

Alternate Recommendations for Guidebook and North Hill

Options	Guidebook (GB)	North Hill (NH)	PH Date
1 (Report Recommendations)	All amendments proposed in report including Urban Form Categories	All amendments proposed in report (10 Amendments)	Both – January 2021
2	- Revisions to enable North Hill amendments for all LAPs - Low Density Residential amendment - Not including Urban Form Categories	10 Amendments	Both – October 5 2020
3	As-is	10 Amendments	GB – September 14 2020 NH – October 5 2020
4	As-is	As-is	Both – September 14 2020

OPTION 1 – July 15 PUD reports continue with current recommendations

See PUD2020-0721 (Guidebook) and PUD2020-0739 (North Hill)

OPTION 2 - Both in October with changes (except UFC)

Guidebook Recommendations

That the Standing Policy Committee on Planning and Urban Development:

1. Direct Administration to:
 - a. Revise the proposed Guidebook for Great Communities (Attachment 2 as contained in Attachment 1) to address items 1-9 as outlined in Attachment 3;
 - b. Prepare a bylaw for the Guidebook for Great Communities including those changes; and

- c. Forward the proposed Bylaw, and report PUD2020-0721, to accommodate the required advertising, directly to the 2020 October 5 Combined Meeting of Council.
2. Recommend that Council hold a Public Hearing for the proposed bylaw at the 2020 October 5 Combined Meeting of Council:
 - a. Give three readings to the proposed Bylaw;
 - b. Direct Administration to use the policies of chapter 3 of the Guidebook for Great Communities throughout the built-out areas as guidelines when reviewing development permits;
 - c. Direct Administration to, upon approval of the Guidebook, develop a scope for the Renewal of the Land Use Bylaw, and return to through the SPC on Planning and Urban Development by Q1, 2021.

North Hill Recommendations

That the Standing Policy Committee on Planning and Urban Development:

1. Direct Administration to:
 - a. Revise the proposed North Hill Communities Local Area Plan (Attachment 2 as contained in Attachment 1), to address items 1-10 as outlined in Attachment 2;
 - b. Prepare a bylaw for the North Hill Communities Local Area Plan including those changes; and
 - c. Forward the proposed Bylaw, and report PUD2020-0739, to accommodate the required advertising, directly to the 2020 October 5 Combined Meeting of Council.
2. Recommend that Council hold a Public Hearing for the proposed bylaw at the 2020 October 5 Combined Meeting of Council:
 - a. Give FIRST READING to the proposed bylaw; 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.
3. Recommend that Council, following third reading of the proposed bylaw, the 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.

OPTION 3 – Guidebook as is in September, North Hill with changes in October

Guidebook Recommendations

That the Standing Policy Committee on Planning and Urban Development:

1. Direct Administration to:
 - a. Prepare a bylaw for the Guidebook for Great Communities (Attachment 2 as contained in Attachment 1); and
 - b. Forward the proposed Bylaw, and report PUD2020-0721, to accommodate the required advertising, directly to the 2020 September 14 Combined Meeting of Council.
2. Recommend that Council hold a Public Hearing for the proposed bylaw at the 2020 September 14 Combined Meeting of Council:
 - a. Give three readings to the proposed Bylaw;
 - b. Direct Administration to use the policies of chapter 3 of the Guidebook for Great Communities throughout the built-out areas as guidelines when reviewing development permits; and
 - c. Direct Administration to, upon approval of the Guidebook, develop a scope for the Renewal of the Land Use Bylaw, and return to through the SPC on Planning and Urban Development by Q1, 2021.

North Hill Recommendations

That the Standing Policy Committee on Planning and Urban Development:

1. Direct Administration to:
 - a. Revise the proposed North Hill Communities Local Area Plan (Attachment 2 as contained in Attachment 1), to address items 1-10 as outlined in Attachment 2;
 - b. Prepare a bylaw for the North Hill Communities Local Area Plan including those changes; and
 - c. Forward the proposed Bylaw, and report PUD2020-0739, to accommodate the required advertising, directly to the 2020 October 5 Combined Meeting of Council.
2. Recommend that Council hold a Public Hearing for the proposed bylaw at the 2020 October 5 Combined Meeting of Council:
 - a. Give FIRST READING to the proposed bylaw; 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.
3. Recommend that Council, following third reading of the proposed bylaw, the 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.

OPTION 4 – No changes, approval for GB and NH in September:

Guidebook Recommendations

That the Standing Policy Committee on Planning and Urban Development:

1. Direct Administration to:
 - a. Prepare a bylaw for the Guidebook for Great Communities (Attachment 2 as contained in Attachment 1); and
 - b. Forward the proposed Bylaw, and report PUD2020-0721, to accommodate the required advertising, directly to the 2020 September 14 Combined Meeting of Council.
2. Recommend that Council hold a Public Hearing for the proposed bylaw at the 2020 September 14 Combined Meeting of Council:
 - a. Give three readings to the proposed bylaw;
 - b. Direct Administration to use the policies of chapter 3 of the Guidebook for Great Communities throughout the built-out areas as guidelines when reviewing development permits; and
 - c. Direct Administration to, upon approval of the Guidebook, develop a scope for the Renewal of the Land Use Bylaw, and return to through the SPC on Planning and Urban Development by Q1, 2021.

North Hill Recommendations

That the Standing Policy Committee on Planning and Urban Development:

1. Direct Administration to:
 - a. Prepare a bylaw for the North Hill Communities Local Area Plan (Attachment 2 as contained in Attachment 1); and
 - b. Forward the proposed Bylaw, and report PUD2020-0739, to accommodate the required advertising, directly to the 2020 September 14 Combined Meeting of Council.
2. Recommend that Council hold a Public Hearing for the proposed bylaw at the 2020 September 14 Combined Meeting of Council:
 - a. Give FIRST READING to the proposed bylaw; 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.

3. Recommend that Council, following third reading of the proposed bylaw, the 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.

