



LAP Reconnect

North Hill Communities Local Area Plan

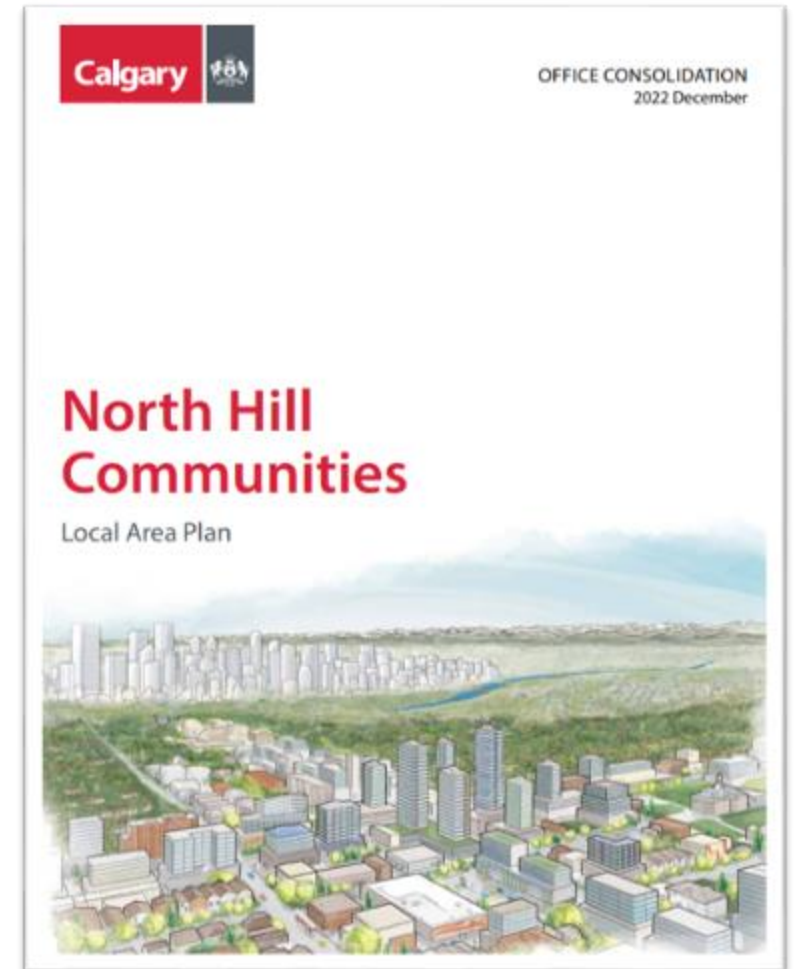
North Hill Communities Local Area Plan (LAP)

- Guides where and how future growth and change should happen
- Not set in stone; intended to be updated over time

A local area plan

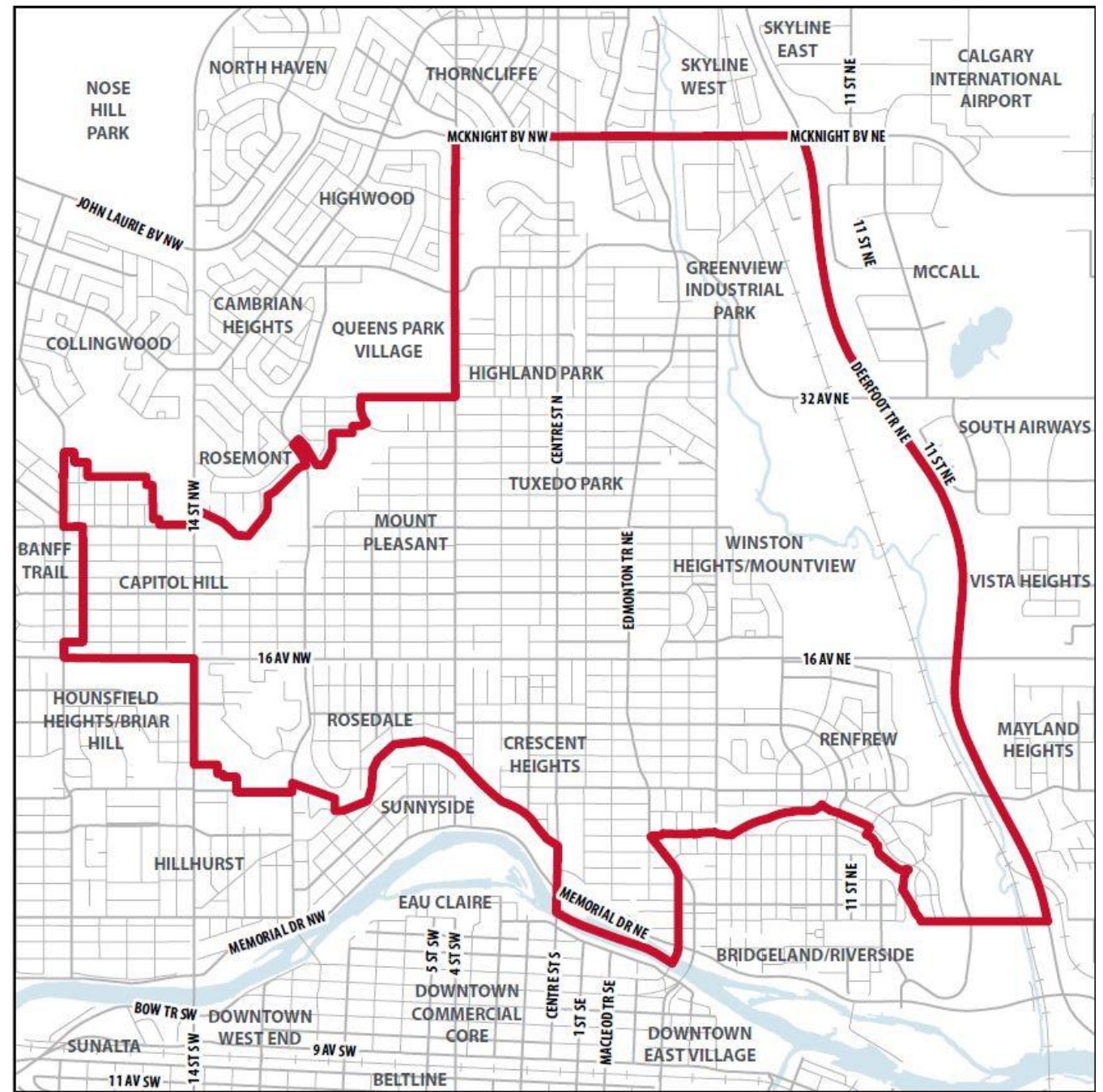
creates a **vision** for growth and change in a group of communities **over the next 30+ years**

Provides direction on future development and investment that residents, landowners, builders/developers, City Planners and Council **can refer to** when new development and investment ideas are proposed.



North Hill Communities include:

- Highland Park
- Mount Pleasant
- Tuxedo Park
- Winston Heights-Mountview
- Crescent Heights
- Renfrew
- Rosedale
- Capitol Hill
- Thorncliffe Greenview (south of Mcknight Blvd) communities in northwest Calgary



Reason for Our Reconnect

Rezoning for Housing (Citywide rezoning) — calgary.ca/rezoningforhousing

In May 2024, Council voted to approve citywide rezoning amendments to allow for single, semi-detached and rowhouses across Calgary.

Local area plans must align with Council direction to support a variety of small-scale homes. The LAP will be updated to align with this decision.

Home Is Here — calgary.ca/housingstrategy

In September 2023, Council directed Administration to remove the Single-Detached Special Policy Area from the Guide for Local Area Planning immediately and to remove the Single-Detached Special Policy Area from North Hill Communities LAP. Updates to the Guide were completed in 2023.



Local Area Plan Reconnect: North Hill Communities Local Area Plan

Location criteria for 3+ units (Section 2.2.1.6 – Policies a. through d.) removed per Council direction.

A new policy will be added to clarify that multi-residential housing (such as apartment units) is not supported in Neighbourhood Local, Limited Scale areas.



2.2.1.6 Neighbourhood Local

Neighbourhood Local areas are characterized by a range of housing types and home-based businesses. Neighbourhood Local areas have developed in a variety of ways with characteristics that shape how these areas change and grow, including when the community was built, existing **heritage assets**, established development patterns and access to parks, open space and other amenities. The **public realm** may include features such as landscaped boulevards and public street trees.

The Neighbourhood Local category is the most common category and is applied to the primarily residential areas of the North Hill Communities.

Limited Scale Policies

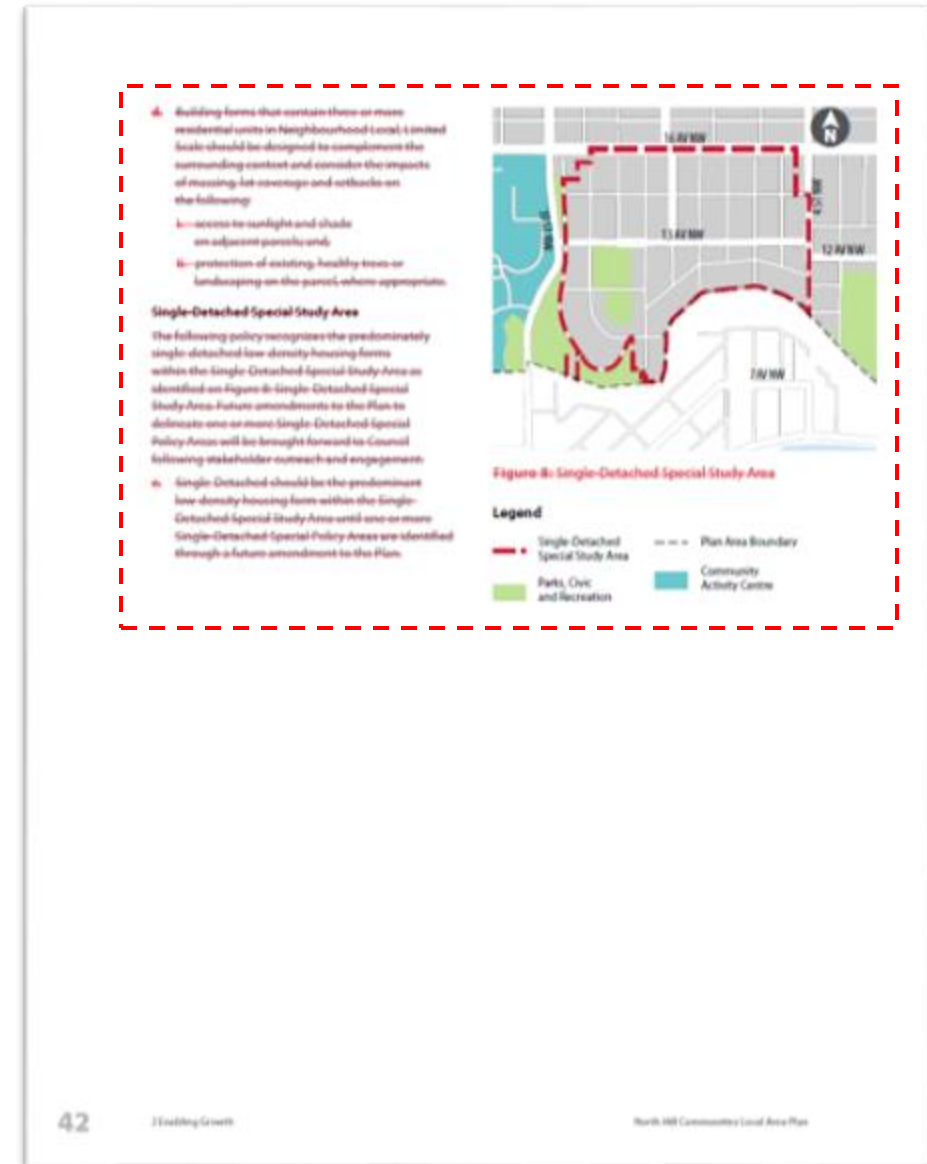
The policies in this section only apply to Neighbourhood Local Areas that have the Limited Scale modifier. Limited Scale policies recognize that single-detached housing is, and will continue to be, a desirable housing form and may be developed anywhere within Neighbourhood Local, Limited Scale areas. Secondary suites will continue to be allowed where they are currently permitted by the **Land Use Bylaw** and do not form part of the unit count when considering the following policies.

Policy

- a. Secondary suites are permitted where already allowed by the existing land use designation and are not considered a unit in the following policies:
- b. Building forms that contain one or two residential units are supported in Neighbourhood Local, Limited Scale.
- c. Building forms that contain three or more residential units should be supported in the following areas:
 - i. within transit station areas;
 - ii. near or adjacent to an identified Main Street or Activity Centre;
 - iii. on higher activity streets, such as where there are adjacent regional pathways or higher volumes of private vehicle or pedestrian activity in a community; and
 - iv. where the parcel has a lane and parking can be accommodated on site.

Single-Detached Special Policy Area (Section 2.2.1.6) removed per Council direction.

Visit calgary.ca/housingstrategy for more information on this Council-approved direction.



Chapter 3 and Appendix A: Community Improvements

Investment Priorities/Community Improvements are:

- **Higher-level** objectives
- Linked to the Plan's **vision and core ideas**
- Designed to be **flexible and adaptable** to meet changing needs over time
- The community improvements include, but are not limited to, upgrading existing streets, transportation networks, parks and recreation facilities

Investment Priorities/Community Improvements are not:

- **Prescriptive** spot improvements (e.g., sidewalk repairs, crosswalk painting)
- Focused on **existing infrastructure maintenance**
- Intended to **replace or refurbish** infrastructure that is at the end of its lifespan
- Attached to any existing funding

Chapter 3/Appendix A: Community Improvements



Creating Great Communities



Connecting The City

Direction to inform decisions about future development and investment over the next 30 years.

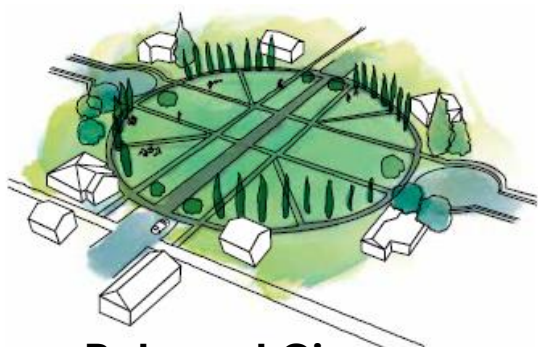


Realizing Excellence In Urban Design



Greening The City

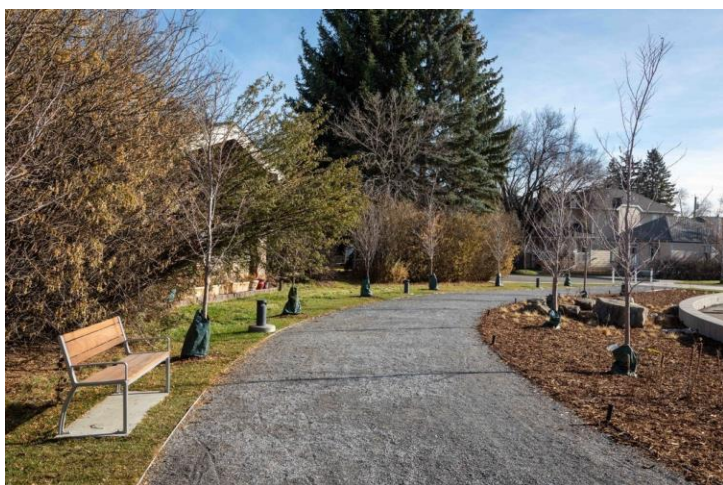
Community Improvements Realized



Balmoral Circus



McHugh Bluff and Crescent Heights Park





QUESTION:

As your communities continue to evolve, please share any new community improvement ideas you would like to see. Please be sure to tell us why these are important to you?

Reconnect Opportunities

Conversation Series (in-person)

October 3, 2024: 12:00 p.m. – 9:00 p.m.

Renfrew Community Association

811 Radford Road NE, T2E 5G2

Registration is required

Online

September 16, 2024 – October 6, 2024

[Calgary.ca/LAPReconnect](https://calgary.ca/LAPReconnect)

