

# Winston Heights Village — Concept Planning

At this session you will:

- Learn about the project and its objectives
- Provide input on aspects of planning and design to help develop an initial concept plan
- Share ideas to develop evaluation criteria to be used for future options

There is a facilitated discussion with the project team at 6:30 p.m. Join any table to participate.

Team members are available to answer your questions throughout the evening.

**Thank you for attending!**





# Where is Winston Heights Village?



Winston Heights Village is a 22-acre site bordered by 16 Avenue N.E. to the south and Moncton Road N.E. to the west.

It includes the former Midfield Mobile Home Park and former RCMP site.

Alberta Health Services EMS currently occupies and operates out of the northwest corner of the site.

The City of Calgary is the owner of the land.

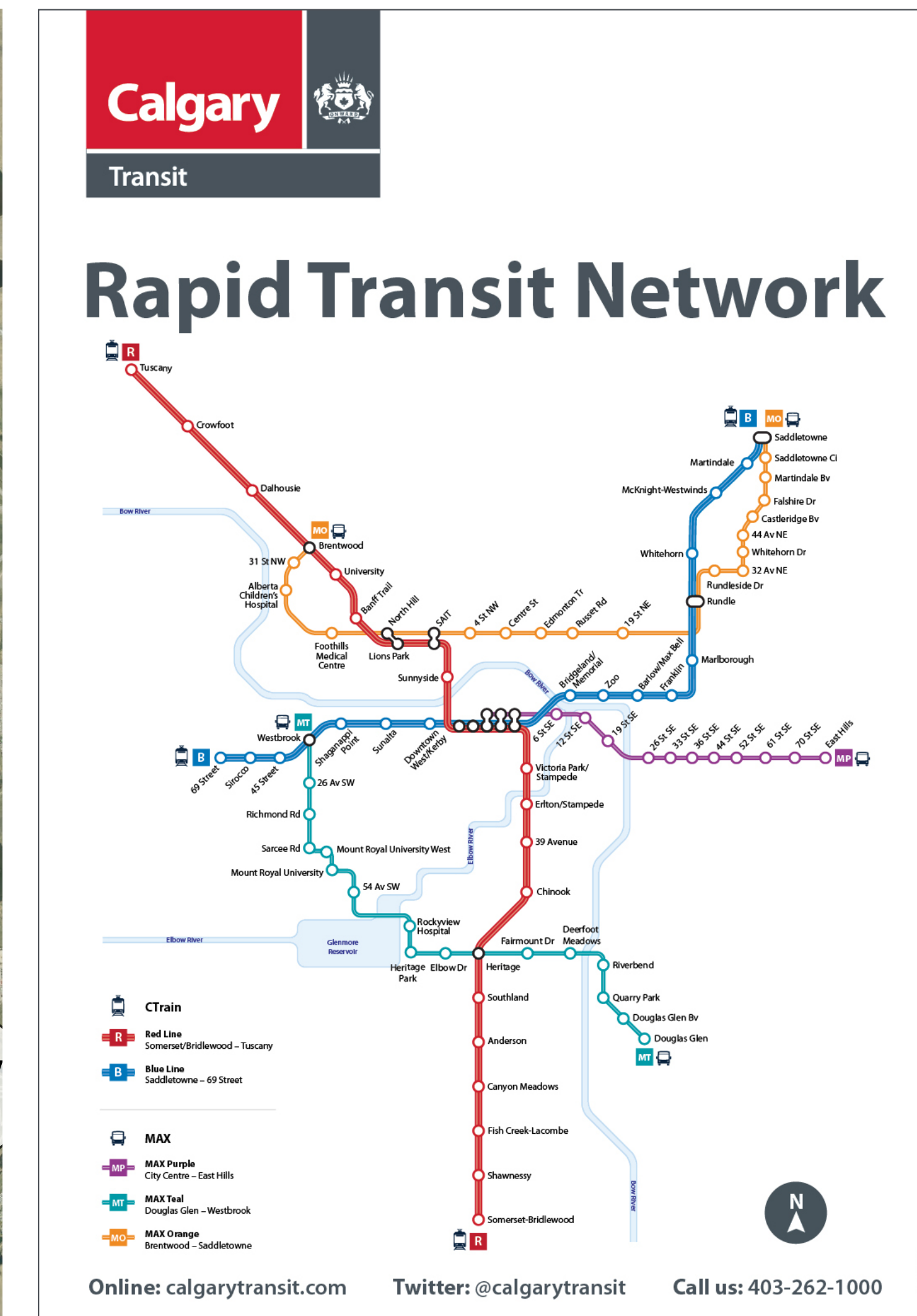
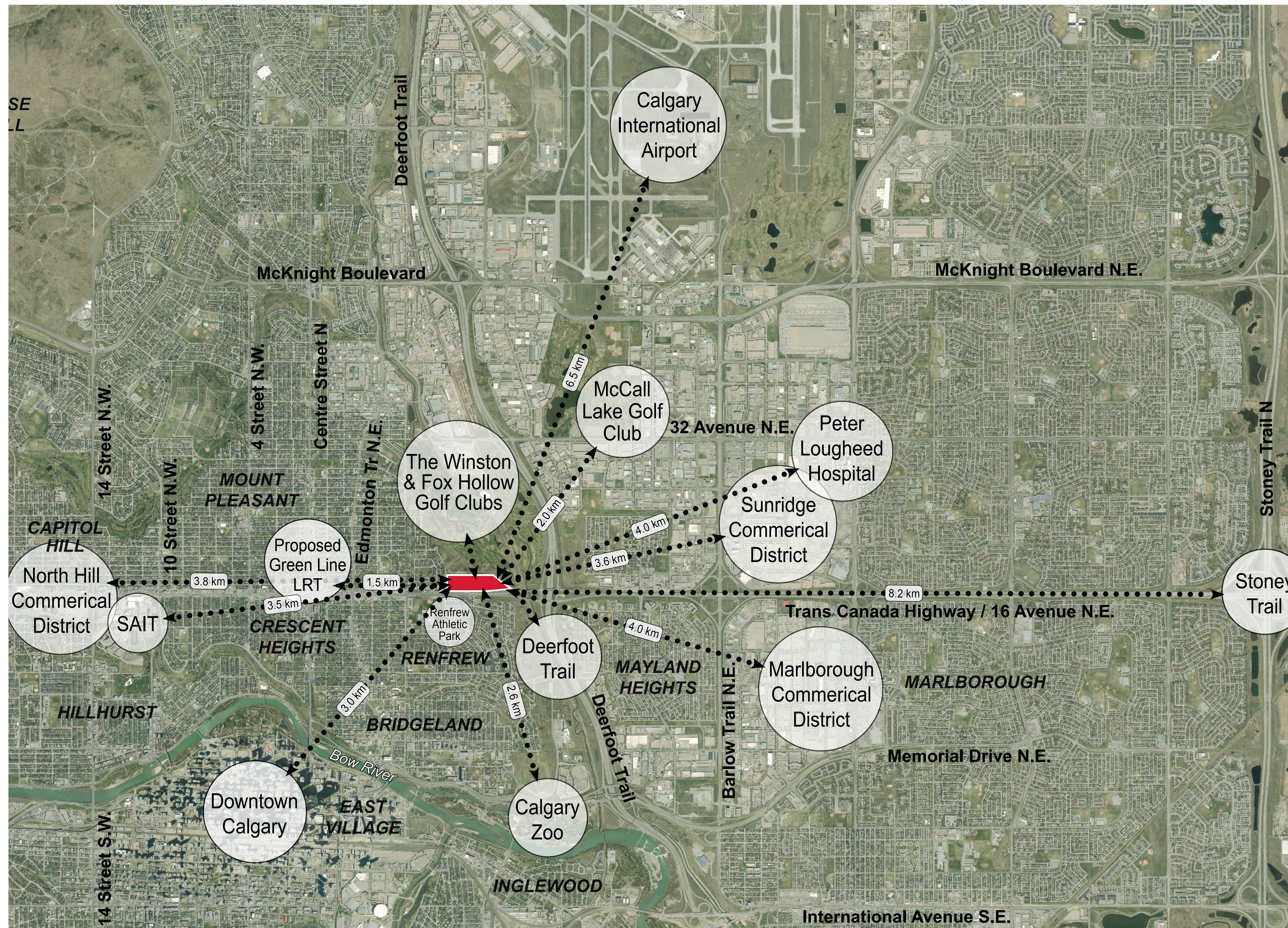


## City context

The site is:

- Ideally located close to two golf courses, SAIT, the Calgary Zoo, Peter Lougheed Hospital, downtown and the airport
- On the Max Orange BRT line and close to the future Green Line LRT
- A gateway into Calgary from Deerfoot Trail / 16 Avenue N.E. (Highway 1)

The project team is conducting market research to understand what types of housing and commercial uses are most appropriate for the site based on its location, as well as current and future market demands.

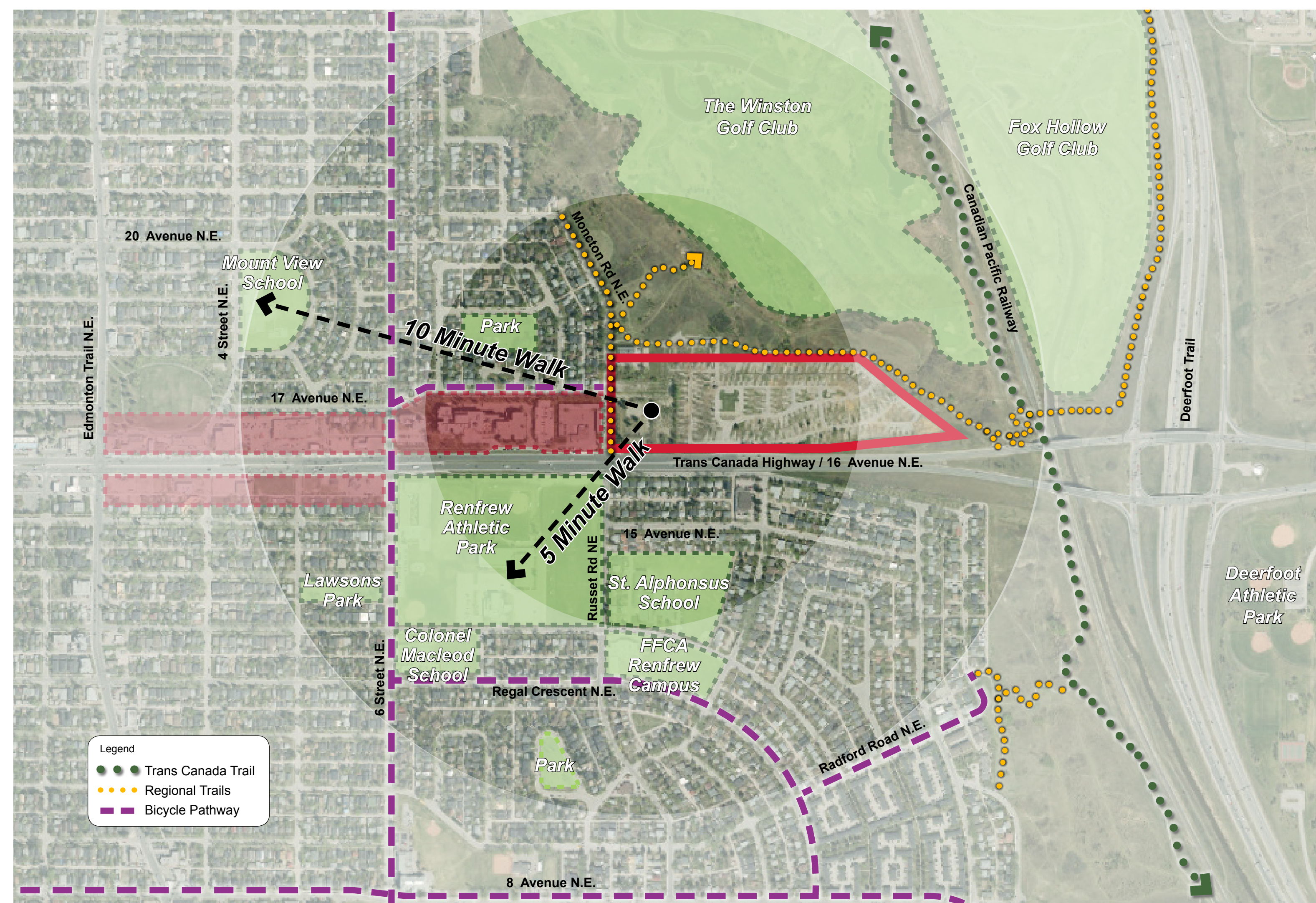




## Community context

The site provides an opportunity to:

- Create an iconic gateway into Calgary along Highway 1 (16 Avenue N.E.)
- Promote inclusive and accessible development
- Exemplify the City's commitment to sustainability and climate resilience
- Develop a transit-supportive development for the MAX Orange line
- Create broader community benefits through connections with adjacent communities, open spaces and commercial amenities







# Project outcomes

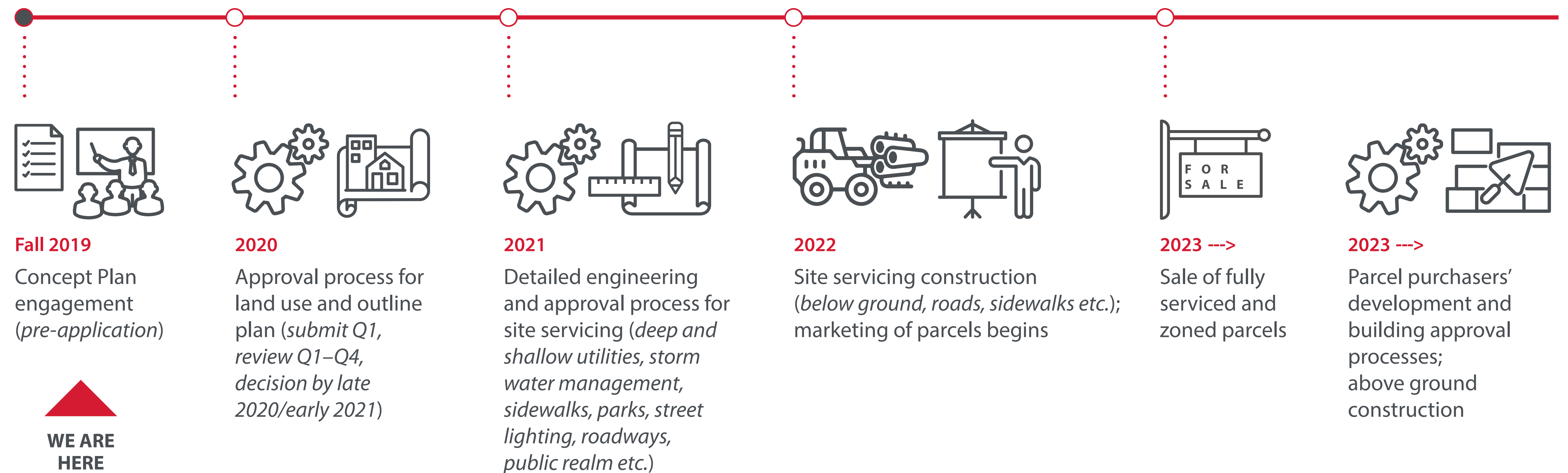
The policy direction for this parcel of land was originally conceived in 2006 with the approved Winston Heights Mountview Area Redevelopment Plan.

The City of Calgary Real Estate & Development Services is acting as a developer for the site and will complete the same application process required by private developers.

The outcomes of this planning exercise includes:

- A concept plan and an outline plan that identify design details such as the locations of roads, pathways and green spaces, and types of housing and commercial buildings
- A completed application that will be submitted to the Corporate Planning Applications Group (CPAG) early next year

## Winston Heights Project Redevelopment Timeline



# Engagement process

The concept plan and outline plan will be created in close consultation with the community, and will include three opportunities for the public and stakeholders to provide input and feedback into the plan.

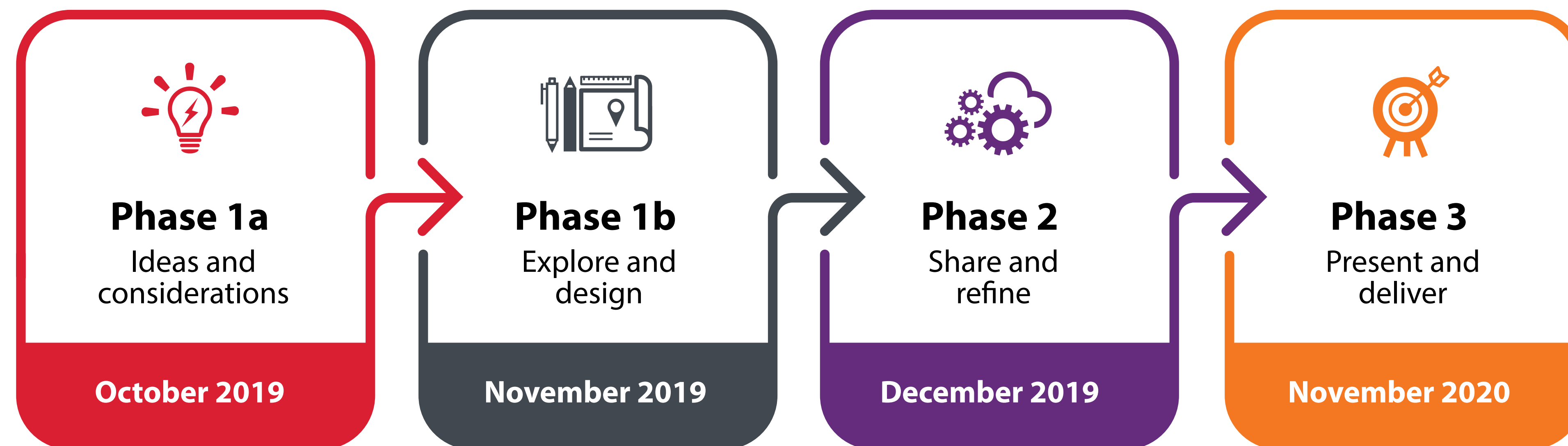
We are currently in **Phase 1a** of the project. In this phase, we are seeking input on:

- Evaluation criteria to assess concept options
- Stakeholder and public hopes and expectations for the site
- Planning elements such neighbourhood character, streets and public spaces

The results of the engagement and technical work completed in **Phase 1a** will provide a foundation for the development of three base concept plans to be presented in **Phase 1b**.

The following **technical work** is also underway:

- Market research
- Legal survey
- Geotechnical study
- Phase 2 environmental site assessment
- Transportation impact study
- Sanitary and water study
- Biophysical impact assessment and stormwater study



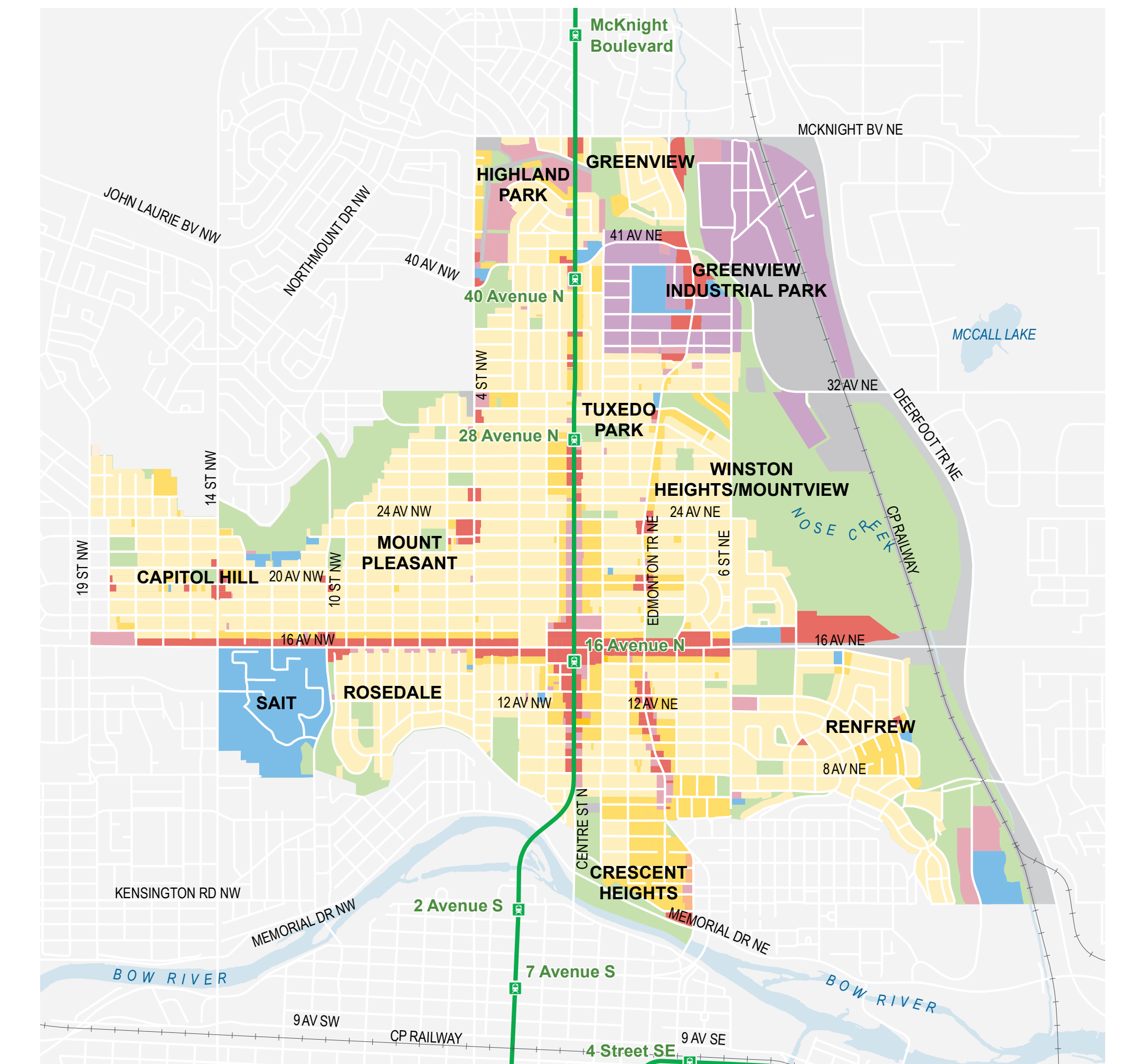
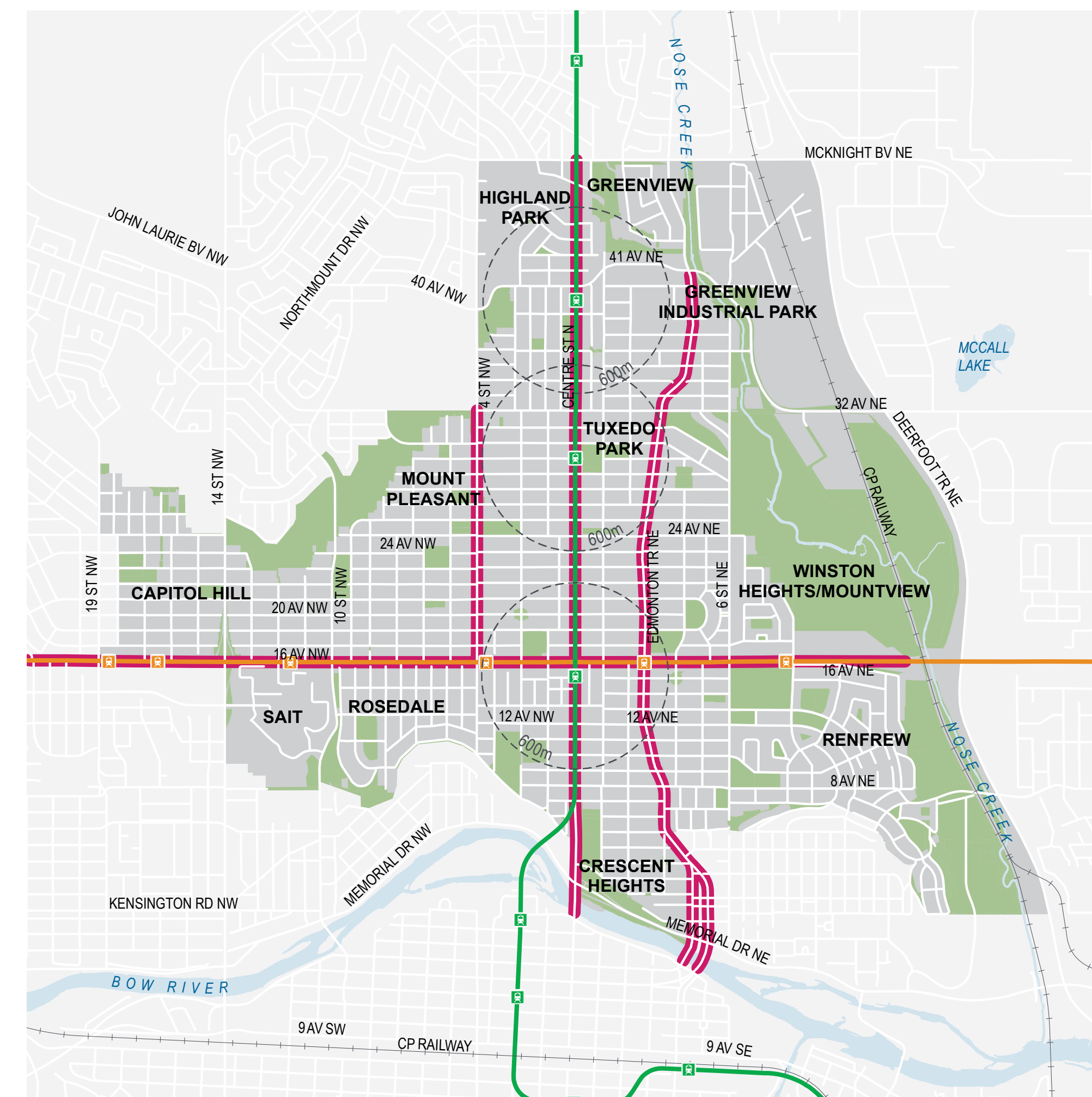
In **Phase 2** we will be sharing a concept plan and asking for feedback in order to refine the plan.














In **Phase 3** we will be presenting the final plan prior to going to City Council for approval at the end of 2020.



Both the Council-approved Winston Heights/Mountview Area Redevelopment Plan (2006) and the North Hill Communities Local Growth Planning (currently underway) will directly impact and guide the development of the Winston Heights Village Plan.

## North Hill Communities Existing Land Use



	Mixed Use		Institutional		Residential - Low Density
	Commercial		Major Infrastructure		Residential - Medium Density
	Direct Control		Parks, Recreation and Public Education		Residential - High Density
	Industrial		Future Urban Development		LRT Station
					LRT Alignment



# Guiding principles

The City has a number of approved, high-level guiding principles that will be used when developing ideas and planning the future Winston Heights Village. These include:

- Municipal Development Plan sustainability principles
- Winston Heights/Mountview Area Redevelopment Plan principles
- The Guidebook for Great Communities — *proposed version available on [calgary.ca](http://calgary.ca)*

In addition to these principles, we are seeking out best practices in sustainability and working with developers and other industry leaders to draw on their expertise and knowledge.

Municipal Development Plan — 11 Sustainability Principles	Winston Heights / Mountview Area Redevelopment Plan Principles	
Create a range of housing opportunities and choices	<i>Redevelopment within the community should be guided by the following sustainable development principles:</i>	
Create walkable environments	Environmental	Economic
Foster distinctive, attractive communities with a strong sense of place	Quality and innovation	Housing choice
Provide a variety of transportation choices	Energy efficiency	Quality of life
Preserve open space, agricultural land, natural beauty and critical environmental areas	Biodiversity	Market vitality
Mix land uses	Walkability	Social
Strategically direct and manage redevelopment opportunities with existing areas	Barrier free	Social inclusion and interaction
Support compact development		Aging in place
Connect people, goods and services locally, regionally and globally		Respect and sensitivity
Provide transportation services in a safe, effective, affordable and efficient manner that ensures reasonable accessibility to all areas of the city for all citizens.		Safety
Utilize green infrastructure and buildings		



## What we've heard

The *Winston Heights/Mountview Area Redevelopment Plan* was approved in 2006, and the *16 Avenue North Urban Corridor Area Redevelopment Plan* was approved in 2017.

The North Hill Communities Local Growth Plan (LGP) is currently underway and the community and residents of Winston Heights/Mountview and Renfrew are part of the engagement process. We are following this engagement process closely and will work to align with the North Hill Communities LGP outcomes.



The vision for the area is outlined in the *Winston Heights/Mountview Area Redevelopment Plan*:

- **Showcase architecture** — build quality and uniqueness today for future generations
- **Grow and transition over time** — support changes in lifestyle and housing choice
- **Support community interaction** — create opportunities for social inclusion
- **Maintain natural areas as community assets** — enhance spaces for people, flora and fauna

In Phase 1 of the *North Hill Communities Local Growth Planning* engagement, citizens provided the following input specifically for the Winston Heights/Mountview community and the redevelopment of the mobile home park:

- **Taller buildings** — citizens located many areas in Winston Heights/Mountview where taller buildings and increased density would be appropriate.
- **Increased density and development, and a large hub for communities** — citizens want to see the former Midfield Mobile Home Park site used for increased density and development, and to create a large hub for communities.
- **No segregation by future development** — citizens want to ensure Winston Heights/Mountview and Renfrew are not segregated by future development.
- **More affordable housing and density improvements** — citizens hope to see more affordable housing for younger families in Winston Heights/Mountview and provided suggestions for density improvements.

The vision for the *16 Avenue North Urban Corridor Area Redevelopment Plan* included three goals that were based on input from the community:

- **Build community** — by supporting a mix of land-uses, embracing the corridor as an extension of community life, enhancing economic viability of exiting and new businesses and celebrating the unique features of 16 Avenue.
- **Create a people-friendly public space** — by providing a comfortable environment for pedestrians and including green spaces and an attractive landscaped streetscape.
- **Provide a route for diverse modes of travel** — by promoting alternatives to vehicle travel, providing connections into existing communities that about 16 Avenue and ensure 16 Avenue functions as a destination and through street for vehicles.





# Evaluation criteria

In building our evaluation criteria, we would like to incorporate the guidelines provided for the site in the Winston Heights/ Mountview ARP, the community vision and the input from the North Hill Communities LGP engagement.

Place a dot beside the statements you feel are most relevant for this project and would like to see used as evaluation criteria for reviewing options and measuring success.

Are there other evaluation criteria that we should consider? Write your ideas on a sticky note provided and add them to this board.

**Place a dot beside the guidelines you would like to see used as evaluation criteria.**

Encourage innovative and energy-efficient design.	
Use landscaping to visually enhance the site.	
Create an iconic gateway into Calgary using built form and the natural environment.	
Use slope-adaptive design to take advantage of sunlight exposure and the surrounding vistas.	
Provide outdoor amenity and gathering spaces to create opportunities for social inclusion.	
Design pathways/sidewalks to provide access to the public pathway system and the Nose Creek escarpment.	
Support changes in lifestyle and affordable housing choice.	
Increase density.	
Create a hub for communities.	



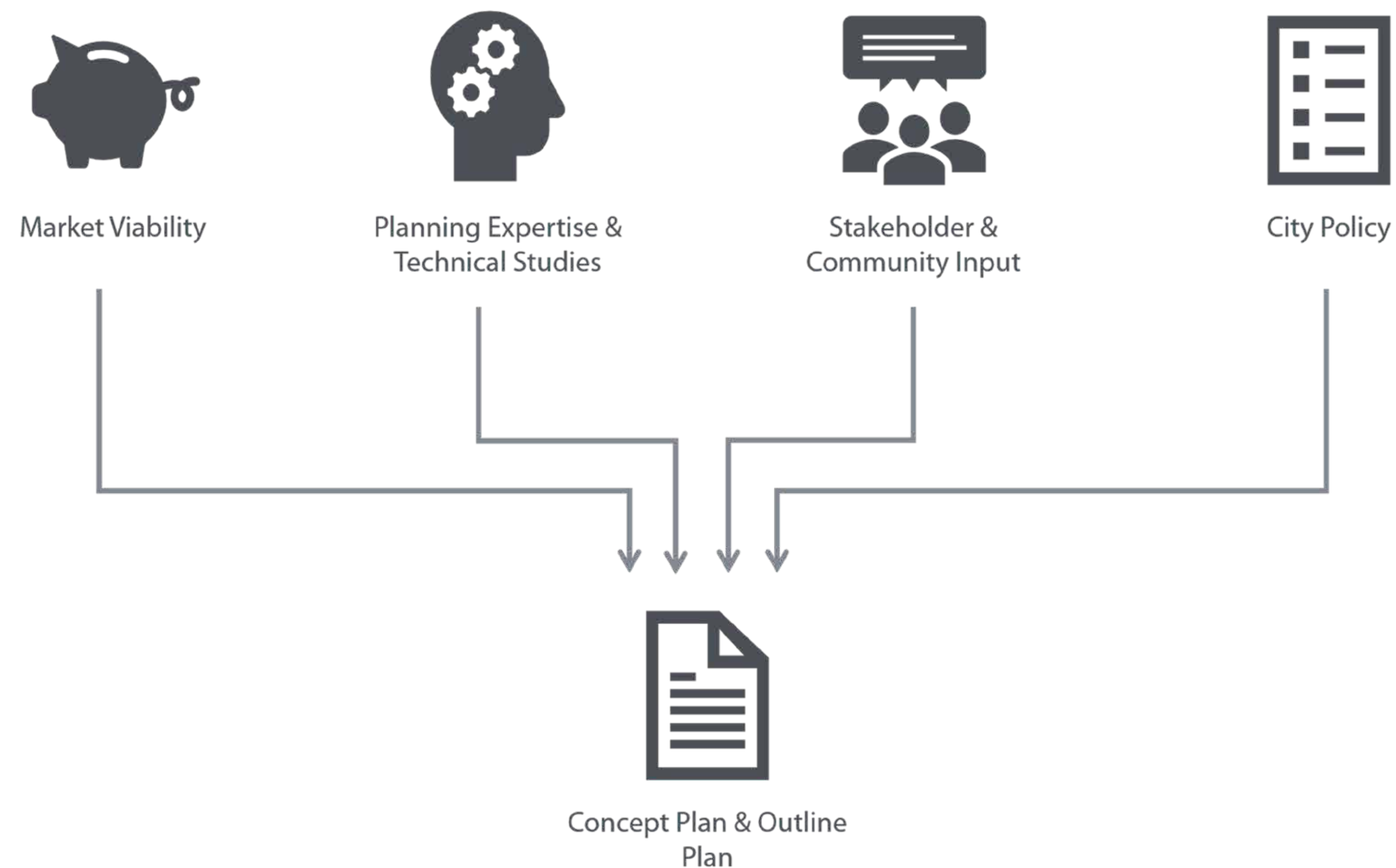
# How your input will be used

The project team will take the input gathered here and online, along with technical analysis, market research and relevant City policies, to create three base concept plans and evaluation criteria.

The three concept plans will be presented at a multi-day design charrette for the community planned for November 4 and November 7. At the design charrette, participants will work alongside the project team to:

- Evaluate the three concept plans
- Develop the plans in more detail
- Provide input to help narrow down the options to one preferred plan.

What We Heard reports from all of these engagement sessions will be available online in December 2019.





# Thank you for attending!

Please complete a comment form before you leave.

The information presented here tonight and an opportunity to provide input online is available at [calgary.ca/WHV](https://calgary.ca/WHV) until October 15, 2019.

Please share the website with friends, family and neighbours. Business cards are available at the reception table with the website address - please take one and pass it along!

Details about the upcoming design charrette will be posted on the project website and will be sent to our email list. Haven't signed up to receive emails yet? Visit [calgary.ca/WHV](https://calgary.ca/WHV) to sign up.

