

Guidebook for Great Communities (PUD2021-0015) North Hill Communities Local Area Plan (PUD2021-0030)

Council

March 22, 2021

ISC code *Unrestricted*



Calgary is a Changing City



Couples with children

30%



One person

24%



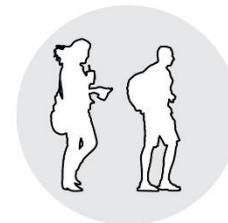
Couples without children

23%



Lone parents

7%



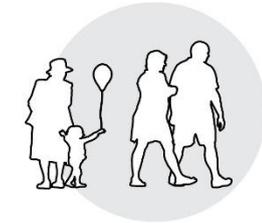
Two or more people, not family

6%



Other families

5%



Multigenerational families

3%

One person and couples without children make up **47%** of households in Calgary!

The number of one-person households is growing in Canada.

1951: 7.4%
2016: **28.2%**

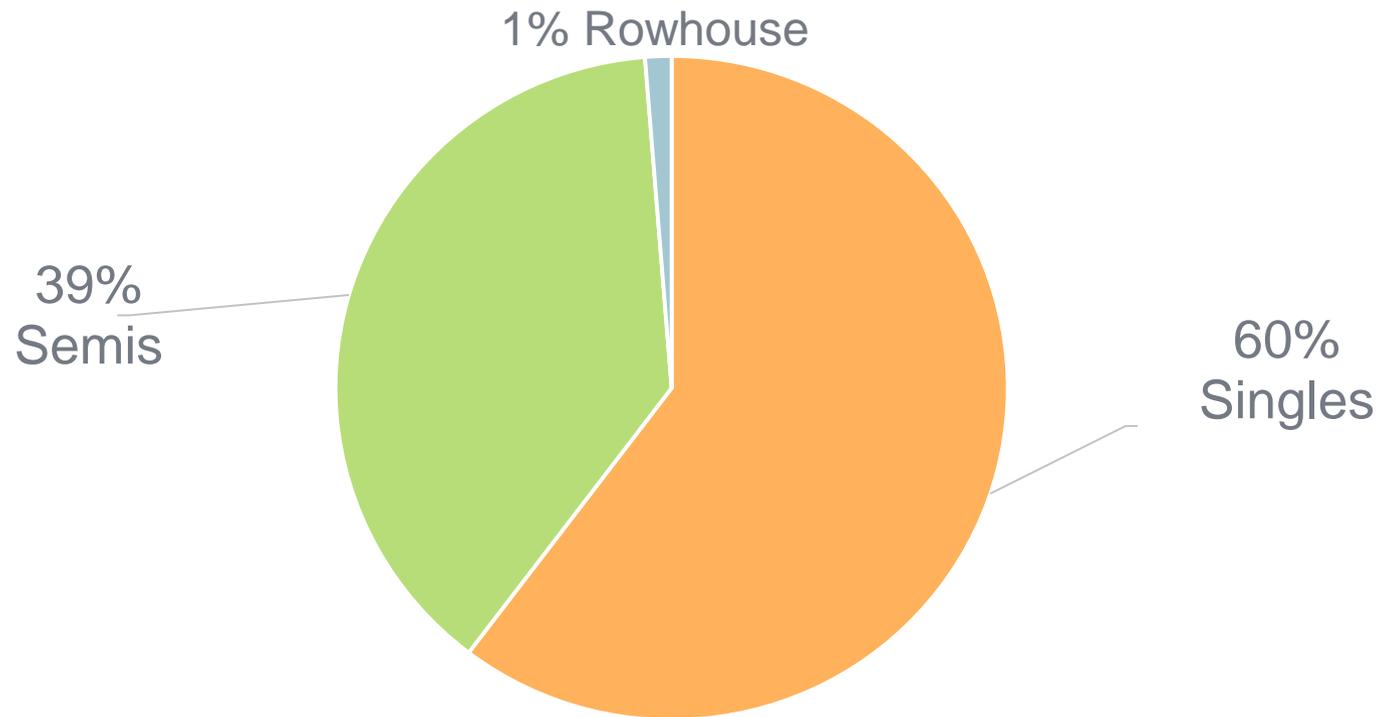
More couples are choosing not to have children. From 2011-2016:

Couples without children **+7.2%**
Couples with children **+2.3%**



But it Takes Time to Change.....

Redevelopments by Building Type 2015-2021



What is the Problem we are Trying to Solve?

Our Planning System isn't sufficiently:

1. Simple, understandable or **easy to work with**
2. Enabling **citizen and business outcomes**
3. Helping us advance towards **Calgary's vision**



Recommendations

- Give three readings to the proposed bylaw, the proposed **Guidebook for Great Communities**
- Give first reading to the proposed bylaw, the proposed **North Hill Communities Local Area Plan**
- 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.





Solution: Next Generation Planning System





Intentional around Achieving Outcomes

Guidebook & Multi-Community Local Area Plan

Identifies and enables

Public Realm Opportunities

Civic Amenities to support residents

Required Infrastructure

Strategic Growth Areas

City

- Investment strategies
- Investment priorities
- Capital programs
- Amenity design

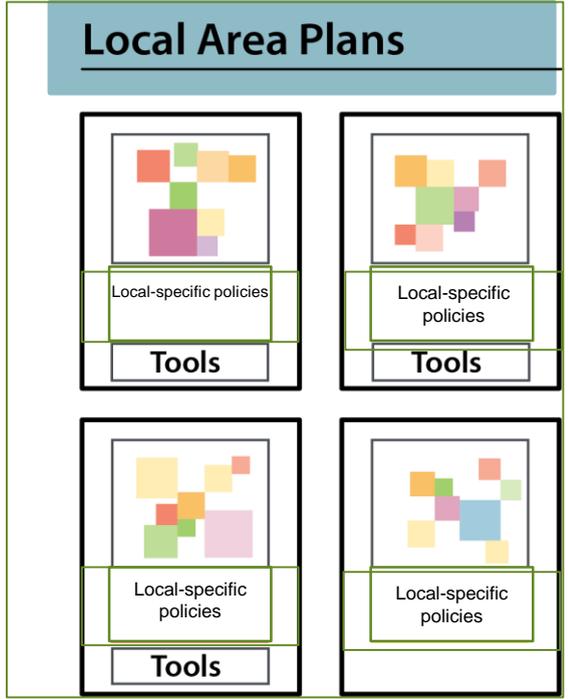
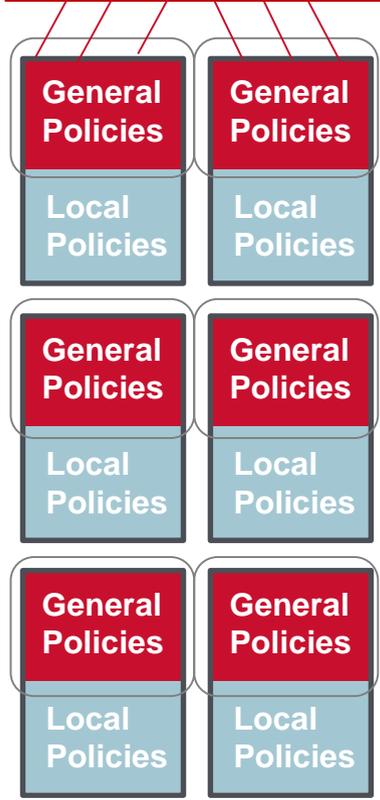
Private Sector

- Residential development
- Business investment
- Expansion strategies



The Guidebook simplifies the Planning System

The Guidebook for Great Communities



260 + Local Area Plans



Making Planning Simpler

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

- Simplified, common language
- Unique application
- Clarity
- Flexibility
- Certainty

Enabling Citizen and Business Outcomes

- We ask and engage with you!
- Housing choice
- Mobility options
- Local commercial & vibrant business districts
- New tools for industrial





Citizen Outcome Examples

Celebrating Heritage in new way	Enabling Climate Action	Supporting Housing Stability
<ul style="list-style-type: none"> • Tools to incentivize retention <ul style="list-style-type: none"> • Adaptive reuse • Additional abilities • Tools to address a concentrated grouping of heritage assets 	<ul style="list-style-type: none"> • Drives development in key areas that lead to living and mobility patterns that reduce Greenhouse Gas emissions • Opportunities for renewable energy • Sustainable building features 	<ul style="list-style-type: none"> • Detached dwellings continue to be a vital part of communities • Current regulations continue to exist

Heritage Areas





Supporting Businesses & Economic Recovery

- Increases commercial & industrial economic opportunities
- Variety Locations
- Easier process to get to opening
- Certainty to those investing

“The City’s proposed Guidebook for Great Communities includes industrial urban form categories which create a vision for industrial land use planning in the city... the simplicity of this approach is aligned with the Consultant team’s recommendations.”

Urban Form Categories

Neighbourhood

Neighbourhood Commercial

Neighbourhood Flex

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



**Municipal
Development Plan**

**GUIDEBOOK
FOR GREAT
COMMUNITIES**

**LOCAL
AREA
PLAN**

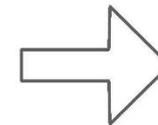
260+

different types of existing outdated
Calgary community plans



42

future Local Area Plans co-authored
with communities, building off each of
their strengths

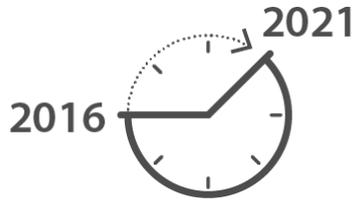


The Guidebook is a Living Document

- Guidebook Sustainment Committee
- Continued education & outreach to new groups
- Local Area Plans
- Continued policy evolution
- Text amendments responsive to Local Area Plan findings



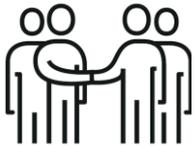
We heard you!



5 Years of engagement

230+ In-person and online meetings and events

Feedback was compiled to inform the Guidebook directly and indirectly.



41 Guidebook for Great Communities Events

81 Local Area Plans Events

100+ Related Projects and Events



Thousands of people engaged





Myths & Facts

- Single detached homes
- Heritage
- Green spaces
- Respecting unique community elements



Guidebook for Great Communities: Myths and Facts

Fact 1

The Guidebook helps to maintain and enhances a community's unique traits. We work with community members – the experts on their respective communities – through an inclusive engagement process called "local area planning". Additional policy, such as Heritage Guideline Area or Special Policy Areas may also be applied during this process to ensure a community's unique sense of place is honoured.

Myth 1

The Guidebook will create homogenous communities. The Guidebook wants all communities look and feel the same way. The Guidebook will take away community identity.

Fact 2

The Guidebook together with a community local area plan will provide more certainty and predictability for redevelopment in communities than the current Area Redevelopment Plans or communities without a plan. The local area planning process is when we, together with the community, determine where growth should go in the right places.

Fact 3

The Guidebook does not prevent single-detached homes from being built or retained. The Guidebook directs multi-family growth to where growth is already happening. Our MDP already promotes diverse low-density homes including semi-detached, cottage and rowhomes where appropriate. These are typically three storeys or less.

Myth 2

With the Guidebook in place, development will become haphazard and go everywhere.

Fact 3

Three storey homes are currently allowed through the Land Use Bylaw. The Guidebook is reflecting what already exists today.

Myth 3

The Guidebook promotes multiunit homes and will stop development of housing, like single-detached homes. The Guidebook places multi-family housing everywhere.

Fact 4

FALSE. The Guidebook does not pre-approve zoning nor change the development process or rules for homes or any other building type. Current zoning will remain in place. Property owners wishing to redesignate or develop their property must go through the same planning application processes that are in place today. The same public notification and approval process that exists today for redevelopment will exist after the Guidebook is approved.

Fact 5

The Guidebook supports single-detached homes as an option in every community in Calgary outside the centre city. We expect and plan for this housing option to continue to be a popular choice of home for citizens.

Myth 4

Once approved, the Guidebook will automatically allow for certain types of buildings without a review process.

Myth 5

Single-detached homes will no longer be built under the new Guidebook.

Fact 6

Communities in Calgary are always changing. They're changing right now. The Guidebook works with community residents through the local area planning process to establish a vision for community growth and change. It's how we can get ahead of that change and work with communities so they can help determine where best to focus that change.

Fact 7

The Guidebook encourages all mobility options so people can choose how they want to travel around the city and in their communities. Motor vehicles will always be a normal part of traveling around our communities and Calgary. Supporting more people living closer to more mobility options, means citizens won't have to rely on just one way of travel. That's important for all Calgarians.

Myth 6

The Guidebook will force existing communities to change.

Fact 8

The Guidebook encourages diverse housing, amenity, and employment options in all communities. This helps keep our local schools and shops full. We can grow older and not worry about moving away from our community. The local area plan will work with community to establish this detail at the community level.

Myth 7

The Guidebook is a declaration of war on cars.

Myth 8

The Guidebook will force communities to change their make-up by allowing for different types of development than what there is today.

Fact 9

The Guidebook helps protect and enhance heritage assets in Calgary's communities through Heritage Resource Policies and the Heritage Guideline Area Tool for Communities. These are the most progressive tools NYC has ever had!

Myth 9

The Guidebook is all about moving forward and forgetting about the past. It does not consider heritage as an important part of a community.

Fact 10

The Guidebook, together with local area plans provides tools to plan resilient communities by encouraging diverse housing and mobility, and enhancing parks, natural areas and outdoor recreation places in communities. **It is not about density everywhere.** It's about making sure growth is encouraged where growth is needed or already happening, such as our Main Streets, Primary Transit Network and our busier areas that offer more commercial, retail and employment opportunities.

Myth 10

The Guidebook promotes densification.

Fact 11

The Guidebook ensures that as our communities grow and change, there are best-practice amenity and landscaping policies to keep our communities beautiful and vibrant, and to ensure that there are places for people to gather, socialize, play and relax.

Myth 11

The Guidebook will decrease green spaces and natural areas.

Fact 12

The Guidebook is a tool to be used ONLY with the Local Area Plan. We use the Guidebook with citizens to talk about where growth and change makes most sense, how to protect heritage assets, how to support our businesses in our communities, and more. This enables Calgarians to shape the vision for their own community's future through the local area planning process.

Myth 12

The Guidebook will be used to force change and dictate what communities should be.

Now is the time



- Cost
- Return on investment
- Financial responsibility
- Calgary's Future



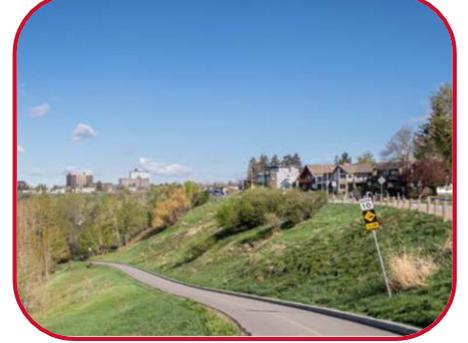
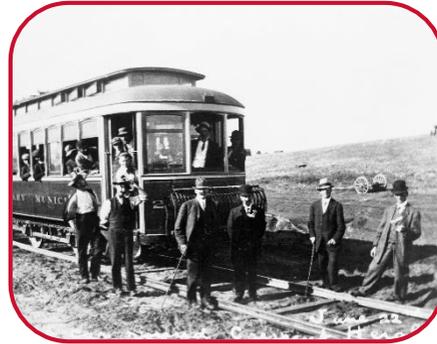
Guidebook is the Solution

1. Simple, understandable and **easy to work with**
2. Enabling **citizen and business outcomes**
3. Helping us advance towards **Calgary's vision**

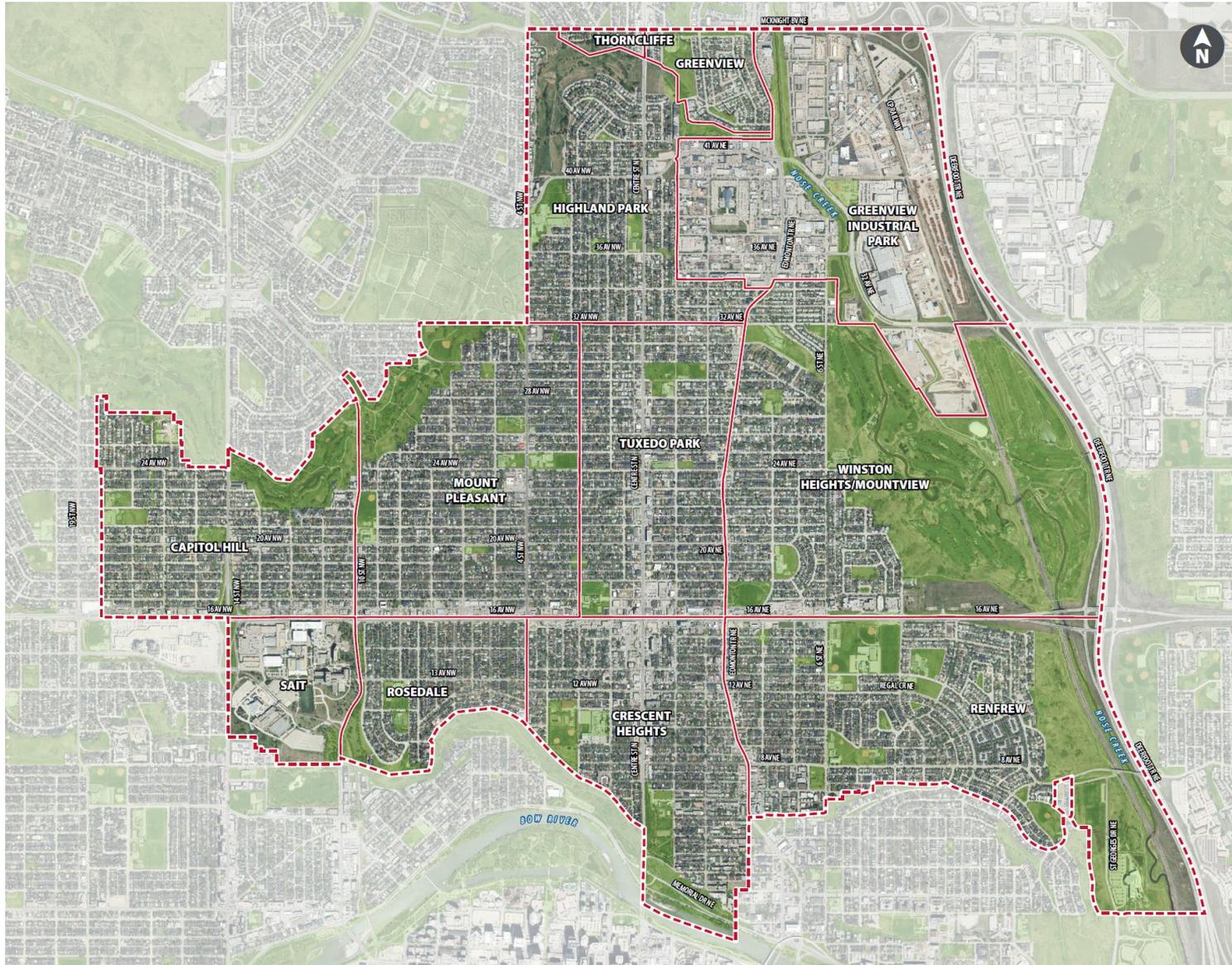


North Hill Communities Local Area Plan

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





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



We Heard You!



61 In-person and online events and meetings

Including working group sessions, pop-ups, CA meetings, tradeshow, plan review sessions, workshops, and youth engagement.



20,000+ People engaged

Number of people who got involved online and in-person.



825,000+ overall advertisement impressions

Number of times an advertisement or other form of media as viewed.

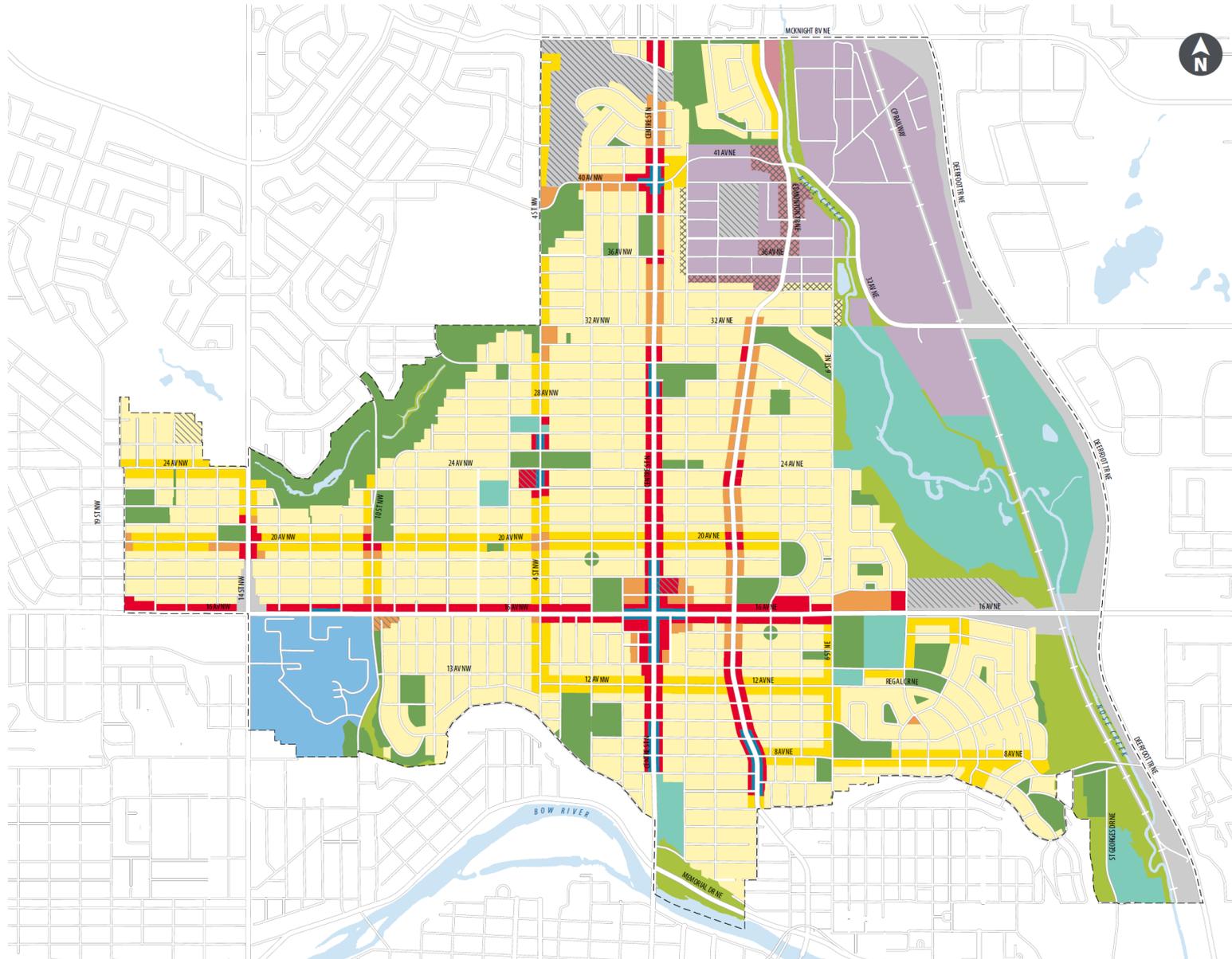


7,000+ ideas and contributions

The number of individual ideas and comments collected.



A Future Vision for the North Hill Communities



Map 3
Urban Form

Legend

Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Industrial General
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Regional Campus
- No Urban Form Category

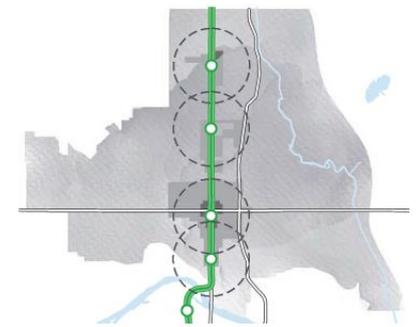
Additional Policy Guidance

- Active Frontage
- ▨ Comprehensive Planning Site
- ▩ Industrial Transition
- - - Plan Area Boundary

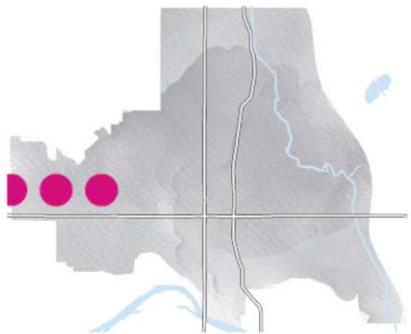
A Future Vision for the North Hill Communities



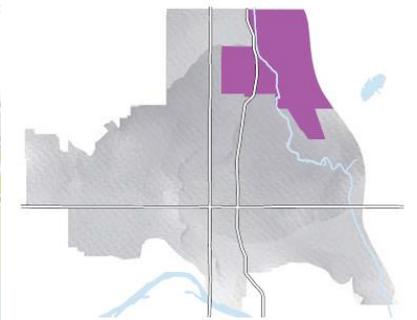
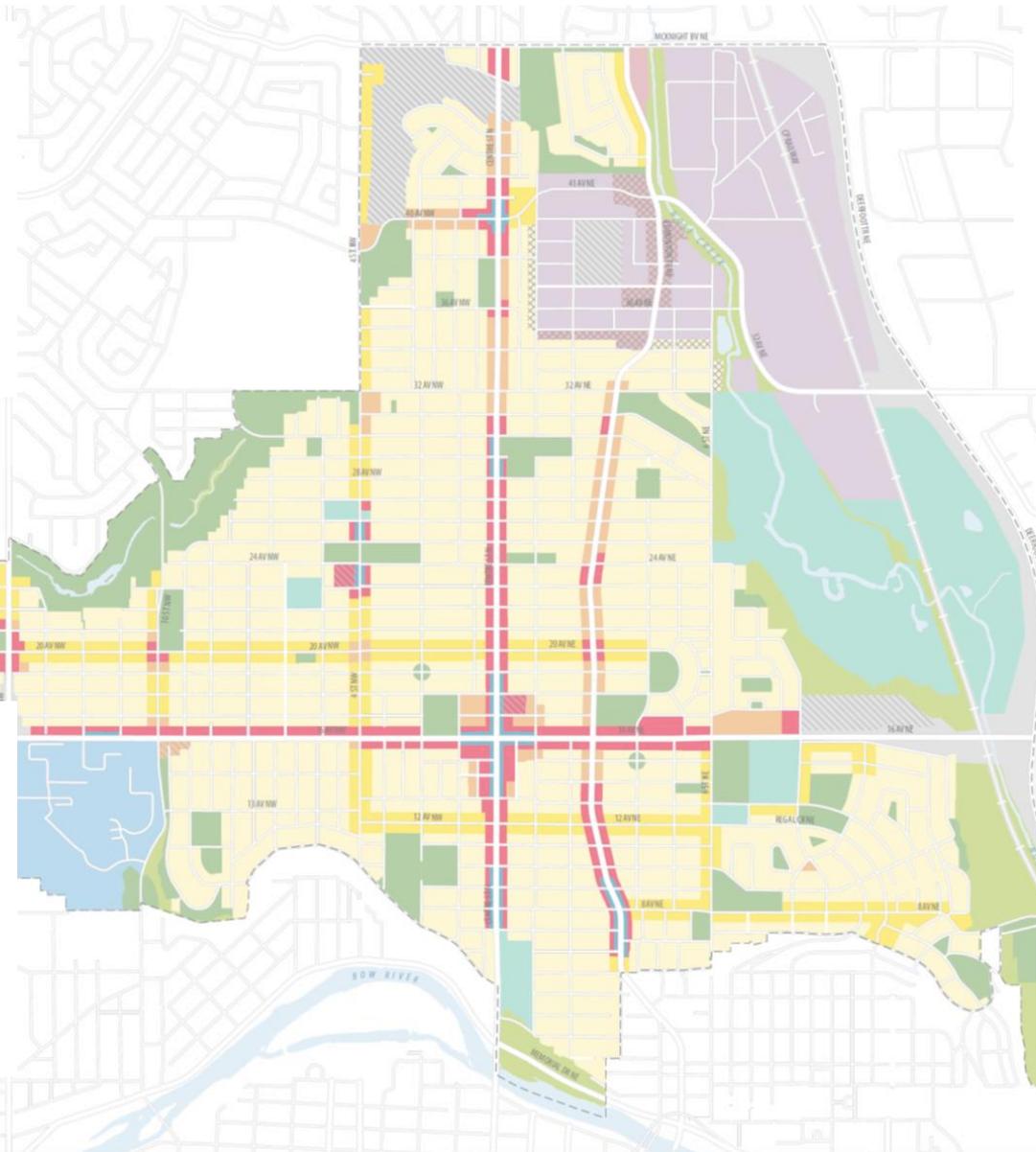
Main Streets



Transit Station Areas

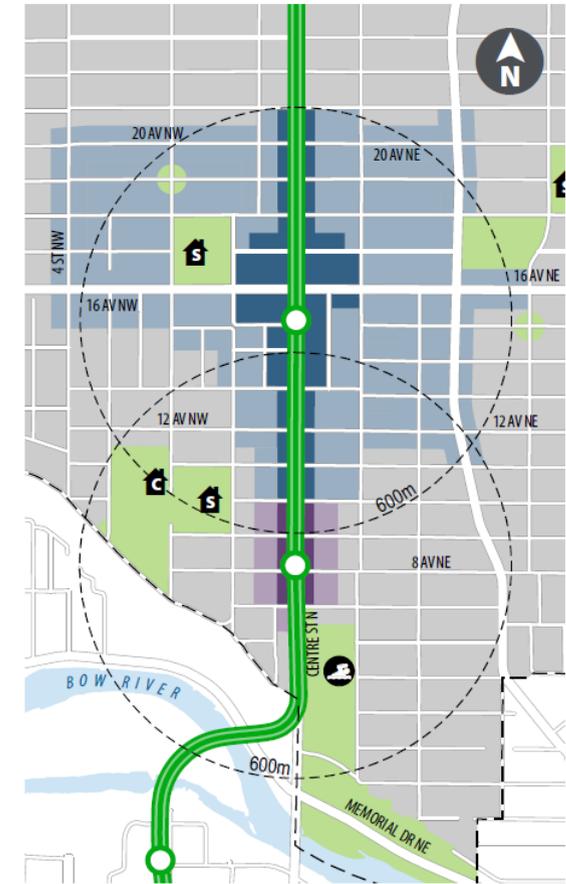
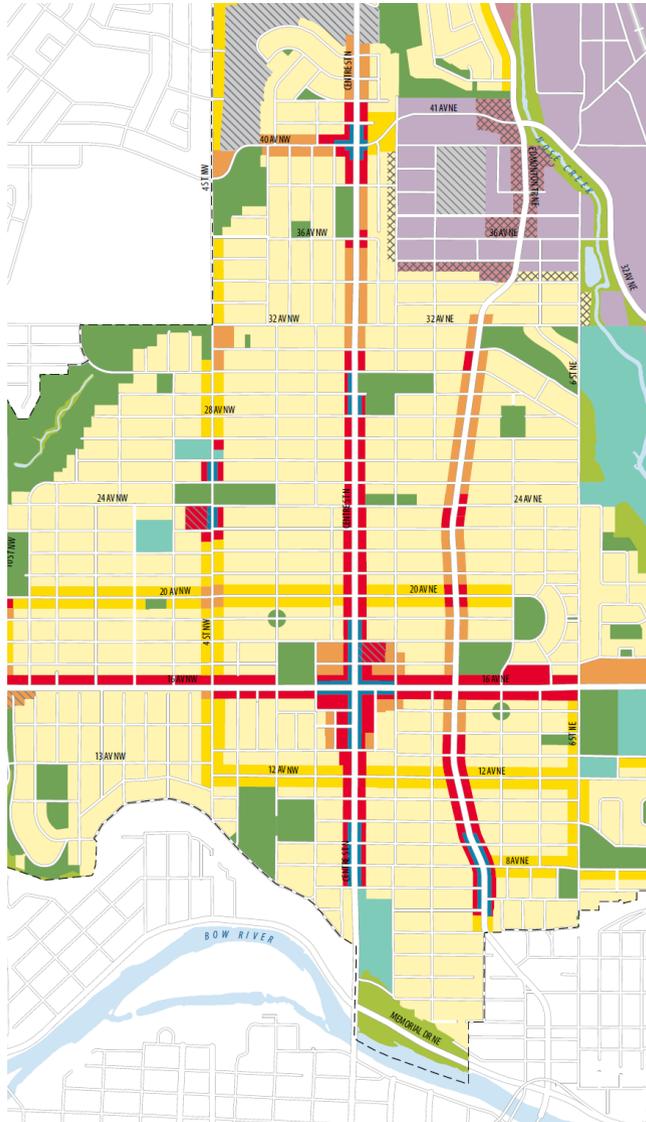


Activity Centres



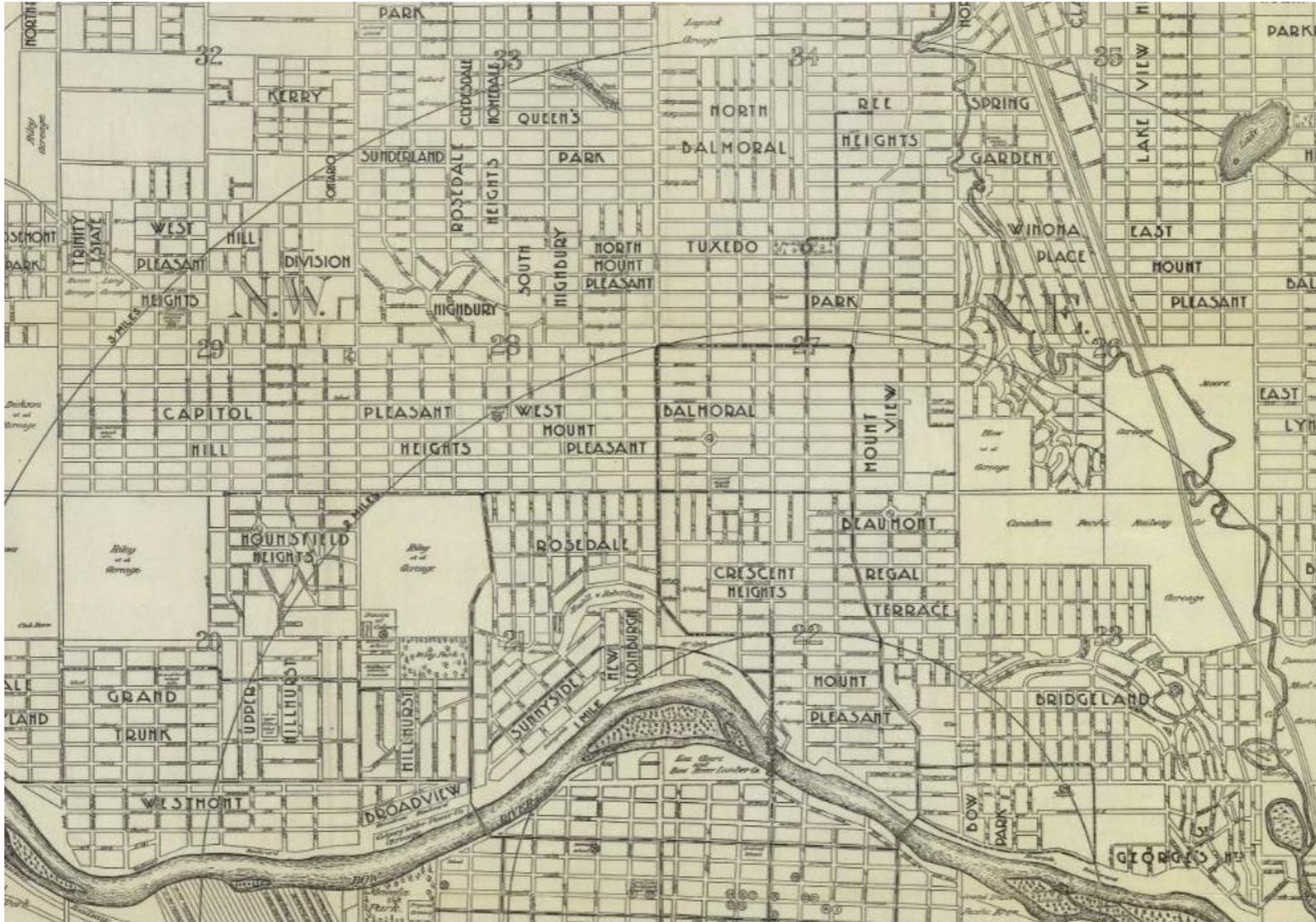
Greenview Industrial

Supporting North Hill Businesses & Investment



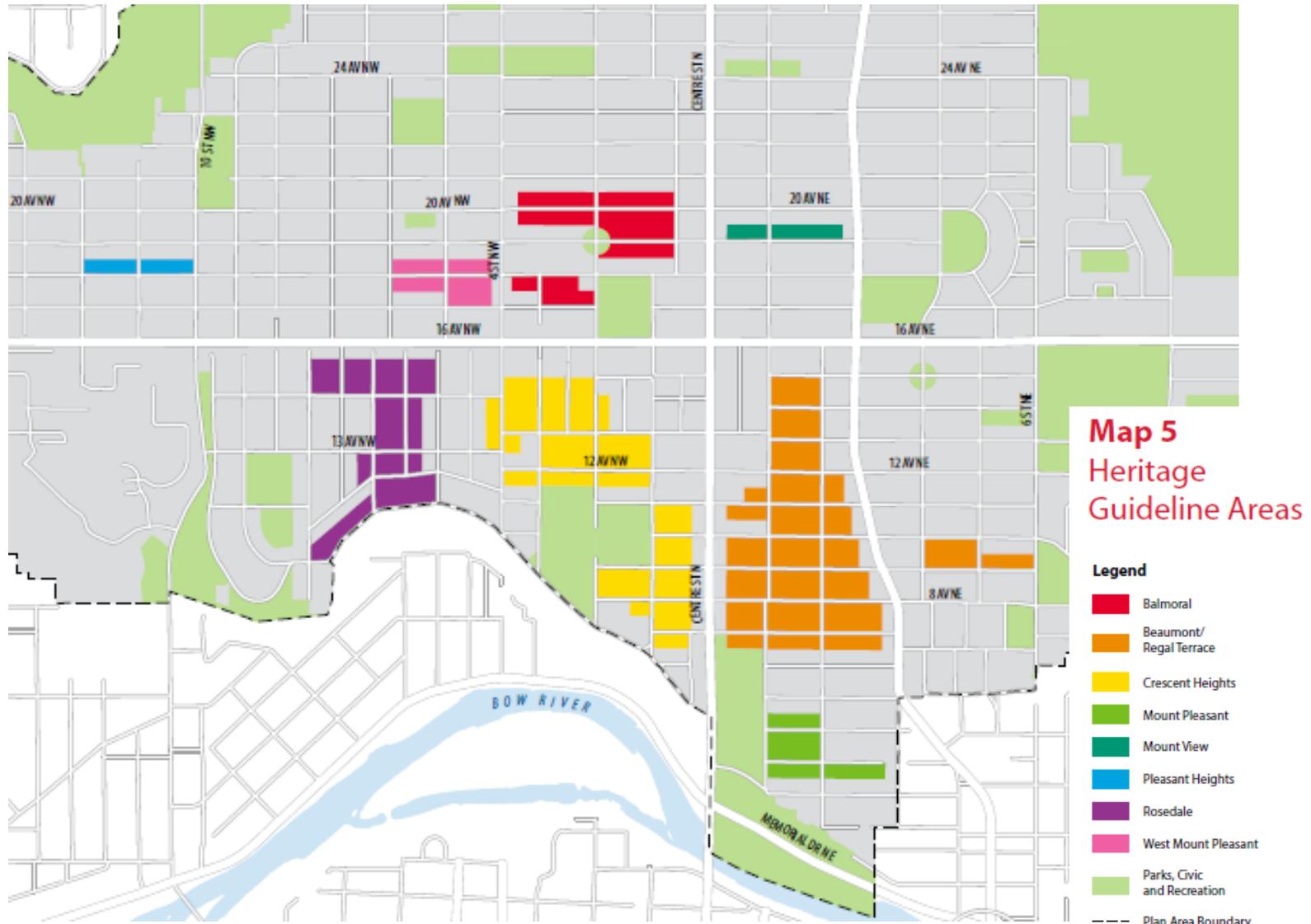
- 16 Avenue N Core Zone
- 16 Avenue N Transition Zone
- 9 Avenue N Core Zone
- 9 Avenue N Transition Zone

Celebrating and Respecting North Hill's Heritage



Celebrating and Respecting North Hill's Heritage

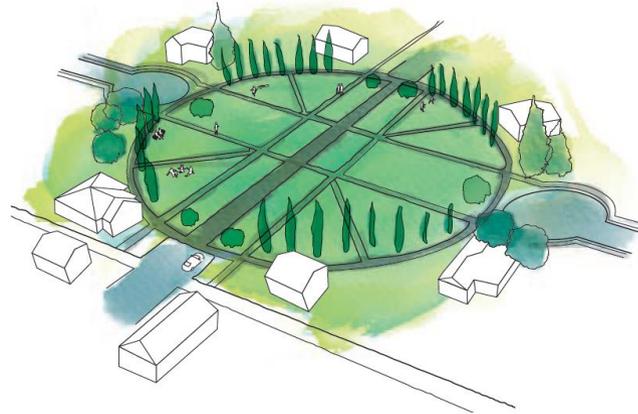
Heritage Guideline Areas



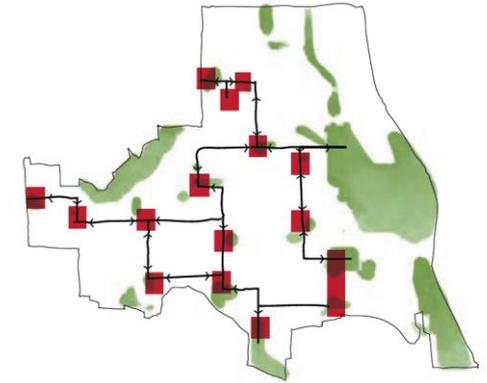
Investing in the North Hill Communities



McHugh Bluff and Crescent Heights Park



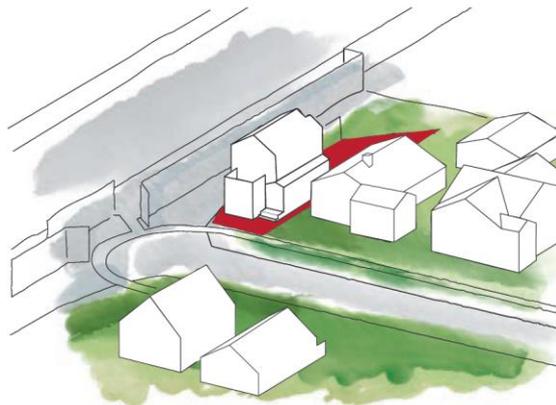
Balmoral Circus/Beaumont Circus



Community Facilities and Spaces



Confederation Park



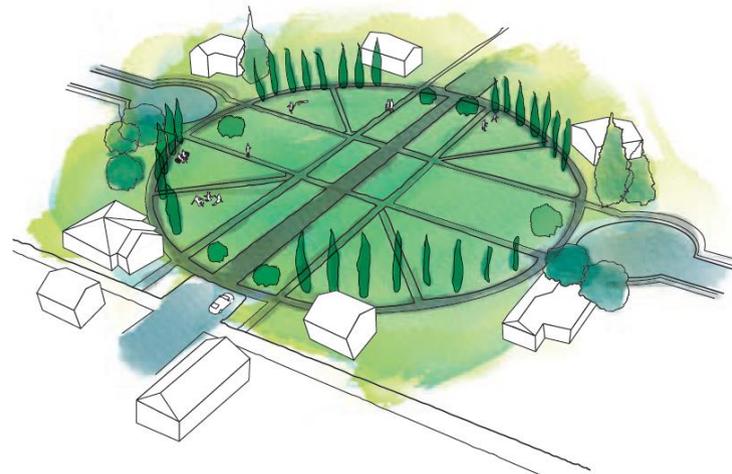
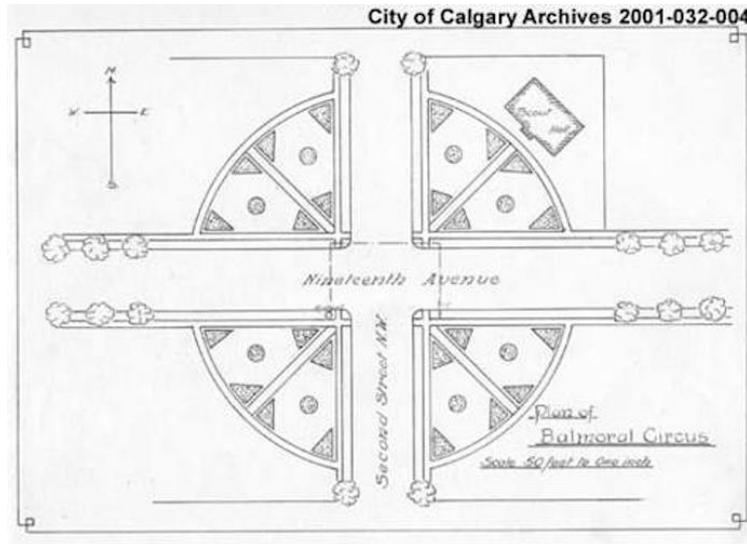
Affordable Housing



Main Streets Streetscape Improvements

The North Hill Communities Plan in Action!

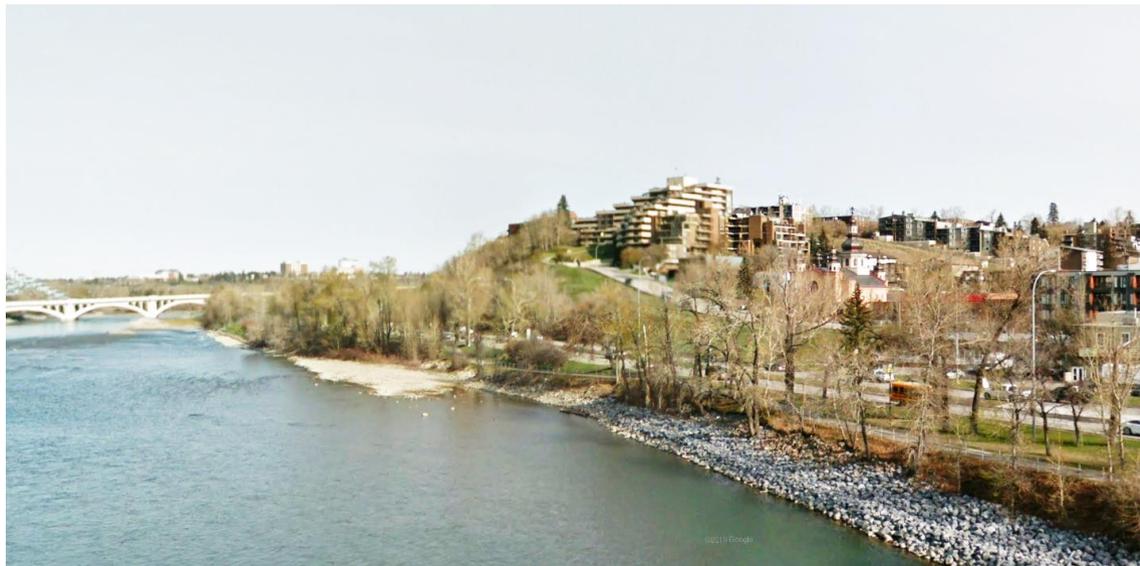
Balmoral Circus



Why is this important? And why today?



The North Hill (ca. 1917)

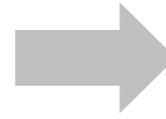


The North Hill (2019)



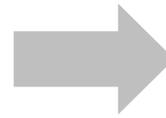
The North Hill Plan Implements the Solution

1. Simple, understandable, easy to work with



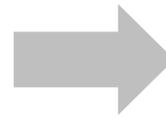
One cohesive plan for 9 communities

2. Enables citizen and business outcomes

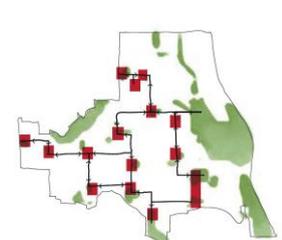
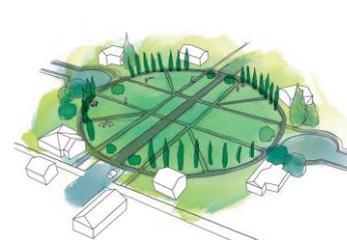
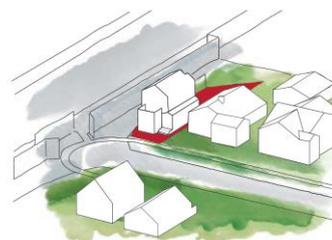


Balmoral circus, heritage preservation, tree canopy, more business opportunities

3. Advances Calgary's Vision (Municipal Development Plan)



Strategic Growth, Supporting Local Business, Complete Communities





That Council give three readings to **Proposed Bylaw 17P2020** (Attachment 3), the proposed Guidebook for Great Communities.

North Hill Communities Local Area Plan

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.



Questions

