



CITY OF CALGARY
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ITEM: 6.2 PUD2021-0030
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PUD2021-0015, Guidebook for Great Communities
PUD2021-0030, North Hill Communities Local Area Plan

SPC on Planning and Urban Development
2021 February 3
ISC: Unrestricted



2021 – A critical year for Calgary’s future

Modernize and improve planning

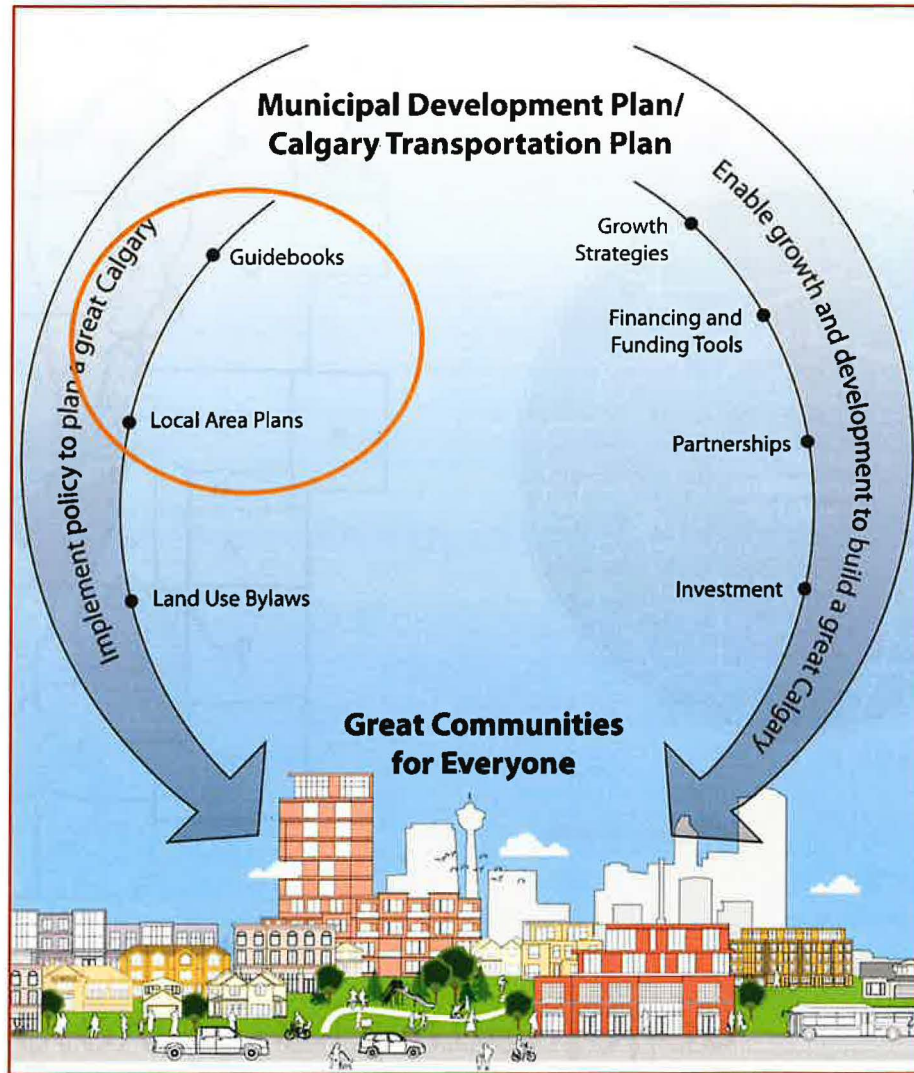
Economic recovery

Social equity and inclusion

Climate change

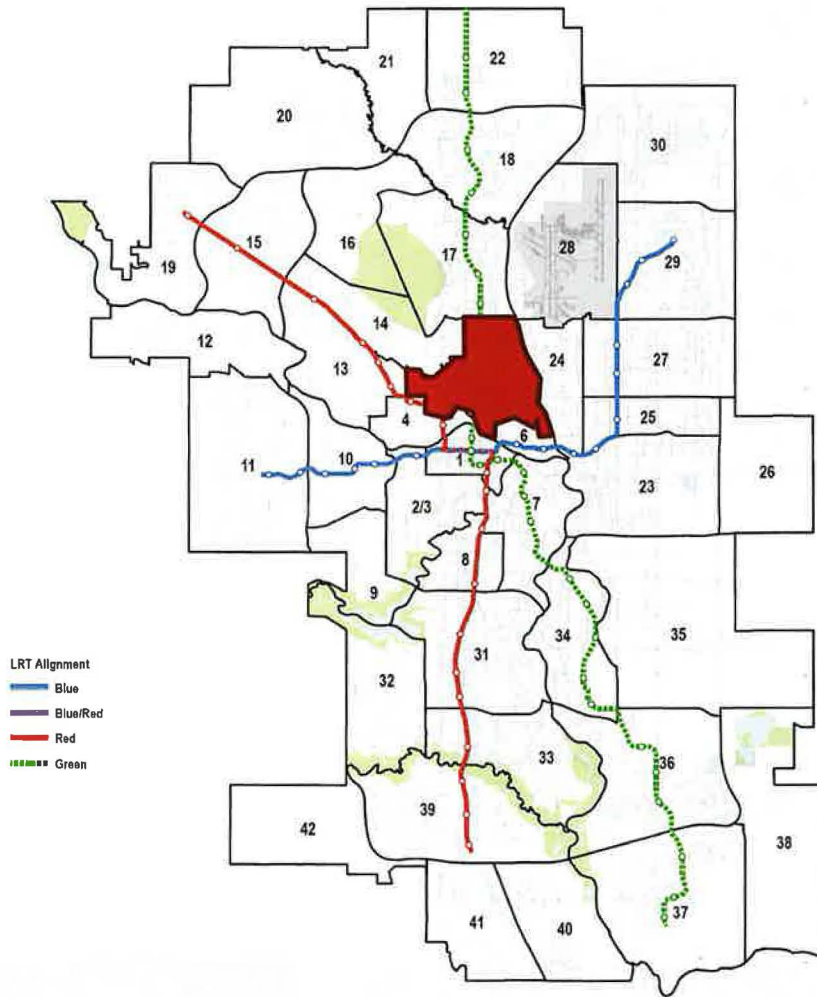
Resilience

Next Generation Planning



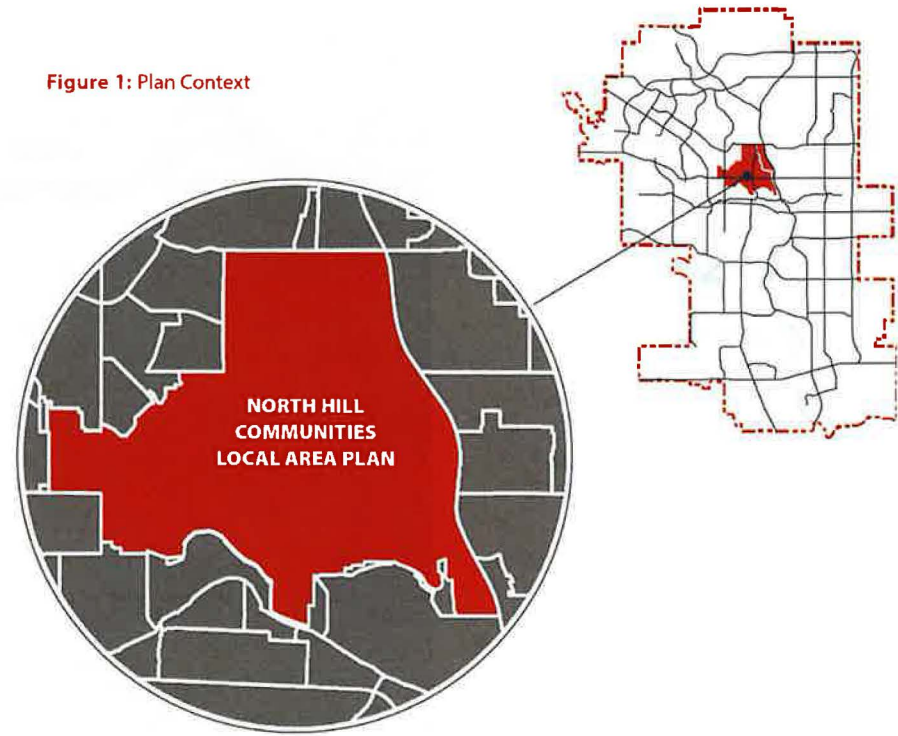
Improved Implementation

Multi-Community Local Area Plan Map



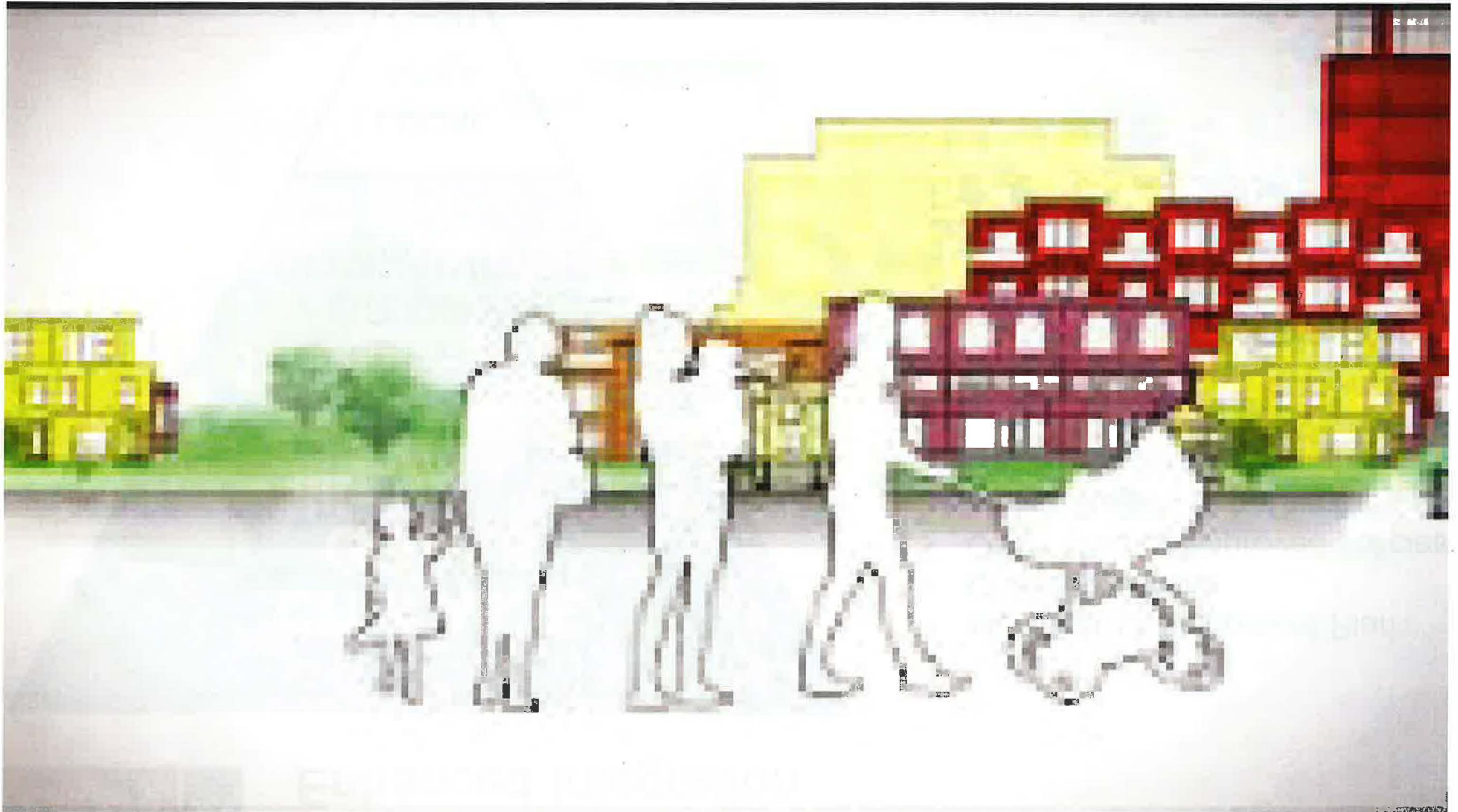
*area boundaries may change subject to further review

Figure 1: Plan Context

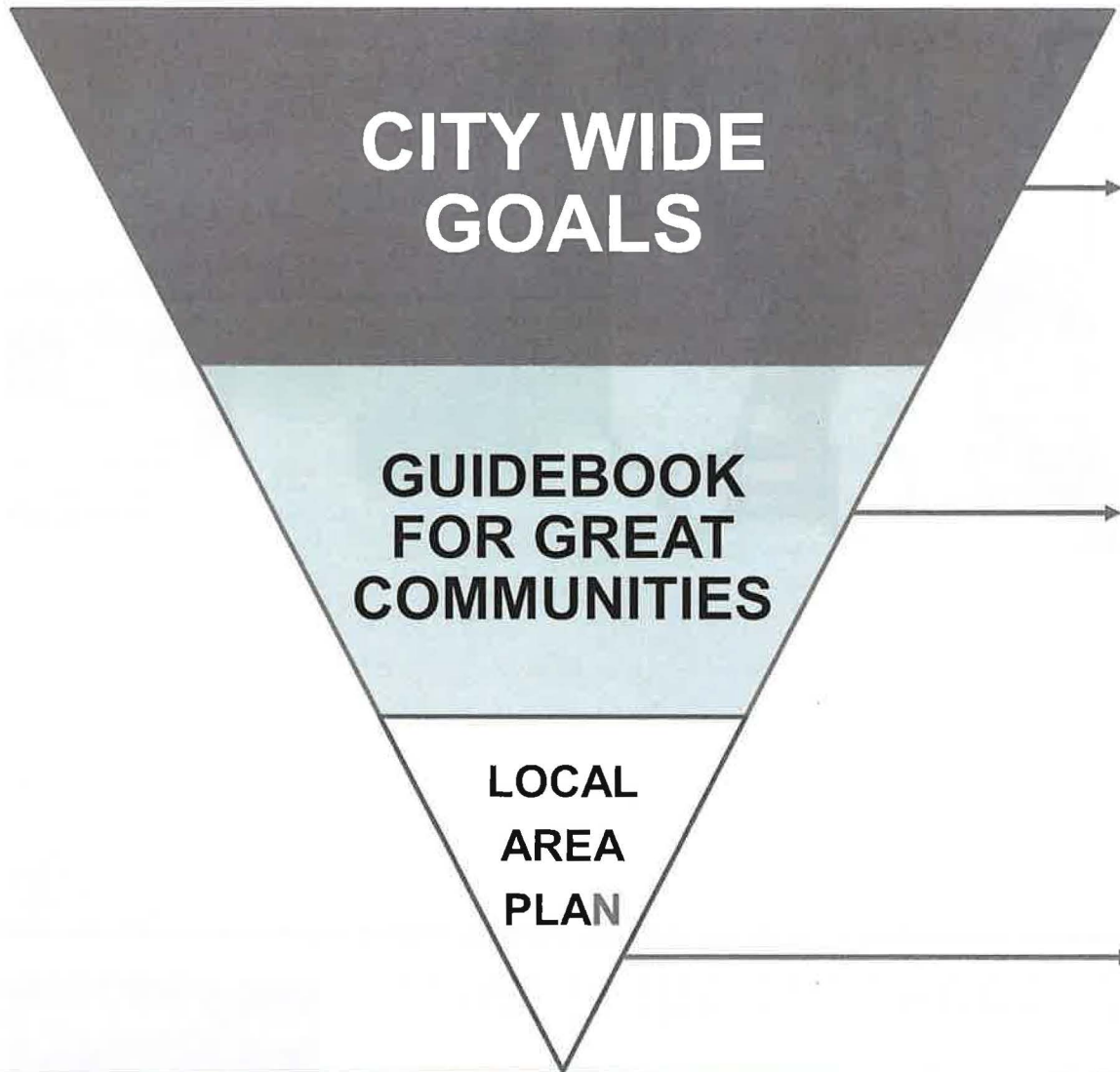




What is the Guidebook?



Enhanced Integration



- Municipal Development Plan
- Council Priorities
- Other Council-approved policies and strategies (e.g. Climate Resilience Strategy)

- Common policy framework and implementation tools

- Vision, locally-specific policies and



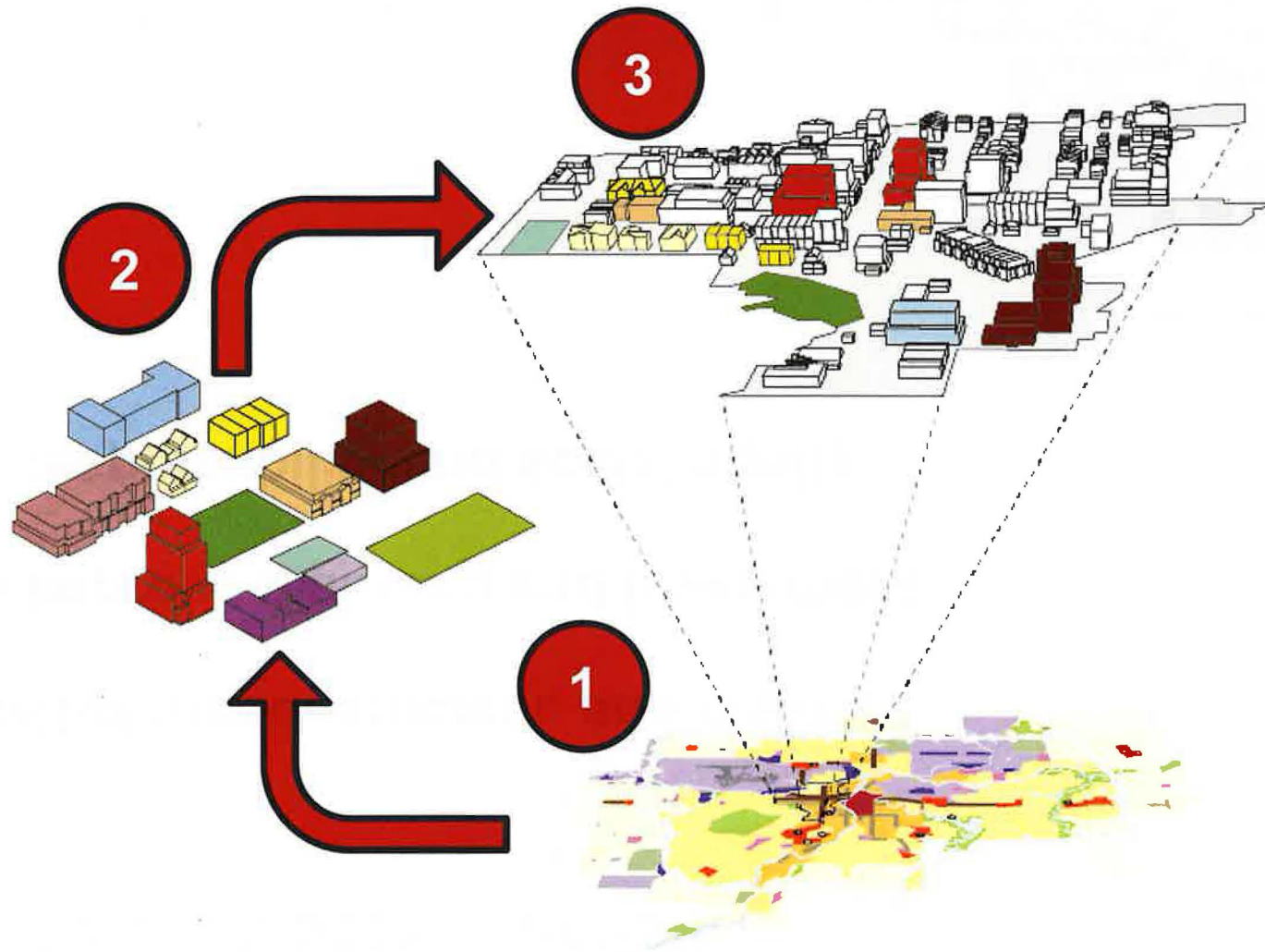
Why is the Guidebook important?

- ❖ **A city that is well-planned, efficient, and resilient**
- ❖ **Modernize and improve planning and investment**
- ❖ **Environmental responsibility and social equity**



Aligning with the Municipal Development Plan

1. The MDP directs growth to areas (**typologies**) such as Main Streets and Activity Centres
2. Within these typologies, several **urban form categories** from the Guidebook may be applicable
3. The urban form categories are applied in a **local area plan**



Urban Form Categories – March 2020

Figure 30: Urban Form Categories Modifiers

SCALE MODIFIERS	URBAN FORM CATEGORY	POLICY MODIFIERS					
		① Active Frontage	② Commercial Flex	③ Commercial Cluster	④ Parks and Open Space	⑤ Vehicle-Oriented	⑥ Comprehensive Planning Site
<input checked="" type="checkbox"/>	Neighbourhood Commercial Major	●	●		●	●	●
<input checked="" type="checkbox"/>	Neighbourhood Commercial Minor	●	●		●	●	●
<input checked="" type="checkbox"/>	Neighbourhood Commercial Local				○	○	○
<input checked="" type="checkbox"/>	Neighbourhood Housing Major			●	●	●	●
<input checked="" type="checkbox"/>	Neighbourhood Housing Minor			●	●	●	●
<input checked="" type="checkbox"/>	Neighbourhood Housing Local			○	○	○	○
<input checked="" type="checkbox"/>	Neighbourhood Industrial Transition				●	●	●
<input type="checkbox"/>	Parks Civic and Recreation Major						
<input type="checkbox"/>	Parks Civic and Recreation Minor						
<input type="checkbox"/>	Parks Civic and Recreation Local						
<input type="checkbox"/>	Parks Natural Areas						
<input type="checkbox"/>	Industrial General				○		○
<input type="checkbox"/>	Industrial Heavy						●
<input type="checkbox"/>	Regional Campus						

Feedback received from internal and external stakeholders:

Clarify:

- Differences between the Urban Form Categories (UFCs)
- How we use Activity Level in the document

Simplify the system:

- Number of Urban Form Categories (UFCs)
- Number of policy modifiers

What We Did

1. Activity level is now a tool that informs how to use the UFCs
2. Now integrated into applicable UFCs:
 - Previous policy modifiers
 - Industrial Transition policy
3. Parks Civic & Recreation categories:
 - function rather than activity level,
4. Differences between the UFCs have been clarified, and reflected in a more consistent structure:
 - Purpose,
 - Land Use
 - Site, Building and Landscape Design



A Simplified System

Urban Form Categories



Urban form sample map

Neighbourhood

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local

Vehicle-Oriented Commercial

- Commercial Centre
- Commercial Corridor

Industrial

- Industrial General
- Industrial Heavy

Parks, Civic and Recreation

- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Private Institutional and Recreation

Regional Campus

- Regional Campus

Additional Policy Guidance

Only applies to an urban form category where noted:

- Active Frontage
- Industrial Transition
- Industrial Transition
- Industrial Transition
- Industrial Transition

May overlay any urban form category:

- Special Policy Areas
- Comprehensive Planning Site

Scale Modifiers

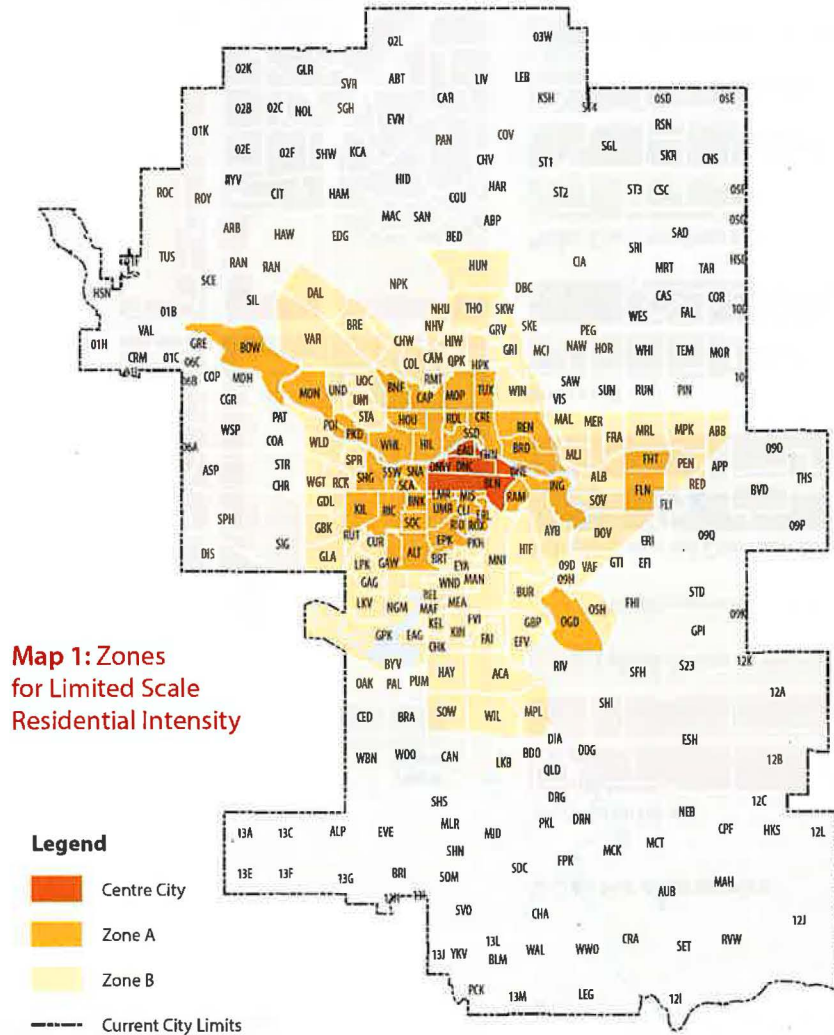
Apply to the Neighbourhood and Vehicle-Oriented Commercial urban form categories:

- Limited (<3 storeys)
- Low (<6 storeys)
- Mid (<12 storeys)
- High (<26 storeys)
- Highest (27+ storeys)



Scale sample map

Low-Density Residential



Assessment Criteria for low-density parcels:

- i. is laneless;
- ii. is of a prohibitive parcel shape or size;
- iii. is located on a no-through, dead-end or cul-de-sac street;
- iv. contains or abuts an escarpment; or,
- v. is not located within 600m of a transit stop.

Heritage Guideline Areas

Heritage Guideline Area Tool for Communities

A **heritage guideline area** tool is used to provide policy to conserve and enhance neighbourhoods with a concentrated grouping of **heritage assets**, while allowing for contextually-appropriate growth and change. Heritage guideline areas contribute to a sense of ***identity and place*** for communities.

Heritage Areas



Concentrations of related (privately-owned) historic buildings that collectively tell the story of an area

Individual assets may not qualify for the Inventory, but are together a kind of heritage resource

Identity & Place



Distinct physical characteristics that constitute an area's visual appearance and built form – sometimes called 'character'

Includes architectural styles, typical building form, street layout, lot patterning, landscapes, public amenities

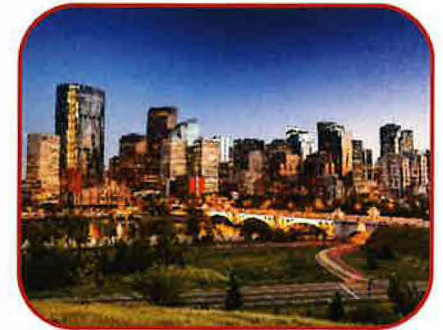
Now is the time





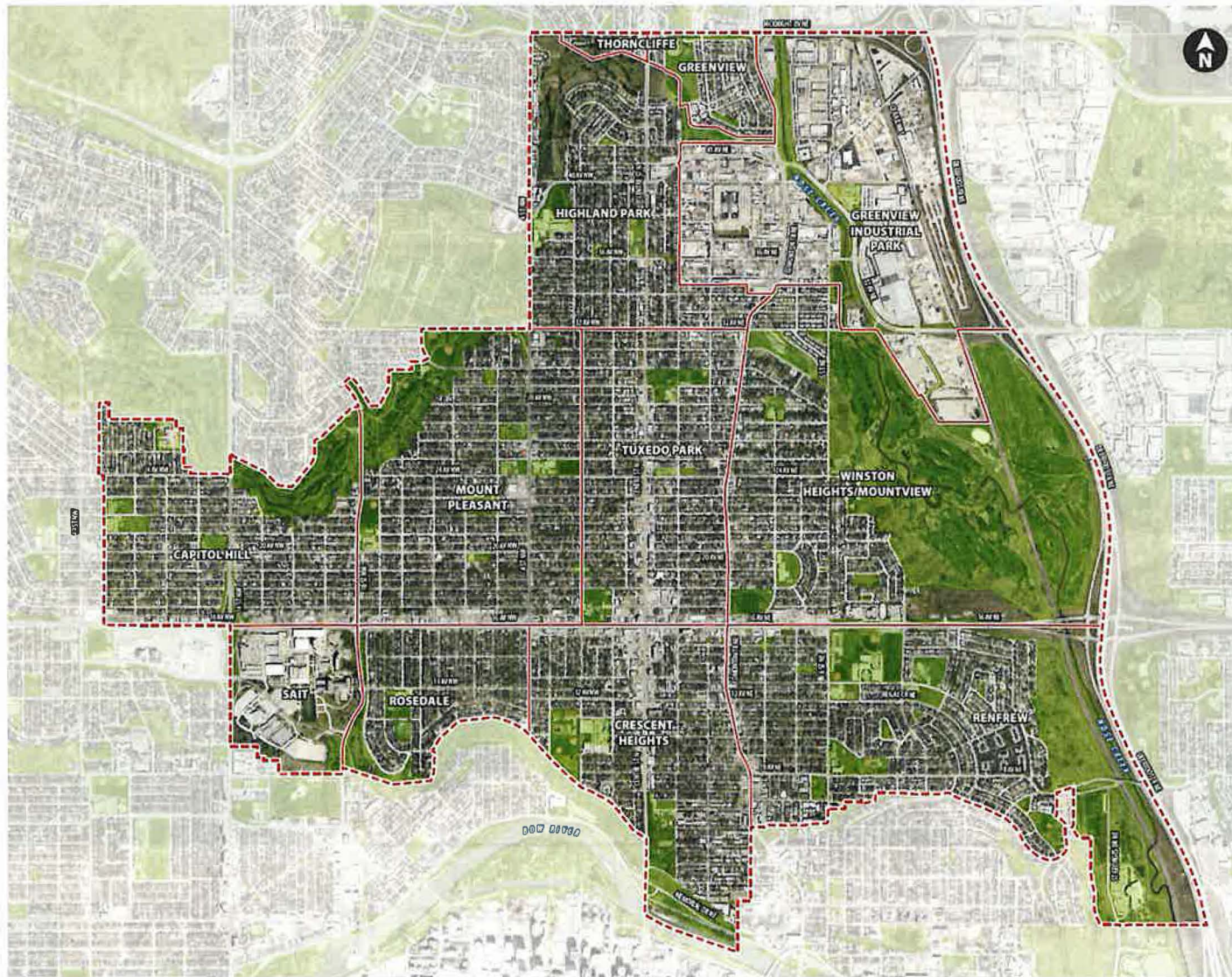
North Hill Communities Local Area Plan

The North Hill Communities are a collection of **nine inner-city and established area communities**, and the **Greenview Industrial** employment area, located just north of the Bow River and Downtown.



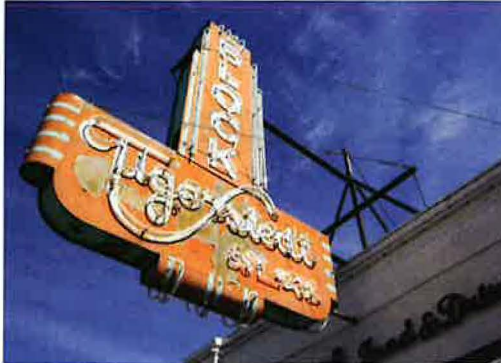


North Hill Communities Local Area Plan





North Hill Communities Local Area Plan



Creating the North Hill Communities Local Area Plan

- **DISCOVER & DISCUSS**
PHASE 1: Fall 2018
- **ENVISION**
PHASE 2: Winter/Spring 2019
- **EVALUATE**
PHASE 3: Fall/Winter 2019
- ★ **REALIZE**
PHASE 4: Spring 2020 - Winter 2021

Why is the North Hill Communities Plan Important?

- ❖ **Modernized local area planning**
- ❖ **Supporting and growing our local economy**
- ❖ **Equity**
- ❖ **Climate Change**





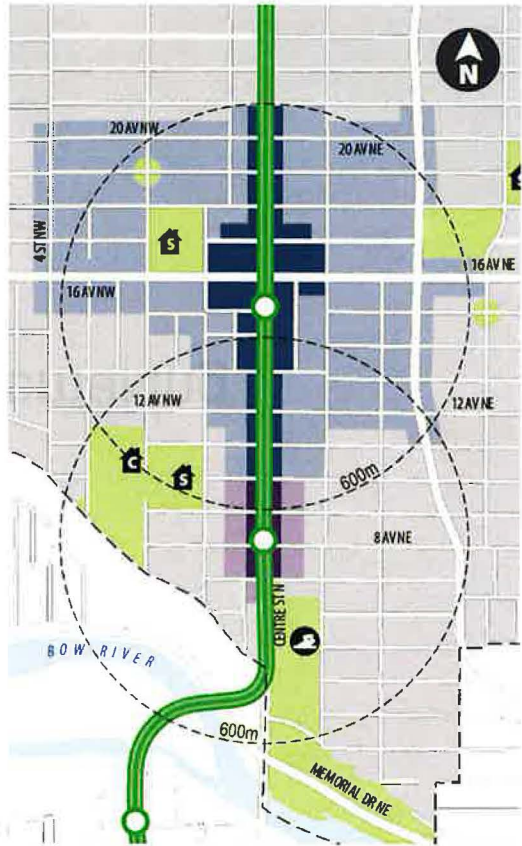
What we were asked to do?




- ❖ July 2020, Council directed revisions to the North Hill Communities Local Area Plan.
- ❖ Three big revisions to the Plan include:
 - ❖ Transit Station Areas
 - ❖ Creating Great Communities and Placemaking
 - ❖ Heritage Guideline Areas



A City that Moves

Connecting the City



-  16 Avenue N Core Zone
-  16 Avenue N Transition Zone
-  9 Avenue N Core Zone
-  9 Avenue N Transition Zone

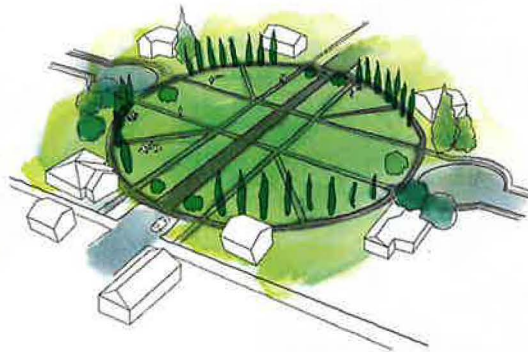


A City of Safe & Inspiring Neighbourhoods

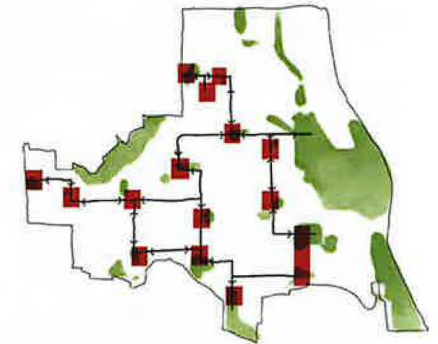
Creating Great Communities



McHugh Bluff and Crescent Heights Park



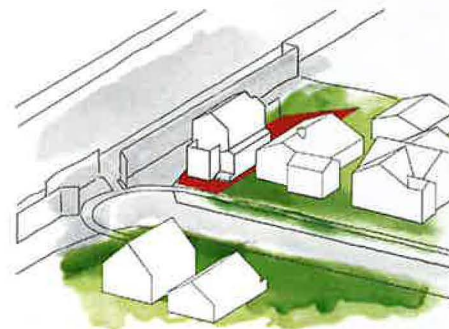
Balmoral Circus/Beaumont Circus



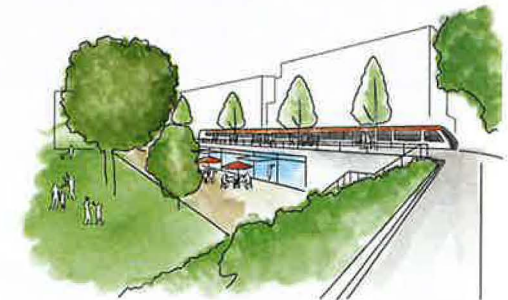
Community Facilities and Spaces



Confederation Park



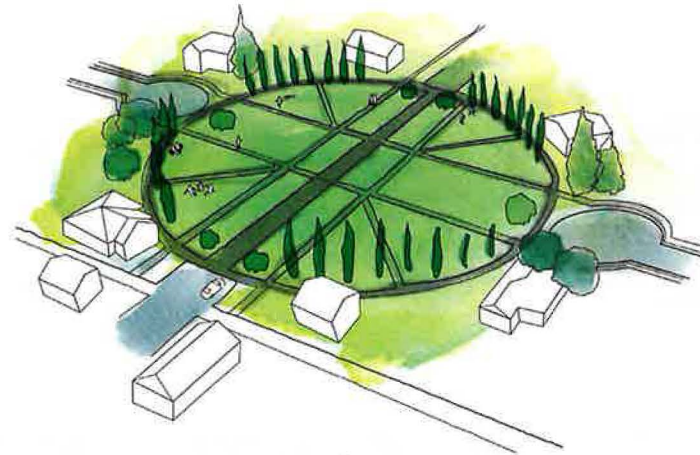
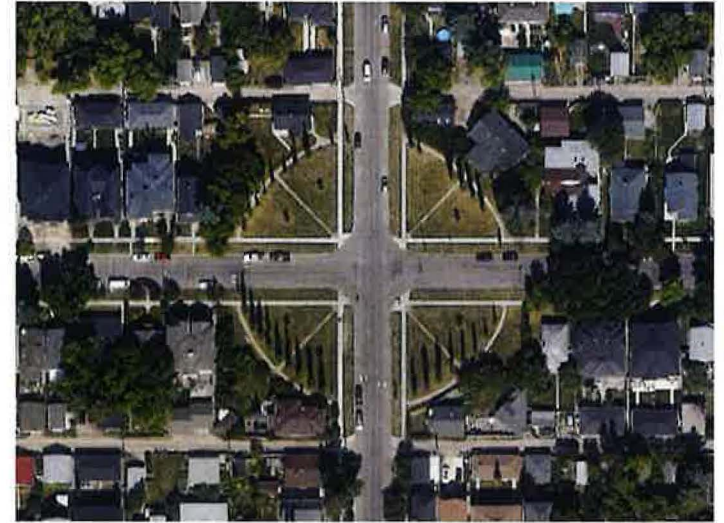
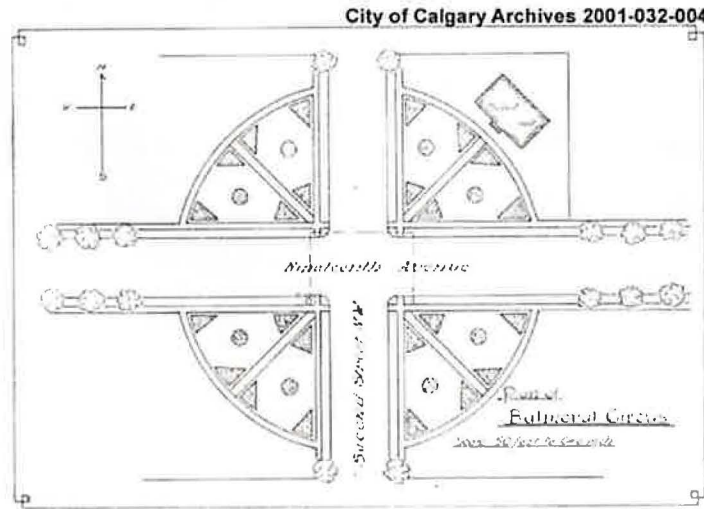
Affordable Housing



Tuxedo Park and Tuxedo Park School

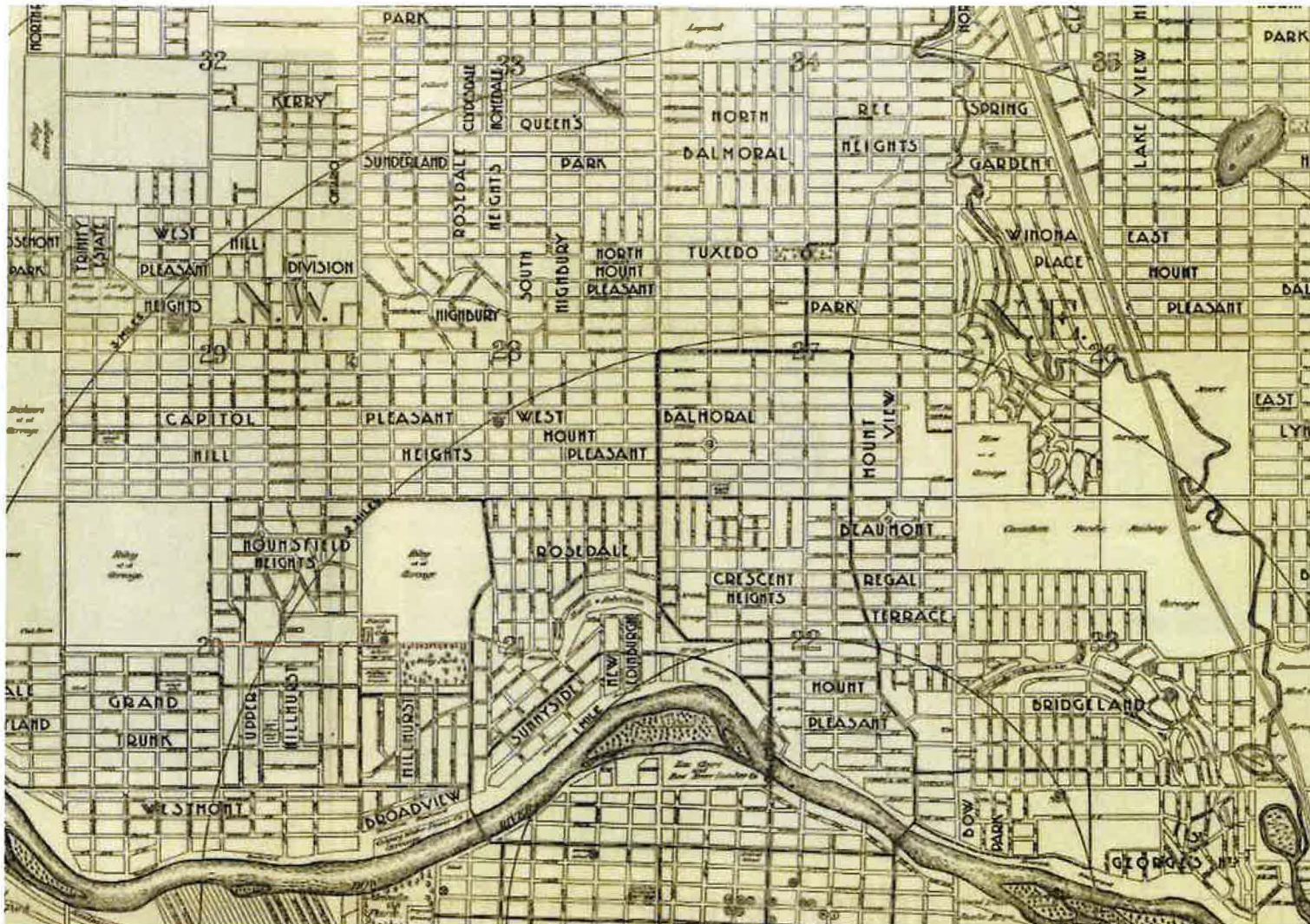
A City of Safe & Inspiring Neighbourhoods

Balmoral Circus



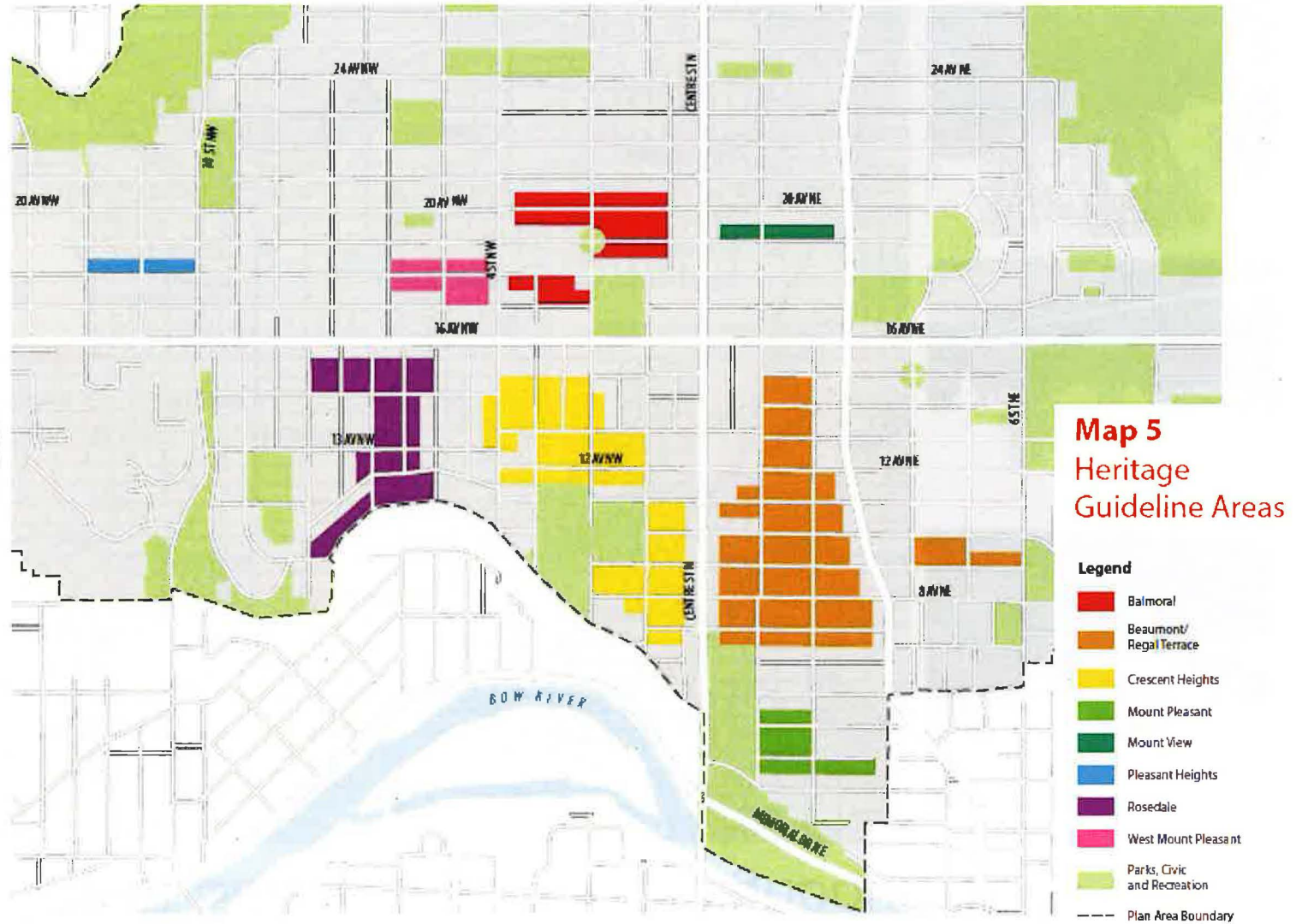


A City of Safe & Inspiring Neighbourhoods

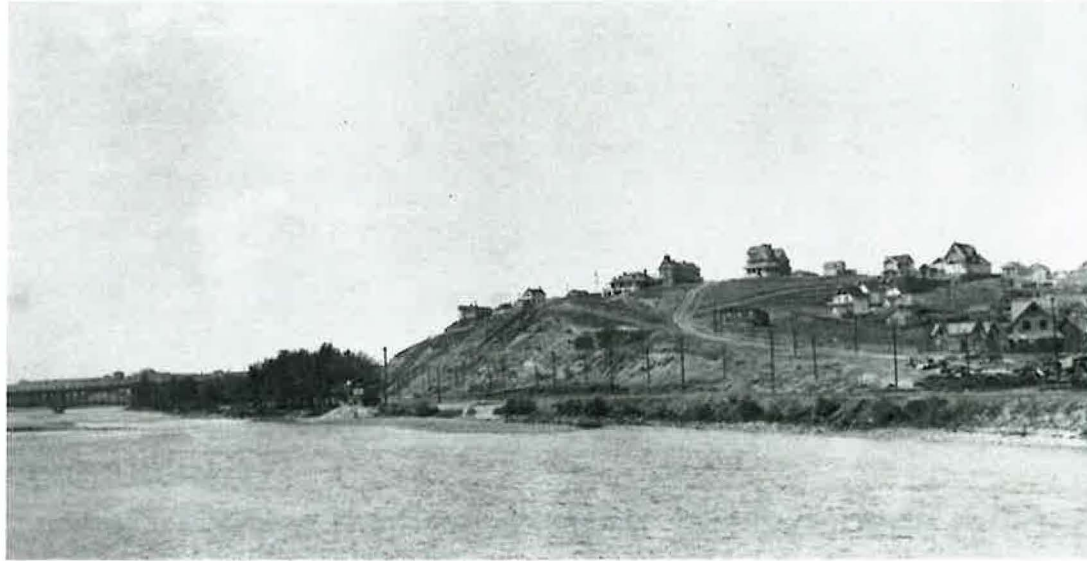


A City of Safe & Inspiring Neighbourhoods

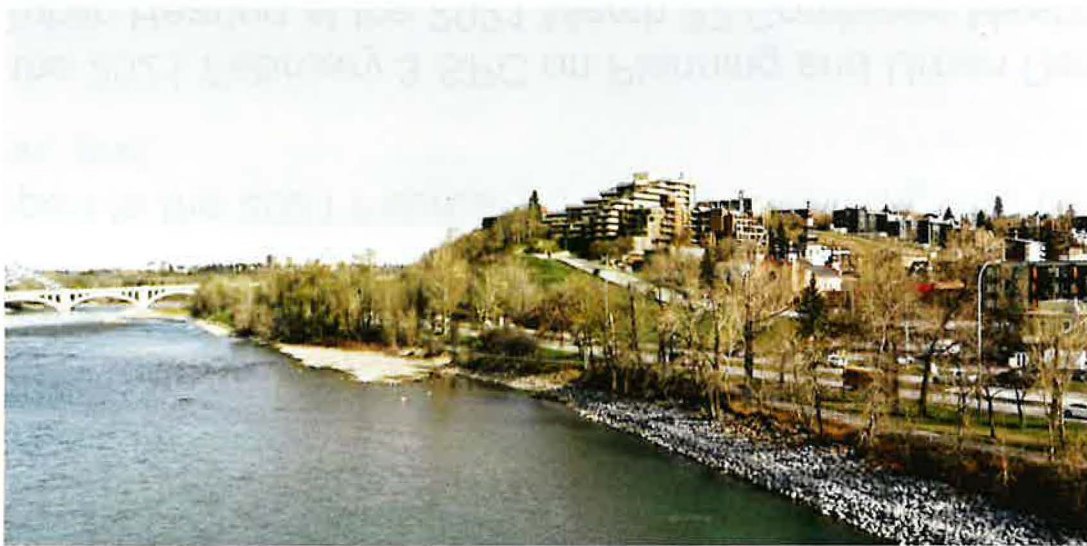
Heritage Guideline Areas



Why now and why is this important?



The North Hill (ca. 1917)



The North Hill (2019)



Report Recommendations

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).



Report Recommendations

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.