

Report to PUD March 4, 2020

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Item # 7.5

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- simplifying and removing duplicate and outdated planning policies, reducing the total number of plans from seven statutory and non-statutory plans to one statutory plan;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.

Approval(s): S. Dalgleish concurs with this report. Author: T. Gonzalez

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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 Greenview 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, Thornccliffe-Greenview (south of McKnight Boulevard N), Tuxedo Park, Winston Heights-Mountview, as well as the Greenview 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 Greenview 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,

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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

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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.

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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

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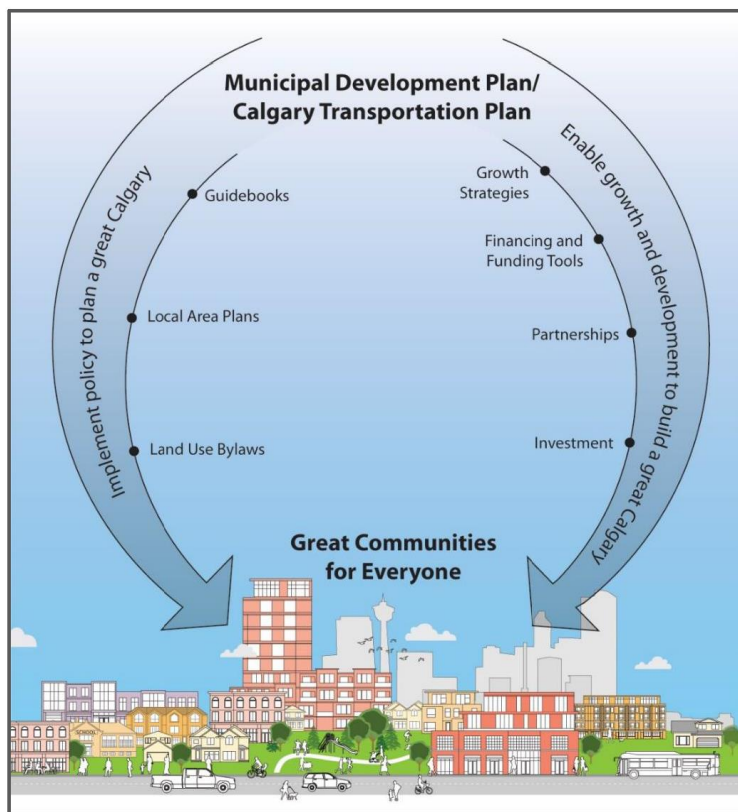
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Attachment 1

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

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Attachment 1

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.

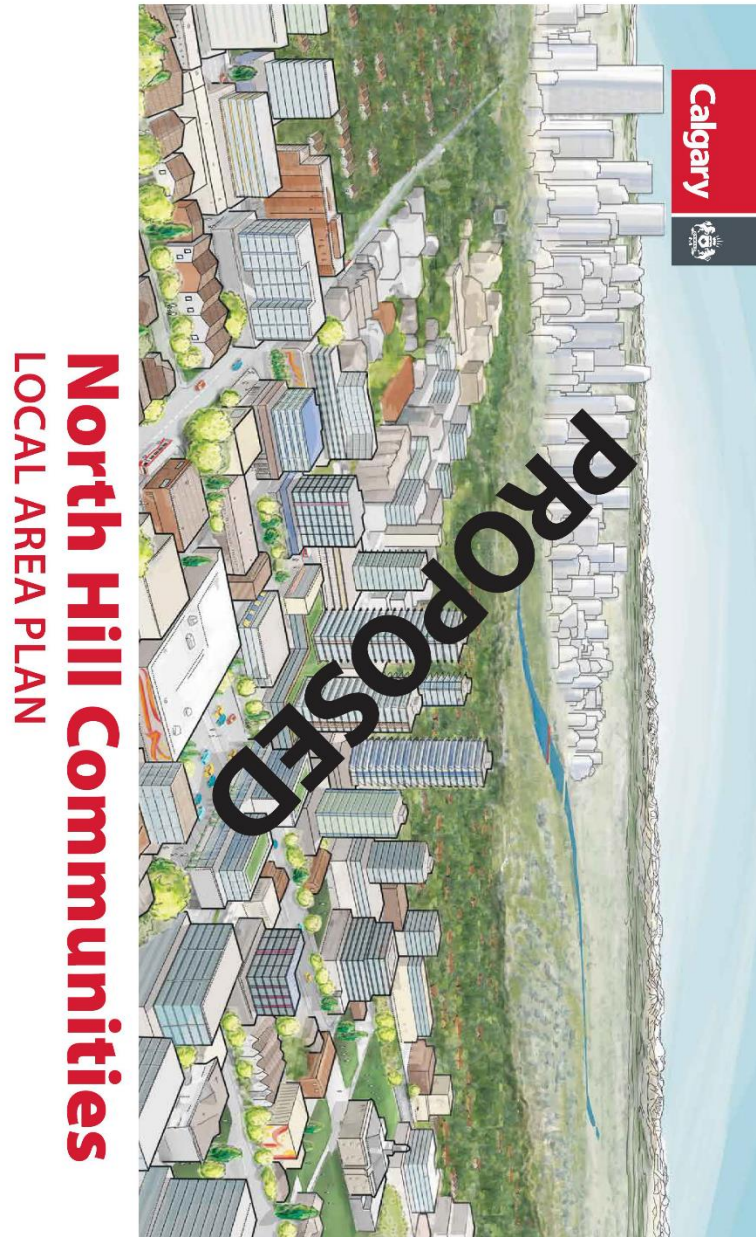
Enable growth and development to BUILD A GREAT CALGARY.

- **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.

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NORTH HILL COMMUNITIES LOCAL AREA PLAN

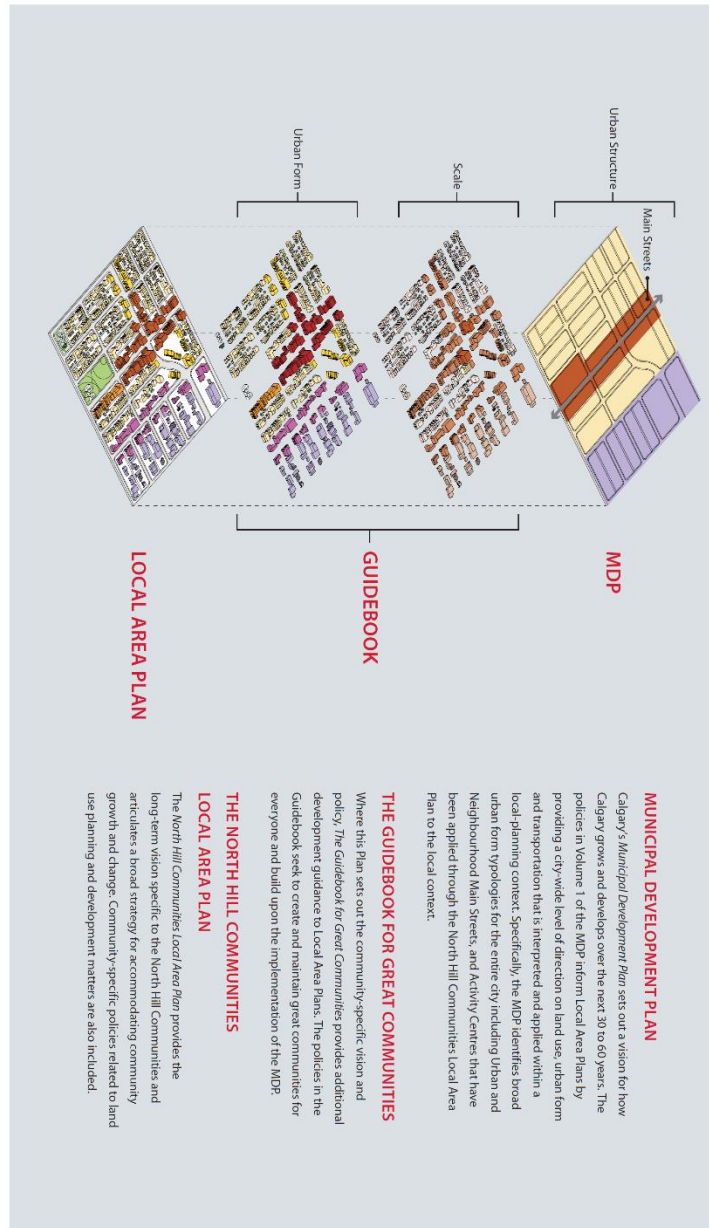
QUICK REFERENCE GUIDE

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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Visualizing Growth
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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 Centers 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**

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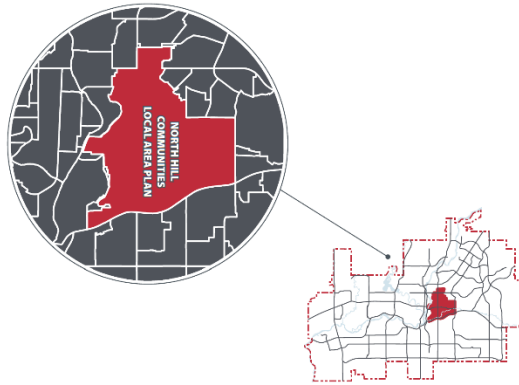


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1 *Washington County*
North Hill Communities Local Growth Plan

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.

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MAP 1:
Context and
Communities

Legend

- Community Area Boundary
- Proposed From New Boundary

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Community Area
Boundary

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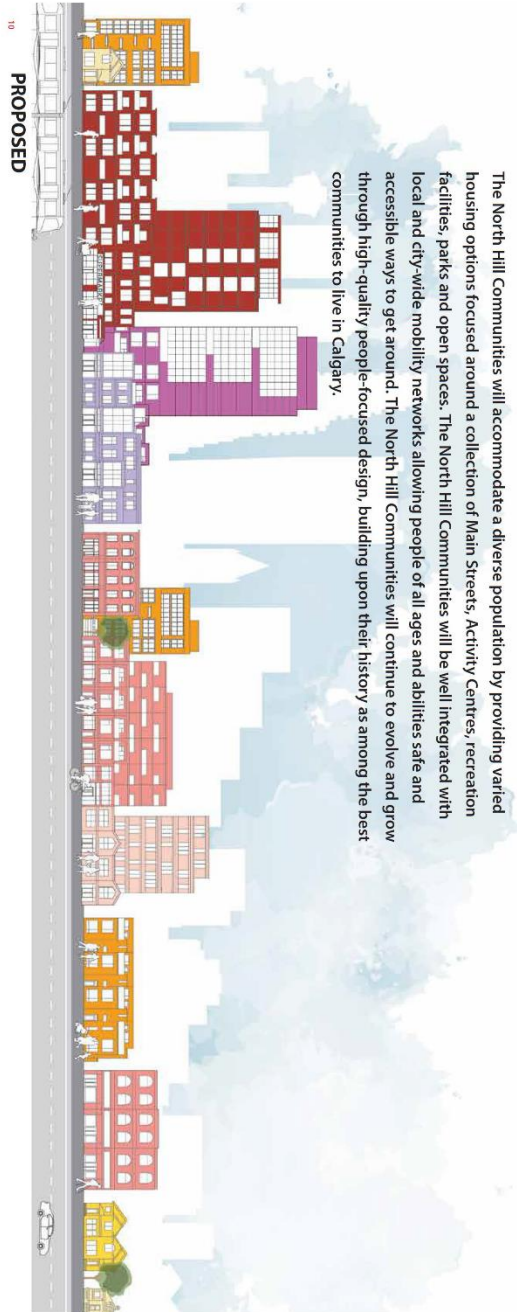


1.2 NORTH HILL COMMUNITIES VISION AND CORE IDEAS

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.



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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.

 <p>Facilitate the continued development of Centre Street N, Edmonston 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.</p>	 <p>Enable the creation of housing that fosters accessibility and diversity among people, ages, incomes and household types.</p>	 <p>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.</p>	 <p>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.</p>
 <p>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.</p>	 <p>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.</p>	 <p>Encourage resilience in the built environment that allows adaptability to a changing society, economy and climate.</p>	 <p>Celebrate the history of the North Hill Communities as some of Calgary's earliest neighbourhoods and respect the area's Heritage assets.</p>

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FIGURE 2: Vision and Big Ideas
Vision and big ideas captured through the North Hill Communities engagement process.

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North Hill Community Local Growth Plan

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: inaii (Blackfoot), anagor (Stoney/Nakoda), xaini-tii (Tsar’ina) and pasakwaw mostoosh (Metis/Michif).

The first Europeans arrived in the late eighteenth century and in 1894 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 Luxedo 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-story 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 Concord Heights, 1911 (Source: Archives, SA, 5891-11)



All shown at Renfrew Airport ca. 1928 (Source: Archives, SA, 5991-32)

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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

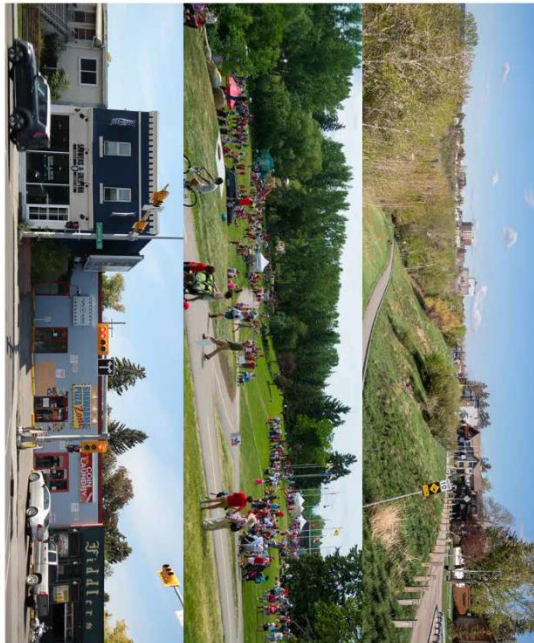
The North Hill Communities are characterized by relatively high elevation north of the Bow River. Steep escarpments form the south and east boundaries of the area, sloping down to the Bow River and Nose Creek respectively. Gentle slopes grade toward Confederation Park, a regional drainage route for stormwater, 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, 76 Avenue N, and Centre Street N are Urban Main Streets while 4 Street NW is identified as a Neighbourhood Main Street.

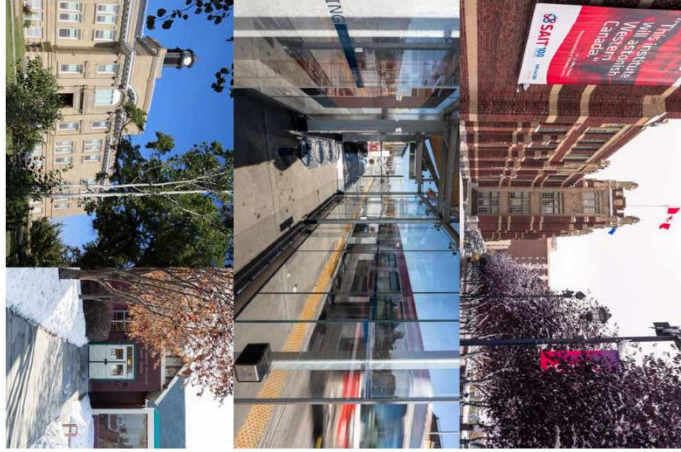


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1 *Yamhill Street*
North Hill Commuter Local Growth Plan



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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.

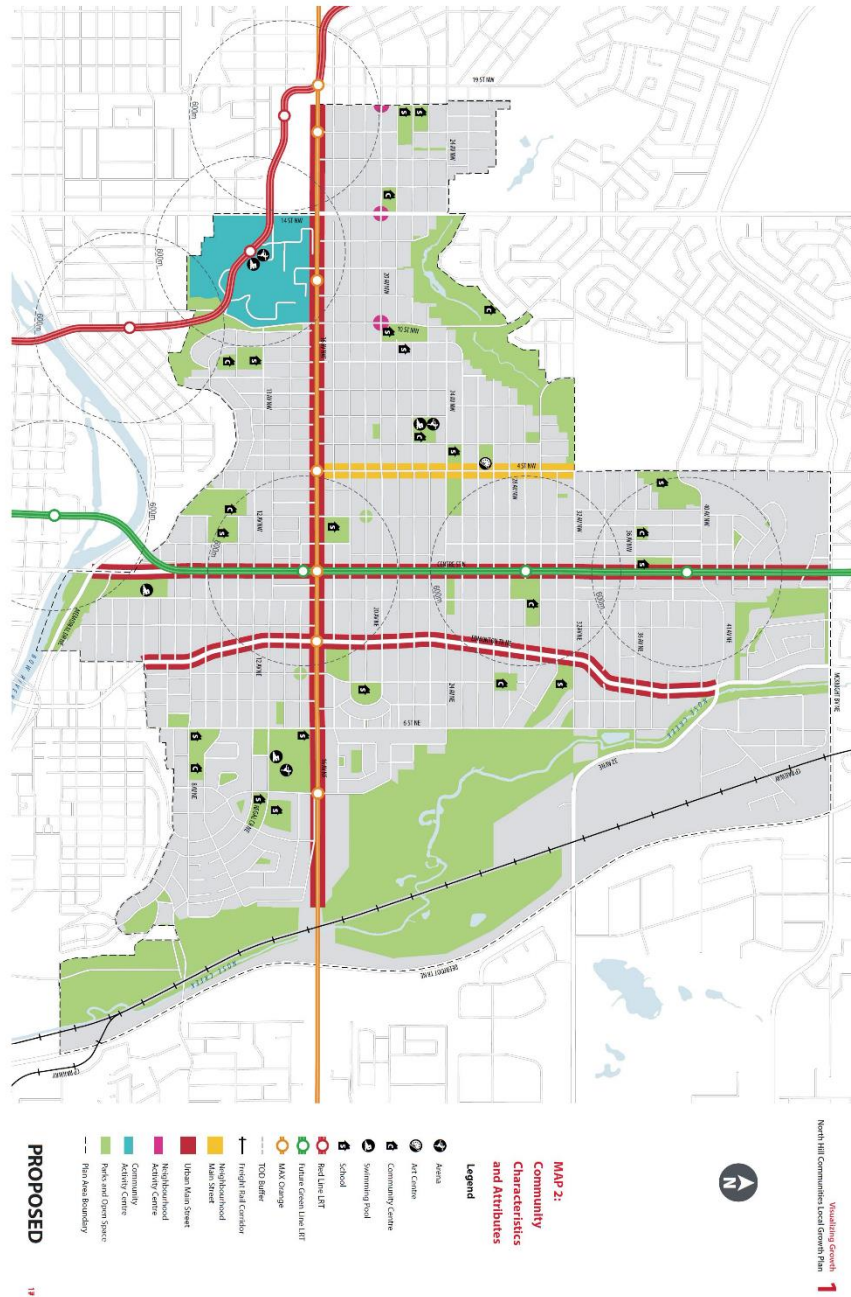
Heritage Resources

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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Enabling Growth
2
North Hill Community Local Growth Plan

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2 Enabling Growth
North Hill Commercial Local Growth Plan

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.

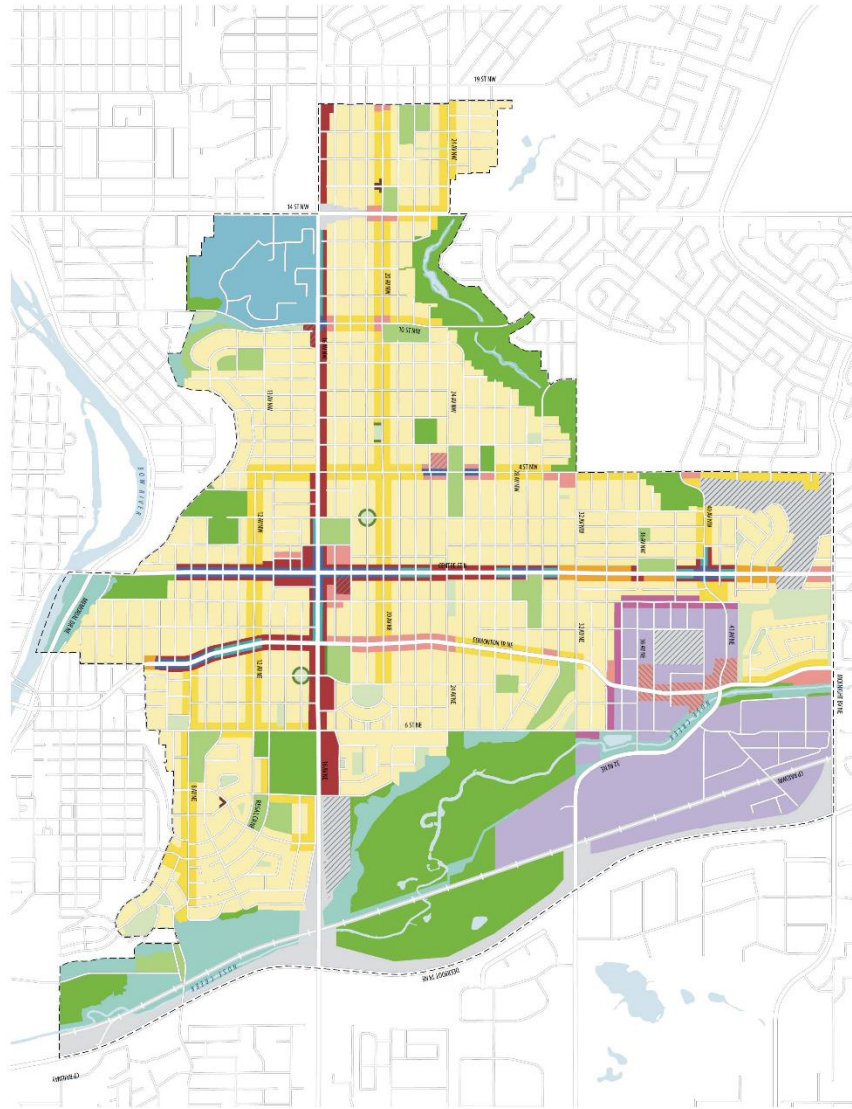
The future growth concept is represented on **Map 3: Urban Form** and **Map 4:**

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.

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Planning Graphic 2
North Hill Commercial Land Growth Plan



MAP 3:
Urban Form

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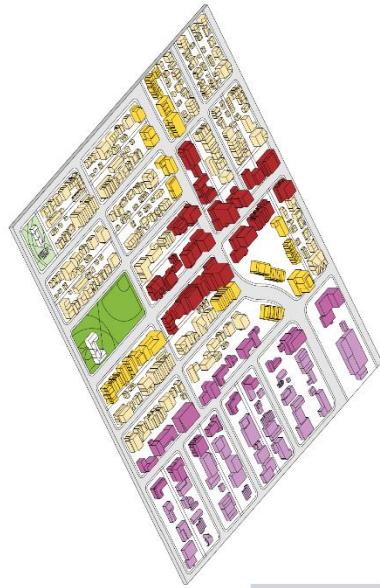
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2 Enabling Growth
North Hill Communities Local Growth Plan

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.

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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 Edmontown 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 Edmontown 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 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 Whiston Heights-Mountview.

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2 Enabling Growth
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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, Bertraw Aquatic & Recreation Centre and Renfrew Athletic Park are examples of Parks, Civic and Recreation Major in the North Hill Communities.



Parks 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 Horoy 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 Moss Creek and some portions of Confederation Park are identified as a Parks Natural Area as well as McHugh Bluff.

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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.

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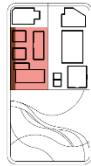
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Active Frontage
The Active Frontage policy modifier has been applied to areas intended to have the highest level of pedestrian activity - such as Main Streets and transit station areas. Active Frontage areas require active use at grade and have higher development standards to enhance the pedestrian experience.



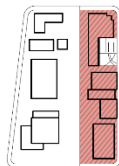
Commercial Flex
The Commercial Flex policy modifier identifies areas that have potential for higher street-level activity, but where active uses are not required in the short term. Commercial Flex has been applied to areas adjacent to Active Frontage and is anticipated to transition to more active uses over time, as the market dictates.



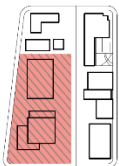
Commercial Cluster
The Commercial Cluster policy modifier identifies places within housing-focused areas for clusters of commercial activities that serve the local population.



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 connectors, 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.

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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.

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2 Building Form
North Hill Communities Local Growth Plan



Limited Scale

Limited scale accommodates buildings of three stories 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.



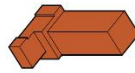
Low Scale

Low scale areas accommodate buildings of six stories 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 stories in height where the building volume is reduced above the sixth story. 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 highest activity levels, and transit station areas.

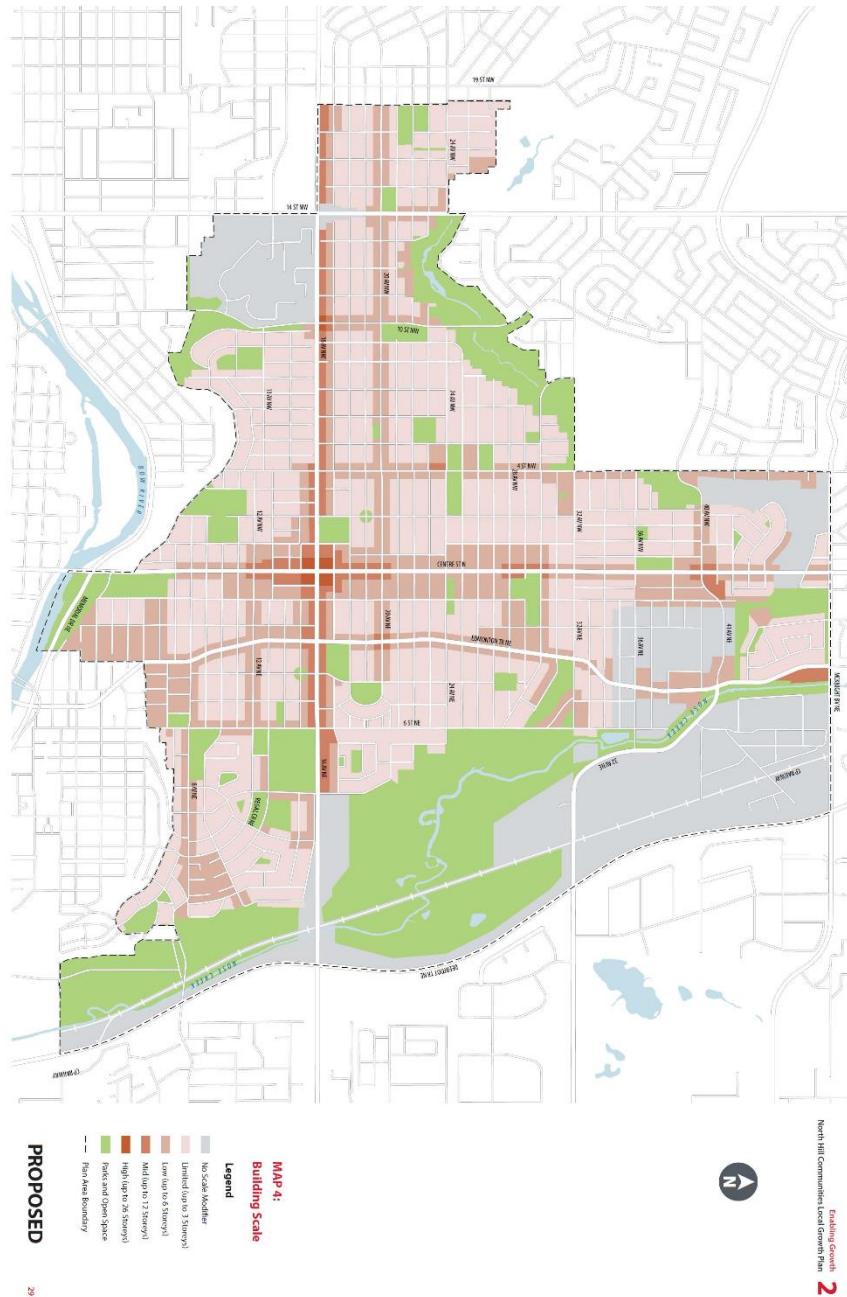


High

High scale accommodates for buildings up to 26 stories where portions of buildings above six stories 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 and 16 Avenue N.

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2 Establishing Growth
North Hill Communities Local Growth Plan

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.



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POLICY

1. Development located within Neighbourhood Housing Mirror 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.

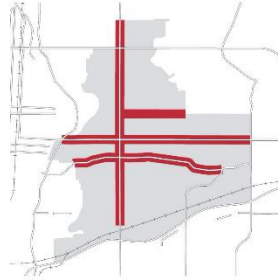
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- 2. Development adjacent to a Parks Civic and recreation urban form categories should be designed to minimize shadowing on these areas. A shadow study may be required at the Development Permit stage to determine potential impacts and mitigation strategies. 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 native 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 whenever 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 relations, 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.

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2.6 MAIN STREETS

The following policies apply to all development that has frontage on one or more of the areas Main Streets including 16 Avenue N, Centre Street N, Edmonston 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.



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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 practice/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 connectors, 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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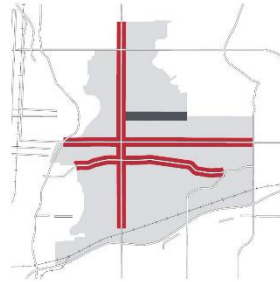
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In addition to these locally specific policies, the policies of Chapter 2 and 3 of the Guidebook apply.

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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.



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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 story;
 - b. overall reduction of building mass at or above the sixth story;
 - 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.

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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 story;
- 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 Morrick 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 escapement.

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.

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In addition to these locally specific policies, the policies of Chapter 2 and 3 of the Guidebook apply.

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.

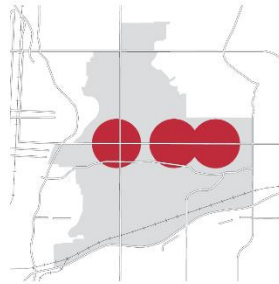
POLICY

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 2011 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.

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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**.

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**.

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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 facades 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.

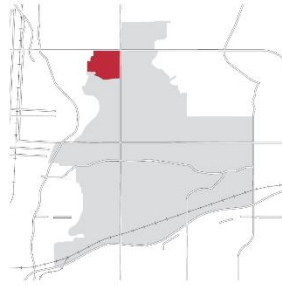
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2.10 COMMUNITY ACTIVITY CENTRES

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:

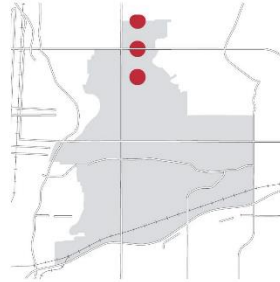
1. Development along 16 Avenue NW should adhere to the Main Streets policies of section 2.6 and 2.7.
2. The use of architectural features and public spaces that provide a distinct sense of place is encouraged at the major north-south intersections with 16 Avenue NW to showcase the prominent role of SAIT 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.

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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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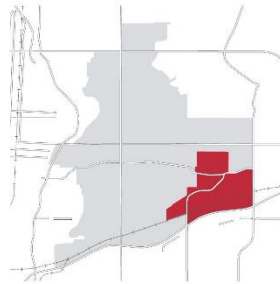
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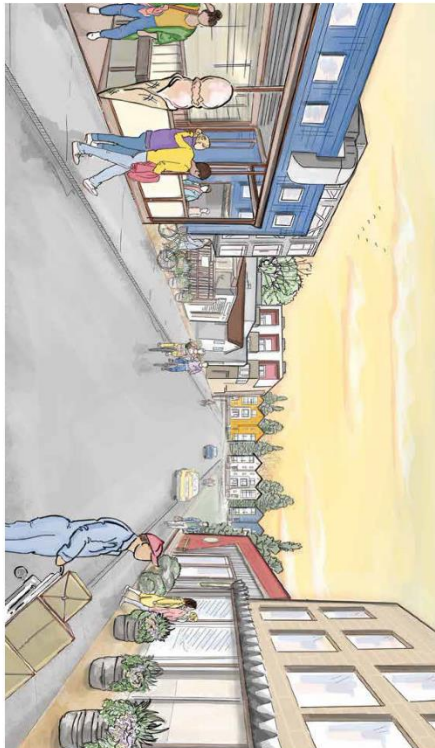
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2.12 GREENVIEW INDUSTRIAL

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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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.

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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.

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3 Supporting Growth
North Hill Communities Land Growth Plan

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

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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.

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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.

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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.

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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

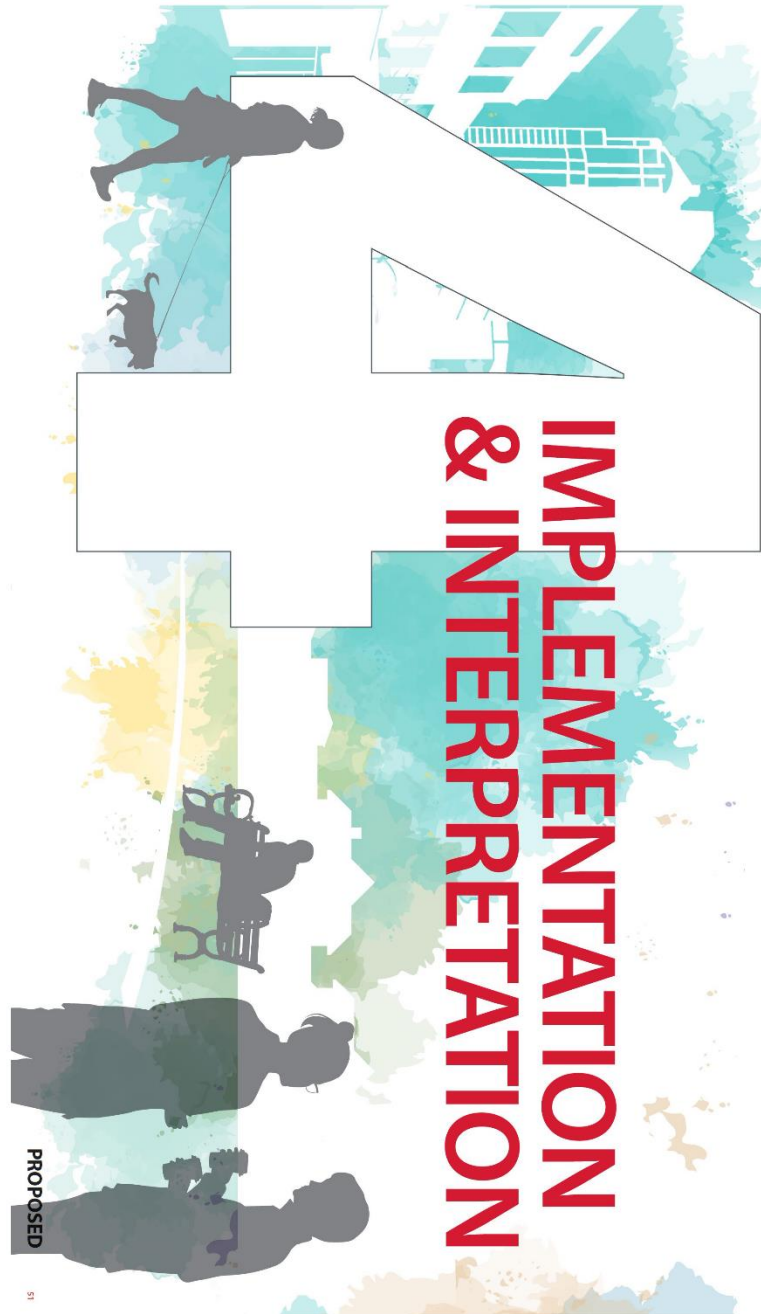
15. Support the protection and maintenance of the tree canopy on public and private lands throughout the plan area.

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.

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4 *Information and Interpretation*
North Hill Communities Local Growth Plan

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.

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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.

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4 Implementation and Interpretation
North Hill Communities Local Growth Plan

**4.3 LOCAL AREA PLAN
IMPLEMENTATION MONITORING,
REVIEW AND AMENDMENTS**

1. New concepts and ideas may arise that are contained 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.

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Appendix
A
North Hill Community Land Development Plan

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A **Appendix A**
North Hill Community Local Growth Plan

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.

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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 community.	Preserve Tuwedo School	Tuwedo 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.	Valley
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.	Valley
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 low natural areas and pathways such as along the McHugh Bluff from the Curling Club up to Crescent Road NW Improve Tuwedo School Park and playground Improve Aluro Park Continue to enhance amenities within Confederation Park to ensure it remains a destination for citizens 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	Tuwedo Park Winston Heights Mountainview Confederation Park Valley Highland Park Rosedale Mount Pleasant Valley Valley Rosedale / Crescent Heights Valley
Improve and enhance existing public recreation facilities.	Improve Belmont and Beaumont Circus parks by pursuing road closures on 2 Street NW and 18 Avenue NW (Belmont 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	Mount Pleasant Renfrew Mount Pleasant
Provide accessible and affordable housing choices to accommodate diversity among people, ages, incomes, tenure, and household types.	Support housing providers to build or develop affordable and accessible housing in the serviced by regular and reliable public transit.	Valley

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North Hill Communities Supporting Growth Objective	Implementation Options (What We Heard)	Location
Improve the quality of the pedestrian realm along Main Street, transit station areas, and Activity Centers.	Improve the pedestrian realm, connectivity, and accessibility of 16 Avenue N by providing wider sidewalks, and tree planting. Explore beautification of Centre Street N, Edmonson Trail NE and 4 Street NW including curb extensions, patio spaces, improved crosswalks, street trees and planting opportunities, street furniture and locating above grade utilities below ground. 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. Explore opportunities to provide for more appropriate vehicle speeds and on-street parking on Main Street.	16 Avenue N Centre Street N, Edmonson Trail NE, and 4 Street NW 16 Avenue N
Improve pedestrian connections and complete missing links between Main Street, transit station areas, Activity Centers, parks and natural areas.	Consider improving 1 Street NE as a comfortable walking and cycling route across the plan area. Improve walking and cycling connection from Centre Street N to the Greenview Industrial area. Invest in high-frequency, primary transit such as Green Line LRT and BRT.	Highland Park Highland Park and Greenview Industrial Vines
Improve transit connections, inside and outside of the North Hill Communities.	Improve 8 Avenue NE to create more comfortable conditions for walking and cycling and manage vehicle volumes and speed.	Reifew
Improve safety, connectivity, and accessibility for all modes of Transportation.	Consider improving 2 Street NW as a comfortable walking and cycling route across the plan area. Improve connectivity across 16 Avenue N for pedestrians and cyclists Improve walking connections between Bridgeland and Reifew Prioritize traffic calming in key areas such as schools, recreation centres, parks, community associations 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. Improve pedestrian connections from Greenview Industrial to the multi-use pathway along Nose Creek. Explore opportunities to provide for a dedicated pedestrian and wheel chair crossing over Nose Creek that connects north of 16 Avenue N.	Towledo Park 16 Avenue N Reifew Vines Greenview Industrial Greenview Industrial Reifew
Expand the cycle network across the plan area, provide improved connections and complete missing links between Main Street, transit station areas, Activity Centers, parks and natural areas.	Explore opportunities to provide with landscaping such as high grasses, to the roundabout at 8 Avenue NE and 8 Street NE to improve visibility and safety. Create a high-quality cycling route along or parallel to the Centre Street N corridor. Create a comfortable walking and cycling route between Confederation Park and Nose Creek. Improve pathway connections to Confederation Park.	Centre Street N Vines Mount Pleasant, Capitol, and Confederation Park

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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 plain 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 plain 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 SAIT, 25 Street NW and 20 Avenue, to enhance the street experience. Add trees to 8 Avenue NE.	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 impact.	Increase tree plantings along sidewalks and boulevards throughout the community. Improve the health of the riparian areas along Horse Creek.	Varies

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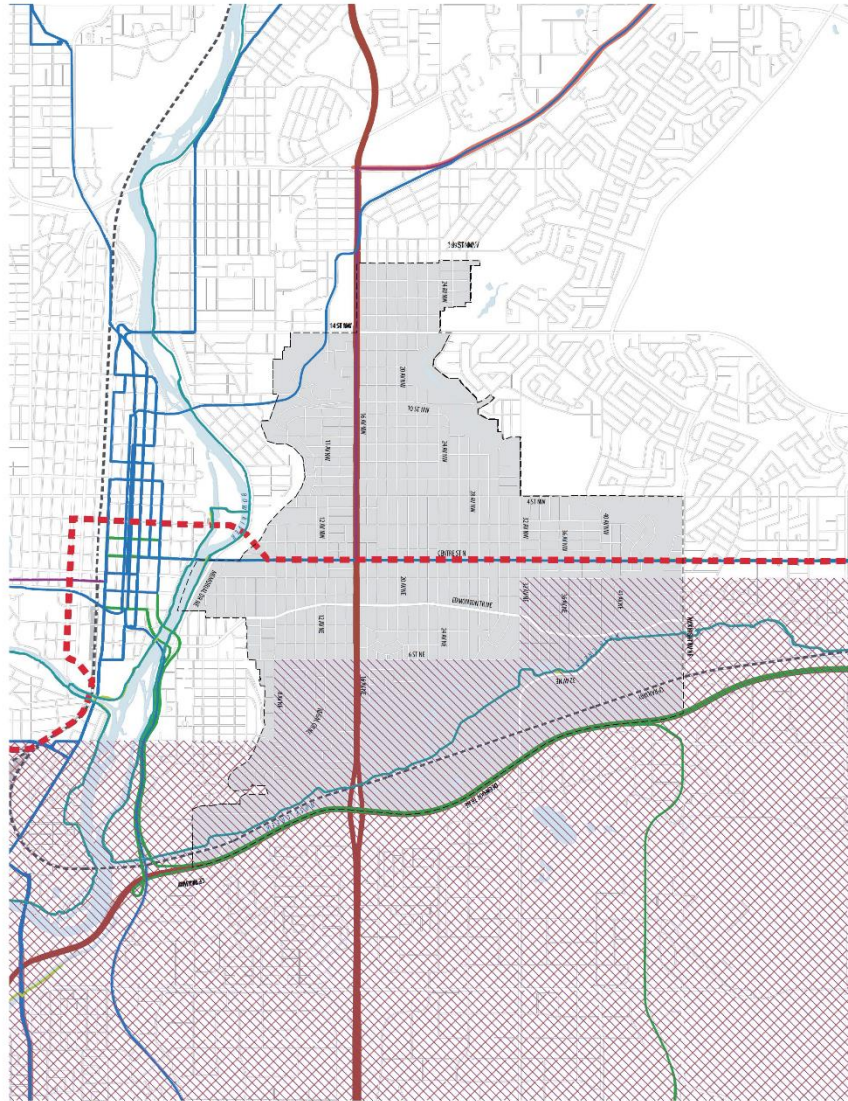
A Appendix
North Hill Community Local Growth Plan

**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.

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MAP B:
**Regional Corridors
and Context Map**

Legend

- The Great Trail
- Regional Pathway
- Regional Future HCT
- Existing HCT
- Public Inter-municipal Transit Routes
- Local Transportation
- Local Highway
- Local Highway
- Proposed HCT
- Proposed HCT
- Proposed HCT

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Appendix A
North Hill Communities Local Growth Plan

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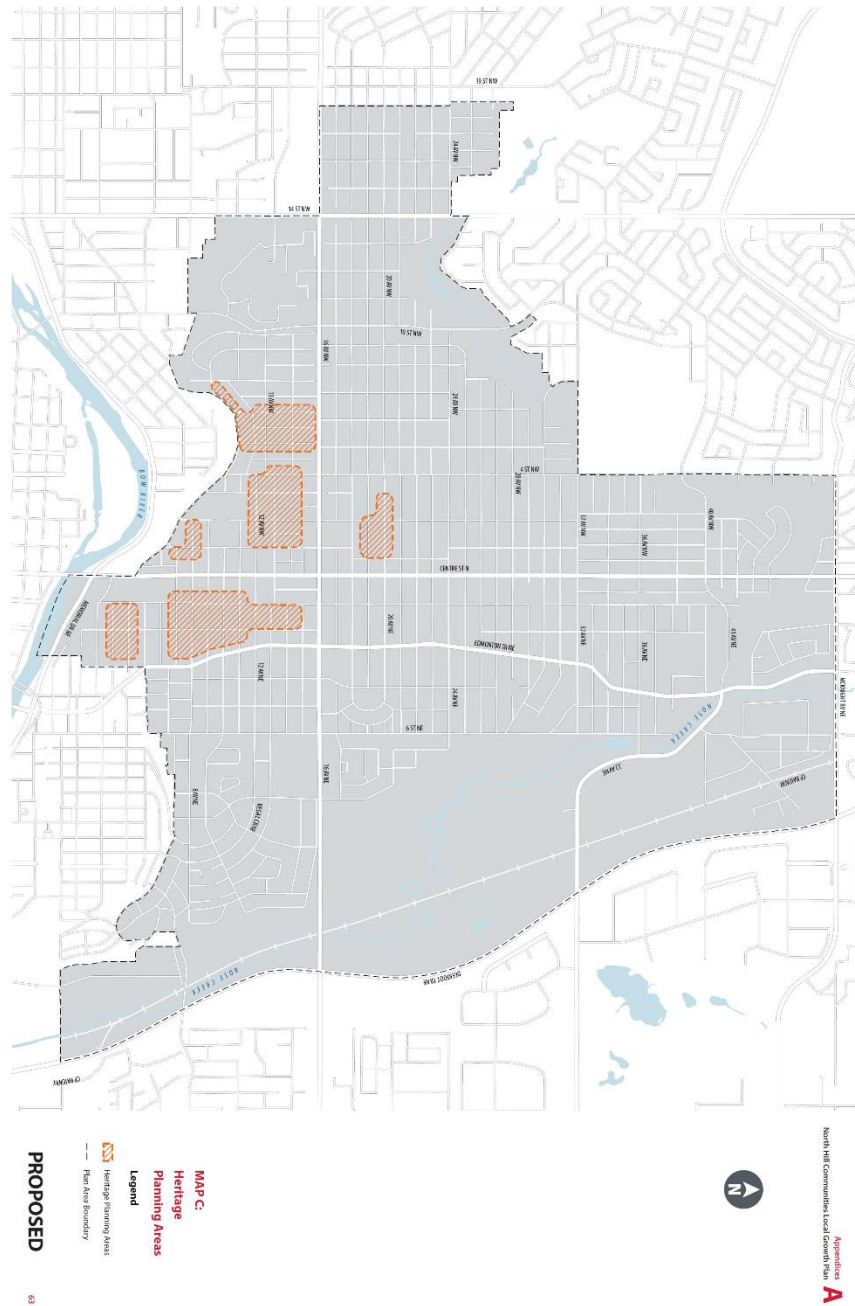
A Appendix
North Hill Communities Local Growth Plan

**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.

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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

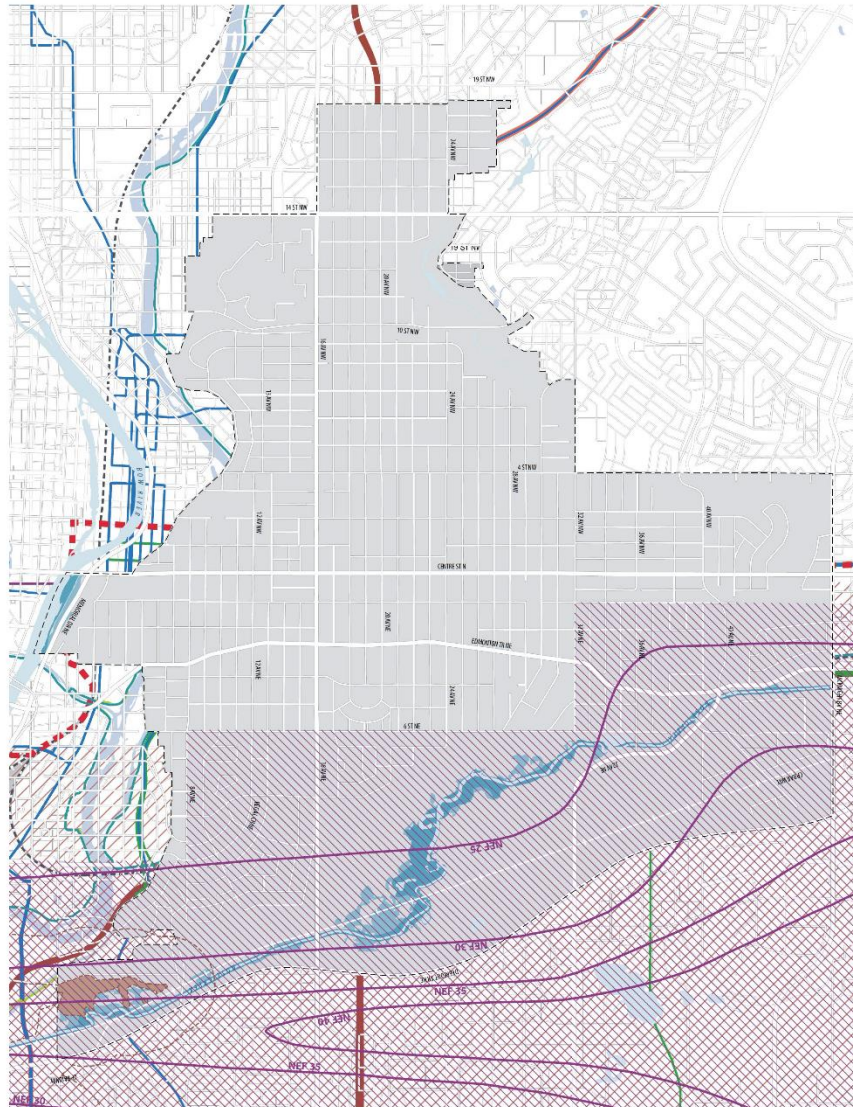
A Canadian Pacific (CP) rail corridor runs through the eastern part of the plan area. Any development adjacent to freight rail corridors must comply with the requirements of the Development Next to Freight Rail Corridors Policy, in addition to any other applicable policies.

LANDFILL SETBACK

There is a non-operating landfill located to the south of the plan area in Bridgeland-Riverdale. 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.

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MAP D:
Constraints

Legend

- Landfill site
- Landfill buffer
- Road fringe
- Highway
- Overland flow
- NEP corridor
- Proposed stormwater management area
- Final phase boundary

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North Hill Community Local Growth Plan

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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

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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	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. 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.
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

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		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

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<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>

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<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>

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	<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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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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What did we hear and how was feedback considered?	11
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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.

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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.

<p>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.</p>
<p>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.</p> <p>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.</p>
<p>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.</p>
<p>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.</p>

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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,

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- 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.

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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

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	<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

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<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
<p>Community Associations</p> <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
<p>North Hill Communities Working Group</p> <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
<p>Main Streets Business Owners & Landowners</p> <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.
<p>Greenview Industrial Area Business Owners & Landowners</p> <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

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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

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<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

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<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

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<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.

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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/deign 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.

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	<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	

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<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.
<p>Theme: Parking and Traffic</p>	
<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.
<p>Theme: Draft Plan Comments – Chapter 1 (Vision & Maps)</p>	
<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

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	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

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	<p>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.</p>
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%

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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](#)

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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.

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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 LAMP now contains a section on Heritage areas (Section 2.18) 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 Actson, Director of Parks,

North Hill Communities Working Group, CHCA Representative

On behalf of the Crescent Heights Community Association

cc: Troy Gonzalez, RPP, M.CIP, Senior Planner | Community Planning, The City of Calgary

Dale Calkins, Senior Policy & Planning Advisor, Ward 7

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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 these 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.

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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 interval 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 four 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 7)
- 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:

- ix. *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)

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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 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 infra structure and amenities and the plan for future growth and change;*
- iv. acknowledge that the timing of investments 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

- a. 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

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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 neighboring 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 these 88% 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. Renton 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 density 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 even denser urban form.
- Introduce meaningful and actionable policy and plans to protect, enhance and expand our open spaces.

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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 "Conserve, protect, and restore 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 #4: 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 neighborhood. 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:

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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

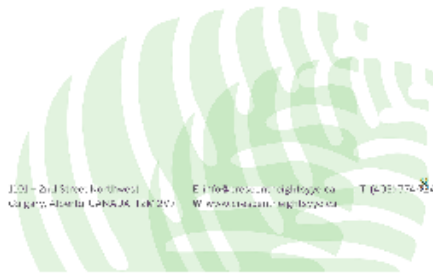
cc: Dale Collins, Senior Policy & Planning Advisor, Ward 7

Renfrew Community Association
Rosedale Community Association
Capital Hill Community Association
Highland Park Community Association
Mount Pleasant Community Association
Tuxedo Community Association
Winston Heights/Mountbiew Community Association
Thorncliff Greenview Community Association

Crescent Heights Community Association

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Tuxedo Park Community Association



Tuxedo Park Community Association

202 - 29th Avenue NE
Calgary, Alberta T2E 2C1
Phone (403) 277-8880

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 Centre 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 Centre 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

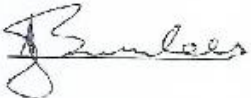
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as it enters Tuxedo Park, our community association cannot support the North Hill Communities Local Area Plan as it is currently written. We ask the City to take their time and do this right. The LAP has to be considered in conjunction with the Greenline 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 Brownlee, Chair
Planning Committee, TPCA

Tuxedo Park Community Association

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Renfrew Community Association



Renfrew Community Association
811 Redford 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 busiest 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.

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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

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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.

3

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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)

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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

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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.

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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:

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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
Thornclyff Greenview Community Association

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Letter 2

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

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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

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Letter 3



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.**

811 Radford Road N.E., Calgary, Alberta T2E 0R7 | Tel: 403.230.7055

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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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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.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

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

* First name	Ian
* Last name	Lockerbie
Email	ian.lockerbie@shaw.ca
Phone	(403) 619-2323
* Subject	North Hill Growth Plan

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I feel that the North Hill Growth Plan consultation with communities was inadequate and that many residents are unaware of the implications. As a resident of Renfrew I believe that the majority of our residents have no idea that this is happening. Developments in neighbourhoods are posted to let residents know what's happening. This rezoning of our neighbourhoods eclipses these small one-off developments and should be clearly outlined to residents. (Front-page news style)

The name North Hill Growth Plan gives no indication of the actual implications. 'North Hill Increased Density Through Rezoning' would be a better and more transparent name for this project, and it would garner more interest for the plans that the City is working on.

Please delay this plan until the public is made aware of it!

ISC:

1/1

Unrestricted

Feb 25, 2020

1:48:03 PM

Report to PUD March 4, 2020

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Letter 5



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

Report to PUD March 4, 2020

PUD2020-0164
Attachment 6
Letter 5



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.

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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

Report to PUD March 4, 2020

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Letter 6

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

Report to PUD March 4, 2020

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Letter 6a

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.

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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 be 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.

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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.

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Attachment 6
Letter 7



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,

A handwritten signature in blue ink that reads "C Dudge" with "Per" written below it.

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