

Calgary Planning Commission Review – Administration Follow-up

Summary of CPC Comments – 2020 November 05 Closed Session of CPC Meeting

Comment	Edits	Administration Follow Up
History and Heritage Planning Areas		
Consider adding the contemporary community names to the Heritage Planning Areas Map to clarify where historic neighbourhoods and contemporary communities do not align. For example, historic Pleasant Heights and Mount Pleasant.	Revisions were made to Section 2.12 Heritage Guideline Areas to clarify the historic names of the heritage guideline areas.	The heritage guideline areas were named after historic subdivisions, before many of the current community boundaries were formed. As a result, some heritage guideline areas are not confined to one community. To simplify the heritage guideline areas map, Administration has not included the contemporary community names if different than historic name. Content has been included in the history section as well as the introduction to the heritage guideline areas section to clarify this.
The Heritage Guideline Areas appear to be applied, on a parcel by parcel basis. Was this on purpose and are there concerns regarding flexibility of rigid Heritage Planning Areas boundaries?	N/A	The heritage guideline area boundaries were determined through analysis done by Heritage Planning. This analysis identified concentrations of heritage assets on block faces (see PUD2020-0758 for additional information regarding methodology). The intent of the heritage guideline areas is to provide the permission space within the Plan to create specific heritage policies following approval. Developing heritage policies in the local area plans was included in Council's recent approval of the Heritage Policy Tool and Incentives report (PUD2020-0758)

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		Further Plan amendments will be considered in conjunction with the heritage policy tools works scheduled to begin in 2021. This work could result in adjustments to the boundaries.
Map 3 Urban Form Categories		
Generally, Calgary Planning Commission was supportive of the minor edits to Map 3: Urban Form.	N/A	No follow up required.
Section 2.8 Transit Station Areas		
The Transit Station Areas provide several paragraphs of introduction, with undefined terms, and few policies. Explore opportunities to remove redundant text or consolidate the station areas.	Section 2.8 was revised to remove redundant text and consolidate policies together. Policies were also refined to ensure more clear terminology. In addition, the station area maps were combined to better show the relationships between the different Green Line LRT station area.	Taken together, the revisions provide for a more streamlined, easier to understand section that better communicates the overall intent, vision, and specific development policies for the Green Line station areas.
The Core and Transition Zones appear to be inconsistent from station to station. What is the rationale for this? Are there any standard station area policies that are applied Plan-wide.	The revisions noted above refined and consolidated common policies for station areas. In addition, map revisions were made, particularly around 9 Avenue station, to better show Transition Zones around the stations.	The Plan recognizes that each station area has a unique context and presents different development opportunities. As such, the Plan provides specific vision and policy guidance for each station. For example, 16 Avenue station, located along the Max Orange BRT, is envisioned as an urban station with the greatest development intensities while 9 Avenue station, located between the Crescent Heights heritage guideline area, generally has

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		smaller development blocks and is envisioned as a community station.
Chapter 3 Supporting Growth		
This section provides implementation options which are intended to support growth and change in the North Hill Communities to be regularly reviewed and updated. How often will the implementation options be reviewed and updated?	N/A	Chapter 3 and the associated Appendix A are intended to provide high-level strategic direction to guide investment to support the Plan's future growth concept. All the implementation options identified are subject to additional study and funding. The intent is that over time as projects are completed or additional internal/external stakeholder feedback is received, that these sections (particularly Appendix A) can be updated. There is no specific time schedule for this as it depends largely on funding availability and completion of specific projects.
Most of the implementation options are specific to a location except 2. Affordable Housing which is a city-wide program.	N/A	Access to safe and stable housing creates inclusive communities and adds to the overall health, prosperity, and safety of our city. The provision of affordable housing is an important objective of the City. While other implementation option are more site specific, in working with internal partners including Calgary Housing, it was determined to include affordable housing as an implementation option to ensure that affordable housing is

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		considered through both development applications (supported by appropriate policies in Chapter 2) but also for investment considerations.