

**Planning & Development Report to  
SPC on Planning and Urban Development  
2021 January 13**

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PUD2021-0030  
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**North Hill Communities Local Area Plan**

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**RECOMMENDATION(S):**

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.

## North Hill Communities Local Area Plan

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### RECOMMENDATION OF THE STANDING POLICY COMMITTEE ON PLANNING AND URBAN DEVELOPMENT, 2021 FEBRUARY 03:

That Council:

1. Give FIRST READING to **Proposed Bylaw 18P2020**, the proposed North Hill Communities Local Area Plan (Attachment 3); and
2. WITHHOLD second and third readings of **Proposed Bylaw 18P2020** until the North Hill Communities Local Area Plan has been approved by the Calgary Metropolitan Region Board.
3. 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.

### Opposition to Recommendation:

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Against: Councillor Farkas

Excerpt from the Minutes of the 2021 January13 Regular Meeting of the Standing Policy Committee on Planning and Urban Development:

**“Moved by** Councillor Farrell

That with respect to Report PUD2021-0030, the following be approved:

That the Standing Policy Committee on Planning and Urban Development:

1. Postpone this report to the 2021 February 3 Standing Policy Committee on Planning and Urban Development for further discussion; and
2. Recommend at the 2021 February 3 Standing Policy Committee 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:

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- 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.

For: (7) Councillor Gondek, Councillor Farrell, Councillor Carra, Councillor Demong,  
Councillor Keating, Councillor Sutherland, and Councillor Woolley

Against:  
(1) Councillor Farkas

**MOTION CARRIED”**

**HIGHLIGHTS**

- The North Hill Communities Local Area Plan (Plan), along with the Guidebook for Great Communities (PUD2021-0015), is a key component of the Next Generation Planning System and sets the foundation for modernizing the City’s approach to local area planning.
- What does this mean to Calgarians? The Plan sets out a comprehensive planning vision and set of policies to guide future growth and change in the nine residential communities and Greenview Industrial area that comprise the North Hill Communities.
- Why does this matter? Calgary’s economic recovery requires that the City be nimble, progressive and provide certainty to communities and the market. The North Hill Local Area Plan will provide stability for residents, reduce time required for planning applications, and have fewer site-specific applications.
- The Plan is the first project to pilot the multi-community planning approach, a new approach for planning multiple communities at the same time in a way that leverages the connections and shared assets between them.
- The Plan updates and removes duplicate and outdated policies and implements the goals, objectives and policies of the Municipal Development Plan (MDP) by enabling more compact, sustainable, and complete communities.
- The Plan sets out a land use framework that will realize development and investment around the future Green Line Light Rail Transit (LRT) station ensuring greater numbers of people can live and work in close proximity to this major piece of transit infrastructure.
- The Plan was referred back to Administration in 2020 July 27 (PUD2020-0739 North Hill Communities Local Area Plan Referral for Additional Direction) for revisions to ten items as well as to align with concurrent revisions to the Guidebook including to the urban form classification system.
- Strategic Alignment to Council’s Citizen Priorities: A city of safe and inspiring neighbourhoods
- Background and Previous Council Direction is included as Attachment 1.

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### **DISCUSSION**

The Plan is part of a group of interconnected planning initiatives which work together under Next Generation Planning— meeting the goals of the Municipal Development Plan/Calgary Transportation Plan and successfully planning for 2 million people. The Plan is one implementable policy towards planning a great Calgary. See Attachment 2 for an overview of the Next Generation Planning system.

Since 2020 July Council, Administration has worked with targeted external stakeholders to revise the Plan in response to Council's direction. That direction included ten specific items which are provided below, with more detailed descriptions and revisions included in Attachment 4:

- Alignment with the Guidebook for Great Communities;
- Alignment with the approved Green Line LRT;
- Additional local historical context and character;
- Better recognition and policies to protect the urban tree canopy;
- Identifying opportunities for placemaking and public realm improvements;
- Exploring parks and open space frontages;
- Identifying opportunities for additional commercial clusters, Neighbourhood Activity Centres, and mixed-use streets;
- Provisions for on-street parking;
- Identifying mobility corridors; and
- Including policies for improvements within road rights-of-way setbacks

Administration addressed the items by revising and adding new content and policies to several key sections of the Plan. The scope of work included working in parallel with the Guidebook team to test and apply the revised urban form categories and ensure policy alignment between the two documents. This work resulted in some of Council's direction being addressed through Guidebook revisions such as the parks and open space frontages, as well as greater clarity on expected mixed-use outcomes for neighbourhood urban form categories that apply on mixed-use streets throughout the Plan area. Both teams also worked together to visually align the documents which resulted in a new layout and images for the Plan.

Other significant changes made to the Plan include a new station area section that provides improved policy guidance for development around future Green Line LRT stations including minimum building heights in key areas. With the assistance of a local historian, more local historical context was added including better recognition of Indigenous history and historic urban development in the area. The Heritage Guideline Areas section was updated to identify historic neighbourhoods within the plan area and align with scheduled heritage policy tools work slated to begin in 2021. Policies for protecting the urban tree canopy were added, including a new urban forest implementation option that identifies tree canopy coverage targets for the plan area and measures to help achieve those.

To better identify opportunities for placemaking and public realm improvements, Chapter 3: Supporting Growth was rewritten to add eleven 'big moves' for supporting growth. This includes new strategic direction for investments and improvements in important parks, open spaces, and civic facilities such as Balmoral Circus, Crescent Heights Park, and Confederation Park as well as mobility improvements such as the Green Line LRT and pathways and cycling network.

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Finally, additional mobility policies and content were added to align the plan with the 5A network identified in the updated Calgary Transportation Plan as well as new policies for improvements within road rights-of-way setbacks. An action item was also included to review and revise the plan following key transportation studies in the area including the Green Line North Mobility Study and Notice of Motion for bylaw setbacks review with focus on considering on-street parking on Main Streets and activity centres.

**STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- ☒ Public Engagement was undertaken
- ☐ Public Communication or Engagement was not required
- ☒ Public/Stakeholders were informed
- ☒ Stakeholder or customer dialogue/relations were undertaken

Two series of engagement sessions were held with targeted stakeholders to present and gather feedback on the Plan revisions. The stakeholders included ‘alumni’ from the North Hill Communities Working Group, community associations, business improvement areas, and industry representatives. The first sessions were held in 2020 September and October where Administration reviewed draft revisions with stakeholders and discussed and gathered input for consideration. Feedback from these sessions informed subsequent revisions to the Plan. In 2020 December, follow-up sessions were held to present further revisions to the Plan, outline key themes heard from the previous sessions and how the feedback was incorporated or not, and provide a final opportunity for comments. Feedback gathered from both series of engagement sessions informed the proposed Plan included in this report. Attachment 5 summarizes and provides more information on the engagement undertaken as part of this work.

Calgary Planning Commission (CPC) workshop

On 2020 November 5, Administration had a closed session workshop with members of the Calgary Planning Commission to review draft revisions to the Plan. Commissioners were supportive of the changes and provided a range of comments that informed subsequent revisions. Attachment 6 provides a summary of key themes from that session as well as Administration’s response.

**IMPLICATIONS**

**Social**

The Plan establishes a long-term vision for accommodating growth and change in the North Hill Communities with the goal of creating more diverse and equitable communities for Calgarians. By providing for varied housing and business opportunities, people can choose to live and operate businesses in the North Hill Communities regardless of income, cultural background, gender or age.

**Environmental**

The Plan enables more compact, sustainable, complete communities. This includes providing opportunities for a greater number of people to live, work, and play in proximity to varied mobility options including walking, cycling, and transit. The Plan promotes climate resiliency through

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policies requiring exploration of renewable and low-carbon technologies for large comprehensive planning sites as well as development policies for sites in the Nose Creek sub-watershed. Council directed revisions to the Plan also include additional policies and direction to protect and grow the urban tree canopy.

**Economic**

Economic recovery and attracting new businesses are critical to Calgary being able to provide for diverse communities, varied housing choices, investment opportunities and growth. The Plan will provide for greater development certainty, economic investment, and housing options throughout the North Hill Communities. This will not only help support existing businesses and attract new businesses along the area's four Main Streets but also help facilitate investment and development to support the Green Line LRT and Bus Rapid Transit (BRT) in the area. Calgary's recovery requires that the City be nimble and progressive so that we can continue to evolve with our development sector, reduce time required for planning applications, and have fewer site-specific applications. The Plan represents a necessary step towards realizing those goals and providing modern, streamlined policy that will create a more inclusive and equitable city that retains and attracts residents and businesses.

**Service and Financial Implications**

No anticipated financial impact

**RISK**

There are several risks should the Plan not be approved. As a pilot-project for the multi-community planning approach and a key implementation tool for other projects within the Next Generation Planning System, further delays or failure to approve the Plan would mean Administration may have to re-evaluate the Next Generation Planning program and particularly the future of local area plans. Developing heritage policy tools for the North Hill Communities, as directed by Council, for the Heritage Conservation Tools and Incentives would similarly be impacted, particularly in the North Hill Communities area. Finally, there could also be impact to developing and alignment of the two-year pilot tax-uplift funding tool for growth-related investment in the public realm and local infrastructure approved as part of the Established Areas Growth and Change Strategy for the North Hill Communities.

**ATTACHMENTS**

1. Previous Council Direction, Background
2. Next Generation Planning System
3. **Proposed Bylaw 18P2020**
4. Council Direction and Plan Revisions Summary
5. Engagement Summary Report
6. Calgary Planning Commission Review - Administration Follow-up
7. Public Submissions to the 2021 January 13 SPC on Planning and Urban Development
8. Public Submissions to the 2021 February 03 SPC on Planning and Urban Development
9. **Additional Public Submissions**

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Department Circulation

General Manager	Department	Approve/Consult/Inform
Stuart Dalglish	Planning & Development	Approve