

Community Association Comments



Brentwood Community Association

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October 17, 2019

Hugo Haley
Planning and Development
City of Calgary
Hugo.haley@calgary.ca
(403) 268-2677

Application: LOC2019-0142 (Northland Village Mall)

Application Type: Land Use Amendment to accommodate multi-residential development for a portion of the overall site.

Address: 5111 Northland Dr NW

Land Use Designation: DC

Proposed Use: DC

Dear Mr. Haley,

The Brentwood Development and Transportation Committee (DTC) has reviewed this DP and offers the following comments:

The applicant proposes to make significant changes to previous applications (DP2019-4089 Sept 12, 2019 and previously DP2015-2676) for retail and consumer service developments at Northland Village Mall.

Reasons for Land Use Redesignation

It is our understanding that a portion of the overall mall property (the area directly facing Northland Drive, across from Brebeuf Junior High) has been sold to Deveraux Developments. This area will contain the proposed future residential development at Northland Village Mall, whereas the retail / commercial development will be developed by the current mall owner, Primaris.

This application is for a Land Use Redesignation pertaining to the future residential area only.

The original concept for the site included retail and / or commercial space for ground floor uses. This application seeks to allow for a residential building with residential ground floor units, instead of retail or commercial space. (See Appendix 1 for the guidelines from the original LOC2015-0025 rezoning application.)

Comments on LOC2019-0142

As per the Brentwood CA comments on DP2019-4089, Northland Village Mall is an asset to our community and we are supportive of measures to engage local residents and draw them to Northland Village Mall rather than to other shopping or commercial options.

A residential component is a welcome addition that will bring people to the site. The mall is well-situated with major access roads on all sides (Shaganappi Trail, Northland Drive, and Crowchild Trail), as well as major bus routes along Northland and Northmount Drives, so there are good transportation options for future residents.

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This LOC would allow the residential building to be constructed with ground floor residences instead of retail or commercial spaces. We have considered this and note that:

- Northland Drive does not have other businesses along the sidewalk or bike path area. The existing McDonald's and Fountain Tire are set back from the street, and they are the only commercial venues along the length of the street.
- Northland Drive is therefore not a "browsing" type of street where pedestrians wander or window shop.
- If the proposed residential building was required to include retail or commercial stores along the middle section of Northland Drive, it seems unlikely that those few stores would be enough to encourage pedestrians to walk along what is a very long road.
- Residents who drive to the mall and park would have to walk around the proposed building to get to the front side (along Northland Drive) and this is not optimal for either the businesses or the users.

For these reasons, we have no objection to a building that is entirely residential, including units at grade.

Future DP Plans for the Residential Building

Details for the planned residential building have not yet been provided to the BCA; rather only a basic conceptual layout has been provided at this stage.

A brief review by our committee members included the following comments:

- There was concern that the building was placed very close to Northland Drive. This could result in a lack of privacy for occupants of the ground floor, and noise from traffic on Northland Drive. It was suggested that setting the building back further would also allow for more landscaping options in front of each unit.
- The layout showed a building that fills the space between two of the current entrances to the mall from Northland Drive. This is quite a long space, and pedestrians will not be able to "cut across" the parking lot, but rather have to walk around the building.
- There is a bus stop on Northland Drive, and pedestrians will have to walk around the building to get to the mall, a small detour for them.
- The original plans for the mall included an open center area with residential units on the sides. It was suggested that instead of one building with significant massing when viewed from the sidewalk, there should be a break in the middle to encourage walkability and make it appear more open and pedestrian-friendly.

We look forward to reviewing the plans in detail when they are available. We welcome the opportunity to discuss any of our comments or to meet again with the Mall redevelopment team.

Thank you for the chance to comment on this application.

Sincerely,

Melanie Swales
Peter Johnson
On behalf of the Development and Transportation Committee
Brentwood Community Association

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Appendix 1

Development Background

Bylaw 35D2016 was passed as a result of the LOC2015-0025 rezoning application in 2015. The guidelines for this Direct Control District were intended to accommodate:

- (a) redevelopment of the existing enclosed mall into a mixed-use **development** that conforms to the master concept plan in terms of **building** location, internal **street** network, **building** massing, elevations, landscaping, design elements & materials;
- (b) **buildings** that are sited and designed in an integrated manner with the overall public realm, where the range of ground floor **uses** are limited;
- (c) development of a walkable and pedestrian friendly **street** network that includes primary retail, secondary retail and gateway **streets**;
- (d) a publicly accessible **amenity space** that will be developed as an internally focused plaza;
- (e) phased **development** of the site in a manner that allows **development** within each phase to operate independently as well as comprehensively with future plans; and
- (f) a shared parking strategy that accommodates centralized parking facilities for all sites