**North Hill Communities
Working Group**
October 23, 2019
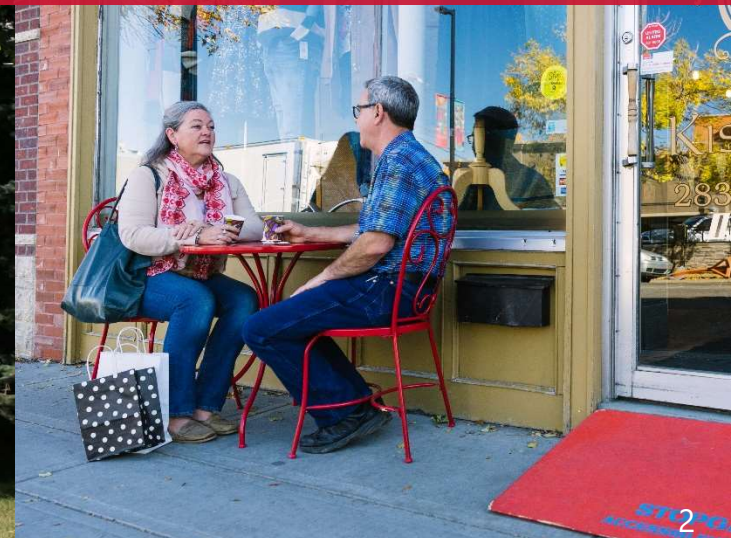
# Working Group Session 6: Draft Plan

# PROJECT TEAM

**Planners**

**Troy Gonzalez**
**Josh de Jong**
**Jillian Geen**
**Kevin Barton**
**Brandon Silver**
**Jennifer Maximattis-White**
**Ian Harper**
**Stephen Pearce**
**David Mahalek**
**Desmond Bliek**
**Lesley Kalmakoff**
**Marcus Paterson**

**Engagement**

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

# TODAY'S SESSION

Purpose

- **Review and discuss the draft plan, maps and policies.**

- **Have focused discussions and provide input on development related policies of the plan (Chapter 2) where growth opportunities have been identified.**

- **Discuss and identify goals and objectives for supporting growth vision as well as implementation actions (Chapter 3).**
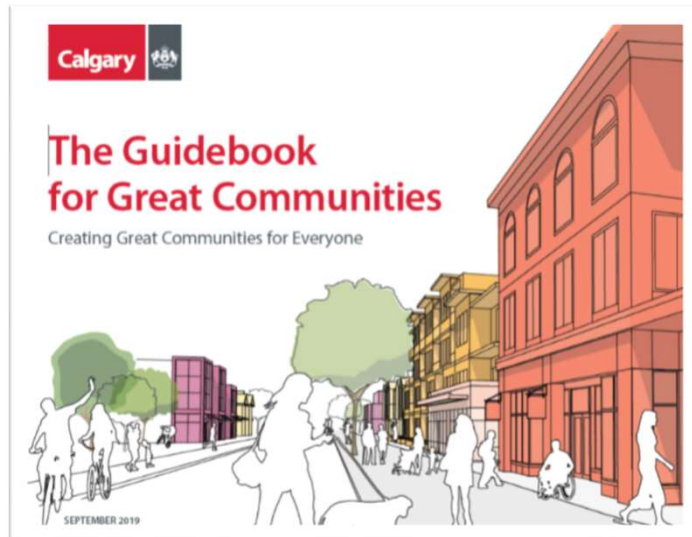
# AGENDA

1. **Presentation**

    – **Overview of the Guidebook and Draft Plan**

    – **Tonight's Activities**
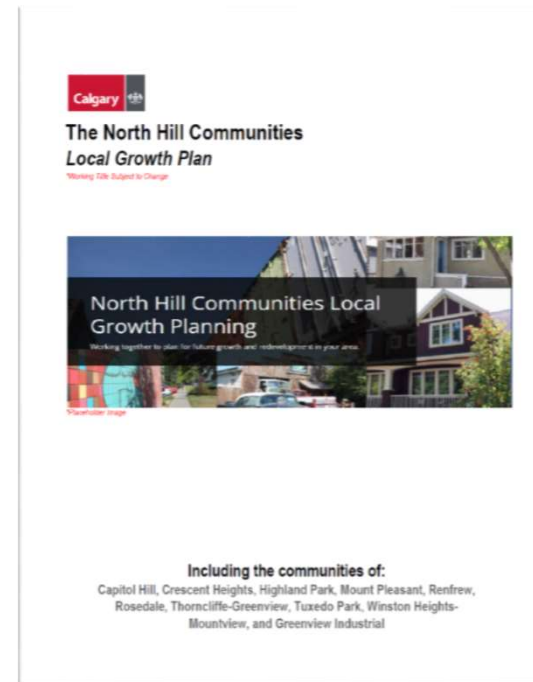
    – **Established Areas Growth and Change Strategy**

    – **Q&A**

2. **Station Rotations**

3. **Wrap up and Next Steps**

# GUIDEBOOK AND DRAFT PLAN



The Guidebook for Great Communities
Creating Great Communities for Everyone
SEPTEMBER 2019

The North Hill Communities
Local Growth Plan

North Hill Communities Local Growth Planning

Including the communities of:
Capitol Hill, Crescent Heights, Highland Park, Mount Pleasant, Renfrew, Rosedale, Thorncliffe-Greenview, Tuxedo Park, Winston Heights-Mountview, and Greenview Industrial
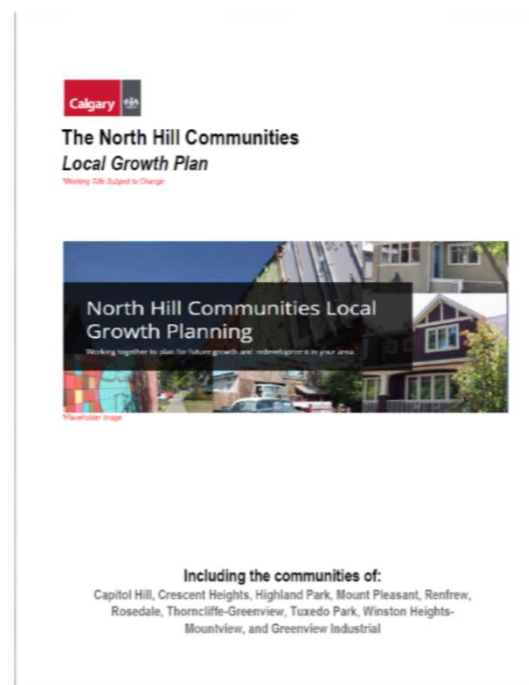
- Urban form categories
- Building scale
- Common policies

- Growth vision for local area
- Local specific policies
- Goals, objectives for supporting growth

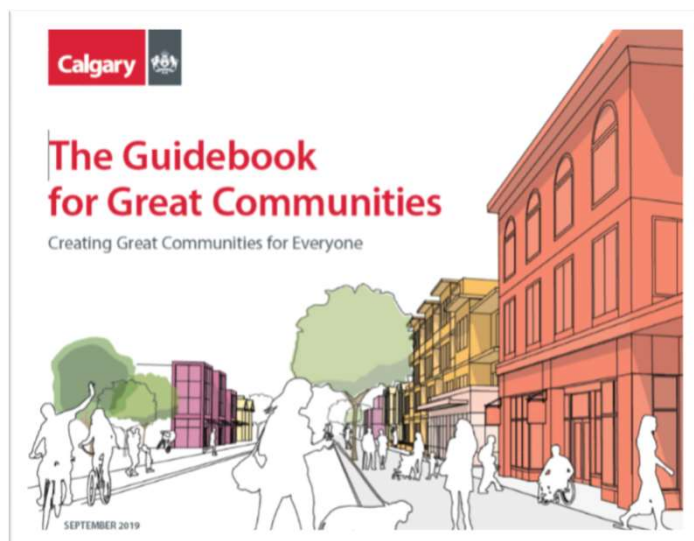- Urban form categories
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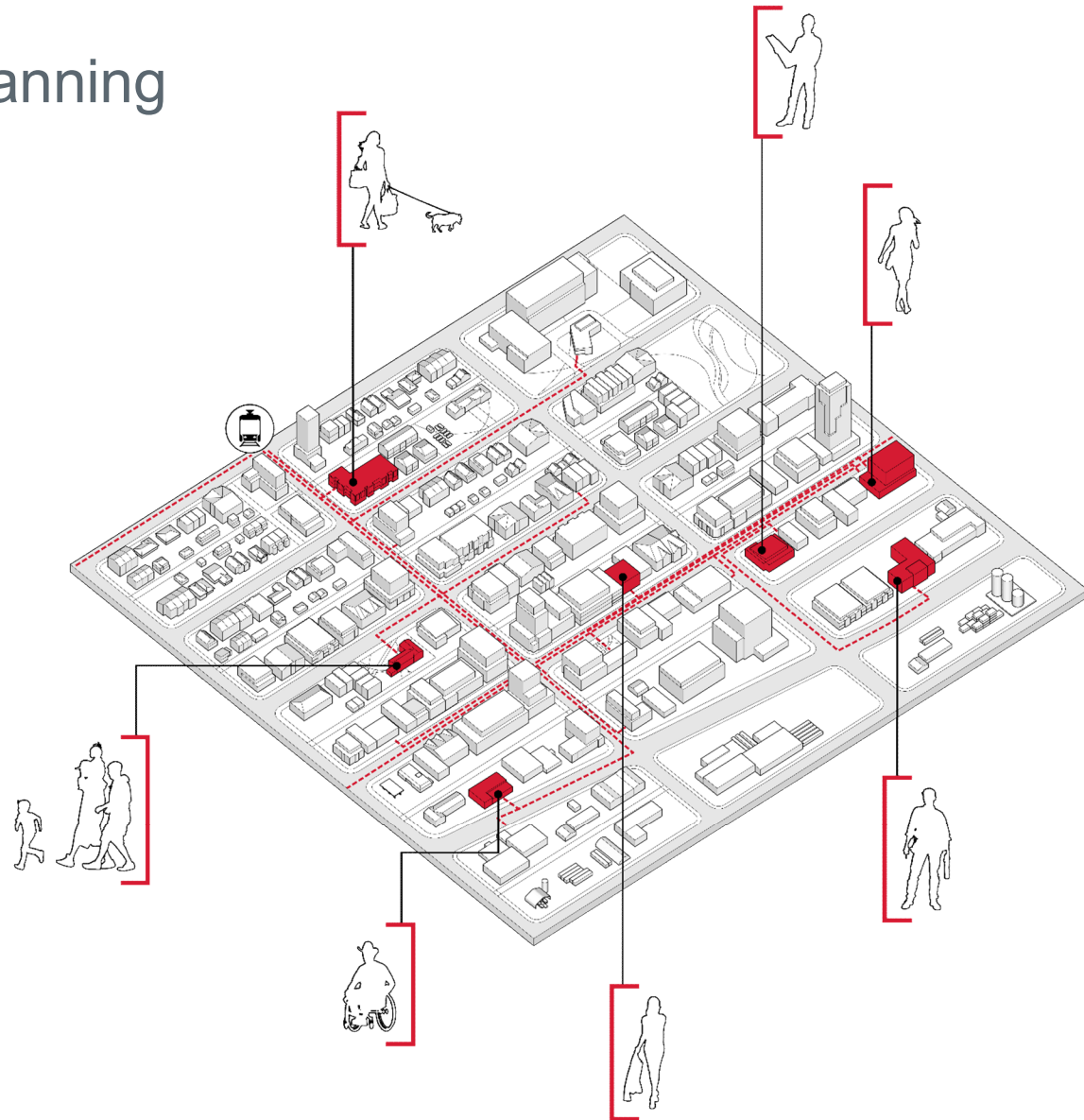- Goals, objectives for supporting growth

People-centred planning

Community activity



Activity Level: High

Activity Level: Moderate

Activity Level: Low

Activity Level: Low

Activity Level: High

Activity Level:

Highest

Moderate

Lowest
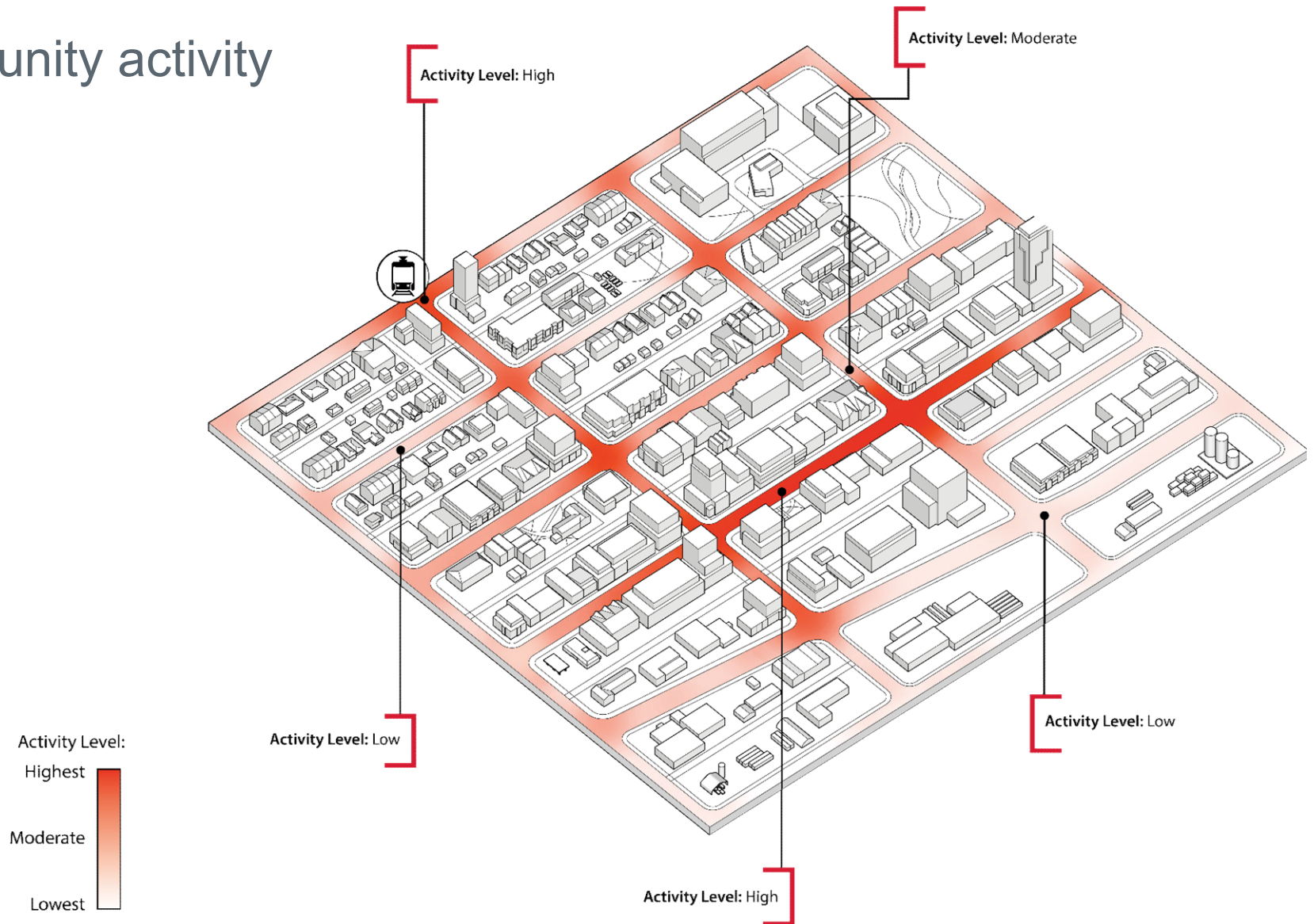
Purpose, functions, and urban form categories



Potential Urban Forms: Neighbourhood Commercial Major and Neighbourhood Housing Major

Potential Urban Form: Neighbourhood Commercial Minor

Potential Urban Form: Industrial Core General

Potential Urban Form: Neighbourhood Housing Local

Potential Urban Form: Neighbourhood Commercial Major
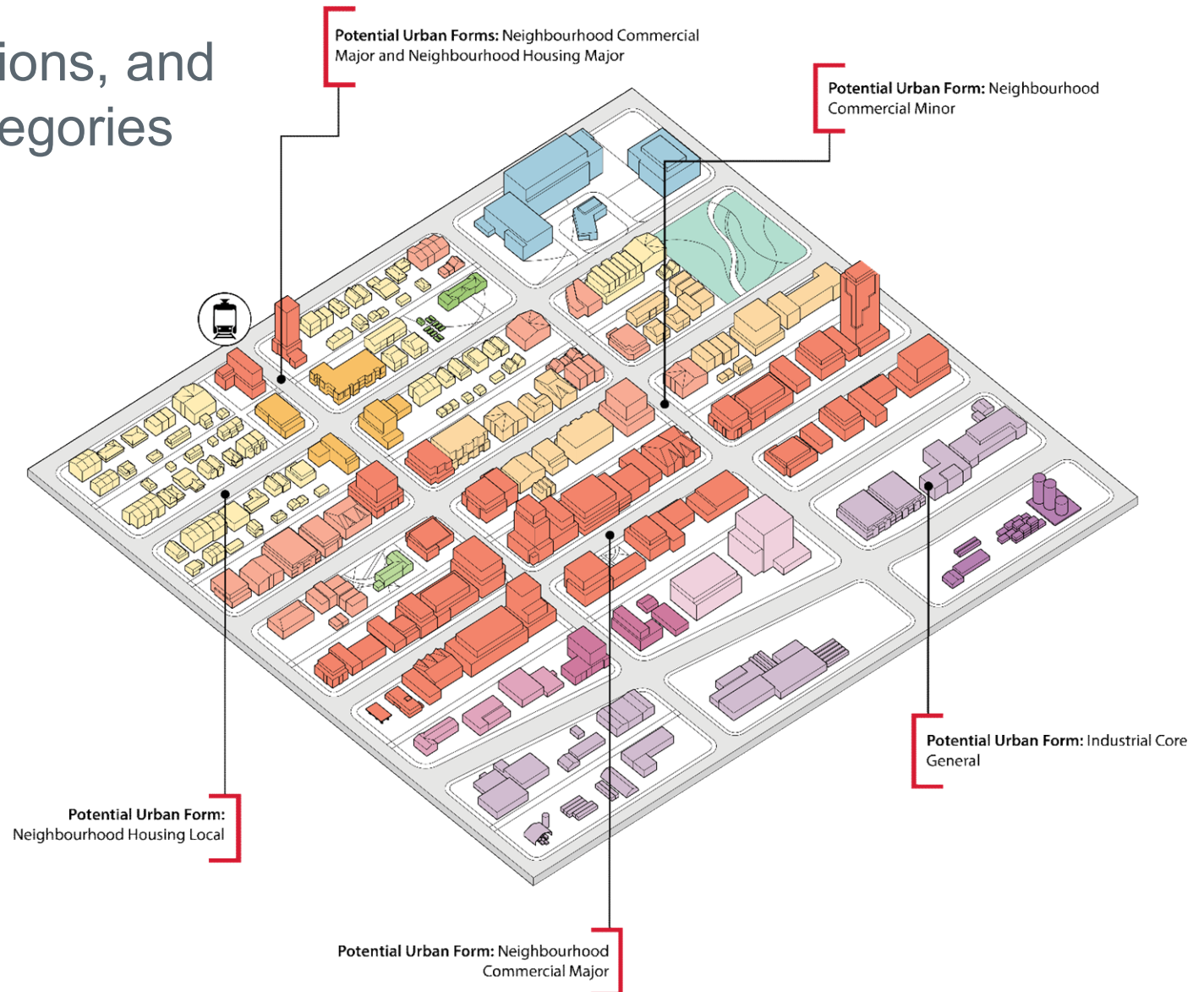
# THE GUIDEBOOK

**Chapters**

**1** **Introduction**
Great Communities
for Everyone

**2** **Planning**
Great Communities
for Everyone

**3** **Building**
Great Communities
for Everyone

**4** **Tools for**
Great Communities
for Everyone

**Overview**

Introduces the principles
and goals for great
communities for everyone.

Describes the elements
of a community and how
they connect and provides
a structure for community
evolution to guide future
growth and change.

Provides **built form**,
development and general
policies that guide building
great communities.

Outlines the process for
implementing optional
policy tools and the
legal framework for the
Guidebook.

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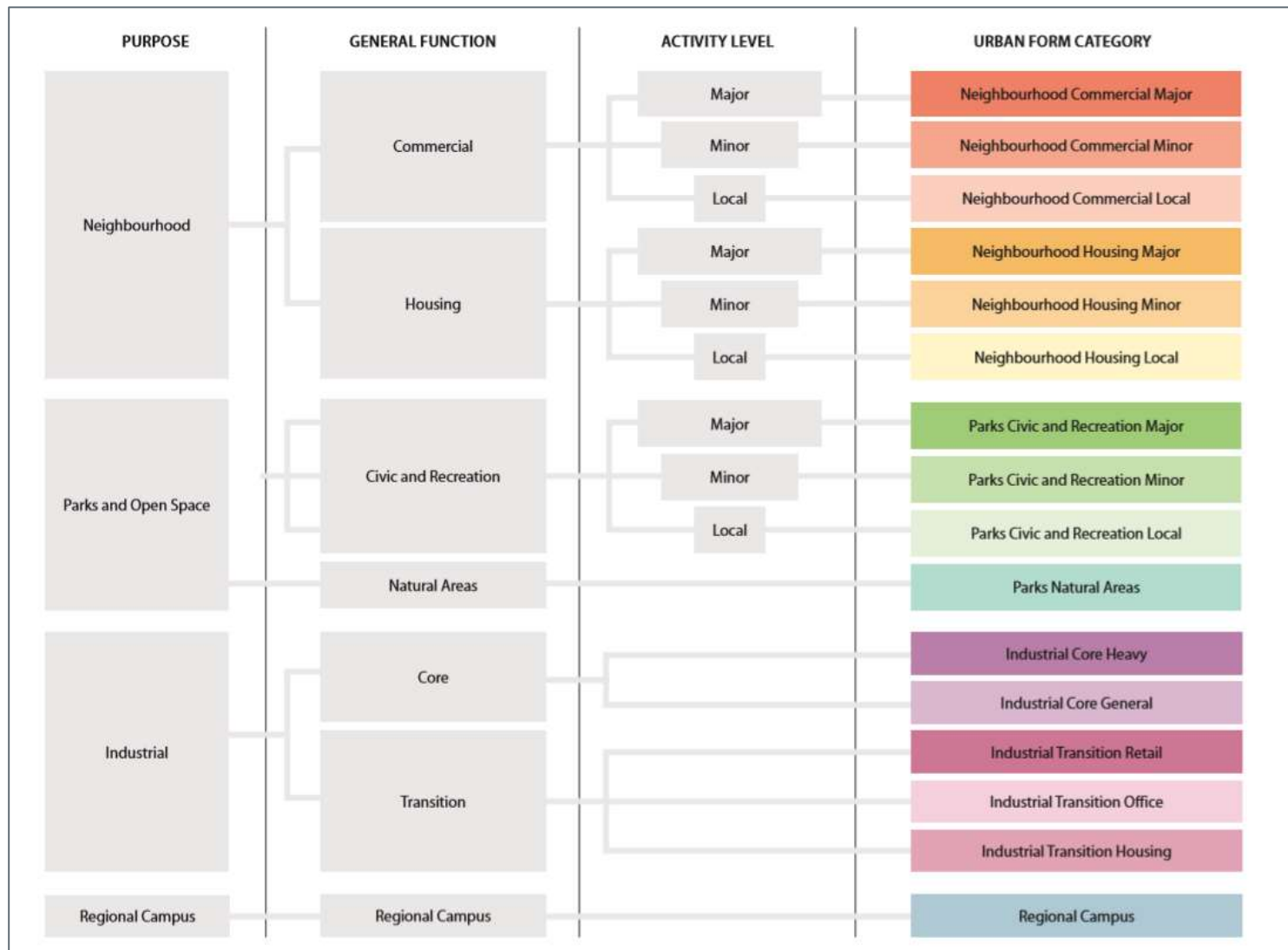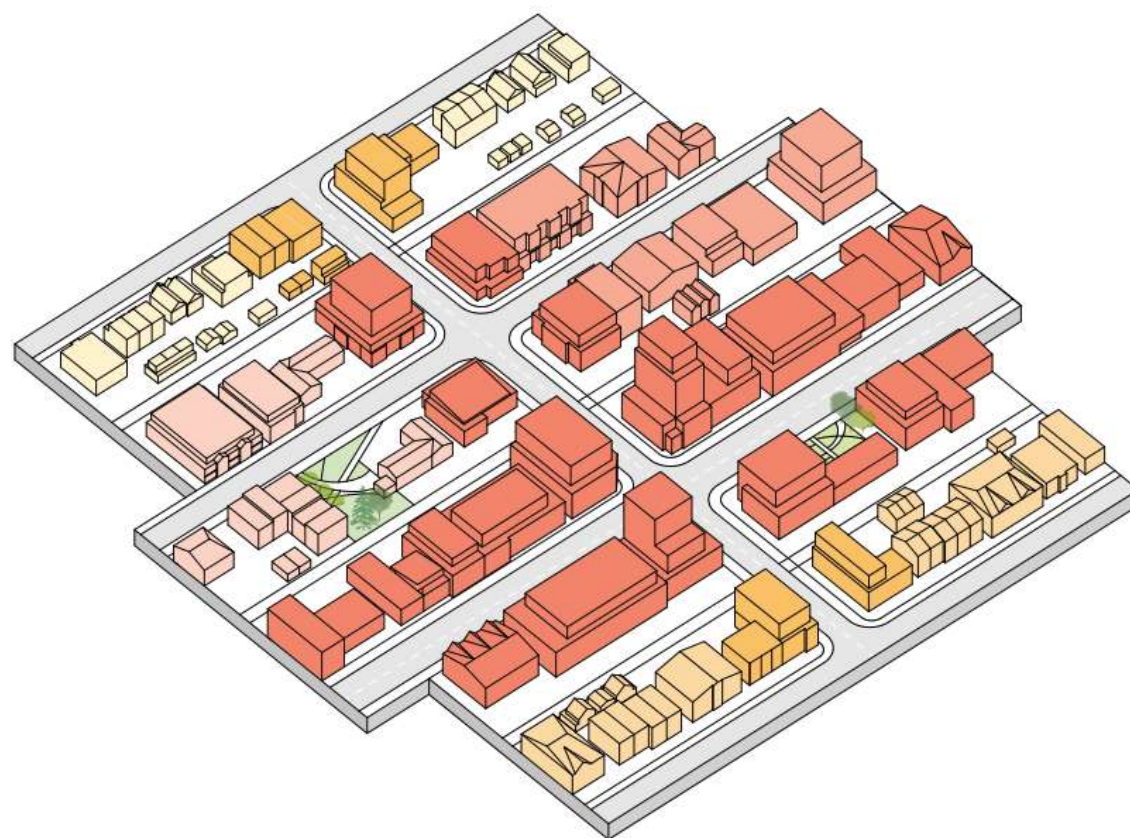Guidebook.

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# THE GUIDEBOOK

## Urban Form Classification System



| PURPOSE | GENERAL FUNCTION | ACTIVITY LEVEL | URBAN FORM CATEGORY |
|---|---|---|---|
| Neighbourhood | Commercial | Major | Neighbourhood Commercial Major |
| | | Minor | Neighbourhood Commercial Minor |
| | | Local | Neighbourhood Commercial Local |
| | Housing | Major | Neighbourhood Housing Major |
| | | Minor | Neighbourhood Housing Minor |
| | | Local | Neighbourhood Housing Local |
| Parks and Open Space | Civic and Recreation | Major | Parks Civic and Recreation Major |
| | | Minor | Parks Civic and Recreation Minor |
| | | Local | Parks Civic and Recreation Local |
| | Natural Areas | | Parks Natural Areas |
| Industrial | Core | | Industrial Core Heavy |
| | | | Industrial Core General |
| | Transition | | Industrial Transition Retail |
| | | | Industrial Transition Office |
| | | | Industrial Transition Housing |
| Regional Campus | Regional Campus | | Regional Campus |

# THE GUIDEBOOK

Urban Form Classification System



Figure 5: Neighbourhood Purpose Urban Form Categories

**Commercial General Function**
- Neighbourhood Commercial Major
- Neighbourhood Commercial Minor
- Neighbourhood Commercial Local

**Housing General Function**
- Neighbourhood Housing Major
- Neighbourhood Housing Minor
- Neighbourhood Housing Local

## Policy Modifiers

### ① Active Frontage

The Active Frontage policy modifier identifies commercial locations that have the highest activity, and require **active uses** that promote lots of **pedestrian** traffic in and out of buildings and along the street.

### ② Commercial Flex

The Commercial Flex policy modifier identifies areas that have potential for higher street-level activity, but where **active uses** are not supported by the market in the short-term.

### ③ Commercial Cluster

The Commercial Cluster policy modifier identifies places within housing focused areas for clusters of commercial activities that serve the local population.

### ④ Parks and Open Space Frontage

The Parks and Open Space Frontage policy modifier identifies locations where the activities on a site should be integrated across the edge of an abutting public open space or park.

### ⑤ Vehicle-Oriented

The Vehicle-Oriented policy modifier identifies locations where vehicle-focused functions may be located, such as gas bars, drive-through, vehicle repair and maintenance and car washes.

### ⑥ Comprehensive Development Site

The Comprehensive Development Site policy modifier identifies and provides direction for sites that have comprehensive developments that are anticipated to persist into the future, where private **infrastructure** serves a public or semi-public purpose, such as regional malls or commercial centres.

### ⑦ Future Planning

The Future Planning policy modifier identifies sites that warrant future planning at a later stage and are 1.0 hectare or larger.

These are large sites where the existing use is not likely to continue in the future and where undetermined redevelopment on the site will need to be integrated into the neighbourhood with new public or private **infrastructure**.

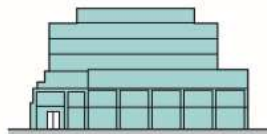## North Hill Communities – Urban Form Map

## Scale Modifiers



**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).
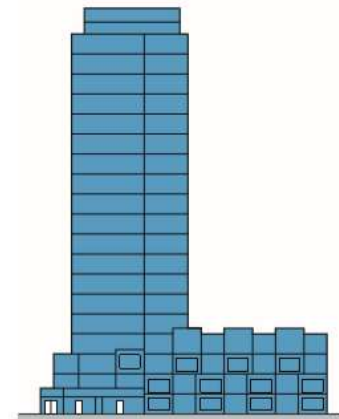
**Low**

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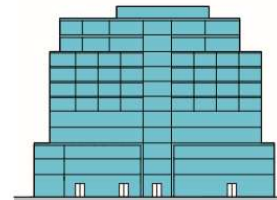
**Mid**

- 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.
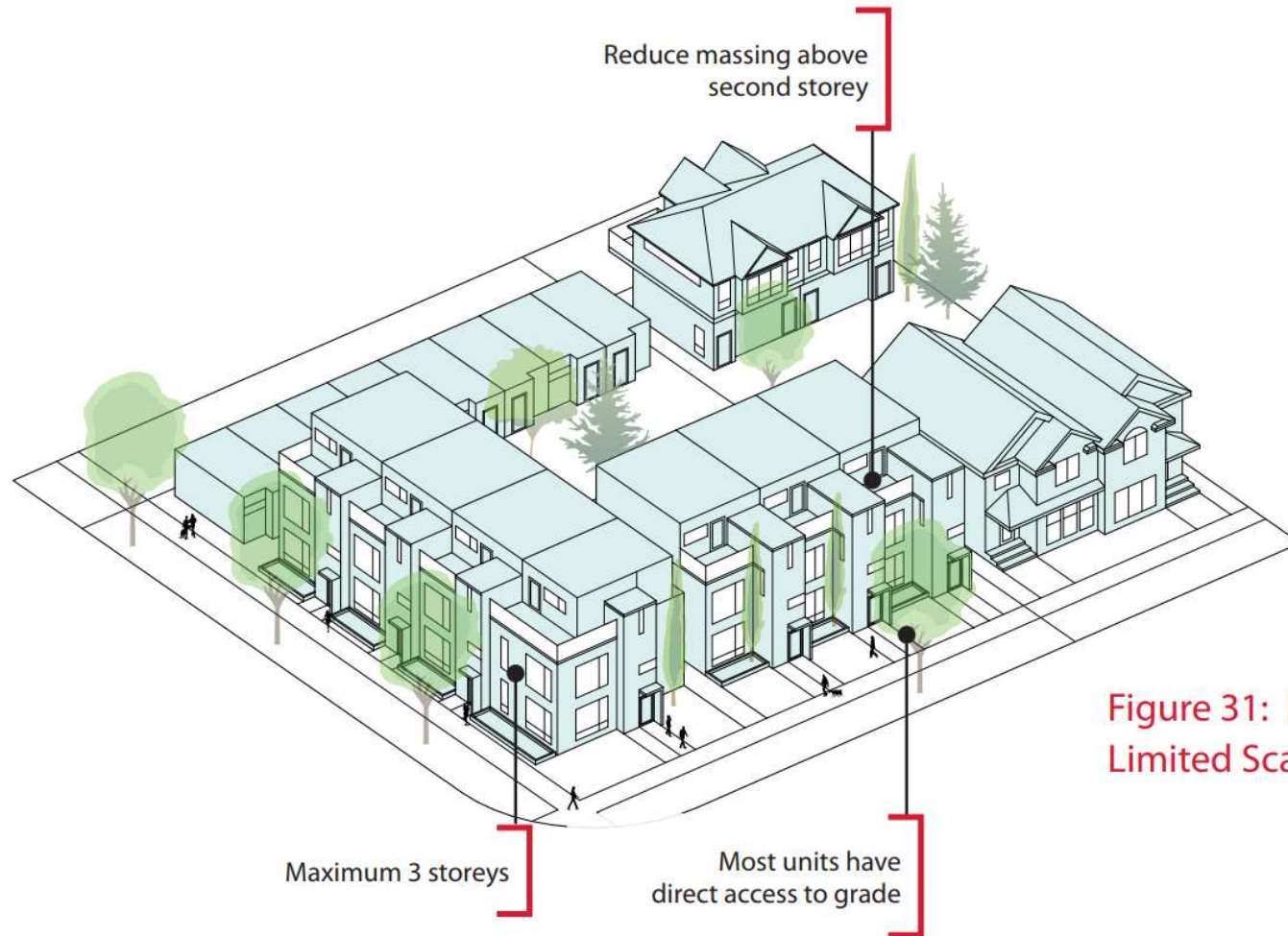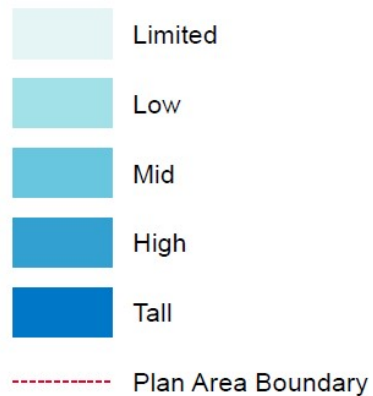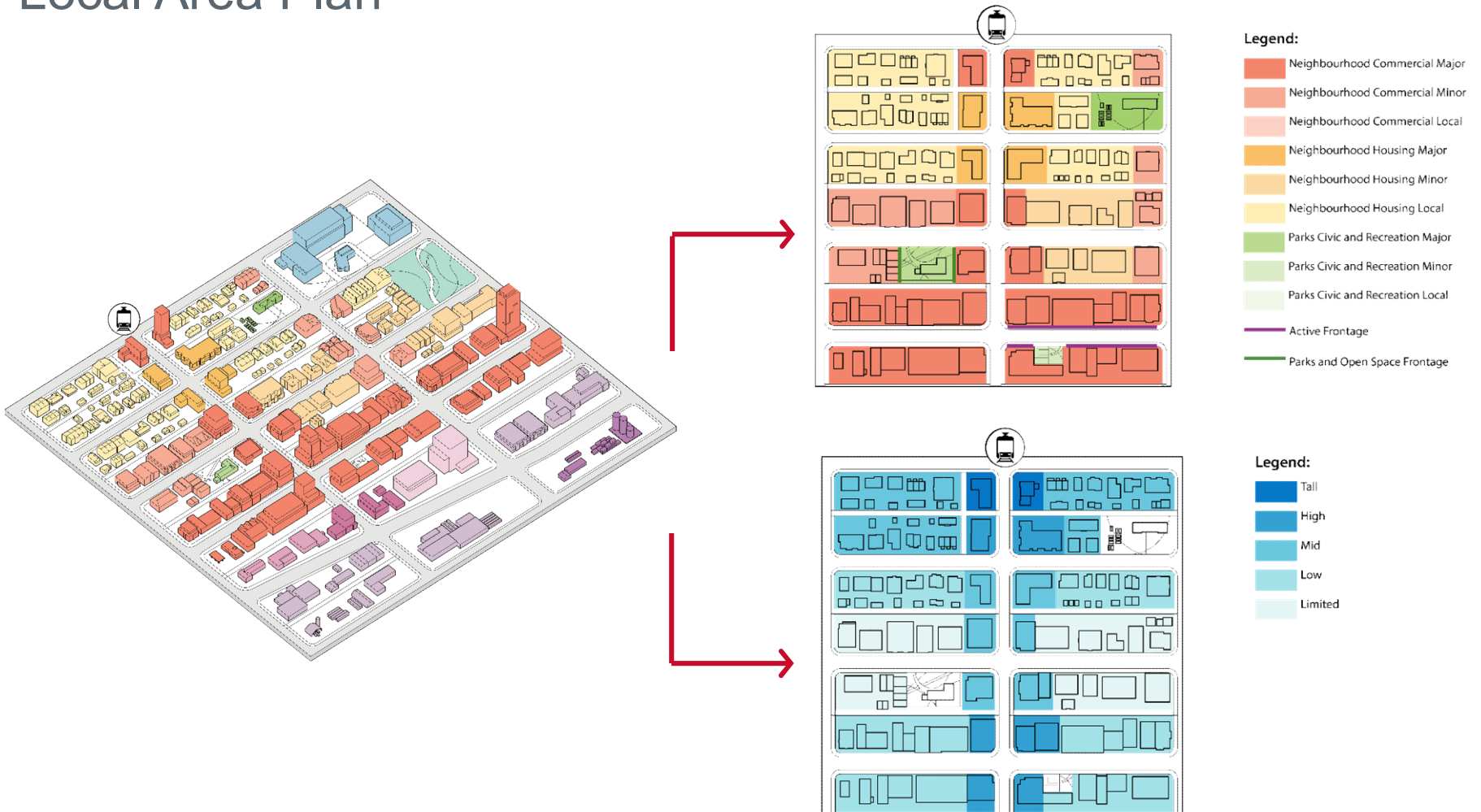- Typically tower and podium or point tower forms

## Limited Scale



Reduce massing above second storey

Figure 31: Illustration of Limited Scale Development

Maximum 3 storeys

Most units have direct access to grade

## North Hill Communities - Building Scale Map

# THE GUIDEBOOK

## Local Area Plan



Legend:
- Neighbourhood Commercial Major
- Neighbourhood Commercial Minor
- Neighbourhood Commercial Local
- Neighbourhood Housing Major
- Neighbourhood Housing Minor
- Neighbourhood Housing Local
- Parks Civic and Recreation Major
- Parks Civic and Recreation Minor
- Parks Civic and Recreation Local
- Active Frontage
- Parks and Open Space Frontage

Legend:
- Tall
- High
- Mid
- Low
- Limited

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- Built Form Policies | **92-101**

- Development Policies | **102-105**

- General Policies | **106-112**
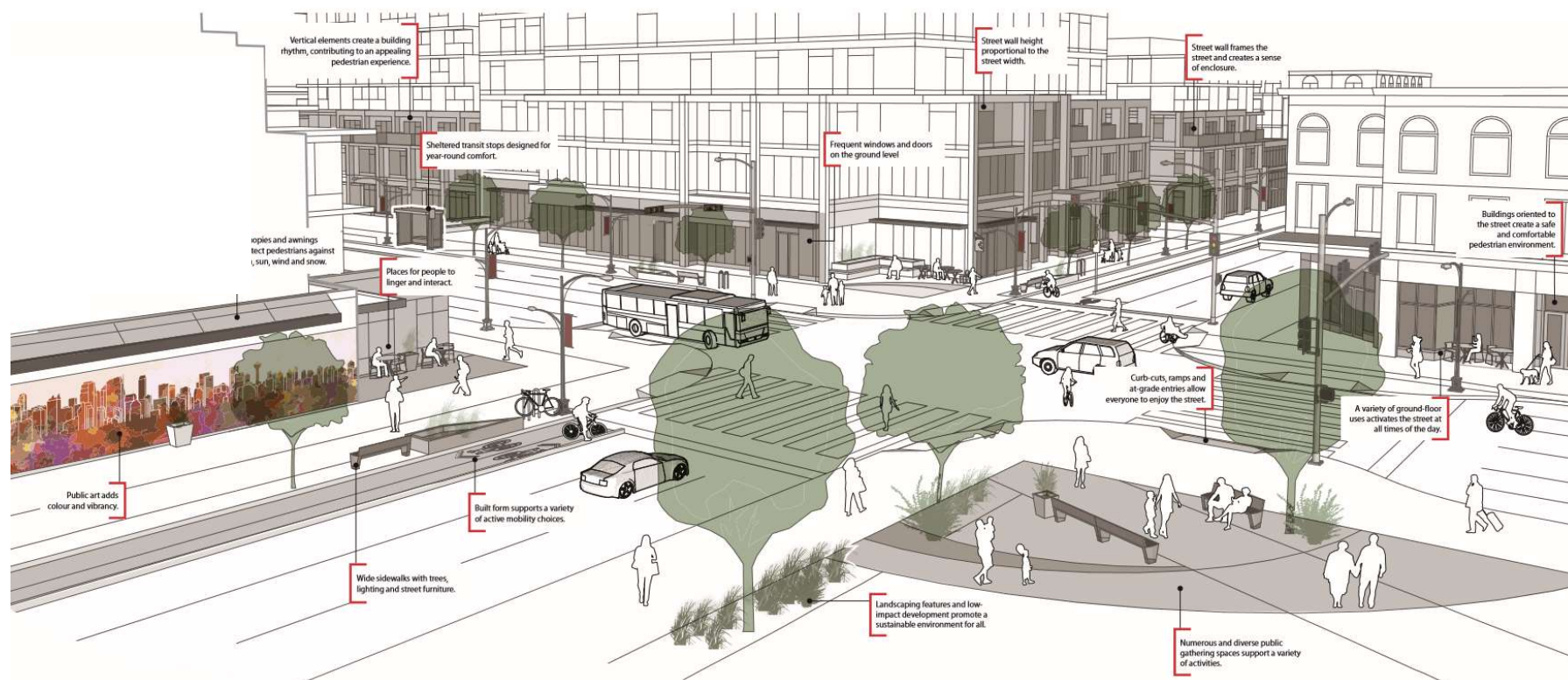
## 1. VISUALIZING GROWTH

Where should growth happen?

- Vision statement and principles
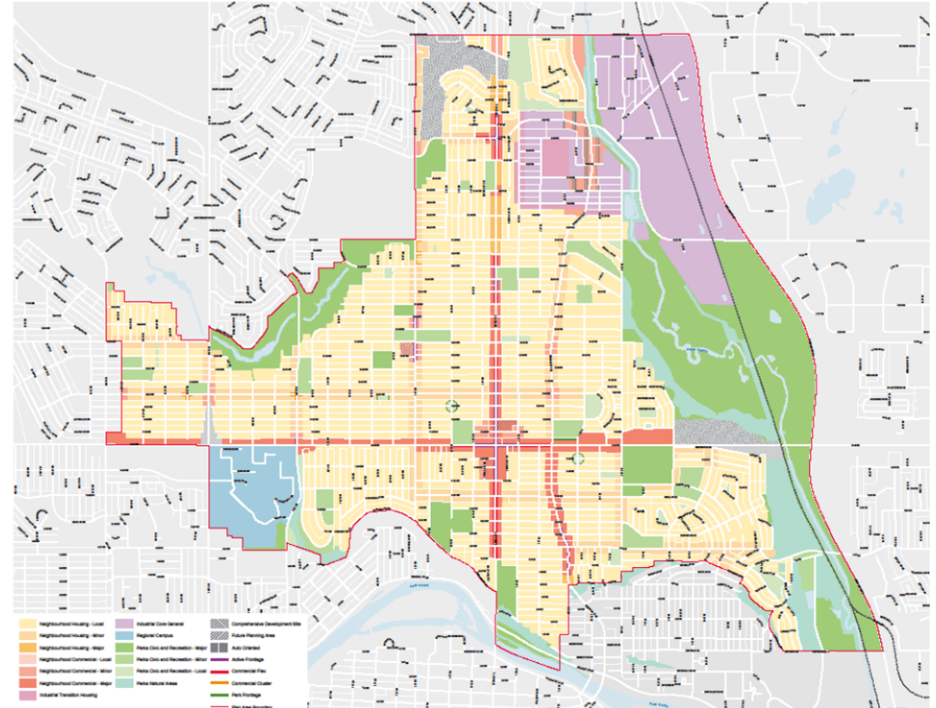- Urban form map
- Building scale map

## 2. ENABLING GROWTH

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

- Main Streets
- Station Areas
- Neighbourhood Activity Centres
- Community specific

## 3. SUPPORTING GROWTH

What physical and social investments are needed to support growth vision?

**Station 1:** Chapter 1 – Visualizing Growth

# NORTH HILL DRAFT PLAN

**Station 1:** Chapter 1 – Visualizing Growth

## Focused Discussion:

1. Review and discuss the vision statement and principles, generally do they align with the discussion we've had to date and with the draft plan?

2. What do you think about the name of the plan?

3. Greenview Industrial, what are the unique considerations in this areas?
   - Interface with existing residential communities?
   - How do the lands east of Nose Creek compare with lands to the west?

**Station 2:** Chapter 2 – Development Policies: Station Areas & Main Streets – 16 Avenue & Centre Street N
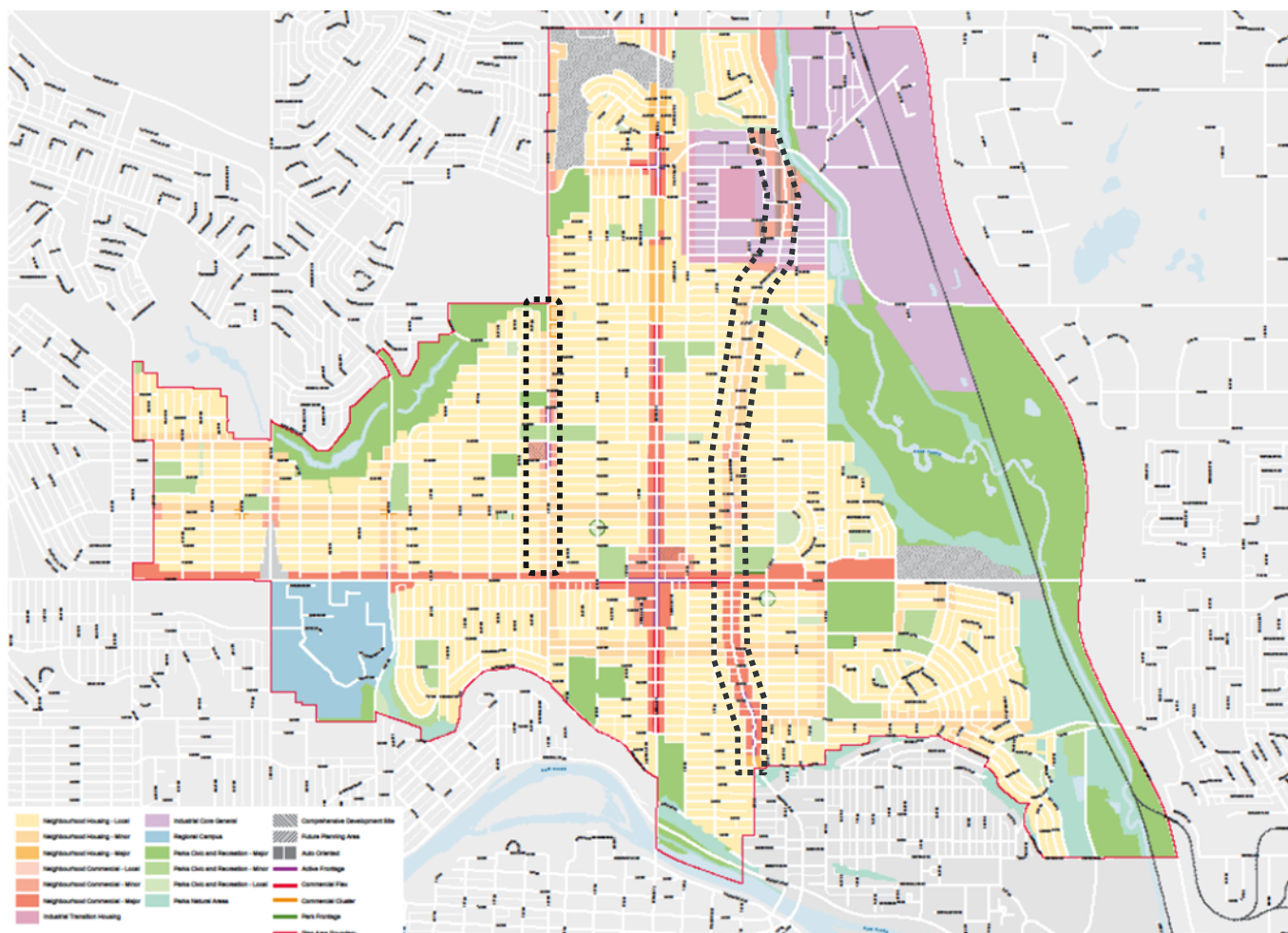
# NORTH HILL DRAFT PLAN
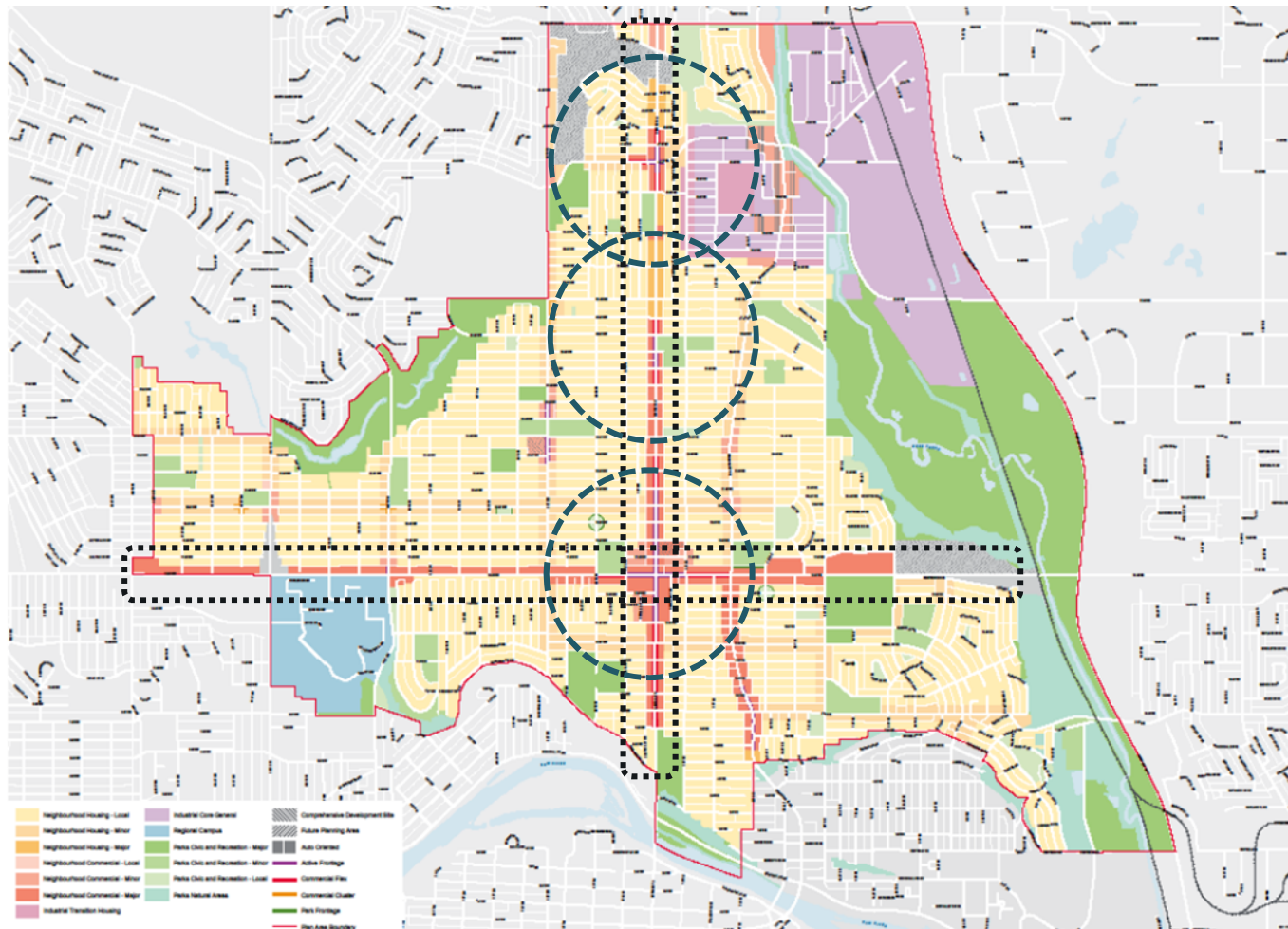
**Station 2:** Chapter 2 – Development Policies: Station Areas & Main Streets – 16 Avenue & Centre Street N

**Focused Discussion:**

1. What considerations are there on these Main Streets and in station areas for building scale? Should policy tools such as defining building **stepbacks, street-wall**, or **scale modifiers** be used?

2. Has the plan appropriately considered/applied the policy modifiers (active frontage, commercial flex, vehicle-oriented, etc.) in these areas? Are there areas where new vehicle-oriented uses should be allowed?

3. Are there special considerations for development in the station areas?

**Station 3:** Chapter 2 – Development Policies: Main Streets – Edmonton Trail NE & 4 Street NW

# NORTH HILL DRAFT PLAN

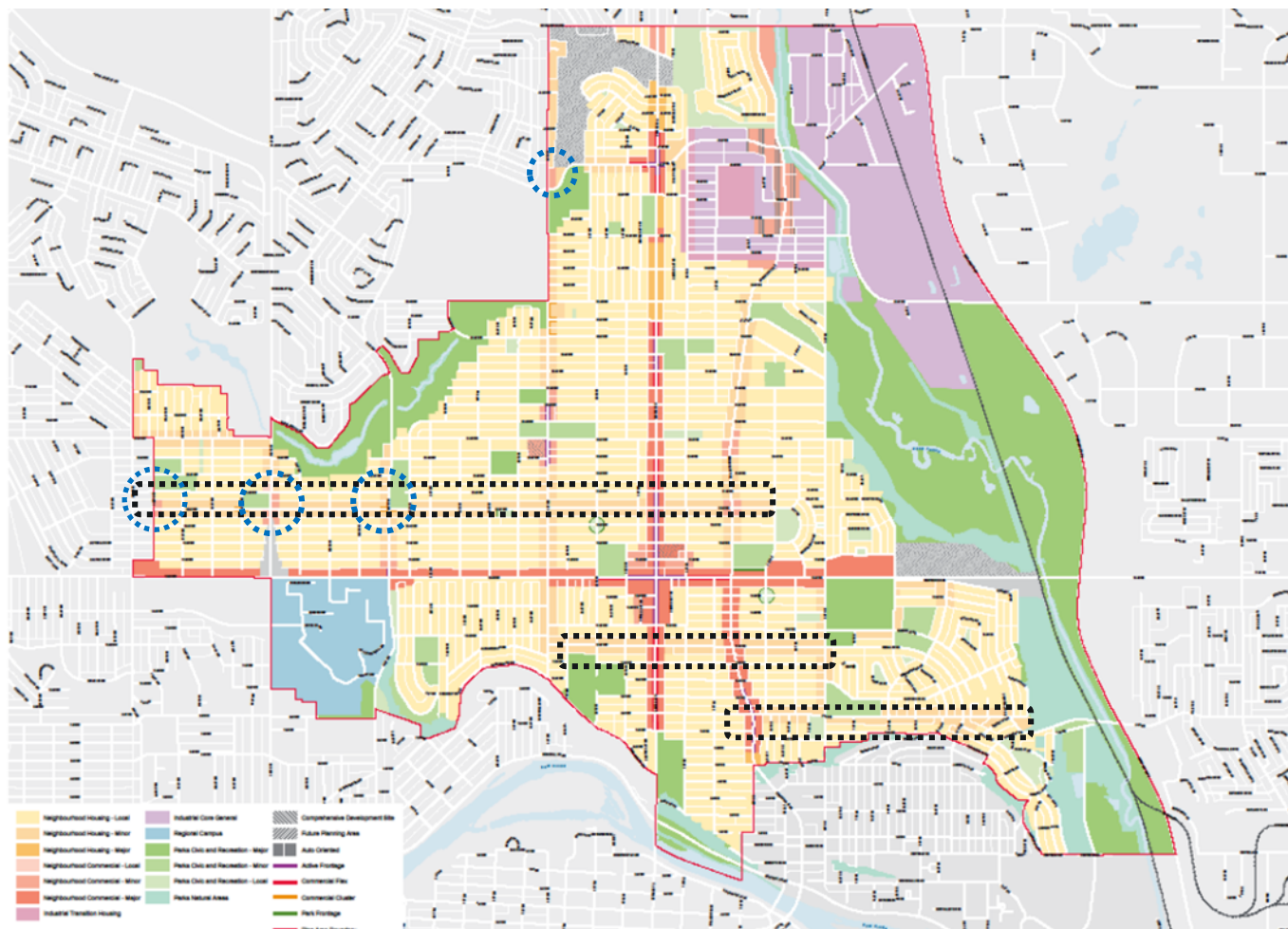**Station 3:** Chapter 2 – Development Policies: Main Streets – Edmonton Trail NE & 4 Street NW

## Focused Discussion:

1. How are these Main Streets similar? How are they different? Are there different policy considerations in light of this?

2. What considerations are there on these Main Streets and in station areas for building scale? Should policy tools such as defining building **stepbacks, street-wall**, or **scale modifiers** be used?

3. Has the plan appropriately considered/applied the policy modifiers (active frontage, commercial flex, etc.) in these areas?

**Station 4:** Chapter 2 – Development Policies: Community Specific Policies

**Station 4:** Chapter 2 – Development Policies: Community Specific Policies

## Focused Discussion:

1. What considerations are there on for streets such as 20 Avenue, 12 Avenue, and 8 Avenue for building scale? Should policy tools such as defining building **stepbacks, street-wall**, or **scale modifiers** be used?

2. **Neighbourhood Activity Centres** represent opportunities to accommodate neighbourhood scaled development? Are there unique considerations for development in these areas?

3. Are there local area specific policies that should be included in the plan?

Comprehensive Citywide Growth Strategy - Working Map
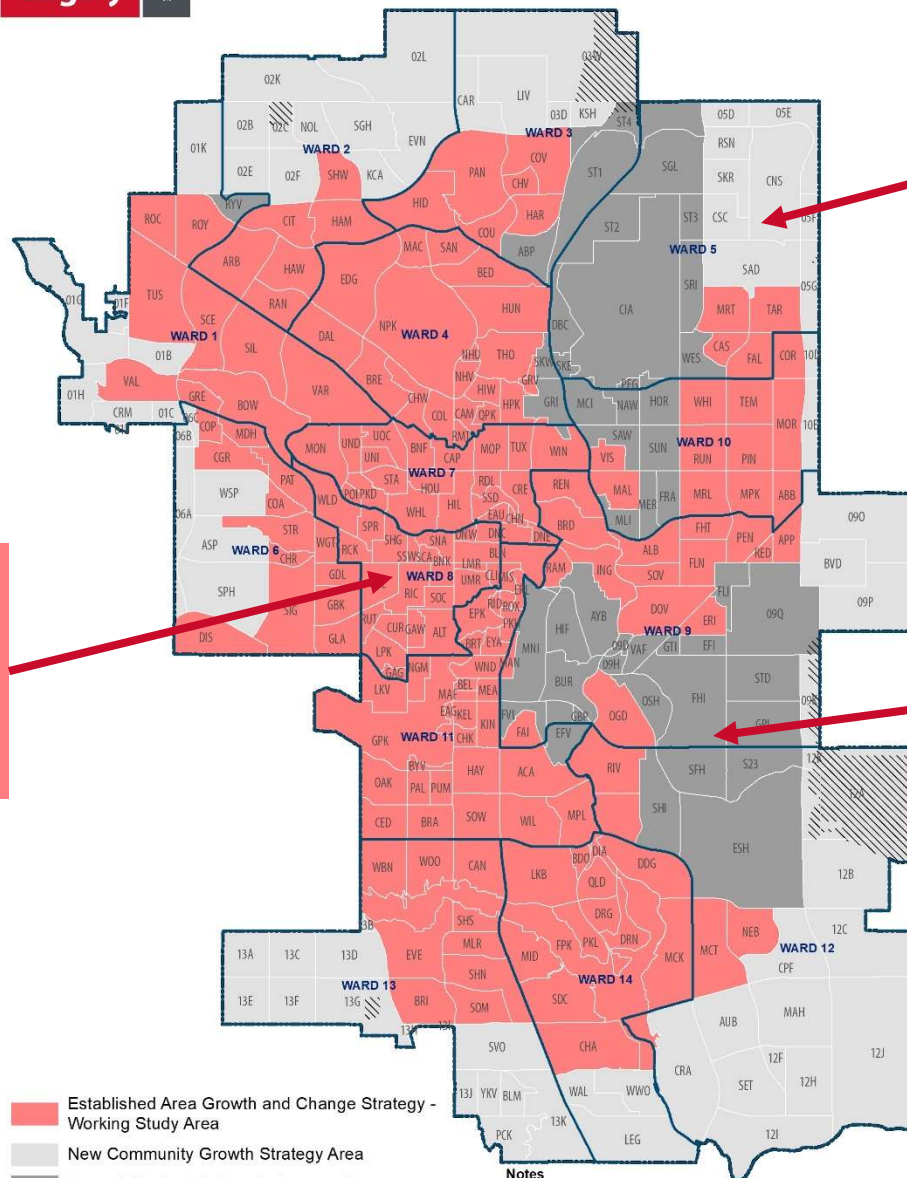
New Community Growth Strategy

Established Area Growth and Change Strategy (EAGCS)

Industrial Areas Growth Strategy

Legend:
- Established Area Growth and Change Strategy - Working Study Area
- New Community Growth Strategy Area
- Potential Industrial Growth Strategy Area
- Future Industrial Areas with ASP
- Ward Boundaries

Notes
This map is conceptual only.
Growth Strategy Areas are subject to revision based on anticipated future analysis.
Some communities may be a part of more than one of the growth strategy components. This will be refined through the strategy development process.
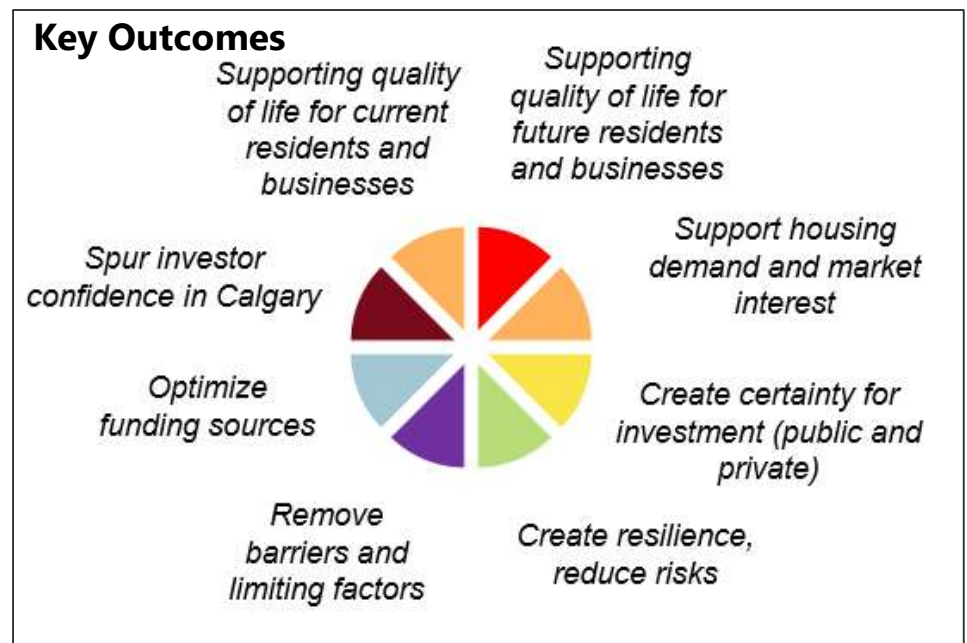Last update: February 2019

# Established Area Growth and Change Strategy (EAGCS) – Supporting the Transition from Policy to Implementation

**Key Project Question** - To enable community growth and change in the Established Area and to support citizens living in these communities, what investments are required, and how can they be funded?

This project is being undertaken in a two-phased approach:

- Phase 1: present to March 2020

- Phase 2: March 2020 +

Both phases are meant to align with City budget cycles and provide recommendations on actions and investments to Council.

**Key Outcomes**

- Supporting quality of life for current residents and businesses
- Supporting quality of life for future residents and businesses
- Support housing demand and market interest
- Spur investor confidence in Calgary
- Optimize funding sources
- Create certainty for investment (public and private)
- Remove barriers and limiting factors
- Create resilience, reduce risks

# NORTH HILL DRAFT PLAN

**Stations 5 & 6:** Chapter 3 – Supporting Growth: Goals and Implementation Actions

| LAP Level Goals | Implementation Actions | Supporting Information |
| --- | --- | --- |
| A goal is an idea of future or desired result that a community envisions, plans and commits to achieve.<br><br>• Apply at community-wide level with benefit for more than one resident<br>• Clear language<br>• Actionable<br>• Long-term | Implementation actions are individual steps under goals that help a community work towards realizing the goals that have been established.<br><br>• Vary in size, budget, and complexity<br>• Fit under MCP level goals<br>• Can be quantified or qualified | The information used to support decision making, prioritization, and implementation of the individual actions.<br><br>• Time frame to implement<br>• Required resources<br>• Background information, reports, etc.<br>• Department responsible<br>• Benefits<br>• Tools required to make it happen |
| | | |

**Stations 5 & 6:** Chapter 3 – Supporting Growth: Goals and Implementation Actions

| LAP Level Goals | Implementation Actions | Supporting Information |
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| Connect missing pathway links | Missing pathway at Edmonton Tr. and 40 Ave | Short-term, Parks? Transportation? |

## Combining with Bridgeland-Riverside Area Redevelopment Plan



Map 3: Urban Form (DRAFT)

# NORTH HILL DRAFT PLAN

## Questions?

# NEXT STEPS

| | |
|---|---|
| Community Association Meetings | • **November 12 & 14**<br><br>    • Will send invite on Monday. |
| Public Engagement | • **November 25 through December 8**<br><br>    • Open Houses: November 28 & 30 |
| Working Group #7 – Final Review | • **January 2020** |
| SPC on PUD | • **February 2020** |
| Council | • **March 2020** |

# THANK YOU