

The North Hill Communities

Local Area Plan

**Working Title Subject to Change*



**Placeholder images*

Publishing Information

Title

North Hill Communities Local Area Plan *(Working title, subject to change)*

Author

The City of Calgary

Status

WORKING DRAFT– 2019 December 19

Additional Copies

The City of Calgary
Records & Information Management (RIM)
Inspection and Permit Services
P.O. Box 2100, Station M, Mail Code: 8115
Calgary, AB T2P 2M5

Phone

311 or outside of Calgary 403-268-2489

Fax

403-268-4615

calgary.ca

Contents

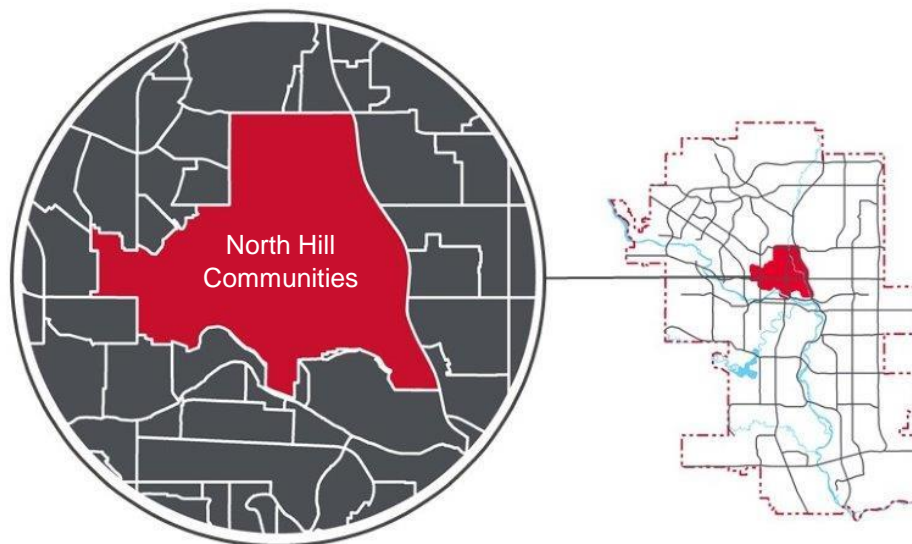
1	VISUALIZING GROWTH	3
1.1	Introduction.....	3
1.2	Community Context.....	4
1.3	North Hill Communities Vision and Core Ideas.....	6
1.4	Future Growth Concept.....	7
1.4.1	Urban Form Classification	7
1.4.2	Building Scale.....	9
2	ENABLING GROWTH	11
2.1	General Policies	11
2.2	Main Streets	12
2.3	Urban Main Streets	13
2.4	Neighbourhood Main Streets	15
2.5	Transit Station Areas.....	15
2.6	Community Activity Centres	16
2.7	Neighbourhood Activity Centres.....	17
2.8	Local Policies	17
2.9	Greenview Industrial	18
3	SUPPORTING GROWTH	19
3.1	Supporting Growth Goals	20
3.2	North Hill Communities Objectives.....	20
4	IMPLEMENTATION AND INTERPRETATION	22
4.1	Policy Framework.....	22
4.2	Local Area Plan Interpretation.....	22
4.3	Local Area Plan Implementation Monitoring, Review and Amendments	23
	APPENDIX: IMPLEMENTATION OPTIONS.....	25

1 VISUALIZING GROWTH

1.1 Introduction

The North Hill Communities Local Area Plan (the Plan) is a long-range, statutory plan that sets out the future vision, development policies, and objectives for supporting growth and change in the communities of Capitol Hill, Crescent Heights, Highland Park, Mount Pleasant, Renfrew, Rosedale, Thorncliffe-Greenview (south of McKnight Boulevard N), Tuxedo Park, Winston Heights-Mountview, and the Greenview Industrial area. Located just north of the Bow River and Downtown, these communities are collectively known as the North Hill Communities (**Figure 1: Plan Context**). This Plan takes a multi-community approach that recognizes and builds upon the shared assets and features that connect these inner-city and established communities including infrastructure, public and private amenities, public parks and open spaces, Main Streets and corridors, transit station areas as well as Activity Centres.

Figure 1: Plan Context



Planning Policy Context

Several City of Calgary planning documents guide The North Hill Communities Local Area Plan including the Municipal Development Plan (MDP) and the Guidebook for Great Communities (the Guidebook).

Municipal Development Plan

The Municipal Development Plan is the city-wide statutory plan that sets out a vision for how Calgary will grow and develop over the next 30 to 60 years. The MDP aims to build a city where Calgarians can choose to live in diverse housing types in unique communities. It works together with the Calgary Transportation Plan to enable people to live in proximity to varied transportation options so they are able to travel around the city safely and conveniently – whether by car, bike, transit, or foot.

To achieve this vision, the MDP identifies land use typologies that are intended to guide how and where growth should occur. Key typologies within the North Hill Communities include Activity Centres (Major, Community, and Neighbourhood) and Main Streets (Urban and Neighbourhood).

The Guidebook for Great Communities

The Guidebook is a statutory plan that sets out a framework for how Calgary will evolve and change to achieve great communities for everyone. The Guidebook is based on a people-centered approach to community evolution that focuses on where street-level life and activity occur and plans for how development can support this. The Guidebook provides a common urban form classification system that identifies and categorizes the purpose, general function, and activity level of different parts of a community to be applied through local area planning as well as common policies to direct planning applications.

1.2 Community Context

History

For more than 11,000 years, the confluence of the Bow and Elbow Rivers has been important for human populations. The escarpment overlooking these rivers, the North Hill, is located along an ancient north-south corridor known as the Old North Trail, where indigenous peoples have travelled and traded for thousands of years. Historically, this area was also an important encampment area for nomadic indigenous peoples whose way of life centred on following the migratory patterns of the buffalo, their main source of sustenance.

The first Europeans arrived in the late 18th century and in 1884, Calgary was formally incorporated as a town. The population quickly grew as many people travelled west seeking new opportunities. Growth resulted in the annexation of the communities which now comprise the North Hill Communities. In 1910, Neighbourhood streetcar service in the area started in 1911 and was linked to the citywide system in 1912 with lines eventually travelling as far north as Tuxedo Park. In 1928, the City of Calgary opened its first publicly operated airport, the Stanley Jones Airport, in the community of Renfrew. The Rutledge Hangar still stands at 6 Street NE and 13 Avenue NE.

Glenbow Archives NA-2891-11



*First streetcar to cover route to Crescent Heights, 1911
Glenbow Archives, NA-2891-11*



*Air show at Renfrew Airport, ca. 1920
Glenbow Archives, NA-3691-32*

Development throughout Calgary slowed with the onset of the First World War and the subsequent economic downturns through most of the 1920s and during the 1930s Depression. Following the Second World War, returning veterans, European immigration, government incentives, and the 1940s oil boom resulted in a surge of new residential development around the city in both established neighbourhoods and new subdivisions. New houses were built on vacant lots, especially single storey buildings with raised foundations, characterized as “1950–60 Bungalows” and historic peak population for many of the North Hill Communities was reached by the late 1960’s.

Today, the North Hill Communities is comprised of nine residential communities and the Greenview Industrial Area (**Map 1: Community Context**). These communities have their own individual boundaries and community associations but are united by shared amenities, schools, urban and neighbourhood Main Streets, public infrastructure, transit, natural areas and regional and neighbourhood parks.

(INSERT MAP 1: Community Context)

Community Characteristics and Attributes

Community Characteristics and Attributes are shown on **Map 2: Community Characteristics and Attributes** and described below.

(INSERT MAP 2: Community Characteristics and Attributes)

Topography

The North Hill Communities are characterized by relatively high elevation north of the Bow River. Steep escarpments bound the south and east boundaries of the area, sloping down to the Bow River and Nose Creek respectively. Gentle slopes grade toward Confederation Park, a regional drainage route for stormwater, in the northwest Plan area. Water draining to Confederation Creek flows east and north into Nose Creek.

Natural Areas and Open Space

The Plan area includes a number of natural areas, parks, and open spaces. The Nose Creek watershed is located along the eastern edge of the Plan area and the Bow River is located along the south. Two significant escarpment areas offer opportunities for both passive and active recreation opportunities. The North Hill Communities also includes a number major, minor, and local parks including Confederation Park, which is regional Calgary Parks asset.

Municipal Inventory of Evaluated Heritage Resources

The Calgary Heritage Authority evaluates local heritage assets and have identified a number of heritage resources located in the Plan area. Some of the sites on the inventory are legally protected by Provincial or Municipal designations under the Alberta Historical Resources Act. Unless a site has been legally protected as a designated Historic Resource the normal land use and development conditions apply.

Airport Vicinity Protection Area

The Airport Vicinity Protection Area (AVPA) regulation governs development within the flight path of airplanes to and from the Calgary International Airport to ensure land use compatibility. Noise exposure forecast contours of the AVPA generally impact the eastern portion of the Plan area, specifically Greenview Industrial. Properties within these areas are subject to certain development restrictions and/or conditions as identified in regulation.

Freight Rail Corridor

A Canadian Pacific (CP) rail corridor runs through the eastern part of Plan area. Any development adjacent to freight rail corridors must comply with the requirements of the Development Next to Freight Rail Corridors Policy, in addition to any other applicable policies.

Building upon principles and goals set out in the Guidebook for Great Communities as well as community input, the North Hill Communities Local Area Growth Plan establishes a vision for how growth will be accommodated the future.



The North Hill Communities will accommodate an inclusive and diverse population by providing varied housing options focused around a collection of Main Streets, Activity Centres, parks and open spaces. The North Hill Communities will be well integrated with local and city-wide mobility networks allowing people of all ages and abilities safe and accessible ways to get around. The North Hill Communities will continue to evolve and grow through high-quality people focused design, building upon their history of being among the best communities to live in Calgary.

The following core ideas developed through the engagement process, guided the development of this Plan and will continue to direct planning and development in the North Hill Communities through its implementation.

- 6

- Build on and strengthen existing neighbourhood shops and community amenities outside of the four Main Streets with a focus on those located on 20 Avenue NW and 4 Street NW.
- Support the ongoing vitality of the Greenview Industrial Area and its role as an important employment and innovation area that integrates with the surrounding residential communities as well as high-quality mobility connections.
- Encourage resilience in the built environment that allows adaptability to a changing society, economy, and climate.
- Celebrate the history of the North Hill Communities as some of Calgary's earliest neighbourhoods and respect the area's heritage assets.

1.4 Future Growth Concept

This plan sets out a future vision for growth and change that recognizes and celebrates the elements that connect the North Hill Communities. This vision focuses growth on Main Streets, transit station areas, Activity Centres and supports continued community evolution and change. By implementing this vision, the North Hill Communities will continue to be a unique collection of desirable and welcoming communities for a diversity of people.

The future growth concept is represented on **Map 3: Urban Form** and **Map 4: Building Scale**. These two maps form the basis for guiding how and where growth should occur and are intended to be used together. The maps use the urban form classifications and building scale guidance set out in the Guidebook for Great Communities.

(INSERT MAP 3: Urban Form)

1.4.1 Urban Form Classification

The following provides a quick reference to the urban form categories shown on **Map 3: Urban Form**. This map illustrates the general location of urban form categories, policy modifiers, and the block pattern in the Plan area. Together these elements describe the primary community functions (housing, commercial, industrial, regional campus, parks, civic and recreation, and natural areas), street experience (Major, Minor, and Local), and policy considerations for the Plan area.

More extensive descriptions and policies pertaining to each category are provided in the Guidebook. This local area plan identifies specifically how each of the urban form categories apply in the local context.

Neighbourhood Commercial – Major

Neighbourhood Commercial – Major are generally located in areas of the highest activity where the street experience is mostly commercial. These areas include **Main Streets** such as 16 Avenue N, Centre Street N, and Edmonton Trail NE south of 16 Avenue N. Neighbourhood Commercial – Major areas are characterized by the highest concentrations of shops and services; varied destinations and uses that attract people; more transit service and infrastructure; and, high pedestrian movement along the street.

Neighbourhood Commercial – Minor

Neighbourhood Commercial – Minor function as secondary commercial areas in communities, attracting community-wide and local visitors, and have a moderate to high concentration of destinations and activity levels. Within the North Hill Communities, these areas are located on **Main Streets** such as 4 Street NW, and Edmonton Trail NE north of 16 Avenue N as well as **Neighbourhood Activity Centres** like 14 Street

NW and 20 Avenue NW. Neighbourhood Commercial – Minor are characterized by moderate concentrations of shops and services; varied destinations and uses that accommodate a gathering of people; some transit service and infrastructure; and, moderate pedestrian movement along the street.

Neighbourhood Housing – Major

Neighbourhood Housing – Major are located in areas with the highest activity where the street experience is primarily residential. In the North Hill Communities these areas are located along Centre Street N north of 28 Avenue N. Neighbourhood Housing – Major are characterized by high levels of transit service and infrastructure, the highest volume of pedestrian movement, and pedestrian routes that support a higher volume of movement.

Neighbourhood Housing – Minor

Neighbourhood Housing – Minor areas have moderate pedestrian activity, or potential for activity, relative to other housing focus areas. These areas are located along streets and avenues which demonstrate these higher levels of street activity than adjacent Neighbourhood Housing – Local areas as well as portions of the area's **Main Streets** including 20 Avenue N, 12 Avenue N, 8 Avenue N, and portions of 4 Street NW and Edmonton Trail NE. Neighbourhood Housing – Minor are characterized by local transit service and infrastructure, moderate volumes of pedestrian activity, and pedestrian routes that support a moderate volume of movement.

Neighbourhood Housing – Local

Neighbourhood Housing – Local areas have the lowest level of pedestrian activity relative to other housing areas. They exhibit primarily local visitation and use, and pedestrian routes that support a lower volume of movement. In the North Hill Communities these are comprised of the primarily residential areas outside of the area's **Main Streets**, transit station areas, corridors, and **Activity Centres**. This is the most common urban form category in the Plan area.

Industrial Core – General

Industrial Core – General accommodates a broad range of industrial uses, building sizes and types as well as outdoor activities and storage. Most of the Greenview Industrial area falls within this category. This area is envisioned to continue functioning as an important employment area with diverse industrial uses.

Industrial Transition – Housing Flex

Industrial Transition – Housing Flex areas combine light industrial uses with living spaces in settings that include office and small- and medium-format local retail. In the North Hill Communities area, Industrial Transition – Housing Flex is located along the industrial transition edge between Greenview Industrial and the communities of Highland Park and Winston Heights-Mountview.

Regional Campus

Regional Campus is intended for large sites that are generally regulated through provincial or federal government. These sites are characterized by comprehensive development, high-intensity uses that serve a regional civic, institutional, or transportation purpose. The Southern Alberta Institute of Technology (SAIT) is identified as a Regional Campus area.

Parks, Civic, and Recreation – Major

Parks, Civic, and Recreation – Major identifies parks, open spaces and recreational amenities that are, or will become, city-wide destinations. These tend to be large in area and include amenities that support high volumes of users. Confederation Park, Rotary Park, Renfrew Aquatic and Recreation Centre and Renfrew Athletic Park are examples of Parks, Civic, and Recreation – Major in the North Hill Communities.

Park, Civic, and Recreation – Minor

Parks, Civic, and Recreation – Minor includes programmed facilities or amenities that are generally smaller in area than major parks and include amenities to serve moderate volumes of more localized users. Munro Park, Capitol Hill Park, and many school sites are examples of these.

Parks, Civic, and Recreation – Local

Parks, Civic, and Recreation – Local identify parks or open spaces that serve primarily local or specific functions. These tend to be passive park spaces, small in area and intended to serve a smaller number of users than Minor and Major parks. Small local parks can be found throughout the North Hill Communities area, such as Horsy Park in Mount Pleasant.

Parks Natural Areas

Parks Natural Areas are areas of environmental significance that may include amenities to support passive recreation as well as ecological function in communities. Much of the land surrounding Nose Creek and some portion of Confederation Park are identified as a Parks Natural Area as well as McHugh Bluff.

(INSERT MAP 4: Building Scale)

1.4.2 Building Scale

The following provides a quick reference to the Building Scale categories shown on **Map 4: Building Scale**. This map illustrates the general building height and massing within the Plan area which support the primary functions and street experience shown on the urban form map. More extensive descriptions and policies pertaining to each scale are provided in the Guidebook. This Plan identifies specifically how each of the scale modifiers apply in the local context.

Limited Scale

Limited scale accommodates buildings of three storeys or less that generally have small building footprints. These areas include a broad range of ground-oriented building forms including single-detached, semi-detached, rowhouses, townhomes, mixed-use buildings, commercial and industrial transition buildings. In the North Hill Communities, areas outside of the Main Streets, transit station areas, and Activity Centres are generally Limited Scale.

Low Scale

Low scale areas accommodate buildings of six storeys or less with building footprints that are generally larger than those in Limited Scale areas. Typical building forms in this category include apartments, stacked townhouses, vertical mixed-use buildings, office, and larger industrial transition buildings. Many of the Main Streets, corridors, and Activity Centres in the Plan area include this scale.

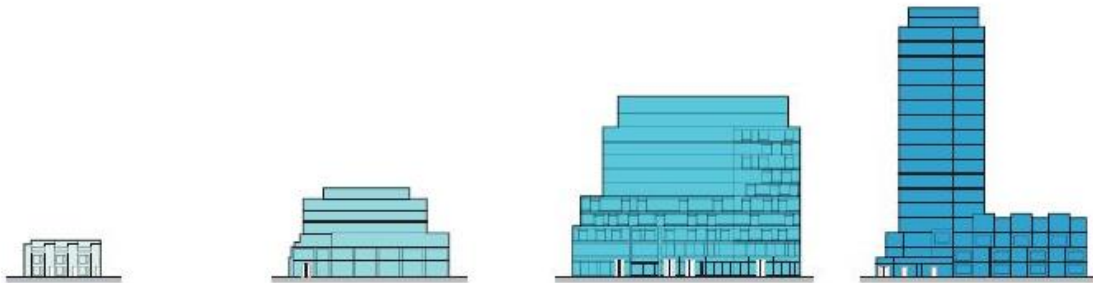
Mid Scale

Mid scale areas allow for buildings up to twelve storeys in height where the building volume is reduced above the sixth storey. Typical buildings in the Mid scale areas include apartments and mixed-use buildings. In the North Hill Communities Mid scale areas are located along portions of Main Streets with the high activity levels, and transit station areas.

High

High scale accommodates for buildings up to twenty-six storeys where portions of buildings above six-storeys have a reduced building mass and volume. Typical building forms include tower and podium or

point tower office, apartments, and mixed-use buildings. These areas are located in areas with the highest activity levels such as Centre Street N and 16 Avenue N.



Limited

- Buildings of three storeys or less.
- Typically smaller individual building footprints.
- Activity is ground-oriented (units mostly have ground floor entrances or direct access).

Low

- Buildings of six storeys or less.
- Usually buildings with stacked units and shared entries, often with a larger building footprint.

Mid

- Buildings of twelve storeys or less.
- Buildings typically step back after the **street wall** height.
- Usually larger buildings with shared entries and elevators that are mostly located on larger sites.

High

- Buildings of twenty-six storeys or less.
- Typically tower and podium or point tower forms

DRAFT

2 ENABLING GROWTH

To realize the vision set out in Chapter 1, this Plan includes policies that are intended to guide and realize great development in the North Hill Communities. This Plan implements the urban form categories, policy modifiers, building scale, and policies set out in the Guidebook. Specifically, this section builds upon the 'Building Great Communities for Everyone' policies found in Chapter 3 of the Guidebook and is intended to be read and applied in conjunction with those policies.

The policies in the following sections provide urban form and planning direction for development within the Plan area.

2.1 General Policies

Policies in this section apply throughout the Plan area and must be read in conjunction with the policies for each specific area identified in sections 2.2 – 2.9.

1. Development located within Neighbourhood Housing Minor that have a Low Scale modifier, not including Main Streets, should stepback at or below the fourth storey in order to mitigate the impact of massing and scale on adjacent lower scale development. Exceptions may be considered where the development demonstrates an appropriate transition through use of design tools including but not limited to:
 - a. overall reduction in building mass;
 - b. increased setbacks;
 - c. building articulation, and/or;
 - d. angular planes.
2. Development adjacent to a Parks, Civic and Recreation should be designed to minimize shadowing on these areas. A shadow study will be required at the Development Permit stage to determine potential impacts and mitigation strategies.
3. In addition to the Heritage Resources policies of the Guidebook, the conservation of heritage resources is encouraged by support for higher density development and/or additional uses on sites where a heritage resource is retained.
4. Existing mature vegetation should be retained in City boulevards, in particular heritage boulevards identified on the City's Inventory of Evaluated Heritage Resources, as well as in private landscaped areas along streets to maintain a consistent streetscape, help manage stormwater, and retain tree coverage along streets.
5. In addition to the parking policies of the Guidebook, where developments propose vehicle parking relaxations, consideration should be given to the policies and amenities and infrastructure identified in Chapter 3.
6. At the discretion of the development authority, any sites within the Plan boundary that are larger than 1.0 hectare should provide a renewable and district energy feasibility screening assessment.
7. At the discretion of the development authority, any proposed building more than 3000 square metres should provide a renewable or low carbon energy technologies feasibility assessment.

8. A portion of the Plan area falls within the Nose Creek sub-watershed and development should consider the Nose Creek Watershed Management Plan in planning and site design decisions.

2.2 Main Streets

The following policies apply to all development that has frontage on one or more of the area's Main Streets including 16 Avenue N, Centre Street N, Edmonton Trail NE, and 4 Street NW (**Map 2: Characteristics and Attributes**). The policies are intended to encourage the creation of high-quality buildings on the Main Streets that enhance pedestrian experience and public realm while supporting medium to high levels of pedestrian activity.

1. On the main floor of buildings, higher quality, durable exterior finishing materials such as masonry, metal, glass, and/or concrete should be used. Cinder block, stucco, and vinyl siding are discouraged on the main floor.
2. For the portion of the building above the main floor, durable exterior finishing materials compatible with the main floor should be used. Stucco and wood siding are acceptable above the podium. Cinder block and vinyl siding are discouraged.
3. To encourage continuous street frontage and mitigate vehicle and pedestrian conflicts on Main Streets, relocation and/or closure of lanes that run perpendicular to the Main Street may be considered subject to technical feasibility.
4. Development on Main Streets should be designed to improve the public realm and create a safe, welcoming, pedestrian environment. Design considerations should include, but are not limited to:
 - a. wider sidewalks
 - b. increased landscaping and street trees, where feasible;
 - c. providing publicly accessible open spaces, public open space, street furniture, and/or street lighting;
 - d. closing existing drive-ways;
 - e. providing curb extensions at intersections and pedestrian crossings;
 - f. alignment with any City Streetscape Master Plans or other City initiated public realm plan; and
 - g. exploring opportunities to provide for interim streetscape enhancements within road right-of-way setbacks.
5. Consolidating individual parcels along Main Streets is encouraged to realize greater development potential and provide for comprehensively planned development.
6. New automotive focused uses such as automotive sales, retailers with large surface parking areas and/or drive-through restaurants or services are strongly discouraged.
7. New development should integrate with and improve transit stops. Design strategies may include, but are not limited to, providing paved pedestrian connections, incorporating transit stops into the overall site design and avoiding blank walls, exhaust vents, or new driveway crossings facing or near transit stops.
8. On Urban Main Streets, new low intensity uses such as single detached, semi-detached or duplex housing are strongly discouraged.

2.3 Urban Main Streets

There are three Urban Main Streets in the North Hill Communities Plan area (**Map 2: Characteristics and Attributes**). These include Centre Street N, from 7 Avenue N to McKnight Boulevard N, Edmonton Trail NE, from 5 Avenue NE to 41 Avenue NE, and 16 Avenue N, from Deerfoot Trail NE to 19 Street NW.

1. To create a human-scaled street environment on Urban Main Streets, development should demonstrate how the design and massing responds to the adjacent development context. Design strategies may include, but are not limited to:
 - a. providing building setbacks at or below the sixth storey;
 - b. overall reduction of building mass;
 - c. building articulation, and/or;
 - d. angular planes.

Centre Street N

Centre Street N is situated in the heart of the North Hill Communities. Not only is it an important Urban Main Street for this area, providing services, amenities, and high-frequency transit to area residents, but it is also important for the wider city and draws visitors from beyond the Plan area. In addition, future investment in LRT infrastructure will see the Green Line LRT run on this street connecting to the downtown and communities to the north.

2. **Map 3: Urban Form** identifies 1818 Centre Street N (the 'Safeway' site) as a Comprehensive Development Site. In addition to the policies for Comprehensive Development Sites in the Guidebook, the following guidelines apply to future development on this site:
 - a. buildings should front on to Centre Street N;
 - b. provide for **Active Frontages** and a high-quality, pedestrian-oriented interface along Centre Street N to support the high-levels of pedestrian activity on this Main Street;
 - c. enhance pedestrian connections through the site and to the adjacent public realm, and;
 - d. provide appropriate transition in terms of architectural treatment and building scale/massing to the primarily housing development located on 18 Avenue NE.

16 Avenue N

16 Avenue N serves both as an important Urban Main Street and transportation corridor in the Plan area. This Plan envisions this Main Street accommodating a greater diversity of uses and higher levels of pedestrian activity to support primary transit investments in this area.

3. Underground parking may be allowed within required road rights-of-way setback and/or front setback area may be permitted subject to confirmation of technical feasibility (e.g., location of utilities).
4. Underground parking that extends underneath a public lane may be considered subject to confirmation it is technically feasible and the successful transfer of ownership for that portion of

the lane to the applicant/developer. The City would retain an access easement over the land to keep the lane available for public use.

5. **Map 3: Urban Form** identifies the parcels located at the southeast corner of 10 Street NW and 16 Avenue NW as a Comprehensive Development Site. In addition to the policies for Comprehensive Development Sites of the Guidebook, the following guidelines apply to future development on the site:
 - a. provide a concept plan(s) that consider all parcels within this area. Comprehensive redevelopment of the entire area is encouraged; however, development proposals for individual development parcels may be considered;
 - b. consider the interface with adjacent Limited Scale development and employ design solutions such as providing amenity spaces between higher scale development and surrounding lower scale development;
 - c. stepback building facades along property lines shared with Limited Scale development at the second storey;
 - d. provide vehicular access from 10 Street NW or 16 Avenue NW, and;
 - e. explore opportunities to close the adjacent lane as part of comprehensive redevelopment.
6. **Map 3: Urban Form** identifies Midfield Park, the former RCMP, and EMS facility at 920, 954, 970, 990 and 1020 16 Avenue NE and 16 Moncton Road NE, as a Future Planning Area. In addition to the policies for Future Planning Areas of the Guidebook, the following guidelines apply to future development on this site:
 - a. land uses within the site may include multi-residential, commercial, and mixed-use development;
 - b. recognize the site as a gateway and important entry point to the North Hill Communities by placing prominent buildings and high-quality landscaping, lighting, and/or signage along the 16 Avenue N frontage;
 - c. provide non-market, affordable housing;
 - d. provide pedestrian and bicycle access around and through the site to connect to nearby commercial and residential uses, as well as the pathway network; and
 - e. explore opportunities for **Parks and Open Space Frontages** along the north boundary of the site adjacent to the open space and/or escarpment.

Edmonton Trail N

Edmonton Trail NE is an Urban Main Street which runs parallel to Centre Street N. This Plan envisions Edmonton Trail building upon its role as an important corridor with primarily commercial uses south of 16 Avenue N and primarily housing uses north of 16 Avenue N. Edmonton Trail also serves an important function for the Greenview Industrial area by allowing for the movement of goods and services. Policy direction is provided primarily through the urban form categories, policy modifiers, and scale identified on Maps 3 and 4.

2.4 Neighbourhood Main Streets

There is one-Neighbourhood Main Street in the North Hill Communities plan area, 4 Street NW, from 17 Avenue NW to 32 Avenue NW (**Map 2: Characteristics and Attributes**). This street primarily serves the local communities by providing a mix of commercial, housing, and civic uses.

1. To create a human-scaled street environment on 4 Street NW, development should demonstrate how the design and massing responds to the adjacent development context. Design strategies may include, but are not limited to:
 - a. building setbacks at or below the fourth storey;
 - b. reduced building massing at or below the fourth storey;
 - c. increased setbacks;
 - d. building articulation, and/or;
 - e. angular planes.
2. **Map 3: Urban Form** identifies 2411 4 Street NW ('4 Street Village') as a Comprehensive Development Site. In addition to the policies for Comprehensive Development Sites in the Guidebook, development should provide for:
 - a. Buildings that have continuous frontage 4 Street NW; and
 - b. Pedestrian-oriented commercial uses with **Active Frontages** facing 4 Street NW.

2.5 Transit Station Areas

The North Hill Communities area includes three future transit station areas along Centre Street N and the future planned Green Line LRT. These transit station areas are located at 16 Avenue N, 28 Avenue N, and 40 Avenue N (**Map 2: Community Characteristics and Attributes**).

The Plan envisions transit station areas as gateways to the communities, accommodating high levels of pedestrian activity and building scales, as well as permeable mobility networks. In areas in immediate proximity to a future station pedestrian activity and building scale are envisioned to be the highest. The Plan accommodates this by applying the Neighbourhood Commercial – Major urban form categories and **Active Frontage** policy modifiers as shown on **Map 3: Urban Form** as well as the highest building scale identified on **Map 4: Building Scale** in these areas. The Plan envisions activity levels and building scale gradually decreasing away from the transit station which is achieved through a mix of urban form categories and **Commercial Flex** policy modifiers as shown on **Map 3: Urban Form** as well as lower building scales identified on **Map 4: Building Scale**.

1. Development immediately adjacent to a future LRT station should provide for a high-quality public realm including elements such as a publicly-accessible private open space or transit plaza, street furniture, seating areas and enhanced landscaping.
2. Buildings should be designed to enhance transit interfaces including design elements such as articulating building and street-level façades to emphasize the transit station and define a human-

scaled environment and focusing uses that support high levels of activity immediately adjacent to transit stops.

3. In addition to the parking policies of the Guidebook, vehicle parking within 200 metres of transit station areas should be located underground.
4. To encourage additional activity within transit station areas, development should consider activation of laneways through strategies such as providing active uses that front the laneway enhanced landscaping and mobility features, and street art.
5. Development within 200 metres of the Balmoral School site should minimize shadowing on the historic school and open space. A shadow study may be required at the Development Permit stage to determine potential impacts and mitigation strategies for shadowing. Such strategies may include but are not limited to building orientation, limited floor plate size, and/or tower separation.
6. In conjunction with the design and development of 28 Avenue North station, Parks should undertake a comprehensive review of design and programming within Tuxedo Park in order to ensure that the park design is appropriate for a site directly adjacent to an LRT station. Any redesign of the park should ensure that the park is multi-functional, multi-generational, and includes significant areas of green space.

2.6 Community Activity Centres

Community Activity Centres are identified on Map 1: Urban Structure Map of the Municipal Development Plan. These are areas of moderate job and population growth with connections to the primary transit such as LRT. The Southern Alberta Institute of Technology represents the only Community Activity Centre in the North Hill Communities Plan area and is identified through this Plan as a Regional Campus.

Southern Alberta Institute of Technology

This Plan recognizes SAIT's role as an important employer and destination for post-secondary students from Calgary and beyond. The Plan supports SAIT's intensification as a central campus and urban academic village. The following policies are intended to inform development along SAIT's interface with the 16 Avenue **Main Street**:

1. Development along 16 Avenue NW should adhere to the **Main Streets** policies of section 2.2 and 2.3.
2. The use of landmarks, architectural features and public spaces that provide a distinct sense of place is encouraged at the major north-south intersections with 16 Avenue NW to showcase the prominent role of SAIT on this Main Street. Landmark building forms are particularly appropriate close to the intersections at:
 - a. 14 Street NW: taking advantage of this prominent location to create a first impression of SAIT from the west and to mark the western gateway to the Plan Area;
 - b. 12 Street NW: drawing attention to the principal pedestrian entrance to the college on 16 Avenue; and
 - c. 10 Street NW: complementing the concentration of development activity on the northern side of 16 Avenue in this location.

2.7 Neighbourhood Activity Centres

Neighbourhood Activity Centres are smaller mixed-use areas located within communities that provide opportunities for local job and population growth. There are four Neighbourhood Activity Centres in the North Hill Communities, two of these are fully within the Plan area and two are partially within it. These are centred around the intersections of 18 Street NW and 20 Avenue NW, 14 Street NW and 20 Avenue NW, 10 Street NW and 20 Avenue NW, and 4 Street NW and 40 Avenue NW.

1. Development in Neighbourhood Activity Centres should include improvements to the public realm in order to create a safe, welcoming, pedestrian environment. Design considerations include, but are not limited to:
 - a. Wider sidewalks and the provision of street trees, where feasible;
 - b. The creation of publicly accessible open spaces, public open space, street furniture, and/or street lighting;
 - c. closing existing drive-ways on streets, and;
 - d. providing curb extensions, where appropriate.

2.8 Local Policies

The following policies apply to sites that are not located within Main Streets, transit station areas, and Activity Centres.

1. Development located on the south side of 17 Avenue N should minimize shadowing on the sidewalk on the north side of the street.
2. Development adjacent to Confederation Park should minimize shadowing on the park. Buildings should not cast shadows into Confederation Park beyond a line twenty five meters from and parallel to the shared property boundary for a duration exceeding one hour between the hours of 10:00 and 16:00 Mountain Time between March 21 and September 21. A shadow study will be required at the Development Permit stage to determine potential impacts and mitigation strategies.
3. All development adjacent to Confederation Park should include a landscape buffer between the park and the development site.
4. **Map 3: Urban Form** identifies the lands on and around the former Highland Park Golf Course as a Future Planning Area. The Plan recognizes that significant stormwater and drainage challenges exist on the site. Any development feasibility in this area must consider these site challenges. In addition to the policies for Future Planning Areas set out in the Guidebook, the following guiding principles apply to this site:
 - a. provide pedestrian/bicycle connections to connect to the city's network of pathways and bikeways network, and;
 - b. consider the use of **Parks and Open Space Frontage** policy modifier on parcels adjacent to the former golf course lands.

2.9 Greenview Industrial

Greenview Industrial serves as an important employment area for both the North Hill Communities and wider city. General industrial uses characterize the lands to the east of Nose Creek while a mix of light-industrial, commercial, institutional, and housing uses characterize the lands to the west. Uses range from auto-body and automotive repair shops, retail and restaurants, to places of worship and seniors housing.

The following policies are intended to support the continued diversity of primarily industrial uses within Greenview Industrial while providing opportunities for more job intensive industrial uses closer to Centre Street N and greater integration of light industrial uses and residential uses along the area's interface with the Highland Park and Winston Heights-Mountview communities.

1. The Industrial Core – General land use function should be retained, particularly for the lands east of Nose Creek.
2. Industrial development that generates high levels of employment is encouraged for the lands west of Nose Creek, particularly in proximity to the future 40 Avenue Green Line station.
3. Development on the west side of Nose Creek should provide for and/or improve sidewalk connections adjacent to their sites.
4. Development adjacent to Nose Creek should include a landscaped buffer with native plantings on the shared boundary between the site and the Nose Creek to provide a natural transition between the development site and the creek.
5. Development should provide adequate screening along industrial/residential interfaces to mitigate the visual impact of industrial uses and/or storage on primarily housing areas.

3 SUPPORTING GROWTH

This chapter sets out the goals and objectives for current and future amenities and infrastructure required to support the vision identified in Chapter 1: Visualizing Growth. Specifically, this chapter addresses the question: when growth occurs, what physical and social investments are required to support communities. This chapter builds upon policies and direction provided in Chapters 2 and 4 of the Guidebook for Great Communities, and identifies local area plan specific direction for supporting growth.

This Plan recognizes that the individual communities that make up the North Hill Communities share common amenities, services, parks and open spaces, and public facilities. No one community has the amenities and services to provide for all the daily needs of residents but rather they depend on their interconnectedness whether those are commercial amenities and services located on the area's Main Streets and Activity Centres, or recreation opportunities in places like the Renfrew Aquatic and Recreation Centre and the network of multi-use pathways that surround and weave through the communities.

Section 3.1 identifies high-level local area plan level goals that align with key direction provided in the Municipal Development Plan and that may be common to more than one local area plan. Section 3.2 identifies North Hill Communities specific objectives to support the vision set out in this Plan. The goals and objectives included in these sections are durable, long-term and are connected to the time horizon of the Plan. The Appendix includes a list of implementation options that stakeholders identified through the development of this Plan. These implementation options are examples of steps that could be taken to further the individual goals and objectives set out in this chapter. The Appendix represents a snap shot in time when this Plan was created and is intended to be updated over time as actions are completed and/or new options are identified through subsequent stakeholder engagement and City departmental prioritization. In identifying the goals, objectives and implementation options, this Plan distinguishes between lifecycle improvements for amenities and infrastructure and improvements and investment required to support growth with a focus primarily on the latter.

Supporting Growth Goal	North Hill Communities Objective	Implementation Option
Creating Great Communities (MDP policy 2.3)	Improve safety and comfort in existing parks and open spaces 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.

It should be noted that communities continuously change and evolve. Changes in job and population levels impact the desired and required provision for publicly funded amenities, programs, and infrastructure. The intent of this Chapter is to identify long-term plan specific objectives and flexible implementation options that support the vision of the Plan. The identified implementation options are subject to revision and change over time with projects generally being considered and prioritized by City Administration and Council through The City's business plans and budgets.

3.1 Supporting Growth Goals

This Plan identifies four goals that are intended to frame and provide guidance on supporting the Plan's vision. These goals are broad and high-level and are common across all areas of the city and are aligned with direction from the Municipal Development Plan. The four goals are described as follows:

Creating Great Communities

Creating great communities by maintaining quality living and working environments, improving housing diversity and choice, enhancing community character and distinctiveness and providing vibrant public places is a key goal set out in both the Municipal Development Plan and Guidebook for Great Communities. In the local area context, this means supporting the vision through investing in affordable housing and care facilities, enhancing community character and vitality, encouraging the protection of local heritage resources, promoting public art, and maintaining and investing in parks, open spaces, and recreation facilities.

Realizing Excellence in Urban Design

Making Calgary a livable, attractive, memorable, and functioning city is an important goal of the Municipal Development Plan. At the local area level, this means ensuring excellence in urban design in the public realm, particularly in areas with high-levels of activity such as Main Streets, station areas, and activity centres.

Connecting the City

Creating and supporting an integrated, multi-modal transportation system that supports land use, promotes vibrant, connected communities and is another important goal at both the Municipal Development Plan and local area level. In the North Hill Communities context, it means promoting increased mobility choices with a greater emphasis on sustainable modes such as walk, cycling, and transit, as well as improving connections between and within communities.

Greening the City

Conserving, protecting, and restoring the natural environment is the final key goal. At the local level it recognizes the interconnected network of natural areas within the North Hill Communities including natural elements such as trees, riparian areas, and natural open spaces.

3.2 North Hill Communities Objectives

To support the vision set out in Chapter 1 of this Plan, this section includes growth objectives to identify where and how growth can be supported at the local level. The objectives represent the future or desired result that the Plan commits to achieve. They apply at the community-wide level (i.e. they're not site specific) and provide benefit to more than one resident. The objectives are long-term, durable and are intended to be actionable. They are as follows, organized under the related supporting growth goal identified in section 3.1.

Creating Great Communities

1. Celebrate, care for, and where appropriate, protect the heritage of the North Hill Communities.
2. 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.

3. Improve and enhance existing community association buildings and related facilities within the North Hill Communities.
4. Improve safety and comfort in existing parks and open spaces and, where feasible, support a broader range of complementary uses that cater to diverse groups of users.
5. Improve and enhance existing public recreation facilities.
6. Provide accessible and affordable housing choices to accommodate diversity among people, ages, incomes, tenures, and household types.

Realizing Excellence in Urban Design

7. Improve the quality of the pedestrian realm along Main Streets, stations areas, and activity centres.

Connecting the City

8. Improve pedestrian connections and complete missing links between Main Streets, station areas, activity centres, parks and natural areas.
9. Improve transit inside and outside of the North Hill Communities.
10. Improve safety, connectivity, and accessibility for all modes of transportation.
11. 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.
12. Connect and enhance the east-west cycle connections to destinations within the plan area and beyond such as the University of Calgary and SAIT.
13. Connect and enhance north-south cycle connections to destinations within the plan area and beyond such as the Downtown.
14. Improve the quality of the public realm on local neighbourhood streets to make them pleasant places for walking and playing.

Greening the City

15. Support and expand the tree canopy throughout the plan area.

4 IMPLEMENTATION AND INTERPRETATION

4.1 Policy Framework

1. The Municipal Government Act (MGA) outlines the purpose and scope of powers for municipalities. The North Hill Communities Local Area Plan (the Plan) is a statutory document that establishes a long-range framework for land use, urban design and mobility for the North Hill Communities. This Plan has considered and is in alignment with the South Saskatchewan Regional Plan. The Plan must be read in conjunction with the Municipal Development Plan (MDP) Volume 1; the Calgary Transportation Plan (CTP); The Guidebook for Great Communities; and other City of Calgary policy and guiding documents, unless otherwise indicated. Where the policies within the Guidebook for Great Communities and this policy plan are different, the difference is intentional and not an inconsistency, because policy has been tailored to the North Hill Communities Local Area Plan area. But where there is an absence of a specific policy within this policy plan, the Guidebook for Great Communities prevails.

4.2 Local Area Plan Interpretation

Map Interpretation

1. Unless otherwise specified in this Plan, the boundaries or locations of any symbols or areas shown on a map are approximate only, not absolute, and will be interpreted as such. The maps are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries such as property lines or road or utility rights-of-way. The precise location of these boundaries, for the purpose of evaluating development proposals, will be determined by the approving authority at the time of application.
2. No measurements of distances or areas should be taken from the maps in this Plan.
3. All proposed land use areas, road and utility alignments and classifications may be subject to further study and may be further delineated at the outline plan or land use amendment stage in accordance with applicable policies. Any major changes may require an amendment to this Plan.
4. Any change to the text or maps within this Plan shall require an amendment to the Plan that includes a Public Hearing of Council.

Policy interpretation

5. The South Saskatchewan Regional Plan (SSRP) establishes a long-term vision for the region using a cumulative effects management approach to guide local decision-makers in land use management to achieve Alberta's economic, environmental and social goals. This Plan allows The City to encourage and incentivize more progressive policies related to sustainability and the environment.
6. Where an intent statement accompanies a policy, it is provided as information only to illustrate the intent and enhance the understanding of the subsequent policies. If an inconsistency arises between the intent statement and a policy, the policy will take precedence.
7. The word "should" is explicitly used to further clarify the directional nature of the statement. Policies that use active tense or "should" are to be applied in all situations, unless it can be clearly demonstrated to the satisfaction of The City that the policy is not reasonable, practical or feasible in a given situation. Proposed alternatives will comply with MDP and CTP policies, intent and guidelines to the satisfaction of The City with regard to design and performance standards.

8. Policies that use the words “shall,” “will,” “must” or “require” apply to all situations, without exception, usually in relation to a statement of action, legislative direction or situations where a desired result is required.
9. All illustrations and photos are intended to illustrate concepts included in the Plan and are not exact representations of an actual intended development. They are included solely as examples of what might occur after implementation of this Plan’s policies and guidelines.

Figure Interpretation

10. Unless otherwise specified within this Plan, the boundaries or locations of any symbols or areas shown on a figure are approximate only, not absolute, and shall be interpreted as such. Figures are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries such as property lines or road or utility rights-of-way.
11. Unless otherwise specified within this Plan, where actual quantities or numerical standards are contained within the figure, these quantities or standards shall be interpreted as conceptual only and will be determined at the detailed design stage.

Appendix Interpretation

12. The appendices do not form part of the statutory portion of this Plan. The intent of the appendices is to provide information and guidelines to support the policies of this Plan.

Plan Limitations

13. Policies and guidelines in this plan are not to be interpreted as an approval for a use on a specific site. No representation is made herein that any particular site is suitable for a particular purpose. Detailed site conditions or constraints must be assessed on a case-by-case basis as part of an outline plan, land use amendment, subdivision or development permit application.

4.3 Local Area Plan Implementation Monitoring, Review and Amendments

1. New concepts and ideas may arise that are constrained by or contradictory to certain policies within this Plan. Where such new concepts and ideas respond to and meet the intent of the vision and core ideas of the plan found in Chapter 1, or offer a creative solution to a particular problem, amendments may be supported. To make any change to the text or maps within this Plan, an amendment that includes a Public Hearing of Council shall be required.
2. The policies within this Plan shall be monitored over time in relation to development in order to ensure they remain current and relevant. Where determined necessary by Administration, these policies shall be updated through the plan amendment process either generally or in response to a specific issue in accordance with the Municipal Government Act. Where an amendment to the Plan is requested, the applicant shall submit the supporting information necessary to evaluate and justify the potential amendment and ensure its consistency with the MDP and other relevant policy documents.

Glossary

Activity Centre – an urban typology as described in Section 2.2.1 of the Municipal Development Plan.

Evaluated Heritage Resource - a site that has been evaluated by the [Calgary Heritage Authority](#) according to the [Council-approved policy](#).

Gateway Site – sites strategically located at key entrances to a community, such as major intersections and transit stations.

Main Streets – an urban typology as described in Section 2.2.1 of the Municipal Development Plan.

Public Realm – the space between and within buildings that are publicly accessible, including streets, squares, parks, and open spaces. These areas and settings support or facilitate public life and social interaction.

Stepback - a setback of the upper floors of a building which is greater than the setback of the lower floors.

Street Wall – the portion of a building façade at the base of a building facing a street.

Transit Station Areas – the area surrounding a transit station along a primary transit line, such as Light Rail Transit or Bus Rapid Transit route, that includes enhanced amenities.

APPENDIX: IMPLEMENTATION OPTIONS

The following implementation actions have been identified by stakeholders through public engagement conducted during the drafting of this Plan. As noted in Chapter 3, these actions represent steps community stakeholders identified to achieve the supporting growth objectives of the Plan. The list below represents a snap shot in time based on feedback collected to date. It is expected that the list will be updated based on further engagement as part this project as well as projects in the future. In addition, this list will be updated as actions are implemented and additional actions are identified.

Please note that the City is still reviewing the list of suggested implementation actions. The table below is a draft and it is expected it will be revised and updated as this Plan is revised and finalized.

Summary of Implementation Options

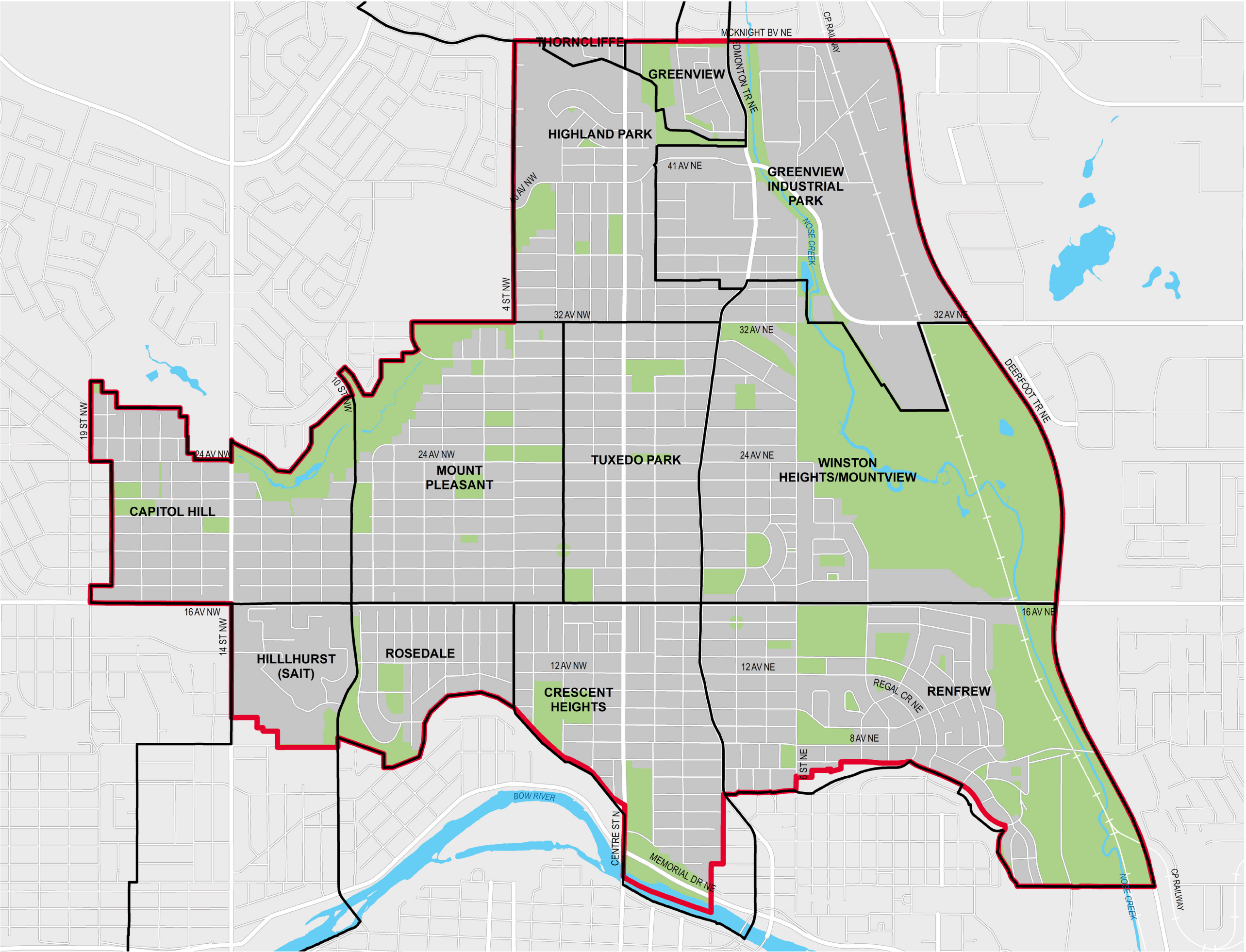
North Hill Communities Supporting Growth Objective	Implementation Options (What We've Heard)	Location
Celebrate, care for, and, where appropriate protect, the heritage assets of the communities	Preserve Tuxedo School and consider adding residential uses	Tuxedo Park
Recognize and support community identity 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.	Varies
Improve and enhance existing community association buildings and related facilities within the North Hill Communities	Explore opportunities to support the role community association buildings and facilities as community hubs.	Varies
Improve safety and comfort in existing parks and open spaces 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.	Rosedale/Crescent Heights
	Improve Tuxedo School Park and playground	Tuxedo Park
	Improve Munro Park	Winston Heights-Mountview
	Continue to improve amenities within Confederation Park to ensure it	Confederation Park




	remains a destination for Calgarians of all ages at all times of the year.	
	Explore the feasibility of adding a restaurant amenity to Crescent Park	Crescent Heights
	Explore opportunities to provide additional park space and walking and cycling connections through the former Highland Park Golf Course lands.	Highland Park
	Improve park maintenance along east side of 10 Street NW	Rosedale
	Improve the Mount Pleasant Arts Centre	Mount Pleasant
	Provide additional dog parks	Varies
	Provide additional water parks	Varies
	Provide more land in the area for parks	Varies
	Provide a fitness park at the McHugh Bluff	Rosedale / Crescent Heights
	Provide additional tree plantings, benches, bathrooms in parks	Varies
	Improve Balmoral and Beaumont Circus parks by pursuing road closures on 2 Street NW and 18 Avenue NW (Balmoral Circus) and on 4 Street NE and 15 Avenue NE (Beaumont Circus) and converting the adjacent roadways into park space.	Mount Pleasant and Renfrew
Improve and enhance existing public recreation facilities	Improve Renfrew Aquatic and Recreation Centre with combined facilities	Renfrew

	Improve Mount Pleasant Outdoor Pool	Mount Pleasant
Provide accessible and affordable housing choices to accommodate diversity among people, ages, incomes, tenures, and household types.	Support housing providers to build or develop affordable and accessible housing in the North Hill Communities.	Varies
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, and tree planting	16 Avenue N
	Explore beautification of Centre Street N, Edmonton Trail NE and 4 Street NW including things such as curb extensions, patio spaces, improved cross-walks, street trees and planting opportunities, street furniture, and locating above grade utilities below ground.	Centre Street N, Edmonton Trail NE, and 4 Street NW
	Explore opportunities to work with developers to provide for enhanced public realm including sidewalks, adjacent side streets, and lanes on the 16 Avenue N corridor.	16 Avenue N
	Explore opportunities to provide for more appropriate vehicle speeds and on-street parking on Main Streets.	Centre Street N, Edmonton Trail NE, 16 Avenue N, and 4 Street NW
Improve pedestrian connections and complete missing links between Main Streets, station areas, activity centres, parks and natural areas	Consider improving 1 Street NE as a comfortable walking and cycling route across the plan area.	Highland Park
	Improve walking and cycling connection from Centre Street N to the Greenview Industrial area.	Highland Park and Greenview Industrial
Improve transit connections inside and outside of the North Hill Communities	Invest in high-frequency, primary transit such as Green Line LRT and BRT.	Varies

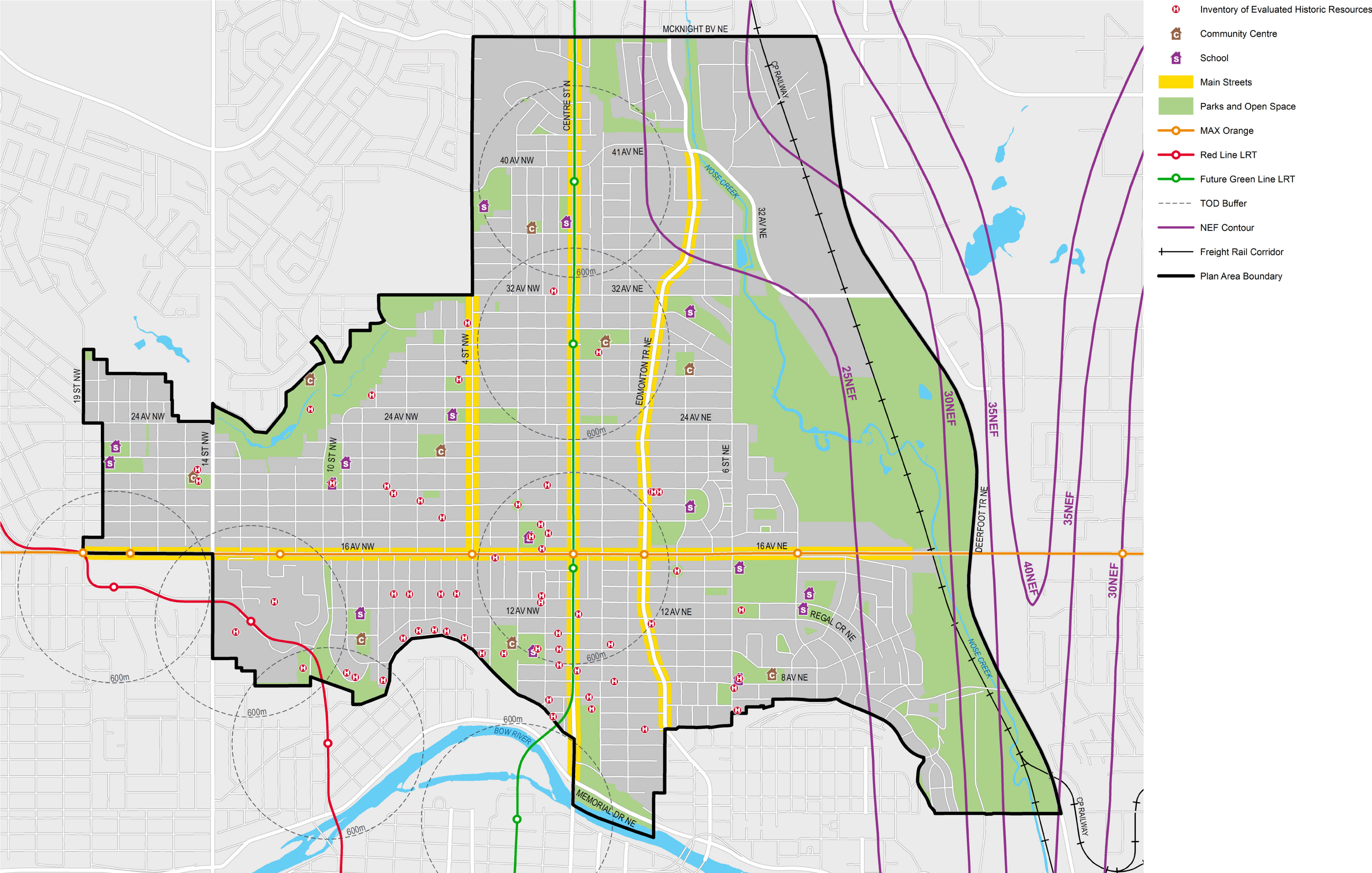
Improve safety, connectivity, and accessibility for all modes of Transportation	Improve 8 Avenue NE to create more comfortable conditions for walking and cycling and manage vehicle volumes and speeds.	Renfrew
	Consider improving 2 Street NW as a comfortable walking and cycling route across the plan area.	Tuxedo Park
	Improve connectivity across 16 Avenue N for pedestrians and cyclists	16 Avenue N
	Improve walking connections between Bridgeland and Renfrew	Renfrew
	Prioritize traffic calming in key areas such as schools, recreation centres, parks, community associations.	Varies
	Explore opportunities to improve pedestrian crossing at 14 Street NW and 21 Avenue NW.	
	Improve pedestrian connectivity on 35 Avenue NE by providing sidewalks along the avenue and traffic control at 2 Street NE.	Greenview Industrial
	Improve pedestrian connections from Greenview Industrial to the multi-use pathway along Nose Creek.	Greenview Industrial
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.	Consider high-quality cycling route along or parallel to the Centre Street N corridor.	Centre Street N
	Create a comfortable walking and cycling route between Confederation Park and Nose Creek.	Varies

	Improve pathway connections to Confederation Park.	Mount Pleasant, Capitol, and 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	Consider measures to improve the safety and comfort for people walking and cycling on or adjacent to 20 Avenue N.	20 Avenue N
	Create cycling infrastructure linking east to west to major institutions like the University of Calgary	Varies
Support and expand the tree canopy throughout the plan area	32 Avenue N, Centre Street N, and Edmonton Trail NE - trees need to be better pruned and cared for	Varies
	Add trees to 8 Avenue NE	8 Avenue N
	Increase tree plantings along sidewalks throughout the community	Varies
	Explore opportunities to add boulevard trees along designated walking and cycling routes such as 2 Street NW and 20 Avenue, to enhance the street experience.	Varies

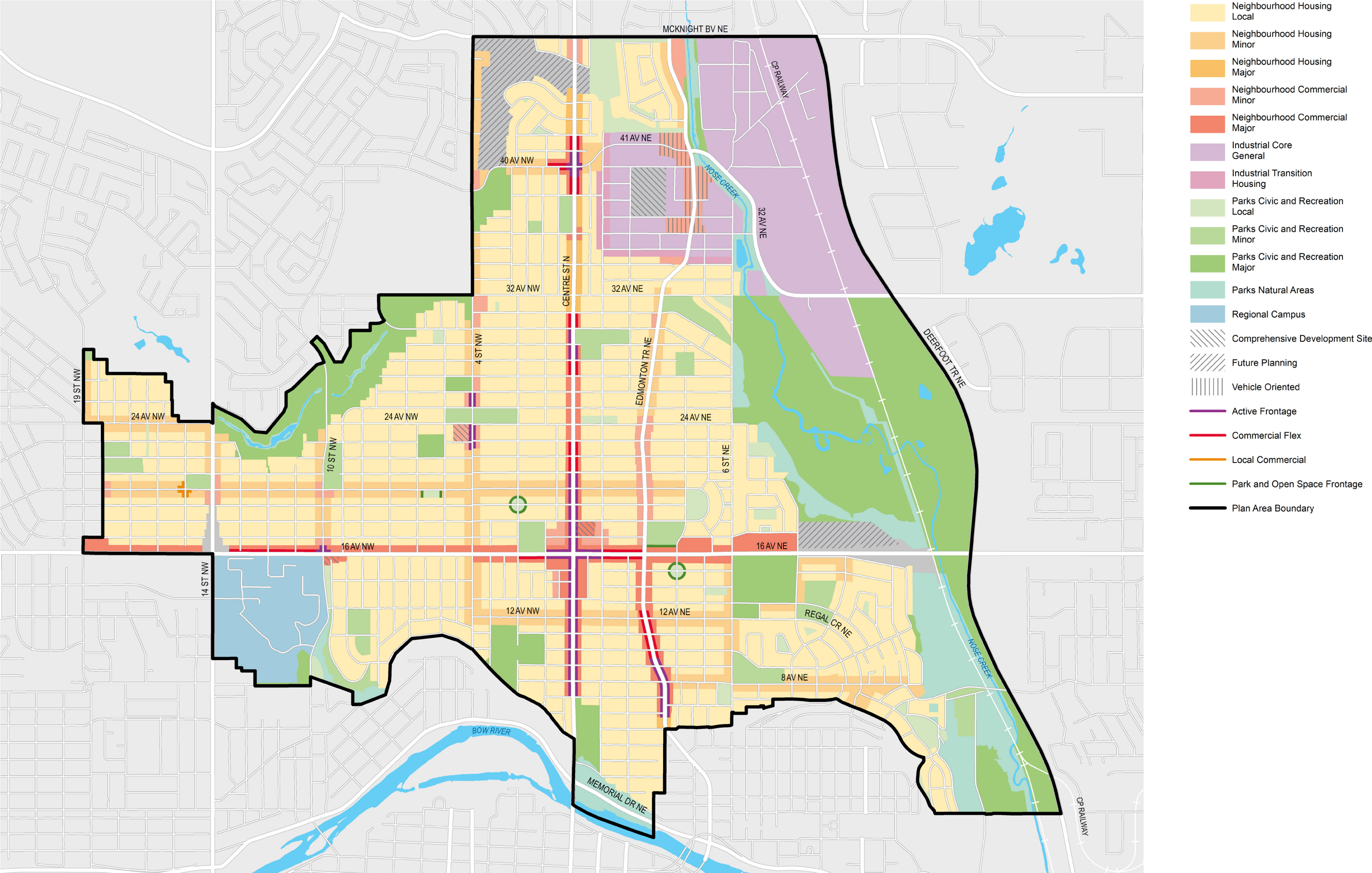


-  Plan Area
-  Community Boundaries
-  Parks and Open Space

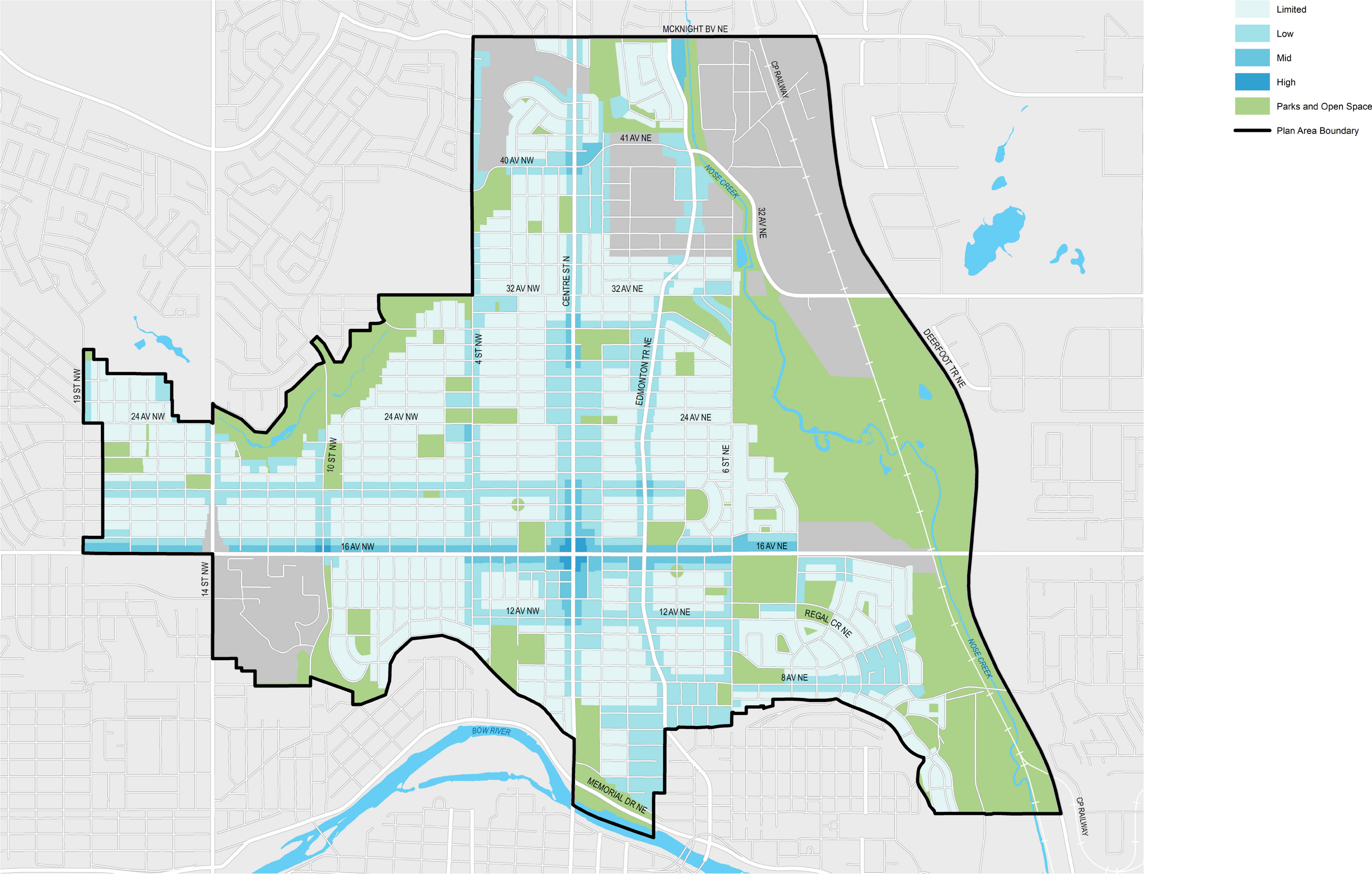
Map 1: Community Context (DRAFT)



Map 2: Community Characteristics and Attributes (DRAFT)



Map 3: Urban Form (DRAFT)



Map 4: Building Scale (DRAFT)