

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 May 07**

**ISC: UNRESTRICTED  
CPC2018-0261  
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**Policy Amendment and Land Use Amendment in Greenbriar (Ward 1) at 4200 95  
Street NW and 9523 40 Avenue NW, LOC2017-0260  
Bylaws 34P2018 and 156D2018**

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**EXECUTIVE SUMMARY**

The site has been subject to previous land use redesignations, most recently in 2011. These redesignations granted land uses that allow for community commercial and office uses at the centre of the site, with multi-residential uses and open space on the balance of the site. Since these previous approvals, Melcor has reacted to market changes by developing a new vision for the site, including a mixed use, pedestrian-friendly “Mixed Use Village Area” that will integrate retail with residential uses and the possibility for office and hotel uses.

The proposed redesignations to Direct Control District, along with multi-residential and special purpose districts, will allow for a combination of mixed use development, residential and commercial uses to achieve Melcor’s vision for the site. The proposed Direct Control District is designed to allow for a “Mixed Use Village Area” with mixed use buildings within a retail high street and festival street and is based on the rules of the Commercial – Community 2 (C-C2) District. The redesignations will also change the distribution of multi-family land uses and consolidate the location of park space into a more central location. In order to facilitate this vision, proposed amendments to the *Bowness Area Redevelopment Plan* will provide direction on the design and configuration of the Mixed Use Village Area.

To meet the applicant’s vision for a mixed-use village, this application proposes to change the designation of these properties from: (see Attachment 2)

Special Purpose – Future Urban Development (S-FUD) District,  
Special Purpose – School, Park and Community Reserve (S-SPR) District  
Multi-Residential – Contextual Medium Profile (M-C2d74) District,  
Commercial – Community 1 (C-C1) District  
DC Direct Control District (based on C-O) and  
DC Direct Control District (based on C-COR2)

to

Special Purpose – School, Park and Community Reserve (S-SPR) District,  
Special Purpose – City and Regional Infrastructure (S-CRI) District,  
Multi-Residential – Contextual Low Profile (M-C1) District,  
Multi-Residential – Contextual Medium Profile (M-C2) District and  
DC Direct Control District (based on C-C2, see Attachment 2).

The proposed changes allow for:

- a comprehensively designed mixed-use village with a commercial high street;
- a festival street that connects to a consolidated “central park” feature;
- a realignment of park space within the site; and
- allowance for an increase in maximum residential units from 977 to 1200 units in Cell 3.

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**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to the Bowness Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.

**Moved by: M. Foht**

**Carried: 7 – 0**

3. **ADOPT**, by bylaw, the proposed redesignation of 13.39 hectares ± (33.09 acres ±) located at 4200 - 95 Street NW and 9523 - 40 Avenue NW (a portion of Plan 0813549, Block 8, Lot 15; Plan 5565AH, Block 53, Lot 3) from Special Purpose – School, Park and Community Reserve (S-SPR) District, Multi-Residential – Contextual Medium Profile (M-C2d74) District, Commercial – Community 1 (C-C1) District, DC Direct Control District and Special Purpose – Future Urban Development (S-FUD) District **to** Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Multi-Residential – Contextual Low Profile (M-C1) District, Multi-Residential – Contextual Medium Profile (M-C2) District and DC Direct Control District to accommodate a comprehensive design of an integrated Mixed Use Village Area, with guidelines (Attachment 3); and
4. Give three readings to the proposed bylaw.

**Moved by: M. Foht**

**Carried: 7 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaws 34P2018 and 156D2018; and

1. **ADOPT** the proposed amendments to the Bowness Area Redevelopment Plan, in accordance with Administration's recommendation, as amended; and
2. Give three readings to the proposed Bylaw 34P2018.
3. **ADOPT**, by bylaw, the proposed redesignation of 13.39 hectares ± (33.09 acres ±) located at 4200 - 95 Street NW and 9523 - 40 Avenue NW (a portion of Plan 0813549, Block 8, Lot 15; Plan 5565AH, Block 53, Lot 3) from Special Purpose – School, Park and Community Reserve (S-SPR) District, Multi-Residential – Contextual Medium Profile (M-C2d74) District, Commercial – Community 1 (C-C1) District, DC Direct Control District and Special Purpose – Future Urban Development (S-FUD) District **to** Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Multi-Residential – Contextual Low Profile (M-C1) District, Multi-Residential – Contextual Medium Profile (M-C2) District and DC Direct Control District to accommodate a comprehensive design of an integrated Mixed Use Village Area, in accordance with Administration's recommendation; and

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4. Give three readings to the proposed Bylaw 156D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

The northwest community of Greenbriar is composed of three main land holdings (see Map 3C, Attachment 1). To the north is the existing Greenwood Village mobile home park. To the west are lands held by Greenbriar Holding Ltd. and to the south along 16 Avenue NW is land owned by Melcor Developments Ltd.

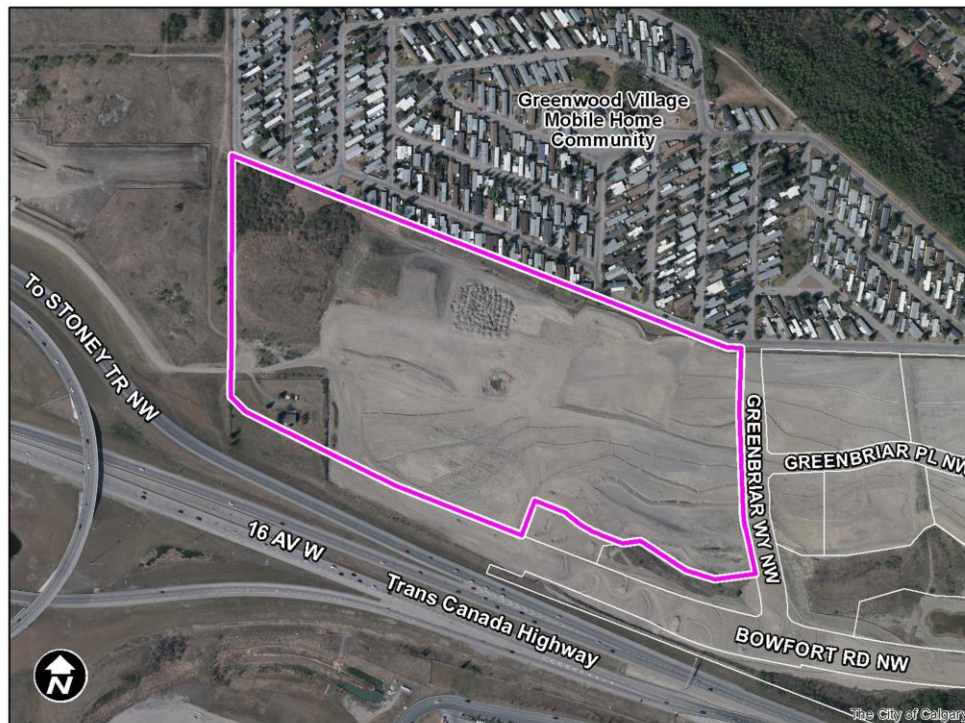
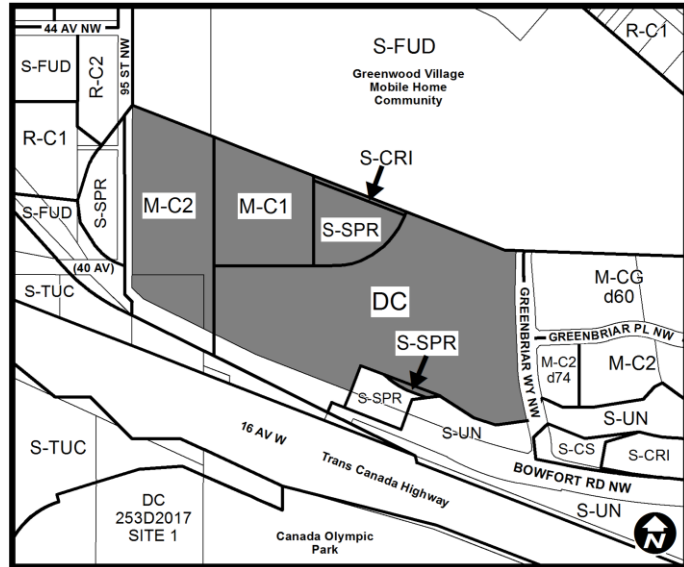
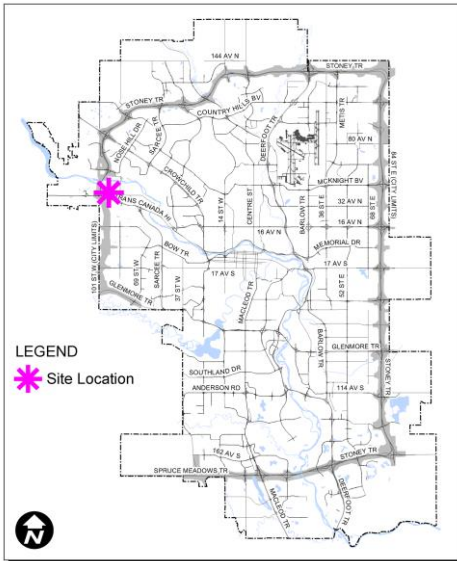
The Melcor lands being marketed as Greenwich have been subject to a variety of applications over the last 12 years. The easterly portion of Greenwich received outline plan approval in 2007 (LOC2006-0001) and the westerly portion received outline plan approval in 2011 (LOC2010-0006). These approvals provided land uses and policy direction that provided for stand-alone commercial, office and multi-residential development along with open space. In association with the 2011 approval, Council amended the *Bowness Area Redevelopment Plan* to require that a master plan for the Melcor lands be brought to Calgary Planning Commission (CPC) with the first development permit. The master plan was submitted with the first development permit within the Melcor lands, which was for multi-residential development on the east side of the Melcor lands, and was approved by Calgary Planning Commission in December 2017. This master plan identified key components that form the vision for this application, including the mixed-use village core, high street and festival street.(see Attachment 7) In addition this application proposes a central park space for the existing and future residents within Greenbriar.

**SITE CONTEXT**

The subject parcels are located in the community of Greenbriar, north of the future Bowfort Road NW which runs parallel on the north side of 16 Avenue NW (Trans-Canada Highway), west of the newly constructed Greenbriar Way NW, east of the dedicated future 95 Street NW and south of the existing Greenwood Village. Surrounding development consists of low-density mobile home residential to the north and undeveloped residential lands to the east and west. The subject parcels are approximately 13.39 hectares (33.09 ac) in area and are currently stripped and graded. The sole access to the area is from the east on Bowfort Road NW.

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**Location Maps**



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**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This application will enable the development of a fully-integrated mixed-use village with a pedestrian-focused commercial high street, a festival street for special events, an accessible central park adjacent to the heart of the community, and pedestrian connections that will encourage a walkable neighbourhood. The at-grade commercial with residential, office or hotel above allows a vertical mix of uses rather than the horizontally segregated mix of uses allowed under existing approvals.

The proposed redesignation presents a modest density increase from the currently approved 977 units to 1200 units. One objective of the Direct Control District is to allow for a more flexible mix of uses and use areas, so that residential, office or hotel uses can be vertically integrated with retail uses. No major changes to the allowable heights, uses and total floor area are proposed.

**Land Use**

The current land use designation of the subject site was approved in 2011. Subsequently, the road alignment was changed to allow for an integrated 6.93 hectare (15.7ac) commercial core site. Those previous approvals resulted in a site with four segregated land uses that posed challenges to creating a cohesive character.

Direct Control District (6.79ha / 16.78ac)

A Direct Control District (based on Commercial – Community 2 (C-C2) District) is proposed to accommodate a community oriented mixed use development adjacent to community open spaces. The DC excludes uses that are auto-oriented with additional discretionary uses that can contribute to the village character, including market. It also retains the maximum building height of 20 metres and a floor area ratio (FAR) of 0.5. The proposed ARP amendment and Direct Control designation are focused on enabling the vision of a mixed use village.

Special Purpose – School, Park & Community Reserve (S-SPR) District (0.82ha / 2.03ac)

This application proposes to reconfigure Municipal Reserve (MR) dedication from two small park spaces under existing approvals to one central park, adjacent to the festival street. (See Attachment 7) The intent is for the open space to act as an extension of the publicly accessible private plaza which is located within the mixed use site to the south of Greenbriar Drive NW. The central park comprises 0.82 hectares/2.03 acres of MR and contains active and passive recreational opportunities including a plaza, open play area, seating areas, pathway connections, basketball court, playground, and small and medium dogs off-leash area.

A realignment of a 0.06 hectares/0.14 acres portion of the south park is also proposed to create a straight edge for ease of future development. The south park comprises 0.35 hectares/0.87 acres of MR dedication in the south portion of the plan area, which supplements and completes a larger park and natural area along Bowfort Road NW. These MR dedications in combination with MR previously dedicated and paid via cash in lieu will fulfill the 10 percent MR requirement.

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Multi-Residential District (4.87ha / 12.03ac)

Multi-Residential Contextual Low and Medium Profile (M-C1 and M-C2) Districts are proposed on the western and northern portions of the subject site. These districts are intended to be in close proximity to the existing lower density residential to the north and can achieve the density allowed for the area.

**Urban Design Review**

The master (concept) plan was reviewed by the City Wide Urban Design team throughout the CPAG review process. (See Attachment 7) Reviews were also conducted by the Urban Design Review Panel (UDRP), who provided additional comments for improvements. (See Attachment 4) Comments considered the enhancement of the transition, street interface and pedestrian connectivity. These comment will be addressed when the first DP is submitted with the Comprehensive Master Plan of the Mixed Use Village Area.

**Infrastructure**

***Transportation Networks***

Transit service to this area is yet to be determined. Currently route 53 provides service from Greenwood Village to Brentwood Station. A traffic impact assessment (TIA) was submitted and approved for the proposed land use re-designation. The TIA concludes that the planned area road network would remain capable of supporting the proposed development consistent with prior approvals and no updates or changes would be warranted by the proposed land use re-designation.

***Utilities and Servicing***

Water connection, sanitary and storm sewer mains are available to service the subject site. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at the development permit stage.

**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site for three weeks. Notification letters were sent to adjacent land owners and the application was advertised online. Following Calgary Planning Commission (CPC), notifications for a Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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***Public Meeting and Citizen comment***

City Administration held one public information session (open house) on 2018 February 15. There were approximately 57 citizens in attendance at the session.

Summary of comments were:

- concern of high rise developments blocking views and sun light from existing homes
- concern about increased traffic volumes and the functioning of the existing traffic circle into the community
- a lack of a ramp directly onto and off of Highway 1

Generally, there were minimal concerns with the application. Concerns were mostly on traffic issues in the area and future access for and through Greenwood Village. Lower-height townhouses on the northern edge of the commercial area were appreciated by the Greenwood residents.

***Community Association Comments***

The applicant and Administration met with the Bowness Community Association on 2018 January 10. The Community Association is in support of this application (see Attachment 5).

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory – 2014)***

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

***Municipal Development Plan (Statutory – 2009)***

The subject site is located within the Developing Residential Area as identified in Map 1: Urban Structure of the *Municipal Development Plan (MDP)*. The proposal is consistent with the overarching residential policies. Specifically, it supports shaping a more compact urban form, providing a range of housing choices, including a mixed use activity centre, and enhances the public realm through the expanded network of pedestrian pathways and the orientation of units towards the streets.

***Bowness Area Redevelopment Plan (Statutory – 1995)***

The Bowness Area Redevelopment Plan (ARP) – section 7A, "Greenbriar Area Land Use," encourages several objectives. These include fostering complete communities, promoting connectivity and integration with the surrounding community. The policies further dictate that the Greenbriar area shall be predominantly residential with an identified community-oriented Commercial Core. The Commercial Core is identified as three unique sites with three distinct

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land uses. In order to facilitate the proposed redesignation, amendments to the ARP will be required. These amendments will blend the three sites into one Direct Control and provide direction on the design of the mixed use village which is being proposed on the subject site.

**Social, Environmental, Economic (External)**

The proposal has the potential to allow for a mix of uses in Greenbriar and provide local amenities for community residents. Community-level commercial services as well as possible office and hotel space will also provide local employment. An environmental site assessment was not required for this application.

**Financial Capacity**

***Current and Future Operating Budget***

There are no known impacts to the current and future operating budgets at this time.

***Current and Future Capital Budget***

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

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

The proposed policy amendment and land use redesignation is aligned with applicable policies identified in the Municipal Development Plan and the Bowness Area Redevelopment Plan. The proposal involves changes to the previously approved land use redesignation by creating an integrated mixed use development with a central park that will be the heart of the community and serve the needs of the adjacent residential developments in the area.

**ATTACHMENT(S)**

1. Policy Amendments to Bowness ARP
2. Existing and Proposed Land Use Maps
3. Proposed Direct Control District
4. Urban Design Review Panel Comments
5. Bowness Community Association Letter
6. Applicant Submission
7. Master Concept Plan
8. Calgary Planning Commission Motions and Amendments
9. Proposed Bylaw 34P2018
10. Proposed Bylaw 156D2018