

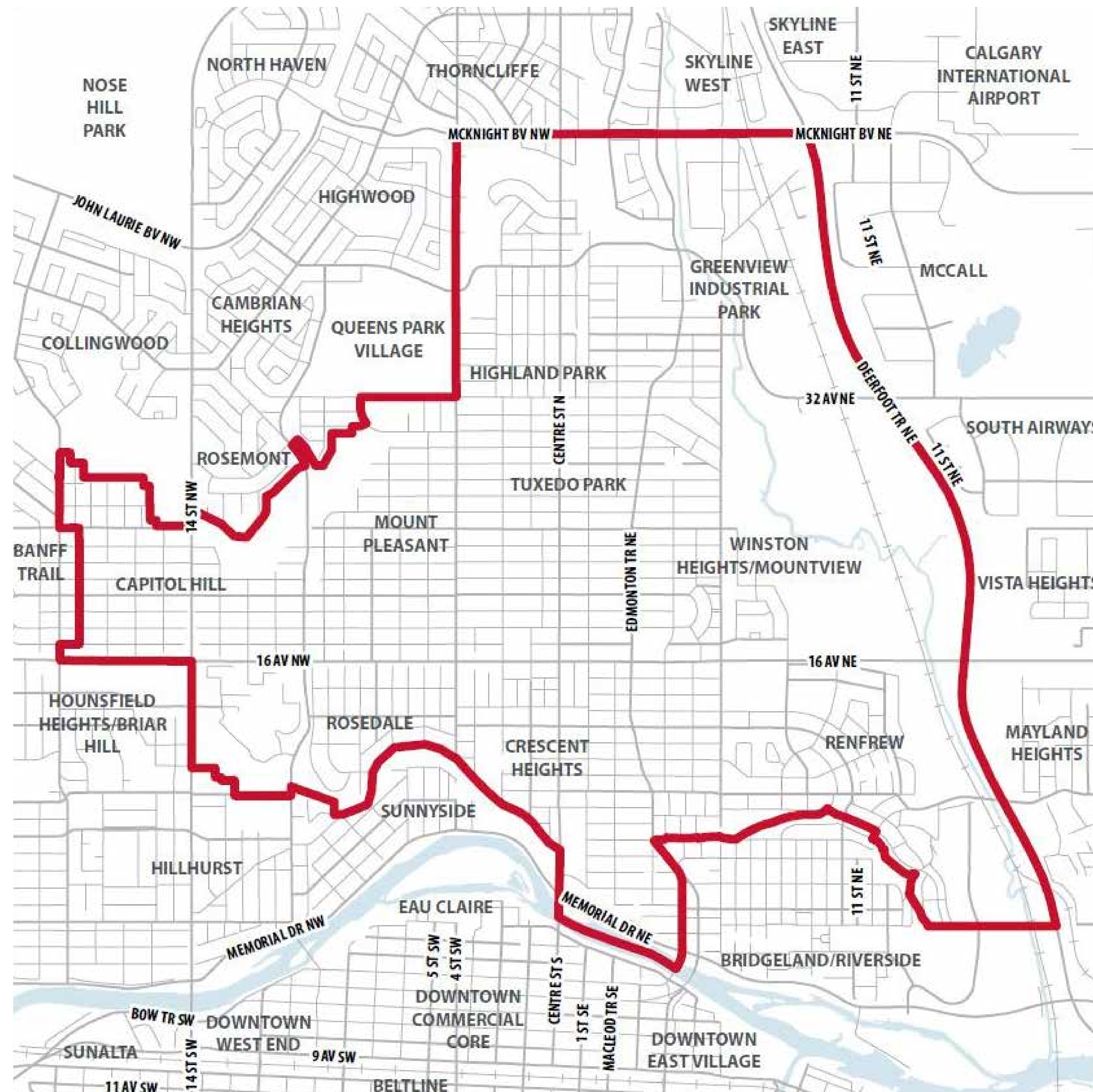
Welcome

We're here to discuss the
DRAFT LOCAL AREA PLAN for the
North Hill Communities.

1. **Explore** why we're here and how we got here
2. **Review** the plan highlights
3. **Share** your thoughts



North Hill Communities Map



Why are multiple communities planned together?

People live outside of their community boundaries. For example, perhaps you live in Highland Park and shop at Co-op in Winston Heights, travel down Edmonton Trail to get to work or perhaps you live in Capitol Hill but take yoga at the Renfrew Sports Complex.

When looking across our city, there are shared connections and catchments (such as local businesses, transit stations and schools) that naturally join people and communities together as well as physical boundaries (such as major roads, rivers and large natural areas) that naturally separate us.

By grouping communities based on physical boundaries and shared connections, multiple communities can be grouped, discussed and planned together.

Taking a multi-community approach to local area planning has the following benefits:

- Creates stronger linkages between communities and to key amenities and infrastructure.
- Allows for better identification of common issues, opportunities and solutions.
- Enables a more holistic discussion about where and how new growth should happen across a larger geographic area.
- Includes a broader citizen and stakeholder perspective in each plan.
- Allows for more effective engagement and plan development, which is essential towards replacing obsolete and ineffective plans with modern planning tools.
- Results in fewer plans across the city, enabling plans to be updated more frequently to ensure they continue to address currently conditions.

What is a local area plan?

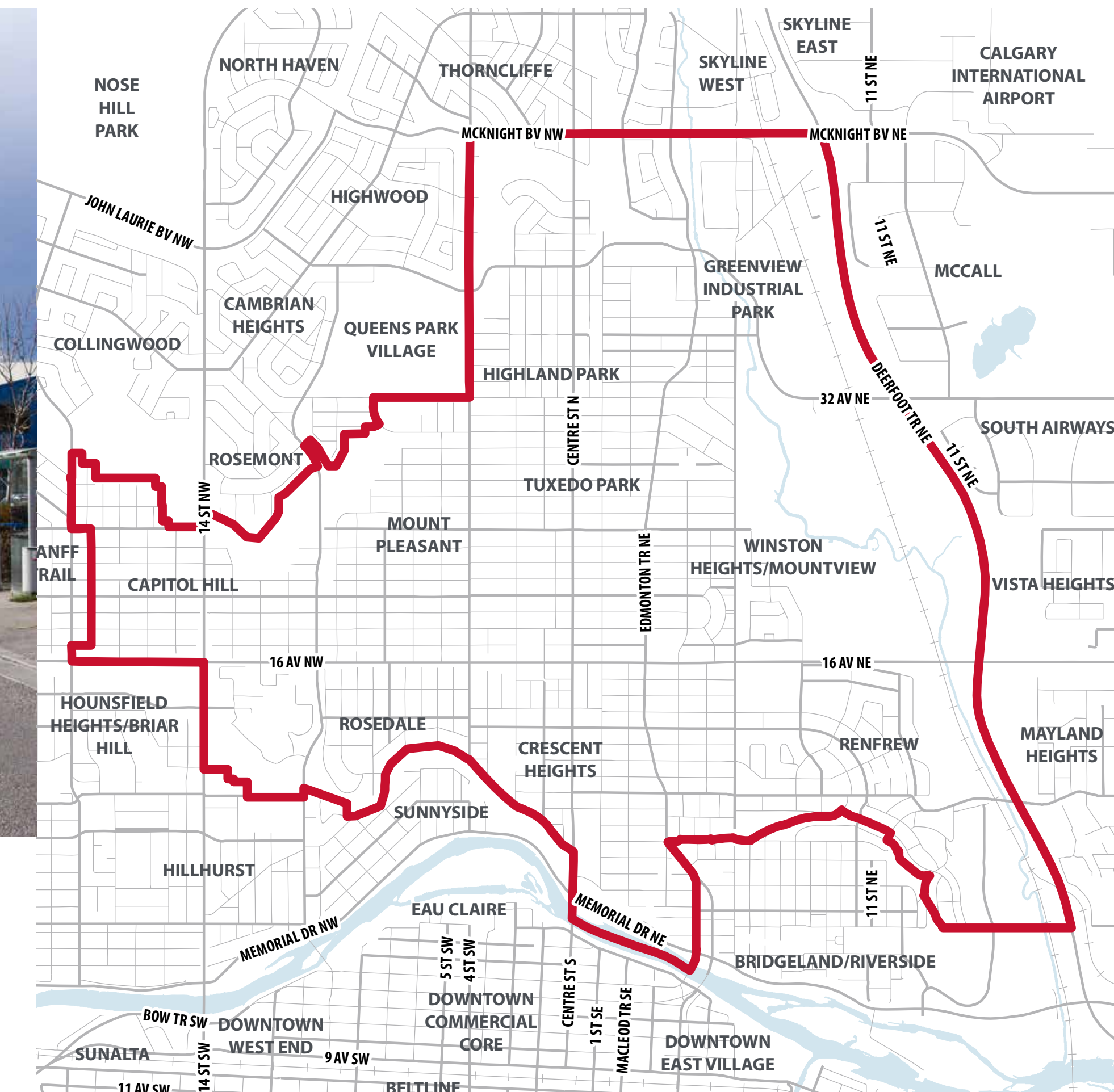
Past



Present



Future



A local area plan identifies and guides where and how future growth and development should happen within a specific area.

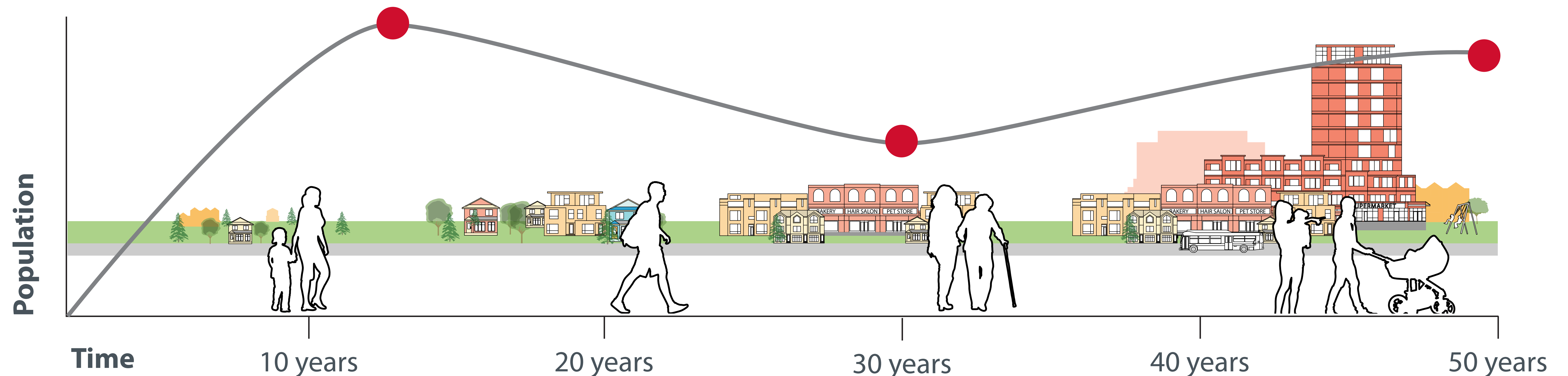
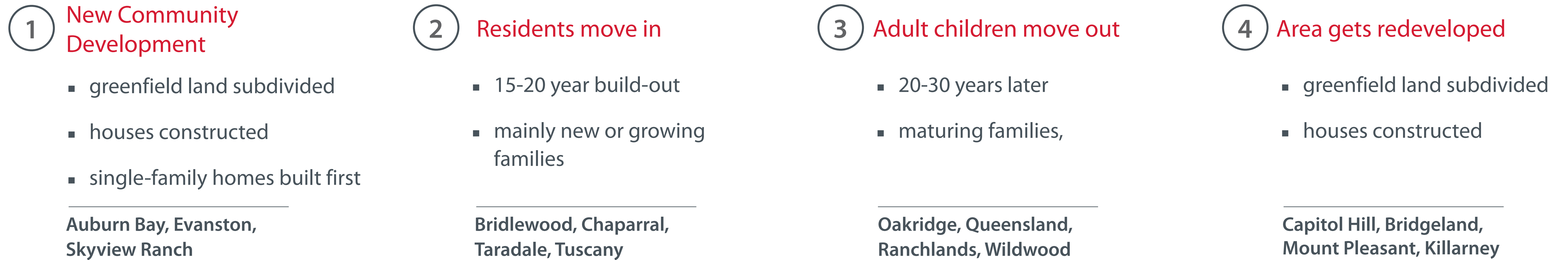
A local area plan includes these components:

- 1. VISUALIZING GROWTH** - What type of growth makes sense where? (vision and maps)
- 2. ENABLING GROWTH** – What local/custom direction is needed to realize great redevelopments in this area? (development policies)
- 3. SUPPORTING GROWTH** - If growth occurs, what physical and social investments are needed? (future infrastructure and amenity goals)

A new local area plan will fill gaps in communities where no local plan currently exists and will replace other plans that are largely outdated.

Why is a local area plan needed?

Local area plans provide guidance and direction as communities reach their natural redevelopment lifecycle stage.



The Life Cycle of a Neighbourhood

A big part of a community's life cycle is redevelopment, which often begins when communities reach a certain age and homes, buildings and amenities need to be refreshed and revitalized or renewed and replaced.

How are people’s needs and preferences changing?

Local area plans outline how communities can continue to evolve to meet people’s needs and remain places that people love and want to live.

Communities must evolve to meet people’s changing needs and preferences

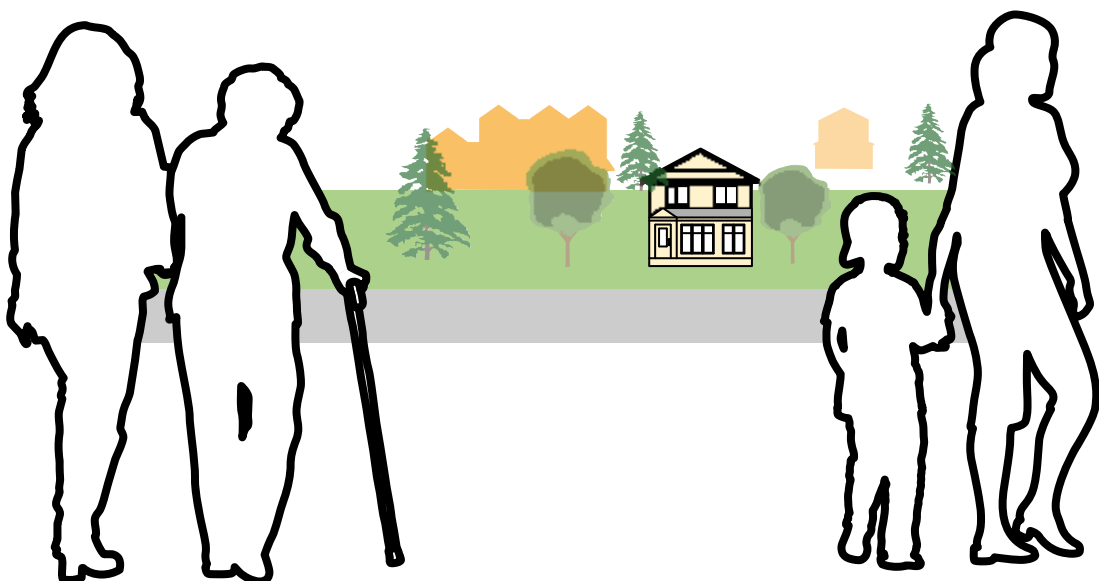
People’s needs and preferences have changed over the past 50 years and they will continue to change over the next 50 years.



Our population is aging and seniors housing needs are changing.



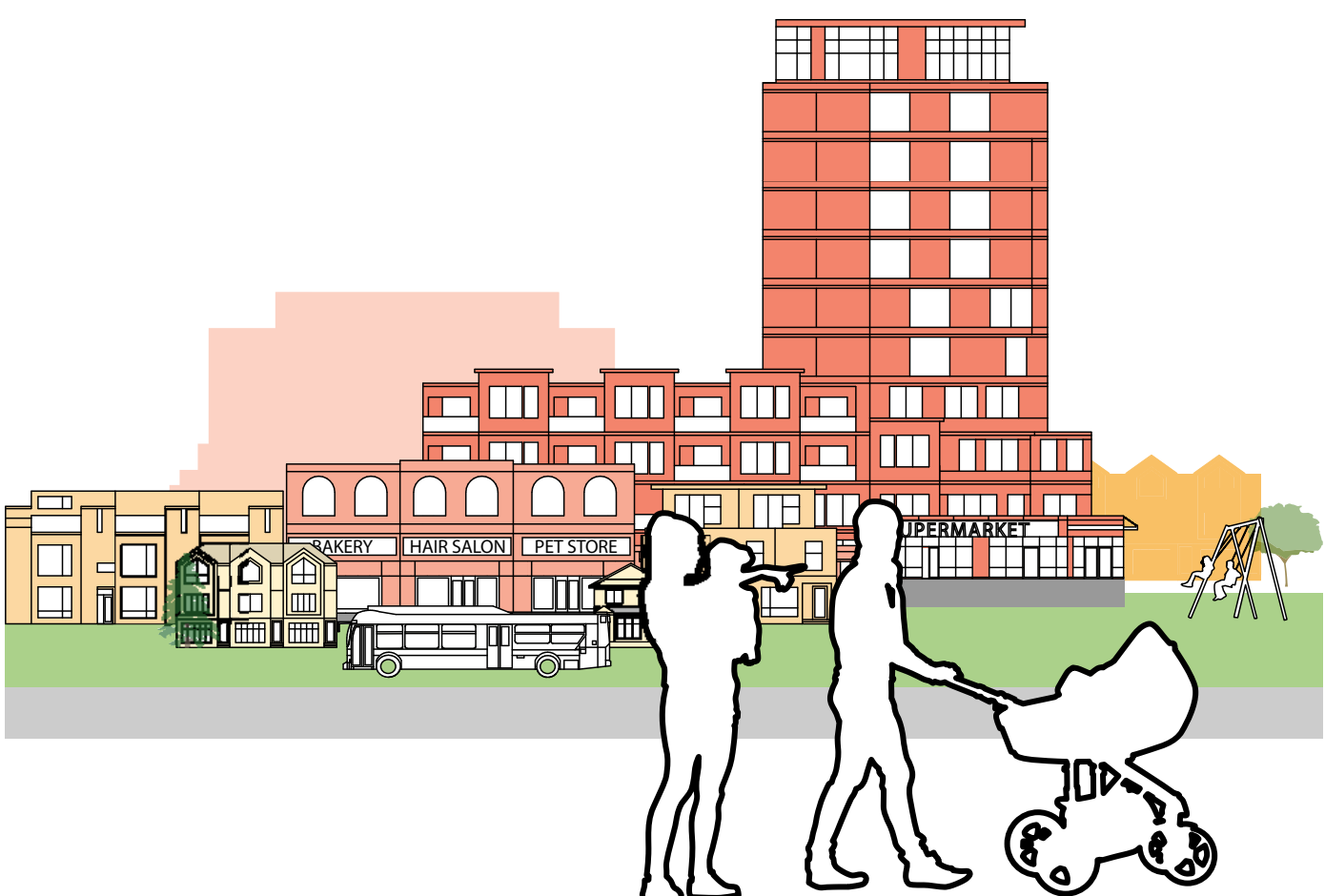
Our population includes many singles and couples - one in four households are home to a lone occupant.



Our city needs more housing diversity to suit a range of lifestyles and needs.



Our city needs housing options that are more accessible and affordable.



One type of housing cannot meet the needs of all households. We need a more diverse range of housing choice.

What guides growth and redevelopment?

Local area plans are one of many strategic tools in our planning system that work together to create great communities for everyone. The tools in our planning system are used to achieve desired outcomes as planning moves from vision to outcome.



Where is growth encouraged?

Growth and redevelopment in established neighbourhoods helps ensure population levels can be maintained. A key ingredient of thriving communities with vibrant local shops, amenities and schools is having the local population needed to support them.



Transit Oriented Development

Transit-Oriented Development (TOD) areas are generally defined by a 600 metre radius around a transit station which represents an approximately 5-8 minute walking distance.



Main Streets

Main Streets are great places to live, work or visit because a range of amenities, shops, restaurants are accessible in one stretch via a range of transportation options.



Neighbourhood Activity Centres

Neighbourhood Activity Centres (NACs) are often located in the middle of a residential area and provide locals with access to local shops and amenities, often within walking distance.

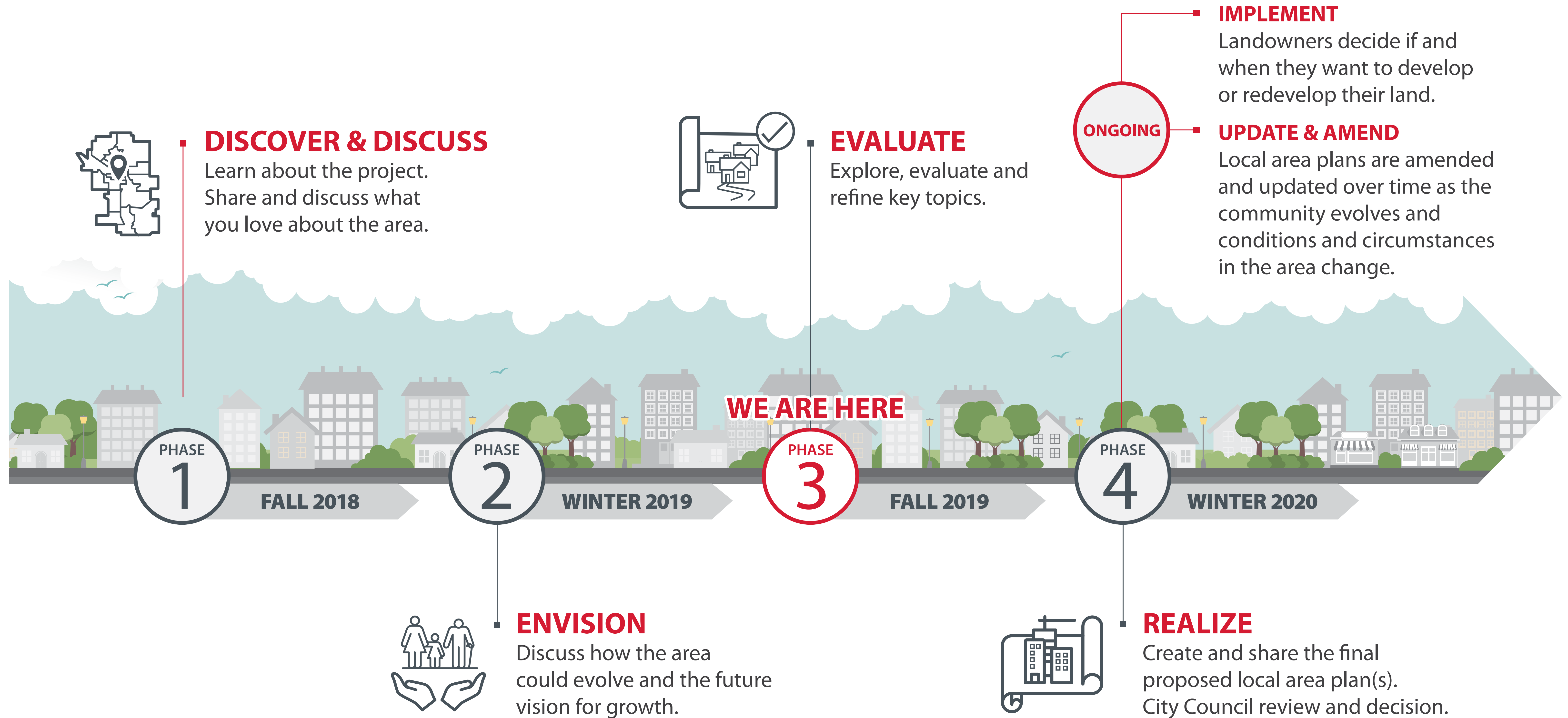


Established Areas

Redevelopment in these areas is a gradual process that occurs over a number of years and is guided not only by planning policy but also by market demand and people’s changing lifestyle preference and housing needs.

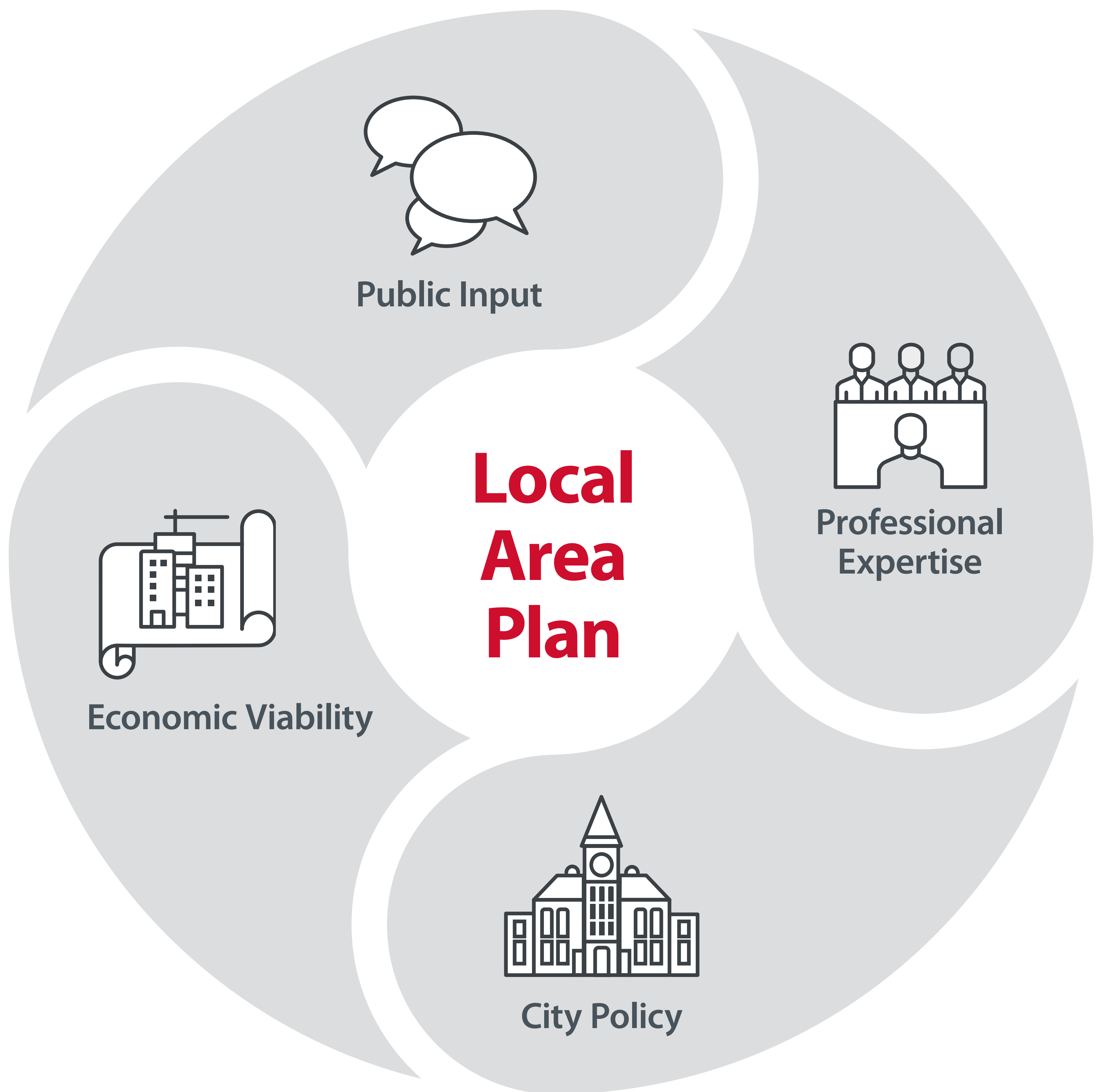
How is a local area plan created?

The City works together with local residents, landowners, businesses, builders/developers and other interested stakeholders – creating a plan through an iterative approach. The process for the North Hill Communities plan is outlined below:



What is considered as decisions are made?

Information, input and direction provided from each of the following areas is considered as a local area plans are created:



Economic Viability: to understand what is economically realistic for the area.

Professional Expertise: to understand best practices and to know what's technically possible.

City Policy: to understand what rules exist or may need to change, and to understand concepts in relation to other City of Calgary policies.

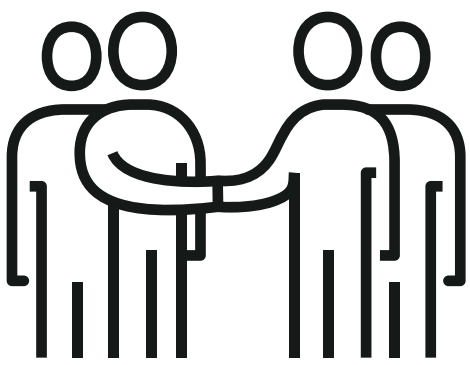
Public Input: to understand and consider community ideas, insights, opportunities and concerns.

Engagement highlights

North Hill Communities Local Growth Planning Initiative

Public engagement kicked off in September 2018 on the North Hill Communities Local Growth Planning Initiative.

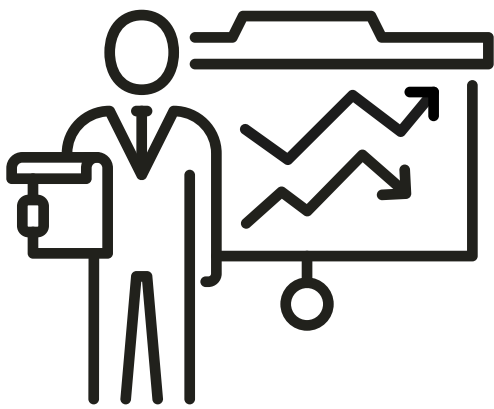
Over the past year this is what we have been up to.



2
Phases of engagement



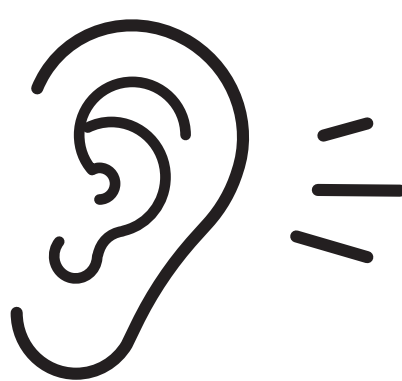
9,700
People engaged



6
Working group sessions



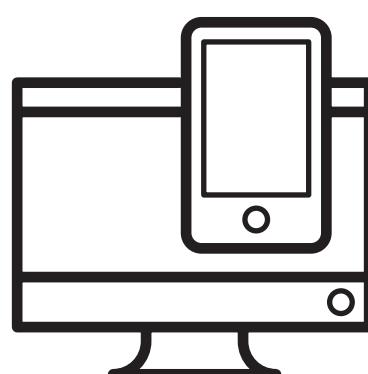
32
Working group members



95
In-person events and meetings



4,500
Ideas and contributions received



95
Days of online engagement

North Hill Communities Working Group

Over the past year, the North Hill Working Group has participated in six engagement sessions:





What we’ve heard so far

Key public engagement feedback themes

High-Level Theme	City Response
<p>Density and redevelopment:</p> <ul style="list-style-type: none">▪ Citizens believe density and redevelopment can have benefits such as; an increase in amenities and other improvements to the area. However, there are fears that too much density or development not done right, can negatively impact the community▪ Citizens expressed the need for thoughtful development and smart density within the North Hill Communities. Comments identify a variety of heights and building uses appropriate for specific focus areas and want to ensure that a variety of redevelopment will support a diverse population in terms of their needs and preferences.	<ul style="list-style-type: none">▪ Local area planning is a comprehensive approach to envisioning and planning for where and how growth and change occurs in communities. Through the local area planning process, The City, working with area residents and stakeholders, identifies: where growth should be focused, what specific local policies may be required to realize great development and how growth can be supported through social and physical investment.▪ The North Hill Communities project has identified strategic areas where future growth should be focused. These include: along Main Streets, within transit station areas and activity centres. The draft plan also envisions continued incremental growth in primarily residential areas through low-density housing such as single-detached, semi-detached, and rowhousing. A key principle of the plan is to provide for a variety of housing types to meet the needs and preferences of a diverse population.
<p>Pedestrian and bike access:</p> <ul style="list-style-type: none">▪ Citizens expressed desire for improved pedestrian and bike infrastructure to promote a reduction of car use in the area and improve alternate mobility choices.▪ Citizens value a walkable and accessible community and want to see enhancements to pedestrian and cycling infrastructure.	<ul style="list-style-type: none">▪ Through the local area planning process, the project team has worked with area residents and internal city departments to identify opportunities for improving pedestrian and bike infrastructure. This provides area residents greater mobility options beyond the private automobile. This includes things such as: identifying missing pedestrian/cycling connections or links, as well as considering improving east-west cycling connections.▪ The draft plan identifies high-level goals related to these specific types of mobility improvements that will help inform future investments and improvements in the area.
<p>Amenities and local businesses:</p> <ul style="list-style-type: none">▪ Citizens expressed a desire for more local businesses and a diversity of retail offerings in their communities▪ Citizens value many of the existing services and business in the area and would like to see redevelopment that helps strengthen these as well as the creation of new businesses and complementary uses that make North Hill a vibrant community for residents, and a destination for visitors.	<ul style="list-style-type: none">▪ Local businesses and amenities require a certain population base to be viable and successful. By accommodating for additional residents in our communities, the draft plan helps support a greater number and broader diversity of retail and commercial businesses. This includes along the area’s Main Streets, neighbourhood activity centres, and near existing and future transit.
<p>Parks, trees and open spaces:</p> <ul style="list-style-type: none">▪ Citizens value green space and have a desire to increase, preserve and protect current green and open spaces in the area. Citizens also shared strong value for mature trees and tree-lined streets and want to see these maintained and protected through redevelopment.	<ul style="list-style-type: none">▪ The draft plan recognizes the importance and role parks in the area play not only for local area residents but also the wider city. The draft plan identifies parks based on their general use and function within the North Hill Communities. For example, large regional parks and facilities such as Confederation Park and the Renfrew Athletic Fields and Aquatic Centre provide recreation opportunities for residents of all the North Hill Communities and beyond, while parks such as Munro Park and Tuxedo Park serve a more local function.▪ In addition, the draft plan includes policies that seek to retain existing street trees, particularly on heritage boulevards.



What we’ve heard so far

Key public engagement feedback themes

High-Level Theme	City Response
<p>Character and community:</p> <ul style="list-style-type: none">▪ Citizens value the unique community feel and character that exists in their communities and want to ensure this is recognized and/or maintained as the area grows and evolves	<ul style="list-style-type: none">▪ Community character is a complex concept with many layers and individual interpretations.▪ From an urban planning perspective, the draft plan considers aspects of community character connected to the future natural and built form. Specifically, the draft plan outlines: what types of buildings make sense where; the building scale that is appropriate in different locations; policy direction for locations with unique conditions, circumstances or characteristics; goals for supporting growth in the area.▪ Community character is often associated with building character – primarily the building architecture/deign or natural building character that is developed overtime. It is ultimately up to each property/landowner to determine if/when they want to revitalize or replace a building. The City has heritage preservation tools for buildings that are legally protected and are on the heritage resource inventory list.▪ Although new development will alter the aesthetics of the community, it is incremental and overtime today’s new buildings will become reflections of a past architectural period and inherently grow character as they age.
<p>Green Line:</p> <ul style="list-style-type: none">▪ Citizens identified Green Line as an exciting opportunity for these communities and citizens want to ensure that it is thoughtfully integrated into the community.	<ul style="list-style-type: none">▪ The Green Line project team is evaluating stage 1 design and is committed to building this stage within our approved budget of \$4.9 billion. This work will help determine how the Green Line will integrate with the communities.▪ The North Hill Communities draft local area plan envisions how new development along the Green Line can best integrate into the community while also ensuring the benefits associated with improved transit mobility and access are maximized for locals and businesses in the area. A key focus of the draft plan is the type and scale of development surrounding transit stations, noted primarily through the maps.
<p>Transit Access:</p> <ul style="list-style-type: none">▪ Citizens felt transit has improved access to the North Hill communities and specifically the Greenview Industrial area and there is potential to grow and increase vibrancy in the area.	<ul style="list-style-type: none">▪ Through investment such as the recent MAX Orange BRT as well as Green Line LRT, mobility options in these areas are expected to improve.▪ An important principle of the plan is to provide greater housing options for people to live near varied mobility options including transit. Greater transit ridership helps support the transit network and service.
<p>Traffic and parking:</p> <ul style="list-style-type: none">▪ Citizens shared that solutions are needed to address both parking concerns and traffic congestion within the area. This was raised as a critical item necessary to support current and future businesses in the area, as parking and traffic is a big issue along the Main Streets and in the Greenview Industrial Area.	<ul style="list-style-type: none">▪ The draft plan does not directly respond to parking and traffic issues; however, the draft plan has identified goals for supporting growth in the area that can be reviewed and may be implemented by other City departments.▪ The Transportation Department is reviewing the draft plan to determine what upgrades to the transportation network may be required to support the vision set out in the plan.

How is a local area plan implemented?

Private building / investment

It is largely individual landowners and property who help implement the plan if/when they decide to build something new on their parcel.

Through the application review process, any infrastructure required to support the individual project (such as utility connections and sidewalk repair/replacement) is identified and paid for by the developer.

Public building / investment

Established areas continuously change and evolve. This change in communities, including changes in job and population levels, impacts the desired and required provision of publicly funded amenities and programs.

- Projects are generally considered and prioritized by City Administration and Council through The City's business plans and budgets.
- Citizen direction on needs and desires informs The City of Calgary evaluations of required public infrastructure investment.

Supporting growth

Through the public engagement process, public investment goals for the area as well as specific associated implementation actions have been identified.

Please review the Supporting Growth panel and let us know if the goals and actions reflect your community's needs.

Local Area Plan Vision

The North Hill Communities are a collection of some of Calgary’s first street-car suburbs. They are historic, vibrant, and accessible communities where a range of people choose to live, do business, and play. As the North Hill Communities continue to evolve, they will build upon their rich history and eclectic neighborhood character. Through high-quality, people focused development, the North Hill Communities will accommodate a diverse population, enhanced amenities, strong transportation connections, mix of housing types, vibrant main streets, and an accessible network of parks and open spaces.

Is there anything missing from the vision that you think should be included and please tell us why?
Use a sticky to share your thoughts.



Draft Guiding Principles

The following principles guide the North Hill Communities Plan:

Draft Guiding Principles	How the principles have been addressed
Maximize the opportunity for people to choose to live in close proximity to varied mobility options that safely and conveniently reach a diversity of destinations.	<ul style="list-style-type: none">▪ The draft plan focuses the highest intensity of future growth in and around the area’s Main Streets, future station areas, and activity centres.▪ These areas are currently well-served by varied transportation options including pedestrian, cycling, and public transit connections.▪ Through investment such as the recent MAX Orange BRT as well as Green Line LRT, mobility options in these areas are expected to improve.
Recognize and enhance open spaces, the public realm, the urban forest/tree canopy, natural systems, and the connections between them.	<ul style="list-style-type: none">▪ The draft plan utilizes Parks, Civic, and Recreation urban form categories to apply the appropriate policies for individual parks. For example, Confederation Park and the Renfrew Athletics Fields and Aquatic Centre are identified as major, recognizing the important role they play for Calgarians beyond just the North Hill Communities. Other parks such as Munro Park are identified as minor reflecting their role in providing recreation opportunities for local area residents.▪ The draft plan also includes supporting policy that encourages retention and replacement of the tree canopy, particularly on heritage boulevards.
Foster vibrant mixed-use main streets that support local businesses and are in turn supported by diverse housing options on tree-lined streets.	<ul style="list-style-type: none">▪ The draft plan recognizes opportunities to accommodate additional growth and redevelopment on and around the area’s Main Streets. Increased population in these areas specifically, as well as in the surrounding communities, will help support local businesses.▪ Policies included in the draft plan focus active, pedestrian-focused frontages on key portions of the area’s Main Streets.
Build on and strengthen existing clusters of small-scale neighbourhood shops and community amenities outside of the main streets.	<ul style="list-style-type: none">▪ The draft plan identifies and includes policies for neighbourhood activity centres in the plan area such as along 20 Avenue NW at 14 Street NW and 10 Street NW.▪ The policies seek to improve the public realm in these areas and create safe, welcoming, pedestrian environments that provide more locally focused shops and businesses within the North Hill Communities.
Enable the creation of housing that fosters accessibility and diversity among people, ages, incomes, and household types.	<ul style="list-style-type: none">▪ The draft plan aims to provide a range of housing types that can meet the needs of a diversity of people, ages, and household types.▪ The draft plan encourages the development of a broad mix of housing types, from single-detached, semi-detached to rowhousing and other forms of low-scale homes within primarily residential areas. In addition, other forms and scales of housing, such as apartments, are envisioned along the area’s Main Streets, station areas, and activity centres.
Support the ongoing vitality of the Greenview Industrial Area and its role as an important employment area.	<ul style="list-style-type: none">▪ The draft plan recognizes the importance of Greenview Industrial as an employment area for both the North Hill Communities and the wider city.▪ Policies within the draft plan support the ongoing, eclectic mix of commercial and industrial uses in this area.▪ In addition, the draft plan applies industrial transition policies along the interface between Greenview Industrial and Highland Park and Winston Heights/Mountview that allow for both light industrial as well as residential uses.
Encourage resilience in the built environment that allows adaptability to a changing society, economy, and climate.	<ul style="list-style-type: none">▪ The draft plan aligns with the environmental, sustainable, economic objectives of the Municipal Development Plan.▪ The draft plan directs growth and higher intensity development to activity centres, Main Streets, and station areas while also encouraging continued incremental redevelopment within residential areas.

Thoughts? Fill out of a form to provide your feedback on the guiding principles.



Supporting growth

Within the local area plan, physical and social investments needed to support future growth have been identified. The items identified in the list have come from previous public engagement.

Please review the list of implementation actions for each goal and let us know if there are any action items missing.

North Hill Communities objectives	Implementation options	Are there any implementation options missing to support the objectives?
The following objectives have been identified to guide future investment in the area.	To support the objectives, the following list of associated implementation options have been identified.	
Celebrate, care for, and, where appropriate protect, the heritage of the communities	Preserve Tuxedo School and consider adding residential uses	
Recognize and support community identity and character through investment in public and private space including such things as community beautification, signage, wayfinding, and public art	Explore and realize opportunities for public art in public space or as part of private development	
Improve and enhance existing community association buildings and related facilities within the North Hill Communities	Improve Mount Pleasant Community Hall and Pool	
Improve safety and comfort in existing parks and, where feasible, support a broader range of complementary uses that cater to diverse groups of users	Improve lighting in key natural areas such as along the McHugh Bluff from the Curling Club up to Crescent Road NW. Improve Tuxedo School Park and playground Improve Munro Park Add amenities to Confederation Park such as outdoor skating rink, water fountains, washrooms, tennis courts, bike/bmx park, bike paths and outdoor fitness. Explore the feasibility of adding a restaurant amenity to Crescent Park Acquire the former Highland Park Golf Course lands and turn it into open space Improve park maintenance along east side of 10 Street NW Improve the Mount Pleasant Arts Centre Provide more off-leash dog parks Provide more water parks Provide more land in the area for parks Provide a fitness park at the McHugh Bluff	
Improve and enhance existing public recreation facilities	Improve Renfrew Aquatic and Recreation Centre with combined facilities	



Supporting growth

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The following objectives have been identified to guide future investment in the area.	To support the objectives, the following list of associated implementation options have been identified.	
Improve the quality of the pedestrian realm along Main Streets, station areas, and activity centres	Improve the pedestrian realm, connectivity, and accessibility of 16 Avenue N by providing wider sidewalks, tree planting and dedicated pedestrian overpasses Beautification of the street environment generally Beautification of Centre Street N and Edmonton Trail NE Provide raised boulevard planters and public realm partnership improvements Create walking routes adjacent to 16 Avenue and improve connectivity Improve sidewalks and public realm on 16 Avenue N (do not wait for developers to build it) Explore opportunities for private entities to construct or finance boulevard improvements 4 Street and 26 Avenue NW power lines that are in front of retail could be relocated underground Address inconsistency of 16 Avenue side walk materials, widths, etc. (including the timing of when these upgrades may occur) Provide pedestrian realm improvements on 16 Avenue N (slower traffic, on-street parking)	
Improve pedestrian connections and complete missing links between Main Streets, station areas, activity centres, parks and natural areas	Improve pedestrian connections and complete missing links between Main Streets, station areas, activity centres, parks and natural areas Improve the pathway connections between Highland Park to Greenview Provide pathway connections between Winston Heights and Nose Creek	
Explore opportunities for additional on-street parking along Main Streets	Add all-day street parking on Centre Street N Add off-peak parking on 16th Avenue N Add all-day street parking on Edmonton Trail NE	
Improve transit connections inside and outside of the North Hill Communities	Invest in high-frequency, primary transit such as Green Line LRT and BRT	



Supporting growth

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Please review the list of implementation actions for each goal and let us know if there are any action items missing.

North Hill Communities objectives	Implementation options	Are there any implementation options missing to support the objectives?
The following objectives have been identified to guide future investment in the area.	To support the objectives, the following list of associated implementation options have been identified.	
Improve safety, connectivity, and accessibility for all modes of Transportation	Repair 13 Street NE, 13A Street, Phair Avenue NE and St Georges Drive NE Upgrade pedestrian and cyclist infrastructure on 2 Street NW Provide better integration of cycling network and driving lanes; balance the interests of different road users (no reduced volume or winding driving lanes) Improve traffic calming around Renfrew Pool and Recreation Centre Improve connectivity across 16 Avenue N for pedestrians and cyclists Improve connections between Bridgeland and Renfrew Prioritize traffic calming in key areas Provide pedestrian connectivity improvements (North Hill, SAIT, Jubilee areas are good examples) Create pedestrian routes within the community and include better infrastructure and maintenance	
Expand the cycle network across the plan area, provide improved connections and complete missing links between Main Streets, station areas, activity centres, parks, and natural areas.	Add a cycle track on Centre Street N Improve pedestrian realm and bike lanes on 24 Avenue N Add bike connection to Confederation Park at 27 Avenue NW Extend bike lane on Edmonton Trail NE Add 8 Avenue cycle track (from Centre Street to 19 Street east) Connecting missing pathways and bike trails from Edmonton Trail to Confederation Park	
Connect and enhance the east-west cycle connections to destinations within the plan area and beyond such the University of Calgary and SAIT	Add bike lane to 20 Avenue N Create cycling infrastructure linking east to west to major institutions like the UofC Add bike lane to 19 Avenue NW Improve pedestrian realm and bike lanes on 24 Avenue N	
Support and expand the tree canopy throughout the plan area	Include trees along 8 Avenue NE with cycling infrastructure improvements 32 Avenue N, Centre Street N, and Edmonton Trail NE - trees need to be better pruned and cared for Add trees to 8 Avenue NE Provide tree replacement issues throughout the community Increase tree plantings along sidewalks throughout the community	

Thanks for your input and ideas!

How will feedback be used?

The input collected in this phase of engagement will be used to refine the draft local area plan. An updated version of the plan will be shared in Phase 4 – REALIZE.

Input received through this engagement will be one of many factors considered as the proposed concepts and supporting policies are created. Other considerations include: City policies, technical and feasibility studies, market conditions and previous engagement results.

Stay Connected

Visit [Calgary.ca/NorthHill](https://calgary.ca/NorthHill) to sign up for email updates so you can see what was heard from all stakeholders and hear about project next steps.

