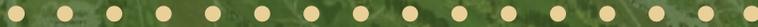




WINSTON HEIGHTS / MOUNTVIEW AREA REDEVELOPMENT PLAN



Calgary Elks Lodge
&
Golf Club

Fox Hollow
Golf Club



EDMONTON TR NE

AV NE

AV NE

AV NE

AV NE

4 ST NE

MOUNTVIEW CR NE

6 ST NE

MONCTON RD NE

16 AV NE

Nova Creek



Office Consolidation
2014 August

**WINSTON HEIGHTS/
MOUNTVIEW
AREA REDEVELOPMENT
PLAN**

Approved 2006 December 11
Bylaw 20P2006



THE CITY OF
CALGARY
LAND USE PLANNING & POLICY

NOTE: This office consolidation includes the following amending Bylaw:

Amendment	Bylaw	Date	Description
1	46P2008	2008 June 01	(a) Add text in Preface. (b) Add text in Section 2.4 General: Residential Redevelopment. (c) Delete and replace text in Section 2.6.1. (d) Delete and replace text in Section 2.7.2.
2	20P2014	2014 August 5	(a) Add text in Section 2: Land Use Policies at the end of Area 2. (b) Add text to the end of Section 2.7.1.

Amended portions of the text are printed in *italics* and the specific amending Bylaw is noted.

Persons making use of this consolidation are reminded that it has no legislative sanction, and that amendments have been embodied for ease of reference only. The official Bylaw and all amendments are available from the City Clerk and should be consulted when interpreting and applying this Bylaw.

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PREFACE



PREFACE

An Area Redevelopment Plan (ARP) is a planning document, adopted by bylaw by City Council, which sets out comprehensive land use policies to direct redevelopment in a community. The ARP supplements Calgary's Land Use Bylaw by providing community context as well as land use and development guidelines. The Approving Authority will use these policies when forming decisions on land use and development applications. The ARP should provide guidance to City Administration when local improvements and programs are undertaken.

Note: This ARP was adopted by Council when the City of Calgary Land Use Bylaw 2P80 ("2P80") was in effect. As a result, the ARP references land use districts both in its text and its maps which are no longer current. New land use districts have been applied to all parcels in the City, pursuant to the City of Calgary Land Use Bylaw 1P2007 ("1P2007"), effective June 1, 2008, which transitioned 2P80 districts to the most similar 1P2007 district. Therefore, it is important for the user of this ARP to consult the new land use maps associated with 1P2007 to determine what the actual land use designation of a general area or specific site would be. Any development permit applications will be processed pursuant to the districts and development rules set out in 1P2007.

Notwithstanding the foregoing, the user should be aware that where the ARP guidelines and policies reference a 2P80 district in the ARP, the same guidelines and policies will be applicable to those lands identified by the district on an ongoing basis and must be considered by the approving authority in its decision making, notwithstanding that the 2P80 districts, strictly speaking have no further force and effect.

Bylaw 46P2008

Policy Framework

This document constitutes the Area Redevelopment Plan for Winston Heights Mountview. This Plan repeals and replaces the North Bow Design Brief for Winston Heights Mountview, adopted in 1977. This Plan has been prepared and enacted to comply with the Municipal Government Act.

Implementation of the Plan will be through the annual budget process of various City Business Units.

PREFACE

Purpose

The Municipal Government Act defines an Area Redevelopment Plan as a document containing goals and policies which provide guidance for:

- the physical redevelopment of a neighbourhood having regard to preserving or improving land and buildings
- rehabilitating, removing, constructing or replacing buildings in the area
- establishing, improving or relocating roads, public utilities or other services in the areas and facilitating any other development in the area.

The plan must describe:

- the objectives of the plan and how they are proposed to be achieved
- the proposed land uses for the area
- if a redevelopment levy is to be imposed and the reasons
- any proposals for the acquisition of land for any municipal use, school facilities, parks and recreation facilities or any other purposes Council considers necessary.

The Winston Heights Mountview ARP supplements the Land Use Bylaw regulations. The ARP provides community context in terms of land use redevelopment goals. The policies and guidelines, contained herein, may guide the Approving Authority's decisions on discretionary land use applications.

Availability of Municipal Funds for Improvement Projects

Any proposed improvements to municipal facilities or infrastructure are subject to The City of Calgary's capital budget priorities and approval process.

Format of the Area Redevelopment Plan

Sections 1, 2 and 3 represent the content of the Area Redevelopment Plan Bylaw. Any changes to the text or maps require an amendment by Bylaw which includes a public hearing pursuant to the Municipal Government Act. The appendices provide background information and have no legal status.

Section 1 contains Chapter 1, which provides a description of the community's vision of their neighbourhood's future, the community's redevelopment objectives and planning principles to guide land development toward that vision.

Section 2 includes the majority of the land use policies. Chapter 2 provides residential policies grouped into key geographic areas of the community and identifies infill development goals related to laned and laneless lots, new subdivision, and transition areas along the major thoroughfares. Chapter 3 addresses commercial development on a portion of 16th Avenue NE and nodal activity along Edmonton Trail. Chapter 4 identifies future opportunities in school sites and open spaces while Chapters 5 and 6 provide transportation and social policies relevant to the neighbourhoods.

Section 3 contains Community Development Policies.

The Appendices, which are not adopted by Bylaw, provide background information to support concepts contained within the land use objectives and policies. The implementation tables identify land use redesignation opportunities, as well as strategic implementation items and actions. A chronological history of development in Winston Heights Mountview is included, along with general land use statistics, demographics, community workshop results and other supporting information.

Plan Boundaries

The boundaries for the Winston Heights Mountview ARP are:

- Deerfoot Trail to the east;
- 16th Avenue NE to the south;
- Edmonton Trail to the west; and
- The lane north of 34th Avenue NE and following the north boundaries of the golf courses to the north.

PREFACE

Community Background

During the first half of the 1900's, Winston Heights Mountview housed rural homesteads. During the 1940s, subdivision of the homesteads into one acre lots began as a result of the Government of Canada's Veteran's Act. These lots were provided to veterans of World War II. Since the early 1950s, these lots have continued to be subdivided into narrower lots (Appendix 2).

The street pattern is generally in the grid format established during the formation of Calgary as a city with the original quadrant and numerical street-naming system. The streets are lined with mature trees on grassed boulevards.

The land use throughout this area has typically been residential, with commercial uses occurring along major thoroughfares (Appendix 3). Building heights have tended to remain within the two to three storey range in the commercial areas, with one to two storey buildings in the residential subdivisions.

The parks found throughout the neighbourhood are community-oriented and include Munro Park, Merrill Park, Marsden Road Park, a tot lot, the Community Association grounds and the escarpment plateau. The eastern portion of the community consists of the Nose Creek Valley. The Nose Creek flows through the valley from north to south and continues past the Elks and Fox Hollow golf courses. The top of the Nose Creek escarpment provides vistas over the valley.

Schools in Winston Heights Mountview include: Mount View Elementary and Georges P. Vanier Junior High School. When the schools were originally built, Mount View Elementary was zoned for residential development and Georges P. Vanier was zoned for public uses.

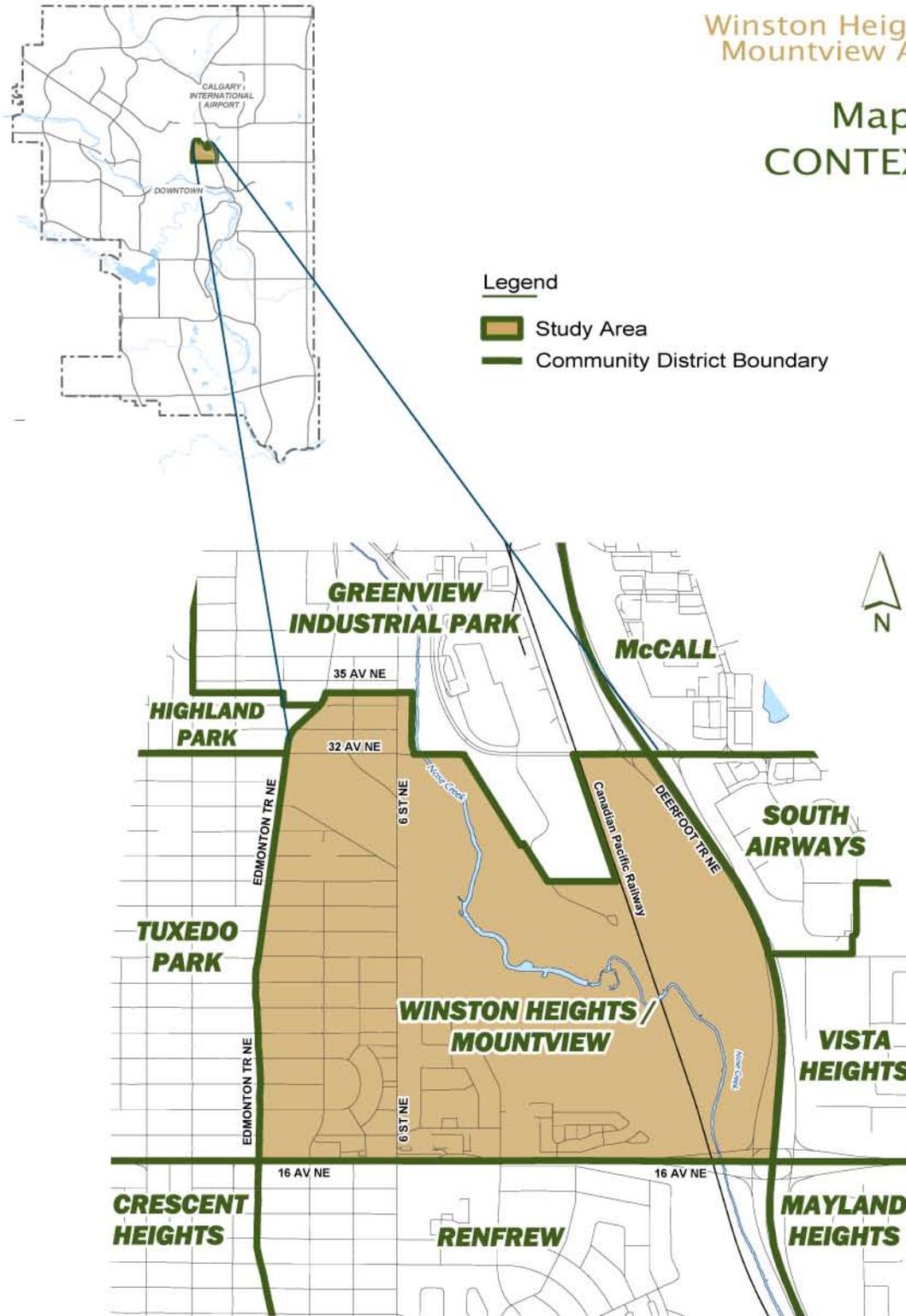
Midfield Park is located in the southeast corner of the community. Developed in the late 1960's, it has been City owned since the 1970's and leased to manufactured home tenants.

The population of approximately 3,600 persons in a land area of 249.5 hectares (Appendix 4) provides for a low density average of 6.5 persons per gross acre. The population of Winston Heights Mountview is expected to decline slightly over the 2003-2023 forecast period, to approximately 3500-4000 people (barring any major unforeseen developments) (Appendix 4). The school-age population will likely decrease as the percentage of children continues to drop while the proportion of seniors increases over the next twenty years.

CONTEXT MAP

Winston Heights Mountview ARP

Map 1 CONTEXT



AERIAL PHOTO

Winston Heights
Mountview ARP

Legend

Study Boundary

Map 2 AERIAL PHOTO



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SECTION 1

Vision



SECTION 1: Vision

This section provides an overview of community expectations for future redevelopment. The community provided guidance and insight in the creation of the vision and goals. These insights are documented in Appendix 6 in chart format and describe the redevelopment issues and needs of residents.

CHAPTER 1 - COMMUNITY CHARACTER, VISION, OBJECTIVES & PRINCIPLES

1.1 Redevelopment Context

Winston Heights Mountview can be described as a neighbourhood in transition. The transition is a result of the lifecycle process whereby older, long term residents are being replaced with younger residents. The majority of the longer term residents have lived in one storey, single detached bungalows built on large lots during the post-World War II development boom. Over time, the subdivision of these lots provided an opportunity for infill development. The ARP's policies support this transition period by confirming the character of the community through policy direction. The vision supports the concept of an attractive, friendly and safe neighbourhood for young families, while recognizing the changing housing needs and services required by the older generation who may continue to reside within the community.

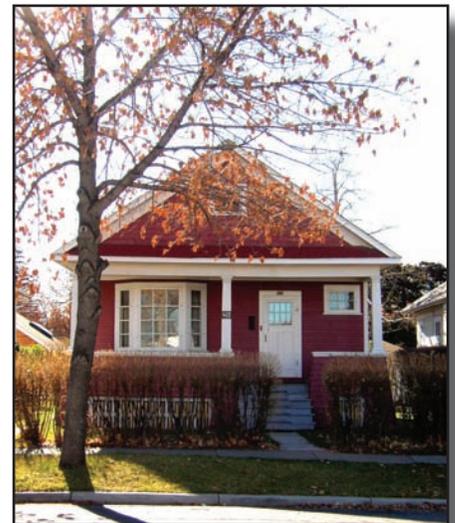
SECTION 1: Vision

1.2 Community Character

The following is a list of key characteristics of the neighbourhood:

RESIDENTIAL

- Rectilinear, grid street pattern lined with mature trees.
- Lots range from 9 m to 23 m (30' to 75') in width and up to 40 m (130') in depth (considered "deep").
- Single-detached residential housing is the predominant land use.
- 1940 to 1950 era housing is single-detached bungalow and two storey dwellings with exterior finishes of stucco, wood, aluminum or vinyl siding, low pitched roofs.
- Post-1960s housing development ranges from smaller infill housing to estate homes.
- Front yards provide grass coverage with planted vegetation around the houses.
- On laneless residential lots, driveways have been modest and discreet with grassed portions predominating.
- Lots along Edmonton Trail have been predominantly single detached residential, with sideyards abutting the Trail with front facades facing the avenues.



COMMERCIAL

- 16th Avenue is characterized by commercial land uses for highway access (Trans-Canada Highway) with two storey cement block or brick façade buildings.
- Commercial nodes developed at key road intersections along Edmonton Trail.

1.3 Vision

The vision for Winston Heights Mountview is to:

- **Showcase Architecture:** build quality and uniqueness today for future generations
- **Grow and Transition Over Time:** support changes in lifestyles and housing choices
- **Support Community Interaction:** create opportunities for social inclusion
- **Maintain Natural Areas as Community Assets:** enhance spaces for people, flora and fauna

1.4 Objectives of Redevelopment

The general objectives of redevelopment in Winston Heights Mountview are to:

- Ensure Winston Heights Mountview is an attractive, well-designed and green community which will achieve environmental sustainability within a growing city and will improve the livability for all its residents and businesses.
- Provide a diversity of housing stock
- Promote mixed use and denser development where appropriate
- Help make development decisions predictable, fair and cost-effective
- Upgrade the infrastructure (transportation, social provision, public property and utilities) essential to supporting Winston Heights Mountview's quality of life.
- Maintain boulevard trees and vegetation to support this existing and distinct visual characteristic within the community.

SECTION 1: Vision

1.5 Principles

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

ENVIRONMENTAL

Quality & Innovation

Winston Heights Mountview is an architecturally diverse and design-oriented community that embraces new ideas.

Energy efficiency

Winston Heights Mountview incorporates new energy-reducing products in redevelopment of structures and land.

Biodiversity

Winston Heights Mountview supports biodiversity programs throughout public and private open space.

Walkability

Grid street patterns lessen traffic congestion and encourage alternate routes for pedestrians and vehicles.

Barrier free

Winston Heights Mountview is accessible and connected to the regional pathway system.

ECONOMIC

Housing Choice

Winston Heights Mountview provides a range of housing products for current and future residents.

Quality of Life

Winston Heights Mountview values the services and amenities provided in the community.

Market Vitality

Winston Heights Mountview supports local commercial activity and encourages strengthening retail market bases.

SOCIAL

Social inclusion and interaction

Winston Heights Mountview believes in involving residents in neighbourhood programs and social activities.

Aging in Place

Winston Heights Mountview residents have established social networks within the community.

Respect and Sensitivity

Winston Heights Mountview residents respect their neighbours yet are sensitive to individuality.

Safety

Winston Heights Mountview believes that safety is a core aspect of the residents' quality of life.

1.6 ARP Monitoring

City wide sustainability indicators will be used by the community to assess the performance of the ARP policies over time.



SECTION 2

Land Use Policies



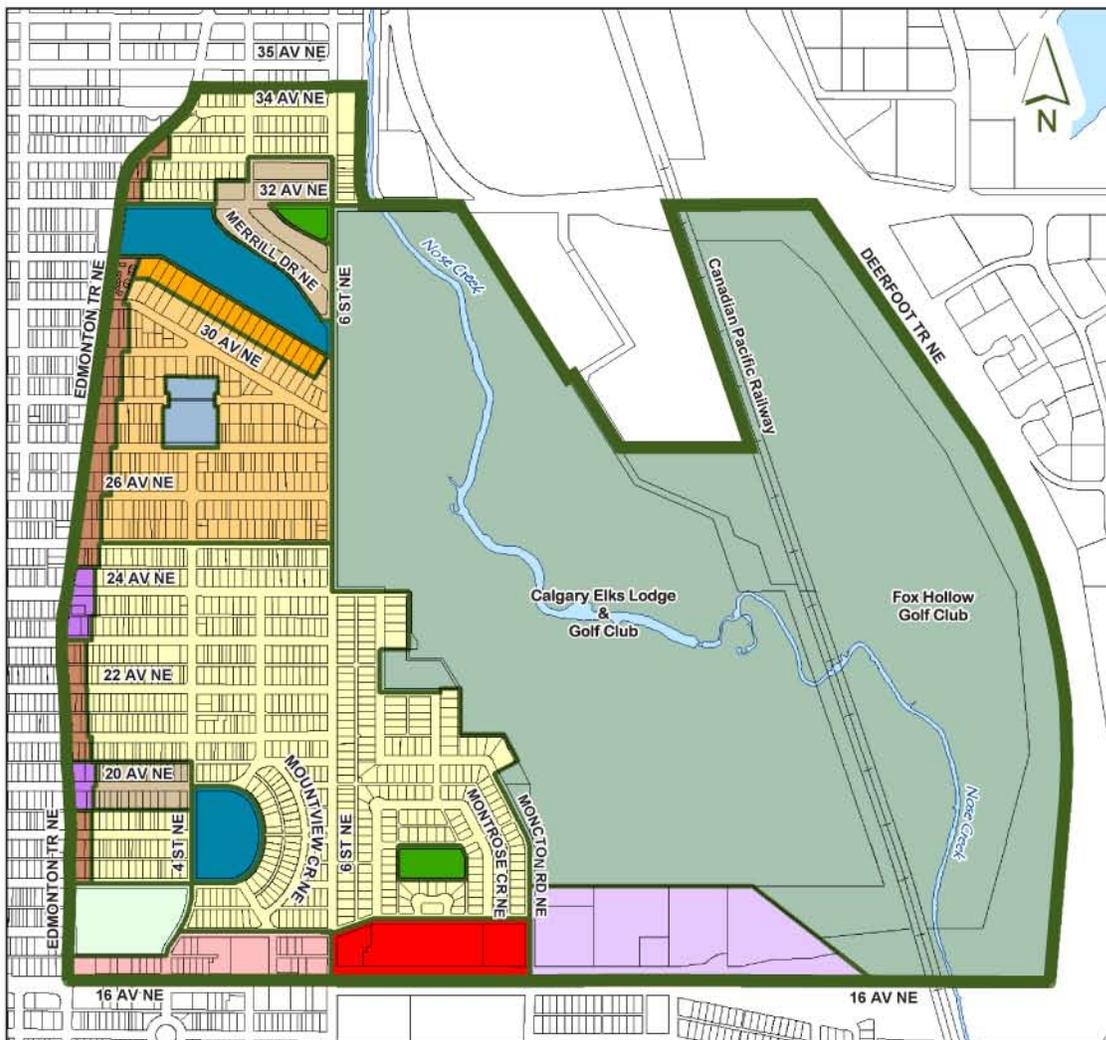
POLICY AREAS MAP

Winston Heights
Mountview ARP

Map 3 POLICY AREAS

Legend

- | | |
|---|---|
|  Area 1 - Low Density - Laned Lots |  Area 9 - Commercial or Mixed Use - 16 Avenue NE |
|  Area 2 - Low Density - Laneless Lots |  Area 10 - Open Space - Community Centre |
|  Area 3 - Medium Density - 31 Avenue NE |  Area 11 - Open Space - School Sites |
|  Area 4 - Medium Density - Multi-Unit |  Area 12 - Open Space - Munro Park |
|  Area 5 - Medium Density - Edmonton Tr |  Area 13 - Open Space - Neighbourhood Parks |
|  Area 6 - Multi-Unit Residential or Mixed Use - Midfield Park Area |  Area 14 - Open Space - Nose Creek Valley |
|  Area 7 - Local Commercial - Edmonton Tr |  Policy Area Boundary |
|  Area 8 - Commercial - 16 Av Corridor |  Study Boundary |



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SECTION 2: Land Use Policies

CHAPTER 2: RESIDENTIAL

2.1 Goals of Residential Redevelopment

Each of the six residential areas have redevelopment goals. These goals are summarized below:

Area 1: LOW DENSITY: LANED LOTS: Redevelop to, or maintain single and semi-detached dwellings.

Area 2: LOW DENSITY: LANELESS LOTS: Redevelop to, or maintain generous-sized lots for single and semi-detached dwellings. *Multi-residential development may be appropriate for 634 27 Avenue NE.* **Bylaw 20P2014**

Area 3: MEDIUM DENSITY: 31st AVENUE: Develop multi-unit residential including stacked townhouses or townhouses along a new roadway to provide opportunities for additional housing. Single-detached and semi-detached dwellings are also acceptable.

Area 4: MEDIUM DENSITY RESIDENTIAL: Redevelop to, or maintain, multi-unit dwellings.

Area 5: MEDIUM DENSITY: EDMONTON TRAIL: Provide opportunities for multi-unit dwellings along a transit route.

Area 6: MIDFIELD PARK AREA: Provide opportunities for multi-unit residential or mixed use development.

2.2 General Residential Redevelopment

OBJECTIVES

The following objectives are relevant to all residential areas. The goal of redevelopment is:

- 2.2.1 To increase density, such as new infill development, by allowing subdivision of existing lots into smaller parcels, to support sensitive intensification.
- 2.2.2 To provide a variety of housing stock which attracts a range of age groups, incomes and lifestyles.
- 2.2.3 To create energy efficient buildings through building design and through use of innovative products which reduce the negative impacts on the natural environment.
- 2.2.4 To accommodate the needs of seniors and people with disabilities by encouraging housing in areas close to shopping, services and transit.
- 2.2.5 To recognize rear laneways as streetscapes requiring landscape design.
- 2.2.6 To design public and private spaces which encourage social interaction.

SECTION 2: Land Use Policies

2.3 General Residential Redevelopment

POLICIES

- 2.3.1 Land use should be maintained as predominantly low density residential with some medium density on 20 Avenue, Edmonton Trail and in Merrill Park (refer to Appendix 1: Implementation Tables).
- 2.3.2 Renovations to existing housing stock and conversions to semi-detached dwellings should add character to individual residential structures, as well as the streetscape.
- 2.3.3 Limited environmental investigation information is available for Winston Heights Mountview. In order to identify environmental issues that could restrict the proposed land uses, applicants may be required to submit a current Phase I Environmental Site Assessment report for any subject property, by a qualified professional. Depending on the nature of the application and results of the assessment, further environmental investigation information may be requested.
- 2.3.4 Policies and guidelines in the ARP are not to be interpreted as an approval for a use on a site, as the policies do not address the specific situation or condition of each site within the plan area. In that regard, particular site conditions, including environmental contamination, must be assessed on a case by case basis on application for subdivision or development approvals.

2.4 General : Residential Redevelopment

GUIDELINES

In addition to achieving the general objectives of redevelopment, the following guidelines should be respected when applying discretion during development permit application reviews. *These guidelines are to be used by the community, developers and the Approving Authority to provide direction when considering discretionary use residential permits. In other cases, it is hoped that the developer will take advantage of these guidelines to the mutual benefit of himself and the community.*

Bylaw 46P2008

Additions/Renovations

- 2.4.1 Materials used for additions to existing residential homes should complement the materials used in the existing structure.

Building Facades

- 2.4.2 To provide visual diversity and richness to the streetscape, a wide variety of materials should be used on the facades of new housing.
- 2.4.3 Encourage use of exterior façade materials such as cedar shakes, bricks, stones, other natural resource products, or new, innovative energy-efficient products made of recycled materials.
- 2.4.4 Attention should be given to the design of the rear facades to create visual interest for adjacent property residents.
- 2.4.5 Front facades should be articulated through the use of entryways, projections, windows and other design features to achieve a non-linear appearance.

Corner Lot

- 2.4.6 Corner lot developments should provide architectural detailing and visual interest to both residential street fronts

SECTION 2: Land Use Policies

Entryways

- 2.4.7 New development should ensure that main residential at-grade entryways are a predominant component of the front façade and should be enhanced through use of architectural elements, such as gateways, lighting, fencing, vegetation, etc.

Exceptional Site Constraints

- 2.4.8 Non-traditional design solutions may be required when exceptional site specific constraints exist, such as proximity to escarpment crests.

Front Yard Landscaping

- 2.4.9 Front yard design should be identified in submissions with a preference for natural vegetation.

Driveways

- 2.4.10 Decorative paving that enhances the streetscape, and may allow for water permeability, should be considered for driveways.

Roofs

- 2.4.11 Multi-unit housing rooflines should be staggered to create the streetscape effect of single detached housing and may require the use of design elements such as dormers, gable end design detailing.
- 2.4.12 When solar panelling is situated on roofs, allow for innovative roof angles to permit adequate solar access.

SECTION 2: Land Use Policies

Semi-detached Units

- 2.4.13 Semi-detached units should be designed to be distinct from one another through variations in design features and elements.
- 2.4.14 Building footprints of semi-detached units are encouraged to vary in shape and layout from one another.

Windows

- 2.4.15 The facades of residences should be distinct from one another and may be achieved through use of diverse window sizes and shapes.
- 2.4.16 On side facades, windows should be placed such that they respect the neighbour's privacy.
- 2.4.17 When public pathways are adjacent to buildings, provide windows along the abutting building face to encourage safe pedestrian use.

SECTION 2: Land Use Policies

AREA 1 - LOW DENSITY DEVELOPMENT: LANED LOTS

Redevelop to, or maintain single and semi-detached dwellings.

Policy Context:

The majority of residential development on laned lots are single dwelling units. The Land Use Bylaw and Low Density Residential Housing Guidelines for Established Communities provide sufficient guidance for redevelopment in this area.



RESIDENTIAL POLICY AREA 1 MAP

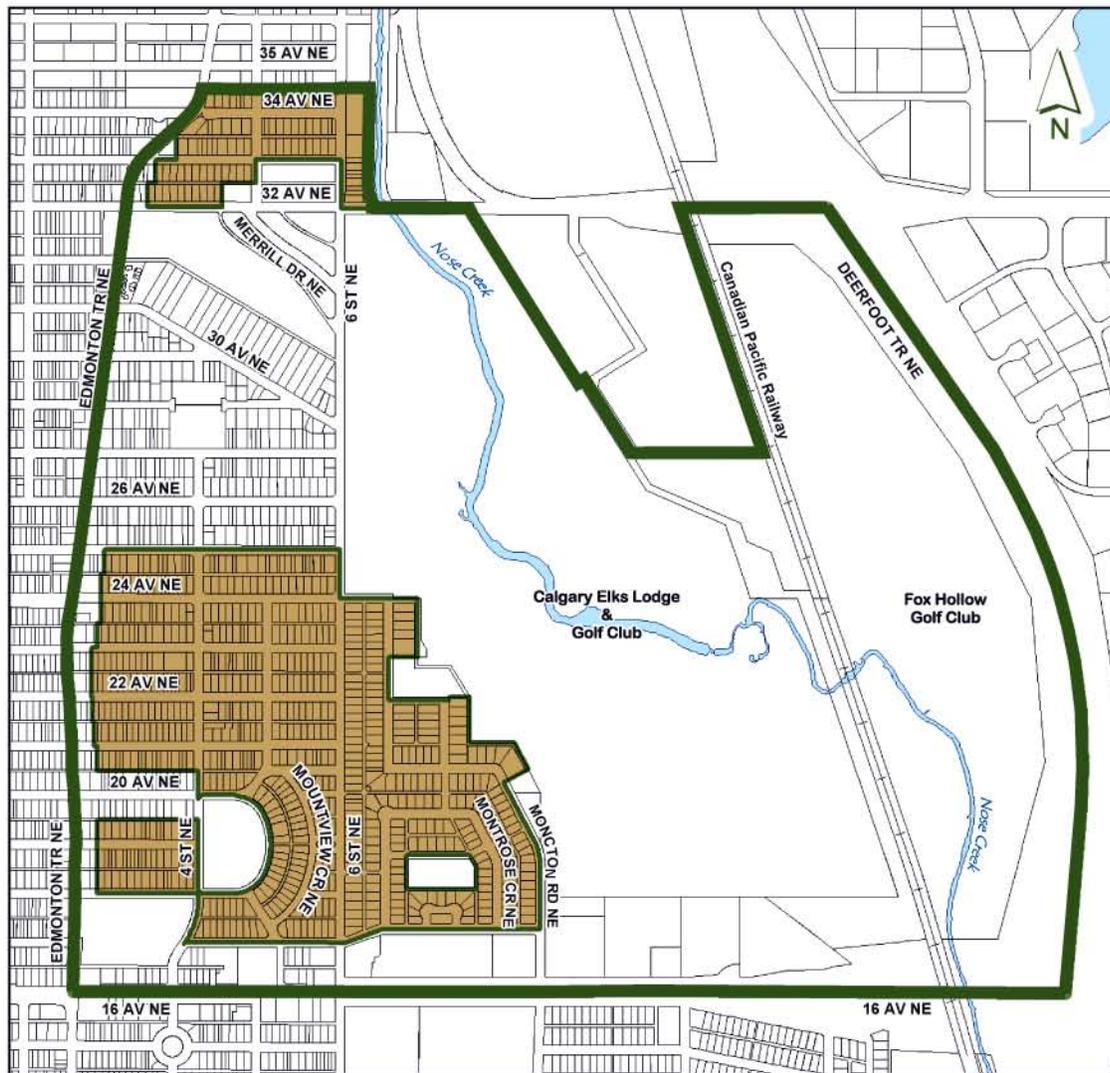
Winston Heights
Mountview ARP

Legend

-  Policy Area 1
-  Study Boundary

Map 4 RESIDENTIAL POLICY AREA 1

LOW DENSITY:
Laned Lots



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SECTION 2: Land Use Policies

2.5 Low Density Development: Laned Lot Policy

Land Use

- 2.5.1 Low density residential land use, such as single and semi-detached, will remain as the predominant land use for this area.
- 2.5.2 Home occupation and live/work uses are suited to the north side of 34th Avenue NE given its role as a transition area between the industrial use to the north and the low density residential uses to the south.

2.6 Low Density Development: Laned Lot Guidelines

Infill Guidelines

- 2.6.1 *These guidelines are to be used by the community, developers and the Approving Authority to provide direction when considering discretionary use residential permits. In other cases, it is hoped that the developer will take advantage of these guidelines to the mutual benefit of himself and the community. Bylaw 46P2008*

Redevelopment

- 2.6.2 Redevelopment of residential dwellings should respect the existing low profile, two storey character of the streetscapes.

Thirty-Fourth Avenue NE

- 2.6.3 In order to buffer traffic noise, privacy fencing should be built to high standard along the rear lot lines of the north side of 34 Avenue.
- 2.6.4 The laneway abutting residential and industrial uses should be paved.
- 2.6.5 Residential accessory buildings (garages) should be placed to act as a visual and sound buffer to the industrial uses across the lane.

Landscaping

- 2.6.6 Boulevard trees should be maintained, protected and replaced when they are dying, damaged or diseased. Maintain and protect existing boulevard shrubs, and replace with trees whenever possible.
- 2.6.7 A minimum of one tree per front yard should be planted (this is not including the boulevard trees).

AREA 2 - LOW DENSITY DEVELOPMENT: LANELESS LOTS

Redevelop to or maintain generously - sized lots for single and semi-detached dwellings.

Policy Context:

The majority of laneless lots are developed with single and semi-detached dwelling units. The Land Use Bylaw and Low Density Residential Housing Guidelines for Established Communities provide generally acceptable guidance for redevelopment, but do not sufficiently address the unique design requirements of facade entryways, garages, driveways and landscaping to enhance this laneless residential streetscape. Adding visual interest to neighbours and passers-by through design interventions will encourage pedestrian activity and safety.



RESIDENTIAL POLICY AREA 2 MAP

Winston Heights
Mountview ARP

Legend

-  Policy Area 2
-  Study Boundary

Map 5 RESIDENTIAL POLICY AREA 2

LOW DENSITY:
Laneless Lots



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2.7 Low Density Development: Laneless Lot Policies

Land Use

- 2.7.1 Low density residential land use will remain as the predominant land use for this area. The minimum lot width for single-detached dwellings should be 9 metres and for semi-detached dwellings should be 15 metres per building. *Given the site characteristics, multi-residential development with a maximum density of 72 units per hectare may be appropriate for 634 27 Avenue NE.*

Bylaw 20P2014

Low Density Residential Housing Guidelines for Established Communities

- 2.7.2 *These guidelines are to be used by the community, developers and the Approving Authority to provide direction when considering discretionary use residential permits. In other cases, it is hoped that the developer will take advantage of these guidelines to the mutual benefit of himself and the community except as outlined below.*

Bylaw 46P2008

2.8 Low Density Development: Laneless Lot Guidelines

Driveways

- 2.8.1 Driveway materials should allow water permeability and create interest through use of textured materials such as patterned/ stamped concrete, aggregate concrete or brick.
- 2.8.2 Where driveways cross public boulevards, the driveway grade should enhance the safety and comfort of pedestrians.

SECTION 2: Land Use Policies

Front Façade

- 2.8.3 Design the front wall of the house and roof mass as a composition of architectural elements incorporating projections, dormers, gables and subordinate wall planes, to help create a visually interesting environment.
- 2.8.4 Living spaces and entryways, rather than garage entryways, should be a prominent visual component of the front façade of dwelling units.

Footprint - Variation to Infill Housing Guideline

- 2.8.5 Recognizing that the laneless lots in Area 2 are expected to redevelop with front drive garages, and do not need to set aside rear yard space for detached garages, the length of the dwelling (including front-drive garage), together with the front yard setback, may be a maximum of 68% of the total lot length. The 60/40% guideline for lot depth identified in the Infill Guidelines, as well as the 4.6 metre extension of the rear façade beyond adjacent dwelling unit's rear façade, shall not apply to laneless lots in Area 2.

Front Yard Setback

- 2.8.6 Where the front property line abuts a Utility Right of Way, the front yard setback should be a minimum of 4 meters.
- 2.8.7 The principle of staggering front façade depths from one development to the next is preferred.

Garages

- 2.8.8 Garages should be provided at grade, except where the existing topography will accommodate below grade parking with minimal driveway sloping.
- 2.8.9 Garage doors should emphasize design detailing through use of panel detailing, quality materials (for example: wood), windows or arched entryway.
- 2.8.10 Where a plan calls for a two car garage, the preference would be to provide two single entry garage doors rather than one larger door, with consideration given to projecting one entryway facade beyond the second entryway to add visual interest.

Lot Width, Single-Detached Dwellings

- 2.8.11 For the development of a new, single detached dwelling unit, the minimum lot width should be 9 metres to accommodate sufficient living and garage space at grade and to reflect the context of the existing wider lot width along the street.

Landscaping

- 2.8.12 Boulevard trees should be maintained, protected and replaced when they are dying, damaged or diseased. Maintain and protect existing boulevard shrubs, and replace with trees whenever possible.
- 2.8.13 Vegetation should be planted near front yard property lines and along driveways to increase visual diversity of the yard.
- 2.8.14 A minimum of one tree per front yard should be planted (this is not including the boulevard trees).

SECTION 2: Land Use Policies

AREA 3 - MEDIUM DENSITY DEVELOPMENT: 31st AVENUE

Develop multi-unit residential including stacked townhouses or townhouses along a new roadway to provide opportunities for additional housing. Single-detached and semi-detached dwellings area also acceptable.

Policy Context:

In 1947 at the time of the original subdivision, a public lane right-of-way was registered at the rear (north-side) of residential properties fronting on 30th Avenue NE. The lane was not constructed. The 1947 subdivision created lots at a depth of two usual residential lots (approximately 92 m depth).

Construction of a new road (31 Avenue), will provide an opportunity for infill development on the north side of the deep lots fronting on 30th Avenue. Construction of this roadway implements the city-wide objective of sensitive intensification contained within the Municipal Development Plan.



RESIDENTIAL POLICY AREA 3 MAP

Winston Heights
Mountview ARP

Map 6 RESIDENTIAL POLICY AREA 3

MEDIUM DENSITY:
31 Avenue NE

Legend

-  Policy Area 3
-  Study Boundary



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SECTION 2: Land Use Policies

2.9 Medium Density Development: 31st Avenue Policies

Land Use

- 2.9.1 Development of multi-unit residential including, stacked townhouses or townhouses with a maximum density of 111 units per hectare (45 units per acre) is supported. Single-detached and semi-detached dwellings are also acceptable.
- 2.9.2 Incremental subdivision and development of new properties will occur, after the road is constructed, based on individual landowners' ability and interest to redevelop

31st Avenue Construction

- 2.9.3 Construction of 31st Avenue will require acquisition of land from the school to the north. The road may be constructed when all of the road right of way is secured.
- 2.9.4 An access road will be required to connect 31st Avenue NE to 30th Avenue in the vicinity of the eastern portion of the 30th Avenue NE street block. The acquisition and construction will be based on the availability of municipal funds.
- 2.9.5 Utilities (storm, sanitary, water) will be installed in conjunction with the roadway construction.
- 2.9.6 New developments along 31st Avenue must be serviced through the utility lines along 31st Avenue NE.
- 2.9.7 Lot levies for the construction of 31st Avenue NE will be requested when an individual property owner applies for the subdivision of the property and/or a development permit.

Lot Consolidation

- 2.9.8 Lot consolidation should be considered for the lots, east of the conceptually planned 31st Avenue NE bulb-end, for the purposes of creating cluster development or a multi-unit development complex.

Subdivision

- 2.9.9 The incremental subdivisions of lots on 30th Avenue NE (as shown on Map 6) are supported provided lot depths are equal and consistent with each other (lot depths will be approximately 46 metres).

2.10 Medium Density Development: 31st Avenue Guidelines

Footprint - Variation to Infill Housing Guideline

- 2.10.1 Recognizing that the laneless lots in Area 3 are expected to redevelop with front drive garages, and do not need to set aside rear yard space for detached garages, the length of the dwelling (including front-drive garage), together with the front yard setback, may be a maximum of 68% of the total lot length. The 60/40% guideline for lot depth identified in the Infill Guidelines shall not apply to laneless lots in Area 3.

Garages & Driveways

- 2.10.2 Minimize the number of driveways by providing shared access to parking for multi-unit development. Driveways should be buffered with landscaping and parkade entrances well integrated into the building design. In the case of townhouses with individual garages, each driveway and garage should be separated by a landscaped buffer.
- 2.10.3 Garage doors should emphasize design detailing through use of panel detailing, quality materials (for example: wood), windows or arched entryway.
- 2.10.4 Develop underground parking for multi-unit development whenever feasible. Where surface parking stalls are located in side yards or rear yards, they should be screened by landscaping and designed to minimize disruption to the pedestrian environment. Front yard parking areas will not be permitted except on a driveway leading to a garage for a townhouse, single or semi-detached unit.

Multi-Unit Development

- 2.10.5 Individual units within multi-unit residential developments should be designed as distinct and separate units by articulating facades, varying window and door treatments and creating varied roof lines.

Orientation

- 2.10.6 When lots are developed along 31st Avenue, the front façades of new development will face 31st Avenue NE.

Retaining Walls

- 2.10.7 Where retaining walls are required, they should provide visual interest through use of textured, patterned materials or stepping back of walls.

Bicycle Parking

- 2.10.8 Bicycle parking should be provided for residents and visitors.

Landscaping

- 2.10.9 For multi-unit development, a minimum of one tree per 9m of frontage should be planted in the front yard and a minimum of one tree per front yard for lower density housing forms.

RESIDENTIAL POLICY AREA 3 MAP

Winston Heights
Mountview ARP

Map 6A RESIDENTIAL POLICY AREA 3

31 Avenue NE
Concept Plan

Legend

- Building Footprint
- Policy Area 3A
- Policy Area 3B
- 31 Avenue NE (Conceptual)
- Subdivision Lot Line (Conceptual)
- Study Boundary



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AREA 4 - MEDIUM DENSITY MULTI-UNIT DEVELOPMENT

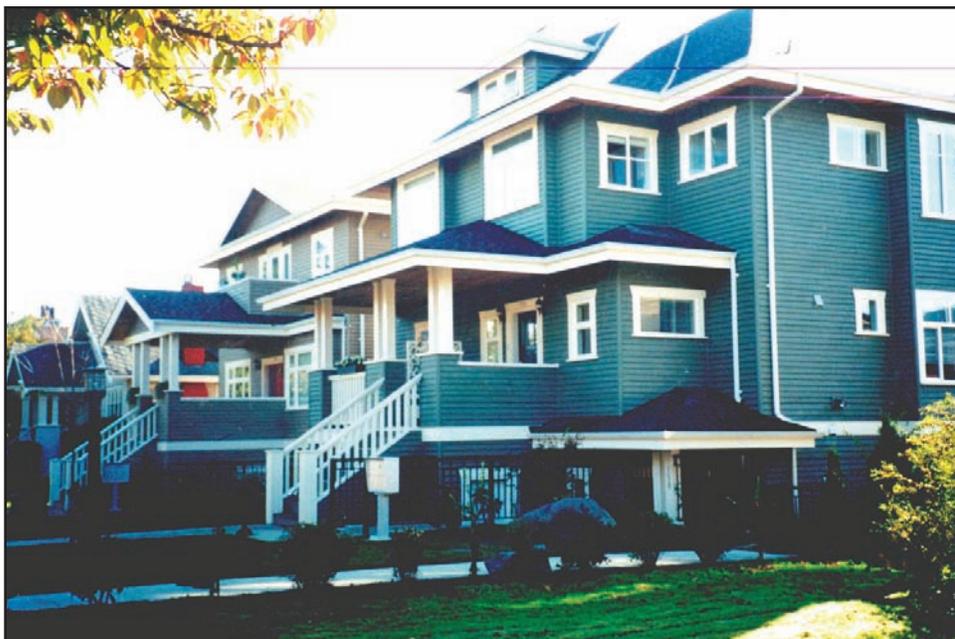
Redevelop to, or maintain, multi-unit dwellings.

Policy Context:

Medium density residential development has occurred along 20th Avenue NE and Mountview Parc.

Redevelopment from single dwelling units to multi-dwelling units should continue to occur along 20th Avenue NE, as 20th Avenue accommodates higher vehicular volume traffic travelling through the neighbourhood. In addition, the four buildings on the Inventory of Potential Heritage Sites, located on the south side of 20th Avenue, may accommodate low impact offices.

Townhouses were developed along Merrill Drive, as well as on the south side of 33rd Avenue NE (between 4th and 6th Streets NE) and on the north side of 32nd Avenue NE (west of 4th Street NE) post-World War II and should experience property upgrading or redevelopment in the future.



RESIDENTIAL POLICY AREA 4 MAP

Winston Heights
Mountview ARP

Legend

-  Policy Area 4
-  Study Boundary

Map 7 RESIDENTIAL POLICY AREA 4 MEDIUM DENSITY



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2.11 Medium Density Development Policy

Land Use

- 2.11.1 Land use should be for medium density residential redevelopment up to a density of 148 units per hectare (60 units per acre). Redesignation to accommodate low impact office uses may be considered for the four buildings on the Inventory of Potential Heritage Sites, located on the south side of 20th Avenue. (See Appendix 1).

2.12 Medium Density Development Guidelines

Blank Walls

- 2.12.1 Soften the form of the building by screening blank walls through use of vegetation.
- 2.12.2 If concrete blocks are used for walls that are visible from a public street, then the concrete block construction should be architecturally treated in one or more of the following methods:
- textured blocks with surfaces such as split face or grooved
 - coloured mortar
 - other masonry types such as brick, glass block or tile used in conjunction with concrete blocks

Corner Lots

- 2.12.3 Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

Entryway

- 2.12.4 Entries should be clearly identifiable and visible from the street.
- 2.12.5 Landscaping and surface treatments should highlight the primary entry.

Existing Vegetation

2.12.6 Site buildings to preserve and respect existing vegetation of exceptional quality. Such vegetation should be retained unless a reasonable use of the property is compromised.

Façades

2.12.7 The façade articulation/modulation of new medium density residential buildings should be compatible with the surrounding single-detached architectural context. Architectural details can add further interest to buildings and lend buildings a human scale.

Consideration should be given to the following features:

- pitched roofs
- balconies
- vertically proportioned windows
- window trim and eave boards
- elements typical of neighbourhood house forms.

Interface Edges

2.12.8 Along interface edges between lower and medium density developments, step back floors above the second floor on new medium density developments, or modify the roofline to maximize sunlight.

2.12.9 Where a medium density development shares a property line with a lower density development, setback areas should be landscaped to provide a visual buffer for the lower density development.



Parking

- 2.12.10 At-grade parking should be screened from adjacent properties with landscaping or fencing.
- 2.12.11 Where feasible, consider redesigning portions of parking facilities for the retention of existing significant trees.
- 2.12.12 Service elements, such as trash dumpsters and mechanical equipment, should be located away from the street front. When these elements cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.
- 2.12.13 Bicycle parking should be provided for residents and visitors.

Streetscape Character

- 2.12.14 Similar roof, window treatment, proportional massing and setbacks should provide a level of continuity between medium density and lower density structures despite the difference in size.

SECTION 2: Land Use Policies

AREA 5 - MEDIUM DENSITY: EDMONTON TRAIL

Provide opportunities for multi-unit dwellings along a transit route.

Policy Context:

Residential land use along Edmonton Trail is interspersed with nodes of commercial uses at key intersections. The existing low density dwelling units face the Avenues with the sideyards abutting Edmonton Trail. Over time, these low density residential developments may be redeveloped to multi-unit dwellings. Lot consolidation to provide sufficient lot size is encouraged.



2.13 Medium Density: Edmonton Trail Development Objectives

- 2.13.1 To incrementally transition from single and semi-detached dwellings to multi-unit dwellings between 16th Avenue NE and 33th Avenue NE .
- 2.13.2 To upgrade and provide a pedestrian comfortable environment on Edmonton Trail.
- 2.13.3 To consolidate lots (as shown on Map 8, Residential Policy Area 5) to provide sufficient lot depth for multi-unit developments.

2.14 Medium Density Edmonton Trail : Development Policies

Land Use

- 2.14.1 Redesignation to accommodate townhouses or apartments up to a density of 148 units per hectare (60 units per acre) is supported between local commercial nodes along Edmonton Trail.
- 2.14.2 Live-work units on the main floor of buildings facing Edmonton Trail will be supported.

2.15 Medium Density Edmonton Trail : Development Guidelines

New Buildings

In addition to the guidelines listed below, guidelines 2.12.1 to 2.12.14 also apply.

- 2.15.1 New buildings should incorporate entrances to residential units on Edmonton Trail and the avenues to provide a presence to passersby.
- 2.15.2 New buildings, on laneless lots should be designed to align rear and front yards with existing low density neighbouring lots to minimize shadow impacts and loss of privacy.
- 2.15.3 Design buildings to incorporate separate primary entrances for all ground floor units along Edmonton Trail and intersecting avenues. These individual entrances should be clearly visible and accessible directly from the street level.

RESIDENTIAL POLICY AREA 5 MAP

Winston Heights
Mountview ARP

Legend

-  Policy Area 5
-  Study Boundary

Map 8 RESIDENTIAL POLICY AREA 5 MEDIUM DENSITY: Edmonton Trail NE



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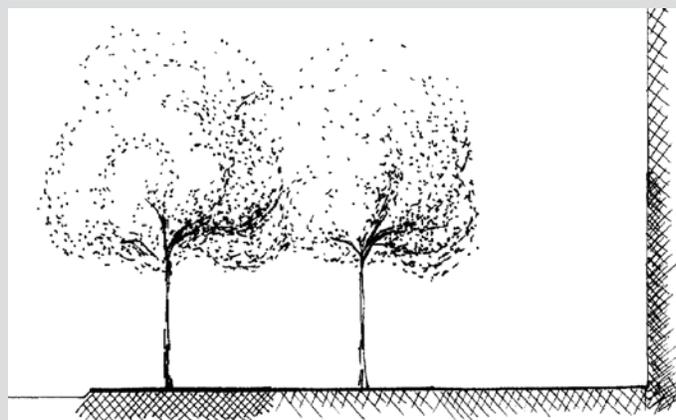
- 2.15.4 New development should create visual interest on all four façades through design detailing.
- 2.15.5 The rooflines should be stepped down from Edmonton Trail towards the interior lots of the avenues, to blend with the height characteristics of the adjacent low density residential dwelling units.

Parking and Access

- 2.15.6 Vehicular access to multi-unit developments will be from paved lanes except in the portion of laneless blocks where access should be from the residential side avenues.
- 2.15.7 For all medium density development, visitor parking stalls should be provided on-site at the rate of 0.15 stalls per unit.
- 2.15.8 Parking stall requirements should not be relaxed.

Interface Zones

- 2.15.9 Where a medium density development shares a property line with lower density developments, setback areas should be landscaped to provide a visual buffer for the lower density developments.
- 2.15.10 Where a medium density residential building is built adjacent to low density residential housing, the medium density building should be designed to provide a suitable interface. This includes attention to massing, articulation and site lines.
- 2.15.11 Buildings should respect adjacent properties (minimize the disruption of the privacy and outdoor activities of residents in adjacent buildings) by recessing balconies and by attention to placement of windows and balconies that may overlook neighbouring properties.
- 2.15.12 Upgrades to the streetscape should be implemented at the time of redevelopment. Wider sidewalks with trees on both sides of the sidewalk is the preferred standard. The required road widening setback should be used for soft landscaping and tree planting. (Refer to Figure 1)



2.6 m sidewalk 2.1 m setback 3.0 m setback for residential (reduce for commercial)

Figure 1
Streetscape Improvements for Edmonton Trail

SECTION 2: Land Use Policies

AREA 6 - MIDFIELD PARK, FORMER RCMP AND EMS AREA: MULTI-UNIT RESIDENTIAL OR MIXED RESIDENTIAL/COMMERCIAL

Provide opportunities for multi-unit residential or mixed use residential/commercial development, including affordable housing, where possible in Midfield Park.

Midfield, Park Former RCMP and EMS Area

Midfield Park was established by a private developer in the late 1960s with ownership transferring to The City during the 1970s. The City has since continued leasing lot space to manufactured home tenants. The 6.88 hectare (17 acre) parcel provides the opportunity for multi-unit residential, or mixed commercial-residential redevelopment to create an attractive entryway to the community and assist in the rejuvenation of 16th Avenue.

The previous RCMP building on the corner of Moncton Road and 16th Avenue is currently vacant and the northerly parcel off Moncton Road is used by Emergency Medical Services (EMS).



RESIDENTIAL POLICY AREA 6 MAP

Winston Heights
Mountview ARP

Legend

-  Policy Area 6
-  Study Boundary

Map 9 RESIDENTIAL POLICY AREA 6

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



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SECTION 2: Land Use Policies

2.16 Midfield Park, Former RCMP and EMS Area: Redevelopment Objectives

- 2.16.1 To provide opportunities for multi-unit, residential or commercial/residential mixed use development.
- 2.16.2 To become a landmark entryway for the 16th Avenue corridor by building an architecturally significant development which complements the topography and location.
- 2.16.3 To provide affordable housing when possible.
- 2.16.4 To house a sufficient population to support community commercial uses, services and amenities and to enhance the vitality of the community.
- 2.16.5 To provide pedestrian access to nearby commercial uses and regional pathway systems.



2.17 Midfield Park, Former RCMP and EMS Area: Redevelopment Policies

Land Use

- 2.17.1 Land use choices may include: multi-unit residential; or mixed use commercial-residential developments with a density of up to 321 units per hectare (130 units per acre).
- 2.17.2 Concurrent with the land use redesignation (rezoning) from its existing C-6 designation a concept plan will be required. This concept plan will require consultation with the community. At that time it will be determined if an amendment to this ARP will be required.

Lot Consolidation

- 2.17.3 Consolidation of lots within the Midfield Park boundary, is encouraged to better facilitate a comprehensive development.

Alternate Access Road

- 2.17.4 An alternate route to the current 16th Avenue access should be considered upon redevelopment of Midfield Park.

SECTION 2: Land Use Policies

2.18 Midfield Park, Former RCMP and EMS Area: Redevelopment Guidelines

Energy Efficiency

2.18.1 Encourage development to design for energy efficiency and use innovative, eco-friendly products.

Landscaping

2.18.2 Increase vegetation, whether on individual lots or on public property, to add visual amenity for residents, visitors or passersby.

New Development

2.18.3 Ensure design excellence in both the built form and surrounding landscape to announce to visitors along the national highway corridor that they have entered a unique community and Calgary generally.

2.18.4 A variety of building forms, façade planes and roof shapes, as well as staggered roof lines area encouraged.

2.18.5 New development could consider slope-adaptive design to take advantage of sunlight exposure and the surrounding vistas.

Outdoor Amenity Space

2.18.6 Provide outdoor amenity spaces where residents and passersby may gather, such as front yards, grassed boulevards, courtyards or playgrounds.

Public Pathway Access

2.18.7 Design pathways/sidewalks to provide access to the public pathway system and the Nose Creek escarpment.

CHAPTER 3: COMMERCIAL

The majority of commercial land use within Winston Heights Mountview is situated along 16th Avenue NE. The avenue is the main east-west vehicular corridor through the city for the Trans-Canada Highway. Historically, highway commercial uses were situated along 16th Avenue but today a transition to local and regional commercial services is preferred.

Local commercial services for the community are situated along Edmonton Trail, and are within walking distance to the majority of residents.

3.1 Goals of Commercial Redevelopment

Area 7 EDMONTON TRAIL: LOCAL COMMERCIAL NODES

Maintain important local commercial activities at key nodes along Edmonton Trail and provide opportunities for mixed commercial/residential uses.

Area 8 16th AVENUE URBAN CORRIDOR (West from 6th Street NE)

Provide opportunities for mixed use (commercial/residential) development as determined in the 16th Avenue North Urban Corridor Long Range Plan.

Area 9 16th AVENUE NE (East from 6th Street to Moncton Road NE)

Provide opportunities for redevelopment to commercial or commercial-residential uses, or maintain seniors' housing and medical services.

SECTION 2: Land Use Policies

3.2 Commercial Redevelopment Objectives

- 3.2.1 To encourage thriving commercial developments for community residents.
- 3.2.2 To maintain walkability within the community by continuing to provide local commercial uses along Edmonton Trail and local/ regional commercial uses along 16th Avenue NE.
- 3.2.3 To create visual interest to passersby by articulating building facades and rooflines.
- 3.2.4 To enhance pedestrian comfort along the commercial corridors with quality landscaping.
- 3.2.5 To provide interest to passersby by designing pedestrian-scale features in building facades.
- 3.2.6 To accommodate the needs of the disabled, elderly, and parents with strollers with easy access to each level of a commercial development.



3.3 Commercial Redevelopment Policies

- 3.3.1 Redevelopment to mixed use is supported throughout all commercial areas.
- 3.3.2 Limited environmental investigation information is available for Winston Heights Mountview. In order to identify environmental issues that could restrict the proposed land uses, applicants may be required to submit a current Phase I Environmental Site Assessment report for any subject property, by a qualified professional. Depending on the nature of the application and results of the assessment, further environmental investigation information may be requested.
- 3.3.3 Policies and guidelines in the ARP are not to be interpreted as an approval for a use on a site, as the policies do not address the specific situation or condition of each site within the plan area. In that regard, particular site conditions, including environmental contamination, must be assessed on a case by case basis on application for subdivision or development approvals.

3.4 Commercial Redevelopment Guidelines

Alley-facing Facades

- 3.4.1 Attractively design alley-facing building facades through use of architectural treatments, windows, murals, etc.

Awnings, canopies, arcades

- 3.4.2 Provide weather protection to pedestrians by use of awnings, pedestrian arcades and canopies.

Bicycle Parking

- 3.4.3 Provide bicycle parking for residents and visitors.

SECTION 2: Land Use Policies

Building Mass

- 3.4.4 Buildings should be designed with a variety of massing, creating a scale and level of detail at the street level appropriate to the pedestrian.

Driveways & Walkways

- 3.4.5 On site driveways and walkways should consider use of permeable materials to maximize on-site ground infiltration of stormwater and minimize large impervious areas.

Façades

- 3.4.6 Replication of small individual business storefronts through design may be accomplished by using multiple façade materials, cornice lines, canopies, window sill height variations and window treatments.
- 3.4.7 Windows that reveal indoor amenities, activities and displays are encouraged.

Mixed Use Development

- 3.4.8 Mixed use developments which are adjacent to residential use districts should be carefully designed to ensure that the residential component of the project is clearly distinct. The residential uses should relate to the adjacent residential development to the east of Edmonton Trail or to the north of 16th Avenue, while the commercial component should be clearly distinct and relate to adjacent commercial development along Edmonton Trail or 16th Avenue.

Parking

- 3.4.9 To enhance pedestrian comfort, parking should be located to the rear, side yard or underground. Where provided, front yard parking should be designed so that large areas are broken up through use of trees and vegetation.
- 3.4.10 Where possible, semi-basement or underground car parking is encouraged.
- 3.4.11 Internal parking facilities should permit access/egress as close to major roadway as possible, rather than on local roadways.

Public Spaces Adjoining Roadways

- 3.4.12 Public spaces adjoining roadways (road rights of way) should be designed to ensure pedestrian pleasure and safety through use of boulevards, vegetation, lighting and street fixtures.
- 3.4.13 Landscaping should provide aesthetic and functional value to pedestrians and passersby through diversity of surface textures and materials. (e.g. provide summer shade, windbreaks, access to winter sun, buffer between distinct land uses.)

Signage

- 3.4.14 Developments should accommodate places for signage that are in keeping with the building's architecture.
- 3.4.15 Small signs may be incorporated into the building's architecture, along a sign band, on awnings or marquees, located in windows, or hung perpendicular to the building façade.
- 3.4.16 Consideration should be given to three dimensional wall mounted signage, where materials and objects assist in visually advertising a specific business (e.g. 3-D flower for florists).

SECTION 2: Land Use Policies

Storage and Garbage

3.4.17 New development should contain storage and garbage within the new development rather than external to the building where possible.

Trees

3.4.18 Existing mature trees, especially those located near property boundaries, should be retained and incorporated in the development wherever practical.

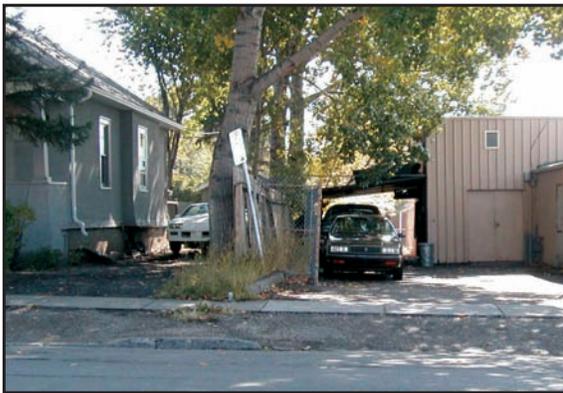


AREA 7 - LOCAL COMMERCIAL NODES, EDMONTON TRAIL

Maintain important local commercial activities at key nodes along Edmonton Trail and provide opportunities for mixed commercial/residential uses.

Policy Context:

Local commercial nodes are an integral part of the fabric of the Winston Heights Mountview community. Commercial nodes should be retained to provide services to the local population. Compatibility between the commercial and adjacent residential uses is encouraged through landscape design.



COMMERCIAL POLICY AREA 7 MAP

Winston Heights
Mountview ARP

Legend

-  Policy Area 7
-  Study Boundary

Map 10 COMMERCIAL POLICY AREA 7

LOCAL COMMERCIAL:
Edmonton Trail NE



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3.5 Local Commercial Nodes: Edmonton Trail Policies

Land Use

- 3.5.1 Commercial uses at existing key nodes on Edmonton Trail should serve the local community by providing a mix of goods and services.
- 3.5.2 Mixed use commercial-residential redevelopment, two storeys in height at these nodes is encouraged. Main floor commercial is required.

3.6 Local Commercial Nodes: Edmonton Trail Guidelines

Building Orientation

- 3.6.1 Commercial uses should be oriented towards Edmonton Trail.

Interface Zones

- 3.6.7 Setback areas between commercial and residential uses should be planted with vegetation to ensure privacy to each property.

Lighting

- 3.6.8 Lighting, in vehicular parking areas and pedestrian walkways, should be designed to minimize impacts on residents (e.g. directional lighting).

Parking

- 3.6.9 Parking should be located to the rear, side yard or underground, where possible.

Property Line Setbacks

- 3.6.10 Buildings should be built to the Edmonton Trail property line, where possible.

SECTION 2: Land Use Policies

Rooflines

- 3.6.11 To complement and extend the roofline characteristics of adjacent residential development, commercial buildings are encouraged to replicate sloped roof lines.
- 3.6.12 Dormers in steeply pitched rooflines should be encouraged to reduce the visual impact of a commercial building's height.
- 3.6.13 When sloped roofing is not used, cornices or pediments should be used to provide character to the building facade.

Vehicular access

- 3.6.14 Vehicular access to commercial developments may be from Edmonton Trail or the adjacent Avenues.

Storefront Commercial Design

- 3.6.15 Design buildings to include continuous commercial frontage on the main floor for pedestrian oriented land uses such as retail shops, restaurants and personal service businesses. The main floor should be at the same level as the sidewalk.
- 3.6.16 Storefronts should include large window areas allowing views into the stores. Continuous storefronts should be broken up by doorways, columns or other significant architectural elements.
- 3.6.17 Narrow storefront widths are encouraged (for example, 7.5 m to 15 m). When buildings contain larger stores, they should be designed to look like a series of smaller stores and to provide pedestrian access from the street.
- 3.6.18 Locate surface parking at the rear of the site. No new parking facing Edmonton Trail or intersecting avenues should be permitted. Where surface parking or driveways are located in side yards, they should be screened by landscaping and designed to minimize disruption to the pedestrian environment.
- 3.6.19 Upgrades to the streetscape should be implemented at the time of redevelopment. Wider sidewalks with trees on both sides of the sidewalk is the preferred standard. The required road widening setback should be used for decorative paving and tree planting. (Refer to Figure 1, 2.15.12)

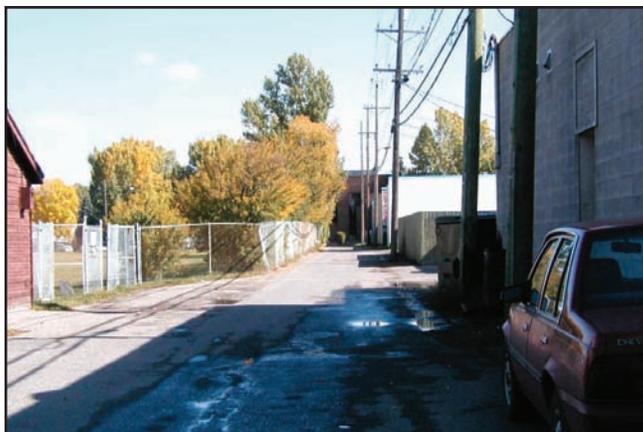
AREA 8 - 16th AVENUE NORTH URBAN CORRIDOR (West of 6th Street NE)

3.7 16th Avenue North Urban Corridor Long Range Concept Plan

The 16th Avenue North Urban Corridor Long Range Concept Plan provides the framework for revitalization of 16th Avenue and the rejuvenation of the adjacent residential communities including Winston Heights Mountview. The Concept Plan addresses the area within the Winston Heights Mountview community from Edmonton Trail to 6th Street NE and to the south side of 17th Avenue NE or equivalent distance.

The Concept Plan anticipates generally a mixed use (commercial/residential) development at varying heights along the 16th Avenue Corridor. Auto oriented and mixed use developments in the vicinity of Edmonton Trail and 6th Street NE intersection are recommended.

The Land Use Plan will require further consultation and engagement with the community, business and landowners and area residents to better define the land uses and associated policies prior to adoption by Council, of the 16th Avenue North Urban Corridor Land Use Plan.



COMMERCIAL POLICY AREA 8 MAP

Winston Heights
Mountview ARP

Legend

-  Policy Area 8
-  Study Boundary

Map 11 COMMERCIAL POLICY AREA 8

16 AVENUE NORTH URBAN CORRIDOR
(West of 6 Street NE):
Mixed Use (Commercial / Residential)



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AREA 9 - 16th AVENUE (East from 6th Street to Moncton Road NE)

Provide opportunities for redevelopment to commercial or commercial/residential mixed uses and confirm senior's housing and medical services.

Policy Context:

16th Avenue NE has the history of being a connecting corridor for the Trans Canada Highways east and west of Calgary. In this capacity as a traffic route, the land was designated for highway commercial uses. Existing land uses include an office, a motor inn, an assisted living facility and a senior's apartment. Land use opportunities exist for mixed use commercial-residential development, increased building heights and quality design.



COMMERCIAL POLICY AREA 9 MAP

Winston Heights
Mountview ARP

Legend

-  Policy Area 9
-  Study Boundary

Map 12 COMMERCIAL POLICY AREA 9

16 AVENUE NE
(East of 6 Street NE):
Mixed Use (Commercial / Residential)



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3.8 16th Avenue NE (East from 6th Street to Moncton Road NE) Policies

Land Use

- 3.8.1 Land uses could include regional commercial or mixed commercial/residential up to six storeys and 321 units per hectare (130 units per acre),
- 3.8.2 Maintain Mountview Seniors' apartments as affordable housing.
- 3.8.3 The Care West Dr. Vernon Fanning Centre long term care facility supports the lifecycle occurring within the community, is viewed as a social asset by the community and is confirmed as an appropriate use.

Vehicular Access

- 3.8.4 Ensure that vehicular access to the facilities found on the blocks between 6th Street NE and Moncton Road is retained for emergency vehicle and public transportation.

3.9 16 Avenue NE (East from 6th Street to Moncton Road NE) Guidelines

- 3.9.1 Commercial services that cater to a “regional” customer base should be located along 16th Avenue NE.
- 3.9.2 Encourage a mix of uses within one store (e.g. coffee shop in a book store).
- 3.9.3 In mixed-use buildings, commercial uses should be located at grade and on second levels, with residential uses above.
- 3.9.4 Residential building entrances should be accentuated. These entrances should be designated so that they are not easily confused with entrances into ground level businesses.



CHAPTER 4: OPEN SPACE

Winston Heights Mountview's schools and parks provide recreational opportunities for neighbourhood and regional residents. There are three neighbourhood parks, one community park, two schools and a community centre in the area. There are also two golf courses located in the Nose Creek Valley.

4.1 Goals of Open Space

Area 10: Community Centre

Use sustainable and environmentally sound materials and programs in the redevelopment of the building or the landscape.

Area 11: Mount View Elementary School

Georges P. Vanier Junior High School

Re-use existing structures or redevelop to uses suitable to community needs.

Area 12: Munro Park

Maintain and enhance this community park for the enjoyment of neighbourhood residents and visitors.

Area 13: Neighbourhood Parks

Address demographic changes by providing age-appropriate park amenities and landscape design.

Area 14: Nose Creek Valley

Protect this city-wide asset as an environmentally significant area while offering passive recreational opportunities.

SECTION 2: Land Use Policies

4.2 General Open Space Policies

Directional Signage

- 4.2.1 Provide directional signage (wayfinding maps/symbols) for cyclists and pedestrians at key intersections or entry points, where possible.

Natural Environment

- 4.2.2 Enhance the natural environment through native habitat restoration and native plantings in both public and private open spaces.
- 4.2.3 Protect and augment existing native vegetation in local open space areas.
- 4.2.4 Support the concept of biodiversity through community and school programs such as the School Yard Naturalization program.

Nose Creek

- 4.2.5 Maintain the Nose Creek Valley to protect its environmental value and continued public access.

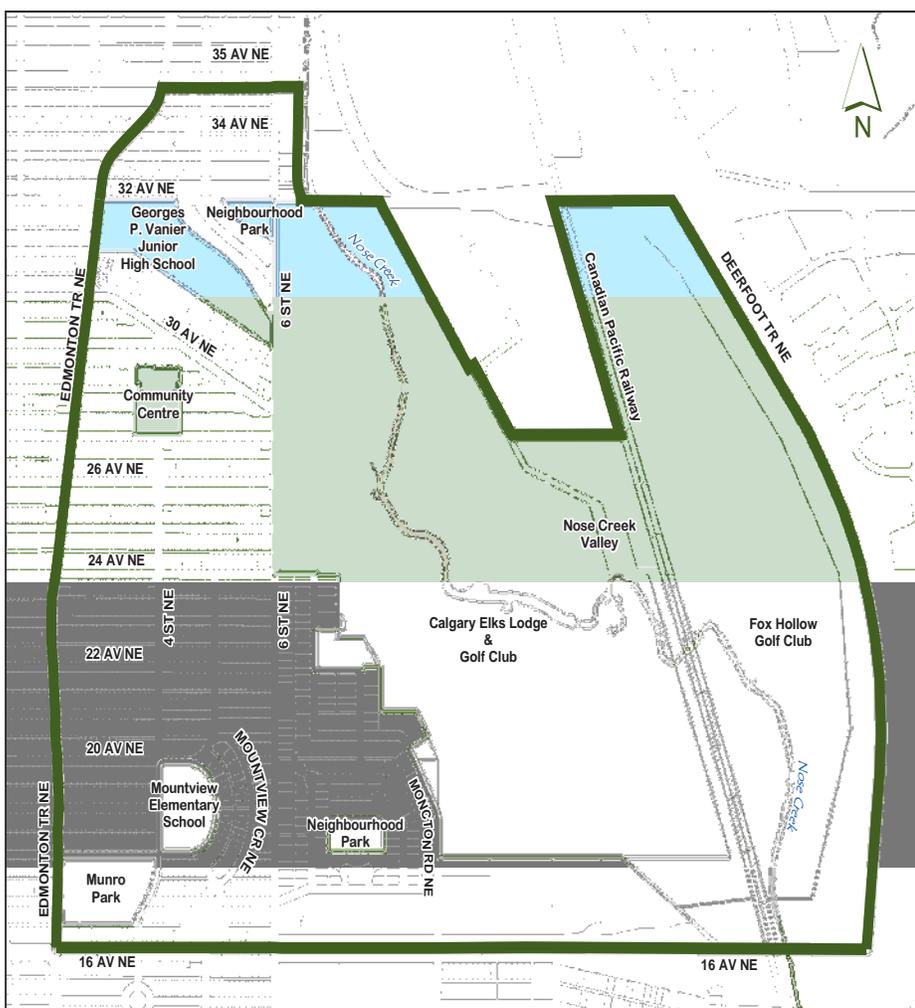


Winston Heights
Mountview ARP

Map 13
OPEN SPACE
POLICY AREAS 10-14

Legend

- Policy Areas 10 - 14:
 - Area 10 - Open Space - Community Centre
 - Area 11 - Open Space - School Sites
 - Area 12 - Open Space - Munro Park
 - Area 13 - Open Space - Neighbourhood Parks
 - Area 14 - Open Space - Nose Creek Valley
- Study Boundary



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SECTION 2: Land Use Policies

Public Landscape Improvements

- 4.2.6 Landscape improvements are encouraged in parks, along boulevards and within school yards.
- 4.2.7 Support active and passive recreation, social and/or cultural activities within local parks by providing appropriate park amenities.
- 4.2.8 Encourage social interaction by providing seating areas.
- 4.2.9 Plant and replant boulevard trees to sustain the character of tree-lined streets.
- 4.2.10 Design quality community entryways using soft and hard landscaping.
- 4.2.11 Provide barrier-free access to public destinations.

Regional Pathway

- 4.2.12 Any redevelopment adjacent to the regional pathway should provide appropriate landscape interface to ensure the pathway is in a park-like setting.
- 4.2.13 Link local pathways to the regional system.
- 4.2.14 Create barrier-free linkages between existing pathways, parks and open spaces when infrastructure is upgraded.
- 4.2.15 Paved pathways should be built along the:
 - west side of 6th Street NE between Merrill Drive and 36th Ave NE given the overhead utility lines/poles and limited lipogutter width of 4.9 m;
 - south side of 30th Ave NE between Edmonton Trail and 4th St NE; bearing in mind the existing overhead wires and lipogutter which may provide insufficient width for tree planting.

AREA 10 - COMMUNITY CENTRE

Use sustainable, and environmentally sound, materials and programs in the redevelopment of the building or the landscape.

Policy Context:

The community centre is an integral part of local community social and recreational activities within the community. The City acknowledges the volunteer efforts of local residents to maintain and upgrade the property.



SECTION 2: Land Use Policies

4.3 Community Centre Policies

Accessibility

4.3.1 Pedestrian access to the community centre should be preserved from all points (4th Street NE and 27th Avenue; 4th Street NE off of 29th Avenue; as well as the east and west entrances off of 28th Avenue NE) to continue to provide connections to pathway systems throughout the community.

Biodiversity

4.3.2 Develop a low maintenance, natural vegetation park area to support biodiversity.

Non-Profit Use

4.3.3 Accommodate non-profit uses within the community centre if permissible under legislation.

Parking Lot

4.3.4 Install permeable surfaces and plant vegetation amongst the parking stalls to minimize the hard surfacing.

Retrofit Building

4.3.5 When possible, retrofit the building as an environmentally sustainable and low maintenance structure through use of recycled building materials, alternative heating and lighting methods, etc.

Special Events

4.3.6 Special events and activities, that cater to local residents and which require temporary structures, are supported.

4.3.7 Special event parking should be accommodated on site when possible.

AREA 11 - SCHOOLS

Re-use existing structures or redevelop to uses suitable to community needs.

Policy Context:

Mount View and Georges P. Vanier schools are non-reserve properties. Mount View is designated as residential use for single and semi-detached development, consistent with the adjacent residential streets' zoning. Georges P. Vanier is designated for public use.

These two schools are viewed as community assets, having served the educational needs of the community over the last few decades. As the lifecycle of the community progresses, the schools' purpose of providing education programs to local children may be challenged. The community recognizes that a transitional period between the original use of the school and a new alternative use may occur. The community expectation is that a discussion will ensue between The Calgary Board of Education (CBE) and themselves when school buildings are being considered surplus to The CBE's needs.



SECTION 2: Land Use Policies

4.4 School Policies

Land Use Redesignation

- 4.4.1 If a school site is redesignated to other uses, such as residential land use, preference should be given to a use which benefits the social needs of the local population, such as affordable or seniors' housing, cooperative uses, daycare, etc.
- 4.4.2 Prior to any school property land use redesignation, the landowner will consult and discuss conceptual plans with the community prior to submitting a rezoning or subdivision application.

School Facility Use

- 4.4.3 The use of school facilities should meet the educational, social and recreational needs of the area residents, as well as the needs of the surrounding communities.

School Building Deemed Surplus: Open Space

- 4.4.4 When, and if, a school building is deemed surplus to the School Board's needs, The City will review the open space requirements of the community to ascertain whether retention of the school site's open space is required.

School Building Deemed Surplus: Adaptive Re-Use of Building

- 4.4.5 Should the school building be deemed surplus by the public School Board, opportunities for adaptive re-use of the school building which will benefit the community should be considered (such as child and senior daycare programs). Other uses may include office space for non-profit organizations.

Redevelopment

- 4.4.6 Should a school building be deemed surplus by the public School Board, opportunities for redevelopment to residential uses may be considered, with special consideration given to affordable housing, especially on the Mount View school site.

AREA 12 - MUNRO PARK

Maintain and enhance this community park for the enjoyment of neighbourhood residents and visitors.

Policy Context:

Munro Park provides both active and passive recreational opportunities for residents of the community and surrounding areas.



SECTION 2: Land Use Policies

4.5 Munro Park Policies

General

- 4.5.1 Determine community needs to provide age appropriate park amenities.
- 4.5.2 Develop design strategies to strengthen the identity of the park as a community gathering place.
- 4.5.3 Improve accessibility for users.
- 4.5.4 Coordinate public/private partnership opportunities in conjunction with the City of Calgary and the Forever Green programs, as well as the Adopt-a-Park volunteer program. The community should pursue available programs as ways to improve the park.

Park Enhancements

- 4.5.5 Erect a community identification sign in the southwest corner of the park to establish a gateway into the community.
- 4.5.6 On an opportunity basis, redesign the southwest corner and west edge of the park to take advantage of its high profile location.
- 4.5.7 Develop formalized access points into the park to improve public accessibility.
- 4.5.8 Identify hazardous trees and remove where feasible, to address user safety concerns.
- 4.5.9 Augment existing trees and landscaping where feasible.

AREA 13 - NEIGHBOURHOOD PARKS

Address demographic changes by providing age-appropriate park amenities and landscape design.

Policy Context:

Neighbourhood parks cater to residents within the immediate vicinity and “encourages the use of a site design that is flexible enough to adapt as community uses change over time.” (Calgary Open Space Plan)



SECTION 2: Land Use Policies

4.6 Neighbourhood Park Policies

Landscaping

- 4.6.1 Enhance landscaping where appropriate, to improve the functionality and visual aesthetics of the park.

Passive Use

- 4.6.2 Maintain neighbourhood parks for passive recreational use.

Place to gather

- 4.6.3 Provide seating areas to promote social interaction.

Play Structure

- 4.6.4 Reinvest in creative play structure equipment when possible.

Redevelopment

- 4.6.5 Redevelop neighbourhood parks in response to demographic changes in the community.
- 4.6.6 Provide age-appropriate park amenities and landscape design when redeveloping neighbourhood parks.



AREA 14: NOSE CREEK VALLEY

Protect this city-wide asset as an environmentally significant area while offering passive recreational opportunities.

Policy Context:

The Nose Creek valley in Winston Heights Mountview is one of only a few natural remnants of the creek system. It is governed by both the 1984 Calgary River Valleys Plan and the Urban Park Master Plan. Both plans' policies call for the "...protection, rehabilitation and/or reestablishment of naturally sustainable landscapes, waterways, and ecosystems." Some development is possible, but consideration must be given to environmental impact and the resulting activities being "...passive, low intensity, informal, (and) unstructured."



SECTION 2: Land Use Policies

4.7 Nose Creek Valley Policies

Building Design

- 4.7.1 Design buildings using environmentally-sensitive approaches such as solar heating, recycled building materials, grey water recycling, etc.

Existing & New Development

- 4.7.2 Federal and Provincial jurisdictions are to be notified of any development along the Nose Creek corridor.
- 4.7.3 At the time of any subdivision, land use, or development permit application, the applicant may be required to undertake the following studies:
- Biophysical Impact Assessment
 - Geotechnical report
 - Hydrological report
 - Historic Resource Inventory Assessment
 - Historic Resources Impact Assessment
 - In Stream Fish Habitat Assessment.
- 4.7.4 Any new development or redevelopment directly adjacent to an escarpment should provide the 18.0 m development setback from the top of escarpment as determined by the City's Parks Department.

Existing Natural Vegetation

- 4.7.5 Maintain undisturbed natural vegetation in both the creek and escarpment for the purpose of habitat preservation.

Habitat Restoration

- 4.7.6 Promote habitat restoration and enhancement of the riparian and upland grassland habitats, which will contribute to the ecological health and integrity of Nose Creek.
- 4.7.7 Establish native grassland communities and include the development of a weed management program to eradicate the invasive brome grass.
- 4.7.8 Regenerate prairie grass species on the escarpment lands.

Off-Leash Dog Areas

- 4.7.9 Locate off-leash dog areas on disturbed lands rather than natural, undisturbed sites.
- 4.7.10 Identify off-leash areas with proper signage.

Overland Drainage

- 4.7.11 All overland drainage must be contained within adjacent development site to protect the creek from potential pollution and inappropriate volumes.

Parking

- 4.7.12 Accommodate parking requirements away from the natural environment.

Pesticide/Fertilization Management Plan

- 4.7.13 All maintenance activities are governed by Provincial legislation. Any spraying within 30.0m of the creek edge requires a permit to prevent any seepage into the creek.
- 4.7.14 All golf courses should have a pesticide/fertilization management plan in place, using best IPM management practices, to ensure that applied chemicals are retained on site and are not released from the area of application.

SECTION 2: Land Use Policies

Public Access

- 4.7.15 Maintain public access to Nose Creek Park and the river valley park system.
- 4.7.16 Promote the development of a secondary trail system to provide controlled public access to minimize damage to the escarpment and riparian lands.

Transition Areas

- 4.7.17 Where the park shares a property line with another land use, fencing and/or landscaping should be used to minimize visual and physical impacts between two potentially conflicting uses (eg. commercial visitors parking on park space).

Vistas

- 4.7.18 Vistas of Nose Creek should be maintained for the pleasure of Calgary residents.
- 4.7.19 Provide additional landscape enhancements to hide man-made structures such as fences, parking lots and domes.



CHAPTER 5: TRANSPORTATION

Context

Transportation policies are documented within The City of Calgary's transportation master plans.

The Winston Heights/Mountview Community is served and impacted by the following roadways;

Major Roads – 16 Avenue, Edmonton Trail.

Minor Collector Streets – 20 Avenue NE, 20A Avenue NE, 24 Avenue NE

Collector Streets – 4 Street NE, 6 Street NE, 17 Avenue NE

The community is primarily a modified grid system of streets that is conducive to some shortcutting as commuters try to avoid congested major intersections along 16 Avenue North and find alternative routes on local residential and collector streets. This is generally a concern during the morning and afternoon peak travel periods. There is projected traffic growth on both 16 Avenue North and on Edmonton Trail North. The desire by commuter motorists to seek shortcut routes may be mitigated by the additional capacity provided by the widening of 16 Avenue from 4 to 6 lanes. The enhanced operation at key major intersections such as Edmonton Trail at 16 Avenue North will help keep commuter traffic on the major arterial system. The 16 Avenue Widening project is estimated to be completed in 2007.

There are two focus areas of concern in the community:

1. Motorists seeking an alternative east/west route to avoid congestion along 16 Avenue North, divert via 6 Street East and use 20A Avenue to access 20 Avenue North which runs parallel to 16 Avenue North.
2. Motorists seeking an alternative north/south route to avoid congestion along Edmonton Trail and at the intersection of Edmonton Trail and 16 Avenue North, use alternative north/south routes such as 4 Street or 6 Street NE. Motorists are seeking the shortest and most direct route between the commercial/industrial area north of 32 Avenue and the 16 Avenue access to Deerfoot Trail.

SECTION 2: Land Use Policies

20 Avenue and 20A Avenue within Winston Heights/Mountview has become an alternative route due to the capacity constraints and congestion experienced along the 16 Avenue North corridor. This has been a traditional diversion route for many Calgarians over the years as there are few east/west routes between McKnight Boulevard and 16 Avenue North. 20 Avenue is a two lane “minor collector” roadway with residential frontage and school frontage. The environmental design guideline for this roadway is 7,500 vehicles per day. The Inner City Transportation System Management Strategy recognized that traffic problems along 20 Avenue North are not linked only to each peak period, but noted non-peak and weekend traffic levels were also significant.

City Council approved The Inner City Transportation System Management Strategy in 2000. This study noted that without improvements to 16 Avenue North, traffic volumes will continue to increase along 20 Avenue due to city wide land use patterns and growth. This corridor services a number of adjacent inner city communities as a collector roadway which is consistent with its purpose. There were a number of recommendations for 20 Avenue North that include:

1. In developing a detailed traffic calming strategy through a local community traffic study process for 20 Avenue the range of techniques and approaches should include consideration of those identified by the Technical Review Panel such as;

- *40 km/h speed zones;*
- *Reducing commuter east-west roadway utilization through signal phasing modifications;*
- *Channelization at minor intersections;*
- *Retention of on-street parking. Curb lanes should however remain available to motorists at key north/south intersecting roadways;*
- *Maintain one lane of traffic in each direction;*
- *Utilization of curb bulbs.*

2. 20 Avenue NW between 22 Street West and 5 Street East be changed from a Supporting Roadway to that of Minor Collector, and further that traffic mitigation measures be directed to reduce volume and speed and not be implemented to change the role and function of 20 Avenue NW.

3. That the City and community embrace an ongoing commitment to establish and maintain a balance between community quality of life and safe and acceptable mobility for road users.

In 2004, as part of a safety initiative, a series of temporary curb extensions were placed at all marked and signed crosswalks, including pedestrian corridors along the length of 20 Avenue North to enhance pedestrian crossing safety. It should be noted no curb extensions were placed at key signalized intersections on 20 Avenue North in order to maintain intersection capacity. No locations on 20 Avenue North east of Edmonton Trail were identified for this treatment. However, other options will be considered for 20 Avenue North in Winston Heights/Mountview in the future as part of the Inner City Transportation System Management Strategy.

Seventeenth Avenue North is a collector street and serves as a dividing line between commercial/institutional use on the south side of the roadway and residential uses on the north side. Concerns have been expressed by community residents about overspill parking from the commercial/institutional uses into the adjacent residential area. There is also some degree of commercial oriented traffic circulating on 17 Avenue North.

Sixth Street NE has been a concern by the community over the years. It provides a north/south alternative route to Edmonton Trail between 8 Avenue and 32 Avenue North. Initiatives were undertaken during a previous traffic study to address traffic volume and speed on this street. Present day traffic volumes for this collector street are generally within the environmental design guidelines of 5,000 vehicles per day. The only location where the guideline is marginally exceeded is between 16 Avenue and 17 Avenue North.

There are existing on-street bikeways on 6 Street East and on 32 Avenue North. Recommended on-street bikeway facilities are presently being investigated for inclusion in the network on 17 Avenue North, west of 6 Street East and on 20 Avenue North/20A Avenue North, from 6 Street East to Edmonton Trail North.

OBJECTIVES

The Winston Heights/Mountview Community has indicated the following transportation objectives for the community:

- To ensure that the roadways provide safe routes for motorists, pedestrians and cyclists
- To improve the safety of the pedestrian environment through traffic calming measures which reduce vehicular speeds.
- To encourage non-local traffic to utilize the major road network rather than through-cutting on residential streets.

SECTION 2: Land Use Policies

- To support alternative travel modes, such as bicycle use, through provision of pathways and designated bikeways.

POLICIES

Efforts to address the transportation issues in the Winston Heights/Mountview Community will require adherence to the standard policy and procedure for Traffic Calming projects as approved by The City of Calgary. Community traffic calming projects are prioritized on a city-wide basis to ensure those communities with the most severe problems are dealt with first. The Winston Heights/Mountview Community has made an application for a community traffic calming study, outlining the concerns and identification of traffic issues. The city-wide list of communities that have requested community traffic calming studies is reviewed and prioritized by the Transportation Department on an annual basis.

As part of the normal course of operations, review and analysis for traffic control measures in the community such as traffic signals and pedestrian corridors will be undertaken as required with accordance to city-wide warrant study priorities



SECTION 3
Community Development



CHAPTER 6: SOCIAL STRATEGY

Social strategy context for the following objectives and policies are provided in Appendix 6. The main themes include: seniors; low income residents; supports for families; community facilities; diversity; community stability; safety and community governance.

6.1 Social Strategy Objectives

- 6.1.1 To monitor the effectiveness of existing programs and the requirement for new programs, as necessary, to address the needs of:
- seniors,
 - low income residents,
 - families, and
 - immigrants.
- 6.1.2 To ensure that all community services provided are affordable and accessible to all residents, and that residents are aware of them.
- 6.1.3 To promote a strong sense of commitment to the community and participation in strengthening the community, among both homeowners and renters.

SECTION 3: Community Development Policies

6.2 Social Strategy Policies

6.2.1 A senior’s outreach worker, funded through FCSS, should assess the need for increasing seniors’ services, such as:

- a. A subsidized home maintenance program for seniors’, similar to that being provided through the program “Community Assistance for Seniors,” funded by the Hillhurst-Sunnyside Community Association in Partnership with Family and Community Support Services;
- b. A better supply of subsidized seniors’ housing within the community;
- c. Improved access and transportation for seniors within the community (e.g., the timing of street crossing lights on 16th Avenue). The Co-Op store provides a van on a weekly basis to pick up residents from seniors’ apartments and Midfield Park to do their grocery shopping - there may be opportunities for other businesses to do the same;
- d. Options for seniors on limited income to address financial concerns.

6.2.2 The demand for children’s day care and recreational services should be assessed on a frequent basis given that the community is in a transitional phase involving an increased number of families and lone parent families moving into the community. If schools are deemed surplus to educational needs, where possible, they should be creatively adapted to serve other community social uses such as recreation, child care or seniors’ programs.

- 6.2.3 The following immigrant services should be assessed to identify service improvements to:
- English as a Second Language (ESL) analysis of waiting lists where demand for interpreters exceeds the supply;
 - Adult programs: analysis of relevant coursework for the purpose of increasing levels of education and income for immigrants, and analysis of spatial needs (existing school facilities could be used).
- 6.2.4 Affordable housing should target, and provide for, seniors residing in Winston Heights Mountview, Renfrew, Tuxedo and Highland Park, to address the higher than average number of seniors living in these communities.
- 6.2.5 Assess the community's co-housing pilot project to identify success in dealing with affordability and social isolation issues.
- 6.2.6 Community service providers should work in partnership with the diverse community groups to explore ways to promote social interaction. For example, lone seniors might be a resource for lone parent families, and the children could provide companionship to the seniors. Seniors might be resources for ESL and other tutoring, and immigrants and youth might reciprocate by shovelling snow and mowing lawns.
- 6.2.7 Perceptions of safety within the community should be explored, in conjunction with the Calgary Police Service District 3 Community Liaison Officer, to determine if there is a need for further programming in this area. Any analysis should include whether or not the range of amenities in the community are being fully utilized and viewed as safe, attractive and inviting; and whether or not Crime Prevention through Environmental Design principles were implemented during redevelopment of sites.

SECTION 3: Community Development Policies

- 6.2.8 The transit system should be regularly assessed from a social perspective, given the physical or financial limitations and challenges that both seniors and low income residents may face with transportation. The assessment should include analysis of the following:
- the proximity of transit services to facilities and affordable housing complexes which are frequented by seniors;
 - the frequency of transit service at different times of the day to meet community needs;
 - the adequacy of linkages to the general transit system to allow families that do not have other alternatives the ability to travel by bus to jobs and child care;
 - the adequacy to the number and location of bus shelters provided, particularly near seniors' residences.
- 6.2.9 The Community Association and other community services should seek ways to reach out to the residents of the Midfield Park trailer park and other renters, to reduce feelings of isolation.



APPENDICES



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APPENDIX 1

APPENDIX 1 IMPLEMENTATION TABLES TABLE OF SUGGESTED LAND USE REDESIGNATIONS

The following districts are from the Calgary Land Use Bylaw 2P80. When the Land Use Bylaw is amended, these districts will no longer be applicable as the uses under each district will have changed. The table is to be used as a guide to current (2005) redesignation applications.

The various designations for the terms “low,” “medium” and “high” density residential are as follows:

Low Density Residential districts include: RR-1; R-1; RS-1/RS-2; R-1A ; R-2/
R-2A ; RM-1 ; RM-2

Medium Density Residential districts include: RM-3 ; RM-4 ; RM-5

High Density Residential districts include: RM-6 ; RM-7



PROPOSED LAND USE REDESIGNATIONS PART 1

Area	Current Zoning (Land Use Bylaw 2P80)	Acceptable Uses	Key Initiator
Area 1: Low Density Laned Lots	R-2	-single-detached, semi-detached, - live/work on 34 Ave	N/A Land Owners
Area 2: Low Density Laneless Lots	R-2	- single-detached, semi-detached	N/A
Area 3: 31 st Avenue	R-2	- townhouses up to 111 uph (45 upa) 3 storeys	City (Area A) Land Owners (Area B)
Area 4: Medium Density Development	RM-4	- townhouses or apartments up to 148 uph (60 upa), 3 storeys - low impact office uses in four Potential Heritage sites (411, 413, 417, 419 20 Ave NE)	N/A Landowners
Area 5: Edmonton Trail	R-2	- townhouses or apartments up to 148 upa (60 upa) 3 storeys	City
Area 6: Midfield Park Area	C-6	Multi-unit residential or mixed-use up to 321 uph (130 upa)	Land Owners
Area 7: Edmonton Trail Commercial Nodes	DC + C-1	Mixed Use Commercial-Residential, 3 storeys, main floor commercial required	Land Owners
Area 8: 16 th Avenue Corridor	DC, C-1, C-3, R-2	To be determined	
Area 9: 16 th Avenue (east of 6 street)	C-6 + DC	Commercial or mixed commercial/residential up to 321 uph (130 upa) 6 storeys, Fanning Centre & Senior's Apartment	Landowners
Area 10: Community Centre	PE	Community Centre	N/A
Area 11: Schools Georges P. Vanier Mount View	PE R-2	- school - school	Land Owners
Area 12: Munro Park	PE	Park	N/A
Area 13: Nose Creek	PE	Recreation	N/A
Area 14: Neighbourhood Parks	PE	Parks	N/A

APPENDIX 1

PROPOSED LAND USE REDESIGNATIONS PART 2

TYPE	ADDRESS	EXISTING DESIGNATION	PROPOSED DESIGNATION	PURPOSE
City-Initiated Laned Lots off Edmonton Trail	408 18 Av NE 404,406,407 19 Av NE 401,405,408,409 21 Av NE 401,405,408,409 22 Av NE 401,405,409 23 Av NE 403, 403A, 405,411 25 Av NE 406 32 Av NE 401, 403, 404, 407 33 Av NE 1914, 2316, 3304 Edmonton Tr NE	R-2	RM-4	<ul style="list-style-type: none"> • Provide opportunity for additional housing and encourage upgrading along Edmonton Trail
City-Initiated Laned Lots off Edmonton Trail	2202 Edmonton Tr NE	DC 331	DC (RM-4 plus office use in the existing building)	<ul style="list-style-type: none"> • Provide opportunity for additional housing and encourage upgrading along Edmonton Trail, and allow the use in the existing building to continue
City-Initiated Laned Lots off Edmonton Trail	402, 412 25 Av NE 402, 404A, 405, 407, 408 26 Av NE 401, 402, 407, 410, 27 Av NE 402,403,404,405,406, 408 28 Av NE 401, 407, 410 29 Av NE 407, 409 30 Av NE 2616, 3008, 3010 Edmonton Tr NE	R-2	RM-4	<ul style="list-style-type: none"> • Provide opportunity for additional housing and encourage upgrading along Edmonton Trail
City-Initiated 30 Avenue	North half of 410,414, 418, 424, 430, 436, 440, 502,506, 510, 514, 522, 524, 528, 532, 30 Av NE	R-2	RM-3	<ul style="list-style-type: none"> • Provide opportunity for additional housing
Owner-Initiated 30 Avenue	North half of 602, 606, 610, 614, 620, 30 Av NE	R-2	DC (RM-3)	<ul style="list-style-type: none"> • Provide opportunity for additional housing with a private access road from the 31 Av bulb
Owner-Initiated 20 Avenue Buildings on the Inventory of Potential Heritage Sites	411, 413, 417, 419, 20 Av NE	RM-4	DC (RM-4 plus low impact commercial uses in the existing house)	<ul style="list-style-type: none"> • Encourage retention of buildings on the City of Calgary Inventory of Potential Heritage Sites

TABLE OF STRATEGIC ACTIONS (CAPITAL FUNDING BASED)

AREA	ITEM	ACTIONS	RESPONSIBILITY
Area 1: Low Density Laned Lots	N/A	N/A	
Area 2: Low Density Laneless Lots	N/A	N/A	
Area 3: 31 st Avenue	Road Construction	<ul style="list-style-type: none"> • Council must approve funding 	City
	Purchase Private Property to develop access road between 30 th and 31 st	<ul style="list-style-type: none"> • Council must approve funding • Corporate Properties to negotiate with private land owners 	City
	Subdivision of lots	<ul style="list-style-type: none"> • Lots surveyed by surveyor • Subdivision application submitted to City • Registered in Land Titles 	Property Owner
	Redesignation	<ul style="list-style-type: none"> • Application to redesignate 	Property Owner / City
	Lot consolidation	<ul style="list-style-type: none"> • Private lots may be consolidated to develop bareland condo / townhouses 	Property Owners
Area 4: Medium Density Development	Redevelopment	<ul style="list-style-type: none"> • Upgrading of existing development or redevelopment from low to medium density development 	Private Developer
Area 5: Edmonton Trail	N/A	<ul style="list-style-type: none"> • upgrades to the streetscape see 2.15.12 	Private Developer
Area 6: Midfield Park	Lot Consolidation	<ul style="list-style-type: none"> • Conceptual Master Plan to be prepared by land owner 	Land owners
	Road Access from Moncton Road		Developer/Land Owner
	Redesignation	<ul style="list-style-type: none"> • Redesignation application 	Land Owner
Area 7: Edmonton Trail Commercial Nodes	N/A		
Area 8: 16 th Avenue Corridor	N/A		
Area 9: 16 th Avenue	N/A		

APPENDIX 1

Area 10: Community Centre	Biodiversity	<ul style="list-style-type: none"> • Replant to native species 	<ul style="list-style-type: none"> • Community / Private/ Public sector partners
	Retroft Building	<ul style="list-style-type: none"> • Undertake when building needs maintenance and upgrading 	<ul style="list-style-type: none"> • Community
	Special Events	<ul style="list-style-type: none"> • Organize event; permit application (tents) 	<ul style="list-style-type: none"> • Community
Area 11: Schools	School declared surplus	<ul style="list-style-type: none"> • Board of Trustees determines school is surplus to needs • City given first Right of Refusal to purchase 	<ul style="list-style-type: none"> • School Board • City
	Open Space Needs	<ul style="list-style-type: none"> • Parks analyzes Open Space and utilization of felds 	<ul style="list-style-type: none"> • City (Parks Dept)
	Ownership	<ul style="list-style-type: none"> • \$1 transfer for Georges P. Vanier • determine purchase ability 	<ul style="list-style-type: none"> • City
Area 12: Munro Park	Community Sign Trees / Vegetation	<ul style="list-style-type: none"> • Design & purchase • Purchase & Plant 	<ul style="list-style-type: none"> • Community / City • Community / City
Area 13: Nose Creek	Pesticide Management Plan Water Quality Assessment Habitat Restoration	<ul style="list-style-type: none"> • Prepare & implement • Test water quality • Restore open space to native natural environment 	<ul style="list-style-type: none"> • Golf course operators • Province / City • Golf course operators / City / Community
Area 14: Neighbourhood Parks	Pathway Links	<ul style="list-style-type: none"> • Link local pathways with signage, paving, etc. 	<ul style="list-style-type: none"> • City
	Fixtures (play, bench)	<ul style="list-style-type: none"> • Purchase fxtures which meet City Standards 	<ul style="list-style-type: none"> • Community, Private Sector, City
	Vegetation	<ul style="list-style-type: none"> • Increase plantings where possible 	<ul style="list-style-type: none"> • Community, Private Sector , City

APPENDIX 2 CHRONOLOGICAL DEVELOPMENT HISTORY - 1908 to present

Neighbourhood Boundaries

Mountview

1908 Neighbourhood boundaries are created from Edmonton Trail on the west, to CPR track to the east; 16th Avenue NE to the south side of 24th Avenue NW.

Tuxedo Park

1908 Boundaries are created defining the neighbourhood from 4th Street NW east to Nose Creek and from the north side of 24th Avenue to 34th Avenue NE which was the northern boundary of Calgary at that time.

Significant Buildings

Mountview

1908 North side of 16th Avenue, between 4th and 5th Streets NE

- two buildings were built: Mt. View Hospital (Isolation) and Tuberculosis Hospital

Corner on the north side of 16th Avenue and 5th Street:

- Small Pox Hospital

APPENDIX 2

1910 to 1958

North side of 16th Avenue, between 4th and 5th Streets NE:

- Mountview Social Service Home for Girls. This home was torn down and the Co-Op #2 was built on the land. The Home was supported by the Board of Evangelism and Social Service of the United Church, as well as government and outside sources. Nearly 3000 girls aged 14 to 18 were treated at the home. Many were wards of the state and included unwed mothers and juvenile delinquents, as well as emotionally disturbed individuals. The Home would house 25 girls at any one time.

1911 20th Avenue NE

- 5 homes that were constructed are still standing and listed on the City of Calgary Inventory of Potential Heritage Sites.



1915 427 – 16th Avenue NE

- Mt. View Orderly's Home

1922 16th Avenue and 6th Street

- the Regal Golf Club was founded at this corner. The Boundaries were from 16th Avenue to the south, northward to 24th Avenue and from 6th Street to the west eastward to the CPR tracks. In 1952 the golf course was expanded northward to 32nd Avenue. In 1965 the Clubhouse was moved to 24th Avenue. The current Clubhouse was built shortly thereafter. In 1969, the BPOE Elks took possession of golf course. The Elks Golf Course continues to operate.

- 1925** 2210 and 2214 – 4th Street
- Two homes were built and still stand.



- 1930** Small Pox Hospital still operating

TUXEDO PARK – East of Edmonton Trail

- 1919** 24th and 25th Avenues
- homes were built along both avenues. Only one original home remains standing on each avenue.
- 27th Avenue
- one house is built

November 1944 – Veterans' Land Act

There were ongoing negotiations between the City of Calgary and the Government of Canada's District Superintendent of Soldier Settlement and Veterans' Land Act, Edmonton, regarding the acquisition of a significant area of land. The land, owned by the City, was 70 acres in size and was bounded by Edmonton Trail to the west, 6th Street to the east, 25th Avenue (east of 439) to the south, and 32nd Avenue to the north.

Two properties were to be purchased by the Federal Government and included:

- 1) Fifty feet on the north side of 27th Avenue for \$40.00; and
- 2) Fifty feet (which included an existing house) at 502-27th Avenue NE. This is the present location of the Community Hall. The house was relocated to the 100 block of 27th Avenue NE for a total cost of \$600.00.

The City agreed to donate 70 acres of land to the federal government in exchange for the federal government paying for sewer and water infrastructure costs in the amount \$34,171.00. The City offered to develop the streets and cover costs of providing gas and hydro lines. The 70 acres was subsequently subdivided into 60 one acre lots.

APPENDIX 2

1946 - January 1

25th Avenue

- the first 12 houses were completed and residents moved in

1946

Winston Heights Community Association is organized. Winston Heights was named after Sir Winston Churchill. The Community Association building was built on the lands donated by the City to the Federal Government under the Veterans' Land Act.

1948 - 1949

A further subdivision of land occurred. 115 half acre properties were developed.

December 12, 1952

Official dedication of the Winston Heights Community Centre. The centre was originally built using materials from a Mewata Park wartime building.

October 5, 1955

Commercial Zoning

First attempt to have a section of Edmonton Trail rezoned for commercial use. Shell Oil Company applied for a permit to build a service station on the northeast corner of 25th Avenue and Edmonton Trail NE. Residents and Council rejected and defeated the application.



1955

Housing development in Mountview Heights by Quality Construction Ltd. Mountview Heights was bounded by 17th Avenue NE to the south, Montrose Crescent to the north, 6th Street to the west, and Moncton Road to the east. A second phase of construction occurred between 6th Street to the west, Moncton Road/7th and 8th Street to the east, 20A Avenue to the south and 24th Avenue to the north.

APPENDIX 2



1958 First application to subdivide Veterans' half acre properties. The application was refused based on opposition to the helter-skelter approach to subdivision. Council identified a willingness to approve subdivision of whole blocks wherein all residents would be granted clear title as well as federal government approval.

1959 25th Avenue

- subdivision of south side of avenue

1964 954 – 16th Avenue NE
Burger Baron was built at the current site of Midfeld Trailer Park.

1965 Loblaws is built in the form of a big box warehouse with a “do-it-yourself” concept of picking, pricing and packing groceries by yourself. The site is the current location of the Dr. Vernon Fanning Centre and the Mountview Seniors Apartments.

The first organized group of Mountview ratepayers was dissolved approximately 1945. In 1965 Winston Heights invited the Mountview and Merrill Park residents to join them to form a larger community to be called Winston Heights Mountview (as currently exists).



25th Avenue 1972

APPENDIX 2

Public Transportation

For Mountview and Tuxedo Park

- 1911** Street Railway line is extended on Edmonton Trail NE from corner of 16th Avenue north to 24th Avenue NE
- 1917** New service route provided. Known as Route #3, the route was from the corner of Centre Street and 32nd Avenue N to 23rd Avenue eastward to Edmonton Trail, then south to 16th Avenue NE and back to Centre Street.

References:

- Archives: William Castell Library
City of Calgary Archives
City Clerk Plan – Veterans' Land Act 109
File Folder 21, Box 1
Correspondence 1910 – 1911 re: Alteration to Property in Calgary
City Clerk Plans:
Box 1; File Folder 45; Note 1914 re: Properties not Shown on Plan

EXISTING LAND USE MAP

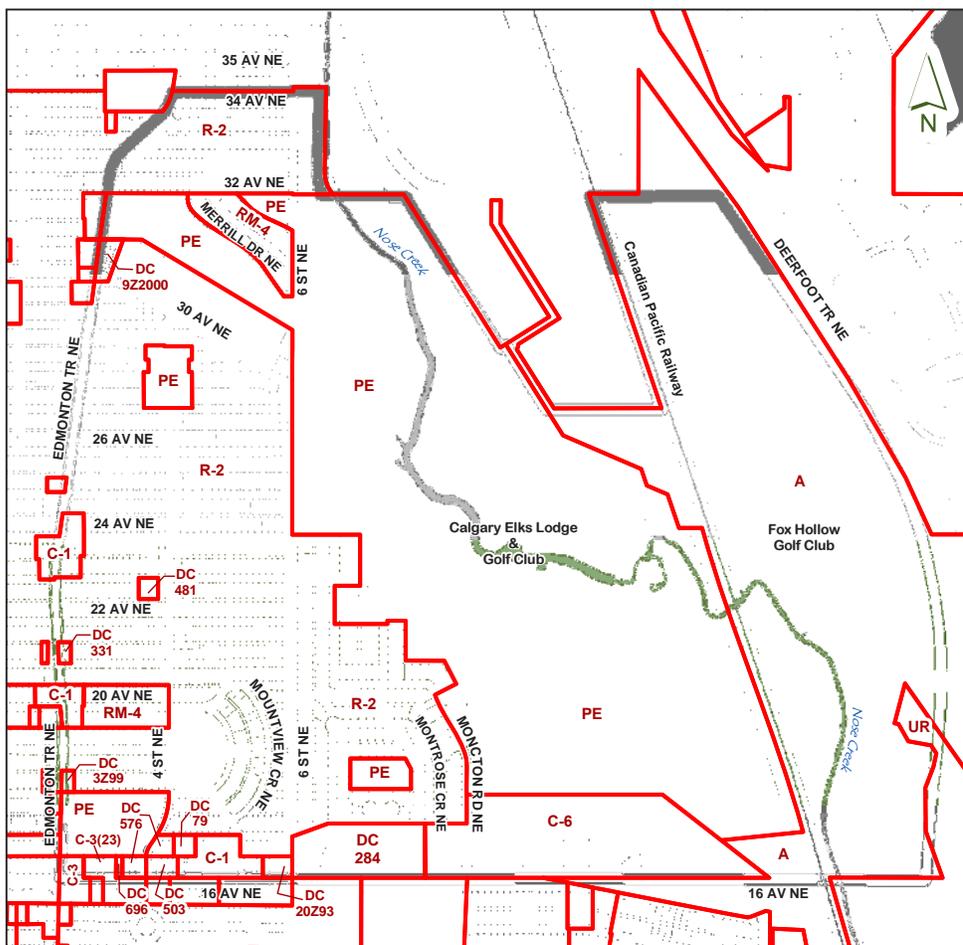
APPENDIX 3 LAND USE, SITE AREAS BY ZONE

Winston Heights
Mountview ARP

Legend

- Land Use District Boundary
- PE Land Use Designation
- Study Boundary

Map A1 EXISTING LAND USE DESIGNATIONS (Zoning) September 2005



S:\Operations\2704_Winston Heights\Files\LandUse.mxd



APPENDIX 3

Summary of Zoning in Winston Heights Mountview

ZONE	# OF PARCELS	ACRES	HECTARES
A	2	122.39	49.81
C-1	16	4.37	1.63
C-3	1	0.43	0.18
C-3(23)	3	0.62	0.25
C-6	7	23.77	9.67
DC	22	10.87	4.40
PE	12	258.78	105.32
R-2	1026	155.70	63.37
RM-4	30	7.77	3.16

Total Count:
1121

Total Sum of Acres:
585

Total Sum of Hectares:
238

DC Sites in Winston Heights/Mountview

DC_BYLAW	ZONING	ADDRESS	ACRES	HECTARES
20Z93			Sum of Acres:	Sum of Hectares:
			0.553	0.224
	C-2	618 16 AV NE	0.141	0.057
	C-2	620 16 AV NE	0.409	0.166
	C-2	630 16 AV NE	0.003	0.001
284			Sum of Acres:	Sum of Hectares:
			6.336	2.564
	Other	704 16 AV NE	1.149	0.465
	Other	722 16 AV NE	5.187	2.099
331			Sum of Acres:	Sum of Hectares:
			0.172	0.070
	C-1	2202 EDMONTON TR NE	0.172	0.070
481			Sum of Acres:	Sum of Hectares:
			0.430	0.174
	R-2	461 23 AV NE	0.430	0.174
3Z99			Sum of Acres:	Sum of Hectares:
			0.180	0.073
	RM-2	402 18 AV NE	0.180	0.073

APPENDIX 3

DC_BYLAW	ZONING	ADDRESS	ACRES	HECTARES
503			Sum of Acres:	Sum of Hectares:
			0.519	0.210
C-1		504 16 AV NE	0.102	0.041
C-1		508 16 AV NE	0.105	0.042
C-1		510 16 AV NE	0.104	0.042
C-1		512 16 AV NE	0.104	0.042
C-1		514 16 AV NE	0.104	0.042
576			Sum of Acres:	Sum of Hectares:
			0.795	0.322
C-1		446 16 AV NE	0.124	0.050
C-1		450 16 AV NE	0.124	0.050
C-1		454 16 AV NE	0.122	0.049
C-1		505 17 AV NE	0.171	0.069
C-1		507 17 AV NE	0.127	0.051
C-1		509 17 AV NE	0.127	0.051
696			Sum of Acres:	Sum of Hectares:
			0.124	0.050
C-1		442 16 AV NE	0.124	0.050
79			Sum of Acres:	Sum of Hectares:
			1.019	0.412
C-1		515 17 AV NE	1.019	0.412
9Z2000			Sum of Acres:	Sum of Hectares:
			0.743	0.301
RM-4		402 30 AV NE	0.743	0.301
			Total Sum of Acres:	Total Sum of Hectares:
			10.87	4.40

2005 September

DC Site Areas in Winston Park/Mountview

DC BYLAW NO.	# of DC SITES	C-1	C-2	Other	R-2	RM-2	RM-4
20Z93	3		0.55				
284	2			6.34			
331	1	0.17					
481	1				0.43		
3Z99	1					0.18	
503	5	0.52					
576	6	0.80					
696	1	0.12					
79	1	1.02					
9Z2000	1						0.74

Sum of Sites 22

Sum in Acres 2.62

Sum in Hectares: 1.06

0.55

0.223

6.34

2.57

0.43

0.17

0.18

0.073

0.74

0.3

APPENDIX 4

APPENDIX 4 GENERAL POPULATION STATISTICS

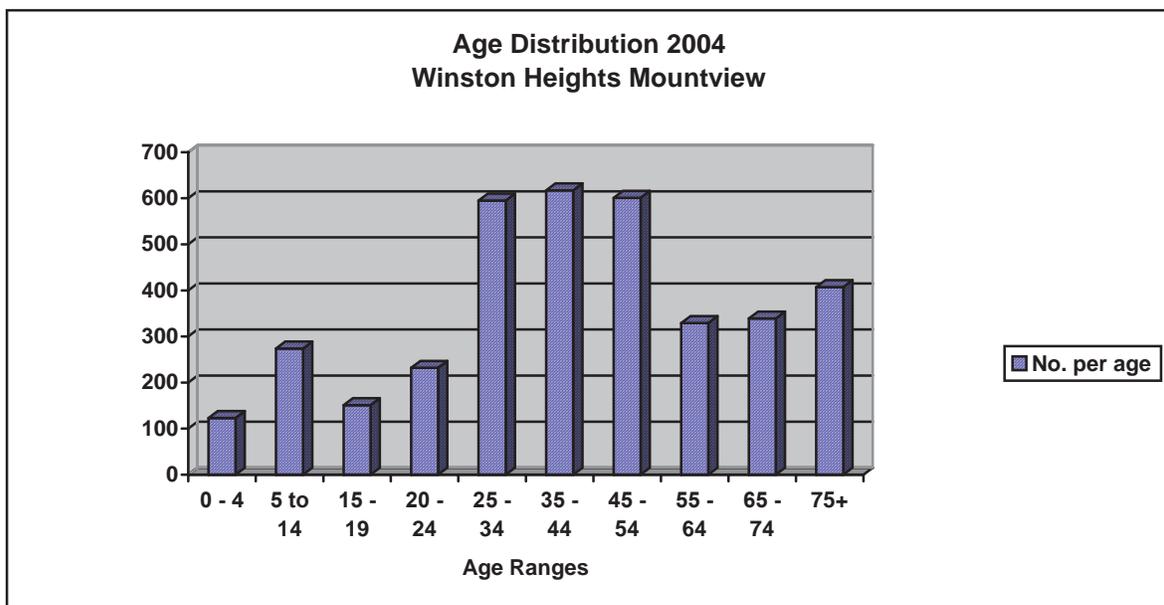
General Population Statistics

POPULATION, 1999 – 2005								
	1999	2000	2001	2002	2003	2004	2005	% Change 1999-2005
WINSTON HEIGHTS MOUNTVIEW	3,718	3,744	3,702	3,723	3,624	3,668	3,639	-2.5%
CALGARY	842,388	860,749	876,519	904,987	922,315	933,331	956,078	13.5%

Source: City of Calgary, Civic Census

AGE DISTRIBUTION, 2004				
	WINSTON HEIGHTS MOUNTVIEW		CALGARY	
	Number	Percent	Number	Percent
All Ages	3,668	100%	933,331	100%
0 – 4	123	3%	53,130	6%
5 – 14	274	8%	118,279	13%
15 – 19	151	4%	63,225	7%
20 – 24	232	6%	72,981	8%
25 – 34	595	16%	153,940	16%
35 – 44	617	17%	167,773	18%
45 – 54	601	17%	141,709	15%
55 – 64	329	9%	75,720	8%
65 – 74	339	9%	48,938	5%
75+	407	11%	37,636	4%

Source: City of Calgary Civic Census



POPULATION CHANGE & PROJECTION

Over the last twenty years, the population of Winston Heights / Mountview decreased from 4,060 in 1983 to 3,639 in 2005, while total dwelling units increased from 1,681 in 1983 to 1,755 in 2005.

The number of school-age children (5-14) in Winston Heights / Mountview decreased from 337 in 1981 to 302 in 2001 (most recent data). Over this period, the percentage of school-age children remained remarkably stable at 8.3%. At the same time, the number of seniors (65+) increased from 776 in 1981 (19.1%) to 813 in 2001 (22.4%).

Winston Heights / Mountview is expected to maintain fairly stable population levels over the 2003-2023 forecast period, at around 3500-4000 people (barring any major unforeseen developments). However, the school-age population will likely decrease further as the percentage of children continues to drop while the proportion of seniors increases over the next twenty years.

NOTE:

These projected population distributions are based on The City of Calgary's long-term economic forecast 2003-2033 (base case), as well as numerous assumptions including but not limited to: expected housing densities, occupancy rates, residential market shares, etc.

The City of Calgary supplies this information in good faith but provides no warranty nor accepts any liability arising from incorrect, incomplete, or misleading information; or from its improper use. These data are updated frequently as changes occur.

For the city-wide growth forecast, please refer to *Calgary's shifting socio-economic landscape: A long-term forecast of the economy and society 2003 – 2033* (The City of Calgary, May 2003).

APPENDIX 5 COMMUNITY VOLUNTEER WORKSHOPS

Issues & Needs

Results of the workshops held during the summer of 2003, highlight various land use needs and issues as identified by community volunteers. The following table is an unedited version and provides insights into community perspectives. During the workshop, the issue and needs were prioritized in order of importance by participants. These priorities established the foundation for the policies found in the Area Redevelopment Plan.



TOPIC	NEED	ISSUE
RESIDENTIAL	<ul style="list-style-type: none"> Variety and context for various housing forms Verandas: provide opportunities for socializing through design (porches) Maintain lot widths and low densities in Mountview Cabins between 23rd Avenue and 6th St should be redeveloped to low to medium-low density housing Trees everywhere. More shade. On-site parking provided for each infill development. Columnar trees for infill lots Identify key entryways into neighbourhoods. Knowledge of average population/hectare Garages on laned lots should be built in rear yard. <p>LANELESS LOTS</p> <ul style="list-style-type: none"> Distinguish front door entryway for narrow lot infills. Subdivision of narrow lots for semi-detached development rather than for development of a single family house, especially when lot width is 25' (where original lot was 50'). 	<p>LANELESS LOTS</p> <ul style="list-style-type: none"> Having a row of garage door facades with cement driveways as front yards. Front yards are concrete driveways with narrow strips of grass separating them. Looks deserted, unwelcoming, cold Lots are too narrow at 7.6 m (25') widths One tree is required to be planted for each new infill development. Over time the tree canopy is growing over adjacent property and must be trimmed down – (not much canopy left as a result) No parking space on the lot (nor garage) is provided on narrow lot infills – causing on-street parking issues (e.g. 4 cars per house creates a street parking problem) Subdivision should not allow for lots narrower than 9 m (30') for single family dwellings. Subdividing wider lots into unequal lot widths (eg 20 m lot subdivided into 2 lots of 12.5 m and 7.6 m instead of two lots of 10 m). <p>SLOPED LOTS</p> <ul style="list-style-type: none"> Infill development on narrow lots is not attractive due to need for retaining walls which provide space for parking (eg. original 20 m wide lot is subdivided into 2 lots where one lot is 12.5 m and the other is 7.6 m wide. The 7.6 m lot then has a "parking on site" requirement – which results in a massive retaining wall being built on a narrow lot.
COMMERCIAL	<ul style="list-style-type: none"> Keep commercial uses at key strategic locations (pods) rather than applying an extensive zone/strip of commercial uses (thereby weakening the commercial dynamic) Residential uses should be on the 2nd floor of commercial buildings, rather than 2 floors of commercial uses (especially when abutting residential property) Need visibility and access setbacks at corner sites on Edmonton Trail NE corner of Edmonton Trail & 16th: any future building should be set back further from the ROW while providing a landscape buffer to pedestrians (eg. a landscaped boulevard protecting pedestrians from traffic movement) Quality façade materials should be used on all buildings Implement heritage themed facades (as on 1st St NW between 17th and 18th Ave NW) Facades should be "balanced" do not have a wall of brick or a wall of windows. Create visual movement and balance to facades Design Theme could be "late Victoria": want recessed entryways, arcades, columns, etc. Buildings should be maintained Planter boxes full of flowers should be placed in front of buildings 	<ul style="list-style-type: none"> Existing building facades are deteriorating Unightly premises due to storage of miscellaneous on site Bottlenecking of traffic occurs at 24th Ave. due to difficulty in accessing 24th from Edmonton Trail Insufficient landscaping/green space provided on site Residential backyard privacy is an issue when residential properties abut a 2 storey commercial building which has a 4.5 m setback from the rear property line. Pawn shops should not be allowed Northbound traffic on Edmonton Trail attempting to access 24th St westbound are experience difficulties due to clients parking too close to Edmonton Trail Pedestrians are crossing 16th Ave at 6th St even though no pedestrian crossing lights are provided Box-like design of buildings with expanse of wall covered in one type of material (eg wall of brick, wall of glass); unattractive and uninviting to passerby
INSTITUTIONAL	<ul style="list-style-type: none"> 22nd Ave church use could include commercial uses such as a book store, coffee shop. Extend 17th Avenue through the RCMP property to provide access to Midfield Park Convert school use (Mountview School) near Senior's Lodge (close to Fanning Centre) to uses suitable for senior's (clinics, etc.) 	<ul style="list-style-type: none"> Insufficient on-site parking space for Church at 22nd and Edmonton Trail Declining condition of church façade. RCMP parking lot (16th Ave) is unsightly as it is being used for storage (stolen cars are occasionally abandoned on site).

APPENDIX 5

TOPIC	NEED	ISSUE
EDMONTON TRAIL	<p>APPROPRIATE USES</p> <ul style="list-style-type: none"> • RM-2 zoning eastward to a depth of 100 feet from Edmonton Trail • Commercial pods should be at key intersections to reflect Tuxedo Park land uses on the west side of Edmonton Trail. Key intersections: 16th Avenue, 23rd Avenue and 24th Avenue NE • Support mixed use in the commercial pods (commercial on 1st floor, residential on upper floors) • Support small "cottage industry" type businesses (eg Prairie Dog Day), or opportunities to support upstart/small-scale businesses (business incubators) • Small coffee shops with seasonal outdoor seating areas are acceptable • Variety of small-scale retail uses would be appropriate • Keep residents shopping within neighbourhood (walkable, do not need to drive outside of neighbourhood) <p>BUILDING HEIGHT</p> <ul style="list-style-type: none"> • 3 storeys maximum (with building lot depth at 100' (30.5 m) from Trail) • concern of sunset causing shadowing on adjacent residential properties <p>PARKING AREA</p> <ul style="list-style-type: none"> • Commercial/Mixed Use parking may be either in front or back yard • If parking at rear, then building should have a zero front yard line; parking should create a pedestrian-oriented access-way (pathway as buffer to residential) • If parking in front yard (on Edmonton Trail), it is to provide ease for vehicular access and privacy to adjacent residential property • Prefer to park in shade (shaded by tree canopies) • Reduce number of cars parking down adjacent residential streets • Underground parking preferred <p>VEHICULAR ACCESS/EGRESS</p> <ul style="list-style-type: none"> • Access from Avenue for laneless streets • Access from Lane or Avenue for Laned streets <p>GARBAGE CONTAINERS</p> <ul style="list-style-type: none"> • Should be fenced in (eg. 7-11) with wood fencing and placed away from adjacent residential properties • Could be enclosed either structurally (fence) or through landscaping (i.e. columnar/fir trees) • Preference to have enclosed within building • Want it visually "hidden" <p>STREETSCAPE</p> <ul style="list-style-type: none"> • Order of Building/Land Use from Edmonton Trail eastward: commercial/mixed use building – parking – landscape buffer – residence • Quality façade materials on all buildings: brick (patterned), stucco (coloured, non-mediterranean), stone; natural products generally; windows (seasonal use: folding: ability to open) • Recessed entryways • Plant trees along sidewalks • Signage: 3Dimensional (art) on Commercial Use; no neon lettering <p>TRANSIT</p> <ul style="list-style-type: none"> • Need a bus bay at Vanier School <p>TRAFFIC</p> <ul style="list-style-type: none"> • Reduced speeds on Edmonton Trail (40km/hr) • Reduce speeds with traffic lights/crosswalks 	<p>ADJACENT USES & COMPATIBILITIES</p> <ul style="list-style-type: none"> • Residential property conditions immediately adjacent to commercial properties tend to be declining (lack of maintenance) • Space between the commercial and residential buildings tend to be "dead" space (faceless walls of commercial to side wall of residential): no trees, flowers, pathways (not maintained space); garbage and weeds are current state of space • Commercial merchandise being stockpiled in yard space (unsightly premise) • Lanes acting as a buffer between commercial and residential • Prefer amenable visual space which is landscaped or provides informal north-south pedestrian pathways • Area should be lit to provide safety to pedestrians/users (CEPTD)

TOPIC	NEED	ISSUE
TRAFFIC CALMING	<ul style="list-style-type: none"> Shut 6th Street at top of hill (by 30th Ave) Place pathways/sidewalks where none exist Maintenance of pedestrian safety along 6th St Sidewalks needed on both sides of 6th Street (pathways/sidewalks) 	<ul style="list-style-type: none"> Children's safety by playgrounds where traffic is speeding (6th Street) High traffic volumes through April-September on Tues/Thurs due to Elk Golf course users driving through Through traffic and speeding between 20A and 16th Avenue along 6th Street 6th Street isn't properly paved on hill portion (residents were told they would have to pay Local Improvement taxes to upgrade) Steep grade of 6th Street
MIDFIELD PARK / RCMP / FIRE STATION	<ul style="list-style-type: none"> A community hall in Midfield Park (could use property manager's old office) New infrastructure to service manufactured homes Little road constructed north of Fire Hall would provide good alternate road access from Moncton Road (to Midfield Park) Maintain financial affordability for tenants Keep affordability dimension of Midfield Park (aging in place; attracting young families) Maintain as an "affordable" housing enclave Change and expand uses: allow for medical centre; hospice, EMS Rezone from Highway Commercial to multi-unit residential Support importance of the social community dynamics of the residents in the Park (aging in place) Consolidate properties (RCMP, Fire Station, Midfield) to create one lot or to loan a new subdivision Land Use Study or a Conceptual master Plan Visitor amenities in common areas (playground structures for children) Transit Bus Bay on 16th Avenue by Midfield Park Pedestrian Overpass on 16th Avenue connecting the north and south sides (access for users of the regional paths and public sidewalks) Pathway access from Park to regional pathway system Pedestrian, public access through Park <p>RCMP</p> <ul style="list-style-type: none"> Demolish RCMP building Create Park or Open Space Promote pedestrian-focussed uses Bus Bays for Public Transit Adaptive re-use of building could include: community health clinic; community development; adult ed facilities; small business incubator; multi-service uses: daycare, health care, outreach 	<ul style="list-style-type: none"> Aging infrastructure: water/sewer/storm; pipe's are old (poor quality) and continually break Review lot widths: review "separation distances" between homes Changing demographics of residents (currently are long term; lifecycle into what?) Age of manufactured homes (now at 60 years); depreciating values (insurance coverage for 20 years?) Vehicular access from 16th Avenue only Name of "Park" creates confusion (i.e. Parks Department, City) No "gathering" place to sit and socialize either inside or outside (common room, common space) Wood fencing provides limited noise attenuation from 16th Avenue traffic Extending 17th Avenue eastward past the RCMP Building (through parking lot, would cause disruption to lives of those Midfield Park Residents whose lots encroach upon City property. Decreased servicing from City (although desire to increase lease rates to tenants) Northeast corner of land has slope stability issues (unstable; fill) Concern with newer tenants Abandoned cars in RCMP parking lot <p>FIREHALL</p> <ul style="list-style-type: none"> Building being used by EMS – with cars accessing site from Moncton Road (through escarpment lands); curb cut needs fixing to disallow this vehicular access
PARKS, SCHOOLS, OPEN SPACE	<ul style="list-style-type: none"> Protect park from abutting land uses (commercial); protect from needs of commercial uses (parking space) More creative play structures and areas for children in playgrounds Off-leash dog areas are generally permitted on "disturbed" lands rather than on undisturbed areas to preserve lands for expanded reclamation <p>NOSE CREEK ESCARPMENTS</p> <ul style="list-style-type: none"> Public access to admire short grass prairie Preserve in natural state for everyone's enjoyment Permanent, heavier barrier to stop 4-wheel drivers from accessing escarpment Trees and benches interspersed along the top of the escarpment Bicycle path along escarpment (parallel to 6th St) which joins to regional pathway and passes by Midfield Park – (pedestrians police activities) Lease Tenant responsible for property maintenance Something to stop people from throwing junk over Improved signage for dog owners identifying on-off-lease areas 	<ul style="list-style-type: none"> Public playgrounds/structures are in poor condition <p>NOSE CREEK ESCARPMENTS</p> <ul style="list-style-type: none"> Surface soils are thin as it covers land fill materials (rip-rap); native brush and trees won't grow (just grasses) due to soil conditions No access from escarpment to regional pathway system near Deerfoot Trail Slope instability on the north edge of Midfield Park Four-wheel trucks drive down old service road and onto grassed slopes (cut across from 20th Ave, cut across park, hit service road and then drive up and down hills) Junk is thrown over the escarpments; garbage behind pump house Elks Golf course dumping organic materials by Midfield Park and not cleaning up (fire hazard) Kids playing in the trees have set hill on fire A place to do drugs (condoms, needles found by adjacent property owners) People have camped on escarpment Public access vs Elks Golf Club's control of space Is present zoning (PE) adequate in preventing future housing development? Enforcement of dog leash areas difficult for Bylaw Officers – unclear boundaries

APPENDIX 5

TOPIC	NEED	ISSUE
PARKS, SCHOOLS, OPEN SPACE	<p>MERRILL PARK</p> <ul style="list-style-type: none"> A pathway connecting the community to the park – making each more accessible to the other A creative playground Playground needs upgrading Section of the huge green space should be developed into a soccer field, baseball, etc. Make whole area more child-friendly 6th St (from 30th Ave to 36 Ave NE) needs to be paved properly <p>MUNRO PARK</p> <ul style="list-style-type: none"> Limb up the tree canopy or thin out the vegetation to reduce homeless from sleeping there Maintain green space in community A couple of more benches to appreciate the view Decent path leading users to benches Playground needs upgrading, especially if Mountview School is closed and school playground removed A community sign on west side between bus bay and 17th Ave. along Edmonton Trail Well used in summer Need a skating rink in winter; used to be a hockey rink and free skate there Maintain as is or put in baseball diamond or soccer field Need to have some creative playground items added to the basics that exist now Submit a grant application to Provincial Government (eg Shawnessy) for improving playgrounds; community must mobilize to seek-apply for grants 	<ul style="list-style-type: none"> Isolated from community by school and the hill Speeding up and down 6th Street and past playground 6th Street in poor condition; very rough and not bicycle-friendly as it is a graded slope, with gravel added to surface and then finished with an oil coating play area for children is a very small portion of the huge green space some very rundown properties adjacent to park vehicular traffic is speeding by playground and ignoring signs posted at side of road (people are gunning it to get up the very steep hill)
	<p>SCHOOLS</p> <ul style="list-style-type: none"> Remain intact, so that space/playground can be used for future generations Corner at 20th Ave and 5th St needs traffic calming and on 5th St at 17th and 18th Ave Keep school program going If schools closed, rezone to R-2 residential If closed, alternative uses should be considered Could convert to other use (residential) as it is so close to Munro Park Need a Senior's Lodge Community could use school for computer classes; health clinic Senior or affordable housing could be built around periphery 	<ul style="list-style-type: none"> Schools are critical to community Area is demographically in transition and many children will replace those moving on Not to be short-sighted and lose school and space Children crossing major thoroughfares (16th Ave, Edmonton Trail, 20th Avenue)
	<p>GOLF COURSES</p> <ul style="list-style-type: none"> Return land to a natural habitat 	<ul style="list-style-type: none"> Insufficient on-site parking space for Church at 22nd and Edmonton Trail
	<p>PATHWAYS / LINKAGES / VIEWS / BOULEVARDS</p> <ul style="list-style-type: none"> Linkages to create a connected park system throughout neighbourhood such as designated lanes on neighbourhood streets (painted corridors for cyclists) When 31st Ave opens, should be a link between Tuxedo Park and the Nose Hill escarpment and through east-end remnant parcel through a switchback down the steep edge Elks Golf Course should build a portion of the regional pathway (between 24th & 26th Ave NE – with painted designated lane on 6th St to connect up steep slope) Designed with a greater context of harmony, integration and built to deliver the highest "utility" to residents Link Nose Creek pathway on south end through WHMV to 6th St down Deadman's Hill to 32nd Ave Viewpoint on slope, south of alley and north of 31st Ave needs to have a bench; spectacular view of Nose Hill and Nose Creek Valley Preservation of natural areas Maintain and replace boulevard trees 	<ul style="list-style-type: none"> Segmented distribution of parks Elks Golf Course parking lot is substandard

Strategic Items for Future Action

1. Replace old and dying trees (establish a schedule for replacement).
2. Maintaining and increasing trees and shrubs.
3. Pouring drinking water on lawns will become unacceptable. Developers and residents must be encouraged to replace lawns with low maintenance, dry land grasses, shrubs, ground cover, etc.
4. Surface of 6th Street next to the golf course is in deplorable condition – and detracts from the overall quality of this community.
5. Laneways are in deplorable condition. Should be hard surfaced.
6. Employees' on-street parking near Care West Dr. Vernon Fanning Centre (17th Avenue) – slowly creeping onto adjacent residential streets.
7. Need parking signage adjacent to Care West Dr. Vernon Fanning Centre: residential parking only or time limitations
8. Place an “entryway” sign welcoming visitors to Winston Heights/ Mountview (Edmonton Trail and 16th Ave)
9. Involve business owners in Community Association to identify common economic goals.
10. Clean up unsightly commercial premises.
11. Hold a local “market” / “fair” / “event” on the Community Association lot.
12. Charge all residents a levy to support Community Association endeavours.

Midfield Park

13. Issue with property management of site by City. Residents prefer to act as subcontractors and site managers.
14. No property manager is “on-site” during office hours (or any time); need to contact City.
15. Rents are continually proposed to be increased, while service delivery is continually decreasing: during winter, streets are not cleared of snow, and ice is on pathways (danger to senior residents).
16. Residents should review strategies to endorse a “co-operative housing” lifestyle and the various building types which could accommodate that (other than manufactured homes): e.g. cottages with central common gathering hall, etc.
17. Calgary Housing is not “screening” tenants (bikers moving in).
18. Maintain adult living in Midfield Park.

APPENDIX 6 SOCIAL SERVICE POLICY CONTEXT

Seniors:

Winston Heights Mountview has significantly more elderly residents than does Calgary as a whole. As of the 2001 census, approximately 20% of the community's population was over 65, compared to 9% of the city's population. Over forty per cent of these seniors live alone, and may thus be at risk for social isolation. Also, a significant proportion of the seniors in Winston Heights Mountview receive the Guaranteed Income Supplement, a federal government subsidy designed for the poorest of poor seniors.

Previous informal consultations by community workers indicate that the major concerns of seniors in the area are: continuing to live in their own homes, receiving assistance with heavier household maintenance chores such as lawn mowing and snow shoveling, general home maintenance, surviving on a limited income, and getting information about services for seniors.

There are seniors' facilities in the community, the Care West Dr. Vernon Fanning Centre being the primary one. The Care West Dr. Vernon Fanning Centre provides accommodation for 245 long-term care residents, a day hospital, an award-winning roof top garden and horticultural programs, a woodworking shop and a therapeutic pool. It also provides programs for disabled non-seniors.

While there are subsidized housing apartments available for seniors within the community (the Mountview Apartments), there is a multi-year waiting list to gain entry.

Transportation and local accessibility to community programs and other life necessities, such as shopping, are also concerns for seniors. While the community is close to a senior's club south of 16th Avenue, there are physical barriers, such as traffic lights which change too quickly for some seniors to cross in time. The future widening of 16th Avenue will continue to deter seniors from crossing at this corner. With the loss of the seniors taxi card, and the reductions in service with Access Calgary, it is difficult for seniors to access transportation affordably and conveniently.

Low Income:

The median household income in Winston Heights Mountview was, in 2000, only 70% of Calgary's median income. Also, approximately 25% of Winston Heights Mountview residents live in low income households, as compared to approximately 15% in the city as a whole. Furthermore, forty per cent of tenant-occupied households spend more than the recommended 30 per cent of their household income on shelter. As mentioned above, seniors are a considerable segment of the low income population.

Low income may be related to educational attainment, which is lower in the community than the rest of Calgary – 32 per cent of adults in Winston Heights Mountview have less than a high school education, which might severely limit their employment opportunities.

Affordable housing and access to low cost recreational opportunities would therefore be vital to low income community residents.

Supports for Families

As of 2000, 36% of families with children in Winston Heights Mountview are headed by a lone parent, compared to approximately 24% of families with children across Calgary.

Previous social research has indicated a connection between lone-parent families and poverty. Are there adequate low-cost recreational and other opportunities for families with children? The community has been an aging one until recently. However, the community is now in transition, with newer residents and families moving in. Have community services kept up with this transition and the need for more family oriented activities?

APPENDIX 6

Community Facilities:

There is a community centre in Winston Heights Mountview, which provides a variety of programs, such as a skating rink, a sports playfeld, child care, youth justice committee, Block Watch, and Scouts and Guides. There is a Boys and Girls Club located in the community of Renfrew to the south. Winston Heights Mountview residents also enjoy close proximity to Nose Creek Park, the Elks Golf Club and the pathway system.

Availability of local schooling is also key to meeting family needs. The community is served by one elementary school (Mountview), two junior high schools (Georges P. Vanier and Colonel Macleod), and two high schools which are not within the community (James Fowler and Crescent Heights). There are however, concerns about school closures, as there are in many inner city communities.

Diversity:

Winston Heights Mountview has not been as diverse a population as the rest of Calgary. In 2001, for example, only eight per cent of community members were visible minorities, compared to 18.7 per cent in Calgary. While there was a great deal of immigration to the community prior to 1961, immigration slowed down for a number of years. However, it appears that another surge may have started during the period since 1996, which involves more visible minorities. Have services for immigrants in the community caught up to the new reality?

Community Stability:

Although the perception is that Winston Heights Mountview is an older, more stable community, 37% of its population rents, compared to 26% in Calgary. Renters tend to be more mobile and less engaged in their community.

Safety:

The rate for person crimes in Winston Heights Mountview in 2003 was 5 per 1000 residents which was considerably reduced from 9 per 1000 in 2002. The rate for property crimes in the community was 63 per thousand in 2003, again down from 71 per 1000 in 2002. The community crime rate, while declining, also compares reasonably well with the overall city rate of 10 person crimes per thousand, and 60 property crimes per thousand. Nonetheless, fear of crime and actual crime rates can be quite different.

Community Governance:

Although the community association went through some difficult times in recent years, it appears to have attracted new and diverse membership and should be on more stable footing in the future. A strong community association is very important in developing sustainable community governance which will have the capacity to identify and solve its own issues in the future.

