



# **North Hill Communities Working Group**

# **WELCOME**

**GET A NAME TAG**

**GET COMFORTABLE**

**GET SOME FOOD**

**GET TO KNOW EACH OTHER**



North Hill Working Group  
Nov 22, 2018

# Working Group Session 1: PLANNING 101





# **AGENDA**

**1. Welcome**

**2. Planning 101**

**<<BREAK>>**

**3. Project Overview**

**4. Working Group Terms of Reference / R&R**

**5. Homework**

**<<SESSION ENDS>>**



# INTROS

Engagement

**Emma MacIsaac**

**Mariel Higuerey**

**Tatianna Ducklow**

Planners

**Troy Gonzalez**

**Jordan Furness**

**Kevin Barton**

# INTER-TWINE ICEBREAKER

1. Name
2. Organization or group
3. What you want to achieve from the  
working group
4. Something not shared in your biography





# **NORTH HILL WORKING GROUP**

## **Quick poll exercise**

**kahoot.it**

**Enter pin: 6376703**



# PLANNING 101



# WHAT IS URBAN PLANNING?





# WHY DO EST. 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

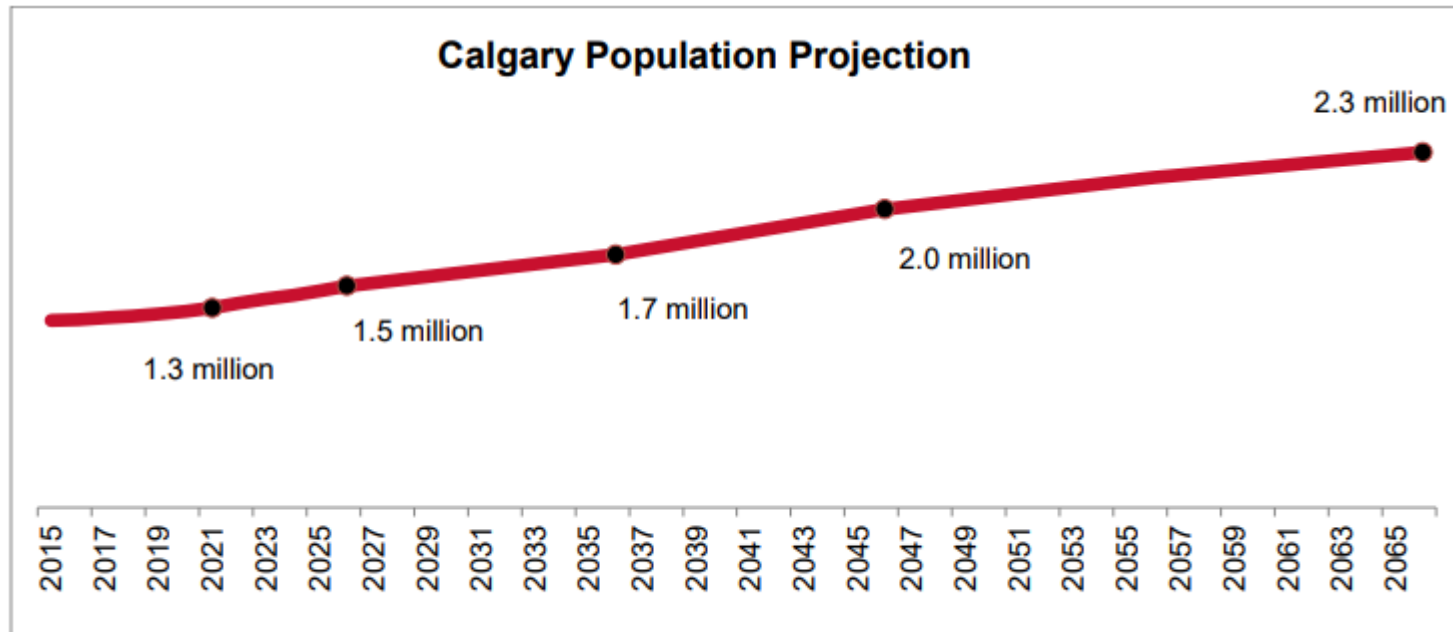


**2017**

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

# WHY DO EST. 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

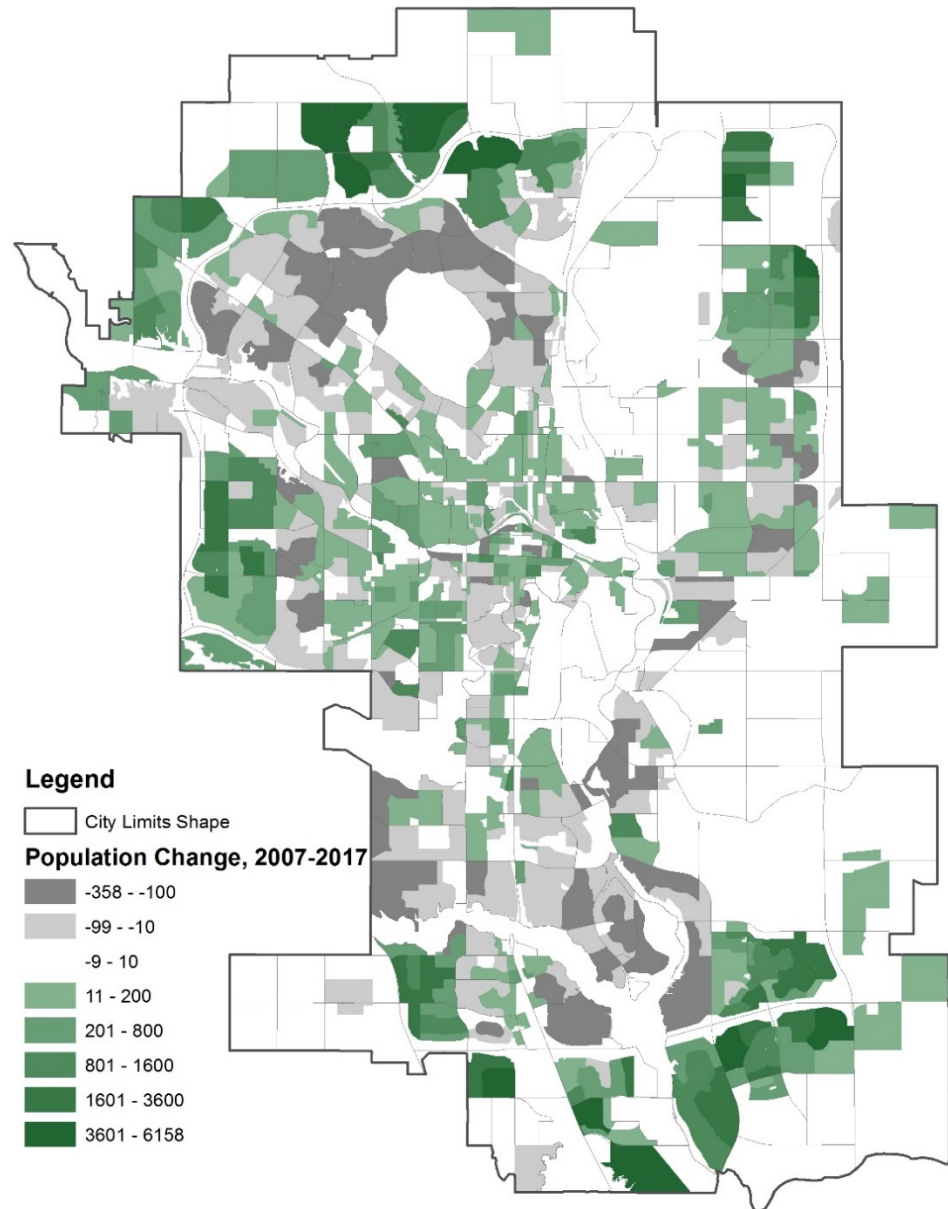
+ 77,000 since 2006

\*2017 figure unavailable - 2016 data used

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

# WHERE IS GROWTH HAPPENING?

Percent Change in  
Population,  
2007 – 2017

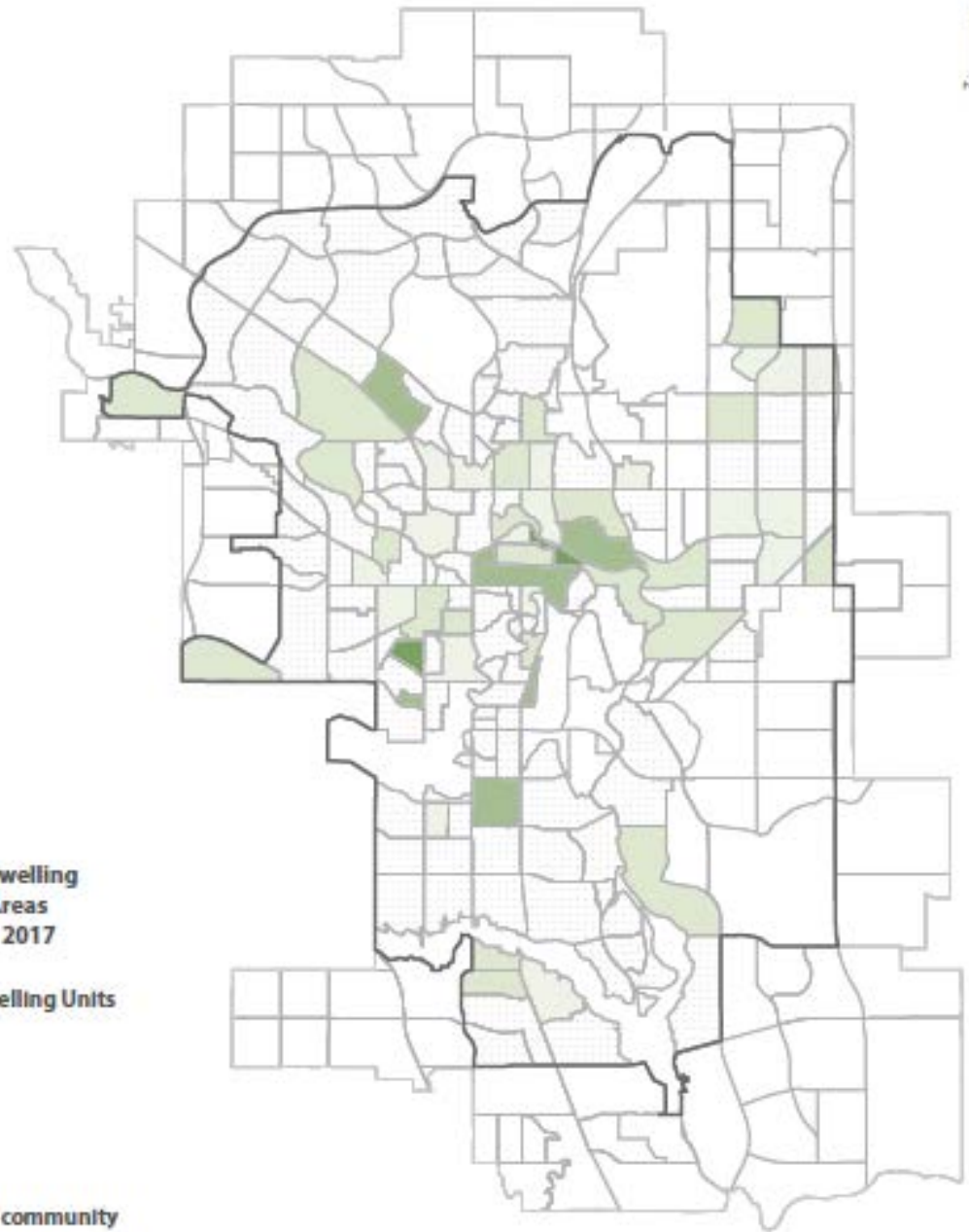
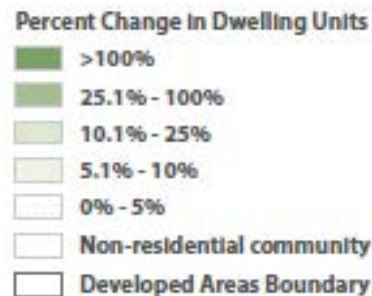




# WHERE IS GROWTH HAPPENING?

Percent Change in Dwelling Units,  
2007 – 2017

Per cent Change in Dwelling Units in Developed Areas Communities, 2006 - 2017



# WHERE IS GROWTH HAPPENING?

## Community Categories by Age of First Development

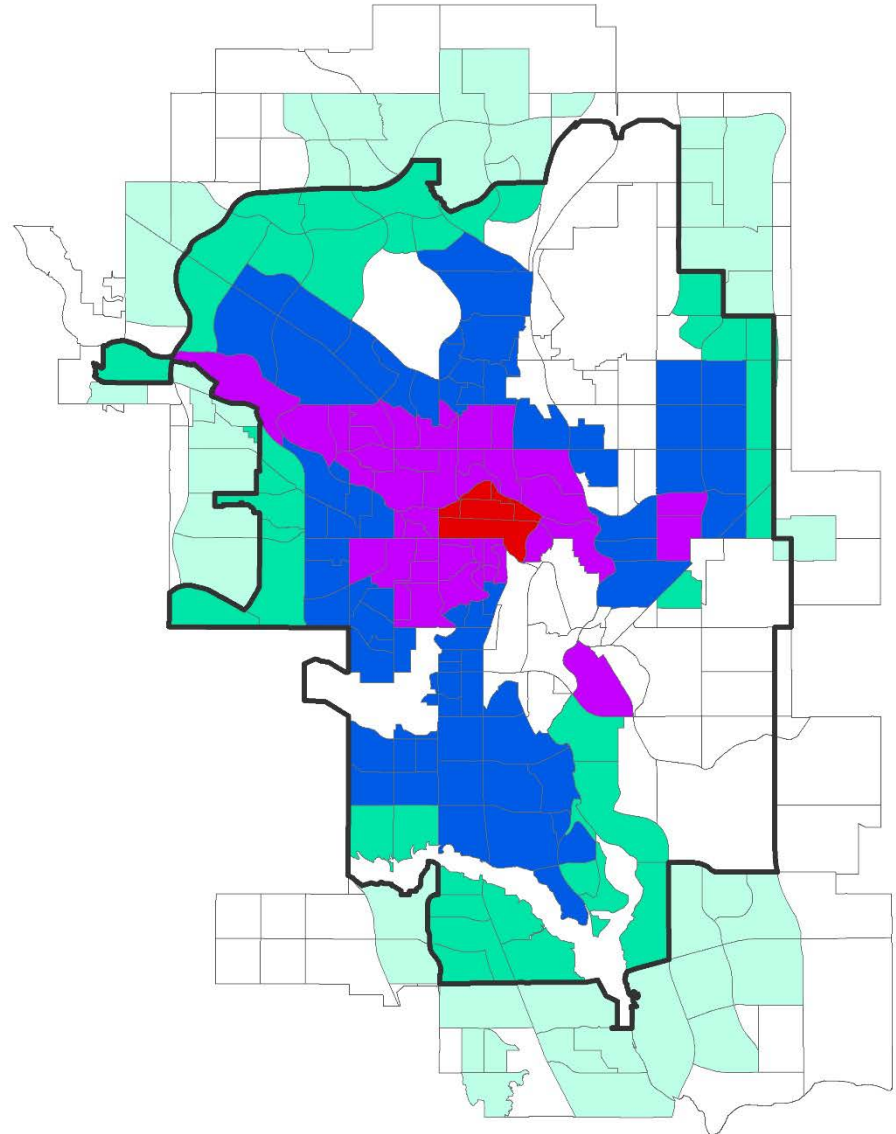
**Centre City: pre 1910s**

**Inner Ring: 1910s – 1950s**

**Middle Ring: 1950s – 1980s**

**Third Ring: 1980s – 2000s**

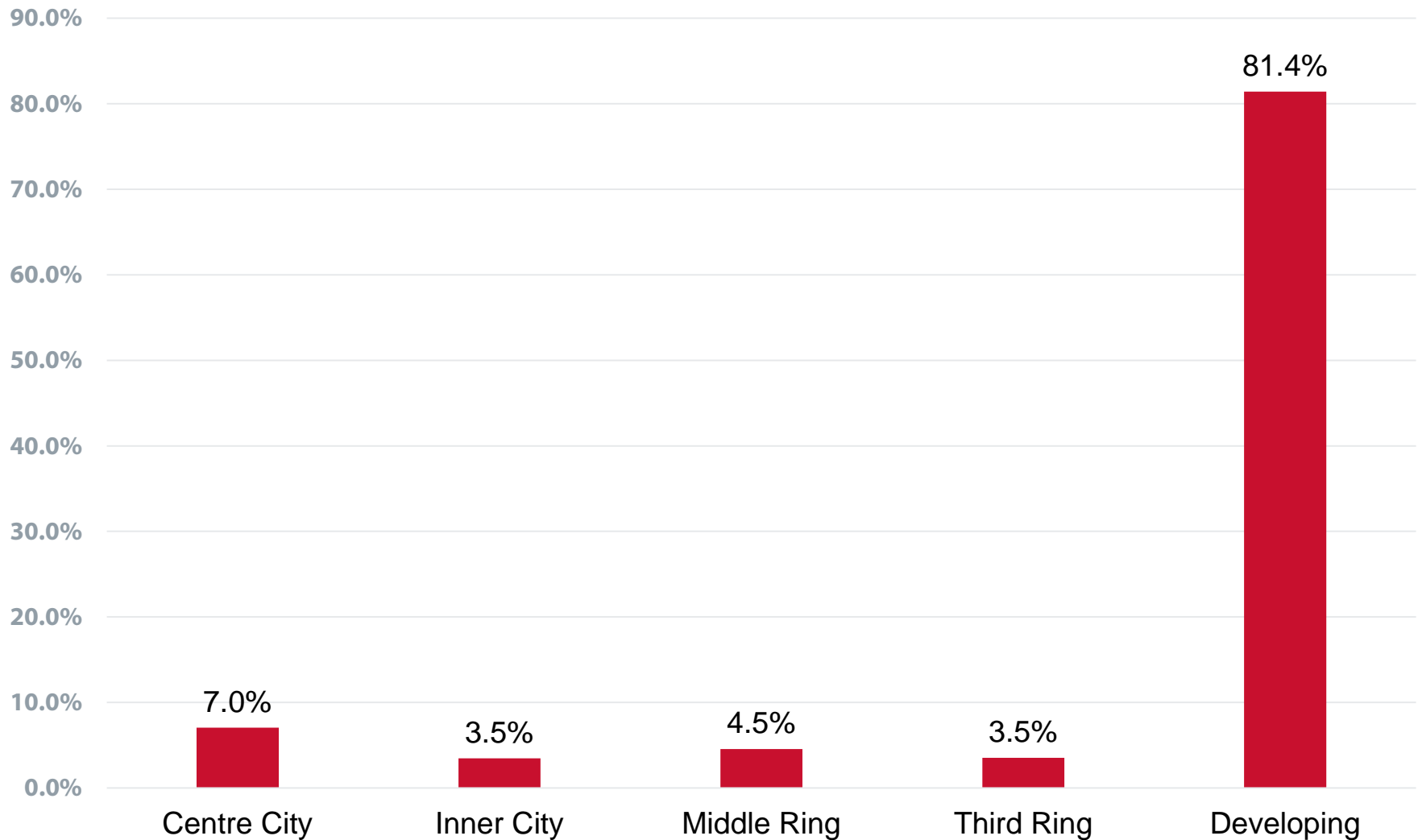
**Developing: 2000s +**





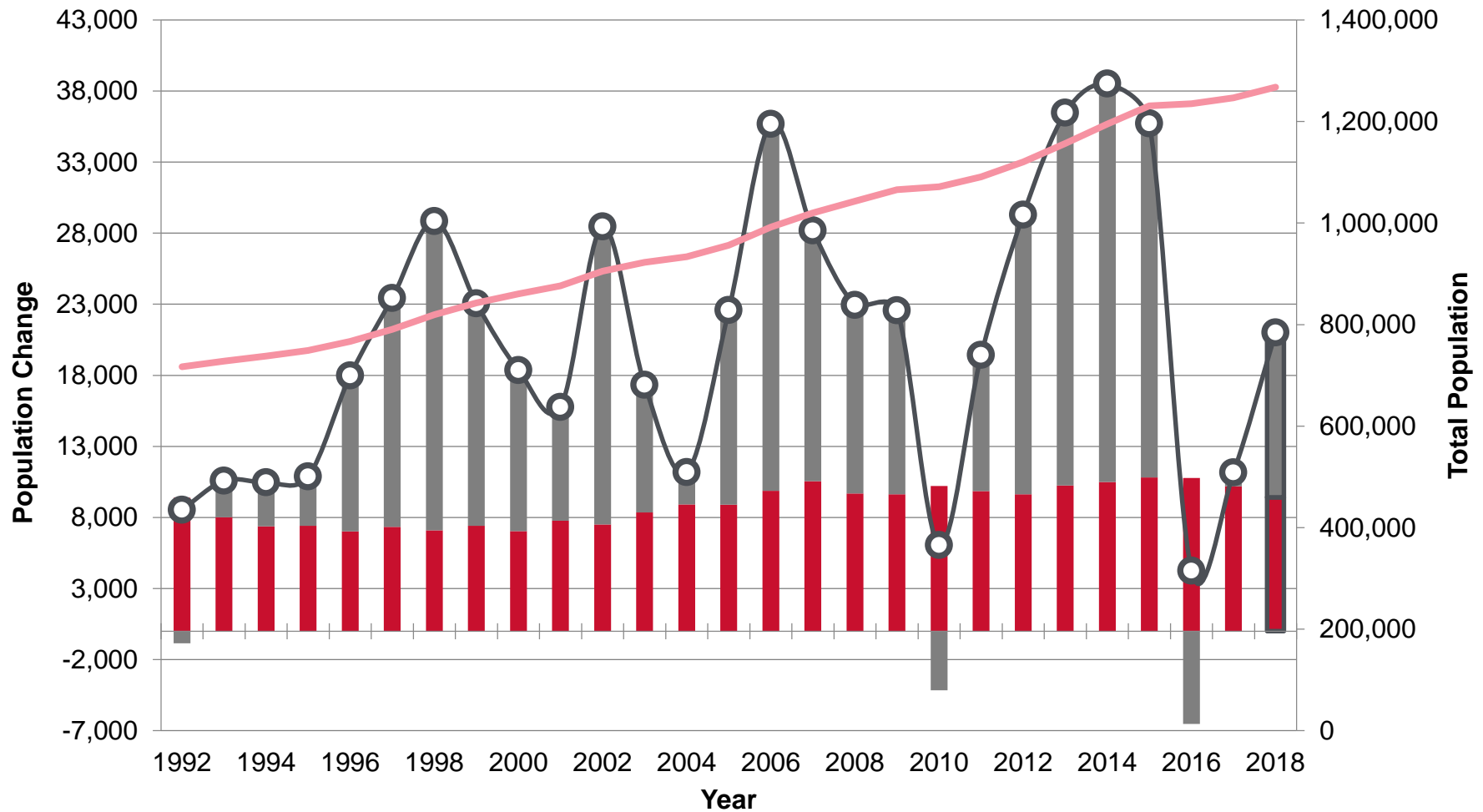
# WHERE IS GROWTH HAPPENING?

Net Increase in Dwelling Units, 2007-2017





# Calgary's Population Growth, Total and by Component



■ Natural Increase

■ Net Migration

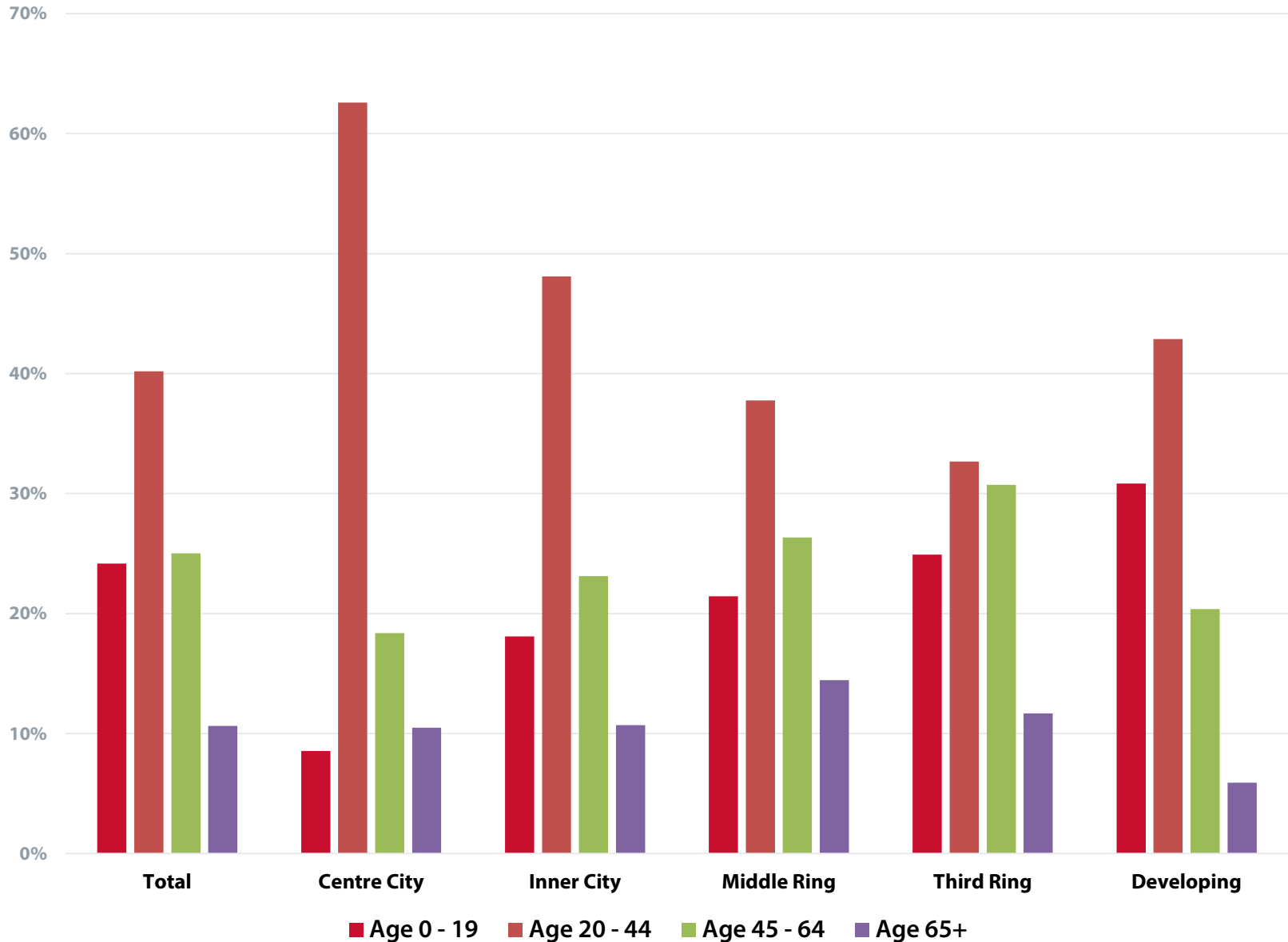
● Total Gain

— Total Population, April





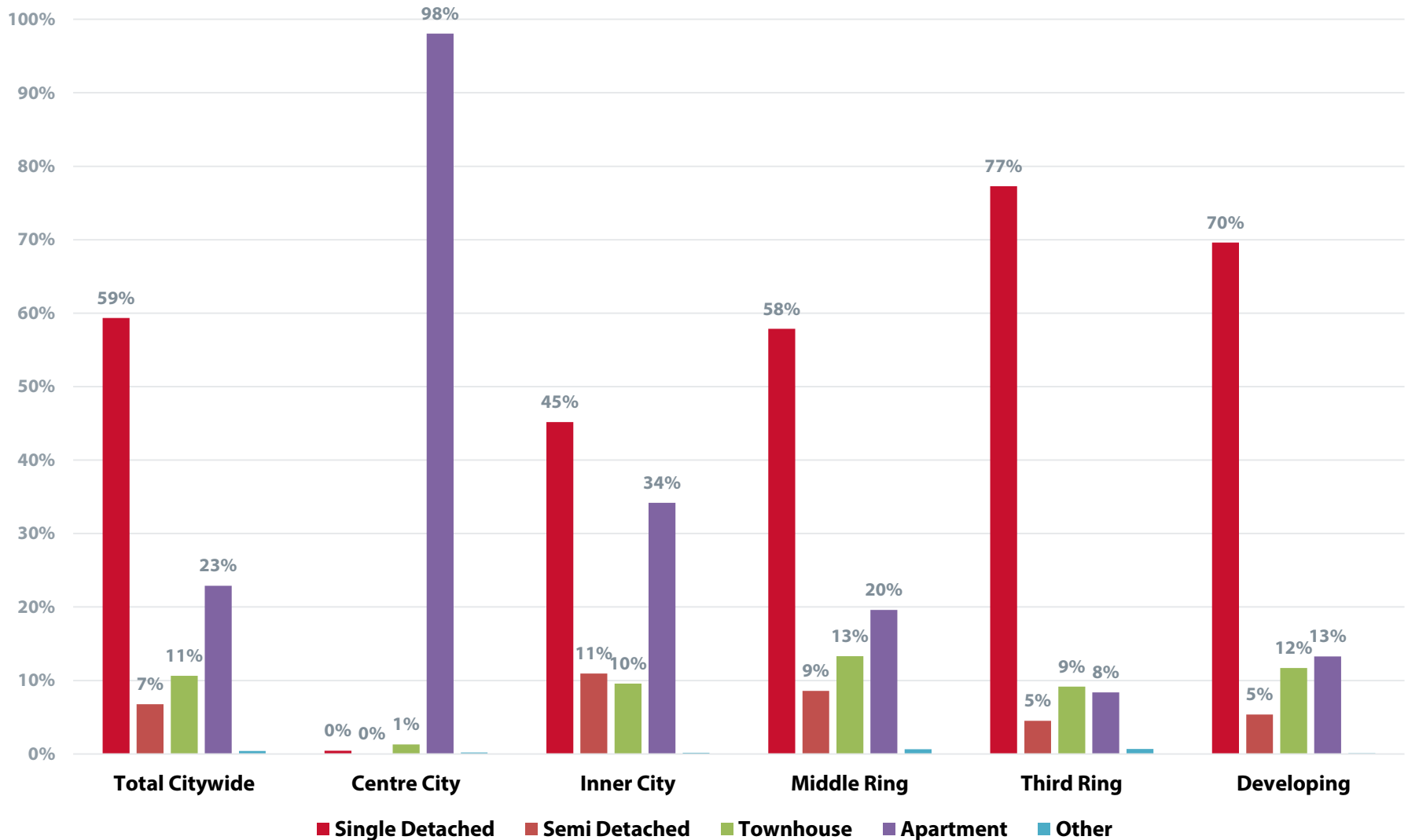
# Age Distribution within Community Typology





# Housing Type Distribution

Housing Type Distribution by Typology



# WHY DO EST. 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

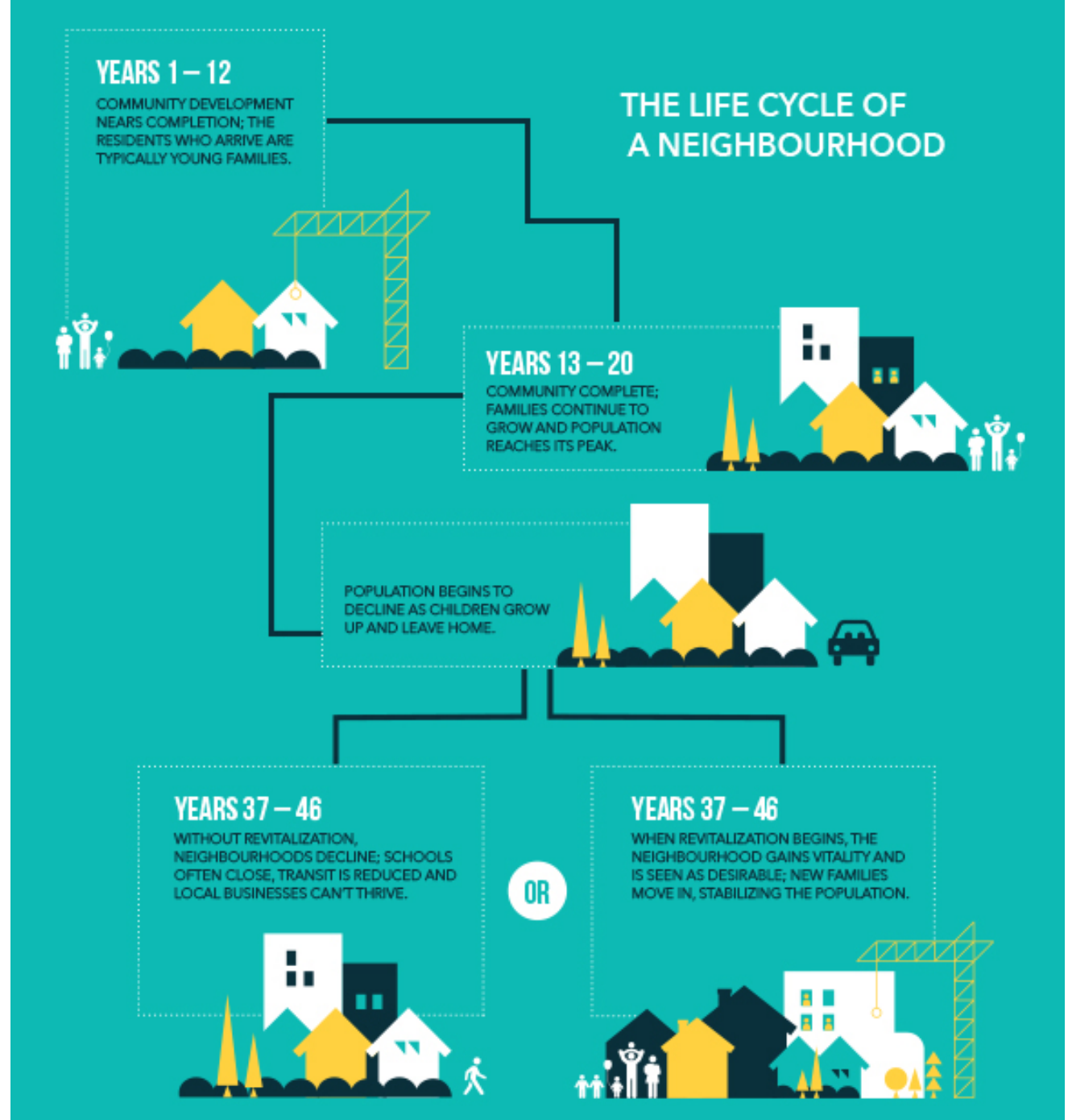
- Transportation infrastructure requires regular maintenance.
- Growth and development is encouraged along urban and neighbourhood corridors, mainstreets and near transit stations and hubs.
- City investment in roads, transit, bike and pathway connections is connected to growth and demand.

## 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.

# WHY DO EST. AREAS NEED TO GROW & EVOLVE?

Source: Smarter Growth  
Initiative.ca

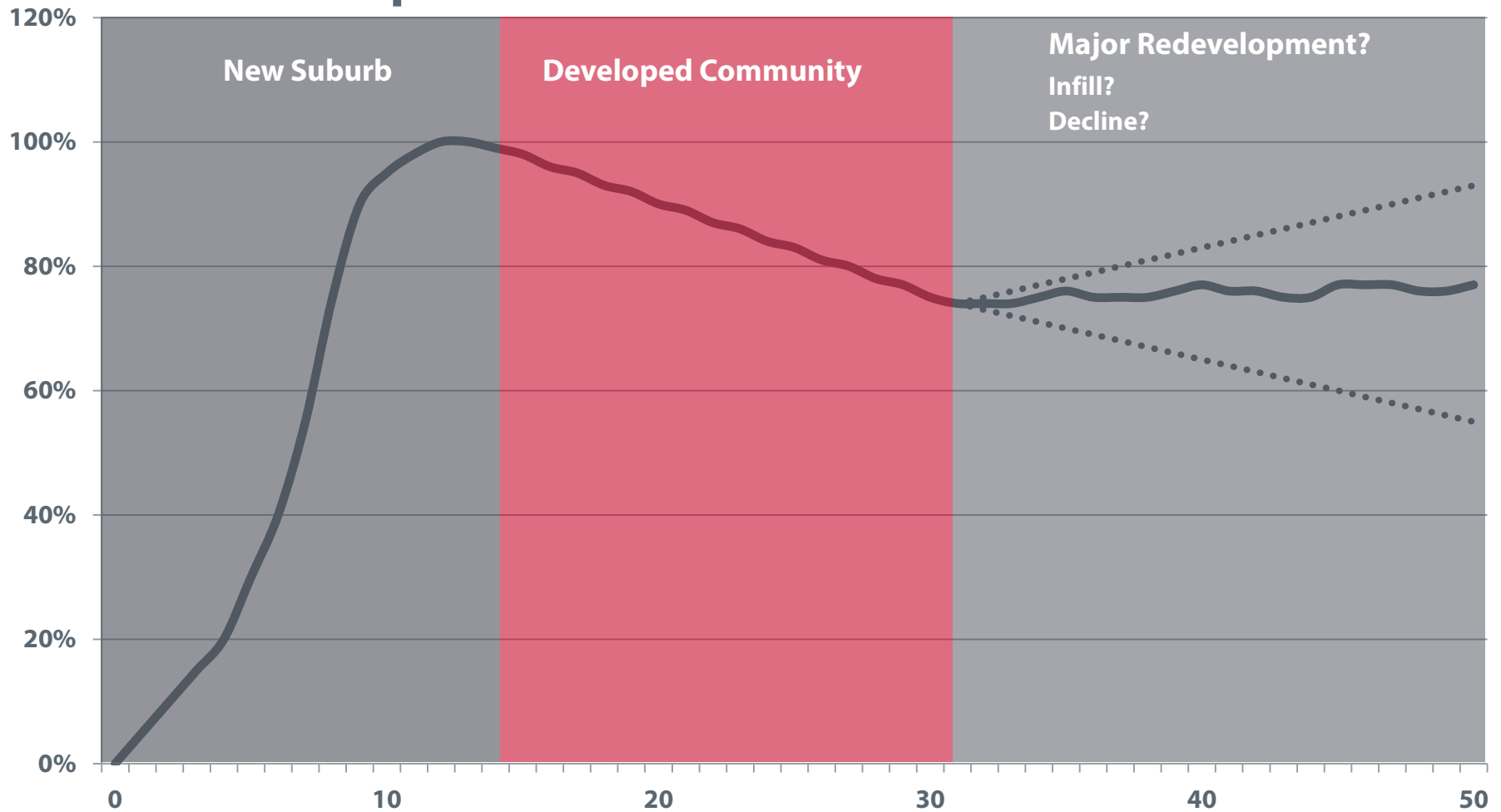






# COMMUNITY LIFECYCLE

## Population Over Time



# 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

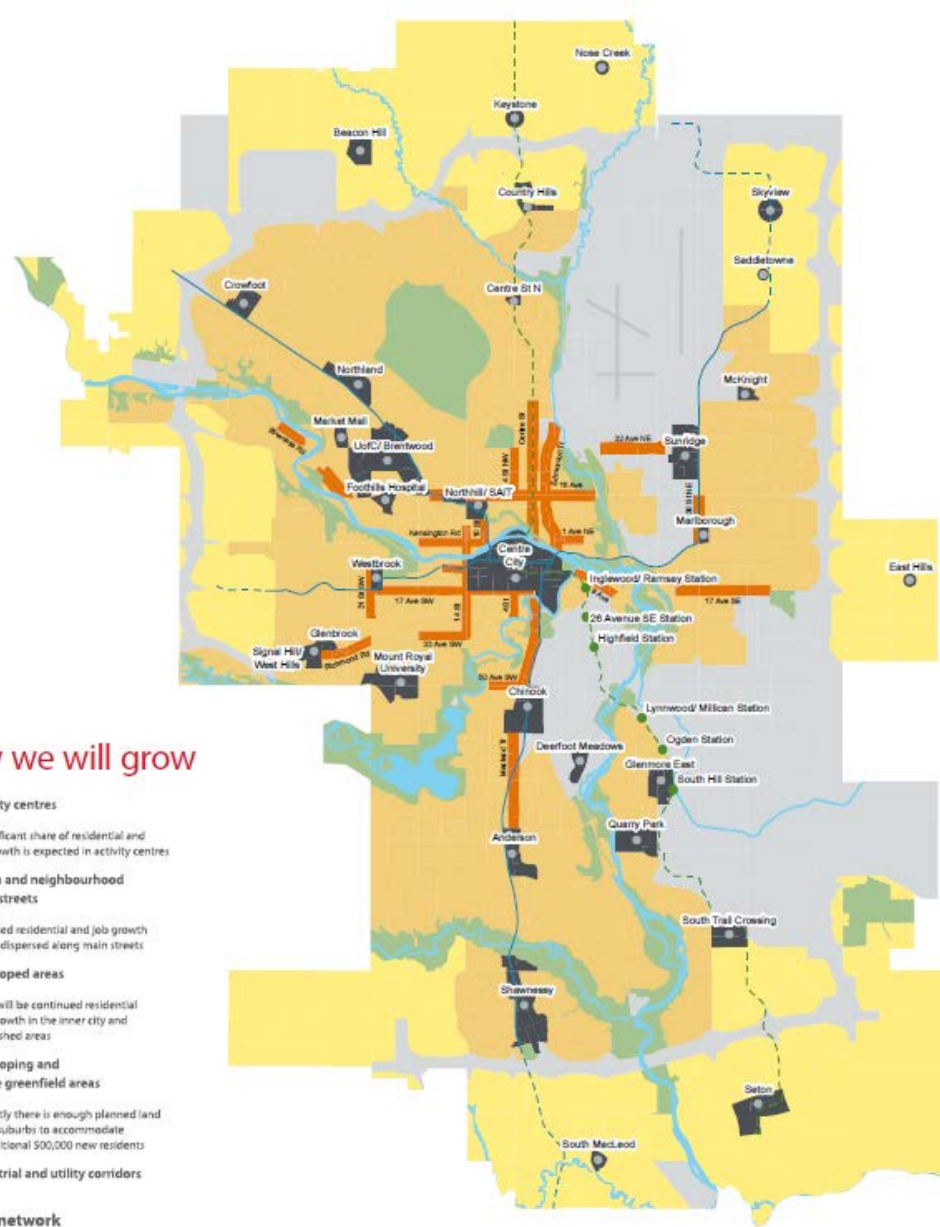
#### Developing and future greenfield areas

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

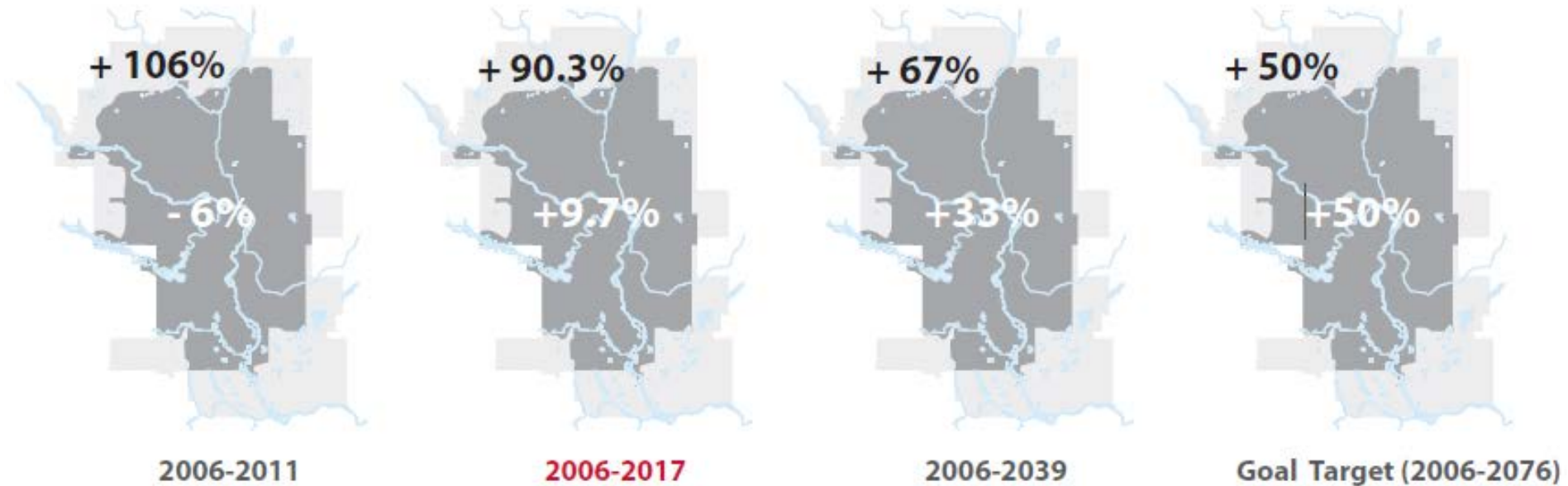
#### Industrial and utility corridors

#### LRT network

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



# POPULATION / GROWTH DISTRIBUTION TARGETS



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

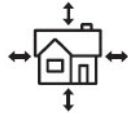
# HOW WE GUIDE GROWTH & REDEVELOPMENT



## 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

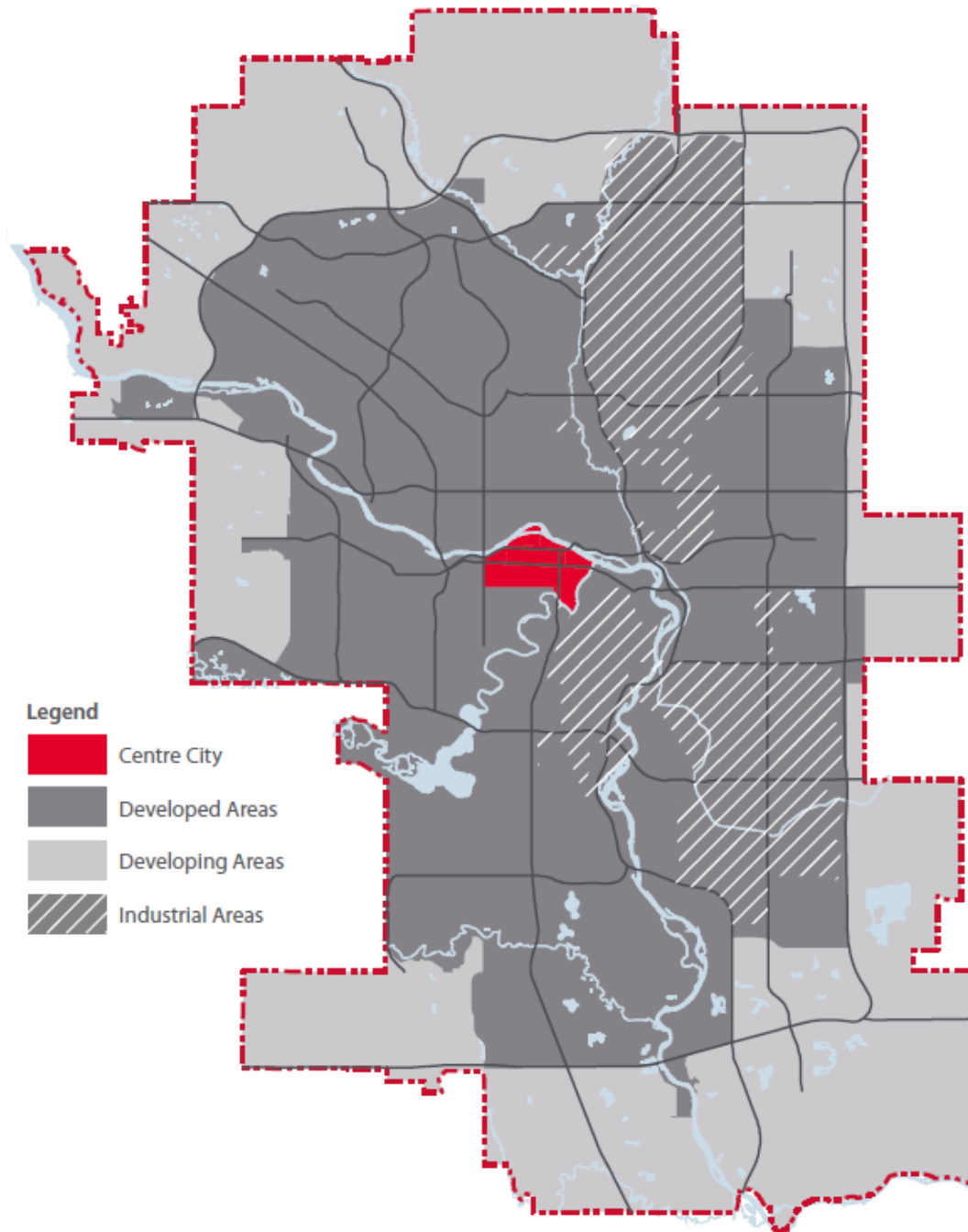


Good urban  
design



# DEVELOPED AREAS

## DEVELOPED AREAS GUIDEBOOK





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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).





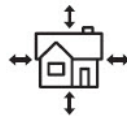
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Good urban design



## Developed Areas Guidebook

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## 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.





# HOW WE USED TO PLAN



**Local Area  
Plan**



**MDP  
Volume 1**



**Local Area  
Plan**



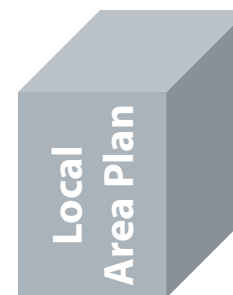
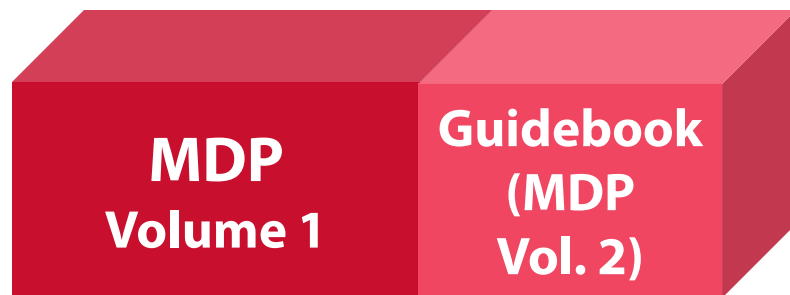
**Local Area  
Plan**





# WHAT THIS MEANS







# THE HIERARCHY



**Alberta Land  
Stewardship Act**



**Municipal Government  
Act**



**Regional Plan**



**Intermunicipal Plans**



**Municipal Development  
Plan + Guidebooks**



**Local Plan Areas**

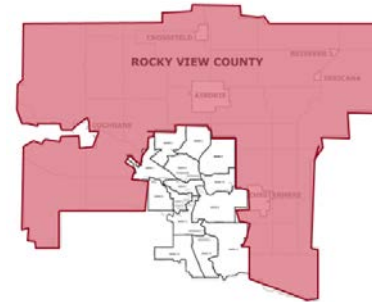


**Land Use Bylaw**

**General**



**Specific**



# VISIONARY PLANS

## Vision

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



Calgary's Municipal Development Plan



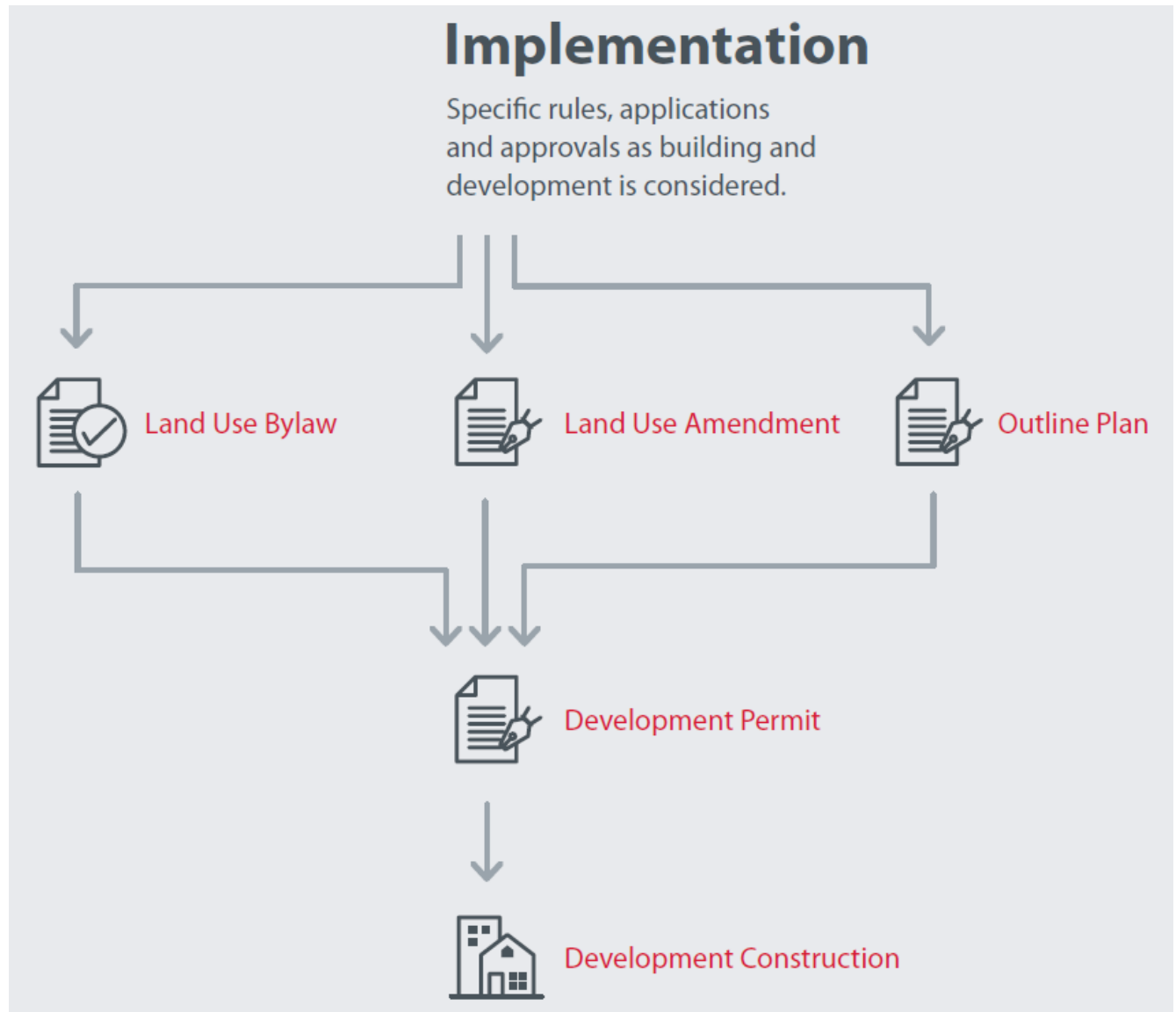
Developed Areas Guidebook



Local Area Plan



# IMPLEMENTING THE VISION





# The Text





# LAND USE REDESIGNATION

|  |  |
|--|---|
| Current Land Use   | Proposed Land Use   |
| Residential –<br>Contextual One<br>Dwelling (R-C1) District                        | Residential –<br>Grade-Oriented<br>Infill (R-CG) District                           |

**Designed for** ▶

Single detached dwellings

Rowhouses, but also allows for single-detached, side-by-side and duplex homes.

**Maximum density** ▶

Maximum density of one unit per parcel

75 units per hectare

**Maximum height** ▶

Maximum height of 10.0 meters

Maximum height of 11.0 meters, (8.6 metres within 4.2 meters of adjacent property lines)

**Required parking** ▶

1 stall per unit

1 stall per unit

# EVOLVING COMMUNITIES





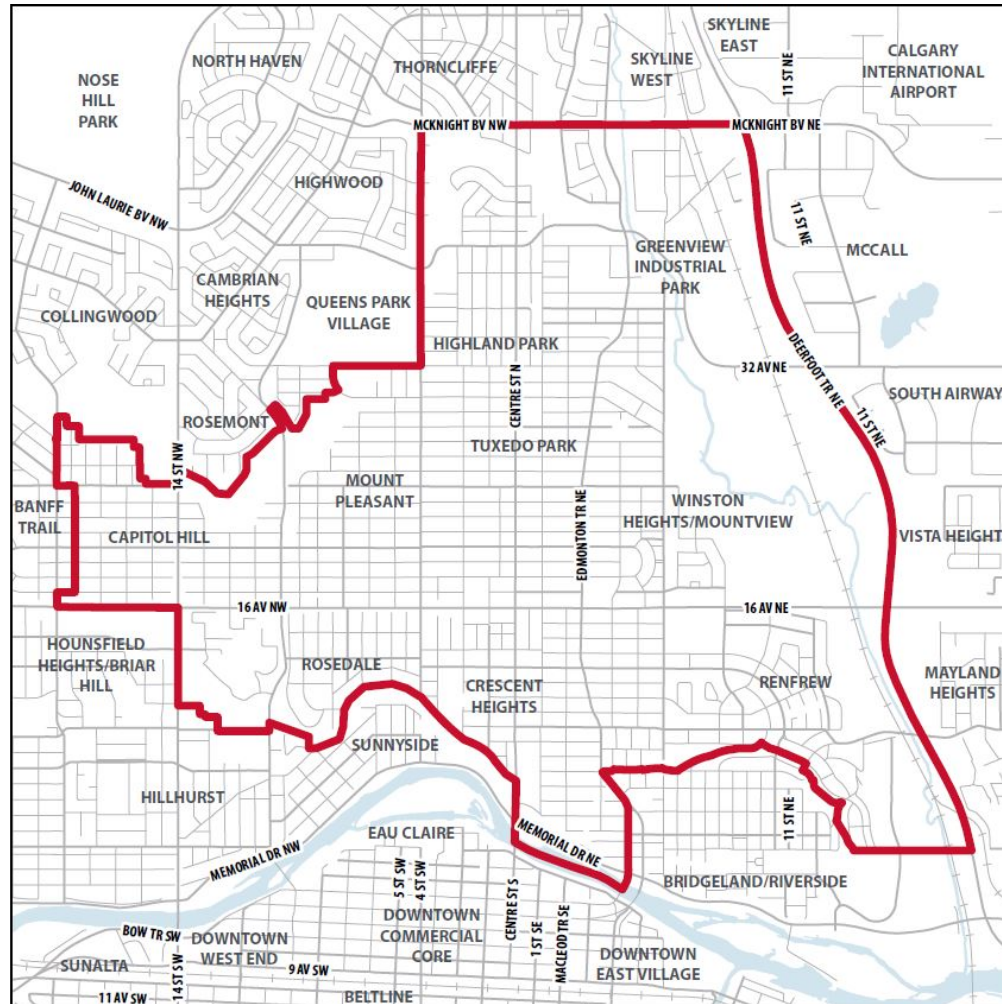


# NORTH HILL COMMUNITIES LOCAL GROWTH PLANNING



# North Hill Communities

## Local Growth Planning



# North Hill Communities

## local growth planning



### DISCOVER & DISCUSS

Learn about the project.  
Share and discuss what  
you love about the area.



### EVALUATE

Explore, evaluate and  
refine key topics.



### IMPLEMENT

Landowners decide if and  
when they want to develop  
or redevelop their land.

### UPDATE & AMEND

Local area plans are amended  
and updated over time as the  
community evolves and  
conditions and circumstances  
in the area change.

WE ARE HERE

PHASE  
1

FALL 2018

PHASE  
2

WINTER 2019

PHASE  
3

SPRING 2019

PHASE  
4

FALL 2019



### ENVISION

Discuss how the area  
could evolve and the future  
vision for growth.



### REALIZE

Create and share the final  
proposed local area plan(s).  
City Council review and decision.

# **North Hill Communities**

## **Local Growth Planning**

### **Local Context Considerations – TODAY**

- **Demographics**
- **Socio-economic consideration**
- **Traffic studies**
- **Cultural considerations**
- **Population increases/decreases (maps)**
- **MAXX**
- **Recent developments**
- **Public engagement about local assets, gems, areas for improvement, etc. taking place now to collect information**

# **North Hill Communities**

## **Local Growth Planning**

### **Local Context Considerations – TOMORROW**

- **Generalized Calgary demographic change considerations**
- **Green Line (increased mobility choices)**
- **Growth Focus Areas: Transit Hubs, Main Streets (4), Neighborhood Activity Centres / nodes**
- **Other projects (Midfield, Highland Park, etc.)**
- **Current public engagement can be captured and used to create a resource for City project teams or developers when potential future projects/developments are being considered within the area (e.g. Rec Centres, upgrades, community improvement projects, private development projects).**

# NORTH HILL COMMUNITIES WORKING GROUP





# OUR PROCESS



# OUR PROCESS

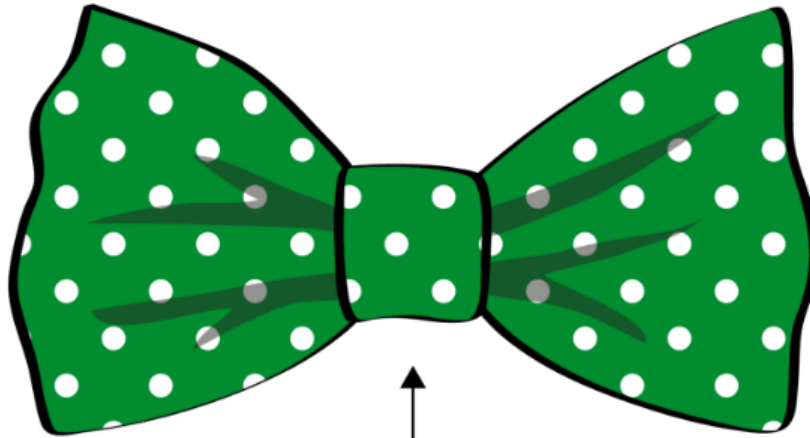
## Step 1. High-Tech

Engage a broad audience,  
determine priorities.



## Step 3. High-Tech

Engage a broad audience,  
gather input on solutions and finalize plans.



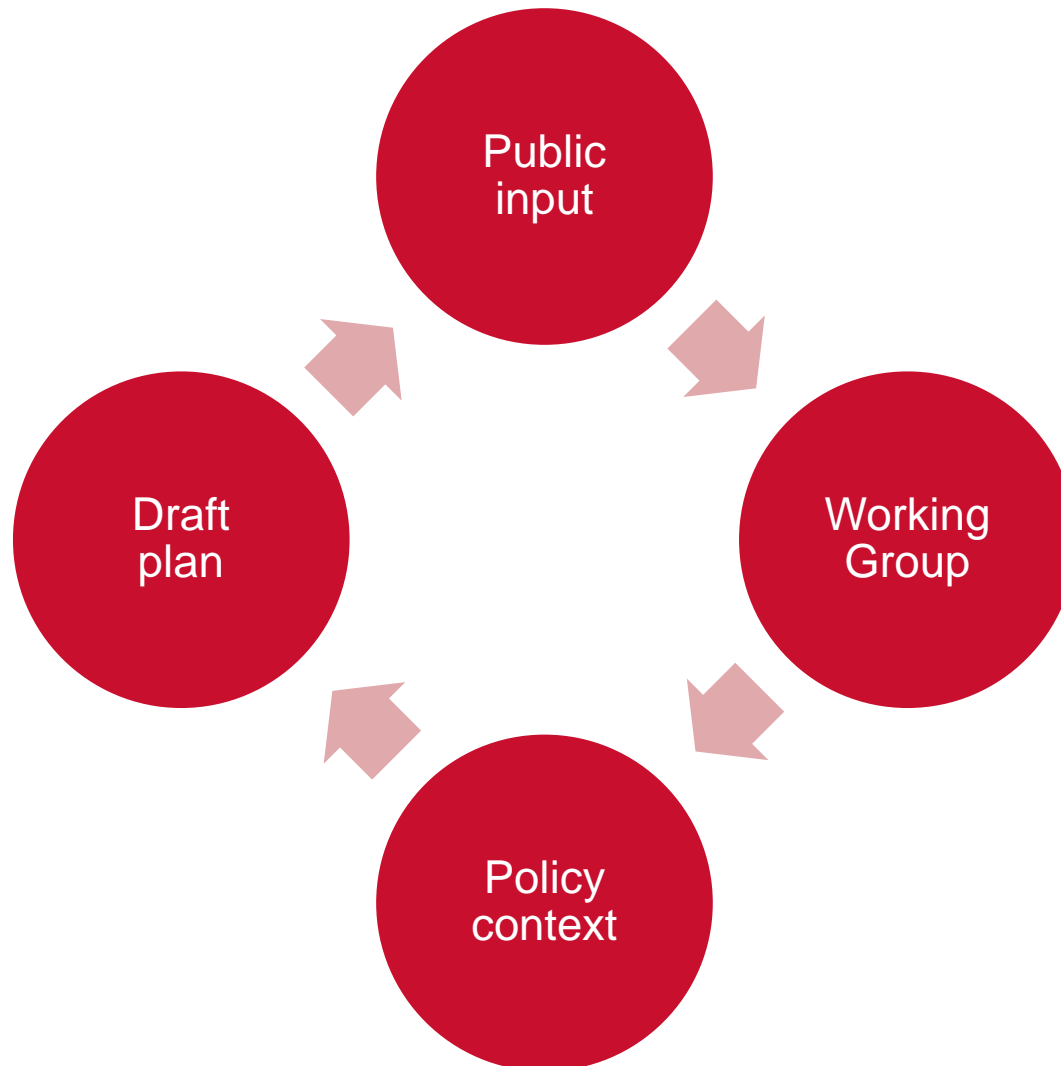
## Step 2. High-Touch

Engage interested stakeholders,  
create solutions based on priorities.





# OUR PROCESS





# **NORTH HILL WORKING GROUP**

## **Timeline, Topics & Touch Points**

**ENVISION**

**EVALUATE**

**REALIZE**

**Session 2**

**Session 3**

**Session 4**

**Session 5**

**Session 6**

**Dec 2018**

**March 2019**

**April 2019**

**June 2019**

**Sept 2019**

**Visioning and  
Core Ideas**

**Opportunities  
& Big Ideas**


**Identifying &  
Prioritizing  
Outcomes**

**Reviewing the  
Draft Plan**

**Reviewing  
Final Plan**

**Working Group Online Space**

# NORTH HILL WORKING GROUP ONLINE SPACE



## North Hill Working Group

An online space accessible to members of the North Hill Working Group.

**[Engage.Calgary.ca/NorthHillWorkingGroup](https://engage.calgary.ca/NorthHillWorkingGroup)**

# OUR COMMITMENTS

**The City of Calgary commits to:**

## **Consult**

- **We will consult with stakeholders to obtain feedback and ensure their input is considered and incorporated to the maximum extent possible.**
- **We will report back on how consultation impacted the decisions and outcomes.**





# **ROLES & RESPONSIBILITIES**

## **Multi-community Stakeholder Working Group**

- **Attend all meetings, review information provided by The City, provide timely feedback and input.**
- **If unable to attend a meeting, an alternate may be assigned to attend on a member's behalf. It is a member's responsibility to ensure their alternate is current on the information required to attend/provide input.**
- **Group membership is on a voluntary basis.**
- **Members must be prepared to work constructively to address areas of mutual interest.**



# ROLES & RESPONSIBILITIES

## Multi-community Stakeholder Working Group

- **Members will provide input on future growth and redevelopment that includes their individual experience and values but that also reflect public good, which is a key factor in the ultimate decisions being made. Individual members' ability to learn about and consider the values and experiences of a wide range of city stakeholders is important.**
- **Group members will follow through on specific tasks as agreed to throughout the project timeframe.**
- **Where possible, members will act as a liaison to their respective stakeholder groups to communicate project information and processes and help collect input.**

# NEXT MEETING

- Date: December 11, 2018
- Time: 6 to 9 p.m.
- Location: Thorncliffe-Greenview Community Association
- Topic: Visioning and Core Ideas
- Pre-work: Homework

# **HOMEWORK – Asset Mapping**

- What: go out into your community and identify assets and liabilities
- How: track your findings through notes, photos, etc. (include location)
- When: due December 5, 2018

Thank You

