



North Hill Communities Working Group

WELCOME

GET A NAME TAG

GET SOME FOOD

**TAKE A LOOK AT SOME OF THE
HOMEWORK SUBMISSIONS AROUND THE
ROOM**

**FIND A TEAM MEMBER FOR ONLINE
TROUBLESHOOTING**



North Hill Working Group
December 11, 2018

Working Group Session 2: Visioning





WELCOME





PROJECT TEAM

Planners

Troy Gonzalez

Kevin Barton

Josh de Jong

Jordan Furness

Engagement

Emma MacIsaac

Mariel Higuerey

Tatianna Ducklow



TODAY'S SESSION

Purpose

- Review the objectives of the project
- Confirm the role of the Working Group
- Validate and prioritize community feedback
- Begin identifying the vision attributes to guide the work as we move forward



AGENDA

1. Welcome
2. Recap
3. Values
4. Improvements

<<BREAK>>

3. Hopes and Fears
4. Visioning
5. Next Steps

<<SESSION ENDS>>



RECAP



Calgary's Municipal Development Plan



Prosperous economy



Compact city



Great communities



Good urban design



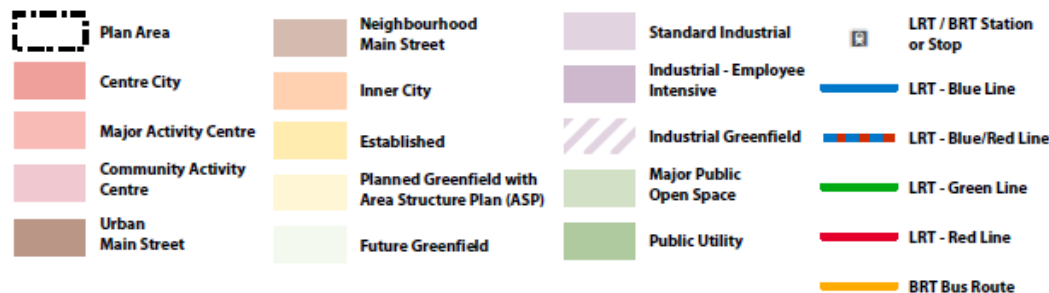
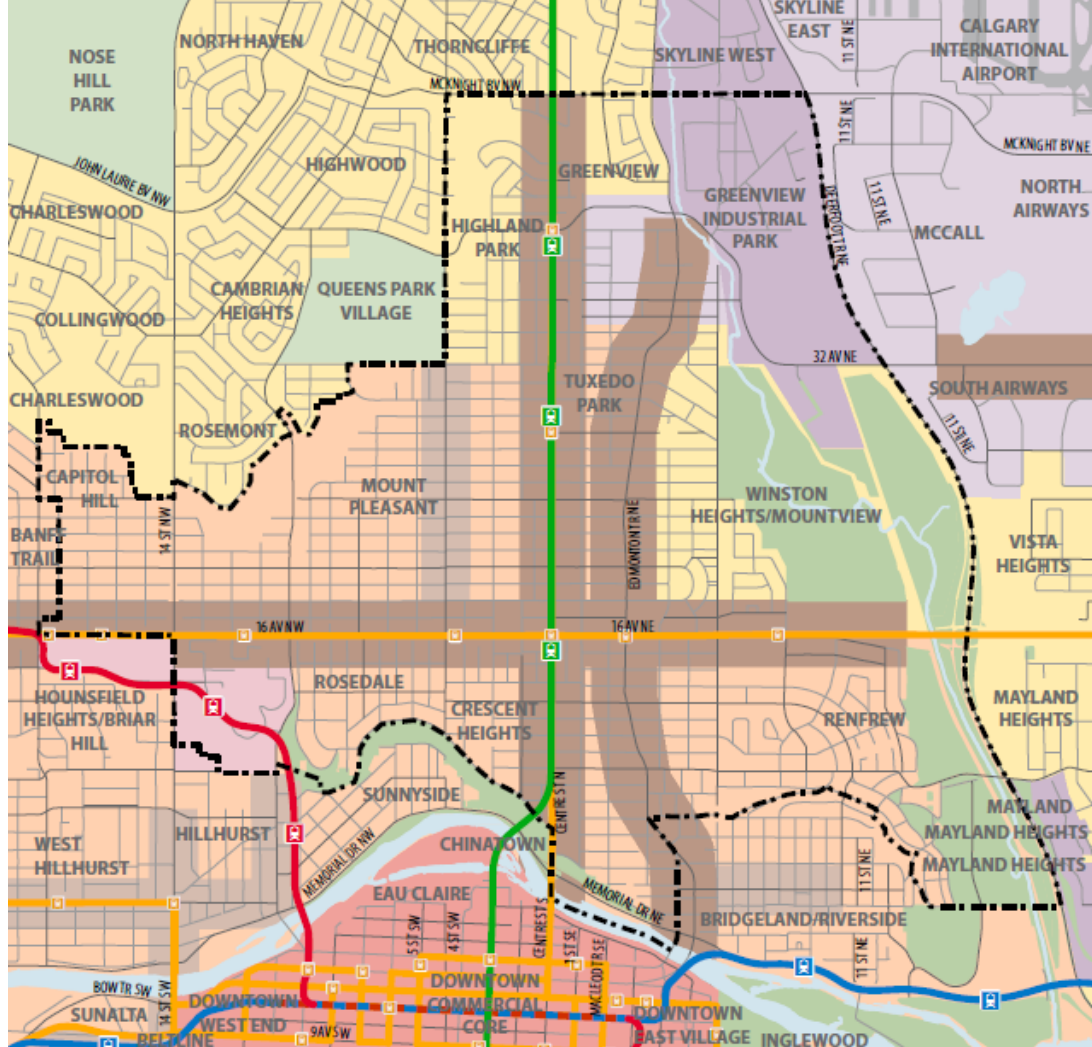
Connecting the city



Greening the city



Managing growth and change



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

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

Local Area Plans



Prosperous economy



Compact city



Great communities



Good urban design



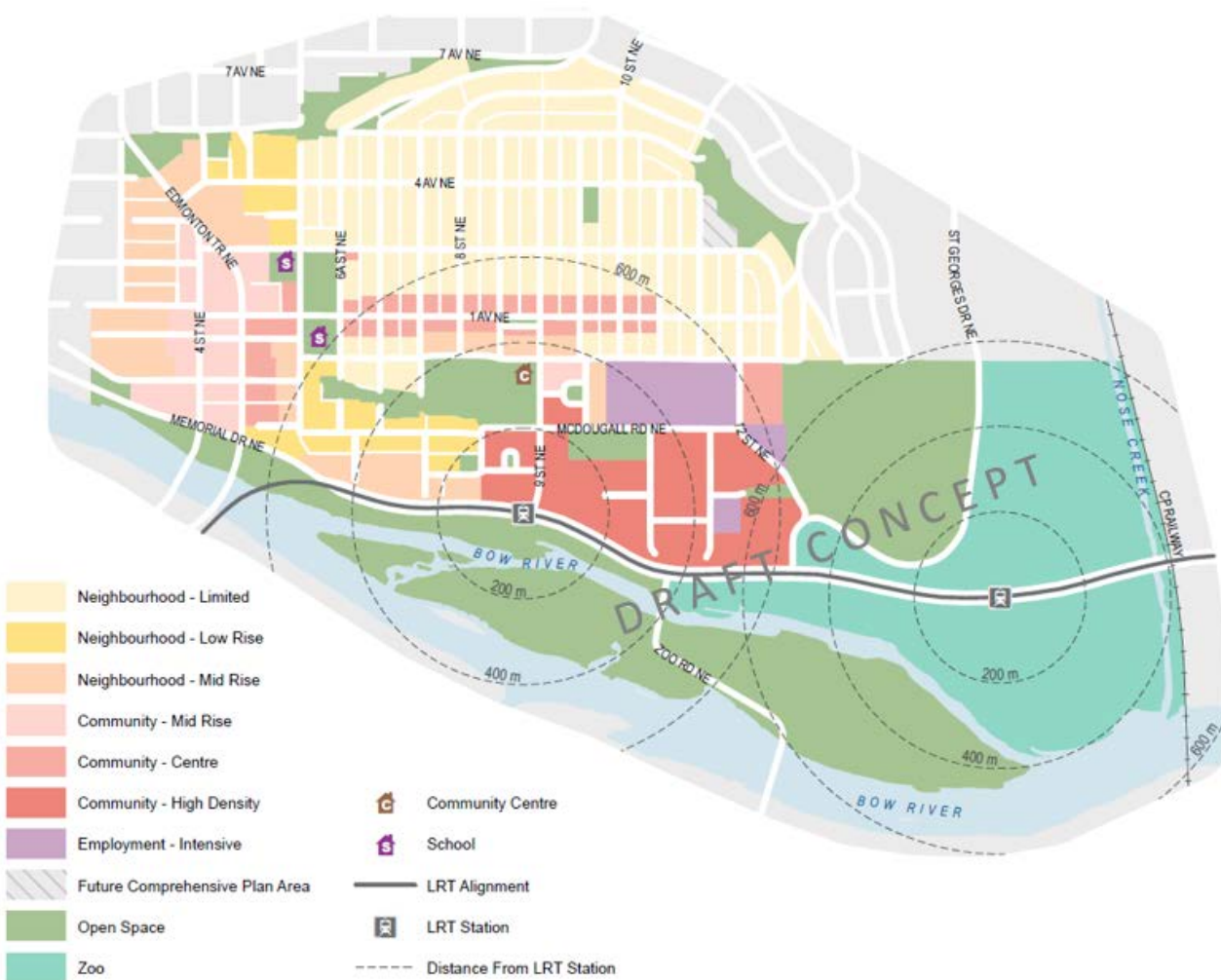
Connecting the city



Greening the city



Managing growth and change



A local area plan CAN:

- ✓ Help guide future development.
- ✓ Convey a long-term vision for the area.
- ✓ Propose a concept for how land could be used or rezoned in the future.
- ✓ Apply Calgary's long-term development goals and targets on a local level.
- ✓ Provide guidance and direction at a site or block-level, based on unique conditions or circumstances in the area.
- ✓ Be updated: it is a living, dynamic document that is meant to be updated as local conditions and circumstances change.

A local area plan **CANNOT:**

- X Make development happen.
- X Regulate on a site-by-site basis.
- X Allocate budget.
- X Include / duplicate policies that exist in other City bylaws, policies, etc.
- X Be considered a set-in-stone contract.

A local area plan **MAY:**

- ☐ Include information about future capital improvements or services necessary to support future development (streets, sewers, public transit, parks, fire halls, schools and community centres).

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?



OUR PROCESS

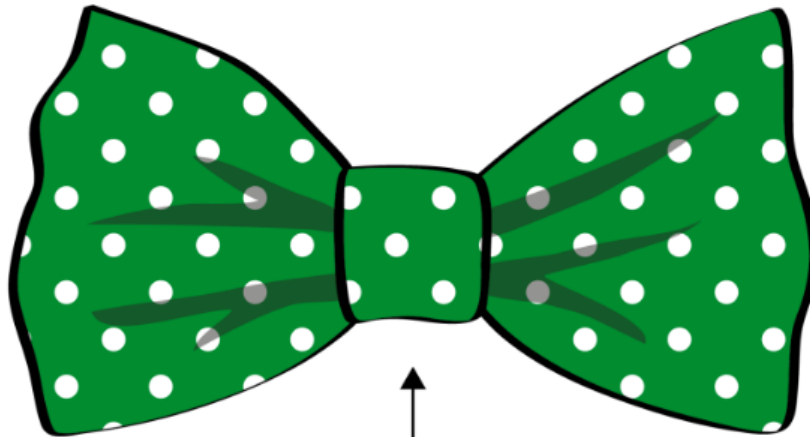
Step 1. High-Tech

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



VALUES



WHAT WE HEARD

Transportation Choices/Accessibility

- Only 15 minute walk to Eau Claire and Stephen Ave
- Love walking/biking to downtown, parks, gyms, library, access to shopping
- Easy access to Deerfoot, 16th Ave & airport
- Proximity to main transportation corridors
- Many routes whether run/walk/bike or drive
- Get downtown by car or transit

Transit Service Network

- Green line LRT coming
- Excellent transit services
- Wish there was better transit to Mount Pleasant Community Centre

WHAT WE HEARD

Neighbourhood Character

- Neighbourhood feel
- No two houses look the same
- Love neighbours and local businesses
- Everyone talks to each other at the dog park and is friendly
- Each neighbourhood has its own feel
- Feel very at home
- Don't want to see smaller homes replaced by huge unfriendly houses

Parks/Open Spaces/ Outdoor Recreation

- Best views of the city and beautiful tree-lined streets
- Former mountain views are now obscured by tree growth - a fair trade
- So close to off leash dog parks
- Should celebrate all amazing green spaces more
- Amazing trees

WHAT WE HEARD

Amenities/Local

Businesses/Activity Centres

- Centre St and Edmonton Tr have went under improvements to become trendy areas to eat
- Keeping up with latest culinary trends
- Edm Tr food scene is booming with classics and new amazing restaurants
- Lots of local, small businesses

Longevity

- Lived here 50 years
- Husband was born and raised in the house we live in
- Lived here 11 years and happy to see more young families moving into the area
- Lived in numerous areas over the years in North Hill area

WHAT WE HEARD

Community Services & Activities

- Love community centres, art centres, local schools, pools, gyms, libraries
- Community centre has so many activities
- Love the Renfrew pool
- Love the Thorncliffe pool/gym/library
- Mount Pleasant Art Centre

Future Changes (Fears & Excitement)

- Would love to allow subdividing lots back and front or pork chopping to increase density
- Having more residents in the area will bring more vibrancy, help our local businesses thrive, and make sure that schools stay open and well enrolled
- Should be enough homes for everyone not just those with money
- Rec centre updates needed



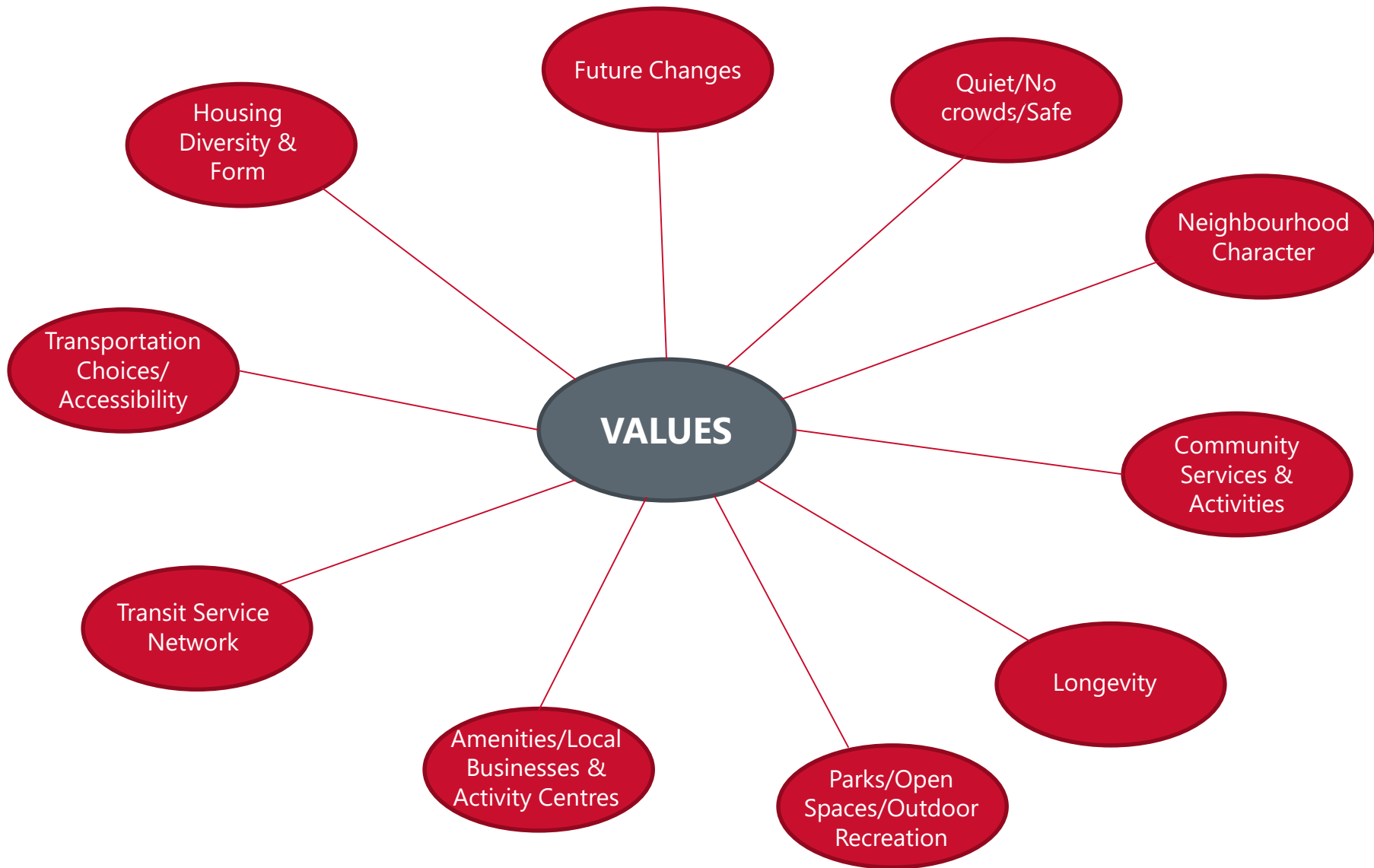
WHAT WE HEARD

Housing Diversity & Form

- No two houses look the same
- Lots are large enough to support laneway suites , increasing density while protecting historic architecture
- Love the full size lot for gardening and patio
- I like the increased density resulting from replacing bungalows with duplex infills
- Housing options for every stage of life

Noise/Safety

- Quiet and feels away from traffic
- Hills and natural areas make you feel like you're outside the city
- Away from flood areas
- Nice to live above smog





IMPROVEMENTS



WHAT WE HEARD

Attainable Housing

- Home prices are driving out renters and families
- People are being priced out of the community due to the type of development being allowed

Environment Conservation & Protection

- Preserve the environment with development
- More trees
- Tree and rain gardens are assets
- Better bylaws to protect healthy trees from bulldozers when old houses come down
- Losing green space and trees around home

WHAT WE HEARD

Amenities Development

- A local grocery store that people could walk to would promote lifestyle
- More development with retail below and residential above
- Need more small retail/coffee dining areas
- More amenities in green areas
- Building more indoor rec facilities but parks, diamonds, pitches are not maintained

Residential Development

- There are too many vacant lots on the north side of 16th Avenue
- Ecologically conscious development
- Don't allow full lot housing
- Do not allow for anything more than R2 on single lots
- More high-rise buildings for seniors and even shopping
- Allow secondary suites
- Build garages into homes for more green space



WHAT WE HEARD

Accessibility/Walkability/Bikeability

- Walking to stores would encourage active living
- Sidewalks need improvement
- Support recreation for a growing population
- Making the areas near shops and restaurants safer and more comfortable to walk to support local business
- Prioritize Edmonton Trail to be pedestrian friendly
- Leave cars behind

Character

- Beautification projects would help
- Public art, flowers & neighbourhood banners would give more character
- Some of the infill architecture is becoming very "cookie-cutter"
- Allow secondary suites and laneway housing to increase densification without destroying character

WHAT WE HEARD

Improving Security & Safety

- More violence as more transient renter population
- Back alley prowling is a concern
- Develop announcements to discourage social disorders and enforce bylaws in public space
- Report crime in progress is the best way to discourage these behaviours
- Community is short of active police and bylaw enforcement

Traffic & Street Improvements

- Centre St and Edmonton Tr are so busy with cars does not promote walking
- Traffic and travel times have gotten worse
- Would like speeds to be reduced
- East-West connections need to be improved for quality of life
- De-designate Edmonton Trail and Centre Street as "Transportation Corridors"
- Why put bikes and cars on the same road – safety concern

WHAT WE HEARD

Transit Development

- Transit bus needed to connect Renfrew, Bridgeland, Inglewood and Ramsay
- R2 zoning near major transit hubs is not aligned with transit-orientated development and density
- The Green Line needs to be built but hopefully it runs underground all the way to Beddington
- Commuter rail for outer suburbs so traffic from far away won't clog the streets

Community Education Promotion

- Sense of entitlement from rich people in community
- There is a lot of tension between older homeowners and new infills
- Teach my neighbours what growth planning is and that it is not things like parking and removing snow



WHAT WE HEARD

Responsible Construction/ Development

- Please have developers take more responsibility for all aspects of building in such close proximity, they must clean up after themselves
- Have developers notify block of impending demolition so we can protect ourselves from asbestos and airborne contaminants
- Have a better plan to fix roads they tear up when hooking up to utilities

Area Upkeep

- Better snow removal would be great
- 'Slum lords" who rent out older housing and don't keep their properties in good repair
- More thought should be given to overall design of 16th Ave, it is an eyesore in its current state & many buildings are decrepit
- We fail to properly maintain parks, diamonds, pitches etc.

WHAT WE HEARD

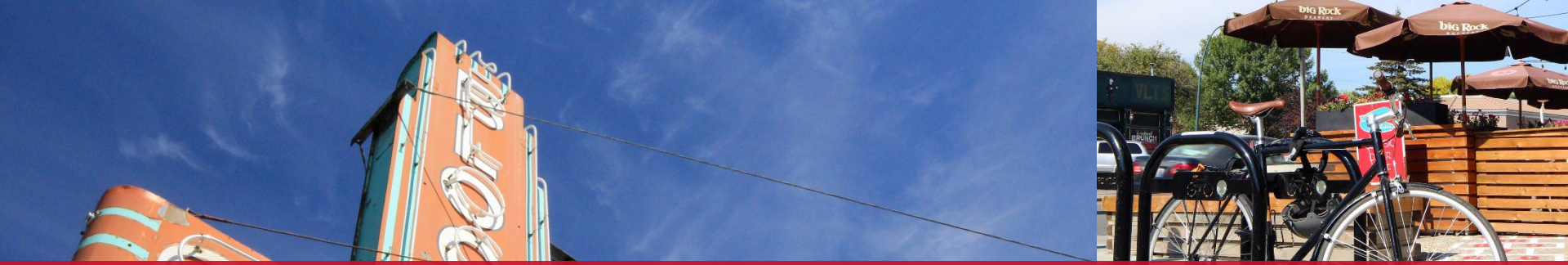
Property Tax Incentives

- From a property tax perspective, there is no incentive to re-develop. I built new = 6x property taxes for the same service level from City
- City should lower mill rates, these old houses have paid more than their fair share

Parking Requirements/ Regulations

- Require parking with new builds
- Additional parking spaces to support local businesses
- Adding more, 4 condos in one block is causing parking issues as everyone has at least two vehicles
- On-street parking is being abused all over. More permits should be allocated to decrease the amount of non-resident cars on the streets





HOPES & FEARS



WHAT WE HEARD

Character/ Community

- I hope Crescent Heights becomes a more vibrant, unique neighbourhood with character and sense of community
- Hoping for constructive conversations that bring forward valuable ideas
- Improve community cohesion
- Better sense of community

Character/ Aesthetic

- Afraid communities will look like every other bland suburb or concrete glass jungle
- Loss of those homes that have defined our neighbourhood
- There needs to be an incentive for a variety of designs - especially for single and semi infills
- McMansions are not increasing density and ruining the historic feel

WHAT WE HEARD

Affordability

- You need young families to move in if you want your community to be sustainable into the future. Populations have been decreasing in these older neighbourhoods and land values are too high and no one can afford the older big homes on huge lots
- More families and people means more amenities and services in the future and I think that leads to a more exciting place that I would want to live in

Cost/Taxes

- Redevelopment may be done to the benefit of the wealthy
- Taxes are outrageous
- City's finances will be strained, even with appropriate off-site levies in place
- Overdevelopment will price out the many locally owned shops and homes, replacing them with big business chains, apartments and mansions no one can afford

WHAT WE HEARD

Community building

- Really hope here is a chance for place making and community activation
- Fun pop ups that introduce neighbours

Decisions not based on community input

- Consulting on a North line LRT and then giving it to the South
- allowing game changing density increases while not dealing with the already lacking green space and frustrating traffic issues
- The City consults to just say it does and then goes about doing what they want with no regards to the present community

WHAT WE HEARD

Environment/ Trees

- Trees are a huge component in making a neighbourhood appealing
- I hope we can retain (and add!) trees to private and public property
- The urban canopy is to be treasured for these mature communities
- Protect and preserve public trees, and encourage new planting on private/ redeveloped lots

Environment/ Loss of Trees & Yards

- Massive new builds leave no room for all the big mature trees and green spaces (and the older houses)
- All greenery will be gone and communities will look like every other bland suburb
- Redevelopment will chop down trees and remove birds, squirrels, rabbits etc.



WHAT WE HEARD

Density/ Development

- Game changing density brings more tax revenue
- We need more people in our area to help justify the need for more transit services
- More densification makes for urban interestingness
- Laneway suites should be encouraged to increase density while keeping historic homes at the time.

Density/ Development

- New development has occurred without interference from the city
- New neighbours are coming in and ruining the aspects residents bought in these areas in the first place
- In many ways I feel like I am being pushed out of the place that I love
- People will resist densification, put own feelings ahead of community and environmental benefits



WHAT WE HEARD

Transportation Development/ Accessibility

- Wish there was more Jane Jacobs style visions and less car-orientated development
- The less people want to drive, the more they will take transit or bike and then these modes will be forced to be better-funded and effective
- Connect the bike infrastructure and put priority on everything other than cars
- Green Line gets developed quickly and without too much interruption and improve

Transportation Development/ Accessibility

- Center Street is an important and almost efficient corridor. LRT congestion could jeopardize this
- The HOV lane was not designed as such and does not function well
- City design is for car only

WHAT WE HEARD

Traffic/ Parking

- The less people want to drive, the more they will take transit or bike and then these modes will be forced to be better-funded and effective
- I support secondary suites, but only if parking provisions have been made - parking pads (the green type preferably), not expect the street to have cope with all the extra vehicles]
- Traffic calming measures

Traffic/ Parking

- Desire for easy driving and parking will keep making Calgary slow in progressing towards being a truly enjoyable place to live
- Increased density on major roads means more traffic and noise
- Speed is too high in some residential areas as cars cut through

WHAT WE HEARD

Amenities/ Business Development

- Redevelopment provides more option for leisure, and entertainment close to home
- More families and people means more amenities and services in the future
- Amenities for the community residents like space for cafes, recreational activities (other than massage parlours), restaurants, shopping, grocery, convenience, childrens play groups, etc.

Amenities/ Business Development

- Not PayDay loan shops
- Creep of businesses onto residential streets
- Not many amenities besides massage parlours currently

WHAT WE HEARD

Mistrust

- I hope the city doesn't screw up yet again. Let's see...the Highland golf course redevelopment mess
- Having been in this area since the 1970's I have seen many alliterations and hope that this time it can be done right although I doubt it

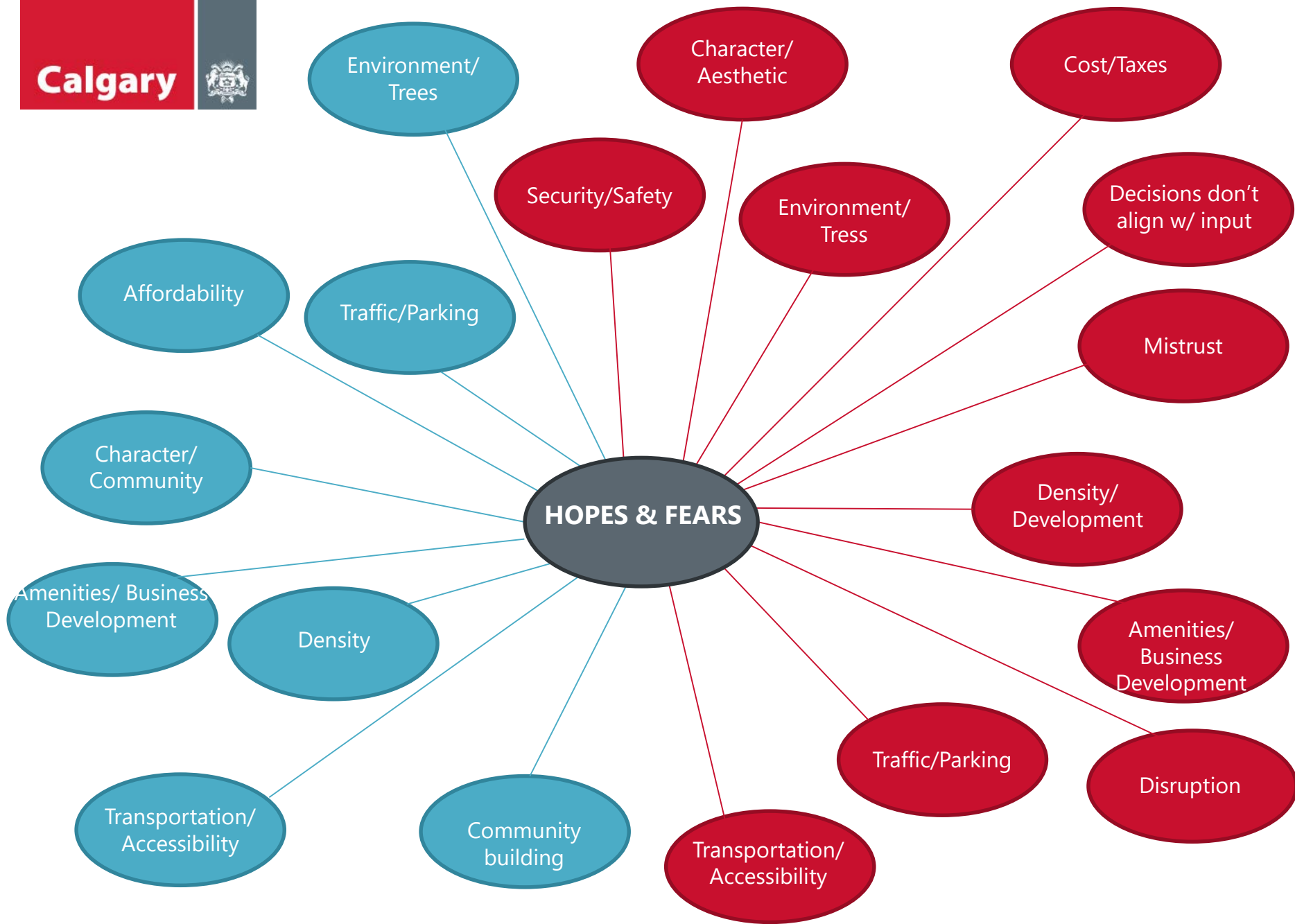
Security

- I worry that crime will increase in the area
- Concerns over more people wandering up from downtown and committing break ins
- Low income or subsidized housing of any kind could move in. We don't want anything here that would increase crime or cause discomfort in our community

WHAT WE HEARD

Disruption

- My fear is the lack of robust bylaws to protect residents from noise.
- Noise is my biggest worry: one person playing thumping music or letting their dog bark incessantly can make life intolerable for all the surrounding residents and the existing bylaws don't provide any protection
- Construction crews have a lack of respect



VISIONING



VISION

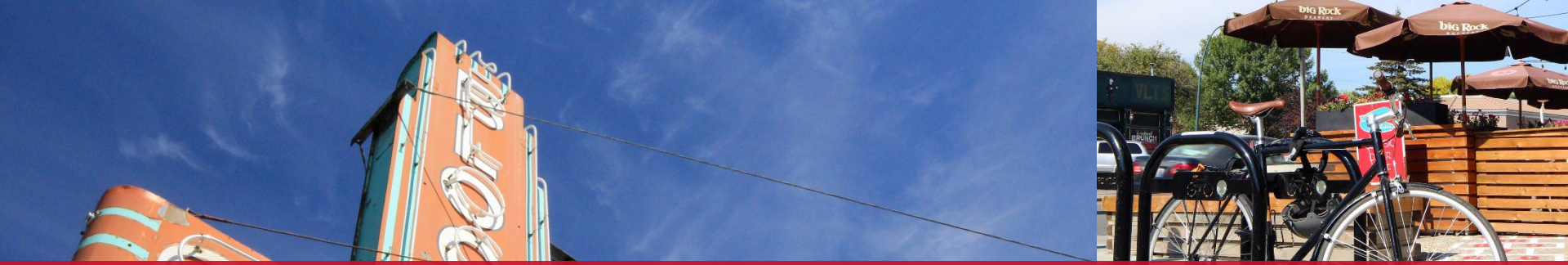
What is a vision statement?

- It is a guidance tool for growth and change.
- It is made up of aspirations for the future.
- It tells us how to change by identifying what we want to become.

What are attributes?

- They are qualities or features regarded as a characteristic or inherent part of something.

These will help us evaluate concepts and ideas as we move forward in the project



NEXT STEPS



Calgary



THANK YOU

