

Planning & Development Report to
Calgary Planning Commission
2021 February 4

ISC: UNRESTRICTED
CPC2021-0066
Page 1 of 5

Road Closure, Land Use Amendment and Outline Plan in Winston Heights/Mountview (Ward 7) at multiple addresses, LOC2020-0041

RECOMMENDATIONS:

1. That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed outline plan located at 920, 954, 970, 990, 1020 - 16 Avenue NE, 16 Moncton Road NE, 2502M - 6 Street NE and the closed road (Plan 7059HG Block P; Plan 1442JK Blocks R, S and T; Plan 8672HL Block Q; Portion of Plan 2113JK, Block 1; Plan 2011532, Area 'A', Area 'B') to subdivide 9.83 hectares \pm (24.28 acres \pm) with conditions (Attachment 13).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for closure of 0.15 hectares \pm (0.36 acres \pm) of road (Plan 2011532, Area 'A', Area 'B') adjacent to 990 and 1020 - 16 Avenue NE (Plan 1442JK Blocks S and T), with conditions (Attachment 7).
3. Give three readings to the proposed bylaw for the redesignation of 9.83 hectares \pm (24.28 acres \pm) located at 920, 954, 970, 990, 1020 - 16 Avenue NE, 16 Moncton Road NE, 2502M - 6 Street NE and the closed road (Plan 7059HG Block P; Plan 1442JK Blocks R, S and T; Plan 8672HL Block Q; Portion of Plan 2113JK, Block 1; Plan 2011532, Area 'A', Area 'B') from Commercial – Corridor 2 f1.0h12 (C-COR2 f1.0h12) District, Special Purpose – Recreation (S-R) District and Undesignated Road Right-of-Way to Mixed Use - General (MU-1f4.0h40) 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.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 FEBRUARY 4:

That Council:

1. Give three readings to **Proposed Bylaw 2C2021** for closure of 0.15 hectares \pm (0.36 acres \pm) of road (Plan 2011532, Area 'A', Area 'B') adjacent to 990 and 1020 - 16 Avenue NE (Plan 1442JK Blocks S and T), with conditions (Attachment 7); and
2. Give three readings to **Proposed Bylaw 34D2021** for the redesignation of 9.83 hectares \pm (24.28 acres \pm) located at 920, 954, 970, 990, 1020 - 16 Avenue NE, 16 Moncton Road NE, 2502M - 6 Street NE and the closed road (Plan 7059HG Block P; Plan 1442JK Blocks R, S and T; Plan 8672HL Block Q; Portion of Plan 2113JK, Block 1; Plan 2011532, Area 'A', Area 'B') from Commercial – Corridor 2 f1.0h12 (C-COR2 f1.0h12) District, Special Purpose – Recreation (S-R) District and Undesignated Road Right-of-Way to Mixed Use - General (MU-1f4.0h40) 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.

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Excerpt from the Minutes of the Calgary Planning Commission, 2021 February 4:

“Moved by Commissioner Mortezaee

That with respect to **Corrected** Report CPC2021-0066, the following be approved:

1. That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed outline plan located at 920, 954, 970, 990, 1020 - 16 Avenue NE, 16 Moncton Road NE, 2502M - 6 Street NE and the closed road (Plan 7059HG Block P; Plan 1442JK Blocks R, S and T; Plan 8672HL Block Q; Portion of Plan 2113JK, Block 1; Plan 2011532, Area ‘A’, Area ‘B’) to subdivide 9.83 hectares ± (24.28 acres ±) with conditions (Attachment 13).

...

For: (8) Commissioner Scott, Commissioner Landry, Commissioner Mortezaee,
Commissioner Sonogo, Commissioner Palmiere, Councillor Gondek, Director
Vanderputten, and Councillor Woolley

Against:
(1) Commissioner Pollen

MOTION CARRIED”

HIGHLIGHTS

- This application seeks to close a portion of road, establish a subdivision framework including the road closure area and redesignate the subject site to allow for mixed use and multi-residential redevelopment within the developed area of Winston Heights/Mountview.
- The proposal will accommodate a variety of housing types, commercial and employment opportunities along this Urban Main Street location, which supports demographic diversity of the community, and is in keeping with the applicable policies of the *Municipal Development Plan* and the *Winston Heights/Mountview Area Redevelopment Plan*.
- This project proposes a comprehensive approach that responds to multiple objectives of the *Climate Resilience Strategy*, including brownfield redevelopment, green building and renewable energy.
- What does this mean to Calgarians? This proposal allows for more diversity in housing and employment opportunities with access to alternative transportation modes and more efficient use of existing infrastructure.
- Why does this matter? The proposal will function as a gateway along the 16 Avenue Urban Main Street and enable additional commercial and employment opportunities that could help activate and spur other growth along this corridor.
- On 2015 March 30, Council approved an in-camera verbal update ([C2015-0140](#)) regarding the subject site.
- Strategic Alignment to Council’s Citizen Priorities: A city of safe and inspiring neighbourhoods.

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DISCUSSION

This application was submitted by the landowner, The City of Calgary, on 2020 March 27. Real Estate and Development Services (RE&DS) are acting on behalf of The City of Calgary as the applicant. Subject to the approval of this proposal by Council, RE&DS will pursue subdivision of the lands with the intent to dispose of the individual properties at a future date. The subject site is located in the northeast community of Winston Heights/Mountview, situated at the northeast corner of Moncton Road NE and 16 Avenue NE. No development permits have been submitted at this time.

As per the Applicant's Submission (Attachment 3) this application proposes to facilitate a comprehensively planned redevelopment of the site including multi-residential and mixed use development with an anticipated 1,063 dwelling units and 3,700 square metres of commercial space. This application allows a mix of uses which transition from higher intensities of development in proximity to 16 Avenue and the MAX Orange BRT route, to lower intensities adjacent to the escarpment to the north.

Height and density modifiers are proposed to facilitate the intensity transition across the site, which is aligned with the *Municipal Development Plan's* Urban Main Street targets, and the objectives of the *Winston Heights/Mountview ARP*.

The site is also located in the proposed *North Hill Local Area Plan* identified as a Comprehensive Planning Site. Comprehensive Planning Sites provide direction for large sites where additional planning or supplementary site design will be needed to support future planning applications. The application is in alignment with the provisions of the *North Hill Local Area Plan* as proposed.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Public/Stakeholders were informed
- Stakeholder or customer dialogue/relations were undertaken

Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Community Association was appropriate.

In response, the applicant attended Winston Heights/Mountview and Renfrew Community Association meetings, hosted two public open houses with a combined 196 participants and facilitated two public workshop sessions that included 79 participants. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published [online](#), and notifications were sent to adjacent landowners.

Approval: T. Goldstein concurs with this report. Author: M. Rockley
City Clerks: J. Palaschuk

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The Winston Heights/Mountview Community Association provided a response of no objection on 2021 January 26 (Attachment 5).

Administration received three letters of opposition from the public, expressing concerns related to proposed building heights and increased traffic.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed building heights allow for development of the site that meets the density and intensity targets of the *Municipal Development Plan* and *Winston Heights/Mountview Area Redevelopment Plan*.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing on the proposed road closure and land use amendment will be advertised.

IMPLICATIONS

Social

The proposal allows for a variety of housing choices in mixed-use and multi-residential building forms. The proposal may accommodate the housing needs of a more diverse population looking for convenient access to transit and services within a walkable distance. Furthermore, the applicant has indicated that they plan to pursue the provision of some non-market affordable housing on the site in the future. Specific details on this will be part of future development permit applications. Additional details are provided in Attachment 9.

Environmental

A brownfield site with a history of environmental liabilities will be restored and redeveloped through this project. A comprehensive approach to addressing multiple objectives of the [Climate Resilience Strategy](#) is also proposed, see Attachment 8 for details.

Economic

The proposal enables a greater variety of housing choice, supports local business, and employment opportunities within the community of Winston Heights/Mountview. Redevelopment of this site will bring additional residents to an inner city community that has experienced a population reduction of 26.9 percent since the peak population in 1970.

Service and Financial Implications

No anticipated financial impact.

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RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Land Use District Map
3. Applicant's Submission
4. Applicant Outreach Summary
5. Community Association Letter
6. Registered Road Closure Plan
7. Road Closure Conditions
8. Climate Strategy Submission
9. Affordable Housing Submission
10. Urban Design Review Panel Comments
11. Applicant's UDRP Response
12. **Approved** Outline Plan
13. **Approved** Outline Plan Conditions of Approval
14. **Approved** Outline Plan Data Sheet
15. **Proposed Bylaw 2C2021**
16. **Proposed Bylaw 34D2021**
17. **Public Submissions**

Department Circulation

General Manager	Department	Approve/Consult/Inform

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.

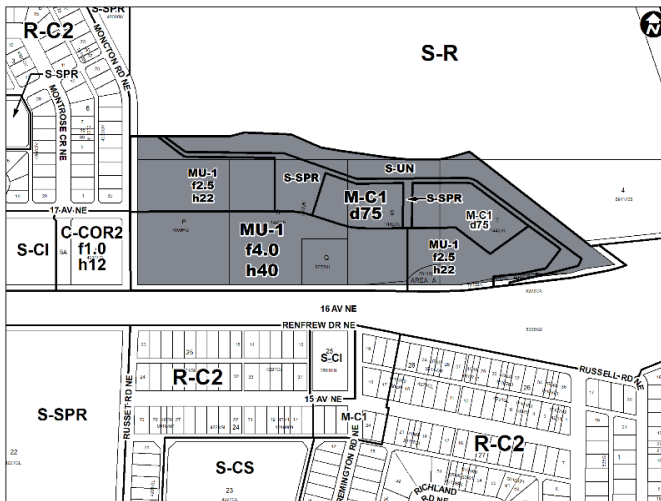
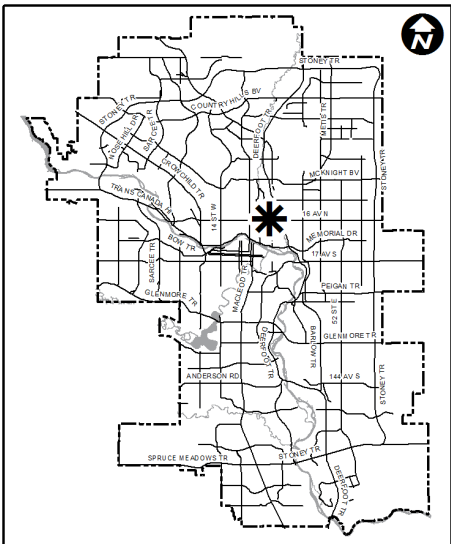
Winston Heights/Mountview	
Peak Population Year	1970
Peak Population	4,972
2019 Current Population	3,635
Difference in Population (Number)	-1,337
Difference in Population (Percent)	-26.9%

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](#).

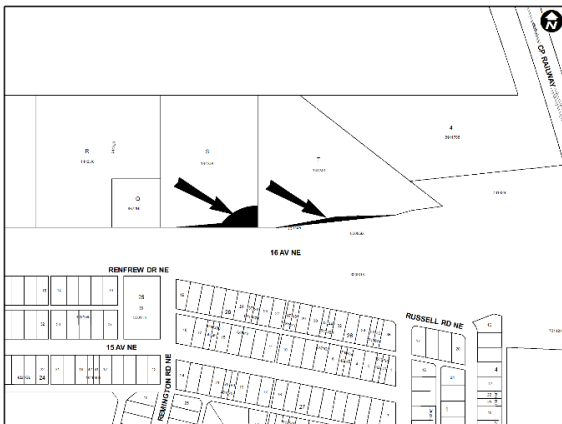
Location Maps

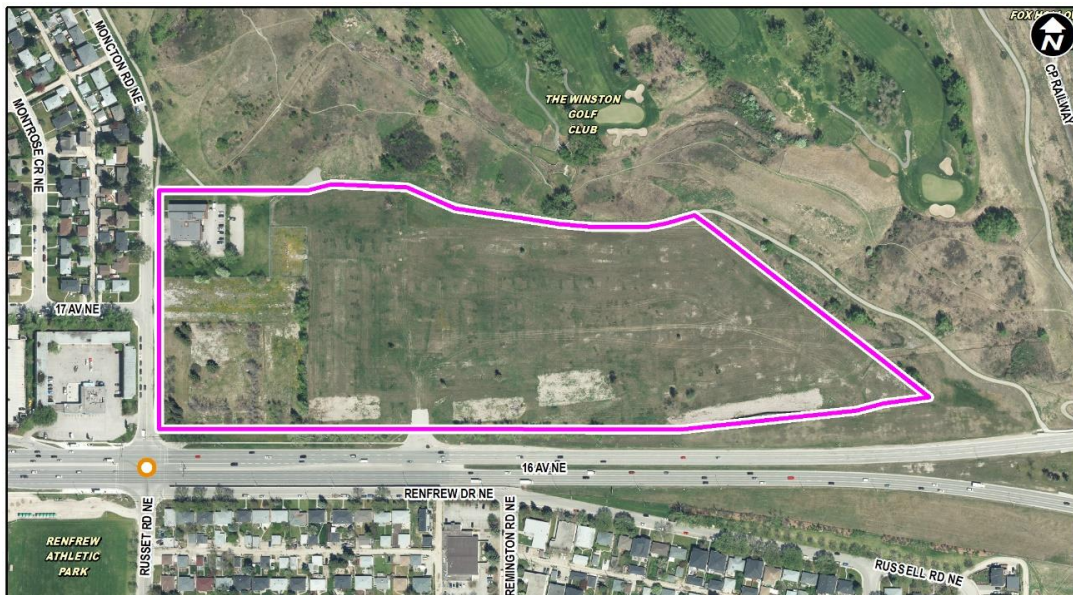
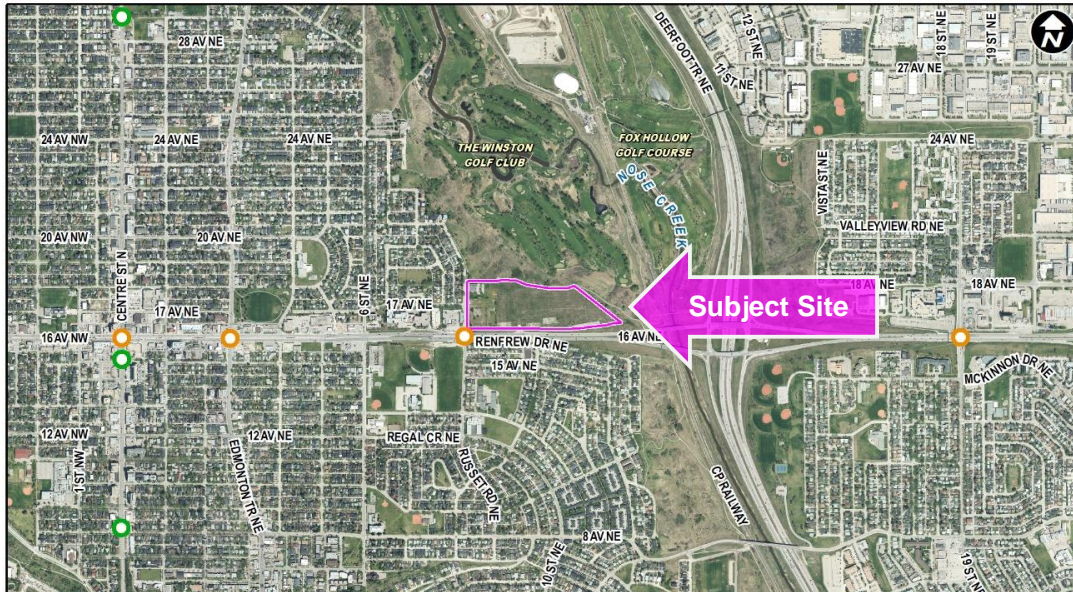
Proposed Land Use



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.

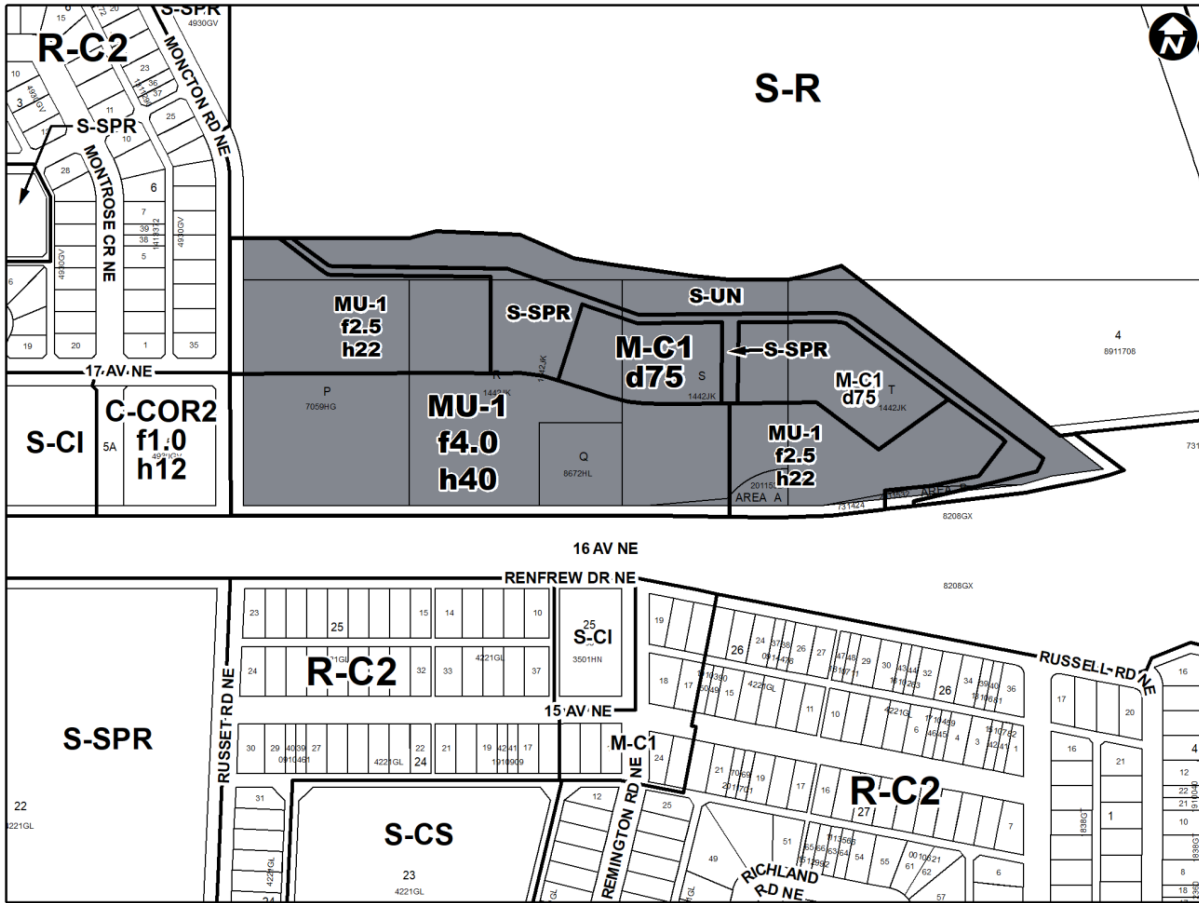
Winston Heights/Mountview Area Redevelopment Plan (Statutory – 2006)

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.

Proposed Land Use District Map



Applicant's Submission

MIDFIELD HEIGHTS LOC2020-0041

APPLICANTS SUBMISSION

December 29, 2020

Midfield Heights is a 24.3 acre parcel on the eastern edge of the established Community of Winston Heights / Mountview. Owned by the City of Calgary, this parcel was previously occupied by the Midfield Mobile Home Park, established in 1968 and officially closed in 2018.

The City of Calgary RE&DS has been tasked with transforming this site into a complete and forward-looking development. The proposed Midfield Heights Outline Plan and Land Use:

- Is an inclusive and accessible plan with an estimated 1060 residential units in a diversity of housing forms and types, including affordable housing;
- Contains 40,000 square feet (3700 square meters) of local commercial providing amenities within Midfield Heights, fostering opportunities for connections with surrounding neighbourhoods;
- Is a mixed-use design which transitions from higher intensities of development in proximity to the MAX Orange Transit line to lower intensities adjacent to the northern and eastern edges to address the escarpment;
- Interlaces 24% of the area into vibrant and engaging open space within the built environment, to provide a series of pathways and experiences from urban parks to the expansive natural landscape along the Nose Creek escarpment;
- Provides special pavement and street furniture creating pedestrian priority streets that are meant for people, bikes and scooters, as well as cars;
- Fosters active spaces and opportunities for social connections through high quality urban design and a public realm with an emphasis on place-making, legibility and connectivity;
- Offers opportunities to create an iconic development on an important gateway along 16 Avenue (Highway 1) entranceway;
- Embraces the City's commitment to sustainable principles and practices including implementable low carbon energy solutions;
- Is flexible and adaptable with a land use that allows it to respond to the current and future market conditions;
- Facilitates connections between Midfield Heights and the surrounding residential neighbourhoods of Winston Heights / Mountview and Renfrew through enhanced pedestrian crossings across 16th Avenue; and
- Improves the water quality of Nose Creek through instillation of a comprehensive storm pond, located in the Winston Golf Club, which will filter storm water from Midfield Heights and the surrounding Winston Heights / Mountview community.

Midfield Heights contributes in a meaningful way to the already long-established community of Winston Heights / Mountview. The design of Midfield Heights has been created through a hands-on approach and engagement with the surrounding community and with respect for the history of the site. The diversity of housing product, commercial amenities, open space and transit promote an urban environment where the streets are activated by residents, reinvigorating the vibrancy of the established community.

Through the Midfield Heights development, RE&DS will create a valuable asset and sustainable tax uplift that is expected to provide larger community benefits. We respectfully request Calgary Planning Commission and City Council's support for this promising proposal.

CORE IDEAS & VISION

MIDFIELD HEIGHTS



Higher intensity mixed-use development in proximity to the MAX Orange Station



'Woonerf' style pedestrian priority streets create a high quality public realm and gathering places



Central amenity park and a comprehensive pathway network provide connections and benefits for the broader community



Diverse housing types including non-market housing is available making Midfield Heights an inclusive community



The naturalized escarpment and Point Park, located at the eastern tip, affords expansive views of the Winston and Fox Hollow Golf Courses

CORE IDEAS

- ★ Provide a variety of development opportunities and a mix of housing options including affordable housing
- ★ Create a high quality urban design public open space amenities and strong connectivity
- ★ Create an iconic gateway into Calgary along Highway 1 (16 Avenue)
- ★ Promote inclusive and accessible development
- ★ Express The City's commitment to sustainability, resilience and addressing climate change
- ★ Develop a transit-supportive development for the MAX Orange line
- ★ Create broader community benefits through connections with adjacent communities, open spaces and commercial amenities



Real Estate & Development Services (RE&DS)

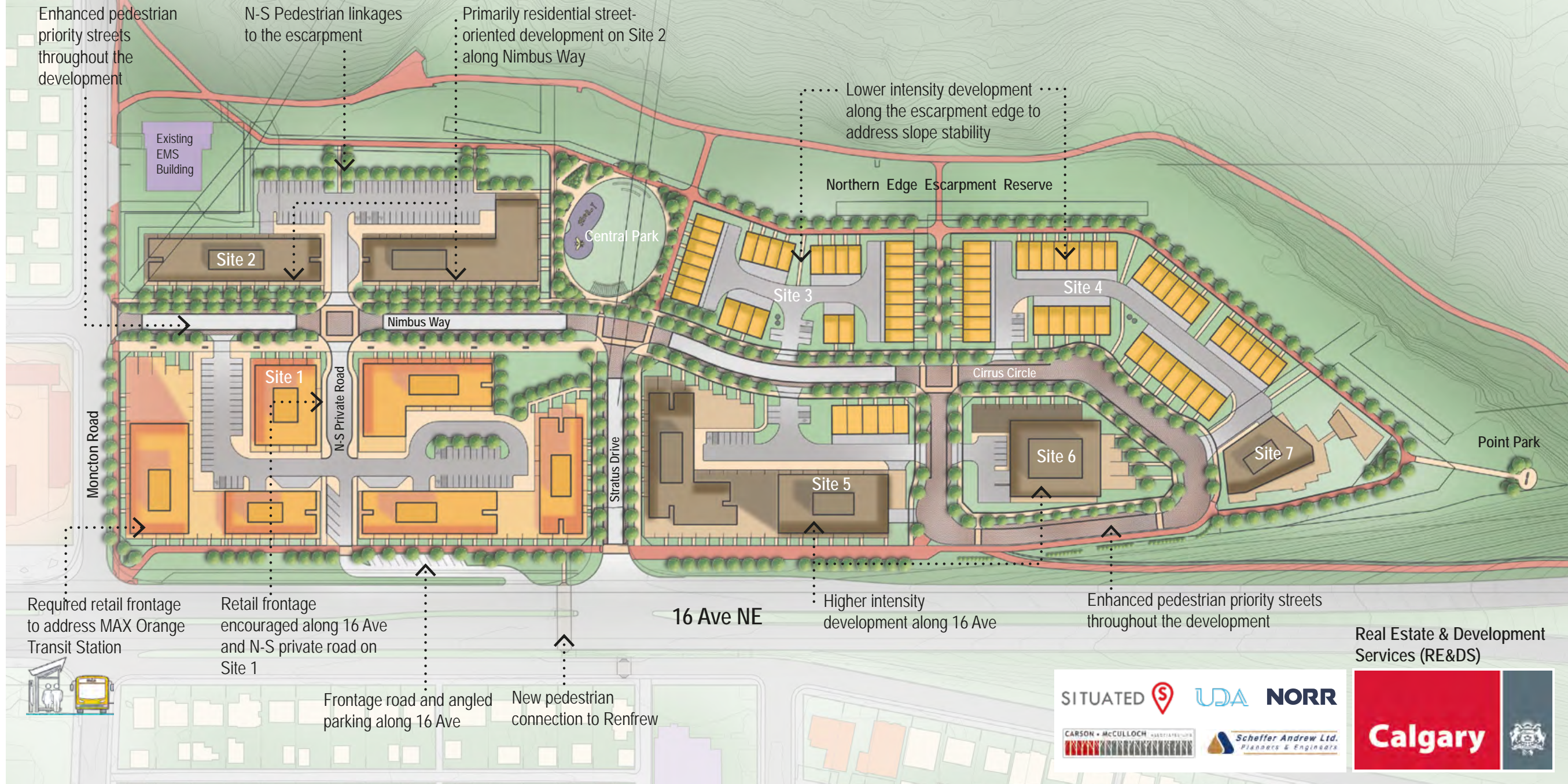
SITUATED UDA NORR

CARSON • McCULLOCH ASSOCIATES Scheffer Andrew Ltd. Planners & Engineers



CONCEPT PLAN MIDFIELD HEIGHTS

Total Area	9.8 ha (24.3 ac)
Net Developable Area	8.3 ha (20.5 ac)
Projected Number of Units	1065 - 1550 Units
Projected Density	128-188 upha (52-76 upa)
Public Open Space Dedication	2.4 ha (5.85 ac) 24% of total area



Real Estate & Development Services (RE&DS)

SITUATED UDA NORR

CARSON • McCULLOCH Scheffer Andrew Ltd.
Planners & Engineers

Calgary

LANDSCAPE PLAN MIDFIELD HEIGHTS

1 NIMBUS WAY

A unique blend of residential and commercial frontage, Nimbus Way provides the opportunity for urban markets and pop up community events



2 CENTRAL PARK

A large tiered public park that provides for a variety of active and passive activities adjacent to the escarpment and the regional network



3 NATURAL EDGE ENVIRONMENTAL RESERVE

Includes a comprehensive pathway and bikeway network that provides for connectivity within Midfield Heights and to the existing Nose Creek regional network



4 PEDESTRIAN PRIORITY STREETS

Pedestrian Priority Streets in special pavers and boulevard trees create an environment that prioritizes pedestrians throughout the development



5 POINT PARK

Feature/landmark park perched on the southeast point of Midfield Heights



Real Estate & Development Services (RE&DS)



ENVIRONMENTAL SUSTAINABILITY

MIDFIELD HEIGHTS

MOBILITY



BROWNFIELD IMPROVEMENT - SMART GROWTH

Brownfield site will create broader community benefits through connections, open space and commercial amenities and upgrade of current infrastructure to improve longevity and prosperity



MULTI-MODAL TRANSPORTATION

The proposed pedestrian priority streets and a comprehensive network of pathways to encourage walking and cycling



TRANSIT ORIENTED DEVELOPMENT

The higher intensity mixed-use commercial and residential site is located adjacent to the existing Max Orange Station on 16 Avenue and Moncton Road



SUSTAINABLE LANDSCAPING

Active streets will include double and single rows of trees in keeping with Calgary's Climate and Resilience Strategy - increasing the Urban Tree Canopy

LANDSCAPING



RECLAIMING ESCARPMENT

Approximately 15% of the site area is dedicated in escarpment which will be reclaimed and restored to its natural state



IMPROVE STORM WATER QUALITY

Off-site storm pond will capture storm water from the site and surrounding neighbourhood prior to filtering into Nose Creek to help with the storm water quality

LOW CARBON TECHNOLOGY OPTIONS



SOLAR



GROUND SOURCE HEAT PUMPS (GSHP)



MICRO CHP



BUILDING ENERGY EFFICIENCY



MASS TIMBER CONSTRUCTION

RE&DS LEED/BUILT GREEN CERTIFICATION INCENTIVES

Real Estate & Development Services (RE&DS)



SOCIAL & FISCAL SUSTAINABILITY

MIDFIELD HEIGHTS

FISCAL SUSTAINABILITY



PUBLIC REALM
Enhanced public realm will include 'woonerf' style pedestrian priority streets, which will facilitate multi-modal barrier-free connectivity



3140 Jobs created during construction phase
147 Permanent Jobs



\$2M in taxes generated annually
\$3M in offsite levies

SOCIAL SUSTAINABILITY



INCLUSIVE COMMUNITY
A range of housing types including non-market housing for a broad socio-economic group



OPEN SPACE AMENITIES
Open space amenities, gathering spaces and interconnected pathway network will create larger community benefits



MIXED USE FACILITIES
Mixed-use retail and services in proximity to the MAX Orange Transit Station and existing residential area

Real Estate & Development Services (RE&DS)



Applicant Outreach Summary



Community Outreach for Planning & Development Applicant-led Outreach Summary

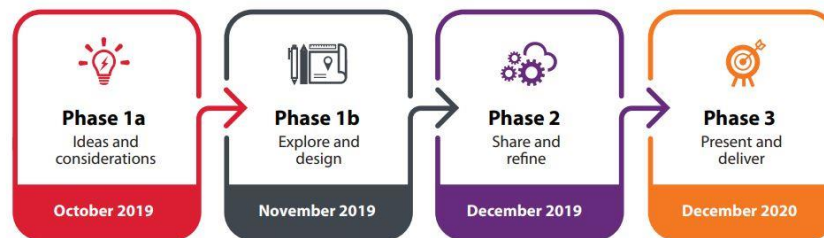
Project Name: Midfield Heights Land Use Outline Plan

Did you conduct community outreach on your application: Yes

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (include dates, locations, # of participants and any other relevant details).

The Winston Heights Village outline planning process included three opportunities for public and stakeholder input.



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 and 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.

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.

In **Phase 3**, the project team shared the Land Use Outline Plan as amended to reflect the direction and input received by Corporate Planning Applications Group (CPAG) and its representatives from the departments of Planning, Transportation, Development Engineering and Parks. An online survey was



Community Outreach for Planning & Development Applicant-led Outreach Summary

available for the community to share their thoughts and comments, and questions asked through the survey were posted and answered online throughout the engagement phase.

Similar communication tactics were used in all engagement phases to generate awareness about the opportunity to participate in the engagement process. These included:

- Engage portal page, accessed via calgary.ca/WHV and Calgary.ca/midfieldheights
- Council briefing notes
- Public email distribution list (specific to the project)
- Industry mail-outs to RE&DS distribution list
- Information provided to Community Associations
- City social media accounts
- Hand-delivered invitations to adjacent residences
- Roadside signs
- Invitations delivered to businesses along 16 Avenue N.E. to participate in Phase 1b workshops

For specific details about communication tactics and audiences, please see Attachment A.

Overall Participation Numbers

Phase	Participation*
Phase 1a	270
Phase 1b	124
Phase 2	62
Phase 3	80

**Totals include in-person participants and online submissions.*

For details on participation numbers for specific events, please see Attachment B.

Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

The following list of stakeholders were engaged and communicated with through all phases of the project.

Primary external stakeholders – high level of interest/impact
Adjacent and nearby homeowners and renters <ul style="list-style-type: none"> • Moncton Road N.E. • Montrose Crescent N.E. • 17 Avenue N.E. • Remington Road N.E. • Renfrew Drive N.E. • Russet Road N.E.



Community Outreach for Planning & Development Applicant-led Outreach Summary

Residents in Winston Heights Mountview and Renfrew
Adjacent and nearby landowners and businesses <ul style="list-style-type: none"> • Ambassador Motor Inn • Amber's Family Restaurant • Dr. Vernon Fanning Centre • Renfrew Recovery Centre • The Winston Golf Club • All businesses along 16 Avenue, between Deerfoot Trail and Centre Street
Adjacent and nearby schools, organizations, and public and private institutions <ul style="list-style-type: none"> • AHS EMS Station 4 • Mount View School/CBE • Colonel Macleod School • St. Alphonsus School • Stew Hendry/Henry Viney Arena • Renfrew Aquatic & Recreation Centre • City of Calgary Community Recycling Depot – Renfrew
Impacted community associations, groups and committees <ul style="list-style-type: none"> • Winston Heights Mountview Community Association • Renfrew Community Association • North Hill Local Growth Planning (a multi-community stakeholder working group)

Secondary external stakeholders – indirectly impacted
Nearby institutions <ul style="list-style-type: none"> • Churches (Church of Christ Northside, Church of God, Bethel Ethiopian Life Reformation, Renfrew United) • Schools (Children's Village School, Islamic Education Centre Masjidaldaqwaa, Alberta Chung Wah, Georges P. Vanier)
Area businesses and organizations <ul style="list-style-type: none"> • Mountview Apartments Community • Boys and Girls Club (731 13 Ave N.E.) • Aboriginal Standing Committee on Housing and Homelessness (Edmonton Trail N.E.) • Siksika Off-Reserve Housing Project Ltd. • Skipping Stone Foundation (108 13 Ave N.E.) • Renfrew Fifty-Plus Club • Federation of Calgary Communities • BILD Calgary
Greenview Industrial Business Improvement Area
Special interest groups <ul style="list-style-type: none"> • Nose Creek Watershed Partnership • Bike Calgary



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

In Phases 1a and 1b, in seeking feedback on a vision for the area, generating ideas and consolidating those ideas into a single concept plan, participants indicated that the following was important to them:

- Open space, green space and parks
- Pathways and walking trails
- Affordable and seniors housing options
- Making the escarpment accessible for all
- Protection of environmental areas
- Good pedestrian connections

The concerns we heard in Phase 1a and 1b were around:

- High density development
- Cut-through traffic and overflow parking into adjacent neighbourhoods/streets
- Additional traffic congestion resulting from commercial uses and high-density housing

A draft Concept Plan was presented in Phase 2 for feedback. While some participants were pleased with the presentation and how The City demonstrated where public input was used, some participants remained concerned about the potential for large towers and density, cut-through traffic exiting onto Moncton Road N.E. and 17 Avenue N.E. and general increased traffic in the area.

The final Land Use Outline Plan was presented to the public and stakeholders for feedback in Phase 3. The final plan incorporated changes per CPAG direction so some elements of the plan were new to the community. These elements included an additional signalized intersection along 16 Avenue N.E., changes to available park space and surface parking, and a revised internal road network.

The statistics from the online survey showed:

- 76% of respondents indicated the plan reflects or somewhat reflects the public input gathered throughout the planning process.
- 70% of respondents felt The City was able to provide enough information for them to develop an understanding of the overall planning process.
- 84% of respondents agree that the final plans align with some, if not most of the project's guiding principles as presented in Phase 1a.
- 60% of respondents stated they fully or mostly support the final Land Use Outline Plan.



Community Outreach for Planning & Development Applicant-led Outreach Summary

The following are common themes that emerged through the Phase 3 feedback:

- While most of the comments made about density noted that density was too high, a few participants agreed with the increased density.
- Participants felt there was insufficient parking on-site which could result in overflow parking in adjacent neighbourhoods.
- Some participants expressed dissatisfaction about the loss of park space.
- There were some concerns about the additional intersection on 16 Avenue N.E., noting its potential impact to traffic flow on 16 Avenue N.E.
- Some participants felt that Midfield Heights will help increase property values and will be a nice addition to the community.

How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

While many participants expressed concerns about increased density throughout all phases of the engagement process, the density targets were prescribed by policy. Throughout Phases 2 and 3, the following message was shared with the public and stakeholders about why the site could not be designed for lower density uses.

Restricting the site to lower density — we could not achieve this as the Municipal Development Plan, draft North Hill Communities LAP 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.

Another primary concern expressed by stakeholders and the public throughout the engagement process included the concern about limited park space, as well as suggestions to keep the land primarily as open space. The following message was shared with participants in both Phase 2 and 3:

Turning the site into a large park 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.

To address the concerns about traffic cutting through the development to access Moncton Road N.E., the internal road network was designed to include traffic calming measures such as bump-outs and narrower lanes. The use of physical materials to slow and reduce cut-through traffic is also being recommended.

Pathways and walking trails were suggested in Phase 1a as an important consideration for the development. Enhanced walking and cycling connectivity has been provided via multi-use pathways along the escarpment for everyone to access and enjoy. This addresses the communities' desires expressed in Phase 1.



Community Outreach for Planning & Development Applicant-led Outreach Summary

A popular request was for affordable and seniors housing in the development. This has been achieved through the mix of housing types available in both rental and ownership scenarios.

Participants also expressed a desire for improved pedestrian connections to the new development and across 16 Avenue N.E. This was achieved with the addition of the new intersection to be located east of 16 Avenue N.E. and Moncton Road N.E.

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

The final Land Use Outline Plan was shared with the public and stakeholders online. The information outlining what concerns the project team was able to address, and why we could not address others, was also shared. Outreach efforts included an invitation to all stakeholders and past participants to go online to view the final plan and share feedback. Additionally, a What We Heard report for the final phase was posted online.

Communications and Promotion Tracking - Winston Heights Village (Appendix A)

Phase	Type	Audience	Delivery/ Execution	Distribution/ Execution Date(s)	# of Attendees, Participants, Touchpoints	Notes
PHASE 1A - Ideas and Considerations OCTOBER 2019	Council Briefing	Council	Email	19-Sep-19		
	Engage Portal Page - project information	Public	Online	13-Sep-19		
	Winston Heights-Mountview Community Association Board Meeting	Community members	In person	10-Sep-19		
	Bold Signs	Public, residents, road users	Road signs	17-Sep-19 to 1-Oct-2019	8 road signs	(1) East Side 6 ST NE; South of 27 AVE (2) East Side EDMONTON TR NE; North of 32 AVE (3) South Side 8 AVE NE; West of 13A ST (4) East Side EDMONTON TR NE; North of 5 AVE (5) North Side 13 AVE NE East of 6 ST (6) West Side RUSSET RD NE; South of 16 AVE (7) South Side 18 AVE NE; East of EDMONTON TR (8) East Side MONCTON RD NW; North of 17 AVE
	Open House Invitations - hard copy letters	Adjacent residents	Hand delivered	16-Sep-19	126 invitations delivered	
	Open House Invitations - email	Nearby businesses and organizations, individuals who opted in for project emails and updates	Email from Project Manager (Carol-Ann Beswick)	17-Sep-19	Not available	
	Open House Invitations - industry mailout email	REDS industry list	Email from Project Manager (Carol-Ann Beswick)	17-Sep-19 https://secure.campaigner.com/csb/Public/show/cf3f-	Sent: 1,701 Opened: 859 (50.5%) Clicked: 109	First email sent to entire RE&DS residential/commercial distribution list in addition to WHV-specific list
	Email to Winston Heights-Mountview and Renfrew Community Associations with print/web ready promotion material	Community members	Email with content to support email/ web/ social media promotion	17-Sep-19	Not available	https://winstonheights.ca/2019/09/19/whv/
	311 Script	Public	Posted to 311 system	12-Sep-10 (Service Request #19-00821450)		

Communications and Promotion Tracking - Winston Heights Village (Appendix A)						
Phase	Type	Audience	Delivery/ Execution	Distribution/ Execution Date(s)	# of Attendees, Participants, Touchpoints	Notes
	Social Media	Public	CoC Tweets (11) and Facebook posts (1) provided	17-Sep-19 to 15-Oct-19 https://www.facebook.com/124239144255718/posts/2715808655098741	38,325 impressions, 981 clicks, 18,964 reach, 40 likes, 5 angry, 6 sad, 23 shares, 73 comments.	
	Unsolicited Media Articles	Public	Calgary Herald	30-Sep-19	Not available	
			Calgary Sun	29-Sep-19	Not available	
PHASE 1B - Explore and Design	Engage Portal Page - update project information	Public	Online	Updated 3-Nov-19	Not available	
NOVEMBER 2019	Bold Signs	Public, residents, road users	Road signs	21-Oct-19 to 8-Nov-19	7 road signs	(1) East Side 6 ST NE; South of 27 AVE (2) East Side EDMONTON TR NE; North of 32 AVE (3) South Side 8 AVE NE; West of 13A ST (4) North Side 13 AVE NE East of 6 ST (5) West Side RUSSET RD NE; South of 16 AVE (6) South Side 18 AVE NE; East of EDMONTON TR (7) East Side MONCTON RD NW; North of 17 AVE
	Workshop Invitations - hard copy letters	Adjacent residents in Winston Heights- Mountview and Renfrew	Hand delivered	21-Oct-19	126 invitations delivered	
	Workshop Invitations - hard copy letters	Owners and employees of businesses along 16th Avenue N.E. from Deerfoot Trail to Centre	Hand delivered by AdCo delivery	31-Oct-19	99 invitations delivered	
	Workshop Invitations - email	Nearby businesses, organizations, and individuals who opted in for project emails and	Email from Project Manager (Carol-Ann Beswick)	21-Oct-19	Not available	

Communications and Promotion Tracking - Winston Heights Village (Appendix A)						
Phase	Type	Audience	Delivery/ Execution	Distribution/ Execution Date(s)	# of Attendees, Participants, Touchpoints	Notes
	Workshop Invitations - industry mailout email	REDS industry list	Email from Project Manager (Carol-Ann Beswick)	21-Oct-19 https://secure.campaigner.com/csb/Public/show/cf3f-1ckrq--mjjnx-8nlyij53	193 sent, 162 opened (84%!!), 29 clicked.	Sent to WHV-specific list only
			Follow-up email from Project Manager (Carol-Ann Beswick)	19-Nov-19 follow-up https://secure.campaigner.com/csb/Public/show/cf3f-1j34sd--nfmcy-8nlyij54	210 sent, 166 opened (79%), 17 clicked	
	Email to Winston Heights-Mountview and Renfrew Community Associations with print/web ready promotion material	Community members	Email with content to support email/ web/ social media promotion	21-Oct-19	Not available	
	311 Script	Public	Posted to 311 system	22-Oct-19		
	Social Media	Public	CoC Tweets (10) and Facebook posts (1) provided	Oct 2-Oct 1 https://www.facebook.com/124239144255718/posts/2715836041762669	41,034 impressions, 21,352 reach, 1151 clicks, 37 likes, 2 loves, 4 wow, 15 shares, 45 comments.	
				Oct 28 - Nov 7 https://www.facebook.com/124239144255718/posts/2816857668327172	67,214 impressions, 32,504 reach, 807 clicks, 33 likes, 1 haha, 4 sad, 9 shares, 25 comments	
	Invitation letters to businesses along 16 Avenue - from Deerfoot Tr. to Centre Street	Businesses along 16 Avenue	Hand-delivered	1-Nov-19	99 letters	
	Unsolicited Media	Articles	Global	4-Nov-19	Not available	

Communications and Promotion Tracking - Winston Heights Village (Appendix A)						
Phase	Type	Audience	Delivery/ Execution	Distribution/ Execution Date(s)	# of Attendees, Participants, Touchpoints	Notes
Phase 2 - Share and Refine DECEMBER 2019	Council Briefing	Council	Email	Completed by City		
	Engage Portal Page - update project information	Public	Online	Updated 11-Dec-19		
	Bold Signs	Public, residents, road users	Road signs	27-Nov-19 to 12-Dec-19	7 road signs	(1) East Side 6 ST NE; South of 27 AVE (2) East Side EDMONTON TR NE; North of 32 AVE (3) South Side 8 AVE NE; West of 13A ST (4) North Side 13 AVE NE East of 6 ST (5) West Side RUSSET RD NE; South of 16 AVE (6) South Side 18 AVE NE; East of EDMONTON TR (7) East Side MONCTON RD NW; North of 17 AVE
	Open House Invitations - hard copy letters	Adjacent residents in Winston Heights- Mountview and Renfrew	Hand delivered	26-Nov-19	126 invitations delivered	
	Open House Invitations - email	Nearby businesses and organizations, individuals who opted in for project emails and updates	Email from Project Manager (Carol-Ann Beswick)	26-Nov-19	Not available	
	Open House Invitations - industry mailout email	REDS industry list	Email (City)	27-Nov-29 https://secure.campaigner.com/csb/Public/show/cf3f-1jwtez--nj4dc-8nlyij50	Sent 209, opened 148, clicked 12	
	Email to Winston Heights- Mountview and Renfrew Community Associations with print/web ready promotion material	Community members	Email with content to support email/ web/ social media promotion	26-Nov-19	Not available	

Communications and Promotion Tracking - Winston Heights Village (Appendix A)						
Phase	Type	Audience	Delivery/ Execution	Distribution/ Execution Date(s)	# of Attendees, Participants, Touchpoints	Notes
	311 Script	Public	Posted to 311 system	21-Nov-19		
	Social Media	Public	CoC Tweets (7) and Facebook posts (1) provided	26-Nov-19 to 6-Dec-19 Completed by City	Not available - no paid social for this event	
Phase 3 - Present and Deliver	Council Briefing	Council	Email	Completed by City		
DECEMBER 2020 - JANUARY 2021	Engage Portal Page - update project information	Public	Online	Updated 6-Dec-20		
	Bold Signs	Public, residents, road users	Road signs	7-Dec-20 - 4-Jan-21	7 road signs	(1) East Side 6 ST NE; South of 27 AVE (2) East Side EDMONTON TR NE; North of 32 AVE (3) South Side 8 AVE NE; West of 13A ST (4) North Side 13 AVE NE East of 6 ST (5) West Side RUSSET RD NE; South of 16 AVE (6) South Side 18 AVE NE; East of EDMONTON TR (7) East Side MONCTON RD NW; North of 17 AVE
	Open House Invitations - hard copy letters	Adjacent residents in Winston Heights-Mountview and Renfrew	Hand delivered	8-Dec-20	126 invitations delivered	
	Open House Invitations - email	Nearby businesses and organizations, individuals who opted in for project emails and updates	Email from Project Manager (Carol-Ann Beswick)	7-Dec-20	Not available	

Communications and Promotion Tracking - Winston Heights Village (Appendix A)						
Phase	Type	Audience	Delivery/ Execution	Distribution/ Execution Date(s)	# of Attendees, Participants, Touchpoints	Notes
	Open House Invitations - industry mailout email	REDS industry list	Email (City)	9-Dec-20	Sent 209, opened 174, clicked 85	
	Email to Winston Heights-Mountview and Renfrew Community Associations with print/web ready promotion material	Community members	Email with content to support email/ web/ social media promotion	4-Dec-20	Not available	
	311 Script	Public	Posted to 311 system	4-Dec-20		

Engagement Tracking - Winston Heights Village (Appendix B)						
Phase	Level of Engagement (Engage spectrum)	Specific topics/ aspects for engagement	Tactic	Intended Participants	Execution Date(s)	# of Attendees, Participants, Touchpoints
Phase 1A - Ideas and Considerations OCTOBER 2019	Listen & Learn	<p>The activities in this phase sought input and/or feedback on:</p> <ul style="list-style-type: none"> - Public goals/evaluation criteria that are important to participants - Stakeholder and public aspirations, preferences, priorities and ideas for the site - Any current and/or potential issues, opportunities and concerns - Multiple urban design elements, including building styles, streetscapes and park amenities <p>An event evaluation form was distributed at the open house/workshop to gauge participants' satisfaction with the engagement process and the session itself, and to collect any 'lessons learned' through which to improve future sessions.</p>	Internal stakeholder meetings, held by the project team	City of Calgary staff CPAG representatives	12-Sep-19	
			Face-to-face or telephone conversations with key stakeholder groups	Winston Heights-Mountview Community Association	10-Sep-19	
			Public open house/workshop, with participatory component working with project team representatives	Residents and land/business owners from adjacent and nearby communities Interested public	1-Oct-19	154 participants
			Open house evaluation form	Attendees of open house/ workshop	1-Oct-19	55 forms submitted
			Online engagement activity	Interested public Those unable to attend open house/workshop	1-10-29 to 15-10-19	61 online submissions
			Phase 1B - Explore and Design NOVEMBER 2019	Consult	<p>Workshop #1 - November 4, 2019</p> <p>Workshop participants were provided with a presentation which included a summary of what the project team heard was important to participants in Phase 1a and how the feedback led to the development of three design alternatives.</p> <p>Through collaborative table discussions, facilitated and documented by members of the project and design team, participants were asked to discuss the three design alternatives and consider:</p> <ul style="list-style-type: none"> - The positive aspects of each alternative, considering design principles such as walkability and urban character - The negative aspects of each alternative, considering design principles such as walkability and urban character - Additional elements that should be considered for each alternative <p>Participants were asked to complete an event evaluation form to gauge satisfaction with the workshop and provide an additional opportunity for submitting feedback to the project team.</p> <p>Workshop #2 - November 7, 2019</p> <p>Workshop participants were provided with a presentation that outlined what was heard in Workshop #1 and how that feedback led to a single design concept being</p>	Internal stakeholder meetings, held by the project team
Face-to-face or telephone conversations with key stakeholder groups	Winston Heights-Mountview Community Association Renfrew Community Association Winston Heights golf course Ambassador Hotel	Not available				
Two public workshops (2.5 hrs each), distinct but inter-related	Residents and land/business owners from adjacent and nearby communities Interested public	Workshop #1 - 4-Nov-19 Workshop #2 - 7-Nov-19	Workshop #1 - 49 participants Workshop #2 - 30 participants			
Workshop evaluation forms	Attendees of workshops	Workshop #1 - 4-Nov-19 Workshop #2 - 7-Nov-19	Workshop #1 - 31 forms submitted Workshop #2 - 14 forms submitted			

Engagement Tracking - Winston Heights Village (Appendix B)						
Phase	Level of Engagement (Engage spectrum)	Specific topics/ aspects for engagement	Tactic	Intended Participants	Execution Date(s)	# of Attendees, Participants, Touchpoints
		<p>put forward for consideration, along with some options within that concept.</p> <p>The facilitated table conversations were structured to solicit feedback and response to the specific options identified in the presentation and to the overall preferred concept plan. The table groups focused on the following questions:</p> <ul style="list-style-type: none"> - What do you like/not like about the plan? - What other ideas do you have? - What feedback do you have in regards to the options provided for how the development faces 16 Avenue N.E.? <p>As a final activity, each table was asked to brainstorm three alternate names for the development.</p>	Presentation materials shared online	<p>Interested public</p> <p>Those unable to attend workshops</p>	Posted as of 3-Nov-19	No feedback solicited
Phase 2 - Share and Refine DECEMBER 2019	Listen & Learn	<p>The activities in this phase sought input and/or feedback on:</p> <ul style="list-style-type: none"> - Draft concept and land use outline plans 	Public open house	<p>Residents and land/business owners from adjacent and nearby communities</p> <p>Interested public</p>	11-Dec-19	42 attendees
			Open house evaluation form	Attendees of open house	11-Dec-19	20 forms submitted
			Presentation materials shared online	<p>Interested public</p> <p>Those unable to attend open house</p>	Posted as of 11-Dec-19	No feedback solicited
Phase 3 - Present and Deliver DECEMBER 2020 - JANUARY 2021	Listen & Learn	<p>The activities in this phase sought input and/or feedback on:</p> <ul style="list-style-type: none"> - Public engagement process and participants' understanding of the process - Participants' understanding of how input was used, and if not, why - Support for the final Land Use Outline Plan 	Online meetings with key stakeholder groups	Winston Heights-Mountview Community Association	17-Dec-20	
			Online engagement activity	Interested public and stakeholders	07-Dec-20 - 04-Jan-21	79 online submissions 1 email submission

Community Association Letter

January 26, 2021

Hi Matt,

Please see below as a response from the WHMV Community Association Planning & Development Committee:

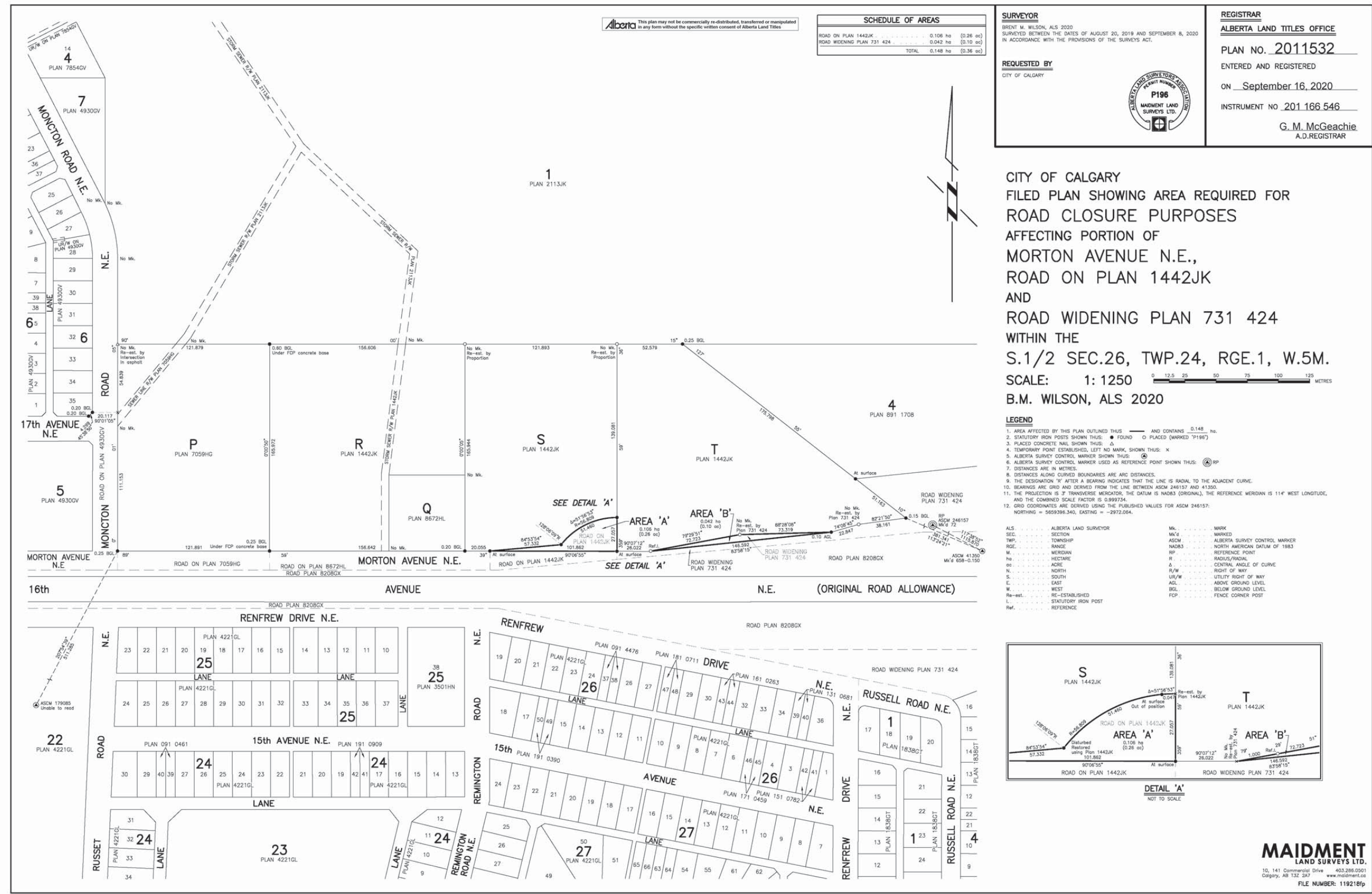
The WHMV Planning & Development committee is not opposed to the application being made for development of The Midfield Park site, however at this time, do not offer full support. In alignment with the Winston Heights Mountview ARP as well as the current North Hill Growth Plan, we continue to encourage multi-use development and opportunities along main corridors and high-density areas of our community. We want to ensure these types of developments continue to serve our community at large, support local businesses and provide commercial opportunities. We look forward to continuing to be involved as a significant stake-holder in this project.

Thanks,

Kris

Chair, Planning and Development Committee
Winston Heights/Mountview Community Association
planning@winstonheights.ca
www.winstonheights.ca

Registered Road Closure Plan



Road Closure Conditions

The following Conditions of Approval shall apply:

1. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
2. All existing access to the affected properties in the area shall be maintained or alternative access be constructed at the developer's expense.
3. The closed right-of-way may be removed from The City's ownership and sold to the adjacent properties.
4. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
5. The closed right-of-way will be consolidated into the lands to the north (Plan 1442JK; Blocks S and T) and should be removed from the City's ownership and sold to the developer. Prior to release of the development permit, the developer shall enter into negotiations with Corporate Properties and Buildings for the purchase of the closed road right-of-way. Please contact the Coordinator, Real Estate and Development Services (RE&DS) at 403-268-2957 to commence negotiations.

Climate Strategy Submission

LOC 2020-0041 Midfield Heights – Sustainability Initiatives – Climate & Resilience

RE&DS is investing in the redevelopment of a brownfield site located in an established community and will leverage existing city infrastructure within the Winston Heights-Mountview, Renfrew and 16th Avenue Urban Corridor areas in the following ways:

Environmental Sustainability:

- a) Brownfield improvement and smart growth – create broader community benefits through the repurpose of an existing brownfield site, and creation of new connections, open space, commercial amenities, market and non-market housing and the upgrade of current infrastructure
- b) Multi-modal transportation opportunities – pedestrian priority street design and comprehensive network of pathways to encourage walking and cycling
- c) Leveraging transit oriented development (TOD) – higher intensity mixed-use commercial and residential site adjacent to Max Orange BRT
- d) Sustainable landscaping – active streets with double and single row trees, increasing the Urban Tree Canopy
- e) Carbon sink – approximately 25% of the plan is greenspace, combination of MR and ER
- f) Reclaiming the escarpment – 15% of the plan is dedicated Environmental Reserve and will be reclaimed and restored to the natural state
- g) Improve storm water quality – off-site storm pond will capture storm water from the site and surrounding neighbourhood prior to filtering into Nose Creek to help improve water quality
- h) RE&DS LEED and Built Green Certification Incentives for builders
- i) Low Carbon Technology Options determined to be the best options for the plan are emphasized and strongly encouraged in Design Guidelines for the Plan:
 - o Solar
 - o Ground source heat pumps
 - o Micro CHP
 - o Building energy efficiency
 - o Mass timber construction

All proposed buildings are to exceed the National Energy Code requirements by 20%. The Design Guidelines are composed of sustainable, architectural and landscape architectural sections that provide a variety of options for future purchasers to choose from when proposing a design. This will encourage variety and innovation. The Design Guidelines will be registered on titled parcel.

Social Sustainability:

- j) Public Realm – enhanced public realm with ‘woonerf’ style pedestrian priority streets and multi-modal barrier free connectivity
- k) Inclusive community – range of housing types, including market and non-market for a broad socio-economic group, rental and ownership

- l) Mixed-use facilities – mixed-use retail and services in proximity to Max Orange transit station and existing established residential area
- m) Open space amenities – gathering spaces and interconnected pathway network will create larger community benefits, connections to nature and encourage healthy lifestyles

Fiscal Sustainability:

- n) Asset creation – an estimated \$300 million investment in the economy
- o) Job creation – approximately 3140 jobs created during the construction phase and 147 jobs permanently
- p) City benefits – approximately \$2 million in taxes generated annually and \$3 million in off-site levies

Low Carbon Energy Study:

The Low Carbon Energy study completed for the plan highlighted the following low-carbon technologies that were recommended for consideration for the Midfield Heights plan:

1. Building Energy Efficiency
2. Solar Photovoltaic
3. Ground Source Heat Pumps
4. Micro CHP

These four technologies showed positive metrics in a number of areas and could provide value in reducing greenhouse gas emissions at a low or reasonable cost.

Implementation:

RE&DS has created a Design Guidelines document to maintain the vision and govern the architectural, landscape and sustainability options for Midfield Heights. Within this document there are a menu of options available for consideration in the vertical design and construction of the site. The Design Guidelines are flexible to allow for innovation in the planning and design of each site, and for future innovation and growth with sustainable technologies. The results of the Low Carbon Energy Study are incorporated into that menu of options.

RE&DS will work with future land purchasers that will be responsible for the vertical component of each site. RE&DS also offers an incentive program for the LEED and Built Green certification processes. RE&DS will continue to consult with CAI (Corporate Analytics and Innovation) and future purchasers to establish the metrics that will be required to provide an objective measure for the future development of the vertical elements of the site.

Affordable Housing Submission

Non-Market Housing – Midfield Heights LOC2020-0041

The City's Real Estate & Development Services (RE&DS) business unit is committed to creating an inclusive development in Midfield Heights, in keeping with the Winston Heights-Mountview Redevelopment Plan and imminent North Hill Communities Local Area Plan. The intent for the Midfield Heights plan is to designate from 5% to 15% of the residential units for non-market housing. The specific details of the non-market housing is under development between RE&DS and respective business partners, Affordable Housing and Attainable Homes.

RE&DS continues to contribute opportunities to increase affordable housing through the Non-Market Housing Land Disposition Policy, where up to ten parcels of surplus City-owned land are offered at below market value to experienced, non-profit affordable housing developers every two years. These real estate transactions are clearly defined in the Real Property Bylaw. For more information please refer to the link: www.calgary.ca/nonmarketland

In addition, RE&DS continues to work with the Affordable Housing team within the Calgary Housing Company through the Corporate Land Management Framework, on the identification of specific City-owned parcels that meet the locational criteria to create the best synergies for affordable housing developments. Furthermore, RE&DS also contributes to Affordable Housing in the form of a 5% contribution from the gross proceeds of industrial land sales.

Urban Design Review Panel Comments

Urban Design Review Panel Comments

Date	January 29, 2020	
Time	2:00	
Panel Members	Present Chris Hardwicke (Co-Chair) Gary Mundy Beverly Sandalack Jack Vanstone Michael Sydenham	Distribution Chad Russill (Chair) Terry Klassen Ben Bailey Colin Friesen Glen Pardoe Ryan Agrey
Advisor	David Down, Chief Urban Designer	
Application number	PE2019-01297	
Municipal address	16 Moncton Rd, 920, 954 16 Av NE	
Community	Winston Heights	
Project description	Commercial Development	
Review	first	
File Manager	Matt Rockley	
City Wide Urban Design	Lothar Wiwjorra	
Applicant	City of Calgary - REDS	

Summary

The Panel appreciates the considerable collective effort invested in bringing the project to this point, and the thoroughness and quality of the presentation submission. The Winston Heights Village site is an important development site for the City of Calgary given its gateway location and its role as a connection to the open space network in the valley. Given the size and location of the site along 16th Avenue NE the panel felt that the project will also set the stage for the future urbanization of 16th Avenue. The panel looks forward to reviewing the project again, as it develops. The panel felt that further work is needed in the following areas:

- The urban structure, road pattern and public spaces east of the Central park are not legible and have weak connections between urban form and public space.
- Resolution is needed in the location and type of retail locations with regard to the High Street and 16th Avenue.
- The 16th Avenue edge, High Street open space and the large surface parking lot require more thoughtful integration to provide a quality pedestrian experience.
- The scheme falls short in creating a significant architectural gateway for the site and providing a legible public realm.

Urban Design Element	
Creativity <i>Encourage innovation; model best practices</i>	
<ul style="list-style-type: none"> Overall project approach as it relates to original ideas or innovation 	
UDRP Commentary	Acknowledging the creativity evident in the high street precinct and the central community park, the panel would like to see a more creative approach to the eastern part of the village with regard to legibility and public access.
Applicant Response	
Context <i>Optimize built form with respect to mass and spacing of buildings, placement on site, response to adjacent uses, heights and densities</i>	
<ul style="list-style-type: none"> Massing relationship to context, distribution on site, and orientation to street edges Shade impact on public realm and adjacent sites 	
UDRP Commentary	The proposal is respectful to the adjacent neighbourhoods but does not adequately address its gateway location with regard to architectural massing. The proponent should provide a variety of key views to the site from the valley to demonstrate the gateway features of the design.
Applicant Response	
Human Scale <i>Defines street edges, ensures height and mass respect context; pay attention to scale</i>	
<ul style="list-style-type: none"> Massing contribution to public realm at grade 	
UDRP Commentary	Although the development is human scaled the eastern end of the design does not define consistent street edges along all of the public realm.
Applicant Response	
Integration <i>The conjunction of land-use, built form, landscaping and public realm design</i>	
<ul style="list-style-type: none"> Parking entrances and at-grade parking areas are concealed Weather protection at entrances and solar exposure for outdoor public areas Winter city response 	
UDRP Commentary	The large surface parking lot is unresolved and lacks integration with the development. The central community park is well defined at its edges but the scale of the buildings in relation to the size of the park is low. Parking entrances are not shown on the plans. The central median in the High Street (shown as public realm) would better serve as a public space if shifted to the northern (sunny) sidewalk. The slip lane from 16 th Avenue is in conflict with a continuous pedestrian experience.
Applicant Response	
Connectivity <i>Achieve visual and functional connections between buildings and places; ensure connection to existing and future networks.</i>	
<ul style="list-style-type: none"> Pedestrian first design, walkability, pathways through site Connections to LRT stations, regional pathways and cycle paths Pedestrian pathway materials extend across driveways and lanes 	
UDRP Commentary	The east end of the plan is well connected but connections in the west end are not clearly defined. Connections to the trail network are not fully developed. Escarpment edge park does not feel public and could be improved by creating legible street and park connections across the site.
Applicant Response	
Animation <i>Incorporate active uses; pay attention to details; add colour, wit and fun</i>	
<ul style="list-style-type: none"> Building form contributes to an active pedestrian realm Residential units provided at-grade Elevations are interesting and enhance the streetscape 	
UDRP Commentary	The package did not provide enough information to inform comments. Future submissions should include street sections and elevations.
Applicant Response	
Accessibility <i>Ensure clear and simple access for all types of users</i>	
<ul style="list-style-type: none"> Barrier free design Entry definition, legibility, and natural wayfinding 	
UDRP Commentary	Insufficient information provided.
Applicant Response	
Diversity <i>Promote designs accommodating a broad range of users and uses</i>	
<ul style="list-style-type: none"> Retail street variety, at-grade areas, transparency into spaces 	

<ul style="list-style-type: none"> • Corner treatments and project porosity 	
UDRP Commentary	The proposal, as shown, provides a range of housing types and retail at grade. More information would be required to comment further.
Applicant Response	
Flexibility <i>Develop planning and building concepts which allow adaptation to future uses, new technologies</i> <ul style="list-style-type: none"> • Project approach relating to market and/or context changes 	
UDRP Commentary	The proposal provides a range of housing types and retail.
Applicant Response	
Safety <i>Achieve a sense of comfort and create places that provide security at all times</i> <ul style="list-style-type: none"> • Safety and security • Night time design 	
UDRP Commentary	Insufficient information provided.
Applicant Response	
Orientation <i>Provide clear and consistent directional clues for urban navigation</i> <ul style="list-style-type: none"> • Enhance natural views and vistas 	
UDRP Commentary	As stated previously, the panel felt that the project could be improved by providing a legible street network, views to the public realm, stronger connections to the trail network and stronger gateway treatment for the architectural forms.
Applicant Response	
Sustainability <i>Be aware of lifecycle costs; incorporate sustainable practices and materials</i> <ul style="list-style-type: none"> • Site/solar orientation and passive heating/cooling • Material selection and sustainable products 	
UDRP Commentary	Insufficient information provided regarding sustainable aspirations. The panel felt that the density shown could be much higher given its location on a major transit line.
Applicant Response	
Durability <i>Incorporate long-lasting materials and details that will provide a legacy rather than a liability</i> <ul style="list-style-type: none"> • Use of low maintenance materials and/or sustainable products • Project detailed to avoid maintenance issues 	
UDRP Commentary	Insufficient information provided.
Applicant Response	

Applicant's UDRP Response

LOC2020-041 Midfield Heights UDRP Comments Graphic Response – Detailed Team Review 1 Comment 10

Urban Design Element

1. Creativity:

In response to panel's comment for a more creative approach on the eastern part of the village and public access, RE&DS has made the following changes:

1. Cirrus Circle has been identified as a pedestrian priority street. This street will have enhanced road treatments and crossings for better legibility (1a)
2. Introduced Site 7 at the eastern edge of the village with MU-1 land use; this will provide the opportunity to create an iconic structure at the most visible gateway from 16 Av and Deerfoot Trail (1b)
3. Access points from Cirrus Circle will connect into the dual upper and lower pathway system; as per Parks' requirement, the ER will be restored with natural flora/fauna. A strip of MR is proposed as transition zone to accommodate the upper pathway

2. Context:

The gateway aspect of the Midfield site is addressed through the following:

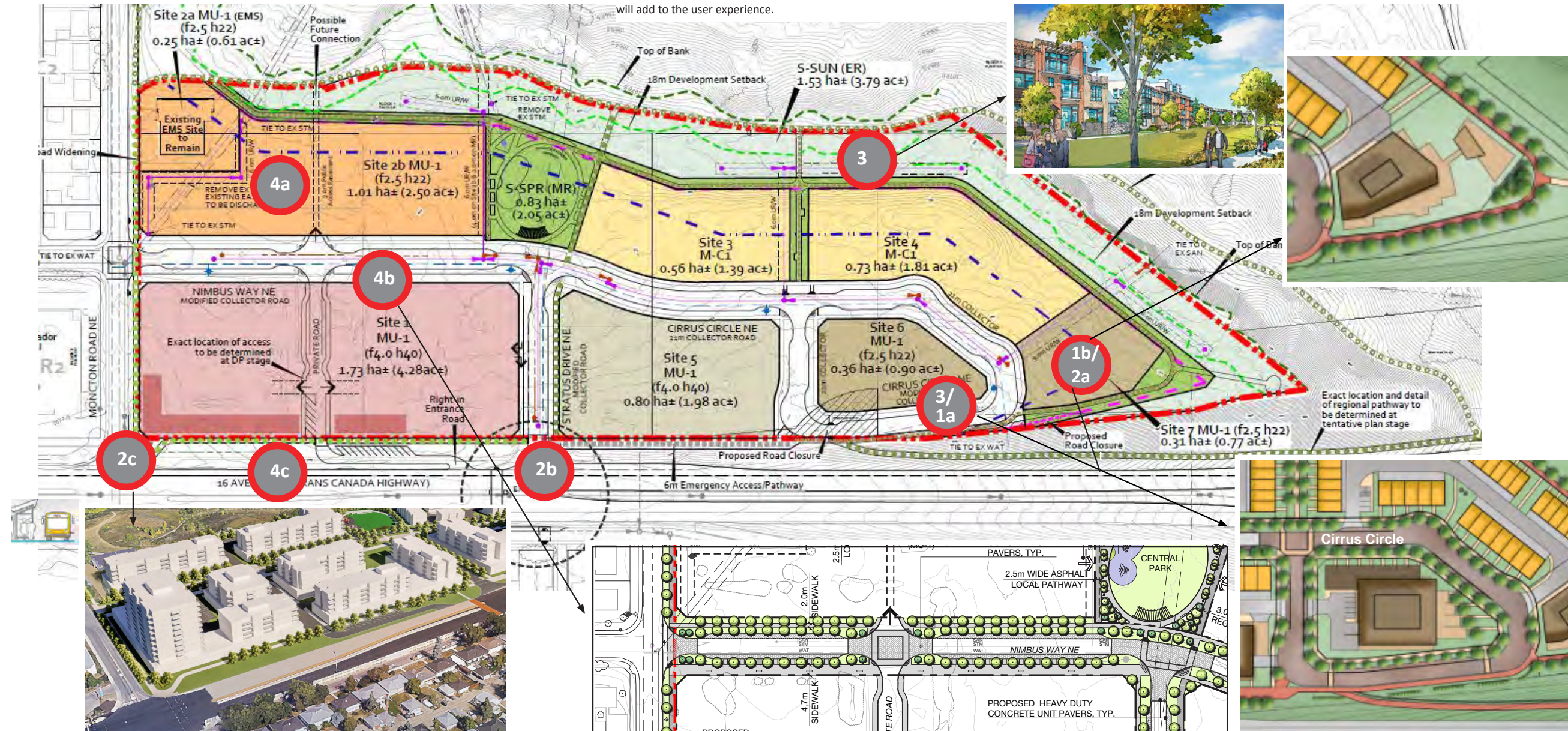
1. Potential to create an iconic structure on Site 7 at the southeast edge of the site highly visible from 16 Avenue and Deerfoot Trail (2a)
2. Integration of entrance features on Sites 1 & 5 at 16 Avenue and Stratus Drive (2b) as well as provision for towers on both sites will enhance visual impact
3. Mixed-use structure with required Neighbourhood Commercial at the southwest edge of Site 1 at Moncton Road and 16 Avenue (2c)
4. Tree lined pathway along 16 Avenue from Moncton Road to Site 5

3. Human Scale:

The conceptual layout and pathway connections have been revised for Site 3, 4, 5, 6 and new Site 7 so that the public realm will be clearly defined by buildings fronting onto Cirrus Circle and the adjacent pathway (3). Tree lined, pedestrian priority streets will add to the user experience.

4. Integration:

The surface parking lot has been revised and incorporated within the MU-1 site (Site 2b) and an easement has been provided for a pedestrian connection to the regional pathway (4a). A landscape buffer is provided between surface parking and ER/ MR. Based on discussions with the City, the central median has been removed and redistributed to provide a wider boulevard on both sides of Nimbus Way (4b). The slip lane from 16 Avenue will promote commercial frontage and parking along the corridor as well provide easy access into Site 1 commercial (4c). Site 1 will have required Neighbourhood Commercial at the corner of Moncton Road and 16 Avenue in proximity to the MAX Orange transit station.



UDRP Comments Graphic Response Cont.

Urban Design Element 5. Connectivity

Park connections and public access have been enhanced through local pathways adjacent to Site 3 and 4. It is anticipated that all development will orient towards and address the escarpment and open space (5a). Connections to the existing regional pathway are proposed from within the site plus an upgraded pathway on Moncton Road. Pedestrian improvements such as enhanced crosswalks, tree lined boulevards and 'pedestrian priority streets' all serve to focus on a pedestrian-first design. As per Parks' requirement, the ER will be restored with natural flora/fauna. A strip of MR is proposed as transition zone to accommodate the upper pathway for connectivity.

Note that Elements 6 and 12 are addressed through the Urban Design Guidelines that were submitted under a separate cover. Details of this level can be addressed better in future stages of development after land use approval.

7 & 10. Accessibility and Safety

Pathways and open space have been designed to be barrier free. The stairs that were proposed connecting to eastern Point Park have been removed. Accessible pedestrian crossing across 16 Avenue/Stratus Drive is proposed (7a) and will be studied further. Public sidewalks, local pathways and frontage onto the open space promote active frontages and 'eyes on the street /park' (10). Pedestrian priority streets promote slower vehicle movements and enhance safety for pedestrians and cyclists.

8 & 9. Diversity and Flexibility

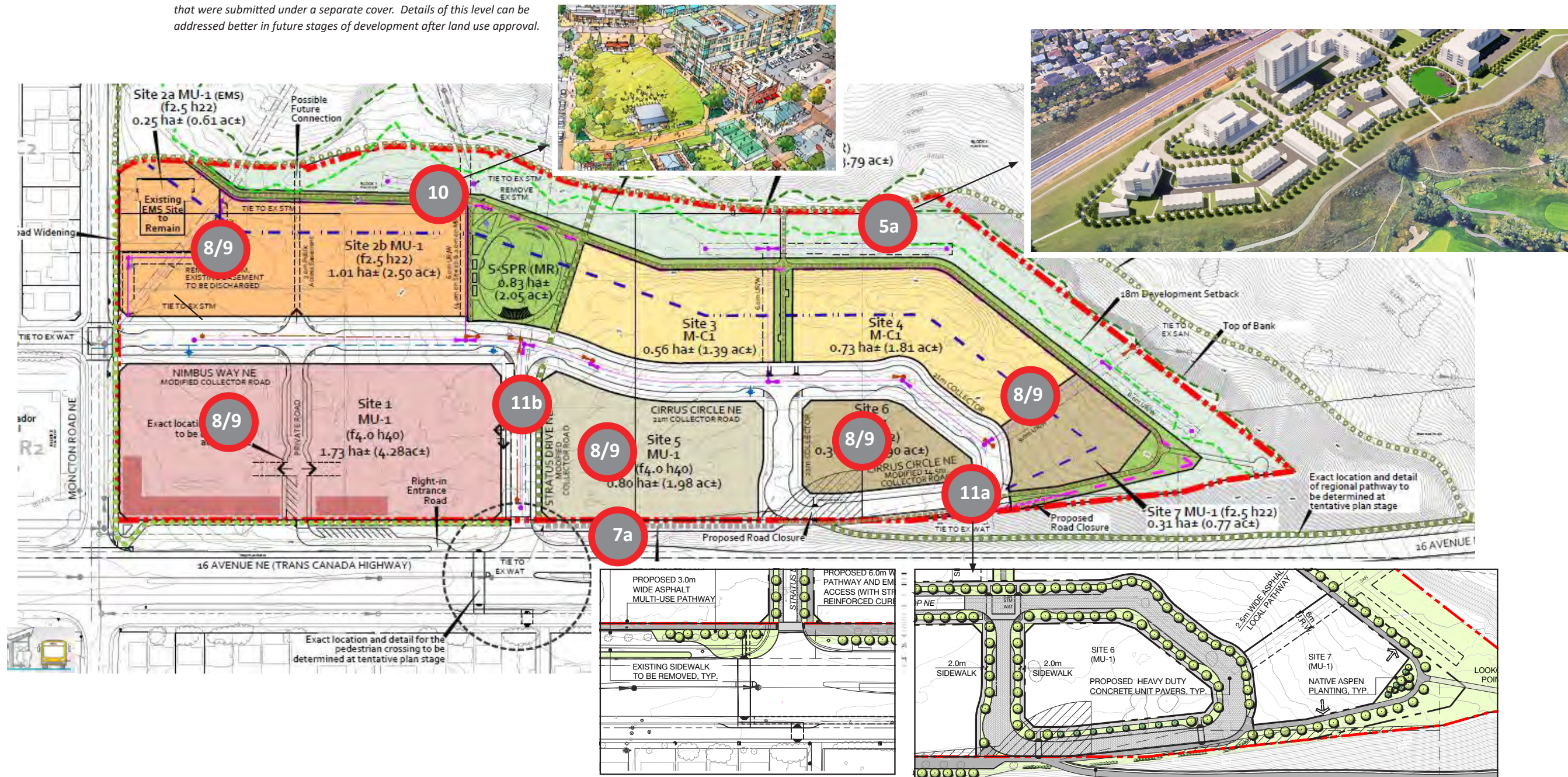
Sites 1, 2b, 5, 6 and 7 are MU-1 land use which allows for a diversity of uses and housing types as well as flexibility that can respond to the market.

11. Orientation

In response to UDRP comments, the legibility of street network is enhanced through the distinct treatment of cross walks and pedestrian priority streets at the eastern end of Cirrus Circle (11a). The termination of north-south streets have been aligned with parks to the vistas beyond to ensure viable visual connections (11b). Architectural forms are to be street-oriented and aligned with the Design Guidelines. The introduction of MU-1 Site 7 creates the opportunity for an iconic structure at the southeastern tip identified as the gateway.

13. Durability

Exploration of landscaping and paving materials is underway for Nimbus Way and Cirrus Circle. The Design Guidelines will also help promote durability and resilience.



LOC2020-041 Midfield Heights Urban Design Pre-Application Comments Graphic Response – Detailed Team Review 1 Comment 10

Urban Design
Pre-Application
Comment

26. Site 1 South Interface frontage road design

A 3.0m multi-purpose pathway has been provided in the road ROW between the proposed angled parking and the property line. A single row of trees is continued west of the angled parking. The request for a double row of trees cannot be accommodated as planting is limited due to utilities and their associated offsets, as well as proximity to 16 Avenue NE with its associated clearance zones and salt spray.

27. Site 1 (MU-1) west interface with Moncton Rd NE

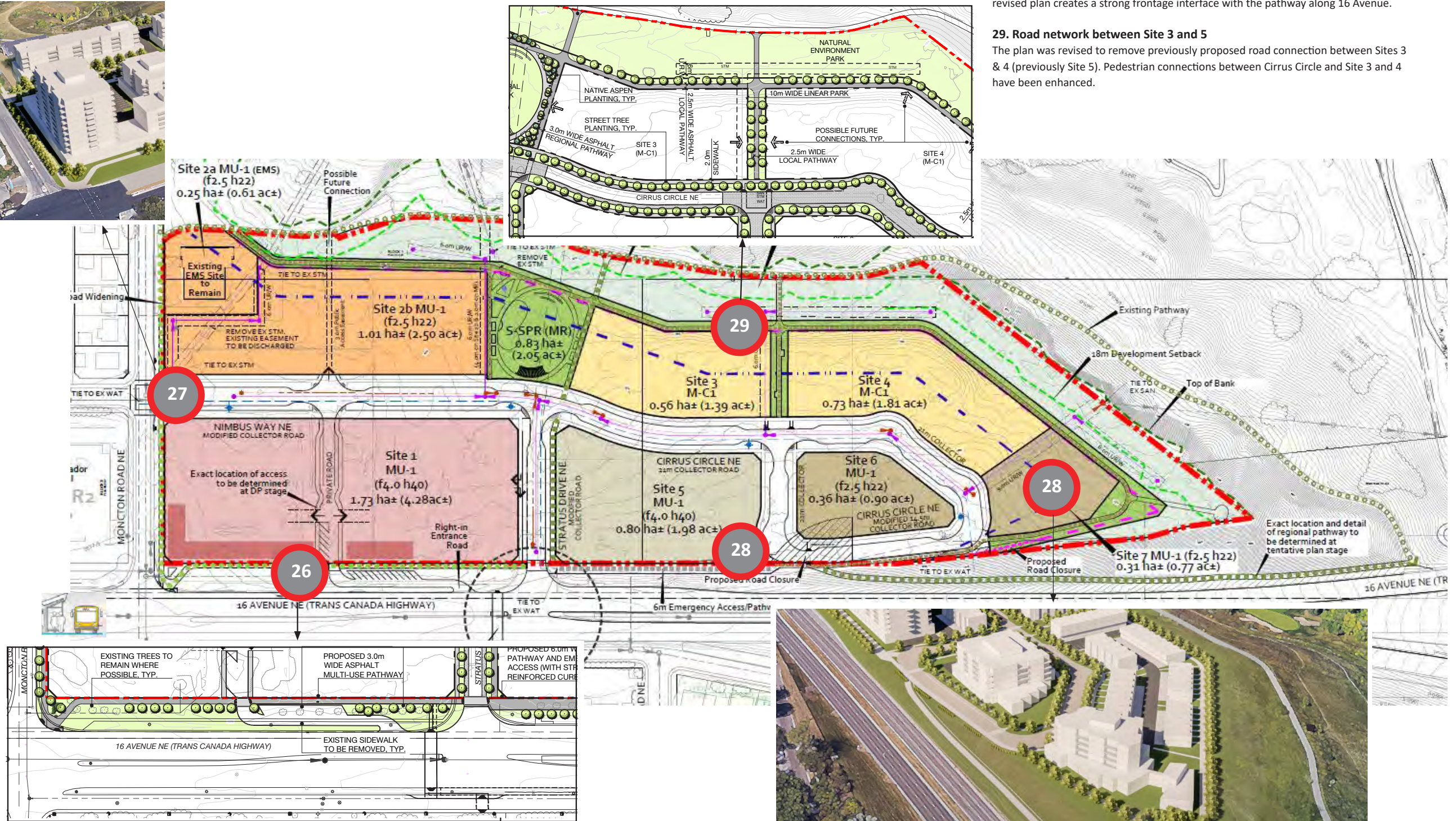
The land use for the MU-1 site allows the flexibility for commercial and residential uses at grade. Neighbourhood Commercial uses will be required along the corner of Moncton Road and 16 Avenue in proximity to the MAX Orange transit station as shown on the Outline Plan. An enhanced multi-purpose pathway will be provided along Moncton Road, and Nimbus Way will feature an urban style boulevard adjacent to Site 1.

28. Eastern Tip of Site 4 / 7

Considerable changes have been made to the eastern half of the plan following the pre-application primarily in response to the slope stability constraints. The revised road network reduces the road area and has double-frontage which addresses Urban Design's comment. The creation of a new MU-1 Site 7 provides an opportunity for an iconic structure at the southeast tip of the site, a visually prominent location. The revised plan creates a strong frontage interface with the pathway along 16 Avenue.

29. Road network between Site 3 and 5

The plan was revised to remove previously proposed road connection between Sites 3 & 4 (previously Site 5). Pedestrian connections between Cirrus Circle and Site 3 and 4 have been enhanced.



PROPOSED

CPC2021-0066
ATTACHMENT 15

BYLAW NUMBER 2C2021

**BEING A BYLAW OF THE CITY OF CALGARY
FOR A CLOSURE OF A ROAD
(PLAN 2011532, AREA 'A' AND 'B')
(CLOSURE LOC2020-0041/CPC2021-0066)**

WHEREAS The City of Calgary has decided to close from public use as a public street and to sell or to hold those portions of street described below;

AND WHEREAS the provisions of Sections 22 and 606 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended, with respect to notice of intention of Council to pass such a Bylaw have been complied with;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. Immediately upon passage of this Bylaw, the following described street shall be closed from use as a public highway:

PLAN 2011532
AREA 'A' AND 'B'
EXCEPTING THEREOUT ALL MINES AND MINERALS

2. The proper officers of The City of Calgary are hereby authorized to execute such instruments as may be necessary to effect the purpose of the Bylaw.
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

**CPC2021-0066
ATTACHMENT 16**

BYLAW NUMBER 34D2021

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2020-0041/CPC2021-0066)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)

Karl

Last name (required)

Vriend

What do you want to do?
(required)

Submit a comment

Public hearing item (required -
max 75 characters)

Winston Heights / Mountview - Bylaw 34D2021

Date of meeting

Mar 22, 2021

Comments - please refrain from
providing personal information in
this field (maximum 2500
characters)

I am opposed to this change in land use change. This land had single story mobile units. Now the City is proposing 4 to 6 storeys - MU-1. There is no need for this type of development in this section of town. It will drastically change the area and provide a negative effect on the neighboring communities.

single storey development is adequate for this area.

ISC:

1/1

Unrestricted

Mar 10, 2021

8:25:45 AM

CPC2021-0066
Attach 17

-----Original Message-----

From: dena.knopp@gmail.com <dena.knopp@gmail.com>

Sent: Tuesday, March 9, 2021 10:02 PM

To: Public Submissions <PublicSubmissions@calgary.ca>

Subject: [EXT] 954 16 AV NE - LOC2020-0041 - Comment from Development Map - Tue 3/9/2021 10:02:27 PM

Application: LOC2020-0041

Submitted by: Dena Knopp

Contact Information

Address: 2204 7 St NE

Phone: 4038306501

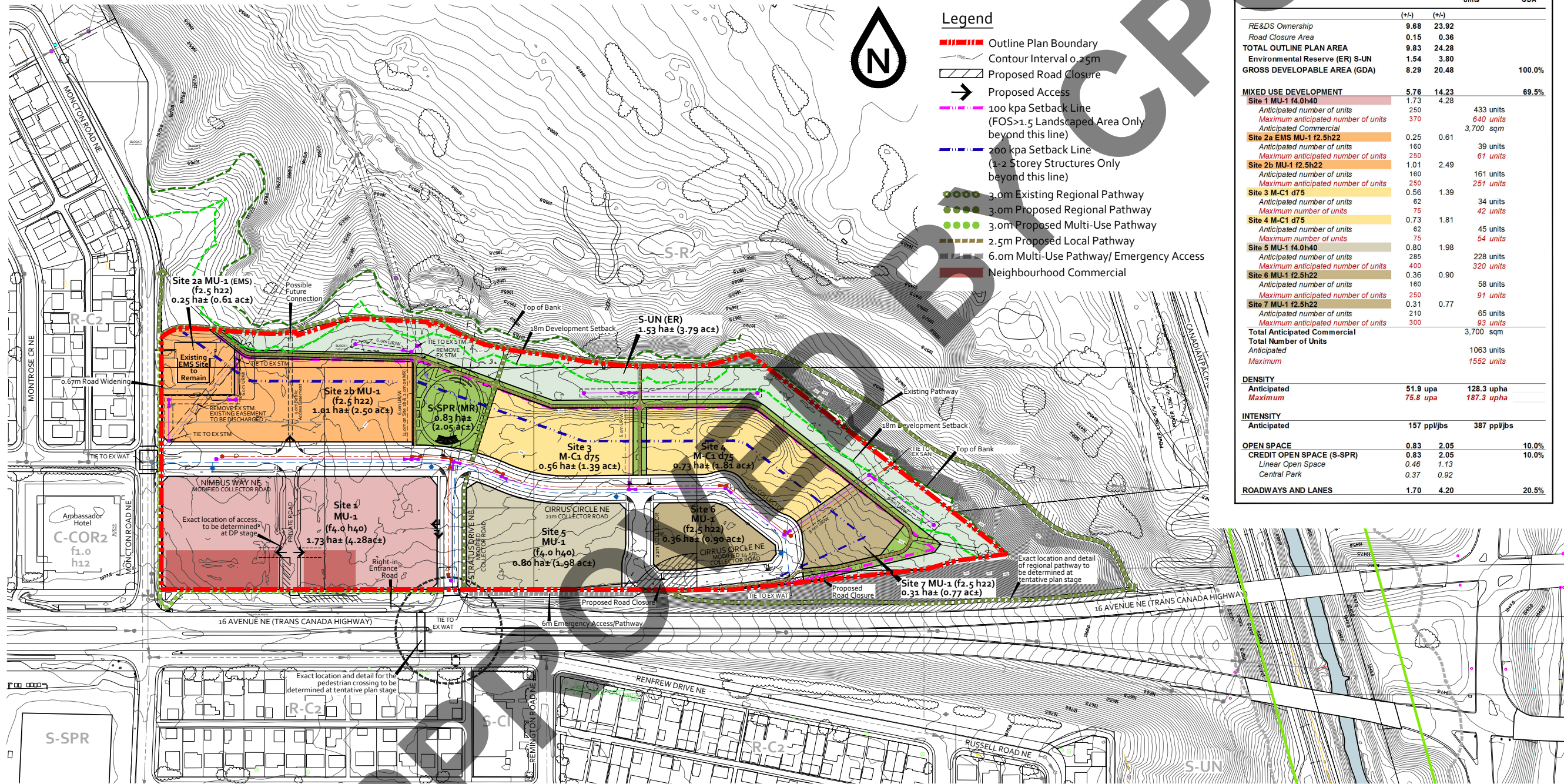
Email: dena.knopp@gmail.com

Feedback:

I am concerned that the area highlighted on the map for the land use change includes The Winston Golf course lands (Elks). Is that just a limitation with the mapping because it is currently all one site, and still has to be subdivided? I would like confirmation that the Land Use for the golf course will not be changing. Thank you.

APPROVED OUTLINE PLAN

Calgary Planning Commission is the Approving Authority for the Outline Plan.
Attachments for Council's reference only.



- Legend**
- ▬▬▬▬ Outline Plan Boundary
 - ▬▬▬▬ Contour Interval 0.25m
 - ▬▬▬▬ Proposed Road Closure
 - ➔ Proposed Access
 - ▬▬▬▬ 100 kpa Setback Line (FOS>1.5 Landscaped Area Only beyond this line)
 - ▬▬▬▬ 200 kpa Setback Line (1-2 Storey Structures Only beyond this line)
 - 3.0m Existing Regional Pathway
 - 3.0m Proposed Regional Pathway
 - 3.0m Proposed Multi-Use Pathway
 - ▬▬▬▬ 2.5m Proposed Local Pathway
 - ▬▬▬▬ 6.0m Multi-Use Pathway/Emergency Access
 - ▬▬▬▬ Neighbourhood Commercial

OUTLINE PLAN STATISTICS				
	Hectares	Acres	# of units	% of GDA
RE&DS Ownership	9.68	23.92		
Road Closure Area	0.15	0.36		
TOTAL OUTLINE PLAN AREA	9.83	24.28		
Environmental Reserve (ER) S-UN	1.54	3.80		
GROSS DEVELOPABLE AREA (GDA)	8.29	20.48		100.0%
MIXED USE DEVELOPMENT	5.76	14.23		69.5%
Site 1 MU-1 (f4.0 h40)	1.73	4.28		
Anticipated number of units	250		433 units	
Maximum anticipated number of units	370		640 units	
Anticipated Commercial			3,700 sqm	
Site 2a EMS MU-1 (f2.5 h22)	0.25	0.61		
Anticipated number of units	160		39 units	
Maximum anticipated number of units	250		61 units	
Site 2b MU-1 (f2.5 h22)	1.01	2.49		
Anticipated number of units	160		161 units	
Maximum anticipated number of units	250		251 units	
Site 3 M-C1 d75	0.56	1.39		
Anticipated number of units	62		34 units	
Maximum number of units	75		42 units	
Site 4 M-C1 d75	0.73	1.81		
Anticipated number of units	62		45 units	
Maximum number of units	75		54 units	
Site 5 MU-1 (f4.0 h40)	0.80	1.98		
Anticipated number of units	285		228 units	
Maximum anticipated number of units	400		320 units	
Site 6 MU-1 (f2.5 h22)	0.36	0.90		
Anticipated number of units	160		58 units	
Maximum anticipated number of units	250		91 units	
Site 7 MU-1 (f2.5 h22)	0.31	0.77		
Anticipated number of units	210		65 units	
Maximum anticipated number of units	300		93 units	
Total Anticipated Commercial			3,700 sqm	
Total Number of Units			1063 units	
Maximum			1552 units	
DENSITY				
Anticipated	51.9 upa		128.3 upha	
Maximum	75.8 upa		187.3 upha	
INTENSITY				
Anticipated	157 ppl/jbs		387 ppl/jbs	
OPEN SPACE	0.83	2.05		10.0%
CREDIT OPEN SPACE (S-SPR)	0.83	2.05		10.0%
Linear Open Space	0.46	1.13		
Central Park	0.37	0.92		
ROADWAYS AND LANES	1.70	4.20		20.5%

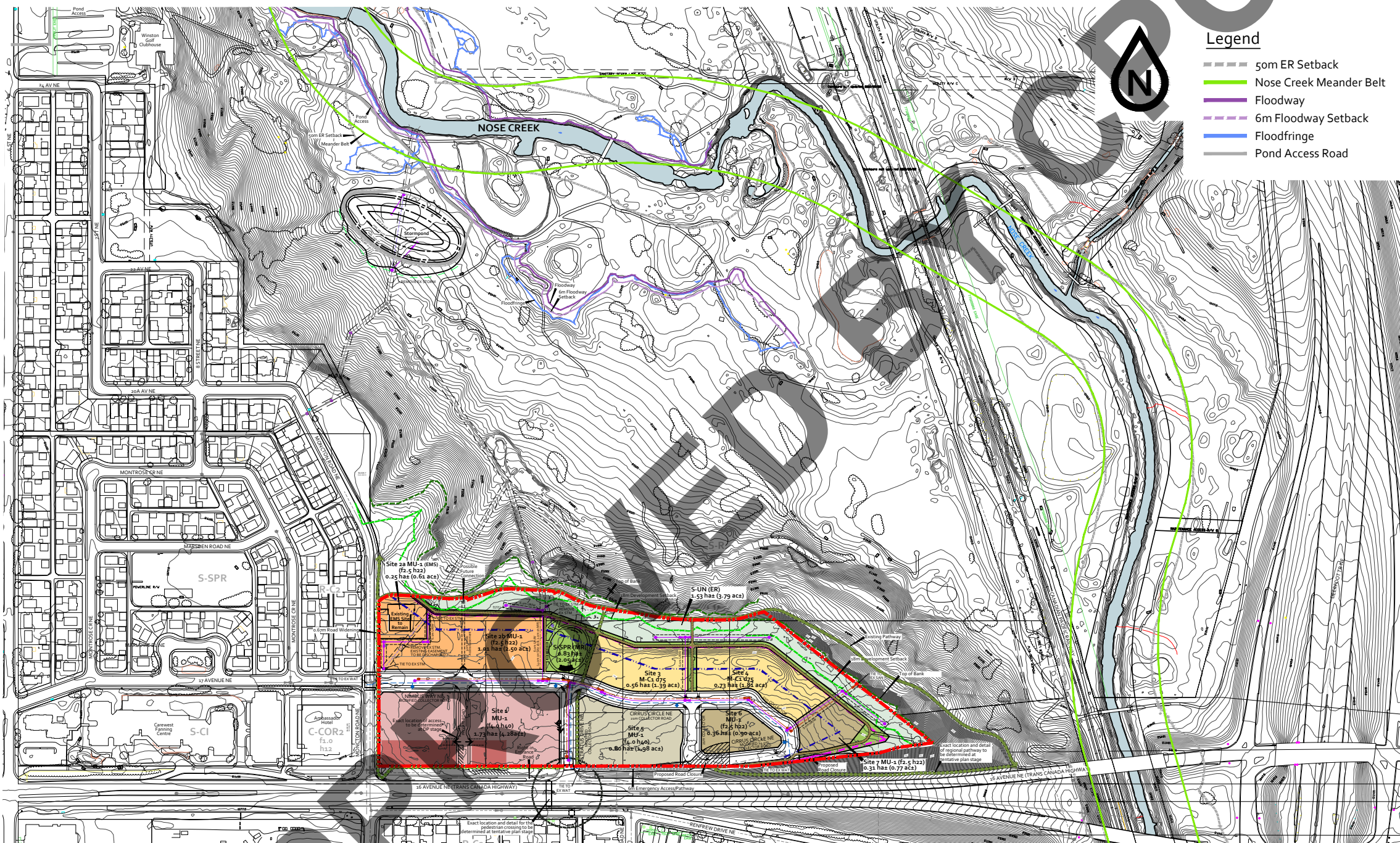


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Midfield Heights Outline Plan & Land Use Redesignation

January 2021
Page 1 of 5

OFF-SITE STORMPOND



Real Estate & Development
Services (RE&DS)

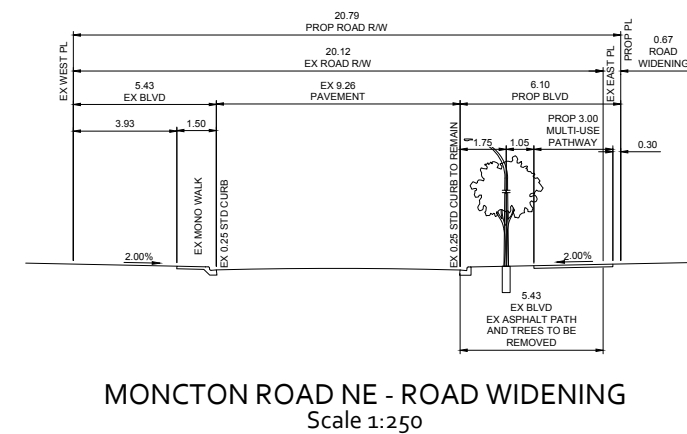
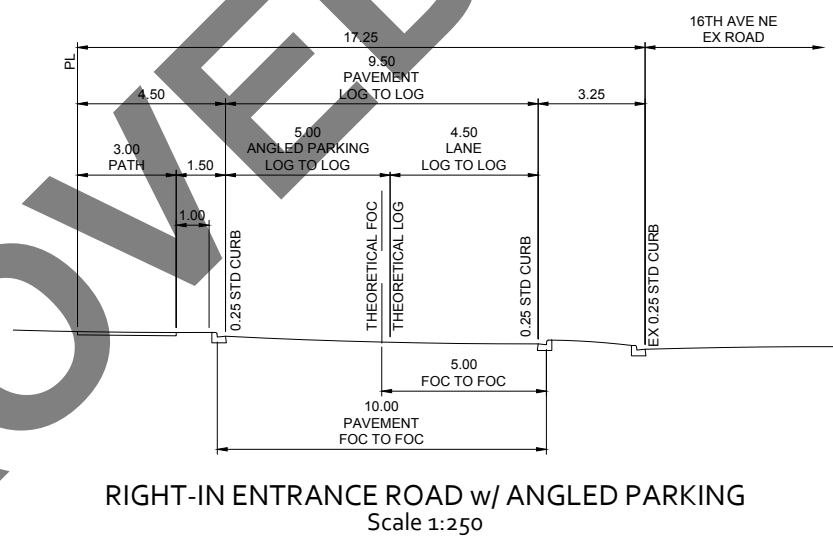
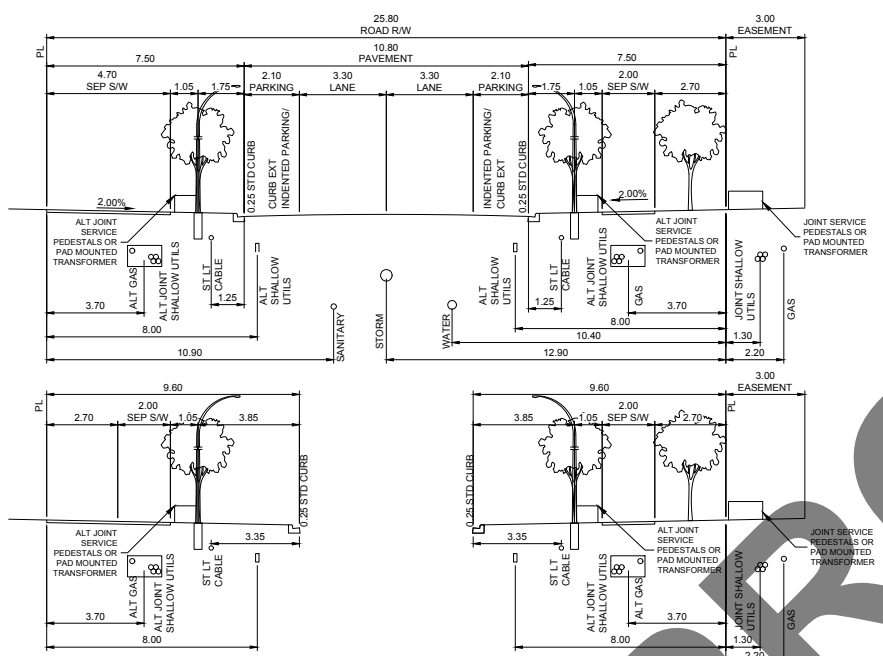
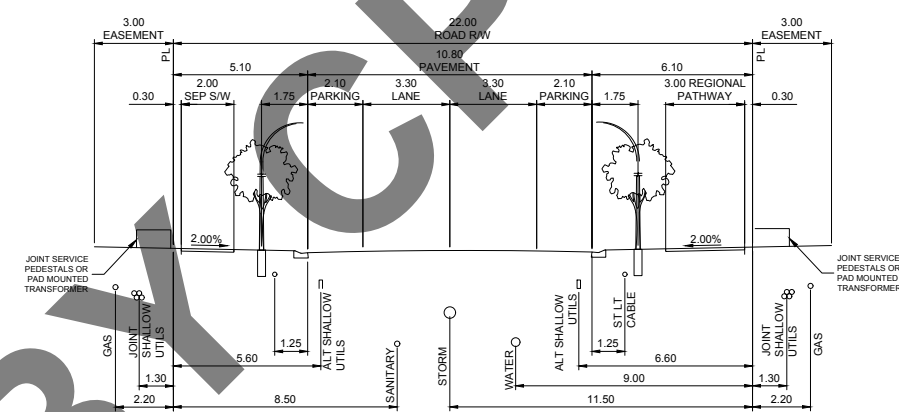
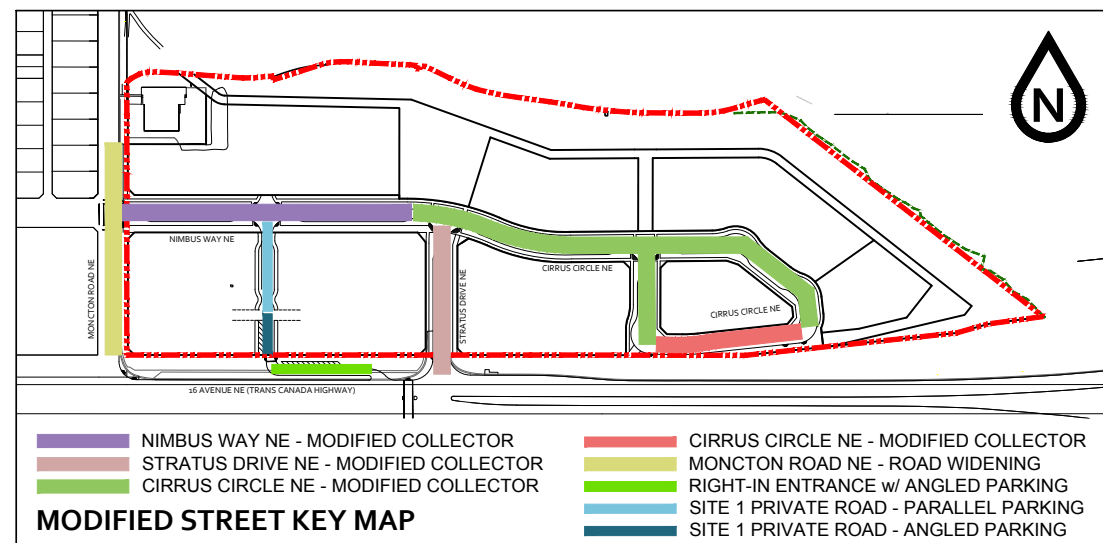


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Midfield Heights Outline Plan & Land Use Redesignation

January 2021
Page 2 of 5

STREET SECTIONS 1



Real Estate & Development
Services (RE&DS)

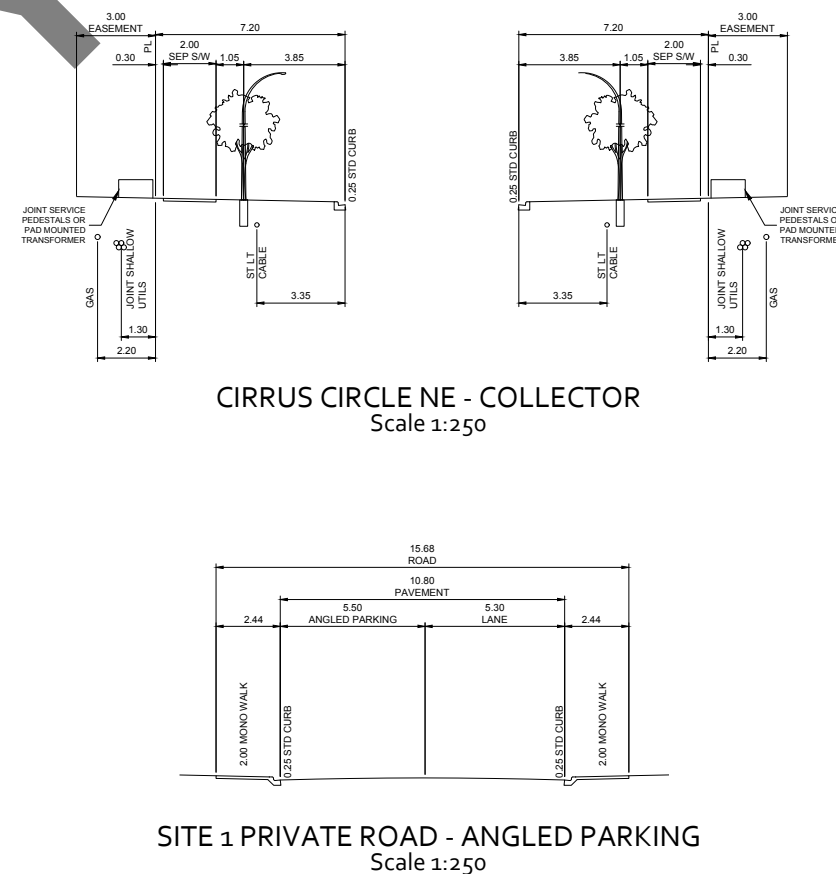
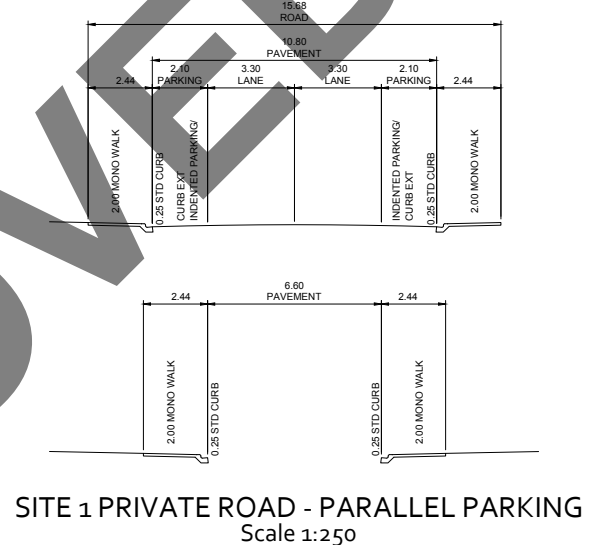
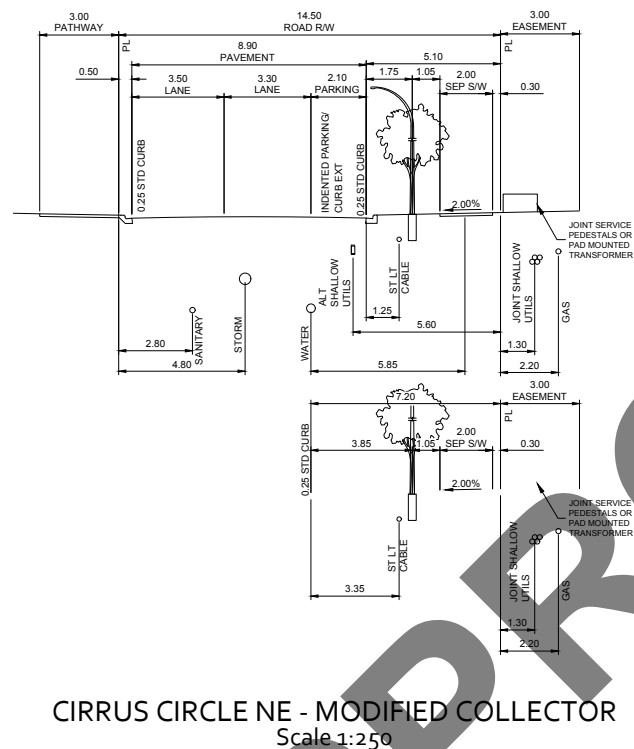
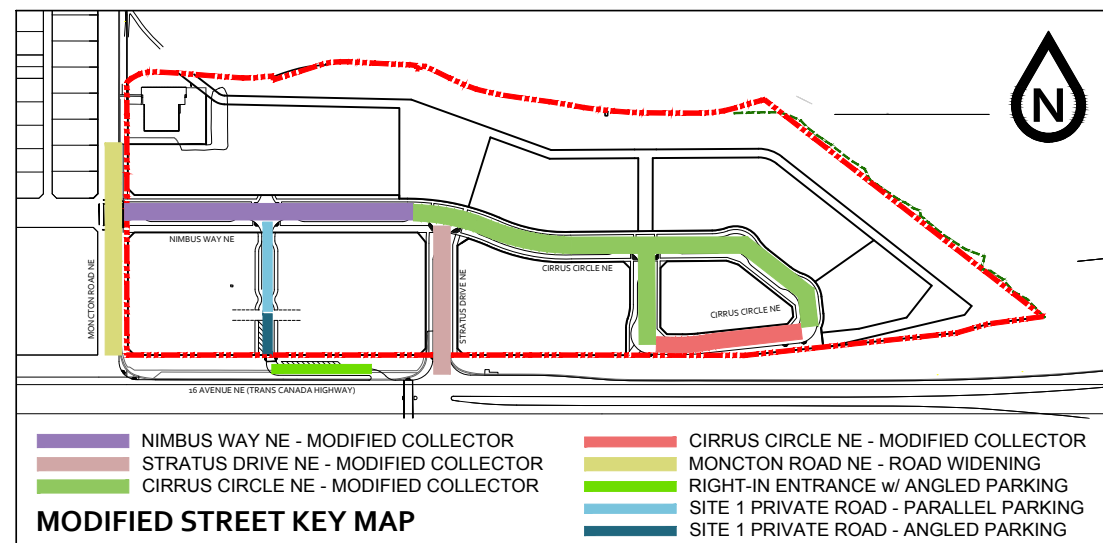


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Midfield Heights Outline Plan & Land Use Redesignation

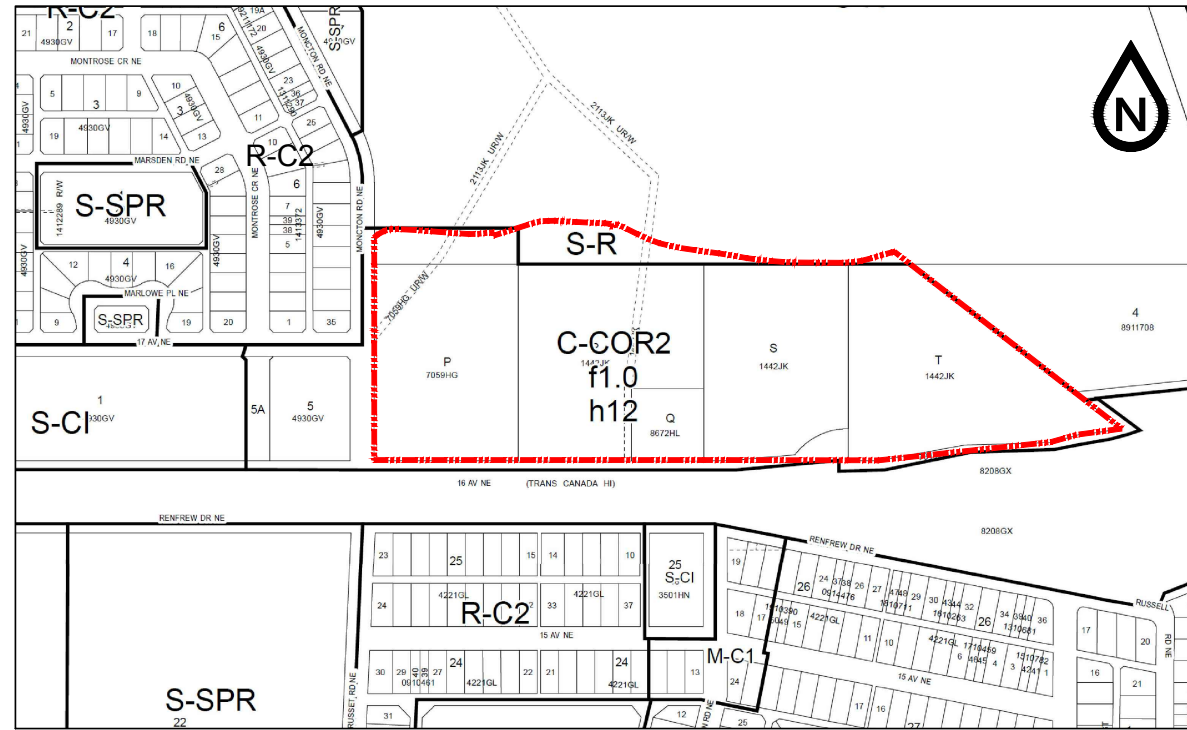
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STREET SECTIONS 2



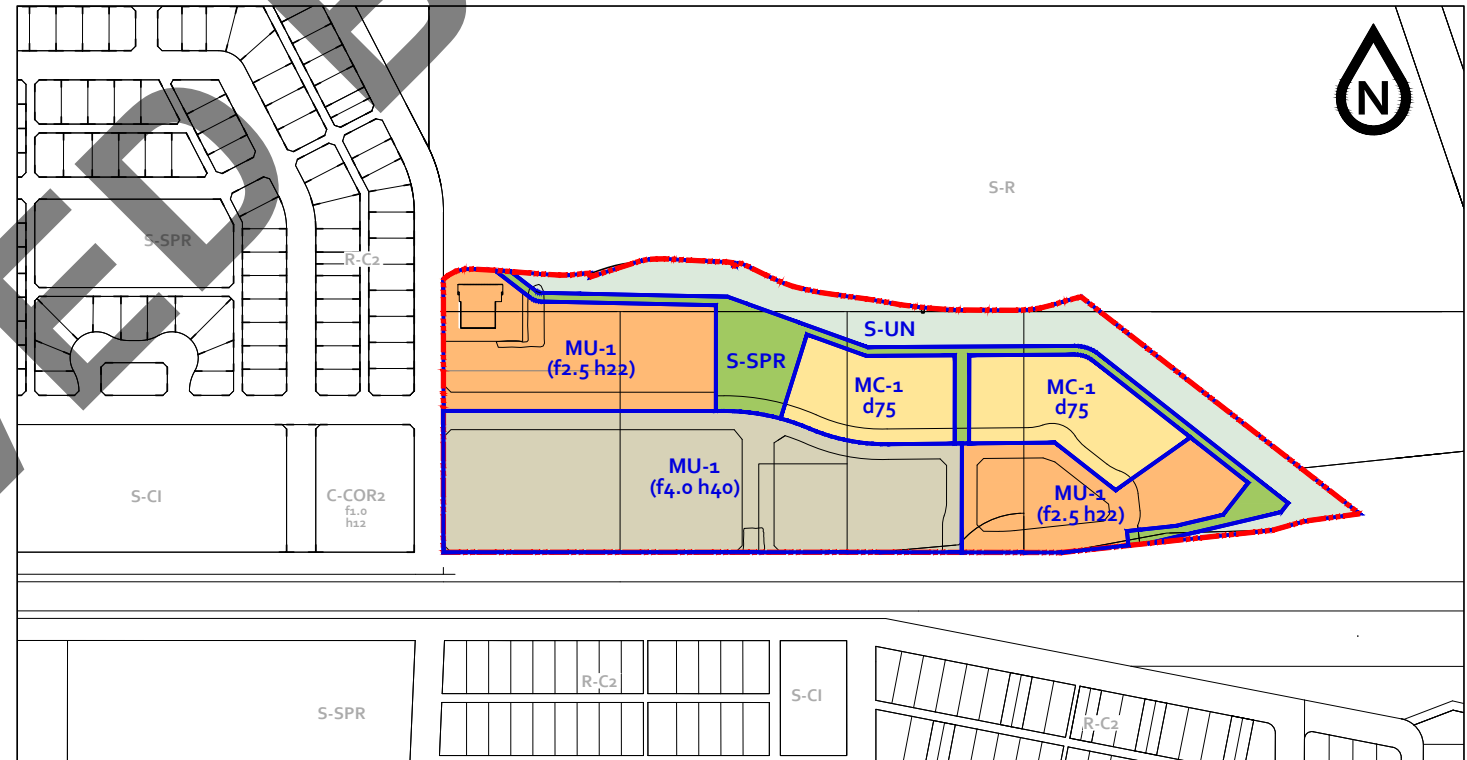
Midfield Heights Outline Plan & Land Use Redesignation

PROPOSED LAND USE



EXISTING LAND USE

	Hectares Acres	
	(+/-)	(+/-)
C-COR2 to MU-1 (f2.5 h22)	2.48	6.13
S-R to MU-1 (f2.5 h22)	0.04	0.10
Undesignated Road to MU-1 (f2.5 h22)	0.09	0.22
C-COR2 to MU-1 (f4.0h40)	3.22	7.96
Undesignated Road to MU-1 (f4.0h40)	0.02	0.04
C-COR2 to MC-1	1.55	3.83
C-COR2 to S-SPR	0.81	2.00
S-R to S-SPR	0.06	0.16
Undesignated Road to S-SPR	0.02	0.04
C-COR2 to S-UN	1.11	2.75
S-R to S-UN	0.41	1.01
Undesignated Road to S-UN	0.02	0.04
TOTAL LAND USE REDESIGNATION	9.83	24.28



PROPOSED LAND USE

Real Estate & Development
Services (RE&DS)



SITUATED

Midfield Heights

Outline Plan & Land Use Redesignation

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Approved Outline Plan Conditions of Approval

These conditions relate to the approval of the Outline Plan (Recommendation 1) where Calgary Planning Commission is the Approving Authority. Attachment for Council's reference only.

The following Conditions of Approval shall apply:

Planning/Subdivision Services:

1. All residential development within the 25-30 Noise Exposure Forecast (NEF) contour zones of the Calgary International Airport shall conform to the special soundproofing requirements of the Alberta Building Code and the standard City of Calgary and a NEF Restrictive Covenant shall be registered on all parcels to that effect;
2. A restrictive covenant shall be registered against the parcels prohibiting the construction, erection or placement of any building or structure within 18 metres of the top of the escarpment ("the Setback Area") as determined by the Calgary Planning Commission or the Subdivision Authority and providing that the owner of the Servient Tenement shall not permit, construct, erect, place or allow to remain within the Setback Area any building or structure except decks, patios, balconies, and bay windows, which shall not extend more than 1.5 metres into the Setback Area if constructed at any level other than at grade level of the Setback Area. The 18 metre setback line shall be shown on a plan of survey, showing dimensions from the rear property line of the parcels to the setback line, to the satisfaction of the Subdivision Authority prior to any Tentative Plan approval for the affected lands;
3. Prior to approval of any affected Tentative Plan and / or submission of construction drawings, the proposed street names shall be submitted and approved, to the satisfaction of the Subdivision Authority. The new street name will need Council approval prior to endorsement of the legal plan.
4. Prior to approval of any affected Tentative Plan, the green building incentive and design guidelines including implementation of the Low Carbon Energy Study shall be submitted for review by The City of Calgary Planning, who will collaborate with RE&DS to contribute and enhance the incentive program and performance requirements established by RE&DS. The design guidelines shall be registered on all parcels;
5. Prior to endorsement of the final subdivision instrument, discharge the Easement (registration number 941 274 553);
6. The closed rights-of-way should be removed from the City's ownership and sold to the Developer and consolidated into adjacent parcels. Prior to Tentative Plan submission, the developer shall enter into negotiations with Corporate Properties and Buildings for the purchase of the closed road right-of-way. Please contact the Coordinator, Real Estate Sales in Real Estate and Development Services (RE&DS) at 403-268-2276 or 403-993-9157 to commence negotiations.
7. The Developer is responsible for all costs associated with the road closure, including all necessary physical construction, removal, rehabilitation, utility relocation, etc.

8. A deferred reserve caveat in the amount of 10% of the titled area of Plan 2113 JK, Block 1, shall be registered on Plan 2113 JK, Block 1, concurrent with the final instrument.
9. The balance of reserves owing in the amount of 8.68 hectares shall be deferred by caveat pending future subdivision of Plan 2113 JK, Block 1. (COT 011375070+1)
10. A legal agreement shall be entered into between the City and the developer, to the satisfaction of the City Solicitor, deferring the provision of an undetermined amount of Environmental Reserve which may be required upon further subdivision of the residual lands. Said agreement is to be registered against the residual lands by Caveat concurrent with the final instrument.

Development Engineering:

11. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following reports:
 - Preliminary Geotechnical Evaluation and Slope Stability Assessment (Revision 1) Redevelopment of Midfield Mobile Home Park, Former RCMP Property, and EMS Station #4 Moncton Road NE and 16 Avenue NE Calgary, Alberta, prepared by Tetra Tech (File No.704-ENG.CGEO03639-01), dated February 2020.
 - Phase II Environmental Site Assessment 16 Moncton RD NE, 920 – 16 Avenue NE, and 954, 970, 990, and 1020 – 16 Avenue NE. Calgary, Alberta, prepared by Tetra Tech, dated December 13, 2019).
12. Further slope stability analysis will be required at the tentative plan stage. On parcels abutting the north and east escarpment, site specific slope stability analysis will be required at the development permit stage.
13. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
14. **Prior to endorsement of a tentative plan**, execute a Development Agreement. Contact the Infrastructure Strategist (Jill Thomson), Calgary Approvals Coordination for further information at 403-268-5782 or email jill.a.thomson@calgary.ca.
15. Off-site levies, charges and fees are applicable. Contact the Infrastructure Strategist (Jill Thomson), Calgary Approvals Coordination for further information at 403-268-5782 or email jill.a.thomson@calgary.ca. The Off-site levy will be charged as per Bylaw 2M2016.
16. The Developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
 - a. Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.

- b. Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
 - c. Construct the underground utilities and surface improvements within and along the boundaries of the plan area.
 - d. Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, inside the property line of the residential lots where required along the boundary of the plan area.
 - e. Construct the MSR/MR within the plan area.
 - f. Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
17. This subject plan area is within the boundary of the Nose Creek drainage catchment and subject to stormwater volume control measures. Customer applications will be reviewed for the potential to retain open space, reduce the potential effects of increased imperviousness, consider existing slope stability recommendations and implement green infrastructure systems into the overall development plan. Please refer to the April 2019 Industry bulletin Interim Runoff Volume Control for additional information.
 18. An Access Easement Agreement and right of way plan for the proposed storm pond and access route shall be executed and registered on title **concurrent with the registration of the final instrument** at the Tentative Plan stage.
 19. Multi-residential sites within the plan area may require additional access points depending on the final building layout and/or total number of units. Sites with over 100 dwelling units require a secondary public access. A third access is required for sites in excess of 600 dwelling units two of which must be public.
 20. An Emergency Access Easement Agreement(s) and right of way plan shall be executed and registered on title **concurrent with the registration of the final instrument** at the Tentative Plan stage.
 21. The total number of dwelling units permitted on Sites 3-7 must be less than 600 due to a lack of a third public access point.
 22. Register on all affected titles, a utility right-of-way plan and an accompanying City of Calgary General Utility Easement Agreement for the existing and/or proposed public underground utilities (sanitary and storm) within the subject site **concurrent with the registration of the final instrument** at the Tentative Plan stage. A utility right-of-way will also be required for all storm pond related infrastructure.

Transportation:

23. **In conjunction with the Applicable Tentative Plan whereby Sites 4, 6 or 7 are established**, and subject to normal endeavours to assist, the developer will be required to construct the regional pathway connection in the north boulevard of 16 Avenue, connecting between the Nose Creek Pathway and Stratus Link NE.
24. **In conjunction with the Initial Tentative Plan**, submit a letter of credit for the signalization of the intersection of 16 Avenue NE and Stratus Drive. The letter of credit is required prior to endorsement of the Tentative Plan. Note, the developer shall also provide a letter, under Corporate Seal, indicating that they are responsible for any additional costs of signalization that could be in excess of the amount identified in the Letter of Credit.
25. **In conjunction with the Initial Tentative Plan**, the developer will be required to construct the regional pathway connection on the north boulevard of 16 Avenue, connecting between Stratus Link and Moncton Road NE.
26. **In conjunction with the Initial Tentative Plan**, the developer will be required to dedicate the required road widening and reconstruct the east boulevard along Moncton Road NE, as per current City specification for Complete Streets. The improvements shall include and not be limited to a 6.1m wide boulevard including: streetlights, street trees and 3.0m wide regional pathway.
27. **In conjunction with the Initial Tentative Plan**, and subject to normal endeavours to assist, the developer will be required to construct the intersection of Stratus Link and 16 Avenue NE. The design of the north – south pedestrian crossing of 16 Avenue with the associated connections to Remington Road NE will be to the satisfaction of affected utility owners and Transportation Planning.
28. **In conjunction with the Initial Tentative Plan**, the developer will be required to construct the proposed angled parking entrance road and all associated infrastructure (driveway or curb return access to 16 Avenue, median, streetlighting, pathways, private road vehicular connection to Nimbus Plaza).
29. **In conjunction with the Initial Tentative Plan**, the developer will be required to submit a lighting plan prepared and authenticated by a certified engineer for the revised street lighting within the 16 Avenue boulevard resulting from the addition of angled parking adjacent development. The lighting plan must be approved **Prior to Decision of the Initial Tentative Plan**.
30. **In conjunction with the Applicable Tentative Plan** a 15.86m wide public access easement shall be registered over Site 1 for the main access road and associated sidewalks connecting between 16 Avenue and Nimbus Plaza NE. A Public Access Easement Agreement and right of way plan shall be executed and registered on the applicable title(s) **concurrent with the registration of the final instrument**.

31. **At the development permit application stage** a Traffic Noise Analysis Report for the adjacent multi-family/residential developments adjacent to 16 Avenue NE, certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, and including finalized lot and building grades, shall be submitted to Transportation Planning for approval.
32. No direct vehicular access shall be permitted to or from 16 Avenue and Moncton Road NE; and a restrictive covenant shall be registered **concurrent with the registration of the final instrument** to that effect.
33. **In conjunction with the applicable Tentative Plan**, temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 metres is required at the terminus of each construction phase. Where the developer intends to fence the turnaround, the minimum radius shall be increased to 16.25 metres. If road construction or construction phasing affects the operations of transit service, the Developer is required to provide an interim transit route replacement, to the satisfaction of the Director, Transportation Planning.

Parks:

34. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the proposed wetland/storm pond to both Water Resources and Parks for review.
35. Site grading within the constructed pond shall match the existing grades of the adjacent properties with all grading confined to subject site, unless otherwise approved by the affected landowners.
36. Prior to approval of the first Tentative Plan or related Stripping and Grading Permit, the developer shall submit:
 - a. Detailed finalized concept drawings (including cross-sections) for the storm water management facility, with the Restoration Plan to include a functional wetland edge (transitional zone) and an upland grassland
37. No disturbance of Environmental reserve lands/existing park is permitted without written permission from the Parks Generalist for this area Karen Moug (403-268-1396).
38. The developer shall restore, to a natural state, any portions of the environmental reserve lands/existing park along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Park Development Inspector Annie Rodrigues (403-804-9397).
39. Prior to the approval of the affected tentative plan, the developer shall confirm fencing requirements adjacent to MR, MSR, ER parcels and existing park to the satisfaction of the Director, Calgary Parks.
40. Prior to approval of the first tentative plan or stripping and grading permit (whichever comes first), it shall be confirmed that grading of the development site will match the

- existing grades of adjacent parks and open space (MR and/or ER), with all grading confined to the private property, unless otherwise approved by Parks.
41. **Prior to approval of the tentative plan or stripping and grading permit** (whichever comes first), an onsite meeting shall be arranged to confirm that the surveyed boundaries of the environmental reserve/existing park area meet Parks approval. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting.
 42. With the submission of Landscape Construction Drawings, the developer shall include a detailed Restoration Plan including a maintenance schedule for each Environmental Reserve/existing park proposed to be affected by any construction. The Plan should indicate how it will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by Parks prior to Final Acceptance Certificate.
 43. The developer shall minimize stripping and grading within the Environmental Reserve/existing Park. Any proposed disturbance within the ER, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks **prior to stripping and grading**.
 44. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve/Municipal Reserve/Existing Park to protect public lands **prior to the commencement of any stripping and grading** related to the site and during all phases of construction. Contact the Parks Development Inspector Annie Rodrigues (403-804-9397) to approve the location of the fencing prior to its installation.
 45. Prior to the approval of a stripping and grading permit, a Development Agreement or a subject area Tentative Plan, Parks requires details pertaining to the total limit of disturbance resulting from the proposed development in its entirety.
 46. The developer shall submit a detailed Restoration Plan including a maintenance schedule for each Environmental Reserve/existing park proposed to be impacted by any construction. The Plan should indicate how it will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by Parks.
 47. When a Regional Pathway is also to be used as a service vehicle access road, the pathway is to be constructed to a Residential Road standard so that the pathway can support the weight of maintenance vehicles.
 48. Construct all regional pathway routes within and along the boundaries of the plan area according to Parks' **Development Guidelines and Standard Specifications – Landscape Construction** (current version), including setback requirements, to the satisfaction of the Director, Parks.
 49. Plant all public trees in compliance with the approved Public Landscaping Plan.
 50. Any development or grading related to permanent disturbance which results from storm water infrastructure within lands designated as environmental reserve, requires approval from the Director of Parks.

51. **Prior to the approval of the affected tentative plan**, finalized concept plans for all MR and MSR sites shall be submitted for Parks' review and approval.

APPROVED BY CPC

Approved Outline Plan Data Sheet

*Calgary Planning Commission is the Approving Authority for the Outline Plan.
Attachment for Council's reference only.*

	HECTARES	ACRES
GROSS AREA OF PLAN	9.83	24.28
LESS: ENVIRONMENTAL RESERVE	1.45	3.80
LESS: LAND PURCHASE AREA	0	0
NET DEVELOPABLE AREA	8.29	20.48

LAND USE (Residential)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED # OF UNITS (Multi Residential)
M-C1d75	1.29	3.2		79
Total Residential	1.29	3.2		79

LAND USE (Mixed Use)	HECTARES	ACRES	ANTICIPATED # OF RESIDENTIAL UNITS	ANTICIPATED COMMERCIAL AREA (SQ.M)
MU-1f2.5h22	1.93	4.77	323	0
MU-1f4.0h40	2.53	6.25	661	3,700
Total Mixed Use	4.46	11.02	984	3,700

	HECTARES	ACRES	% OF NET AREA
ROADS (Credit)	1.70	4.20	20.5%
PUBLIC UTILITY LOT (S-CRI)	0	0	0

RESERVES	HECTARES	ACRES	% OF NET AREA
MR Credit (S-SPR)	0.83	2.05	10%

	UNITS	UPH	UPA
ANTICIPATED # OF RESIDENTIAL UNITS	1,063		
ANTICIPATED DENSITY		128.3	51.9
ANTICIPATED INTENSITY		387p&j	157p&j

APPROVED BY CPC