

Winston Heights Village concept planning Phase 2 open house

Welcome!

At this session you will be able to:

- Learn what we heard in Phase 1 and how the input helped develop a concept plan
- Review the concept plan
- Learn about the next steps in the process

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.

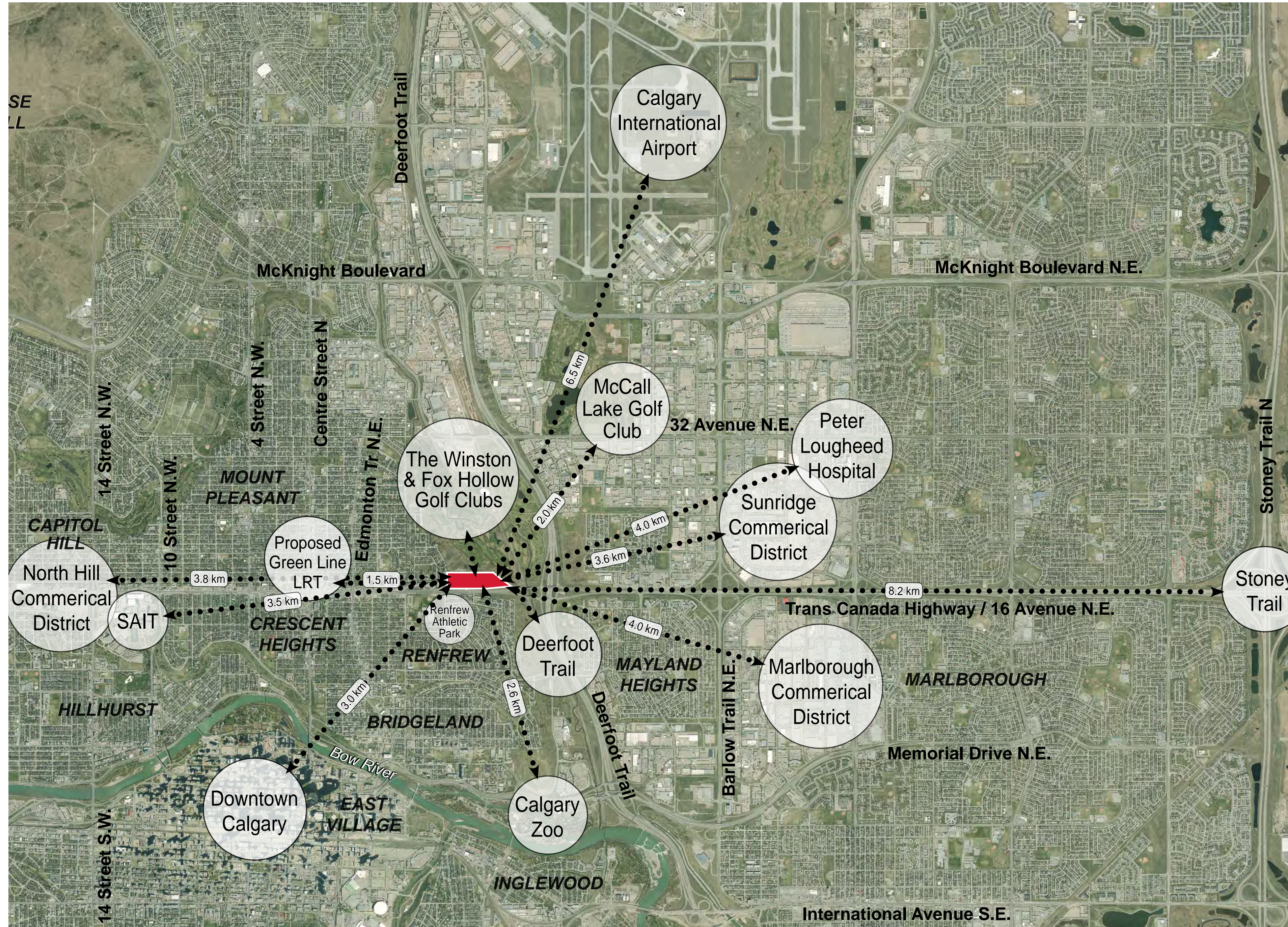
Alberta Health Services EMS currently occupies and operates out of the northwest corner of the site.

The City of Calgary is the owner of the land.

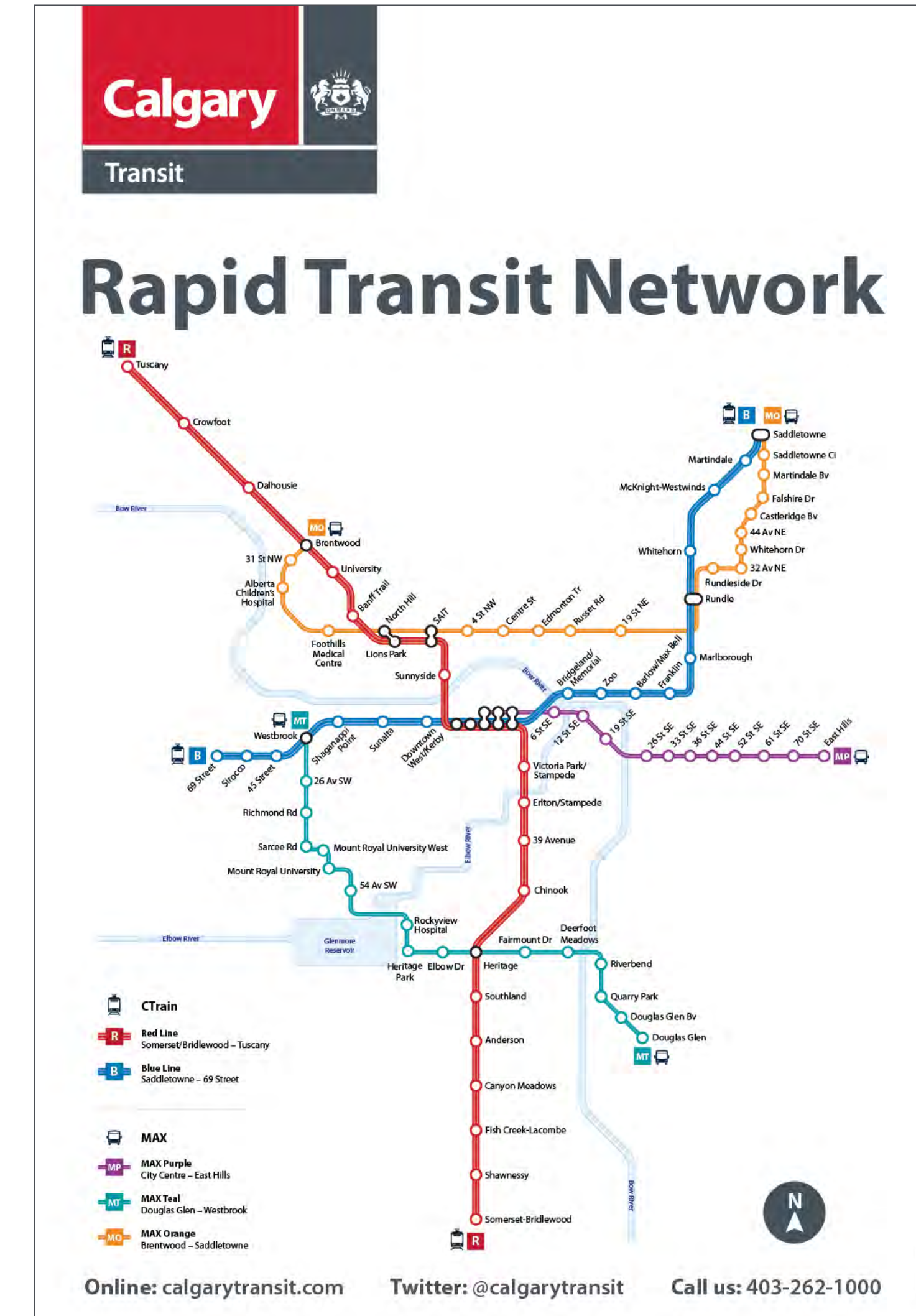
City context

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)



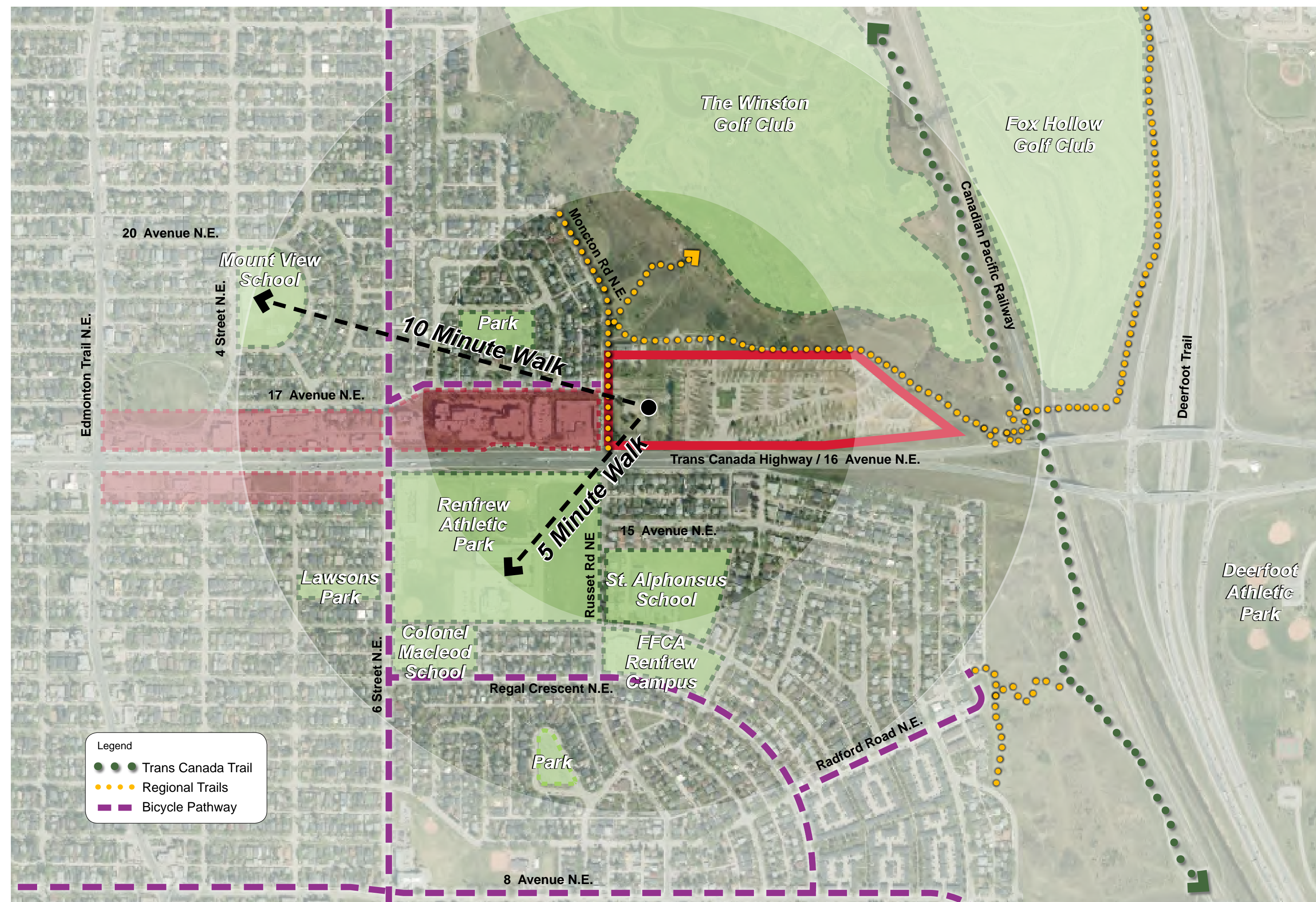
The project team is conducting market research to understand what types of housing and commercial uses are most appropriate for the site based on its location, as well as current and future market demands.



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

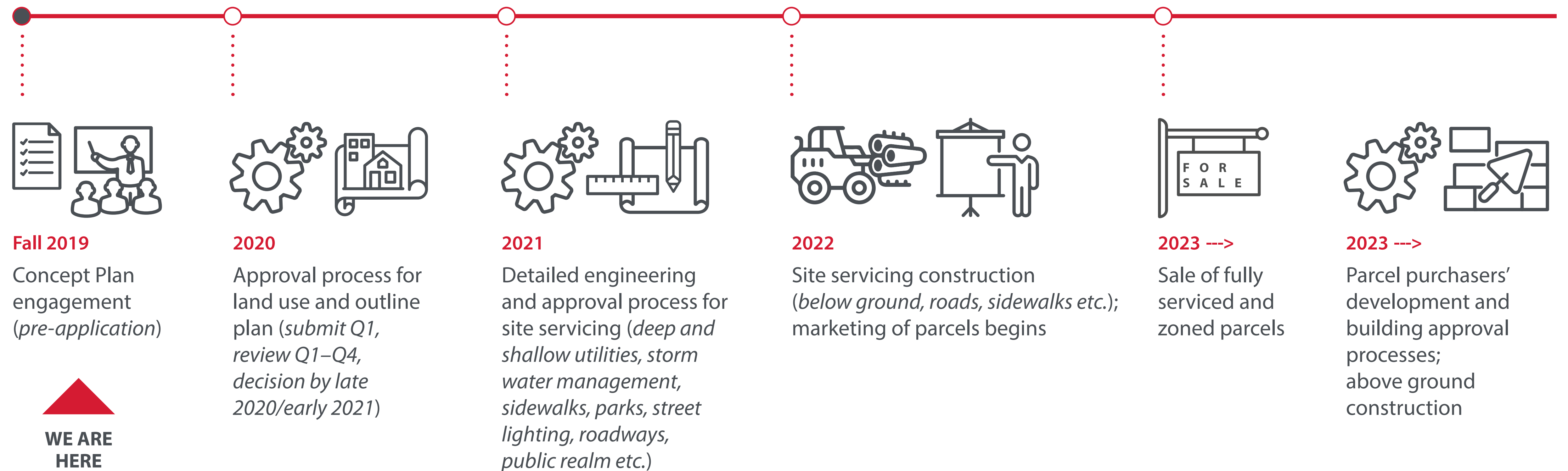
The policy direction for this parcel of land was originally conceived in 2006 with the approved Winston Heights Mountview Area Redevelopment Plan.

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





Guiding policies

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.

Winston Heights/Mountview Area Redevelopment Plan

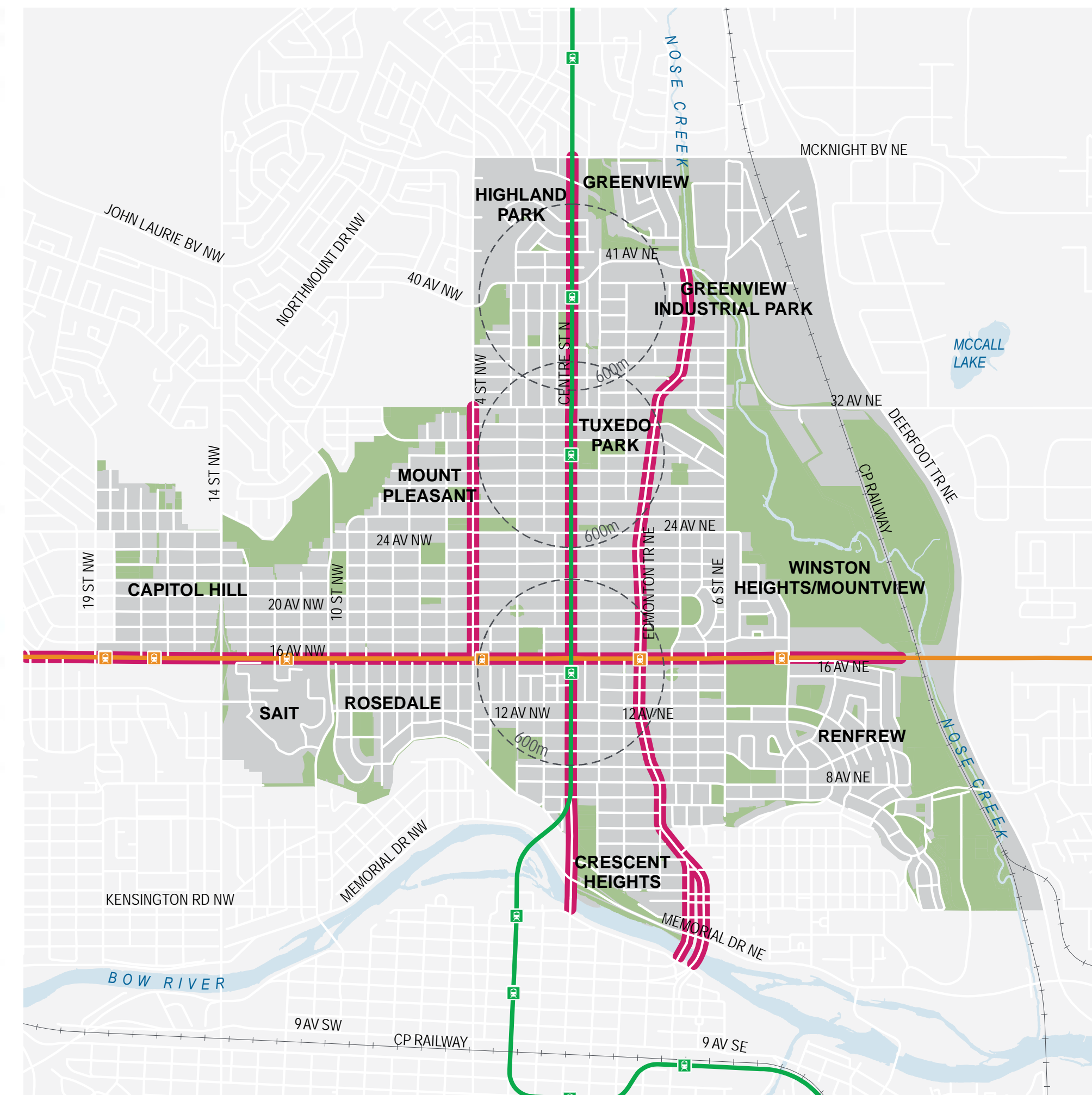


- Legend**
- Policy Area 6
 - Study Boundary

Map 9 RESIDENTIAL POLICY AREA 6

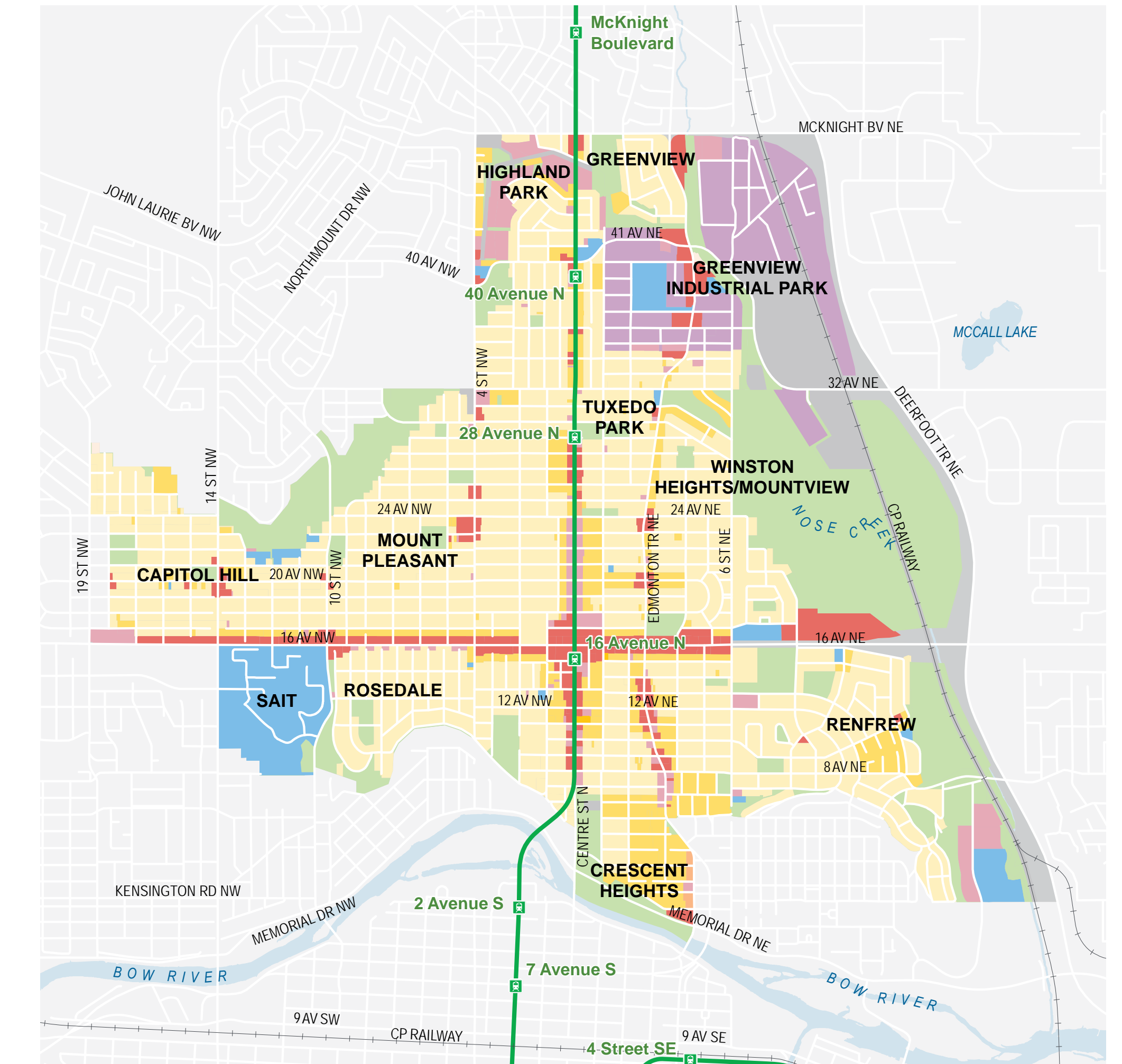
MULTI-UNIT RESIDENTIAL OR
MIXED RESIDENTIAL/COMMERCIAL:
Midfield Park, Former RCMP & EMS Area

North Hill Communities General Map



- Open Space
- Plan Area
- Main Streets
- MAX Orange Stops
- MAX Orange Route
- TOD 600 Metre
- LRT Station
- LRT Alignment

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*

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

- Create a range of housing opportunities and choices
- Create walkable environments
- Foster distinctive, attractive communities with a strong sense of place
- Provide a variety of transportation choices
- Preserve open space, agricultural land, natural beauty and critical environmental areas
- Mix land uses
- Strategically direct and manage redevelopment opportunities with existing areas
- Support compact development
- Connect people, goods and services locally, regionally and globally
- Provide transportation services in a safe, effective, affordable and efficient manner that ensures reasonable accessibility to all areas of the city for all citizens.
- Utilize green infrastructure and buildings

Winston Heights / Mountview Area Redevelopment Plan Principles

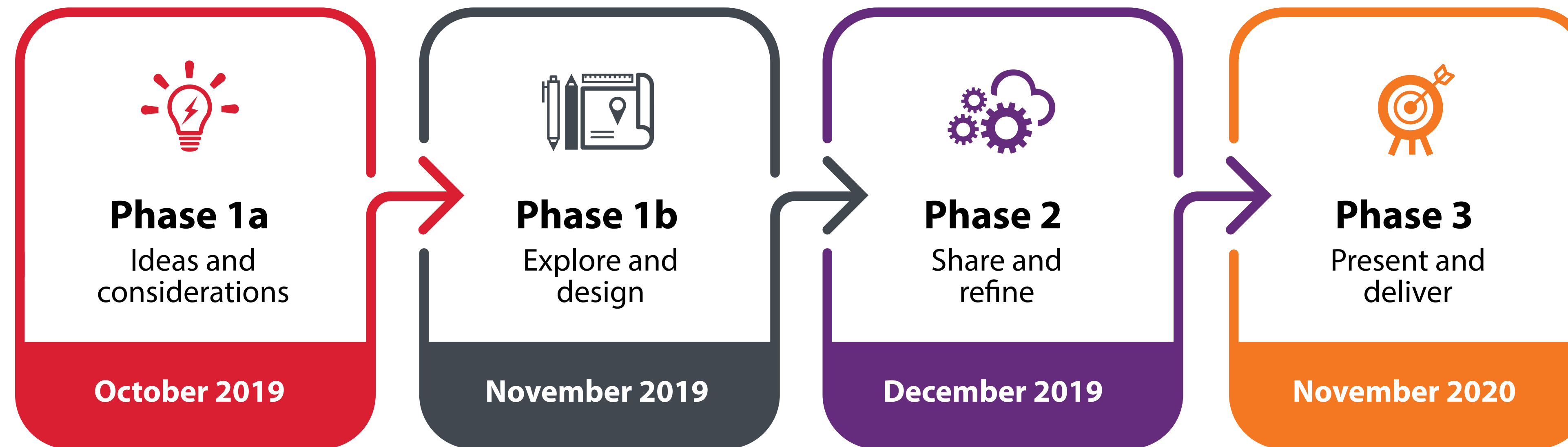
Redevelopment within the community should be guided by the following sustainable development principles:

Environmental	Economic
Quality and innovation	Housing choice
Energy efficiency	Quality of life
Biodiversity	Market vitality
Walkability	Social
Barrier free	Social inclusion and interaction
	Aging in place
	Respect and sensitivity
	Safety



What we heard in Phase 1

The engagement for this concept planning process includes three opportunities for input.



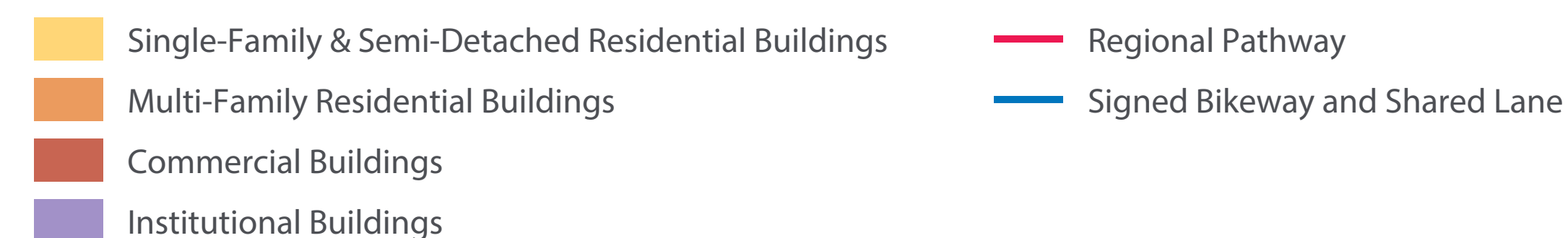
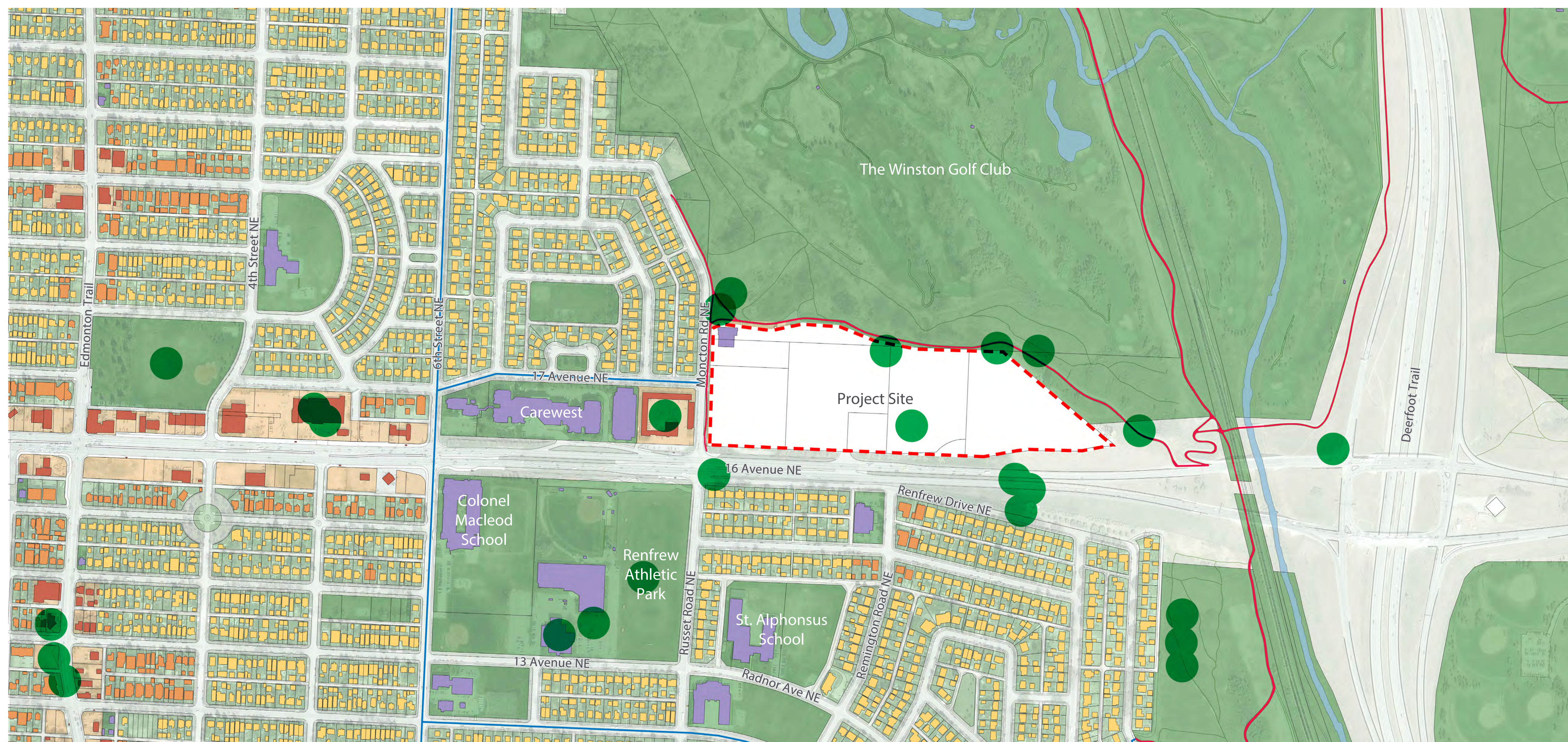
Phase 1 activities were designed to understand what is and is not working well in the area, to explore the community’s vision for the site, and to gather feedback and generate ideas for a high-level approach to the project.

In **Phase 1a**, we asked the community 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 and open space. The following boards show what we heard.

Portrait of Existing Conditions — Strengths

What We Heard

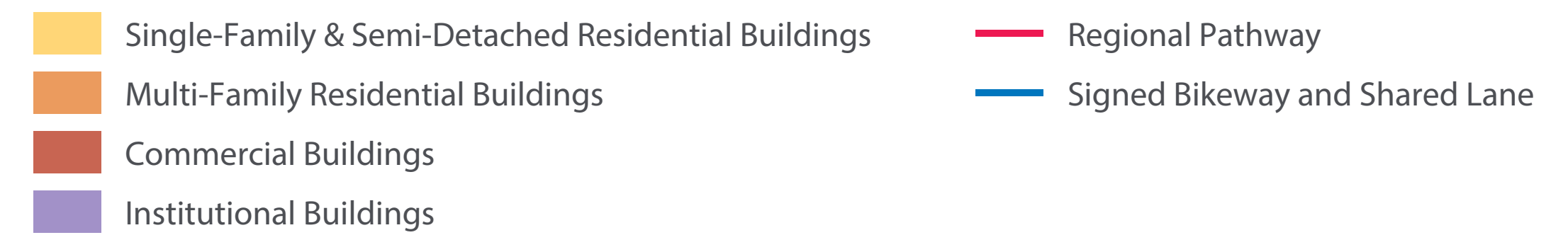
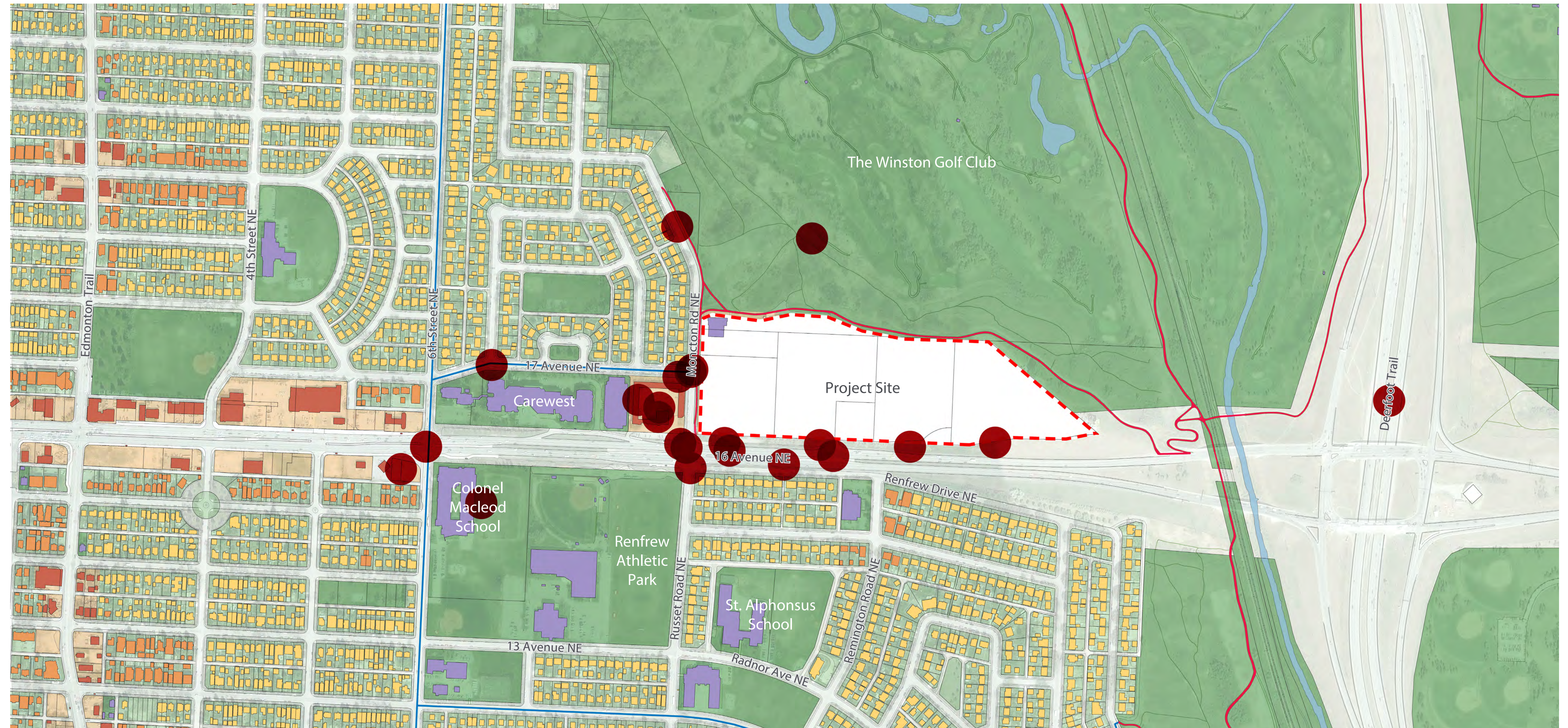
- Open space, green space, and parks
- Established neighbourhood, we have neighbourhood “characters,” walkable neighbourhood
- Pathways, walking trails
- Recreation center, recreation facilities, athletic park
- Proximity, regional access, close to downtown and highways, location
- Restaurant (Ambassador Motel), local pub (micro-brewery), easy access to shops/ restaurants
- Low-density neighbourhood
- The views
- Mix of housing types; mixed housing - bungalows, semi-detached, 3-story buildings, old/nes housing, & character (not cookie cutter); mixed use - commercial with residential on top
- Co-op; co-op development with grocery store
- Access to commercial and well-established services
- Access to Moncton from 16th
- Schools
- Not having a through fare
- Focus on young folks
- Blank slate
- Great people and streets
- Great street trees
- Enough traffic lights on 16th
- Diverse population - ages



Portrait of Existing Conditions — Weaknesses

What We Heard

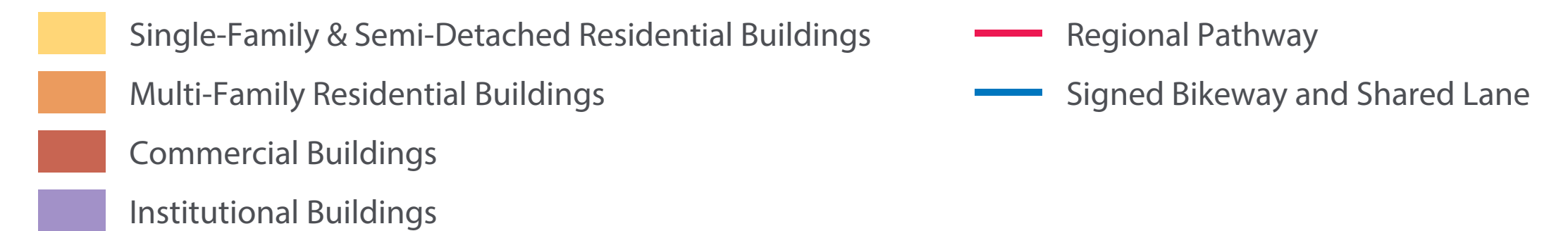
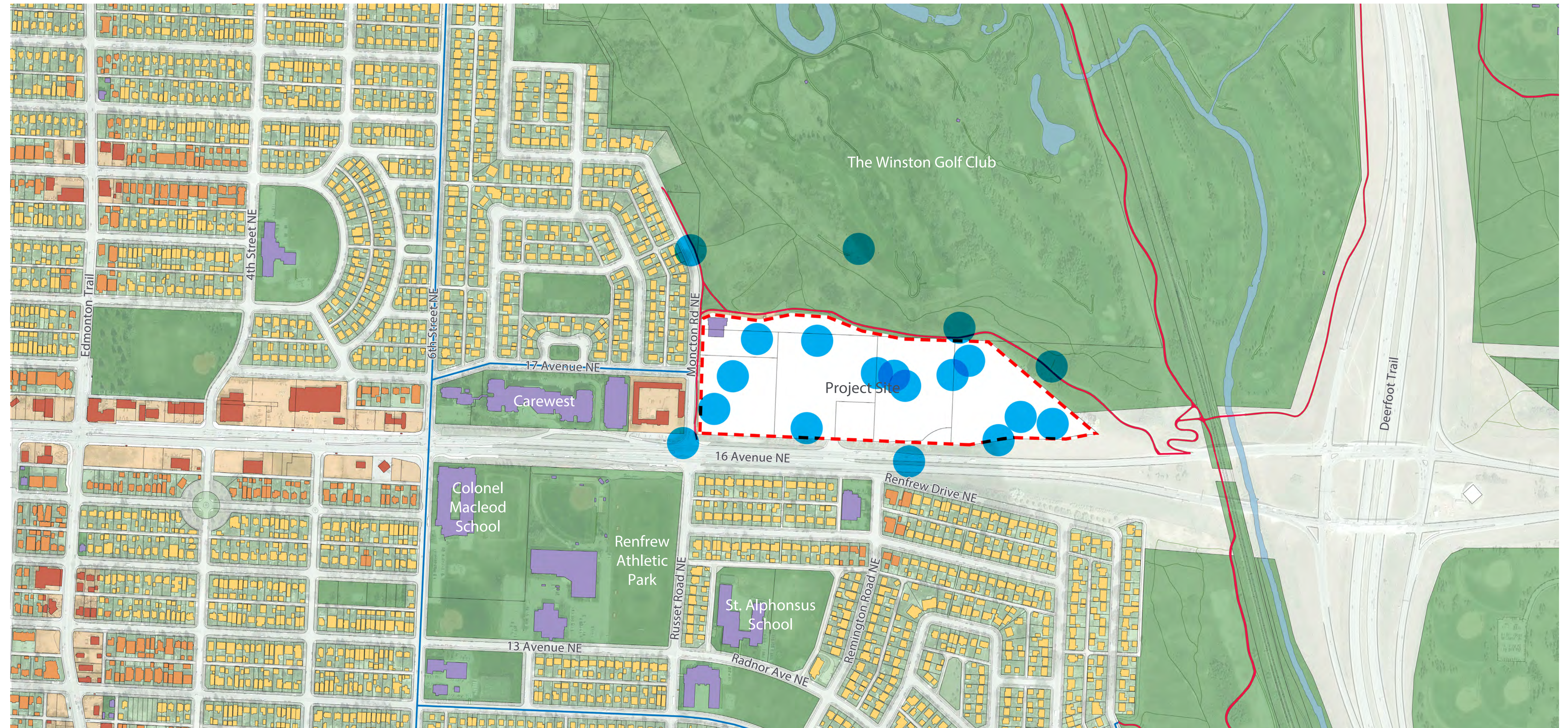
- Permit parking and lack of parking
- Traffic, speeding and congestion, caused by connectivity and access issues
- Impact of future density
- Ambassador Hotel
- 16th Avenue
- Lack of connectivity and access
- Lack of pedestrian access and walkability
- Noise and sound, not well managed
- 17th Avenue - traffic, parking, and speeding
- Cut-throughs; 17th becomes a by-pass for 16th
- Lack of access to amenities - shops and restaurants
- Lots of wheelchairs crossing streets
- Not enough students in the schools - underutilized schools
- Named Winston Heights without consultation
- Golf course fence = barrier
- Not develop it
- Marda Loop can feel too busy & Garrison Carewest isn't great neighbor
- EMS location - safety, nuisance



Portrait of Existing Conditions — Opportunities

What We Heard

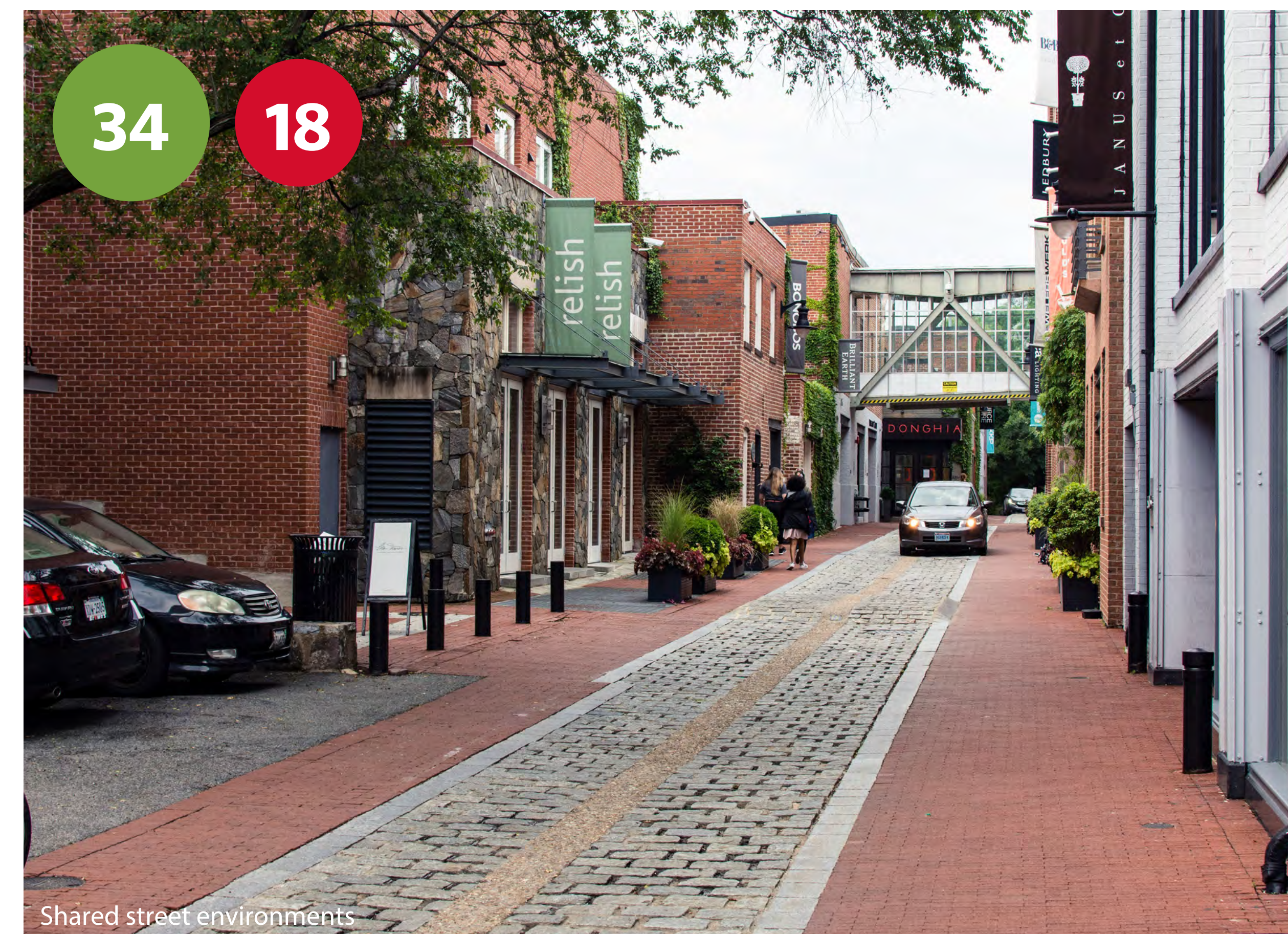
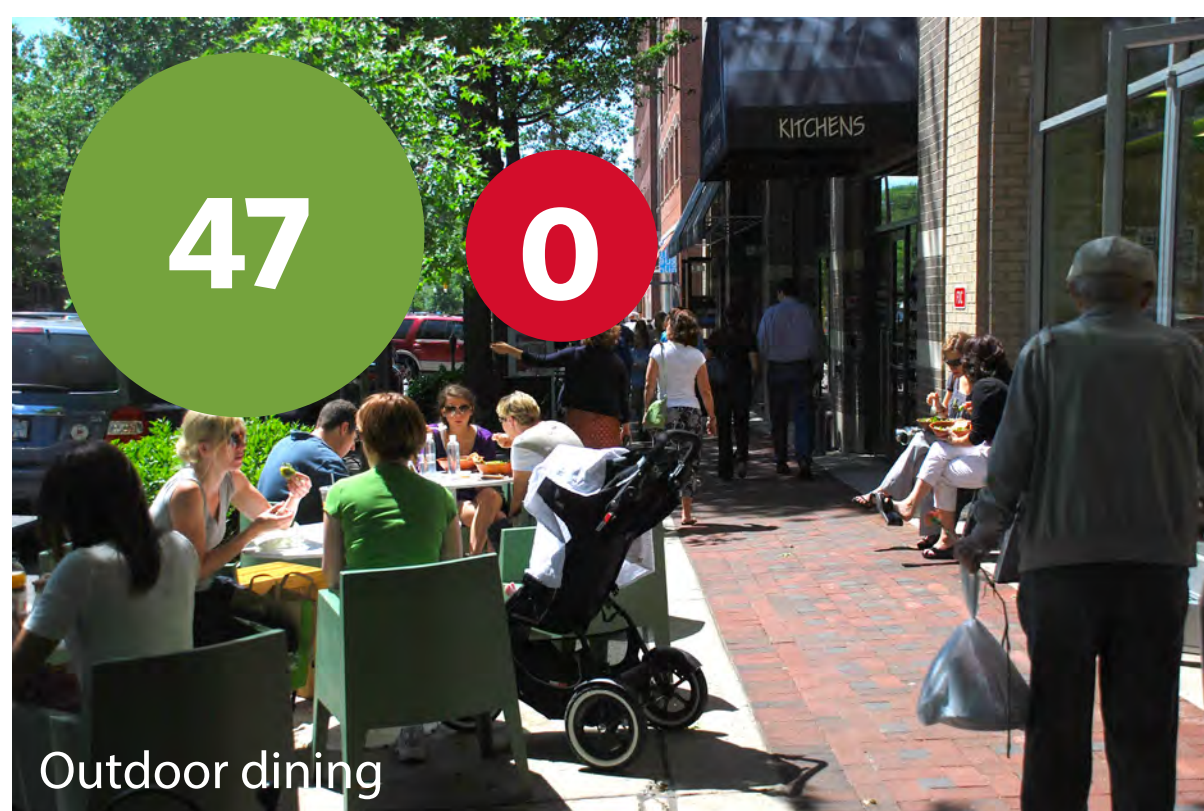
- New commercial, mixed-use, shops and retail
- New green spaces, parks, and connections to nature
- Enhanced pedestrian connectivity
- Mix of housing
- Affordable housing
- Senior housing and ageing in place
- New recreational amenities and activities
- Density that preserves open space and park views
- Bluff preservation
- Create job and entrepreneurship opportunities
- Find creative solutions to parking
- Ambassador Hotel re-development/reuse
- Promenades, boulevards with street trees
- Restrict height of new density
- Noise prevention and abatement
- Create better access and connectivity
- More bike paths, walking paths
- Enhance 16th Avenue & Moncton at grade intersection
- Traffic calming on streets adjacent to site
- Diverse accommodations
- Want to see something iconic
- Enhance 17th Ave
- Elmwood Village, Buffalo, NY
- Better lighting
- Consider pop-ups
- Medical clinic as uses
- Want to keep EMS on site
- Confirm airport vicinity rules
- No turning eastbound from the Midfield entry
- Restrict car access through village
- Think about children being able to walk to current schools
- Library



What We Heard

Comments from Public Meeting October 1, 2019 and Online Survey

- Or else route bikes to north end of proposed project
- One ring road - one way. Very small, European, 1 lane, streets inside, wide sidewalks, & no curbs
- Do not like the high rise
- Like the idea of residential and commercial retail
- Restaurant/retail mixed with existing bike path with low rise residential above
- Add bike lanes



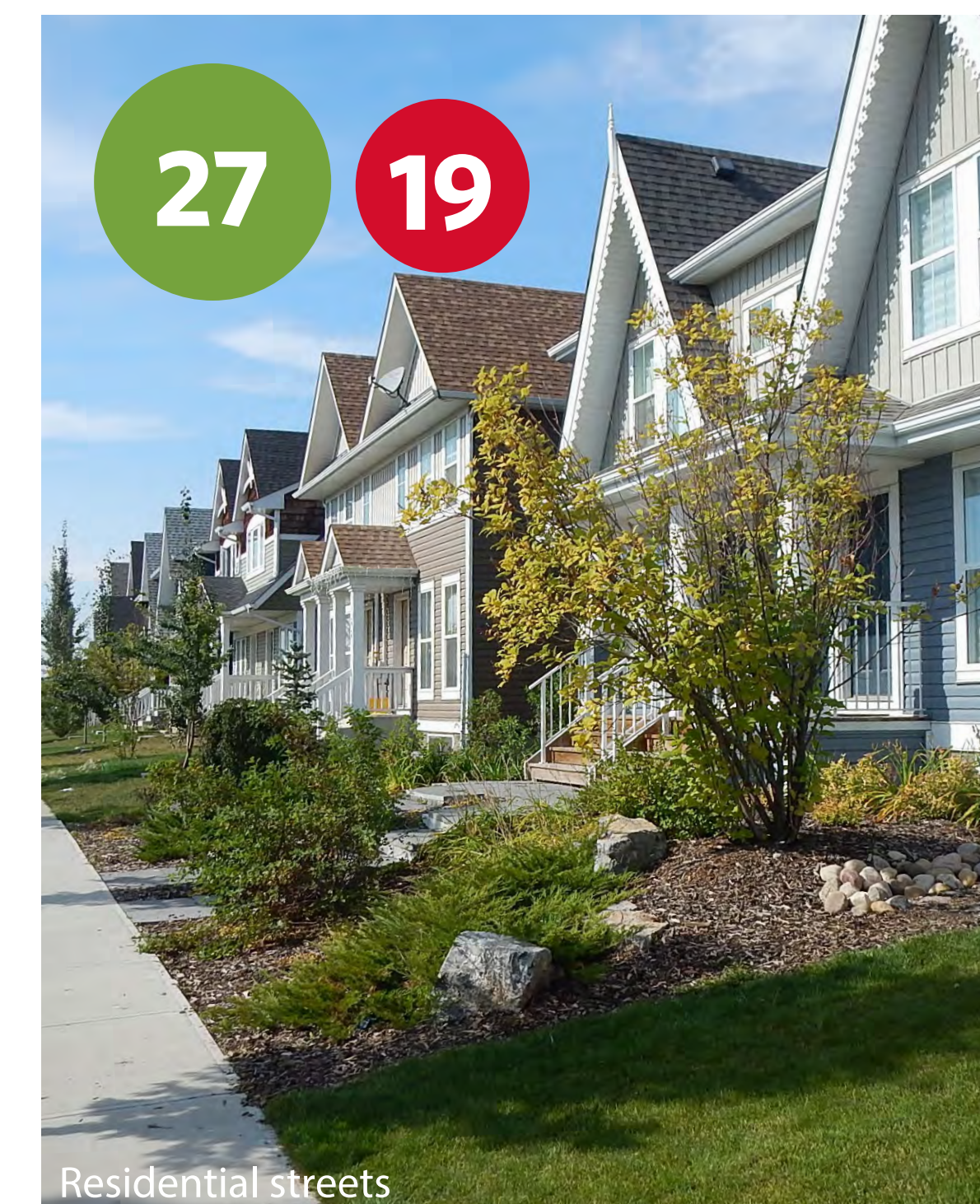
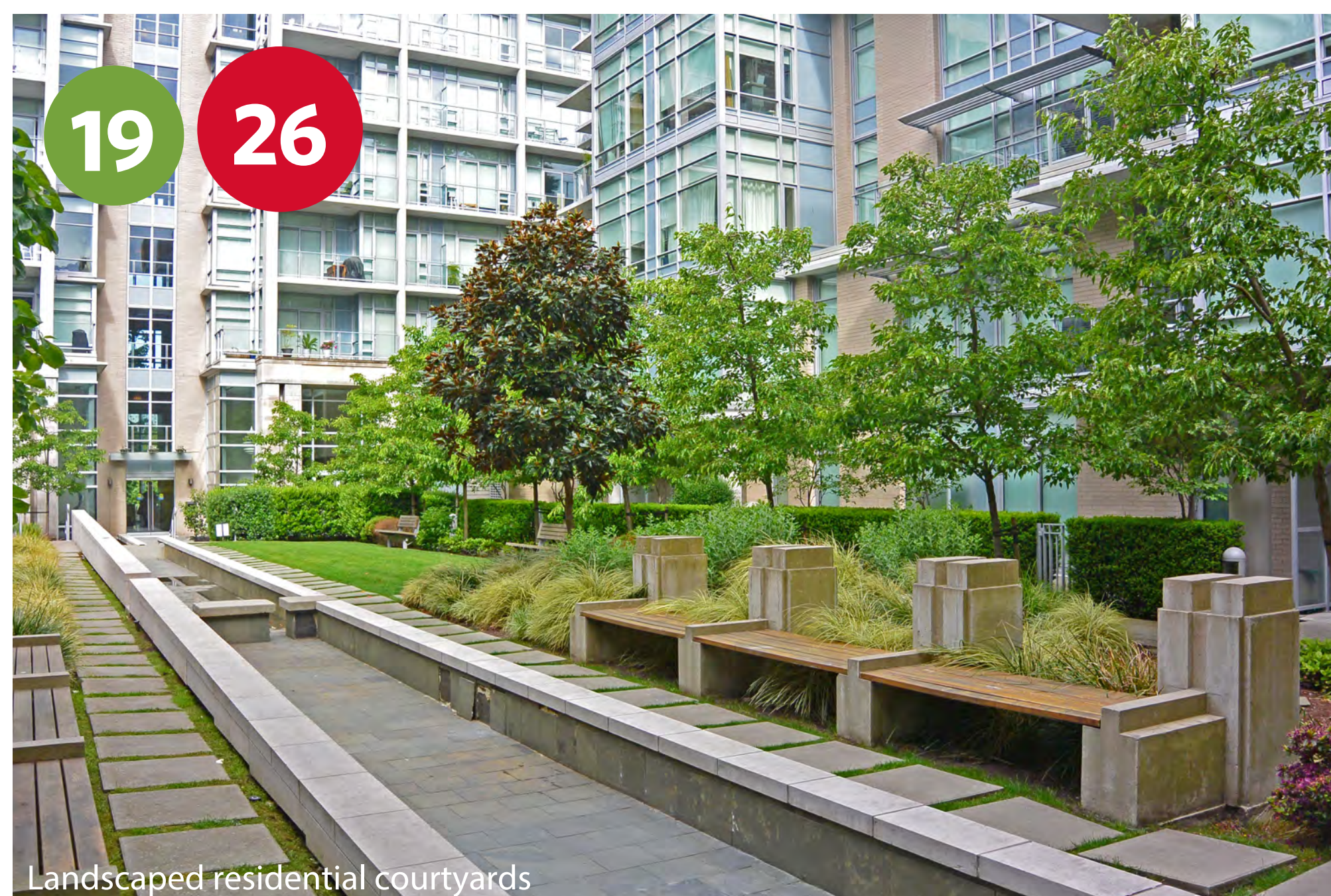
Number of times residents identified as a characteristic they liked
 Number of times residents identified as a characteristic they disliked

Streets & Public Space – Neighbourhood Scale

What We Heard

Comments from
Public Meeting
October 1, 2019
and
Online Survey

- Too dense, buildings too high
- Safety? Lighting, commercial. busy enough that safe to walk
- Like the looks of the buildings
- Work on lighting to make sure it is safe to walk around at night



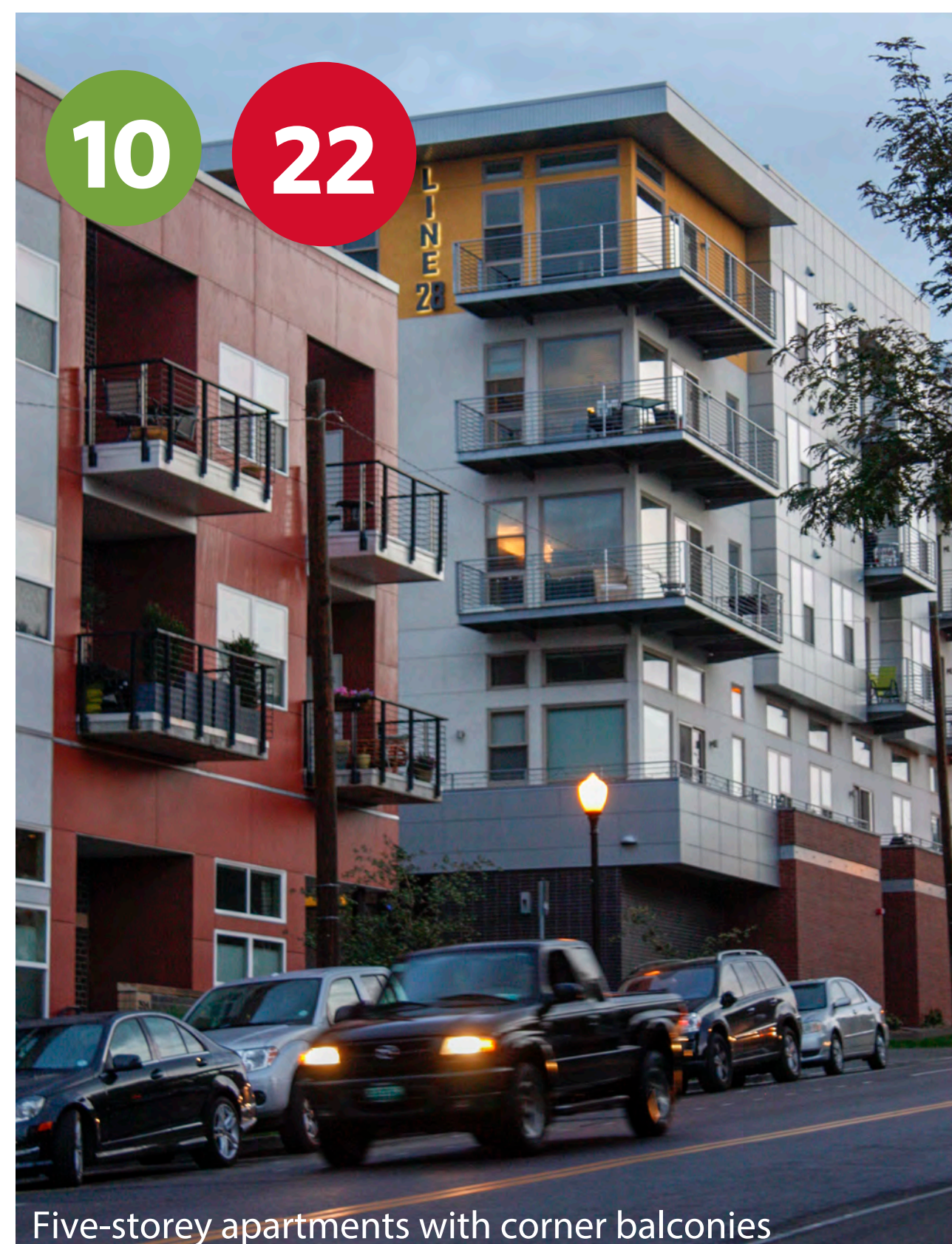
● Number of times residents identified as a characteristic they liked
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Buildings – Community Scale

What We Heard

Comments from Public Meeting October 1, 2019 and Online Survey

- No 4 storey buildings - too many stairs, only good for young people
- Between 16th Ave & Centre Street, 3-4 of these rental buildings have been built. If an apt. bldg. is a go, sell units vs. making it yet another rental bldg. Allow pride in ownership & the neighborhood to flourish! Agree!
- Avoid big box stores
- Do not like high rises
- Restrict building height where it will result on the yearlong shading
- Business below apartments above. Make streets vibrant & safer
- If it's Save on foods too close to Coop. But if the picture is just to show commercial - then that's good
- How about a good grocery store & not the run of the mill stuff?
- We have Co-op already. No new super grocer.



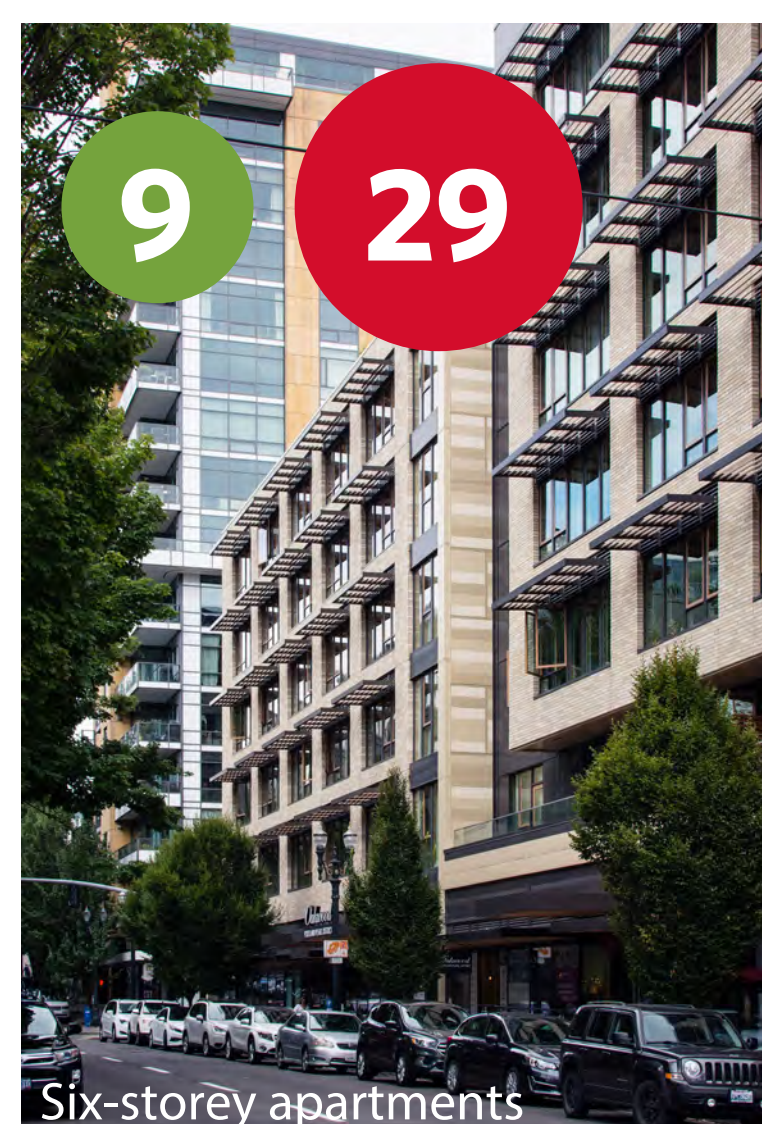
Five-storey apartments with corner balconies



Three- to six-storey urban townhouse and apartment buildings



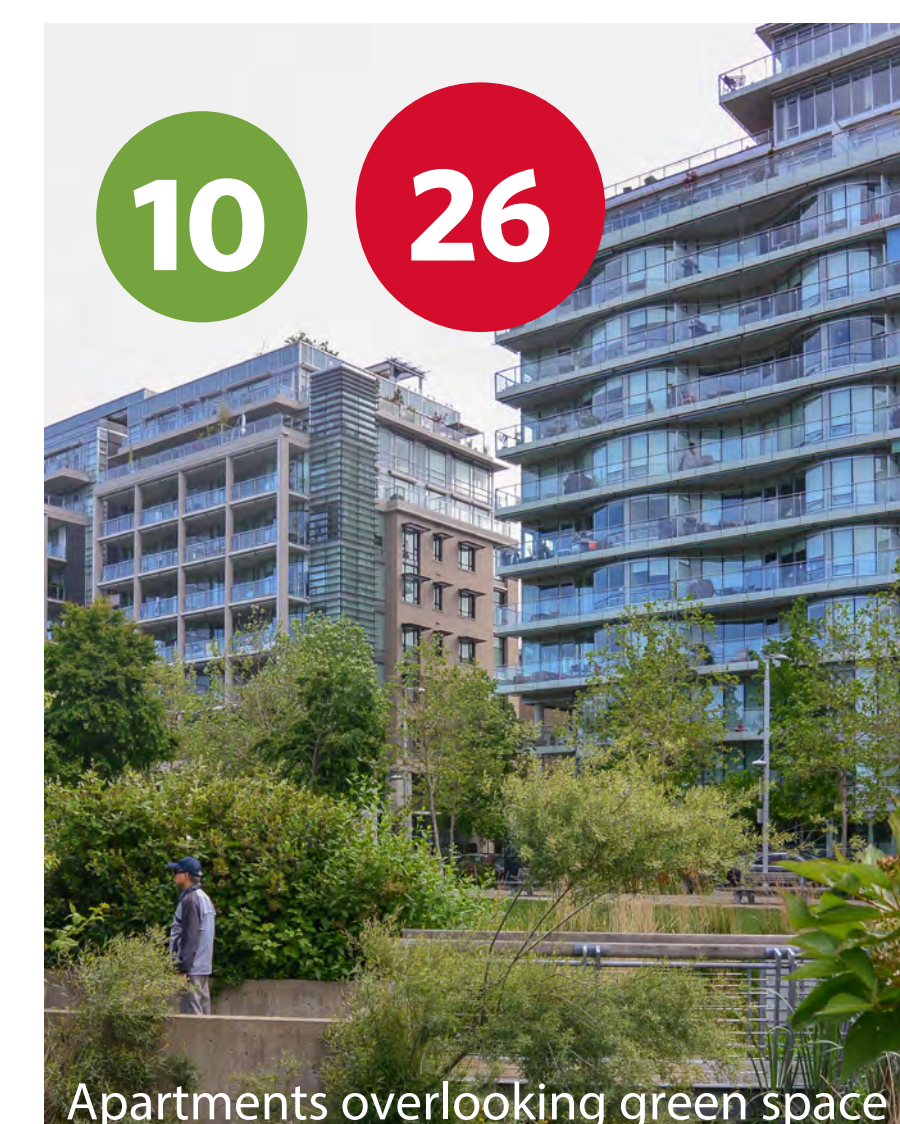
Stand-alone commercial buildings



Six-storey apartments



Five-storey buildings



Apartments overlooking green space



Mixed-use apartment buildings

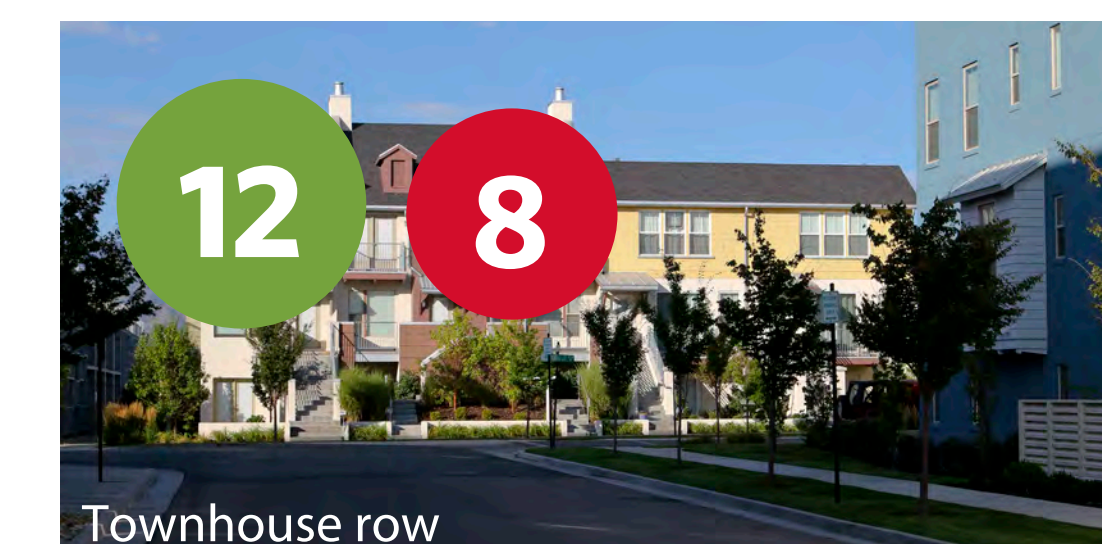
● Number of times residents identified as a characteristic they liked
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Buildings – Neighbourhood Scale

What We Heard

Comments from Public Meeting October 1, 2019 and Online Survey

- Offer/allow for uniqueness of neighbourhood to remain; Don't "cookie-cutter" this new project with 3-4 home facades available to buyers ie. Garrison Woods - done well



Number of times residents identified as a characteristic they liked

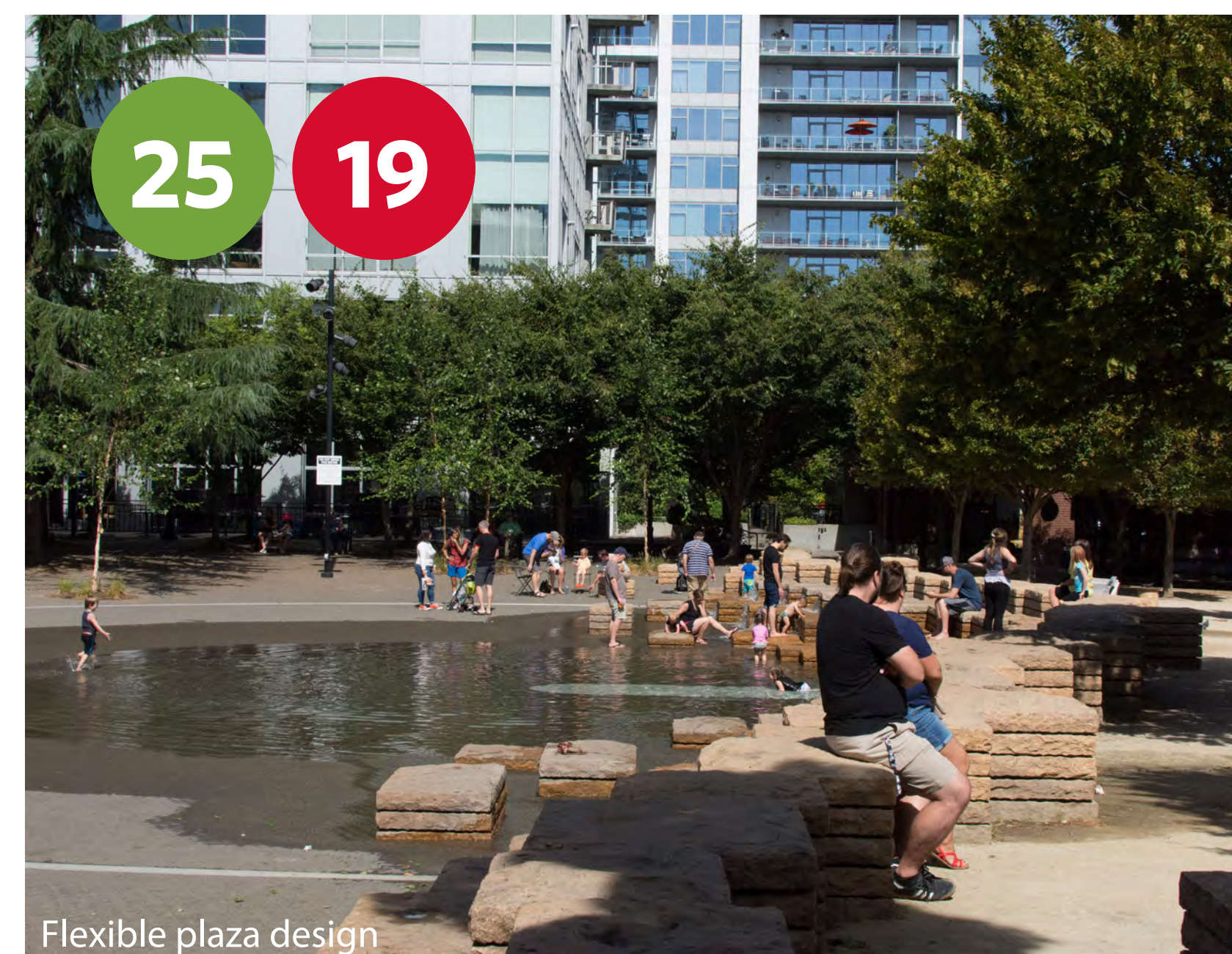
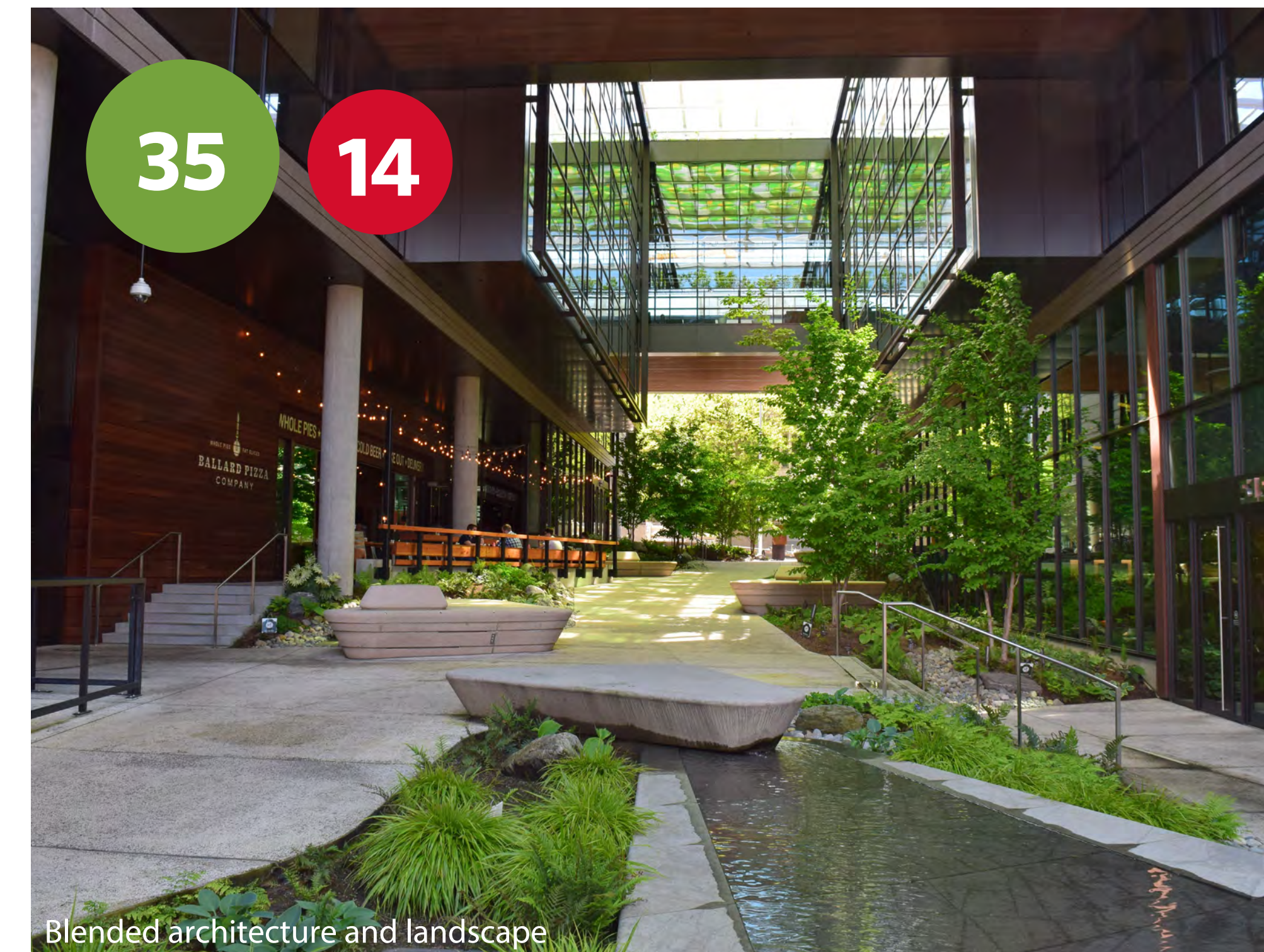
Number of times residents identified as a characteristic they disliked

Parks & Open Space – Amenities

What We Heard

Comments from Public Meeting October 1, 2019 and Online Survey

- More green space



Number of times residents identified as a characteristic they liked

Number of times residents identified as a characteristic they disliked

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