

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Winston Heights/Mountview, north of 16 Avenue NE, east of Moncton Road NE and is approximately 9.83 hectares (24.28 acres) in size. An Emergency Medical Services (EMS) building is located at the northwest corner of the site. The existing EMS building will remain as it exists currently for the short to medium term. Long term, the existing EMS building site is proposed for mixed-use redevelopment. The balance of the site is vacant. Stripping and grading of the site has not commenced. Vehicle access is currently provided directly from 16 Avenue NE and Moncton Road NE. A manufactured home park was located at the site from the late 1960's until 2018.

Surrounding development is mainly characterized by a mix of low and medium density residential, commercial and recreation uses. The Winston Golf Course is located to the north of the subject site. To the east is Nose Creek and Deerfoot Trail. To the south is 16 Avenue NE and the community of Renfrew. To the west are hotel uses, institutional and low density residential uses in the community of Winston Heights/Mountview.

The site is approximately 100 metres (a 2 minute walk) from a MAX Orange Bus Rapid Transit station on the south side of 16 Avenue NE at Russet Road NE, 550 metres (8 minute walk) from the Renfrew Aquatic and Recreation Centre, one kilometre (a 12 minute walk) from Victory Park Playground and Winston Heights Off Leash Area.

No development permits have been submitted at this time.

Community Peak Population Table

As identified below, the community of Winston Heights/Mountview reached its peak population in 1970, and the population has decreased since that time.

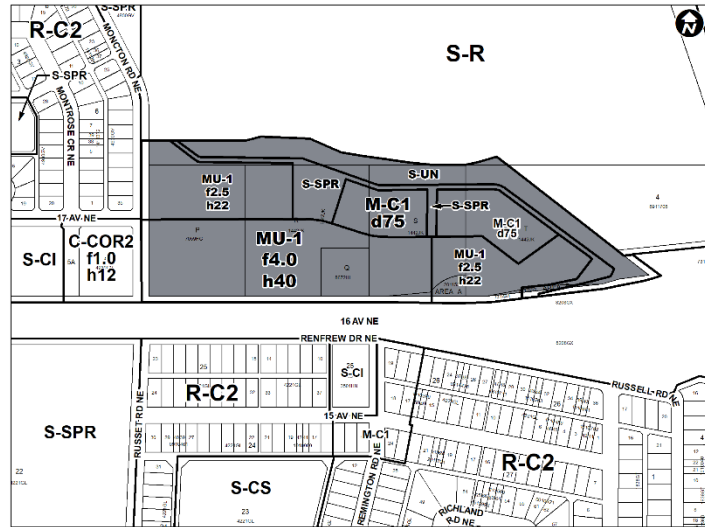
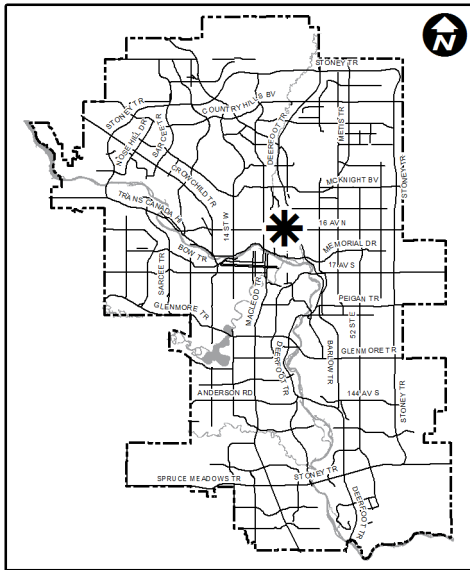
Winston Heights/Mountview	
Peak Population Year	1970
Peak Population	4,972
2019 Current Population	3,635
Difference in Population (Number)	-1,337
Difference in Population (Percent)	-26.9%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Winston Heights/Mountview community profile](#).

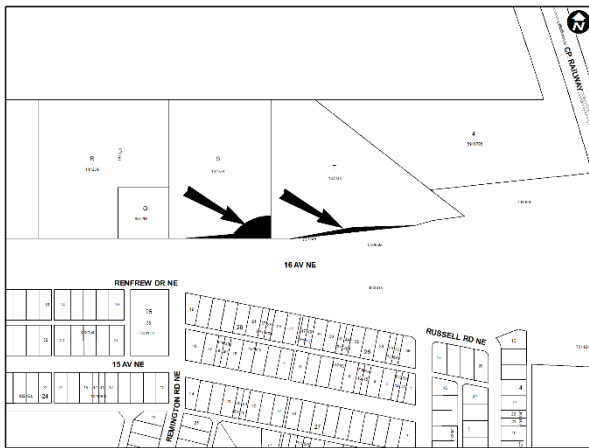
Location Maps

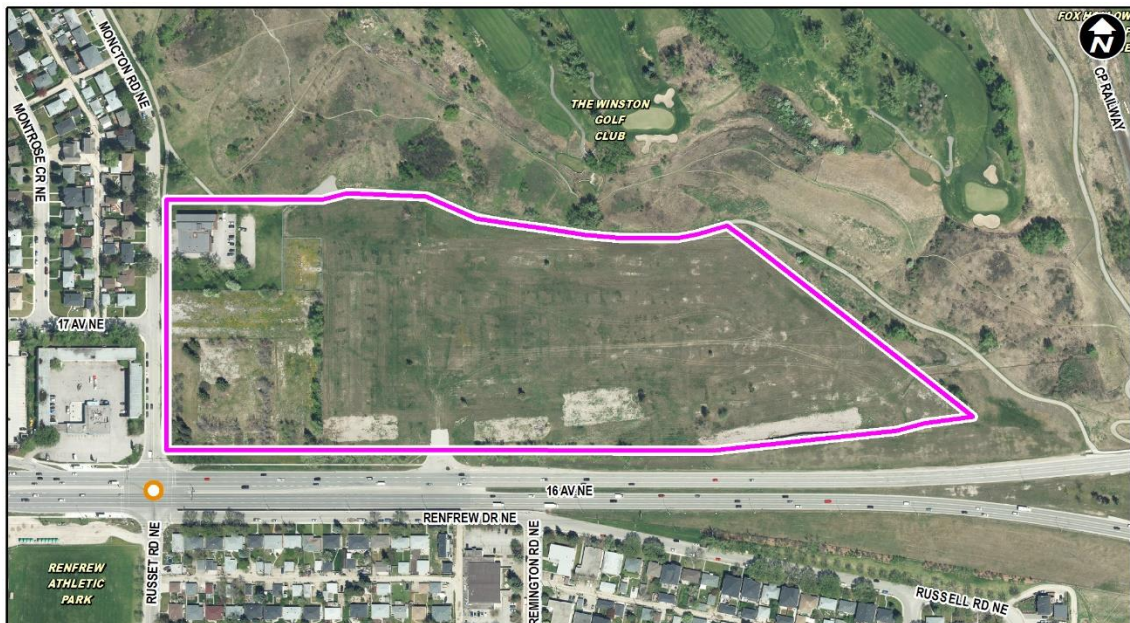
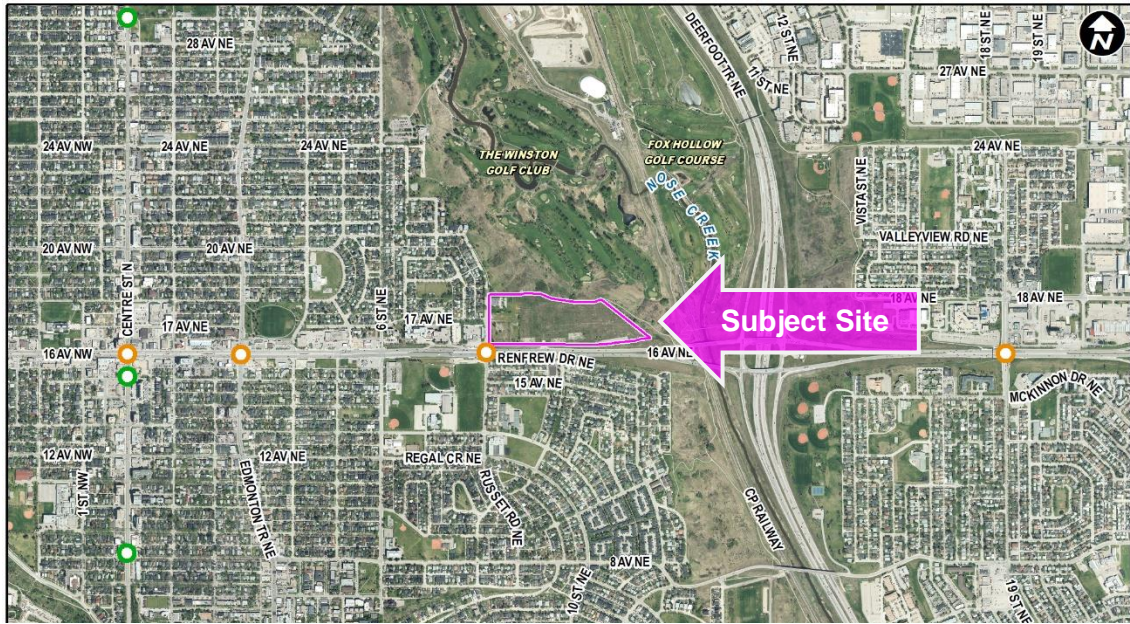
Proposed Land Use



Proposed Road Closures

Proposed Road Closure Locations





Previous Council Direction

None.

Planning Evaluation

Road Closure

The proposed road closure includes 0.15 hectares (0.36 acres) of the existing road right-of-way located at the southeast side of the site. The purpose of the road closure is to utilize redundant roadway land as part of the overall development site. The proposed road closure conditions can be found in Attachment 7 and the registered road closure plan can be found in Attachment 6.

Land Use

The existing C-COR2 f1.0h12 District is a commercial designation that is primarily for commercial development on both sides of streets that may include dwelling units above the ground floor. The existing C-COR2 District allows for a maximum floor area ratio of 1.0 and a maximum building height of 12 metres.

The following land uses are proposed in keeping with the objectives of the *Winston Heights/Mountview ARP* and *Municipal Development Plan (MDP)*:

- Mixed Use - General (MU-1f4h40) District;
- Mixed Use - General (MU-1f2.5h22) District;
- Multi-Residential – Contextual Low Profile (M-C1d75) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District; and
- Special Purpose – Urban Nature (S-UN) District.

The distribution of these districts may be viewed in Attachment 2.

The proposed MU-1f4.0h40 District allows for a mix of residential and commercial development in the same building. Commercial uses are allowed but not required. A maximum floor area ratio (FAR) of 4.0 and a height modifier of 40 metres is proposed (approximately 12 storeys). This is proposed within the southwest portion of the site along 16 Avenue NE.

The proposed MU-1f2.5h22 District allows for a mix of residential and commercial development in the same building. Commercial uses are allowed but not required. A maximum FAR of 2.5 and a height modifier of 22 metres is proposed (approximately 6 storeys). This is proposed within the eastern portion of the site along 16 Avenue NE, as well as the northwestern portion adjacent to Moncton Road NE.

The proposed M-C1d75 District allows for multi-residential development of low height and medium density. A maximum density of 75 units per hectare and a maximum building height of 14 metres (approximately 4 storeys). The proposed density is limited to 75 units per hectare in response to geotechnical building load limits. This is proposed within the northeastern portion of the site adjacent to the escarpment.

The proposed S-SPR District is intended to provide for schools, parks, open space, and recreational facilities, and may have parcels of various sizes and use intensities. This District should only be applied to land dedicated as reserve pursuant to the *Municipal Government Act (MGA)*. Municipal Reserve (MR) dedication is proposed for all S-SPR land within the plan area.

The proposed S-UN District is intended to provide for natural landforms, vegetation and wetlands. This District should only be applied to land dedicated as environmental reserve pursuant to the MGA. Environmental Reserve (ER) dedication is proposed for all S-UN land within the plan area.

Development and Site Design

If the land use redesignation is approved by Council, the rules of the proposed land use designations along with the policies of the *Winston Heights/Mountview ARP* will provide guidance for future site development including building massing, height, landscaping, and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- overall site configurations including the building form;
- ensuring an engaging built interface from adjacent streets;
- the provision of non-market affordable housing;
- climate resilience measures; and
- slope stability geotechnical reports.

Urban Design Review Panel

An initial review of the proposed land use and site design was undertaken by the Urban Design Review Panel on 2020 January 29 (Attachment 10). Resolution regarding retail locations and gateway architectural massing was recommended. Improved pedestrian connectivity, especially at the east portion of the plan area, was also recommended. The applicants response and summary of design revisions are included as Attachment 11.

Subdivision Design

The proposed outline plan (Attachment 12), comprises approximately 9.83 hectares (24.28 acres) and allows for seven development sites. The western portion of the site follows a modified grid street pattern accompanied by a P-loop street design within the eastern portion. The internal street design is influenced by existing connection points to adjacent roadways (16 Avenue NE and Moncton Road NE) and steep slopes to the north and east of the site.

The internal road network (including pedestrian priority streets), sidewalks and pathways will create a walkable site. A new pedestrian connection is proposed across 16 Avenue to the Renfrew Community. A new pathway is proposed at the east portion of the site adjacent to 16 Avenue for better access to the Nose Creek pathway network to the east. New pathway connections beside a central park area and north development sites are proposed for connections to the existing pathway along the escarpment to the north.

Approximately 4.46 hectares (11.02 acres) of the plan area is set aside for mixed-use development. These lands are located in the south and west portions of the plan area, adjacent to 16 Avenue NE and Moncton Road NE. Approximately 1.29 hectares (3.19 acres) located in the northeast portion of the plan area are dedicated to multi-residential.

The plan provides approximately 0.83 hectares (2.05 acres) of Municipal Reserve (MR) land, equating to 10 percent of the outline plan area. The MR will have a S-SPR land use designation and is intended to be used as connected public open space featuring a central park area, look out point, local and regional pathways and trails. The regional and multi-use pathway network provides walking and cycling connections within the plan area and connections to the adjacent pathway networks.

The MR lands are also used to provide a linear buffer to the ER at the top of the escarpment at the north and east sides of the outline plan area. The ER dedication with a S-UN land use designation will limit development to improvements that facilitate passive recreational use. This land will be dedicated as ER to protect the escarpment. The MGA states “a subdivision authority may require the owner of a parcel of land that is the subject of a proposed subdivision to provide part of that parcel of land as environmental reserve if it consists of a gully, ravine, coulee or is in the opinion of the subdivision authority the land is unstable”. The proposed ER lands fit the criteria of unstable land.

The proposed road closure areas will be included in the subdivision design as portions of the internal roadways, development sites and open space.

A breakdown of the statistics for the outline plan can be found in the Outline Plan Data Sheet (Attachment 14).

Density and Intensity

The proposed land uses provide for development designed to achieve the *Municipal Development Plan* (MDP) minimum density and intensity targets (population and jobs).

At full build-out, the subject area will be home to approximately 2,232 residents along with approximately 1,063 residential units. It is anticipated that the demand for neighbourhood commercial space at the ground floor buildings will support a minimum of approximately 3,700 square metres of commercial floor area.

The MDP requires development intensity to achieve a minimum of 200 people or jobs per gross developable hectare. The proposed application will result in an anticipated intensity minimum of 387 people or jobs per gross developable hectare.

The *Winston Heights/Mountview ARP* allows for land use choices that may include mixed-use or multi-unit residential developments with a density of up to 321 units per hectare (130 units per acre). Anticipated density is 128.3 units per hectare (51.9 units per acre).

Transportation

Transit

The subject site has excellent access to Calgary Transit bus service as it is located along the Primary Transit Network on 16 Avenue NE and has stops located directly adjacent to the site. A planned Green Line LRT Station at Centre Street N and 16 Avenue N is 1.5 kilometres (a 20 minute walk) from the subject site.

Active Transportation Network

The outline plan includes the provision of a new pathway along the south side of the site adjacent to 16 Avenue NE. Included is a connection east of the site into the Nose Creek valley pathway network. A new crosswalk connection to Renfrew is provided at the proposed Stratus Drive, which will be the main entry into the plan area from 16 Avenue NE (Attachment 12).

The new internal roads provide sidewalks and boulevard landscaping to contemporary (complete streets) standards and improves the connectivity through the site to the existing sidewalks and pathways located adjacent to the plan area. The proposal for Nimbus Way, which connects between Moncton Road and the large centralized municipal reserve site, has been

designed to provide enhanced public boulevards that include a widened sidewalk on the south side of the street and double row of trees on the north side of the street. The applicant has coordinated shallow utility requirements for Nimbus Way to mitigate the need for easements along/adjacent right-of-way for Site 1 of the proposed outline plan, in alignment with the setback rules for mixed-use districts.

The larger centralized municipal reserve site at the end of Stratus Drive and the linear reserve located between Sites 3 and 4 serve as connections between the proposed urban area within the plan and the existing pathway networks and environmental areas adjacent the site.

Streets Network

The applicant coordinated with Administration to establish public parking within the 16 Avenue right-of-way to support the potential for retail storefronts within the MU-1 Districts located between Moncton Road NE and Stratus Drive NE.

A Transportation Impact Assessment (TIA) was submitted as part of this application. The TIA informed the proposed transportation planning of the site and connections to existing infrastructure. The TIA determined that standard collector streets (one lane in each direction) for both Stratus Drive and Nimbus Way will provide sufficient capacity and connectivity based on the proposed land use districts and density. The TIA identified that a new signal will be required at the intersection of 16 Avenue NE and the Stratus Drive. This signal facilitates the majority of traffic entering/exiting the plan directly from 16 Avenue, thereby limiting the impact to the existing residents of Winston Heights/Mountview. The signal also facilitates the newly created at grade pedestrian crossing of 16 Avenue by establishing breaks in the east-west vehicular traffic. Administration has accepted the findings of the TIA.

Environmental Site Considerations

A geotechnical and slope stability report was submitted with the application. Based on the report, the proposed development is feasible from a slope stability standpoint but the lands directly adjacent the escarpment are subject to development setbacks in order to maintain an acceptable factor of safety. An additional slope stability analysis will be required at the site specific development permit stage.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the proposed land use redesignation without the need for network upgrades at this time. Specific details of site servicing and stormwater management will be reviewed in detail with the future tentative plan and at the development permit stage.

Stormwater Servicing

A Staged Master Drainage Plan was submitted with the application that studied the subject outline plan area and approximately 15 hectares of the adjacent Winston Heights/Mountview community. Existing stormwater from the study lands drains in a northeast direction, through the Winston Golf Club lands, with an outfall to Nose Creek. The developer will be constructing a wet pond located in the City-owned Winston Golf Club site which will intercept and attenuate runoff from the existing outfall and improve the quality of stormwater being discharged to Nose Creek. This wet pond will serve the outline plan area and benefit the existing Winston Heights/Mountview community.

Sanitary Servicing

A Sanitary Servicing Study was submitted with the application that examined the existing and anticipated sanitary flow rates of the outline plan area. The existing 200mm sanitary sewer lines located at the east edge of the site have high slopes and sufficient capacity to convey the post-development flows without surcharge. The existing sanitary sewer lines ultimately connect to the existing 1800mm Nose Creek Trunk.

Water Servicing

The outline plan is located within the North Hill pressure zone and will be serviced from the existing water mains in 16 Avenue NE and Moncton Road NE. A local water network design will be required with the future tentative plan.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposal builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Urban Main Street area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Urban Main Streets emphasize a walkable pedestrian environment fronted by a mix of higher intensity residential and business uses. The applicable MDP policies encourage Urban Main Street redevelopment with a minimum of 200 people or jobs per gross developable hectare.

The proposal is in keeping with relevant MDP policies as the development provides for greater housing and employment choice within the community, higher densities in proximity to primary transit and optimal use of existing infrastructure.

Climate Resilience Strategy (2018)

This project proposes a comprehensive approach responding to multiple objectives of the [Climate Resilience Strategy](#), including brownfield redevelopment, green building and renewable energy (further description is provided in Attachment 3). The applicant has also indicated they will offer incentives based on performance requirements to ensure implementation of measures including: green building certification, building energy efficiency, solar photovoltaic, ground source heat pumps, and micro combined heat and power (CHP). Implementation will occur through Design Guidelines implemented through subdivision and development permits. These initiatives will support Program 3 of the *Climate Resilience Strategy*, Renewable and Low Carbon Energy Systems. Additional details are provided in Attachment 8. Planning and Development has committed to collaboration with the applicant to enhance incentives and performance of the measures proposed by the applicant.

Winston Heights/Mountview Area Redevelopment Plan (Statutory – 2006)

The *Winston Heights Mountview ARP* identifies this site as Area 6: Multi-Unit Residential or Mixed Use – Midfield Park Area. The objectives for Area 6 include direction to establish an architecturally significant entryway landmark, provide affordable housing when possible, support community commercial uses and provide access to commercial uses and regional pathway systems. The proposal is consistent with the ARP.

North Hill Communities Local Area Plan

The *Winston Heights/ Mountview ARP* is under review as Administration is currently working on the [North Hill Communities Local Area Plan](#) which includes Winston Heights/Mountview and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The *North Hill Communities LAP* is anticipated to be presented for approval by City Council in 2021 March. The proposal is consistent with the intent of the LAP and the Comprehensive Planning Area framework.