

PROPOSED

CPC2018-0261
ATTACHMENT 9

BYLAW NUMBER 34P2018

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE BOWNESS AREA REDEVELOPMENT PLAN BYLAW 7P95

WHEREAS it is desirable to amend the Bowness Area Redevelopment Plan Bylaw 7P95, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Bowness Area Redevelopment Plan attached to and forming part of Bylaw 7P95, as amended, is hereby further amended as follows:

(a) In 7A. Greenbriar Area Land Use, delete Policy 8 and replace with the following:

“8. Referral to Calgary Planning Commission:

The first Development Permit within the Mixed Use Village Area shall be referred to Calgary Planning Commission for review and decision with a supporting concept plan for the Mixed Use Village Area.”

(b) In 7A. Greenbriar Area Land Use, delete in its entirety the section entitled "Commercial Core" and policies 16 through 35, and replace with the following:

“Mixed Use Village Area

At the heart of Greenbriar is a mixed use village identified on Map 3D, that is the hub of activity for the community and a place for residents to meet their daily needs in a walkable and inviting urban space. The Mixed Use Village will provide for a variety of retail, service, grocery market, office, residential and hotel uses in both mixed use and stand-alone formats. The area will be easily accessed by residents, employees and visitors through a series of inter-connected public and private streets, pathways, trails and sidewalks.

16. General Policies of the Mixed Use Village

- a. The Mixed Use Village should provide for a variety of retail, service, office, residential and hotel uses in both mixed use and stand-alone formats.
- b. Office and Residential development in a stand-alone format should be located at the periphery of the site.
- c. The maximum total area of all retail uses within the Mixed Use Village is 15,000 square metres +/- 1000 square metres.
- d. Buildings should have a maximum height of 6 storeys, and be located such that shadow impacts on public parks are minimized.

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17. General Design of the Mixed Use Village
 - a. Long, unrelieved frontages and blank walls should be avoided. Building mass should be visually broken up into distinct elements.
 - b. Buildings should provide a variety of architectural and material detail.
 - c. Buildings on corner sites should include architectural features which visually emphasize and define the corner.
 - d. Sidewalks and pedestrian walkways between car parking areas, building entrances/lobbies and the street should be designed with street trees and/or enhanced landscaping (subject to utility constraints), and be comfortable and accessible to people of all ages and physical abilities.
 - e. Loading areas should be located away from and/or appropriately screened from public streets, open spaces and pedestrian walkways.
 - f. Consider winter friendly design for comfort, safety, access and aesthetic appeal in the placement of buildings, plazas, cafes, patios and pedestrian seating areas. Sun exposure should be maximized and wind susceptibility be mitigated.
 - g. Encourage ground-floor residential dwellings facing a street to provide primary entrances directly accessible and oriented towards the street wherever possible.
 - h. Site and building design shall provide active frontages at grade along the High and Festival Street edges.

18. High Street
 - a. A private "High Street" will extend from one or more public streets, and is shown generally on Map 3D.
 - b. All buildings along the High Street shall locate retail entrances at grade in a manner that addresses the street and encourages active street frontages.
 - c. The High Street should provide for slow vehicular traffic through defined driving aisles, on street parking, wide sidewalks and active building frontages.
 - d. The High Street should be designed to enhance the pedestrian experience through such design details as differentiated building frontages, transparent front doors and window displays, active street life and ample seating and patio areas.
 - e. On street parking may take the form of angled or parallel parking, where appropriate.
 - f. Office and Residential uses along the High Street should be located on the upper floors.
 - g. Locate buildings to create a sense of enclosure with attention to terminating vistas and/or prominent view opportunities.

19. Festival Street
 - a. A Festival Street will be located within the Mixed Use Village Area, at the location generally identified on Map 3D.
 - b. The Festival Street is intended to be a vibrant, urban gathering place for the public to enjoy in all seasons, allowing for pedestrian and limited vehicular connections, as determined at the Development Permit stage.
 - c. The area should be well defined through building and street edges.

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- d. Seating areas along the edges of the space may be incorporated into cafes or patios of retail and restaurant uses.
- e. The Festival Street shall be privately owned and maintained, allowing for the opportunity to close and curate private events for the neighbourhood.
- f. Commercial uses will be supported in the Festival Street in accordance with the Land Use District.

20. Entranceway Focal Points

- a. Provide visually distinctive architecture and site design elements to enhance and emphasize their landmark function at the Focal Points as shown on Map 3D.

21. Transition

The following transition types are highlighted on Map 3D as areas of particular design attention:

- a. Central Park Interface
 - 1. The built form should provide a strong sense of enclosure for the park.
 - 2. The park edge should be activated, wherever possible.
 - 3. Access to sunlight should be maximized and shadow impact on the park should be minimized.
 - 4. Direct pedestrian connection from the Festival Street to the park should be provided.
- b. Entranceway/South Park Interface
 - 1. Enhance the entranceway area and the South Park interface as shown on Map 3D through well-considered landscaping buffer, as determined appropriate by the Development Authority.
 - 2. Provide convenient pedestrian access to the South Park and the regional pathway system.
 - 3. When future opportunities exist, development adjacent to the park is encouraged to address the active High Street frontage as a priority while bringing visual connectivity, activity, pedestrian amenity and a sense of enclosure to the park wherever possible.
- c. Residential Interface
 - 1. Provide a sensitive transition between the Mixed Use Village and adjacent low-density residential developments by incorporating a gradual building height transition, street-oriented uses and a landscaped buffer.
 - 2. Provide maximum building height of 12 metres to minimize shadow and massing impacts to the north.”

- (c) In 7A. Greenbriar Area Land Use in the section entitled Open Space, renumber Policy 36 as 22, add the following as policy 23 and renumber the remaining provisions (37 through 57) accordingly:

“23. Provide publicly accessible pathway connections between Greenbriar View NW and 95 Street NW for pedestrian access to the future development of the west Greenbriar lands.”

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- (d) Delete the existing Map 3C entitled "Ownership And Residential Development Areas" and replace with the revised Map 3C entitled "Ownership And Residential Development Areas", attached hereto as Schedule A.
- (e) Delete the existing Map 3D entitled "Commercial Core Sites" and replace with the revised Map 3D entitled "Mixed Use Village", attached hereto as Schedule B.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

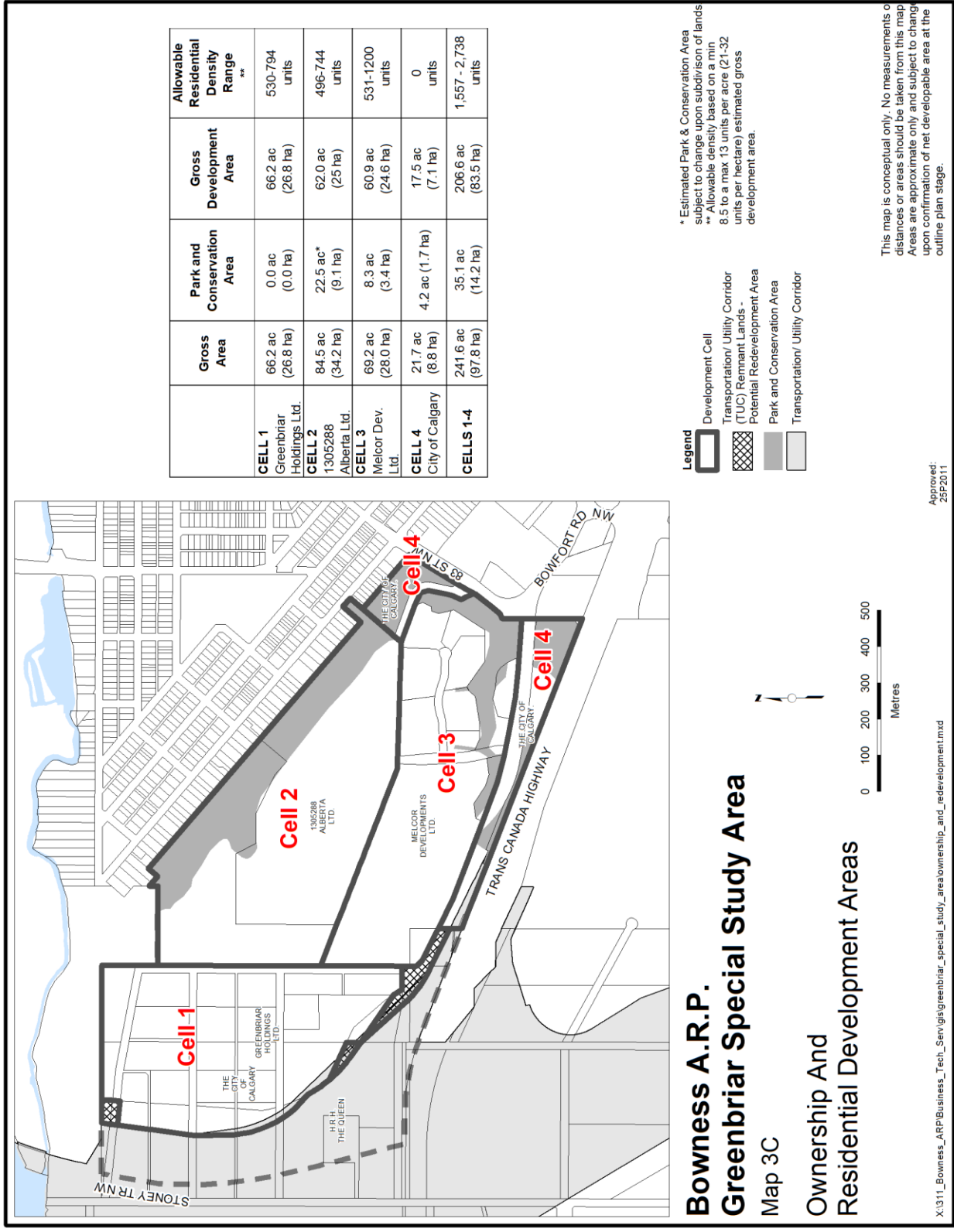
CITY CLERK

SIGNED ON _____

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Schedule A



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Schedule B

