

Welcome! Midfield Heights — Land use planning, Phase 3 engagement

In this Phase 3 engagement you will be able to:

- review what we heard through the planning process and how that input helped develop the draft concept plan presented to the public on December 11, 2019
- learn about the revisions to the draft concept plan resulting from The City's review
- review the final Land Use Outline Plan, ask questions and provide comments

Thank you for participating!



Where is Midfield Heights?

Midfield Heights is the new name for the area that was previously referred to as Winston Heights Village. Midfield Heights reflects the history of the area and was created with input from the community.



Midfield Heights is a 24-acre site bordered by 16 Avenue N.E. to the south and Moncton Road N.E. to the west.

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

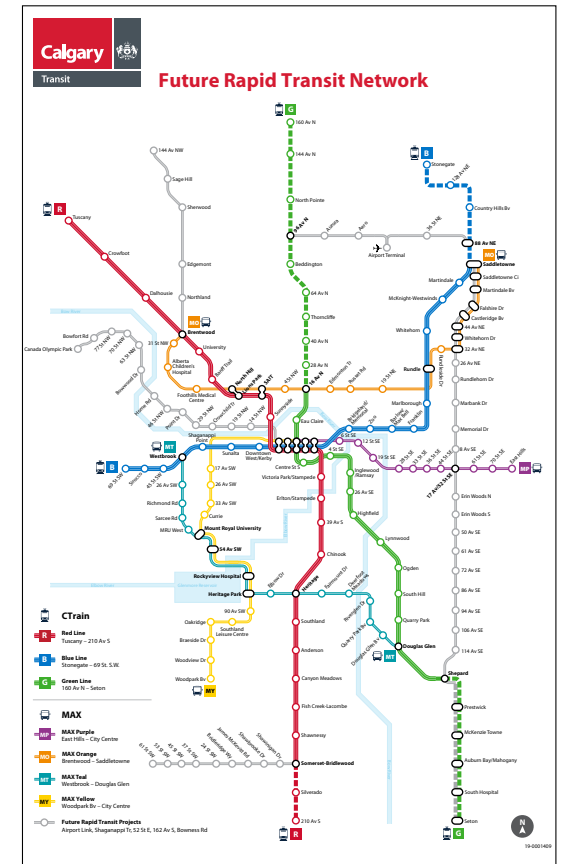
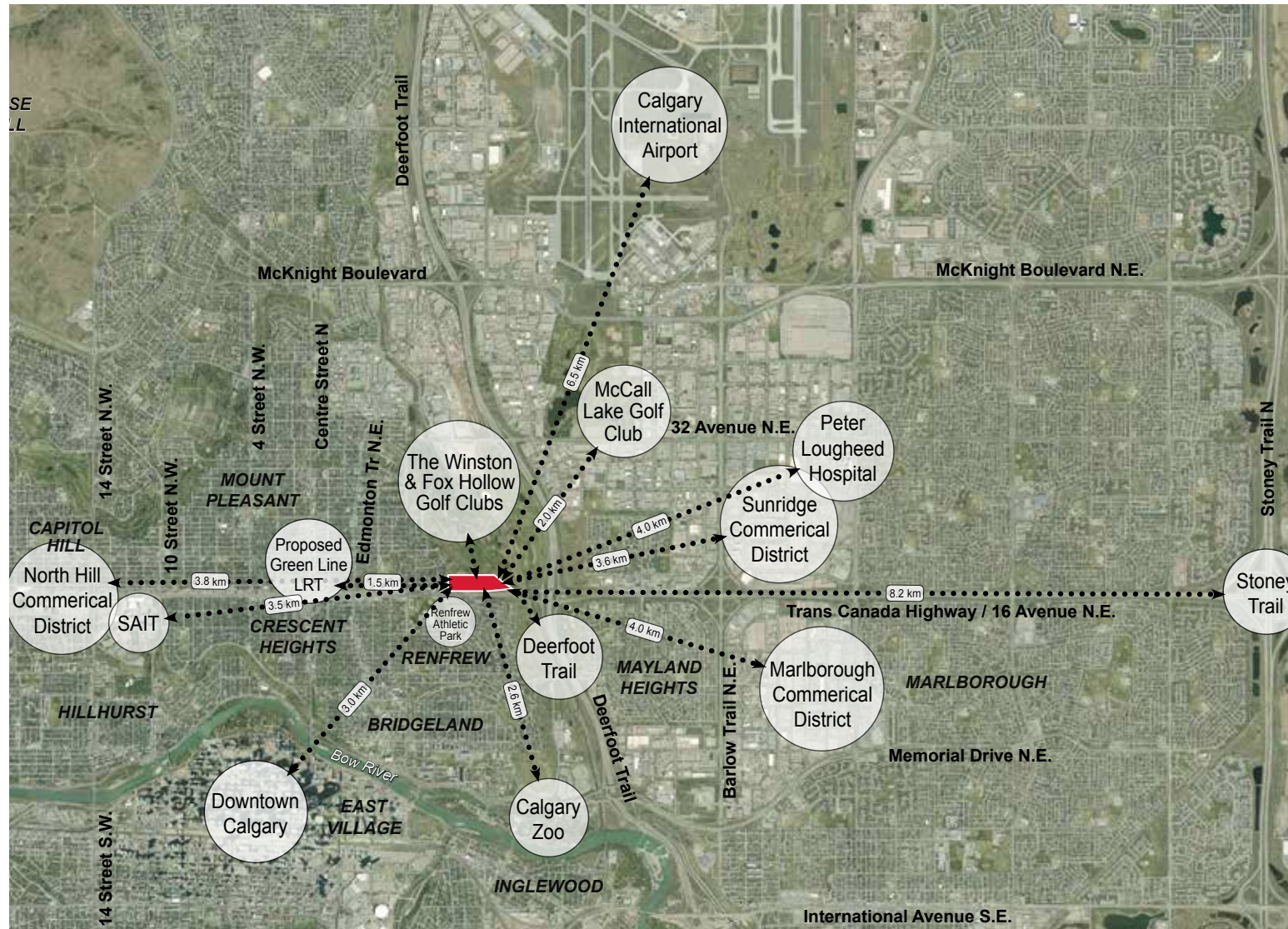
Alberta Health Services EMS will continue to operate and occupy the northwest corner of the site.

The City of Calgary is the owner of the land.

City context

The site is:

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





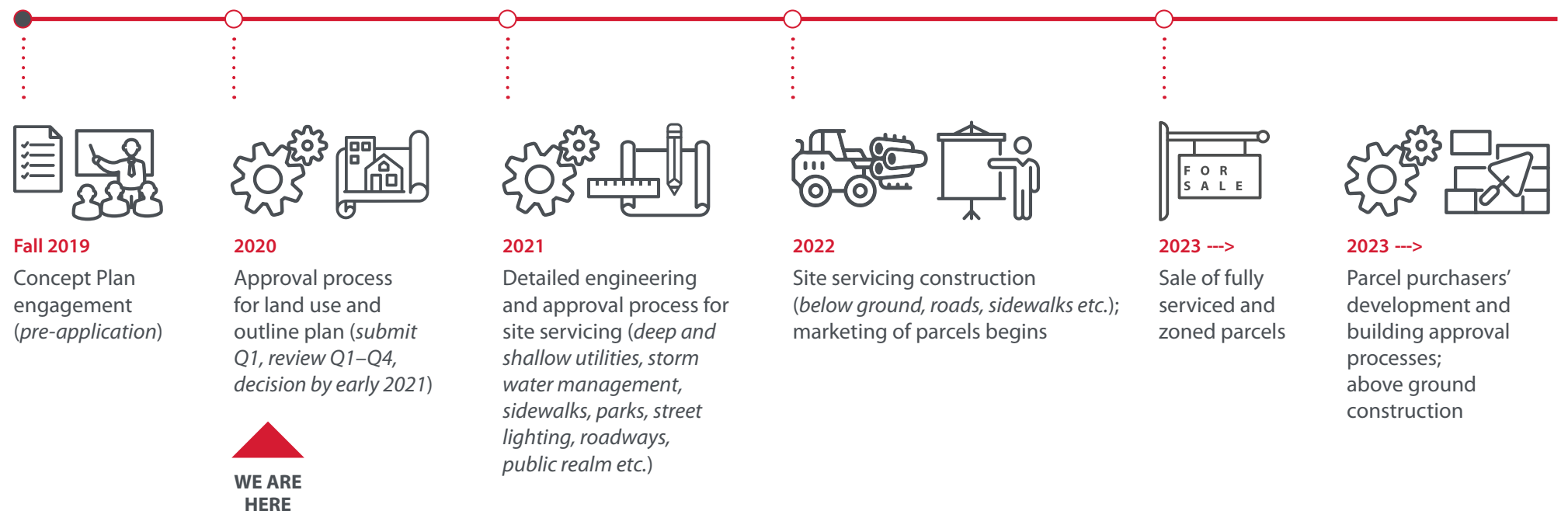
Project outcomes

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

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

The outcome of this planning exercise is a Land Use Outline Plan that identifies design details such as the location of roads, pathways and green spaces, and types of housing and commercial buildings. The Land Use Outline Plan is targeted to go before Council for approval in March 2021.

Midfield Heights Project Redevelopment Timeline



*Note: the project timeline will be dependent on market demand



Guiding principles

The City has a number of approved, high-level guiding principles that were used in developing ideas and planning the future **Midfield Heights**. These include:

- Municipal Development Plan sustainability principles
- Winston Heights/Mountview Area Redevelopment Plan principles
- Guidebook for Great Communities
- North Hill Communities Local Area Plan (LAP)

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

Municipal Development Plan — 11 Sustainability Principles

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

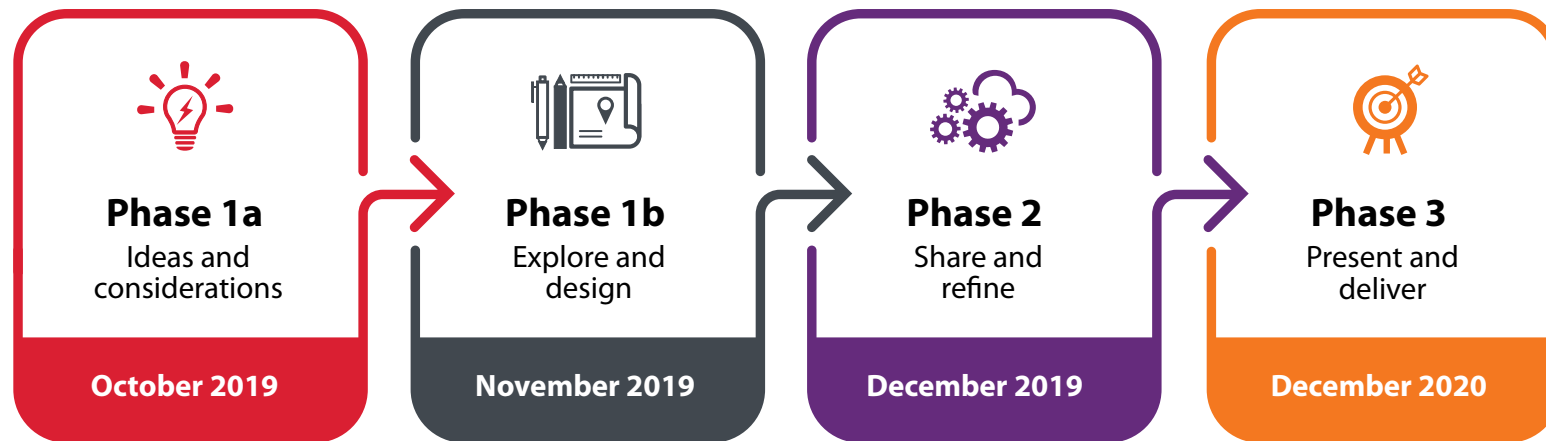
Winston Heights / Mountview Area Redevelopment Plan Principles

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

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



Engagement process



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

In **Phase 2**, draft concept and land use plans were presented to stakeholders and the public, along with an overview of how input from the various engagement activities contributed to the proposed design.

In **Phase 3**, the Land Use Outline Plan (final concept plan) is being presented to the community, and is targeted to go before Council for approval in March 2021.



What we heard

Phase 1a: Through feedback received from open houses, online engagement activities and discussions with stakeholders, we heard the following themes:

PHASE 1a

Strengths and assets

- Open space, green space and parks
- Established neighbourhood feel
- Pathways and walking trails
- Proximity to amenities and central location

Weaknesses and concerns

- Lack of parking
- Traffic, speed and congestion
- Impact of future density
- Lack of connectivity and access

Opportunities

- New commercial, mixed-use shops and retail
- New green space, parks and connections to nature
- Enhanced pedestrian connectivity
- Affordable housing and seniors housing

Phase 1b: included a series of workshops where participants worked closely with members of the project team to review alternative concepts and identify key elements that are important for the site and surrounding communities. After the workshops, the project team worked to integrate the input and ideas, then shared a draft concept plan for feedback.

PHASE 1b

Participants liked the following key elements about the draft plan:

- Minimized the opportunity for short-cutting
- Provided large open spaces
- Provided a mix of residential and locally-owned commercial uses
- Included a multi-use pathway along the escarpment

Weaknesses and concerns

- Potential for additional traffic resulting from the commercial area
- Potential for overflow parking into the surrounding neighbourhood
- Higher density
- Compact housing

Draft Concept Plan presented in Phase 2

We were not able to incorporate the following input:

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.

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.



Conceptual — subject to change

*The Winston Heights Village name is being used for planning purposes only and is subject to change.
 Note: Road alignments shown on the plan are subject to technical review by the City Approval Authority and may result in realignment to address slope stability, traffic safety and compliance with City standards.*

Corporate Planning Applications Group review of Draft Concept Plan presented in Phase 2

Feedback from stakeholders and the public on the draft concept plan presented in **Phase 2** was supportive, particularly around the new signalized intersection on 16 Avenue and keeping the EMS building where it is. Participants reiterated their concerns about potential impacts to Moncton Road and the increase in density.

Following completion of **Phase 2**, the Land Use and Outline Plan (final Concept Plan) and all public input was submitted to the Corporate Planning Applications Group (CPAG) for review. CPAG is responsible for reviewing development applications for The City to identify concerns and ensure alignment with City policies.

The plan continues to reflect the key principles, however, CPAG's technical review resulted in the following changes that are noted in red:



Remove the frontage road along the escarpment to address concerns about setbacks

Screen the designated parking area on the north side of the site to address planning and urban design concerns

Realign the internal road network, remove the plaza and one-way streets to meet Fire response and other transportation safety standards

Close the westerly egress (exit point) from the commercial site onto 16 Avenue due to safety concerns

Realign the internal road network, remove the plaza and one way streets to meet Fire response and other transportation safety standards



Midfield Heights — Updated Land Use Outline Plan for City Council approval

The project team incorporated the required CPAG revisions and has completed a final plan to be put forward to the City Council for approval.

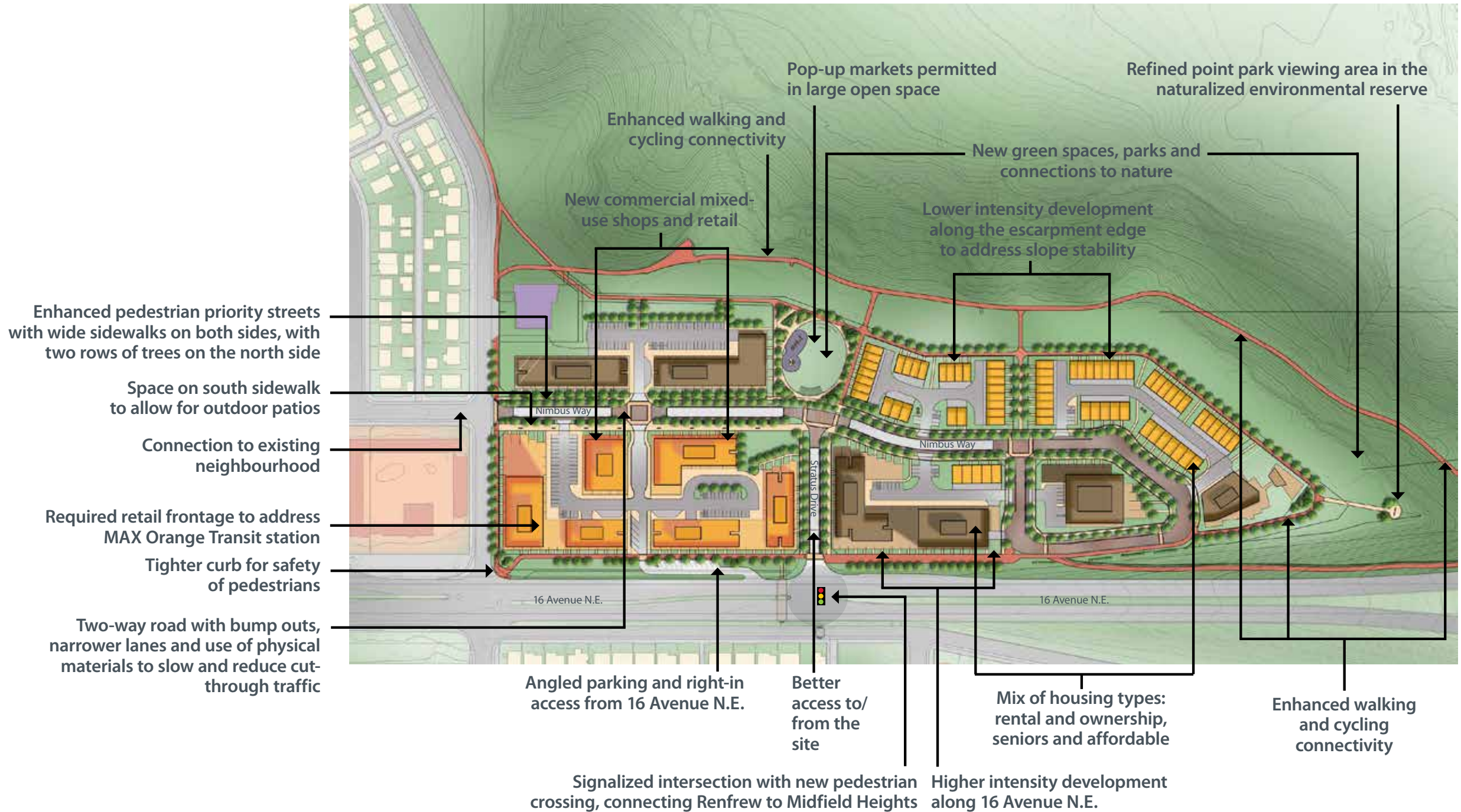
One of the key concerns that the project team was not able to address is restricting the site to lower density. This could not be achieved as the Municipal Development Plan, draft North Hills ARP and Winston Heights Mountview ARP policies indicate this site should have a higher density and a mixture of uses compared to a predominantly single family community.

Following the direction received by internal City departments and CPAG, we have revised the potential number of units from 600–1 100 units (as proposed in **Phase 2**) to 1065 – 1550 units. The Winston Heights Mountview ARP states a density of up to 321 upha (130 upa) for the plan area. The moderate density that is proposed for Midfield Heights, 128 – 188 upha (52 – 76 upa), blends the policy requirements for more density and the surrounding context of a lower density.

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

upha = units per hectare
upa = units per acre

Midfield Heights — Updated Land Use Outline Plan for City Council approval



Midfield Heights — 3D view looking northeast



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



- 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 (16th 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

For illustration purposes only. Exact details such as size and style of buildings will be determined by developers and is subject to approval by Calgary City Council.

Midfield Heights — Landscape plan

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 points of Midfield Heights



Midfield Heights — Environmental sustainability



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Midfield Heights — Social and fiscal sustainability

Social Sustainability

Public Realm
Enhanced public realm will include 'woonerf' style pedestrian priority streets, which will facilitate multimodal barrier-free connectivity

Inclusive Community
A range of housing types including non-market housing for a broad socio-economic group

Mixed Use Facilities
Mixed-use retail and services in proximity to the MAX Orange Transit Station and existing residential area

Open Space Amenities
Open space amenities, gathering spaces and interconnected pathway network will create larger community benefits

Fiscal Sustainability

Asset Creation
\$300M+ Investment in Economy

Job Creation
3140 Jobs created during construction phase
147 Permanent Jobs

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

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We want to hear from you

Please complete the survey on the website to share your thoughts on the Land Use Outline Plan and the degree to which you feel the plan reflects the stakeholder and public input received. We also encourage you to share any final comments and questions you have about the plan and the planning process.

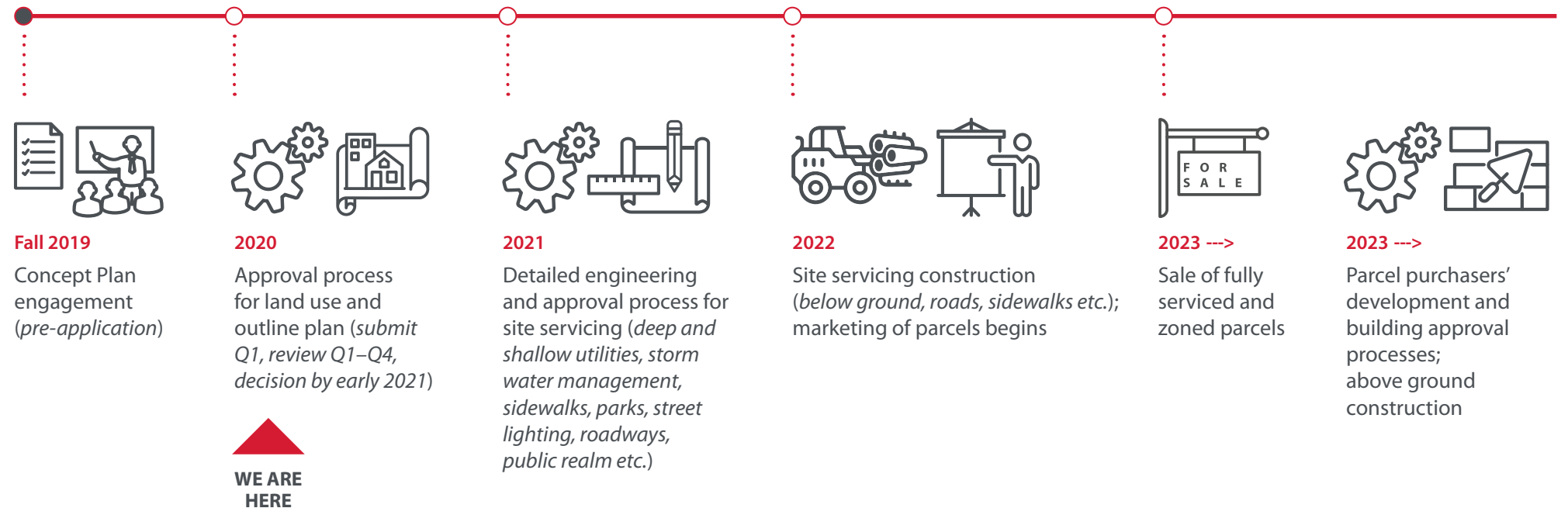
Next Steps



The Land Use Outline Plan is targeted to go before the Calgary Planning Commission (CPC) in January 2021. CPC will make a recommendation to City Council on whether to approve the application.

The application is then targeted to go before City Council in March 2021. If approved by City Council, The City will then begin working with developers and engineers to prepare the site for development.

Thank you for your participation in this project!



*Note: the project timeline will be dependent on market demand