inventory of existing amenities and mapping what is there helps to describe the current structure of a community and demographic data can help us understand who lives in a community. With this foundational understanding, we are now ready to talk about the strengths of a community—those things that are already working well and those things that are a challenge for a community. The principles and goals of the Guidebook can help determine what these strengths and challenges are.

Once the current strengths and challenges have been identified, it is important to think about and discuss what the future may hold. Where are we going? What are the things that will affect us in the future? How may global or local changes affect us? Think about how our communities will work for the people who will be there in the future, rather than just thinking about what we want today. These conversations start to identify the pressures we may face as a community and define opportunities for the future.

A **local area plan** for a community considers where a community is going and how it will evolve and grow to get there. This is a process of envisioning potential futures while considering the economic, social and environmental realities that we face. A great plan celebrates and enhances current strengths, responds to existing challenges and sets in motion actions that help a community realize opportunities and respond to future pressures. A great community offers everyone choices and opportunities, supports healthy lifestyles, provides opportunities for us to meet and engage with other people, protects and works with the natural environment and supports economic activity. These communities are diverse, vibrant and resilient and help people respond to changes in their lives and adapt to new or persistent environmental, social or economic conditions.

Guidebook for Great Communities

Community Growth

The **Municipal Development Plan** directs growth to locations with defined characteristics and to specific urban typologies, such as **Main Streets** and **Activity Centres**, that are identified on the Urban Structure Map. Based on the city-wide growth plan in the **Municipal Development Plan**, a **local area plan** creates a more detailed plan for growth at the community scale.

This Guidebook helps **local area plans** implement and refine the growth policies of the **Municipal Development Plan** by providing an urban form classification system. The system differentiates the type and intensity of development characteristics throughout a community relative to each other and the community's role within the city. The personal journeys of people 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. To recognize the similarities in community structure while respecting the differences in activity level between communities, the activity categories of the urban form classification system define activity levels in relation to one another in the context of a specific community.

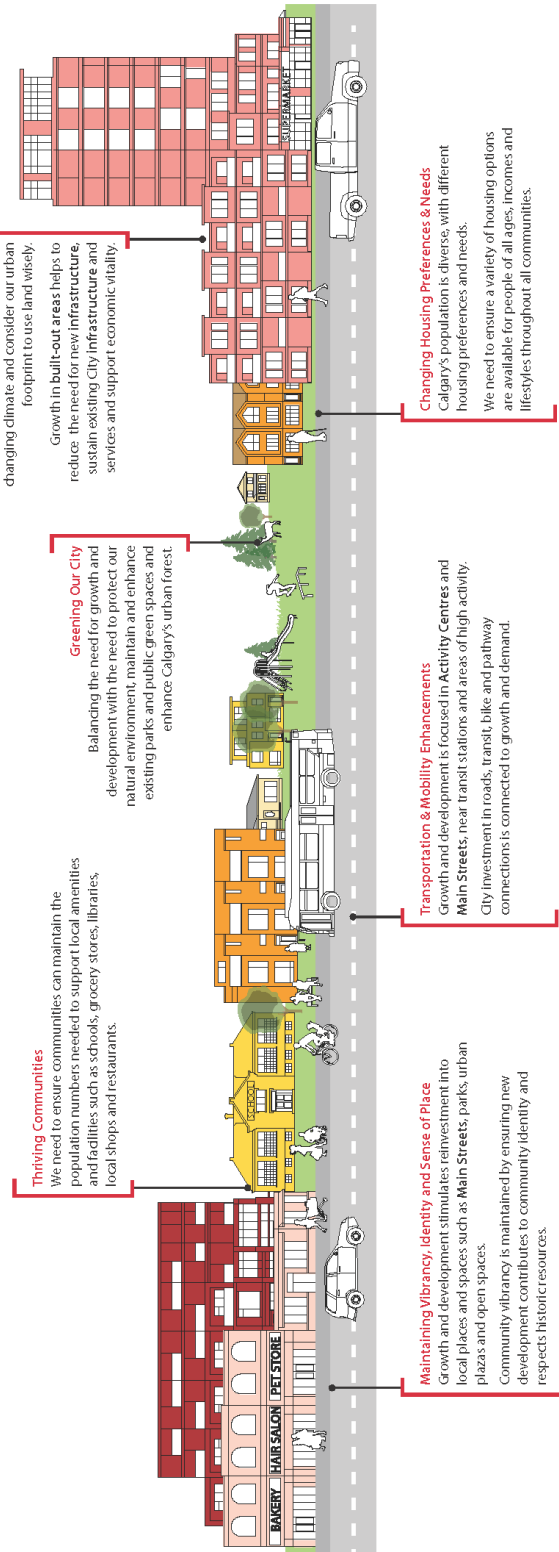
Guidebook for Great Communities

2.1 Community Growth Policies

To implement the **Municipal Development Plan** and the goals of the Guidebook, the following provide direction for where to focus new growth:

- Direct a greater share of growth and the highest intensities to **Activity Centres, Main Streets, transit-oriented development** areas and other areas of moderate to high activity.
 - Support areas with high-quality transit service and **infrastructure** with higher-intensity development. The **core zone of a transit-oriented development** area should have the highest intensity development relative to other areas of a community.
 - Concentrate people and jobs at densities that support transit, commercial opportunities and other services.
- Provide diverse employment opportunities that are easily accessible by various modes of travel.
 - Support development of a broad range of industrial opportunities and protect the integrity of existing industrial areas.
 - Support locating housing opportunities and employment concentrations close to each other.
 - Direct new development to locations that optimize public **infrastructure**, facilities and investment.

Figure 5: Why Do Communities Need to Grow and Evolve?



The Guidebook for Great Communities – Proposed, March 2020

2 Planning Great Communities for Everyone

Guidebook for Great Communities

Urban Form Classification System

The urban form classification system identifies and categorizes the purpose, general function and activity level 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.

The urban form classification system is comprised of fourteen categories that direct future community form outcomes. Categories are determined by filtering the information collected during local area planning exercises, through a series of steps, into categories based on purpose, general function, activity level and scale. Every area within a community should have an urban form category applied through a **local area plan** and represented through maps as outlined in Appendix 2.

This section identifies the urban form characteristics of each of the urban form categories. The policies of this section apply in conjunction with policy 2.1 and the policies contained in Chapter 3.

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PURPOSE

Purposes identify the most common function, current and future, of an area and are organized under four primary categories: Neighbourhood, Parks and Open Space, Industrial and Regional Campus. These are based on broad categories of activities that are compatible and complementary.

GENERAL FUNCTION

General functions sub-categorize the purpose of an area in a community, and focus on the dominant type of activity that people would experience on the ground.

ACTIVITY LEVEL

Activity level references the anticipated activity generated by people in an area. In neighbourhood areas, this activity is generated by people moving in-and-out of buildings and interacting along the street. The street and buildings should be designed to enhance the at-grade experience in a manner that appropriately responds to the activity level.

For parks and open space, activity level references the anticipated activity generated by people accessing and using the park, open space or facilities. The amenities and management of a park or open space should reflect the level of activity—either by providing appropriately scaled facilities and programming or managing the volume of users.

There are three activity levels defined in the urban form classification system: major, minor and local. Activity levels only apply to the Neighbourhood and Civic and Recreation urban form categories, and are expressed in relation to one another within a community rather than in absolute terms.

POLICY MODIFIERS

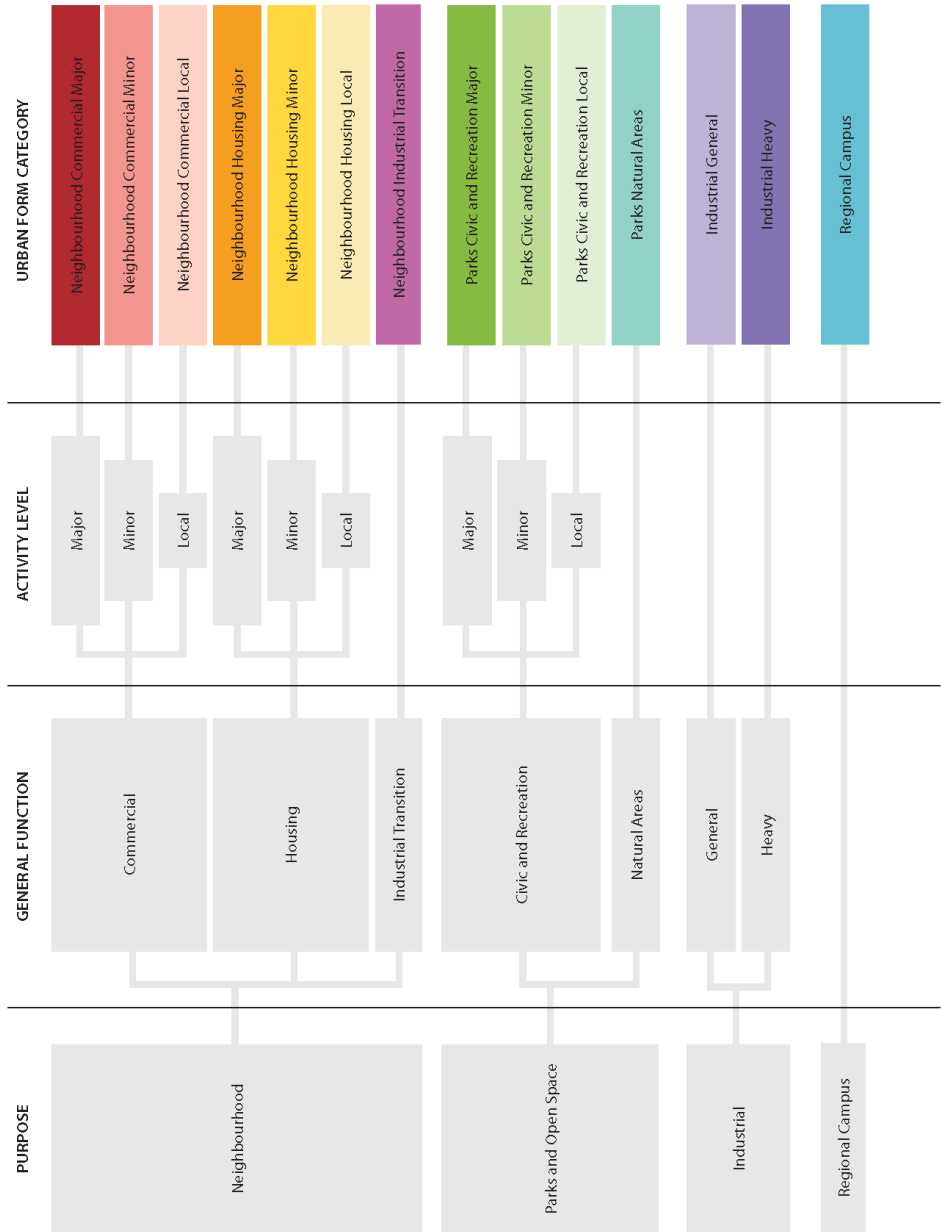
Policy modifiers are optional policy components that are used to tailor an urban form category to address specific situations in communities.

SCALE MODIFIERS

Scale refers to the combination of height and massing that comprises a building. Scale modifiers determine building height and define how building mass should be managed. There are five categories of scale modifiers that apply to the Neighbourhood urban form categories.

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Figure 6: Urban Form Classification System



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Neighbourhood Purpose

The Neighbourhood purpose identifies areas within a community where people live, work and play. These areas include a variety of housing for people of all ages and means and a mix of commercial, employment, entertainment and institutional activities that support and are supported by the people living there. Neighbourhood areas are where the most personal journeys occur on a daily basis, as illustrated in Maria and David's story.

Neighbourhood areas are divided into three general functions based on the primary activity at the street level and the public experience of an area. The categories express the most common experience at the street level of buildings; however, these areas still include a mix of activities within buildings and along the street. For example, when visiting a neighbourhood's **main street** to visit your favourite restaurant, you may notice people's homes above or the park across the street. Likewise, areas of mostly housing may still have local shops, services and restaurants mixed in. Development will occur at a variety of scales based on local activity levels and intensities.

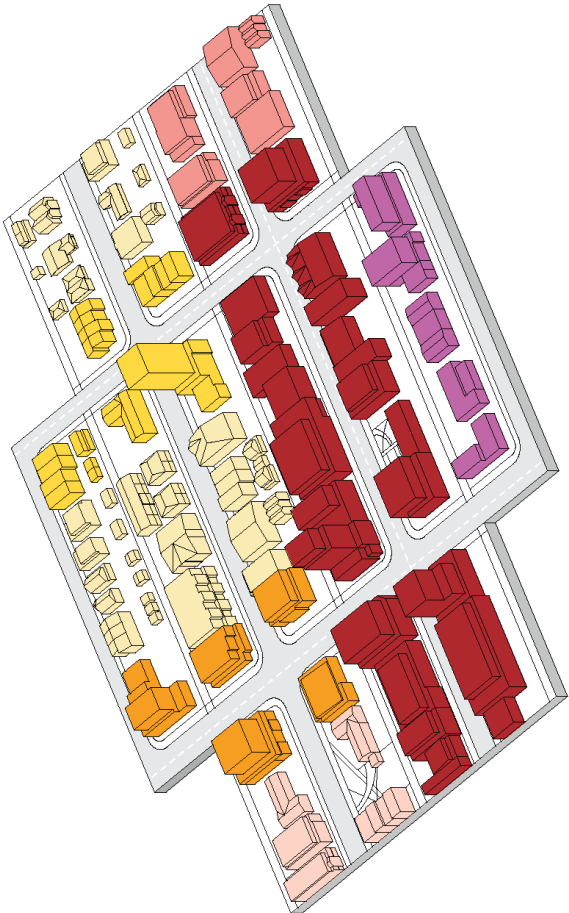


Figure 7: Neighbourhood Purpose
Urban Form Categories

- Commercial General Function
 - Neighbourhood Commercial Major
 - Neighbourhood Commercial Minor
 - Neighbourhood Commercial Local
- Housing General Function
 - Neighbourhood Housing Major
 - Neighbourhood Housing Minor
 - Neighbourhood Housing Local
- Industrial Transition General Function
 - Neighbourhood Industrial Transition

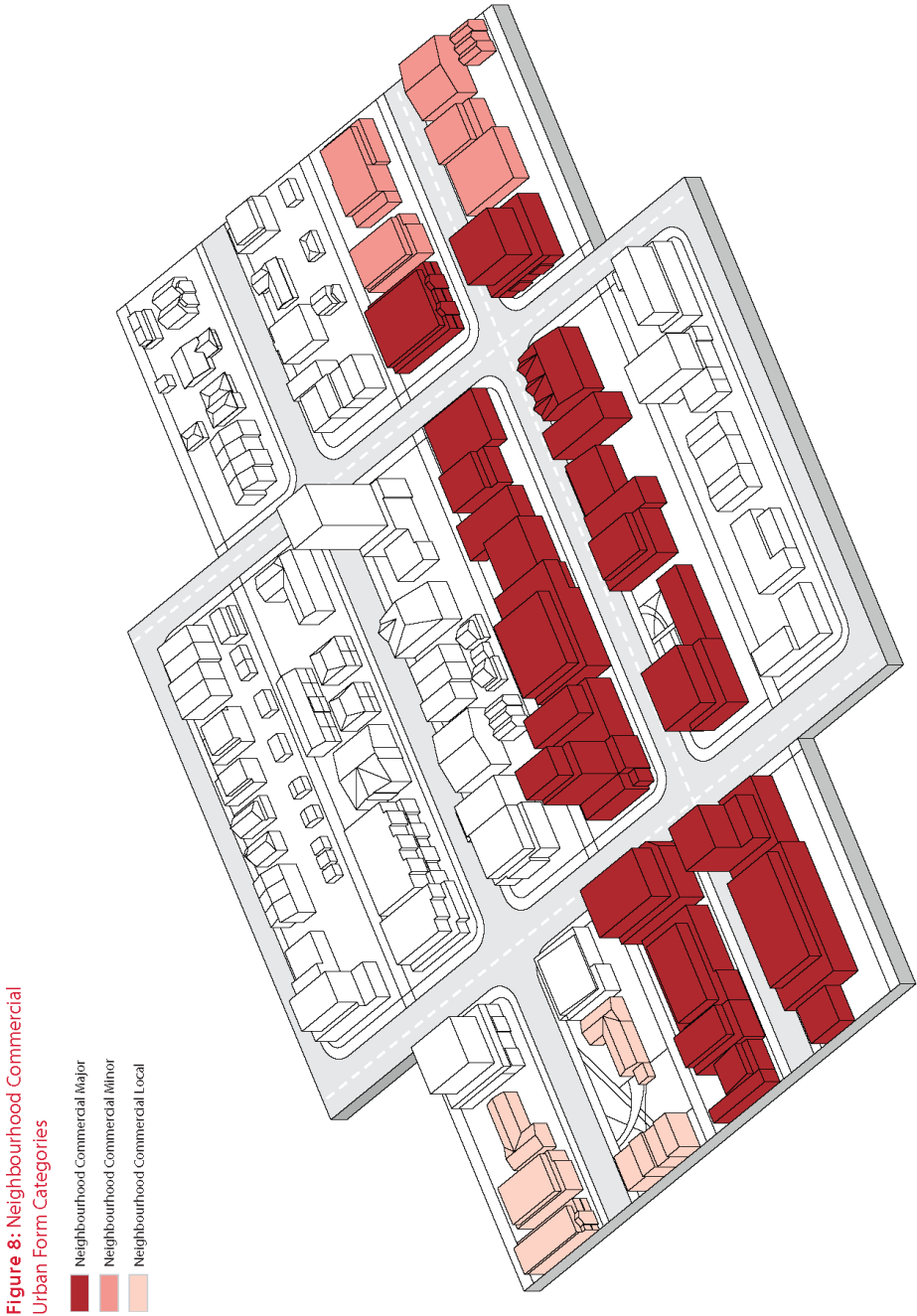
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COMMERCIAL URBAN FORM CATEGORIES

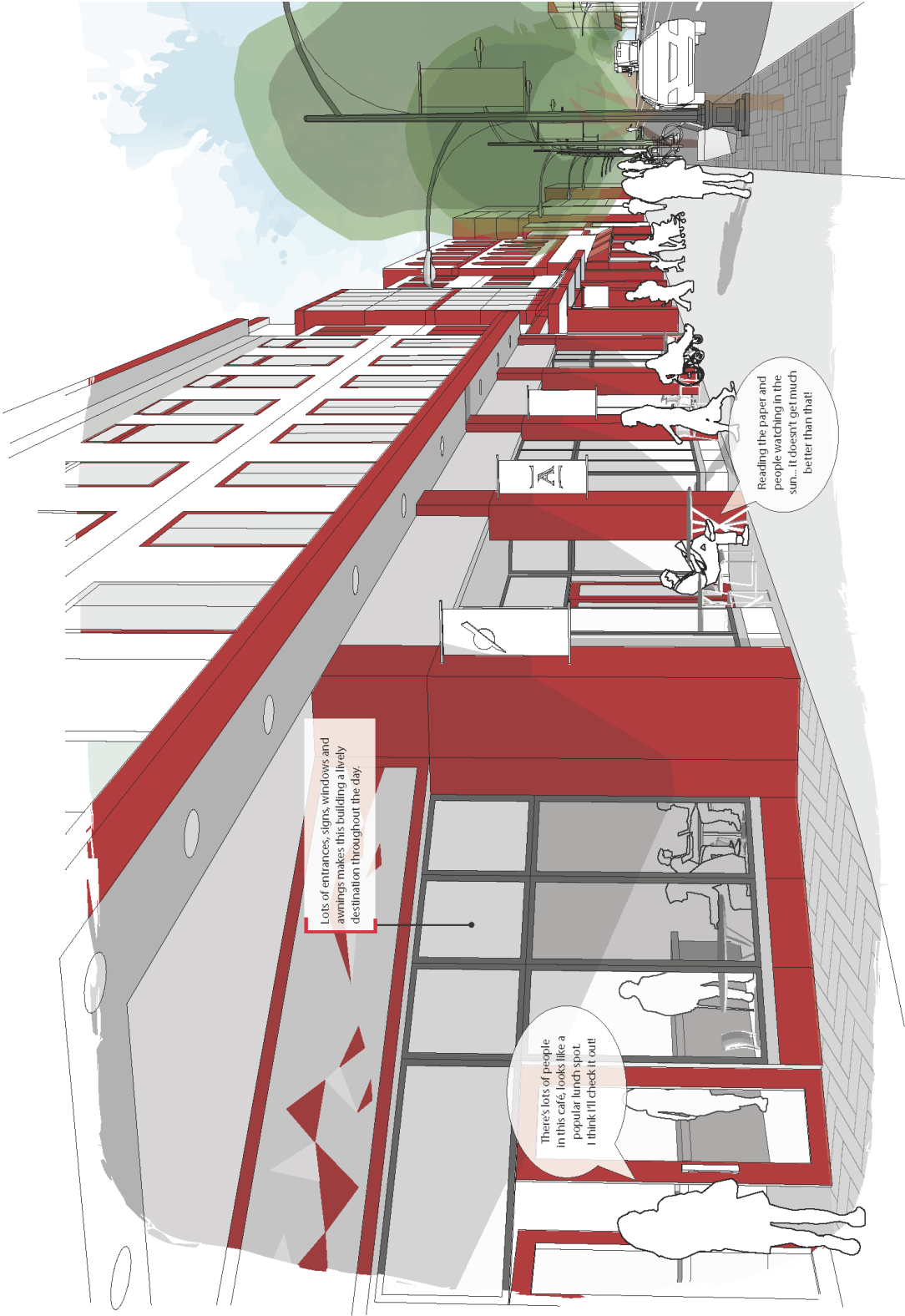
There are three Neighbourhood Commercial categories that may be applied through a local area plan to identify commercially-focused areas where people mostly come to gather, eat, play and get what they need or want. The ground level of buildings in these areas are rich in commercial destinations with a **built form** to support their success by encouraging people to frequently go in-and-out of the buildings and interact along the street. Neighbourhood Commercial areas are also places where people may live, work, recreate and make things—activities that may occur at street level provided they also encourage a similar interaction with the street. Housing and office work spaces will often be located on the floors above **retail** spaces at the base of mixed-use buildings. Neighbourhood Commercial areas are also often an ideal location for indoor cultural, recreation or care facilities, as they can generate and attract similar activity levels.

Neighbourhood Commercial is sub-categorized into three urban form categories based on their relative activity levels and characteristics, as per policies 2.2, 2.3 and 2.4.

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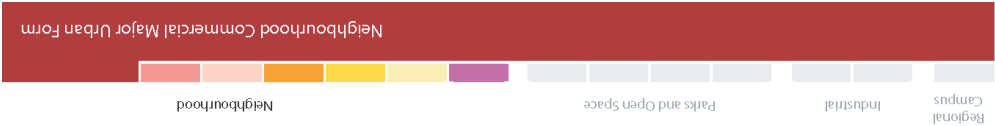
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2 Planning Great Communities for Everyone

Guidebook for Great Communities



Neighbourhood Commercial Major

Areas identified as Neighbourhood Commercial Major should function as the primary commercial areas in communities, attract regional visitors and be destination rich. A variety of uses are appropriate on upper floors of mixed-use buildings, such as housing and offices.

Applicable Policy Modifiers

- 1 Active Frontage
- 2 Commercial Flex
- 4 Parks and Open Space Frontage
- 5 Vehicle-Oriented
- 6 Comprehensive Planning Site

Scale Modifiers

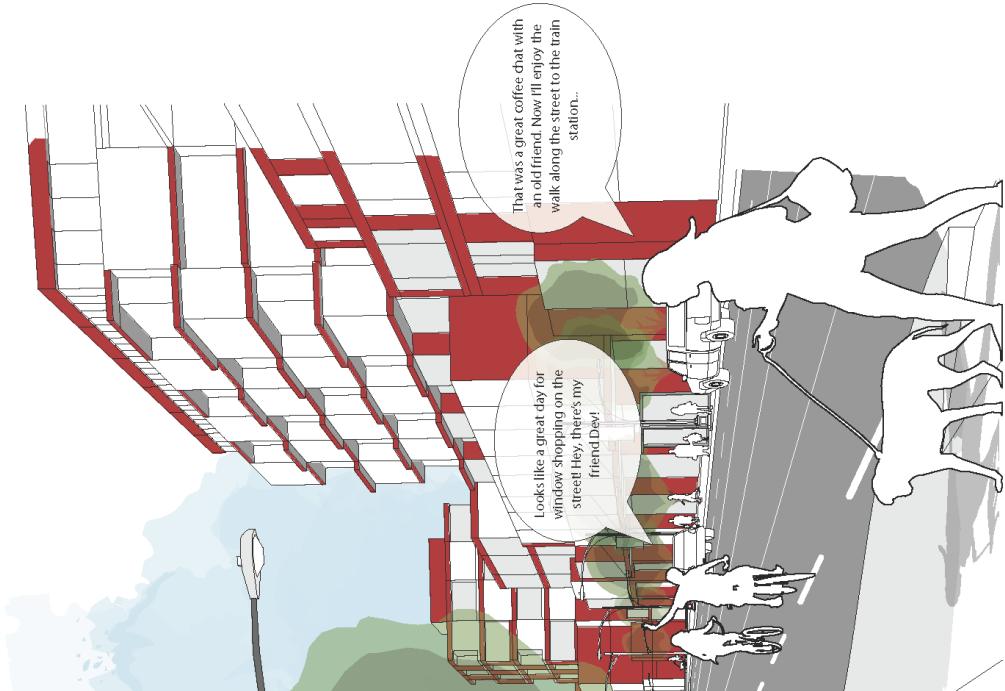


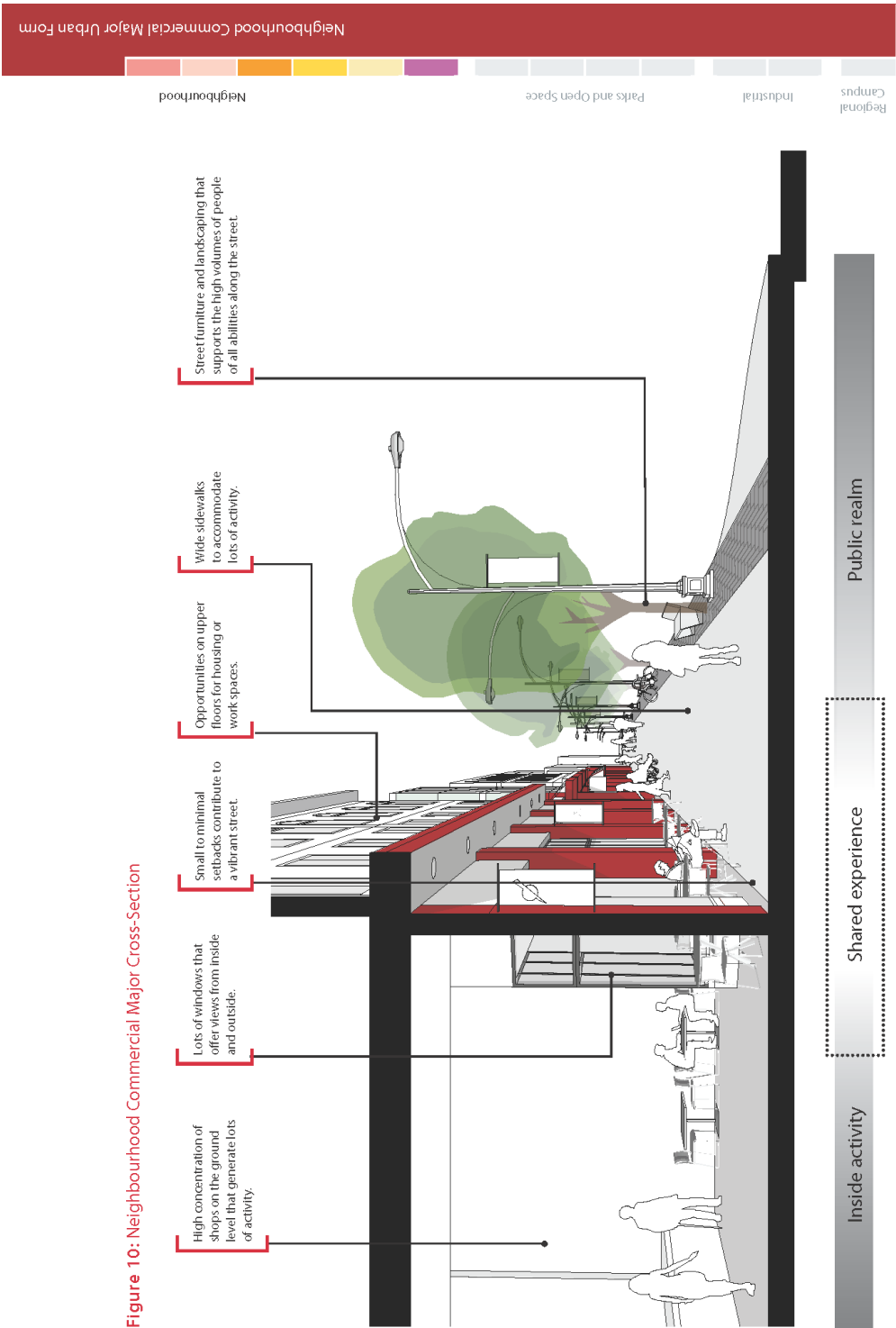
Figure 9:
Neighbourhood Commercial Major
Urban Form

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2.2 Neighbourhood Commercial Major Policies

- a. In a **local area plan**, Neighbourhood Commercial Major should identify areas of a community that will have the following characteristics relative to other areas of the community:
 - i. the highest concentrations of shops and services;
 - ii. more varied destinations and uses that attract people;
 - iii. more transit service and **infrastructure**; and,
 - iv. the most **pedestrian** movement along the street.
- b. Neighbourhood Commercial Major areas are likely to include **Main Streets, Activity Centres, core zones in transit-oriented development** areas, **transit station** areas and other areas of high activity.
- c. Development in Neighbourhood Commercial Major areas should provide:
 - i. the most destinations at street level, relative to other areas of the community, to encourage activity;
 - ii. a continuous **street wall** edge with a frequent rhythm of entries, windows and architectural features that provides the highest level of visual interest for **pedestrians**, relative to other areas of the community. Small breaks in the **street wall** edge may occur where publicly-accessible amenity space, such as plazas or pocket parks are provided;
 - iii. the most windows, doors or openings on ground floors that increase transparency and interaction; and,
 - iv. primarily hard landscaping to ensure an ease of accessibility complemented by high quality soft landscaping located to support **pedestrian** comfort.
- d. Neighbourhood Commercial Major areas support housing and offices on:
 - i. upper floors of mixed-use buildings; and,
 - ii. the ground floor of building frontages that are not identified with the Active Frontage or Commercial Flex policy modifiers.

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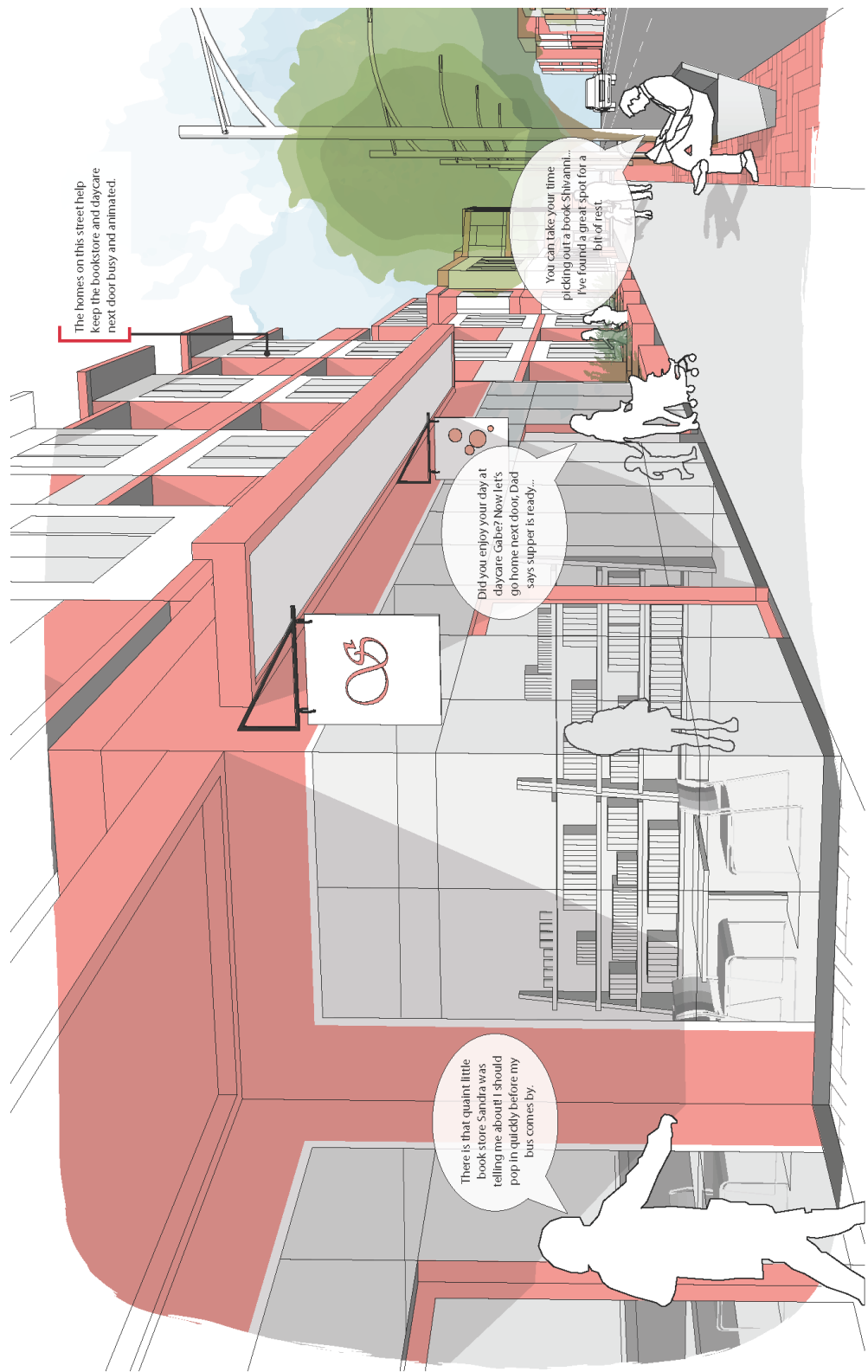


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2 Planning Great Communities for Everyone

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2 Planning Great Communities for Everyone

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Neighbourhood Commercial Minor

Areas identified as Neighbourhood Commercial Minor should function as secondary commercial areas in communities, attract community-wide and local visitors and have a moderate to high concentration of destinations. These areas are characterized by moderate activity. A variety of uses are appropriate on upper floors of mixed-use buildings, such as housing and offices.

Applicable Policy Modifiers

- 1 Active Frontage
- 2 Commercial Flex
- 4 Parks and Open Space Frontage
- 5 Vehicle-Oriented
- 6 Comprehensive Planning Site

Scale Modifiers

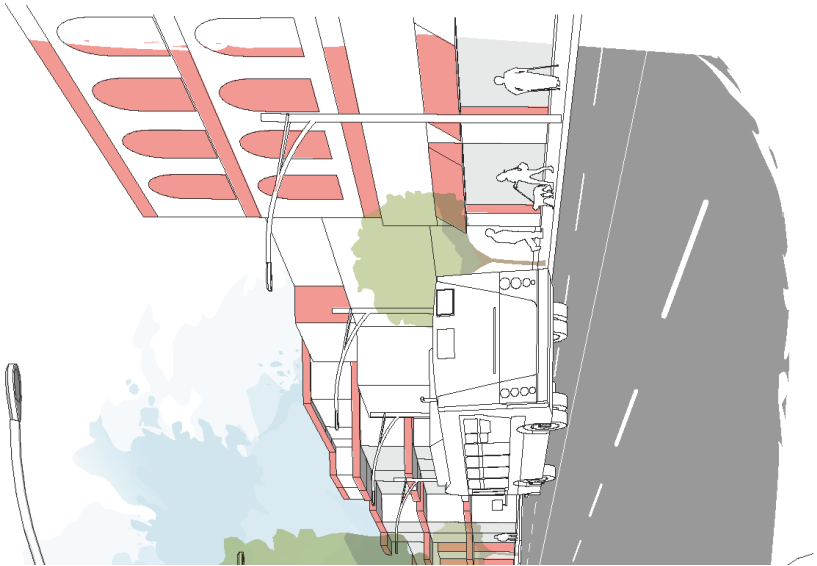


Figure 11:
Neighbourhood Commercial Minor
Urban Form

Guidebook for Great Communities

2.3 Neighbourhood Commercial Minor Policies

- a. In a **local area plan**, Neighbourhood Commercial Minor should identify areas of a community that will have the following characteristics relative to other Neighbourhood Commercial areas of the community:
 - i. moderate concentrations of shops and services;
 - ii. more varied destinations and uses that accommodate the gathering of people;
 - iii. some transit service and **infrastructure**; and,
 - iv. moderate **pedestrian** movement along the street.
- b. Neighbourhood Commercial Minor should identify areas within a community that are a focus of both community-wide and local commercial activity, which may not be identified on the Urban Structure Map in the **Municipal Development Plan**.
- c. Development in Neighbourhood Commercial Minor areas should provide:
 - i. a variable frequency of uses and units facing the street on the ground floor of a building;
 - ii. a **street wall** edge with a rhythm of entries, windows and architectural features that provides a mix of more intense and less intense levels of visual interest for **pedestrians**;
 - iii. a **street wall** with an edge that may have small gaps between street frontages to allow for amenity space or **pedestrian** connections;
 - iv. moderate to significant volume of windows, doors or openings on ground floors that increase transparency and interaction; and,
 - v. primarily hard landscaping to ensure an ease of accessibility complemented by high quality soft landscaping located to support **pedestrian** comfort.
- d. Neighbourhood Commercial Minor areas support housing and offices on:
 - i. upper floors of mixed-use buildings; and,
 - ii. the ground floor of building frontages that are not identified with the Active Frontage or Commercial Flex policy modifiers.

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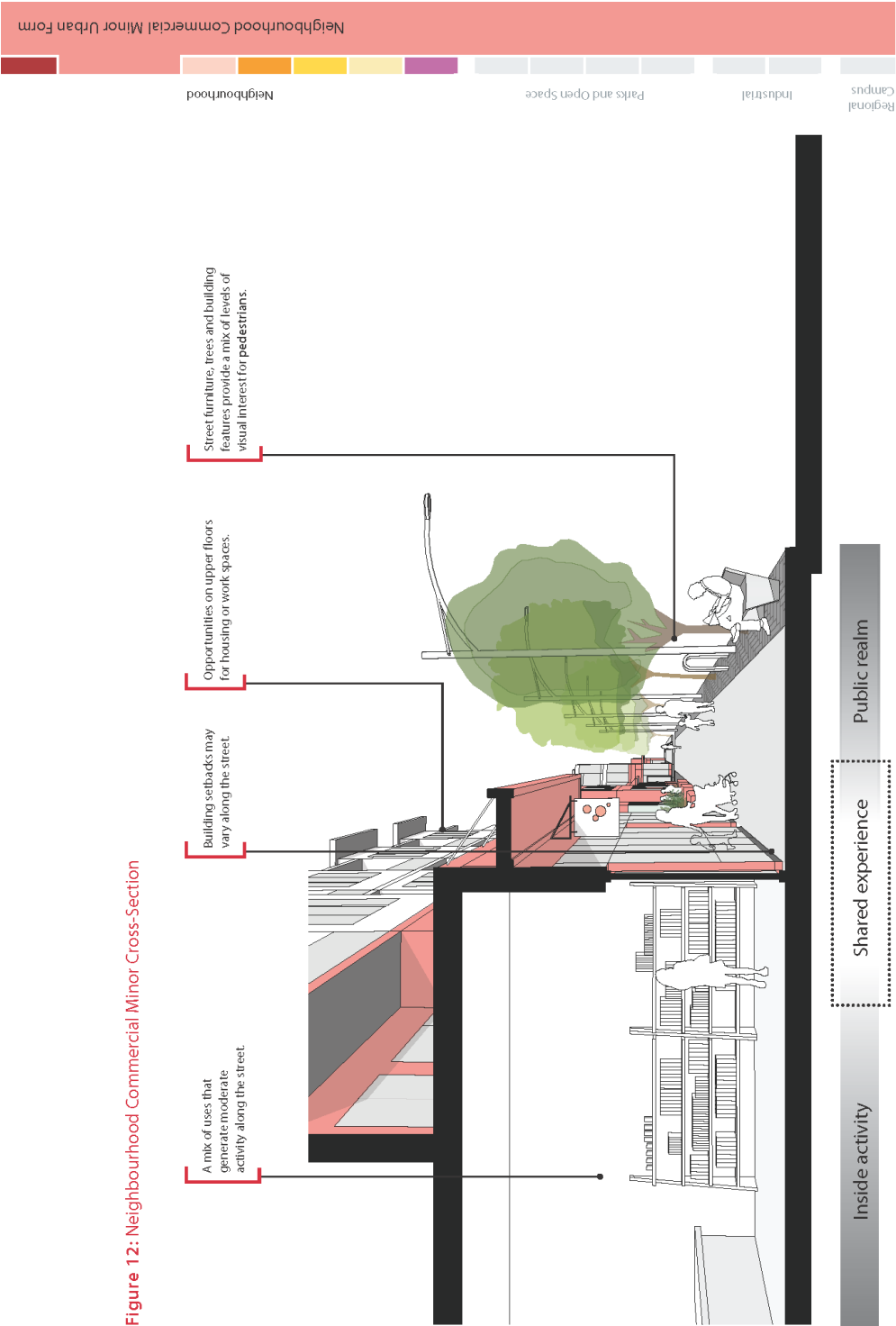
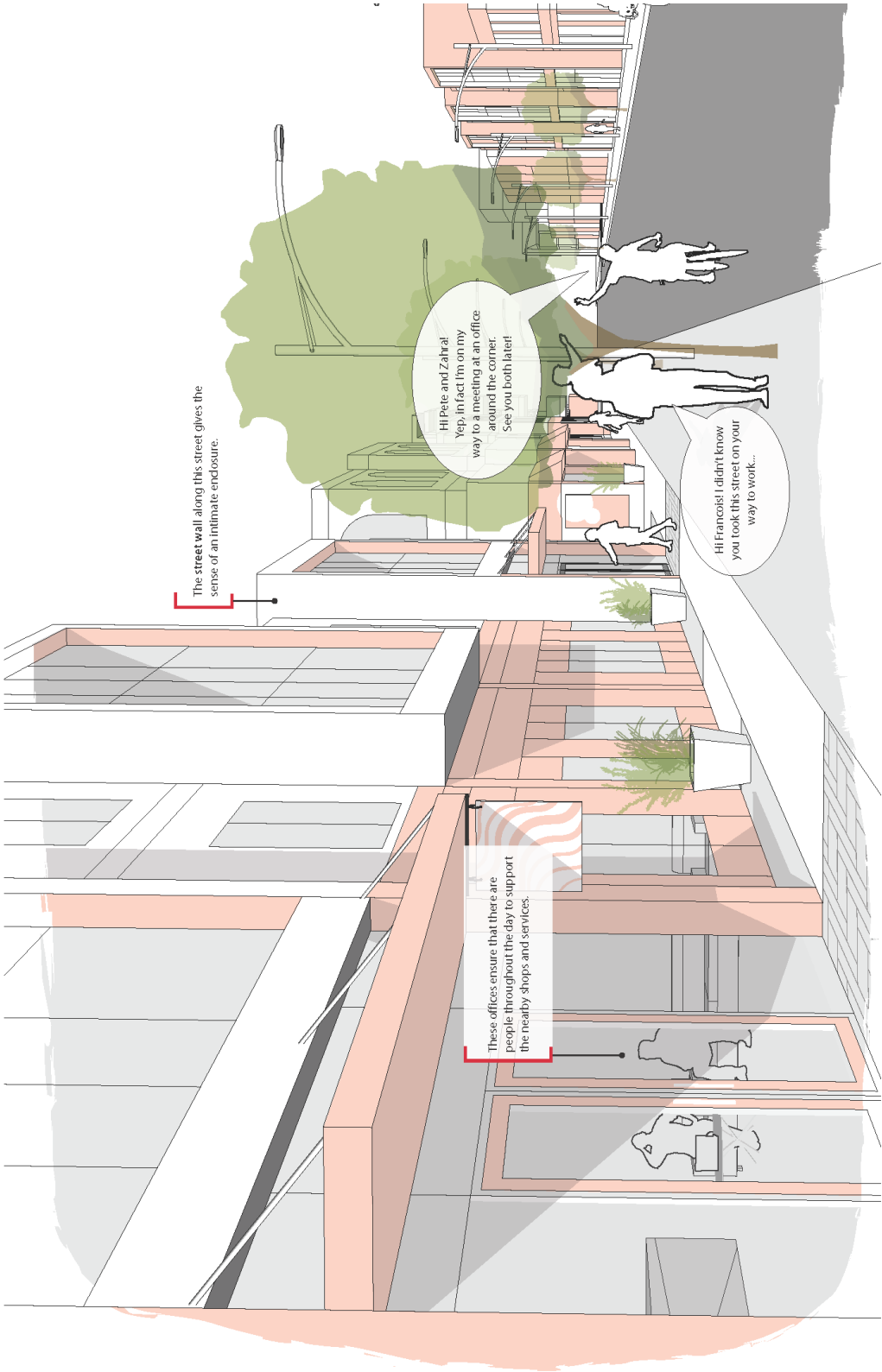


Figure 12: Neighbourhood Commercial Minor Cross-Section

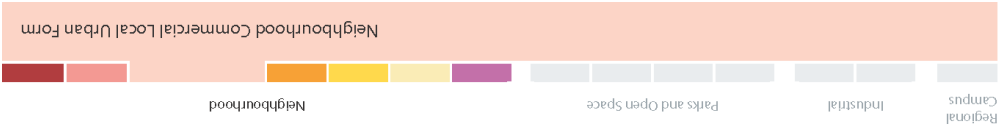
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Neighbourhood Commercial Local

Neighbourhood Commercial Local areas are characterized by smaller, local or destination commercial uses that generate less activity, like convenience retail, offices or personal services. These areas are good locations for clean industrial uses, such as small-scale manufacturing, research or servicing. The businesses in these areas are more likely to be local or attract specific clientele. A variety of uses are appropriate on upper floors of mixed-use buildings, such as housing and offices.

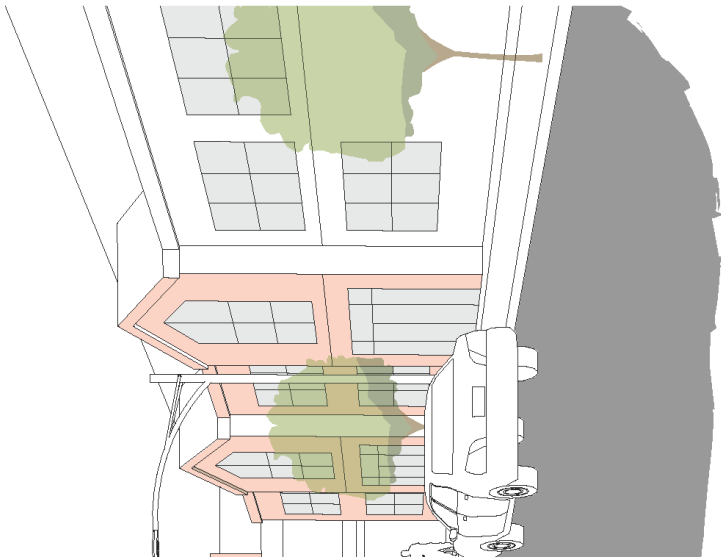
Applicable Policy Modifiers

- 4 Parks and Open Space Frontage
- 5 Vehicle-Oriented
- 6 Comprehensive Planning Site

Scale Modifiers



Figure 13:
Neighbourhood Commercial Local
Urban Form



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2.4 Neighbourhood Commercial Local Policies

- a. In a **local area plan**, Neighbourhood Commercial Local should identify areas of a community that will have the following characteristics relative to other Neighbourhood Commercial areas:
 - i. low and primarily local **pedestrian** movement along the street; and,
 - ii. a mix of uses that may be less active and that support the higher activity levels in adjacent Neighbourhood Commercial Major and Minor areas.
- b. Areas identified as Neighbourhood Commercial Local should be located to generally perform a supportive role adjacent to Neighbourhood Commercial Major or Minor areas in a community.
- c. Development in Neighbourhood Commercial Local areas should provide:
 - i. opportunities for commercial uses that generate less activity, relative to other Neighbourhood Commercial areas, such as offices, personal services, or small-scale manufacturing;
 - ii. a variable frequency of uses and units facing the street on the ground floor of a building, where some façades may have a more limited or moderate frequency, relative to other Neighbourhood Commercial areas;
 - iii. a **street wall** with an edge that may have small to moderate gaps between street frontages;
 - iv. moderate to significant volume of windows, doors or openings on ground floors that increase transparency and interaction. Windows on ground floors may be less frequent than in other Neighbourhood Commercial areas and some, but not all, windows may be obscured.
 - v. a **street wall** edge with a rhythm of entries, windows and architectural features that provides some visual interest for **pedestrians**; and,
 - vi. primarily hard landscaping to ensure an ease of accessibility and high quality soft landscaping located to support **pedestrian** comfort.
- d. Neighbourhood Commercial Local areas support housing and offices along the street and on upper floors of mixed-use buildings.

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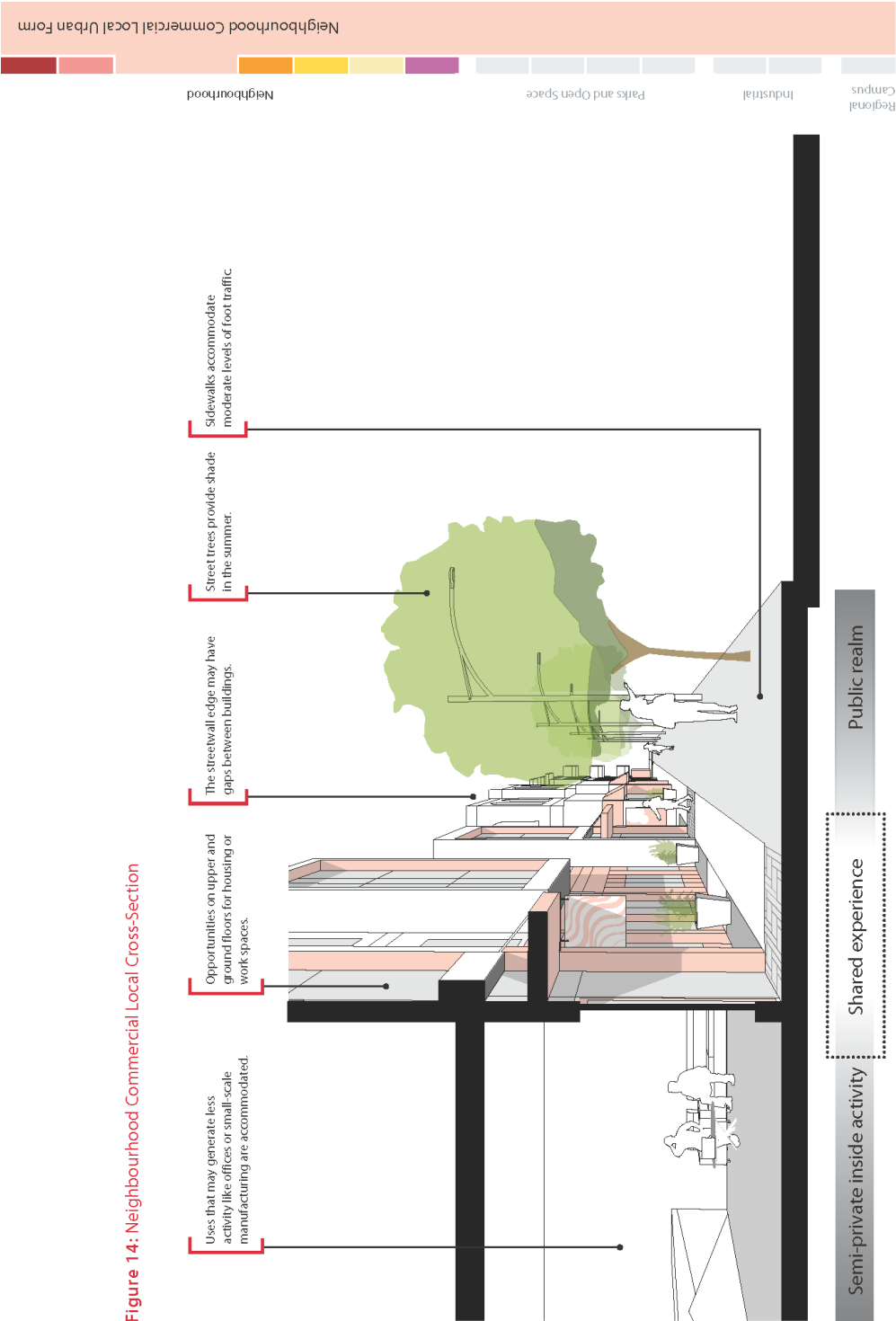


Figure 14: Neighbourhood Commercial Local Cross-Section

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HOUSING URBAN FORM CATEGORIES

Neighbourhood Housing areas are where people mostly have their homes. The dominant **built form** that defines the experience in Neighbourhood Housing urban form categories is residential and requires a stronger delineation between private and public space. Development in these categories will typically have more soft landscaped spaces relative to Neighbourhood Commercial.

It is important that housing-focused areas have a number and variety of houses to accommodate enough people to support and help generate the levels of activity in nearby Neighbourhood Commercial areas. In some situations, the densities and building heights in housing-focused areas may be higher than in adjacent commercially-focused areas. All housing-focused areas are appropriate for a range of housing that meet the needs of people of diverse means, ages and abilities.

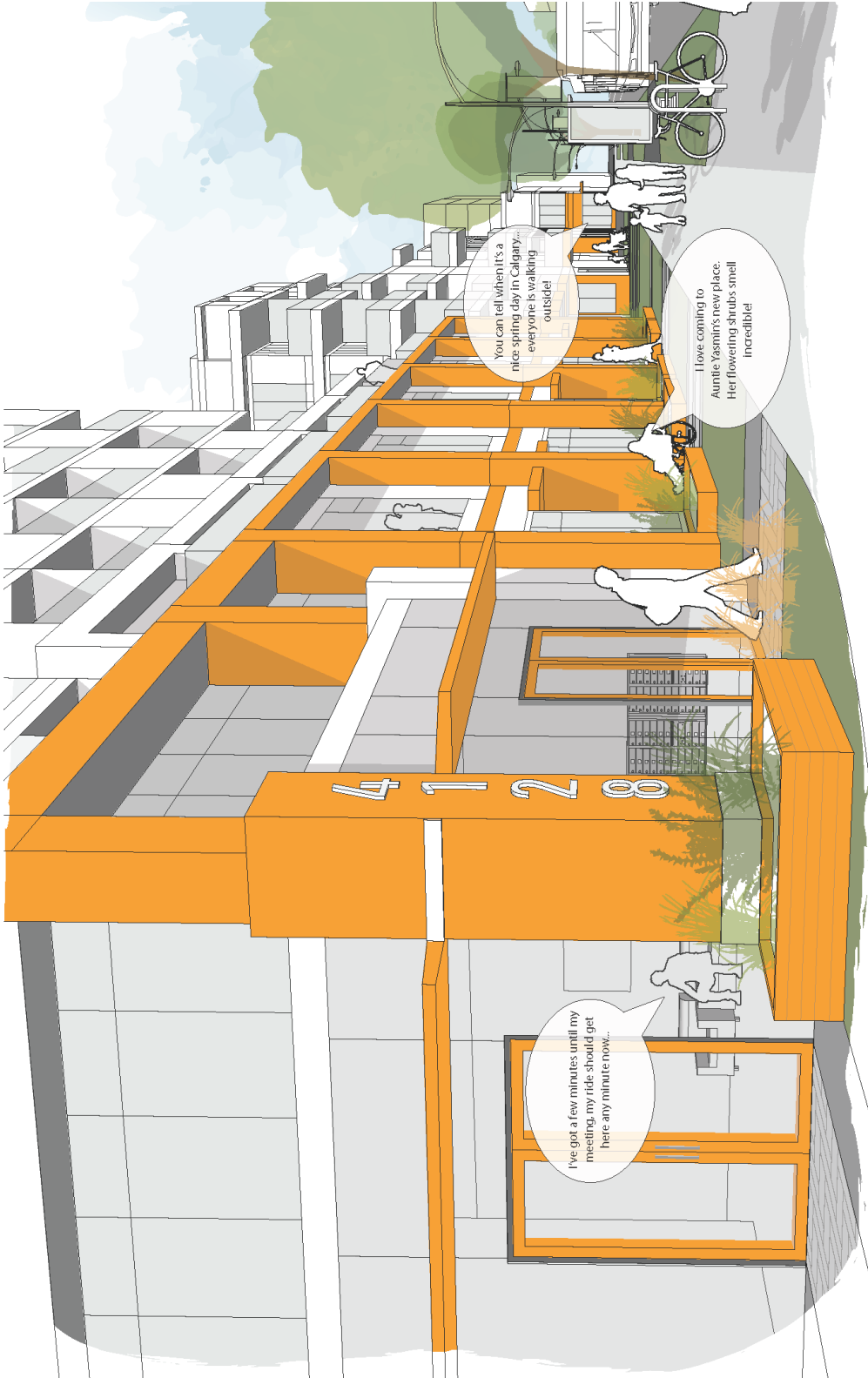
There may also be some places in Neighbourhood Housing areas for people to work, gather, eat, play and get what they need or want. These commercial activities will generally be located on corners where higher activity streets meet or in areas identified with the Commercial Cluster policy modifier. Peoples' homes will also offer opportunities for them to carry out a range of work activities at different intensities, including such things as home offices, child care and small-scale manufacturing.

Neighbourhood Housing is sub-categorized into three urban form categories based on their relative activity levels and characteristics, as per policies 2.5, 2.6 and 2.7.

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Neighbourhood Housing Major

Neighbourhood Housing Major areas will have the most activity, or potential for activity, and may have the most residents relative to other housing-focused areas of the community. These areas are the housing-focused areas that are most likely to have supporting commercial activities.

Applicable Policy Modifiers

- 3 Commercial Cluster
- 4 Parks and Open Space Frontage
- 5 Vehicle-Oriented
- 6 Comprehensive Planning Site

Scale Modifiers

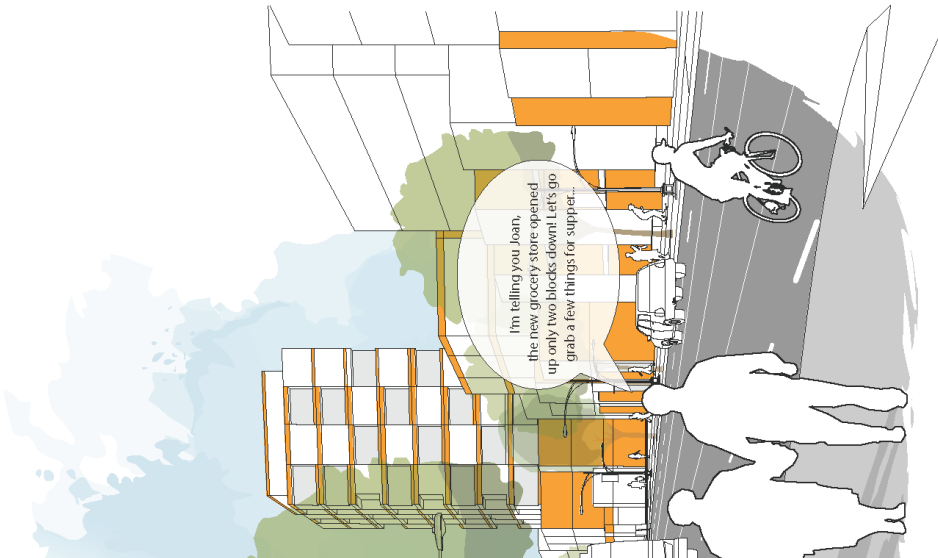


Figure 16:
Neighbourhood Housing Major
Urban Form

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2 Planning Great Communities for Everyone

Guidebook for Great Communities

2.5 Neighbourhood Housing Major Policies

- a. In a **local area plan**, Neighbourhood Housing Major should identify areas of a community that will have the following characteristics relative to other Neighbourhood Housing areas of the community:
 - i. more transit service and **infrastructure**;
 - ii. the highest volume of **pedestrian** movement; and,
 - iii. **pedestrian** routes that support a higher volume of movement.
- b. Neighbourhood Housing Major areas are the most likely to have commercial opportunities relative to other Neighbourhood Housing areas of the community.
- c. Development in Neighbourhood Housing Major areas should:
 - i. be of an appropriate density to support nearby Neighbourhood Commercial areas;
 - ii. accommodate commercial activities, typically of a smaller scale than found in nearby commercially-focused areas, integrated in a mixed-use building or stand-alone;
 - iii. accommodate some regional commercial activities that complement local needs, such as a grocery store or pharmacy, integrated in a mixed-use building or stand-alone; and,
 - iv. have a mix of hard and soft landscaping that is located to support **pedestrian** comfort and delineate the transition from the **public realm** to private realm.

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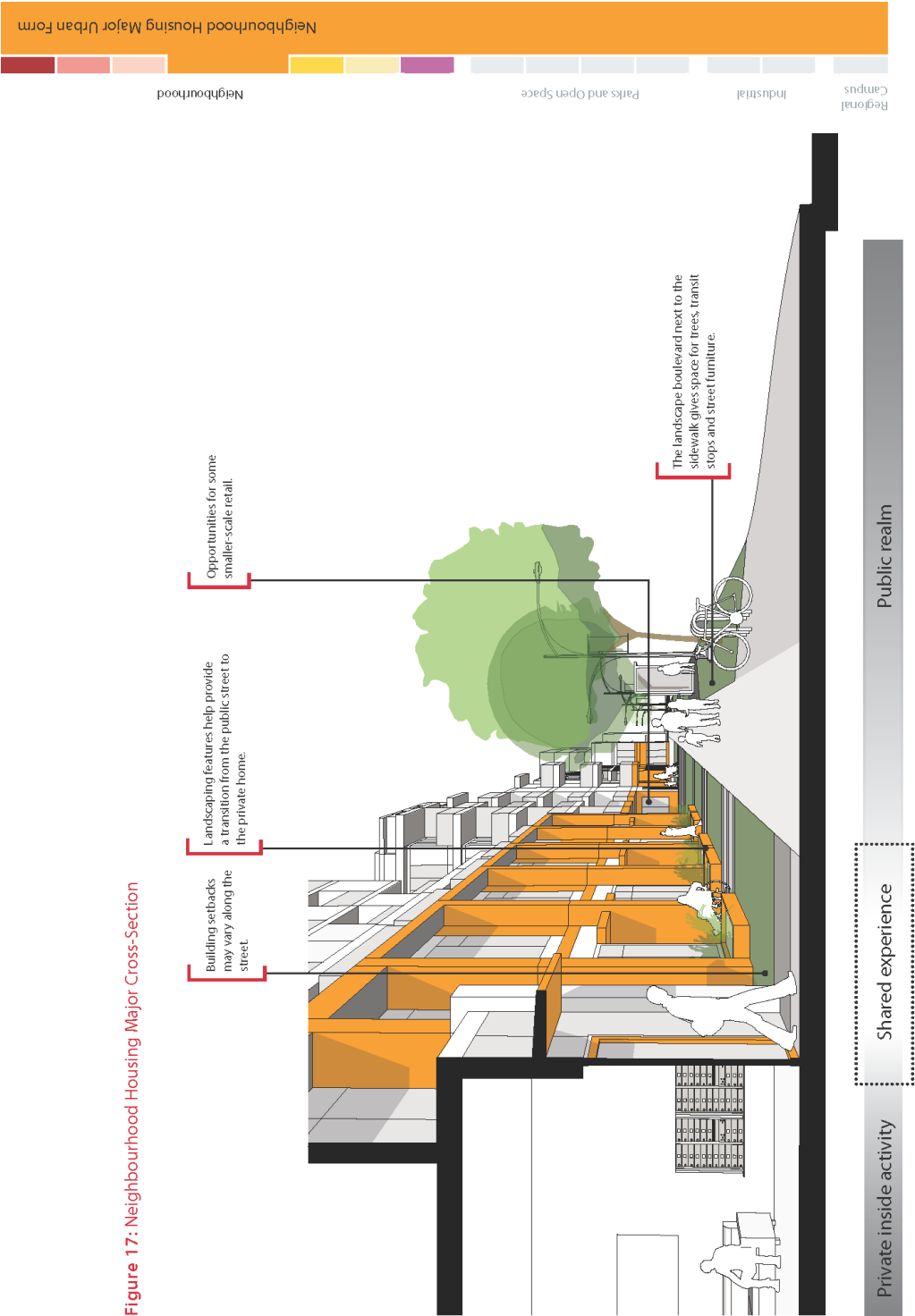
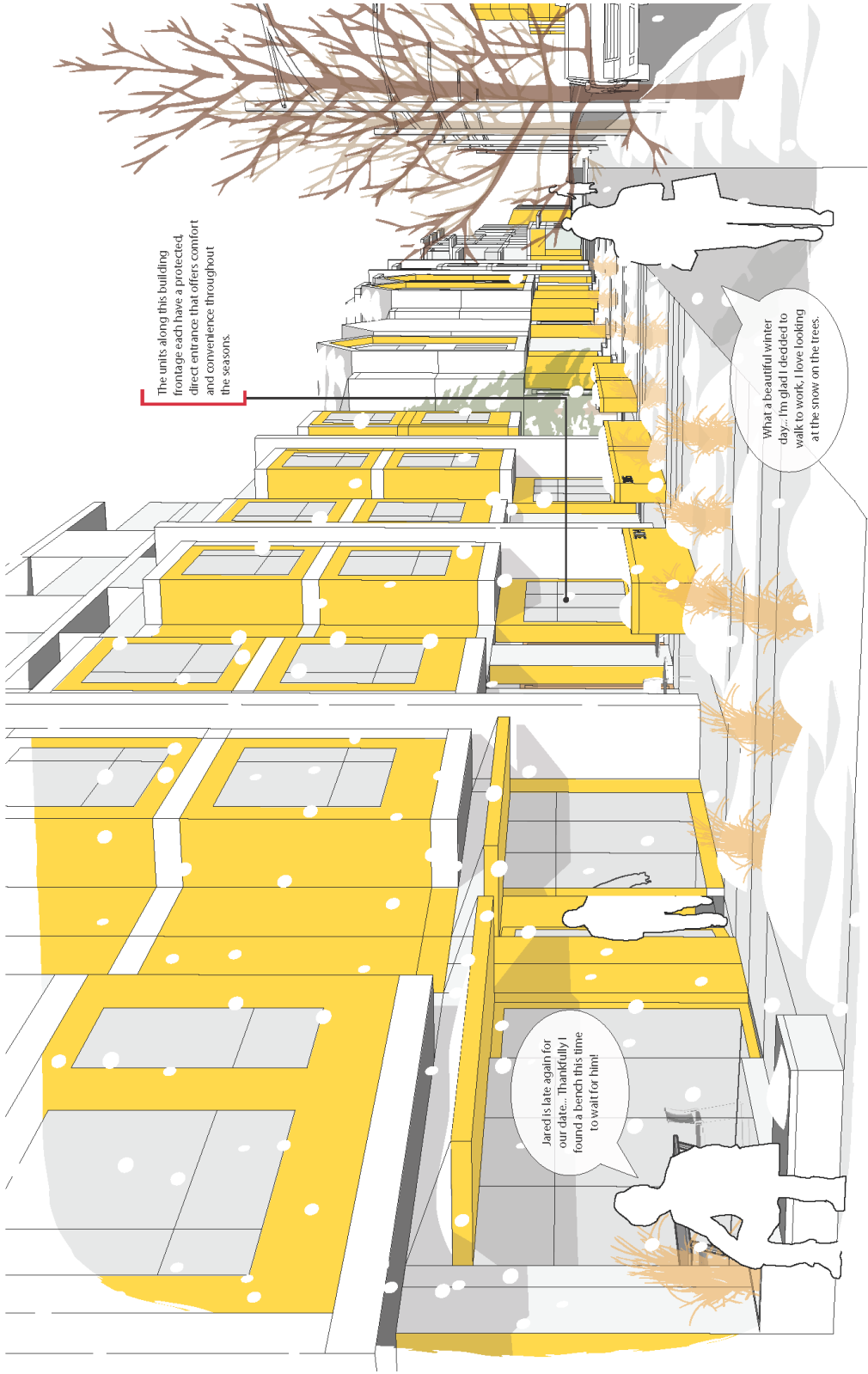


Figure 17: Neighbourhood Housing Major Cross-Section

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Neighbourhood Housing Minor

Neighbourhood Housing Minor areas will have moderate pedestrian activity, or potential for activity, relative to other housing focus areas of the community. These areas house people typically along busier neighbourhood streets and secondary transit corridors. Neighbourhood Housing Minor areas may support limited commercial activities that are intended to serve nearby residents.

Applicable Policy Modifiers

- 3 Commercial Cluster
- 4 Parks and Open Space Frontage
- 5 Vehicle-Oriented
- 6 Comprehensive Planning Site

Scale Modifiers



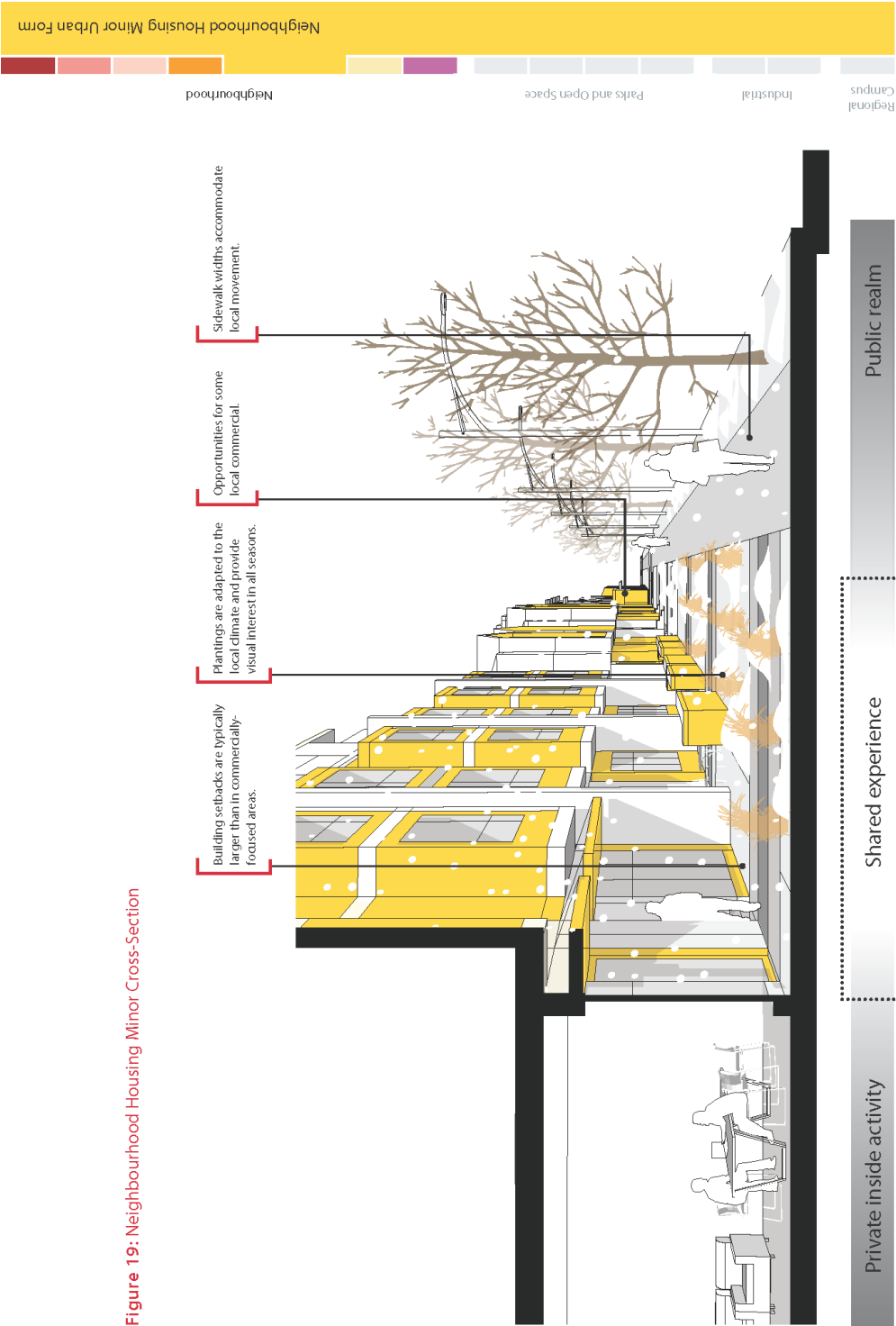
Figure 18:
Neighbourhood Housing Minor
Urban Form

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2.6 Neighbourhood Housing Minor Policies

- a. In a **local area plan**, Neighbourhood Housing Minor should identify areas of a community that will have the following characteristics, relative to other Neighbourhood Housing areas of the community:
 - i. local transit service and **infrastructure**;
 - ii. moderate volumes of **pedestrian** activity; and,
 - iii. **pedestrian** routes that support a moderate volume of movement.
- b. Neighbourhood Housing Minor areas may provide important connections within and between communities.
- c. Development in Neighbourhood Housing Minor areas should:
 - i. be of an appropriate density to support nearby Neighbourhood Commercial areas;
 - ii. support some small- to medium-scale local commercial opportunities to service nearby residents, integrated in a mixed-use building or stand-alone;
 - iii. have building setbacks with yards that have higher proportions of soft landscaping to delineate the transition from the **public realm** to private realm. Some hard landscaping should be incorporated to ensure ease of accessibility.

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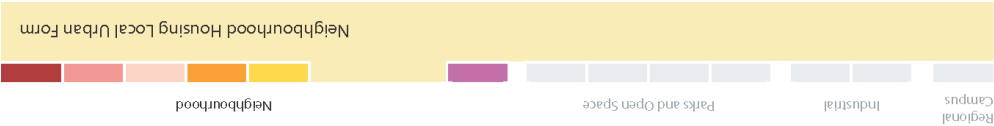
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Neighbourhood Housing Local

Neighbourhood Housing Local areas serve the people who live there. These areas will have the strongest delineation between private and public space and landscaped areas such as soft landscaped yards and patios. These areas will be primarily residential at various scales, and may support commercial uses that primarily serve people living in the immediate area, such as a barber shop or small convenience store.

Applicable Policy Modifiers

- 3 Commercial Cluster
- 4 Parks and Open Space Frontage
- 5 Vehicle-Oriented
- 6 Comprehensive Planning Site

Scale Modifiers

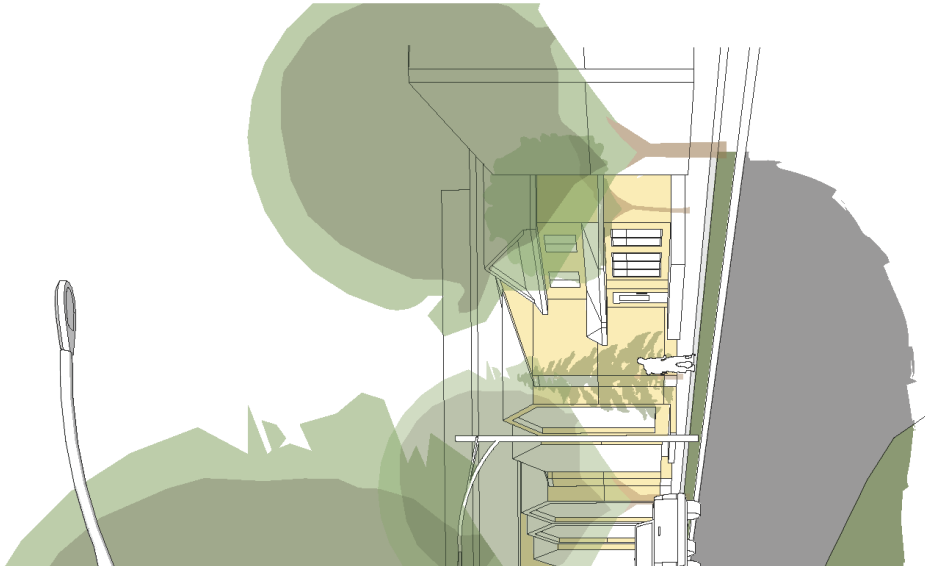


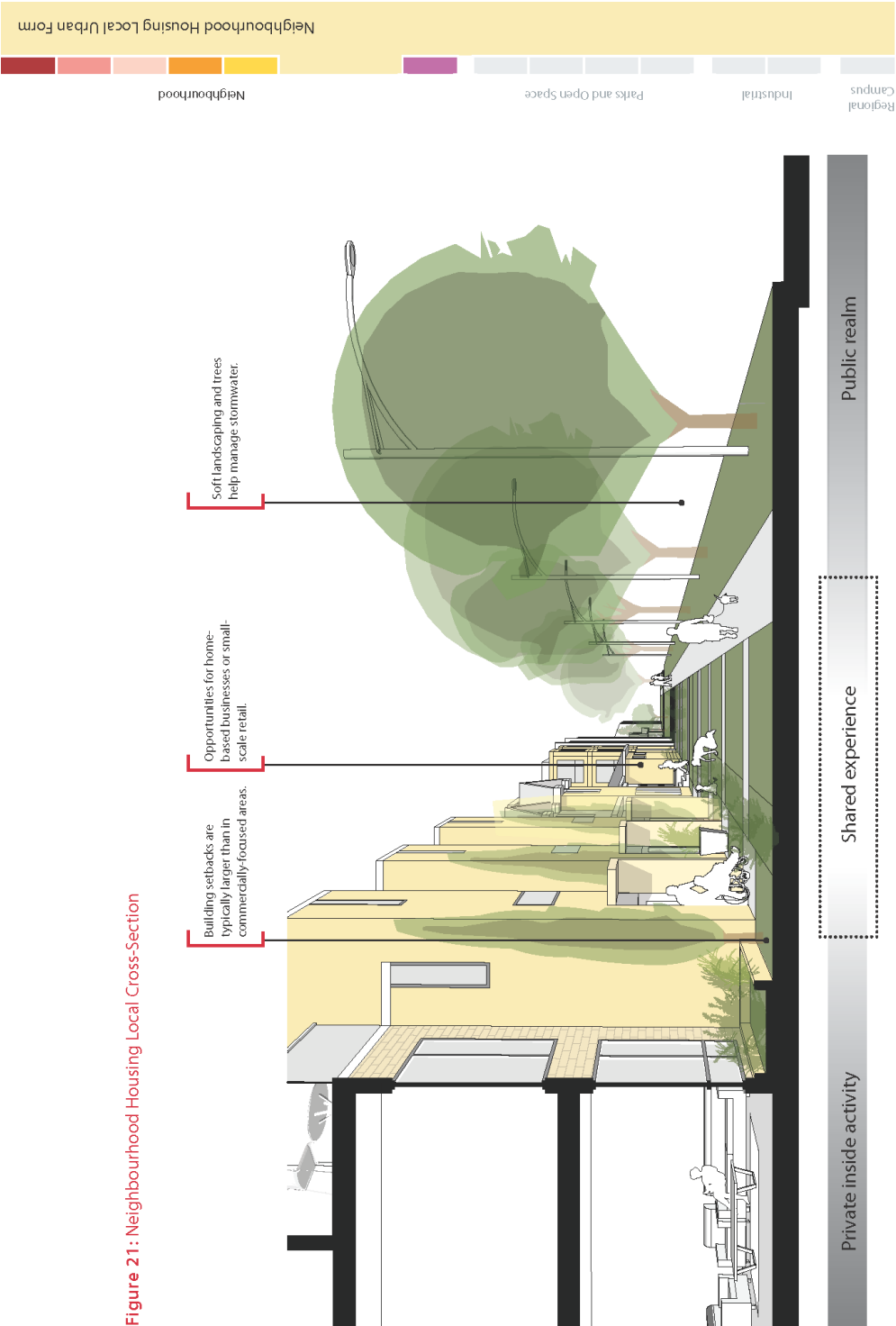
Figure 20:
Neighbourhood Housing Local
Urban Form

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2.7 Neighbourhood Housing Local Policies

- a. In a **local area plan**, Neighbourhood Housing Local should identify areas of a community that will have the following characteristics, relative to other Neighbourhood Housing areas of the community:
 - i. lowest volumes of **pedestrian** activity;
 - ii. primarily local visitation and use; and,
 - iii. **pedestrian** routes that support a lower volume of movement.
- b. Areas identified as Neighbourhood Housing Local will sometimes have higher residential densities, but have the least opportunity for commercial uses relative to other Neighbourhood Housing categories.
- c. Development in Neighbourhood Housing Local areas should:
 - i. be of an appropriate scale to support nearby Neighbourhood Commercial areas;
 - ii. support home-based occupations;
 - iii. support limited small-scale commercial opportunities appropriate to service nearby residents, integrated in a mixed-use building or stand-alone; and,
 - iv. have building setbacks with soft landscaping that is located to support **pedestrian** comfort and provide the strongest delineation between **public realm** to private.

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INDUSTRIAL TRANSITION URBAN FORM CATEGORIES

Neighbourhood Industrial Transition areas provide an opportunity for people to mix living and working spaces, typically located in transition areas between Neighbourhood and Industrial areas. Neighbourhood Industrial Transition areas should balance vehicular access and goods movement with safe and convenient **pedestrian**, cycling and transit connections.

While it is beneficial to see industrial areas evolve over time to sustain their economic vitality, careful consideration should be given to how, where and when other land uses are introduced into industrial areas. The residential, office and commercial activities allowed in the Neighbourhood Industrial Transition category result in higher land costs. The extent of Neighbourhood Industrial Transition areas should be limited to maintain a land base in Industrial areas that supports and attracts primary industrial activities.

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Figure 22: Neighbourhood Industrial Urban Form Categories



Neighbourhood Industrial Transition

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Neighbourhood Industrial

Neighbourhood Industrial Transition areas in a community combine light industrial working spaces with living spaces in a setting that includes office and small- and medium-format retail. Neighbourhood Industrial Transition provides a strategic transition from Industrial General areas to Neighbourhood Housing or Commercial areas, where light industrial and small-scale manufacturing with minimal off-site impacts are vertically- or horizontally-mixed with housing. These areas may have begun to appear organically, but should be strategically identified through a local area planning process.

Applicable Policy Modifiers

- 4 Parks and Open Space Frontage
- 5 Vehicle-Oriented
- 6 Comprehensive Planning Site

Scale Modifiers

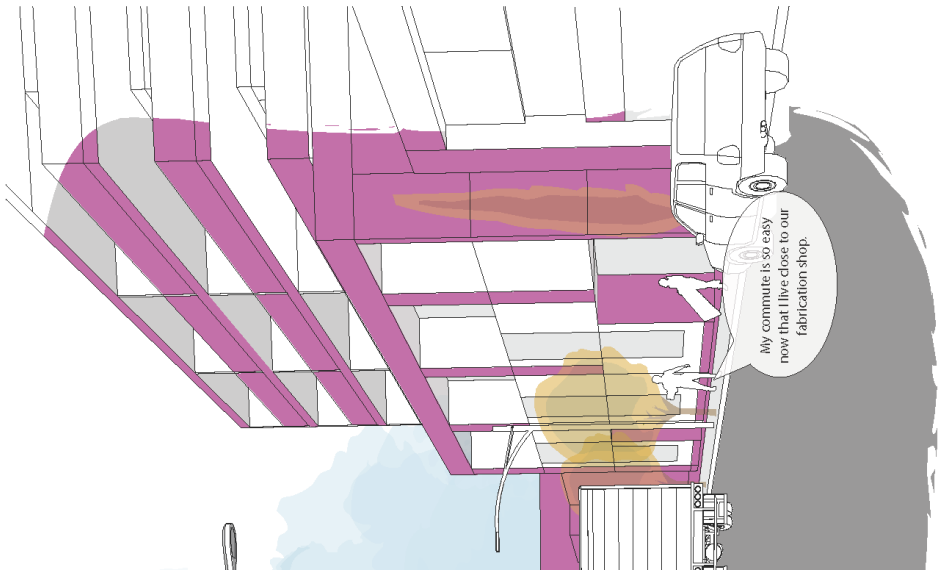


Figure 23:
Neighbourhood Industrial Transition
Urban Form

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2.8 Neighbourhood Industrial Transition Policies

- a. In a **local area plan**, Neighbourhood Industrial Transition should identify areas of a community that will have the following characteristics, relative to Industrial areas:
 - i. small parcel sizes;
 - ii. no off-site impacts;
 - iii. high-quality **pedestrian**, cycling and transit connections to adjacent Neighbourhood Housing and Commercial areas; and,
 - iv. integrated industrial and residential spaces.
- b. Neighbourhood Industrial Transition should be located between Industrial General areas and Neighbourhood Housing or Commercial areas to provide a transition.
- c. Neighbourhood Industrial Transition should be limited to strategic locations to minimize loss of the land base in Industrial areas.
- d. Neighbourhood Industrial Transition areas should provide strong **pedestrian** and cycling routes and frequent and convenient transit service, while also providing connections to local and regional goods movement corridors.
- e. Development in Neighbourhood Industrial Transition should:
 - i. combine industrial working spaces with housing;
 - ii. fully enclose activities in a building with very limited outside storage of material or products;
 - iii. produce minimal heat, odour, dust, vibration, light or waste impacts that are disruptive to adjacent uses; and,
 - iv. provide high-quality landscaping.
- f. These areas should accommodate office and small- to medium-format **retail**.
- g. Development in Neighbourhood Industrial Transition is encouraged to:
 - i. incorporate loading areas that are flexible and can accommodate delivery using passenger-scale vehicles or bicycles and do not negatively impact **pedestrian** movement; and,
 - ii. enable live-work and **work-live** units.

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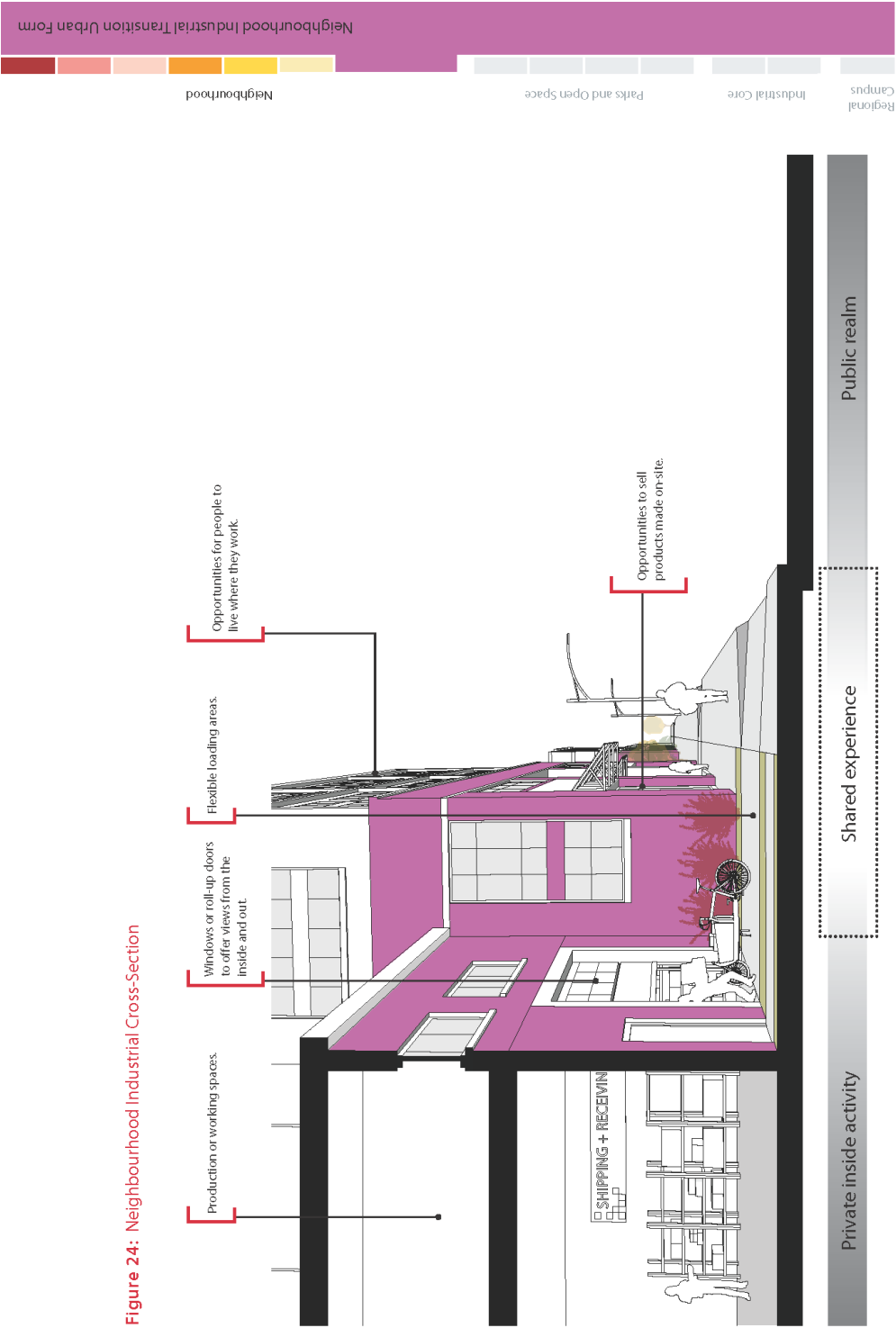


Figure 24: Neighbourhood Industrial Cross-Section

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Parks and Open Space Purpose

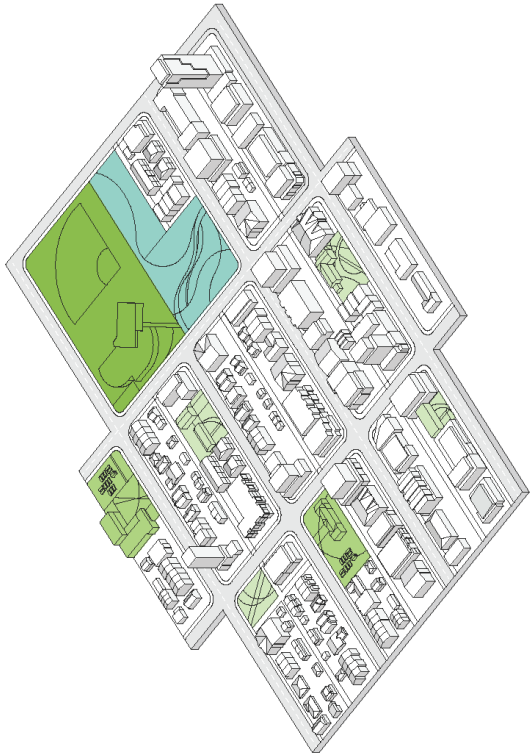
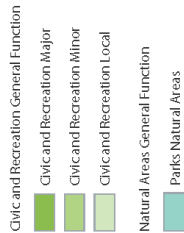
Parks and Open Space areas serve important ecological, civic and recreational functions in the city. These areas form the heart of our communities and make our city one of the most livable in the world.

Planning for parks and recreation facilities supports a high quality of life in Calgary's communities by promoting active lifestyles, supporting social connection and mental health, protecting important ecological systems and building healthy communities. Parks and Open Space areas provide a range of opportunities for people to play, relax, recreate and connect with nature. These areas also support Calgary's resiliency by helping to mitigate climate change and adapt to its effects.

The Parks and Open Space urban form categories will help identify hubs for civic and recreation activity or ecological function within communities and sites that may be candidates for future investment. They are essential parts of a community and including them in the conversation about community structure helps to define complementary urban form categories nearby.

Parks and Open Space categories should be applied in conjunction with policies 2.32, 3.14 and 3.15.

Figure 25: Parks and Open Space Purpose Urban Form Categories

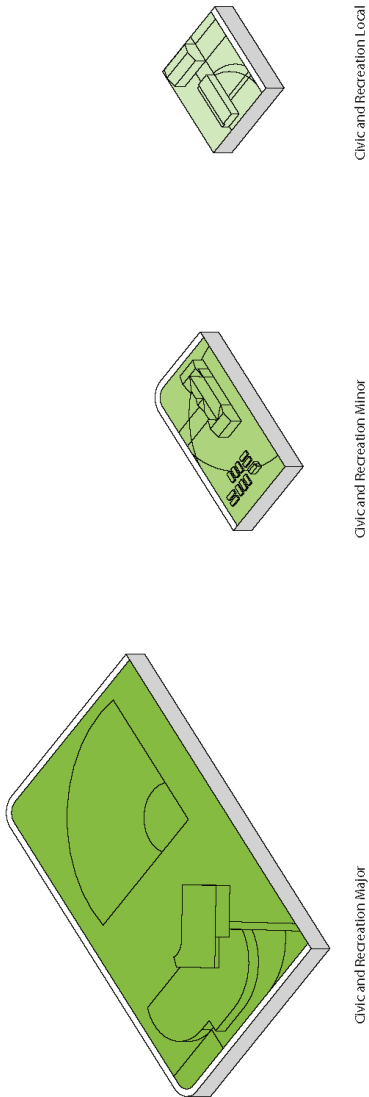


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CIVIC AND RECREATION URBAN FORM CATEGORIES

The three Civic and Recreation categories identify parks and open space that provide, or are intended to provide, facilities and programming for recreational, community or civic uses. These are parks or open space sites that often accommodate active facilities and opportunities for passive enjoyment. Recreation includes all of those activities in which an individual chooses to participate in their leisure time and is not confined solely to sports and physical recreation programs but includes artistic, creative, cultural, social and intellectual activities. Civic uses may include learning, worship, political engagement and maintenance facilities and operations. Recreational, community, cultural or civic uses that are contained indoors and are integrated entirely into an urban environment, such as indoor recreation centres or urban performance spaces, need not be identified as a Civic and Recreation category, and may be located within Neighbourhood areas.

Figure 26: Parks Civic and Recreation Urban Form Categories



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Parks Civic and Recreation Major

Parks Civic and Recreation Major areas are, or will become, city-wide destinations. Parks and open spaces identified as this category tend to be larger in area and include amenities that support higher volumes of users. These are sites that may be of cultural importance or unique character, and would generally include programmed facilities or significant amenities such as large schools, major civic plazas, art facilities, sport facilities, regional recreation centres, libraries and similar. Because of the high activity associated with this urban form category, opportunities for complementary intensification adjacent to these areas should be identified and explored during local area planning.

2.9 Parks Civic and Recreation Major Policies

- a. In a local area plan, the Parks Civic and Recreation Major urban form should identify parks and open spaces that have the following characteristics, relative to other Parks Civic and Recreation areas of the community:
 - i. the most activity or potential for activity;
 - ii. the largest facilities and amenities;
 - iii. the most significant historical, cultural, archaeological or indigenous sites;
 - iv. the most opportunity to incorporate commercial services that complement the general function of the area;
 - v. proximity to the most transit service or infrastructure; and,
 - vi. city-wide use and visitation.
 - b. Parks Civic and Recreation Major identifies parks and open space that are located to be accessible from all areas of the city.
 - c. Some parks and open space in this category may be appropriate in, or adjacent to, industrial areas if primary programming includes, or is intended to include, large community festivals, sporting events, cultural activities and special events that may generate higher volumes of traffic and off-site impacts.
 - d. Parks Civic and Recreation Major areas should:
 - i. support a broad range of recreation, civic and cultural opportunities to meet the needs of an increasingly diverse city;
- ii. provide recreational and civic opportunities for all people in all seasons;
 - iii. accommodate various types of physical, creative, social and cultural skill development;
 - iv. be connected to the community and the rest of the city by active transportation options;
 - v. foster community cohesion and cultural vitality;
 - vi. support mental health and physical well-being;
 - vii. provide adaptable spaces and amenities that support a variety of activities;
 - viii. enable the integration of multiple uses that support the primary function of the site;
 - ix. use climate resilient plantings including native and locally adaptive species; and,
 - x. be connected to other parks and open space areas by pedestrian, cyclist and transit routes.
- e. Parks Civic and Recreation Major areas should consider accommodating:
- i. larger community festivals, multi-cultural activities and special events by providing adequate servicing, access, space and facilities; and,
 - ii. commercial services that complement the primary function of the site.



Photo: Examples of Parks Civic and Recreation Major Urban Form

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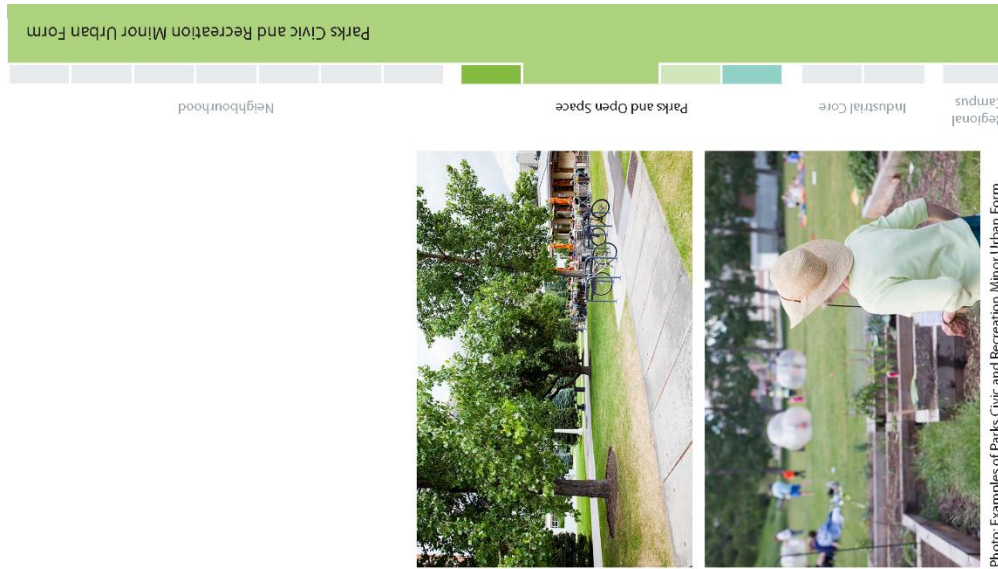


Photo: Examples of Parks Civic and Recreation Minor Urban Form

Parks Civic and Recreation Minor

Parks Civic and Recreation Minor identifies parks or open spaces that generally include programmed facilities or amenities such as smaller schools, community buildings, gathering spaces, soccer fields, playgrounds, dog parks and similar. Parks and open spaces identified as this category are generally smaller in area than Parks Civic and Recreation Major areas, and will include amenities that serve higher volumes of local users, but generate less overall activity. Because of the moderate activity associated with this urban form, opportunities for complementary intensification adjacent to these areas should be identified and explored during local area planning.

2.10 Parks Civic and Recreation Minor Policies

- a. In a local area plan, Parks Civic and Recreation Minor should identify parks and open spaces that will have the following characteristics, relative to other Parks Civic and Recreation areas of the community:
 - i. moderate activity and use;
 - ii. moderate opportunity to incorporate commercial services that complement the general function of the area
 - iii. access to moderate transit service or infrastructure; and,
 - iv. community-wide and local use.
- b. Parks should be located to maximize proximity for residents and visitors.
- c. Parks Civic and Recreation Minor areas should:
 - i. support a range of recreation, civic and cultural opportunities to meet the needs of an increasingly diverse city;
 - ii. provide recreational and civic opportunities for all people in all seasons;
- d. Parks Civic and Recreation Minor areas should consider accommodating:
 - i. smaller community festivals, multi-cultural activities and special events; and,
 - ii. commercial services that complement the primary function of the site.
- iii. provide amenities and opportunities that meet the needs of local residents in surrounding communities;
- iv. be connected to the community and the rest of the city by active transportation options;
- v. accommodate various types of physical, creative, social and cultural skill development;
- vi. foster community cohesion and cultural vitality;
- vii. provide adaptable spaces and amenities that support a variety of activities;
- viii. use climate resilient plantings, including native and locally adaptive species; and,
- ix. be connected to other parks and open space areas by pedestrian, cyclist and transit routes.

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Parks Civic and Recreation Local

Parks Civic and Recreation Local identifies parks or open spaces that serve a local or limited population. These are generally passive park spaces that are small in area with amenities to serve a smaller number of users. These areas may include small pocket parks, small playgrounds, unprogrammed open space or similar.

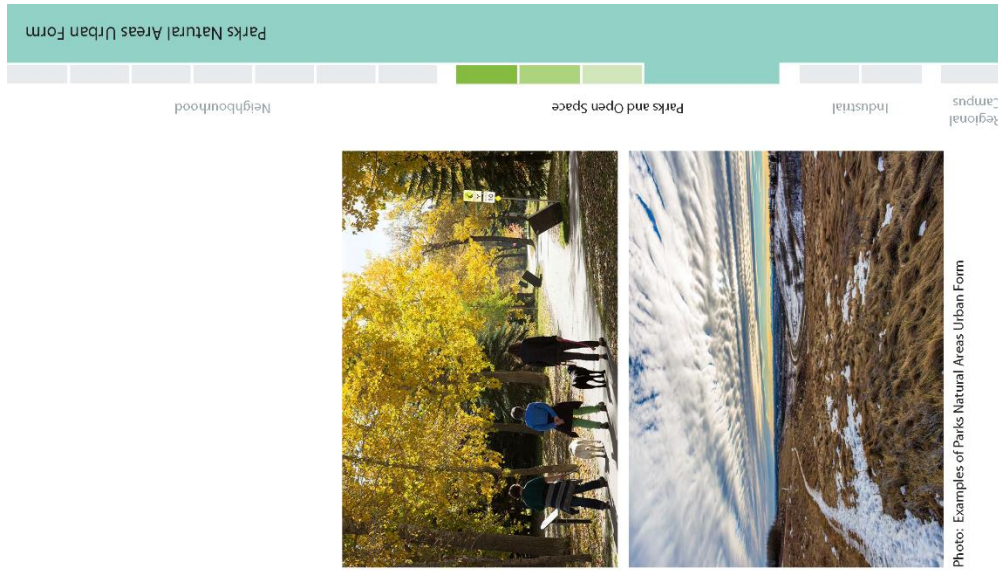
2.11 Parks Civic and Recreation Local Policies

- a. In a local area plan, Parks Civic and Recreation Local identifies parks and open spaces that will have the following characteristics, relative to other Parks Civic and Recreation areas of the community with:
 - i. low activity and use;
 - ii. limited facilities and amenities;
 - iii. limited opportunities to incorporate commercial services; and,
 - iv. primarily local visitation and use.
- b. Parks Civic and Recreation Local should be located in proximity to the local users whom they are intended to serve.
- c. Parks Civic and Recreation Local areas should:
 - i. provide local recreational and civic opportunities for all people in all seasons;
 - ii. provide amenities and opportunities that meet the needs of the local area;
 - iii. be accessible to the local area by pedestrian, cyclist and transit routes;
 - iv. foster community cohesion and cultural vitality;
 - v. accommodate small, local community gatherings, activities and special events;
 - vi. encourage adaptable spaces and amenities that support a variety of activities; and,
 - vii. use climate resilient plantings, including native and locally adaptive species.



Photo: Examples of Parks Civic and Recreation Local Urban Form

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NATURAL AREAS URBAN FORM CATEGORY

Natural areas in the city provide many benefits, including improving air quality, mitigating and adapting to climate change, managing and filtering water, supporting biodiversity and enhancing resilience. These are areas of environmental significance that may include amenities to support passive enjoyment and ecological functions in a community.

Parks Natural Areas

Parks Natural Areas identifies open spaces for the protection, preservation and rehabilitation of natural features and ecological functions to help foster resilient and biologically diverse open spaces and neighbourhoods. Parks Natural Areas may also include facilities related to the natural and ecological features being protected, typically including trails, pathways, river access points, washrooms, picnic tables and benches.

2.12 Parks Natural Areas Policies

- a. In a local area plan, Parks Natural Areas identifies places that will have the following characteristics, relative to other Parks and Open Space:
 - i. the most natural features and highest ecological functions;
 - ii. limited facilities and amenities;
 - iii. the least opportunity to incorporate commercial services; and,
 - iv. the most opportunity for people to access and connect with nature.
- b. Parks Natural Areas identifies areas of environmental significance to the city.
- c. Parks Natural Areas should:
 - i. support the protection, preservation and rehabilitation of natural features and ecological functions;
 - ii. provide wildlife habitat;
 - iii. be accessible by pedestrian, cyclist and transit routes; and,
 - iv. foster recognition and understanding of ecological functions and local wildlife.

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Industrial Purpose

Industrial areas contribute to the vitality of the city by providing diverse economic opportunities for industrial activities at a variety of scales.

To sustain and grow the prosperity of the city, Calgary needs a strong economic base. Industry can be a primary driver of economic activity that sustains this economic base. Calgary's current industrial development and land supply, located in proximity to regional, national and international transportation networks, positions the city well to capture shifts in the industrial economy. Maintaining integrated industrial areas close to Neighbourhood areas promotes entrepreneurial opportunities that benefit the city as a whole.

Industrial activity ranges in scale and impact, from large-scale uses with higher off-site impacts to smaller-scale uses with less off-site impacts. Reflecting this range, the Industrial purpose is divided into two general functions: General and Heavy. Unlike the Neighbourhood purpose, the Industrial purpose is based on the primary use of an area and the off-site impacts or integration concerns the use may have on neighbouring parcels. These areas prioritize goods movement, but should still consider safe pedestrian, cyclist and transit mobility for employees.



Figure 27: Industrial Purpose
Urban Form Categories

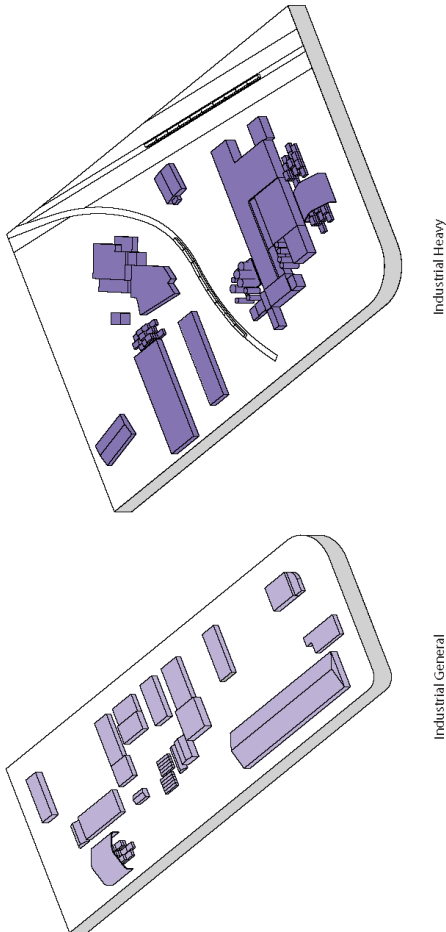
- Industrial General Function
- Industrial General
- Industrial Heavy

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INDUSTRIAL URBAN FORM CATEGORIES

The Industrial purpose is divided into two general functions, General and Heavy, that support the full range of employee-focused industrial activities, such as manufacturing, servicing, research, logistics and contracting. These activities are essential to the economic activity and resilience of the city. Industrial activities often have more off-site impacts, including noise, odour, dust and vibration, which may be a nuisance or hazard to retail businesses or people living too close to these areas. These activities also tend to have larger land requirements and rely on land costs that are lower relative to areas of the city that support housing and retail activities. Encroachment of housing or retail activities into Industrial areas may compromise operational requirements that are critical to the success of these areas.

Figure 28: Industrial Urban Form Categories



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Industrial General

Industrial General accommodates the widest variety of light and medium industrial uses and represents the primary industrial land supply for the city. Because of the diversity of uses, these areas accommodate a range of building sizes and types and may incorporate outdoor activities and storage. Building heights will generally be lower in these areas since the typical range of activities benefits from easy access to the ground. Streets will prioritize large vehicle and goods movement, but will also enable safe and convenient **pedestrian**, cycling and transit options.

2.13 Industrial General Policies

- a. In a **local area plan**, Industrial General should identify areas of a community that will have the following characteristics, relative to other Industrial areas:
 - i. the widest variety of light and medium industrial uses, relative to other Industrial areas;
 - ii. varied parcel sizes, larger than typical parcels in Neighbourhood areas;
 - iii. some off-site impacts that can be adequately mitigated; and,
 - iv. limited commercial uses.
- b. Industrial General areas should be located in industrial areas as identified on the Urban Structure Map of the **Municipal Development Plan**.
- c. Industrial General is appropriate next to Neighbourhood Industrial Transition areas and may be appropriate next to Neighbourhood Commercial or Housing areas with adequate mitigation of off-site impacts.
- d. **Pedestrian**, cycling and transit mobility options should be available in these areas.
- e. Development in Industrial General should:
 - i. generally be industrial in nature;
 - ii. strategically locate and provide a small number of commercial uses that support employees and users of the area;
- iii. mitigate off-site impacts;
- iv. consider opportunities for on-site renewable energy generation and waste heat recovery and re-use;
- v. accommodate incidental sales and office functions that support Industrial activities;
- vi. provide for a range of building heights, building sizes, floor plate areas and ceiling height dependent on the needs of the uses;
- vii. restrict new large-format, free-standing commercial uses such as **retail** and car dealerships;
- viii. provide **pedestrian** connections to transit stops and stations;
- ix. encourage landscaping and publicly-accessible amenities to provide respite for workers and visitors to the area; and,
- x. support the retention of industrial land for industrial activities.
- f. Industrial General areas may accommodate a range of automotive activities including repairing, servicing, painting, storing and washing.
- g. Large-scale food production and urban agriculture activities are encouraged.
- h. Eco-industrial parks are encouraged in Industrial General areas.

Applicable Policy Modifiers

- 4 Parks and Open Space Frontage
- 6 Comprehensive Planning Site



Photo: Examples of Industrial General Urban Form

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Industrial Heavy

Industrial Heavy is characterized by heavy industrial uses that typically have significant off-site impacts due to their operations. A significant portion of industrial activities occur outdoors and generate external nuisance such as noise, dust, vibration and odour, which are key parts of their operations. These activities generally require larger sites with buildings that may incorporate equipment.

2.14 Industrial Heavy Policies

- a. In a **local area plan**, Industrial Heavy should identify areas of a community that will have the following characteristics, relative to other Industrial areas:
 - i. streets and uses focused on goods and large vehicle and equipment movement;
 - ii. buildings and structures that are generally purpose-built for industrial activities;
 - iii. the most off-site impacts;
 - iv. large parcel sizes; and,
 - v. the most heavy industrial activity, including external machinery such as conveyor belts, cranes, piping or silos.
- b. Industrial Heavy areas should be located in industrial areas as identified on the Urban Structure Map of the **Municipal Development Plan**.
- c. Industrial Heavy areas should be located next to Industrial General areas or in isolated locations where the off-site impacts of the Industrial activities are compatible with adjacent activities. Without substantial mitigations, this category must not be located next to Neighbourhood areas.
- e. Large vehicle and equipment access and circulation should be prioritized for these areas.
- f. **Pedestrian**, cycling and transit mobility options are encouraged for these areas.
- g. Development in Industrial Heavy should:
 - i. be industrial in nature;
 - ii. not have residential or commercial uses encroaching into the area;
 - iii. be located in areas with strong connections to goods movement routes;
 - iv. be located in areas close to, or adjacent to, hazardous goods routes, railway lines, or other means of access suitable for the transportation of raw materials and goods;
 - v. consider **pedestrian** connections to transit stops and stations;
 - vi. appropriately mitigate off-site impacts; and,
 - vii. consider incorporating landscaping where appropriate.

Applicable Policy Modifiers

- 6 Comprehensive Planning Site



Photo: Examples of Industrial Heavy Urban Form

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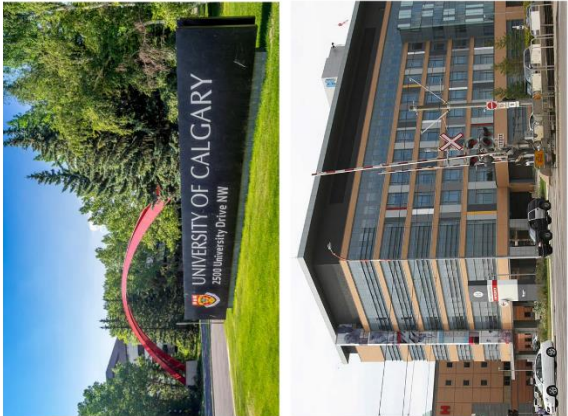
Regional Campus Purpose

REGIONAL CAMPUS URBAN FORM CATEGORY

The Regional Campus function includes large sites that are for regional institutional or regional transportation functions regulated by the provincial or federal government. These areas are characterized by comprehensive, high intensity uses that serve a regional civic, institutional or transportation purpose, such as airports, rail yards, regional hospitals and university or college campuses. The sites are typically serviced by internal mobility networks and comprise multiple buildings. Regional Campus areas are often significant city-wide activity generators, so considering how these sites integrate with adjacent development and the local mobility network will benefit the wider community and the city.

2.15 Regional Campus Policies

- a. Communities should integrate with Regional Campus areas by:
 - i. aligning surrounding functions to provide complementary urban form categories nearby; and,
 - ii. providing mobility choices to support and enhance the function and integration of these sites with the city-wide and regional network.



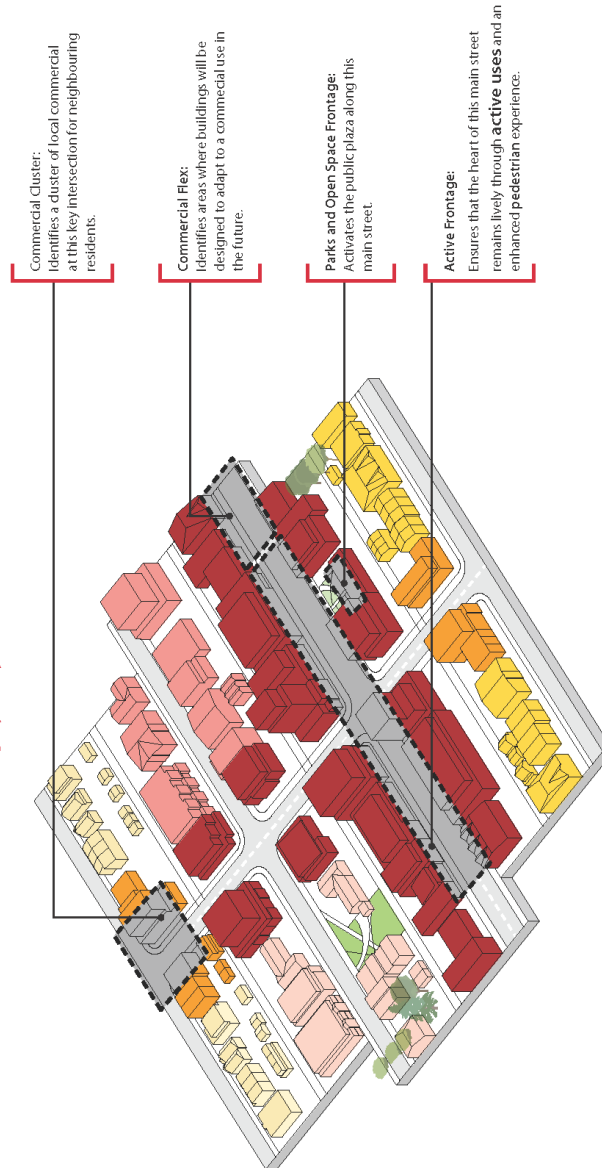
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Urban Form Category Modifiers

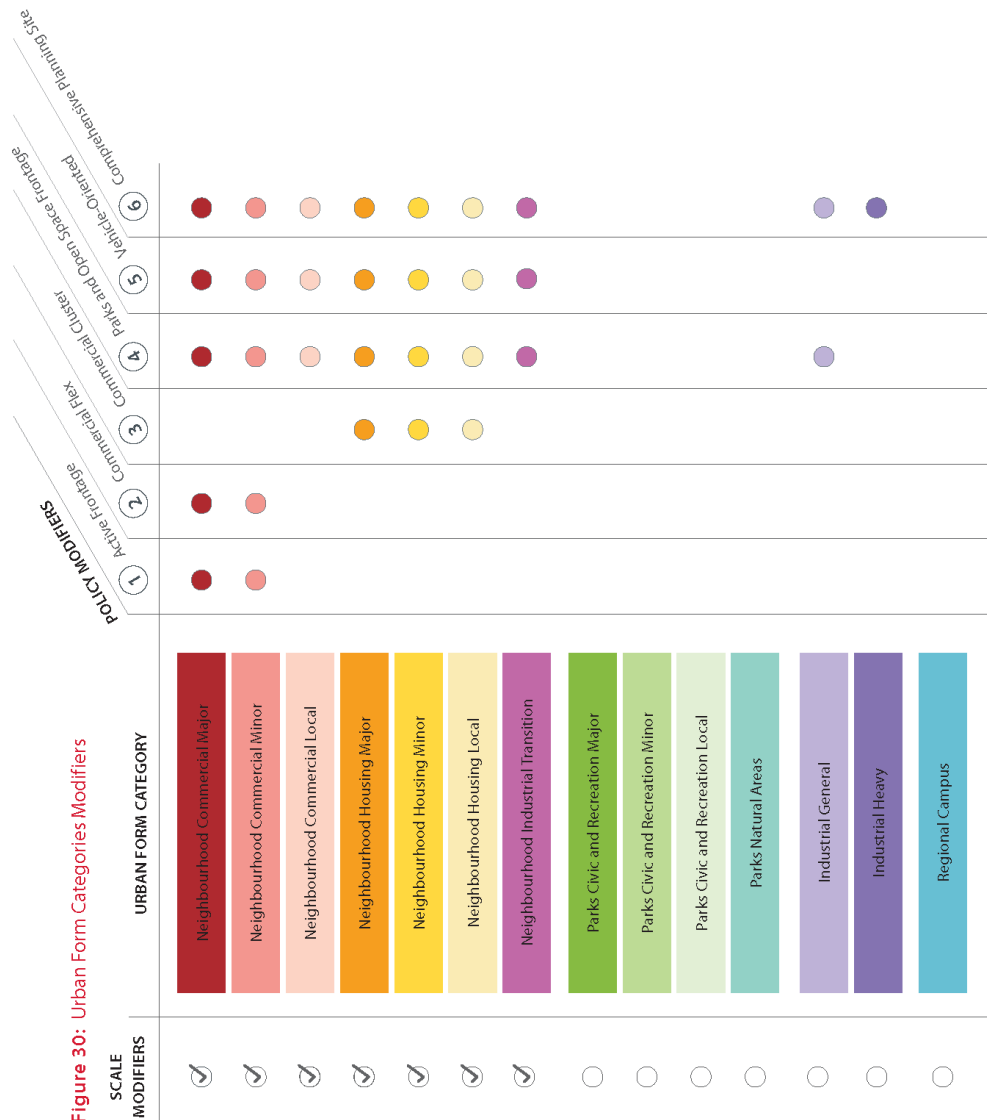
Urban form categories can be modified through a **local area planning** process to respond to the local context in two ways: policy modifiers and scale modifiers.

This section outlines the policy and scale modifier categories, provides direction for when they should modify an urban form category, and provides policies for development in areas where they have been applied through a **local area plan**.

Figure 29: Example Application of Urban Form Category Policy Modifiers



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POLICY MODIFIERS

Policy modifiers are optional policy components that are used to tailor an urban form category to provide additional policy for specific locations in communities.

<div>1Active Frontage</div> <div>The Active Frontage policy modifier identifies commercial locations that have the highest activity, and require active uses that promote lots of pedestrian traffic in and out of buildings and along the street.</div>	<div>2Commercial Flex</div> <div>The Commercial Flex policy modifier identifies areas that have potential for higher street-level activity, but where active uses are not supported by the market in the short-term.</div>	<div>3Commercial Cluster</div> <div>The Commercial Cluster policy modifier identifies places within housing focused areas for clusters of commercial activities that serve the local population.</div>
<div>4Parks and Open Space Frontage</div> <div>The Parks and Open Space Frontage policy modifier identifies locations where the activities on a site should be integrated across the edge of an abutting public open space or park.</div>	<div>5Vehicle-Oriented</div> <div>The Vehicle-Oriented policy modifier identifies locations where vehicle-focused functions may be located, such as gas bars, drive-through, vehicle repair and maintenance and car washes. This modifier can also identify commercial uses focused on consumer sales of large items that benefit from vehicle-focused access.</div>	<div>6Comprehensive Planning Site</div> <div>The Comprehensive Planning Site policy modifier identifies sites that warrant comprehensive planning at a later stage. These are sites where private infrastructure serves a public or semi-public purpose, or where redevelopment on the site will need to be integrated into the neighbourhood.</div>

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1 Active Frontage

Pedestrian-friendly places rely on vibrant streets with **active uses** at street level. The Active Frontage policy modifier can be applied to the Neighbourhood Commercial Major and Minor urban form categories to identify areas intended to have the highest volume of **pedestrian** activity. Active Frontage areas require **active uses** at grade and have higher development standards to enhance the **pedestrian** experience. These areas may have uses that are not traditionally considered active, so long as they also contribute to a high volume of **pedestrian** activity through exceptional building and site design. Given the importance of ensuring there is market demand and population to serve Active Frontage areas, this policy modifier should be applied sparingly in strategic locations.

2.16 Active Frontage Policies

- a. In a **local area plan**, Active Frontage should modify Neighbourhood Commercial Major and Minor urban form categories in areas of a community that:
 - i. are located within **Main Streets, Activity Centres, core zones in transit-oriented development areas, transit station areas** and other areas of high activity; or,
 - ii. are anticipated to generate the highest amount of **pedestrian** activity in a commercially-focused area.
 - b. The length and location of Active Frontage areas should be strategically located based on commercial market demand within a community.
 - c. Development in Active Frontage areas should provide:
 - i. **active uses** at grade along the street to provide for an enhanced **pedestrian** environment and support the highest level of street activity; and,
- ii. a high standard of building design including, but not limited to, the following elements:
 - A. at-grade units with floor-to-ceiling heights that can accommodate a range of commercial uses;
 - B. windows, doors and openings on ground floors that increase interaction and transparency;
 - C. canopies, or other forms of shelter for **pedestrians** from the elements, that support year-round enjoyment;
 - D. distinct, barrier-free, primary entrances for at-grade units facing the street; and,
 - E. landscaping, sitting areas, plazas and patios that activate the street.

Applicable Urban Form Categories

Neighbourhood Commercial Major

Neighbourhood Commercial Minor



Photo: Active Frontages enliven the street and provide spill-out space for interaction and sitting.



Photo: Active Frontages offer abundant destinations and a frequent rhythm of entrances and windows at a pedestrian scale.

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2 Commercial Flex

Certain areas have future potential for uses that generate higher street-level activity, but in the short-term the market may not support development with active uses at-grade. The Commercial Flex policy modifier requires at-grade units that can accommodate future commercial activities to provide opportunities for uses to grow and adapt to changing markets in the medium to long term. At the time of construction, at-grade units within a Commercial Flex area should be built to a commercial standard. Short-term uses in Commercial Flex areas would include residential, small-scale manufacturing, **work-live units**, artists' studios and a range of commercial activities.

Units in a Commercial Flex area enable innovative and entrepreneurial businesses that have higher needs than a common home-based business, and may transition to fully commercial uses over time. The Commercial Flex policy modifier can be used in Neighbourhood Commercial areas for locations adjacent to Active Frontage areas to provide a transition to surrounding development. Commercial Flex areas should be strategically located to support adjacent commercial development and the evolution of Neighbourhood Commercial areas over time.

2.17 Commercial Flex Policies

- a. In a local area plan Commercial Flex should modify Neighbourhood Commercial urban form categories that in the future should support active uses at grade.
 - i. within Main Streets, Activity Centres, core or transition zones in transit-oriented development areas; transit station areas and other areas of high activity; or,
 - ii. adjacent to Active Frontage areas.
- b. Commercial Flex should only be located:
 - i. at-grade units with adaptable space that allows for uses to respond to market conditions without significantly altering the shell construction of buildings;
 - ii. a minimum floor-to-ceiling height for at-grade units that enables adaptation to an active use in the future; and,
- c. Development in Commercial Flex areas must provide:
 - i. at-grade units with adaptable space that allows for uses to respond to market conditions without significantly altering the shell construction of buildings;
 - ii. a minimum floor-to-ceiling height for at-grade units that enables adaptation to an active use in the future; and,
- iii. buildings that support higher street-level activity than a building with solely residential units through design elements such as:
 - A. windows, doors and openings on ground floors that increase interaction and transparency;
 - B. canopies or other forms of shelter for pedestrians; and,
 - C. distinct, barrier-free primary entrances for at-grade units along the higher-activity street.

Applicable Urban Form Categories

Neighbourhood Commercial Major

Neighbourhood Commercial Minor



Photo: Commercial Flex building with barrier-free entrances, lots of windows and awnings that result in indistinguishable residential and commercial units at grade.



Photo: Commercial Flex building with commercial floor-to-ceiling heights and flexible ground floors.

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3 Commercial Cluster

The Commercial Cluster policy modifier identifies locations within Neighbourhood Housing areas with clusters of commercial uses that serve the local population. They are walkable locations that provide the colour that brings communities to life. They are where you find your favorite neighbourhood sandwich or go to drop off your dry-cleaning. Commercial Cluster areas are typically located at key intersections but can be identified in other parts of a community. In some cases, Commercial Cluster areas may be identified where more commercial development is desired in the future within Neighbourhood Housing areas. Individual, one-off commercial uses in residential areas do not need to be identified as a Commercial Cluster.

2.18 Commercial Cluster Policies

- a. In a local area plan, Commercial Cluster should identify portions of Neighbourhood Housing areas that are most likely to support grouped commercial activities.
- b. Commercial Cluster may be located at significant intersections or in a linear pattern fronting a higher-activity street within a Neighbourhood Housing area.
- c. Relative to Neighbourhood Commercial areas, development in Commercial Cluster areas should be designed to integrate into Neighbourhood Housing areas by:
 - i. providing a built form and scale that is responsive to the surrounding residential context;
 - ii. servicing a more local clientele; and,
 - iii. limiting disturbances associated with use activities, including, but not limited to, vehicular circulation, parking, site servicing and noise.

Applicable Urban Form Categories

Neighbourhood Housing Major
Neighbourhood Housing Minor
Neighbourhood Housing Local



Photo: Commercial Cluster area that offers services to nearby residents in a Neighbourhood Housing area.



Photo: Commercial Clusters support activity and vibrancy in housing focused areas of the city.

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4 Parks and Open Space Frontage

The Parks and Open Space Frontage policy modifier identifies locations where the activities on a private site should be integrated across the edge of the public park or open space next door. This policy modifier should be applied where the public and private activities can complement one another and result in the activation of the park or open space. The Parks and Open Space Frontage modifies urban form categories for sites that abut a park or open space, and should be applied in key locations where there is a desire for more integration between an existing or future public park or open space and the abutting development. In places where Parks and Open Space Frontage has been identified, care and attention to the public park or open space design is also required to ensure the integration of the public and private realm is successful. Not all shared boundaries with parks and open space are appropriate for this level of integration, however some level of integration between parks and open space and other urban form categories is desirable.

2.19 Parks and Open Space Frontage Policies

- a. In a local area plan Parks and Open Space Frontage should modify Neighbourhood or Industrial General urban form categories in specific areas of a community where integration across the shared boundary between a public park or open space and abutting development is desired and appropriate.
- b. All development in Parks and Open Space Frontage areas should:
 - i. provide a seamless transition between the private and public realms through thoughtful site and building design; and,
 - ii. use soft and hard landscaping to delineate open space and property boundaries in favour of fencing and other non-permeable barriers.
- c. Commercial development within Parks and Open Space Frontage areas should:
 - i. include uses that support medium to high levels of pedestrian activity such as cafés, restaurants, or day cares; and,
- d. Residential development within Parks and Open Space Frontage areas should contribute to the public realm through building and site design elements such as:
 - i. pedestrian walkways and connections to the park or open space;
 - ii. at-grade entrances that face the park or open space;
 - iii. backyard suites with entrances that face the park;
 - iv. at-grade amenity space that faces the park or open space; and,
 - v. windows that allow for views of the park or open space.

Applicable Urban Form Categories

Neighbourhood Commercial Major
Neighbourhood Commercial Minor
Neighbourhood Commercial Local
Neighbourhood Housing Major
Neighbourhood Housing Minor
Neighbourhood Housing Local
Neighbourhood Industrial Transition
Industrial General



Photo: Park Frontage that provides at-grade amenity space that faces the plaza.

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5 Vehicle-Oriented

The Vehicle-Oriented policy modifier identifies locations within Neighbourhood areas where vehicle-focused functions may be located, such as gas bars, drive-through, vehicle repair and maintenance and car washes. This modifier can also identify commercial uses focused on consumer sales of large items, such as vehicles, hot-tubs, boats and furniture, that benefit from vehicle-focused access.

Vehicle-focused services are important features to meet peoples' needs within their community; however, the design of these types of developments tends to disrupt and conflict with the pedestrian-scaled experience since the site design required to meet the access, stacking and parking needs of vehicle-focused uses is at a different scale than that required for people. In addition, the sites where vehicles cross sidewalks are points of potential conflict with pedestrians and other street users, such as cyclists. A concentration of Vehicle-Oriented development in an area will diminish the design quality and safety for pedestrians and result in an incompatible street design for high activity Neighbourhood areas.

Vehicle-Oriented policy modifiers should be located outside of areas with high levels of retail activity along streets that carry lower volumes of pedestrian and cycling traffic and higher volumes of vehicle traffic. The Vehicle-Oriented policy modifier may identify smaller sites in walkable neighbourhoods where local vehicle services may be offered. The Vehicle-Oriented policy modifier may be appropriate on the perimeter of Industrial General or Heavy areas as a transition between Neighbourhood areas.

2.20 Vehicle-Oriented Policies

- a. In a local area plan Vehicle-Oriented should identify locations in Neighbourhood areas that are appropriate for and will accommodate vehicle-focused services.
- b. Vehicle-Oriented should be located in areas of lower activity where volumes of pedestrian movement will be lower and vehicle traffic rates will be higher.
- c. In order to minimize conflict with pedestrians and other street users, development in Vehicle-Oriented areas should:
 - i. minimize the number of locations where vehicles cross the sidewalk; and,
 - ii. minimize driveway width, as feasible.
- d. Vehicle-Oriented development should be designed to integrate into Neighbourhood areas.
- e. Development in areas identified with a Vehicle-Oriented policy modifier should:
 - i. incorporate landscaped areas;
 - ii. mitigate off-site impacts;
 - iii. provide pedestrian connections to transit stops and stations; and,
 - iv. accommodate vehicular movement and loading in a manner that does not negatively impact pedestrian safety or circulation.
- f. Development in Neighbourhood Commercial areas identified with a Vehicle-Oriented policy modifier may:
 - i. provide areas for large or bulky goods and vehicles to be sold, leased or rented; and,
 - ii. accommodate activities outside of a building for storage or display.

Applicable Urban Form Categories

Neighbourhood Commercial Major
Neighbourhood Commercial Minor
Neighbourhood Commercial Local
Neighbourhood Housing Major
Neighbourhood Housing Minor
Neighbourhood Housing Local
Neighbourhood Industrial Transition

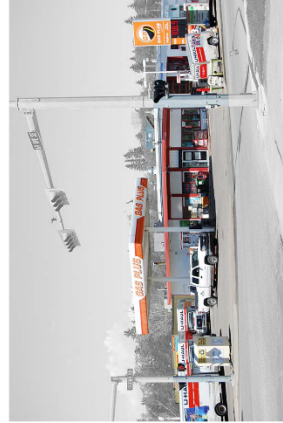


Photo: Vehicle-Oriented areas located in strategic locations provide important services.

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6 Comprehensive Planning Site

The Comprehensive Planning Site policy modifier identifies and provides direction for large sites where additional planning or supplementary site design will be needed to support future planning applications. These sites may have private infrastructure, such as internal roads, that service the site and provide a semi-public function and new public or private infrastructure may be needed to be integrated into the surrounding community. In some cases, these sites will be redeveloped, while in other cases the existing use on a site may be added to or evolve. Examples of Comprehensive Planning Sites include regional shopping malls, commercial centres, large brownfield sites or privately-owned recreation sites.

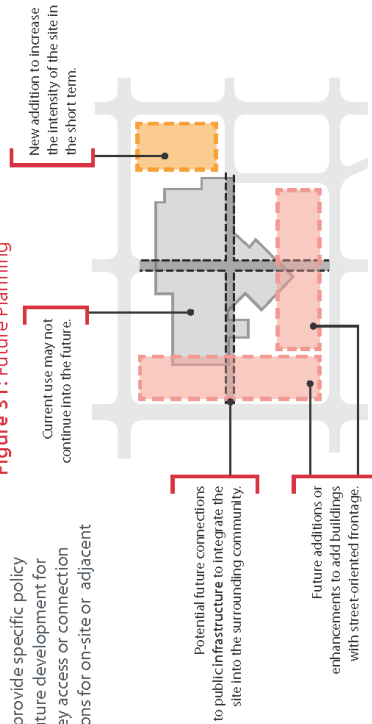
2.21 Comprehensive Planning Site Policies

- The Comprehensive Planning Site policy modifier should be applied to sites that warrant comprehensive planning and are 1.0 hectare or larger or have been identified by a local area plan.
- Urban form categories may be identified and assigned through a local area plan for Comprehensive Planning Sites. Where urban form categories have not been identified through a local area plan, an amendment to the plan will be required to determine the appropriate urban form category at the planning application stage.
 - A range of scales may be applied to a Comprehensive Planning Site and should take into consideration impacts to adjacent development. Where scale is not applied through the local area plan, the plan must be amended to add the relevant scales at the planning application stage.
 - For new developments of Comprehensive Planning Sites, detailed site design should occur prior to, or at the time of, a planning application.
 - Comprehensive Planning Sites should be designed to connect and integrate into the existing community through:
 - appropriate transition of use and scale;
- consideration of edge conditions through site design aspects such as setbacks, lot patterns, building siting and landscaping;
- incorporation of public or publicly-accessible private open space and landscaping;
- provision of public or private pedestrian and cycling connections;
- access and connection points between internal and external road networks;
- transit infrastructure that appropriately serves the needs of the site; and
- provision of public or private utilities.
- A local area plan may provide specific policy for the site to inform future development for components such as key access or connection points and considerations for on-site or adjacent development.

Applicable Urban Form Categories

Neighbourhood Commercial Major
Neighbourhood Commercial Minor
Neighbourhood Commercial Local
Neighbourhood Housing Major
Neighbourhood Housing Minor
Neighbourhood Housing Local
Neighbourhood Industrial Transition
Industrial General
Industrial Heavy

Figure 31: Future Planning



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SCALE MODIFIERS

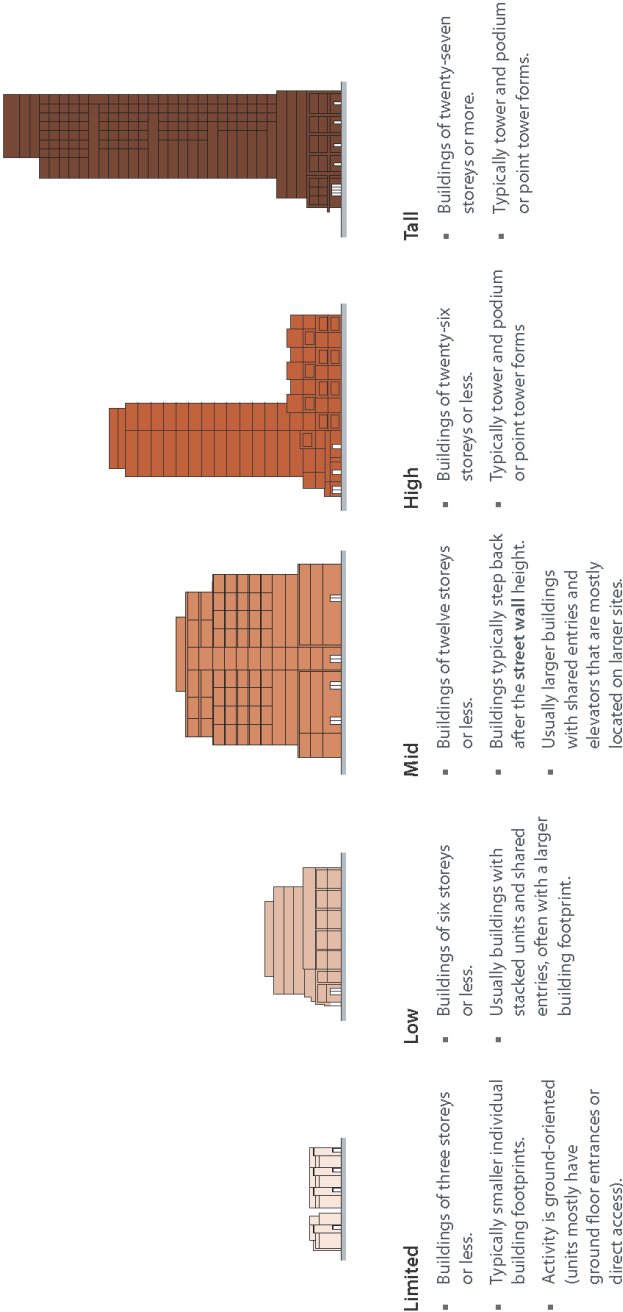
Scale refers to the combination of height and massing of a structure. Scale modifiers are applied to urban form categories to indicate the general scale and anticipated human experience at the street level. The scales are grouped by compatible **built forms** with similar design standards to manage the experience of height and massing for people at the street level.

There are five scale modifiers that apply to the Neighbourhood and Industrial Transition areas. When applying scale, the anticipated activity level of an area should be considered to ensure that the scale will support enough intensity to make the anticipated activity level viable. In general, many people are needed to support a **retail** area so larger-scale buildings near high-activity areas will help to support their success, while an overly restricted building scale will reduce their viability. A variety of scales applied across communities provides opportunity and choice and contributes to the diversity of a community.

The **Land Use Bylaw** will supplement building scale modifiers by more specifically regulating height, floor area ratios and transition. Scale modifiers may be adjusted through a **local area plan** to specify a maximum number of storeys that is less than that identified in the scale modifier, where warranted based on site constraints and the local context, and where the impact on the activity level of the assigned urban form category has been considered. **Street wall** height is addressed generally in policies 3.1 of this Guidebook, but may be specified for certain locations through a **local area plan** in accordance with policies 2.31.

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Figure 32: Scale Modifiers



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Limited Scale

Buildings in the Limited scale modifier are three storeys or less in height with smaller building footprints than typical of other scale modifiers. This category includes a broad range of ground-oriented building forms, including single-detached, semi-detached, rowhouses, townhomes, stacked townhomes, mixed-use buildings, commercial and some industrial buildings. Housing-focused areas at this scale should have more amenity space at grade, such as yards or patios.

2.22 Limited Scale Policies

- a. Buildings:
 - i. should be a maximum of three storeys in height;
 - ii. should have well-articulated façades that face the public realm;
 - iii. should provide direct, individual access to grade for all units; and,
 - iv. are encouraged to have smaller individual building footprints than in other scales.
- b. Limited scale housing-focused development should, relative to other scales:
 - i. provide the most at-grade landscaped area; and,
 - ii. have a reduced building mass above the second storey.

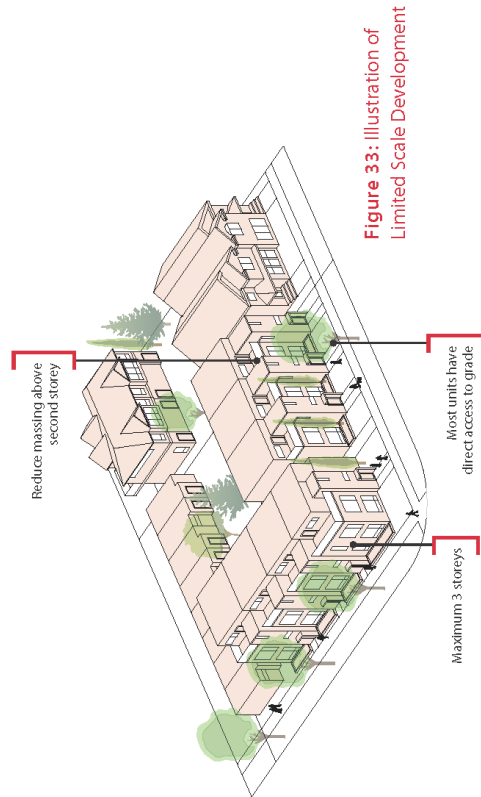


Figure 33: Illustration of Limited Scale Development

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Low Scale

The Low scale modifier accommodates buildings of six storeys or less. Where the **local area plan** identifies a **street wall** height that is lower than the overall building height the façade of upper storeys should be differentiated from the façade of the base of the building. In some circumstances the building height may be the same as the **street wall** height.

Typical buildings in the Low scale modifier would include ground-oriented units at grade with stacked units above that are accessed either through shared entries or individual at-grade entries. Building footprints are typically larger than those of a Limited scale, and would include forms such as apartments, stacked townhouses, vertical mixed-use, office and larger industrial buildings.

2.23 Low Scale Policies

- a. Buildings should:
 - i. be six storeys or less in height;
 - ii. provide ground floor units direct access to grade;
 - iii. provide a **street wall** that proportionately frames the street and creates a people-focused **public realm**; and,
 - iv. step back or differentiate the primary building façade for storeys above the street wall.



Figure 34: Illustration of Low Scale Development

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Mid Scale

The Mid scale modifier accommodates buildings up to twelve storeys in height. Building volume above the sixth storey should be reduced to diminish the visible massing of the building and provide separation from neighbouring buildings, streets and lanes to allow for light and fresh air to penetrate between buildings.

Typical buildings in the Mid scale modifier would include apartment and mixed-use buildings.

2.24 Mid Scale Policies

- a. Buildings should:
 - i. be twelve storeys or less in height;
 - ii. provide ground floor units direct access to grade;
 - iii. avoid long, uninterrupted rooflines and façades;
 - iv. provide a **street wall** that proportionately frames the street and creates a people-focused **public realm**; and,
 - v. have a reduced building volume above the sixth storey.

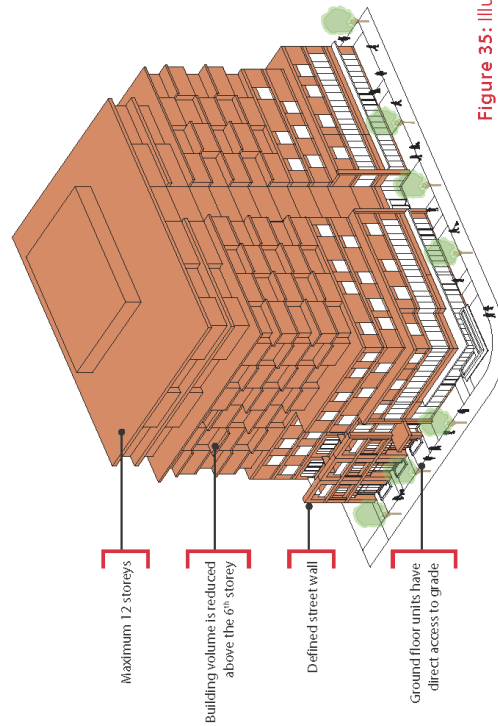


Figure 35: Illustration of Mid Scale Development

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High Scale

The High scale modifier accommodates buildings up to 26 storeys. The façades of the building should be reduced above the sixth storey and portions of a building above twelve storeys must be expressed in a narrow tower form with limited façade widths and floor plate dimensions. This stepped tower and podium building form is intended to continue the **street wall**, reduce the visible mass of the building, reduce shadowing, and provide separation between neighbouring buildings and across streets and lanes to allow for light and fresh air penetration. Point towers may be acceptable.

Typical buildings in the High scale modifier would include tower and podium or point tower form office, apartment and mixed-use buildings.

2.25 High Scale Policies

- a. Buildings should:
 - i. be 26 storeys or less in height;
 - ii. provide a **street wall** that proportionately frames the street and creates a people-focused public realm;
 - iii. have a reduced building volume above the sixth storey;
 - iv. have limited floor plate sizes for portions of the building over twelve storeys in height; and,
 - v. have separation distances between towers.
- b. Point towers may be acceptable where they provide high-quality, human-scaled experiences at the street level with publicly-accessible amenity spaces.

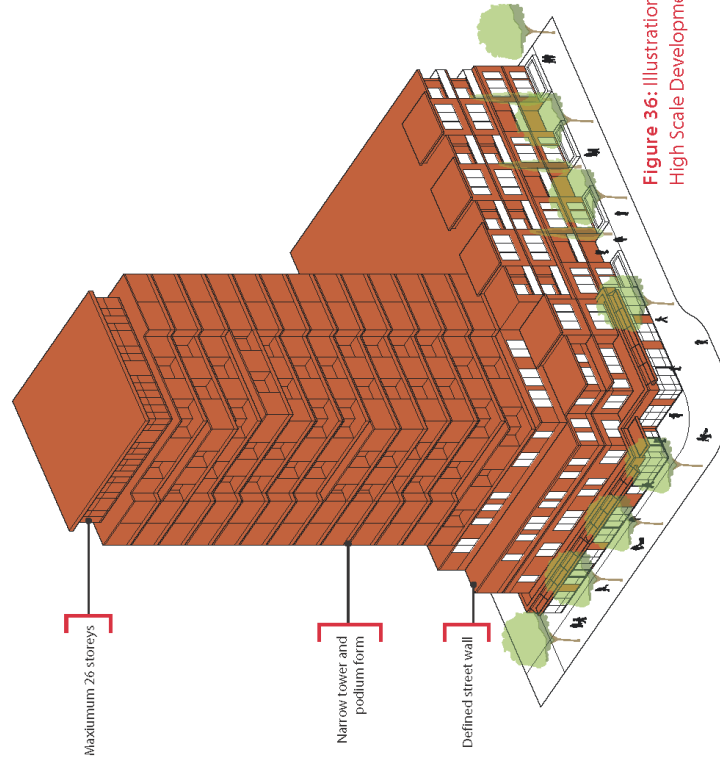


Figure 36: Illustration of High Scale Development

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Tall Scale

The Tall scale modifier accommodates buildings 27 storeys and taller. The façade of the building should be reduced above the sixth storey and portions of a building above twelve storeys must be expressed in a narrow tower form with limited façade widths and floor plate dimensions. This stepped tower and podium building form is intended to continue the **street wall**, reduce the visible mass of the building, reduce shadowing and provide separation between neighbouring buildings, across streets and lanes to allow for light and fresh air to penetrate between buildings and to the street below. Point towers may be acceptable.

Typical buildings in the Tall scale modifier would include tower and podium or point tower form office, apartment and mixed-use buildings.

2.26 Tall Scale Policies

- a. Buildings may be 27 storeys or more in height.
- b. Buildings should:
 - i. provide a **street wall** that proportionately frames the street and creates a people-focused public realm;
 - ii. have a reduced building volume above the sixth storey; and
 - iii. have limited floor plate sizes for portions of the building over twelve storeys in height; and,
 - iv. have separation distances between towers.
- c. Point towers may be acceptable where they provide high-quality, human-scaled experiences at the street level with publicly-accessible amenity spaces.
- d. Buildings above 40 storeys:
 - i. should only be located at landmark, gateway or other key sites identified in a **local area plan**;
 - ii. must demonstrate a high standard of architectural creativity and excellence, and make a significant contribution to the aesthetic appeal and placemaking of Calgary's skyline.

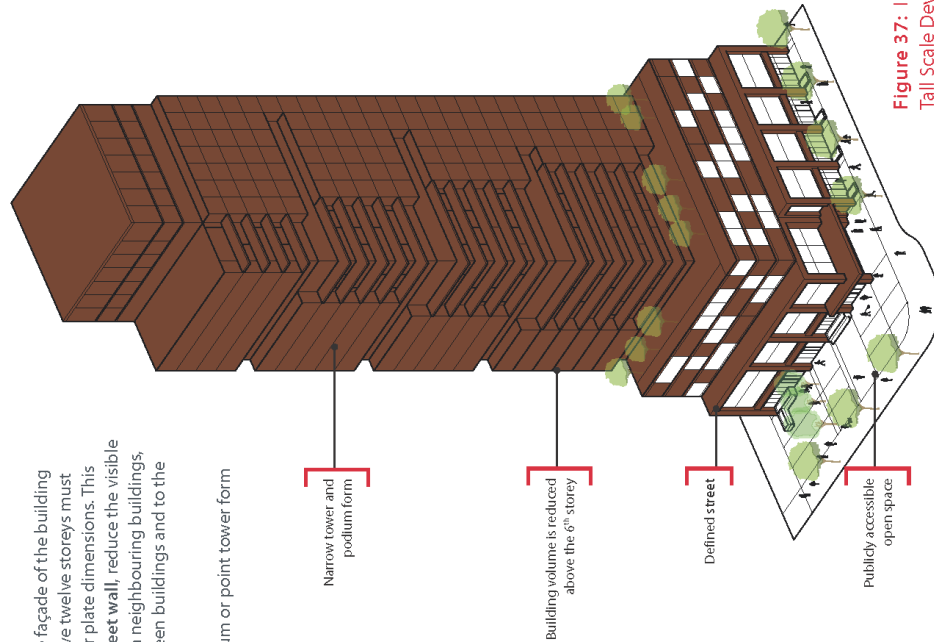


Figure 37: Illustration of Tall Scale Development

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Varying Building Scale

The guiding objective of development should be to enable great communities for everyone that represent and achieve the principles and goals of the Guidebook. Built form contributes to these outcomes; however, sometimes achieving the outcome goals means development does not comply with specific scale policy but meets the scale policy intent overall. Developers may need additional volume or height due to site constraints, such as slope, or because an innovative design pushes the envelope. When this occurs, flexibility should be available to enable the best outcome, although these cases should be the exception not the rule.

2.27 Varying Building Scale Policies

- a. The Development Authority may approve a building that exceeds the number of storeys that is specified in the building scale modifier where:
 - i. there are demonstrated site constraints that render compliant design infeasible; or,
 - ii. the proposed development helps achieve the principles and goals of the Guidebook;
 - iii. the proposed development meets a high standard of design excellence;
 - iv. the design of the building results in a building mass with off-site impacts that are generally equivalent to the specified building scale; and,
 - v. the impacts of the additional massing on sunlight access are mitigated for abutting parcels and streets.

Street Wall

A **street wall** is the street-facing façade at the base of a building. When multiple buildings have **street wall** heights that are scaled to the width of the street and the anticipated activity level, it creates a sense of enclosure and continuity at the street level that contributes to **pedestrian** comfort and the character of the street. **Street wall** height requirements may vary depending on the desired **built form**, anticipated activity level and community context.

The building scale modifier policies and building design policies in Chapter 3 provide general direction for **street wall** height and building mass. In high-activity areas or in locations with concentrations of **heritage resources**, more specific direction regarding the height of a **street wall** may be needed. In these locations, a **local area plan** may define the minimum and/or maximum **street wall** height to achieve an appropriate rhythm and sense of enclosure based on the urban form and activity level of the area.

2.28 Street Wall Policies

- a. A **local area plan** may specify the minimum and/or maximum height of a **street wall** for specific locations in the plan area.

Guidebook for Great Communities

Local Area Plans

Local area plans implement the Municipal Development Plan and the Guidebook by addressing specific areas in more detail and refining city-wide policies and strategies for the community scale.

How strategies and policies may be applied to a community is determined through the considerations outlined in this chapter. This section provides direction for what should be included in the four chapters of a local area plan and guidance for amendments. Additional details regarding the anticipated content and relationship between local area plan chapters and this Guidebook can be found in Appendix 2.

2.29 Local Area Plan Content Policies

Chapter 1: Visualizing Growth

This chapter in a local area plan will provide the vision and set the foundation for Chapters 2 and 3 by identifying existing conditions, amenities, opportunities and considerations.

- a. Local area plans should be informed by the identification of community characteristics and attributes, including, but not limited to:
 - i. community demographics and trends;
 - ii. geographic location in the city;
 - iii. ecological assets;
 - iv. heritage and cultural assets, including indigenous and archaeological sites and places;
 - v. topography and development constraints;
 - vi. parks, open spaces and public trees;
 - vii. recreation and community facilities;
 - viii. special view corridors;
 - ix. transit station areas; and,
 - x. mobility infrastructure.

- b. To enhance the livability and health of communities as they grow and evolve, within the constraints of the plan area, a local area plan should support:
 - i. a mix of employment, residential, institutional, retail and services to support the people who live in the community;
 - ii. an urban environment and streets that support active mobility and connectivity by enabling stores, services and public facilities within walking distance for most residents;
 - iii. development that increases the supply of housing available in a range of types and affordability to meet the needs of current and future populations, both in the community and city wide;
 - iv. protection and enhancement of natural areas and ecological function;
 - v. recreation, civic, arts and cultural opportunities; and,

- vi. architectural, urban and natural features that contribute to a feeling of local identity and sense of place.

- c. A local area plan shall contain a vision for the future of a community that aligns with the Municipal Development Plan and the principles and goals of the Guidebook.

Chapter 2: Enabling Growth

This chapter in a local area plan will include the future growth concept and community-specific policies to supplement the policies in the Guidebook.

- d. A local area plan shall contain applicable urban form categories, scales and any policy modifiers identified through a map or series of maps.
- e. A local area plan shall contain strategies for achieving the vision of the plan, including, but not limited to, community-specific policies for urban form categories, mobility, or amenities that supplement those contained within the Guidebook as necessary.

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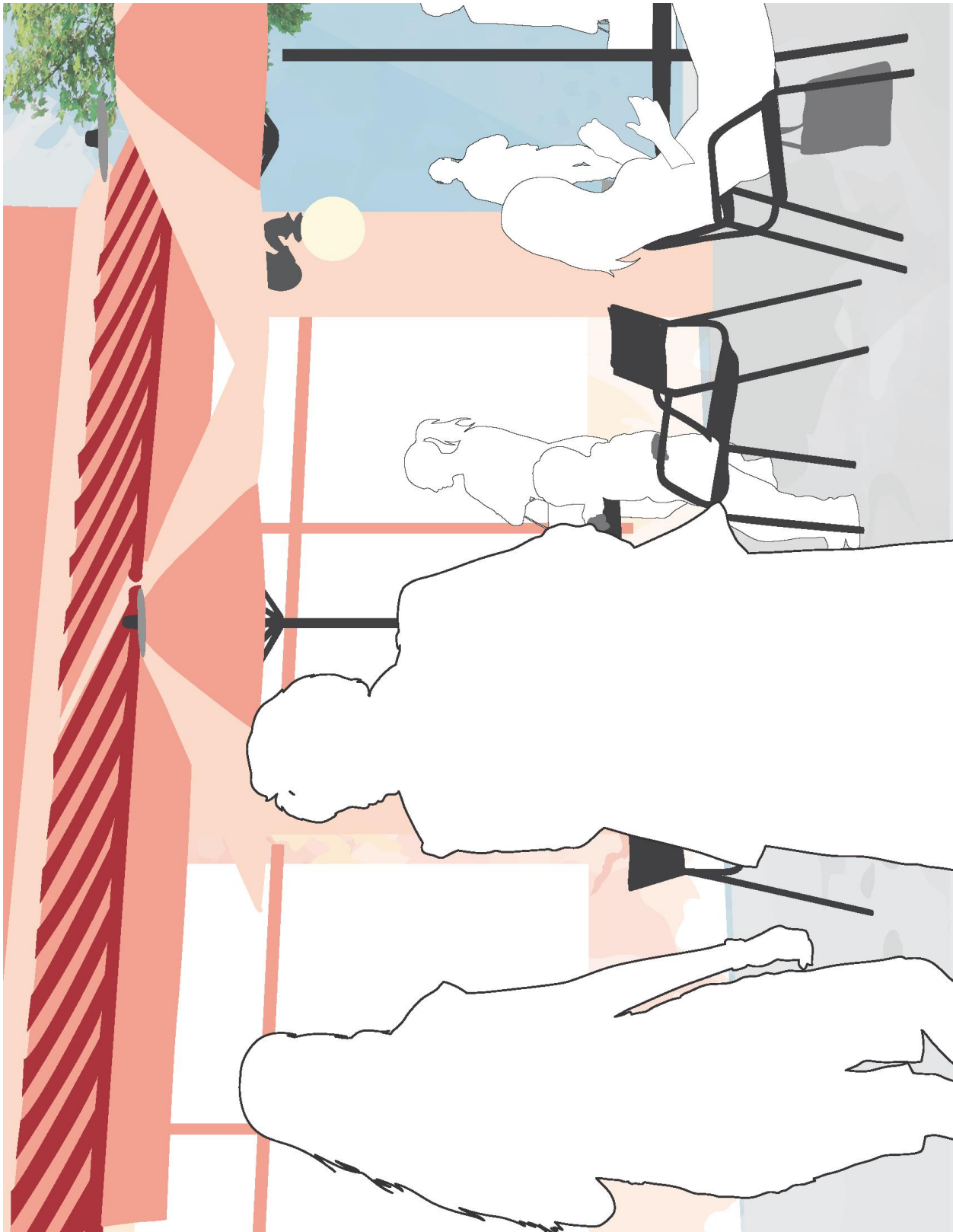
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- Chapter 3: Supporting Growth**
This chapter in a **local area plan** will include policies regarding current and future amenities and **infrastructure** and related investment strategies.
- 2.30 Local Area Plan Amendment Policies**
- a. Amendments to a **local area plan** based on the Guidebook should only be considered for the following reasons:
- regular updates to the plan to ensure current planning principles are applied and to affirm or amend the vision, principals and policy;
 - when higher-level policy is created or amended which introduces conflicting goals or policies that make the goals of the **local area plan** unachievable;
 - when significant **infrastructure** investments are made within a community that support a different **built form** and experience than previously considered or outlined in the current plan; or,
 - when a planning application that conflicts with the current plan is able to better fulfill the vision of the plan and the principles and goals of the Guidebook than what was previously considered or outlined.
- b. For any planning applications that may result in amendments to a **local area plan**, applicants are strongly encouraged to conduct community outreach.
- Chapter 4: Implementation and Interpretation**
This chapter in a **local area plan** will include policies regarding legal interpretation, status and limitations of the plan.
- f. Existing or new **landmark sites** or **gateway sites** and **key view corridors** should be identified, if applicable, and community-specific policy should be included to guide future development in these areas.
- g. A **local area plan** may include density bonusing policies for **landmark sites** or **core zones**.
- h. Where necessitated by site constraints and local context, the maximum height permitted by scale modifiers may be reduced by specifying a number of storeys in a **local area plan** when the impact on the activity level of the assigned urban form category has been considered and the rationale is noted in the plan.
- i. Identify **transit station areas** and support them with appropriate urban form categories and scale modifiers.
- j. **Local area plans** should identify opportunities for:
- integrated civic facilities and sites;
 - renewable and low-carbon energy technologies in the plan area; and,
 - experimentation and innovation to better implement the principles and goals of the Guidebook and the vision and objectives of the **Municipal Development Plan**.
- k. **Local area plans** are encouraged to conduct water and sanitary analyses to understand the impact of projected growth on the utility network.

The Guidebook for Great Communities – Proposed, March 2020

2 Planning Great Communities for Everyone

Guidebook for Great Communities



Guidebook for Great Communities

Building Great Communities for Everyone

What is this chapter about?

- Providing policies to help development realize the principles and goals for great communities
- Providing policies to guide expected development outcomes and **built form**.
- Providing general policies for City infrastructure and community amenities

When do you use this chapter?

- When preparing a planning application in a community with a **local area plan** based on the Guidebook.
- During the circulation or review of planning applications.
- City departments when building **infrastructure**.
- When creating a **local area plan**.

Who uses this chapter?

- Applicants and developers submitting planning applications.
- People reviewing or commenting on a planning application in a community with a **local area plan** based on the Guidebook.
- City staff.
- **Local area plan** teams and communities going through a **local area plan** process.

How will you use this chapter?

- To assess if development will help achieve the principles and goals of the Guidebook and meet desired **built form** outcomes.
- To ensure City **infrastructure** and community amenities contribute to achieving the principles and goals of the Guidebook.

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3 Building Great Communities for Everyone



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3 Building Great Communities for Everyone

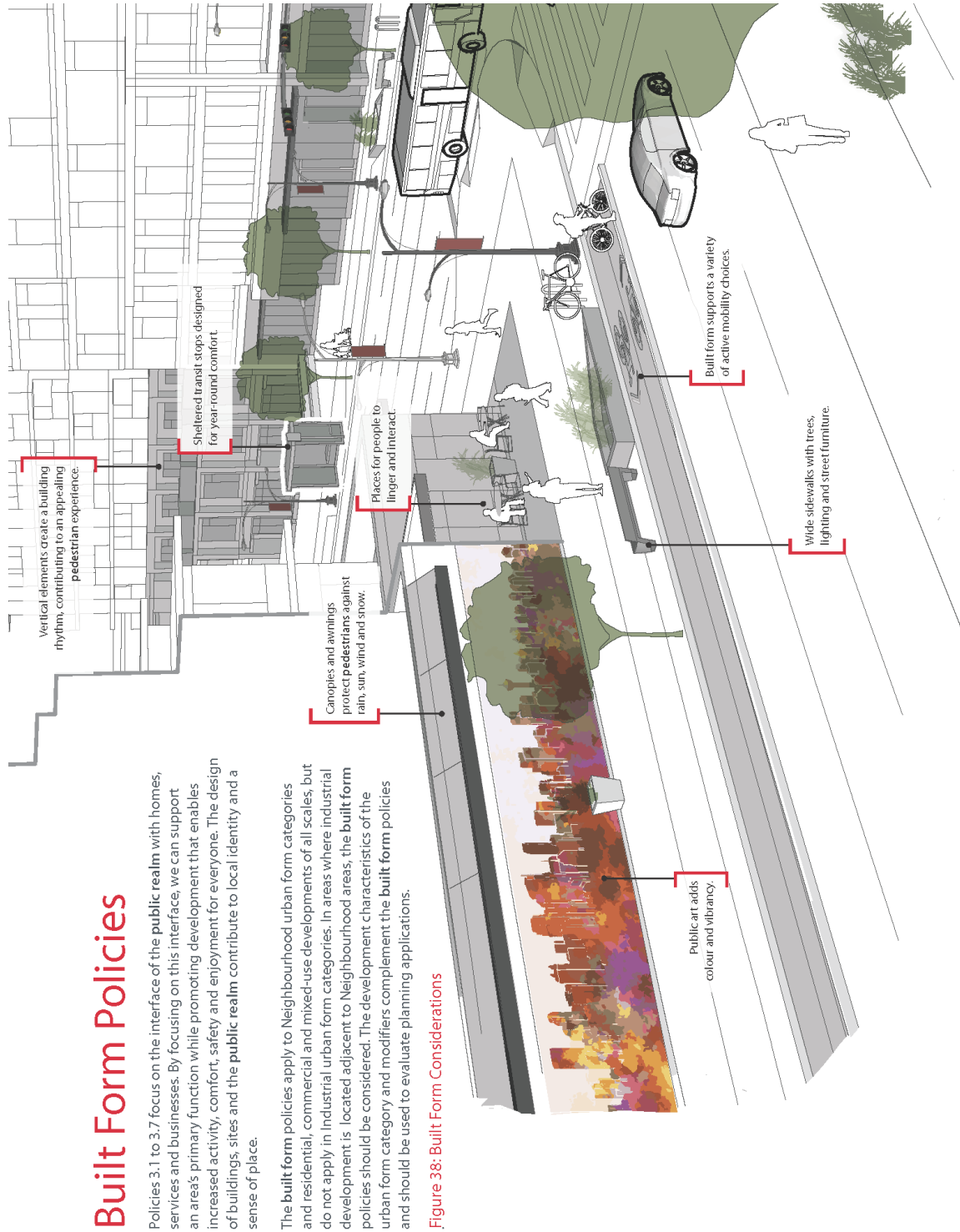
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Building a Great Community

The built environment of a community should support the lives and lifestyles of the people who live there or may live there in the future. There should be diverse destinations close by: shops and services that meet peoples' daily needs; housing options suitable to peoples' needs and means; opportunities to gather and interact; natural areas; places to play; and options to make a living.

Recall how the built environment of Maria and David's community supports their weekend journey, allowing them to easily and conveniently move from their home, to their leisure activities, to the nearby shops and services. When the built environment is well-designed at a human-scale, it helps to attract people to, and keep people in, an area that increases social interaction and economic activity. Successful communities that welcome a variety of people and activity are more resilient, attract a diversity of development and offer choices to the people who live there now and in the future.

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3 Building Great Communities for Everyone

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BUILDING DESIGN

Well-designed buildings help shape the built environment in a manner that contributes to a sense of place and a positive, human-scaled experience. Many elements that make up the design of a building affect how we experience it. The mass of a building, which refers to how the shapes that make up the building are put together, affects how we perceive the size, height and volume of a building. A consistent **street wall** rhythm and height creates a sense of enclosure and continuity that contributes to **pedestrian** comfort. The use of varied and durable materials, colour and architectural elements help to give a building character and visual interest. Finally, the location and frequency of windows and doors at the ground level helps distinguish spaces where public interaction is welcome from more private spaces, affecting how people interact with the building and the uses within.

2.1 Building Design Policies

- a. Buildings should be designed to:
 - i. strongly define and articulate the base of the building in a manner that strengthens **pedestrian** interest and comfort;
 - ii. integrate mechanical equipment as part of the overall design of the building;
 - iii. provide façades that result in a **street wall** of a height proportionate to the width of the street and appropriate for the activity level and scale of the area to create enclosure for the street;
 - iv. differentiate the **street wall** from upper portions of a building where the **street wall** is lower than the overall height of the street-facing façade;
 - v. provide a horizontal edge along the street with a rhythm of enclosure based on the function and anticipated activity level of the street experience.
 - vi. consider sunlight access for adjacent properties, parks and open space and the **public realm**;
 - vii. reduce overall perceived mass; and,
 - viii. articulate façades that directly abut streets, parks and the **public realm**.
- b. Various architectural styles are encouraged.
- c. Exterior building materials are encouraged to be durable, sustainable and contribute positively to the **public realm**.
- d. Buildings adjacent to parks and public plazas are encouraged to frame and enhance the **public realm** at ground level.
- e. Larger and longer façades should be differentiated to contribute to a visually interesting human-scaled street experience by using multiple proportionate and distinct building volumes.
- f. Alternative architectural approaches that create a positive human-scaled experience may be considered.



Photo: A building with a well-articulated façade that helps reduce its overall perceived mass.



Photo: A building with a clearly defined base and distinct upper portions that reinforce the street wall.

Guidebook for Great Communities

BUILDING FRONTAGE

Building frontages that face the **public realm** should encourage activity and exchange by providing things of interest at a rhythm that is stimulating to someone moving at a walking pace.

The function of the building frontage facing the **public realm** is different for commercial or residential uses. Commercial uses that face the street should provide easy transition from the inside activity, through the shared experience area, to the **public realm**. The space outside commercial uses should provide an engaging and transitional space for people. Residential frontages should offer room to transition from the **public realm** to the private home, usually through a landscaped space.

Laneways provide for back-of-house type activities, such as loading and parking. They also provide opportunities to enliven the laneway with activities that may not fit on more active fronting streets, such as live-work or **work-live units** or light industrial activities.

2.2 Building Frontage Policies

General

- a. All street-facing frontages should:
 - i. be human-scaled;
 - ii. emphasize primary building entrances with architectural and/or landscape features;
 - iii. consider **safe pedestrian** movement; and,
 - iv. consider **pedestrian** experience in winter with design elements such as vibrant colour, lighting and canopies.
- b. Buildings on corner parcels should provide a transition between each façade, through strategies such as:
 - i. continuing public or publicly-accessible amenity space around the corner;
 - ii. continuing architectural features and materials; and,
 - iii. locating the primary entrance on the primary street, at building corners or articulating both street-facing façades with entrances for commercial buildings or buildings with more than one dwelling unit.

Retail

- c. **Retail** frontages located on the ground floor facing a street should:
 - i. have frequent entrances and windows to enhance permeability and transparency;
 - ii. have barrier-free entrances accessed by hard surfaced walkways; and,
 - iii. limit the width of lobbies that abut the street.
- d. **Retail** frontages located on the ground floor facing a street are encouraged to provide amenities including, but not limited to:
 - i. patios to sit and eat outside;
 - ii. awnings and other elements that provide weather protection; and,
 - iii. interactive elements, such as displays or public seating.



Photo: A commercial building frontage with frequent entrances and windows to enhance its permeability and transparency.



Photo: A residential building frontage that offers a transition from the public street to the private homes using landscaping and accessible patios.

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3.2 Building Frontage Policies Continued

Residential

- e. Residential frontages should provide:
 - i. separate, individual entries for ground floor units that abut the street that are well marked with direct access to the sidewalk;
 - ii. windows on the ground floor to provide views to the street. Lower proportions of glazing than commercial and privacy screening, such as blinds, is acceptable; and,
 - iii. a transition from the **public realm** to a private house using transitional amenity or landscaped space.
- f. The width of a lobby for buildings with shared entries should be limited where abutting the street.
- g. On residential frontages, consider opportunities to provide at least one convenient barrier-free entrance for each unit.

Institutional and Stand-Alone Office Building

- h. Institutional and stand-alone office building frontages located on the ground floor facing a street should have:
 - i. windows to enhance permeability and transparency. Where necessary for security or privacy, screening is acceptable; and,
 - ii. barrier-free entrances accessed by hard surfaced walkways.

- i. Institutional and stand-alone office building frontages are encouraged to provide amenities for employees and clients including, but not limited to:
 - i. places to sit and eat outside;
 - ii. awnings and other elements that provide weather protection; and,
 - iii. publicly-accessible plazas.

Industrial Transition

- j. Industrial transition frontages should include elements that enliven the street including, but not limited to:
 - i. roll-up doors;
 - ii. transparent glazing;
 - iii. patios to sit and eat outside;
 - iv. interactive elements, such as displays or public seating; or,
 - v. distinct primary entrances facing the street.

Laneway

- k. On laneway frontages, consider opportunities for activities that are complementary to the primary activities on the fronting street, including production spaces, studios, live-work, **work-live** units and housing.
- l. Where activating uses, such as those in policy 3.2.k, exist in the laneway, laneway frontages should enhance **pedestrian** safety and comfort.



Photo: An industrial transition frontage that includes roll-up doors, transparent glazing and a patio.



Photo: A laneway frontage that supports activity and safe mobility by offering multiple entrances, windows and landscaping.

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SCALE TRANSITION

When adjacent parcels have different scale modifiers, special transition considerations should apply to support and foster the creation of well-designed buildings that respect their neighbourhood context. There are many architectural tools that can be used to support a sensitive transition between different building scales. Alternative methods may be explored and should be considered on their individual merits with consideration for site-specific characteristics. Transition should consider the vision for the community, interface, scale, intensity, heritage and sense of place.

2.3 Scale Transition Policies

- a. New development should transition building height, scale and mass between higher and lower scale development in accordance with the identified scales in the **local area plan**.
- b. To transition building height, scale and mass, combinations of the following strategies may be used:
 - i. building step-backs and stepping down heights within individual buildings;
 - ii. angular planes to step building height between higher and lower building scales;
 - iii. reducing the **street wall** height to transition the visible mass of a taller building to match the cornice line for a shorter building;
 - iv. decrease scales incrementally through a block;
 - v. setbacks and landscaping to buffer higher-intensity development from lower-intensity development; and,
 - vi. design buildings to have complementary massing on both sides of the street.



Photo: A building that steps down in height to provide a transition between scales.

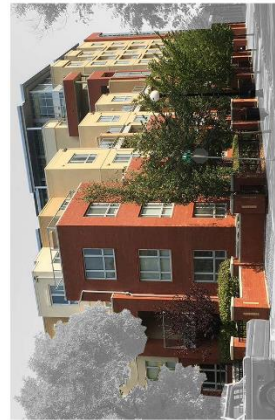


Photo: A building with increased setbacks and landscaping to buffer from adjacent lower intensity development.

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FUNCTION AND ACTIVITY TRANSITION

When developments have frontages onto multiple streets that have different functions or activity levels, consider how the building responds to the experience of each street and contributes to the **public realm**. Transition should consider the interface, scale, intensity, **heritage resources** and the vision for the area.

2.4 Function and Activity Transition Policies

- a. Where the corner represents a transition between function and/or activity level (e.g. commercial focus to housing focus, or minor to local), a transition should be provided through tools such as:
 - i. reduced building heights along the less-active street;
 - ii. lowered **street wall** along the less-active street;
 - iii. increased setbacks or quasi-private spaces (e.g. entry courtyards) along the housing-focused street; and,
 - iv. increased soft landscaping along the less-active street.
- b. Development adjacent to parks and open space should activate the park and be designed to minimize daytime spring and fall shadow impacts on the parks or open space. A shadow study may be required at the planning application stage.



Photo: A building with a lowered street wall along the less-active street.



Photo: A building with increased setbacks and landscaping and lowered height along the less-active street.

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SITE DESIGN

Sites should be thoughtfully designed to consider the principles and goals of this Guidebook.

2.5 Site Design Policies

- a. Developments should:
 - i. orient the primary façades of buildings to frame the edges of streets, parks and open spaces;
 - ii. consider sun exposure to the **public realm** and amenity spaces;
 - iii. consider how building orientation can optimize seasonal solar aspects;
 - iv. consider opportunities to retain existing, healthy trees;
 - v. consider snow storage and removal;
 - vi. consider opportunities to provide permeable surfaces to improve retention and infiltration of stormwater;
 - vii. minimize the area of a site that is dedicated to vehicular movement by using shared access, efficient building placement and site layout;
 - viii. design and locate **infrastructure** in a manner that minimizes disturbances to existing public trees;
 - ix. respect **view corridors** identified in **local area plans**;
 - x. consider slope-adaptive design solutions on sloped sites;
 - xi. provide safe, convenient and attractive **pedestrian** connectivity within the site;
 - xii. provide direct and convenient **pedestrian** connections to the **public realm** and nearby transit stops; and,
- xiii. provide vehicular access from the lane. Where there is no rear lane, or the site is inaccessible from the rear lane, access and egress should be located on the least active street frontage and impacts on the **public realm** should be minimized.
- b. New driveways should not be located on streets with existing access from a lane. New driveways may be considered when the proposed driveway minimizes impact to **pedestrian** or cycling routes, or where they improve mid-block accessibility to **pedestrian** routes.
- c. **Pedestrian** access and internal circulation for all new developments with multiple buildings should be designed for universal accessibility. Where challenging topography or other site constraints prevent achieving accessibility standards, alternative design solutions may be considered.
- d. Developments are encouraged to include secure bicycle parking and other bicycle-supportive facilities to promote cycling as a viable, safe and convenient mode of transportation.
- e. Secure and convenient bicycle facilities should be provided in all new commercial, mixed-use and multi-residential developments.
- f. Development in proximity to a **transit station area** should encourage and support transit ridership by:
 - i. providing direct and convenient access to **pedestrian** and cycling routes that connect to transit stations; and,
 - ii. supporting shared-mobility options, where appropriate.



Photo: Site design considers amenity space, access, mobility and pedestrian experience.

Guidebook for Great Communities

AMENITY SPACE

Amenity spaces provide opportunities for people to gather, interact, play and relax and can help to integrate new developments with the adjacent **public realm**, including sidewalks, pathways, parks, open spaces and comprehensive retail and recreation sites. There are three classes of amenity spaces: public and publicly-accessible spaces provide opportunities for the general public to enjoy the amenity (e.g. plaza, parklet); shared private amenity spaces provide a place for the people who live or work in a development to gather and interact (e.g. condominium games room, rooftop patio); and, private outdoor amenity spaces provide people with private places to recreate and relax (e.g. balcony, backyard).

2.6 Amenity Space Policies

- a. Developments that occupy large areas of land should provide publicly-accessible landscaped areas to integrate the new development with the **public realm** or adjacent publicly-accessible areas and, where appropriate, provide through-block **pedestrian** connections.
- b. Publicly-accessible amenity spaces should be located and designed to provide direct visual and physical connections to the **public realm**.
- c. Shared private amenity spaces should be located and designed to be visible and accessible to occupants of the development.
- d. Façades at the base of buildings next to publicly-accessible and shared private amenity spaces should be proportional to the size of the space and provide windows that offer views into and from the building.
- e. Public, publicly-accessible and shared private amenity spaces should maximize safety, comfort and enjoyment by designing the spaces to:
 - i. be adequately sized to accommodate the intensity of the development;
 - ii. be flexible and adaptable to a variety of activities and programming;
- f. Publicly-accessible and shared private amenity spaces are encouraged to consider opportunities for communal gardens.
- g. Private amenity spaces should maximize safety, comfort and enjoyment by designing the spaces to:
 - i. be adequately sized to accommodate human-scaled furniture and be adaptable to a variety of activities;
 - ii. consider both sunlight and shade access; and,
 - iii. provide four-season enjoyment, with weather protection.
- h. provide human-scaled architecture, lighting and furniture;
- i. consider sunlight and shade access;
- j. provide four-season enjoyment, with weather protection; and,
- k. be universally accessible.



Photo: A visible publicly-accessible amenity space with seating and public art.



Photo: A shared private amenity space in a courtyard that offers building residents a place to gather, recreate and relax.

Guidebook for Great Communities

LANDSCAPE DESIGN

Landscaping has many community benefits, from improved stormwater management and quality to positive impact on mental and physical health. Landscaping should be used as more than a buffer between properties and should contribute to the **built form** outcomes directed by this Guidebook.

2.7 Landscape Design Policies

- a. When selecting planting material for landscaped areas, consider strategies such as:
 - i. integrating existing plants and trees in new landscape designs;
 - ii. placing plants in locations that are suitable to their specific growing needs;
 - iii. using plants that are adapted to local climate conditions;
 - iv. avoiding planting invasive or aggressive-growing plants;
 - v. incorporating a mix of different plants to provide habitat for different species and promote biodiversity;
 - vi. using plants that provide food;
 - vii. employing a mix of plant species to contribute to the tree canopy while also allowing for sunlight penetration;
 - viii. selecting a planting palette that provides four-season visual interest; and,
 - ix. designing low-maintenance landscapes.
- b. Landscaped areas should ensure sufficient soil volumes, appropriate material and adequate spacing to support the selected plants.
- c. Landscaped plantings should be arranged to:
 - i. enhance and complement the interface between the building and the **public realm**;
 - ii. provide shade in areas of high sun exposure; and,
 - iii. demarcate site entrances and gateways with distinctive landscape design features.
- d. The use of plants and multi-purpose landscape features to delineate boundaries between public and private spaces is encouraged in lieu of fencing.
- e. The use of onsite water conservation strategies are encouraged including, but not limited to:
 - i. employing xeriscape design;
 - ii. designing with drought tolerant and low water use plants;
 - iii. grouping plants into mulched planting beds;
 - iv. incorporating features that collect, retain or infiltrate rainwater;
 - v. using high-efficiency irrigation systems; and,
 - vi. limiting the use of impervious surfaces.



Photo: Neighbourhood Housing landscaping that incorporates features that collect, retain and infiltrate rain water.



Photo: High-quality Industrial Transition Office landscaping that groups plants together and needs lower maintenance.

Guidebook for Great Communities

Development Policies

Policies 3.8 to 3.13 provide direction for all types of development.

INNOVATION AND CREATIVITY

Calgary is an innovative city that supports creative efforts by residents, communities, businesses and developers. Innovative approaches to development are encouraged where they better achieve the goals of the Guidebook than what is standard or required.

2.8 Innovation and Creativity Policies:

- a. The use of discretion to allow relaxations to Land Use Bylaw regulations or alternative solutions to City standards should be encouraged where the proposed solution better implements outcomes consistent with the goals of the Guidebook and the vision and objectives of the Municipal Development Plan.
- b. Regulatory changes that reduce or eliminate barriers to innovative and alternative uses of space should be encouraged.



Photo: Partial retrofit of a strip-mall style development to allow for incremental improvement that resulted in a new patio along a Main Street and improved pedestrian safety.

INCREMENTAL IMPROVEMENTS

The built-out areas present challenges where existing developments no longer conform to current standards, objectives or desired design outcomes. To implement the principles and goals of the Guidebook on these sites, strategies are needed that permit incremental improvements within the constraints of the existing development.

2.9 Incremental Improvements Policies

- a. Where limited or incremental redevelopment is proposed, changes to existing developments should improve conditions to better contribute to outcomes that achieve the principles and goals of the Guidebook.
- b. The use of discretion to allow relaxations to Land Use Bylaw regulations or alternative solutions to City standards should be considered to support incremental improvements per policy 3.9(a).

LIMITED-TERM DEVELOPMENT

Limited-term development may be an appropriate form of development in areas anticipated to have higher-activity levels in the future, such as transit station areas or Main Streets, but where there is not short-term market demand to support the ultimate development outcomes. Applications for a limited-term development must demonstrate compliance with the limited-term development policies.

2.10 Limited-term Development Policies

- a. Limited-term development should:
 - i. contribute to the overall vision for the area and anticipated activity levels, without compromising the future viability of the site or broader area for ultimate development;
 - ii. provide a high-quality interface that enhances the public realm; and,
 - iii. be designed to support redevelopment or adaptation in the future.

Guidebook for Great Communities

HERITAGE RESOURCES

Heritage resources are defining characteristics of communities and should be retained or protected while balancing the need for redevelopment. New development within the context of **heritage resources** should consider opportunities to balance both new and historic forms of development. The City of Calgary recognizes that there are **heritage resources** other than buildings that include archaeological and culturally significant areas.

2.11 Heritage Resources Policies

- a. Encourage the adaptive re-use of **heritage resources** in order to retain and conserve them, and, where appropriate, support development applications and **Land Use Bylaw** relaxations that enable their retention, including, but not limited to, relaxations of parcel coverage and setbacks.
- b. Encourage property owners to designate **Inventory** properties as **Municipal Historic Resources** by enabling additional development potential on sites containing a designated **Municipal Historic Resource**.
- c. If a property on the **Inventory** is to be demolished or redeveloped, photo documentation of the historic property shall be obtained and provided to The City by the applicant, and interpretative or commemorative features should be incorporated into new development.
- d. When densities are increased on sites with **heritage resources** or land use changes reduce the viability of retaining a **heritage resource**, explore opportunities to mitigate or offset negative outcomes for heritage conservation, such as:
 - i. retention and incorporation of the **heritage resource** into the new development; or,
 - ii. protection of another **heritage resource** within the surrounding area.
- e. Encourage the design of new development to be compatible with abutting sites on the **Inventory** through architectural design, the use of setbacks, massing, **street wall** height and landscaping.
- f. Encourage contemporary interpretations of traditional design, detail and materials in new development adjacent to **heritage resources**.
- g. Discourage new development from creating a false sense of heritage character by directly copying or mimicking the design of heritage buildings in the area.
- h. Encourage the conservation of **heritage resources**, including their incorporation into new developments, in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada (2010).



Photo: A group of heritage resources that retain a distinctive scale and setback.



Photo: The historic National Hotel following rehabilitation.

Guidebook for Great Communities

PARKING

Parking policy that incentivizes development designed to serve human-scaled outcomes supports building communities that provide a range of mobility, housing and **retail** choices. Managing parking at a district scale, rather than site-by-site, results in more efficient use of land through shared use of both public and private parking spaces. Desired **built form** outcomes should guide parking requirements, rather than being guided by them. Parking policies and regulations need to be responsive to today's needs while enabling communities to be more resilient and adapt to future trends.

2.12 Parking Policies

- a. Parking requirements should be related to geographic location throughout the city, rather than individual use types. Requirements should be reduced or relaxed where development is in:
 - i. **Activity Centres, Main Streets** or other areas of high activity; and,
 - ii. **transit-oriented development** areas, and **transit station areas**.
- b. Requirements may be reduced or relaxed where development is in shared mobility operating areas.
- c. Parking regulations and user pricing should support **pedestrian**, cyclist, transit and other modes of movement as viable and attractive mobility options.
- d. Provision of parking **infrastructure** should not inhibit desired **built form** outcomes or the principles and goals of the Guidebook.
- e. Where needed to support development that aligns with the Guidebook, relaxations to parking requirements in the **Land Use Bylaw** are encouraged.
- f. To support the achievement of desired **built form** outcomes, **Travel Demand Management** measures including, but not limited to, combinations of the following may be provided:
 - i. bike stalls beyond required minimums;
 - ii. bike maintenance facilities;
 - iii. specific parking for shared-mobility vehicles;
- g. Parking requirements may be reduced or relaxed in a development outside of the areas identified in policy 3.12(a.) where **Travel Demand Management** measures are incorporated or utilized.
- h. Regardless of location, for the following types of development, parking requirements should be relaxed or removed:
 - i. development that retains historic buildings on the **Inventory of Evaluated Historic Resources**;
 - ii. development of affordable housing as defined and accepted by the City;
 - iii. development of care facilities; and,
 - iv. development that incorporates significant sustainable building measures in accordance with policy 3.13.
- i. Shared parking facilities between developments is encouraged to maximize the use of existing parking facilities in the **built-out areas**.
- j. Surface parking is discouraged, but where unavoidable, it should be located behind or at the side of a development.
- k. Surface parking should be landscaped and designed to minimize the visual and environmental impact and reduce stormwater runoff.
- l. Above-grade parking structures should:
 - i. be integrated into developments by using similar quality of architectural treatments as the rest of the building façade, through design elements that hide the parking structure;
 - ii. identify opportunities to incorporate at-grade **pedestrian-oriented** activity, such as **retail**, office or housing; and,
 - iii. consider designs to support future adaptive re-use, through strategies such as high ceilings and flat decks.



Photo: Parking infrastructure that is incorporated into the built form to minimize impacts on the public realm.

Guidebook for Great Communities

SUSTAINABLE DEVELOPMENT

Minimizing the environmental impacts of development is a critical part of sustainability. Actions at both the building and community scale will assist in meeting Calgary's greenhouse gas reduction objectives, contribute to economic development and reduce energy and water usage.

2.13 Sustainable Development Policies

- a. All developments are encouraged to incorporate building features and technologies that:
 - i. capture solar energy;
 - ii. reduce energy consumption; and
 - iii. reduce greenhouse gas emissions.
- b. Developments are encouraged to include solar energy equipment on new buildings or major additions.
- c. Developments are encouraged to reduce water consumption and exceed existing stormwater management standards by incorporating:
 - i. green stormwater **infrastructure**; and,
 - ii. water collection, filtering and reuse technologies.
- d. Adaptive re-use of existing buildings and **infrastructure** is encouraged.
- e. Developments are encouraged to consider opportunities to integrate fire protection measures to reduce fire flow needs.
- f. A renewable and low carbon energy feasibility screening assessment may be required to support planning applications for proposed developments on sites greater than 1.0 hectare or with building(s) with a cumulative floor area greater than 30,000 square metre.
- g. Where a renewable and low carbon energy feasibility screening assessment submitted as part of a planning application demonstrates feasibility, the applicable technologies should be incorporated into the development.



Photo: Solar panels to capture solar energy.



Photo: This neighbourhood housing development incorporates stormwater quantity management and water collection and filtration infrastructure.

Guidebook for Great Communities

General Policies

Policies 3.14 to 3.19 guide The City or community partners when completing projects or building **infrastructure**. These policies also guide the review of planning applications for developments that contribute publicly-accessible amenities, **infrastructure** or facilities. The general policies help create a great built environment that connects destinations and supports daily journeys to achieve great communities for everyone.

People of all ages, genders, incomes and abilities must be able to safely and conveniently move around the city. A well-connected network that includes walking, cycling and transit options provides people with mobility choices to meet a variety of needs and preferences. This network is critical to achieving healthy and resilient communities. Policies 3.16 to 3.19 provide direction for the network of sidewalks, paths, streets and transit routes that connects people to places within their community and beyond.

Guidebook for Great Communities

NATURAL AREAS, PARKS AND RECREATION

Our urban forest, public plazas, school yards, public parks, natural areas, pathways and trail system promote community health and are a key component of great communities. Considering how new development connects to and interacts with parks and open space is important for ensuring these valued amenities continue to serve communities into the future. Considering how development impacts our natural areas and their many functions is equally important to ensuring the health of our city and environment into the future.

2.14 Natural Areas, Parks and Recreation Policies

- a. Parks and Recreation areas should be designed to be accessible, safe and to reinforce the character of the community. Factors that should be considered in the design of parks and open space and include:
 - i. access to both sunlight and shade;
 - ii. visibility within and around the site, including lighting;
 - iii. accessible, barrier-free connections within the site and to the surrounding area;
 - iv. connections to other parks, open space, recreation or civic facilities;
 - v. integration with adjacent development;
 - vi. a variety of programming and activity options for all people;
 - vii. opportunities to participate in arts and culture;
 - viii. restoration and protection of natural areas and cultural landscapes;
 - ix. the use of plants that are adapted to local climate conditions and support biodiversity;
 - x. support for all-season use; and,
 - xi. winter-specific design and programming.
- b. Landscaping should delineate park and open space boundaries, where appropriate, in favour of fencing and other non-permeable barriers.
- c. Pathways adjacent to natural areas should be designed to minimize disturbance and to create a buffer between the natural areas and adjacent development.
- d. The regional pathway network is a component of the open space network and should serve both a recreational function as well as a mobility function for **pedestrians** and cyclists.
- e. Recreation facilities should be designed to be multi-purpose and accommodate a range of uses that respond to diverse needs in the community.
- f. Explore opportunities to restore natural ecosystem structures, networks, functions and dynamics
- g. Explore opportunities to expand the network of parks, open space and natural areas to improve climate resilience, water quality and management, biodiversity and well-being.
- h. At the time of redevelopment, Natural Areas, Parks and Recreation areas should:
 - i. identify opportunities to provide additional services, programming or facilities;
 - ii. protect or rehabilitate natural areas;
 - iii. improve accessibility;
 - iv. add additional servicing, such as water or sanitary sewer, to allow for future facilities and capacity to support festival activities; and,
 - v. provide public art or cultural spaces.



Photo: An urban park that offers opportunities for play and interaction.

Guidebook for Great Communities

COMMUNITY FACILITIES, SPACES AND SERVICES

Community facilities and spaces provide a wide range of services for Calgarians that include care, culture, education, health and protection for the community. The private sector, public sector, non-profit agencies, charities and partnerships can all play a role in the ownership, operation and development of community facilities and services. Community facilities, spaces and services should be located in areas close to transit, open spaces and pedestrian and cycling routes.

2.15 Community Facilities, Spaces and Services Policies

- a. Community facilities and sites should be multi-purpose and integrate or co-locate complementary functions, such as care, culture, faith, arts, education, wellness and, where appropriate, housing opportunities.
- b. Encourage incorporation of space for local food production, processing, sales and programming on-site or within community facilities.
- c. Consider opportunities for community associations to incorporate revenue-generating activities that are complementary to the community purpose of the site.
- d. All types of care facilities and affordable housing are encouraged to locate where there is convenient access to community services, amenities, transit, recreation, parks and pedestrian or cycling routes that complement the needs of people who access the care facilities or reside in affordable housing.
- e. Consider opportunities for publicly-accessible drinking fountains, washrooms and sanitary facilities.



Photo: A multi-purpose community space that supports local food production and community gathering.



Photo: A community facility that supports civic functions, while providing community gathering spaces and recreation services and opportunities.

Guidebook for Great Communities

PEDESTRIAN

Pedestrian routes are a critical element of a well-connected mobility network. **Pedestrians** include all sidewalk users, however they move. Both public and private **pedestrian** routes should be convenient, safe, comfortable and accessible and provide connections within developments, communities and to the city-wide network. The design of **pedestrian** routes must accommodate people of all abilities in the volumes that are anticipated based on the function and activity level of the area.

2.16 Pedestrian Policies

- a. **Pedestrian** routes should be universally accessible.
- b. All **pedestrian** routes should:
 - i. be wide enough for the anticipated volume of **pedestrians** based on the street function and context, at minimum allowing **pedestrians** to pass one another;
 - ii. maintain a path for movement that is clear of horizontal and vertical obstructions providing a continuous path of travel;
 - iii. be well lit; and,
 - iv. be designed to accommodate year-round use and maintenance.
- c. **Pedestrian** routes in Neighbourhood, Parks Civic and Recreation, Natural Areas and Industrial Transition areas should:
 - i. provide light sources at a human-scaled height; and,
 - ii. provide places to linger along the street providing street furniture like benches and plazas.
- d. **Pedestrian** routes are encouraged to provide a buffer between the sidewalk and the road to enhance the comfort of all users, through strategies such as:
 - i. boulevard landscaping;
 - ii. bicycle lanes; and,
 - iii. on-street parking.
- e. Explore opportunities to provide **pedestrian** routes that are adequately sized, including, but not limited to:
 - i. requiring increased building setbacks from a property line shared with a street, where portions of a building below grade or in upper storeys may project into the additional building setback area; or,
 - ii. increasing the width of the **pedestrian** realm within the road right-of-way.
- f. New **pedestrian** crossings should be designed in a manner that is convenient and safe for **pedestrians**.



Photo: Wide, barrier-free and distinct pedestrian crossings that are convenient and safe.



Photo: Pedestrian routes that support year-round use and maintenance.

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CYCLING

Cycling routes are a critical element of a well-connected mobility network. Cycling routes should be convenient, safe, comfortable, accessible and provide connections both to and within developments, communities and to the city-wide network. The design of cycling routes must accommodate people of all abilities in the volumes that are anticipated based on the function and activity level of the area.

2.17 Cycling Policies

- a. Cycling routes should:
 - i. include bidirectional movement;
 - ii. be wide enough for the anticipated volume of cyclists based on the street function and context;
 - iii. maintain a path for movement that is clear of horizontal and vertical obstructions providing a continuous path of travel;
 - iv. be well lit with light sources at a human-scaled height;
 - v. be designed to accommodate year-round use; and,
 - vi. provide occasional places to repair, maintain and securely store bicycles.
- b. Explore opportunities to improve the safety and convenience of cycling routes, such as:
 - i. separated, raised or protected bike lanes;
 - ii. bicycle boxes at intersections;
 - iii. protected intersections; and,
 - iv. bicycle-specific traffic signals.
- c. Secure bicycle storage is encouraged in **transit station areas**.
- d. Public bicycle parking facilities should be:
 - i. incorporated into development and public **infrastructure** and covered to support year-round and all-weather cycling; and,
 - ii. conveniently-located, well-lit and prominent.
- e. Extensions to the regional pathway network should connect to the broader cycling network, where possible.

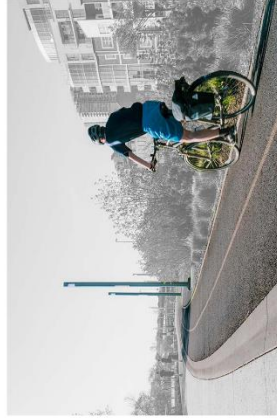


Photo: A safe, convenient and accessible cycling route.



Photo: A separated cycling route that supports bidirectional movement.

Guidebook for Great Communities

TRANSIT

Transit routes are a critical element of a well-connected mobility network. Transit service complements great neighbourhoods; it provides an important mobility option and connects people to places within their community and the city. Transit service is also complemented by great communities, where the proximity and mix of destinations help make transit a convenient and attractive alternative to automobiles. New developments within a community can support higher use of transit while also improving connections to transit for the surrounding community.

2.18 Transit Policies

- Direct and convenient transit connections should be provided to complement existing and planned activity levels and associated urban form categories.
- Transit stops and **infrastructure** should be integrated with **pedestrian** and cyclist routes in a safe and convenient manner.
- High-quality transit **infrastructure** should be provided at transit stops to improve comfort, safety and efficiency.
- New transit stations should consider opportunities to incorporate integrated civic facilities and plazas.

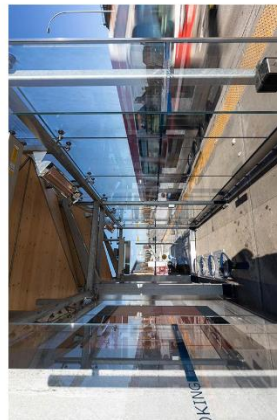


Photo: Transit stops and infrastructure should be integrated with the sidewalk safely and conveniently.



Photo: Transit service complements great neighbourhoods; it provides an important mobility option and connects people to places within their community and the city.

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STREET NETWORK

The street network provides connections throughout the city and must be functional, safe and efficient however people choose to move. It is also an important part of the public realm and supports interaction and culture within communities. All streets should be designed to ensure they are safe, comfortable and convenient for the variety of users they support.

2.19 Street Network Policies

- a. Streets in Neighbourhood areas should be designed, enhanced and operated to enable safe access and use for the people and modes that use them by incorporating:
 - i. cycling routes or infrastructure and traffic-calming measures, where identified by a local area plan or other relevant City policy or strategy;
- b. pedestrian routes; and,
- c. Streets within industrial areas should be designed to facilitate efficient goods movement and connections to the skeletal and regional goods movement corridors.
- d. In areas of higher pedestrian activity, street furniture and places to gather should be incorporated into the design and redesign of streets.



Photo: This street supports safe pedestrian, cycling and vehicular movement, with incorporated street trees.



Photo: A street that provides safe connections for all users.

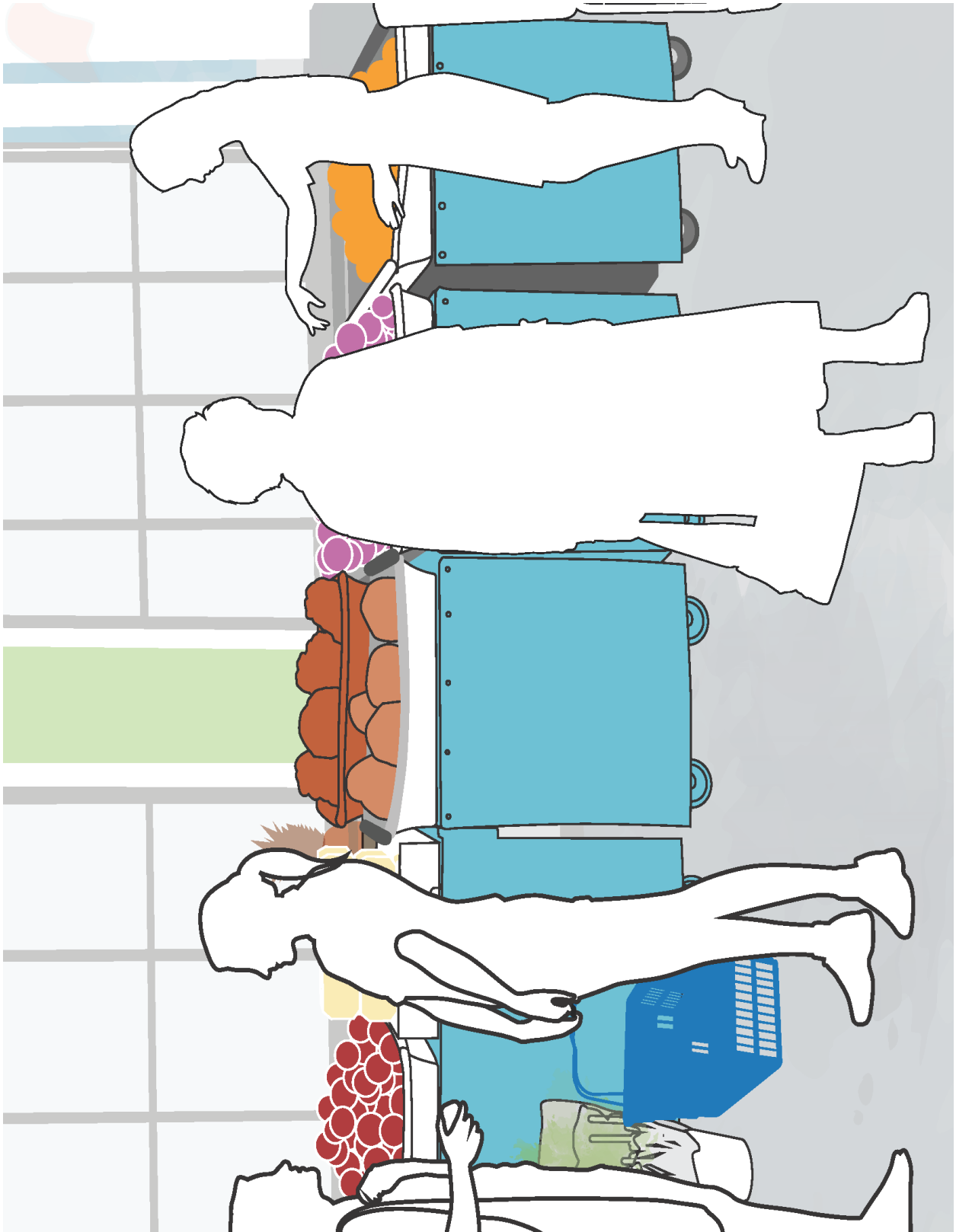
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3 Building Great Communities for Everyone

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Guidebook for Great Communities

Tools for Great Communities for Everyone

What is this chapter about?

- Providing optional policy tools for local area plans and the legal framework of the Guidebook.

When do you use this chapter?

- During the creation of a local area plan.
- When considering optional policy tools in local area plans.
- During the planning application process.

Who uses this chapter?

- Local area plan teams.
- Communities going through a local area plan process.
- Applicants and developers when preparing a planning application that utilizes one of the implementation tools.

How will you use this chapter?

- To work through the specific implementation tools being used in a local area plan or for a planning application.
- To understand the legal framework of this Guidebook.

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Funding Tools and Investment Strategies for Communities

There are many potential tools and mechanisms for funding community amenities and **infrastructure**, such as heritage density transfer bonus, development levies and community funds.

One potential funding tool is a density bonus. Not every **local area plan** should, or can, use tools such as density bonusing because they require moderate to high development pressure and viable market conditions to function effectively. Bonusing tools are most appropriate in **Main Street, transit-oriented development**, or Mid to Tall scale development areas as a means to leverage community amenity and benefit in exchange for development over-and-above the appropriate base density. Density bonusing is an optional tool and should be mutually beneficial to the community and the developer.

The City is reviewing funding tools and investment strategies that will support evolution and change in our communities with the objective of creating a long-term, sustainable funding policy, which may result in amendments to this section. At such time, those funding tools and investment strategies applicable to **local area plans** will be incorporated into this Guidebook.

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CONSIDERATIONS FOR COMMUNITY FUNDING TOOLS AND

INVESTMENT STRATEGIES

- Before additional funding tools and investment strategies can be implemented or considered, a **local area plan** needs to permit a **built form** intensity that is viable for development and aligns with the principles and goals of the **Municipal Development Plan** and **The Guidebook**.
- A **local area plan** should identify potential investments to support the future growth concept such as:
 - mobility infrastructure;
 - utility infrastructure;
 - streetscape improvements (e.g., lighting, benches, re-paving);
 - public trees;
 - new or enhanced public open space;
 - affordable housing;
 - community gathering spaces;
 - community gardens and urban agriculture;
 - care facilities;
 - recreation facilities;
 - cultural facilities;
 - public art; and,
 - heritage resources.
- The needs of each community are different, and may span social, environmental, economic or recreational elements. Through a **local area plan**, priorities should be set to determine the investments that will make the most difference to the most members of the community. Priorities for growth-related funding should match the needed and envisioned population, intensity and **built form** that is created and applied through the urban form categories.
- A **local area plan** is but one of several inputs that guide future City service plan and budget considerations and recommendations.

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Heritage Area Tools for Communities

A **heritage area** tool is a planning tool used to provide place-based policy to conserve and enhance historic neighbourhoods, while allowing for contextually appropriate growth and change. Heritage areas contribute to a sense of identity and place for communities, provide a living record of historic development in the city, and help to achieve resilience and sustainability goals.

The City is reviewing policy and regulation tools for **heritage areas**, with the objective of creating a systematic, city-wide strategy for the conservation of concentrations of related **heritage assets**. The resulting tools may result in changes to this section; at such time, **heritage area** tools will be incorporated into this Guidebook, applicable **local area plans**, and other policy or regulation documents as appropriate.

Guidebook for Great Communities

Transit Station Areas and Transit-Oriented Development

Transit-oriented developments are compact, mixed-use areas of a community within walking distance of a transit station, that combine residential, retail, office, open space and public uses in a way that makes it convenient to travel on foot or by public transportation. Most transit station areas should be planned in a manner that supports transit-oriented development and considers the different design and development goals for the core zone and the transition zone.

CORE ZONE

The core zone is the area within a 200 – 300-metre walk shed of a transit station that is the focus of a transit-oriented development area.

4.1 Core Zone Policies

- a. The core zone should:
 - i. feature a mix of neighbourhood urban form categories that support the most activity and highest relative building scale around the transit station;
 - ii. incorporate mobility enhancements, like mid-block crossings and scramble crosswalks, wherever block lengths exceed 120 meters;
 - iii. provide public spaces that enhance opportunities for social interaction; and,
 - iv. provide safe and convenient walking and cycling connections to the transit station.

- b. The extent of the core zone depends on the Municipal Development Plan typology, the physical conditions surrounding the transit station and the envisioned scale and activity level. Where the typology supports higher intensity (e.g. Major Activity Centre rather than Neighbourhood Activity Centre), has a higher scale and activity level and there are limited physical barriers to mobility, a larger walk shed (closer to 300 meters) should be considered; where typology intensity is lower or more physical barriers exist then a reduced walk shed may be appropriate.

TRANSITION ZONE

The transition zone extends from the outer edge of the core zone up to an additional 300-meter walk shed and that provides a transition of form and activities between the core zone and the surrounding community.

4.2 Transition Zone Policies

- a. The transition zone should:
 - i. feature a mix of neighbourhood urban form categories that transition from the higher activity level and building scale planned for the core zone to those in the surrounding community; and
 - ii. incorporate mobility enhancements, like mid-block crossings and scramble crosswalks, wherever block lengths exceed 170 meters.

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TRANSIT STATION AREAS

4.3 Transit Station Area Policies

- a. **Affordable housing** is strongly supported in **transit station areas**.
- b. Industrial areas within 600 meters of a transit station should:
 - i. incorporate **pedestrian** and cycling **infrastructure** to connect the station to employment areas;
 - ii. incorporate enhanced landscape features;
 - iii. consider opportunities for Neighbourhood Industrial Transition areas close to the station; and,
 - iv. consider opportunities to locate regional recreation or event facilities or appropriate institutional facilities close to the station.
- c. The vehicle-oriented policy modifier should not be used within a 600-meter **walk shed** of a transit station.
- d. In areas identified as Neighbourhood Commercial, block-faces directly fronting or flanking the transit station should be identified as Active Frontage.
- e. Should sites require supplementary design guidance outside of the **local area plan** process, a Comprehensive Planning Site policy modifier may be applied.

Guidebook for Great Communities

Authority, Application and Interpretation

This Guidebook is a statutory policy document, adopted by City Council in accordance with Section 635.1 of the Municipal Government Act, as amended from time to time. This Guidebook and local area plans, as complementary statutory documents, guide redevelopment for built-out communities. This Guidebook is aligned with the policy direction of the Government of Alberta's South Saskatchewan Regional Plan, the Interim Growth Plan for the Calgary Regional Partnership and The City of Calgary's Municipal Development Plan.

4.4 Authority, Application and Interpretation Policies

- a. A local area plan may identify specific implementation actions that need to be undertaken to achieve the policies provided within this Guidebook

Application of the Guidebook

- b. The Guidebook applies, as amended from time to time, to areas that have local area plans completed using the Guidebook.

Non-Statutory Components of the Guidebook

- c. The Appendices attached to this Guidebook are to be used as supporting information only and do not form part of the statutory document.

Illustration and Photo Interpretation

- d. All illustrations and photos are intended to illustrate concepts of what might occur when applying the Guidebook's policies and guidelines, and are not an exact representation of any actual intended development.

Monitoring, Review and Amendments

- e. New concepts and ideas may arise that are constrained by or contradictory to certain policies within the Guidebook. Where such new concepts and ideas respond to and meet the intent of the principles and goals of the Guidebook, or offer a creative solution to a particular problem, amendments may be supported.
- f. The policies within this Guidebook shall be monitored over time in relation to development to ensure they remain current and relevant.
- g. Where determined necessary by Administration, these policies shall be updated through the Guidebook amendment process either generally or in response to a specific issue in accordance with the Municipal Government Act.
- h. Where an amendment to the Guidebook is requested, the applicant shall submit the supporting information necessary to evaluate and justify the potential amendment and ensure its consistency with the Municipal Government Act and other relevant policy documents.

Guidebook for Great Communities

Policy Interpretation

- i. This Guidebook uses language that is both general and specific.
- j. Where text is **bolded in black**, the word is defined in the glossary or refers to a statutory policy document.
- k. Where general direction is given, flexibility should be used in the interpretation of the policy. Where specific language is used, it is meant to give clear and unambiguous direction to both The City and the applicant.
- l. Where paragraph statements or objectives precede a policy, it is provided as information to illustrate the intent and enhance the understanding of the policy. If an inconsistency arises between the intent statement and a policy, the policy will take precedence.
- m. Policies that use the word “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 must be to the satisfaction of The City with regards to design and performance standards and should support the policy intent.
- n. 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.

Guidebook Limitations

- o. Policies and guidelines in this Guidebook 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. The Guidebook is intended to guide the development of **local area plans**, which will provide more specific guidance for local sites. Detailed site conditions or constraints must be assessed on a case-by-case basis as part of a planning application.

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Glossary

Active Uses – types of commercial uses on the main or ground floor of buildings adjacent to the sidewalk or street, which generate frequent activity in and out of a building or business entrance.

Activity Centre – an urban typology as described in Section 2.2.1 of the **Municipal Development Plan**.

Affordable Housing – housing that includes some form of assistance to cover housing costs for people who need it because of financial or other circumstances. **Affordable housing** may take a number of forms on the housing spectrum, from non-market rental units to attainable homeownership.

Built-Out Areas – all communities that have gone through at least their first stage of development and are no longer actively developing as defined by the City's Suburban Residential Growth report.

Built Form – the engineered surroundings that provide the setting for human activity and includes buildings, streets and structures (including **infrastructure**).

Core Zone – the area within a 200 – 300-metre **walk shed** of a transit station that is the focus of a **transit-oriented development** area.

Gateway Sites – sites strategically located at key entrances to a community, such as major intersections and transit stations.

Heritage Area – A concentrated grouping of related **heritage assets**.

Heritage Asset – Privately owned structure, typically constructed before 1945, that significantly retains the original form, scale, massing, window/door pattern and architectural details or materials. Individual heritage assets may not warrant inclusion on the **Inventory** or consideration as a **heritage resource**.

Heritage Resource – includes historic buildings, bridges, engineering works and other structures; cultural landscapes such as historic parks, gardens or streetscapes; culturally significant areas, indigenous traditional use areas and sites with archaeological or palaeological resources. These can be managed by municipal, provincial or federal authorities.

Infrastructure – the technical structures that support a society, including roads, transit, water supply, sewers, power grid, telecommunications, etc.

Inventory of Evaluated Historic Resources (Inventory) – a growing (non-exhaustive) list of sites that have been assessed by the Heritage Calgary according to the Council-approved Historic Resource Evaluation System.

Land Use Bylaw – legislative document that regulates development and land use in Calgary and informs decisions regarding planning applications.

Landmark Sites – prominent sites of high visual impact, where buildings are, or would be, prominent and contribute to wayfinding and placemaking for the community. **Landmark sites** are rare within a community, and may include hill-tops and terminating vistas.

Limited-Term Development – a form of development that is temporary in nature and is approved through a development permit that specifies an end date for both the structure and uses within the structure, that may be renewed.

Local Area Plan – plans that align with the Municipal Government Act regulations and are usually prepared at a community level. Examples include Area Redevelopment Plans and Area Structure Plans.

Main Street – an urban typology as described in Section 2.2.1 of the **Municipal Development Plan**.

Municipal Historic Resource – sites that are legally protected in compliance with the Alberta Historical Resources Act, which includes a designation Bylaw passed by City Council.

Municipal Development Plan – the City of Calgary's vision for how the city grows and develops over the next 30 to 60 years.

Pedestrians – the term often used for people walking on the street, but should be read inclusively for people with mobility challenges.

Public Realm – the space between and within buildings that are publicly accessible, including streets, squares, parks and open spaces. These areas and settings support or facilitate public life and social interaction.

Retail – commercial uses that include a range of businesses that depend on public traffic, such as shops, personal services, eating and drinking establishments, or other uses that generate frequent activity in and out of a building or business entrance.

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Shared Mobility Operating Area – the geographic area that an approved shared mobility service designates where customers are allowed to start or end a trip. Shared mobility services can include, but are not limited to, shared electric scooters, shared bikes and electric bikes, or shared car services.

Street Wall – the portion of a building façade at the base of a building facing a street.

Transit-Oriented Development – a compact, mixed-use area of a community within walking distance of a transit station, that mixes residential, retail, office, open space and public uses in a way that makes it convenient to travel on foot or by public transportation instead of by car. **Transit-oriented developments** are often identified through the **Municipal Development Plan** as part of an **Activity Centre or Main Street**.

Transit Station Area – the area surrounding a transit station along a primary transit line, such as a Light Rail Transit or Bus Rapid Transit route, that includes enhanced amenities.

Transition Zone – the area that extends from the outer edge of the core zone up to an additional 300-meter **walk shed** and that provides a transition of form and activities between the core zone and the surrounding community.

Travel Demand Management (TDM) – programs, services and products to encourage a shift in travel behaviour from single-occupant automobiles to more sustainable modes of travel, including walking, cycling, transit, car sharing and carpooling. Examples of TDM include changing the time of day people travel, providing transit passes, parking spaces allocated for carpooling or car sharing and enhanced bicycle stalls and facilities.

View Corridors – defined and discrete views from one point to another point. These may include, for example, views of the Calgary Tower from Centre Street S. or views of the Rocky Mountains from Nose Hill.

Walk Shed – a prescribed distance that can be travelled by a **pedestrian** using constructed routes.

Work-Live Units – units designed to be used as a dwelling unit or commercial space concurrently or separately, offering flexibility and a more direct relationship to the **public realm** (e.g. sidewalks) than traditional dwelling units. These spaces are designed to be highly flexible and adaptable in design, and allow for a variety of professional and commercial uses such as markets, artists' studios, instructional facilities, consulting firms, or artisanal production spaces.

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Appendix 1: Applying the Urban Form Categories

Appendix 1 is a supplement to Chapter 2 of the Guidebook. It provides a theoretical example of how to apply the urban form categories through a **local area plan**. This appendix illustrates how urban form categories can be mapped through insights from the community conversations identified in the Guidebook and **local area plan** Template (Appendix 2). It also includes a few photos of built-out examples for each urban form category in a variety of community contexts.

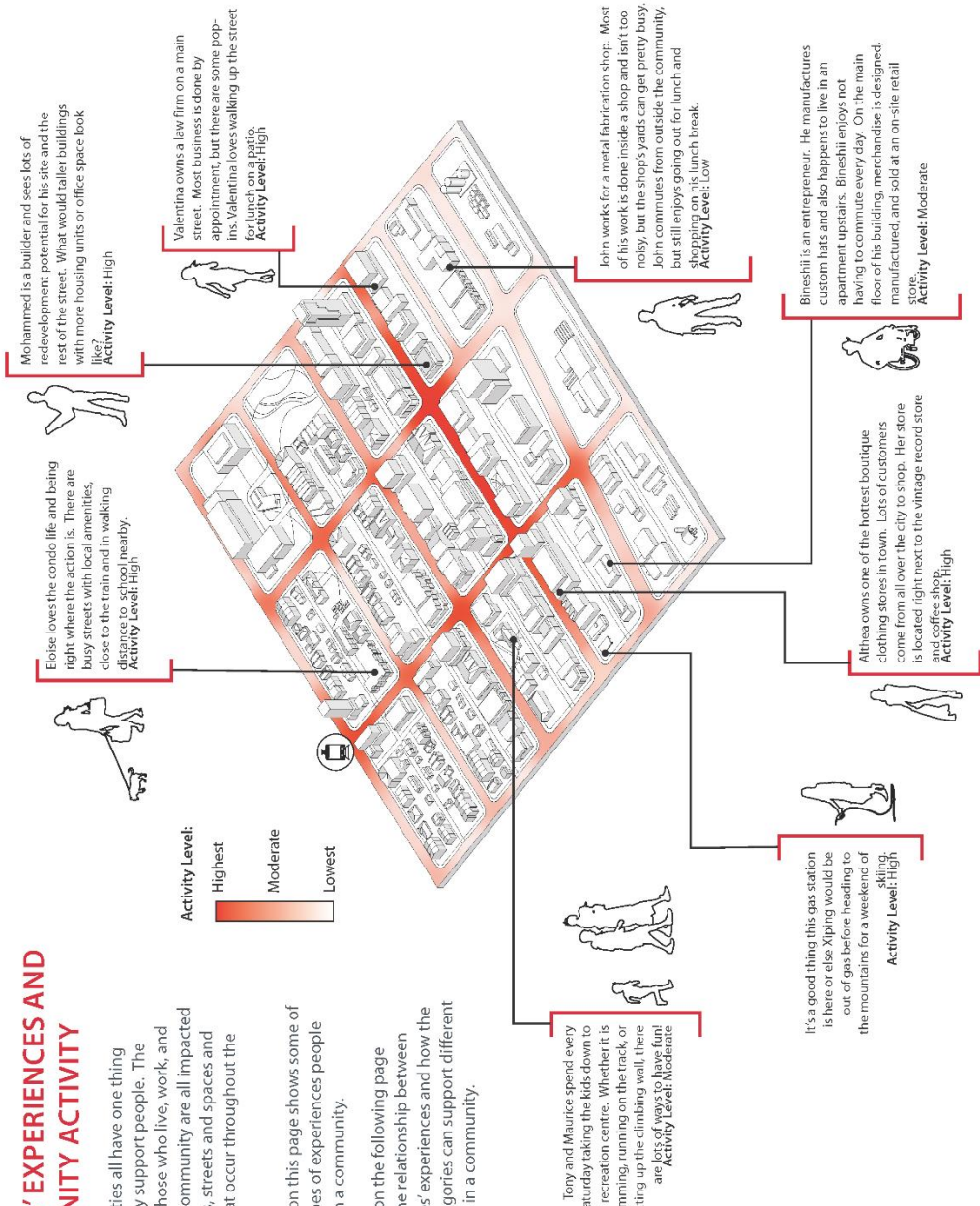
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PEOPLES' EXPERIENCES AND
COMMUNITY ACTIVITY

Great communities all have one thing in common, they support people. The experiences of those who live, work, and recreate in the community are all impacted by the buildings, streets and spaces and the activities that occur throughout the community.

The illustration on this page shows some of the different types of experiences people may have within a community.

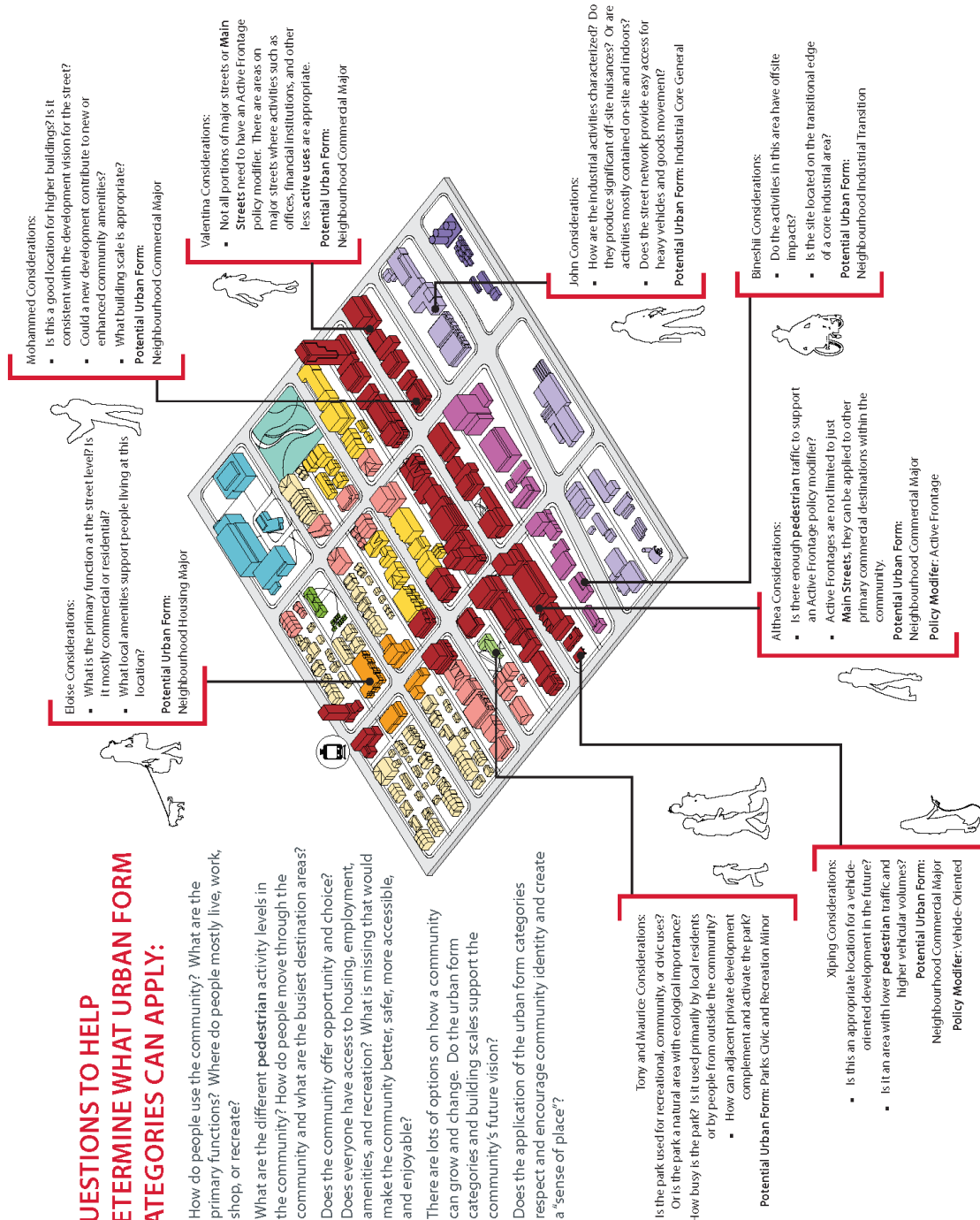
The illustration on the following page demonstrates the relationship between different peoples' experiences and how the urban form categories can support different lifestyle options in a community.



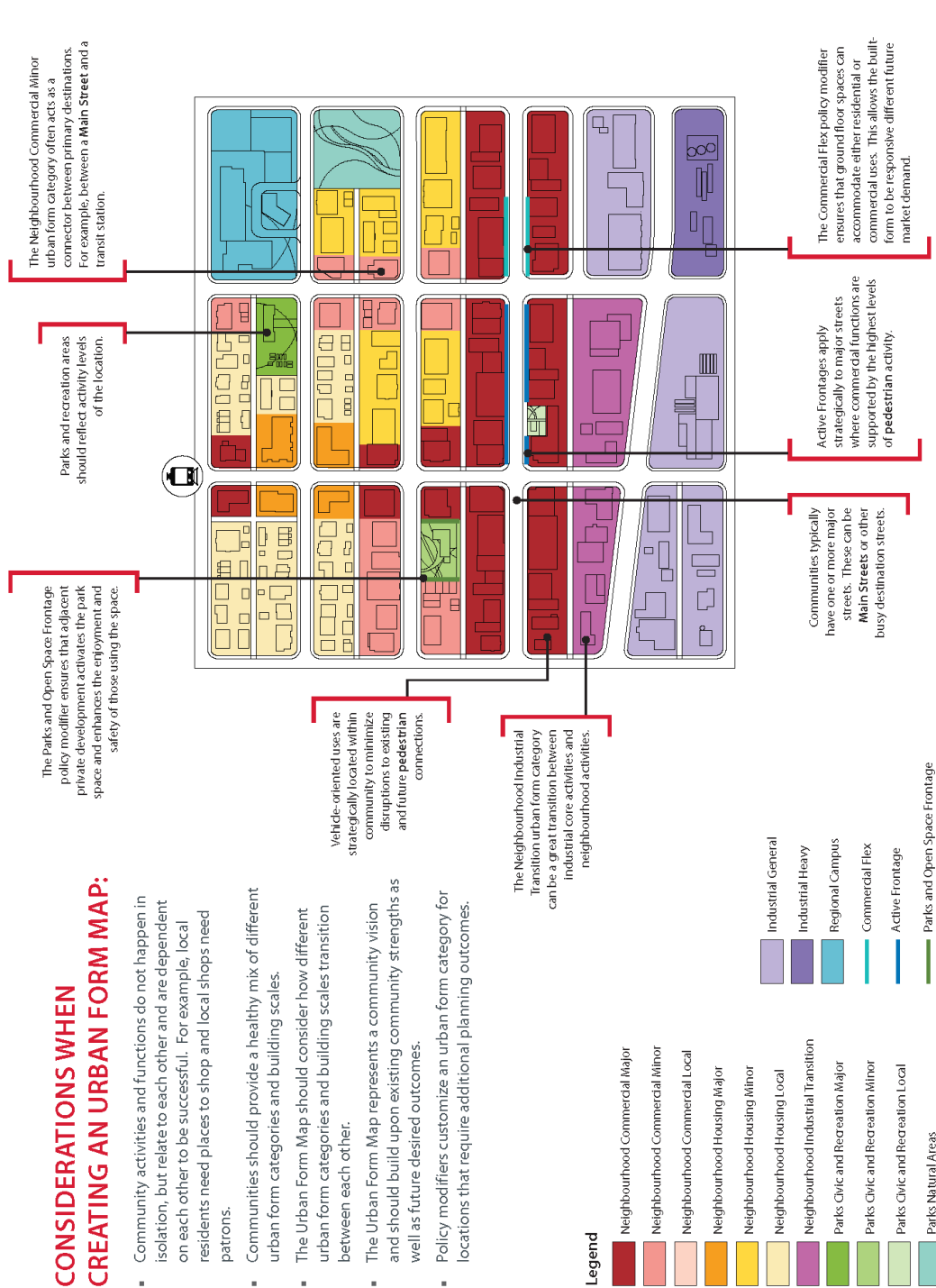
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QUESTIONS TO HELP DETERMINE WHAT URBAN FORM CATEGORIES CAN APPLY:

- How do people use the community? What are the primary functions? Where do people mostly live, work, shop, or recreate?
- What are the different pedestrian activity levels in the community? How do people move through the community and what are the busiest destination areas?
- Does the community offer opportunity and choice? Does everyone have access to housing, employment, amenities, and recreation? What is missing that would make the community better, safer, more accessible, and enjoyable?
- There are lots of options on how a community can grow and change. Do the urban form categories and building scales support the community's future vision?
- Does the application of the urban form categories respect and encourage community identity and create a "sense of place"?



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COMMUNITY BUILDOUT SCENARIOS: URBAN FORM CATEGORIES AND BUILDING SCALE

When it comes to choosing which urban form category to apply to each part of the community, there is no single right answer. Each community has unique characteristics and different contexts to consider. How a community chooses to respond to that context is based on present day community needs as well as aspirations for how the community can grow and evolve.

When applying an urban form category, consider the role of the community in the City, the location of the community in the City, and the different community contexts.

There are lots of different factors that contribute to community context. Some examples are:

- Popular destinations such as recreation centres, dog parks, performing arts and cultural centres, libraries, exhibition grounds, and sports facilities.
- Topography and natural areas.
- City growth and development policies. Including, the **Municipal Development Plan** Urban Structure Typologies, (**Activity Centres**, **Main Streets**, and **Employment Areas**), and **Transit Oriented Development** policies.
- Transportation and road network.
- Types of transit service and location of transit routes in a community.
- Areas that contribute to the economic success of the City. Such as; business parks, shopping destinations, industrial areas, major shipping and distribution centres.

The next two pages are examples demonstrating different ways that the urban form categories and building scales can change based on a community's context and future vision.

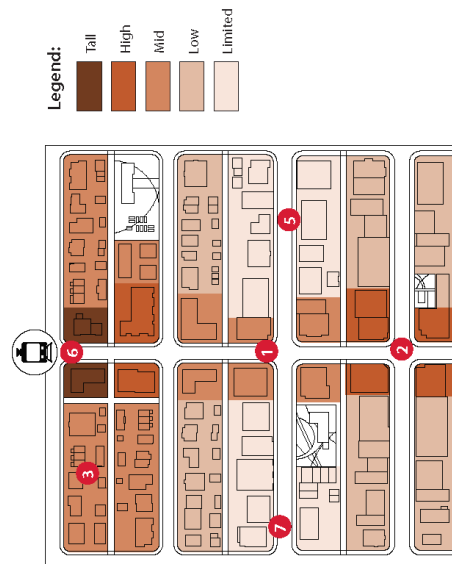
When comparing Community Context A to Community Context B, consider how the activity levels, general functions, and thus urban form categories change. Notice how the building scale changes to respond to the different community context.

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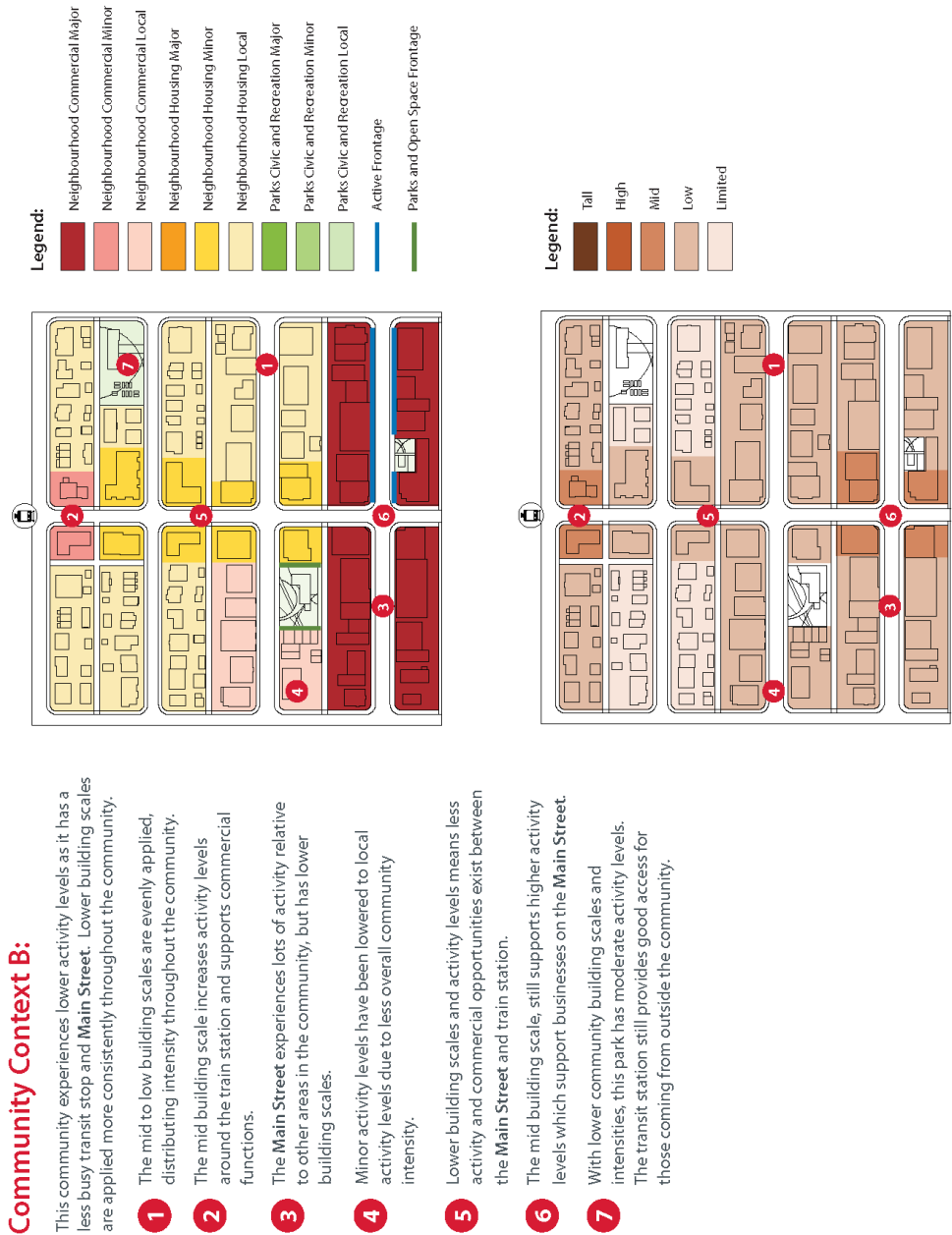
Community Context A:

This community experiences high activity levels generated by a busy transit station, a popular Main Street, and higher building scales..

- 1 High activity levels are experienced from people moving between the **Main Street** to the train station. By applying higher building scales, this supports more neighbourhood commercial opportunities.
- 2 Buildings along this street typically have commercial businesses at-grade, with dwelling units or offices above, this supports at-grade commercial functions. The high building scale is applied to one of the busiest intersections in the community.
- 3 Areas where the Neighbourhood Housing Local urban form category are applied, can still have higher building scales.
- 4 High activity levels are experienced at this park. The recreation centre is popular for those living in the community, as well as with people from outside the community, who can walk from the train station.
- 5 Because the **Main Street** has a higher building scale, a lower building scale at this location is enough to support activity levels on the **Main Street**.
- 6 The tallest buildings in the community are located right next to the train station. This creates a visual point of interest in the community.
- 7 Higher overall activity levels support minor activity levels at more locations throughout the community.

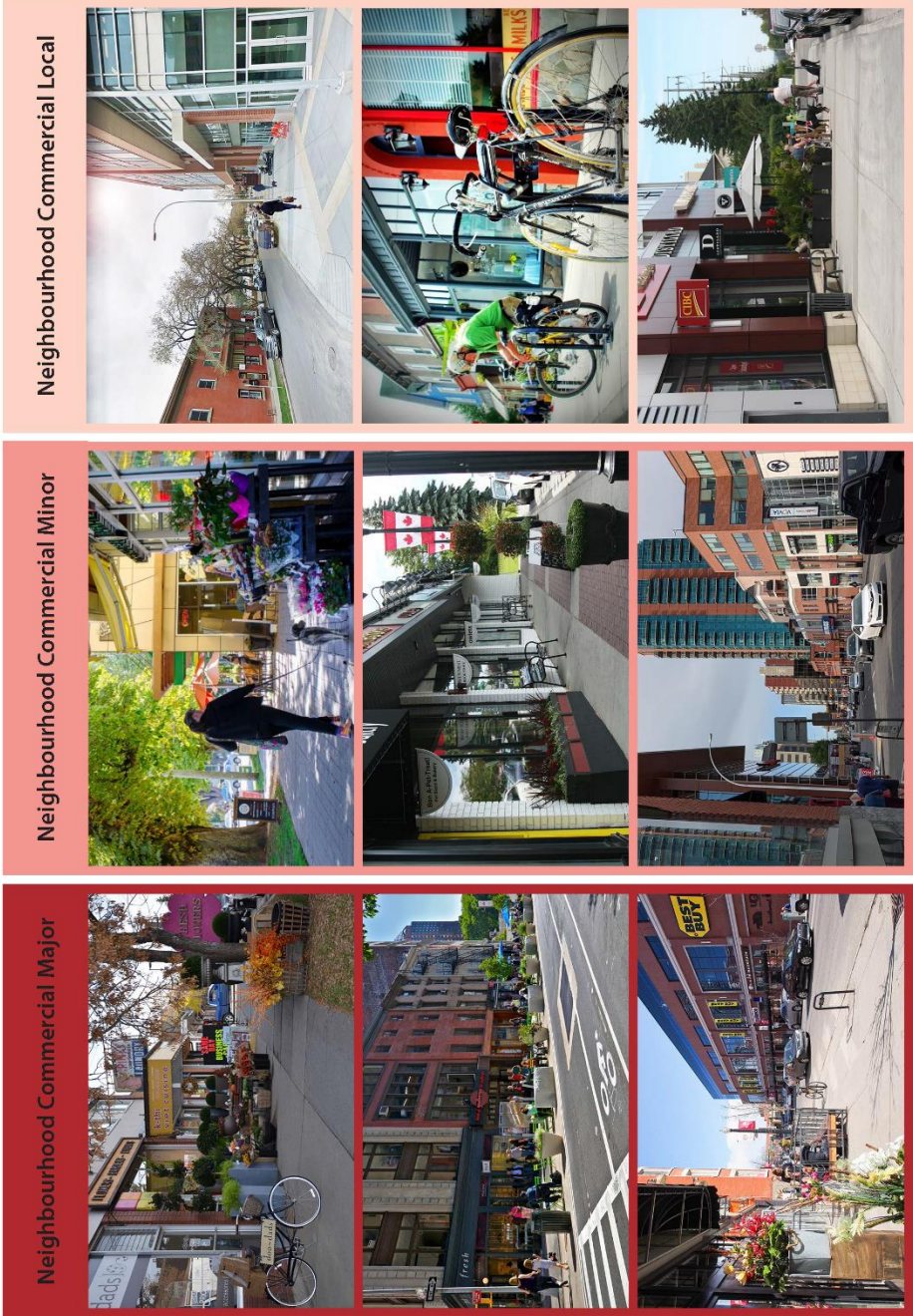


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Examples of Neighbourhood Commercial Urban Forms

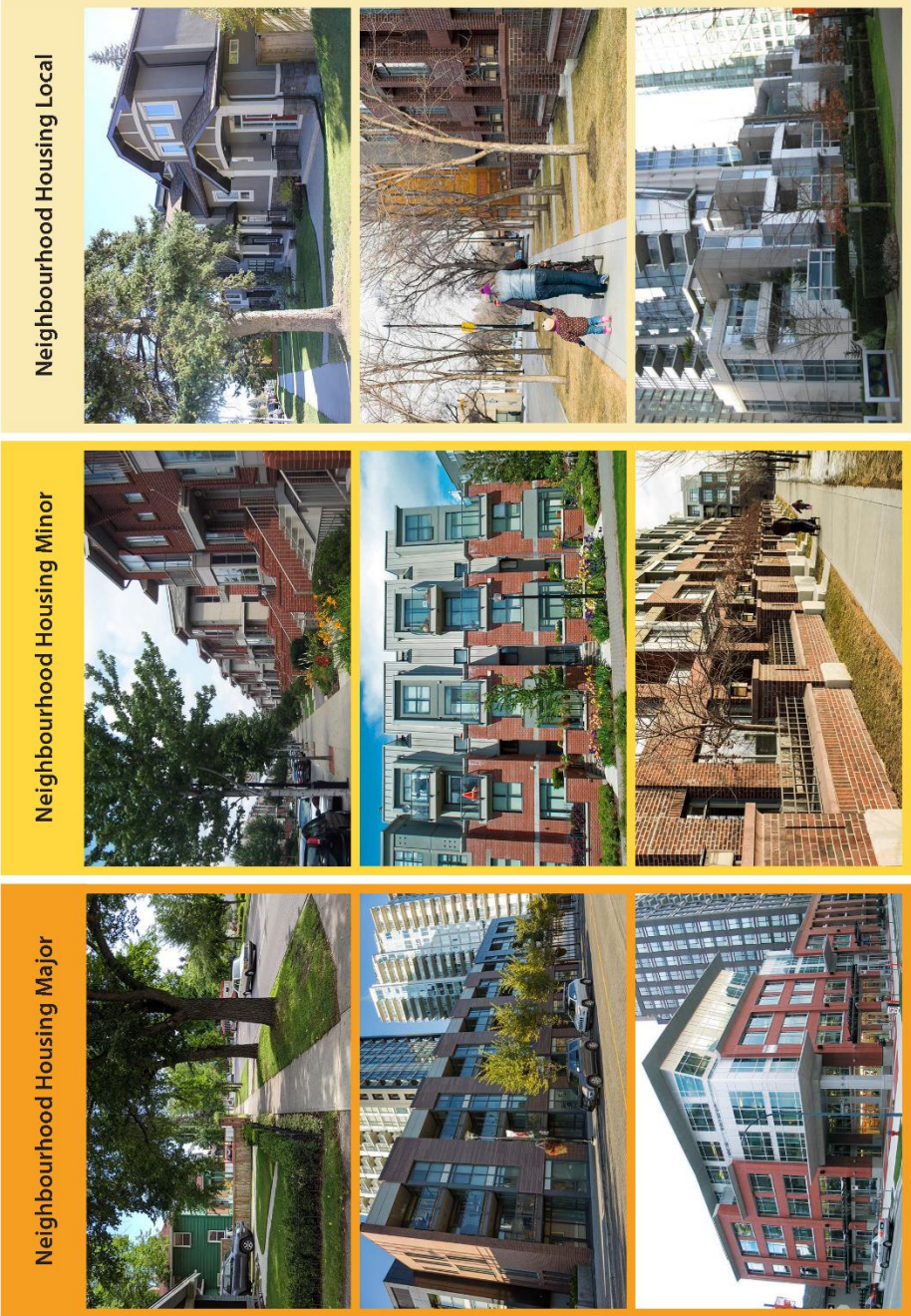


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Examples of Neighbourhood Housing Urban Forms



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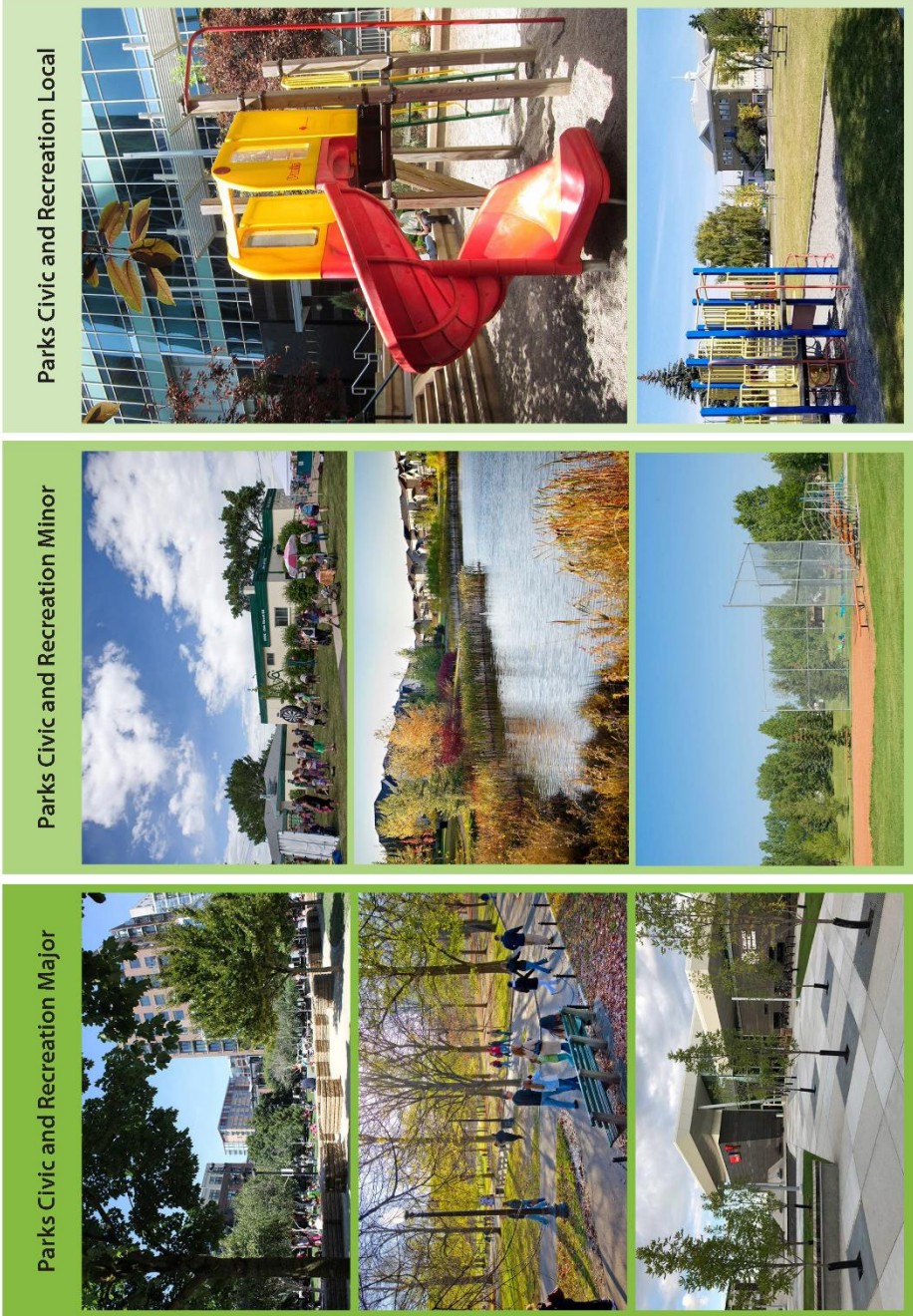
Examples of Industrial Urban Forms



Examples of Neighbourhood Industrial Transition Urban Form

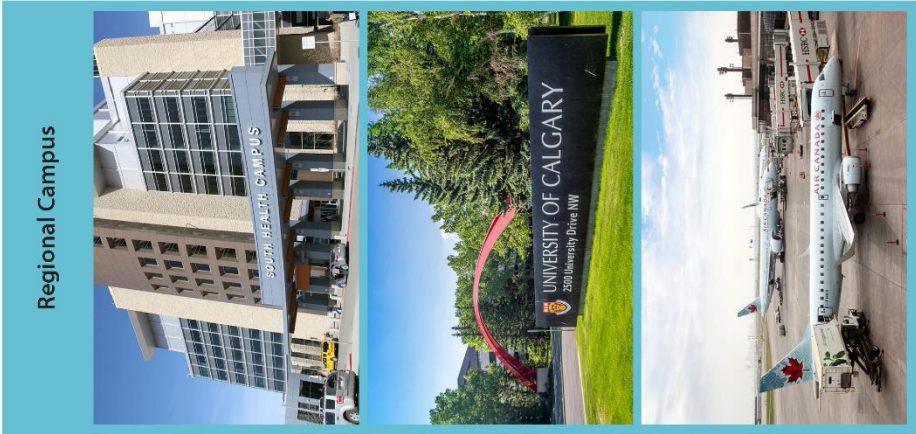
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Examples of Parks Civic and Recreation Urban Forms



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Examples of Regional Campus Urban Form



Examples of Parks Natural Areas Urban Form



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Appendix 2:
Local Area Plans and The Guidebook
for Great Communities

The purpose of this appendix is intended to outline how the different sections of the Guidebook relate to the different chapters in a local area plan.

Local area plans bring together residents, businesses, developers, and City staff to work together to plan for the growth and evolution of a community using the principles and goals in the Guidebook. These principles and goals are central to creating and maintaining great communities for everyone and should not be modified through a local area plan unless there are alternative measures being proposed that equally achieve their success.

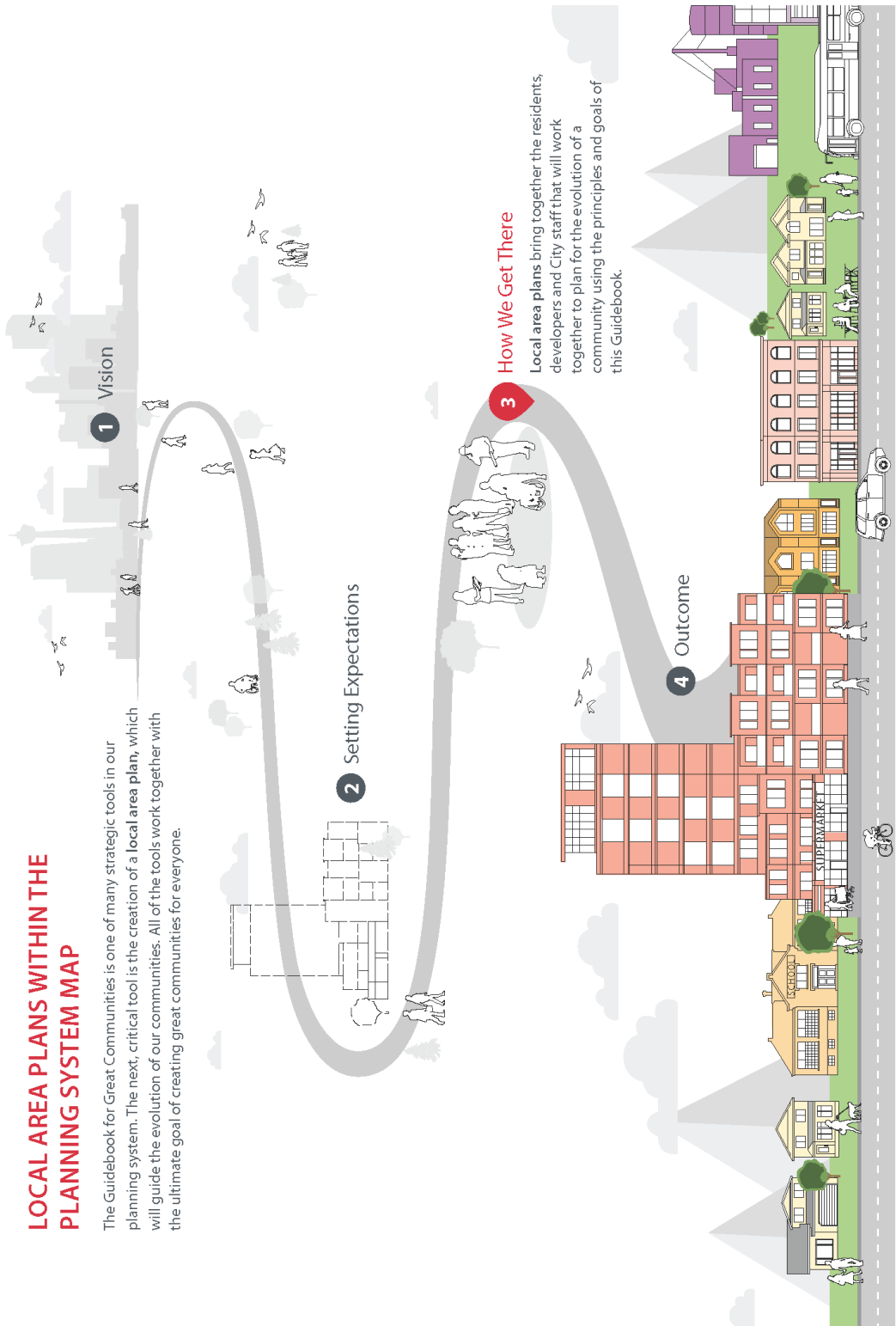
All local area plans should use the following chapters:

- 1. Visualizing Growth
- 2. Enabling Growth
- 3. Supporting Growth
- 4. Implementation and Interpretation

The following information may be in a local area plan or a supplement (such as an appendix or online community dashboard):

- historic and projected demographics;
- community profiles and information about lifecycles of communities (such as the growth, stability or decline of a community, urban structure and land use patterns);
- other maps as reference material; and,
- the history of communities, particularly when that history helps to identify landmark or gateway sites.

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LOCAL AREA PLAN CHAPTER 1: VISUALIZING GROWTH

This chapter provides the vision for growth and evolution for all communities identified within a local area plan. This vision should build on the following principles and goals from Chapter 1 of the Guidebook:

Principles for Great Communities

Opportunity and Choice

Everyone has access to places to shop, learn, work, eat and play, and there are diverse housing and mobility options for many different people and household types.

Health and Wellness

Everyone has access to care, recreational opportunities and healthy food, and there are options to incorporate activity into how you get around.

Social Interaction

There are a variety of places to gather, celebrate and interact with all kinds of people.

The Natural Environment

Natural areas are protected, restored and valued and are accessible to everyone.

Economic Vitality

Everyone has access to diverse employment options and an environment conducive to starting, operating and sustaining a business.

Identity and Place

Well-designed neighbourhoods create a sense of place that fosters identity and creates pride in the community.

Goals for Great Communities

1. Promote varied, inclusive and equitable housing options.
2. Provide opportunities to access goods, services and amenities close by.
3. Offer opportunities to gather and participate in civic, arts, cultural and entertainment activities, in both public and private spaces.
4. Provide varied and inclusive spaces and facilities for recreation, play and outdoor activities close by.
5. Ensure spaces are designed for everyone, foster a sense of place and are connected together—however a person moves.
6. Ensure natural areas, biodiversity and ecological function are protected, restored, created and enjoyed.
7. Enable and support prosperity through diverse economic opportunities at a variety of scales.
8. Support the use of existing streets, services and buildings to reduce the need for new infrastructure.

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LOCAL AREA PLAN CHAPTER 2: ENABLING GROWTH

This chapter should include development policies to enable the vision described in Chapter 1 of the local area plan. These policies may supplement the policies of Chapter 3 of the Guidebook where necessary, but should not duplicate them or be used to create exclusionary policy. This section should be specific to local context and need, and reflect the unique aspects of the community.

This chapter in the local area plan should:

- Provide the future growth concept for the community.
- Provide community-specific policy.

Mapping

Maps should form the foundation of this chapter. Maps may be for the entire local plan area and/or a specific area. These maps are based on Chapter 2 of the Guidebook and should reflect the following information:

- Urban Form – created by using the Urban Form Classification System (including policy modifiers).
- Scale – created by applying the scale modifiers to the various categories of the Urban Form Map.

Ways a local area plan can be modified for local context:

- To foster and celebrate local identity and enhance a sense of place.
- To provide specific direction for key sites or geographic areas within a community.
- Scale categories may be adjusted to specify a number of storeys in a local area plan due to site constraints, local context and where the impact on the activity level of the assigned urban form category has been considered and the rationale is noted in the plan.
- For additional policy direction for landmark or gateway sites or other geographic nuances.
- The future growth potential based on infrastructure capacity and investment in the community.

Ways a local area plan cannot be modified for local context:

- To exclude built forms or uses that achieve the goals and principles of the Guidebook.
- To exclude individual or specific demographics of Calgary's current and future population.

Guidebook for Great Communities

LOCAL AREA PLAN CHAPTER 3: SUPPORTING GROWTH

This chapter in a local area plan will include policies regarding current and future amenities and infrastructure. These policies should guide implementation to realize the vision outlined in Chapter 1: Visualizing Growth. Policies and direction from the Guidebook, particularly in Chapters 2 and 4, will direct the policies for Chapter 3 of the local area plan.

The Established Area Growth and Change Strategy is helping define an approach to supporting built-out area communities through growth and change. The results of this and related work may result in revisions to this chapter of a local area plan, and Chapter 4 of the Guidebook.

Local area plans should:

- Identify potential investments to support the future growth concept and provide guidance to The City for future service plan and budget considerations and recommendations.
- Acknowledge that the timing of investment may be guided by external factors, including service and activity levels, priorities identified in the plan, and the state of existing assets.
- Identify the roles for different city builders in supporting implementation (The City, developers, residents and businesses).
- Identify planning and financial tools that could support implementation, where appropriate.

The local area plan should identify potential investment opportunities for funding through various tools, such as:

- mobility infrastructure;
- utility infrastructure;
- streetscape improvements (e.g. lighting, benches, re-paving);
- public trees;
- new or enhanced public open space;
- affordable housing;
- community gathering spaces;
- community gardens and urban agriculture;
- care facilities;
- recreation facilities;
- cultural facilities;
- public art; and,
- heritage resources.

Guidebook for Great Communities

LOCAL AREA PLAN CHAPTER 4: IMPLEMENTATION AND INTERPRETATION

This chapter in a local area plan will include policies regarding legal interpretation, status and limitations of the plan.

Renewed Land Use Bylaw Implementation – Revised Timing

This attachment responds to the recommendation of PUD2019-1200 where Council directed administration to return with an updated implementation schedule for the renewal of the Land Use Bylaw, at the same time as bringing back the *Guidebook for Great Communities*. Administration is proposing to advance the work of the renewed Land Use Bylaw through the following four phases of work. Note that only timing for the scoping of the renewal has been provided given that future work is dependent upon the decisions and input from Council regarding this approach.

Phase 1a: Scope, Objective and Approach

Timing: April 2020 – Q3 2020

This phase will continue the education and awareness campaign regarding housing choice, and what it could mean to implement the *Guidebook*, as well as scoping the approach for the Land Use Bylaw renewal.

Deliverables

- Scope and Approach
 - Establish deliverables and timeline
 - Establish project team composition and need for consultants
 - Identify stakeholders, advisory groups, engagement and outreach

Phase 1b: Neighbourhood Housing Limited scale Local District

Timing: TBD through Phase 1a

This phase will begin reviewing the options for new low density districts that would implement the *Guidebook*. Work would focus on stakeholder engagement, information gathering, education and awareness. This phase will also begin work on what parking and use reform could look like.

Deliverables

- Update on engagement process to date regarding the Neighbourhood Housing Limited scale Local district or district(s);
- Updates on parking reform and use reform – responding to what have we learned and how could it impact the district.
- Prioritized goals and objectives of the Neighbourhood Housing Limited scale Local category and options for how those goals could be formulated into districts (based on engagement with all stakeholders);
- Options for how those objectives could be represented through districts;
- Options for supplementary material such as “how-to” guides;

Phase 2: District Creation Focus

Timing: TBD

Deliverables

- New district(s) for Neighbourhood Housing Limited scale Local, pursue further direction or potential for presentation of new district(s);
- Demonstrate how goals and objectives of the Neighbourhood Housing Limited scale Local urban form category have been accommodated in the district(s);
- Structure of renewed land use bylaw (to be populated in Phase 3)
- Update on engagement process to date regarding the Neighbourhood Housing Limited scale Local district or district(s);
- Drafts of supplementary material for review and comment;
- Parking reform and use reform – how they're being incorporated into the Bylaw and the new district(s);
- Consideration for Council direction regarding when/how to apply new district; and,
- Update on next steps and future work.

Phase 3a: Next Steps – Housing Districts

Timing: TBD

This phase will include working on the remaining needed districts.

Details

- Work on remaining Neighbourhood Housing districts. Potential to look at ways to build from the Limited scale Neighbourhood Housing district through the use of modifiers and customizations.
 - Output: new district(s)/modified district(s) to be implemented through the local areas plans.
- Parking reform (structure to apply to new districts)
- Use reform (structure to apply to new districts)
- Reform of administrative sections for new volume of the Land Use Bylaw (i.e. what requires a permit, types of permits etc)

Phase 3b: Next Steps – Remaining Districts

Timing: TBD

Details

- Begin work on Neighbourhood Commercial districts. Potential to look at ways to build off the Limited scale Neighbourhood Housing district through the use of modifiers and customizations.
 - Output: new district(s)/modified district(s) to be implemented through the local areas plans.
- Begin work on Industrial districts and Parks Civic & Recreation districts. Potential to look at ways to build off the Limited scale Neighbourhood Housing district through the use of modifiers and customizations.
 - Output: new district(s)/modified district(s) to be implemented through the local areas plans.
- Begin work on Regional Campus district.

Long Term System Change – Finalization of a renewed Land Use Bylaw

Phase 4: Planning System Change

Timing: TBD

Details

- Consideration for new permit processes.
- Consideration for redesignations in built-out areas.
- Consideration for how to combine all other Guidebooks (Developed Areas, Centre City and New Communities) into one.
- Consideration for ongoing sustainment as well as education and awareness.

Ongoing Sustainment and Monitoring

- Implementation and transition phase
- Education and awareness
- Sustainment
- Monitoring

Additional Previous Council Direction

At the 2019 November 06 meeting of the Standing Policy Committee on Planning and Urban Development, it was moved by Councillor Farkas, that with respect to Report PUD2019-1015, the following be approved, as amended:

That the Standing Policy Committee on Planning and Urban Development:

Direct Administration to execute Option 2, as contained on page 7 of Guidebook for Great Communities Stakeholder Panel Presentation (Distrib-Presentation-PUD2019-1015), with the following refinements:

- a. Build awareness among Calgarians about the changes being proposed and to allow Calgarians to participate in the community conversation on long-term planning and supporting growth with infrastructure and amenities;
- b. Communicate the vision & intent of the document within Calgary communities, in partnership with stakeholder groups, before the document becomes statutory. This communication should include examples from pilot communities;**
- c. Prepare a clear engagement process for statutory planning work going forward, making expectations clear to all stakeholders about when to engage, what type of engagement is required, and what the outcomes of the work will be;
- d. Provide further clarity on the relationship between this work and the City's shift to larger local area plans; and
- e. Forward this report to the 2019 November 18 Combined meeting of Council.**

At the 2019 November 06 meeting of the Standing Policy Committee on Planning and Urban Development, it was moved by Councillor Woolley, that with respect to Report PUD2019-1200, Implementing Great Communities for Everyone, the following be approved:

That the Standing Policy Committee on Planning and Urban Development forward this report to the 2019 November 18 Combined Meeting of Council in order for it to be on the same agenda and heard in conjunction with (following) PUD2019-1015 Great Communities for Everyone.

At the 2019 October 2 meeting of the Standing Policy Committee on Planning and Urban Development, it was moved by Councillor Sutherland, that:

That with respect to Reports PUD2019-1015 and PUD2019-1200, the following be approved:

That the Standing Policy Committee on Planning and Urban Development:

- 1. Postpone the Great Communities for Everyone report PUD2019-1015 (Guidebook) and the Implementing Great Communities for Everyone report PUD2019-1200 back to Administration to:

- a. Direct Administration to create a panel comprised of up to 6 stakeholder representatives who collaborated on the Guidebook and its considerations for implementation; and
 - b. Return to the 2019 November 06 SPC on Planning & Urban Development committee meeting.
2. Request a discussion between the above noted panel and Committee members at the 2019 November 06 SPC on Planning & Urban Development committee meeting, in an effort to:
 - a. Confirm expectations of Guidebook,
 - b. Discuss any outstanding areas of disagreement in the Guidebook, and
 - c. Propose possible testing methods of the Guidebook's practices and policies, including but not limited to leveraging the North Hill Communities Local Growth Planning pilot project to evaluate practicality of the Guidebook to meet the goal of evolving communities in a manner that responds to the needs of current and future residents.

At the 2019 July 29 Combined Meeting of Council, moved by Councillor Farrell and Seconded by Councillor Carra, that with respect to Report CPC2019-0759, the following Motion Arising be adopted:

That Council direct Administration, as part of ongoing review of the lowdensity land use districts and existing work on the Developed Areas Guidebook, to bring forward land use amendments that better facilitate mid-block rowhouse implementation, with particular consideration to:

1. Allowing courtyard-style development with rules that require building separation distances that allow for reasonable sunlight penetration, sufficient private amenity/gathering space, and that minimize sideyard massing challenges
2. Any additional rules required to enable successful internal private amenity/gathering space, including minimum dimensions and green landscaping requirements
3. Height limits, chamfers, setbacks, and/or stepbacks that reduce side/rear massing impacts and support appropriate transitions to adjacent parcels of varying intensities or scales of development, returning to Council through the Standing Policy Committee on Planning and Urban Development no later than Q4 2020.

At the 2019 July 3 meeting of the Standing Policy Committee on Planning and Urban Development, it was moved by Councillor Carra, that the Developed Areas Guidebook Update and Implementation Report (PUD2019-0253) due in 2019 Q3 to be moved to 2019 October 2, PUD2019-0866.

At the 2019 June 17 Combined Meeting of Council, moved by Councillor Carra and seconded by Councillor Gondek, with respect to Report PUD2019-0402 (Enabling Successful Infill Development – Options for Changes), the following was adopted:

- “That Council hold a Public Hearing for the proposed amending bylaw 46P2019; and
1. Give three readings to the Proposed Land Use Bylaw Amendment 46P2019 in Attachment 1; and

2. Direct Administration to return, through the Developed Areas Guidebook report, with an outline for what new developed area districts could look like and how the 12 issues will be addressed (option 3)."

At the 2019 March 18 Combined Meeting of Council, through PUD2019-0253, Council decided to:

"ADOPT, by omnibus motion, Moved by Councillor Colley-Urquhart, Seconded by Councillor Gondek, that the Special Policy Committee on Planning and Urban Development Recommendations in Report PUD2019-0253 be adopted as follows:

That Council:

1. Direct Administration to prioritize its resources to deliver the initiatives on the proposed City Planning and Policy Service Line Workplan 2019 as provided in Attachment 1; and
2. Adjust the reporting timelines for:
 - a. Report PUD2018-1022, Developed Areas Guidebook Update and Implementation, to return to Council, through the SPC on Planning and Urban Development no later than Q3 2019;
 - b. Report PUD2018-0549, Transit Oriented Development Implementation Strategy, to return to Council, through the SPC on Planning and Urban Development no later than Q4 2019;
 - c. Report C2018-1337, Landfill – Subdivision and Development Regulation Setbacks, to return to Council, through the SPC on Planning and Urban Development no later than Q4 2020; and
 - d. Report PUD2018-0826, Hillhurst/Sunnyside Area Redevelopment Plan Amendment, to return to Council, through the SPC on Planning and Urban Development no later than Q4 2020.

At the 2018 December 10 Regular Public Hearing Meeting of Council, through PUD2018-1022, Council decided to:

"ADOPT", Moved by Councillor Carra, Seconded by Councillor Gondek, that the Special Policy Committee on Planning and Urban Development Recommendations in Report PUD2018-1022, be adopted as follows:

That Council:

1. **ADOPT**, by bylaw the proposed amendments to the Municipal Development Plan, Bylaw, 24P2009, (Attachment 1);
2. Give three readings to the proposed 82P2018 Bylaw; and
3. Direct Administration to return to the Standing Policy Committee on Planning and Urban Development no later than Q2 2019 with amendments to the Municipal Development Plan, Volume 2, Part 3, Developed Areas Guidebook that completes the work done to-date, and provides further implementation tools for local area planning to guide development in the Developed Areas."

At the 2017 April 10 Combined Meeting of Council, through CPC2017-129, Council decided to:

“**ADOPT**, Moved by Councillor Chabot, Seconded by Councillor Keating, that the Calgary Planning Commission Recommendations contained in Report CPC2017-129, be adopted, as follows:

That Council:

1. **ADOPT** the proposed amendments to the Municipal Development Plan (Developed Areas Guidebook) in accordance with Administration’s recommendation, as amended; and
2. Give three readings to the proposed Bylaw 19P2017.
3. **DIRECT** Administration to return to Calgary Planning Commission, no later than Q3, 2018 with a report regarding the implementation of the Guidebook, with amendments as identified through consultations with stakeholders, Calgary Planning Commission and pilot communities.”

Summary of Education and Awareness Campaign

Knowing that Council's direction was not to provide further engagement, but to focus on outreach, and ensuring Calgarians understood the vision and intent of the document, Administration tried to achieve this through a range of outreach options. It is important to recognize that administration felt that it was important to not just do outreach on a document or deliverable itself but to first provide opportunities to explain why this work was undertaken and the context with which The City creates policy starting with the notion of evolution and change in communities and what that means to each individual. A range of outreach opportunities were targeted towards different audiences ranging from those with little to no previous understanding of planning or the *Guidebook*, to those who have been involved with the creation of the *Guidebook* for the past year. Below is more detailed information of all external engagement undertaken since November 2019 until anticipated Council consideration.

Administration's current endeavour to reach Calgarians has mainly focused on English-speaking audiences; however, Administration is contemplating various options for reaching more Calgarians such as translating some of the *Guidebook* materials into other languages and exploring methods of reaching various cultural groups in person. This work is ongoing and will continue on through the next phases of work.

Installation at the Central Library

Knowing that many Calgarians are not familiar with planning documents, Administration wanted to create a space for the average citizen to learn about the intent of the *Guidebook* versus getting into the details of the document itself. This is a place that all people can easily access, and where information regarding community planning and the *Guidebook* is provided in a way that resonates to the average Calgarian. The installation at the Central Library was up from 2020 January 6 to 2020 February 29, and included an interactive display where people could learn, participate, and begin to think about what change looks like for communities. A big part of creating great communities for everyone is about creating empathy for the needs of others, part of which was captured through this display, allowing Calgarians to contribute and share their story with The City and with others. Administration was available at the library over most weekends, to ensure questions or comments could be addressed. Administration also provided guided tours of the installation to a variety of groups providing the opportunity for more-in depth conversations about the installation and how it relates to the *Guidebook* as well as other Next Generation Planning System projects. This include classes from City Hall School, students from University of Calgary (School of Architecture, Planning and Landscape program), Age Friendly Steering Committee, members of Calgary Planning Commission, members of Council (or their office) as well as members of media.

Mobile Installation

Building on the library installation, Administration created a smaller version of the library installation mentioned above, leveraging the opportunity to have meaningful conversations in the places where people go. The team hosted an information booth that included two interactive activities at the Reno Show in January and the Home and Garden Show in February and will be attending the Women's show in April. Administration is looking into future opportunities to take the smaller installation to other venues across the city such as schools, other libraries or recreation centres. The installation will also be leveraged as part of upcoming engagement opportunities for the renewal of the Land Use Bylaw work.

Guidebook Specific In-person information sessions

Administration held a number of information sessions that centered on building the shared understanding of the vision for Calgary, and how the *Guidebook* helps to implement that vision. Dubbed *Guidebook* 101, the presentation talked about why it is important to think about Calgary's future, what some of the current issues are that impact how Calgary grows, what our outcomes are, and what that means in relation to the *Guidebook*. Building on direction received in 2019, administration also incorporated opportunities for the audience to explore implementation using examples from the North Hill Communities Local Area Plan. The presentation was modified for different audiences (community representatives, general public, and industry representatives) based on feedback received from key stakeholders in terms of what would best meet the educational needs of each audience.

In order to increase access to these sessions, Administration live-streamed one of the sessions (through Zoom Media) in order to reach interested individuals who couldn't physically attend the session in-person. This endeavor was a success, with many individuals tuning in and asking questions on-line in real time. This session was recorded and Administration is making every effort to make it available online allowing for ongoing education and outreach.

Presentations were provided on the following days to the following audiences:

Date	Session	Audience
January 11, 2020	Partners in Planning session	Community representatives, open to public
January 15, 2020	Internal 101 session	Administration including planning department and other business units such as
January 18, 2020	Federation of Calgary Communities 101 session	Community representatives, open to public
January 22, 2020	Federation of Calgary Communities 101 session	Community representatives, open to public, livestreamed for remote participation using Zoom
January 22, 2020	Industry 101 session	Industry representatives including members of BILD and NAOIP
February 6, 2020	Industry testing - building on 101 session; meeting 1	Industry representatives including members of BILD and NAOIP
February 8, 2020	Partners in Planning session	Community representatives, open to public
February 29, 2020	Community Planning Exchange session – Next Generation Planning System, including <i>Guidebook</i>	Community representatives, open to public
February 26, 2020	Industry testing - building on 101 session; meeting 2	Industry representatives including members of BILD and NAOIP

Local Area Plan sessions

Members of Administration within Community Planning and Calgary Growth Strategies have been working closely together to test the *Guidebook* policies through the North Hill Communities Local Area Plan. This has included participation in North Hill Communities specific engagement sessions including opportunities to test both plans with the North Hill Communities Working Group as well as with Calgary Planning Commission.

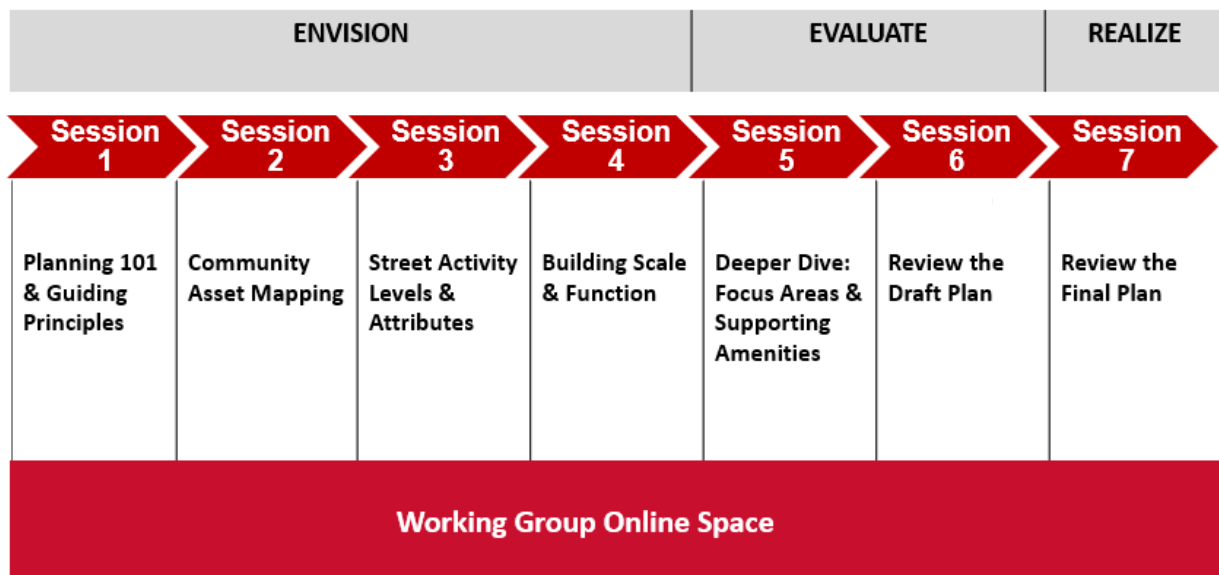
Administration has also been collaborating on the Heritage Communities Local Area Plan as well as the Westbrook Communities Local Area Plan. Being part of these plans from the beginning has allowed Administration to build on the findings from the North Hill Communities

Local Area Plan and process, modify some of the engagement sessions and begin to have a different conversation with communities about how to achieve *Guidebook* outcomes. Administration is also initiating initial engagement with the communities ahead of official project kick-off for Area 2/3 and Area 4 Plans.

Since November 2019, Administration has participated or is scheduled to participate in the following multi-community specific sessions:

Date	Sessions
November 6, 2019	Heritage Communities – Working Group Session #1 (Planning 101 & Guiding Principles)
November 20, 2019	Westbrook Communities – Working Group Session #1 (Planning 101 & Guiding Principles)
November 28, 2019	North Hill Communities – Draft Plan Review Public Open House #1
November 30, 2019	North Hill Communities – Draft Plan Review Public Open House #2
December 5, 2019	North Hill Communities – Draft Plan Review Workshop – Development Industry
December 10, 2019	Westbrook Communities – Working Group Session #2 (Community Asset Mapping)
December 11, 2019	Heritage Communities – Working Group Session #3 (Street Activity Levels & Attributes)
January 9, 2020	North Hill Communities - Calgary Planning Commission
January 15, 2020	North Hill Communities – Working Group Session #7 (Review the Final Plan)
January 16, 2020	Westbrook Communities – Working Group Session #3 (Street Activity Levels & Attributes)
January 21, 2020	Heritage Communities – Working Group Session #4 (Building Scale & Function)
February 8, 2020	Westbrook Communities – Working Group Session #4 (Building Scale & Function)
February 10, 2020	Area 2/3 Multi-Community Plan Communities – CA Intro Session #1
February 13, 2020	Area 2/3 Multi-Community Plan Communities – CA Intro Session #2
February 18, 2020	North Hill Communities – Working Group Session #8 (Final Plan)
February 24, 2020	Area 4 Multi-Community Plan – CA Intro Sessions
March 19, 2020	Heritage Communities – Working Group Session #5 (Deeper Dive: Focus Areas & Supporting Amenities)
April 16, 2020	Westbrook Communities – Working Group Session #5 (Deeper Dive: Focus Areas & Supporting Amenities)
April 2020 TBD	Area 2/3 – Working Group Session #1 (Planning 101 and Guiding Principles)
May 2020 TBD	Area 4 – Working Group Session #1 (Planning 101 and Guiding Principles)

The following diagram illustrates the different sessions that each local area plan working group would undertake when embarking on a new local area plan. These sessions are broken out into different phases – Envision, Evaluate, Realize - that help bring the community through the process using the *Guidebook* in the creation of their local area plan.



Community Newsletters

Administration provided content regarding the intent and vision of the *Guidebook* to 84 community newsletters which will be published in March 2020, reaching 391,222 households. The focus of the content was to bring attention to the importance of planning communities so they can offer more housing, shops, and service choices for the people who live, work and visit them. Ultimately, the *Guidebook* enables the planning of a great community so it can accommodate everyone and people can live in their neighbourhood regardless of age, income or stage in life. If citizens want more information, we included the web page address (Calgary.ca/guidebook), where they can read the *Guidebook* and review the frequently asked questions (FAQs) and goals.

Summary of *Guidebook* Revisions

Since 2019 November, a number of changes to the *Guidebook* have been made as a direct result to the testing that has been done through the North Hill Communities Local Area Plan, as well as findings from the Heritage and Westbrook Communities Local Area Plans currently underway and through testing applications.

Below is a summary of the changes made to the *Guidebook for Great Communities*:

Chapter 1

- Moved “How to Use the *Guidebook*” page right upfront after “About the *Guidebook*” cover sheet
- Minor changes to wording of principles and goals
- Provided additional wording regarding housing affordability

Chapter 2

- Added new language regarding mitigating and adapting to climate change to the Urban Form Categories where possible and to the figure in the community growth policy section

Urban Form Classification System

- New Neighbourhood Urban Form Category: Neighbourhood Industrial Transition, which results from moving the former Industrial Transition Housing category to be within the Neighbourhood Purpose
- The other Industrial Transition categories: Retail and Office, have been removed. Aspects of the policies included in these categories have been added to the Vehicle-Oriented policy modifier and an Institutional and Office Frontage has been added to section 3.2 Building Frontage. Based on feedback and testing in North Hill, these retail and office uses were deemed to better fit under Neighbourhood Commercial rather than Industrial, potentially with use of the Vehicle-Oriented policy modifier
- Added new policies and wording within the Neighbourhood Commercial category descriptors to provide more clarity regarding mixed-use development
- Provided more details in the Neighbourhood Housing category descriptors regarding appropriate commercial uses and new policies added to Urban Form Categories themselves to better distinguish between what intensity of commercial uses are allowed within each of the Housing category
- New policy added to Commercial Cluster to better clarify how it differs from Neighbourhood Commercial categories
- Additional policy added to Vehicle-oriented modifier to more explicitly state what it does support
- Comprehensive Development Site and Future Planning Area have been combined into one policy modifier: Comprehensive Planning Site
- Adjustments to the colours for all the Urban Form Categories and scale modifiers in response to the feedback received through the draft maps to improve accessibility and legibility

Direction for Local Area Plans, Section 2.32

- Updated direction for the different chapters of local area plans in response to learnings through North Hill
- Updated direction for local area plans regarding Transit Oriented Development (TOD) development based on North Hill testing and lessons, demarcation of TOD sites is no longer required
- Clarified direction to local area plans to identify opportunities for renewable and low-carbon energy technologies within the plan areas, requirement for a feasibility assessment no longer included in policy
- Updated specific direction regarding Chapter 3 in local area plans in response to learnings through North Hill, clarified and simplified language and reference identifying potential investments versus creating an Asset Map and List
- Added reference to Chapter 4, Implementation and Interpretation for local area plans based on North Hill experience

Chapter 3

- In general, adjusted the wording of policies to improve clarity in response to feedback throughout Chapter 3

Built Form Policies

- Clarified wording in building design policies
- Added a new definition for retail
- Added institutional and stand-alone office frontage to section 3.2 Building Frontages and changed commercial frontage to retail frontage to provide more clarity around built-form expectations
- Added policies regarding permeable surface to improve retention and infiltration of storm water to Section 3.5 Ste Design

Development Policies

- Adjusted wording in intro to parking section (3.12) to be more explicit
- Amended wording to provide stronger support for relaxations in Activity Centres, Main Streets, TOD and transit stations, and other areas of high activity
- Added housing to policy 3.12.I.ii
- Sustainable Development Policies 3.13:
 - Clarified intent of section 3.13.d and e., direction for local area plans to identify opportunities in contained in Section 2.32.i.ii versus within this section and reduced scope (no longer *shall complete* a feasibility assessment where opportunities have been identified in a local area plans, now an assessment *may be required*),
 - Provide parameters for when an assessment may be requested: sites <1.0 hectare or cumulative building size greater than 30,000 square meters, also no longer refer to a City of Calgary Terms of Reference
 - Adjusted the size of buildings from 3,000 square metres to 30,000 square metres
 - Removed reference to district energy, now just renewable or low carbon technologies
 - 3.13.a now focuses on energy, and 3.13.c focuses on water

- Added a new policy, 3.13.d, about encouraging adaptive re-use.
- Overall direction is looser and lighter than it was before in recognition of implementation challenges, but leaves the door open for assessments to be a requirement within the parameters provided (size <1.0 hectare or cumulative building size greater than 30,000 square meters)

General Policies

- Wording added to General Policies introduction regarding the need to be more explicit about focus on pedestrians and the need to better communicate the importance of the mobility network
- Minor adjustments to section 3.15 Community facilities, spaces and services:
 - Added reference to wellness versus health in response to comments from AHS
 - Added affordable housing to 3.15.d
- 3.16 Pedestrian: added more explicit language mirroring wording in introduction to General Policies, and removed requirement for sidewalks on both sides of the street
- Adjusted wording in introductions for 3.17 Cycling and 3.18 Transit to be consistent with new wording in General Policies introduction, and added plazas to 3.18.d
- Section 3.19 Street Network:
 - Changes to introduction wording similar to previous sections
 - Emphasis on users versus everyone
 - 3.19.a clarified applicability is for streets in neighbourhood areas not all areas
 - Added 3.19.d to better recognize street as part of the public realm within neighbourhood areas, not just about supporting a variety of modes but also about the gathering space function that streets can perform through the requirement of things like street furniture

Chapter 4

- Changed wording to Community Funding Tools & Investment Strategies
- Added cultural facilities and affordable housing to list of possible investments in response to feedback and what was included in North Hill Communities local area plan
- Created a new section for Heritage Area Tools, to provide a placeholder for future heritage tools
- Adjusted wording in TOD policies to reflect learnings through the North Hill Communities local area plan process, including broadening the applicability of the policy to include all transit station areas and tweaks to the specific wording of sections 4.1-4.3
- Updated policy in section 4.4 to reflect that Chapter 3 will no longer apply to all built-out areas and instead will only apply to areas that have a local area plan based on the *Guidebook*
- Adjusted wording of 4.4.b to “The *Guidebook* applies, as amended from time to time...”
- Added new definitions for the following:
 - Affordable housing
 - Updated core and transition zone
 - Heritage Area
 - Heritage Asset
 - Retail

Appendices

- Adjustments made to graphics and images in Appendix 1 in accordance to changes made to Urban Form Category system in Chapter 2
- Updated wording in Appendix 2 to align with changes in Section 2.32 and page 116-117

Below is a summary of potential changes for consideration in future amendments to the *Guidebook for Great Communities*, through the ongoing sustainment process (see Attachment 9 for more details on the sustainment process):

Future consideration/Sustainment

- Consider a new scale category between limited and low
- If all 6 Neighbourhood Commercial and Housing categories are needed, possibly remove Neighbourhood Commercial Local and/or Neighbourhood Housing Major, but would like to monitor what comes out of the next few LAP processes (specifically Heritage and Beltline)
- Implementation of Chapter 3 policies resulting in changes
- Future parking considerations based on consultant and discussions with internal business units
- General concerns regarding the City's approach the streets and transportation infrastructure

Sustainment Process for *Guidebook*

The *Guidebook for Great Communities (Guidebook)* is a policy document that works with Local Area Plans (LAPs) and sets the foundation for a renewed Land Use Bylaw (LUB), to help achieve the goals of the Municipal Development Plan (MDP) in Calgary's built-out communities.

- **For citizens who live in Calgary and move to Calgary**, the *Guidebook* is a framework to plan complete communities that provide more housing options, access to a variety of goods and services close by, and areas to recreate and gather. It plans communities where people can live in their neighbourhood regardless of age, income or stage of life.
- **For Planners who are planning communities and the citizens engaged in the planning of their communities**, the *Guidebook* provides a planning policy system that focuses on how people experience their community. It's a foundation to develop a plan for how a community can grow, develop and remain vibrant and resilient for people living there now and in the future.
- **For developers and industry**, the *Guidebook* provides the consistent policies and community design elements (built form) that direct them to develop sites with the community's long-term best interests in mind. It facilitates the development of a great community, while respecting and complementing its unique qualities.

The *Guidebook* is a new, robust and long-term planning policy document that will continue to be refined in the future. Administration recognizes that in order to sustain this document, there needs to be a thoughtful process regarding the sustainment of both the *Guidebook* and the approach to local area planning that it provides.

Ongoing Education and Outreach

Moving forward, we will continue to pursue further awareness opportunities leading up to and after approval of the document. These include:

- Continued involvement in future Local Area Plans;
- Increasing awareness to multi-cultural communities;
- Continued media exposure;
- Continued social media campaigns;
- Further refinement of information on Calgary.ca;
- Further events with industry and community partners;
- Looking for opportunities within different wards (e.g., open houses/town halls);
- Additional informational displays in public places;
- Mobile installations at libraries and recreation centres;
- Expanded poster campaigns;
- *Guidebook* 101 sessions and online videos;
- Speaker series; and,
- In-person support to Community Associations when they are reviewing development applications.

Internal Training for Consistency

Administration is committed to doing in-house training to help with successful, consistent implementation and ongoing sustainment of the *Guidebook*. The *Guidebook* represents one of the first shifts in a new planning system that will take time to both implement and build trust around. Ensuring change management help is available, making time available for involvement in applications and ongoing local area plan work, and offering a direct connection to the team who wrote the *Guidebook* and who is working on the next phases for the Bylaw renewal, are just a few of the elements to which the team is committed.

Ongoing amendments to *Guidebook*

Part of the sustainment process is acknowledging that the *Guidebook* is meant to be a living document that will be further refined to ensure it is effectively achieving its objectives. Attachment 8 identifies several outstanding issues that Administration is currently considering for future updates. Additionally, as Administration works collaboratively on the next round of local area plans (Heritage and Westbrook communities are already underway) there may be more proposed revisions after further testing through those projects. The Heritage Preservation tools report, Transit Oriented Development Implementation Strategy and the Established Area Growth and Change Phase 1 and eventually Phase 2 reporting are examples of other Next Generation Planning System projects that may result in changes to the *Guidebook* and Local Area Plans. Further, as Administration embarks on the Land Use Bylaw renewal there may also be revisions necessary to the *Guidebook* to ensure goals and objectives are being met through linked policy and regulation.

Sustainment Committee

In discussions with the panel members (panel was formed 2019 October in response to Committee's decision to postpone Great Communities for Everyone PUD2019-1015), it was determined that there needs to be representatives from all perspectives, willing to vet, test and be available when issues arise. This group should have representation from Administration, industry, community associations, other community representatives, business owners, and citizens at large.

In order to ensure that the intent of the *Guidebook* is implementable, this committee will need to understand the *Guidebook* and Council's direction. This will provide Administration with a sounding board to develop resolutions to issues (whether with local area plans or applications) and ensure that the solutions are disseminated to others, as well as retained within Administration in case similar issues are raised in the future. This group will also track outstanding concerns and proposed changes, as well as discuss suggestions for other education and awareness opportunities or further work that may be related or have a potential impact resulting in amendments. This will help to ensure consistency in both the interpretation and application of *Guidebook* policies. Further, this will allow for more stakeholders to have the information and understanding behind decisions moving forward.

Once the *Guidebook* is approved, Administration will set out a terms-of-reference and call for representatives to be on the committee. The committee will meet as needed, but also prioritize conversations regarding issues as they arise. Not every committee member will be required to discuss every issue, but rather Administration will rely on those members who are interested in the issue and who have experience in the particular field. After two years and the anticipated

completion of the pilot local area plans, the need for the committee will be reviewed. Other projects under the Next Generation Planning System may also use this committee to deal with related issues or overlaps.

Details & Anticipated Timing

Q2 2020

- *Guidebook* approval.
- Develop and implement internal training for staff ahead of local area plan approvals.
- Draft Sustainment Committee Terms of Reference (TOR)
- Send out call for members for committee including draft TOR

Q3 2020

- North Hill Communities Local Area Plan approval (required to go to Calgary Municipal Region Board)
- Implementation of the plan and *Guidebook* in North Hill communities (all applications will need to consider both documents)
- Ongoing training for internal staff and external communities as needed
- Kick-off Sustainment Committee
- Confirm TOR with Sustainment Committee

Q4 2020

- Regular Sustainment Committee meetings
- Ongoing education and awareness campaign

Q1 2022

- Assessment of need to continue sustainment committee.

On-going

- Monitoring of the effectiveness of the *Guidebook's* policies and making amendments as required.
- Potential amendments to the *Guidebook* to incorporate Heritage Planning Policy tools (as approved by Council), anything required to implement the Established Areas Growth and Change Strategy and any outstanding changes from the sustainment process.
- Approval of Westbrook and Heritage communities Local Area Plans and implementation of the *Guidebook* in these communities.
- Involvement in the multi-community Local Area Plans.
- Involvement with other Next Generation Planning System initiatives.
- Continued training for communities as needed.
- Ongoing education and awareness campaign.
- As needed Sustainment Committee meetings.

Baseline Engagement and Communication Project Summary

The Baseline Engagement and Communications Project was a project led by Administration in collaboration with communities, development industry and City Council from January 2018 through September 2019. This project established a predictable engagement and communications approach for planning and development projects across the planning continuum (from policy to land use amendments).

Through this project we learned from all stakeholders that there was a desire for:

- Creating a level of predictability for community outreach, without making things “cookie cutter” and ensuring we are customizing and tailoring our approach to address the unique needs and local context of communities and stakeholders.
- Defining roles and responsibilities connected to community outreach for all stakeholders involved in the process (The City, community and applicants).
- Creating a planning-specific outreach process and toolkit to guide best-practice outreach.

This project concluded in September 2019 with the launch of the [Community Outreach on Planning & Development toolkit](#). This toolkit provides resources for all involved in outreach processes connected to planning within the City of Calgary. This toolkit also outlines roles and responsibilities for all involved.

What are the roles and responsibilities connected to Community Outreach?

Clarifying community outreach roles and responsibilities connected planning and development projects helps clarify who does what. Each role, shown below, includes a description and associated responsibilities.

Role	Description	Responsibilities
Lead	<ul style="list-style-type: none"> • The lead is the initiator or proponent of the project and is the primary decision maker for the project leading up to a formal decision of approval/refusal by the designated City decision-making body. • The lead determines if/when community outreach will take place connected to their project and, if so, decides about what, with who, where, how, etc. • The lead pays for community outreach costs associated with their project. 	<ul style="list-style-type: none"> • Notify people of the project and any opportunities to learn more or provide input. • Determine the negotiables and non-negotiables for the project and what is/isn't open for public input. • Communicate the constraints. • Clarify the scope of the conversation. • Provide clear, concise, transparent and accurate information. • Hold a respectful conversation. • Report back if/when collecting input. • Keep people in the loop and close the loop when decisions are made. • Provide City decision makers with a summary of the community outreach approach that was taken.

Support	<ul style="list-style-type: none"> The support assists in the outreach process by providing the lead, the connector and participants with information, tools and resources to improve understanding and aid in the overall success of the outreach process. 	<ul style="list-style-type: none"> Share information about City goals and policies. Explain The City's review and decision-making processes. Clarify community outreach roles and responsibilities. Create tools and resources for participants, connectors and leads to help them be successful in their outreach roles.
Connector	<ul style="list-style-type: none"> The connector shares information and insights about a specific community or area to help increase understanding of the local context and to help inform community outreach plans for local planning and development projects. 	<ul style="list-style-type: none"> Where possible, share local information and insights to help build understanding and inform outreach plans. Where possible, help raise awareness of opportunities for people to get involved in local planning projects.
Participant	<ul style="list-style-type: none"> The participant participates in the outreach process. 	<ul style="list-style-type: none"> Seek out information and be informed. Listen and participate respectfully. Respect the scope of conversation and project constraints. Provide appropriate feedback and remain open to different ideas.
Decision maker	<ul style="list-style-type: none"> The decision maker is responsible for making the final decision to approve/refuse the local area plan or development application. 	<ul style="list-style-type: none"> Review and consider proposed local area plan or development application. Review and consider the outreach strategy/rational/approach and any feedback that may have been collected. Approve/refuse the local area plan or development application.

What are the roles connected to outreach on the creation of new City policy plans?

The people connected to a role might change depending on the project type. Different roles can apply to different people depending on the type of project (e.g. City initiated versus landowner/applicant initiated).

Policy Plans	
City Administration	Lead
Community Groups or Member-based Organizations	Connector & Participant
Community	Participant
Development Industry	Participant
City Council	Decision maker

What are the minimum requirements for Community Outreach connected to Planning and Development?


The Municipal Government Act (MGA) is the law under which all Alberta municipalities are empowered to shape their communities. The MGA helps ensure citizens are provided with the opportunity to be involved in municipal decision-making processes, including minimum requirements public notification and opportunities for comment on planning matters.

Public participation mechanisms regulated under the MGA include:

- **Open Meetings:** Municipalities are required to hold all their council and committee meetings open to the public, with some exceptions.
- **Notices and the Right to Be Heard:** A citizen's right to receive notice of certain matters to be considered by a municipal council (e.g. statutory plan amendments, road closures, etc.).
- **Access to Information:** The public can request any information from their municipality.
- **Petitions:** Citizens can petition council to allow for a vote on an advertised bylaw or resolution, to create a new bylaw, or to amend or repeal an existing bylaw or resolution.

The City fulfills the minimum requirements through advertising, circulation and holding public hearings.

When it comes to outreach led by The City there is no one-size fits all approach outreach. Outreach can take shape in many forms and includes communications and/or engagement tactics. The City generally undertakes communications campaigns utilizing a variety of tactics to inform citizens of our work. The engagement approach and tactics utilized would be determined by; the project scope, timelines, stakeholder level of involvement, budget, decisions open for influence and the local context of a community. The [City Engage Policy](#) defines engagement as "Purposeful dialogue between The City and stakeholders to gather information to influence decision making." Engagement should only be undertaken when there are decisions open for input and the level of engagement can vary across stakeholder groups.

The  [Outreach Assessment tool](#), created as part of the Community Outreach toolkit, provides project guidance on high-level outreach considerations and is used by the City when scoping outreach needs for policy projects. City Engagement and Communications professionals would develop a strategy based on this assessment and the project scope and stakeholder involvement.

What community outreach approach is undertaken connected to Local Area Plans?

The City developed a consistent and predictable engagement and communications framework that is being applied to the creation of all new multi-community local area plans. This framework, as shown in the graphic below, includes three phases of engagement and communications, where the tactics are customized to the local context of the communities involved. The following graphic illustrates the community outreach approach.

Graphic 1: Area Communities Local Growth Planning Project



Letters of Support



Letter of Support: City of Calgary's Guidebook for Great Communities

To Whom It May Concern

This letter is in support of the proposed new draft Guidebook for Great Communities, as shared in excerpts culminating in February 2020. As the City of Calgary's designated arts development authority, Calgary Arts Development has appreciated the opportunity to support City planning staff by reviewing drafts of this document and offering feedback from the perspective of ensuring the future arts and culture space needs of Calgarians are met.

The integrated references to arts and culture space throughout the document align with our Strategic Framework priority "Arts-led city-building" through a vibrant downtown, everyday creativity, and the creative economy. The current draft of the Guidebook for Great Communities is also a strong fit with the recommendations, outcomes and tactics from our 2017 arts and culture infrastructure report *Building on our Momentum*.

We believe that artists, arts organizations, and arts collectives can contribute a great deal to animating our downtown and neighbourhoods, contributing to quality of life for residents, and attracting talent and visitors to our city.

Please contact me if I can answer further questions about how important documents like this one support a resilient, sustainable arts sector contributing to a strong, vibrant, connected city.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Patti Pon', with a horizontal line extending to the right.

Patti Pon
President & CEO

501, 237 – 8th Avenue SE, Calgary, AB T2G 5C3
calgaryartsdevelopment.com | 403.264.5330



February 24, 2020

Planning and Urban Development Committee

Re: The Guidebook for Great Communities

The Federation of Calgary Communities (the Federation) is the support organization for over 230 community based non-profit organizations, including 152 community associations. Since the November 4, 2019 Standing Policy Committee on Planning and Urban Development (PUD), the Federation in partnership with the City, has organized four Guidebook for Great Communities (Guidebook) 101 sessions (one session was streamed online) and one Planning Exchange. Over 100 people from approximately 56 community associations attended the 101 sessions. In addition, we appreciate that city staff have attended many meetings with communities to present information and answer questions. This phase of “information and awareness” has been useful.

As a reflective voice of community, most of the feedback we have received involve questions about “what the low density district will look like” and “how the Guidebook will enable the next round of policy work, like the land use bylaw and multi-community plans”. Specifically, there are questions about potential land-use rezoning and redesignation, heritage, community character, lot-coverage, trees and funding, and the role of community associations in the planning process going forward. At this time, these questions are not adequately addressed through the Guidebook, as they are not ready for inclusion (i.e. heritage and funding) or will be covered in other statutory documents or policies (i.e. Land Use Bylaw and Municipal Development Plan).

We support the intent of the Guidebook. That said, while the Guidebook is a step forward, there needs to be a thoughtful process in order to continue to improve the Guidebook and to address concerns, like heritage, trees/green spaces, and funding, of which we will speak to at PUD on March 4. To this end, as per administration’s recommendation, we support the creation of a Guidebook Sustainment Team, made up of a variety of stakeholders.

Bottom-line, residents and community leaders are local experts on where they live. They close the loop on good planning. They need to be engaged for input and provided with timely plain language information to share with their residents. Their feedback needs to be heard; not only in policy work, but as growth happens. We would ask that you ensure that, as per November 4 PUD motion, that an engagement plan be created for all future planning policy work. All statutory plans should include broad stakeholder input.



Finally, we would strongly discourage council members from making motions from the floor to address perceived gaps in this version of the Guidebook. City planning staff have done extensive work on the Guidebook, understanding the intention and interconnectedness of the planning policies they are recommending. Motions made by individual councillors may be counter productive to “getting it right” and may erode the good planning principals that are being proposed. This might result in unintended consequences.

We would strongly support that any changes or recommendations be referred to staff, and appropriate input from stakeholders be sought, potentially through a sustainment team. If there are extensive recommendations arising on the floor, we would further encourage a delay in passing the Guidebook for Great Communities - redirecting proposed changes to administration for further consultation with stakeholders.

Thank you for your consideration.

Sincerely,

Leslie Evans, BSc., M.M.
Executive Director

24 February 2020
Planning and Urban Development Committee
Re: Guidebook for Great Communities, 4 March 2020, PUD2020-0207

Based on Attachment 8 (Summary of *Guidebook* Revisions), below are my initial comments on the revisions to the Guidebook for Great Communities. By the time the committee meets, the revised Guidebook will be available, and I will have reviewed the revisions. Administration has been receptive to feedback from Calgarians who have been working closest with Local Area Plans that are being developed based on the Guidebook. I am optimistic the revisions will produce a better Guidebook.

The revisions to the Urban Form Classification System appear to be improvements. As I told the committee in November, a single category for Neighbourhood Industrial Transition is appropriate.

I hope the added policies about storm water retention and infiltration are an improvement and will be in line with other City policies.

The future consideration and sustainment process seem appropriate. I will be very interested to see what scale category will be proposed between limited and low.

I am glad the Guidebook and heritage tools are both scheduled to go to Council on April 27th.

In November, I said the Guidebook's Urban Form Classification System seems to be modelled on Japan's planning system. Recently *The Economist*, noting that "in rich countries, and especially in the English-speaking world, housing is too expensive, damaging the economy and poisoning politics," described the effects of Japan's planning system:

"In Japan a series of reforms in the early-to-mid-2000s loosened the planning system, allowing applications to be processed more quickly and giving residents more discretion over how to use their land. Tokyo's rate of housing construction has risen by 30% since their reform; in 2013-2017 Tokyo put up as many houses as the whole of England. Tokyo is a more jumbled city than most rich ones, but current zoning laws ensure that it is not quite as higgledy-piggledy as, say, Houston. In inflation-adjusted terms, house prices in the Japanese capital are 9% lower than they were in 2000, while in London they are 144% higher."¹

I hope the Guidebook has similar effects in Calgary, allows families and neighbourhoods to adapt to changing circumstances, and helps stabilize Calgary's private-to-public investment ratio.

Thank you,
Nathan Hawryluk

¹ Callum Williams, "Special Report: Housing: Shaking the Foundations," *The Economist*, January 18, 2020, 1, 12.

Attached is my original letter to this committee. I still enthusiastically support the low-density district.

31 October 2019

Planning and Urban Development Committee

Re: Guidebook for Great Communities, 6 November 2019

As the Renfrew Community Association's Director of Planning and representative on the North Hill Local Growth Plan's working group, my experience with the Guidebook for Great Communities through the North Hill Local Growth Plan is relevant to this committee's discussion.

North Hill Local Growth Plan

In fall 2018 and winter 2019, the North Hill Local Growth Plan working group met to understand the planning system and to use online input to create a vision for the growth plan. In April, we had an activity looking at where we expected people would be and what activities they'd do. Essentially, it was an area map showing body heat — where many people would be moving around by many means and where few people would be. In May, we took the area map magnified so the scale worked with Lego blocks and talked about the height of buildings. In June, we reviewed specific sections of the area to go over details about activity and scale. It wasn't until our session in September when we were introduced to the Guidebook that I realized that we weren't just piloting local area plans that included more than one community, we were piloting the new Guidebook.

Those sessions from April and May make me trust the Guidebook, but I doubt I or other working group members have fully digested the Guidebook's contents. I expected the new Guidebook would add a few new forms (ideally including urban townhouses and rowhouses so we can have abundant, dense, family-sized homes) and we'd just slide some streets up the scale in the last Developed Areas Guidebook by a certain number of increments. That method might work but wouldn't produce homes for all the people who want to live in Calgary in the next generation or two. The Guidebook's method does that more effectively and allows more flexible designs than my idea or our current system.

What I don't like about the Guidebook right now

1. It's long. Could an external technical writer or editor go over it? A high school graduate with an hour or two should be able to understand the land use bylaw and have a hope of developing something.

Developers shouldn't just be people who can hire consultants to work through the code and lawyers to fight through the application and appeal process. A shorter, simpler Guidebook should make it easier for many people to be small scale developers. A compact code is more likely to produce a compact city.

2. There has been talk of removing heritage policies from the Guidebook, which is concerning.
3. Our built form policy and our stormwater management policy don't seem to align with each other. I'm sure industry has pointed out other technical details where City policies disagree with each other.
4. There's a sense that there hasn't been enough engagement or acceptance of the Guidebook. Having time for more engagement and discussion so the Guidebook and North Hill go to Council together, or two weeks apart so North Hill can be updated if needed, seems to be a remedy.

What I like about the Guidebook

1. **Life happens at street level.** The Guidebook's focus on what happens on the ground should help us better consider trade-offs between buildings' street level design and height. I hope the Guidebook's approach allows for more lovable and durable buildings, so we see replacing aging buildings as an upward trade.
 2. The parking section of chapter 3 is an improvement. Notably, **the direction that parking requirements should be based on geographic location, not the type of use, should produce better local buildings and encourage adaptive reuse.** A few months ago, an applicant wanted to put a restaurant with a residence above in a century-old brick building on Edmonton Trail. The current work-live parking requirement of five stalls makes parking consume as much land as the building. This is an unproductive use of valuable land. **It would be better to remove red tape and let businesses decide how much parking they need.** Until then, the Guidebook is an improvement because it doesn't require a building on Edmonton Trail to have as much parking as a building in isolated places.
 3. Finally, the Guidebook's provision for a single low-density district will be essential in how Calgary grows while **retaining abundant, attainable family-sized homes.** I hope it allows for **widespread incremental growth that allows families to adapt as their circumstances change.** Done right, it should help us have children in neighbourhoods with schools, help our local businesses be profitable and stay open, and perhaps produce a range of unit sizes so three generations of a family can live within walking distance of each other.
- The low-density district is an example of deregulation.** Our current planning system doesn't prevent local redevelopment; it only ensures that existing detached homes will be replaced by larger detached homes with one door, instead of those with two or more. **Allowing market-rate, attainable housing throughout the city would give us a competitive advantage over other cities like Vancouver and Toronto that, instead of a free market, believe that a detached home should only be replaced with a larger home for residents who are as rich or richer than current residents.**

Our neighbourhoods may change as a result. However, those changes may be better than the alternatives. As Alex Bozickovic, a Toronto-based architecture critic, describes, "The 'character,' in the way we often think about it, will change. There will be more front doors. But the alternative is a city that shuts out new arrivals, or shunts them into illegal rooming houses, and grey-market basements, and condos on old industrial sites. If that is the city we end up building, it will say a lot about our character."²

We may begin to see 'stability' as many small changes on every block rather than neighbourhoods that are emptier than they were a few years or a generation ago and schools that are kept open by bussing children across the city. Parts of Renfrew show what a low-density district could look like in Calgary with multi-unit or clustered housing types that are compatible in scale with detached homes.

Today, some neighbourhoods contribute more to MDP growth goal than others because zoning prevents growth. If that continues, residents of the neighbourhoods that grow will likely want more and larger amenities, adding more public infrastructure that we won't be able to afford to maintain.

Cities are complex, adaptive systems consisting of people and land. **If we're like other North American cities, we're functionally insolvent.** Fortunately, Calgarians can decide what to do with our land in response to this predicament. **I don't know how much private investment we're going to need or how much public infrastructure we'll have to stop repairing to balance our private-to-public investment ratio.** Maybe I shouldn't be enthusiastic about what that means for my neighbourhood. However, I'd much rather have all of Calgary's neighbourhoods allowing many different types of small changes, than have Renfrew punch above our weight to get Calgary's finances in order while other parts of the city get a pass because they claim 'heritage' or 'character.' **It took us decades to get here. Like post-flood clean up, it's going to take many people to get us out of this mess.**

Thank you for considering my perspective,
Nathan Hawryluk

² Alex Bozickovic, "The term 'neighbourhood character' is a euphemism for something ugly," The Globe and Mail, June 7, 2019 (updated June 14, 2019), <https://www.theglobeandmail.com/opinion/article-the-term-neighbourhood-character-is-a-euphemism-for-something-ugly/>

From: [Keith Browning](#)
To: [Public Submissions](#)
Subject: [EXT] Submission for March 4, 2020 PUD Meeting
Date: Wednesday, February 26, 2020 9:52:52 AM

I would like to submit this letter for consideration in the March 4, 2020 Planning & Urban Development meeting at 9:30 AM.

I am Opposed to the Proposal ELIMINATING ALL R-1 AND R-C1 RESIDENTIAL DESIGNATIONS, as allowed in the "Guidebook for Great Communities" (aimed at increasing the population density in the developed area neighborhoods.)

Issues:

- The issue of the most concern, that will have the most impact on our neighbourhoods, is the elimination of all areas that are currently devoted to single family homes by allowing multi unit buildings in all areas.
- Implementation: The City's limited consultation, aggressive timing, and lack of consistency, clarity, certainty, and understanding regarding the new process.
- Major issues with this include uncertainty by residents (sales and purchases of homes, quality of life), loss of green space, trees and sunlight as well as increased parking, traffic and safety issues, and of course property value erosion.

Negative Impacts:

- There will be NO Districts with only single- detached homes (R-1).
- NO areas preserved for single-family homes.
- Loss of greenspace and trees, sunlight and privacy resulting from taller, bigger buildings.
- Increased on-street parking issues and Increased traffic resulting in congestion and crime and safety issues.
- Three story multi-unit buildings will be allowed anywhere, anytime. There will be continuing uncertainty regarding when your neighbour's house will be torn down and replaced with a multi-unit building.
- **Huge property value erosion.**

There is no need to allow multi-unit redevelopment everywhere. I believe that entire neighbourhoods of single-family homes add to the quality of life in Calgary and should be maintained and preserved. My family paid a premium of an estimated \$200,000 to live in an R-1 neighbourhood (Meadowlark Park) when we moved from an R-2 neighbourhood (Windsor Park). It is absolutely unfair to now change the rules on us. Why can't the growth goals be met without destroying single family neighbourhoods? And without the huge financial hit to families? This is Unacceptable.

Thank you,
Keith Browning
Meadowlark Park

(some of the wording taken from the Elboya Heights-Brittania "Changes to the City Planning & Development Process and Rules" memo)



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February 25, 2020

Members of SPC on Planning and Urban Development
City Clerk's Office, Legislative Service Division
#8007 The City of Calgary
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5

Dear Committee Members,

Re: The Guidebook for Great Communities

The Brentwood Community Association Board members as well as the Development and Transportation Committee (DTC) submit the following comments regarding the "Guidebook for Great Communities" (the Guidebook).

Since the Guidebook will be the statutory policy which guides future redevelopment of all established communities, we have discussed this at multiple meetings, attended the North Hill District open house, talked with City Planners and worked with planners at the FCC to understand the document. A meeting was also held with a City Planner and all of the Community Associations in Area 14, our future multi-community district.

We understand the value of a planning document that will guide the Local Area Plans, and we think it is beneficial for our communities to work together towards a shared vision. The Guidebook is a complex document and we appreciate the work and time it has taken to get to this point.

While we understand that future Local Area Plans will allow us to provide greater input into redevelopment benefits and challenges within Brentwood and the surrounding communities, we would ask that consideration be given to the following items.

Scale Modifiers (Page 78 – 79)

Concerns:

The scale modifiers refer to the height and massing of a structure. The modifiers will be applied to the urban form categories to indicate the general scale. (See Appendix A)

Our concern is that there are some major differences between the proposed categories, especially in terms of height. (We note that all references are for "storeys", rather than a specific height. A commercial or retail storey is often substantially higher than a residential storey, i.e. 15' ceiling heights compared to 8 – 9 feet for residential.)

Recommendation:

Two new Modifier categories should be considered:

1. A Limited Residential, single unit homes with a maximum height of 2 storeys; and
2. A Transition Scale between the current Limited and Low. (See Appendix B)

Recommendations:

1. A new "Limited Residential" category

In many established communities, including Brentwood, the majority of housing forms are still single-storey bungalows. By contrast, a new 3-storey building adjacent to bungalows would be entirely out of context, appearing massive relative to neighbouring structures and entirely overpowering the street.



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This issue is made even more significant by the trend towards higher ceilings.

Under a new Limited Residential category, construction would be limited to singled detached dwellings with a maximum height of 2 storeys.

Bungalow buildings (such as those predominant in Brentwood) have an additional benefit in terms of residents being able to “age in place”, an important consideration based on both demographic shifts and inclusivity of the Guidebook. Accommodations that result in aging in place provide a better quality of life for aged persons and lower tax-funded costs for coping with an aging population.

Our suggestion is a change from “access to grade” to be “access at grade” universally in the document. With an aging population access at grade could be seen as similar to the changes, such as reduced curb heights at intersections that provide handicapped individuals with the means to cross the street.

A key goal of this suggested modifier is to ensure contextual redevelopment that retains community character. Houses in this category would remain as “single-family housing”, albeit with possible secondary suites. While secondary suites do not “count” as a second dwelling unit, it should be noted that Brentwood has increased densification through the large number of secondary suite applications: since 2017, there have been 60 secondary suites either approved or under review (although there are only 28 currently on the Secondary Suites Registry).

2. A new “Transition Scale between current Limited and Low” category

The current “Low” level allows for up to a 6-storey building. This would be the likely build form along corridors in the community. The problem is that these buildings would in many cases be directly across a back alley from single family bungalows.

The transition from a single storey bungalow to a 6-storey building is too great. There should be another modifier that lies between the two.

Recommendation: the Limited / Low Transition Scale would allow for a building up to 4 storeys high, with retail or commercial on the main level.

3. Focus Lowest Density forms in the right places

The current proposal allows for single-family housing, duplex or attached homes and up to townhouses on the same street, regardless of contextual considerations. (See Appendix C)

This does not appear to be a strategic or well-planned community, but rather a haphazard way of allowing many build forms without consideration of how they impact each other. This appears to allow for inconsistent development that is not planned or logical.

Citizens who purchase a home in any community, either established or greenfield, seek certainty about what they can reasonably expect may or may not be built next to them. (In the case of a rezoning application, they have the opportunity to comment on the DP or LOC.)

In newer communities, developers provide maps to prospective residents information about the building types that are planned for each street and each lot on that street. (See Appendix D)

There is a focus on the most density where it makes the most sense, usually along transportation corridors. In other areas, single house units are grouped together on some streets.

Within a community, to be determined at the Local Area Plan stage, there should be pockets of homes within various categories, rather than all forms on all streets.

This requires the addition of new categories as per Recommendation #1 and #2. This allows a community to focus its redevelopment in an orderly fashion which also provides a further benefit, Recommendation #4.



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4. **Focused Development within a community makes it easier to manage investment in amenities.**

When redevelopment occurs systematically within a smaller area, rather than spread out throughout the community, it is easier to concentrate tax dollars and infrastructure upgrades within that area.

For example, scattering townhouses throughout the community makes it difficult to provide an amenity or benefit from the densification. If this housing form was concentrated along a main road, it would be easier to provide enhancements to the community; maybe lighting or sidewalk improvements, or even sewer upgrades.

As per Appendix D, new greenfield development recognizes that focused development makes sense. The same standard should apply to established communities.

5. **Further timeframes to properly learn about the Guidebook and ensure that our residents can participate at the early stages of this document.**

As a Community Association, we place a high value on making sure our residents are aware and informed about decisions that will affect them. We also place a high value on listening to our residents; to getting their input and feedback as stakeholders in any planning process.

Our concern is that although we have written about the Guidebook, posted it on our website and discussed it at our meetings, most residents still do not have a very good understanding of the document.

- Most residents are not planners, and this document is complex with a lot of planning jargon.
- As Community Association representatives, we worry about how we can explain the implications to residents, and how they might react after the approval, when a redevelopment affects them personally.

Even more concerning, it is our understanding that there have been numerous revisions made to the document that are not yet made public as of today, February 25, 2020, only about one week before the PUD meeting. Our Development and Planning Committee has not yet been able to read or learn about the changes, so we know that our residents have not!

It will not be possible to comment informatively on the revisions to the Guidebook before the PUD meeting. The short time frame for a lengthy document does not leave us time to identify the actual changes and comment on them. There is no clear mechanism for informed and constructive commenting, and no indication that additional comments would be either considered or incorporated.

We look forward to clear engagement that involves our residents and looks for their input. At the District Model stage, their input will be considered, but only after the Guidebook has already become a statutory document.

As a Community Association, we cannot comment on a document that is still undergoing substantial revisions and changes. We do note that we are somewhat encouraged by the revisions because it does mean that input from Community Associations, builders, developers, BILD, CREB and other groups are being considered and acted upon.

We respectfully request that our residents, citizens who wish to take an active role, can similarly be further involved in the Guidebook in its early stages before approval. We look forward to a suitable period and mechanism for Community comment on the revised Guidebook following its revision.

Thank you for the opportunity to comment and for your consideration of our suggestions.



Brentwood Community Association

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Sincerely,

Melanie Swailes
Peter Johnson,
BCA Development and Transportation Committee

Bonita McCurry,
BCA President

Kirk Osadetz,
BCA Vice President

alderweb@calgary.ca -- City's document circulation controller
office@brentwoodcommunity.com -- Brentwood Community Association
ward04@calgary.ca – Ward 4 Councillor Sean Chu



Brentwood Community Association

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Appendix A

From Pages 78 – 79 of the Guidebook for Great Communities

Below are the illustrations of the 3 lowest scale modifiers, page 79.

(There are 5 in total, but our focus here is on the lowest 3 forms.)

SCALE MODIFIERS

Scale refers to the combination of height and massing of a structure. Scale modifiers are applied to urban form categories to indicate the general scale and anticipated human experience at the street level. The scales are grouped by compatible built forms with similar design standards to manage the experience of height and massing for people at the street level.

There are five scale modifiers that apply to the Neighbourhood and Industrial Transition areas. When applying scale, the anticipated activity level of an area should be considered to ensure that the scale will support enough intensity to make the anticipated activity level viable. In general, many people are needed to support a retail area so larger-scale buildings near high-activity areas will help to support their success, while an overly restricted building scale will reduce their viability. A variety of scales applied across communities provides opportunity and choice and contributes to the diversity of a community.

The Land Use Bylaw will supplement building scale modifiers by more specifically regulating height, floor area ratios and transition. Scale modifiers may be adjusted through a local area plan to specify a maximum number of storeys that is less than that identified in the scale modifier, where warranted based on site constraints and the local context, and where the impact on the activity level of the assigned urban form category has been considered. Street wall height is addressed generally in policies 3.1 of this Guidebook, but may be specified for certain locations through a local area plan in accordance with policies 2.31.



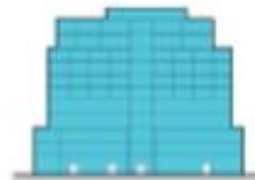
Limited

- Buildings of three storeys or less.
- Typically smaller individual building footprints.
- Activity is ground-oriented (units mostly have ground floor entrances or direct access).



Low

- Buildings of six storeys or less.
- Usually buildings with stacked units and shared entries, often with a larger building footprint.



Mid

- Buildings of twelve storeys or less.
- Buildings typically step back after the street wall height.
- Usually larger buildings with shared entries and elevators that are mostly located on larger sites.



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Appendix B, Pages 80 and 81 of the Guidebook

Examples of the Limited Scale Modifier and the Low Scale Modifier

There is a substantial difference between the proposed Limited Scale and the next level: the “Low Scale” allows for up to 6 storeys, which will not appear to be “low” when adjacent or across an alley from single-family homes.

Limited Scale

Buildings in the Limited scale modifier are three storeys or less in height with smaller building footprints than typical of other scale modifiers. This category includes a broad range of ground-oriented building forms, including single-detached, semi-detached, rowhouses, townhomes, stacked townhomes, mixed-use buildings, commercial and some industrial buildings. Housing-focused areas at this scale should have more amenity space at grade, such as yards or patios.

2.25 Limited Scale Policies

- a. Buildings:
 - I. should be a maximum of three storeys in height;
 - II. should provide distinct, direct, individual access to grade for all units; and,
 - III. are encouraged to have smaller individual building footprints than in other scales.
- b. Limited scale housing-focused development should, relative to other scales:
 - I. have a well-articulated primary façade with distinct unit entrances;
 - II. provide at-grade amenity space; and,
 - III. have a reduced building mass above the second storey.

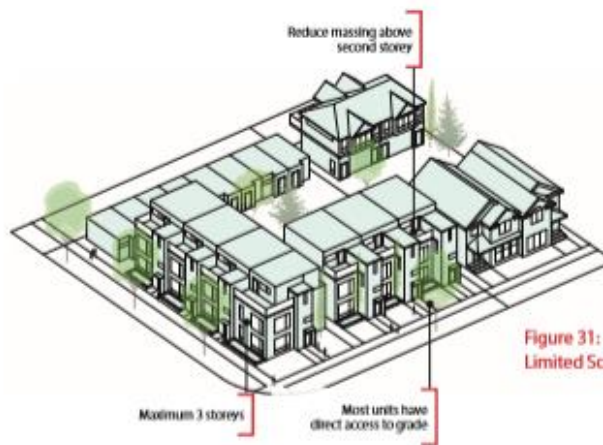


Figure 31: Illustration of Limited Scale Development

Low Scale

The Low scale modifier accommodates buildings of six storeys or less. Where the local area plan identifies a street wall height that is lower than the overall building height the façade of upper storeys should be differentiated from the façade of the base of the building. In some circumstances the building height may be the same as the street wall height.

Typical buildings in the Low scale modifier would include ground-oriented units at grade with stacked units above that are accessed either through shared entries or individual at-grade entries. Building footprints are typically larger than those of a Limited scale, and would include forms such as apartments, stacked townhouses, vertical mixed-use, office and larger industrial buildings.

2.26 Low Scale Policies

- a. Buildings should:
 - I. be six storeys or less in height;
 - II. provide ground floor units direct access to grade;
 - III. provide a street wall that proportionately frames the street and creates a people-focused public realm; and,
 - IV. step back or differentiate the primary building façade for storeys above the street wall.

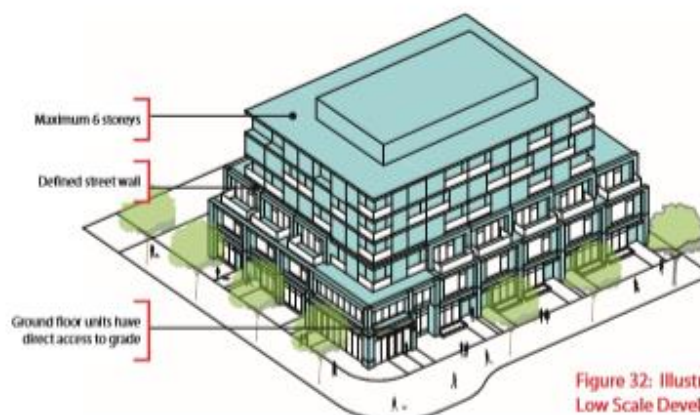


Figure 32: Illustration of Low Scale Development



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Appendix C

<https://www.calgary.ca/PDA/pd/Pages/Current-studies-and-ongoing-activities/Toward-a-Renewed-Land-Use-Bylaw.aspx>

This drawing shows how the current proposal “enables the development of rowhouses next to other low-density homes, including single detached homes”.

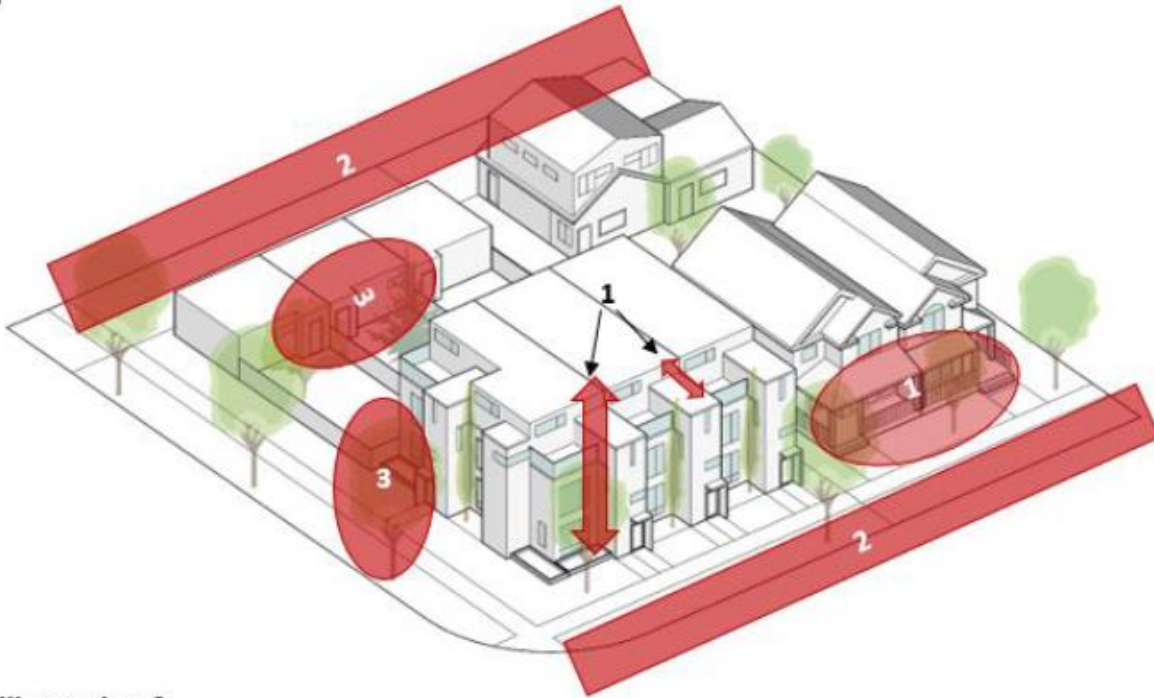


Illustration 2

1

Areas labeled “1” provide a sense of the appropriate scale of a proposed low-density district. This enables the development of rowhouses next to other low-density homes, including single-detached homes. The concept is to have two storeys be the building frontage that can come up to a street and with a possible third storey stepped back, to minimize impact on the people-focused experience at street-level. Building frontages would require some connection towards the public area creating a transition from the private to public areas. The regulations for these elements address massing, front porches, setbacks and height.

2

Areas labeled “2” provide a continuous area for pedestrian or other low-speed modes of transportation, on a sidewalk by encouraging driveways from lanes, if applicable. By moving parking to the rear of a parcel, where possible, there will be more on-street parking and less sidewalk crossing, thus enabling reduced parking on-site and enhanced mobility. In this case, fewer curb cuts would also enable more soft landscaping in the front benefiting stormwater management and visual appeal. These elements address vehicle loading and storage, parking, drainage, green landscaping and hard landscaping.

3

Areas labeled “3” are elements that will be carried over from the current Land Use Bylaw, such as the ability to plant trees anywhere on the property and in a boulevard, if feasible. This change is an enhancement to tree retention and green landscaping.



Brentwood Community Association

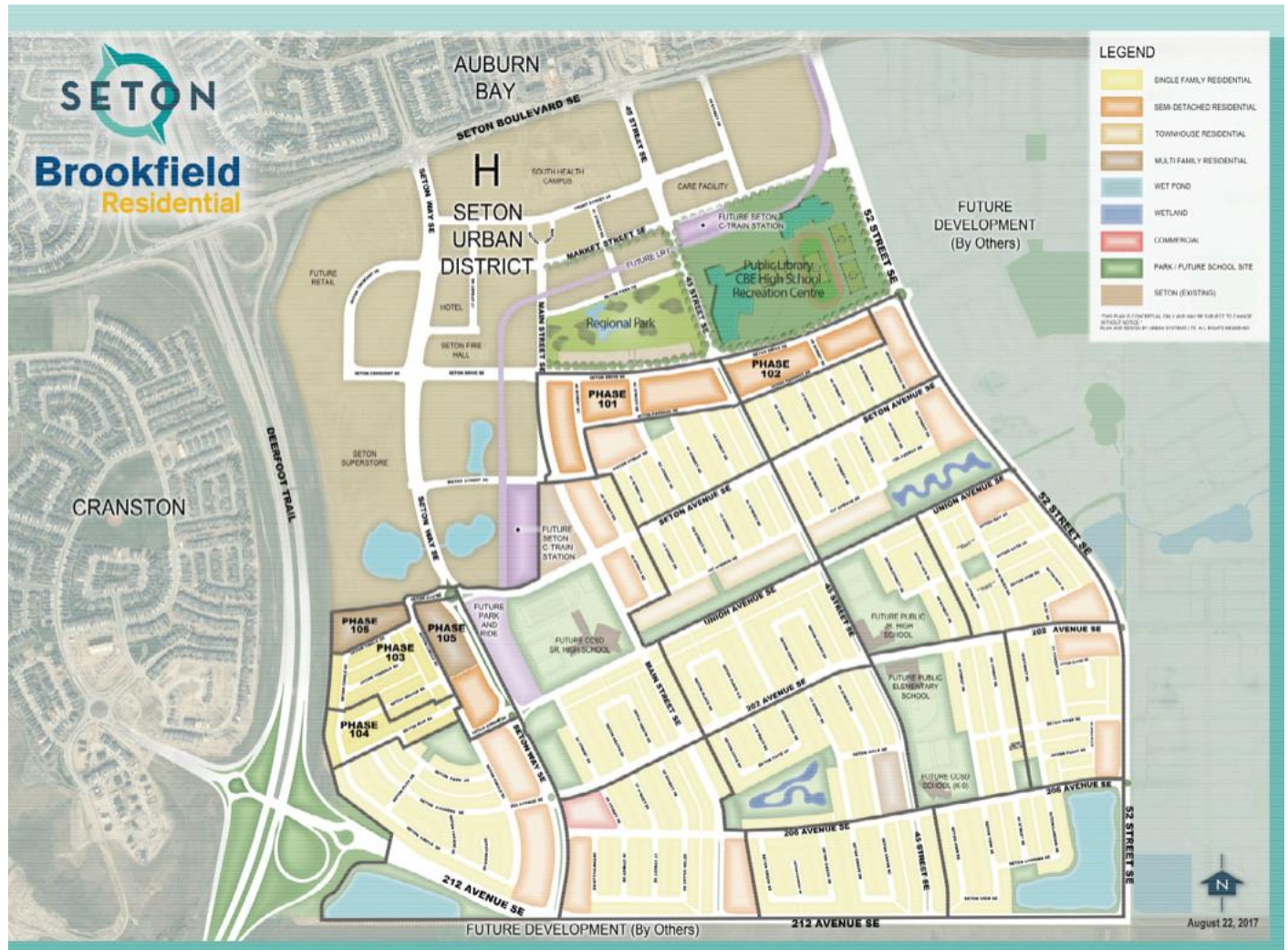
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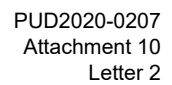
Appendix D

Examples of new community plans. Note that the Guidebook applies to Established Areas only.

An example from Seton. Properties are differentiated as “Single Family Residential, Semi Detached Residential, Townhouse Residential and Multi-family Residential”.

While they may be on adjacent streets, all forms are not allowed on each individual street.





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Another example of land uses within a new community: R-1N is separate from R-2M, C-C1, etc.





February 24, 2020

Attn: Members of Urban Planning and Development Committee, City of Calgary

Re: Support for the Guidebook for Great Communities

VIA EMAIL

Dear Councillors:

HomeSpace Society (HomeSpace) recommends the adoption of the Guidebook for Great Communities to create more opportunities for affordable housing developments and ultimately, more diverse and inclusive neighbourhoods.

We know the need for affordable housing in our city is great – nearly 3,000 individuals and families are experiencing homelessness and 50,000+ Calgary households are in core housing need. The Community Housing Affordability Collective (CHAC), which HomeSpace is an active member of, has a common vision of 15,000 new units of affordable housing over the next 10 years to meet our needs.

Sourcing suitable locations for new affordable housing developments is a challenge for providers. We support legislation that would amend the land use bylaws and create more inclusionary zoning, which would lead to more opportunities for innovative models of housing throughout Calgary.

The City of Calgary has been generous in relaxing parking minimums on HomeSpace's new developments. This flexibility ensures we can maximize the number of units in a building without impacting the neighbourhood, since we serve low-income tenants who do not own vehicles. We recommend relaxing parking minimums where appropriate to create new units of housing in our city.

We look forward to your continued leadership in making affordable housing a priority and ensuring there is a *Home for Everyone in our Community*.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Vermunt", with a long horizontal line extending to the left.

Matt Vermunt
Director, Development and Acquisitions
HomeSpace Society



February 24, 2020

Planning and Urban Development Committee

Re: The Guidebook for Great Communities

The Federation of Calgary Communities (the Federation) is the support organization for over 230 community based non-profit organizations, including 152 community associations. Since the November 4, 2019 Standing Policy Committee on Planning and Urban Development (PUD), the Federation in partnership with the City, has organized four Guidebook for Great Communities (Guidebook) 101 sessions (one session was streamed online) and one Planning Exchange. Over 100 people from approximately 56 community associations attended the 101 sessions. In addition, we appreciate that city staff have attended many meetings with communities to present information and answer questions. This phase of “information and awareness” has been useful.

As a reflective voice of community, most of the feedback we have received involve questions about “what the low density district will look like” and “how the Guidebook will enable the next round of policy work, like the land use bylaw and multi-community plans”. Specifically, there are questions about potential land-use rezoning and redesignation, heritage, community character, lot-coverage, trees and funding, and the role of community associations in the planning process going forward. At this time, these questions are not adequately addressed through the Guidebook, as they are not ready for inclusion (i.e. heritage and funding) or will be covered in other statutory documents or policies (i.e. Land Use Bylaw and Municipal Development Plan).

We support the intent of the Guidebook. That said, while the Guidebook is a step forward, there needs to be a thoughtful process in order to continue to improve the Guidebook and to address concerns, like heritage, trees/green spaces, and funding, of which we will speak to at PUD on March 4. To this end, as per administration’s recommendation, we support the creation of a Guidebook Sustainment Team, made up of a variety of stakeholders.

Bottom-line, residents and community leaders are local experts on where they live. They close the loop on good planning. They need to be engaged for input and provided with timely plain language information to share with their residents. Their feedback needs to be heard; not only in policy work, but as growth happens. We would ask that you ensure that, as per November 4 PUD motion, that an engagement plan be created for all future planning policy work. All statutory plans should include broad stakeholder input.



Finally, we would strongly discourage council members from making motions from the floor to address perceived gaps in this version of the Guidebook. City planning staff have done extensive work on the Guidebook, understanding the intention and interconnectedness of the planning policies they are recommending. Motions made by individual councillors may be counter productive to “getting it right” and may erode the good planning principals that are being proposed. This might result in unintended consequences.

We would strongly support that any changes or recommendations be referred to staff, and appropriate input from stakeholders be sought, potentially through a sustainment team. If there are extensive recommendations arising on the floor, we would further encourage a delay in passing the Guidebook for Great Communities - redirecting proposed changes to administration for further consultation with stakeholders.

Thank you for your consideration.

Sincerely,

Leslie Evans, BSc., M.M.
Executive Director



Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Keith
* Last name	Browning
Email	browning_keith@yahoo.com
Phone	403-860-5751
* Subject	March 4, 2020 PUD Meeting -Opposed to the Proposal ELIMINATING R-1 AND R-C1 RESIDENTIAL DESIGNATIONS

I would like this letter included in the itinerary for the March 4, 2020 City of Calgary PUD meeting at 9:30 AM. I am Opposed to the Proposal ELIMINATING ALL R-1 AND R-C1 RESIDENTIAL DESIGNATIONS, as allowed in the "Guidebook for Great Communities" (aimed at increasing the population density in the developed area neighborhoods.)

Issues:

- The issue of the most concern, that will have the most impact on our neighbourhoods, is the elimination of all areas that are currently devoted to single family homes by allowing multi unit buildings in all areas.
- Implementation: The City's limited consultation, aggressive timing, and lack of consistency, clarity, certainty, and understanding regarding the new process.
- Major issues with this include uncertainty by residents (sales and purchases of homes, quality of life), loss of green space, trees and sunlight as well as increased parking, traffic and safety issues, and of course property value erosion.

Negative Impacts:

- There will be NO Districts with only single- detached homes (R-1).
- NO areas preserved for single-family homes.
- Loss of greenspace and trees, sunlight and privacy resulting from taller, bigger buildings.

* Comments - please refrain from providing personal information in

ISC:

1/2

Unrestricted

Feb 26, 2020

9:52:40 AM



Public Submission

City Clerk's Office

this field (maximum 2500
characters)

- Increased on-street parking issues and Increased traffic resulting in congestion and crime and safety issues.
- Three story multi-unit buildings will be allowed anywhere, anytime. There will be continuing uncertainty regarding when your neighbour's house will be torn down and replaced with a multi-unit building.
- Huge property value erosion.

There is no need to allow multi-unit redevelopment everywhere. I believe that entire neighbourhoods of single-family homes add to the quality of life in Calgary and should be maintained and preserved. My family paid a premium of an estimated \$200,000 to live in an R-1 neighbourhood (Meadowlark Park) when we moved from an R-2 neighbourhood (Windsor Park). It is absolutely unfair to now change the rules on us. Why can't the growth goals be met without destroying single family neighbourhoods? And without the huge financial hit to families? This is Unacceptable.

Thank you,
Keith Browning
Meadowlark Park

(some of the wording taken from the Elboya Heights-Brittania "Changes to the City Planning & Development Process and Rules" memo)

24 February 2020

Planning and Urban Development Committee

Re: Guidebook for Great Communities, 4 March 2020, PUD2020-0207

Based on Attachment 8 (Summary of *Guidebook* Revisions), below are my initial comments on the revisions to the Guidebook for Great Communities. By the time the committee meets, the revised Guidebook will be available, and I will have reviewed the revisions. Administration has been receptive to feedback from Calgarians who have been working closest with Local Area Plans that are being developed based on the Guidebook. I am optimistic the revisions will produce a better Guidebook.

The revisions to the Urban Form Classification System appear to be improvements. As I told the committee in November, a single category for Neighbourhood Industrial Transition is appropriate.

I hope the added policies about storm water retention and infiltration are an improvement and will be in line with other City policies.

The future consideration and sustainment process seem appropriate. I will be very interested to see what scale category will be proposed between limited and low.

I am glad the Guidebook and heritage tools are both scheduled to go to Council on April 27th.

In November, I said the Guidebook's Urban Form Classification System seems to be modelled on Japan's planning system. Recently *The Economist*, noting that "in rich countries, and especially in the English-speaking world, housing is too expensive, damaging the economy and poisoning politics," described the effects of Japan's planning system:

"In Japan a series of reforms in the early-to-mid-2000s loosened the planning system, allowing applications to be processed more quickly and giving residents more discretion over how to use their land. Tokyo's rate of housing construction has risen by 30% since their reform; in 2013-2017 Tokyo put up as many houses as the whole of England. Tokyo is a more jumbled city than most rich ones, but current zoning laws ensure that it is not quite as higgledy-piggledy as, say, Houston. In inflation-adjusted terms, house prices in the Japanese capital are 9% lower than they were in 2000, while in London they are 144% higher."¹

I hope the Guidebook has similar effects in Calgary, allows families and neighbourhoods to adapt to changing circumstances, and helps stabilize Calgary's private-to-public investment ratio.

Thank you,
Nathan Hawryluk

¹ Callum Williams, "Special Report: Housing: Shaking the Foundations," *The Economist*, January 18, 2020, 1, 12.

Attached is my original letter to this committee. I still enthusiastically support the low-density district.

31 October 2019

Planning and Urban Development Committee

Re: Guidebook for Great Communities, 6 November 2019

As the Renfrew Community Association's Director of Planning and representative on the North Hill Local Growth Plan's working group, my experience with the Guidebook for Great Communities through the North Hill Local Growth Plan is relevant to this committee's discussion.

North Hill Local Growth Plan

In fall 2018 and winter 2019, the North Hill Local Growth Plan working group met to understand the planning system and to use online input to create a vision for the growth plan. In April, we had an activity looking at where we expected people would be and what activities they'd do. Essentially, it was an area map showing body heat — where many people would be moving around by many means and where few people would be. In May, we took the area map magnified so the scale worked with Lego blocks and talked about the height of buildings. In June, we reviewed specific sections of the area to go over details about activity and scale. It wasn't until our session in September when we were introduced to the Guidebook that I realized that we weren't just piloting local area plans that included more than one community, we were piloting the new Guidebook.

Those **sessions from April and May make me trust the Guidebook**, but I doubt I or other working group members have fully digested the Guidebook's contents. I expected the new Guidebook would add a few new forms (ideally including urban townhouses and rowhouses so we can have abundant, dense, family-sized homes) and we'd just slide some streets up the scale in the last Developed Areas Guidebook by a certain number of increments. That method might work but wouldn't produce homes for all the people who want to live in Calgary in the next generation or two. The Guidebook's method does that more effectively and allows more flexible designs than my idea or our current system.

What I don't like about the Guidebook right now

1. It's long. Could an external technical writer or editor go over it? A high school graduate with an hour or two should be able to understand the land use bylaw and have a hope of developing something.

Developers shouldn't just be people who can hire consultants to work through the code and lawyers to fight through the application and appeal process. A shorter, simpler Guidebook should make it easier for many people to be small scale developers. A compact code is more likely to produce a compact city.

2. There has been talk of removing heritage policies from the Guidebook, which is concerning.
3. Our built form policy and our stormwater management policy don't seem to align with each other. I'm sure industry has pointed out other technical details where City policies disagree with each other.
4. There's a sense that there hasn't been enough engagement or acceptance of the Guidebook. Having time for more engagement and discussion so the Guidebook and North Hill go to Council together, or two weeks apart so North Hill can be updated if needed, seems to be a remedy.

What I like about the Guidebook

1. **Life happens at street level.** The Guidebook's focus on what happens on the ground should help us better **consider trade-offs between buildings' street level design and height.** I hope the Guidebook's approach allows for **more lovable and durable buildings, so we see replacing aging buildings as an upward trade.**
 2. The parking section of chapter 3 is an improvement. Notably, **the direction that parking requirements should be based on geographic location, not the type of use, should produce better local buildings and encourage adaptive reuse.** A few months ago, an applicant wanted to put a restaurant with a residence above in a century-old brick building on Edmonton Trail. The current work-live parking requirement of five stalls makes parking consume as much land as the building. This is an unproductive use of valuable land. **It would be better to remove red tape and let businesses decide how much parking they need.** Until then, the Guidebook is an improvement because it doesn't require a building on Edmonton Trail to have as much parking as a building in isolated places.
 3. Finally, the Guidebook's provision for a single low-density district will be essential in how Calgary grows while **retaining abundant, attainable family-sized homes.** I hope it allows **for widespread incremental growth that allows families to adapt as their circumstances change.** Done right, it should help us have children in neighbourhoods with schools, help our local businesses be profitable and stay open, and perhaps produce a range of unit sizes so three generations of a family can live within walking distance of each other.
- The low-density district is an example of deregulation.** Our current planning system doesn't prevent local redevelopment; it only ensures that existing detached homes will be replaced by larger detached homes with one door, instead of those with two or more. **Allowing market-rate, attainable housing throughout the city would give us a competitive advantage over other cities** like Vancouver and Toronto that, instead of a free market, believe that a detached home should only be replaced with a larger home for residents who are as rich or richer than current residents.

Our neighbourhoods may change as a result. However, those changes may be better than the alternatives. As Alex Bozikovic, a Toronto-based architecture critic, describes, "The 'character,' in the way we often think about it, will change. There will be more front doors. But the alternative is a city that shuts out new arrivals, or shunts them into illegal rooming houses, and grey-market basements, and condos on old industrial sites. If that is the city we end up building, it will say a lot about our character."²

We may begin to see 'stability' as many small changes on every block rather than neighbourhoods that are emptier than they were a few years or a generation ago and schools that are kept open by bussing children across the city. Parts of Renfrew show what a low-density district could look like in Calgary with multi-unit or clustered housing types that are compatible in scale with detached homes.

Today, some neighbourhoods contribute more to MDP growth goal than others because zoning prevents growth. If that continues, residents of the neighbourhoods that grow will likely want more and larger amenities, adding more public infrastructure that we won't be able to afford to maintain.

Cities are complex, adaptive systems consisting of people and land. **If we're like other North American cities, we're functionally insolvent.** Fortunately, Calgarians can decide what to do with our land in response to this predicament. **I don't know how much private investment we're going to need or how much public infrastructure we'll have to stop repairing to balance our private-to-public investment ratio.** Maybe I shouldn't be enthusiastic about what that means for my neighbourhood. However, I'd much rather have all of Calgary's neighbourhoods allowing many different types of small changes, than have Renfrew punch above our weight to get Calgary's finances in order while other parts of the city get a pass because they claim 'heritage' or 'character.' **It took us decades to get here. Like post-flood clean up, it's going to take many people to get us out of this mess.**

Thank you for considering my perspective,
Nathan Hawryluk

² Alex Bozikovic, "The term 'neighbourhood character' is a euphemism for something ugly," The Globe and Mail, June 7, 2019 (updated June 14, 2019), <https://www.theglobeandmail.com/opinion/article-the-term-neighbourhood-character-is-a-euphemism-for-something-ugly/>



Public Submission

City Clerk's Office

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Michael

* Last name Read

Email development@elboyabritannia.com

Phone

* Subject PUD Meeting, March 4,2020. Review of "The Guidebook for Great Communities"

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

Please include the attached letter from the Elboya Heights Britannia Community Association as a public submission at the PUD Meeting, March 4,2020. Agenda Item #?
Review of "The Guidebook for Great Communities"

Thank you



February 25, 2020

TO: Mayor and Council, City Clerk

RE: The Guidebook for Great Communities

SPC on Planning and Urban Development, March 4, 2020 meeting

Dear Mayor and Council:

We request that the consideration of the Guidebook be postponed until we have had time to review and discuss the, as yet unseen, February 28 revision.

Based on the September 2019 version we have seen, we offer the following.

The Guidebook, in general, achieves its purpose. However, it should be revised to properly address the concerns of many Calgarians, especially those with children, over the treatment of neighbourhoods characterized by contiguous areas of houses.

Summary

1. Opportunity and Choice

Over 840,000 Calgarians (65% of the population) have chosen to live in houses and mostly in contiguous areas of houses. They should be allowed to continue to have that choice.

2. Identity and Place

Most residential communities' identity, sense of place, and community pride is defined by its core of contiguous areas of houses. These areas should be respected and enhanced.

3. Contribution of Greenspace

Contiguous areas of houses significantly contribute to Calgary's greenspace. These areas should be protected to avoid the loss of greenspace.

4. The Calgary Advantage: *Economic Vitality*

The availability of affordable houses in contiguous areas of houses close to a vibrant downtown will be a key factor in attracting high-tech business and talented people. These areas should be protected and enhanced.

5. Cumulative Effects

The loss of choice, identity and sense of place, and greenspace is irreversible and cumulative. The destruction of areas of contiguous houses should be avoided to provide future generations the options that we currently have.

Recommendation: Revise the Guidebook to include a new Urban Form Category and new Scale Modifier that will protect the neighbourhood cores of contiguous areas of houses.

Note 1: Quotes from the Guidebook and other City documents are in italics.

1. Opportunity and Choice

The Guidebook includes "*Opportunity and Choice*" as one of the 6 Principles "*that are central to creating and maintaining great communities for everyone.*"

Opportunity and Choice

Everyone has access to places to shop, learn, work, eat and play, and there are diverse housing and mobility options for many different people and household types."

Over 840,000 Calgarians (65% of the population) have chosen to live in a "*Single Family Structure. A Structure originally designed and built to contain a single dwelling unit*". 2019 Calgary Civic Census.

We believe that these Calgarians that have chosen to live in houses most often live in contiguous areas of houses.

Over 500,000 Calgarians (40% of the population) are members of families with children. *City Guidebook 101* course handout.

We believe that most families with children, given the opportunity, want to live in a house in contiguous areas of houses.

The Guidebook seems to ignore these choice options.

The Guidebook should be revised to preserve this choice option that is important to the majority of Calgarians who have already chosen to live in contiguous areas of houses.

2. Identity and Place

The Guidebook includes "*Identity and Place*" as one of the 6 Principles.

"Identity and Place

Well-developed neighbourhoods create a sense of place that fosters identity and creates pride in community"

Our community, and we believe most Calgarians, strongly support this key Principle and want to see it implemented.

We suggest that the Municipal Development Plan Policy 2.3.2 *Respecting and enhancing neighbourhood character* is a clearer and more detailed articulation of the Principle *Identity and Place* than the brief description in the Guidebook and should be added to the description of *Identity and Place*.

Low Density Residential Neighbourhoods, contiguous areas of houses

We believe the unique identity of Calgary's neighbourhoods is defined by the core of contiguous areas of houses, not by the higher density structures along the busier streets or around the local activity centres.

It is the core that creates a sense of place that fosters identity and that creates pride in community.

We believe that virtually all residential neighbourhoods follow the same general design; a core of contiguous areas of houses transitioning into higher density forms along busier streets and activity centres. Virtually all the new subdivisions are also designed along this same model.

Over the years some of the neighbourhoods closer to downtown or major transportation corridors have evolved to include higher density forms inside their cores. But the majority of the neighbourhoods, including ours, retain this same general model, a core of contiguous areas of houses.

It is the trees, yards, gardens and sunlight associated with the core of contiguous areas of houses that define the character and sense of place of a neighbourhood. The front yards, in conjunction with the trees and greenspace on the City boulevards, create linear parks that Calgarians can enjoy as they stroll by, walk their dogs, or ride their bikes down the streets.

The contiguous areas of houses create a child-friendly environment where Calgarians with children can let their kids (or grandkids) run around outside and play in their yards and their friends yards, or the parks and playgrounds and school yards, or the ice rinks and facilities at the neighbourhood community centres.

The guidebook should protect the unique and sought-after identity and sense of place created by neighbourhoods with a core of contiguous areas of houses.

3. Contribution of Greenspace

We believe, and most Calgarians would agree, that greenspace should be retained and enhanced. The Guidebook Policy *Landscape Design* does an excellent job articulating the benefits of greenspace:

“Landscaping has many community benefits, from improved stormwater management and quality to positive impact on mental and physical health. Landscaping should be used as more than a buffer between properties and should contribute to the built form outcomes directed by this Guidebook.”

The contiguous areas of houses contribute significantly to the overall greenspace in Calgary for the benefit of all Calgarians.

Impact of Redevelopment



This is a picture of a new six-plex building in the central area of Altadore in southwest Calgary near Marda Loop. Altadore and Marda Loop are rapidly evolving neighbourhoods near the Crowchild Trail and 14th street transportation corridors. They are being redeveloped to provide a multitude of housing choices such as this one. This building is entirely appropriate in those neighbourhoods and contributes to the *Identity and sense of place* that is evolving there.

However:

The backyard is paved and covered; there is no greenspace. The other side of the building you cannot see abuts the paved lane, there is no greenspace. The only greenspace is the strip of grass in the front and one side, which is mostly City boulevard.

There is no question that the City will lose greenspace when a yard and trees are demolished to make way for a new building of this Form.

The Guidebook should protect the existing greenspace provided by contiguous areas of houses.

4. The Calgary Advantage: *Economic Vitality*

Calgary wants to attract new high-tech businesses, and skilled and talented people to enhance the economic vitality of the city. The availability of attractive, affordable housing is a major consideration when relocating to Calgary or anywhere.

We believe that many of these newcomers, especially those with children, will want to live in a house in a stable neighbourhood with contiguous areas of houses and near to schools. We believe many of them will also want to walk or bike to work if they could.

There are very few cities in North America that can offer skilled and talented newcomers this complete choice of housing. To our knowledge there are no neighbourhoods in Vancouver, Toronto, San Francisco or Seattle that can offer the complete package they want: a house in a quiet neighbourhood with schools that is close to downtown and affordable.

Calgary does offer this choice. Calgary is one of the few cities that still has neighbourhoods with a core of contiguous areas of houses that are close to a vibrant city centre and that have strong unique identities, a sense of place, community pride and lots of greenspace.

We believe that this gives Calgary a significant advantage attracting new business and people.

The Guidebook should ensure we don't lose this advantage.

5. Cumulative Effects and Phasing of Redevelopment

For any new redevelopment, an existing house and associated greenspace must be demolished. If the new structure is larger than the existing one, there will be loss of greenspace. If the structure does not respect the context of the neighbourhood, the Identity and sense of place is lost. This is irreversible and cumulative.

With time the unique identity of the neighbourhoods will be eroded.

Calgary's future is uncertain over the next few years, due to the recession in the energy industry. We may not need as much new housing as the long-term forecast suggests.

We understand that the Westbrook Community Association February 24th letter to Council calculates that there is more than enough land already designated for new higher density Forms to meet the forecast demand for many years.

There is no need to reduce greenspace until it is obvious that new land is required to meet continuing demand.

The City should preserve its greenspace for as long as possible.

Revision to the Guidebook

The Elboya Heights Britannia Community Association generally supports the Guidebook but recommends the following revisions:

Revise the Guidebook to include a new Urban Form Category and a new Scale Modifier that:

- Will be applied to the neighbourhood cores of contiguous areas of houses.
- Includes elements of *contextually sensitive redevelopment*.
- Preserves greenspace by restricting allowable Urban Forms to those Forms that preserve the existing Greenspace.
- Ensure that the type and placement of Urban Forms, other than houses, is defined in the Local Area Plan and any changes to the Local Area Plan must go through the Public Hearing Process.
- Ensures that the development of Urban Forms, other than houses, will be delayed until it can be demonstrated that there is not enough land to meet the actual demand.

Recommended revisions are attached.

We believe that these revisions will make the Guidebook a much better tool to address the concerns of all Calgarians.

Respectfully,

Elboya Heights Britannia Community Association

Recommended Revisions to the Guidebook

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Neighbourhood Housing Limited Residential

Neighbourhood Housing Limited Residential areas serve the people who live there. These areas will have the strongest delineation between private and public space and landscaped areas such as soft landscaped yards and patios. These areas will be residential intended to accommodate existing residential forms and contextually sensitive redevelopment.

2.7 Neighbourhood Housing Limited Residential Policies

a. In a local area plan, Neighbourhood Housing Limited Residential should identify areas of a community that will have the following characteristics, relative to other Neighbourhood Housing areas of the community:

- i. lowest volumes of pedestrian activity,
- ii. primarily local visitation and use; and,
- iii. pedestrian routes that support a lower volume of movement.

b. Development in Neighbourhood Housing Limited Residential areas should:

- i. have building setbacks with soft landscaping that is located to support pedestrian comfort and provide the strongest delineation between public realm to private.

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Limited Scale Residential

Buildings in the Limited Scale Residential modifier are three storeys or less in height with smaller building footprints than typical of other scale modifiers. This category includes single-detached or semi-detached dwellings. Housing-focused areas at this scale should have more amenity space at grade, such as yards or patios.

2.25 Limited Scale Residential Policies

a. Buildings:

- i. should be a maximum of three storeys in height to a maximum of 10m above grade,
- ii. should be contextually sensitive to existing dwellings; and,

b. Limited Scale Residential housing-focused development should,

- i. have a well-articulated primary façade with distinct unit entrances;
- ii. provide at-grade amenity space; and,
- iii. have a reduced building mass above the second storey.

**Planning & Development Report to
SPC on Planning and Urban Development
2020 March 04**

**ISC: UNRESTRICTED
PUD2020-0164**

New Policy: North Hill Communities Local Area Plan (Wards 4, 7 & 9)

EXECUTIVE SUMMARY

The purpose of this report is to recommend approval of the *North Hill Communities Local Area Plan* (Plan). The Plan is a long-range, statutory policy plan that sets out the future vision, development policies, and objectives for enabling and 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 (collectively known as the North Hill Communities).

The Plan is part of a group of interconnected planning initiatives, known as The Next Generation Planning System, which will improve the way we plan Calgary's future and help us implement and realize the *Municipal Development Plan* (MDP) and its policies (see Attachment 1). The Plan is a pilot-project and the first multi-community plan undertaken as part of The Next Generation Planning System. The policies found in the Plan build upon the goals, principles, and planning framework set out in the *Guidebook for Great Communities* (Guidebook). The content and policies of the Plan have been prepared in conjunction with the Guidebook and the two documents are intended to be read and interpreted together. If approved, the Plan along with the Guidebook will provide comprehensive planning guidance for the plan area.

The Plan and the Guidebook represent an exciting first step toward modernizing The City's approach for local area planning. Key outcomes that would be achieved through approval of this Plan include:

- simplifying and removing duplicate and outdated planning policies, reducing the total number of plans from seven statutory and non-statutory plans to one statutory plan;
- providing comprehensive planning vision and policies for nine communities and the Greenview Industrial area;
- recognizing, planning for, and leveraging the connections and shared assets between communities; and
- enabling more compact, sustainable and complete communities by supporting enhanced mobility and housing choices.

In addition, the Plan recognizes heritage asset concentrations within the North Hill Communities and includes policies that lay the foundation for applying future heritage planning tools for encouraging heritage conservation and more contextually compatible infill development. Administration is currently reviewing heritage policy and financial tools, with the objective of creating a systematic, city-wide strategy for the conservation of these heritage asset concentrations. The Plan's policies are intended to accommodate this future heritage planning work as well as the implementation of any resulting policy tools.

As a new statutory policy plan, The Plan must be circulated to the Calgary Metropolitan Region Board (The Board) for approval following first reading from Council. The Board's Interim Regional Evaluation Framework provides member municipalities with criteria to determine when new municipal statutory plans and amendments to existing statutory plans are to be submitted to the Board for approval.

New Policy: North Hill Communities Local Area Plan (Wards 4, 7 & 9)

ADMINISTRATION RECOMMENDATION:

That the Standing Policy Committee on Planning and Urban Development recommend that Council:

1. Hold a Public Hearing at the 2020 April 27 Combined Meeting of Council:
 - a. Give FIRST READING to the proposed bylaw, the proposed North Hill Communities Local Area Plan (Attachment 2); and
 - b. WITHHOLD second and third readings of the proposed bylaw until North Hill Communities Local Area Plan has been approved by the Calgary Metropolitan Region Board.
2. Following third reading of the proposed bylaw, the proposed North Hill Communities Local Area Plan:
 - a. RESCIND, by resolution, the Centre Street North Special Study, the Highland Village Green Design Guidelines, and the North Bow Special Study; and
 - b. 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.

PREVIOUS COUNCIL DIRECTION / POLICY

The *North Hill Communities Local Area Plan* was included in both the 2019 and 2020 policy workplans that were presented to Council. City Planning and Policy Priorities 2019 (PUD2019-0145) was received for information by Council on 2019 February 06 and the City Planning and Policy 2020 Workplan (PUD2020-0016) was received by Council on 2020 January 15. These reports set out the framework for the 2019 and 2020 policy workplans which were included as attachments to both the PUD2019-0145 and PUD2020-0016 reports.

On 2018 May 07, at the Regular Meeting of Council, 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). 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 Streets Implementation Plan (PUD2017-0241).

BACKGROUND

There are several existing statutory and non-statutory plans currently in place throughout the plan area. The existing statutory plans include: 16 Avenue Urban Corridor Area Redevelopment Plan (2017), Crescent Heights Area Redevelopment Plan (1997), North Hill Area

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Redevelopment Plan (2000), and Winston Heights-Mountview Area Redevelopment Plan (2006). Existing non-statutory include: Centre Street North Special Study (1989), Highland Village Green Design Guidelines (2017), and North Bow Special Study (1979).

These plans were approved in different eras, have minimal references important investments in public transit such as the Max Orange BRT and Green Line Phase 1, and pre-date the Guidebook. Approval of this Plan and the recommendations of this report would rescind these existing plans and replace them with the comprehensive vision and policies contained in the Plan.

Next Generation Planning System

The Plan is part of a group of interconnected planning initiatives, which lay the foundation for the next generation of planning in Calgary. Working with, and building on existing policies, the Next Generation Planning System realizes thriving communities that are loved by everyone, by enabling development and investment through clear, accessible plans, strategies and tools that strategically guide and support growth. This program of initiatives provides a coordinated and clear planning system for the whole city, removes outdated and redundant policy and creates a more robust toolbox to enable development and investment in Calgary (see Attachment 1 for more information).

These Next Generation Planning System initiatives bring together multi-disciplinary professionals, to collaboratively align and close gaps between overarching strategic policy and local planning and development activity, to enable growth and investment in Calgary's communities. The *North Hill Communities Local Area Plan* is the first multi-community plan undertaken as part of the Next Generation Planning System. This policy plan provides local area planning guidance, implements the *Guidebook for Great Communities* within the North Hill Communities and provides the foundation for tools and investment strategies that may be brought forward as part of the Established Area Growth and Change Strategy as well as the Heritage Conservation Tools and Incentives. The Plan aims to:

- simplify and remove duplicate and outdated planning policies, reducing the total number of plans from 7 statutory and non-statutory plans to one statutory plan;
- provide comprehensive planning vision and policies for nine communities and the Greenvue Industrial area;
- recognize, plan for, and leverage the connections between communities; and
- enable more compact, sustainable and complete communities by supporting enhanced mobility and housing choices.

Guidebook for Great Communities

On 2019 November 06, the SPC on Planning and Urban Development heard from a panel of stakeholder representatives and members of Administration regarding issues and challenges identified with the proposed Guidebook. Council directed the Guidebook to return to the SPC on Planning and Urban Development with the North Hill Communities Local Area Plan to provide stakeholders with more time to understand the Guidebook and provide Administration with more opportunity to create awareness of the document. In addition, Administration was able to test the Guidebook through the development of the Plan which has resulted in refinements to both documents so that they better align and set the foundation for future and ongoing multi-

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community planning work. In response to Council direction, the Guidebook has been brought forward with this Plan under a separate report (PUD2020-0207).

Site Context

The Plan comprises nine established and inner-city communities including Capitol Hill, Crescent Heights, Highland Park, Mount Pleasant, Renfrew, Rosedale, Thorncliffe-Greenview (south of McKnight Boulevard N), Tuxedo Park, Winston Heights-Mountview, as well as the Greenvue Industrial area. Located just north of the Bow River and the Downtown, these communities are collectively known as the North Hill Communities. While each community has their own individual boundaries and community associations, they share common amenities, schools, urban and neighbourhood Main Streets, public infrastructure, transit, natural areas and regional and neighbourhood parks.

The North Hill Communities are bordered by Deerfoot Trail and Nose Creek to the east, the community of Banff Trail to the west, Confederation Park and McKnight Boulevard N to the north, and McHugh Bluff, the Bow River, and the community of Bridgeland-Riverside to the south.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The Plan refines and implements the strategic goals and objectives of overarching policy plans including the Municipal Development Plan (MDP) and the Guidebook. In addition, development of this Plan considered stakeholder input gathered through an extensive engagement and communications plan, previous work done through the Green Line Charrettes, and review and audit of existing statutory and non-statutory plans in the area.

Planning Considerations

Policy Overview

The Plan provides the long-term vision, development policies, and objectives for supporting growth and change in nine communities and the Greenvue Industrial area. The Plan's vision recognizes, celebrates, and builds upon the shared elements that connect these communities.

Building upon the goals and principles of the Guidebook, the Plan's vision and future growth concept implement the urban form classification system and common development policies set out in the Guidebook. In addition, The Plan's future growth concept aligns with direction from the MDP by identifying policy areas and locally specific development policies for the area's Main Streets, transit station areas, and activity centres. The Plan also supports continued incremental evolution and change within primarily residential areas including the potential for increased development intensities along important corridors outside of the Main Streets such as 20 Avenue N, 12 Avenue N, and 8 Avenue N.

Policy Areas

Main Streets

Four Main Streets are located within the Plan Area: 16 Avenue N, Centre Street N and Edmonton Trail NE, which are classified as Urban Main Streets; and 4 Street NW, which is classified as Neighbourhood Main Street. The Plan provides policies that are intended to encourage the creation of high-quality public realm and buildings on these Main Streets that enhance the pedestrian experience, support commercial businesses, and accommodate

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medium to high levels of pedestrian activity. Specifically, The Plan applies urban form categories and policy modifiers such as active frontage and commercial flex to support these Main Streets and facilitate their continued development as shared commercial and mixed-use areas within the communities. The Plan also provides a flexible framework for building scale along the Main Streets that range from up to six storeys along most of the streets to up to 12 storeys and 26 storeys at key locations such as around future Green Line LRT stations and along 16 Avenue N.

Transit Station Areas

The Plan identifies three future station areas located along Centre Street N and the future planned Green Line LRT. These station areas are located at 16 Avenue N, 28 Avenue N, and 40 Avenue N. Transit station area policies build upon the Main Street policies outlined above. The Plan envisions these station areas as gateways to the communities, and accommodating high levels of pedestrian activity, interconnected mobility networks, and the highest building scale within the plan area. In addition to policies for creating a high-quality public realm in these areas, active frontage and commercial flex policy modifiers are applied to blocks surrounding the future stations. Together these policies will ensure that new development in these areas provide for active uses at the street-level, or the ability to provide these in the future, as well as high-quality buildings and site design around future stations. The Plan accommodates the highest building scale and development intensity around the future Green Line LRT Stage 1 terminus at 16 Avenue N and Centre Street N.

Activity Centres

There are two types of activity centres in the Plan area. These include the Southern Alberta Institute of Technology (SAIT), which is identified as a Community Activity Centre and three Neighbourhood Activity Centres located on 20 Avenue NW at 10 Street NW, 14 Street NW, and 18 Street NW.

The Plan reinforces MDP policies for Community Activity Centres by providing site specific policy guidance for development at SAIT along 16 Avenue NW including locating landmark building forms, architectural features and public spaces at key intersections.

Neighbourhood Activity Centre policies recognize opportunities for local job and population growth in these areas and seek to create safe, welcoming pedestrian environments through the provision of wider sidewalks and street trees, closing existing drive-ways on streets, and providing curb extensions where appropriate.

Comprehensive Planning Sites

The Plan includes several comprehensive planning sites. These tend to be large sites, 1.0 hectare in size or greater, that warrant more detailed planning analysis prior to redevelopment occurring. In addition to the policies for comprehensive planning sites provided in the Guidebook, The Plan includes site specific policy that considers elements such as mobility connections, development constraints, guidance for applying policy modifiers, and opportunities for reducing greenhouse gas reduction through renewable and low carbon energy feasibility studies. Comprehensive Planning Sites in the Plan area include sites such as Midfield Park, the former Highland Park Golf Course, and the Safeway site on Centre Street N.

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Greenview Industrial

The Plan recognizes Greenview Industrial as an important employment area for both the North Hill Communities and the wider city. Policies support the continued diversity of primarily industrial uses within Greenview Industrial while providing opportunities for more job intensive industrial uses to locate closer to Centre Street N and the future Green Line LRT station at 40 Avenue N. In addition, the Plan includes policies to encourage greater integration of light industrial uses and residential uses along the interface with the Highland Park and Winston Heights-Mountview communities.

Heritage Areas

There are areas with the North Hill Communities that have concentrations of heritage assets that warrant additional study and planning. The Plan recognizes these heritage asset concentrations and includes policies that establish a foundation to support future heritage planning tools that may be applied in these areas to encourage heritage conservation and more contextually compatible infill development.

Administration is currently reviewing policy and financial tools for heritage, with the objective of creating a systematic, city-wide strategy for the conservation of these heritage asset concentrations. A report on these policy and financial tools is anticipated to be brought forward to the SPC on Planning and Urban Development in 2020 April. The Plan's policies are intended to accommodate this future heritage planning work as well as the implementation of any resulting policy tools.

Supporting Growth

In addition to development related policies, The Plan identifies high-level goals that align with key direction provided in the MDP and locally-specific objectives for supporting the future growth vision. These goals and objectives are durable, long-term, and are connected to the time horizon of the Plan. The Plan also includes a non-statutory list of implementation options in Appendix A (Attachment 2) related to the objectives that stakeholders identified through engagement process and development of the Plan. These implementation options represent examples of actions that could be taken by The City, developers, Business Improvement Associations, Community Associations, and residents to further the vision, goals, and objectives.

To support the North Hill Communities through growth and change, the implementation actions are intended to help inform future City business plans and budget decisions as well as the ongoing work for the Established Areas Growth and Change Strategy. As actual growth is monitored, these actions can be regularly reviewed and updated to help off-set growth related pressures the community may experience.

Transportation Networks

The North Hill Communities are highly integrated and benefit from a variety of multi-modal connections both within the plan area and to communities and destinations beyond. The street network is primarily a grid or modified grid which promotes walkability as well as adaptable, interconnected blocks. Pathways and bikeways run through and around the plan area connecting to the surrounding regional pathway network in Confederation Park, McHugh Bluff, Memorial Drive, and Nose Creek.

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In addition, the area is well served by the primary transit network including the MAX Orange Bus Rapid Transit on 16 Avenue N as well as high-frequency transit along Centre Street N. The planned Green Line LRT on Centre Street N will provide improved transit connections through the area and to other quadrants of the city.

Utilities and Servicing

Administration conducted a water and sanitary servicing analysis that examined the potential impact of The Plan's projected growth and proposed urban form and building scale on servicing. The level of analysis done provided a preliminary understanding of the servicing needs for growth in the area; however, the timing, order, scale and final form of development, as determined through the application process, confirms the final extent and scale of upgrades.

Overall, fire flow needs increase as density increases requiring larger water pipes and/or new connections. The water servicing analysis identified multiple potential upgrade options to be confirmed as development proceeds. For sanitary, the analysis confirmed two sanitary trunk upgrades currently identified in Water Resource's long-range capital plan. It is important to note that since the sanitary model only includes pipes larger than 375mm, upgrades to smaller pipes will be identified through sanitary servicing studies conducted through the application process.

In addition to the water and sanitary analysis, Water Resources commissioned the Confederation Park Regional Drainage Study (completed 2019 March) to examine stormwater movement in the northern portion of the plan area. This study will inform decision making related to investment and stormwater management.

Calgary Planning Commission Review

Administration held two closed sessions of Calgary Planning Commission (CPC) on 2020 January 06 and 2020 February 20. At the first session, CPC members were provided with a draft copy of The Plan and a supporting cover letter that identified key questions (including topics such as urban form categories, built form categories, general policies, and overall policy clarity) for discussion and input. While CPC did not identify any major concerns with the draft policy, key themes/comments they identified included improving clarity and the relationship between the Guidebook and the Plan, and making minor adjustments to urban form categories, building scale, and associated policies. Administration confirmed CPC members' comments at the second closed session and reported back on changes made to the Plan. In addition, Administration also tested interpretation of the Plan and Guidebook with CPC by providing two development scenarios in the plan area and having them provide summaries of policy guidance and development expectations. Feedback received from CPC informed revisions to both the Plan and the Guidebook.

In response to CPC's input, Administration made several revisions to the Plan including adding a quick reference guide to the front of the document as well as revising the Plan's maps and policies. A summary of the comments and suggestions from CPC members along with Administration's follow-up to each item is included in Attachment 3 of this report. Following the revisions and Administration's follow-up, CPC was supportive of the Plan.

Stakeholder Engagement, Research and Communication

The project employed a variety of engagement and communications tactics including the creation of a project specific stakeholder working group, online engagement, pop-up events,

New Policy: North Hill Communities Local Area Plan (Wards 4, 7 & 9)

workshops, community tradeshow, meetings, open houses, online information session, postcards, signage, social media, paid advertisements and media interviews.

At project launch, Administration employed a recruitment process where 32 members of the broader community, community associations and development industry were selected to join the project's multi-community stakeholder working group. This innovative approach brought together community members from different backgrounds to participate in dialogue of the broader planning interests of the entire plan area. The working group participated in eight sessions where they brought their unique perspectives and viewpoints to the table and provided detailed input to help create the Plan. This included reviewing and validating public feedback on community opportunities and challenges, drafting guiding principles for the project, developing ideas for urban form, policy modifiers and building scale concepts, and reviewing and providing input on plan policies and implementation options to support growth and change in the communities.

During the project engagement Administration looked to better serve citizens, communities, and customers through a cohesive, collaborative and integrated approach that worked together as "One" for "Calgary". Administration ensured coordination and collaboration with other City departments and active projects in the area to ensure a One City - One Voice approach. Notably, this included collaboration with the City-wide Policy & Planning team and testing the use of the Guidebook to create the local area plan in addition to partnering with the Established Areas Growth and Change Strategy on the engagement for chapter three of the Plan.

Through the entire project, 53 in-person events and meetings were held as well as one online presentation for the broad public and targeted stakeholders. In total over 800,000 people were made aware of the project through the communications program and the project connected with over 14,800 participants online or in-person and received over 6,800 ideas and contributions across the three phases of engagement.

See Attachment 4 for a more detailed Final Engagement & Communications Summary on the project.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The Plan and recommendations in this report have considered, and are aligned with, the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Municipal Development Plan (Statutory – 2009)

The MDP provides high-level supporting policy to recognize the developed inner city's role within the overall urban structure of the city. This plan was prepared in alignment with the MDP and enables redevelopment of existing lands and buildings at a community scale and providing specific policy direction relative to the local context. The Plan supports the high-level goals of the MDP by providing areas for strategic intensification in the developed area and focusing growth and change in locations along Main Streets, around activity centres, and near existing and future transit. The Plan's future growth concept is aligned with and supports the minimum intensity thresholds for Main Streets and activity centres.

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Next Generation Planning System

The Plan will contribute to advancing the Next Generation Planning System in Calgary, and aligns with other initiatives being delivered as part of this program including the Guidebook, Established Areas Growth and Change Strategy, and Heritage Conservation Tools and Incentives. Initiatives within the program are part of a systematic change to The City's approach to planning, focused on implementing the MDP and advancing the Citizen Priority of A City of Safe & Inspiring Neighbourhoods. The initiatives within this program deliver on five of the six Council Priorities for the City Planning & Policy Service Line for 2020: A. Implementing the Municipal Development Plan/Calgary Transportation Plan; B. City-Wide Growth Strategy; C. Modernized Community Planning; D. Connecting Planning and Investment; and E. A Renewed Land Use Bylaw. Specifically, the Plan is delivering on C. Modernized Community Planning. (*Council Priority E: Downtown Strategy – Positioning Downtown for the New Economy is not applicable to this Plan*).

Social, Environmental, Economic (External)

Social

The Plan aims to create diverse and inclusive communities by providing opportunities for all people to choose to live, work and recreate in the North Hill Communities. As a multi-community plan, this document seeks to support and enhance communities, providing for more complete communities that are unified around shared services, amenities, and infrastructure.

Environmental

The Plan enables growth within nine inner-city and established communities and supports enhanced mobility and housing choices for people, better connecting them to the things they want and need to do by pedestrian, cycling and transit routes. The also Plan endeavours to reduce impacts on air quality and climate change by encouraging compact development in the established area and supporting renewable energy and energy reduction strategies. Finally, the Plan promotes the health of our natural areas and contains policies to support the health of the Nose Creek sub-watershed as well as policies encouraging the protection and maintenance of the urban tree canopy.

Economic

The Plan seeks to enable a more compact urban form that will aid in more efficient use of existing infrastructure. In addition, the Plan envisions that the North Hill Communities will be physically attractive areas where people will want to not only live, work, and recreate but also invest. Increasing the number of people who can choose to live in the North Hill Communities will also support businesses along the area's Main Streets and commercial areas.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

There are no current or future capital budget implications associated with this report. However, to deliver on the next generation of planning, individual planning initiatives may present capital

New Policy: North Hill Communities Local Area Plan (Wards 4, 7 & 9)

recommendations necessary to support budget investments to support the City-wide Growth Strategy and/or Main Streets Investment Program. It is anticipated that capital recommendations to allow for policy implementation will be prepared for the One Calgary Mid-Cycle budget adjustment in 2020 and future budget cycles.

Risk Assessment

The Plan is the first of several multi-community plans currently being undertaken by Administration and is an important step towards modernizing how the City conducts local area planning. The Plan has been developed in conjunction with the Guidebook, implementing the goals, principles, framework and policies of that planning document. Given that the Plan represents a new approach to local area planning, if approved, there may be a transition period for stakeholders to learn how to use the Plan and the Guidebook together to understand growth and change policies in their communities.

There may be a perceived risk from some stakeholders that approval of the Plan will result in community-wide land use redesignations, specifically within the low-density residential districts. City-initiated land use redesignations, however, are not within the scope of this project, nor within the recommendations of this report. To clarify any potential impacts to communities following approval of the Plan and/or the Guidebook, Administration has developed an FAQ that is publicly available on the project website: www.Calgary.ca/NorthHill.

There are several risks if the Plan is not approved including direct impacts to other Next Generation Planning System projects and deliverables. This includes implementation of the Guidebook in other areas of the city as well as the Established Areas Growth and Change Strategy, and Heritage Conservation Tools and Incentives.

The Plan, along with the Guidebook, are foundational for other ongoing multi-community planning projects including Inglewood/Ramsay (Area 7), the Greater Westbrook Communities (Area 10), and the Heritage Communities (Area 31). If the Plan is not approved, or is delayed, it will delay the delivery of these other local area plans.

In addition, the Plan was developed to align with the Established Areas Growth and Change Strategy as well as Heritage Conservation Tools and Financial Incentives. Specifically, Chapter 3 of the Plan is intended to help inform the ongoing Established Areas Growth and Change Strategy work and the Plan also includes policies to support the Heritage Conservation Tools and Financial Incentives work. If the Plan is not approved, there may be impact to these two projects including to timelines as well as application of policy tools particularly in the case of heritage.

Finally, this Plan along with the Guidebook are two key pieces of work that advance the Next Generation Planning System. If either is not approved, there could be impacts to the overall program including delays as well as reputational risk and loss of stakeholder trust in the Next Generation Planning System.

Planning & Development Report to
SPC on Planning and Urban Development
2020 March 04

ISC: UNRESTRICTED
PUD2020-0164

New Policy: North Hill Communities Local Area Plan (Wards 4, 7 & 9)

REASONS FOR RECOMMENDATIONS:

Administration is recommending approval of the proposed *North Hill Communities Local Area Plan* as it aligns with the strategic planning direction provided through the *Municipal Development Plan* and is an important first step, along with the *Guidebook for Great Communities*, to advancing the *Next Generation Planning System* and modernizing the City's approach to local area planning. In addition, approval of the Plan and the recommendations of this report will: simplify and remove duplicate and outdated planning policies in this area, reducing the total number of plans from seven to one; provide a comprehensive planning vision and policies for nine inner-city and established communities and the Greenview Industrial area, and; recognize, plan for, and leverage the connections and shared assets between these communities. Finally, approval of the Plan will set the foundation for related Next Generation Planning System projects to build upon including the Established Areas Growth and Change Strategy and Heritage Conservation Tools and Incentives, and other multi-community local area plans.

ATTACHMENTS

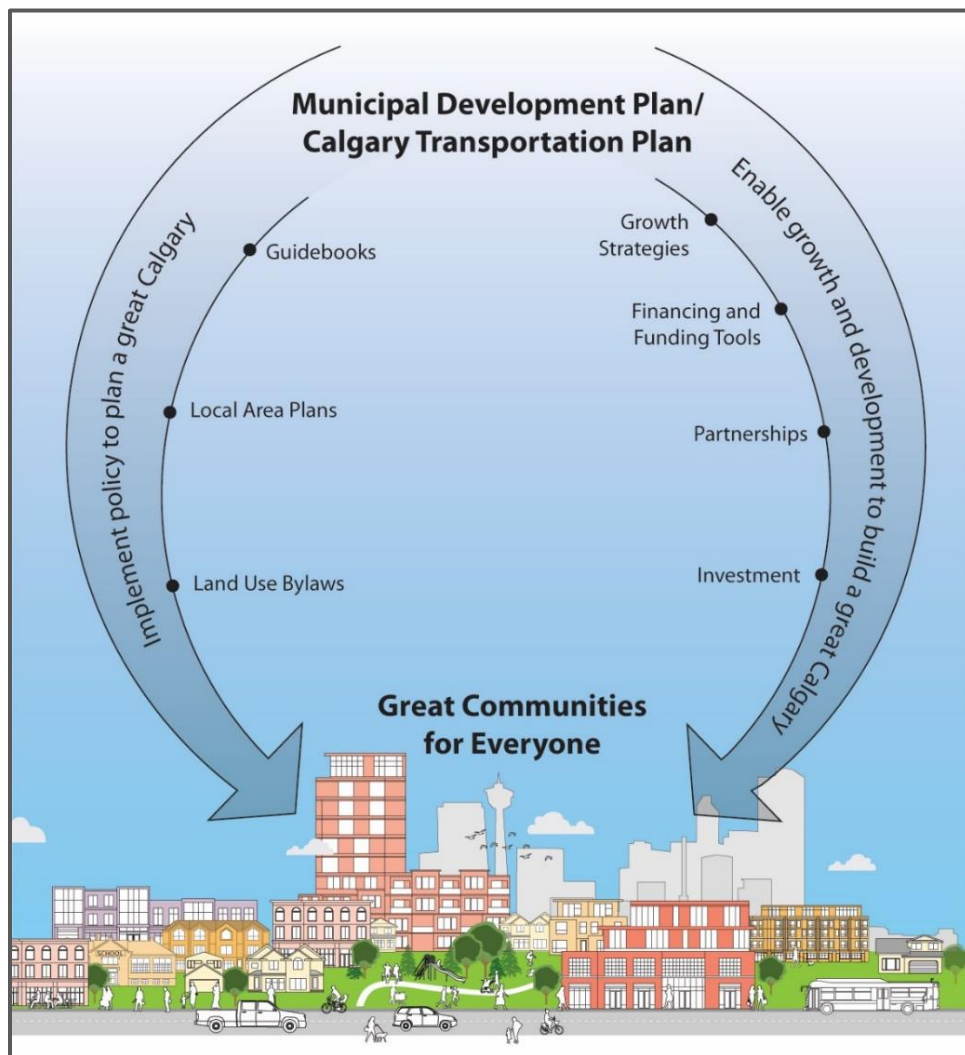
1. Next Generation Planning System Overview
2. North Hill Communities Local Area Plan
3. Calgary Planning Commission Comments and Administration Follow-up
4. Engagement Summary Report
5. Stakeholder Letters

The Next Generation Planning System Overview

Initiated in 2019, the Next Generation Planning System will improve the way we plan Calgary's future. This systematic approach will help us implement and realize the Municipal Development Plan, which provides the foundation and framework for how we plan our city for citizens who live here now and citizens who will call Calgary home in the future.

Currently made up of nine initiatives, the next generation of planning provides a coordinated and clear planning system for the whole city. It removes outdated and redundant policy, and creates a more robust toolbox to enable development and investment in Calgary

The system combines policies that will allow us to plan a great Calgary with effective programs, strategies and tools, which enable growth and development to continue building a great city. The nine initiatives leverage and inform each other, from a citywide vision to development and construction.



Planning and enable building a great Calgary

Next Generation Planning System

Working with, and building on existing policies, the Next Generation Planning System realizes thriving communities that provide housing, amenity, work and travel choices to everyone. It enables development and investment through clear plans, and strategies and tools that guide and support growth. The Next Generation Planning System consists of the following initiatives, addressing both policy and implementation activities to realize these development and community outcomes.

Municipal Development and Calgary Transportation Plans (MDP and CTP): *update policy*

The MDP and CTP are The City's long-range land use and transportation plans that look upwards of 60 years into the future, when Calgary's population is expected to reach over two million people.

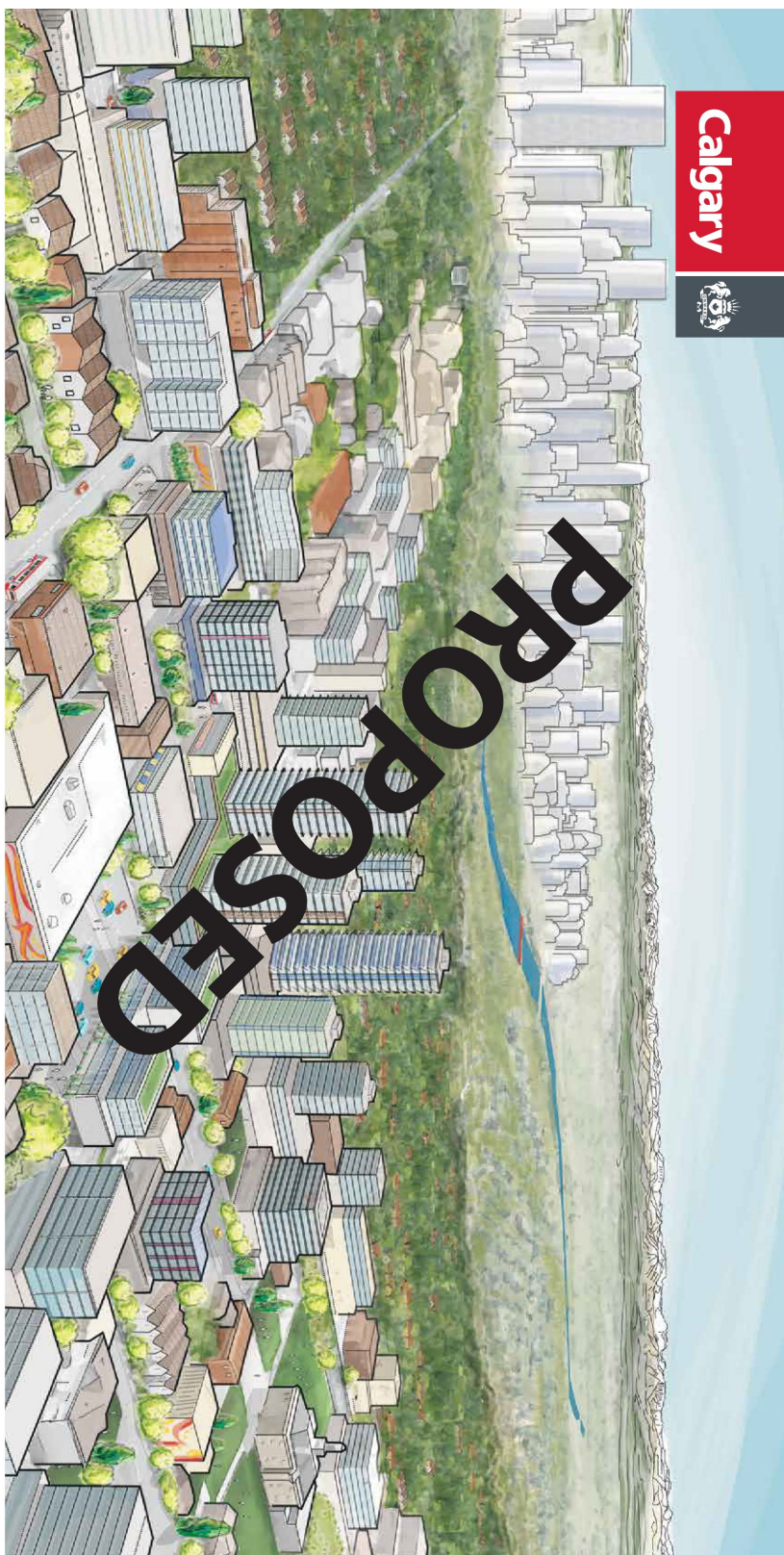
Implement policy to *PLAN A GREAT CALGARY*.

- **Guidebook for Great Communities:** *new policy*
Ensuring communities in Calgary can offer more housing, shops, work and service choices, while simplifying the planning process with consistent city-wide classifications for the urban form. It will be used to guide and shape Local Area Plans in the new Local Area Plan program.
- **Local Area Plans:** *new program*
Using a multi-community approach to local planning, by grouping communities based on shared connections and physical boundaries. This approach makes stronger connections between communities and to key amenities and infrastructure. It helps to identify common issues and opportunities between communities, while removing duplicate and irrelevant policies and plans.
- **Heritage:** *new policy*
Providing new policy tools and financial incentives to increase conservation of heritage resources.
- **Renewed Land Use Bylaw:** *update policy*
Aligning the Land Use Bylaw with the Guidebook for Great Communities and the Local Area Plans so that the final built form accurately reflects the vision for our communities. The renewed Land Use Bylaw will focus on regulating the aspects that impact a person's experience at the street-level.

Enable growth and development to *BUILD A GREAT CALGARY*.

- **Established Areas Growth and Change Strategy:** *new strategy and implementation plan*
Coordinating public investment, while supporting existing communities through their growth. It links to current policy efforts and supports developers to help build our city.
- **Offsite Levies Review:** *update to policy*
Preparing a new off-site levy bylaw under current legislation, to enable growth-related capital infrastructure in established and new communities.
- **Main Streets:** *next phase of program and implementation/construction*
A continuum that goes from changes to land use that will support development opportunities to a streetscape master plan that is designed to support these changes and can be constructed in a coordinated fashion.
- **Transit-Oriented Development Implementation Strategy:** *next phase*
Carrying out the implementation actions. It supports higher-density, mixed-use buildings and public realm design that prioritizes walking and cycling and maximizes the use of transit services.

North Hill Communities Local Area Plan



North Hill Communities LOCAL AREA PLAN

Publishing Information

Title

North Hill Communities Local Area Plan

Author

The City of Calgary

Status

PROPOSED - 2020 March 4

Additional Copies

The City of Calgary
Records & Information Management (RIM)
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NORTH HILL COMMUNITIES LOCAL AREA PLAN

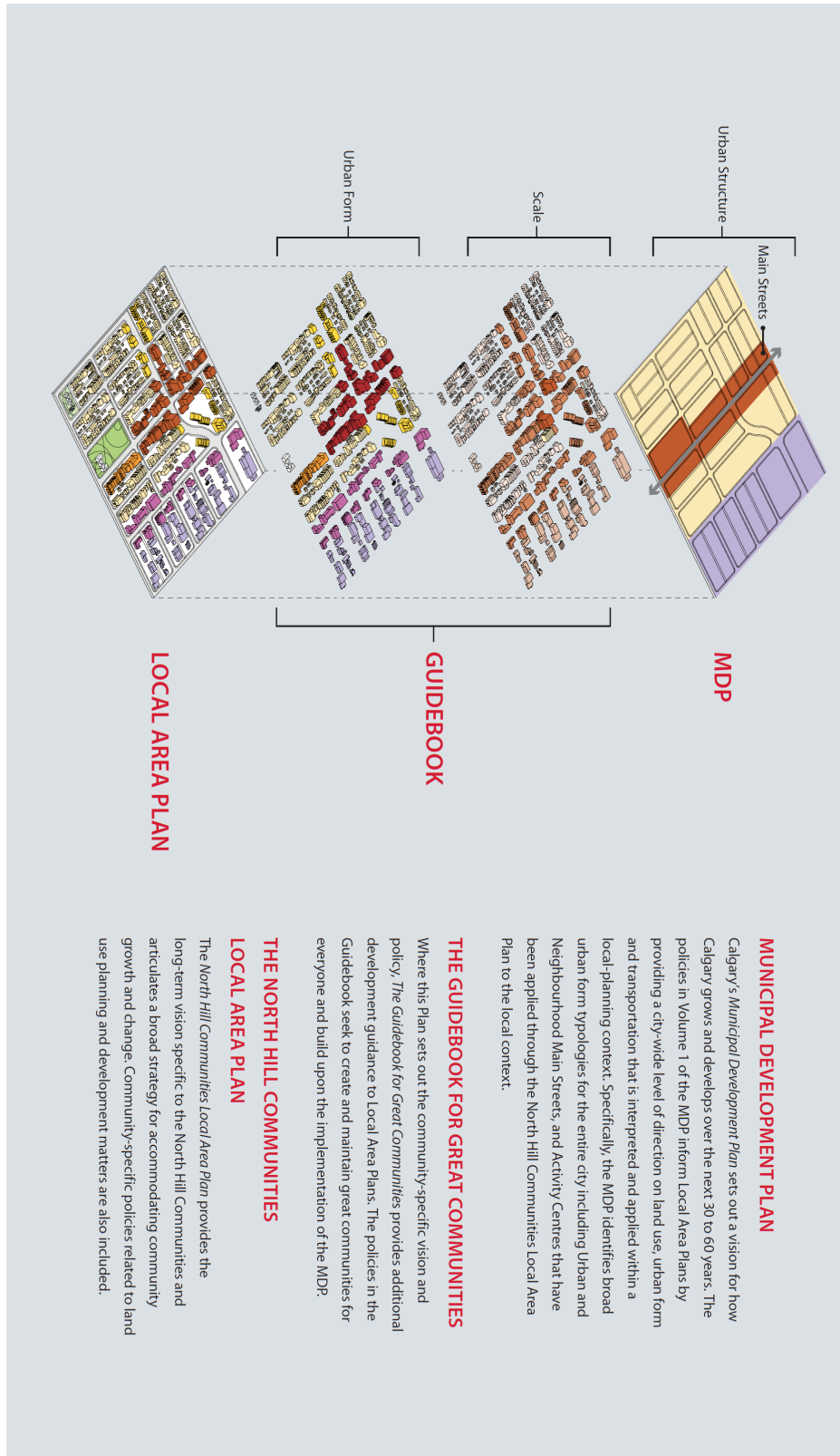
QUICK REFERENCE GUIDE

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 locally-specific guidance.



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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, 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 core ideas. 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 set 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 and policy modifiers 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. This Plan includes a quick reference guide to each urban form category and readers must review the Guidebook which provides further detail and applicable policies that apply to this Plan. **See Guidebook Chapter 2**

Scale and Policy Modifiers

Scale and policy modifiers are used to complement an urban form category to provide additional policy for specific locations. Information on which modifiers have been applied to a parcel of land can be found on Map 3 and Map 4 of the Plan. The Plan has a quick reference guide to each modifier and 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

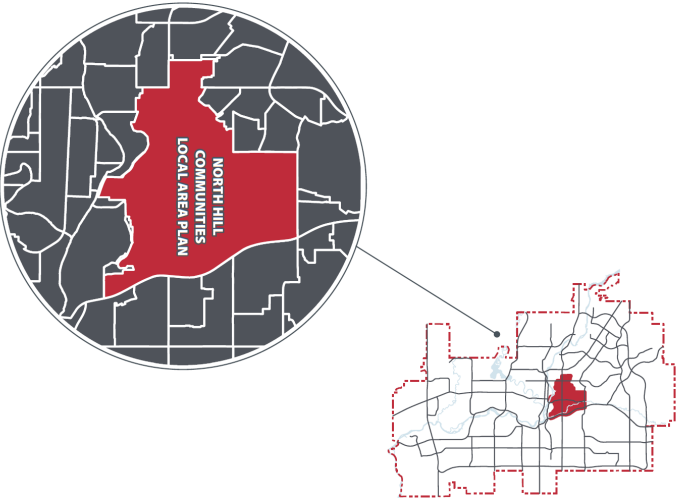
The Plan and the Guidebook offer policies which apply to certain locations as well as general policies that apply on a plan-wide or urban form category basis. This Plan provides general policies as well as policies specific to Main Streets, transit station areas, Activity Centres and the Greenview Industrial 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 for supporting growth and change within the North Hill Communities. This Chapter addresses the question: when growth occurs, how are investments in a community made? This Chapter builds upon policies and direction provided in Chapters 2 and 4 of the Guidebook, and identifies specific objectives for supporting growth. **See Guidebook Chapters 2 and 4**



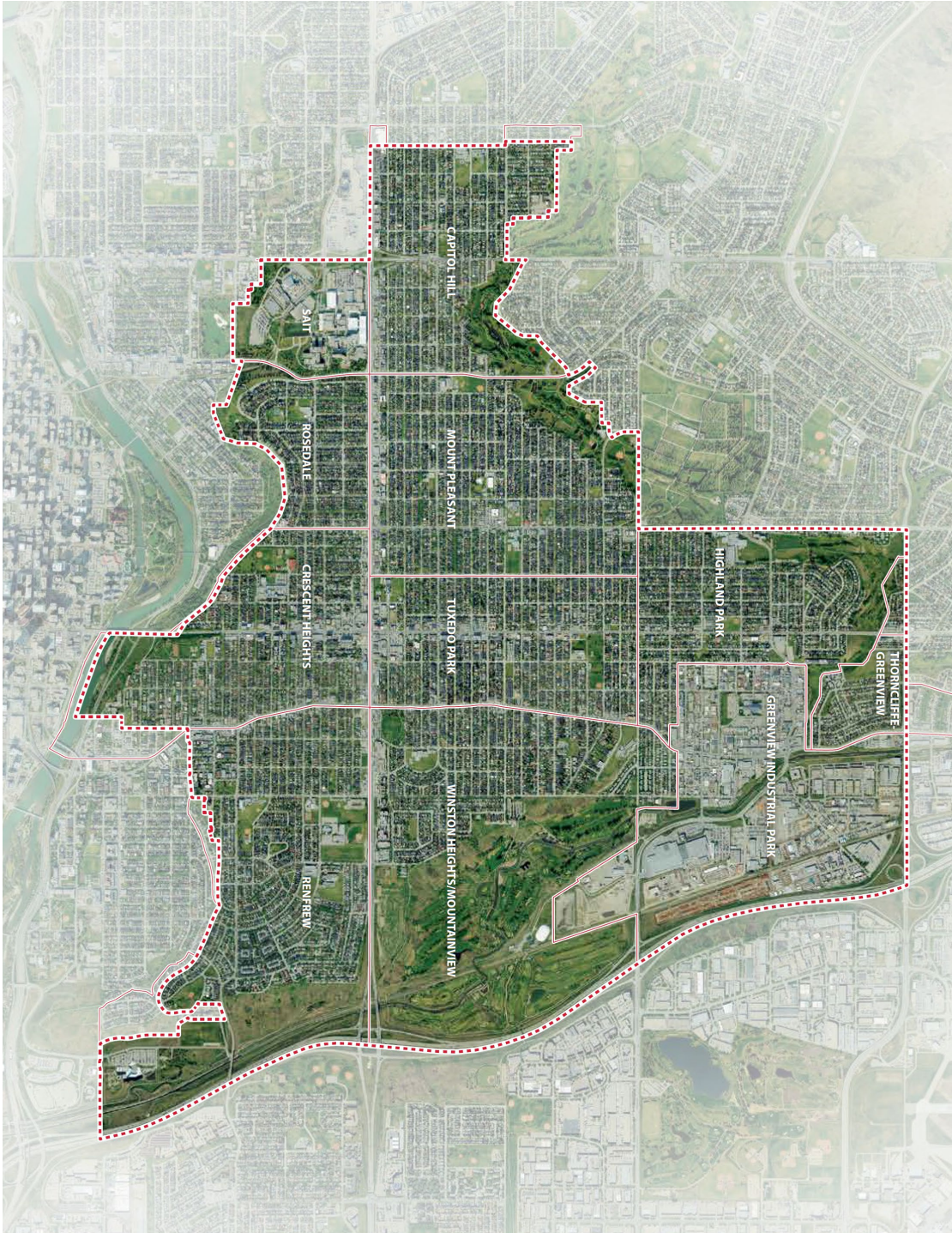
FIGURE 1: Plan Context



1.1 INTRODUCTION

The *North Hill Communities Local Area Plan* (Plan) is a long-range, statutory plan that sets out the future vision, development policies and objectives 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 (**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 and 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.



Visualizing Growth
1
North Hill Communities Local Growth Plan



**MAP 1:
Context and
Communities**

Legend

- Community Area Boundary
- - - Plan Area Boundary

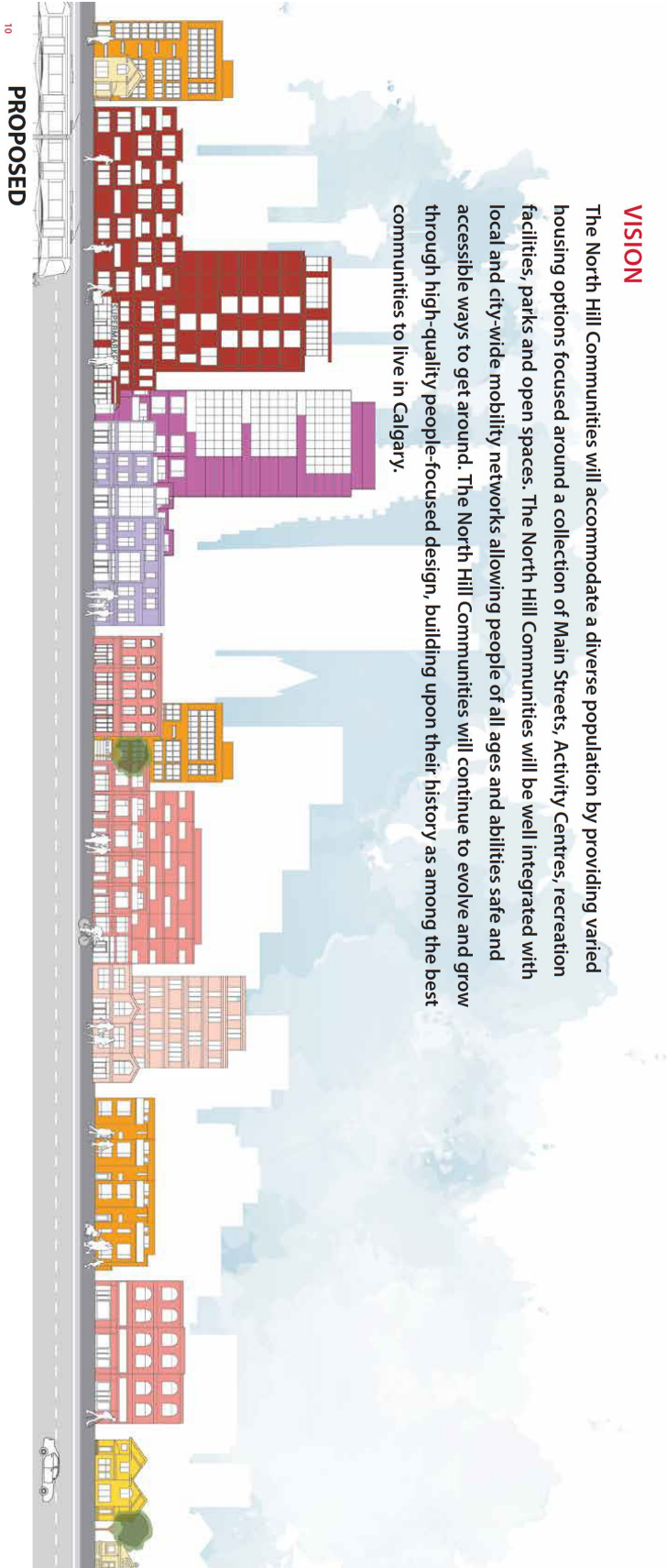
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1.2 NORTH HILL COMMUNITIES VISION AND CORE IDEAS

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

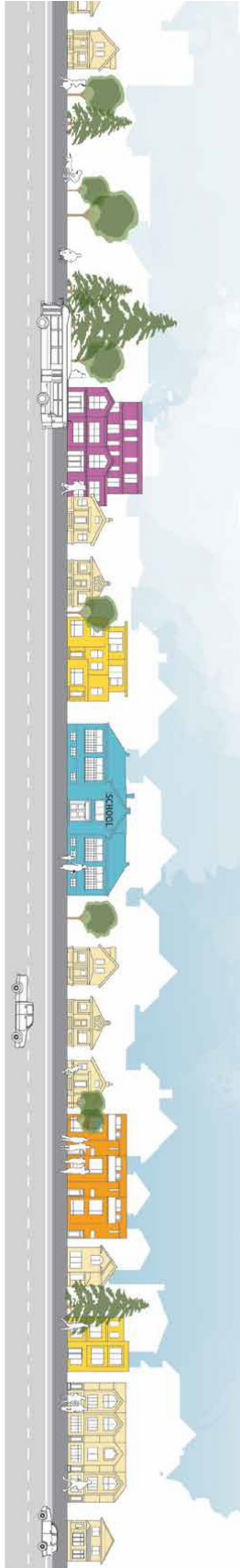
The North Hill Communities will accommodate a diverse population by providing varied housing options focused around a collection of Main Streets, Activity Centres, recreation facilities, parks and open spaces. The North Hill Communities will be well integrated with local and city-wide mobility networks 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.



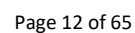
CORE IDEAS

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 N, Edmonton Trail N, 16 Avenue N and 4 Street NW into vibrant mixed-use Main Streets that are supported by diverse housing options 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 NW. |
| | Enable the creation of housing that fosters accessibility and diversity among people, ages, incomes and household types. | | Support the ongoing vitality of the Greenview Industrial Area and its role as an important employment and innovation area that integrates with the surrounding residential communities as well as provide 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 adaptability to a changing society, economy and climate. |
| | Recognize and enhance the recreation facilities, parks and open spaces, watershed and natural systems 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. |



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1.3 COMMUNITY CONTEXT

HISTORY

For more than 11,000 years, the confluence of the Bow and Elbow Rivers has been important for human populations. 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, travelled and traded. Historically, this area was also an important hunting camp and a great wintering area for Indigenous peoples. For Indigenous people the plains way of life was to follow the buffalo, their main source of life and culture. Buffalo, or Bison, in the Treaty 7 languages translates as follows: *iniil* (Blackfoot), *taáaga* (Stoney Nakoda), *xäni-tii* (Tsut'ina) and *paskwäw* *moštrosh* (Métis/Michif).

The first Europeans arrived in the late eighteenth century and in 1884, Calgary was formally incorporated as a town. The population quickly grew as many people travelled west seeking new opportunities. Growth resulted in the annexation of the communities which now comprise the North Hill Communities. Neighbourhood streetcar service in the area started in 1911 and was linked to the citywide system in 1912 with lines eventually travelling as far north as Tuxedo Park. In 1928, the city of Calgary opened its first publicly operated airport, the Stanley Jones Airport, in the community of Renfrew. The Rutledge Hangar still stands at 6 Street NE and 13 Avenue NE.

Development throughout Calgary slowed with the onset of the First World War and the subsequent economic downturns through most of the 1920s and during the 1930s Depression. Following the Second World War, returning veterans, European immigration, government incentives and the 1940s oil boom resulted in a surge of new residential development around the city in both established neighbourhoods and new subdivisions. New houses were built on vacant lots, especially single-storey buildings with raised foundations, characterized as "1950-60 bungalows." Historic peak population for many of the North Hill Communities was reached by the late 1960s.

Today, the North Hill Communities comprises nine residential communities and the Greenview Industrial Area (**Map 1: 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 cover route to Crescent Heights, 1911 (Glenbow Archives, NA-2891-11)



Air show at Renfrew Airport, ca. 1920 (Glenbow Archives, NA-3691-32)

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 must 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 Bow River and Nose Creek respectively. Gentle slopes grade toward Confederation Park, a regional drainage route for stormwater, in the northwest plan 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 allow for context appropriate leisure/recreational opportunities. The North Hill Communities also include a number of major, minor and local parks, most significant of which is Confederation Park, a 160-hectare park which offers a rich mix of activities and amenities in a naturalized setting.

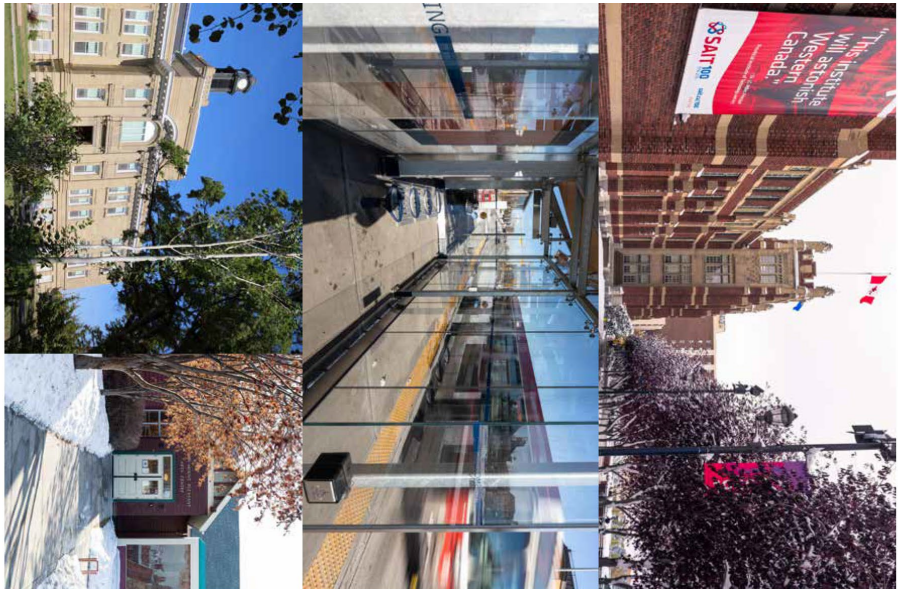
Main Streets

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. Edmonton Trail NE, 16 Avenue N, and Centre Street N are Urban Main Streets while 4 Street NW is identified as a Neighbourhood Main Street.



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1 Visualizing Growth
North Hill Communities Local Growth Plan



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 20 Avenue NW at 18 Street NW, 14 Street NW and 10 Street NW.

Public Transit Infrastructure

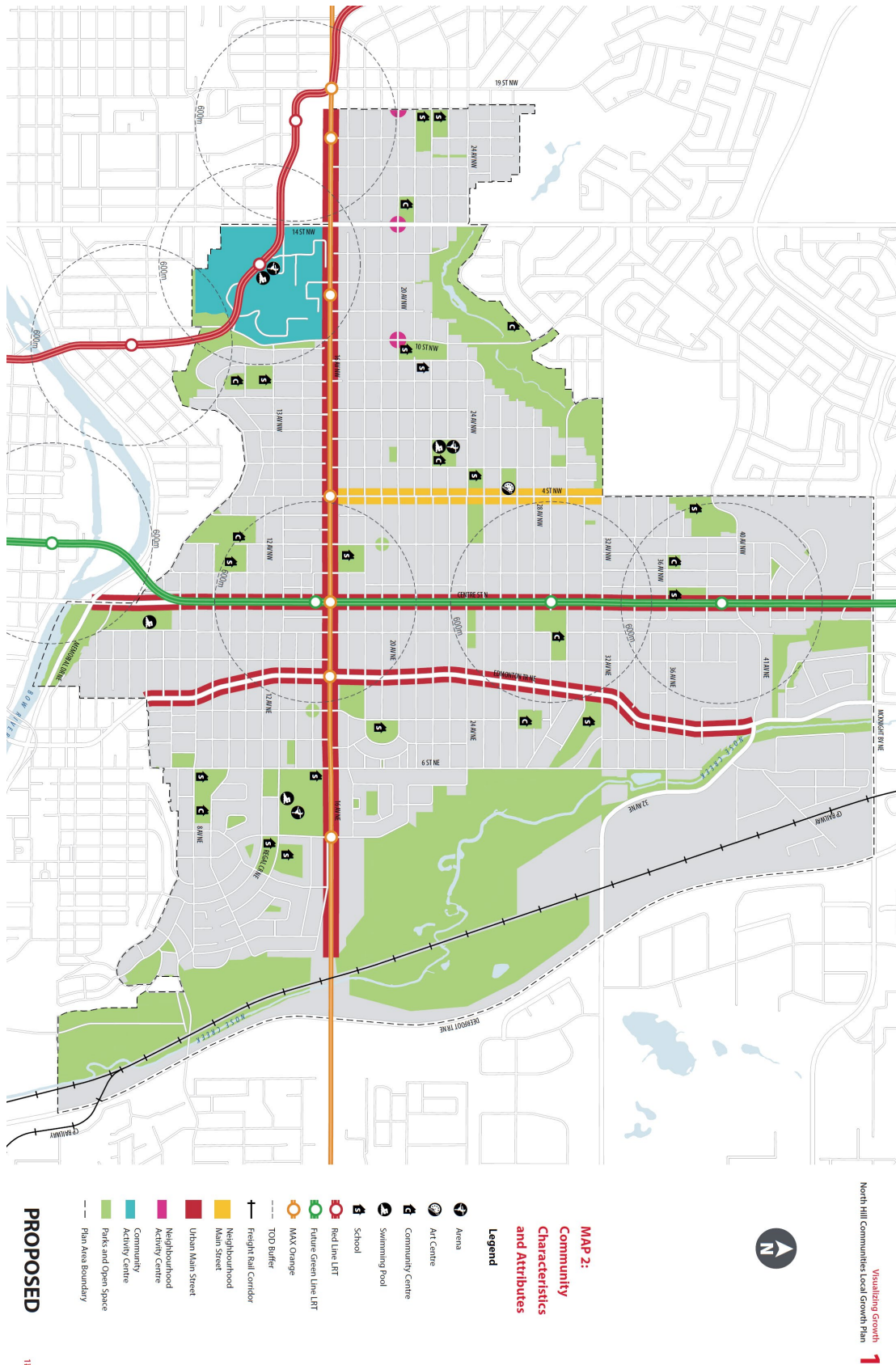
The North Hill Communities provide a number of future and existing transit options including the Max Orange Bus Rapid Transit (BRT) that runs along 16 Avenue N and the future planned Green Line LRT. In addition, there is high-frequency bus service that runs along Centre Street N as well as local bus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

Heritage Resources

Some of the communities' heritage resources have been formally recognized on The City of Calgary's Inventory of Evaluated Historic Resources, while others have heritage value and merit inclusion on the Inventory. Overall, a majority of heritage resources in the plan area are 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.

Recreational Facilities

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



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2.1 FUTURE GROWTH CONCEPT

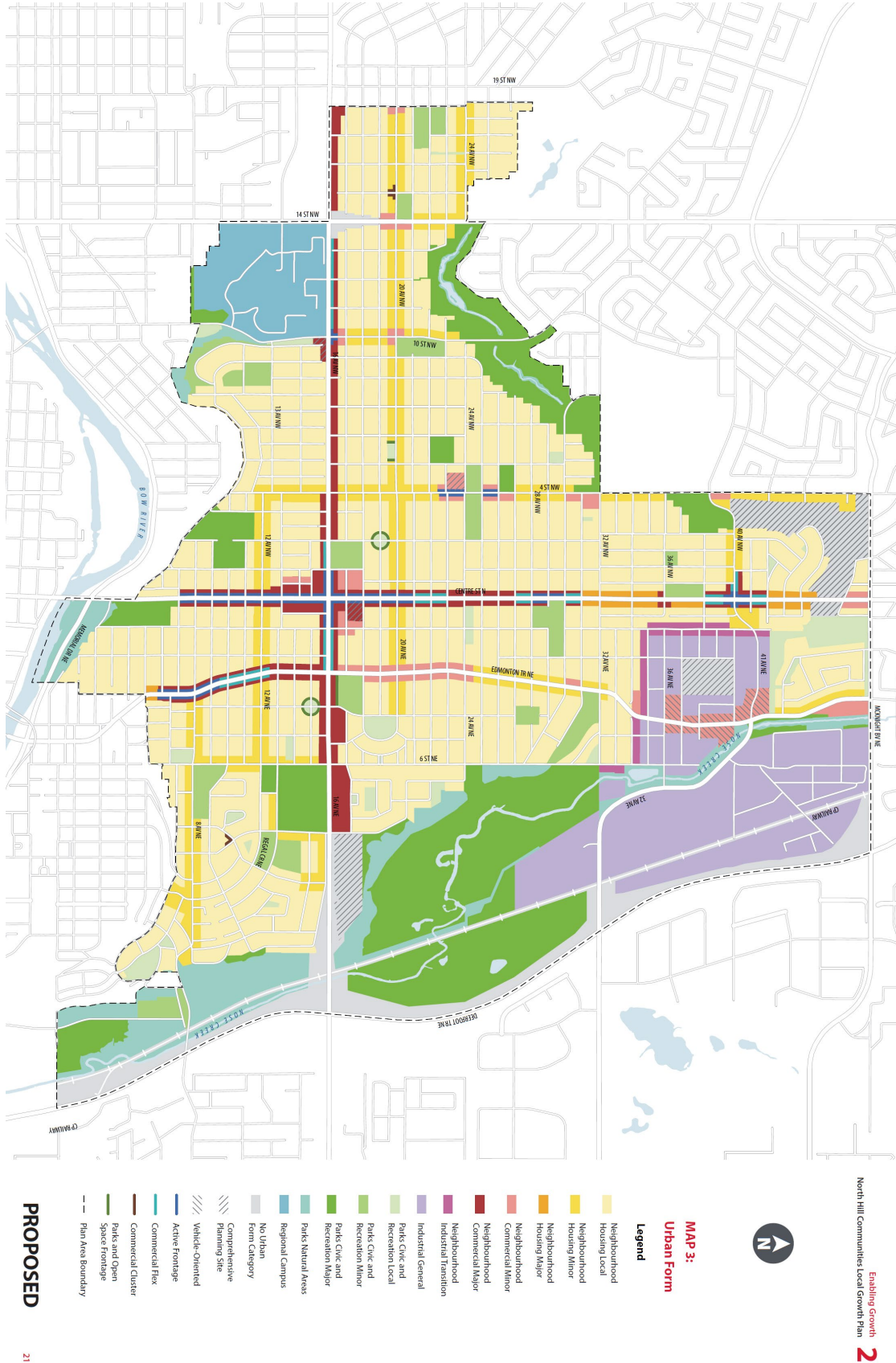
The Plan sets out a future framework for growth and change that recognizes and celebrates the elements that connect the North Hill Communities. The Plan vision focuses growth on Main Streets, transit station areas, Activity Centres and supports continued evolution and change within these communities. 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 growth concept is aligned with MDP objectives of fostering more compact development, creating complete communities, and increasing community vitality and character.

The future growth concept is represented on **Map 3: Urban Form** and **Map 4:**

Building Scale. These two maps form the basis for guiding and enabling where growth could occur and are intended to be interpreted together. The maps use the urban form classifications, policy modifiers and building scale guidance set out in the Guidebook.

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

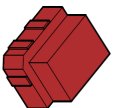


2.2 URBAN FORM CATEGORIES

The following provides a quick reference to the urban form categories as shown on **Map 3: Urban Form**. This map illustrates the general location of urban form categories, policy modifiers and the block pattern in the plan area. Together, these elements describe the primary community functions (housing, commercial, industrial, regional campus, parks, civic and recreation, and natural areas), street experience (Major, Minor and Local), and policy considerations for the plan area.

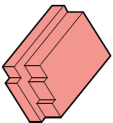


Policies for each urban form category are provided in Chapter 2 of the Guidebook and apply to the Plan. In addition to those policies, the Plan identifies specifically how each urban form category applies in the local context.



Neighbourhood Commercial Major

Neighbourhood Commercial Major areas are characterized by the highest concentrations of shops and services, varied destinations and uses that attract people, more transit service and infrastructure, and high pedestrian movement along the street. These areas include Main Streets such as 16 Avenue N, Centre Street N, and Edmonton Trail NE south of 16 Avenue N.



Neighbourhood Commercial Minor

Neighbourhood Commercial Minor areas are characterized by moderate concentrations of shops and services, varied destinations and uses that accommodate a gathering of people, some transit service and infrastructure, and moderate pedestrian movement along the street. Within the North Hill Communities, these areas are located on Main Streets such as 4 Street NW, and Edmonton Trail NE north of 16 Avenue N as well as Neighbourhood Activity Centres like 14 Street NW and 20 Avenue NW.



Neighbourhood Housing Major

Neighbourhood Housing Major areas have a primarily residential street experience and are characterized by high levels of transit service and infrastructure, and pedestrian routes that support a higher volume of movement. Examples include areas along Centre Street N north of 28 Avenue N.



Neighbourhood Housing Minor

Neighbourhood Housing Minor areas are characterized by local transit service and infrastructure, moderate volumes of pedestrian activity, and pedestrian routes that support a moderate volume of movement. These areas are located along streets and avenues which demonstrate higher levels of street activity than the Neighbourhood Housing Local category. Portions of the area's Main Streets as well as 20 Avenue N, 12 Avenue N, and 8 Avenue N, utilize this classification.



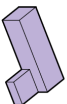
Neighbourhood Housing Local

Neighbourhood Housing Local areas have the lowest level of pedestrian activity relative to other housing areas. They exhibit primarily local visitation and use, and pedestrian routes that support a lower volume of movement. In the North Hill Communities these are comprised of the primarily residential areas outside of the area's Main Streets, transit station areas, corridors and Activity Centres. This is the most common urban form category in the plan area.



Neighbourhood Transition Industrial

Neighbourhood Transition Industrial areas combine light industrial uses with living spaces and are intended to transition between Industrial General and Neighbourhood Housing Local areas. In the North Hill Communities area, this urban form category is located between Greenview Industrial and the communities of Highland Park and Winston Heights-Mountview.

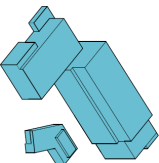


Industrial General

Industrial General accommodates a broad range of industrial and supporting commercial uses, varied building sizes and types as well as outdoor activities and storage. Most of the Greenview Industrial area falls within this category. This area is envisioned to continue functioning as an important employment area with diverse and innovative industrial uses.

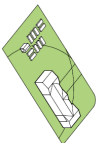
Regional Campus

Regional Campus is intended for large sites that are generally regulated through provincial or federal governments. These sites are characterized by comprehensive development, high-intensity uses that serve a regional civic, institutional, or transportation purpose. The Southern Alberta Institute of Technology (SAIT) is identified as a Regional Campus area.



Parks Civic and Recreation Major

Parks Civic and Recreation Major identifies parks, open spaces and recreational amenities that are, or may become, city-wide destinations. These tend to be large in area and include amenities that support high volumes of users. Confederation Park, Rotary Park, Renfrew Aquatic & Recreation Centre and Renfrew Athletic Park are examples of Parks, Civic and Recreation Major in the North Hill Communities.



Park Civic and Recreation Minor

Parks Civic and Recreation Minor includes programmed facilities or amenities that are generally smaller in area than major parks and include amenities to serve moderate volumes of more localized users. Munro Park, Capitol Hill Park and many school sites are examples.

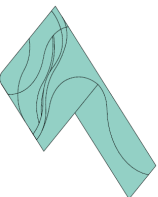
Parks Civic and Recreation Local

Parks Civic and Recreation Local identify parks or open spaces that serve primarily local or specific functions. These tend to be passive park spaces, small in area and intended to serve a smaller number of users than Minor and Major parks. Small local parks can be found throughout the North Hill Communities area, such as Horsy Park in Mount Pleasant.



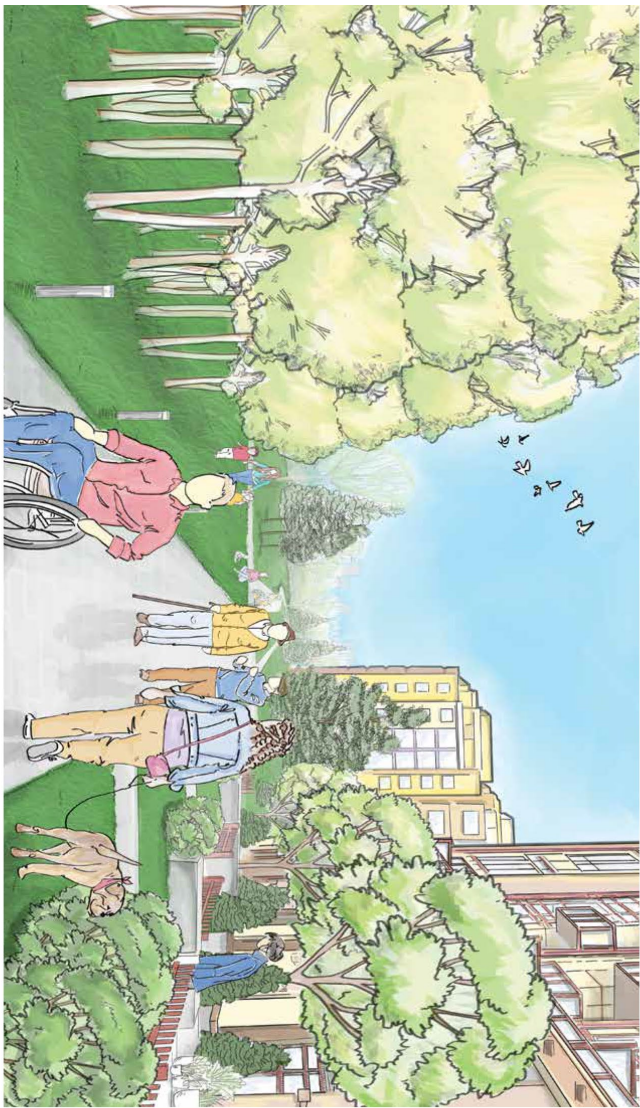
Parks Natural Areas

Parks Natural Areas are areas of environmental significance that may include amenities to support passive recreation as well as ecological function in communities. Much of the land surrounding Nose Creek and some portions of Confederation Park are identified as a Parks Natural Area as well as McHugh Bluff.



2.3 POLICY MODIFIERS

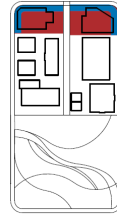
Urban form categories can be modified to respond to the local context through the use of policy modifiers as shown on **Map 3: Urban Form**. The modifiers are intended to be complementary to the urban form category to which they have been applied. The following modifiers have been applied in the Plan.



The policies for each of these policy modifiers are provided in Chapter 2 of the Guidebook and apply to this Plan. In addition to those policies, this Plan identifies specifically how each of the policy modifiers apply in the local context.

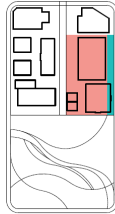
PROPOSED

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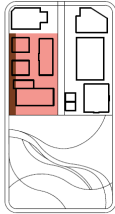
Active Frontage

The Active Frontage policy modifier has been applied to areas intended to have the highest level of pedestrian activity – such as Main Streets and transit station areas. Active Frontage areas require active use at grade and have higher development standards to enhance the pedestrian experience.



Commercial Flex

The Commercial Flex policy modifier identifies areas that have potential for higher street-level activity, but where active uses are not required in the short term. Commercial Flex has been applied to areas adjacent to Active Frontage and is anticipated to transition to more active uses over time, as the market dictates.



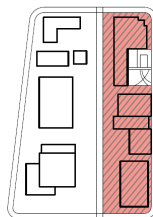
Commercial Cluster

The Commercial Cluster policy modifier identifies places within housing-focused areas for clusters of commercial activities that serve the local population.



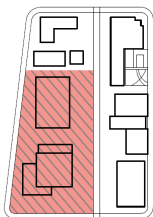
Parks and Open Space Frontage

The Parks and Open Space Frontage policy modifier identifies locations where the activities on a site should be integrated across the edge of an abutting open space or park. In places where Parks and Open Space Frontage has been identified, such as adjacent to Munro Park, development should complement the park or open space.



Comprehensive Planning Site

The Comprehensive Planning Site policy modifier identifies and provides direction for large sites where additional planning or supplementary site design will be needed to support future planning applications. The Plan identifies several Comprehensive Planning Sites and, in addition to the Guidebook policies, provides site-specific policy that considers elements such as mobility connections, development constraints, guidance for applying policy modifiers, and opportunities for reducing greenhouse gas emissions.

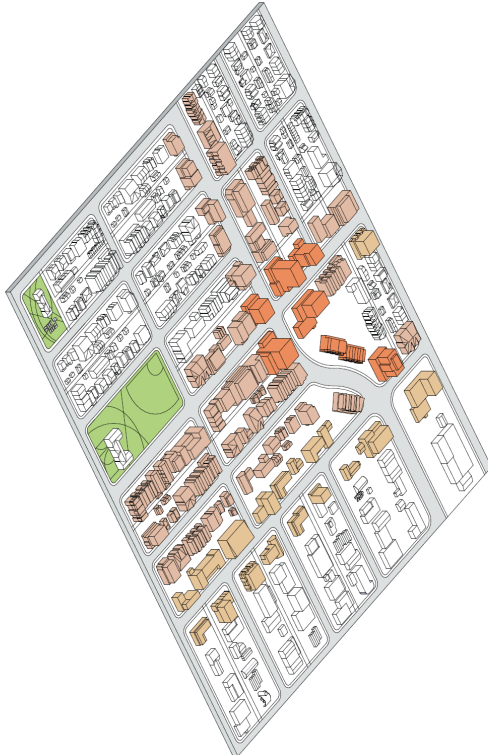


Vehicle-Oriented

The Vehicle-Oriented policy modifier identifies locations within the Plan where vehicle-focused uses such as gas stations, may be located. This policy modifier has been applied outside areas envisioned to have high-levels of street activity including along a portion of Edmonton Trail NE in Greenview Industrial.

2.4 BUILDING SCALE

The following provides a quick reference to the Building Scale categories shown on **Map 4: Building Scale**. This map illustrates the general building height and massing within the plan area which supports the primary function and street experience shown on the urban form map.



Policies pertaining to each scale modifier are provided in Chapter 2 of the Guidebook and apply to this Plan. In addition to those policies, the Plan identifies specifically how each of the scale modifiers apply in the local context.

PROPOSED

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Limited Scale

Limited scale accommodates buildings of three storeys or less that generally have small building footprints. These areas include a broad range of ground-oriented building forms including single-detached, semi-detached, rowhouses, townhomes, mixed-use buildings, commercial and industrial transition buildings. In the North Hill Communities, areas outside of the Main Streets, transit station areas, and Activity Centres are generally Limited scale.



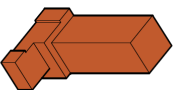
Low Scale

Low scale areas accommodate buildings of six storeys or less with building footprints that are generally larger than those in Limited scale areas. Typical building forms in this category include apartments, stacked townhouses, vertical mixed-use buildings, office, and larger industrial buildings. Many of the Main Streets, corridors and Activity Centres include this scale.



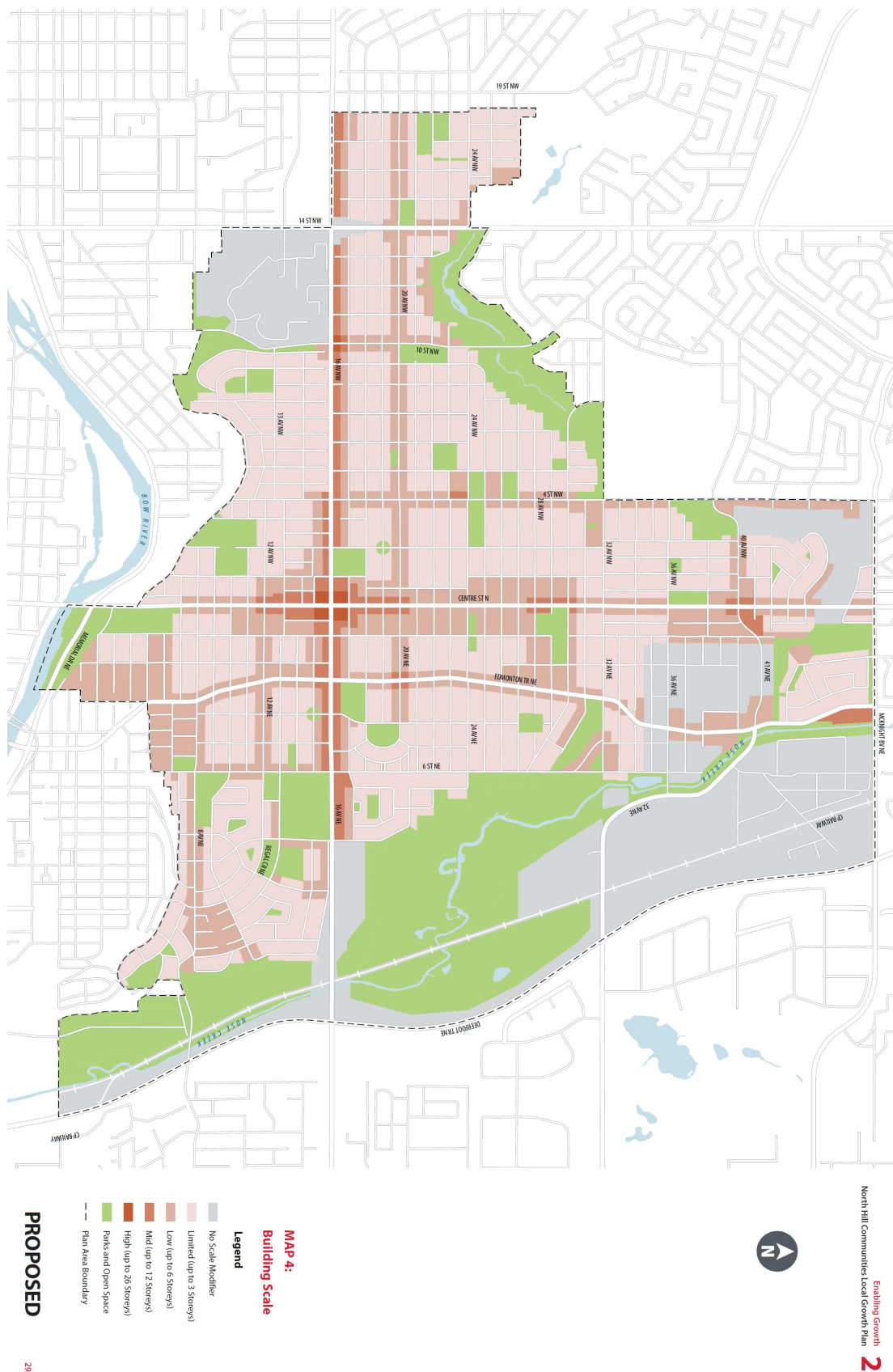
Mid Scale

Mid scale areas allow for buildings up to 12 storeys in height where the building volume is reduced above the sixth storey. Typical buildings in the Mid scale areas include apartments and mixed-use buildings. The North Hill Communities Mid scale areas are located along portions of Main Streets with the high-activity levels, and transit station areas.



High

High scale accommodates for buildings up to 26 storeys where portions of buildings above six-storeys have a reduced building mass and volume. Typical building forms include tower and podium or point tower office, apartments and mixed-use buildings. These areas are located in areas with the highest activity levels such as Centre Street N and 16 Avenue N.



2.5 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.



POLICY

1. Development located within Neighbourhood Housing Minor areas that have a Low scale modifier, excluding Main Streets and Activity Centres, should provide a building setback at or below the fourth storey in order to mitigate the impact of massing and scale on adjacent lower-scale development. Exceptions 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;
 - c. building articulation; and
 - d. angular planes.

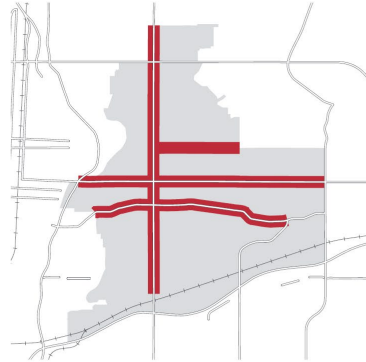


In addition to the policies of this Plan, the policies set out in Chapters 2 and 3 of the Guidebook apply to the plan area.

2. Development adjacent to a Parks Civic and Recreation urban form categories should be designed to minimize shadowing on these areas. A shadow study may be required at the Development Permit stage to determine potential impacts and mitigation strategies. Such strategies may include but are not limited to building orientation, limited floor-plate size, and/or tower separation.
3. In addition to the Heritage Resources policies of the Guidebook, the conservation of heritage resources is encouraged by supporting higher-density development and/or additional uses on sites where a heritage resource or cluster of heritage resources is retained.
4. Existing healthy mature vegetation should be protected and maintained on City-owned lands including boulevards, parks and other parcels. Any impacts to trees or other vegetation on heritage boulevards identified on The City's Inventory of Evaluated Heritage Resources should be avoided wherever possible and if avoidance is not possible mitigated using best practices for tree protection.
5. Existing trees on private lots should be protected, where possible, in order to retain the existing tree canopy in the plan area.
6. In addition to the parking policies of the Guidebook, where developments propose vehicle-parking relaxations, consideration should be given to the policies and amenities and infrastructure identified in Chapter 3 of this Plan.
7. A portion of the plan area falls within the Nose Creek sub-watershed and development should consider the Nose Creek Watershed Management Plan in planning and site-design decisions.
8. Utility upgrades should be coordinated, when feasible and appropriate, with other infrastructure improvements, particularly along Main Streets and in transit station areas.
9. Development adjacent to Confederation Park should minimize shadowing on the park. Buildings should not cast shadows into Confederation Park beyond a line 25 meters from and parallel to the shared property boundary for a duration exceeding one hour between the hours of 10:00 and 16:00 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.
10. All development adjacent to Confederation Park should include a landscape buffer between the park and the development site.
11. **Map 3: Urban Form** identifies the lands on and around the former Highland Park Golf Course as a Comprehensive Planning Site. The Plan recognizes that 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, the following guiding principle applies to this site:
 - a. Provide pedestrian/bicycle connections to The City's network of pathways and bikeways network.

PROPOSED

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2.6 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 NW. 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.



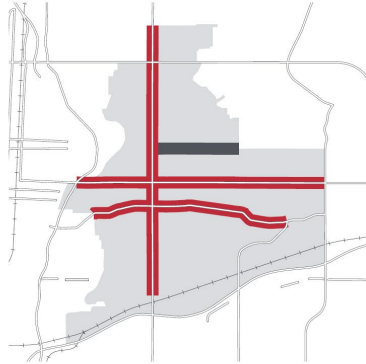
POLICY

1. High-quality, durable exterior finishing materials such as masonry, metal, glass, and/or concrete should be used on the street wall. Cinder block and vinyl siding are discouraged.
2. To encourage continuous street frontage and mitigate vehicle and pedestrian conflicts on Main Streets, relocation 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;
 - b. increased landscaping including green stormwater 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 interim 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 services 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.

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

2.7 URBAN MAIN STREETS

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



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 storey;
 - b. overall reduction of building mass at or above the sixth storey;
 - c. building articulation; and
 - d. angular planes.
2. New low intensity uses such as single-detached, semi-detached and duplex housing are strongly discouraged.

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 1818 Centre Street N (the "SafeWay" site) as a Comprehensive Planning Site. In addition to the policies for Comprehensive Planning Sites in the Guidebook, the following guidelines apply to future development on this site:

- a. site buildings to front 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 appropriate transition in terms of architectural treatment and building scale/massing to the housing focused development located on 18 Avenue NE; 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 accommodating a greater diversity of uses and higher levels 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 access easement over the land to keep the lane available for public use, where feasible.

PROPOSED

7. Map 3: Urban Form identifies the parcels 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 of the Guidebook, the following guidelines apply to future development on the site:

- a.** comprehensive redevelopment of the entire area is encouraged; however, development proposals for individual development parcels may be considered;
- b.** development proposals should provide a concept plan(s) that consider all parcels within this area;
- c.** development should 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.** building facades should step back along property lines shared with Limited Scale development at the second storey;
- e.** vehicular access for new developments should be provided from 10 Street NW or 16 Avenue NW, with the exception of single detached, semi-detached, duplex, and rowhouse developments; and
- f.** comprehensive redevelopment should 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 Park, the former RCMP facility, and the EMS facility at 920, 954, 970, 990 and 1020 16 Avenue NE and 16 Moncton Road NE, as a Comprehensive Planning Site. In addition to the policies for Comprehensive Planning Sites of the Guidebook, the following guidelines apply to future development on this site:

a. land uses within the site may include multi-residential, commercial, and mixed-use development;

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 N 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 network;

e. determine opportunities for greenhouse gas emission reduction through a renewable and low carbon energy feasibility assessment; and

f. explore opportunities for Parks and Open Space Frontages along the north boundary of the site adjacent to the open space and/or escarpment.

EDMONTON TRAIL N

Edmonton Trail NE is an Urban 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 also serves an important goods movement function for the Greenview Industrial area. Policy direction is provided primarily through the urban form categories, policy modifiers and scale identified on Maps 3 and 4.



2.8 NEIGHBOURHOOD MAIN STREETS

There is one Neighbourhood Main Street in the North Hill Communities plan area, 4 Street NW from 17 Avenue NW to 32 Avenue NW. This street primarily serves the local communities by providing a mix of commercial, housing and civic uses.

POLICY

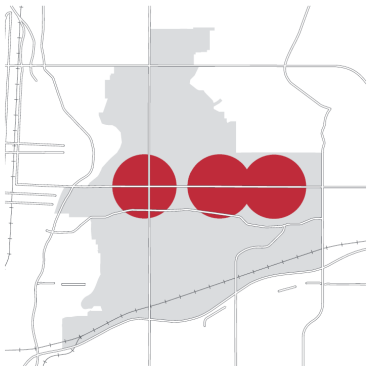
1. To create a human-scaled street environment on 4 Street NW, development should demonstrate how the design and massing responds to the adjacent development context. Design strategies may include, but are not limited to:
 - a. building setbacks at or below the fourth storey;
 - b. reduced building massing at or above the fourth storey;
 - c. increased setbacks;
 - d. building articulation; and
 - e. angular planes.
2. Map 3: Urban Form identifies 2411 4 Street NW ('4 Street Village') as a Comprehensive Planning Site. In addition to the policies for Comprehensive Planning Sites in the Guidebook, development should provide for:
 - a. Buildings that have continuous frontage on 4 Street NW; and
 - b. Pedestrian-oriented commercial uses with Active Frontages facing 4 Street NW.



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

PROPOSED

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2.9 TRANSIT STATION AREAS

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

The Plan provides policy direction around BRT stations on 16 Avenue N primarily through the Main Streets policies in sections 2.6 and 2.7 as well as through the application of urban form categories, policy modifiers and building scale.

The Plan envisions transit station areas as gateways to the communities, accommodating high levels of pedestrian activity and building scales, as well as interconnected mobility networks. For areas in immediate proximity to a future station, pedestrian activity and building scale are envisioned to be the highest.

The Plan accommodates this by applying the Neighbourhood Commercial Major urban form categories and Active Frontage policy modifiers as shown on **Map 3:**

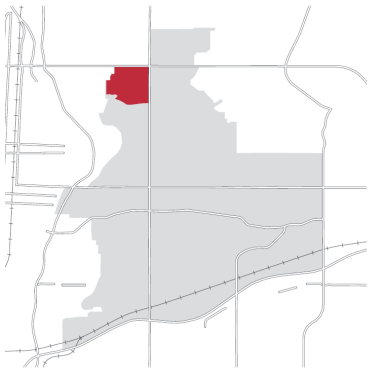
Urban Form as well as the highest building scale identified on **Map 4: Building Scale** in these areas. The Plan envisions activity levels and building scale gradually decreasing away from the transit station which is achieved through a mix of urban form categories and Commercial Flex policy modifiers as shown on **Map 3: Urban Form** as well as lower-building scales identified on **Map 4: Building Scale**.

POLICY

1. Development immediately adjacent to a future LRT station should provide for a high-quality public realm to strengthen the sense of place and encourage social gathering, and cultural and recreation activities through elements such as a publicly-accessible private open space or transit plaza, street furniture, seating areas and enhanced landscaping.
2. Buildings should be designed to enhance transit interfaces including design elements such as articulating building and street-level façades to emphasize the transit station and define a human-scaled environment, and focusing uses that support high levels of activity immediately adjacent to transit stops.
3. In addition to the parking policies of the Guidebook, vehicle parking within 200 metres of transit station areas, with the exception of single-detached, semi-detached and rowhouses, should be primarily located underground or in a parking structure.
4. To encourage additional activity within transit station areas, development should consider activation of laneways through strategies such as providing uses that front the laneway, enhanced landscaping and mobility features, and incorporating street art.
5. Development within 200 metres of the Balmoral 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 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.
6. In conjunction with the design and development of the 28 Avenue North station, The City should undertake a comprehensive review of design and programming within Tuxedo Park in order to ensure that the park design is appropriate for a site directly adjacent to an LRT station. Any redesign of the park should ensure that the park is multi-functional, multi-generational and includes significant areas of open space.

PROPOSED

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2.10 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 and is identified through this Plan with the Regional Campus urban form category.

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 Streets policies of section 2.6 and 2.7.
2. The use of architectural features and public spaces that provide a distinct sense of place is 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 concentration of development activity on the northern side of 16 Avenue in this location.



2.11 NEIGHBOURHOOD ACTIVITY CENTRES

Neighbourhood Activity Centres are smaller mixed-use areas located within communities that provide opportunities for local job and population growth. There are three Neighbourhood Activity Centres in the North Hill Communities, two of which are fully within the plan area and one is partially within it. These are centred around the intersections of 18 Street NW and 20 Avenue NW, 14 Street NW and 20 Avenue NW, and 10 Street NW and 20 Avenue NW.

POLICY

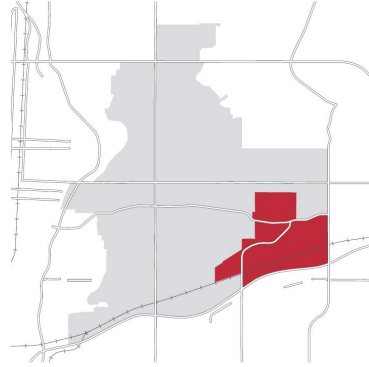
1. Development in Neighbourhood Activity Centres should include improvements to the public realm in order to create a safe, welcoming, pedestrian environment. Design considerations include, but are not limited to:
 - a. wider sidewalks and the provision of street trees and green stormwater infrastructure, 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.



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2 *Enabling Growth*
North Hill Communities Local Growth Plan



2.12 GREENVIEW INDUSTRIAL

Greenview Industrial serves as an important employment area for both the North Hill Communities and wider city. General industrial uses characterize the lands to the east of Nose 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.



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PROPOSED

POLICY

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, Greenview and Winston Heights-Mountview communities.

1. Light and medium-industrial uses should be retained, particularly for the lands east of Nose Creek. Industrial uses that are retail or office focused, may be considered along McKnight Boulevard NE and 41 Avenue NE.
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 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 Guidebook, the following guidelines apply to future development on this site:
 - 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

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2.13 HERITAGE PLANNING AREAS

There are portions of the North Hill Communities that have concentrations of heritage assets that warrant additional study and planning. Heritage assets are privately owned structures, typically constructed prior to 1945, that significantly retain their original form, scale, massing, window/door pattern and architectural details or materials (see Chapter 4 of the Guidebook for additional information). Heritage Planning Areas have been identified for areas that have high concentrations of heritage assets and these areas are conceptually shown in Appendix C of this Plan.

The City is currently reviewing policy and financial tools for heritage areas, with the objective of creating a systematic, city-wide strategy for the conservation of these heritage asset concentrations. The Heritage Planning Areas identified in this Plan are intended to allow for future heritage planning work as well as the implementation of any resulting policy tools for these areas. The Heritage Planning Areas would then be removed and/or refined pending the outcome of that work.

POLICY

The following policies apply to the Heritage Planning Areas identified in Appendix C:

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.



North Hill Community

PROPOSED

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3.1 OVERVIEW

This chapter sets out the goals and objectives for current and future amenities and infrastructure related to the vision identified in Chapter 1: Visualizing Growth. Specifically, this chapter addresses the question: when growth occurs, how are investments in a community made? This chapter builds upon policies and direction provided in Chapters 2 and 4 of *The Guidebook for Great Communities*, and identifies local area plan specific objectives for supporting growth.

This Plan recognizes that the individual communities that make up the North Hill Communities share common amenities, services, parks and open spaces, and public facilities. No one community has the amenities and services to provide for all the daily needs of residents. Communities depend on their interconnectedness whether those are commercial amenities and services located on the area's Main Streets and Activity Centres, or recreation opportunities in places like the Renfrew Aquatic & Recreation Centre and the network of multi-use pathways that surround and weave through the communities.

Section 3.2 identifies high-level local area plan goals that align with key direction provided within the *Municipal Development Plan*. Section 3.3 identifies North Hill Communities specific objectives within those high-level goals that support the vision set out in this

PROPOSED

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SUPPORTING GROWTH GOAL

Creating Great Communities
(MDP policy 2.3)



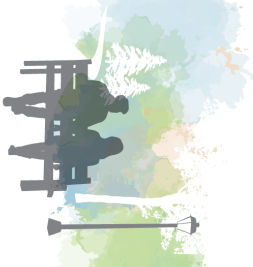
NORTH HILL COMMUNITIES OBJECTIVES

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.



IMPLEMENTATION OPTION

Improve lighting in key natural areas such as along the McHugh Bluff from the Curling Club up to Crescent Road NW.



Plan. The goals and objectives are durable, long-term and are connected to the time horizon of the Plan. Appendix A includes a list of implementation options related to the objectives that stakeholders identified through the development of this Plan. These implementation options are examples of actions that could be taken by The City of Calgary, developers, Business Improvement Associations, Community Associations and residents to further the individual goals and objectives set out in this chapter.

Appendix A represents non-statutory examples of potential actions and is intended to be revised 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. Appendix A represents a collection of suggested implementation options from stakeholders related to the Plan's goals and objectives, and further analysis is needed to identify how these options would support growing communities as the Plan is implemented. To support communities within the Plan through growth and change, the suggested options within 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 a number of 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

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3.2 SUPPORTING GROWTH GOALS

This Plan identifies four goals that are intended to frame and provide guidance on supporting the Plan's vision. These goals are broad and high-level and are common across all areas of the city and are aligned with direction from the *Municipal Development Plan*. The four goals are described as follows:

GOALS



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 *Municipal Development Plan* and *The Guidebook for Great Communities*. In the local area context, this means supporting the 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.



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 *Municipal Development Plan* 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.



GREENING THE CITY

Conserving, protecting, maintaining and restoring the natural environment is the final 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.



REALIZING EXCELLENCE IN URBAN DESIGN

Making Calgary a livable, attractive, memorable and functioning city is an important goal of the *Municipal Development Plan*. 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.

3.3 NORTH HILL COMMUNITIES OBJECTIVES

To support the vision set out in Chapter 1 of this Plan, this section includes growth objectives to identify where and how growth can be supported at the local level. The objectives represent the future or desired result that the Plan commits to achieve. The objectives apply at the community-wide level (i.e. not site-specific) and provide benefit to more than one resident. The objectives are long-term, durable and are intended to be actionable. They are as follows, organized under the related supporting growth goal identified in section 3.2.

OBJECTIVES



CREATING GREAT COMMUNITIES

1. Celebrate, care for, and where appropriate, protect the heritage of the North Hill Communities.
2. Recognize and support community identity and character through investment in public and private space including community beautification, signage, wayfinding and public art.
3. 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.
4. 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.
5. Improve and enhance existing public recreation facilities.
6. Provide accessible and affordable housing choices to accommodate diversity among people, ages, incomes, tenures and household types.

PROPOSED



REALIZING EXCELLENCE IN URBAN DESIGN

7. Improve the quality of the pedestrian realm along Main Streets, station areas and Activity Centres.



CONNECTING THE CITY

8. Improve pedestrian connections and complete missing links between Main Streets, station areas, Activity Centres, community association sites, parks and natural areas.
9. Improve transit inside and outside of the North Hill Communities.
10. Improve safety, connectivity and accessibility for all modes of transportation.
11. Expand the cycle network across the plan area, provide improved connections and complete missing links between Main Streets, transit station areas, Activity Centres, parks and natural areas.
12. Connect and enhance the east-west cycle connections to destinations within the plan area and beyond such as the University of Calgary and SAIT.
13. Connect and enhance north-south cycle connections to destinations within the plan area and beyond such as the Downtown.
14. Improve the quality of the public realm on local neighbourhood streets to make them pleasant places for walking and playing.



GREENING THE CITY

15. Support the protection and maintenance of the tree canopy on public and private lands throughout the plan area.
16. Support the planting of trees using methods that will ensure the sustainability and longevity of new trees.
17. 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.



4.1 POLICY FRAMEWORK

1. 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 that establishes a long-range framework for land use, urban design and mobility for the North Hill Communities. This Plan has considered and is 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.

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, policy modifier, building scale, road and utility alignments and classifications may be subject to further study and may be further delineated at the outline plan or land 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 progressive 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 MDP and CTP 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 this Plan's policies and guidelines. Updates 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 road or utility rights-of-way.

11. Unless otherwise specified within this Plan, where actual quantities or numerical standards are contained within the figure, these quantities or standards shall be interpreted as conceptual only and will be determined at the detailed design stage.

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 conflicts occur, The City supports the direction of this Plan. However, it is the responsibility of landowners to have caveats discharged from their land title certificate.

PROPOSED

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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. Where an amendment to the Plan is requested, the applicant shall submit the supporting information necessary to evaluate and justify the potential amendment and ensure its consistency with the MDP and other relevant policy documents.



APPENDICES

APPENDIX A: IMPLEMENTATION OPTIONS

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 Objective	Implementation Options (What We've Heard)	Location
Celebrate, care for, and, where appropriate, protect the heritage assets of the communities.	Preserve Tuxedo School.	Tuxedo Park
Recognize and support community identity and character through investment in public and private space including community beautification, signage, wayfinding and public art.	Explore and realize opportunities for public art in public space or as part of private development.	Varies
Improve and enhance existing community association buildings and related facilities within the North Hill Communities.	Explore opportunities to support the role community association buildings and facilities as community hubs.	Varies
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.	Improve lighting in key natural areas and pathways such as along the McHugh Bluff from the Curling Club up to Crescent Road NW. Improve Tuxedo School Park and playground Improve Munro Park Continue to enhance amenities within Confederation Park to ensure it remains a destination for Calgarians of all ages at all times of the year. Explore the feasibility of allowing complementary uses such as restaurants and/or other active uses within key parks in the area Explore opportunities to provide additional park space and walking and cycling connections through the former Highland Park Golf Course lands. Improve park maintenance along east side of 10 Street NW. Improve the Mount Pleasant Arts Centre. Provide additional dog parks Investigate opportunities to acquire additional park space. Provide a fitness park at the McHugh Bluff Provide additional tree plantings, benches, bathrooms in parks Improve Balmorel and Beaumont Circus parks by pursuing road closures on 2 Street NW and 18 Avenue NW (Balmorel Circus) and on 4 Street NE and 15 Avenue NE (Beaumont Circus) and converting the adjacent roadways into park space. Explore opportunities for an optimized recreation facility for the Renfrew Aquatic & Recreation Centre. Improve Mount Pleasant Outdoor Pool	Rosedale/Crescent Heights Tuxedo Park Winston Heights-Mountview Confederation Park Varies Highland Park Rosedale Mount Pleasant Varies Varies Rosedale / Crescent Heights Varies Mount Pleasant and Renfrew Renfrew Mount Pleasant
Provide accessible and affordable housing choices to accommodate diversity among people, ages, incomes, tenures, and household types.	Support housing providers to build or develop affordable and accessible housing in the North Hill Communities, especially in station areas and along transportation corridors serviced by regular and reliable public transit.	Varies

PROPOSED

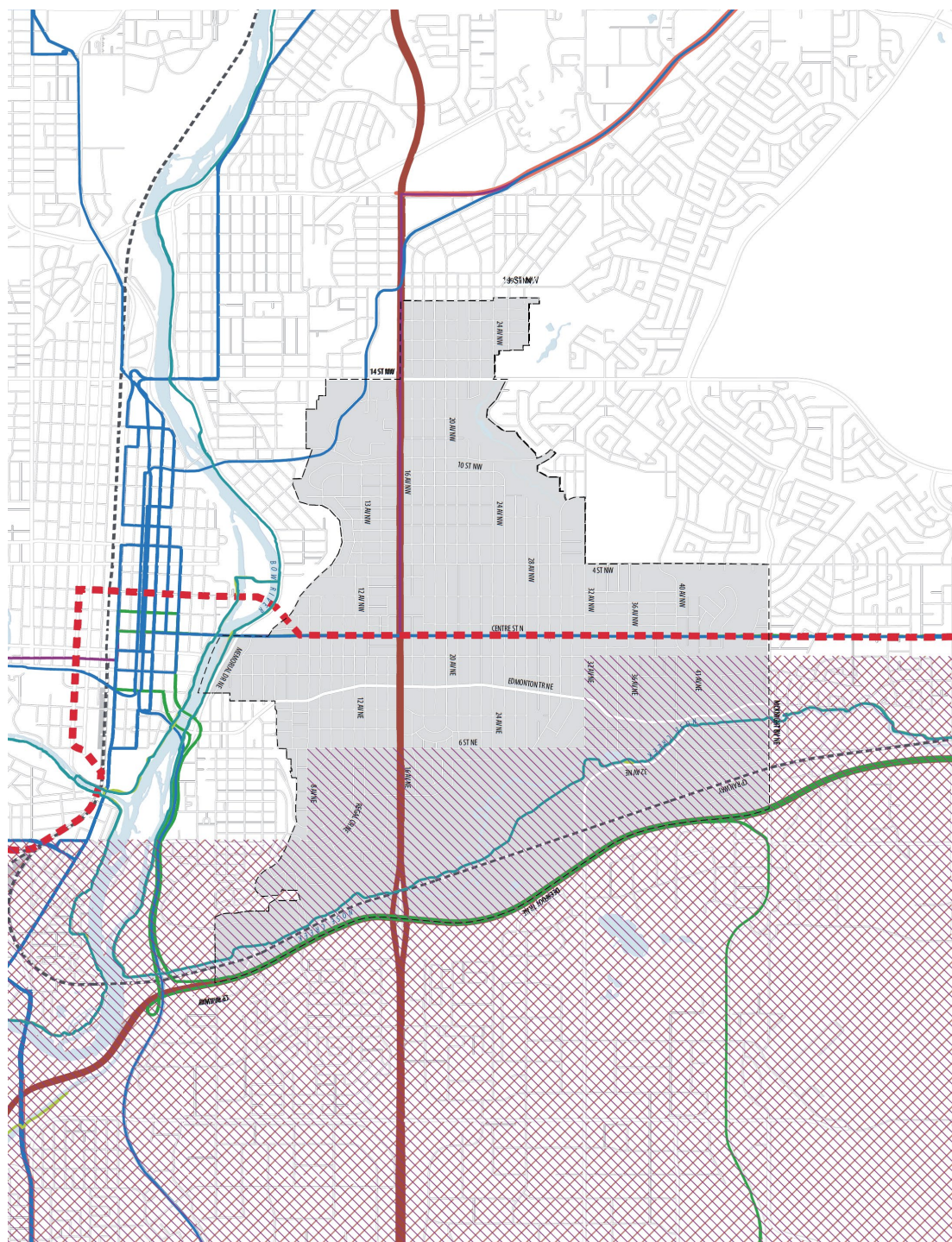
North Hill Communities Supporting Growth Objective	Implementation Options (What We've Heard)	Location
Improve the quality of the pedestrian realm along Main Streets, transit station areas, and Activity Centres.	Improve the pedestrian realm, connectivity, and accessibility of 16 Avenue N by providing wider sidewalks, and tree planting.	16 Avenue N
	Explore beautification of Centre Street N, Edmonton Trail NE and 4 Street NW including curb extensions, patio spaces, improved cross-walks, street trees and planting opportunities, street furniture and locating above grade utilities below ground.	Centre Street N, Edmonton Trail NE, and 4 Street NW
	Explore opportunities to work with developers to provide for an enhanced public realm including sidewalks, adjacent side streets, and lanes on the 16 Avenue N corridor.	16 Avenue N
	Explore opportunities to provide for more appropriate vehicle speeds and on-street parking on Main Streets.	Centre Street N, Edmonton Trail NE, 16 Avenue N, and 4 Street NW
Improve pedestrian connections and complete missing links between Main Streets, Transit station areas, Activity Centres, parks and natural areas.	Consider improving 1 Street NE as a comfortable walking and cycling route across the plan area.	Highland Park
	Improve walking and cycling connection from Centre Street N to the Greenview Industrial area.	Highland Park and Greenview Industrial
Improve transit connections inside and outside of the North Hill Communities.	Invest in high-frequency, primary transit such as Green Line LRT and BRT.	Varies
Improve safety, connectivity, and accessibility for all modes of Transportation.	Improve 8 Avenue NE to create more comfortable conditions for walking and cycling and manage vehicle volumes and speeds.	Renfrew
	Consider improving 2 Street NW as a comfortable walking and cycling route across the plan area.	Tuxedo Park
	Improve connectivity across 16 Avenue N for pedestrians and cyclists	16 Avenue N
	Improve walking connections between Bridgeland and Renfrew	Renfrew
	Prioritize traffic calming in key areas such as schools, recreation centres, parks, community associations.	Varies
	Explore opportunities to improve the pedestrian crossing at 14 Street NW and 21 Avenue NW.	
	Improve pedestrian connectivity on 35 Avenue NE by providing sidewalks along the avenue and traffic control at 2 Street NE.	Greenview Industrial
	Improve pedestrian connections from Greenview Industrial to the multi-use pathway along Nose Creek.	Greenview Industrial
	Explore opportunities to provide for a dedicated pedestrian and wheel chair crossing over Nose Creek that connects north of 16 Avenue N.	Renfrew
	Explore opportunities to provide soft-landscaping such as high-grasses, to the round-about at 8 Avenue NE and 8 Street NE to improve visibility and safety.	
Expand the cycle network across the plan area, provide improved connections and complete missing links between Main Streets, Transit station areas, Activity Centres, parks, and natural areas.	Consider a high-quality cycling route along or parallel to the Centre Street N corridor.	Centre Street N
	Create a comfortable walking and cycling route between Confederation Park and Nose Creek.	Varies
	Improve pathway connections to Confederation Park.	Mount Pleasant, Capitol, and Confederation Park

North Hill Communities Supporting Growth Objective	Implementation Options (What We've Heard)	Location
Connect and enhance the east-west cycle connections to destinations within the plan area and beyond such the University of Calgary and SAIT.	Consider measures to improve the safety and comfort for people walking and cycling on or adjacent to 20 Avenue N. Create cycling infrastructure linking east to west to major institutions like the University of Calgary.	20 Avenue N Varies
Support planting, protection and maintenance of the tree canopy throughout the plan area.	32 Avenue N, Centre Street N, and Edmonton Trail NE - trees need to be better pruned and cared for. Protect existing public and private trees through redevelopment.	Varies 8 Avenue N
Support the planting of trees using methods that will ensure the sustainability and longevity of new trees	Support programs aimed at the protection and maintenance of trees on private land. Explore opportunities to add boulevard trees along designated walking and cycling routes such as 2 Street NW and 20 Avenue, to enhance the street experience. Add trees to 8 Avenue NE.	Varies Varies Varies
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.	Increase tree plantings along sidewalks and boulevards throughout the community. Improve the health of the riparian areas along Nose Creek.	Varies

PROPOSED











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.



MAP B: Regional Corridors and Context Map

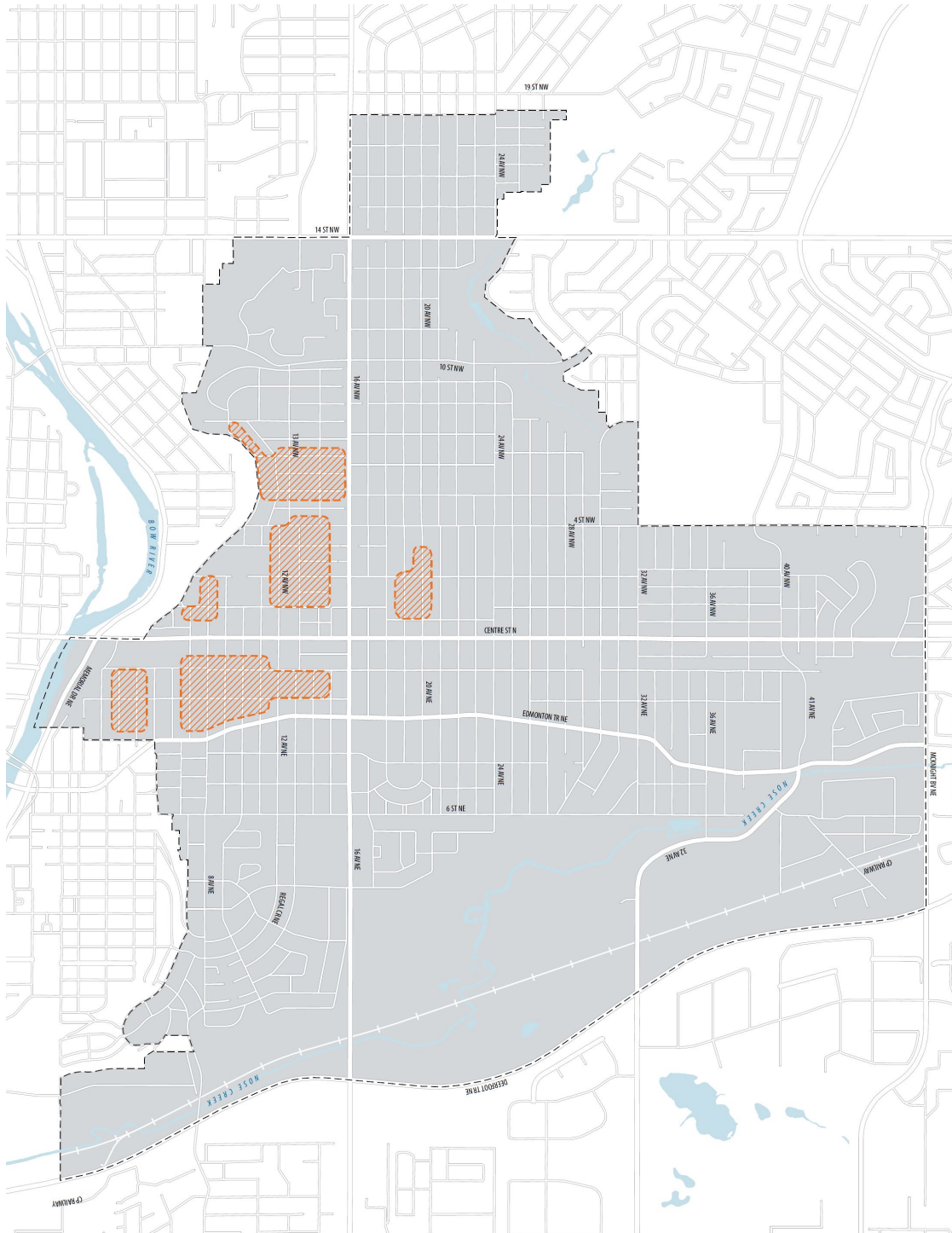
Legend

-  The Great Trail
-  Regional Pathway
-  Planned Future HOT
-  Existing HOT
-  Public Inter municipal Transit Route
-  Rail Transportation
-  Level 1 Highway
-  Level 2 Highway
-  Airport Vicinity Protection Area
-  Plan Area

PROPOSED

APPENDIX C: HERITAGE PLANNING AREAS

The following map shows Heritage Planning Areas in the North Hill Communities. These are areas where concentrations of heritage assets have been identified. This map is intended to help inform the Heritage Planning Areas policies set out in Chapter 2 of this Plan.



APPENDIX D: CONSTRAINTS

The following is a summary of development constraints within the North Hill Communities. These constraints should be considered as part of the planning process and may apply at time of development.

AIRPORT VICINITY PROTECTION AREA

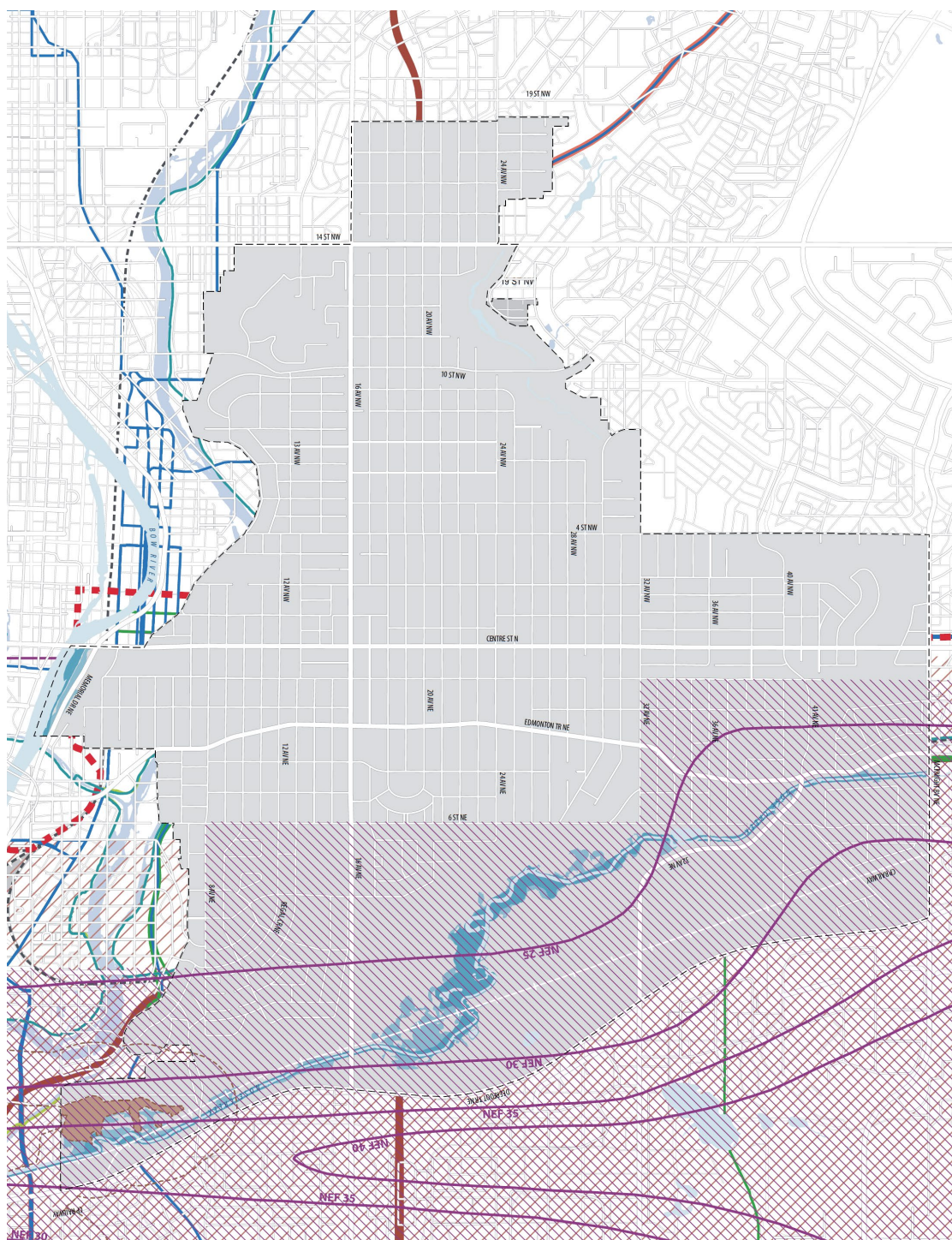
The Airport Vicinity Protection Area (AVPA) regulation governs development within the flight path of airplanes travelling to and from the Calgary International Airport to ensure land use compatibility. Noise exposure forecast (NEF) contours of the AVPA generally impact the eastern portion of the plan area, specifically Greenview Industrial. Properties within these areas are subject to certain development restrictions and/or 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 Corridors Policy, in addition to any other applicable policies.

LANDFILL SETBACK

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



PROPOSED

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Calgary Planning Commission Review – Administration Follow-up
Summary of CPC Comments – 2020 January 09 Closed Session of CPC Meeting

Comment	Edits	Administration Follow Up
Content and Clarity		
Add a user guide with infographics at the beginning of the document to explain how The Plan should be used.	A user guide has been added.	N/A
Add references to the Guidebook in The Plan to ensure that it is clear that the documents must be read together.	Additional references to the Guidebook have been provided throughout the Plan.	N/A
How were The Plan boundaries determined? Consider adding North Hill Mall to the plan area.	N/A	<p>Plan boundaries for the North Hill Communities Local Area Plan followed the general criteria identified in the Planning & Development Policy Prioritization Strategy (PUD2018-0011) that Council received for information at their January 22, 2018 meeting. As outlined in Attachment 4 to that report, multi-community plan boundaries should generally follow significant natural areas such as the Bow River, Nose Creek, and natural escarpments, skeletal/major and arterial streets such as Deerfoot Trail and McKnight Boulevard, and catchment areas for key MDP/CTP growth areas such as Main Streets and LRT stations.</p> <p>Specifically, the Plan boundaries were included in the scope of work presented and approved, with minor adjustments, by Council on April 20, 2018 (PUD2018-0347).</p>
Add Neighbourhood Activity Centres to Community Characteristics and Attributes Map.	Added. See Map 2.	N/A

Urban Form Categories		
The application of the Industrial Transition Housing areas is conservative. Consider expanding the area of industrial housing in Greenview.	Industrial Transition Housing has been added to the east side of 6 Street NE between 32 Avenue NE and 34 Avenue NE.	N/A
Does the Neighbourhood Housing – Local classification allow for row housing? Has this been clearly communicated to the communities.	N/A	<p>Neighbourhood Housing – Local with a Limited building scale provides opportunities for a range of housing types including single-detached, semi-detached, rowhousing, townhousing, and suites. These housing forms are of a scale that is compatible in existing low-density neighbourhoods.</p> <p>This has been communicated to stakeholders including the North Hill Communities Working Group, community associations, and broader public through the Plan’s engagement and communication strategy.</p>
There are several comprehensive planning sites in the Plan Area which do not have urban form categories. Should these categories be applied at this time?	N/A	Urban form categories, policy modifiers and building scale may or may not be applied to comprehensive planning sites depending on the specific site circumstances. For some sites in the plan area, it was determined that additional planning analysis is required before applying specific urban form categories. The Plan provides general direction for each one of these sites and the appropriate classifications will be applied at time of redevelopment through a policy amendment.
Is an expansion of commercial uses being considered in the Greenview Industrial Area?	N/A	The policy envisions the Greenview Industrial Area as continuing to accommodate a broad mix of industrial and commercial uses, particularly on

		the west side of Nose Creek. The east side of Nose Creek contains more general industrial uses and the policy supports the retention of those uses. Policy has been added to allow for more retail/office focused industrial uses along the interface of Greenview Industrial with McKnight Blvd and 41 Avenue NE.
Built Form Categories		
The built form categories are broad which may result in losing some of the finer grained details within communities. Consider more refined built form categories, such as a four storey category.	N/A	The North Hill Communities LAP uses the urban form and built form categories of the guidebook which does not include a category for four storeys. The Guidebook allows for adaptation to the urban form and built form categories with clear planning rationale on a site specific basis. The North Hill Communities LAP includes policies that are intended to address the impacts of larger scale developments through tools such as stepbacks, setbacks etc.
The built form categories are very defined along parcel boundaries. Was that the intent? Consider making the built form boundaries more general.	The boundaries for the built form categories have been changed to be more conceptual and not follow specific parcel boundaries.	N/A
31 Avenue and Centre Street North is a block away from a future Green Line Station and the built form category should allow for up to 6 storeys.	N/A	Map 4: Building Scale map has not been revised to increase building scale in this location. The building scale shown in this area focuses on the future 28 Avenue N Green Line station and adjacent open space.
Do the lots along Centre Street have the width to	The Plan has been revised to include a policy that considers	N/A

accommodate the applied built form categories? Underground parking?	innovative parking solutions and/or relaxations to the bylaw parking requirements in instances where parcel depth is impacted by rights-of-way widening along Centre Street N.	
Policy Modifiers		
Why was commercial flex not applied on Edmonton Trail between 12 Ave and 16 Ave?	N/A	It was determined that the experience along Edmonton Trail changes north of 12 Avenue. No active or commercial flex has been applied past that point. However, these areas are still identified as Neighbourhood Commercial Major which envisions higher concentrations of commercial uses and an enhanced public realm. The plan does not prohibit active frontage from occurring in these areas but it is not requiring it.
General Policies		
There are many areas within the plan that have high concentration of heritage properties. How does this plan consider Heritage?	<p>The Plan has been revised to include Heritage Area overlays. There are areas that have high concentrations of heritage assets that warrant additional study and planning.</p> <p>The City is currently reviewing policy and regulation tools for heritage areas, with the objective of creating a systematic, city-wide strategy for the conservation of these heritage asset concentrations. The Heritage Areas in this Plan are intended to allow for future heritage planning work as well as the implementation of any resulting policy tools for these areas. The Heritage Areas would be removed and/or refined pending the outcome of that work.</p>	N/A

There is a lot of detailed guidance for the parcels at the corner of 16 avenue and 10 street NW but that detail doesn't exist elsewhere.	N/A	<p>The policy guidance for these parcels was provided in the 16 Avenue Urban Corridor ARP and was written in consultation with the community.</p> <p>The North Hill Communities plan has included key policies and principles from the 16 Avenue Urban Corridor ARP including for this comprehensive planning site. The goal of this policy is to encourage comprehensive development of all parcels and limit the impact on adjacent low-density residential development.</p>
District energy policy has been arbitrarily applied to all parcels one hectare or larger. Is this policy necessary? Are the energy conservation requirements covered in the ABC? Are you creating an unnecessary cost to a project?	<p>The policies in both the Plan and the Guidebook have been revised to clarify where feasibility studies that explore the use of renewable and low-carbon energy technologies are required. These generally include larger comprehensive planning sites and developments in the plan area that are better positioned to implement and realize these technologies.</p> <p>Feasibility studies are intended to identify both energy and financial benefits that may result from renewable and low-carbon energy technologies for specific development projects.</p> <p>The Plan's policies support The Municipal Development Plan (MDP) which also includes direction regarding greenhouse gas (GHG) emission reductions and dependency on fossil fuels.</p>	N/A

	Finally, the <i>Climate Resiliency Strategy</i> provides policy guidance for how land use planning can build climate resilience through mitigation and adaptation strategies such as reducing GHG emissions and implementing renewable and low-carbon energy technologies. These approaches compliment general energy efficiency requirements in the Alberta Building Code.	
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Final Engagement and Communications Summary



North Hill Communities Local Growth Planning Project

Final Engagement & Communications Summary

Stakeholder Report Back – Winter 2020

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Executive Summary

The North Hill Communities Local Growth Planning project executed an integrated communications and engagement program that provided the opportunity for citizens to participate in meaningful engagement. We also ensured the program created allowed citizens to effectively navigate and access information on local area planning to raise their capacity to effectively contribute to the project.

Objectives that influenced our overall engagement and communications program included; raising the capacity of the community, increasing participation and diversity, better aligning the work of The City and clear stakeholder reporting.

Engagement and communications occurred for this project from September 2018 through to March 2020 over three phases of engagement and one phase of information sharing.

Throughout our project we engaged with: residents and community members at-large, community associations, business improvement areas, local business owners, students, Ward offices and the development industry.

We employed a variety of engagement and communications tactics including: developing a stakeholder working group, online engagement, pop-up events, workshops, community tradeshow, meetings, open houses, online information session, postcards, signage, social media, paid advertisements and media interviews.

At project launch, Administration employed a recruitment process where 32 members of the broader community, community associations and development industry were selected to join the project's multi-community stakeholder working group. This innovative approach brought together community members from different backgrounds to participate in dialogue of the broader planning interests of the entire plan area. The working group participated in eight sessions where they brought their unique perspectives and viewpoints to the table and provided detailed input to help create the Plan.

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During the project engagement Administration looked to better serve citizens, communities, and customers through a cohesive, collaborative and integrated approach that worked together as “One” for “Calgary”. Administration ensured coordination and collaboration with other City departments and active projects in the area to ensure a One City/ One Voice approach. Notably, this included collaboration with the City-wide Policy & Planning team and testing the use of the Guidebook to create the local area plan in addition to partnering with the Established Areas Growth and Change Strategy on the engagement for chapter three of the Plan.

Throughout the entire project, we held 53 in-person events and meetings, three online surveys and one (1) online presentation for the broader public and targeted stakeholders. In total over 800,000 people were made aware of the project through our communications program and we connected with over 14,800 participants online or in-person and received over 6,800 ideas and contributions across all phases. Please note that the metrics above are not inclusive of phase four, as phase four is still underway at the time of this report and will be updated to reflect participation.

Project Overview

The North Hill Communities Local Growth Planning project includes the communities of Highland Park, Mount Pleasant, Tuxedo Park, Winston Heights-Mountview, Crescent Heights, Renfrew, Rosedale, Capitol Hill, Thorncliffe - Greenview (south of McKnight Blvd) and the Greenview Industrial Area.

Through the local growth planning process, we collaborated with locals to create a future vision for how land could be used and redeveloped in the area – building on the vision, goals and policies outlined in Calgary’s Municipal Development Plan and the Guidebook for Great Communities.

The Local Area Plan (LAP) will fill gaps in communities where no local plan currently exists and replace other plans that are largely outdated.

The pilot project

The North Hill Communities Local Growth Planning project was a pilot project for The City’s planning department. This included:

- Testing a new approach to how Local Area Plans are created by undertaking local growth planning processes with multiple communities at one time, and grouping communities based on their physical boundaries, shared connections and experiences. By grouping communities together based on their shared experiences and spaces, we were able to discuss how to ensure a more complete community and able to provide a clear and comprehensive vision for growth and change at a local level across our city.
- Developing a new way of engagement and communications for the creation of multi-community LAPs that ensured a consistent and predictable approach, where the tactics and tools for delivery of the process were customized to the local context of the plan area. The engagement and communications framework piloted through this project will be utilized for future local area policy plans throughout the city.
- Partnering with the [Guidebook for Great Communities](#) and integrating the City-Wide Policy team in our processes, to test the tools and policies outlined in the proposed Guidebook at the local area plan level.

Communications and engagement program overview

The integrated communications and engagement program created provided the opportunity for citizens to participate in meaningful engagement where we sought local input and used it to successfully achieve city-wide planning goals at the local level. We also ensured the program created allowed citizens to effectively navigate and access information on local area planning to raise their capacity to effectively contribute to the project.

Throughout this pilot project we employed an iterative approach to our engagement, under the philosophy of constant improvement, where we amended our strategy based on lessons learned through each phase and tested out new tactics and techniques to have a more meaningful experience. The lessons learned have also been used to adapt the framework for future Local Area Plans.

Some of the other considerations that influenced our overall communications and engagement approach are broken out below.

Phased program

The engagement process was designed as a multi-phased approach where we collected input and shared information at key intervals throughout the planning process.

Phase 1: Discover & Discuss (Fall to Winter 2018)
Phase one was about looking to get a better understanding of the local area and your communities. Gaining a better understanding of everything that makes your community tick helped the project team proactively explore ideas with your aspirations, concerns and viewpoints in mind. The feedback from this phase help inform visioning with the working group where we developed Guiding Principles for the project.
Phase 2: Envision (Winter to Spring 2019)
Phase two was about collecting feedback connected to big ideas and beginning to identify focus areas and topics that required further exploration to inform our land use concepts and draft policies.
This input collected was be used to inform conversations with the project working group where we did a deeper dive into technical planning matters to develop draft concepts and ideas.
Phase 3: Evaluate (Summer to Winter 2019)
Phase three was about sharing the draft Local Area Plan and gathering feedback to help evaluate the draft. The feedback collected helped identify gaps and opportunities and was used to refine the final proposed plan.
Phase 4: Realize (Winter 2020)
Phase four was about sharing the final proposed plan, connecting the dots between what was heard and what was done, and closing the loop with stakeholders.

Raising the capacity of the community

Prior to starting formal engagement we started the project with an educational focus to increase peoples' knowledge about planning and development to enable participants to effectively contribute to the process. This included starting the conversation with why growth and redevelopment is important and how local area planning fits into our city-wide goals. We also took a plain language and transparent communications approach and made a customized video for the project.

In some of our engagement sessions, we also offered "Planning 101" to help increase citizens capacity to participate.

Increasing participation and diversity

Recognizing that planning can be a difficult subject matter to navigate, we employed different tactics and approaches to increase participation in the project. We also recognized that the North Hill Communities are made up of a unique and diverse population and the sections below outline how we customized our approach to ensure we removed barriers to allow for a diversity of participation.

Local context considerations

Prior to kicking off the project, the project team conducted background research on the North Hill communities and noted the following unique local context factors:

- Higher than average seniors population;
- Higher than average Chinese and Spanish speaking populations;
- Higher than average rental population;
- 18 schools within the area, including SAIT;
- Some communities are experiencing higher redevelopment rates than others;
- Cultural considerations such as; Centre Street as an extension of Chinatown, and the area known as "Little Italy," and;
- The area is a regional destination with many people travelling through the area on high-traffic corridors or visiting destinations such as the Zoo or TELUS Spark.

These factors were taken into consideration as we selected different tactics throughout the project.

Inclusive process

Throughout our engagement we worked to ensure an inclusive engagement process that considered the needs of all stakeholders and sought to remove barriers for participation. We did our best to make public engagement accessible and welcoming to all, despite resource levels or demographics that might prevent them from being included in the process. We ensured that, at the very least, all citizens in the area were aware of the opportunity to participate and knew that we were interested in hearing from them.

For this project some of the inclusive measures we took included:

- Hosted pop-up events throughout the community at existing events to bring information more directly to people in their communities and meet people where they were at
- Worked with our internal City partners such as our Neighborhood Partnership Coordinators, Community Social Workers and Calgary Housing to share information with harder to reach populations
- Ensured all public events were held at accessible venues
- Provided children's activities at public sessions to create a family-friendly environment,

- Hosted sessions across a variety of different hours and days of the week to accommodate different schedules
- Provided easily accessible information online, with the ability to provide feedback and ask questions, for those that couldn't attend an in-person session
- Offered translation services in Mandarin, Cantonese, and Spanish at in-person sessions
- Contacted seniors housing facilities in the area and offering a project presentation.
- Gave citizens the opportunity to request additional accessibility accommodations in advance of sessions through 311

Participation interests & intensity

Our engagement program was designed to cater to the different participation interests and intensity that stakeholders are willing to commit to a project. This includes having a variety of communications and engagement tactics available for involvement so that people are able to get involved at the level that best suits their needs. We selected a variety of tactics to correspond with the different interest needs of the North Hill communities.

One of the foundational pieces for our framework included the development of a multi-community stakeholder working group, designed to cater to those with more committed interests and more time to offer to the project, where we could have a more technical conversation, deeper dive into planning matters and build off the knowledge gained at each session.

North Hill Communities Working Group

Through a recruitment process, 32 members of the broader community and development industry were selected to participate in dialogue of the broader planning interests of the entire area. The working group participated in eight (8) sessions where they brought different perspectives and viewpoints to the table and acted as sounding board for The City as we worked together to create a Local Area Plan.

Grassroots conversations

Throughout our engagement we took more of a grassroots approach to create a sense of community, positive advocacy, and grassroots community participation. We achieved this by empowering stakeholders to have conversations and ignite interest about growth and redevelopment with their fellow community members. This was enabled by employing two-way conversational tools online and having discussion pieces available through Public Engagement Sounding Boards located in the community. In addition, through our pop-up events, we engaged with citizens while they were out at various destinations or events in the community to help ignite interest about planning with citizens that might not regularly attend an open house or workshop session.

Better aligning the work of The City

During our engagement we looked to better serve citizens, communities, and customers through our Program approach in a way that is cohesive, collaborative and integrated, and works together as "One" for "Calgary." Where timelines and resources allowed, we ensured coordination and collaboration with other City departments and projects to ensure a One City/One Voice approach.

This included partnering with projects and departments such as: Liveable Streets, Parks, Recreation, Calgary Housing, Real Estate & Development Services, Water Resources, City-Wide Policy (specifically the [Guidebook for Great Communities](#)), Transportation Planning and Transit and the Green Line project.

We also recognized that significant engagement had occurred in these communities prior to the start of our project, and ensured that past project feedback was also used as an input and considered throughout our process. Specifically this included past work on the [Main Streets projects](#) and the [Green Line Station Area Charrettes](#).

Clear stakeholder reporting

A goal for this project was to achieve transparency through clear stakeholder reporting and ensuring that we made connections between the input being sought and how this input would be used to inform decisions throughout the entire process. In each phase of engagement, we ensured to report back on how the previous phase's engagement and input informed and was considered in project decision making.

What did we do and who did we talk to?

Throughout the entire project, we held 53 in-person events and meetings, and one (1) online presentation for the broad public and targeted stakeholders. In total over 800,000 people were made aware of the project through our communications program and we connected with over 14,800 participants online or in-person and received over 6,800 ideas and contributions across all phases. Please note that these metrics are not inclusive of phase four, as phase four is still underway at the time of this report and will be updated prior to the Special Policy Committee on Planning & Urban Development. Details of each phase and the corresponding tactics are provided in the chart below:

Phase 1: Discover & Discuss (Fall/Winter 2018)

Highlights: <ul style="list-style-type: none"> • 18 in-person events or meetings for the public & targeted stakeholders in addition to broad online engagement. • 300,000 people made aware of this phase through a communications program. • We connected with over 6,300 participants online or in-person. • A total of over 1,300 contributions were received. 	
In-person public engagement	Metrics
Pop-up events <ul style="list-style-type: none"> • The project team set-up at high-traffic destinations to share project information, answer questions and collect feedback. • Locations for pop-up events included: Beacon Heights Safeway (2), North Hill Co-op (2), Mount Pleasant Sportsplex, Renfrew Recreation Centre. 	<ul style="list-style-type: none"> • 8 events • 200 + participants • 100 ideas and contributions
Online engagement & communications	Metrics
<ul style="list-style-type: none"> • Three (3) weeks focused on increasing knowledge of local area planning and igniting interest in the project, and recruiting applications for the working group. • Six (6) weeks focused on community conversations and collecting input to inform the project. • Ability to ask the project team questions about the project. 	<ul style="list-style-type: none"> • 6,000+ online participants • 10 questions answered • 90 working group applications

	<ul style="list-style-type: none"> 1,000+ ideas and contributions
Targeted Stakeholder Engagement	Metrics
Community Associations <ul style="list-style-type: none"> Met with each community association in the plan area to introduce the project. Including: Highland Park, Mount Pleasant, Tuxedo Park, Winston Heights - Mountview, Crescent Heights, Renfrew, Rosedale, Capitol Hill, Thorncliffe – Greenview. 	<ul style="list-style-type: none"> 9 community association meetings 60 participants
North Hill Communities Working Group <ul style="list-style-type: none"> We held one (1) workshop session with the working group. This was an introductory session that was focused on Planning 101 and introducing the Local Area Plan process. 	<ul style="list-style-type: none"> 1 session 32 members 100 + ideas and contributions
Communications campaign	Metrics
<ul style="list-style-type: none"> The City employed a communications campaign to build awareness and get people involved throughout phase one. We used Facebook, Twitter, street signs and informational displays, mailed postcards, community newsletter ads, and email updates. 	<ul style="list-style-type: none"> 300,000 individuals made aware

Phase 2: Envision (Winter/ Spring 2019)

Highlights: <ul style="list-style-type: none"> 20 in-person events or meetings for the public & targeted stakeholders in addition to broad online engagement. 800,000 people made aware of this phase through the communications program. We connected with over 4,600 participants online or in-person. A total of over 2,800 contributions were received. 	
In-person public engagement	Metrics
Pop-up events <ul style="list-style-type: none"> The project team set-up at high-traffic destinations to share project information, answer questions and collect feedback. Locations for our pop-up events included: Thorncliffe Greenview Community Association, Winston Heights Family Day Celebration, Central Landmark Chinese Market, Renfrew Recreation Centre, SAIT, the bus stop at Centre Street & 18 Avenue North and Lina's Italian Market. 	<ul style="list-style-type: none"> 8 events 200 + participants 100 ideas and contributions
North Hill Communities Tradeshow	<ul style="list-style-type: none"> 1 event

calgary.ca/NorthHill

<ul style="list-style-type: none"> • Unique opportunity to learn specifically about the North Hill Communities project and provide feedback; • Opportunity to learn about other City projects and services active in the North Hill Communities area in a <i>one-stop shop</i>. • “Planning 101” educational opportunity for all attendees where we hosted a recurring 30-minute presentation that aimed to demystify City planning. 	<ul style="list-style-type: none"> • 300 tradeshow participants • 100 planning 101 attendees • 250 ideas and contributions
Online engagement & communications	Metrics
<ul style="list-style-type: none"> • Three (3) weeks focused on sharing updated project information, reporting back on what was done with previous input and collecting input and feedback to inform this phase of the project. 	<ul style="list-style-type: none"> • 4,000+ online participants • 800+ ideas and contributions
Targeted Stakeholder Engagement	Metrics
Community Associations <ul style="list-style-type: none"> • Offered to meet with all of the community associations in the plan area to provide an update to their boards of directors on the project and our progress. • Attended six (6) meetings with: Highland Park, Mount Pleasant, Tuxedo Park, Winston Heights-Mountview, Renfrew, and Rosedale. We connected with 42 participants through these meetings. 	<ul style="list-style-type: none"> • 6 community association meetings • 42 participants
North Hill Communities Working Group <ul style="list-style-type: none"> • We held three (3) separate workshop sessions with the working group. • The topics at these sessions included: Community Assets & Amenities, Street Level Activity, and Function & Scale 	<ul style="list-style-type: none"> • 3 sessions • 32 members • 1000 + ideas and contributions
Main Streets Business Owners & Landowners <ul style="list-style-type: none"> • We held one (1) workshop for business owners and landowners along the four Main Streets in the plan area to discuss current challenges and future opportunities. 	<ul style="list-style-type: none"> • 55 participants • 500 + ideas and contributions.
Greenview Industrial Area Business Owners & Landowners <ul style="list-style-type: none"> • We held one (1) workshop for business owners and landowners in the Greenview Industrial Area to discuss current challenges and future opportunities. 	<ul style="list-style-type: none"> • 31 participants • 200 + ideas and contributions.
Communications campaign	Metrics
<ul style="list-style-type: none"> • The City employed a communications campaign to build awareness and get people involved throughout phase two. • The tactics we used included: Facebook, Twitter, street signs and informational displays, community newsletter ads and editorial content, Councillor communication channels, posters at high traffic community destinations, digital online banner advertisements, mailed letters, advertisements translated into simplified and traditional Chinese in Sing Tao and Trend Weekly newsletters, news 	<ul style="list-style-type: none"> • 800,000 individuals made aware

spots on Global, CTV, CBC news, Country 105 radio, and Livewire online news blog and email updates.	
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Phase 3: Evaluate (Summer / Fall 2019)

Highlights: <ul style="list-style-type: none"> • 13 in-person events or meetings for the public & targeted stakeholders in addition to broad online engagement. • 500,000 people made aware of this phase through a communications program. • We connected with over 3,950 participants online or in-person. • A total of over 2,700 contributions were received. 	
In-person public engagement	Metrics
Pop-up events <ul style="list-style-type: none"> • The project team set-up at existing community events in the summer to share project updates. • Locations for our pop-up events included: Highland Park Stampede BBQ and the Mount Pleasant Stampede breakfast. 	<ul style="list-style-type: none"> • 2 events • 100 + participants
Draft plan review sessions <ul style="list-style-type: none"> • We held two (2) draft plan review sessions in phase three where we shared the draft plan and collected feedback. • These sessions were held at Renfrew Community Association and Highland Park Community Association. 	<ul style="list-style-type: none"> • 2 events • 150 participants • 250 ideas and contributions
Online engagement & communications	Metrics
<ul style="list-style-type: none"> • Two (2) weeks focused on sharing updated project information, including the draft plan, reporting back on what was done with previous input and collecting input and feedback to inform changes to the draft plan. 	<ul style="list-style-type: none"> • 3,600 + online participants • 1,000 + ideas and contributions
Targeted Stakeholder Engagement	Metrics
Community Associations <ul style="list-style-type: none"> • We held two (2) presentations for Community Association board members to attend and review the draft plan. 	<ul style="list-style-type: none"> • 2 meetings • 8 community associations • 22 participants
North Hill Communities Working Group <ul style="list-style-type: none"> • We held three (3) separate workshop sessions with the working group. • The focus of these sessions were on reviewing draft components of the plan and refining policies and concepts. 	<ul style="list-style-type: none"> • 3 sessions • 32 members • 1,000 + ideas and contributions
Main Streets Business Owners & Landowners <ul style="list-style-type: none"> • We held one (1) workshop for business owners and landowners along the four Main Streets in the plan area to review the draft plan. 	<ul style="list-style-type: none"> • 18 participants • 100 + ideas and contributions.
Greenview Industrial Area Business Owners & Landowners	<ul style="list-style-type: none"> • 12 participants

<ul style="list-style-type: none"> We held one (1) workshop for business owners and landowners in the Greenview Industrial Area to review the draft plan. 	<ul style="list-style-type: none"> 50 + ideas and contributions.
Development Industry <ul style="list-style-type: none"> We held one (1) workshop for members from the Development Industry to review the draft plan. 	<ul style="list-style-type: none"> 18 participants 100 + ideas and contributions.
Youth Engagement <ul style="list-style-type: none"> In addition to providing youth engagement opportunities at the tradeshow, we held a session with the GradeSix students at Rosedale School. 	<ul style="list-style-type: none"> 35 students 200 + ideas and contributions
Communications campaign	Metrics
<ul style="list-style-type: none"> The City employed a communications campaign to build awareness and get people involved throughout phase two. The tactics we used included: Facebook, Twitter, street signs and informational displays, community newsletter editorial content, Councillor communication channels, digital online banner advertisements, mailed postcards and email updates. 	<ul style="list-style-type: none"> 500,000 individuals made aware

Phase 4: Realize (Winter 2020)

Highlights: <ul style="list-style-type: none"> 2 in-person meetings for targeted stakeholders Online presentation and information sharing Frequently asked questions and final closing of the loop on the engagement process. No contributions as the purpose of this phase is information sharing. Full metrics were not available at the time this report was drafted and this section will be updated prior to the Special Committee on Planning & Urban Development on March 4. 	
Online information sharing	Metrics
Online presentation <ul style="list-style-type: none"> A presentation providing an overview of the project and final plan was provided online for stakeholders to watch. Frequently asked questions were updated and provided on the project website, in addition to the final engagement summary and proposed plan. 	<ul style="list-style-type: none"> Metrics not available at the time of this report and will be updated.
Targeted Stakeholder Engagement	Metrics
Community Associations <ul style="list-style-type: none"> We held one presentation for Community Association board members to attend and review the final plan. 	<ul style="list-style-type: none"> 1 meetings 9 community associations 20 participants
North Hill Communities Working Group <ul style="list-style-type: none"> We held one session with the Working Group. 	<ul style="list-style-type: none"> 1 session 32 members

<ul style="list-style-type: none"> The focus of this session was to share the final proposed plan and close the loop on the working group process. There are 32 participants in the Working Group. 	
Communications campaign	Metrics
<ul style="list-style-type: none"> The City employed a communications campaign to build awareness and get people involved throughout phase two. The tactics we used included: Facebook, Twitter, community newsletter advertisements and editorial content, Councillor communication channels, and email updates. 	<ul style="list-style-type: none"> Metrics not available at the time of this report and will be updated.

What did we hear and how was feedback considered?



* Graphic recording of feedback received at the North Hill Communities Tradeshaw on March

The following chart represents the high-level themes that were received throughout the entire project, and a response from the project team on how this influenced or was considered in the final proposed plan.

Theme from engagement	Response from project team
Theme: Density and redevelopment	
<ul style="list-style-type: none"> Citizens believe density and redevelopment can have benefits such as; an increase in amenities and other improvements to the area. However, there are fears that too much density or development not done right, can negatively impact the community. Citizens expressed the need for thoughtful development and smart density within the North Hill 	<ul style="list-style-type: none"> Local area planning is a comprehensive approach to envisioning and planning for where and how growth and change occurs in communities. Through the local area planning process, The City, working with area residents and stakeholders, identifies: where growth should be focused, what specific local policies may be required to realize great development and how growth can be

<p>Communities. Comments identify a variety of heights and building uses appropriate for specific focus areas and want to ensure that a variety of redevelopment will support a diverse population in terms of their needs and preferences.</p>	<p>supported through social and physical investment.</p> <ul style="list-style-type: none"> • The North Hill Communities project has identified strategic areas where future growth should be focused. These include: along Main Streets, within transit station areas and activity centres. The plan also envisions continued incremental growth in primarily residential areas through low-density housing such as single-detached, semi-detached, and row housing. A key principle of the plan is to provide for a variety of housing types to meet the needs and preferences of a diverse population. • The scope of work for the Local Area Plan does not include land use rezonings.
<p>Theme: Pedestrian and bike access</p>	
<ul style="list-style-type: none"> • Citizens expressed desire for improved pedestrian and bike infrastructure to promote a reduction of car use in the area and improve alternate mobility choices. • Citizens value a walkable and accessible community and want to see enhancements to pedestrian and cycling infrastructure. 	<ul style="list-style-type: none"> • Through the local area planning process, the project team has worked with area residents and internal city departments to identify opportunities for improving pedestrian and bike infrastructure. This provides area residents greater mobility options beyond the private automobile. This includes things such as: identifying missing pedestrian/cycling connections or links, as well as considering improving east-west cycling connections. • The plan identifies high-level goals related to these specific types of mobility improvements that will help inform future investments and improvements in the area.
<p>Themes: Amenities and local business</p>	
<ul style="list-style-type: none"> • Citizens expressed a desire for more local businesses and a diversity of retail offerings in their communities. • Citizens value many of the existing services and businesses in the area and would like to see redevelopment that helps strengthen these as well as the creation of new businesses and complementary uses that make North Hill a vibrant community for residents, and a destination for visitors. 	<ul style="list-style-type: none"> • Local businesses and amenities require a certain population base to be viable and successful. By accommodating for additional residents in our communities, the draft plan helps support a greater number and broader diversity of retail and commercial businesses. This includes along the area's Main Streets, neighbourhood activity centres, and near existing and future transit.

Theme: Parks, Open Space and Trees	
<ul style="list-style-type: none"> Citizens value green space and have a desire to increase, preserve and protect current green and open spaces in the area. Citizens also shared strong value for mature trees and tree-lined streets and want to see these maintained and protected through redevelopment. 	<ul style="list-style-type: none"> The plan recognizes the importance and role parks in the area play not only for local area residents but also the wider city. The draft plan identifies parks based on their general use and function within the North Hill Communities. For example, large regional parks and facilities such as Confederation Park and the Renfrew Athletic Fields and Aquatic Centre provide recreation opportunities for residents of all the North Hill Communities and beyond, while parks such as Munro Park and Tuxedo Park serve a more local function. In addition, the draft plan includes policies that seek to retain existing street trees, particularly on heritage boulevards.
Theme: Community and character	
<ul style="list-style-type: none"> Citizens value the unique community feel and character that exists in their communities and want to ensure this is recognized and/or maintained as the area grows and evolves. 	<ul style="list-style-type: none"> Community character is a complex concept with many layers and individual interpretations. From an urban planning perspective, the draft plan considers aspects of community character connected to the future natural and built form. Specifically, the draft plan outlines: what types of buildings make sense where; the building scale that is appropriate in different locations; policy direction for locations with unique conditions, circumstances or characteristics; goals for supporting growth in the area. Community character is often associated with building character – primarily the building architecture/design or natural building character that is developed over time. It is ultimately up to each property/landowner to determine if/when they want to revitalize or replace a building. The City has heritage preservation tools for buildings that are legally protected and are on the heritage resource inventory list.

	<ul style="list-style-type: none"> Although new development will alter the aesthetics of the community, it is incremental and over time today's new buildings will become reflections of a past architectural period and inherently grow character as they age. There are portions of the North Hill Communities that have concentrations of heritage assets that warrant additional study and planning. Heritage assets are privately owned structures, typically constructed prior to 1945, that significantly retain their original form, scale, massing, window/door pattern and architectural details or materials Heritage Planning Areas have been applied in areas that have high concentrations of heritage assets and these areas are conceptually shown in Appendix C of the Plan. In addition to identifying where concentrations of heritage assets are located, the Heritage Planning Areas are intended to allow for the future application of policy tools to encourage heritage retention and preservation as well as more contextually compatible development.
Theme: Green Line	
<ul style="list-style-type: none"> Citizens identified Green Line as an exciting opportunity for these communities and citizens want to ensure that it is thoughtfully integrated into the community. 	<ul style="list-style-type: none"> The Green Line project team is evaluating stage 1 design and is committed to building this stage within our approved budget of \$4.9 billion. This work will help determine how the Green Line will integrate within the communities. The North Hill Communities local area plan envisions how new development along the Green Line can best integrate into the community while also ensuring the benefits associated with improved transit mobility and access are maximized for locals and businesses in the area. A key focus of the draft plan is the type and scale of development surrounding transit stations, noted primarily through the maps.
Theme: Transit Access	

<ul style="list-style-type: none"> • Citizens felt transit has improved access to the North Hill communities and specifically the Greenview Industrial area, and there is potential to grow and increase vibrancy in the area. 	<ul style="list-style-type: none"> • Through investment such as the recent MAX Orange BRT as well as Green Line LRT, mobility options in these areas are expected to improve. • An important principle of the plan is to provide greater housing options for people to live near varied mobility options including transit. Greater transit ridership helps support the transit network and service.
Theme: Parking and Traffic	
<ul style="list-style-type: none"> • Citizens shared that solutions are needed to address both parking concerns and traffic congestion within the area. This was raised as a critical item necessary to support current and future businesses in the area, as parking and traffic is a big issue along the Main Streets and in the Greenview Industrial Area. 	<ul style="list-style-type: none"> • The plan does not directly respond to parking and traffic issues; however, the plan has identified goals for supporting growth in the area that can be reviewed and may be implemented by other City departments. • The Transportation Department reviews the plan to determine what upgrades to the transportation network may be required to support the vision set out in the plan.
Theme: Draft Plan Comments – Chapter 1 (Vision & Maps)	
<ul style="list-style-type: none"> • Citizens suggested revisions to the vision and guiding principles to recognize the uniqueness of the North Hill Communities. 	<ul style="list-style-type: none"> • Revisions have been made to the vision statement and core ideas (formerly guiding principles) of the draft plan. The vision statement has been reworded to be future focused and include more affirmative and aspirational language to describe how growth will be accommodated over the next 30+ years. The guiding principles have been renamed core ideas to align more closely with terminology used in other local area plans. These core ideas have been edited to include additional local context to make them more specific to the North Hill Communities. • The vision statement and core ideas are intended to be the overarching guidance for the entire policy document. They are planned to support the strategies of the policy, represent the goals for the community, and reflect the city-wide vision of the Municipal Development Plan and the Guidebook for Great Communities. By their nature these sections are intended to be high level

	objectives and not include a lot of detail.
<ul style="list-style-type: none"> Revise the history section to better reflect the unique history of this area including references to important historic elements in the communities. 	<ul style="list-style-type: none"> The project team completed further research of the history of the area. In response, some additional local specific content was added to this section with emphasis on the significance of this area. The intent of the History section is to provide a general historical overview for North Hill highlighting events that have shaped the communities.
<ul style="list-style-type: none"> Citizens suggested changes to consider a 'more nodal, and less linear', land use concept. 	<ul style="list-style-type: none"> The project team has completed their investigation of different land use options in response to comments received from the North Hill Working Group and the broader public. An evaluation of all feedback gathered during Phase 3 Engagement indicated that there were many different perspectives to consider. Comments from the North Hill Working Group generally supported nodal intensification; however, other community stakeholders were more supportive of a pattern which followed existing intensification areas and respecting the existing context. Based on this analysis minor changes have been made to maps 3 (Urban Form) and 4 (Building Scale). The future growth concept is intended to build upon the existing development pattern and focuses intensification along main streets, activity centres, and adjacent to future LRT stations. There are areas of the plan where a nodal development pattern is envisioned. These areas include major intersections and transit planning areas, such as the intersection of 16 Avenue N and Centre Street N.
Theme: Draft Plan Comments – Chapter 2 (Development Policies)	
<ul style="list-style-type: none"> Citizens made suggestions to include policies that help mitigate the impact of higher scale development on lower scale development such as along 8th, 12th, and 20th Avenues N. 	<ul style="list-style-type: none"> The Plan includes policy which seeks to mitigate the impacts of higher scale redevelopment when located in a lower scale context by requiring buildings to stepback at or below the fourth storey. This would be in

	addition to the contextual rules of the land use bylaw and the policies of the Guidebook for Great Communities. Exceptions to this rule would only be considered where development demonstrates an appropriate transition through other design tools.
Theme: Draft Plan Comments – Chapter 3 (Supporting Growth)	
<ul style="list-style-type: none"> Citizens provided feedback to help us define supporting growth objectives and implementation options that would help achieve those objectives. 	<ul style="list-style-type: none"> The Chapter 3 goals and objectives support the vision set out in the plan. These goals were drafted based on working group and community feedback, city departmental input and review, as well as the direction of the Municipal Development Plan. In response to additional information gathered, three additional objectives were added as well as numerous implementation options (found in the Appendix). The North Hill Communities project team has been working closely with The Established Areas Growth and Change Strategy team and feedback gathered to date will also assist that project to define tools to realize the objectives and implementation options.

Participant demographic breakdown

Below is the comprehensive breakdown of demographics for all that responded to our demographic survey across all phases.

What community do you reside in?	
Capitol Hill	8%
Crescent Heights	13%
Mount Pleasant	23%
Tuxedo Park	7%
Winston Heights-Mountview	9%
Highland Park	10%
Thorncliffe-Greenview	4%
Renfrew	17%
Rosedale	3%
Other	6%

How would you classify your relationship with the plan area?	
I live here	65%
I work here	9%
I play here (recreate, worship, shop, eat, etc.)	19%

I go to school here	5%
Other	2%

How long have you lived in the area?	
Under 1 year	4%
1 – 2 years	9%
3 – 5 years	21%
6 – 10 years	12%
11 – 20 years	36%
20+ years	28%
I don't live here	2%

Do you own or rent your home?	
Own	85%
Rent	15%

How old are you?	
Under 18	10%
18 – 24	7%
25 – 34	14%
35 – 44	20%
45 – 64	26%
65+	26%

What gender are you?	
Male	35%
Female	58%
Other	2%
Prefer not to say	5%

Engagement summaries & what we heard reports, by phase

To review the detailed engagement summaries and what we heard reports created for each phase of engagement, in addition to an overview of the working group engagement activities, please visit the links provided below.

- **Phase One: Discover & Discuss**
 - [Detailed What We Heard Report](#)
- **Phase Two: Envision**
 - [Detailed What We Heard Report](#)
- **Phase Three: Evaluate**
 - [Detailed What We Heard Report](#)
- **North Hill Communities Working Group**
 - [Summary of Activities](#)

Stakeholder Letters

Crescent Heights Community Association



February 25, 2019

Crescent Heights Community Association
1101 - 2nd Street NW
Calgary, Alberta
T2M 1V7

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

Re: North Hill Communities – Local Area Plan – Final Proposed Plan

We respectfully include our previous letter stating our concerns with the Local Area Plan (LAP) draft from January 30th 2020 to this submission. The majority of our concerns included in the January 30th letter have still not been addressed to our satisfaction in the Final Proposed Plan and we will not support the Plan until these items are addressed or responded to in some detailed fashion.

Our first concern listed was with timelines and the unsustainable pressure on our volunteer base to respond to items in such a speedy manner. The first viewing of the final plan was on February 18th, 2020 to us as members of the Working Group. Our independent review and this corresponding letter to PUD needed to be submitted a mere one week and one day later. This is untenable, particularly as we are also grappling with the revised alignment of the Greenline. More importantly, the general public will have only had the ability to see the Plan from February the 24th to the 25th, and submit letters to PUD on the 26th. We understand that the community and its residents will be able to attend the Public Hearing scheduled for April 27th, 2020, but even this leaves us little time to get important information out to the community and parallels the Greenline engagement and response times. We strenuously object to the time lines that we have been presented with and feel that this impedes our ability to achieve meaningful feedback and the ability to work together to achieve a desired result.

Due to these same time constraints, we have been unable to do an in depth review of the changes to either the Guidebook or the Local Area Plan. As per our letter of January 30th (and further detailed there) we wish to underline the following main areas:

1. Timelines

Unattainable and unsupportable by a volunteer organization.

The revised alignment of Greenline and subsequent decisions and impacts that will be coming in the future further influences this Plan and are not adequately addressed and create a number of unknown influences that may impact our communities structure and composition. We believe that until this is better known, this Plan adoption must be delayed.

2. Local Area Plan Contents

We have been unable to undergo a thorough review of the changes to the Guidelines as they pertain to Section 2.32. We find it concerning that changes were made to the Guidebook to reflect the Local Area Plan rather than the Local Area Plan adhering to the original direction. These last minute changes to bring both documents into alignment seem hasty and potentially ill considered when communities such as ours do not have adequate time to respond.

We continue to ask for the identification and recognition of individual community characteristics and the inclusion of community specific policies. Target, or existing, populations are not addressed in the Plan whatsoever and we can not comprehend the projected population for our community and how population changes would be handled in triggering plan changes or achieving goals. Furthermore, the potential impact of Greenline on subsequent traffic patterns is not in any way addressed in this Plan. How can such a major infrastructure change not be incorporated into our Local Area Plan?

3. Characteristics/Urban Form

The LAP now contains a section on Heritage areas (Section 2.13) which partly addresses our concerns and desire for a recognition of an alternate urban forms category. This is, in reality, merely an objective, and there is no guarantee that this will become a statutory policy. We further believe that this should be located in the Guidebook, so that all future communities can benefit should it become policy. We continue to have concerns over this aspect of the Plan and the lack of certainty it brings to our community.

4. Tree Canopy/Open space

We have now formally requested firmer and more meaningful policies under these areas twice, and it continues to remain unaddressed in the Final Local Plan.

In our previous feedback we made the following requests:

- Include firm policy wording on the protection of the tree canopy. Introduce enforceable legislation that supports this. Develop meaningful penalties if not followed;
- Detail how to “support and expand” the tree canopy in an ever-denser urban form;
- Introduce meaningful and actionable policy and plans to protect, enhance and expand our open spaces.

We do not see any real commitment in this plan to have our amenities, including parks, open space and tree canopies, maintained, improved, and considered in light of the anticipated increased density.

For the reasons listed above and those in our letter from January 30th, 2020 (below), the Crescent Heights Community Association does not support the North Hill Communities – Local Area Plan – Final Proposed Plan as submitted. We would like the opportunity to continue to work with the planning group to resolve our issues and find solutions in a reasonable time frame, with considerations for the other planning related issues that our community is currently addressing. It is in the best interests of all involved that this Plan be the best it can be.

We are hopeful that this groundbreaking multi-community plan can be achieved to our mutual satisfaction. We are eager for the plan to be a successful project for future communities to aspire to and hope that Council and the City will consider our concerns.

Sincerely,

By email only

Simonetta Acteson, Director of Parks,

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



January 30, 2019

Crescent Heights Community Association
1101 - 2nd Street NW
Calgary, Alberta
T2M 1V7

Attention: Troy Gonzalez, RPP, MCIP
Senior Planner | Community Planning
Planning & Development
The City of Calgary

Dear Troy,

Re: North Hill Communities – Local Area Plan – Revised Draft

The Crescent Heights Community Association (CHCA) appreciates this opportunity to give the planning group our second round of feedback on the draft North Hill Communities Local Area Plan (the Plan). For the purposes of transparency with the group of communities participating in the Local Area Plan, we will be sharing this response with representatives from the other community associations.

We begin by saying that there are a number of elements in the Plan which we support and feel respect the needs of our community. These include the objectives and goals around Main Streets as well as policies and objectives that identify supporting design improvements, connections and beautification, to mention a few.

We also understand and appreciate that this is a huge undertaking for the City, and that we are the first group of communities to be put through this process. Because we are the test case, we feel it is even more important that the City take the time and care necessary before adopting plans that have not been fully tested on how they will be used by both the City and the communities they serve.

We continue to have concerns with the content, or in some cases, lack of content, as well as additional aspects of the Plan. Most especially we consider the timing of this Plan to be out of sync with the tools that we are told will be coming. It is almost impossible to truly gauge how this Plan, and the associated Guidebook for Great Communities will work without all the pieces in place. We refer most specifically to heritage tools and low density residential provisions that we are advised are to be added or changed. Until those items are fleshed out, we do not support the ratification of the Plan in its current form.

The exercises you had us participate in during the last session, using the Guidebook and the Plan to evaluate a proposed development, brought home what a large leap this will be for the many dedicated volunteers we have, and how it will necessitate even more of their valuable time to fully grasp applying either of these documents. This is concerning and we hope that the City will include training for volunteers as part of the Plan adoption process.

We have organized our feedback into four main categories: timelines; contents; characteristics/urban form; and tree canopy/open space.

1. Timelines

As City employees, it is your job to complete work on the plan in a timely manner. As volunteers with multiple other responsibilities and using our “spare” time, we are struggling to find the time to reasonably review and respond to drafts. We respectfully request that review and response times be extended to six weeks or more so that we can properly advise our CA, and allow for adequate time to receive, assimilate and return feedback. This would allow for at least one CA Board meeting circuit between workshops and revision needs.

For example, the most recent draft was submitted to us on December 20th. The next working group session was scheduled for January 15th. We typically do not do volunteer work over the holidays, so this effectively gave us less than two weeks to review the draft, determine if any changes made reflected our previous feedback and report to the board at our meeting on January 14th. Reports to the board on the January 15 session was sent by email. This was followed by meeting with stakeholders to gauge the need for, and nature of, our response. We were asked to provide feedback ASAP. Our board does not meet again until February 11th. Wading through multiple responses and suggestions takes time and we want to reflect as large of a segment of our community’s wishes as thoroughly as possible. This is all completed using volunteer time. We hope you can appreciate the need for additional time in assessing and responding to a plan that will significantly change the way our community is envisioned in the future.

2. Local Area Plan Contents

In the Guidebook for Great Communities, under Section 2.32, we are provided with direction for what should be included in a Local Area Plan. We see gaps in this direction and the draft Local Area Plan. Below we copy and reference from pages 86-87 of the guidebook (in italics). Most specifically we see the following (our comments are contained in parentheses where applicable):

Chapter 1: Visualizing Growth

a. Identification of attributes:

- i. *Community demographics and trends* (not included either by individual community or by total)
- iii. *ecological assets* (park spaces are shown but there is no descriptors or definitions – i.e., school, playing fields, natural area, playground, etc.)
- iv. *Heritage or Cultural assets* (no identifications associated with Map 2)
- vii. *recreation and community facilities* (not identified, nor their current or potential capacities)
- viii. *special view corridors* (not identified)
- x. *mobility infrastructure* (roads are shown, no alleys, no pathways or bike routes)

b. The plan should support:

- iv. *protection and enhancement of natural areas and ecological functions* (we do not feel that the Plan has addressed this in any meaningful way)
- v. *recreation, civic, arts and cultural opportunities* (not identified therefore not supported)
- vi. *architectural, urban and natural features that contribute to a feeling of local identity and sense of place* (since these are not identified in the Plan, the Plan does not support these)

Chapter 2: Enabling Growth

- e. *A local area plan shall contain strategies for achieving the vision of the plan, including, but not limited to, community-specific policies for urban form categories, mobility, or amenities that supplement those contained within the Guidebook as necessary* (we do not see any community-specific policies – the Appendix contains some community-specific targets, but is not statutory)
- f. *Existing or new landmark sites or gateway sites and key view corridors should be identified, if applicable, and community-specific policy should be included to guide future development in these areas.* (we do not see any identification or community-specific policies)

j. Local Area Plans are encouraged to conduct water and sanitary analyses to understand the impact of projected growth on the utility network. (a clause or requirement for this analysis has not been included in the Plan).

Chapter 3: Supporting Growth

We do not see agreement between the Plan and the direction intended in the guidebook for this chapter. Policies for current and future amenities and infrastructure and strategies for their funding are not included in the Plan. Implementation actions have been identified in an Appendix, but strategies for funding are not identified. In addition, there is no identification of a priority of investments, identification of roles, identification of what tools (planning or financial) can be used, or the the identification of a complete community through the creation of an "Asset Map and List".

These items are listed in the direction provided and are copied below:

k. Local area plans should:

- i. identify the elements of a complete community (as referenced in the Municipal Development Plan) over a time horizon of growth and change in the plan area, through the creation of an "Asset Map and List" reflective of continual growth and change as described in Chapter 4 of the Guidebook;*
- ii. provide guidance to The City for future service plan and budget considerations and recommendations;*
- iii. identify the priority of investments for the community, taking into account the current status of the infrastructure and amenities and the plan for future growth and change;*
- iv. acknowledge that the timing of investment may be guided by external factors including service and activity levels, priorities identified in the plan, and the state of existing assets;*
- v. identify the roles for different city builders in supporting implementation (the City, developers, residents and businesses);*
- vi. identify and recognize the range of planning and financial tools that could support implementation; and,*
- vii. be reviewed at a regular frequency as investment and actions are made towards plan goals.*

We also call attention to the following from the Municipal Development Plan:

"2.3.2 Respecting and enhancing neighbourhood character

Objective *Respect and enhance neighbourhood character and vitality*

Policies

d. Ensure that the preparation of Local Area Plans includes community engagement early in the decision making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods."

In our opinion the Local Area Plan does not meet this Objective or Policy. Our Community was engaged, but in our opinion the engagement process was steered entirely to accommodate growth and did not provide an opportunity to identify our local character, or community needs. Appropriate transitions were discussed.

We want to see, as outlined above in the guidebook direction, considerably more community specific details, and the application of community specific policies.

3. Characteristics/Urban Form

For the purposes of our feedback we have grouped these items together. As pointed out above, there has been no effort in the Plan to identify individual community characteristics or assets, or to address the possible need for the recognition of alternate urban forms categories due to a desire to maintain certain characteristics. In our opinion

this is a major failing of the Plan. The process for overlaying new urban form over an existing urban form should include recognition of forms or places where a community wants to see effort to maintain its current state. If identified during the working session process, this has not been transferred to the Plan.

Our existing Crescent Heights Area Redevelopment Plan identifies several Goals, Objectives and Guidelines. Objectives such as:

- *Ensure new development is as sensitive as possible to the neighbouring housing.*
- *Recognize and attempt to preserve the historic character of the community.*
- *The character of the existing low density residential areas should be maintained while appropriate new development is encouraged.*

Clearly these objectives collide with the direction of the Plan. We believe that community residents do not fully understand how the policies in the Plan substantively change these prior directions. Certain areas in our community deserve to have the spirit of these objectives protected and maintained. These areas reflect elements of our community character in architectural style and history of place. They provide perspective and grounding. As a community we are told that policy in the form of heritage tools will be forthcoming, but these can't be guaranteed and the details of how, what, or where these tools are to be applied are not yet available. In our opinion these tools need to be in place and where they would be applied needs to be shown in the plan before it may be ratified.

As a community, Crescent Heights has accommodated growth and welcomed increased density on a consistent basis. According to the City census (2016) 62% of our dwellings are in the form apartments, 8% in semi-detached, and only 27% of our community is in the form of single detached. A certain number of those 885 single detached homes are also newer infill development of various ages. As comparison, Rosedale has 81% of its population in single detached dwellings, 7% in semi-detached and 8% in apartment form. Renfrew to our east has 31% in single detached, 25% in semi-detached and 32% in apartment form. We already provide a significant quantity of denser urban form. We can accommodate more density, there is opportunity to further densify in various parts of our community in land use districts that already provide for additional density. We want tools that allow us to identify and direct densification in particular areas, and tools to encourage maintaining scale, detailing, and massing that helps our community retain a significant expression of its character.

In our letter dated December 12th recommended the following: Create another urban form category that reflects the existing historic scale and density and work with communities to define where, or if at all, this category could be maintained. We stand by that request and ask again that it be included. A mere promise that it may be coming is not sufficient.

Much of this desire is tied to our identification of our tree canopy as being one of our most important and valuable assets.

4. Tree Canopy/Open space

In our previous feedback we made the following requests:

- Include firm policy wording on the protection of the tree canopy. Introduce enforceable legislation that supports this. Develop meaningful penalties if not followed;
- Detail how to "support and expand" the tree canopy in an ever-denser urban form;
- Introduce meaningful and actionable policy and plans to protect, enhance and expand our open spaces.

In Section 3.1 of the Local Area Plan, there are four goals listed. The fourth goal is "Greening the City" which is described as "Conserving, protecting, and restoring the natural environment...". In section 3.2, objective 15 is: "Support and expand the tree canopy throughout the plan area."

In our opinion the Plan falls short on fulfilling this goal or objective and does not offer enough either in its content, policies or tools to accomplish this.

We believe that there is, or should be, universal agreement that tree canopy and open space are some of the greatest contributors to a city. These elements offer ecological refuge, sound deflection, shade, refuge, experiences of joy, social and emotional benefits, and aid in the overall wellness of both the natural environment and the people who live there.

We also believe that with a denser urban form it is virtually impossible not to lose significant trees and vegetation. When a small bungalow on a 50-foot lot is removed and replaced with a four-unit development, it is unlikely that any mature vegetation on that parcel will be retained. Replacement requirements can in no way replace the mature trees and bushes that originally populated that space. We encourage the City to continue its efforts towards resolving this, perhaps by initiating "price per tree" fee that requires developers to have trees inventoried before removal, a price allocated and paid, and a fund created that is used specifically to replace the tree in the general vicinity or contribute to a reciprocal green effort in the community. We would like to see specific policy in the Plan that addresses this.

It is also even more important that in these circumstances the City make every effort to retain, or where applicable, begin replacement ahead of perceived life cycle expectations in City owned lands. The wording in Section 2.1, policy 4 (copied below) remains "should" versus "shall" which of course have very different meanings.

*Existing mature vegetation **should** be retained in City boulevards, in particular heritage boulevards identified on the City's Inventory of Evaluated Heritage Resources, as well as in private landscaped areas along streets to maintain a consistent streetscape, help manage stormwater, and retain tree coverage along streets.*

We strongly ask that this policy be reworded and that the policy read:

*Existing mature vegetation **shall** be retained in City boulevards, in particular heritage boulevards identified on the City's Inventory of Evaluated Heritage Resources, to maintain a consistent streetscape, help manage stormwater, and retain tree coverage along streets.*

Linking back to our #3: Characteristics/Urban Form, we believe that by identifying and providing tools that can maintain existing scale, detailing, and massing in specific areas in our community also means that areas with the original housing form will retain some of the private tree canopy that currently exists in many places in our neighbourhood. No one can prevent an individual owner from chopping down trees, but community-driven incentives can help increase awareness of the importance of them to our community experience.

Policy 4 above could be further developed into a companion policy to support this:

Existing mature vegetation should be retained in private landscaped areas, in particular along streets, to maintain a consistent streetscape, help manage stormwater, and retain tree coverage along streets.

Lastly, there is very little included in the Local Area Plan that specifically addresses how our parks and amenities will survive and flourish as a significantly larger population accesses these resources.

Under 3.2, item 4 the objective states:

4. Improve safety and comfort in existing parks and, where feasible, support a broader range of complementary uses that cater to diverse groups of users.

This objective only addresses “safety and comfort” and further supports increased use and uses. We ask again that the Plan ensures (or at minimum has an objective or policy) that increased use will be matched with increased maintenance and protection and, even more relevant, the creation of new green and open spaces when achievable. How this would be evaluated, and what resources might be available are other strategies we would want to see included.

We thank you for the opportunity to give you our feedback as a board. We hope that you will find our comments and suggestions of benefit to this process. We may want to submit additional feedback at a future date. It is, again, our sincere hope that the Plan can undergo significant changes that will reflect our concerns and suggestions.

Sincerely,

By email only

Simonetta Acteson, Director of Parks,

North Hill Communities Working Group, CHCA Representative

and

Kirstin Blair, President

On behalf of the Crescent Heights Community Association

cc. Dale Calkins, Senior Policy & Planning Advisor, Ward 7

Renfrew Community Association

Rosedale Community Association

Capital Hill Community Association

Highland Park Community Association

Mount Pleasant Community Association

Tuxedo Community Association

Winston Heights/Mountview Community Association

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8

Tuxedo Park Community Association



Tuxedo Park Community Association

202 – 29th Avenue NE
Calgary, Alberta T2E 2C1
Phone (403) 277-8689

February 23, 2020

North Hill Communities Local Growth Planning Project
Box 2100, Station M
Calgary, AB T2P 2M5

Attention: Troy Gonzalez

RE: Draft North Hill Communities Local Area Plan

The Tuxedo Park Community Association has reviewed the subject plan as presented at the final working group session on February 18, 2020. We have several very serious concerns regarding the plan in its current form and ask for an extension until they can be addressed:

1. With the recent announcement of the realignment of the Green Line, we are very concerned about the intersection of 16th Avenue and Center Street North. The proposed realignment would have train traffic crossing the TransCanada highway at grade, disrupting traffic flow and traffic density. There is currently no plan for pedestrian traffic at this vital intersection.
2. Couple the increased train traffic and its pedestrians with the increased building scale around that intersection of allowable 26-storey residential/commercial buildings and the massive increase to pedestrian traffic that will create and 16th Avenue and Center Street becomes nearly impassable and extremely unsafe.
3. There is a dramatic increase in building scale with the resultant population density throughout the community that we don't see in neighbouring communities.
4. This is very noticeable around the proposed 28th Ave. Greenline station location which is currently unfunded with no reasonable timeline to becoming funded. From Edmonton Trail to 1st Street NW is a block of high density with permitted six-storey buildings and 12-stories permitted on Centre Street. We believe this permitted use is premature and could be handled with an amendment to the plan at a later date when the Greenline station is closer to reality.
5. There is only minimal discussion of enhancement to the park at this location which is the only park in the community and a priority to the association. With higher density around the park and a possible c-train station next to it, this greenspace could quickly devolve into a crime hotspot if it isn't properly developed.
6. We also know that any Main Street investment is currently at risk, we cannot support this densification on Edmonton Trail and Centre Street, without a serious thought as to why these streets act as barriers.
7. The rezoning along Edmonton Trail should be limited to the commercial lane as per the previous Main Street engagement.

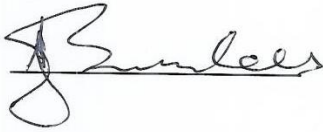
With all these issues remaining outstanding and until there is a reasonable plan for the Greenline

as it enters Tuxedo Park, our community association cannot support the North Hill Communities Local Area Plan as it is currently written. We ask the City to take their time and do this right. The LAP has to be considered in conjunction with the Greenline realignment and the Main Streets project—both of which have been significantly—and negatively—changed and have yet to be approved by City Council.

I trust the foregoing is in order, please contact the undersigned at planning@tuxedoparkcommunity.ca for further information.



Anne Johnson
President, TPCA



Arnie Brownlees, Chair
Planning Committee, TPCA

Tuxedo Park Community Association

Renfrew Community Association



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

February 26, 2020

Attention: Troy Gonzalez
Senior Planner | Community Planning
Planning and Development
City of Calgary

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.

General Comments:

In general, we wish Council had approved the Guidebook for Great Communities before releasing the draft North Hill Local Area Plan. The current plan to bring both to Council in close succession exposes us to uncertainty from Council editing the Guidebook or delaying the North Hill Local Area Plan. We are disappointed the Guidebook does not outline the low-density residential district. Though we are more optimistic knowing that heritage tools are scheduled to go before Council on the same day as the Guidebook and this Plan, we are disappointed that it has taken so long to create those tools and there will be a period of risk while the tools are developed and applied in Renfrew. We knew this was part of the risk of participating in the pilot project. We hope and will continue to work eagerly to add those parts to the Guidebook and Land Use Bylaw so other communities with future local area plans will have a complete Guidebook, a renewed Land Use Bylaw that includes Floor Area Ratios, and enjoy the certainty that we do not.

It appears that the Plan directs more growth to Renfrew than to the other neighbourhoods in the Plan area. We would expect to see similar levels of growth in all areas south of 16th Avenue.

This project began as "Local Growth Planning in North Central Green Line Communities" (PUD2018-0347). We are concerned about the implications Green Line's uncertainty and timing will affect this Plan. What revisions will the Plan require if Council decides to add stations or stop the Green Line south of the Bow River? After this high-level of engagement, how would the Plan be revised? What would that process include? What would changing the Green Line's design on Centre Street mean for Edmonton Trail? In recent years, the Renfrew Community Association has worked to make Edmonton Trail work better for area residents. We

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enthusiastically support the Plan's proposed implementation options for Edmonton Trail that build on past work and will continue to advocate for safe pedestrian crossings and infrastructure between Crescent Heights and Renfrew. We are concerned how Council's decisions about the Green Line in the next few months would shape Edmonton Trail in ways that work against the Plan's vision for one of our Main Streets.

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.

Given the extent of growth that is possible in Renfrew, we suggest maintaining Renfrew's unique character with a design guideline for buildings outside the Neighbourhood Housing – Local district to encourage references to Renfrew's past and existing structures. New buildings could rhyme with their antecedents while also being palpably different. Possible methods could be using historic names (like naming a condo 'The Rutledge' if it has a view of the hangar, or 'Arlington' which was a proposed name for Renfrew), materials (like the metals on our churches' domes or touches of brick or sandstone), or shapes (like using a curved awning to play on the curve of the hangar's roof).

Without heritage tools in place prior to approval, both the Plan and Guidebook are incomplete and should not receive third reading at Council. Heritage matters in Renfrew. Because Renfrew was initially developed over decades (from the first decade of the twentieth century to the 1950s) and redeveloped incrementally afterwards, our built forms are a unique physical record of Calgary's suburban development over the last century. We lament that the Plan and Guidebook for Great Communities have not discussed heritage in any specific or meaningful way. Words like "encourage" and "explore" used in conjunction with Heritage Resources in the Guidebook do not compel anyone to act in this regard. The Guidebook also discourages copying or mimicking the design of heritage buildings in the area. We value new construction that seamlessly fits into its context. Our fundamental heritage questions remain unanswered: **How will the Plan preserve heritage and make heritage preservation economically viable in Renfrew?**

The Plan directs growth into Renfrew along some of our busier streets rather than being exclusively along Edmonton Trail and 16th Avenue. We feared that a more Main Streets-focused approach would put taller buildings along Edmonton Trail and transition down to 6th Street. It could have been from twelve storeys on the 400 blocks of each avenue, to six storeys on both the 500 and 600 blocks. The proposed Plan opens the possibility of preservation in the historic pre-World War I subdivisions of Regal Terrace and Beaumont between Edmonton Trail and 6th St NE.

Renfrew's planning committee, board, and community members have a range of opinions about the Neighbourhood Housing – Minor areas within the neighbourhood. Some people wish growth was kept exclusively along Main Streets, like other neighbourhoods have done. Others are pleased to see the next level of growth directed about amenities like parks and schools. Some people find the proposed fourth-storey stepback appropriate. Others would like a four storey maximum. Others would like those areas retained as Neighbourhood Housing – Local with a three storey maximum.

A major concern about taller, more intense areas, whether along Main Streets or within the neighbourhood, is how they transition over time. We fear speculation, land swaps, and decay. Consequently, we do not want a Plan that encourages decades of decay. Correspondingly, we

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question the wisdom of Policy 2.6.4, and other City policies and bylaws that encourage lot consolidation, discourage fine-grained urbanism, and raise the bar to entry.

For over a century, Renfrew's land uses have mixed in natural and normal ways that make a neighbourhood. We hope the Guidebook and Plan will continue to allow uses to mix beyond the difficult-to-finance mixed-use districts. We are pleased to see a mix of commercial is allowed in each Urban Form Classification, especially within Neighbourhood Housing – Minor. Residents and applicants may misinterpret housing areas (of any activity level) as excluding these appropriate commercial uses, though the Guidebook states Neighbourhood Housing – Limited "areas will be primarily residential at various scales, and may support commercial uses that primarily serve people living in the immediate area, such as a barber shop or small convenience store" (Guidebook, pg 49). We gladly support any actions that makes this policy clearer. One solution could be adding commercial modifiers like "Commercial Cluster" or "Commercial Flex" to the Plan. Another would be editing the Guidebook to remove any confusion and add clarity to how much flexibility is possible in each urban form category and in this Plan.

Comments about specific policies proposed in the North Hill Local Area Plan:

We are pleased to see General Policy 2.5.2 added for shadow studies adjacent to parks. If there is any confusion about this policy, we suggest it be phrased to more explicitly include buildings across from parks as well. This seems like a reasonable rule for all development above six storeys adjacent to or across the street from parks. We suggest this be added to the Guidebook because we anticipate most residents will ask for a shadow study in those locations anyway. A policy that helps applicants be prepared for engagement will keep applications moving, which avoids needless delays and further inflating future residents' house prices.

We are glad to see General Policy 2.5.4 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. We would suggest adding a requirement that applicants "will retain or, if necessary, replace per City tree planting standards."

Past versions have had overly specific policies about stormwater management features. We are glad to see broader references to stormwater, including "green stormwater infrastructure" (2.6.3b and 2.11.1a).

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" (3.1, 3.15, and 3.16).

In section 4 (Implementation and Interpretation), we would like to see a date by which the Plan needs to be reviewed. The current plan is to review these documents every ten years or so. Depending on development, some will be reviewed sooner, and some will be reviewed later. It seems reasonable to require a review of this Plan by 2035 or 2040.

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Comments in reference to the appendix:

In addition to the proposed Edmonton Trail improvements, we are pleased to see improvements to Beaumont Circus. Both of these build on Edmonton Trail Day and Beaumont Circus Block Party, ActivateYYC events that we hosted in 2018 and 2019.

Many of the policies and implementation options are north of 16th and west of Centre, while much of the non-Main Street growth is in Renfrew. We suggest some timing of the implementation options depend on where/when the growth happens. It would be disappointing if Renfrew's growth benefited neighbouring communities, without helping 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.

Sincerely,

Renfrew Community Association

David Barrett
Vice-President – External

And

Nathan Hawryluk
North Hill Communities Working Group – RCA Representative

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/Mountainview Community Association
Thorncliff Greenview Community Association

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February 25, 2019

Crescent Heights Community Association
1101 - 2nd Street NW
Calgary, Alberta
T2M 1V7

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

Re: North Hill Communities – Local Area Plan – Final Proposed Plan

We respectfully include our previous letter stating our concerns with the Local Area Plan (LAP) draft from January 30th, 2020 to this submission. The majority of our concerns included in the January 30th letter have still not been addressed to our satisfaction in the Final Proposed Plan and we will not support the Plan until these items are addressed or responded to in some detailed fashion.

Our first concern listed was with timelines and the unsustainable pressure on our volunteer base to respond to items in such a speedy manner. The first viewing of the final plan was on February 18th, 2020 to us as members of the Working Group. Our independent review and this corresponding letter to PUD needed to be submitted a mere one week and one day later. This is untenable, particularly as we are also grappling with the revised alignment of the Greenline. More importantly, the general public will have only had the ability to see the Plan from February the 24th to the 25th, and submit letters to PUD on the 26th. We understand that the community and its residents will be able to attend the Public Hearing scheduled for April 27th, 2020, but even this leaves us little time to get important information out to the community and parallels the Greenline engagement and response times. We strenuously object to the time lines that we have been presented with and feel that this impedes our ability to achieve meaningful feedback and the ability to work together to achieve a desired result.

Due to these same time constraints, we have been unable to do an in depth review of the changes to either the Guidebook or the Local Area Plan. As per our letter of January 30th (and further detailed there) we wish to underline the following main areas:

1. Timelines

Unattainable and unsupportable by a volunteer organization.

The revised alignment of Greenline and subsequent decisions and impacts that will be coming in the future further influences this Plan and are not adequately addressed and create a number of unknown influences that may impact our communities structure and composition. We believe that until this is better known, this Plan adoption must be delayed.

2. Local Area Plan Contents

We have been unable to undergo a thorough review of the changes to the Guidelines as they pertain to Section 2.32. We find it concerning that changes were made to the Guidebook to reflect the Local Area Plan rather than the Local Area Plan adhering to the original direction. These last minute changes to bring both documents into alignment seem hasty and potentially ill considered when communities such as ours do not have adequate time to respond.

We continue to ask for the identification and recognition of individual community characteristics and the inclusion of community specific policies. Target, or existing, populations are not addressed in the Plan whatsoever and we can not comprehend the projected population for our community and how population changes would be handled in triggering plan changes or achieving goals. Furthermore, the potential impact of Greenline on subsequent traffic patterns is not in any way addressed in this Plan. How can such a major infrastructure change not be incorporated into our Local Area Plan?

3. Characteristics/Urban Form

The LAP now contains a section on Heritage areas (Section 2.13) which partly addresses our concerns and desire for a recognition of an alternate urban forms category. This is, in reality, merely an objective, and there is no guarantee that this will become a statutory policy. We further believe that this should be located in the Guidebook, so that all future communities can benefit should it become policy. We continue to have concerns over this aspect of the Plan and the lack of certainty it brings to our community.

4. Tree Canopy/Open space

We have now formally requested firmer and more meaningful policies under these areas twice, and it continues to remain unaddressed in the Final Local Plan.

In our previous feedback we made the following requests:

- Include firm policy wording on the protection of the tree canopy. Introduce enforceable legislation that supports this. Develop meaningful penalties if not followed;
- Detail how to “support and expand” the tree canopy in an ever-denser urban form;
- Introduce meaningful and actionable policy and plans to protect, enhance and expand our open spaces.

We do not see any real commitment in this plan to have our amenities, including parks, open space and tree canopies, maintained, improved, and considered in light of the anticipated increased density.

For the reasons listed above and those in our letter from January 30th, 2020 (below), the Crescent Heights Community Association does not support the North Hill Communities – Local Area Plan – Final Proposed Plan as submitted. We would like the opportunity to continue to work with the planning group to resolve our issues and find solutions in a reasonable time frame, with considerations for the other planning related issues that our community is currently addressing. It is in the best interests of all involved that this Plan be the best it can be.

We are hopeful that this groundbreaking multi-community plan can be achieved to our mutual satisfaction. We are eager for the plan to be a successful project for future communities to aspire to and hope that Council and the City will consider our concerns.

Sincerely,

By email only

Simonetta Acteson, Director of Parks,

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



January 30, 2019

Crescent Heights Community Association
1101 - 2nd Street NW
Calgary, Alberta
T2M 1V7

Attention: Troy Gonzalez, RPP, MCIP
Senior Planner | Community Planning
Planning & Development
The City of Calgary

Dear Troy,

Re: North Hill Communities – Local Area Plan – Revised Draft

The Crescent Heights Community Association (CHCA) appreciates this opportunity to give the planning group our second round of feedback on the draft North Hill Communities Local Area Plan (the Plan). For the purposes of transparency with the group of communities participating in the Local Area Plan, we will be sharing this response with representatives from the other community associations.

We begin by saying that there are a number of elements in the Plan which we support and feel respect the needs of our community. These include the objectives and goals around Main Streets as well as policies and objectives that identify supporting design improvements, connections and beautification, to mention a few.

We also understand and appreciate that this is a huge undertaking for the City, and that we are the first group of communities to be put through this process. Because we are the test case, we feel it is even more important that the City take the time and care necessary before adopting plans that have not been fully tested on how they will be used by both the City and the communities they serve.

We continue to have concerns with the content, or in some cases, lack of content, as well as additional aspects of the Plan. Most especially we consider the timing of this Plan to be out of sync with the tools that we are told will be coming. It is almost impossible to truly gauge how this Plan, and the associated Guidebook for Great Communities will work without all the pieces in place. We refer most specifically to heritage tools and low density residential provisions that we are advised are to be added or changed. Until those items are fleshed out, we do not support the ratification of the Plan in its current form.

The exercises you had us participate in during the last session, using the Guidebook and the Plan to evaluate a proposed development, brought home what a large leap this will be for the many dedicated volunteers we have, and how it will necessitate even more of their valuable time to fully grasp applying either of these documents. This is concerning and we hope that the City will include training for volunteers as part of the Plan adoption process.

We have organized our feedback into four main categories: timelines; contents; characteristics/urban form; and tree canopy/open space.

1. Timelines

As City employees, it is your job to complete work on the plan in a timely manner. As volunteers with multiple other responsibilities and using our “spare” time, we are struggling to find the time to reasonably review and respond to drafts. We respectfully request that review and response times be extended to six weeks or more so that we can properly advise our CA, and allow for adequate time to receive, assimilate and return feedback. This would allow for at least one CA Board meeting circuit between workshops and revision needs.

For example, the most recent draft was submitted to us on December 20th. The next working group session was scheduled for January 15th. We typically do not do volunteer work over the holidays, so this effectively gave us less than two weeks to review the draft, determine if any changes made reflected our previous feedback and report to the board at our meeting on January 14th. Reports to the board on the January 15 session was sent by email. This was followed by meeting with stakeholders to gauge the need for, and nature of, our response. We were asked to provide feedback ASAP. Our board does not meet again until February 11th. Wading through multiple responses and suggestions takes time and we want to reflect as large of a segment of our community’s wishes as thoroughly as possible. This is all completed using volunteer time. We hope you can appreciate the need for additional time in assessing and responding to a plan that will significantly change the way our community is envisioned in the future.

2. Local Area Plan Contents

In the Guidebook for Great Communities, under Section 2.32, we are provided with direction for what should be included in a Local Area Plan. We see gaps in this direction and the draft Local Area Plan. Below we copy and reference from pages 86-87 of the guidebook (in italics). Most specifically we see the following (our comments are contained in parentheses where applicable):

Chapter 1: Visualizing Growth

a. Identification of attributes:

- i. Community demographics and trends* (not included either by individual community or by total)
- iii. ecological assets* (park spaces are shown but there is no descriptors or definitions – i.e., school, playing fields, natural area, playground, etc.)
- iv. Heritage or Cultural assets* (no identifications associated with Map 2)
- vii. recreation and community facilities* (not identified, nor their current or potential capacities)
- viii. special view corridors* (not identified)
- x. mobility infrastructure* (roads are shown, no alleys, no pathways or bike routes)

b. The plan should support:

- iv. protection and enhancement of natural areas and ecological functions* (we do not feel that the Plan has addressed this in any meaningful way)
- v. recreation, civic, arts and cultural opportunities* (not identified therefore not supported)
- vi. architectural, urban and natural features that contribute to a feeling of local identity and sense of place* (since these are not identified in the Plan, the Plan does not support these)

Chapter 2: Enabling Growth

- e. A local area plan shall contain strategies for achieving the vision of the plan, including, but not limited to, community-specific policies for urban form categories, mobility, or amenities that supplement those contained within the Guidebook as necessary* (we do not see any community-specific policies – the Appendix contains some community-specific targets, but is not statutory)
- f. Existing or new landmark sites or gateway sites and key view corridors should be identified, if applicable, and community-specific policy should be included to guide future development in these areas.* (we do not see any identification or community-specific policies)

j. Local Area Plans are encouraged to conduct water and sanitary analyses to understand the impact of projected growth on the utility network. (a clause or requirement for this analysis has not been included in the Plan).

Chapter 3: Supporting Growth

We do not see agreement between the Plan and the direction intended in the guidebook for this chapter. Policies for current and future amenities and infrastructure and strategies for their funding are not included in the Plan. Implementation actions have been identified in an Appendix, but strategies for funding are not identified. In addition, there is no identification of a priority of investments, identification of roles, identification of what tools (planning or financial) can be used, or the the identification of a complete community through the creation of an “Asset Map and List”.

These items are listed in the direction provided and are copied below:

k. Local area plans should:

- i. identify the elements of a complete community (as referenced in the Municipal Development Plan) over a time horizon of growth and change in the plan area, through the creation of an “Asset Map and List” reflective of continual growth and change as described in Chapter 4 of the Guidebook;*
- ii. provide guidance to The City for future service plan and budget considerations and recommendations;*
- iii. identify the priority of investments for the community, taking into account the current status of the infrastructure and amenities and the plan for future growth and change;*
- iv. acknowledge that the timing of investment may be guided by external factors including service and activity levels, priorities identified in the plan, and the state of existing assets;*
- v. identify the roles for different city builders in supporting implementation (the City, developers, residents and businesses);*
- vi. identify and recognize the range of planning and financial tools that could support implementation; and,*
- vii. be reviewed at a regular frequency as investment and actions are made towards plan goals.*

We also call attention to the following from the Municipal Development Plan:

“2.3.2 Respecting and enhancing neighbourhood character

Objective *Respect and enhance neighbourhood character and vitality*

Policies

d. Ensure that the preparation of Local Area Plans includes community engagement early in the decision making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods.”

In our opinion the Local Area Plan does not meet this Objective or Policy. Our Community was engaged, but in our opinion the engagement process was steered entirely to accommodate growth and did not provide an opportunity to identify our local character, or community needs. Appropriate transitions were discussed.

We want to see, as outlined above in the guidebook direction, considerably more community specific details, and the application of community specific policies.

3. Characteristics/Urban Form

For the purposes of our feedback we have grouped these items together. As pointed out above, there has been no effort in the Plan to identify individual community characteristics or assets, or to address the possible need for the recognition of alternate urban forms categories due to a desire to maintain certain characteristics. In our opinion

this is a major failing of the Plan. The process for overlaying new urban form over an existing urban form should include recognition of forms or places where a community wants to see effort to maintain its current state. If identified during the working session process, this has not been transferred to the Plan.

Our existing Crescent Heights Area Redevelopment Plan identifies several Goals, Objectives and Guidelines. Objectives such as:

- *Ensure new development is as sensitive as possible to the neighbouring housing.*
- *Recognize and attempt to preserve the historic character of the community.*
- *The character of the existing low density residential areas should be maintained while appropriate new development is encouraged.*

Clearly these objectives collide with the direction of the Plan. We believe that community residents do not fully understand how the policies in the Plan substantively change these prior directions. Certain areas in our community deserve to have the spirit of these objectives protected and maintained. These areas reflect elements of our community character in architectural style and history of place. They provide perspective and grounding. As a community we are told that policy in the form of heritage tools will be forthcoming, but these can't be guaranteed and the details of how, what, or where these tools are to be applied are not yet available. In our opinion these tools need to be in place and where they would be applied needs to be shown in the plan before it may be ratified.

As a community, Crescent Heights has accommodated growth and welcomed increased density on a consistent basis. According to the City census (2016) 62% of our dwellings are in the form apartments, 8% in semi-detached, and only 27% of our community is in the form of single detached. A certain number of those 885 single detached homes are also newer infill development of various ages. As comparison, Rosedale has 81% of its population in single detached dwellings, 7% in semi-detached and 8% in apartment form. Renfrew to our east has 31% in single detached, 25% in semi-detached and 32% in apartment form. We already provide a significant quantity of denser urban form. We can accommodate more density, there is opportunity to further densify in various parts of our community in land use districts that already provide for additional density. We want tools that allow us to identify and direct densification in particular areas, and tools to encourage maintaining scale, detailing, and massing that helps our community retain a significant expression of its character.

In our letter dated December 12th recommended the following: Create another urban form category that reflects the existing historic scale and density and work with communities to define where, or if at all, this category could be maintained. We stand by that request and ask again that it be included. A mere promise that it may be coming is not sufficient.

Much of this desire is tied to our identification of our tree canopy as being one of our most important and valuable assets.

4. Tree Canopy/Open space

In our previous feedback we made the following requests:

- Include firm policy wording on the protection of the tree canopy. Introduce enforceable legislation that supports this. Develop meaningful penalties if not followed;
- Detail how to "support and expand" the tree canopy in an ever-denser urban form;
- Introduce meaningful and actionable policy and plans to protect, enhance and expand our open spaces.

In Section 3.1 of the Local Area Plan, there are four goals listed. The fourth goal is “Greening the City” which is described as “*Conserving, protecting, and restoring the natural environment...*”. In section 3.2 , objective 15 is: “*Support and expand the tree canopy throughout the plan area.*”

In our opinion the Plan falls short on fulfilling this goal or objective and does not offer enough either in it’s content, policies or tools to accomplish this.

We believe that there is, or should be, universal agreement that tree canopy and open space are some of the greatest contributors to a city. These elements offer ecological refuge, sound deflection, shade, refuge, experiences of joy, social and emotional benefits, and aid in the overall wellness of both the natural environment and the people who live there.

We also believe that with a denser urban form it is virtually impossible not to lose significant trees and vegetation. When a small bungalow on a 50-foot lot is removed and replaced with a four-unit development, it is unlikely that any mature vegetation on that parcel will be retained. Replacement requirements can in no way replace the mature trees and bushes that originally populated that space. We encourage the City to continue its efforts towards resolving this, perhaps by initiating “price per tree” fee that requires developers to have trees inventoried before removal, a price allocated and paid, and a fund created that is used specifically to replace the tree in the general vicinity or contribute to a reciprocal green effort in the community. We would like to see specific policy in the Plan that addresses this.

It is also even more important that in these circumstances the City make every effort to retain, or where applicable, begin replacement ahead of perceived life cycle expectations in City owned lands. The wording in Section 2.1, policy 4 (copied below) remains “should” versus “shall” which of course have very different meanings.

*Existing mature vegetation **should** be retained in City boulevards, in particular heritage boulevards identified on the City’s Inventory of Evaluated Heritage Resources, as well as in private landscaped areas along streets to maintain a consistent streetscape, help manage stormwater, and retain tree coverage along streets.*

We strongly ask that this policy be reworded and that the policy read:

*Existing mature vegetation **shall** be retained in City boulevards, in particular heritage boulevards identified on the City’s Inventory of Evaluated Heritage Resources, to maintain a consistent streetscape, help manage stormwater, and retain tree coverage along streets.*

Linking back to our #3: Characteristics/Urban Form, we believe that by identifying and providing tools that can maintain existing scale, detailing, and massing in specific areas in our community also means that areas with the original housing form will retain some of the private tree canopy that currently exists in many places in our neighbourhood. No one can prevent an individual owner from chopping down trees, but community-driven incentives can help increase awareness of the importance of them to our community experience.

Policy 4 above could be further developed into a companion policy to support this:

Existing mature vegetation should be retained in private landscaped areas, in particular along streets, to maintain a consistent streetscape, help manage stormwater, and retain tree coverage along streets.

Lastly, there is very little included in the Local Area Plan that specifically addresses how our parks and amenities will survive and flourish as a significantly larger population accesses these resources.

Under 3.2, item 4 the objective states:

4. Improve safety and comfort in existing parks and, where feasible, support a broader range of complementary uses that cater to diverse groups of users.

This objective only addresses “safety and comfort” and further supports increased use and uses. We ask again that the Plan ensures (or at minimum has an objective or policy) that increased use will be matched with increased maintenance and protection and, even more relevant, the creation of new green and open spaces when achievable. How this would be evaluated, and what resources might be available are other strategies we would want to see included.

We thank you for the opportunity to give you our feedback as a board. We hope that you will find our comments and suggestions of benefit to this process. We may want to submit additional feedback at a future date. It is, again, our sincere hope that the Plan can undergo significant changes that will reflect our concerns and suggestions.

Sincerely,

By email only

Simonetta Acteson, Director of Parks,

North Hill Communities Working Group, CHCA Representative

and

Kirstin Blair, President

On behalf of the Crescent Heights Community Association

cc. Dale Calkins, Senior Policy & Planning Advisor, Ward 7

Renfrew Community Association

Rosedale Community Association

Capital Hill Community Association

Highland Park Community Association

Mount Pleasant Community Association

Tuxedo Community Association

Winston Heights/Mountview Community Association

Thorncliff Greenview Community Association

From: [Barbaatar, Davaa](#)
To: [Public Submissions](#)
Subject: FW: [EXT] Public's Submission for North Hill Local Area Plan
Date: Monday, February 24, 2020 8:15:28 AM

From: Heather Macdonald [mailto:macdonald.heathermarie@gmail.com]

Sent: Saturday, February 22, 2020 8:03 PM

To: City Clerk ; Farrell, Druh ; Chu, Sean

Subject: [EXT] Public's Submission for North Hill Local Area Plan

I am submitting this email for inclusion in the agenda for the upcoming committee presentation March 4 for the North Hill local area plan and understand and wish my comments and name to stand publicly as Council considers this for approval.

As a resident in what is called the North Hill area, I'm writing to express my concerns about the scarcity of affordable and diverse housing options in my community and ultimately express my support for the North Hill local area plan.

Affordable and diverse housing opportunities are especially scarce in our inner city communities. I am a 68 year old retired senior and a long term resident of the community Winston Heights. As someone who was wishing to downsize and have less property to maintain (and snow to shovel) in my retirement years it was nearly impossible to find housing in my community to meet my needs. It took me years as I wasn't willing to give up on my community being my forever home. However, a miracle happened and the only reason I was able to stay in my community is because I happened to find a unit in one of very few new infill multiplex buildings that was newly constructed and that was also affordably priced. While I am amongst the lucky few with secure housing that meets my needs, we need to recognize that there are many seniors, families and Calgarians who are struggling to stay in our community as a result of the high cost of housing and many who are prevented from moving here all together because of the limited diversity.

Calgary needs a greater level of housing diversity and we shouldn't have to drive an hour to the new suburbs to get it. I worry that the narrative other residents are telling is a story that is not supportive of multi-family housing, and it is prejudiced, to favour the existing, exclusive single family character of some of our existing inner city communities. I worry this narrative is winning and I can't stand for it any longer. It's as if building a multiplex is threatening the existence of families all together. Or that having 2 or more units is going to result in you having to park a mile away from your house because your garage is filled with decades of junk, and we are letting that kind of first-world fear impact how welcoming and inclusive our communities are but I digress... The reality is that most people cannot afford or, if they are empty nesters and retirees like me, do not wish to maintain single family homes anymore. Our housing needs are changing. We need more options that will better accommodate the diversity that make up our communities and that make our communities great, as well as those looking to move up, move down or move in. This is a great community and I want more people to be able to enjoy it too.

If we continue down this same path of being exclusionary this will mean that our community will lose our seniors (who've lived here for many years), downsizers (because they can't find suitable housing), care providers, young families and single professionals (because there aren't enough attainable housing options available). Where are our teachers, care givers, shop attendants, fire fighters, nurses and new grads going to live, who are integral to keeping our communities vibrant? Where are our children going to live in the future? I worry about our children getting pushed out of our community when it's time for them to live independently. This is what will actually threaten the existence of families in our community and will ultimately threaten the livability and vibrancy of our community.

My immediate neighbours are also ready to retire and are currently trying to find something to downsize into within our area and they are having no luck finding something that meets their needs. I worry that I will lose a critical piece of my social circle because we've let our communities be too

exclusive for so long. We actually need condos!

I commend the City on bringing this project forward. As a resident I had a few different opportunities to participate in a the public consultation events and always found the staff helpful and pleasant and appreciated the opportunity to share my ideas and concerns. Council, please support this North Hill local area plan so we can provide attainable housing for all Calgarians no matter their resource level and ensure our communities are inclusive and welcoming well into the future.

Sincerely,

Heather M. MacDonald

Resident of Winston Heights and the North Hill Communities



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

February 26, 2020

Attention: Troy Gonzalez
Senior Planner | Community Planning
Planning and Development
City of Calgary

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.

General Comments:

In general, we wish Council had approved the Guidebook for Great Communities before releasing the draft North Hill Local Area Plan. The current plan to bring both to Council in close succession exposes us to uncertainty from Council editing the Guidebook or delaying the North Hill Local Area Plan. We are disappointed the Guidebook does not outline the low-density residential district. Though we are more optimistic knowing that heritage tools are scheduled to go before Council on the same day as the Guidebook and this Plan, we are disappointed that it has taken so long to create those tools and there will be a period of risk while the tools are developed and applied in Renfrew. We knew this was part of the risk of participating in the pilot project. We hope and will continue to work eagerly to add those parts to the Guidebook and Land Use Bylaw so other communities with future local area plans will have a complete Guidebook, a renewed Land Use Bylaw that includes Floor Area Ratios, and enjoy the certainty that we do not.

It appears that the Plan directs more growth to Renfrew than to the other neighbourhoods in the Plan area. **We would expect to see similar levels of growth in all areas south of 16th Avenue.**

This project began as “Local Growth Planning in North Central Green Line Communities” (PUD2018-0347). **We are concerned about the implications Green Line’s uncertainty and timing will affect this Plan. What revisions will the Plan require if Council decides to add stations or stop the Green Line south of the Bow River? After this high-level of engagement, how would the Plan be revised? What would that process include?** What would changing the Green Line’s design on Centre Street mean for Edmonton Trail? In recent years, the Renfrew Community Association has worked to make 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 will continue to advocate for safe pedestrian crossings and infrastructure between Crescent Heights and Renfrew. **We are concerned how Council's decisions about the Green Line in the next few months would shape Edmonton Trail in ways that work against the Plan's vision for one of our Main Streets.**

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.

Given the extent of growth that is possible in Renfrew, **we suggest maintaining Renfrew's unique character with a design guideline for buildings outside the Neighbourhood Housing – Local district to encourage references to Renfrew's past and existing structures.** New buildings could rhyme with their antecedents while also being palpably different. Possible methods could be using historic names (like naming a condo 'The Rutledge' if it has a view of the hangar, or 'Arlington' which was a proposed name for Renfrew), materials (like the metals on our churches' domes or touches of brick or sandstone), or shapes (like using a curved awning to play on the curve of the hangar's roof).

Without heritage tools in place prior to approval, both the Plan and Guidebook are incomplete and should not receive third reading at Council. Heritage matters in Renfrew. Because Renfrew was initially developed over decades (from the first decade of the twentieth century to the 1950s) and redeveloped incrementally afterwards, our built forms are a unique physical record of Calgary's suburban development over the last century. We lament that the Plan and Guidebook for Great Communities have not discussed heritage in any specific or meaningful way. Words like "encourage" and "explore" used in conjunction with Heritage Resources in the Guidebook do not compel anyone to act in this regard. The Guidebook also discourages copying or mimicking the design of heritage buildings in the area. We value new construction that seamlessly fits into its context. Our fundamental heritage questions remain unanswered: **How will the Plan preserve heritage and make heritage preservation economically viable in Renfrew?**

The Plan directs growth into Renfrew along some of our busier streets rather than being exclusively along Edmonton Trail and 16th Avenue. We feared that a more Main Streets-focused approach would put taller buildings along Edmonton Trail and transition down to 6th Street. It could have been from twelve storeys on the 400 blocks of each avenue, to six storeys on both the 500 and 600 blocks. The proposed Plan opens the possibility of preservation in the historic pre-World War I subdivisions of Regal Terrace and Beaumont between Edmonton Trail and 6th St NE.

Renfrew's planning committee, board, and community members have a range of opinions about the Neighbourhood Housing – Minor areas within the neighbourhood. Some people wish growth was kept exclusively along Main Streets, like other neighbourhoods have done. Others are pleased to see the next level of growth directed about amenities like parks and schools. Some people find the proposed fourth-storey stepback appropriate. Others would like a four storey maximum. Others would like those areas retained as Neighbourhood Housing – Local with a three storey maximum.

A major concern about taller, more intense areas, whether along Main Streets or within the neighbourhood, is how they transition over time. We fear speculation, land swaps, and decay. Consequently, **we do not want a Plan that encourages decades of decay. Correspondingly, we**

question the wisdom of Policy 2.6.4, and other City policies and bylaws that encourage lot consolidation, discourage fine-grained urbanism, and raise the bar to entry.

For over a century, Renfrew's land uses have mixed in natural and normal ways that make a neighbourhood. We hope the Guidebook and Plan will continue to allow uses to mix beyond the difficult-to-finance mixed-use districts. We are pleased to see a mix of commercial is allowed in each Urban Form Classification, especially within Neighbourhood Housing – Minor. Residents and applicants may misinterpret housing areas (of any activity level) as excluding these appropriate commercial uses, though the Guidebook states Neighbourhood Housing – Limited "areas will be primarily residential at various scales, and may support commercial uses that primarily serve people living in the immediate area, such as a barber shop or small convenience store" (Guidebook, pg 49). **We gladly support any actions that makes this policy clearer. One solution could be adding commercial modifiers like "Commercial Cluster" or "Commercial Flex" to the Plan. Another would be editing the Guidebook to remove any confusion and add clarity to how much flexibility is possible in each urban form category and in this Plan.**

Comments about specific policies proposed in the North Hill Local Area Plan:

We are pleased to see General Policy 2.5.2 added for shadow studies adjacent to parks. **If there is any confusion about this policy, we suggest it be phrased to more explicitly include buildings across from parks as well.** This seems like a reasonable rule for all development above six storeys adjacent to or across the street from parks. **We suggest this be added to the Guidebook** because we anticipate most residents will ask for a shadow study in those locations anyway. A policy that helps applicants be prepared for engagement will keep applications moving, which avoids needless delays and further inflating future residents' house prices.

We are glad to see General Policy 2.5.4 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. **We would suggest adding a requirement that applicants "will retain or, if necessary, replace per City tree planting standards."**

Past versions have had overly specific policies about stormwater management features. We are glad to see broader references to stormwater, including "green stormwater infrastructure" (2.6.3b and 2.11.1a).

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" (3.1, 3.15, and 3.16).

In section 4 (Implementation and Interpretation), we would like to see a date by which the Plan needs to be reviewed. The current plan is to review these documents every ten years or so. Depending on development, some will be reviewed sooner, and some will be reviewed later. **It seems reasonable to require a review of this Plan by 2035 or 2040.**

Comments in reference to the appendix:

In addition to the proposed Edmonton Trail improvements, we are pleased to see improvements to Beaumont Circus. Both of these build on Edmonton Trail Day and Beaumont Circus Block Party, ActivateYYC events that we hosted in 2018 and 2019.

Many of the policies and implementation options are north of 16th and west of Centre, while much of the non-Main Street growth is in Renfrew. **We suggest some timing of the implementation options depend on where/when the growth happens.** It would be disappointing if Renfrew's growth benefited neighbouring communities, without helping 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.

Sincerely,

Renfrew Community Association

David Barrett

Vice-President – External

And

Nathan Hawryluk

North Hill Communities Working Group – RCA Representative

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/Mountainview Community Association
Thorncliff Greenview Community Association

City Clerk's Office

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

Please delay this plan until the public is made aware of it!



February 26, 2020

Re: March 4 PUD - The North Hill Communities Local Growth Plan & Guidebook for Great Communities

Please accept the following feedback from the Mount Pleasant Community Association (MPCA) on the North Hill Communities Local Growth Plan (the Plan) and Guidebook for Great Communities for the Special Policy Committee on Planning and Urban Development (PUD) meeting on March 4. Further to our December 13, 2019 letter to the City of Calgary (attached), we would like to reiterate the following items:

1. Scale

We have heard from our residents that although the Building Scale and Urban Form maps align in general with their vision of the neighbourhood, the definition of "Limited Scale" is too broad and does not align with our community vision. In 2016, our PTLU Committee reached out to the community and hosted an all-day, open house visioning exercise to gather feedback on the development of our neighborhood. At that event it was expressed that our residents support higher density, including rowhouses, on the busier roads in our community (4th Street, 10th Street, and 20th Avenue) but not throughout the rest of the community. We are requesting that either the "Limited Scale" definition be amended or that a different scale be applied in place of the "Limited Scale" within our community that addresses our community's vision.

2. Implementation

The maximum possible build-out of the "Limited Scale" of development contemplated within the draft plan represents a significant change from the look and feel of Mount Pleasant today. We recognize and appreciate that since our feedback was submitted in December, content regarding implementation has been added to the Plan. However, the MPCA would like to see the Plan prioritize development along 4th Street, 10th Street, and 20th Avenue as per our community visioning feedback. We feel that this priority would align with the current content of the Plan which calls for higher density along these corridors.

Thank you for your time and consideration.

Sincerely,

Alison Timmins
Mount Pleasant Community Association Board Director
Planning & Development Committee Chair



December 13, 2019

Re: The North Hill Communities Local Growth Plan

Please accept the following feedback from the Mount Pleasant Community Association (MPCA) on the North Hill Communities Local Growth Plan, which we recognize as the first of its kind within Calgary. We have appreciated the opportunity to participate in the North Hill Working Group and provide our feedback on the plan development via that forum; we have had a representative in attendance for every Working Group meeting. We also recognize that the public was able to provide input on the draft plan at an Open House on November 28 and 30 as well as online from November 25 – December 8. However, both the MPCA's Planning, Transportation, and Land Use (PTLU) Committee, as well as our residents, have outstanding feedback that we would like to make known to the City of Calgary.

The MPCA Board and PTLU Committee have received numerous comments from our residents since the opportunity for public feedback was provided. We are requesting that City Administration review and amend the draft North Hill Communities Local Growth Plan as per the consolidated feedback below:

1. Scale

We have heard from our residents that although the Building Scale and Urban Form maps align in general with their vision of the neighbourhood, the definition of "Limited Scale" is too broad and does not align with our community vision. In 2016, our PTLU Committee reached out to the community and hosted an all-day, open house visioning exercise to gather feedback on the development of our neighborhood. At that event it was expressed that our residents support higher density, including rowhouses, on the busier roads in our community (4th Street, 10th Street, and 20th Avenue) but not throughout the rest of the community. We are requesting that either the "Limited Scale" definition be amended or that a different scale be applied in place of the "Limited Scale" within our community that addresses our community's vision.

2. Implementation

The maximum possible build-out of the "Limited Scale" of development contemplated within the draft plan represents a significant change from the look and feel of Mount Pleasant today. Regardless of whether Item #1 is addressed, we request that a strategy for implementation be developed to aid in a smooth transition from now to the long-term future contemplated within the draft plan.

3. Community Character

We recognize that the draft plan covers a large area and number of communities, however we request that further work be taken to recognize and respect the unique character of each community represented within the draft plan.



Thank you for your time and we look forward to continuing to work with you on this ground-breaking plan for our community.

Sincerely,

Alison Timmins
Mount Pleasant Community Association Board Director
Planning, Transportation, & Land Use Committee Chair

From: [Barbaatar, Davaa](#)
To: [Public Submissions](#)
Subject: FW: [EXT] North Hill Communities Local Area Plan letter - PUD - 4 March
Date: Thursday, February 27, 2020 9:48:53 AM
Attachments: [North Hill letter - PUD 20200226.pdf](#)

From: Nathan Hawryluk [mailto:nhawryluk@gmail.com]
Sent: Thursday, February 27, 2020 9:00 AM
To: City Clerk <CityClerk@calgary.ca>
Cc: Gonzalez, Troy C. <Troy.Gonzalez@calgary.ca>
Subject: [EXT] North Hill Communities Local Area Plan letter - PUD - 4 March

Hi,

Will you please include my attached letter about the North Hill Communities Local Area Plan with the report for the Standing Policy Committee on Planning and Urban Development on March 4th?

Sorry for the delay, it took longer than expected to write my Guidebook letter, Renfrew Community Association's North Hill letter, and this letter.

Thanks,
Nathan Hawryluk

26 February 2020

Planning and Urban Development Committee

North Hill Communities Local Area Plan, 4 March 2020

Succinctly summarizing my personal experience and thoughts about the North Hill Communities Local Area Plan's process and proposed plan is difficult. I have been involved with this project as Renfrew Community Association's Director of Transportation and Mobility (May 2017-May 2018), Director of Planning (February 2018-November 2019), and Community Association Representative on the North Hill Communities Local Area Plan Working Group (September 2018-present).

Process

I found the Working Group excellent and effective. **The Working Group's diverse membership has been essential** to its success. Having residents who have lived in each neighbourhood for different lengths of time helps us see our existing strengths and weaknesses. Community associations, by virtue of their role in the planning process as groups that are circulated on applications, have their place in the working group. And, though some Calgarians might be surprised by my experience, it has been beneficial to have industry on the working group. **Having people who understand finance, utilities, and other development constraints, helps residents create a local area plan where it is possible for the area to grow in ways that work for existing and future residents.**

The Working Group's online portal was useful, though Working Group members did not use it as much for discussion as I had initially hoped. Aside from a character limit in fields, which discouraged complete thoughts and was easily circumvented by email administration, its user interface worked like I thought it should. I received a complaint about the public online feedback format from one resident, but personally found it satisfactory.

Our Working Group meetings were thoughtful and productive. We added further context to residents' input from the City's online and in person engagement. Our facilitators, who were City planning staff and engagement consultants, helped us have difficult discussions and consider the potential long-term effects of our work. In hindsight, we spent more time introducing planning, and forming a vision than I found necessary, though may have helped residents who had not been involved with planning. I have been told newer groups have spent less time on the early meetings. **Key meetings about activity level, scale, and local details were well-designed and highlights of the project.** I wish community association representatives were given two minutes at the end of those key planning meetings to check briefly with other representatives from their community about how they think it is going. Quick feedback from those residents would give community association representatives more confidence that the plan was proceeding well.

I have been pleasantly surprised how much the **North Hill Plan's Working Group helped shape the Guidebook for Great Communities**. For example, when talking about street activity levels, Working Group members suggested that traditional cities are built up to six storeys, so a six storey street wall is appropriate on busier streets. This is reflected in the Guidebook's Mid, High, and Tall building scales. During our scale activity, when discussing visions for busier streets within Renfrew, we suggested some form of Calgary-specific town- or rowhouses, like New York's brownstones, Chicago's greystones, or Great Britain's terraced houses. Consequently, the Guidebook's Urban Form Category for Neighbourhood Housing – Minor states “the units along this building frontage each have a protected, direct entrance that offers comfort and convenience throughout the seasons” (page 44, September 2019 draft). I hope our Working Group has benefited the rest of Calgary.

If I have a criticism of the entire process, it is in the final participant demographic breakdown. I am pleased that 17% of participants live Renfrew because Renfrew makes up 17% of the North Hill area's population (excluding Thorncliffe-Greenview to avoid counting the area north of McKnight Avenue) in the 2019 census. However, **85% of participants own; 15% rent. According to the 2019 census, 46% of residents own** in Capitol Hill, Crescent Heights, Highland Park, Mount Pleasant, Renfrew, Rosedale, Tuxedo, and Winston Heights-Mountview; **54% rent**. I do not know how engagement could have been improved so participants' demographics would be more reflective of the area's demographics. **If homevoters have been overheard in this process, the result may a more cautious plan** than if we had been able to engage more people who rent, may be in more precarious financial circumstances, and are more concerned about housing affordability rather than increasing property values. If that is true, the North Hill Plan may already factor in concerns about housing obstructionism. **I hope residents will not fight when an applicant proposes building according to the Plan.**

Results

I will highlight two positives, one disappointment, and one concern about the Plan's proposals.

I am pleased that the Plan directs growth around, not through, Renfrew's historic subdivisions of Regal Terrace and Beaumont. **This leaves most of the oldest parts of Renfrew as low-density districts, ready for heritage tools to be applied.** I suspect many Renfrew residents will be upset if, after this much work and allowing this much growth elsewhere in the neighbourhood, those heritage areas do not have tools applied or those heritage homes are lost while those tools are being developed.

Secondly, allowing more height on 16th Avenue should make it possible for people to build on its narrow lots and turn a profit, which should help us **fill in this Main Street's vacant lots and make it a better place for people.**

I wish the Working Group had retained an early draft's vision of 'trick-or-treatable' neighbourhoods. It added personality and described concisely the kind of neighbourhood in which I would like to live. This is an example of how working groups remove language with character and create bland statements.

I fear **the plan may be too focused on corridors and has too steep of transitions**, but I accept concerns about transitions from Main Streets into the rest of their neighbourhoods. This **may encourage speculation near Main Streets** as applicants test the resolve of administration and Council to hold to this Plan when individuals propose more intense buildings within the adjacent Neighbourhood Housing – Local area.

Overall, I hope, but am not certain, that the proposed plan will produce results that benefit many Calgarians. Though I do not know the contents of a perfect plan or how close we are to having achieved one, presumably a perfect plan would be based on perfect knowledge of our area's future. It is difficult to make predictions, especially about the future. Fortunately, as Charles Marohn wrote, "**projections are not necessary ... when things are built incrementally with ongoing feedback driving adaptation.**"¹ Widespread, incremental missing middle housing, through new low-density district(s) should allow adaptation. Thus, those involved in creating the North Hill Communities Local Area Plan do not need to have been able to predict the future as precisely as those involved in past area redevelopment plans.

Thanks to Council for allowing all of Renfrew to participate in this Plan, administration for organizing an effective process, Working Group members for working through difficult discussions, Renfrew Community Association's board for assigning me to be their representative, and North Hill areas residents (especially those from Renfrew) for giving their input to create this Plan. **If the North Hill Communities Local Area Plan works the way it is envisioned, it will be because of the many people involved.**

Thank you,
Nathan Hawryluk

¹ Charles L. Marohn, Jr, *Strong Towns: A Bottom-up Revolution to Rebuild American Prosperity* (Hoboken, New Jersey: John Wiley & Sons, 2020), 75.



Rosedale Community Association
901 11 Ave NW
Calgary, AB T2M 0C2

February 26, 2020

Standing Policy Committee on Planning and Urban Development
Calgary City Hall

Dear Sir/Madam,

Rosedale Community has closely observed the North Hill Local Area Plan unfold and acknowledges the engagement with residents, the attention to detail and effort expended by the Team. We have appreciated the opportunity to be part of the Working Group, where we feel our concerns and contributions were acknowledged and feel as a City, we are heading in the right direction with this Plan along with the principles and goals set out in the Guidebook for Great Communities.

Growth that results from smart planning can improve our daily life, the economy, and the environment. When a city plans carefully for future development and engages with citizens, they can improve existing neighbourhoods with attractive, convenient, safe, and healthy results. They can foster thoughtful design that encourages social, civic, and physical activity. The environment can be protected and economic growth can be stimulated. Most of all, it can create more choices for everyone - choices in where to live, how to get around, and how to interact with the people around them. When a city does this kind of planning, they preserve the best of their past while creating a bright future for generations.

Rosedale, as an established and unique community, would like to touch on a few points that we feel of utmost importance to us. We realize that the North Hill Local Area Plan is the first step to these above goals and with resultant renewed Land Use Bylaw changes to come, which ultimately could introduce change to the character of not only our community but to the whole of the North Hill and the City as a whole, the following are even more vital.

Established Communities

The North Hill Plan covers a large area and many communities; it is important to Rosedale that the unique character of each community is recognized. Development must be compatible and should respect and enhance established communities through good design and innovation and it must coexist with existing development without causing undue adverse impact on the surrounding properties. Parking, traffic shortcutting, access issues in inner city neighborhoods are areas that need to be addressed as density increases. Greenspaces and tree canopies should be preserved at all costs. Development should 'fit well' within its physical context and 'work well' with the existing and planned function. Generally speaking, the more a new development can incorporate the common characteristics of its setting in the design, the more compatible it will be.

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Heritage Conservation and Planning

The community of Rosedale is comprised of single family dwellings, with clusters of heritage homes in its inventory (as shown in Administration's 'windshield survey'). The proposed Heritage Conservation initiative is thoroughly supported; we see this as an important and positive step to preserving character and history in existing older areas which enhance the sense of community by creating and maintaining places with their own distinct identity. These new incentives and regulations are crucial in ensuring Heritage preservation in the City's planning - introducing new development and higher densities into existing areas that have developed over many years requires a sensitive approach and a respect for established characteristics.

Thank you for the opportunity to submit our comments for this presentation.

Yours very truly,



Angela Kokott
President, Rosedale Community Association

Cathie Dudge
Rosedale Community Association & North Hill Working Group Rep

cc: Troy Gonzalez, Senior Planner, City of Calgary
Rosedale Community Association Directors
Druh Farrell, Ward 7 Councillor, City of Calgary