



CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JAN 13 2021  
ITEM: #7.4 2021-0030  
Public  
CITY CLERK'S DEPARTMENT



**PUD2021-0015, Guidebook for Great Communities**  
**PUD2021-0030, North Hill Communities Local Area Plan**

**SPC on Planning and Urban Development**  
**2021 January 13**  
**ISC: Unrestricted**



## 2021 – A critical year for Calgary’s future

Modernize and improve planning

Economic recovery

Social equity and inclusion

Climate change

Resilience



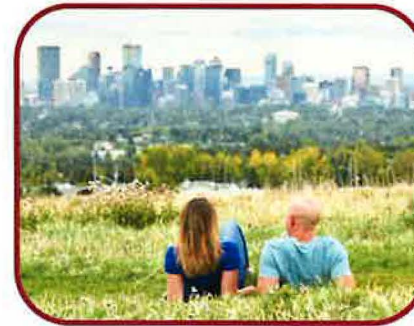
# Calgary – one of Canada’s most livable cities

  
**TALENT**

  
**INNOVATION**

  
**PLACE**

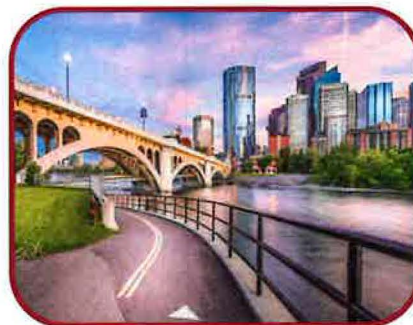
  
**BUSINESS**







# Readying communities (places) for the future



Keeping our communities vibrant, attractive, and prosperous



## Why is the Guidebook important?

### ❖ A city that is planned, efficient, and resilient

- Council direction to deliver a modern approach to planning our city
- Guides citizens, communities, developers and planners in building the quality places that support our future
- Ensures our communities are inclusive, sustainable and vibrant for all Calgarians







## What is the Guidebook about?

### ❖ Modernize and improve planning and investment

- Providing common, best practice policies into one document
- Building on Council's investments in developed areas  
(i.e., Established Areas Growth and Change, Primary Transit Network, utilities, amenities)
- Attracting private investment in communities that builds on public investment  
(i.e., streetscapes, public/private green spaces)





## What is the Guidebook about?

### ❖ Environmental responsibility and social equity

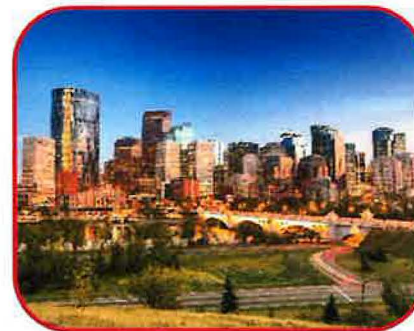
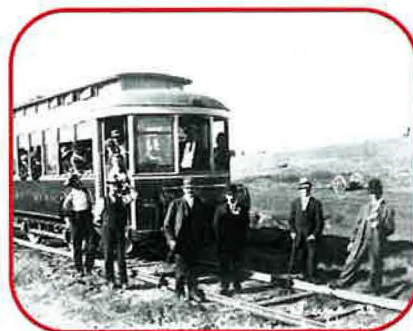
- Supporting thoughtful redevelopment that enables environmental responsibility
- Enabling equitable and inclusive communities by planning our communities to support all Calgarians
- Delivering a future-focused approach to planning that ensures Calgary's communities remain vibrant and resilient







# North Hill Communities Local Area Plan





## North Hill Communities Local Area Plan

- ❖ Result of over two years working with local area stakeholders through a comprehensive engagement process.
- ❖ Establishes the future vision and policies to guide growth and change in the North Hill Communities.
- ❖ First local area plan based upon, and developed in conjunction with, the Guidebook.



## ❖ Modernized local area planning

- Multi-community approach that recognizes and builds upon shared assets and amenities.
- Simplifies and removes duplicate and outdated policies reducing the total number of plans from six to one.
- New, innovative approaches to stakeholder engagement.





## North Hill Communities Local Area Plan

### ❖ Supporting and growing our local economy

- Supports investment in the area's Main Streets and local neighbourhood commercial areas.
- Creates a framework to realize investment to support the Green Line North LRT.
- Consistent regulatory framework for communities and developers.



## ❖ Equity

- Provides for more varied housing options and business opportunities so that people can choose to live and operate businesses in the North Hill Communities regardless of income, cultural background, gender or age.
- Plan specific policy to support affordable housing







## ❖ Climate Change

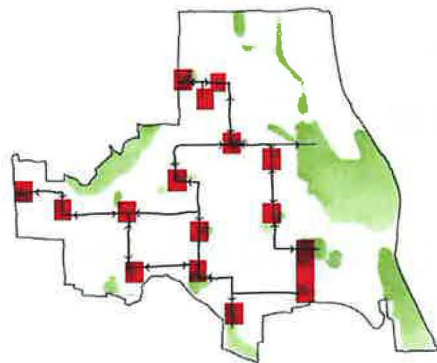
- Enables more compact, sustainable, complete communities.
- Locally-specific development policies for renewable and low-carbon technologies, the Nose Creek sub-watershed, and the urban tree canopy.



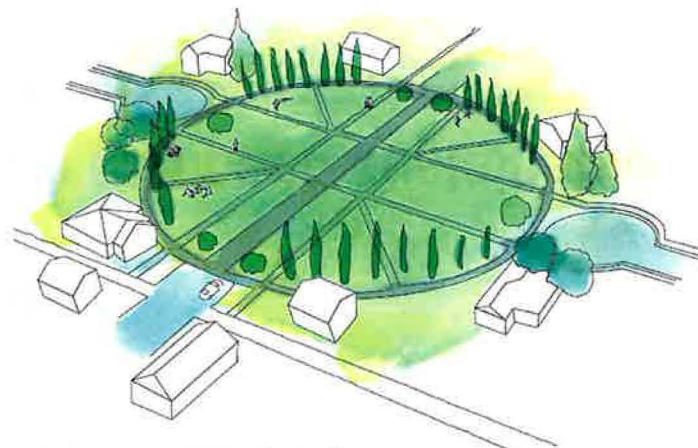
## ❖ Supporting Growth

- Identifies local opportunities for **placemaking** and investments to support growth in communities

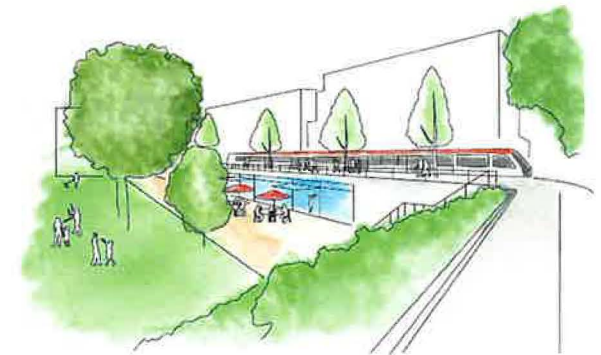
Examples:



**Community Nodes**



**Public Realm Improvements**



**Green Line LRT**





# Clarifying Perceptions

## Perception

## Fact

**My community won't change if Guidebook isn't approved**

- Communities are constantly evolving. Growth and change will happen with or without the Guidebook.
- We can let growth and change happen to us, or plan for it strategically with communities to determine where and how growth makes most sense.

**Guidebook and North Hill Plan will replace single-detached homes and re-zone properties**

- Single-detached homes will remain highly valued throughout Calgary
- The plans enable housing choice to ensure equity and inclusivity and will not re-zone properties

**Guidebook will apply everywhere, immediately**

- Guidebook will only apply once a local area plan is approved.
- The North Hill Communities Plan will be the first area to have the Guidebook apply

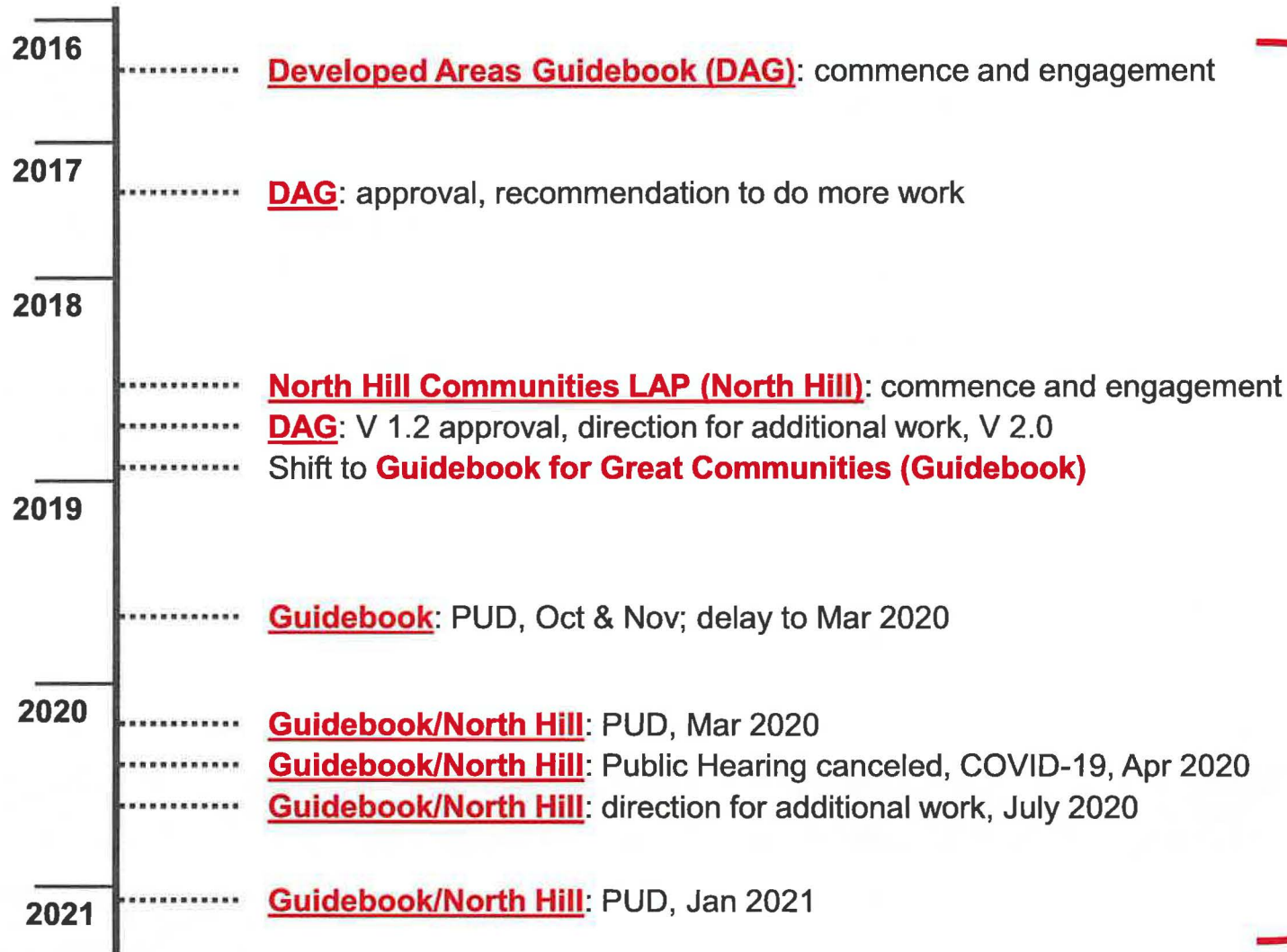
**Neighbourhood character will be lost**

- Neighbourhood character is a key component of local area planning.

**Calgarians were not engaged**

- Significant engagement has occurred for both plans.
- Communications and outreach plan will continue into 2021

# A period of modernization



**Engagement & outreach throughout \***

\* Targeted and broad stakeholder groups





## Planned review and decision process

Date (2021)	Action	Outcome
January 4	Public distribution	Available to public for review, review period January 4 to March 22
January 13	PUD	Overview and initial public input/comment
January 13 – March 22	Respond to stakeholders	Administration is available to discuss key issues arising from public distribution and January 13 PUD
February 3	PUD	Public input/comment, committee consideration of recommendation
March 4 & 11	Advertisement	Public review
March 22	Public Hearing of Council	Public input/comment, Council consideration of recommendation

- Administration is available throughout this period (Jan 4 – Mar 22) for discussion and questions
- Guidebook team is hosting multiple Guidebook 101 / Q&A sessions



## Guidebook for Great Communities

That the Standing Policy Committee on Planning and Urban Development:

1. Postpone this report to the 2021 February 3 SPC on Planning and Urban Development for further discussion, and,
2. Recommend at the 2021 February 3 SPC on Planning and Urban Development, that Council hold a Public Hearing at the 2021 March 22 Combined Meeting of Council and give **THREE READINGS** to the proposed bylaw, the proposed Guidebook for Great Communities (Attachment 3).





## North Hill Communities Local Area Plan

That the Standing Policy Committee on Planning and Urban Development:

1. Postpone this report to the 2021 February 3 SPC on Planning and Urban Development for further discussion; and
2. Recommend at the 2021 February 3 SPC on Planning and Urban Development, that Council:
  - a. Hold a Public Hearing at the 2021 March 22 Combined Meeting of Council:
    - i. Give FIRST READING to the proposed bylaw, the proposed North Hill Communities Local Area Plan (Attachment 3); and
    - ii. WITHHOLD second and third readings of the proposed bylaw until the North Hill Communities Local Area Plan has been approved by the Calgary Metropolitan Region Board.
  - b. Following third reading of the proposed bylaw, the proposed North Hill Communities Local Area Plan:
    - i. RESCIND, by resolution, the Centre Street North Special Study and the North Bow Special Study; and
    - ii. 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.