



**PROPOSED**

## North Hill Communities

Local Area Plan



# North Hill Community Plan

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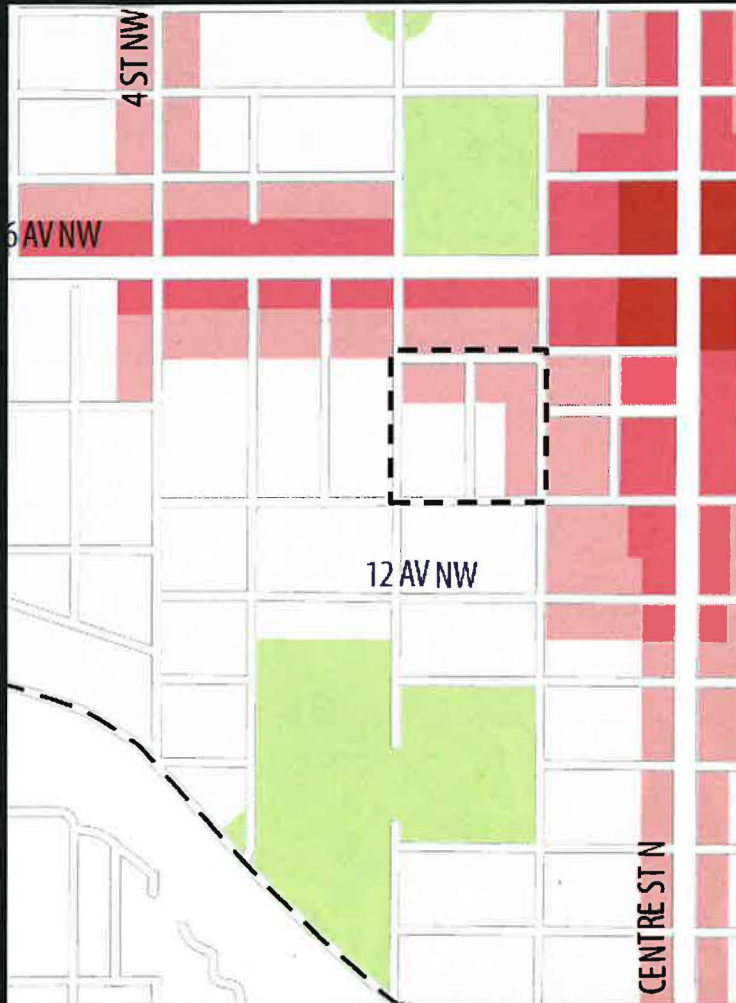
CRESCENT HEIGHTS – PUBLIC HEARING  
PRESENTATION FOR MARCH 24, 2021

The 9 communities under the NHCP are a set of ECO Systems with unique characteristics, diversity from a social economic, ethnic backgrounds, couples, young families and lifestyles. The goal of the city is how to introduce increased density and maintain the balanced diversity for each community.

The city administration recognizes the current ECO Systems advantage and implement key amendments as follows:

- I would like to be specific and use the area of Crescent Heights NW area between 12<sup>th</sup> Ave to 15<sup>th</sup> Ave NW from Center Street to 4<sup>th</sup> Street for my presentation today. For councils understanding from 1<sup>st</sup> Street to 4<sup>th</sup> Street NW there are key calming measures that were installed 20 years ago allowing the neighborhood to introduce a diverse and social economical mix into the area where kids can play on the streets safely again. The balance that was worked out with the original planning team under Jordan had identified the first block and half from Center Street NW would be the focus of the density concentration keeping access and traffic on the East side of the calming measures. This would allow for Center Street B and the East side of First street to increase the Format accommodating the requirements for densification.
- The area I am presenting today has a good stock of affordable housing offering a mix of small older bungalows, row town houses, rental properties and single detached heritage home that allow all walks of social economical citizens of Calgary to enjoy each other, a backyard and area where kids can play street hockey.
- The challenge and ongoing issue I need to raise today started with a mapping error just over two years ago. The Community association and I raised this at a PUD community in 2019 and gained the support of Counselor Drew Farrell to address the Mapping format change that sees the introduce of an 6 Storey Build format along 1<sup>st</sup> West around the corner and along 15<sup>th</sup> Ave eliminating several heritage homes, established canopy and introducing significant impact from shadow affects that go against several MDP guidelines. I have personally left 32 voice messages with the planning team, raised at both PUD committees in 2019 and 2020. And I have not received one email, phone call to discuss the rational for the change.





**Map 4:**  
Building Scale

**Legend**

- No Scale Modifier
- Limited (up to 3 Storeys)
- Low (up to 6 Storeys)
- Mid (up to 12 Storeys)
- High (up to 26 Storeys)
- Parks, Civic and Recreation

**Amendment Request** is to remove the Up to 6 Storey Modifier within the Highlighted box shown above and return it to the 3 Storey Modifier as agreed too.

### View of 15<sup>th</sup> Ave NW between 1<sup>st</sup> and 1st Street NW

As noted in the photo of 15<sup>th</sup> Ave South Side has received recent investments, new builds and offers a mix in housing.



### View of West Side of 1<sup>st</sup> from 15<sup>th</sup> Ave to 13<sup>th</sup> Ave NW

As noted in the photos below of 1<sup>st</sup> West Side there is Heritage homes, row townhouses, new builds, good stock affordable housing and attached homes providing a good social economical mix for our neighborhood..



### View of East Side of 1<sup>st</sup> from 15<sup>th</sup> Ave to 13<sup>th</sup> Ave NW

As noted in the photos below of 1<sup>st</sup> East Side there is Multi Unit affordable housing and in the right photo below is a sample of the calming measures the neighborhood have had in place for 20 years.





*THANK YOU FOR YOUR TIME TODAY  
TO HEAR MY CONCERNS.*