



**North Hill Communities**  
**Working Group**  
January 15, 2020

# Working Group Session 7: Draft Plan Review Part II





# PROJECT TEAM

## Planners

**Troy Gonzalez**  
**Josh de Jong**  
**Peter Schryvers**  
**Matt Rockley**  
**Brandon Silver**  
**Wallace Leung**  
**Ian Harper**  
**Stephen Pearce**

## Engagement

**Emma MacIsaac**  
**Mariel Higuerey**  
**Tatianna Ducklow**  
**Jen Austin**  
**Steph Lake**



# TODAY'S SESSION

## AGENDA

1. **Review and discuss the revised draft Plan:**
  - Chapter 1: Visualizing Growth
  - Chapter 2: Enabling Growth + Maps
  - Chapter 3: Supporting Growth
2. **Test and discuss two development scenarios using draft Plan and Guidebook**
3. **Next Steps**

# PROJECT UPDATE

## Phase 3: ENVISION: HIGHLIGHTS

### PARTICIPATION



**INVOLVED 3,000 +**

The number of people who actively or passively got involved in some way.



**ENGAGED 900+**

The number of people who provided input online or in person.



**CONTRIBUTIONS 1,000 +**

The total number of contributions received through all participation opportunities.





# PROJECT UPDATE

## Phase 3: ENVISION: HIGHLIGHTS

June 25	Youth Engagement (Rosedale School)
July 9 and 10	Project Pop-ups
June 20 and October 23	Working Group Sessions 5 & 6
May – July, November 12 and 14	Community Associations Meetings
November 25 – December 8	Online Engagement
November 28 and 30	Public Draft Plan Review Sessions
December 2	Targeted Stakeholder Sessions <i>Greenview Industrial</i>
December 4	<i>Main Streets Business and Landowners</i>
December 5	<i>Development Industry</i>
January 9	<i>Calgary Planning Commission Workshop</i>

# REVISED DRAFT PLAN

## BIG CHANGES

- Additional figures and images added
- Chapter 4: Implementation and Interpretation added
- Glossary added
- Updates to Maps 1 and 2

## STILL TO COME

- Document design and layout
- Adding NAC and Urban/Neighbourhood Main Streets to Map 2



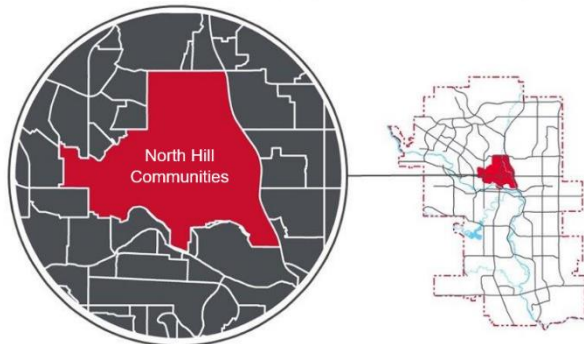
### **The North Hill Communities Local Area Plan**

\*Working Title Subject to Change



\*Placeholder images

## Chapter 1: Visualizing Growth



Glenbow Archives NA-2891-11



Glenbow Archives NA-3691-32

## Chapter 1: Visualizing Growth – Key Changes

1. Additional local details added to 1.2 Community Context – History section
2. Section 1.3 North Hill Communities Vision reword to be future focused
3. Guiding Principles renamed Core Ideas to align with recent local area plans and reworded to add local context
4. Additional images and figures added



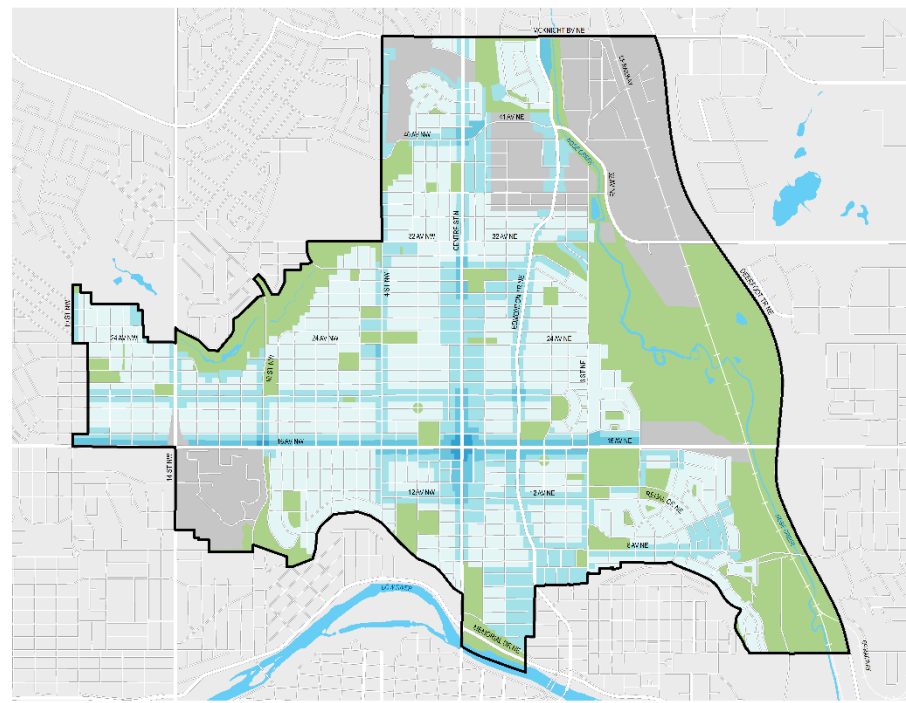
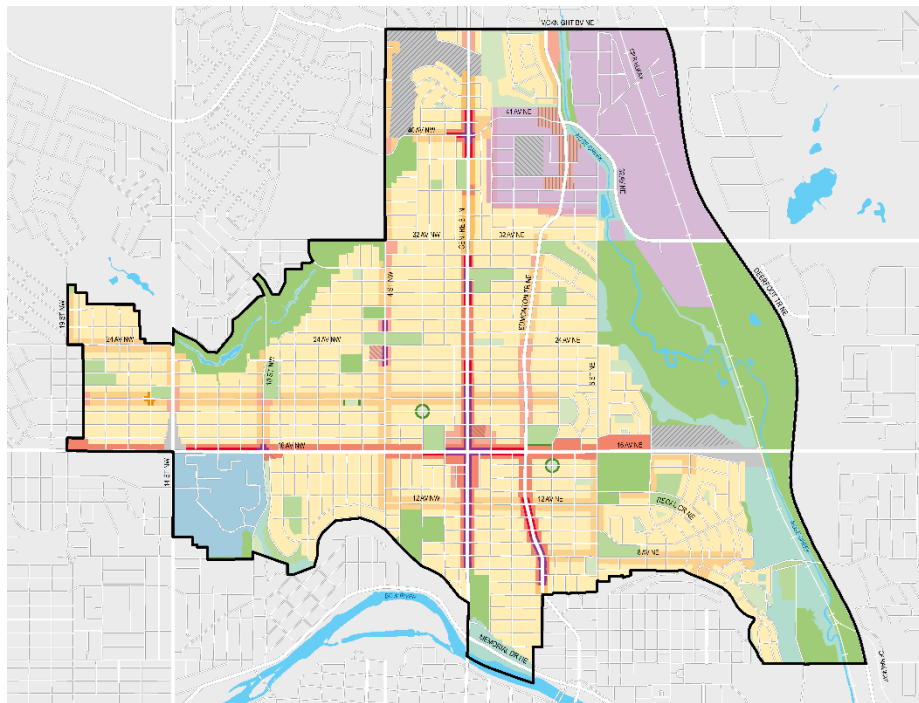
## Chapter 1: Visualizing Growth – Key Changes

### Table Discussion

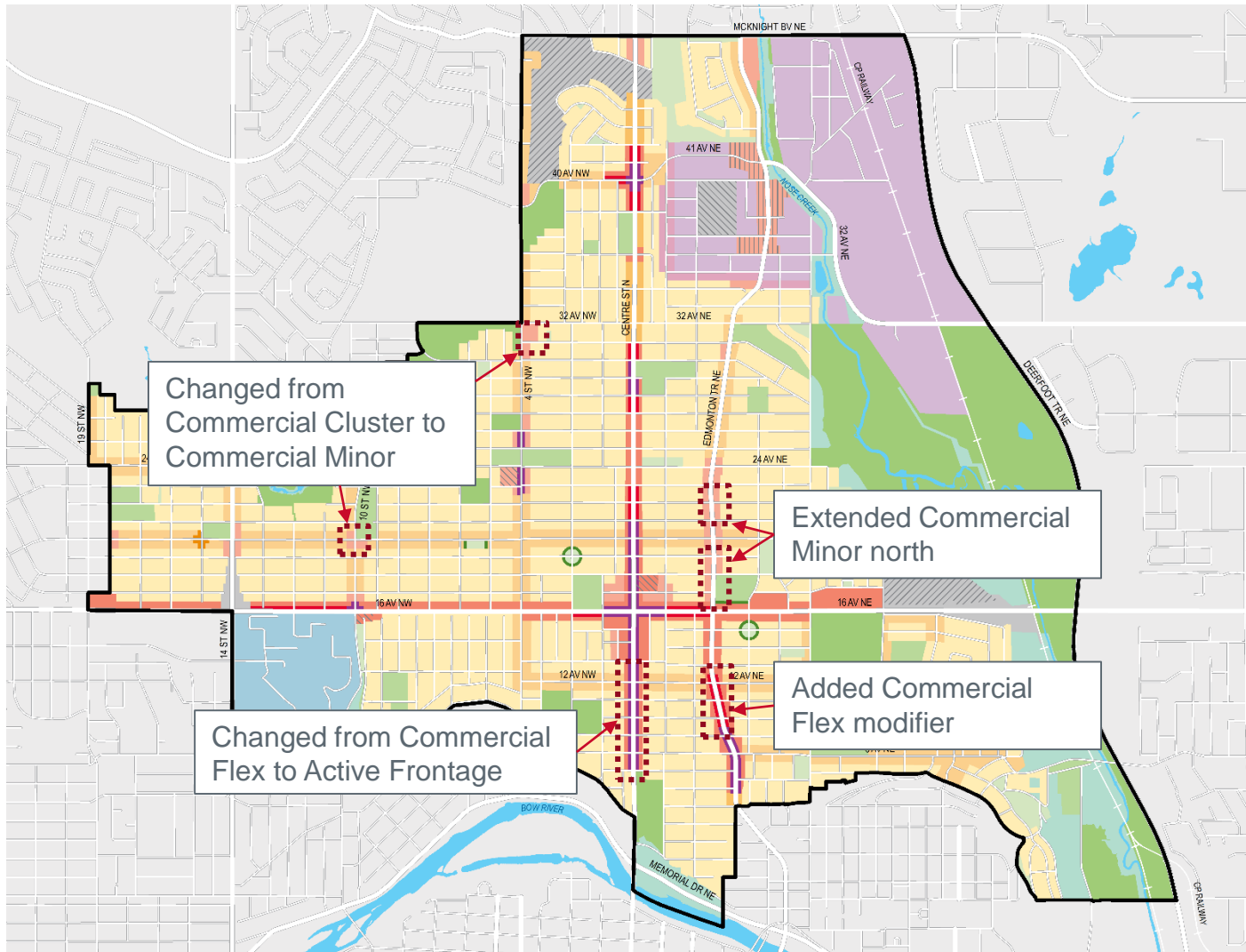
In reviewing the changes, consider the following questions and discuss at your table:

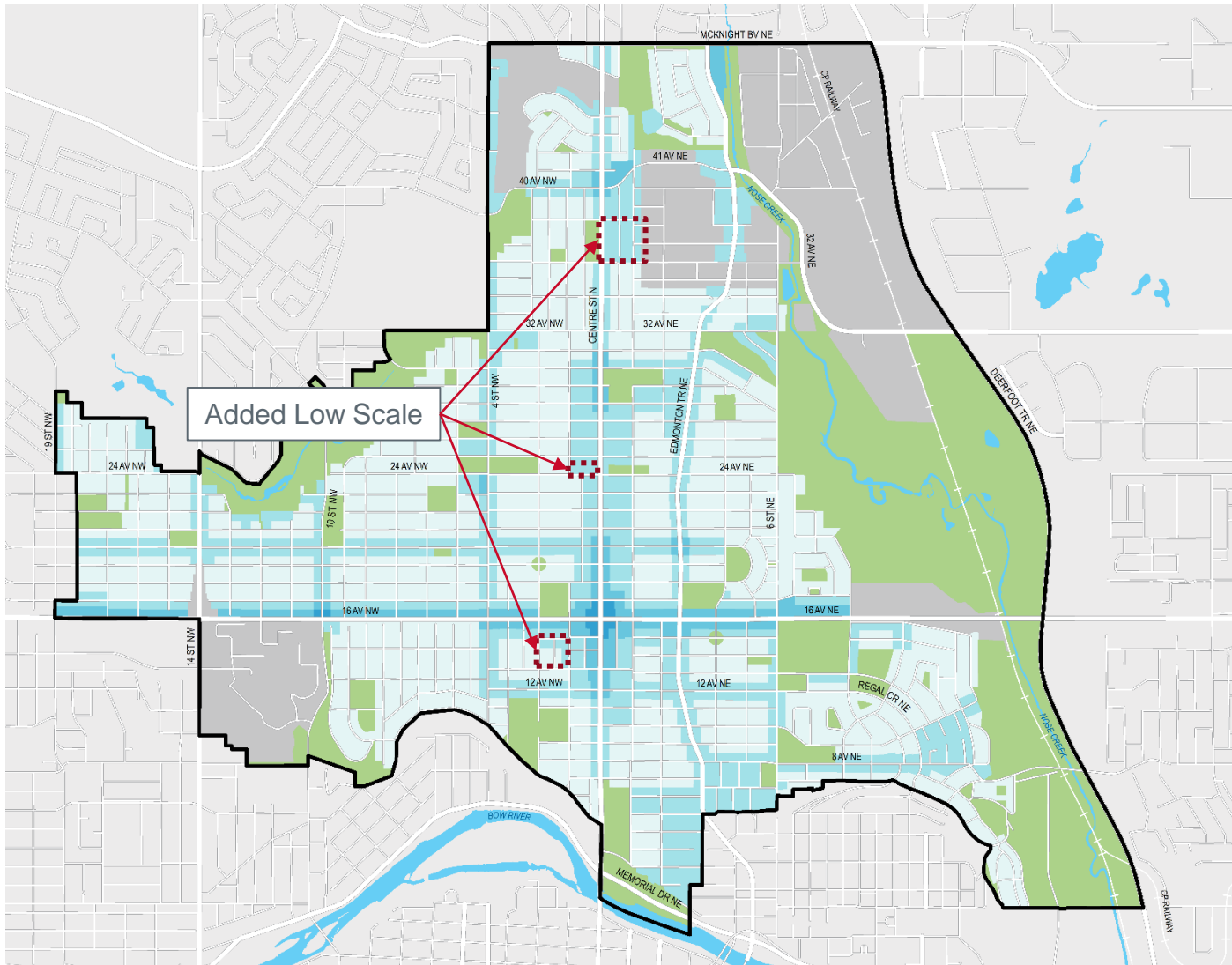
1. Do the changes address your comments/input from previous sessions?
2. What suggestions do you have for refining and improving this chapter?
3. Did we miss anything?

## Chapter 2: Enabling Growth + Maps



## Chapter 2: Enabling Growth + Maps







## Chapter 2: Enabling Growth – Key Changes

1. Removed some policies which are covered in Guidebook or other sections of the Plan.
2. Added policy to mitigate impact of up to six-storey buildings outside of Main Streets (2.1.1)
3. Added shadow policy (2.1.2) to apply to all parks and open spaces.
4. Additional policies added to 2.2 Main Streets to encourage the creation of high-quality public realm.
5. Overarching Urban Main Streets policy added in section 2.3 to encourage a human-scaled street environment.
6. Added 2.3(5) to guide future development at 10 Street NW and 16 Avenue NW.

## Chapter 2: Enabling Growth – Key Changes

7. Added Neighbourhood Main Street policy to section 2.4 to encourage creation of human-scaled street environment on 4 Street NW.
8. Expanded policies in Section 2.5 Transit Areas to have one policy for development and one for public realm improvements.
9. Added 2.8.3 and 2.8.4 to discourage negative impacts of development adjacent to Confederation Park.



## Chapter 2: Enabling Growth – Key Changes

### Table Discussion

In reviewing the changes, consider the following questions and discuss at your table:

1. Do the changes address your comments/input from previous sessions?
2. What suggestions do you have for refining and improving this chapter?
3. Did we miss anything such as locally specific policies that may apply in your community?

## Chapter 3: Supporting Growth & Appendix – Key Changes

1. North Hill Communities objectives refined and additional objectives added in (3.2.4, 3.2.11, and 3.2.12)
2. Implementation options revised and added in response to stakeholder feedback and City departmental review (ongoing)



## Chapter 3: Supporting Growth – Key Changes

### Table Discussion

In reviewing the changes, consider the following questions and discuss at your table:

1. Do the changes address your comments/input from previous sessions?
2. What suggestions do you have for refining and improving this chapter?
3. Did we miss anything?

# SCENARIO TESTING

Scenario 1



Scenario 2



# SCENARIO TESTING

## Scenario 1

The owner of the Centex Gas Station and Carwash, located at 2301 Centre Street N, would like to redevelop their property. With the future expansion of the north alignment of the Greenline LRT they see the potential for a mixed-use development with commercial at grade and office and/or multi-residential above.



# SCENARIO TESTING

## Scenario 1

1. Can they develop a mixed-use development on this parcel?
2. What is the maximum number of storeys allowed on this parcel?
3. What key development policies should be considered?
4. What policy considerations are there for how the development relates to the street, public realm, and adjacent context?



# SCENARIO TESTING

## Scenario 2

A developer has purchased three lots located at the southwest corner of 4 Street NW and 20 Avenue NW and would like to consolidate the parcels and comprehensively redevelop it. These parcels are currently developed with single-detached dwellings and they want to build a mixed-use development. They would like to know how much commercial they may have on the site.



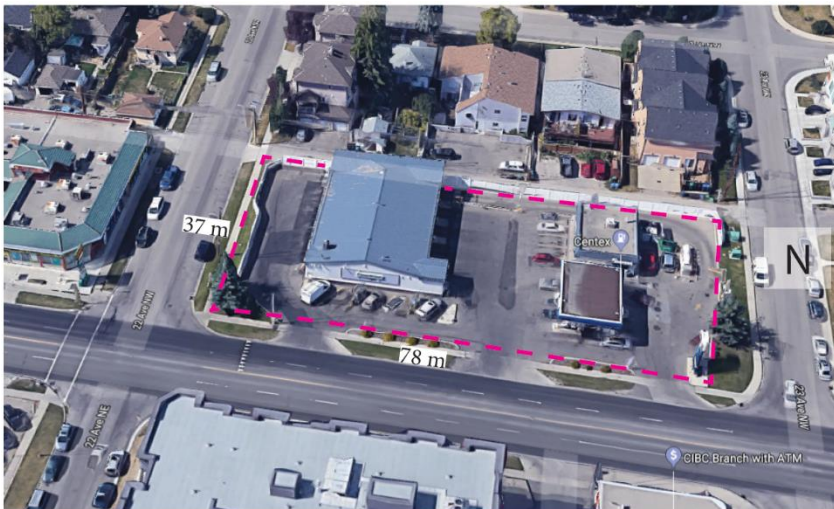
## Scenario 2

1. Can they develop a mixed-use development on this parcel? How much commercial is allowed?
2. What is the maximum number of storeys allowed on this parcel?
3. What key development policies should be considered?
4. What policy considerations are there for how the development relates to the street, public realm, and adjacent context?

# SCENARIO TESTING

## Report Back

Scenario 1



Scenario 2



# NEXT STEPS

Community Association  
Update Meetings

**February 18, 2020**

Working Group #8 – Wrap-up  
and Thank You

**February 11, 2020**

Thornccliffe/Greenview CA

SPC on PUD

**March 4, 2020**

Council

**April 6, 2020**



# NEXT STEPS

## Related Planning Projects Timelines

Guidebook for Great  
Communities

**March 4, 2020** (w-North Hill Communities)

Established Areas Growth and  
Change Strategy (Phase 1)

**Q2 2019 - Q2 2020**

Heritage Preservation Tools  
and Financial Incentives  
(options)

**Q2 2019 - Q2 2020**

Renewed Land Use Bylaw  
(low-density district[s])

**Q2 2020 – Q3 2021**

Calgary



THANK YOU

