



North Hill Communities Local Growth Planning

Stakeholder Report Back – Information Session Q&A

A virtual North Hill Communities & Guidebook Information Session was held on Wednesday, January 27, 2021. This joint information session was an opportunity for people to learn more about the proposed North Hill Communities Local Area Plan and the proposed Guidebook for Great Communities.

Questions asked by participants related to the North Hill Communities Local Area Plan are captured and answered below. Questions about the Guidebook for Great Communities can be found at [Calgary.ca/Guidebook](https://calgary.ca/Guidebook).

To watch recording of the Guidebook & North Hill Communities LAP Information Session [click here](#).

QUESTIONS & ANSWERS

APPROVAL PROCESS & SUPPORT / OPPOSITION

- **Why the hurry to push this through when the effect of secondary suites is not yet known?**

A big part of a community's life cycle is redevelopment, which often begins when communities reach a certain age and homes, buildings and amenities need to be refreshed and revitalized or renewed and replaced. Many of the North Hill Communities do not have any community plan or have plans that need to be updated. In addition, change is occurring in these communities currently and we want to provide a consistent framework to guide that change.

- **I am very excited about these plans and what it means for the future of our communities. Thank you for pushing this work forward to make our communities more vibrant, inclusive and sustainable. Given this was a long and arduous process and this is the template for future local area plans, what would you say your biggest learnings were?**

After speaking with communities, we learned that there are more things that connect the North Hill communities than divides them. A goal of the multi-community plan approach is to help unify communities around their shared amenities, infrastructure, and assets and we think that will be achieved.

- **If a whole existing community (such as Hillhurst) opposes this plan can the community be exempt from this general plan?**

A whole community cannot be exempted from a local area plan. The intent of developing a local area plan is to work with local stakeholders to develop a future vision and policies for where growth and change make the most sense in their communities.

- **We have heard details of the outreach that has been done with the various stakeholders, but we would like to know how much support was received for the plan? I have heard of many concerns and opposition being raised with regards to this redevelopment plan, but these do not seem to be considered or responded to. How do residents actually affect how their community is being changed?**

We undertook an extensive engagement process over the last two and half years to gather feedback and share information on the Plan with area stakeholders. You can find summaries of this engagement process on our project website: www.calgary.ca/northhill. There are many aspects and details of the Plan that were

directly influenced by resident input. In addition, Administration also considered the policies and direction set out in the Municipal Development Plan, input from other stakeholders, and sound planning practice in drafting the Plan.

- **It seems most questions would reveal a negativity towards the “plans” can you please advise what residents can do to have “the plan” be adjusted to truly “recognize” the feedback of the residents who carry the tax burden in these communities?**

Complete summaries of engagement and feedback received during the planning process can be found on our project website: www.calgary.ca/northhill.

A Public Hearing of Council will be held on March 22. All stakeholders are encouraged to present their comments to City Council at the Public Hearing either by submitting a letter and/or speaking virtually. For more information please see the City Clerks website: <https://www.calgary.ca/ca/city-clerks/legislative-services/legislative-services.html>.

- **Why do new greenfield neighbourhoods get master planning, with different housing types grouped separately. (ie. single family detached never adjacent to multi-family housing) yet you expect inner city, older neighborhoods to accept a random, mishmash of redevelopment? Can you re-write this plan to correct this? Then you might get a little more support.**

Many of the planning principles applied to Greenfield Areas (increased density around transit stations, commercial along major streets, multi-residential development that transitions to lower density residential areas, rowhousing adjacent to single-detached dwellings) have been applied to the NHCLAP. However, unlike in greenfield areas, developed areas must be redeveloped with existing streets, infrastructure, and development that has already been established. Land ownership in established areas is also more fragmented than in greenfield areas where one landowner or developer may own several quarter-sections of land. One of the main intents of the Plan is to provide for a consistent and comprehensive framework so that redevelopment in our established areas occurs in places that make the most sense and not in a random, ‘mishmash’ fashion.

- **Can we speak at council in opposition to the plan?**

Yes. A public hearing will be held at the 22 March 2021 Combined Meeting of Council.

- **In contrast to the comment about most questions being negative, I just wanted to say thank you and I'm very happy with the work the City team and our neighbours who have attended the previous sessions have done. I do have some questions, but I'm surprised how few concerns I have. Kudos.**

Thank you.

- **Can we vote on this instead of council?**

Final approval for the Plan comes from Council. People may attend the public hearing to share their comments and concerns to City Council. For more information please see the City Clerks website: <https://www.calgary.ca/ca/city-clerks/legislative-services/legislative-services.html>.

- **I would echo that not all community members are opposed to this, I support this 100% plan and attended a lot of community meetings and would extend kudos to the city for this work.**

Thank you.

- **Understanding the bigger picture of the engagement over the years - Why is there Community Associations writing letters to stop this plan going forward and to be removed from the NHCLAP?**

The Community Associations participated in the engagement process and contributed to the creation of the LAP. Community Associations are free to voice any comments or concerns they or their residents may have and some Community Associations have submitted letters of opposition as they do not feel the LAP fully addresses their needs.

- **I have a 2-story house along 12th avenue and am worried about my home value if 6 story buildings are built. What options do I have to express this concern and concerns from my neighbors?**

You may submit a letter to City Clerks or speak at the 22 March 2021 Public Hearing. For more information see the City Clerks website: <https://www.calgary.ca/ca/city-clerks/legislative-services/legislative-services.html>.

- **If the City approves the new guidebook and area plan, how will this help developers in their rezoning process that follows the area plan. Example a developer applying for rezoning a land assembly on 20 Ave NW from RCG zoning to mixed use zoning and building up to 6 stories building per the new area plan?**

If the NHCLAP is approved, all new land use amendment applications, submitted by developers or otherwise, would be evaluated by City Administration and Council using the policies and guidance of the Plan. If the proposal is in keeping with the Plan then it would be recommended for approval.

DENSITY / SCALE

- **What are the density goals for each community?**

There are no specific density goals or targets for every community. There are overarching goals and targets in the Municipal Development Plan which are considered on a city-wide basis as well as for targeted areas such as Main Streets and Activity Centres. In general, the Plan supports modest intensification in communities, however, most of the growth is directed to areas such as Main Streets, Activity Centres, and Transit Station Areas.

- **Thanks for bringing up the lengthy neighborhhod cycle. I believe you need to grandfather the existing zoning (R2 in my neighborhood) for at least 50 years. That was assumed to be constant by many of us before investing. Changing the density rules abruptly should be illegal.**

Cities and the neighbourhoods that comprise them grow and change over time. That growth and change will occur whether there is a local area plan or not. An important benefit of having a local area plan is that we can plan for where that growth and change makes the most sense. It's important to note that the NHCLAP does not replace or supersede existing land use designations. The Plan is intended to guide land use decisions when land use amendment applications are submitted.

- **Density to noisiest streets - Are there location factors triggering higher building standards to protect health of occupants?**

The Alberta Building Code regulates buildings standards and has requirements to protect the health of occupants including consideration for noise.

- **Why is there no density shown along 10th Street NW opposite SAIT?**

The residential area east of 10 Street NW has some unique conditions that impact development. 10 Street NW is separated from Rosedale by a green space and residential road and it is also steep and presents grade challenges for adjacent development. There is a comprehensive development site identified on the corner of 16 Avenue and 10 Street NW, across from SAIT, that allows for higher-intensity development.

- **What is the thinking behind 26 storeys at 16 Ave and Centre Street when the next level in the surrounding area is 12 storeys? I would like to see 18 to 20 storeys instead.**

This location is at the intersection of two Main Streets and a future location of a Green Line LRT station. The tallest building heights and development intensities in the Plan area have been applied at the intersection of 16 Avenue and Centre Street N to support the future transit station and to activate the Main Streets. The Plan sets maximum building heights only, meaning that development in this area may not necessarily reach the maximum. Site constraints and requirements of the land use bylaw will impact whether a development achieves the maximum building heights identified.

- **Why is low density (6 stories) allowed along 12 Ave N east of Centre, but only limited density (3 stories) on 12 Ave west of Centre, and along 4 St West south of 16th Avenue? And for that matter, along 16th Ave between 4st and 10th street. Why is Rosedale spared increased density?**
12 Avenue N east of Centre Street is envisioned to be an important connection between Centre Street and Edmonton Trail. As such, additional development intensity has been identified for this area. Additionally, some of the parcels along 12 Avenue N, between Edmonton Trail and Centre Street, have a multi-residential land use designation.

- **Just curious. While the city is planning to increase density in some parts of these old communities' other areas are left untouched. An example is Crescent Road NW where some builders have purchased two 50-foot lots and are building enormous houses. How does that fit with your plan and why is the city allowing those exceptions?**

Areas like Crescent Road NW allow for low-density development in a variety of built forms and no specific exception has been applied. If a landowner chooses and can afford to purchase two lots in these areas, they may do so as long as it aligns with the Urban Form Category and policies in the Plan.

- **Why is the intensification not kept to main corridors?**

Most of the growth is directed to areas such as Main Streets and Activity Centres. Modest intensification (e.g., rowhouses) are supported throughout communities to provide an opportunity for a greater range of housing options and typically will be in locations such as corner parcels.

- **Many Scandinavian cities limit building heights to about 6 stories to limit shadowing in the middle of winter. We must be at a similar latitude - why is this plan allowing dozens of stories high in Calgary?**

The highest scale buildings have been located in specific locations, such as Station Areas, where the shadowing impacts on low intensity residential areas is minimized. The Plan also contains shadowing policies for higher scale developments in station areas and adjacent to parks and open spaces. Typically, shadow studies will be required as part of larger development applications. Most of the plan area accommodates only up to three storey buildings.

At 51° N, Calgary is closer to the latitude of European cities such as London or Brussels. Cities such as Oslo, Helsinki, and Stockholm are around 60° N which is roughly the location of Lake Athabasca (north of Fort McMurray) in Alberta.

- **I note that the NH Plan does not address where, within the Neighbourhood Local (light yellow) areas, higher or moderate or lower intensity low density developments would be considered appropriate. Why not? Could that sort of guidance be added to the Plan?**

The Plan uses the Urban Form Categories of the Guidebook for Great Communities and the Neighbourhood Local category includes all low-density building forms including single-detached, semi-detached, and rowhouse dwellings. Low-intensity residential policies in the Guidebook provide additional policy guidance for low-density housing forms in the North Hill Communities.

- **I think my community generally supports increased densification (above the zoned R2) within reason along busy roads only (I believe this is captured in our existing ARP). Is it possible to force developers to re-develop along busy roads first?**

The Plan focuses higher-intensity development along the area's busier roads, Main Streets, Activity Centres and transit station areas around the future Green Line LRT. This means, that taller, larger buildings are generally allowed in these locations while low-density areas would see smaller, lower scale buildings like singles-detached, semi-detached homes, and rowhouses. While the Plan directs more growth and intensity to these areas first, the city cannot force anyone to redevelop property, whether it is a developer or an individual homeowner.

INFRASTRUCTURE, AMENITIES & IMPROVEMENTS

- **The density increase associated with buildings of six storeys in height located as noted in the Renfrew North Hill Area Plan will involve serious increases in infrastructure demand. Explain how the City of Calgary has addressed these demands, in particular to protect existing landowners from having to bear the costs of the infrastructure installations required. Specifically, how will Covid-19 requirements for the next several years be met? How will the increased demands on power supply, sewage system demand, fire, EMS, and police protection be addressed. What will be done to address increased safety issues for children and adults associated with traffic growth? As we live in a city.**

A high-level infrastructure analysis was conducted that examined potential impact of the Plan's projected growth and proposed urban form and building scale on servicing. This analysis concluded that the existing infrastructure has the capacity or could be expanded to allow for the proposed intensification. The Plan is intended to represent a 30+ year vision for this area and will be built out over time. As new applications for redevelopment are reviewed, City Administration will evaluate the specific impacts of that redevelopment on existing infrastructure.

To support communities through growth and change, the Plan identifies things that can be done to increase mobility options (reducing reliance on vehicles) and provide people of all ages safe and accessible ways to get around their communities. The Plan identifies potential mobility improvements to achieve this in Chapter 3 and supports traffic calming measures within the North Hill Communities.

- **Is there a plan to improve sidewalks as a mandate in the community?**

Yes, the Plan supports improved sidewalks throughout the North Hill Communities. Specifically, the Plan recommends public realm improvements, including sidewalks, in Activity Centres, Main Streets, and transit station areas. For sidewalks outside these areas maintenance and upgrades will be considered as part of future redevelopment or through the City Roads upgrade program.

- **How does a community get things removed that are “temporary” such as traffic calming measures that have only served to enrage many who have been cut off from local businesses and services we rely upon?**

It is unclear what project this is referencing. Pilot projects or temporary traffic calming measures would be removed subject to an evaluation and at the discretion of the appropriate City department or Council.

- **Would electrical poles be removed and wires be placed underground as a part of makeover?**

The removal or relocation of electrical wires would be evaluated and considered as part of a streetscape master planning exercise or an individual development permit application, subject to Enmax approval. The Plan does not require new electrical wires to be installed underground but where feasible, these utilities are typically buried.

- **With a winter environment, and its inherent restrictions on non-vehicular travel, exactly what is the plan to address the impending explosion in vehicles associated with the overall density increase that is impending with this re-zoning plan?**

The Plan supports increased mobility options including walking and cycling and directs growth and change in areas that are well-served with existing and future planned transit infrastructure including buses, bus rapid transit (Max Orange BRT), and Green Line LRT. Living in proximity to varied mobility reduces the reliance on private automobiles as the primary means to move around.

- **This supports much needed capital investment in our city. Great work!**

Thanks.

- **Is there a reason or justification for the city giving control back to Developers in the Guide to determine as an option to assess impacts to the infrastructure in the North Hill Communities?**

Developers do not determine impacts to infrastructure. Infrastructure is evaluated and managed by various City departments. When a development permit application is submitted the City reviews the proposal to determine what infrastructure upgrades are required, if any.

- **Hi there, has there been a decision on what the completed balmoral circus will contain and what the primary (and secondary, I'd applicable) uses of the space will Be?**

No, a decision has not been made on the redesign of Balmoral Circus. As part of wider Neighbourhood Streets pilot project Balmoral Circus was temporarily closed off to allow for passive recreation. Neighbourhood Streets has gathered feedback on the park expansion of Balmoral Circus: <https://engage.calgary.ca/northhillarea>.

- **You've added amenities like cafes and restaurants in Crescent Heights Park p 59. Who was this in consultation with? The CHCA? The residents that live adjacent to the park? Should this not be a part of a community vision for Crescent Road and McHugh Bluff that is well thought out and planned?**

The implementation options in Chapter 3 were prepared in consultation with the project working group, which included members of the CHCA, as well as people who participated in other stakeholder engagement events. These implementation options are intended to provide high-level, strategic, direction to inform investment decisions but are not set in stone. Further detailed analysis and study for each option will be required and will include further engagement.

- **Who is going to pay for all the extra infrastructure that will be needed (water, sewage etc.) Will you be collecting money from the developers to pay for this?**

Any infrastructure upgrades that are required for a new development will be provided by the developer through off-site levies or direct investment. When a development permit application is submitted the City reviews the proposal to determine what infrastructure upgrades are required, if any. As noted, a high-level infrastructure analysis was conducted that examined potential impact of the Plan's projected growth and proposed urban form and building scale on servicing. This analysis concluded that the existing infrastructure has the capacity or could be expanded to allow for the proposed intensification. The Plan is intended to represent a 30+ year vision for this area and will be built out over time. As new applications for redevelopment are reviewed, City Administration will evaluate the specific impacts of that redevelopment on existing infrastructure.

- **Without establishing future growth levels, how are you aligning infrastructure requirements, what assumptions are you making to align these?**

A high-level infrastructure analysis was completed and concluded that the existing infrastructure has the capacity or could be expanded to allow for the proposed intensification. The Plan is intended to represent a 30+ year vision for this area and will be built out over time. As new applications for redevelopment are received, City Administration will evaluate the impacts of that redevelopment on infrastructure. Any infrastructure upgrades that are required for a new development will be provided by the developer through off-site levies or direct investment. When a development permit application is submitted the City reviews the proposal to determine what infrastructure upgrades are required, if any.

PARKING / TRAFFIC

- **We live in Tuxedo and do not currently have street parking limitations or permits. Will this be introduced in the near future as the Guidebook is very clear that Centre St is to be a walk destination?**

Parking and residential parking permits are assessed and managed by the Calgary Parking Authority. Parking in this area will be evaluated as redevelopment occurs. Residents may request a residential parking zone or residential parking permits from the Calgary Parking Authority. For more information please contact the Calgary Parking Authority: calgariyparking.ca.

- **Does this revised version finally take into consideration community concern about parking? Former plans failed to address this concern. Garages in the new townhouses are too small for most cars.**

Parking requirements for new developments are directed by the Land Use Bylaw. The Land Use Bylaw contains parking standards that are applied when a development permit is submitted.

- **With higher density comes more traffic. 8 ave NW already has to put up with a high number of vehicles cutting through from Centre Street to 12 Ave NW and Crescent Rd NW. What are you going to do to give residents some relief from the traffic as you increase density in the area? My neighbours who have two young children moved away because of the traffic. Is that the kind of neighbourhood the city wants us to live in? One devoid of young families who want to live in small bungalows in an older community?**

The Plan supports increased mobility options in the area as well as traffic calming measures in communities. To support communities through growth and change, the Plan identifies things that can be done to increase mobility options (reducing reliance on vehicles) and provide people of all ages safe and accessible ways to get around their communities. The Plan identifies potential mobility improvements to achieve this in Chapter 3 and supports traffic calming measures within the North Hill Communities.

- **What kind of traffic calming will happen on Edmonton Tr.?**

The North Hill Communities Local Area Plan does not specifically recommend calming measures on Edmonton Trail. The North Central Mobility Study is being conducted to understand how travel patterns may change as a result of Green Line operations and BRT services on opening day and into the future; Edmonton Trail NE is included in the scope of that work. Please visit <https://engage.calgary.ca/greenline/mobilitystudy> to learn more and get involved.

- **How did you address potential shortcutting through different streets once the traffic calming measures were put in?**

The pilot traffic calming measures with temporary materials were installed and located to discourage the use of 2 Street NW and 1 Street NE as alternatives to Centre Street N for through traffic. We are monitoring feedback with the goal of determining impacts to other streets and will incorporate that into any future decisions/designs for traffic calming measures. <https://engage.calgary.ca/northhillarea>.

- **What is the plan and feedback from the traffic calming measures introduced in late 2020?**

Feedback is being used to qualitatively identify impacts (positive and negative) and to understand how travel patterns may be changed. This is informing technical review of potential permanent options, including how locations and configurations may be altered or adjusted to ensure that final designs meet project objectives (proactively ensuring that 2 Street NW and 1 Street NE remain quiet, pleasant neighbourhood streets even as Centre Street N changes with redevelopment and transit prioritization) while reducing any negative impacts.

CONSULTATION

- **Prior to The City of Calgary fully developing the North Hill Communities re-zoning plan, exactly what immediate stakeholder consultation has taken place? Specifically, what contact type and input was secured from property owners located directly along the route of the re-development path?**

To clarify, the North Hill Communities Local Area Plan is not a rezoning plan. It is a long-range, plan for growth and change in this area but will not rezone individual parcels of land. The project engagement plan included several engagement strategies to communicate project details stakeholders including a website, mailouts to every address in the plan area, information signs, public in-person events, online events, and a working group.

- **For the North Hill plan, you were very active in the community with engagement and many events. Will you continue to take that same robust engagement approach for the other plan areas? Do you see this as sustainable if your plan is to do a few of these a year?**

Each Local Area Plan will include a comprehensive engagement strategy. Those strategies will be tailored to the needs of the area we're planning for and will include lessons learned from the North Hill Communities

Local Area Plan. There is resources and funding to undertake several local area plans a year, each with a robust engagement program.

- **Why were community associations not directly engaged between July 2020 - Jan 2021?**

The project team hosted several targeted engagement sessions during that time including two community association sessions and two working group sessions during this time period. On October 1, 2020 and December 14, 2020 the project team held an information sessions for Community Associations and on September 29, 2020 and December 9, 2020 with the working group (which has representation from each community association). In addition, the project team responded to Community Association comments and questions that were received via email or telephone.

- **Why are developers considered stakeholders?**

Stakeholders are any person, whether they live, work or invest, that are interested in the future of the community. Developers are one of many stakeholders we engage with in developing local area plans as they contribute to redevelopment and investment by building homes for residents and buildings for businesses.

- **I found the working group model to be a very effective way of engaging keenly interested stakeholders in addition to all of the public consultation. Will you be keeping this model for other plans?**

Thank you. Yes, the working group model will be used for other plans.

- **Is the intent of this Townhall to be an Engagement Opportunity or just to be told the direction by the closed-door project team?**

The townhall event was intended to be a final opportunity to ask the project team questions about the Plan. As previously mentioned, the project engagement plan included several engagement strategies to communicate project details stakeholders including a website, mailouts, information signs, public in-person events, online events, and a working group.

- **Since developers are key to helping achieve the plan with their investments and revitalization within these communities, how did you engage these stakeholders to ensure all views were considered?**

We engaged with developers and got feedback from developers through the North Hill Communities Working Group as well as through targeted engagement sessions.

LOCAL AREA PLAN SCOPE / UPDATES

- **Local area plans should not constantly change without community involvement. Living documents can go wild.**

All Local Area Plan amendment, minor or major, require Council approval and a public hearing. Depending on the significance of the change, Administration or the applicant applying for the amendment may host a public meeting to seek community feedback and input into the proposed changes.

- **How long is this LAP in effect? Have heard from other areas who had plans which have been scrapped. Is there an anticipated lifespan for this plan? When and how often is it revisited?**

This Plan would be in effect until it is rescinded or replaced by Council. Typically, the lifespan for local area plans is 30 to 50 years. The Plan would be revisited as necessary and subject to Council direction, amendment applications, and Administrative amendments.

- **Will Bridgeland be included in the North Hill Plan?**

No. Bridgeland is not included in the proposed Plan going to March 22 Public Hearing of Council. It is possible that Bridgeland could be brought in at a later date, but the specifics and process for this have not been determined.

- **How do you decide which communities go into each grouping? is it proximity, transit routes, era of being built or ?**

Local plan boundaries are primarily established by using large roads (such as Crowchild Trail, Deerfoot Trail, Anderson Trail, McKnight Boulevard, Shaganappi Trail) or geographic features (rivers, major parks such as Nose Hill, Confederation or Fish Creek parks) as they create more physical boundaries between geographic areas of the city. These features are not only easily identifiable on a map, they really shape the way we go about our daily lives. If you see someone at the park, library or grocery store, you probably use similar amenities, face similar challenges and love the same things about the area you live. It only makes sense to plan communities with these shared experiences in mind.

- **The name of this plan; North Hill Communities, is not intuitive to the area it includes. I was unaware it included my community (Renfrew). Is there still opportunity for community member to have real input to the plans for these communities? or is it too late?**

The name of the Plan comes from the historic hill upon which these communities are built, the North Hill. The proposed Plan is complete and no further public input will be gathered by the project team. However, The Plan will be presented to Council on 22 March 2021 and at that time, Council will hold a public hearing and residents will be given an opportunity to share their comments on the proposed plan. For more information on how to get involved at Council please click this link: <https://www.calgary.ca/ca/city-clerks/legislative-services/legislative-services.html>.

- **Could you please speak a little to the key differences you discovered between the existing neighbourhood ARPs and this proposed ARP?**

The most significant difference is that the proposed Local Area Plan utilizes the urban classification system and policies of the Guidebook for Great Communities. This system focuses on personal journeys within the community, establishing what people do, and will do, in different parts of a community and how many people make use, or will make use, of these areas. Places where many people go are high activity areas, while places where fewer people go are lower activity areas. This people centered approach focuses more on activity level and built form and less on land use.

- **Why is the city making this Urban Planning a priority when the Green Line is on hold and the need to address COVID 19 Impacts to the city services?**

The City of Calgary remains committed to delivering on the Green Line vision – that is to be a city-shaping project that will improve mobility in north and southeast Calgary, that connects people and places, and that will enhance the quality of life for all Calgarians. As such, the Project Team continues to advance planning for Green Line Stage 1, right up to the terminus at 16 Avenue.

The North Hill Communities Local Area Plan provides a long-term vision for growth and change in this area. The Green Line LRT is one of several important considerations in the area, other notables' ones being planning for the area's Main Streets and Activity Centres. The Plan incorporates the future vision for the Green Line, to increase development intensity and encourage a mix of commercial, office, and residential, as well as high-quality public realm around the future Green Line LRT stations.

Growth and change are still occurring despite the COVID-19 pandemic and will continue after the pandemic. The Plan provides for a comprehensive vision and policies for guiding that growth and change into the future.

- **Can you elaborate on LAPs as living documents? What triggers changes in these documents and are they amended through a formal process?**

Communities are not static, and change is always occurring. A Local Area Plan that reflects the community therefore must be a living document that is amended from time to time, subject to Council approval. Local Area Plans are amended for a variety of reasons. These reasons include specific Council direction, response to changes in other City policies and documents, updates to capture infrastructure changes, and applicant requests. The key goal of the larger local area planning program is to create multi-community plans that can be reviewed more frequently to capture and reflect changing conditions and needs in our communities.

- **Why isn't Banff Trail included, it flows along the same lines as all the rest of the communities - north of 16th Avenue N.W.? Banff Trail residents use the same roads as Capitol Hill - 24th Avenue is in fact very busy with traffic from Crowchild Trail and this will impact both immediate communities.**

Banff Trail is part of a local area plan area that includes communities around the University of Calgary. Due to proximity to the University, McMahon Stadium, two Red Line LRT Station and other amenities and infrastructure it was decided that these communities could benefit from a shared vision and LAP.

- **Due to our winters and high latitude, areas that receive direct sunlight exposure have very different micro climates than those that don't. Did you include these kinds of considerations when developing the plans?**

The highest scale buildings have been strategically located in specific locations, such as Station Areas, where the shadowing impacts on low intensity residential areas is minimized. The Plan also contains shadowing policies for higher scale developments in station areas and adjacent to parks and open spaces. Typically shadow studies will be required as part of larger development applications. The Plan includes policies for areas such as 20, 12 and 8 Avenues N to reduce building massing above the fourth storey to reduce massing and shadow impacts.

- **The main criteria moving ahead is growth. Who drives the vision for growth, specifically increase in height and density. The City, developer or community.**

The vision for growth in the North Hill Communities LAP was created in alignment with the Municipal Development Plan and directly influenced by a group of stakeholders including residents, businesses, developers, Councillors, and City Administration as part of a comprehensive engagement strategy. While the vision for growth was created by these stakeholders, growth and change are currently occurring in these communities and the LAP seeks to establish specific community goals and objectives.

SITE SPECIFIC / APPLICATIONS

- **Will DP applicants continue to be required to consult with the adjacent properties and surrounding neighbourhood prior and during DP applications? What authority will communities / property owners have in both stages of consultation?**

New development permit application will continue to be notice posted, advertised online, and circulated to the Community Associations in compliance with the Land Use Bylaw and City circulation standards. That process will not change. Applicants are not required to engage with residents, however, it is strongly encouraged by Administration.

- **Our Unitarian Church is located at 1703 1 st NW, it is a corner lot on the block with the Balmoral School. None of the maps show our lot so how do we find out what the new plan assumes for our lot in terms of building height for example?**

The Unitarian Church is located adjacent to the historic Balmoral School and is identified as Parks and Open Space on Map 3.

- **The north hill mall site feels so underutilized and presents such a planning opportunity. How can we encourage a complete redevelopment of that site to make it a masterfully planned urban area?**

The North Hill Mall site is outside of the LAP plan area and the redevelopment potential will be evaluated through a future local area plan and/or planning application. With the abundance of surface parking and proximity to a transit station the North Hill Mall site presents a redevelopment opportunity.

- **Are there specific active development plans that are influencing the planning?**

No, there are no specific active development permits that influenced the guidance and policies of the North Hill Communities LAP.

- **I see someone mentioned the opportunity of the underutilized North Hill Mall site. I'd like to expand as the Trailer Park (16th Ave. and Deerfoot) is another great opportunity as well as others (Mt.**

Pleasant Park) and Tuxedo School area. If we end up with the higher density we are going to need more amenities. Can we get the world's biggest YMCA in this area? I'm sick of seeing these go to suburbia - which is low density!

A land use amendment application for the former Midfield Mobile Home Park lands has been submitted and will be presented to Council for public hearing and decision on 22 March 2021. The proposed land use pattern includes additional public space and pathway connections. The Plan identifies things that can be done to support communities as they experience growth and change. These include improving parks and open space as well as other amenities in the area to meet the needs of area residents.

- **North Hill Mall is a great area for redevelopment. Please identify this and increase amenities to the north hill communities in the area.**

The North Hill Mall site is not located in the Plan area.

- **What are the plans / policy framework for the old Highland Park golf course? The Draft North Hills LAP just labels it as "comprehensive Planning site." What does this mean? I think more policy guidance should be given for this area!**

The former Highland Park golf course has significant stormwater and drainage challenges which is identified in The Plan. Until those issues are addressed the former golf course will be identified as a Comprehensive Planning Site with no urban form or built form category applied.

- **What is the city's vision on Greenview industrial evolution? How will be achieved.**

The Plan policies are intended to support the continued diversity and evolution of Greenview Industrial by encouraging opportunities for more job intensive and innovative industrial uses. This will be achieved by allowing for land use and built form flexibility, such as the application of Industrial Transition areas, and supporting industrial uses which generate high levels of employment, particularly in proximity to the future 40 Avenue N Green Line LRT station.

- **What kind of UFCs are along 14th ST NW?**

14 Street is identified primarily as Neighbourhood Commercial and Neighbourhood Flex on Map 3: Urban Form.

HERITAGE

- **NHCLAP Heritage section on p. 48 is missing a number of elements listed on p. 113 of the Guidebook. If both the Guidebook and NHCLAP are passed at the same time, What guarantee do we have that the heritage work will be completed? we are in an election year and in October we will have at least 5 new councillors and possible a new mayor who decide that heritage is not important.**

Section 2.12 of the NHCLAP identifies heritage guidelines areas and discourages upzonings in this area until we've undertaken the work to create the specific guidelines that will apply in the Plan within these areas. As we haven't undertaken that work, Section 2.12 does not include all the elements listed in the Guidebook. These elements are within the scope of that planned heritage policy work.

Regarding timing, the North Hill Communities are the pilot for creating both heritage guidelines (to be included in the local area plan) and heritage direct control districts (to be created with custom land use districts). We are now working on the heritage direct control district work in the community of Crescent Heights and will undertake the heritage guideline work in the North Hill Communities following approval of the Plan. While we don't know the outcome of the upcoming election, or the political platforms of all those who are running, approving the North Hill Communities Local Area Plan means that we would have statutory policy in place that sets up the heritage work.

- **A quick question for Troy regarding Heritage Guideline Areas Map - Why is the heritage assets not included in the sites adjacent. Several century homes on 1st and 1a street are not included.**

The maps represent areas with sufficient concentrations (>25%). These maps were based on analysis by Heritage Planning and an external consultant. There are certainly additional heritage assets outside of the Guideline Areas, but they do not meet the Council approved criteria for the guidelines.

- **I have a very old heritage home. I am worried that you will prevent me from knocking my house down while my neighbours are allowed to knock down theirs. I will be surrounded by 3 story buildings with no ability to do the same which will decrease my property value.**

If your home is not a protected historic resource, there is nothing in the Plan or existing regulations that prevents you from knocking your home down. If your home is located on a street with groupings of heritage assets above 25%, then you may benefit from heritage guidelines or heritage direct control districts that would apply built-form requirements for new buildings in these areas. While we are in the initial stages of working with area stakeholders to develop these policy tools, they would address building elements such as architectural details, massing, and scale.

REZONING

- **Our street is targeted for drastic redevelopment to up to 6 storey buildings. Now I have done an extensive poll going from door to door in the neighbourhood and have not found a single person who is in favor of this drastic rezoning in Renfrew, who decides to implement these changes without the residents being heard? Can a poll of the residents that shows that the majority is opposed truly stop this development? If not please explain what actually can stop this.**

We undertook an extensive public engagement process to develop the North Hill Communities Local Area Plan. This included a range of in-person and online engagement events over a two-year period. Input from these events informed the proposed Plan. As a statutory plan, the North Hill Communities Local Area Plan must be approved by Council following a Public Hearing of Council. Public submissions may be made through the City Clerk's Office for Council's consideration at the Public Hearing and you may also sign up to speak to Council at the hearing to voice your concerns. The Public Hearing is scheduled for March 22. For more information please see www.calgary.ca/cityclerks

- **Just because the plan identifies an area appropriate for up to 6 storeys, doesn't mean the whole street would be torn down and have 6 storeys everywhere right?**

The Plan identifies maximum allowable building heights but does not require buildings be built to that height. In other words, buildings below the maximum building height identified would be in keeping with the Plan.

- **allow this? Some neighbourhoods are sought after for the specific reason that there are only single-family detached homes. Densification doesn't need to be in every neighbourhood.**

The goal of both the Guidebook and the North Hill Communities Local Area Plan is to provide greater housing options in our communities. Single-detached housing is one important form within these communities and will continue to be into the future.

PARKS

- **Why is Rotary Park not designated as a park and not included with the other parks on page 58/59? Was it redesignated, and if so, in consultation with who? The level of protection and the level of what is permitted within it are different in the guidebook under the two ufc's. Needs to be a park.**

The urban form categories applied to Rotary Park were intended to capture the unique diversity of uses currently occurring. However, the project team acknowledges that the categories may not align and will be exploring amendments to Map 3 as part of future plan amendments.

- **I live in Tuxedo Park too and have heard the city plans to ruin the park space with a water catchment? How is that improving upon things when there is so little green space for residents to use?**

The proposed Tuxedo Park dry pond was identified by Water Resources in completion of the Tuxedo / Mt. Pleasant Community Drainage Improvement Study to mitigate ongoing flooding impacts to local residents. With significant existing drainage challenges in the area, a dry pond is required to protect development in the area.

- Addressing local drainage issues within established communities (like Tuxedo) is a priority
 - Using municipal stimulus funds, WR is able to advance drainage upgrades/improvements in the Tuxedo area in 2021
 - The stimulus funds will be used to install several pipe upgrades and a dry pond within the park space at 28 Ave & Centre St.
 - The proposed LRT station at this location has been considered and several scenarios/concepts have been considered for the future. These future scenarios include reshaping the dry pond and/or underground storage.
 - This open park space is an important amenity to the community and as the community evolves with more redevelopment and the future Green Line LRT, the park space will also need to evolve to meet the needs.
 - The dry pond is considered interim, and the current design is intended to maximize the storage/flood resiliency while minimizing disruption to the site and amenities while also ensuring the site can be easily adapted in the future.
- **The plan proposes increased population density and more walking etc. we have some of this now.... yet park budgets are routinely being cut such that snow clearing in park areas and adjacent is insufficient for safety, etc. How will budgets for parks be improved so that they are maintained adequately throughout the year?**

Parks maintenance is an operating budget consideration. Operating budgets are approved annually by Council, and the City's total net operating budget must be zero. As part of Council's budget deliberation, they considered a number of factors including service provisions and citizen satisfaction levels.

GREEN LINE

- **Since the Green Line is on indefinite hiatus, is the land still being reserved for it?**

The City of Calgary remains committed to delivering on the Green Line vision – that is to be a city-shaping project that will improve mobility in north and southeast Calgary, that connects people and places, and that will enhance the quality of life for all Calgarians. As such, the Project Team continues to advance planning for Green Line Stage 1, right up to the terminus at 16 Avenue.

We will be working with CP and REDS to undertake a development analysis that:

- Assesses the effects of Green Line on development potential
 - Identifies the optimum approach to land acquisition (purchase, easement)
 - Develops implementation guidelines for future development (e.g. how to guide developments, such as where future building faces should be to support streetscape vision, might we permit variances in C-COR2 setbacks).
- **What kind of collaboration did you have with the (not paused) Green Line project to ensure the visions of your project and that project were aligned?**

The North Hill Communities Local Area Plan and Green Line are well aligned in their vision for the area. Both have overlapping visions:

- To provide high quality public realm and urban main streets that attract people, businesses and development
- To establish higher density developments around station areas; and
- To encourage higher levels of activities and commercial and residential development in station areas.

Green Line team participated in the planning of the North Hill Communities Local Area Plan by providing information about how a surface running LRT on Centre Street will change not only the look and feel of the corridor, but also its function within the City's overall mobility network. The teams shared visions for station areas – such as a community station at 9 Ave that fits within the context and scale of surrounding

neighbourhood versus a high-density station area that attracts a mix of commercial, retail and residential at 16 Avenue. The teams also worked together to ensure alignment with the streetscape masterplan that is currently under development south of 16 Avenue and the mobility and traffic studies that are underway in various areas throughout the North Hill Communities area.

TREES

- **NHCLAP p. 33 #5 - trees on private lots - does this mean a resident can't cut down a tree or does this apply only to preserving trees during redevelopment?**

No, property owners may remove trees on private lands without City approvals. This policy is intended to encourage tree retention when private lands are redeveloped and will inform the review of development permits.

- **A question about the removal of trees on public blvds. A developer who built a massive house on Crescent Rd NW was allowed to remove 2 elm trees from the Blvd and did not replace them. The Blvd is also now covered in plastic grass, so I do not believe the city planning department really cares about the urban canopy.**

Removing of City of Calgary trees is public boulevards is prohibited unless City permission is granted. If the conditions allow, it is standard City practice to require that the public trees be replaced. We don't have enough information to investigate this specific application. If you would like to discuss further, please contact the project team.

ALIGNMENT WITH MDP

- **Global real estate trends are a shift away from dense urban settings, more single family, more suburban, more work from home, less transit. Are your proposed density increases appropriate going forward?**

The COVID-19 pandemic has certainly impacted cities around the world in several often in seemingly contradictory ways. On the one hand, we have seen the widespread prevalence of home-office work that has led those within certain industries and with the means to move to less urban locations (at least temporarily). On the other hand, however, we've also witnessed a boom in non-vehicular modes of transportation like cycling. At this point, the long-term impacts of these are not yet well understood. We do know, however, that cities are resilient and have endured and thrived after major disruptions like pandemics many times in the past. Research from other cities as well as initiatives like the 15-minute city, stress the importance of creating walkable communities where residents have access to all their amenity and service needs with walking distance.

All local area plans must be in alignment with the Municipal Development Plan which supports a mix of housing types in the Developed Areas of Calgary. The proposed North Hill Communities LAP allows for a diversity of housing types including single detached, semi-detached, row houses, and multi-residential dwellings but the majority of the areas identified for residential development are reserved for low-density built forms.

CAVEATS

- **Will the local area plan override archaic policies the sterilize communities like caveats?**

No, the local area plan does not override restrictive covenants or caveats. The restrictive covenants will remain in place until the listed parties decide to remove it.

- **Will the city support the existing land caveats or ignore them and go to court?**

Some parcels in the plan area may have caveats registered against the certificate of title which may restrict development. These restrictions may include, but are not limited to, restricting development to one or two-unit dwellings. In some cases, the caveats may not be in alignment with the goals and objectives of this Plan and where such conflicts occur, The City of Calgary supports the direction of this Plan. It is the responsibility of landowners to have caveats discharged from their land title certificate.