



## Project Overview

The City of Calgary's Real Estate & Development Services business unit (RE&DS) is creating a Concept Plan for the future Winston Heights Village, 22 acres of land on the corner of 16 Avenue N.E. and Moncton Road N.E. The policy direction for this large parcel of land was originally conceived in 2006 with the approved [Winston Heights/Mountview Area Redevelopment Plan](#). The area is also part of, and will align with, the [North Hill Communities Local Growth Planning](#) exercise.

## Engagement Overview

Public engagement is critical to the success of this concept planning process. The City of Calgary and all partners involved in this project are committed to listening to, learning from and engaging interested citizens and all impacted stakeholder groups, including residents, property owners, adjacent businesses and neighbouring groups and organizations, in planning the future of this area.

The following approach has been designed to support iterative, inclusive and meaningful engagement:



Phase 1a and Phase 1b activities were designed to understand what is and is not working well in the area, to explore the community's vision for the site, and to gather feedback and generate ideas for a high-level approach to the project.

In **Phase 1a**, the community was asked about strengths, weaknesses and opportunities relating to the site and surrounding neighbourhoods, and about their preferences on many different design elements including building types, neighbourhood character and parks & open space.

**Phase 1b** activities included two workshops where participants worked alongside the project team to learn about, explore and collaboratively build upon different design alternatives. In Workshop #1, three different concept alternatives were presented and participants were asked to identify what they liked and did not like about each. In Workshop #2, the project team presented a draft plan that incorporated the positive aspects of three alternatives presented in Workshop #1, and asked participants for feedback on the plan.



# Winston Heights Village Concept Plan

Phase 2 Event Summary

December 2019

In **Phase 2**, the project team held a public open house where they presented an overview of the overall process to date and a summary of the various engagement activities undertaken to develop the concept plan. They presented the concept and land use plans and encouraged attendees to ask questions and share their feedback.

The purpose of the open house event was primarily to inform the community and interested stakeholders about the concept plan, and to provide a report back on how input gathered in Phase 1 contributed to the preferred concept. Attendees were encouraged to share their feedback directly with the project team representatives and were also provided with a hard copy comment form to communicate any final thoughts or feelings.



The open house was held on December 11, 2019 at the Winston Heights Community Hall and was attended by 42 interested stakeholders and community members. 20 comment forms were collected. This report summarizes what we heard at the open house.

## Next Steps

The concept plan has been submitted to the Corporate Planning Applications Group (CPAG) as a pre-application for their review. CPAG reviews complex planning applications through the co-ordination of input from four core departments including Planning, Transportation, Development Engineering and Parks. The review and commentary reviewed from CPAG will then be incorporated into the concept plan and land use plan. Any concerns will be addressed and a formal application will be submitted to CPAG in February/March 2020. We will present the final plan to the community prior to going to Council for approval in November 2020.

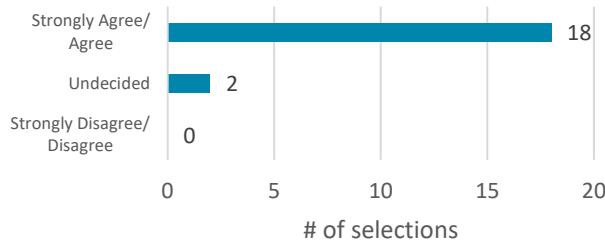
**Feedback from Comment Forms**

The following is a summary of the data collected through the 20 comment forms submitted at the open house.

**Please circle your level of agreement with the following statements.**

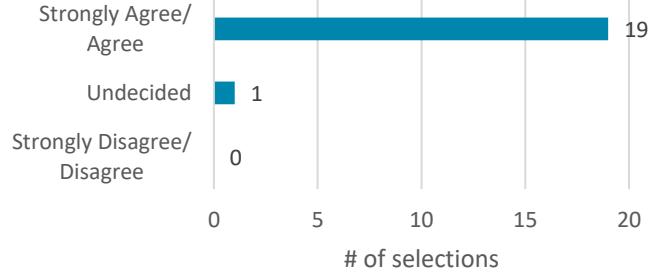
My questions were answered through the information provided on the presentation boards.

*20 responses*



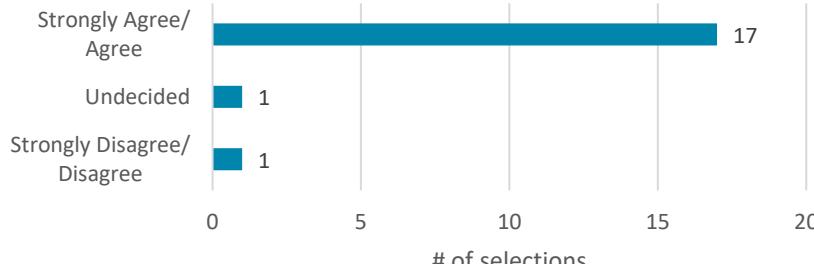
I have a good understanding of the project objectives.

*20 responses*



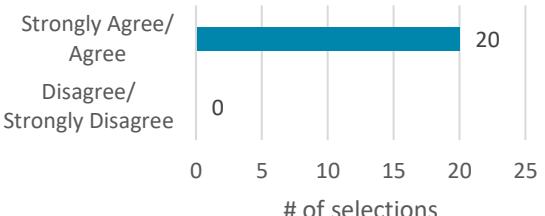
I have a good understanding of how the input gathered through the various Phase 1 engagements has contributed to the development of the plan.

*19 responses*



The event was a good use of my time.

*20 responses*

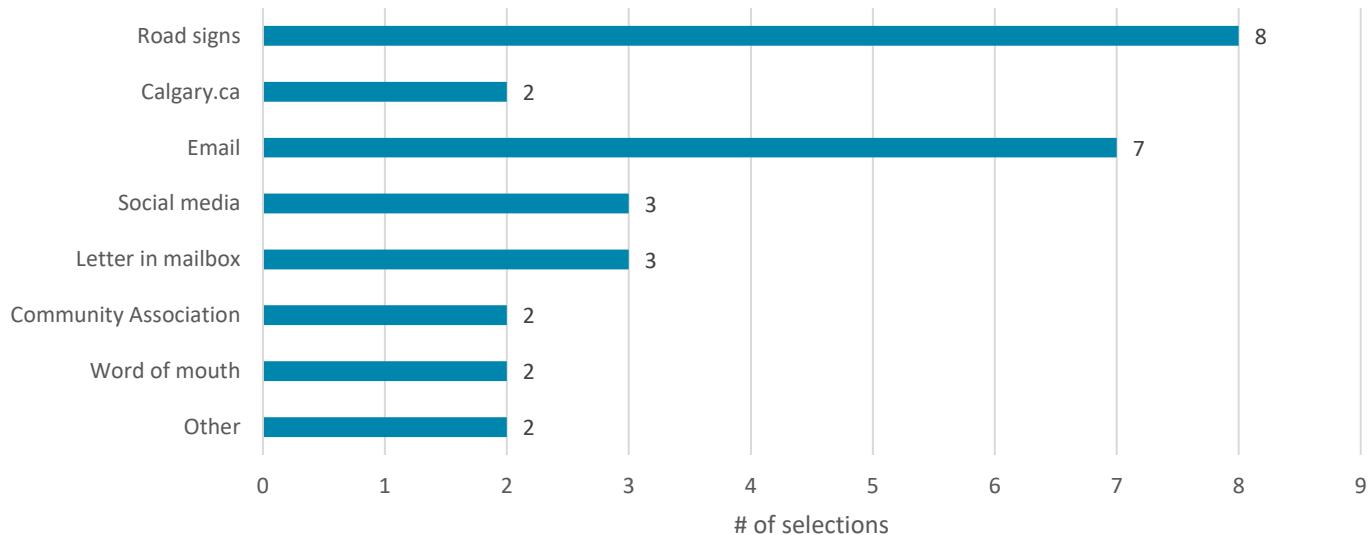




How did you hear about the open house?

Please select all that apply.

*18 responses*



### **Verbatim Comments from Comment Forms –**

The following are verbatim comments collected through the 20 comment forms submitted at the open house. Comments are provided without any edits to spelling, grammar or punctuation.

**Do you have any comments you would like to share with the project team about this open house?**

Well done!
Slope stability and enhancing the bike path going down the hill to Nose Creek and also under the 16 Avenue overpass over Nose Creek
No mention found of light pollution issues. 2 x 12 storey towers on site was never approved in workshop so why are they on the plans? Development name should include 'Midfield' somehow - you can't wipe it off the map entirely + there is historical context.
Appreciate the opportunity & look forward to an attractive new development.
Well displayed concepts
Not happy with proposed 12 storey bldgs. Density is too high. This will create larger traffic issues than we have now.



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Too high density. Two 12 storey towers are too much. Not all the traffic for up to 1100 units will go onto 16th & Mountview can't accommodate this much traffic.

Please address the problems with high speed cut through traffic on Moncton Rd. & 17 Ave. This is a problem now which will only be amplified by the addition of 500+ families to the new development.

I remain very concerned about increased traffic on Moncton Road. No mention is made of any traffic calming on Moncton Road and limiting cut through from an additional 600+ individuals.

Nice format

Liked the way they put all the comments from the workshops (especially the first workshop) on the display boards.

I like the main entrance onto 16th Avenue. However, in rush hour, traffic backs up westbound on 16th Ave. There will be difficulty getting out of the Village while waiting for traffic to move. People will use Moncton/Russett as a means to get around stopped traffic from Moncton to Edmonton Trail.

One of my primary concerns is increase of traffic on Moncton Road and people using the street next to the escarpment as a short cut. I would like to see some traffic calming and lower speed limits considered.

Please keep the EMS where it is. Please install 4 way stop @ 17 Ave & Moncton Road. Please make Moncton Road (from 16th to 17th Ave) a no parking zone and make entrance to Ambassador Hotel from 16 Ave.

I love it!

I hope that the interface of what the people of the community want & what the City Hall Planning Dept. has in mind will be a close fit.

Team was approachable and willing to answer my questions and concerns for this point in the planning.

## Do you have any comments you would like to share about the planning for the future Winston Heights Village?

Height of bldgs and traffic cut-throughs are a concern.

Avoid buildings over 5 - 6 storeys - anything more is far out of scale in this development. Consider light pollution issues throughout development process. Avoid corner balconies - not useful/functional + only add to cost of units.

Do the right thing!!

No buildings over four floors. Traffic calming on Moncton Road - reduce cut thru traffic.

A pathway connection (switchback) connecting the triangle park with the existing path would be a more desireable line than getting a path along 16th. MV-2 should be used in some areas to ensure we get active frontages.

Look at density and traffic issues.



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I strongly believe that there needs to be some sort of traffic calming on Moncton Road. There is already too much traffic going too fast and it will only increase with this development.

See above [concern re: traffic on Moncton Road]. Otherwise I like the plans. Keep EMS station.

Please narrow the streets as much as possible so we can have more places for people. Tell Fire people are asking for it.

Like the idea of the new traffic lights on 16th Avenue to move traffic onto 16 Ave. People will still try to cut through Mountview so should have a gate just north of the EMS Building.

I live on Moncton Road and already it is used as the "go around". In rush hour, there is constant speeding & danger to pedestrians and bikes. These people don't care about the neighbourhood, they are trying to get home to their neighbourhood which is not W.H. Mountview. I would like to see traffic calming /alternates for Moncton Road.