

**LAND USE AMENDMENT
GREENWOOD/GREENBRIAR (WARD 1)
WEST OF 83 STREET NW
AND NORTH OF BOWFORT ROAD NW
BYLAW 223D2016**

MAP 33W

EXECUTIVE SUMMARY

This Land Use Amendment proposes redesignation of a residential parcel from a Direct Control district (Bylaw 34Z2007 - based on the R-2A district of LUB 2P80) to Multi-Residential – Contextual Grade-Oriented district (M-CG d60) with the density modifier of 60 UPH (~24UPA).

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 July 14

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 223D2016; and

1. **ADOPT** the proposed redesignation of 2.75 hectares ± (6.79 acres ±) located at 4200 – 95 Street NW (Plan 0813549, Block 8, Lot 15) from DC Direct Control District to Multi-Residential – Contextual Grade-Oriented (M-CGd60) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 223D2016

REASON(S) FOR RECOMMENDATION:

The application proposes an increase to the allowable residential density on the subject parcel in a grade oriented, comprehensive development. The total number of units proposed will not exceed the maximum allowed in Cell 3 as indicated on Map 3C (see APPENDIX V) of the Bowness Area Redevelopment Plan.

The proposed Land Use Amendment is consistent with the Municipal Development Plan (MDP). It also conforms to the applicable policies of the Bowness Area Redevelopment Plan.

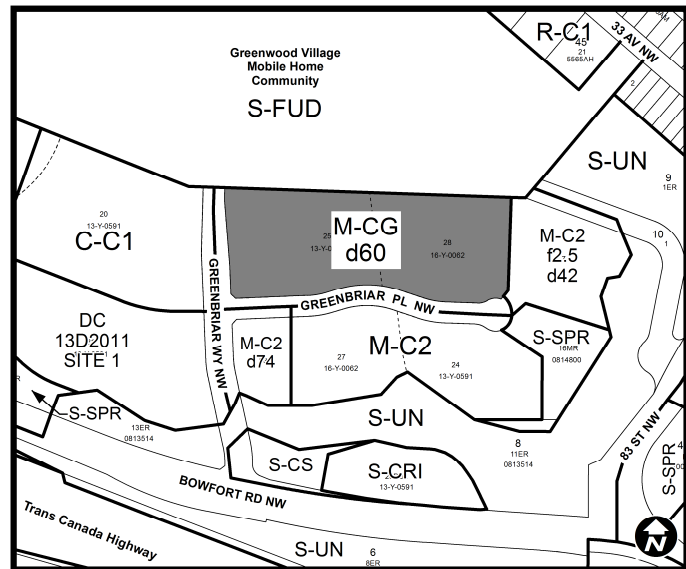
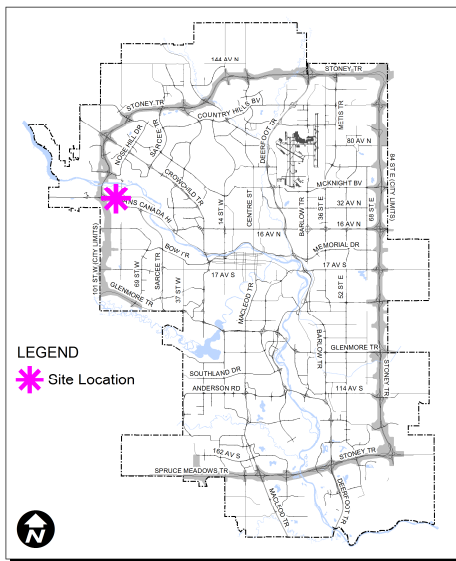
ATTACHMENTS

1. Proposed Bylaw 223D2016
2. Public Submission

LAND USE AMENDMENT
GREENWOOD/GREENBRIAR (WARD 1)
WEST OF 83 STREET NW
AND NORTH OF BOWFORT ROAD NW
BYLAW 223D2016

MAP 33W

LOCATION MAPS



LAND USE AMENDMENT
GREENWOOD/GREENBRIAR (WARD 1)
WEST OF 83 STREET NW
AND NORTH OF BOWFORT ROAD NW
BYLAW 223D2016

MAP 33W

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 2.75 hectares ± (6.79 acres ±) located at 4200 – 95 Street NW (Plan 0813549, Block 8, Lot 15) from DC Direct Control District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd60) District.

Moved by: M. Foht
Absent: S. Keating and R. Wright

Carried: 6 – 0

LAND USE AMENDMENT
 GREENWOOD/GREENBRIAR (WARD 1)
 WEST OF 83 STREET NW
 AND NORTH OF BOWFORT ROAD NW
 BYLAW 223D2016

MAP 33W

Applicant:

Brown & Associates Planning Group

Landowner:

Melcor Developments

PLANNING EVALUATION

SITE CONTEXT

The site is situated within the Bowness Area Redevelopment Plan (ARP) area. The Bowness ARP locates the subject parcel within Cell 3 of the Greenbriar Special Study Area (see APPENDIX V – Map 3C). It is bounded to the north by the Greenwood Village Mobile Home Park. Parcels to the east and south are planned for medium density residential. Parcels to the west are designated for community oriented commercial and office, as well as multi-residential. All of Cell 3 and 4 are now owned by Melcor Developments.

Currently the reconstruction of 83 Street, Bowfort Road NW and the interchange over the Trans-Canada Highway are well underway.

The application proposes an increase to the allowable residential density on the subject lands to a maximum of 165 dwelling units at a density of 60 units per hectare (~24UPA). This is an increase from the current maximum of 81 dwelling units (30UPH). The allowable residential density is governed by the Bowness ARP through the identifiable Cells as indicated on Map 3C (APPENDIX V).

See APPENDIX II for relevant site history and past planning application activities.

LAND USE DISTRICTS

In consideration of the community association comments received, the application was amended to propose M-CG d60. The following is a summary of differences between R-2A and M-CG:

	Existing R-2A	M-CG d60
	option of townhousing in low density format	multi residential including townhouses with direct access to grade
Density	30 UPH (12UPA)	60 UPH (24 UPA)
Building Height	10m	12m
Cross section	n/a – setbacks only	Restrictions apply
Landscaping	n/a – 45% parcel coverage	40% required landscaping with provisions for reduction, 100% at grade

**LAND USE AMENDMENT
GREENWOOD/GREENBRIAR (WARD 1)
WEST OF 83 STREET NW
AND NORTH OF BOWFORT ROAD NW
BYLAW 223D2016**

MAP 33W

LEGISLATION & POLICY

The Municipal Development Plan promotes a city where new growth is leveraged to build more complete communities by requiring that communities be planned to include elements such as a range of housing choices, a positive jobs to housing balance, neighbourhood services to meet day to day needs, and a connected street and mobility network. The proposed Land Use Amendment provides the opportunity to enhance these elements in the Greenbriar Special Study Area.

The Bowness ARP – section 7A, “Greenbriar Area Land Use,” encourages several objectives. These include fostering complete communities, promoting a greater balance between residential and employment within the community, as well as connectivity and integration with the surrounding community. It should also provide for attractive urban development along Highway 1, a prominent entranceway into Calgary from the West. The Greenbriar area shall be predominantly residential with an identified community oriented commercial core. Density is expected to vary across the area with higher densities closer to the community amenities.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment (TIA) was submitted by the applicant with a previously approved Land Use application. The applicant has subsequently submitted updated information in support of this application which confirms that the shift of density can be supported by the overall transportation network. The Bowfort Road/Trans-Canada Highway interchange is scheduled for completion in the summer of 2017.

UTILITIES & SERVICING

Deep services for the subject land are currently not available, however will be designed and constructed with the subdivision application that is currently under review by the City.

Sanitary servicing will be provided through tie-ins to existing public mains on 83 Street NW.

The subject lands fall within the Spy Hill Pressure Zone. Water servicing will be provided by tie-ins to existing 400 millimetre diameter mains on 83 Street NW.

This area is within the Bowness storm drainage boundary and discharges to the Bow River via the 83 Street NW storm sewer trunk main.

ENVIRONMENTAL ISSUES

A Phase 1 Environmental Site Assessment Update was prepared in April 2010 and no

**LAND USE AMENDMENT
GREENWOOD/GREENBRIAR (WARD 1)
WEST OF 83 STREET NW
AND NORTH OF BOWFORT ROAD NW
BYLAW 223D2016**

MAP 33W

additional information is required by the City.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the Development Permit stage.

GROWTH MANAGEMENT

The proposed redesignation does not trigger capital infrastructure investment and therefore, there are no growth management concerns at this time.

An interim dwelling unit limit of 250 units is allowed in cells 3 and 4, prior to the completion of the Bowfort Road / Trans Canada Highway interchange. The interchange is currently under construction.

PUBLIC ENGAGEMENT

Community Association Comments

The Bowness Community Association does not support this application. The letter received is attached in APPENDIX III. A summary of their concerns are as follows:

- Appropriate density, housing mix and green space for current mobile home park.
- 24 UPA(60UPH) is too ambitious.
- UPH/UPA discrepancies between the ARP and what is proposed.
- Lack of green space, too much site coverage.
- Access to green space for existing Greenwood Mobile Home residents.
- Many relaxations maybe required during the DP stage.

The UPH/UPA cited in the Bowness ARP is in the context of the whole Cell 3 area (33.3ha). The allowable density range governs the total residential units for the Cell area. The calculation for site specific UPH allows for the allocation of the density within the Cell 3 area. A density phasing analysis can be required with each DP application to ensure maximum density is adhered to.

Administration notes that this redesignation is potentially for the preparation of the first Development Permit to the Greenbriar area. The first Development Permit application in the Greenbriar area will be referred to the Calgary Planning Commission for review and decision. A Master Plan for the Melcor lands in the Greenbriar Area shall be submitted with, and form part of, the first Development Permit application.

LAND USE AMENDMENT
GREENWOOD/GREENBRIAR (WARD 1)
WEST OF 83 STREET NW
AND NORTH OF BOWFORT ROAD NW
BYLAW 223D2016

MAP 33W

Citizen Comments

One letter of concern was received from a residence of the Greenwood Village Mobile Home Park. Concerns included:

- Loss of green space for wildlife and walking trails.
- Livability, noise and dust being next to TransCanada highway.
- Volume of traffic on 83 Street.
- Years of disruption during construction.
- Affordable housing jeopardized if mobile home park is forced to move.
- Important to preserve what is left of the green space further to the west.

Public Meetings

The Bowness Community Association held a Planning and Development Committee meeting on 2016 May 04. The applicant (Brown & Associates Planning Group) was given opportunity to present their proposal to the committee members and some residences were also present.

The initial submitted application that was circulated to the community proposed a redesignation to M-C1d60. Subsequent to the meeting, the proposed Land Use was amended to M-CGd60.

LAND USE AMENDMENT
GREENWOOD/GREENBRIAR (WARD 1)
WEST OF 83 STREET NW
AND NORTH OF BOWFORT ROAD NW
BYLAW 223D2016

MAP 33W

APPENDIX I

APPLICANT'S REVISED SUBMISSION

Greenbriar Stage 4 Land Use Redesignation

The proposed land use application (2.75 ha±/ 6.79 ac±) is located within the area of Greenbriar in northwest Calgary. These lands are situated within the Bowness Area Redevelopment Plan (ARP). Section 7A provides policy direction for the development of the lands.

The Greenbriar Community is defined by the Bowness Escarpment on the north, Stoney Trail on the west and the Trans Canada Highway to the south. As a result, the only access into the area is from the east which until recently was constrained by a requirement for an Interchange. The interchange of Bowfort Road and the Trans Canada Highway is currently under constructed and intended to be completed by 2017.

PREVIOUS APPROVALS

In 2007 land use approval was obtained for Greenbriar Stage 1 (17.77 hectares/43.91 acres) by Melcor Developments Ltd. The predominant land use within this approval was medium density residential development, approved through a variety of DC Districts. One of these DC districts is the subject of this redesignation application.

In 2011, land use approval was obtained for Greenbriar Stage 2 (12.06 hectares/29.80 acres) by Melcor Developments Ltd. The land uses within Stage 2 included: M-C2d74 (Multi-Family Contextual Residential), C-C1 (Neighbourhood Commercial), DC (C-COR2) and DC (C-O) (Office/Commercial) and S-SPR (Public Open Space). As part of this application, an amendment to the ARP was undertaken to provide policy direction for the development of a Commercial Core that was of neighbourhood scale and pedestrian oriented.

In 2014, land use approval was obtained for Greenbriar Stage 3 (1.05 hectares/2.529 acres) by Melcor Developments Ltd. The land use approval was for 45 multi-residential units under the M-C2d42 district.

In 2014, a non-conforming tentative plan was approved for the Stage 2 lands that supported the Greenbriar Master Plan prepared for Melcor Developments by Design Workshop.

LEGISLATION & POLICY

The Municipal Development Plan identifies the subject site as Planned Greenfield with ASP in place. The site lies within the Greenbriar Special study Area of the Bowness Area Redevelopment Plan, which identifies the site for residential development.

A mix of housing types is supported by the ARP, including medium density apartment and townhouse developments, with a minimum density of 8.5 upa (21 uph) up to a maximum of 13upa (32 uph). The proposed land use redesignation is consistent with the objectives and policies outlined for the Greenbriar Area.

LAND USE AMENDMENT
GREENWOOD/GREENBRIAR (WARD 1)
WEST OF 83 STREET NW
AND NORTH OF BOWFORT ROAD NW
BYLAW 223D2016

MAP 33W

PROPOSED REDESIGNATION

The current direct control district, DC34Z2007, is based upon the R-2A district from Land Use Bylaw 2P80 and provides for the opportunity to construct single detached, semi-detached or townhouse forms.

The proposed land use redesignation from DC to M-CGd60 will afford the opportunity to build a variety of medium density town and rowhouses. Heights and densities are proposed to increase from 10 metres to 12 metres and from 18UPA to 24UPA, respectively. The redesignation will provide for an additional 84 units to be constructed for a total of 165 units.

SERVICING

Sanitary sewer: Sanitary servicing will be provided through tie-ins to existing public mains on 83rd Street NW. Downstream upgrades are required as identified in the West Memorial Drive Sanitary Trunk Study (ISL, January 2013).

Water: The subject lands fall within the Spy Hill Pressure Zone. Water servicing will be provided by tie-ins to existing 400mm diameter mains on 83rd Street NW.

Stormwater: This area is within the Bowness storm drainage boundary and discharges to the Bow River via the 83rd Street NW storm sewer trunk main. Stormwater management for Greenbriar was addressed and accounted for in the approved "Greenbriar Staged Master Drainage Plan" by Urban Systems dated November 2004. An update was provided in February 2012 by Urban Systems to accompany the Stage 2 Application.

TRANSPORTATION

The site will be accessed through the previously planned transportation network for the Greenbriar area. An interchange at Bowfort Road and the Trans Canada Highway is currently under construction and scheduled to be completed by 2017, which will afford primary vehicular access to the area through an extension of Bowfort Road along the south boundary of the Greenbriar Community.

The approved "Greenbriar Stage 2 TIA", prepared by ISL Engineering in 2010, and a subsequent update in April 2014 based upon the Master Plan, accounted for a mix of Residential, Office, Commercial and Retail Development that will remain unchanged in the proposed land use amendment. A further update letter was provided with this application that determined the assumptions and traffic volumes from the 2014 update have not been substantially affected.

SUMMARY

On behalf of Melcor Developments Ltd. (Melcor), B&A Planning Group proposes to re-designate these lands from DC to M-CG and seeks the support of Administration, Calgary Planning Commission and City Council.

LAND USE AMENDMENT
GREENWOOD/GREENBRIAR (WARD 1)
WEST OF 83 STREET NW
AND NORTH OF BOWFORT ROAD NW
BYLAW 223D2016

MAP 33W

APPENDIX II



GREENBRIAR APPLICATION HISTORY

STAGE 1 LAND USE & OUTLINE PLAN: LOC2006-0001

In 2007, an outline plan and land use application was approved for Greenbriar Stage 1. The application was 17.77 hectares (43.91 acres) in size, with 6.63 ha (16.38 ac) of the land qualifying as Environmental Reserve. The predominant land use within the Stage 1 lands was medium density residential development, approved through a variety of DC Districts. There were 493 units anticipated across the site in townhouse and apartment forms.

The first stage of proposed development would see an extension of Bowfort Road NW from the current intersection with 83 Street, and the development of a grid network that connected open spaces, residential parcels and a local commercial site to a future phase 2 to the west, Greenwood Village to the north and the existing commercial development at the intersection of Bowfort Road and the Trans-Canada Highway. This primary access point to the Bowness Community was identified as requiring infrastructure upgrades at this time, and limited the number of residential development that could be supported.

A Transportation Impact Assessment identified a limit of 250 residential units could be supported within the capacity of the existing network prior to the construction of the initial 6 lane bridge structure of the Bowfort Road & Trans-Canada Highway interchange.

STAGE 2 LAND USE & OUTLINE PLAN: LOC2010-0006

In 2011, an outline plan and land use application was approved for Greenbriar Stage 2. The lands were 12.06 hectares (29.80 acres) in size, accessed from an extension westward of Bowfort Road and Greenbriar Place identified in Stage 1. The application proposed to create a Commercial Core that consisted of three sites that would provide for community-scale retail and employment opportunities surrounded by medium density residential and continued the open space network through a series of pathways and park spaces. There was a total of 309 anticipated residential units, approximately 200,000 square feet of retail development and approximately 400,000 square feet of office.

This application also re-evaluated the viability of a 0.44ha (1.09 ac) local commercial parcel within the Stage 1 lands. Given the proposal to create a vibrant commercial and employment centre

**LAND USE AMENDMENT
GREENWOOD/GREENBRIAR (WARD 1)
WEST OF 83 STREET NW
AND NORTH OF BOWFORT ROAD NW
BYLAW 223D2016**

MAP 33W

immediately to the west, the corner parcel was re-designated to provide for an additional 32 units of medium density residential development.

As part of this application, an amendment to the Bowness Area Redevelopment Plan (BARP) was undertaken to provide policy direction for the development of a Commercial Core. Three unique sites were identified on Map 3D, which were based upon the land use lines established with the Stage 2 application. Within the ARP, each site was restricted to 5000 square metres +/- 250 square metres. A limit on office development was placed upon Site C to not exceed 37,000 square metres +/- 250 square metres.

Additional Transportation Analysis revealed that prior to the completion of the ultimate 8 lane bridge structure at the Bowfort Road/Trans-Canada Highway Interchange, 80% of the anticipated residential density and commercial/office development could be supported. This equates to roughly 700 multi-residential units, 325,000 square feet of office and 170,000 square feet of retail. Subsequent TIA update memos were undertaken to address various changes to Greenbriar, including:

- January 2011 memo addressing the conversion of a parcel of land within Greenbriar from general commercial to hotel use. The memo concluded that the hotel created a slight reduction in traffic generation when compare to the originally proposed use.
- September 2012 memo addressing the then-proposed implementation of roundabouts at Bowfort Rd / Greenwich Way and Greenwich Dr / Greenwich Way. The analysis concluded that the roundabouts would operate well. The memo also evaluated the opportunities and challenges of building an active modes (transit, pedestrian, cyclist) only connection between Valley Ridge and Greenbriar to the north of the Trans Canada Highway (TCH) and between Crestmont and Canada Olympic Park south of the TCH.

The application was approved and a request was made by CPC to provide a Master Concept Plan with the first Development Permit Application.

MASTER CONCEPT PLAN

In 2013, Melcor and its consultants undertook a Master Concept Plan Design process, so requested by CPC. The result was a proposal for a lively Mixed Use Village that was pedestrian focused through the use of private roadways and a programmable central plaza. The concept plan required a revision to the earlier road network within the Commercial Core area approved under the Stage 2 Outline Plan. .

**LAND USE AMENDMENT
GREENWOOD/GREENBRIAR (WARD 1)
WEST OF 83 STREET NW
AND NORTH OF BOWFORT ROAD NW
BYLAW 223D2016**

MAP 33W

NON-CONFORMING TENTATIVE PLAN: SB2013-0591

In 2014, a non-conforming tentative plan was approved for the Stage 2 lands that aligned with the Master Plan. The subdivision proposed to remove the western extension of Greenbriar Drive N.W. The remaining grid network of Bowfort Road, Greenbriar Place and Greenbriar Way would remain in place, redistributing the majority of automobile traffic.

A TIA update was scoped with the City and finalized in April 2014, addressing the revisions to the roadway network (i.e. Greenbriar Drive split in centre of site) and land use reflected in the Master Plan. The update confirmed that the Master Plan would add minimal traffic (-16 in AM peak, +70 in PM peak) when compared to the originally proposed land use. Analyses were also undertaken with the revised roadway network and it was concluded all intersections within Greenbriar, including the proposed roundabouts at Bowfort Road / Greenbriar View and Bowfort Road / Greenbriar Way, will operate well. It was also concluded that the intersection of Bowfort Road / 83 Street will continue to operate well with 83 Street as a two lane road, as per the City's construction plans for the Bowfort Road interchange.

STAGE 3 LAND USE: LOC2014-0115

In 2014, a 1.05 hectares (2.529 acres) parcel, formally known as the Romeo & Juliet site and the gold course which was not previously owned by Melcor, was approved for an additional 45 multi-residential units under the M-C2 district. The site is located northeast of the stage 1 lands at the highest elevation and will be accessed by the internal collector network previously dedicated.

STAGE 4 LAND USE: LOC2016-0076

An application for land use redesignation on a 2.75 hectare (6.79 acre) parcel was made in 2016. The proposal contemplates increasing the residential density on the site from 18 UPA to 24 UPA, for a total increase of 84 residential units.

ISL prepared a TIA update memo in February 2016 that addressed the land use updates of this land use redesignation. From the review, it was found that the land use re-designation will add minimal traffic (+62 in AM peak, +39 in PM peak) when compared to the originally proposed land use. We note that this update had not been scoped with the City at the time, as it was prepared as part of the due diligence process for Melcor to confirm whether to proceed with this current application.

SUMMARY

The total number of residential units contemplated for the Melcor ownership area, identified as Cell 3 and 4 within the Bowness ARP, is 918 units. The total anticipated retail development is 150,000 sq ft and 150,000 sq ft of office development.

LAND USE AMENDMENT
GREENWOOD/GREENBRIAR (WARD 1)
WEST OF 83 STREET NW
AND NORTH OF BOWFORT ROAD NW
BYLAW 223D2016

MAP 33W

APPENDIX III

COMMUNITY ASSOCIATION LETTER SUBMITTED



May 5, 2016

Circulation Control
Planning, Development & Assessment #8201
P.O. Box 2100 Station M, Calgary, AB, T2P 2M5

RE: Response to LOC2016-0076

To Benedict Ang:

In response to LOC2016-0076 at 4200 95 Street NW, the Planning and Development Committee (P&DC) of the Bowness Community Association (BCA) does not support this land use amendment application. While we do appreciate the opportunity to hear from the applicant during our P&DC meeting on May 4, 2016, the community ultimately feels that the proposed land use amendment, from DC34Z2007 to M- CG and M-C1, lacks the appropriate density, housing mix, and green space for current residents residing in Greenwood Village Mobile Home Park and future residents of the subject site.

The proposed land use amendment, LOC2016-0076, does not comply with the following policies stated in Section 7A Greenbriar Area Land Use of the Bowness Area Redevelopment Plan (ARP):

- Secondary Objectives 2 states “Ensure new development allows for a diverse population mix through a **variety of housing forms.**”
- General Policy 2 states that “A **mix of housing types** is preferred. Appropriate residential uses include medium density apartment and townhouse developments, medium-high density apartment style development, small lot single detached, semi-detached, and mobile home uses.”

B. Ang

LAND USE AMENDMENT
GREENWOOD/GREENBRIAR (WARD 1)
WEST OF 83 STREET NW
AND NORTH OF BOWFORT ROAD NW
BYLAW 223D2016

MAP 33W

- General Policy 3 states “The **minimum residential density in Greenbriar is 21 uph (8.5 upa), to a maximum of 32 uph (13 upa)** across the balance of the plan area (based on the gross developable area).”
- General Policy 6 states “In addition to the above policies, the maximum densities and allowable building heights for parcels will be based on consideration of liveability of units, **shadow and privacy impacts**, and general compatibility with the residential context.”
- Open Space Policy 36 states “Design of new development should incorporate **continuous open space** through the community.”

Bowness is not against density, but the community feels that the proposed density of 24 upa is too ambitious and not appropriate for the site. The community also feels that the proposed density competes with the incoming Trinity Hills Development with lack of consideration to the local context of Bowness. There also appears to be a discrepancy with what was presented at the P&DC meeting versus what is stated in the ARP. The community was presented with 12 upa – 18 upa being the permitted density under DC34Z2007, while the ARP states that the permitted density be 8.5 upa – 13 upa. The concept plans presented at the meeting illustrate DC34Z2007 with 18 upa, which is a not within 8.5 upa– 13 upa.

The community is also concerned with the lack of green space; proposing an increase in residential density diminishes the potential of having sufficient green space for its future residents. The visuals provided during the meeting illustrate too much site coverage and not enough green space specifically with the area proposed for M-CG. Furthermore, with Greenwood Village Mobile Home Park located immediately north of the subject site, they will lose a significant amount of green space. Open Space Policy 36 of the ARP maintains that open space should be integrated throughout the community, which includes Greenwood Village. However the proposed land use amendment disregards the opportunity for current residents living adjacent to have immediate access to green space.

While the community understands that there will be more details to come during the development permit stage such as the building design and site layout, proposing 24 upa would require many relaxations. This is something that the community will not support should this application move forward, and therefore we would like to establish an appropriate land use plan before this application proceeds to subdivision and development processes.

For the reasons listed above, the community of Bowness cannot support this land use amendment application and hopes that the Approving Authority respects the Bowness ARP. Otherwise, it is imperative that they work with the community in a collaborative manner to review and update the ARP. The community respectfully ask that any proposed residential land use amendment remain consistent with the existing policies where we feel are most appropriate and sensitive to the rest of the neighbourhood.

Sincerely, Tracy Tsui - Planning and Development Assistant

LAND USE AMENDMENT
GREENWOOD/GREENBRIAR (WARD 1)
WEST OF 83 STREET NW
AND NORTH OF BOWFORT ROAD NW
BYLAW 223D2016

MAP 33W

APPENDIX IV

APPLICANT RESPONSE TO COMMUNITY ASSOCIATION COMMENTS



Kimberly Lemmon
Senior Planner
BEs Hons

d | 403 692 4545
c | 403 616 1476
klemmon@bapg.ca

May 19, 2016
Tracy Tsui
Planning and Development Assistant - Bowness Community Association

Re: Response to Circulation Comments LOC2016-0076

Thank you for the opportunity to present our application for Land Use Amendment to your Planning and Development Committee on May 4. We appreciate and recognize that many of the BCA board members do not have the history of these lands, nor were engaged in the discussion and working meetings that occurred with the BCA and the City of Calgary many years ago. In response to the discussion at the meeting and the circulation comments forwarded to us by the file manager, we would like to address the concerns that were identified related to density, housing mix and provision of green space.

PAST APPROVALS WITHIN GREENBRIAR:

It is important to note that the lands being considered for a land use amendment were part of a larger plan that received approval for a variety of forms, including townhouse development, within the context of the community plan. We neglected to bring the overall plan with us to the meeting, which might have helped set the context, our apologies. The 6.5 acre townhouse site is a part of a nearly 70 acre plan for a mixed use village; whereby, there is an extensive pathway network and park system that provides nearly 16.38 acres (6.62 ha) of Environmental Reserve and 4.27 acres (1.73 ha) acres of Municipal Reserve that are publically accessible. The Master Plan, prepared by our team and previously presented to the BCA in 2014, is attached for reference under Appendix I. The Master Plan provides a vision for the overall development scheme within the 70 acres, including building layout, road network and open spaces that offer a continuous network of naturalized areas, regional pathways, neighbourhood parks and plaza spaces for current and future residents of Greenbriar. It should be noted thoughtful consideration was given to the location, programming and allotment of public open spaces that would benefit the existing and future residents and business clientele for the area.

IMMEDIATE SITE CONTEXT:

As mentioned at our meeting, the subject site was previously approved for townhouse development with a density cap of 18UPA, which amounts to 133 townhomes. However, an error occurred in the creation of a Direct Control District that gave the site a maximum of 12 UPA or 84 townhouse units. The approved stage 1 outline plan is attached as Appendix II for your reference.

B. Ang

**LAND USE AMENDMENT
GREENWOOD/GREENBRIAR (WARD 1)
WEST OF 83 STREET NW
AND NORTH OF BOWFORT ROAD NW
BYLAW 223D2016**

MAP 33W

The current proposal is a change in the land use to update the density to 24UPA, which amounts to 160 townhouse units. The residential building forms are intended to remain the same and will not alter the amount of private landscaping required for the site, which remains at 40%. The result is units that are smaller and respond to the current market demand. Regardless of the density, private greenspace equivalent to 40% would be maintained as per the Land Use Bylaw rules. It is the expectation that the Mobile Home Park residents would use the many public parks approved within the area, not the private open spaces that are associated within any of the residential parcels.

BOWNESS AREA STRUCTURE PLAN INTERPRETATION:

The circulation comments from the BCA imply that the application does not provide for a variety of housing forms, a mix of housing types, continuous open space or meet the density policies of 8.5-13 upa. These are Community-Wide Policies within Section 7A of the Bowness Area Redevelopment Plan (BARP) that are intended to apply to the entire 240 acre Greenbriar Neighbourhood, rather than on a site by site basis. The anticipated density of the Melcor landholdings is proposed to be 14 UPA; however, this assumed 879 units which is well within the allowable density range for cells 3 & 4 as identified within Map 3C of the BARP. The Melcor lands are considered as the 'core' for the area, containing higher densities and retail/office uses. It is anticipated through the ASP that the other un-developed lands within the Greenbriar area will contain lower residential forms to complement the Neighbourhood Core Area. The balance would result in a density range of between 8.5-13 upa as stated in the ASP.

The proposal before you is in keeping with the approved policies and Melcor is confident that this development is a suitable transition to the adjacent mobile home park for the following reasons:

- The multi-residential contextual land uses (M-CG and M-C1) proposed are sensitive to the surrounding area with the addition of setback rules that consider the impact on adjacent landowners;
- Building heights are further restricted beyond the 12 and 14m heights proposed within the first 3 metres of the north interface with the Mobile Home Park;
- Multi-residential uses are discretionary and subject to a development permit review by the City; and
- The density proposed overall in Greenbriar will fall between 8.5 and 13 upa required by the ARP.

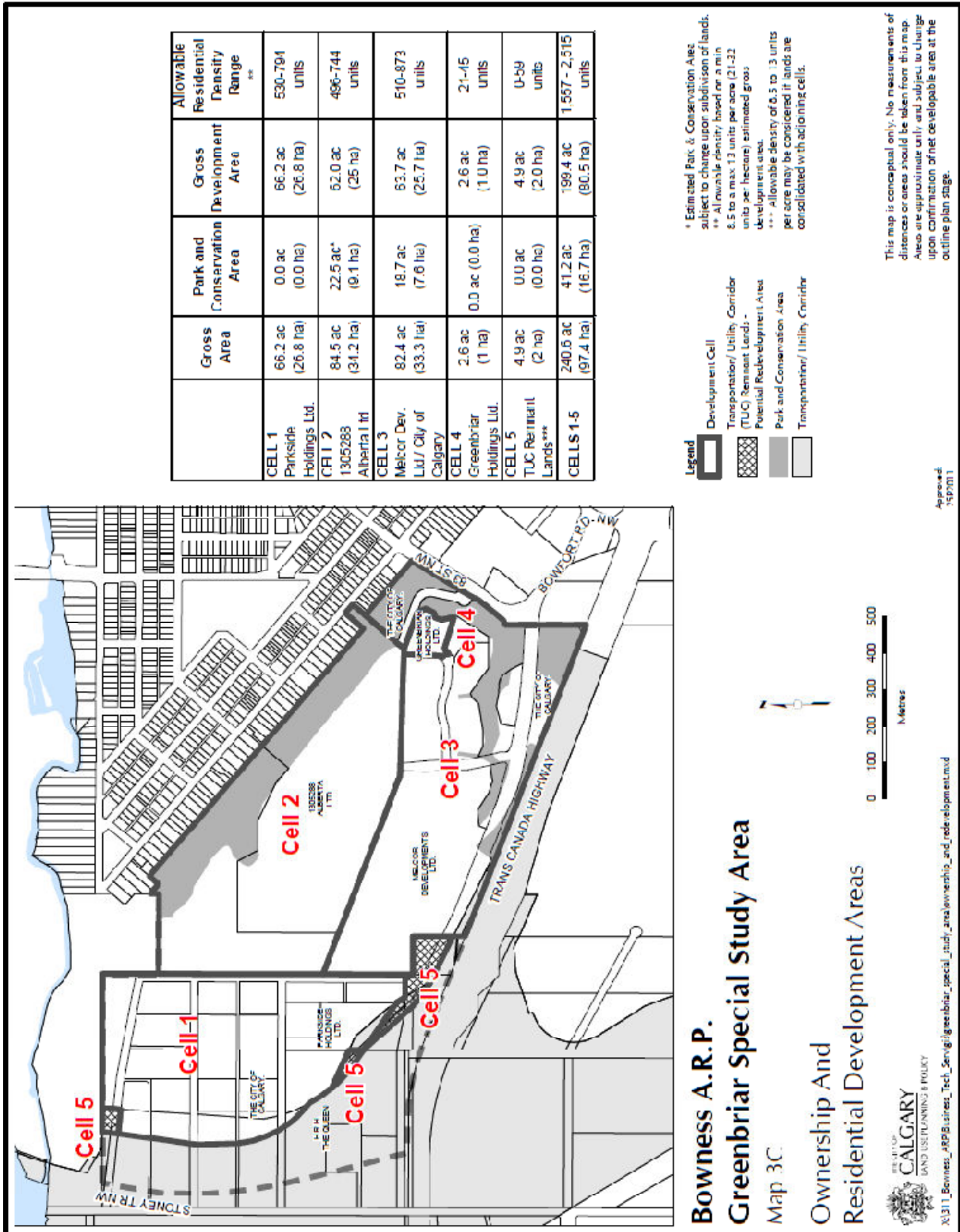
We welcome the opportunity to resolve your concerns related to the Bowness ARP and provide some examples of townhome project layouts with densities similar to those proposed on this 6.5 acre site. It is our goal to demonstrate how private open spaces and building orientation are typically considered when densities of this nature are proposed. We recognize that the conceptual plan presented at the Planning & Development Meeting raised flags with the group, and we have engaged with potential builders to help us address your concerns. We thank you again for allowing us to present to the Board and look forward to resolving the items that have been expressed to the City in your letter.

Sincerely,
Kimberly Lemmon

LAND USE AMENDMENT
 GREENWOOD/GREENBRIAR (WARD 1)
 WEST OF 83 STREET NW
 AND NORTH OF BOWFORT ROAD NW
 BYLAW 223D2016

MAP 33W

APPENDIX V



Bowness A.R.P.
 Greenbriar Special Study Area
 Map 3C

Ownership And
 Residential Development Areas



W311_Bowness_ARP_Series_Tech_ServicingGreenbriar_Special_Study_Area/Ownership_and_ResidentialDevelopment.mxd