

The word "Calgary" in white sans-serif font on a red rectangular background.

North Hill Communities Local Area Plan (PUD2021-0030)

Council

April 12, 2021

ISC code *Unrestricted*



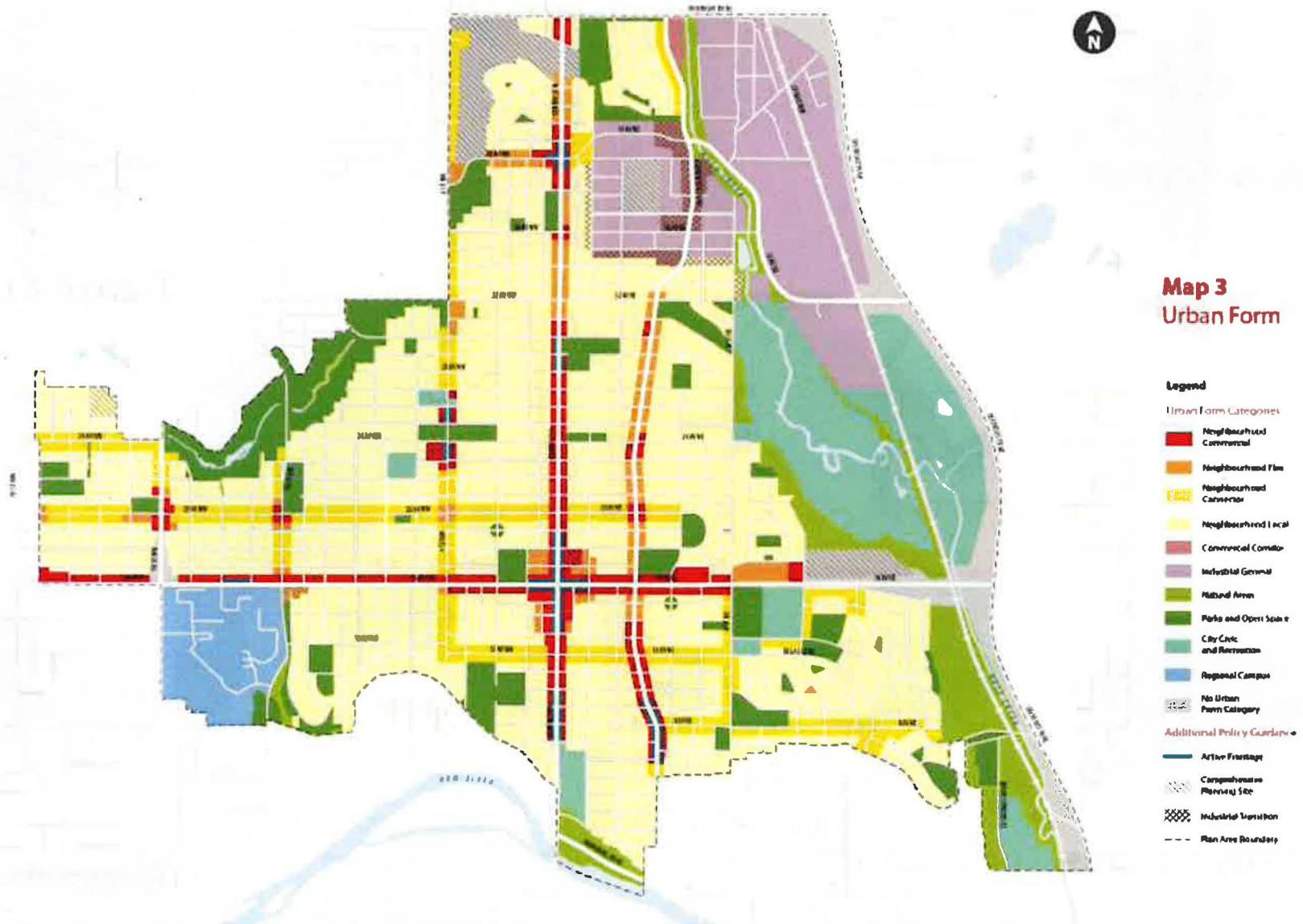
North Hill Communities Local Area Plan

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.

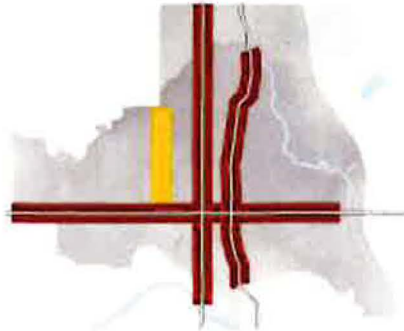




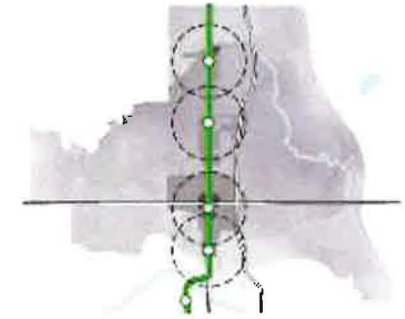
A Future Vision for the North Hill Communities



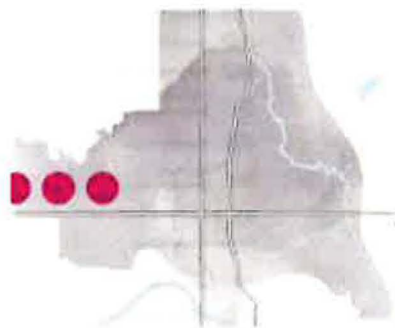
A Future Vision for the North Hill Communities



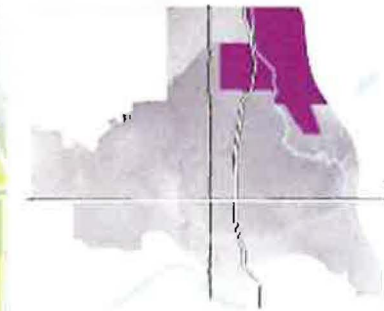
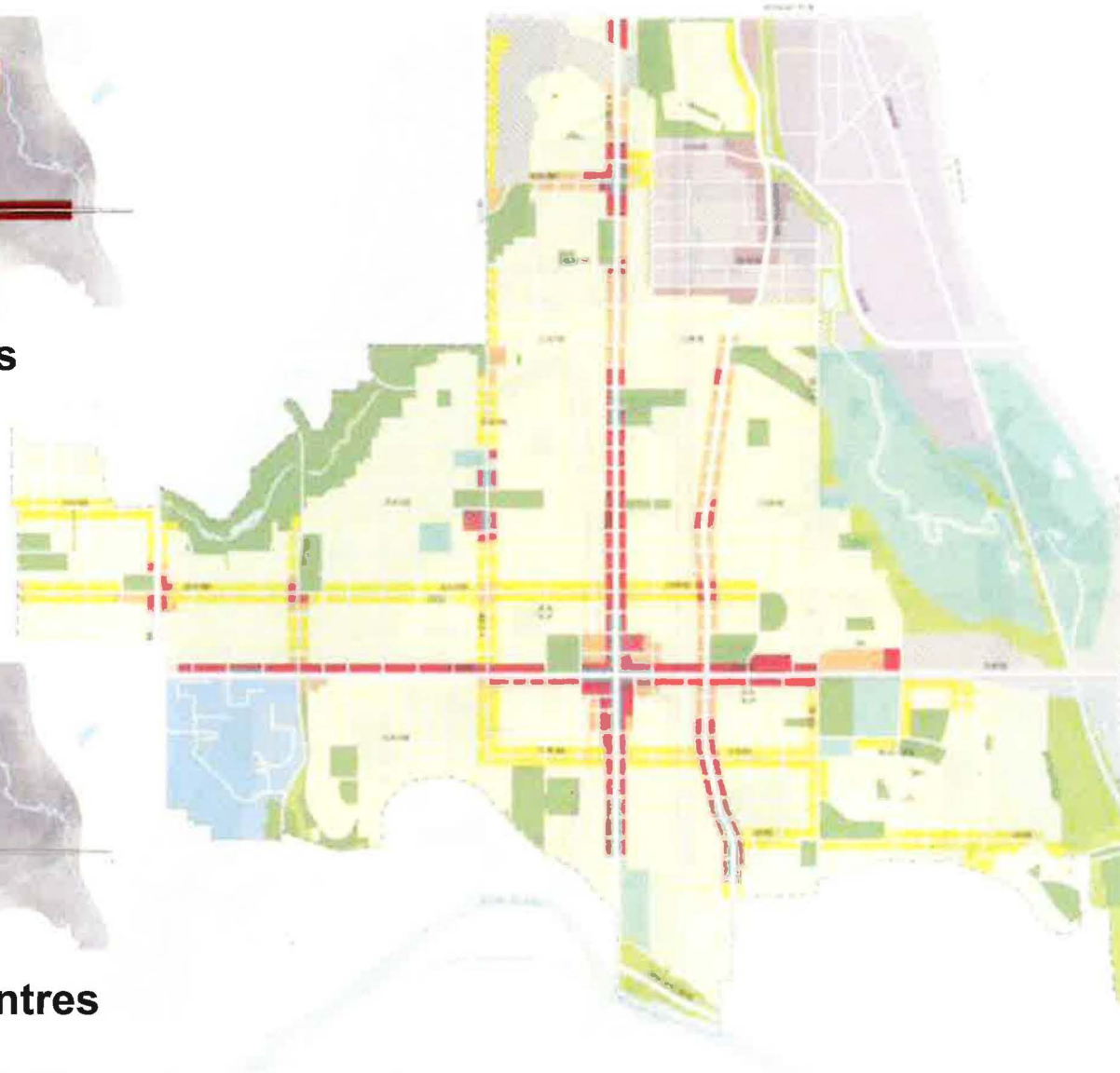
Main Streets



Transit Station Areas



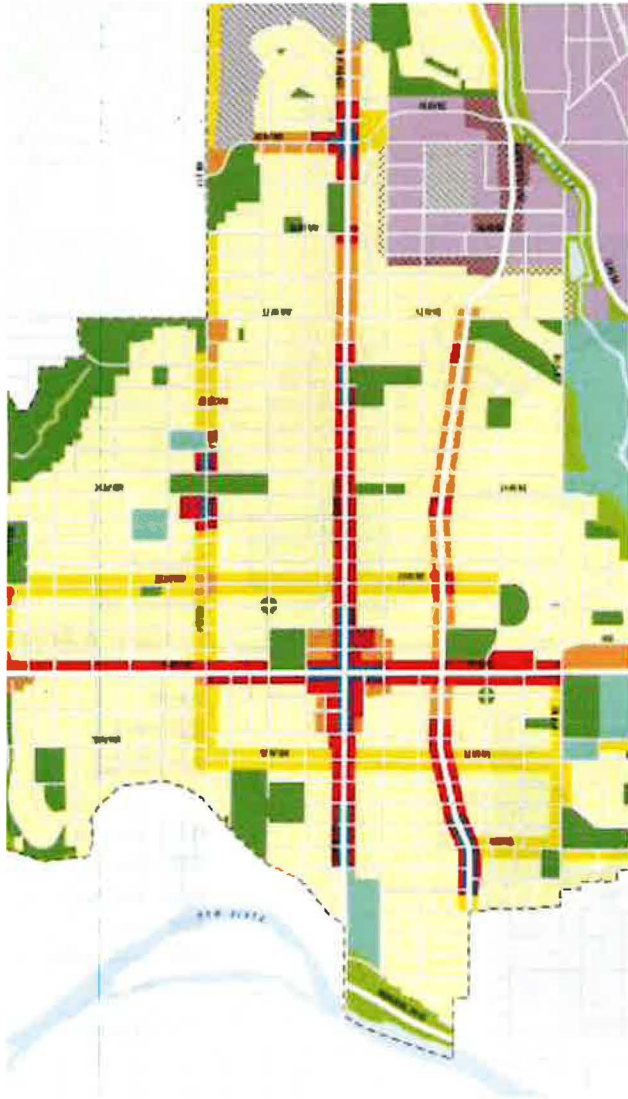
Activity Centres



Greenview Industrial

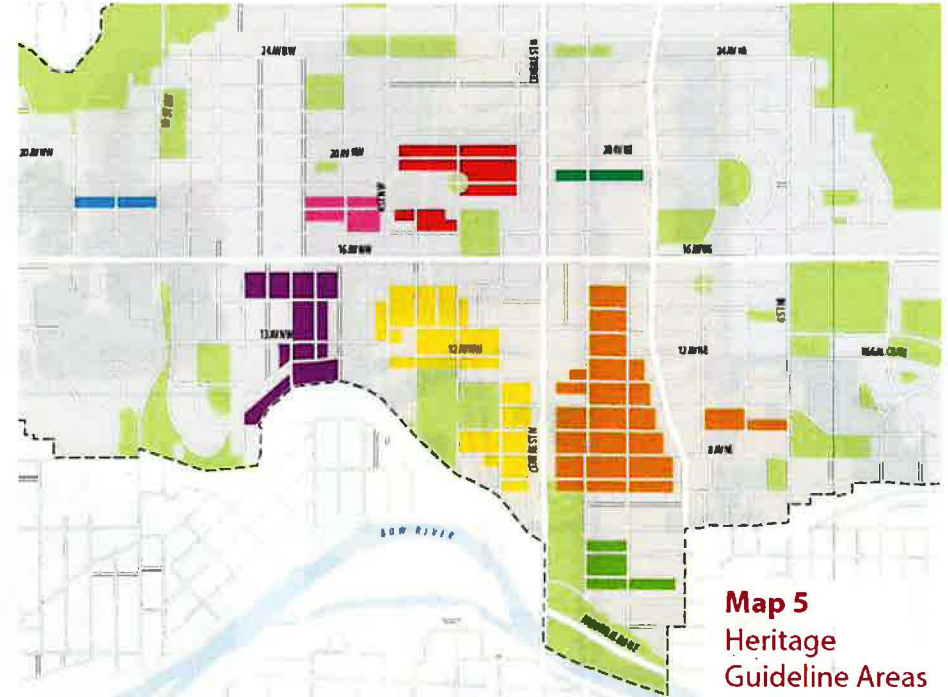


Supporting North Hill Businesses & Investment



- 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



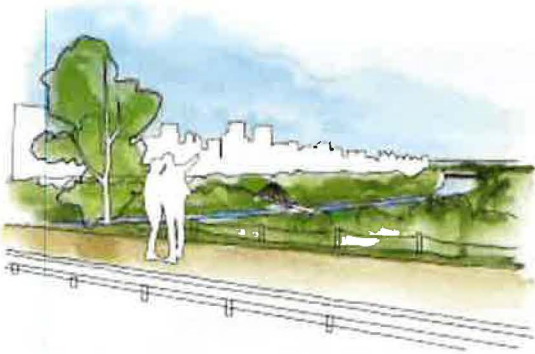
Map 5
Heritage
Guideline Areas



- Legend**
- Balmoral
 - Beaumont/Regal Terrace
 - Crescent Heights
 - Mount Pleasant
 - Mount View
 - Pleasant Heights
 - Rosedale
 - West Mount Pleasant
 - Parks, Civic and Recreation
 - Plan Area Boundary



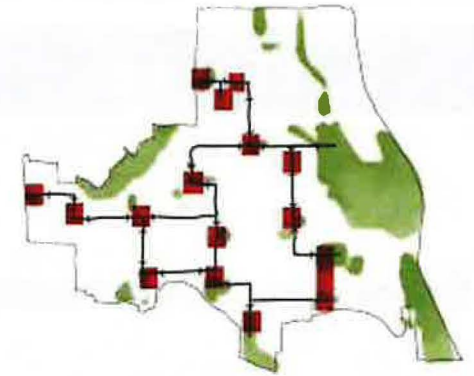
Investing in the North Hill Communities



McHugh Bluff and Crescent Heights Park



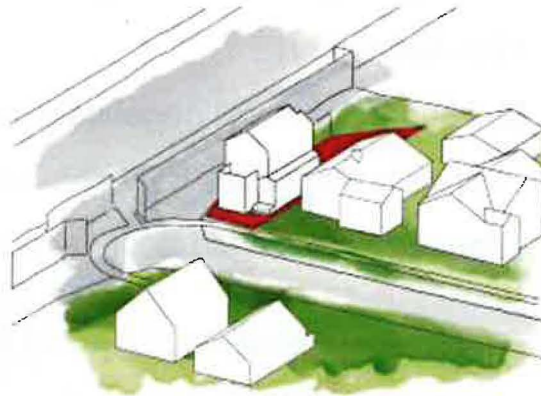
Balmoral Circus/Beaumont Circus



Community Facilities and Spaces



Confederation Park



Affordable Housing



Main Streets Streetscape Improvements

Themes from Public Hearing (March 22-24)

Theme	Sub-Themes
General Plan Comments	<ul style="list-style-type: none"> • Crescent Heights should be removed from the Plan • Plan important for communities that don't currently have plans. • Demographic information and density targets should be included • Plan is unrepresentative and has a disingenuous vision • Residential intensification will support local businesses
Building Scale	<ul style="list-style-type: none"> • Building heights are too high in some locations such as along 8th and 12th Avenues NE • Building heights will negatively impact existing development • There are disparities between communities • Intensification should be focused to Main Streets
Public Engagement	<ul style="list-style-type: none"> • Further engagement is required and should be focused on areas with greatest change. • Engagement was comprehensive and sufficient



Themes from Public Hearing (March 22-24)

Theme	Sub-Themes
Low-Density Areas	<ul style="list-style-type: none"> • Single-detached areas are important for housing choice • R-C1 and R-C2 areas should be protected • There are disparities between communities
Heritage	<ul style="list-style-type: none"> • The on-going heritage work should be completed first • Plan does not do enough to protect heritage
Trees and Green Space	<ul style="list-style-type: none"> • Tree canopy is important • Highland Park Golf Course lands should be identified as green space
Infrastructure and Amenities	<ul style="list-style-type: none"> • Infrastructure needs to support redevelopment • There should be a commitment to fund investments • Tuxedo Park redevelopment should be considered • Intensification in developed areas will help offset unsustainable suburban infrastructure costs



Report Recommendations

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

CITY OF CALGARY
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 IN COUNCIL CHAMBER
 APR 12 2021
 ITEM: 9-2-1 PUD 2021-0030
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