



North Hill Communities – Local Growth Planning

Greenview Industrial Business Owner & Landowner Workshop



AGENDA

2:10 – Presentation and Project Overview

2:45 – Questions and Answers

3:00 – Activity 1: Current Opportunities

3:30 – BREAK

3:40 – Activity 2: Current Challenges

4:10 – Activity 3: Future Outcomes

4:55 – Closing Remarks

PURPOSE OF TODAY'S SESSION

To discuss opportunities and challenges connected to current land use zoning (building types/heights and allowable uses) and the future vision for land use and redevelopment within the Greenview Industrial Area.



INTRO TO PLANNING



WHY DO ESTABLISHED AREAS NEED TO GROW & EVOLVE?



1981

592,000 residents
273 km² of developed land



2001

875,000 residents
400 km² of developed land



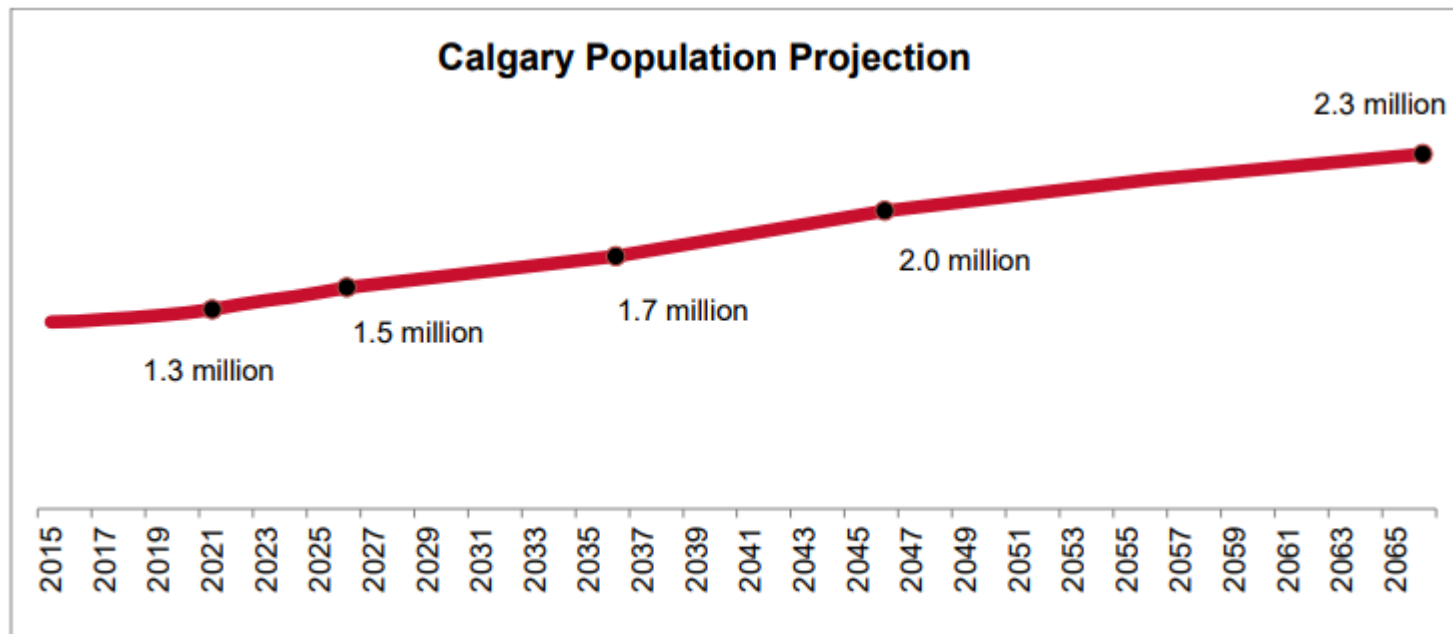
2017

1.25 million residents
504 km² of developed land



WHY DO ESTABLISHED AREAS NEED TO GROW & EVOLVE?

2.4 million Calgarians over the next 60 years



Source: City of Calgary 2016.



GROWTH & CHANGE

In 2017 Calgary had

1,246,000 people



+ 156,000 since 2013
+ 255,000 since 2006



506,000 dwelling units

+ 38,000 since 2013
+ 98,000 since 2006



685,000 jobs*

+ 38,000 since 2011
+ 77,000 since 2006

*2017 figure unavailable - 2016 data used

We've added **290,000** people,
over **100,000** dwelling units
and **108,000** jobs since 2005.

WHY DO ESTABLISHED AREAS NEED TO GROW & EVOLVE?

Thriving communities

- We need to ensure established communities can maintain the population numbers needed to support local amenities and facilities such as schools, leisure centres, grocery stores, libraries, local shops and restaurants.

Greening our city

- Balancing the need for growth and development with the need to protect our natural environment, maintain and enhance existing parks and public green spaces and enhance Calgary's urban forest.

Sustainability

- We need consider our urban footprint and use land wisely.
- We need to balance growth between developing and developed communities.



Maintaining vibrancy & character

- Growth and development stimulates reinvestment into local places and spaces such as main streets, parks, urban plazas and open spaces.
- Community vibrancy is maintained by ensuring new development is integrated with existing development in a way that retains and enhances unique community character and historic resources.

Transportation & mobility enhancements

- Transportation infrastructure requires regular maintenance.
- Growth and development is encouraged along urban and neighbourhood corridors, mainstreets and near transit stations and hubs.
- City investment in roads, transit, bike and pathway connections is connected to growth and demand.

Changing housing preferences & needs

- Calgary's population is more diverse, younger and older with different housing preferences and needs.
- We need to ensure a variety of housing options are available for people of all ages, incomes and lifestyles throughout all communities.

CALGARY'S MUNICIPAL DEVELOPMENT PLAN



A significant share of residential and job growth is expected in activity centres

Urban and neighbourhood main streets

Increased residential and job growth will be dispersed along main streets.

Developed areas

There will be continued residential infill growth in the inner city and established areas

Developing and future greenfield areas

Currently there is enough planned land in the suburbs to accommodate an additional 500,000 new residents.

Industrial and utility corridors.

LRT network

● Proposed Green Line LRT station

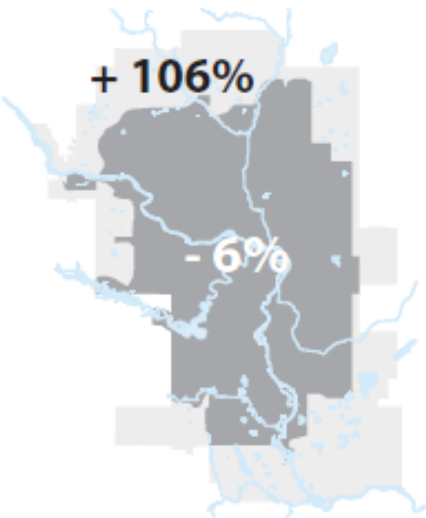
— Existing LRT alignment

--- Proposed LRT alignment

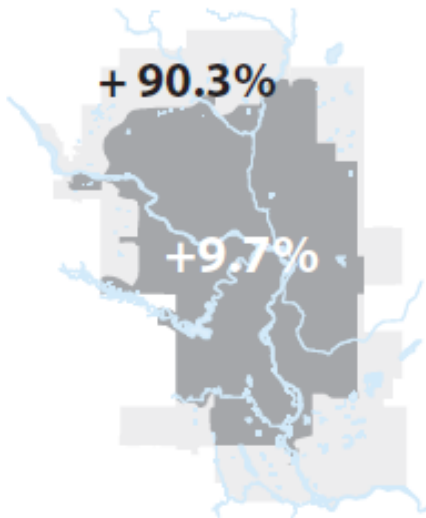
--- Proposed Green Line LRT alignment



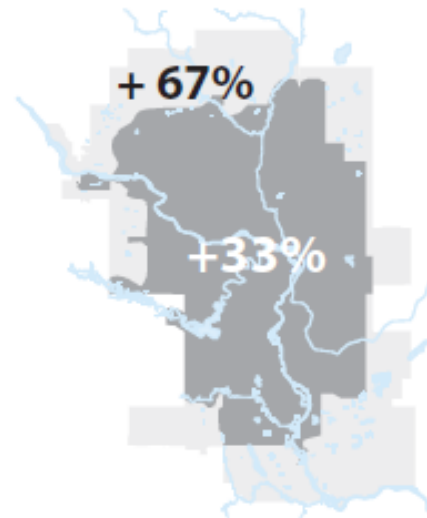
POPULATION / GROWTH DISTRIBUTION TARGETS



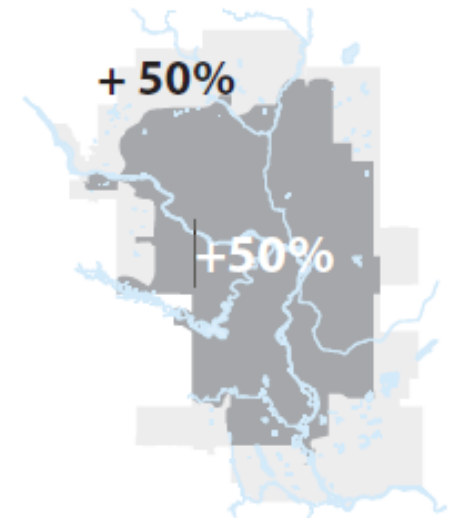
2006-2011



2006-2017



2006-2039



Goal Target (2006-2076)

- Quality of life
- Balanced growth
- Efficient use of infrastructure
- Manage capital and operating costs



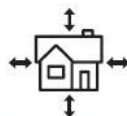
HOW WE GUIDE GROWTH & REDEVELOPMENT



Calgary's Municipal Development Plan

How should our city grow over the long term?

Calgary's Municipal Development Plan outlines a broad vision and long-term goals for how Calgary should grow and develop.



Managing growth and change



Compact city



Connecting the city



Prosperous economy



Great communities



Greening the city



Good urban design



Developed Areas Guidebook

How should growth happen within developed areas?

The Developed Areas Guidebook provides additional guidance and direction for growth and redevelopment within substantially established communities (pre-1950s – 1990s).



Local area plans

How should growth happen within a specific local area?

Local area plans focus on how land could be used or rezoned in the future within a specific area. They provide planning guidance and direction at a site or block-level, in connection with the unique context of the area.



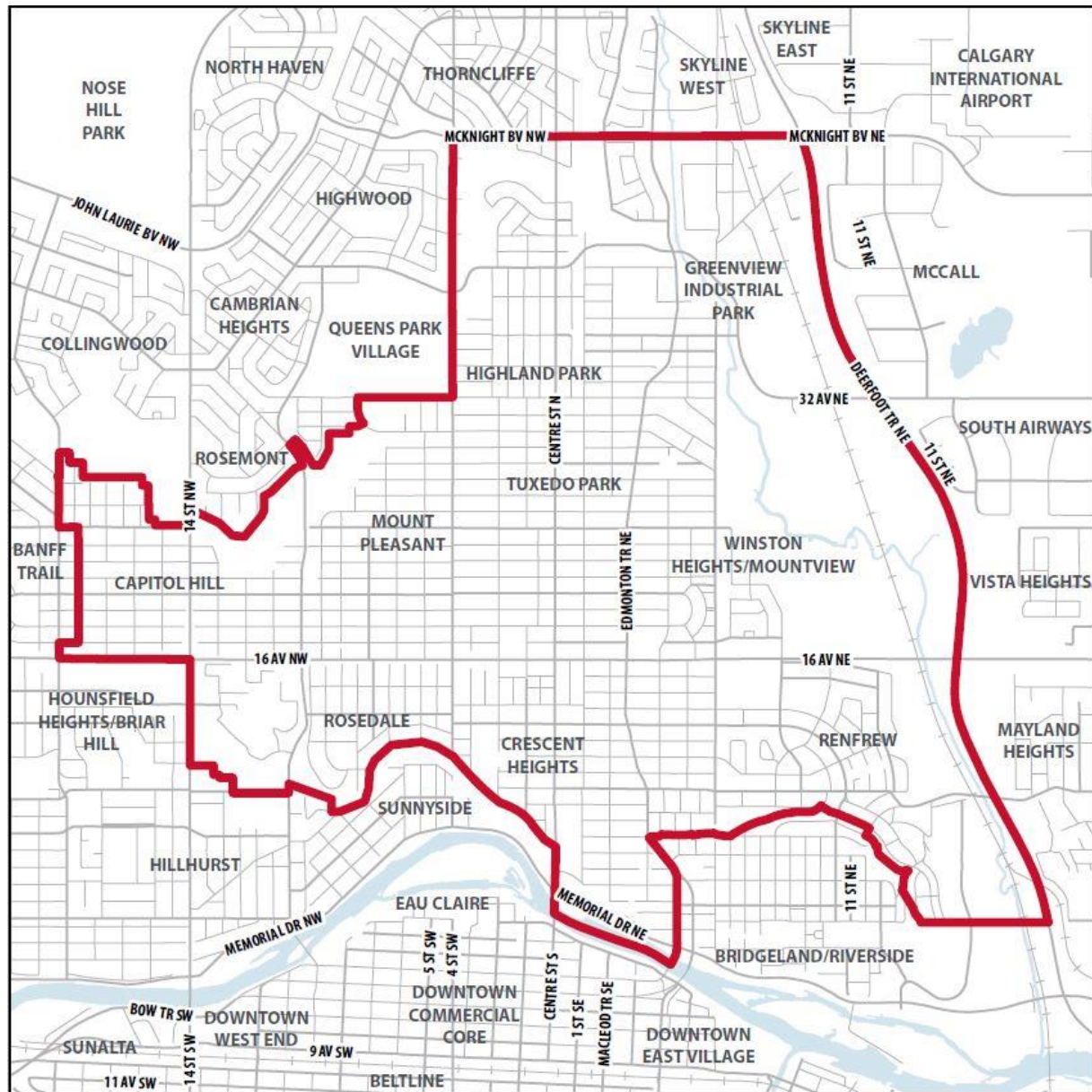
WE ARE HERE

The City is creating a local area plan together with Community, Industry, landowners & business owners.

NORTH HILL COMMUNITIES

OUR CHALLENGE:

Create a
LOCAL AREA PLAN
to help guide future growth
and development in this
area.





VISIONARY PLANS

Vision

Long-term guiding vision and goals
for how land should be used



Calgary's Municipal Development Plan

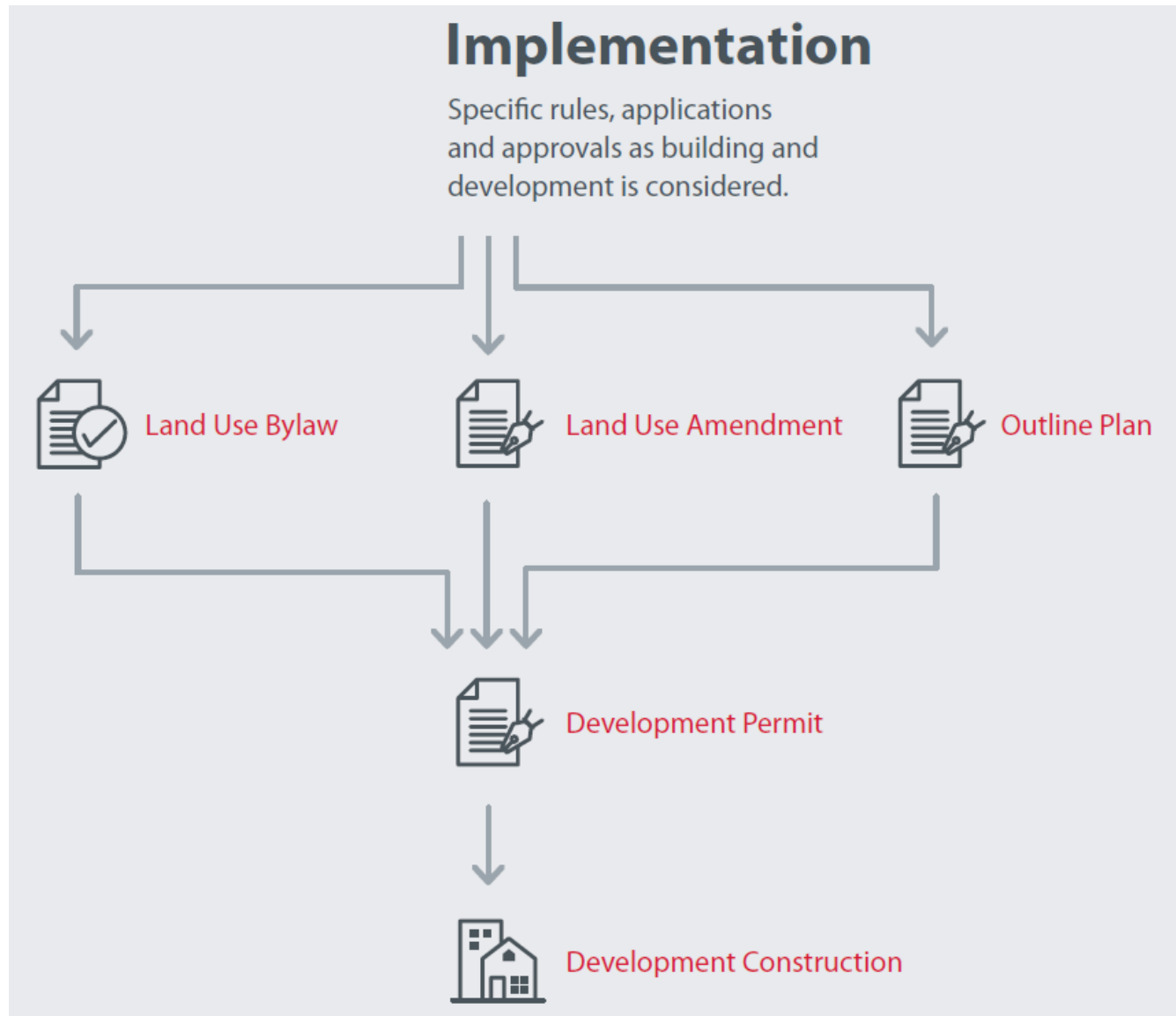


Developed Areas Guidebook



Local Area Plan

IMPLEMENTING THE VISION

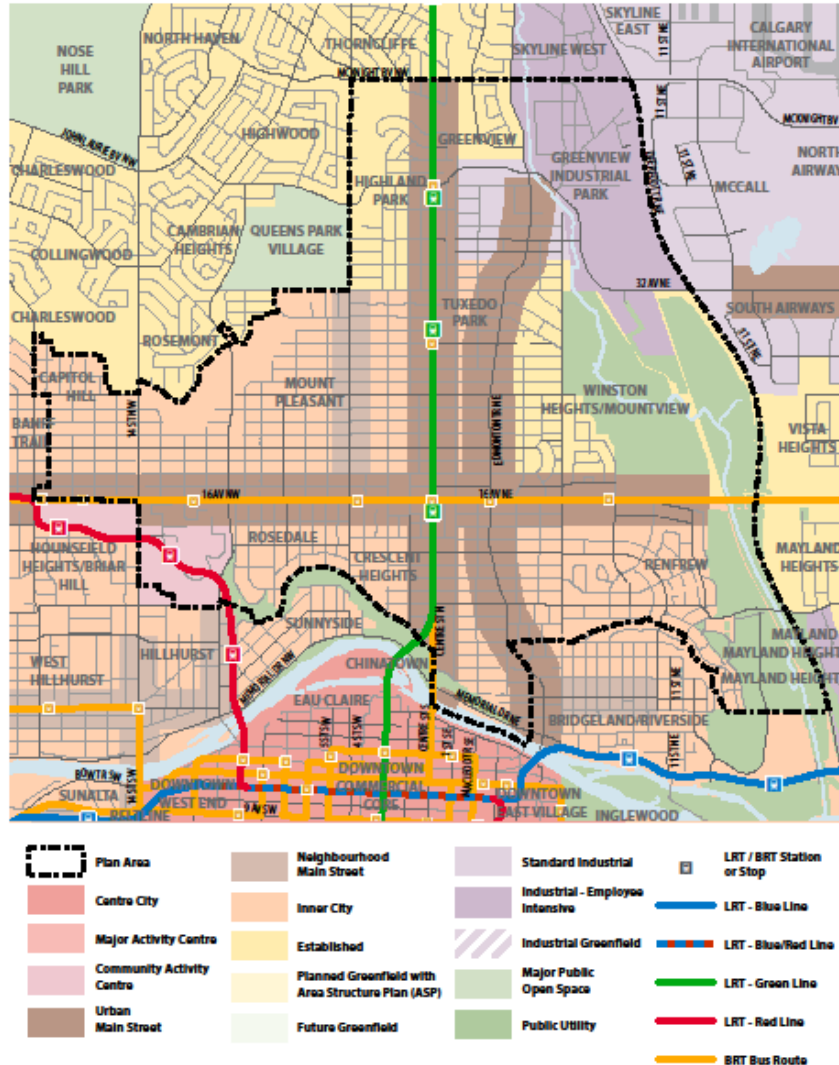




NORTH HILL COMMUNITIES LOCAL GROWTH PLANNING

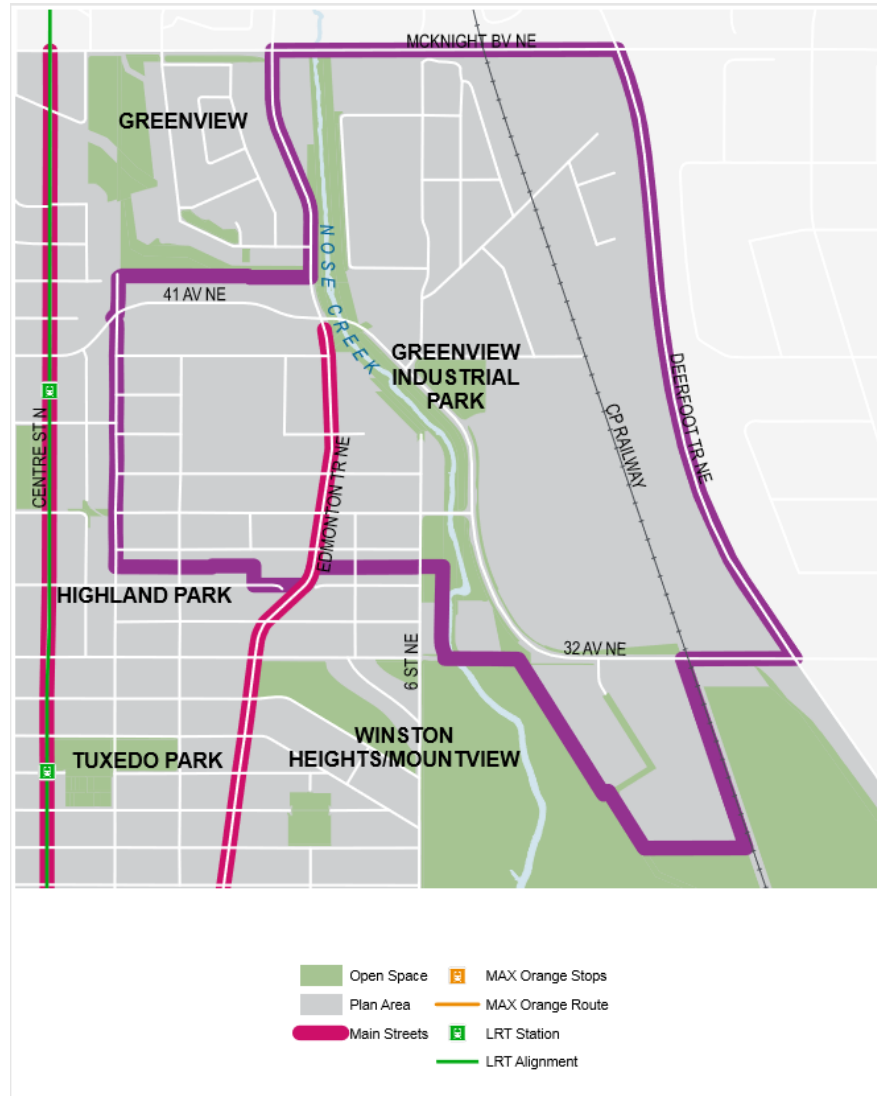
North Hill Communities

Local Growth Planning



North Hill Communities

Greenview Industrial



1.

THE VISION & GROWTH PLAN [Land Use Concept]

Where should growth happen?

2.

DEVELOPMENT POLICIES

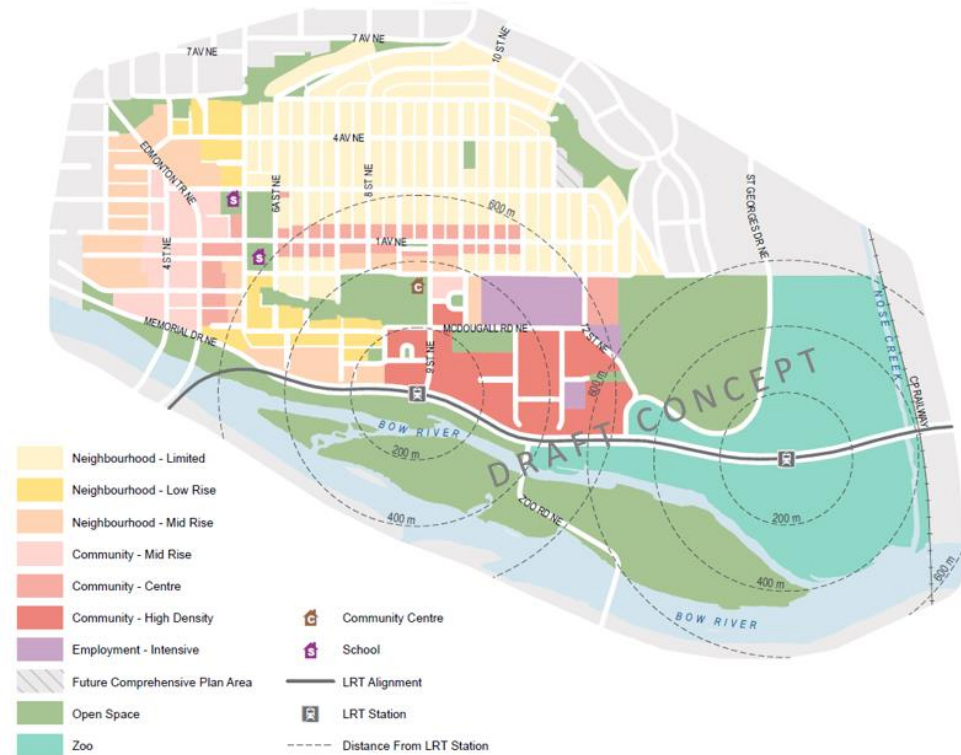
What local/custom policies are needed to realize great redevelopments in this area?

- Main Streets
- Station Areas (Transit Oriented Development Areas)
- Neighbourhood Activity Centres
- Community Specific

3.

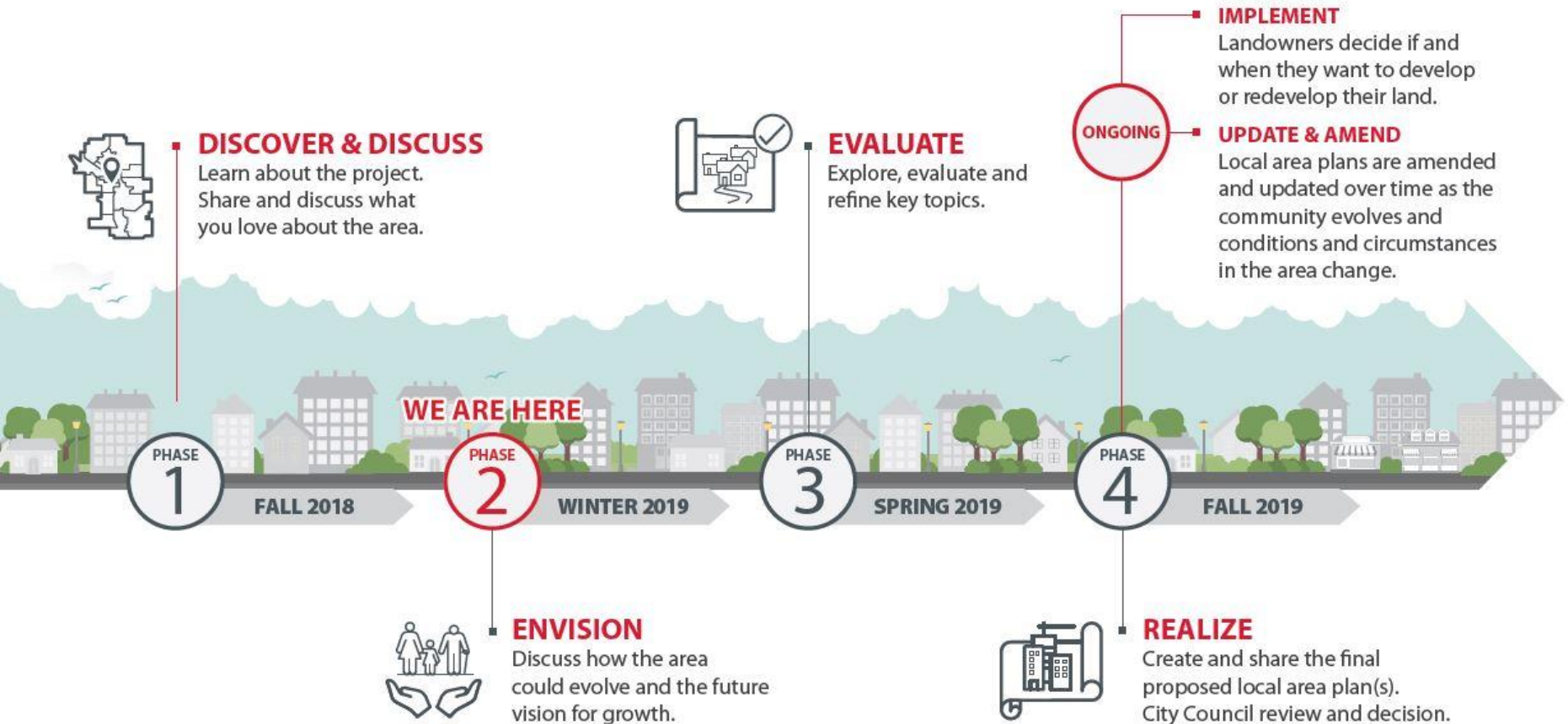
AMENITIES and INFRASTRUCTURE POLICIES

If growth occurs, what physical and social investments are needed?



North Hill Communities

local growth planning



Phase 1 [DISCOVER & DISCUSS]

WHAT WE HEARD



CONTRIBUTIONS 800+

The total number of contributions received through all participation opportunities.

KEY THEMES:

- 1. Density and development:** 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.
- 2. Pedestrian and bike access:** Citizens expressed desire for improved pedestrian and bike infrastructure to promote a reduction of car use in the area and improve alternate mobility choices.
- 3. Amenities and local businesses:** Citizens expressed a desire for more local businesses and a diversity of retail offerings in their communities.
- 4. Parks, trees and open spaces:** 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.
- 5. Character and community:** 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.



Phase 1 [DISCOVER & DISCUSS]

WHAT WE DID

GUIDING PRINCIPLES:

1. 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.
2. Recognize and enhance open spaces, the public realm, the urban forest/ tree canopy, natural systems, and the connections between them.
3. Foster vibrant mixed-use main streets that support local businesses and are in turn supported by diverse housing options on tree-lined streets.
4. Build on and strengthen existing clusters of small-scale neighbourhood shops and community amenities outside of the main streets.
5. Enable the creation of housing that fosters accessibility and diversity among people, ages, incomes, and household types.
6. Support the ongoing vitality of the Greenview Industrial Area and its role as an important employment area.
7. Encourage resilience in the built environment that allows adaptability to a changing society, economy, and climate.

HOW IS INPUT USED & WHAT ELSE IS CONSIDERED?

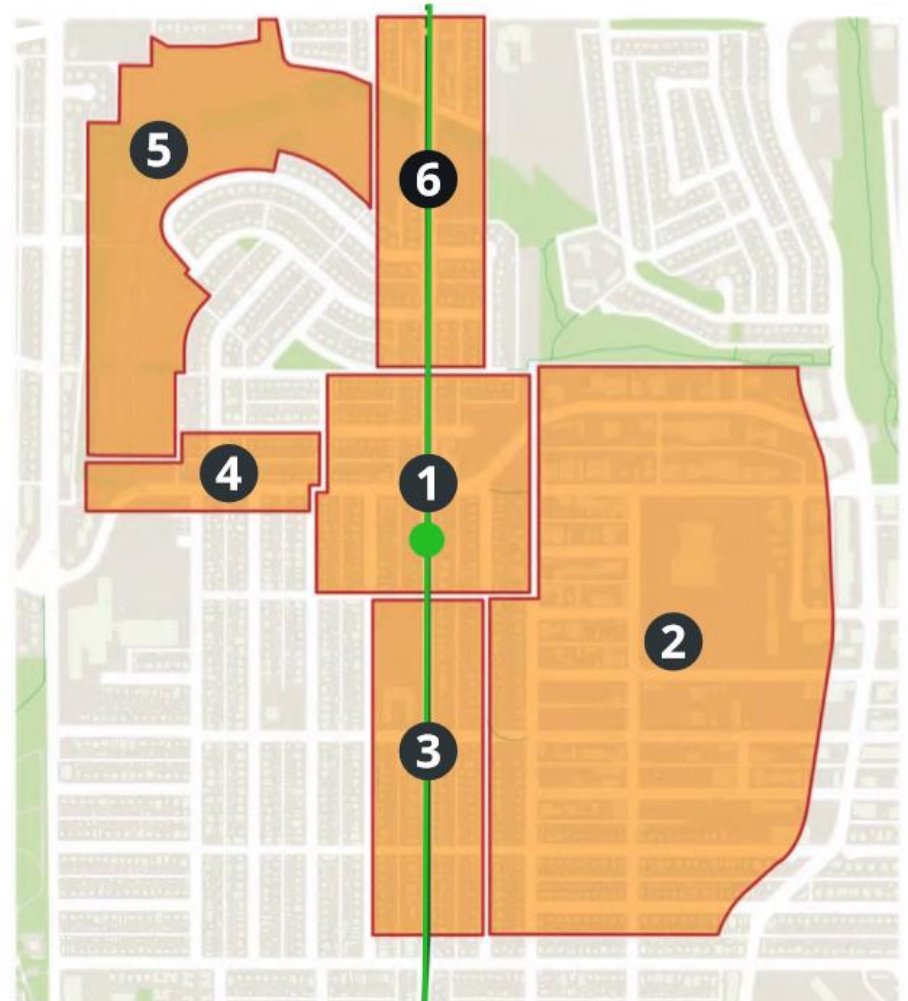




PAST PUBLIC INPUT

6 Focus Areas

- 1 40 Ave Station Area
- 2 Greenview Industrial
- 3 South Centre St
- 4 West 40 Ave
- 5 Highland Green
- 6 North Centre St



PAST PUBLIC INPUT

2 Greenview Industrial

A. Dispersed



B. Focused Blocks



C. Innovation District



PURPOSE OF TODAY'S SESSION

To discuss opportunities and challenges connected to current land use zoning (building types/heights and allowable uses) and the future vision for land use and redevelopment within the Greenview Industrial Area.



ACTIVITY 1: CURRENT OPPORTUNITIES

We want to know:

- What is working well?
- What do we need to keep doing more of?
- Examples of good projects, initiatives that need to be repeated?
- Describe your current interaction with The City.

BREAK





ACTIVITY 2: CURRENT CHALLENGES

We want to know:

- What isn't working?
- What are the big challenges and issues for the area?
- What current red tape issues are you facing?



ACTIVITY 3: BIG IDEAS

We want to know:

- How do you envision this area in the future - the 10 to 20-year vision?
- What big ideas do you have for the future?
How do we get to your vision idea?
- Are there other commercial uses you would like to see in the area? If so what and where?
- Do you see residential fitting in the area? If so how/ where?



PHASE 2: ENVISION NEXT STEPS

Online until March 10

- calgary.ca/NorthHill/Envision

North Hill Communities Tradeshow

- March 2 from 10 – 2
- James Fowler High School

Sign-up for future engagement emails



Thank You

