

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

<p>accommodate the applied built form categories? Underground parking?</p>	<p>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.</p>	
<p>Policy Modifiers</p>		
<p>Why was commercial flex not applied on Edmonton Trail between 12 Ave and 16 Ave?</p>	<p>N/A</p>	<p>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.</p>
<p>General Policies</p>		
<p>There are many areas within the plan that have high concentration of heritage properties. How does this plan consider Heritage?</p>	<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>	<p>N/A</p>

<p>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.</p>	<p>N/A</p>	<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>
<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>	<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>	<p>N/A</p>

	<p>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.</p>	
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