

# Parks & Open Space – Trails and Connections

## What We Heard

Comments from Public Meeting October 1, 2019 and Online Survey

- Yes keeping with what is there now overlooking golf course
- A steady incline up from bike path would be great
- Keep existing green space please! And off-leash area for dogs
- Keep biking path feeling safe to use
- More green space



Number of times residents identified as a characteristic they liked  
 Number of times residents identified as a characteristic they disliked

# What we heard — Phase 1b Workshop #1

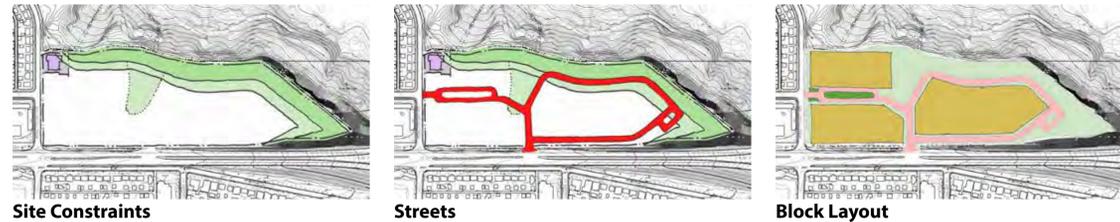
Phase 1b activities included two workshops where participants worked alongside the project team to learn about, explore and collaboratively build upon different design alternatives.

## Workshop #1:

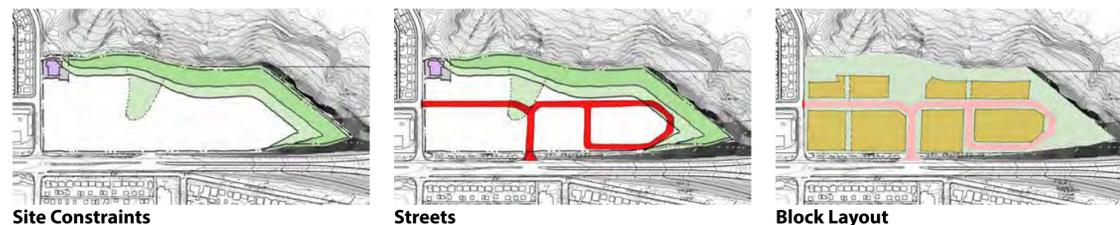
Three different concept alternatives were presented and participants were asked to identify what they liked and did not like about each.

All three alternatives reflect feedback we received in Phase 1a, such as including local shopping and commercial areas, mixed-density, pathways and greenspace and providing an entrance and exit directly onto 16 Avenue N.E. to reduce the impact on Moncton Road.

### Moncton Place alternative



### High Street alternative



### Features of the Moncton Place alternative:

- Creates a public space on 17 Avenue fronted by mixed-use buildings
- Provides larger development parcels
- Perimeter road at escarpment edge

Participants liked that the road network mitigates cut-through traffic, and the open parking lot next to the green space.

Participants felt that the parking lot was not a good use of the escarpment views.

### Features of the High Street alternative:

- Creates a mixed-use high street on 17 Avenue
- Compact development parcels
- Small scale residential units located at escarpment edge

Participants liked the residential homes backing onto the escarpment and the approach to the commercial/retail space.

Participants disliked the angled parking on the high street and felt walkability could be improved.

# What we heard — Phase 1b Workshop #1

## Mountview Square alternative



### Features of the Mountview Square alternative:

- Orients commercial uses toward Moncton
- Wraps a one-way road around the park
- Eastern-most development parcel directly fronts escarpment

Participants liked the orientation of housing and the courtyard spaces adjacent to the housing.

Participants disliked the road surrounding the park square and thought walkability could be improved.

### Some common feedback we received about the alternatives included:

- Reduce the impact on the existing road network and reduce the opportunity for cut-through traffic
- Make the 16 Avenue frontage a comfortable place to walk and improve access for vehicles
- Create neighbourhood gathering spaces where people can gather with local shops, brewpubs and services
- Create a robust system of open spaces with a network of neighbourhood parks and trails that everyone can access
- Balance private views and public access and views along the escarpment edge
- Provide a range of housing options that are consistent with the existing neighbourhood scale and character

# What we heard — Phase 1b Workshop #2

## Workshop #2:

Building on the positive aspects identified within the three alternatives presented in **Workshop #1**, the project team combined these strengths into a single draft plan and presented it for feedback.

### Illustrative plan



### What participants liked about the draft plan

- The large park and open space
- Two pathways integrated into the design
- Central park and the park at the point
- Ability to keep mature trees
- Townhouses along escarpment
- Road network that discouraged cut-through traffic

### Input from **Workshop #1** reflected in this draft plan:

- Minimize opportunity for short-cutting traffic
- Maintain the large open park space
- Keep the mix of residential and small, local commercial uses
- Want to see mixed-density residential
- Include multi-use pathway along escarpment
- Like the smaller residential units facing the escarpment

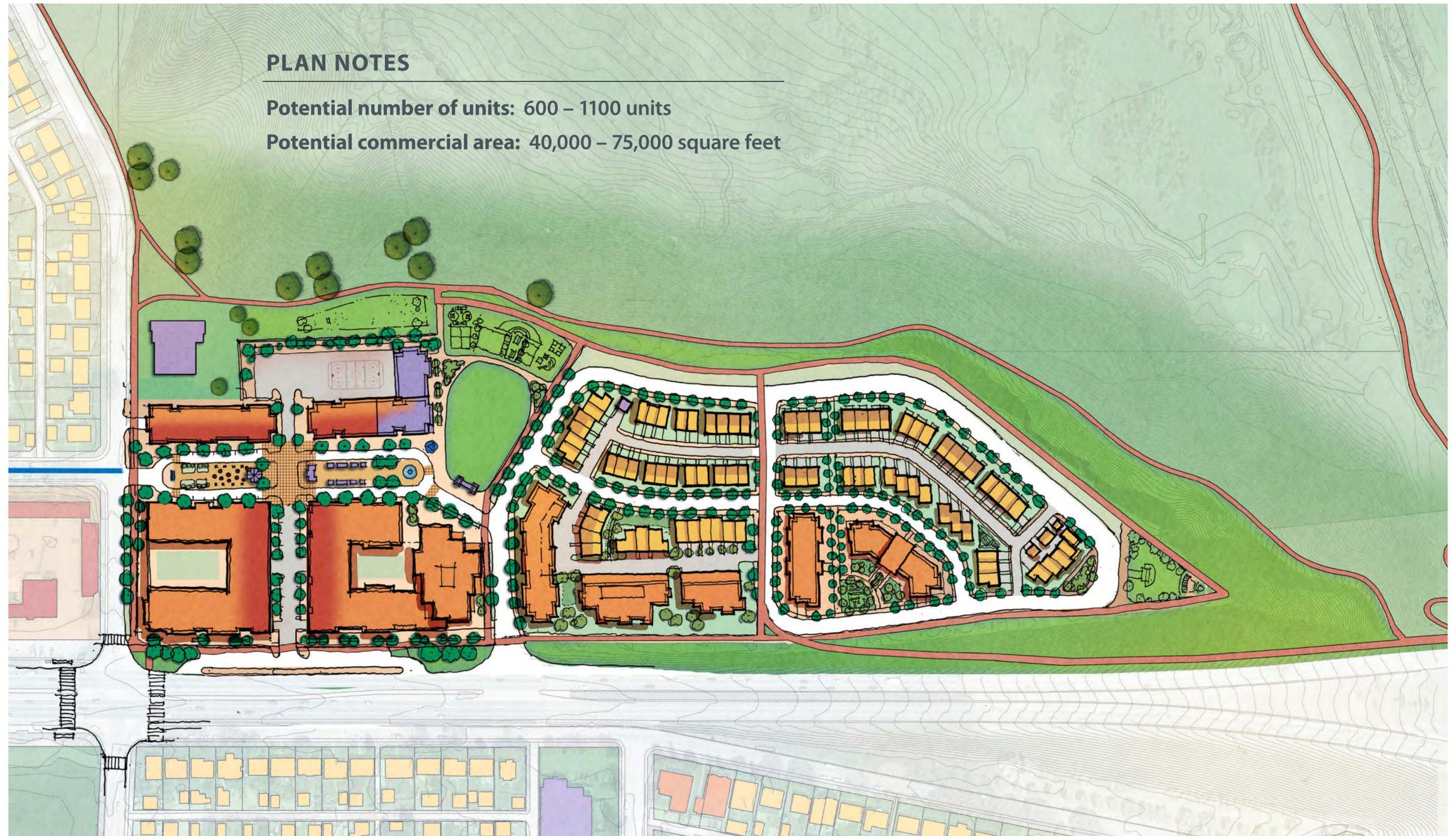
### What participants didn't like about the draft plan

- Additional traffic resulting from the commercial area and potential for overflow parking into the neighbourhood
- Density and how compact the housing is

# Concept plan

The Concept Plan achieves the following key priorities identified by stakeholders and the public:

- 1 Reduce the impact on existing road network
- 2 Address 16 Avenue frontage
- 3 Provide neighbourhood gathering places
- 4 Design a robust system of open space
- 5 Create a public escarpment edge
- 6 Allow for diverse and contextual housing



*Conceptual — subject to change*

*The **Winston Heights Village** name is being used for planning purposes only and is subject to change.*

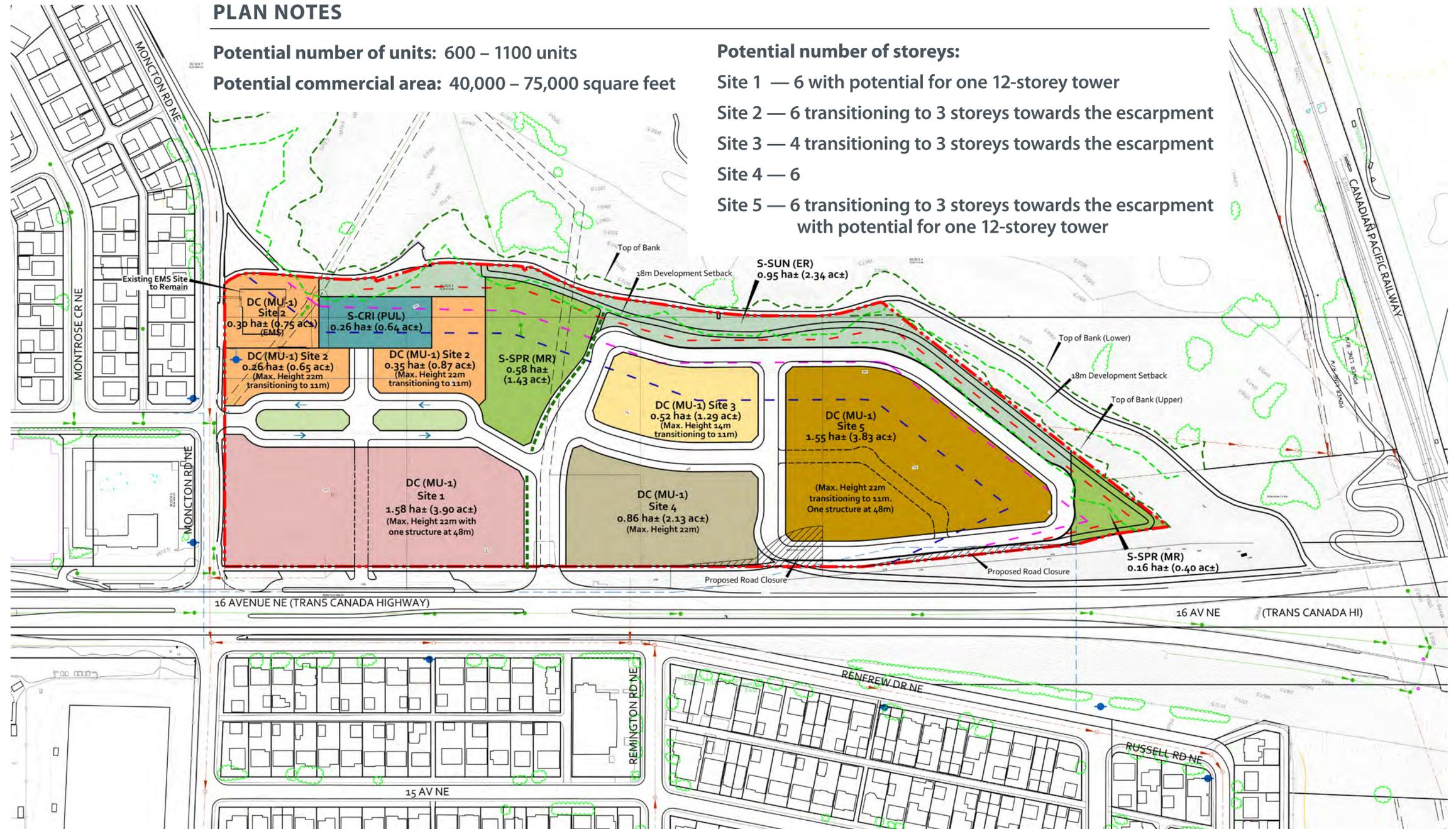
***Note:** Road alignments shown on the plan are subject to technical review by the City Approval Authority and may result in realignment to address slope stability, traffic safety and compliance with City standards.*

# Land use plan

## PLAN NOTES

Potential number of units: 600 – 1100 units  
 Potential commercial area: 40,000 – 75,000 square feet

Potential number of storeys:  
 Site 1 — 6 with potential for one 12-storey tower  
 Site 2 — 6 transitioning to 3 storeys towards the escarpment  
 Site 3 — 4 transitioning to 3 storeys towards the escarpment  
 Site 4 — 6  
 Site 5 — 6 transitioning to 3 storeys towards the escarpment with potential for one 12-storey tower



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# How we used input from Phase 1

**We were not able to incorporate the following input:**

**Restricting the site to lower density** — we could not achieve this as the Municipal Development Plan, draft North Hill ARP and Winston Heights Mountview ARP policies indicate this site should have a higher density and mixture of uses compared to a single family land use.

**Turning the site into a large parks and open space** — the planning policy guiding documents call for a higher density and mixture of uses on this site. We are providing some large parks and open spaces within the concept plan that link to the existing surrounding green spaces and pathways.



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# Open spaces

**Escarpment Edge Park,**  
a feature/landmark  
park perched on the  
southeast point of  
Winston Heights Village

**Public Escarpment Edge**  
will include a comprehensive  
pathway and bikeway  
network that provides for  
connectivity within Winston  
Heights Village and to the  
existing Nose Creek Regional  
network

**Central Community Park,**  
a large tiered public park that  
provides for a variety of active  
and passive activities adjacent  
to the escarpment and the  
regional network, providing  
an extension of the current  
open space network

**High Street Green,**  
a hardscaped plaza that  
provides the  
opportunity for urban  
markets and pop-up  
community events



# Access to/from 16 Avenue N.E.



# Access to/from Moncton Road N.E.



# Escarpment View



COUNT  
UDA 2019

# Mixed-Use High Street



# Central Park View





# Next steps

The concept plan has been submitted to the **Corporate Planning Applications Group (CPAG)** as a pre-application for their review. Any concerns will be addressed and a formal application will be submitted to CPAG in February 2020. We will present the final plan to the community prior to going to Council for approval in November 2020.



To ensure you are notified about the next open house in November 2020, please sign-up to receive projet emails at [calgary.ca/WHV](https://calgary.ca/WHV).

**Thank you for attending!**