



**North Hill  
Communities**  
– Local Growth Planning

# Main Streets 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 along Main Streets including: Edmonton Trail NE, Centre St N, 16 Avenue N and 4 St NW.





# INTRO TO PLANNING



# WHY DO ESTABLISHED AREAS NEED TO GROW & EVOLVE?



**1981**

592,000 residents  
273 km<sup>2</sup> of developed land



**2001**

875,000 residents  
400 km<sup>2</sup> of developed land



**2017**

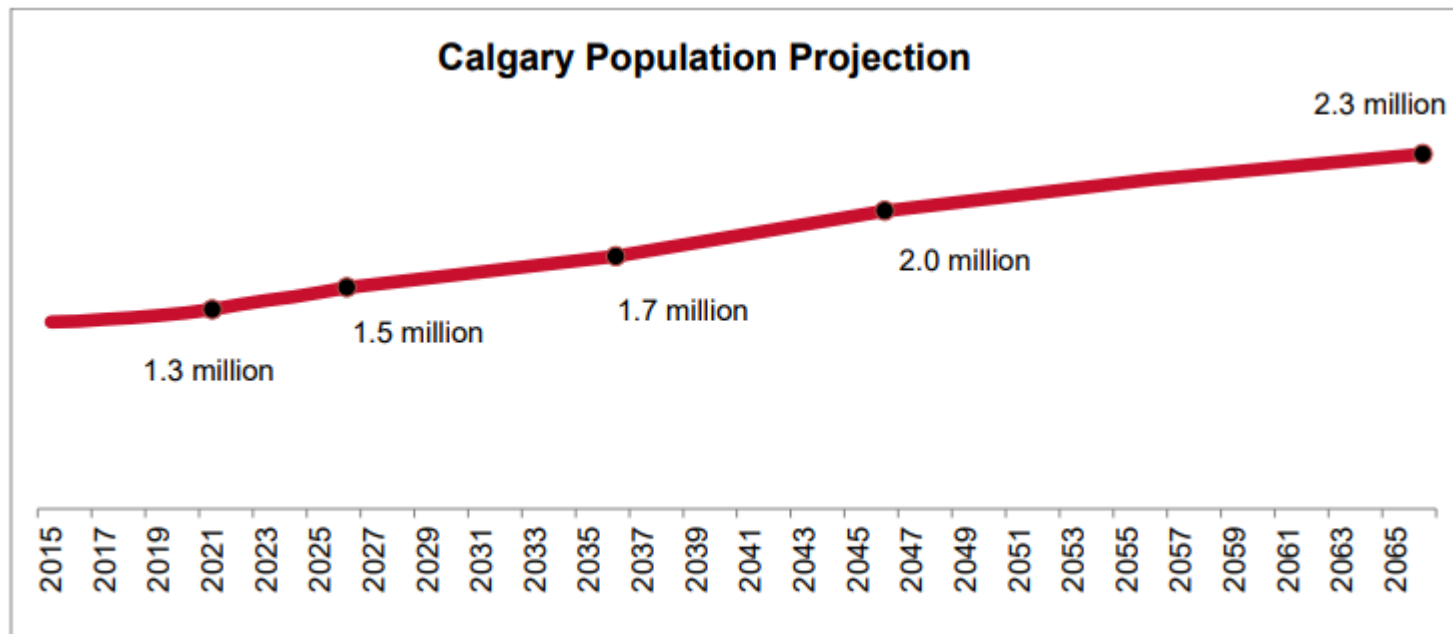
1.25 million residents  
504 km<sup>2</sup> of developed land





# 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.





# GROWTH & CHANGE DRIVEN BY PEOPLE

**People of all incomes, ages and family types are choosing to live in inner city neighbourhoods.**

People are looking for a range of housing options and types that suit their unique preferences and lifestyles.

Ultimately, people's choices drive the market and enabling this preference is fiscally and environmentally healthy for our city.





# 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.

# WHAT'S THE PLAN?

## CALGARY'S MUNICIPAL DEVELOPMENT PLAN

### How we will grow

#### Activity centres

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

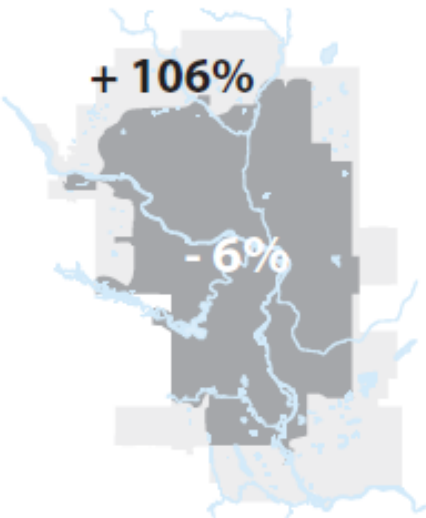
#### LRT network

- Proposed Green Line LRT station
- Existing LRT alignment
- - - Proposed LRT alignment
- - - Proposed Green Line LRT alignment

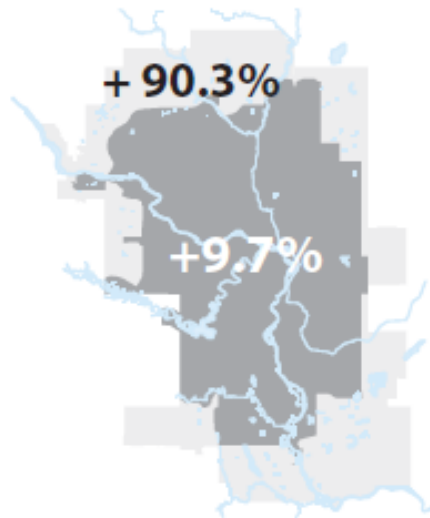




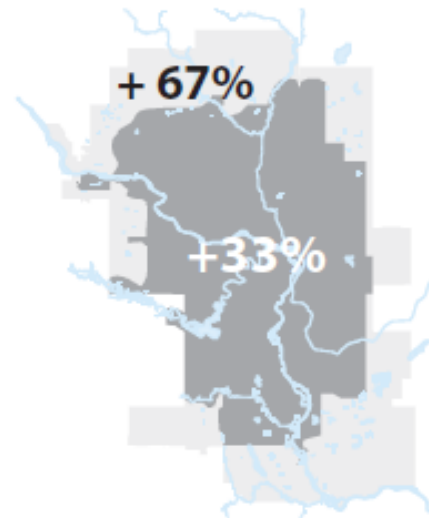
# POPULATION / GROWTH DISTRIBUTION TARGETS



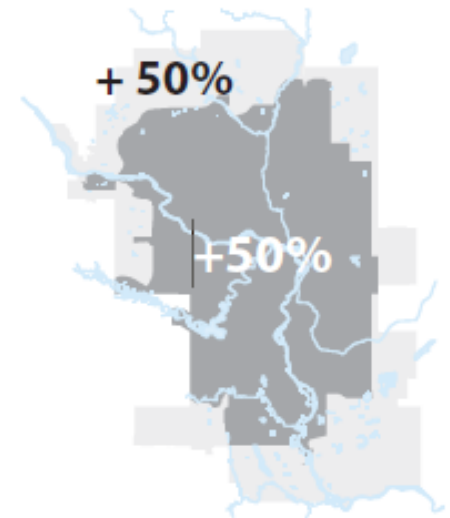
2006-2011



2006-2017



2006-2039



Goal Target (2006-2076)

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



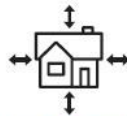
# HOW WE GUIDE GROWTH & REDEVELOPMENT



## 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.



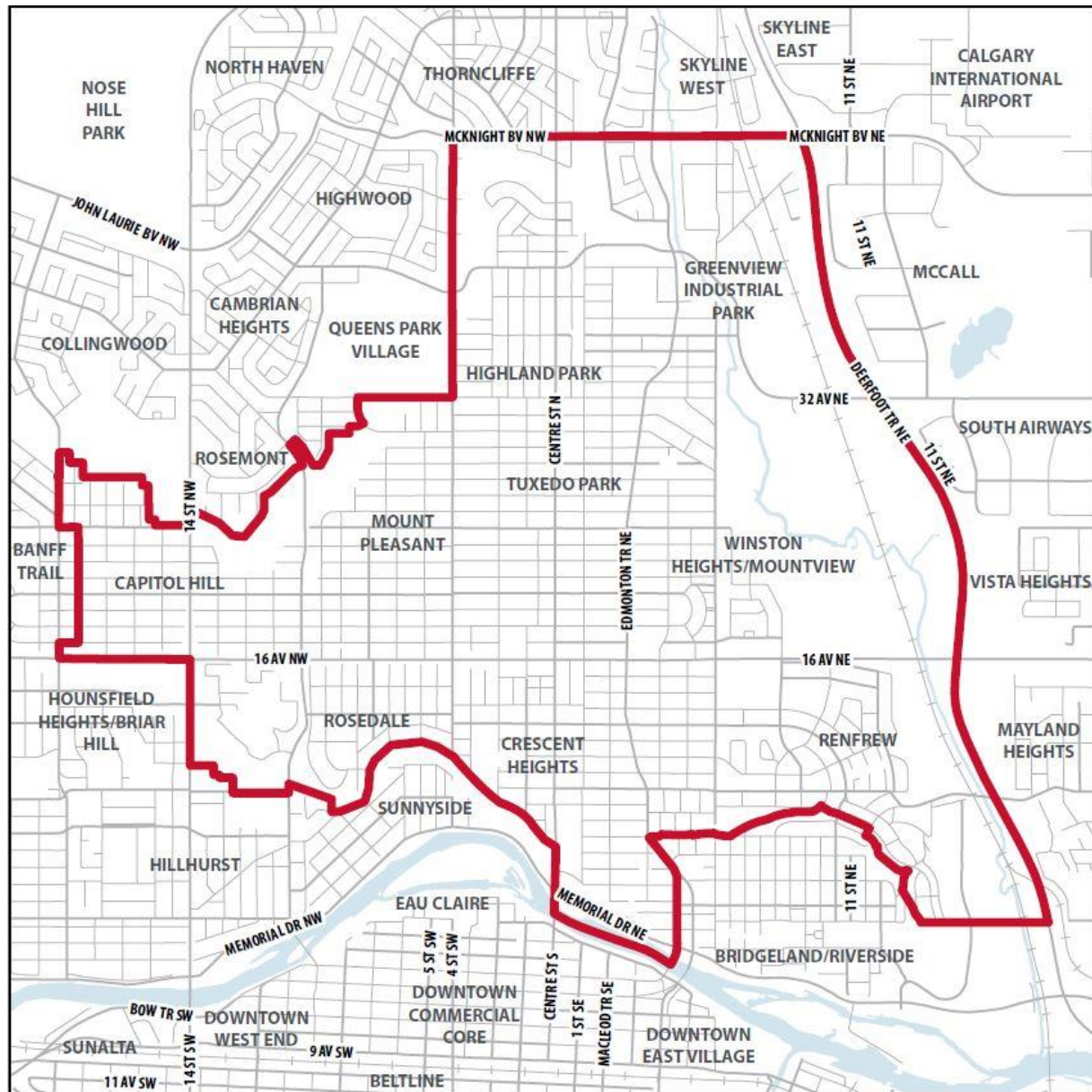
## WE ARE HERE

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



## 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



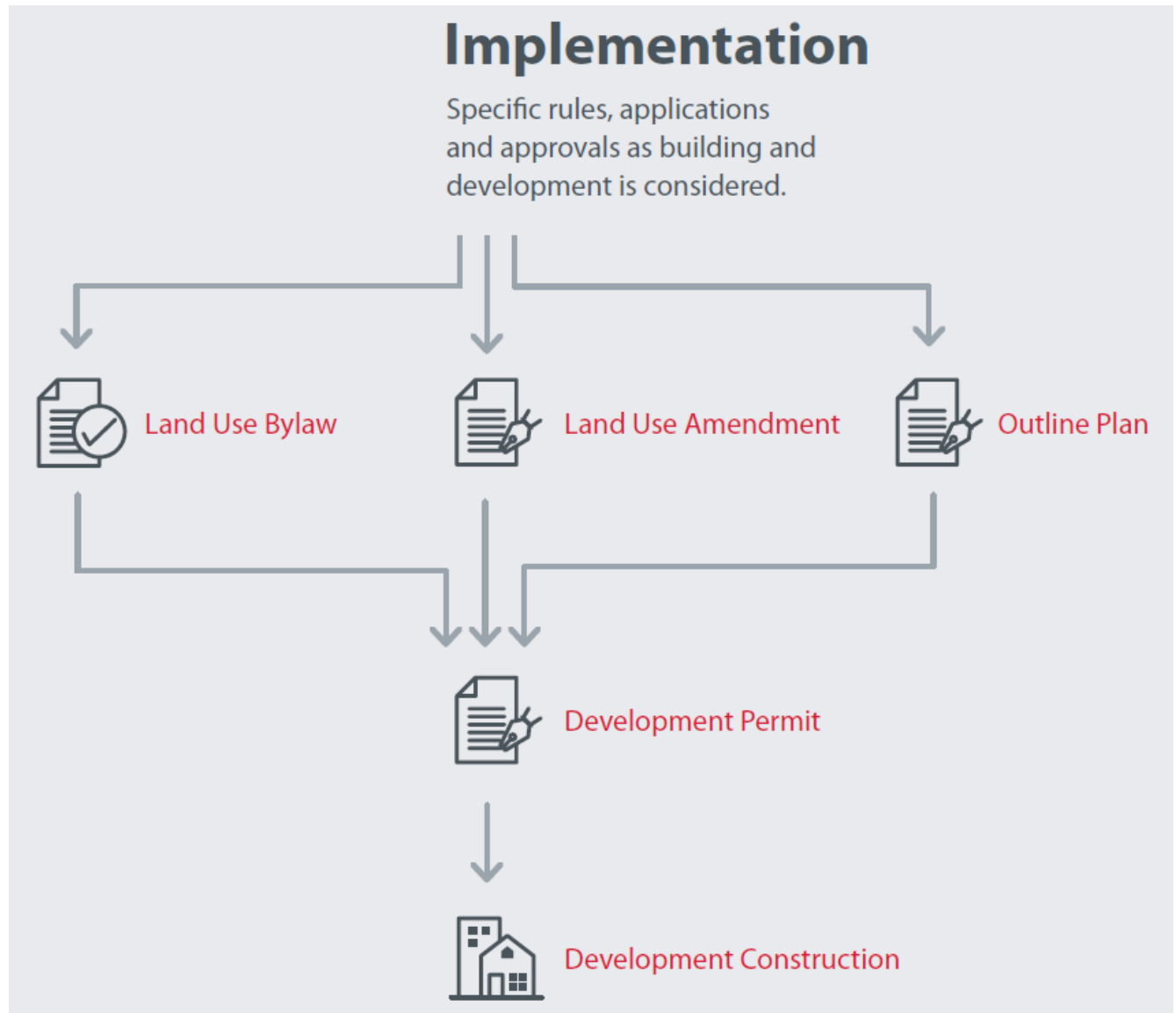
Developed Areas Guidebook



Local Area Plan



# IMPLEMENTING THE VISION



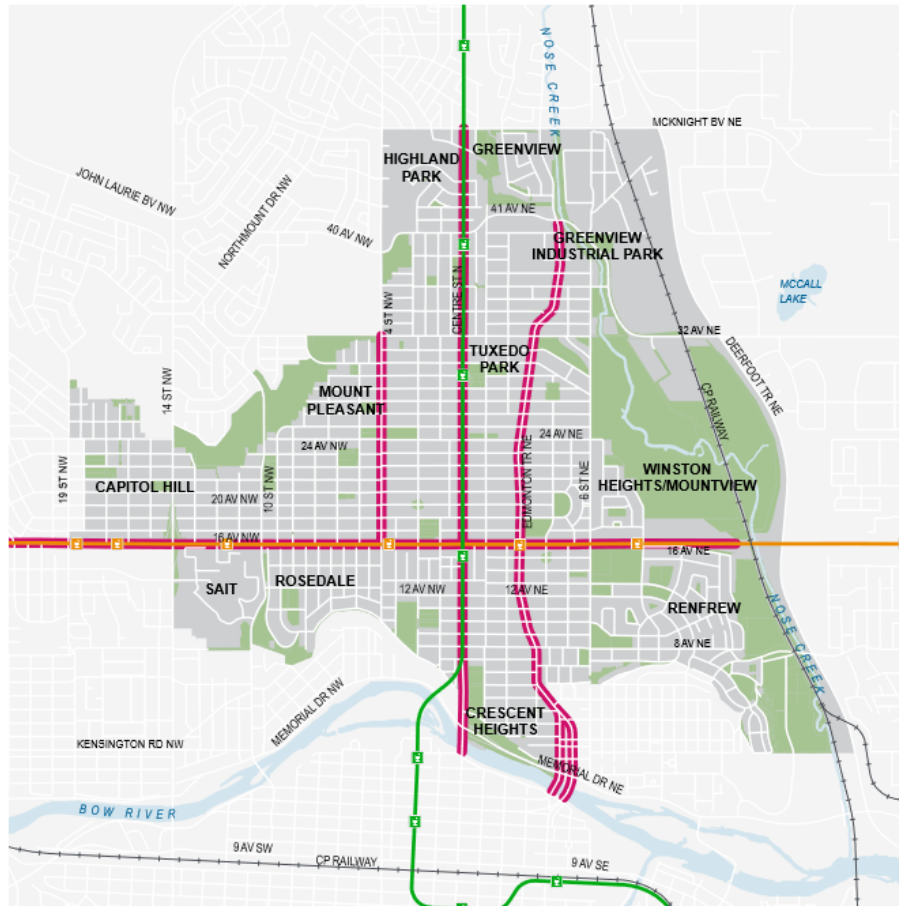


# NORTH HILL COMMUNITIES LOCAL GROWTH PLANNING



# North Hill Communities

## Local Growth Planning



- Open Space
- Plan Area
- Main Streets
- MAX Orange Stops
- MAX Orange Route
- LRT Station
- LRT Alignment



1.

## THE VISION & GROWTH PLAN [Land Use Concept]

Where should growth happen?

2.

## DEVELOPMENT POLICIES

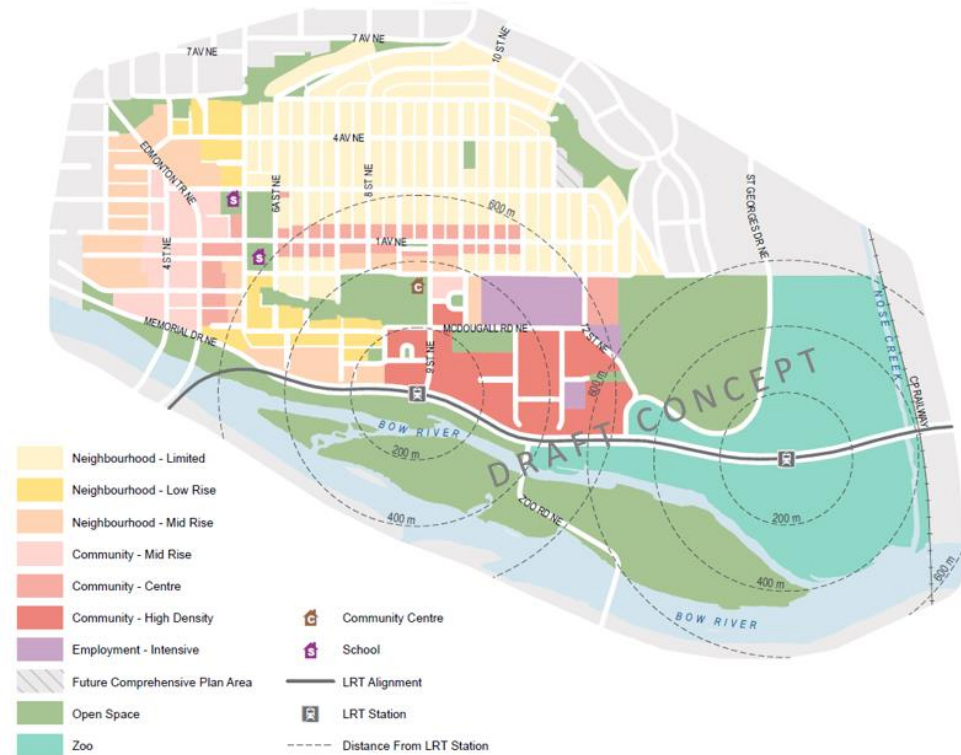
What local/custom policies are needed to realize great redevelopments in this area?

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

3.

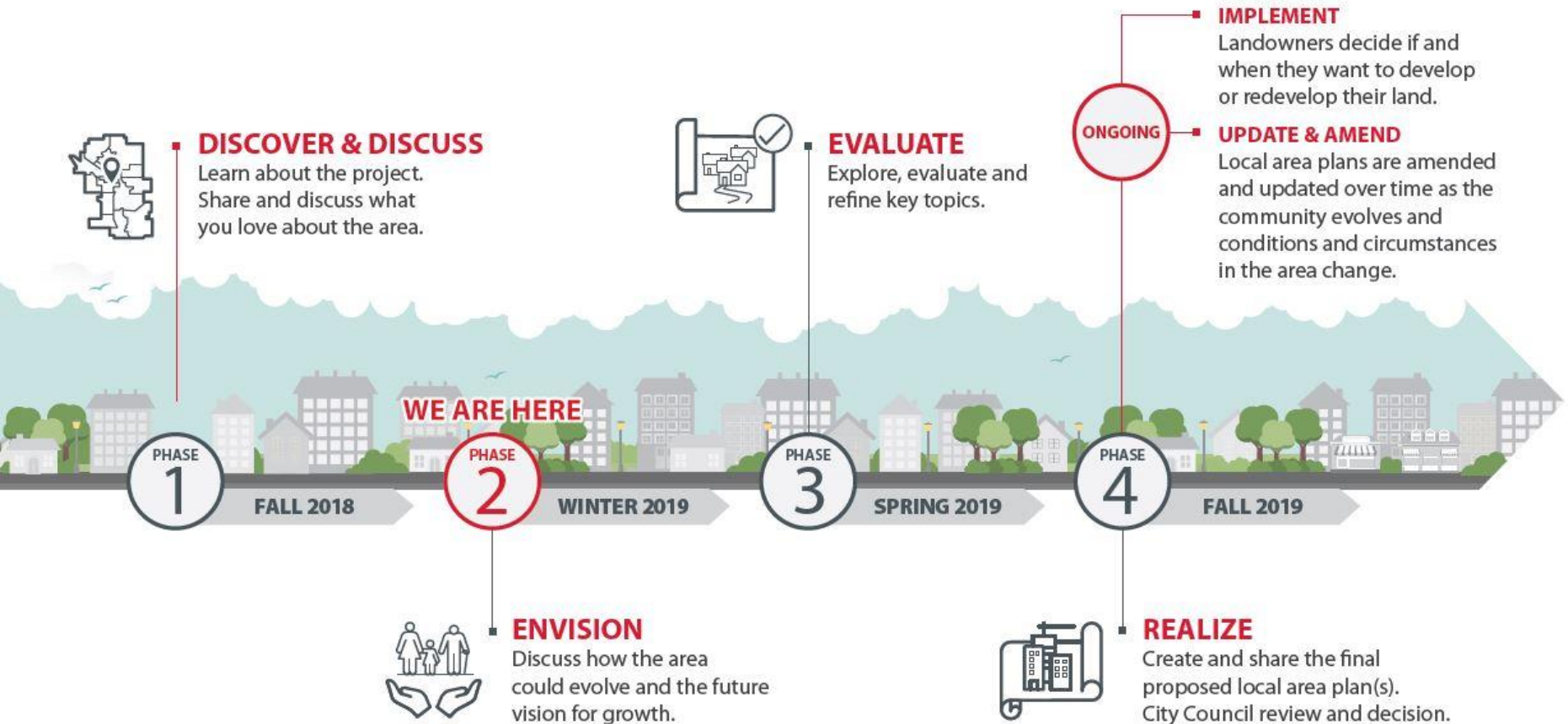
## AMENITIES and INFRASTRUCTURE POLICIES

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



# North Hill Communities

## local growth planning



# HOW IS INPUT USED & WHAT ELSE IS CONSIDERED?





# Calgary's Municipal Development Plan

## Growth Focus Area: Main Streets



Vibrant public realm



Diversity of housing (mixed use residential)



Variety of retail and small business



Public and park spaces



CENTRE RETAIL FEATURES

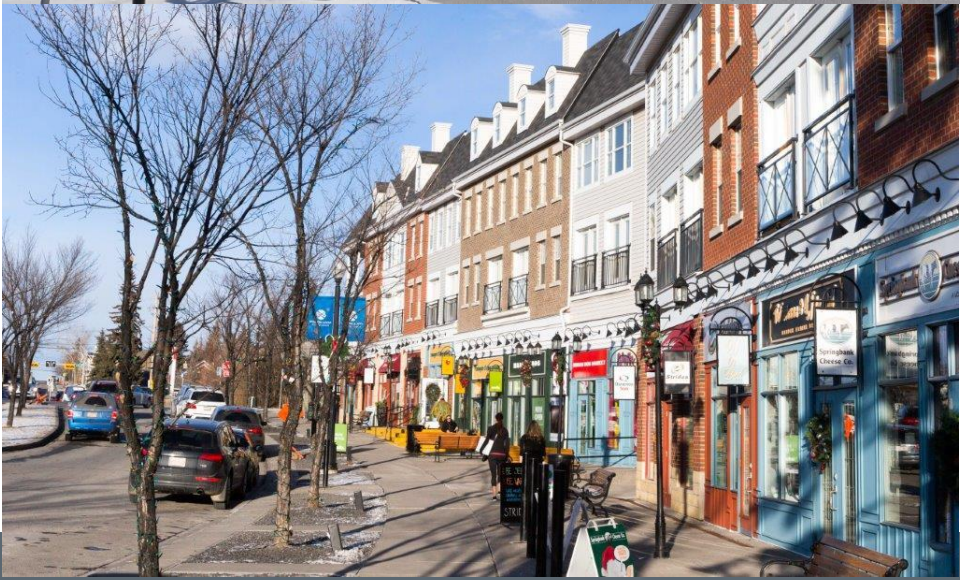
	<b>10</b> m. sq. ft. retail	<b>6%</b> vacancy
<b>Significant</b> Destination Retail	<b>50</b> sq. ft. per capita 2024	<b>56</b> sq. ft. per capita
<b>13%</b> Dominant clothing and accessories	<b>20%</b>	Dominant food services and bars/nightclubs (notably along Corridors)
<b>640,000</b> sq. ft. proposed retail		



Calgary



# MAIN STREETS

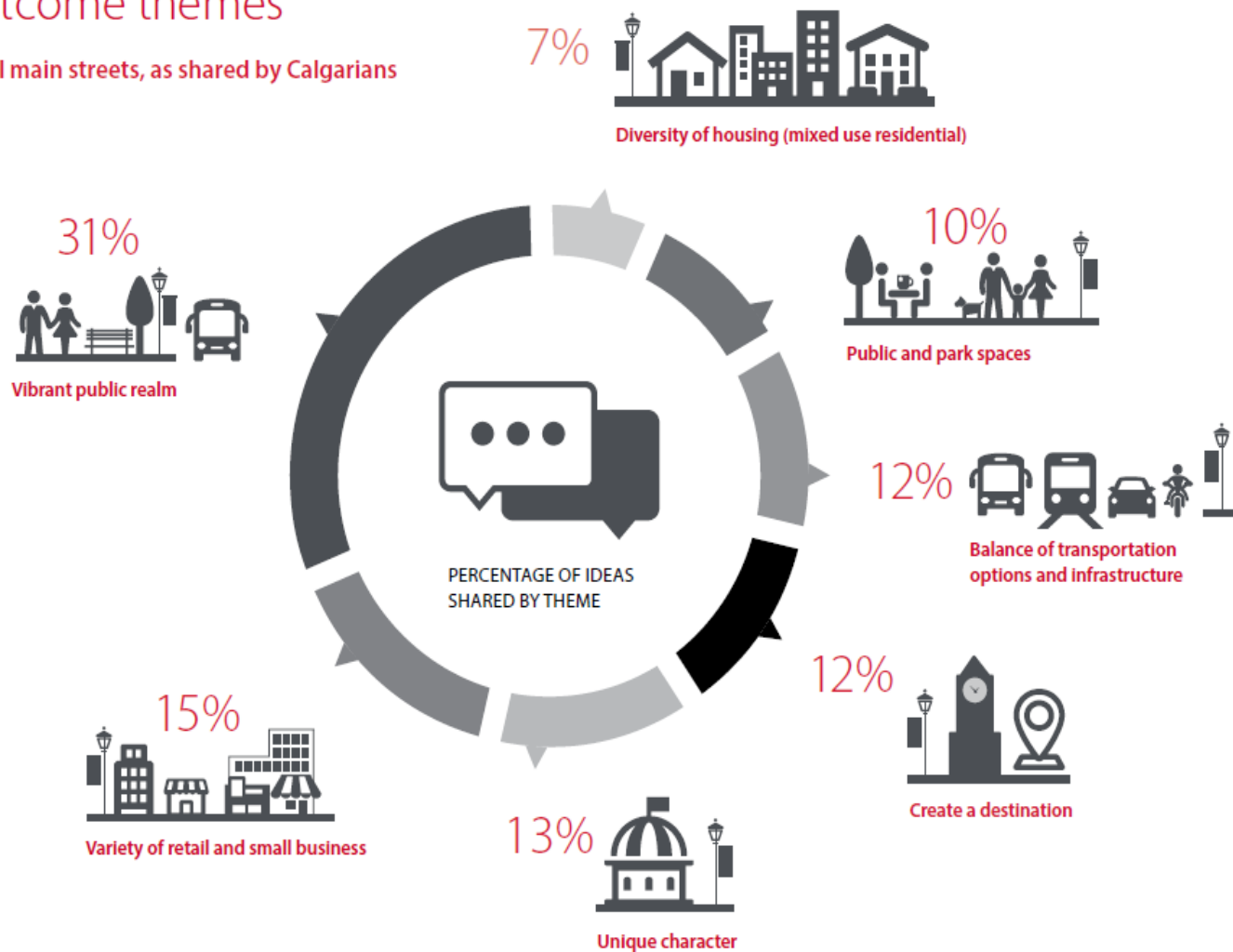




# PAST MAIN STREETS INPUT

## Outcome themes

For all main streets, as shared by Calgarians





# 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 along Main Streets including: Edmonton Trail NE, Centre St N, 16 Avenue N and 4 St NW.



# 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?
- Are there any red tape challenges you are facing?
- Are there any challenges with land use restrictions?
- What are the public realm challenges?
- What are the parking challenges?

# ACTIVITY 3: BIG IDEAS

## We want to know:

- How do you envision this area in the future?
- What big ideas do you have?
  - Where should density be focused?
  - More commercial on Main Streets?
  - Where should the busiest sidewalks and public spaces be?
  - More residential?



# **PHASE 2: ENVISION NEXT STEPS**

## **Online until March 10**

- [calgary.ca/NorthHill/Envision](http://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

