

North Hill Communities Local Area Plan: Frequently Asked Questions

The following addresses common questions Administration has heard regarding the North Hill Communities Local Area Plan.

1. Are zoning changes proposed in connection with the North Hill Communities Local Area Plan?

- No, City-initiated land use amendments are not proposed as part of this project. Landowners determine if and when to propose to rezone their land.

2. How have heritage assets been recognized in the North Hill Communities Local Area Plan?

- The Plan recognizes concentrations of heritage assets within the North Hill Communities and includes foundational heritage planning policies.
- Heritage policy and financial tools are currently being reviewed by Administration for future application across the city.
- Once heritage tools are established, the Plan will be updated to include applicable tools aimed at encouraging heritage conservation and infill development that is compatible with the existing context of the area.

3. What amenity and infrastructure improvements are required to support the proposed North Hill Communities Local Area Plan? What current or future budget implications are associated with this report?

- To support the North Hill Communities through growth and change, the Plan contains implementation actions to inform future City business plans and budget decisions as well as the ongoing work for the Established Areas Growth and Change Strategy.
- As growth is monitored, implementation actions can be reviewed and updated to help off-set growth related pressures the community may experience.
- On February 3, 2020, Council approved a Notice of Motion (PFC2020-0131) to provide \$30 million for public realm improvements in established areas. The funding will initially be directed towards public realm improvements in Phase 1 growth areas of the Strategy, including the North Hill Communities. These growth areas were identified with stakeholder input earlier in the process, after having been shown to demonstrate strong market potential.

4. How were residents engaged and informed through the process to create the Plan?

- A variety of engagement and communications tactics were used to help inform and engage the public including: the creation of a project-specific stakeholder working group, online engagement and information sharing, pop-up events, workshops, a community tradeshow, stakeholder meetings, open houses, mailed postcards, signage, social media, paid advertisements and media interviews.
- Through the entire project, 53 in-person events and meetings were held and we connected with over 17,700 participants online or in person.
- The engage strategy employed an innovative approach to public engagement through the creation of a stakeholder working group. This group consisted of 32

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members of the broader community, community associations and development industry. The intent of this group was to bring people from different backgrounds together to participate and discuss the broad planning interests of the entire plan area at an in-depth level. This 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.

5. How does the proposed Plan consider the future northern alignment of the Green Line?

- The Plan envisions future Green Line station areas as gateways to the communities, accommodating high levels of pedestrian activity, interconnected mobility networks, and the highest building scale within the plan area.
- The Plan provides policies for the future Green Line station areas. These policies ensure new development around future stations have active uses at the street level and high-quality building and site design.
- Throughout the development of the Plan, the project team worked with the Green Line team to ensure it considered the most up-to-date information. If there are any changes to the scope of the Green Line, the North Hill Communities Local Area Plan may be amended.

