North Hill Communities Local Area Plan
PUD2020-0164
Standing Policy Committee for Planning & Urban Development
March 4, 2020
Next Generation Planning System: Local Area Plan Strategy

HIGHLIGHTS

- 200+ plans and policies to around 40 multi-community plans
- New local plans to take between 12 to 24 months to complete
- North Hill Communities have a population of approximately 40,000 people.
Next Generation Planning System: North Hill Communities Local Area Plan

Municipal Development Plan/
Calgary Transportation Plan

Implement policy to plan a great Calgary
- Guidebooks
  - Heritage Tools
- Local Area Plans
- Land Use Bylaws

Enable growth and development to build a great Calgary
- Growth Strategies
- Financing and Funding Tools
- Partnerships
- Investment

Great Communities for Everyone

03/04/2020
PUD2020-0164 New Policy North Hill Communities Local Area Plan
As part of the Next Generation Planning System, the North Hill Communities Local Area Plan aims to implement the MDP:

- **Simplify and remove** duplicate and outdated policies.
- **Provide comprehensive planning vision and policies.**
- **Recognize, plan for, and leverage the connections and shared assets between communities.**
- **Enable more compact, sustainable and complete communities.**
North Hill Communities Local Area Plan
North Hill Communities Local Area Plan

MAP 1
Context and Communities

Legend
- Community Area Boundary
- Plan Area Boundary
North Hill Communities Local Area Plan

DISCOVER & DISCUSS
Learn about the project. Share and discuss what you love about the area.

ENVISION
Discuss how the area could evolve and the future vision for growth.

EVALUATE
Explore, evaluate and refine key topics.

IMPLEMENT
Landowners decide if and when they want to develop or redevelop their land.

UPDATE & AMEND
Local area plans are amended and updated over time as the community evolves and conditions and circumstances in the area change.

WE ARE HERE

REALIZE
Create and share the final proposed local area plan(s). City Council review and decision.
Engagement Highlights

53 In-person events and meetings
Including working group sessions, pop-ups, CA meetings, tradeshow, plan review sessions, workshops, and youth engagement.

17,700+ People engaged
Number of people who got involved online and in-person.

800,000+ overall advertisement impressions
Number of times an advertisement or other form of media was viewed.

6,800+ ideas and contributions
The number of individual ideas and comments collected.
North Hill Communities Local Area Plan

- Urban form categories
- Building scale
- Common policies

- Vision for local area
- Local specific policies
- Goals, objectives for supporting growth
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Map 3: Urban Form
North Hill Communities Local Area Plan

Map 4: Building Scale
North Hill Communities Local Area Plan

Main Streets

Transit Station Areas

Activity Centres

Greenview Industrial
Policies intended to create high-quality buildings on Main Streets that enhance the pedestrian experience and public realm while supporting medium to high levels of pedestrian activity.
Transit station areas are gateways to the communities, accommodating the highest levels of pedestrian activity and building scales, as well as interconnected mobility networks.
Activity Centres

Policies for improving public realm and creating safe, welcoming pedestrian environments to support moderate street-level activity.
The Plan supports continued diversity and evolution of Greenview Industrial and encourages opportunities for innovative industrial uses and integration of light-industrial and residential.
Heritage Planning Areas

1. Identify concentrations of heritage assets.

2. Allow for future heritage planning work and policy tools.
North Hill Communities Local Area Plan

3 SUPPORTING GROWTH

• Supporting Growth Goals
  • Broad and High-level
  • Align with Municipal Development Plan

• North Hill Communities Objectives
  • Individual Objectives Related to Supporting Growth Goals

• Implementation Options
  • Specific actions to achieve objectives
  • Inform Established Areas Growth and Change Strategy.

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.
Why is this important?

- First step, along with Guidebook, toward modernizing community planning
- First multi-community local area plan
- Sets the foundation for Heritage Planning and Established Areas Growth & Change Strategy
- Supports future Green Line LRT
- Advances the goals of the MDP
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.