

## Applicant Submission



### Greenwich - Applicant's Submission

#### Introduction

The subject site is located at the western edge of the City along the Trans Canada Highway before the Stoney Trail Interchange. Located within the Community of Bowness, the Greenwich neighbourhood will be accessed by the Bowfort Road/Trans Canada Highway Interchange. The subject lands account for 13.39 ha (33.09 ac) land that were subject to prior Outline Plan, Land Use and Subdivision approvals between 2007 and today. The purpose of the application is to redistribute open space, revise and consolidate land use districts and increase the residential product mix and density.

#### Background Information

The Greenwich Community development by Melcor has been subject to a variety of applications over the last 10 years. The easterly portion of Greenwich received Outline Plan approval in 2007 and the westerly portion in 2010. Each of these stages has evolved over time through the addition of new parcel ownership in the vicinity, or a change in market demands and unit preferences that has resulted in subsequent land use amendments. Further concept plan work prepared with the master plan also resulted in a review of the road networks and transportation capacities that limited residential and commercial development previously. Non-conforming tentative plans were submitted and approved upon this basis. The current application follows through on the vision for a mixed use village at the core of the neighbourhood, and creates a large central amenity space for the existing and future residents within Greenbriar.

#### Land Use Redesignation

The application proposes to redesignate 13.39 ha (33.09ac) of land to DC, M-C1, M-C2 and S-SPR pursue a mixed use village with a large central park space and a variety of multi-residential products. A Direct Control District based upon a C-C2 District is requested for the mixed use village area. Increases to residential density are also being pursued along the western boundary with a revision to the density modifiers in the M-C2 district, to allow for smaller units within a 4-5 storey apartment product. The addition of an M-C1 parcel near the park space will provide a transition to grade-oriented townhomes to front onto the park and street opposite the commercial core. The S-SPR areas are being revised to accommodate a large central park and a prominent entry into the area.

#### Policy Amendment

To accommodate the vision for a central mixed use village, an amendment to the policy statements and maps within the Bowness Area Redevelopment Plan (ARP) related to the Commercial Core components and makeup are required. A single commercial core site is proposed that allows for flexibility of the placement of the grocer, office and hotel uses while still upholding the overall intent of a walkable, urban core. An update to the ownership maps is also pursued to provide relevant updates to the policy as they relate to Melcor.

#### Summary

The Land Use and Policy Amendment support the 7 goals of the Municipal Development Plan, preserve the intentions of a mixed use commercial core and provide for a greater variety of residential products within the Community.