

North Hill Communities Local Area Plan Referral

RECOMMENDATION(S):

That Council:

1. Give FIRST READING to Proposed Bylaw 18P2020, the proposed North Hill Communities Local Area Plan (Attachment 3);
2. Amend Proposed Bylaw 18P2020, as outlined in Attachment 4;
3. WITHHOLD second and third readings of Proposed Bylaw 18P2020 until the North Hill Communities Local Area Plan, as amended, has been approved by the Calgary Metropolitan Region Board; and
4. Following third reading of the Proposed Bylaw 18P2020:
 - 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-Mountainview Area Redevelopment Plan and 16 Avenue North Urban Corridor Area Redevelopment Plan.

HIGHLIGHTS

- The North Hill Communities Local Area Plan (Plan) has been updated to incorporate Council-directed amendments as well as relevant content from the Guide for Local Area Planning (PUD2021-0577). Administration has also prepared further refinements for Council's consideration (Attachment 4).
- What does this mean to Calgarians? The updated Plan responds to Council's direction and citizen concerns. It sets out a comprehensive planning vision with policies to guide future growth, change and investment in the nine residential communities and the Greenview Industrial area that comprise the Plan area.
- Why does this matter? Calgary's economic recovery requires that The City be nimble, forward looking and provide certainty to communities and investors. The Plan will provide a clear vision for where growth and change should occur, reduce time required for planning applications, and further the goals, objectives and policies of the Municipal Development Plan (MDP) at the local level.
- The Plan is the first pilot of the multi-community planning approach which more efficiently plans for the future of communities in a way that leverages the connections and shared assets between them.
- Council-directed amendments address concerns raised during the Public Hearing (2021 March 22-24) for the Plan.
- Further work on developing heritage guidelines, single-detached special policy area(s) and tree canopy growth on private lots is scheduled to occur following approval of the Plan and will provide opportunities for further targeted citizen engagement and input on these specific Plan elements.

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- On 2021 April 12, the Plan was referred to Administration (PUD2021-0030 – Attachment 2) to incorporate proposed amendments and the policies from the Guidebook for Great Communities, now called the Guide for Local Area Planning (Guide) and return to Council on 2021 June 21.
- The Plan adheres to the principles, objectives and policies of the Calgary Metropolitan Region Board Interim Growth Plan.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods
- Background and Previous Council Direction is included as Attachment 1

DISCUSSION

Following the 2021 April 12 Combined Meeting of Council, Administration updated the Plan. The changes were based on amendments that Council directed Administration to make and included incorporating portions of the Guide as well as making specific changes in response to concerns raised during the Public Hearing held on 2021 March 22-24. As the Plan was built upon the framework and policies of the Guide and because the Guide is not a statutory document, content from that document needed to be incorporated into the Plan in order to provide consistent policy direction for the Plan area. Attachment 5 provides a summary, organized by policy section number, of where content from the Guide has been incorporated into the Plan.

Council also directed Administration to make amendments to the Plan, based on concerns raised during the Public Hearing for the Plan. These amendments were intended to:

- Better recognize individual community history, evolution and characteristics;
- Change the Urban Form Category for Rotary Park;
- Reduce the building scale in specific areas including portions of 8 Avenue NE, 12 Avenue NE, 31 Avenue NE as well as blocks just west of Edmonton Trail NE between 26 Avenue NE and 30 Avenue NE;
- Improve tree canopy policies;
- Refine heritage language and strengthen policy to discourage “up-zoning” within the heritage guideline areas;
- Add two new implementation options for Regal Crescent and Unite the Heights;
- Replace the Mobility Map with Pedestrian Corridor and Cycling Network maps; and
- Replace conceptual watercolour maps with a revised watercolour map.

Amendments to the Plan have been made based on Council's direction. In making the Council-directed amendments, Administration also considered feedback received during the Public Hearing and identified further potential refinements to the Plan, specifically to the building scale map. The refinements would reduce scale in several locations outside of Main Streets, transit station areas and activity centres. These additional recommended changes are outlined in Attachment 4 for Council's consideration.

The Plan identifies areas where further, more community-specific work will occur. This scheduled work will provide area stakeholders with further opportunities to provide input on specific elements of the Plan. This includes developing heritage guidelines, as directed by Council, returning to Council no later than Q3 2022. It also includes reviewing policy options, legal considerations, engagement considerations and resource requirements to support the

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retention/replacement of trees on private lands in order to maintain tree canopy growth, returning to the Standing Policy Committee (SPC) on Planning and Urban Development (PUD) no later than Q4 2022. Finally, to align with amendments made to the Guide at the SPC on PUD 2021 May 05, the Plan identifies future work to identify one or more Single-Detached Special Policy Areas within the community of Rosedale.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

As the Plan amendments were based on Council direction and the public input provided at the Public Hearing for this item, no formal public engagement was undertaken following the 2021 April 12 Combined Meeting of Council. Administration, however, met with and communicated the Council-directed amendments to the community associations within the Plan area as well as other area stakeholders. This provided an opportunity to clarify the scope and content of those amendments with these stakeholders. A summary of the overall engagement process and recent opportunities for public input that informed refinements to the Plan is provided in Attachment 6.

The proposed Plan, including an annotated version highlighting the incorporated Guide policies and Council-directed amendments, has been available to view on Calgary.ca/northhill since 2021 June 01.

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, and 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 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 include additional policies and direction to maintain and grow the area's urban tree canopy

Economic

Complete communities that provide a variety of housing choices, investment opportunities and potential for growth are critical to our economic recovery and attracting new businesses. The

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Plan will provide for greater development certainty, economic investment, and housing options. 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 Light Rail Transit and Bus Rapid Transit (BRT) in the area. Calgary's recovery requires that The City be nimble and forward thinking so that we can continue to evolve with our development sector, reduce time required for planning applications, and have fewer site-specific amendments to the Plan. 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, delay or non-approval could impact related policy initiatives that would have to be reflected in upcoming City Planning & Policy work plans. In addition, there are existing and ongoing development pressures in the Plan area and the absence of comprehensive, modernized planning policies would result in increased uncertainty for where growth and change are most appropriate. This uncertainty would have negative impacts for area residents looking for more predictable change in their communities as well as those looking to invest in this area.

Developing the Council-directed Heritage Conservation Tools and Incentives would similarly be impacted. The Plan is the foundation to advance that work in specific communities in the Plan area and stakeholders have identified heritage conservation as an important and time-pressing planning consideration. The Plan provides the appropriate policies to restrict 'up-zonings' in heritage guideline areas and allow for future community-focused engagement to develop community-specific guidelines. Without these policies, the area could continue to lose heritage assets before the guidelines are created.

Finally, there could also be impacts to the Established Areas Growth and Change Strategy, specifically for the development and alignment of the two-year pilot tax-uplift funding tool for growth-related investment in the public realm, and less informed decisions around the identification and funding of investment in local infrastructure and public realm in the North Hill Communities.

See Attachment 7 for a summary of planned and ongoing interrelated City initiatives.

ATTACHMENT(S)

1. Previous Council Direction, Background
2. PUD2021-0030 North Hill Communities Local Area Plan January 2021 Report
3. Proposed Bylaw 18P2020
4. Additional Recommended Refinements
5. Guide for Local Area Planning Policy Overview
6. Summary of Project Engagement
7. Interrelated City Initiatives

**Planning & Development Report to
Combined Meeting of Council
2021 June 21**

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- 8. **Public Submissions**
- 9. **Opinion Poll (Confidential)**

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
S. Dalglish	Planning and Development	Approve
D. Hamilton	Planning and Development	Approve