

Urban Design Review Panel Comments

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Municipal address:	4200 95 St NW, 9523 40 Av NW
Community:	Greenbriar
Project description:	Greenbriar Master (Concept) Plan
Review:	First
File Manager:	Ben Ang
City Wide Urban Design:	Xia Zhang
Applicant:	B+A Planning Group, Kimberley Lemmon
Owner:	Melcor, Graeme Melton, Jim Gordon

Ranking:

Summary Comments:

- Plan should take the relationship with the adjacent Mobile Home site to the north into account by providing an appropriate transition.
- Ensure that all buildings are designed and situated to provide a continuous street edge.
- Provide opportunities for greater mixing of uses, eg. Residential above retail uses.
- The plan shows three distinct “precincts”; the differences in the streets character between these areas could be defined and expressed further.
- The cross-sections of each street type will be important in defining the character; ensure that the edge “interface” is well defined and that opportunities for street trees are included.
- More definition of the pedestrian pathway system, including potential connections to the adjacent green areas, will be important; this plan could be part of an interconnected “eco-system” given the site’s location.
- Providing a further indication of how this plan fits into the larger context of adjacent established communities and developing “high-street” retail areas is recommended.
- Cycling connections with the adjacent neighbourhoods should be indicated.
- Consistent landscaping of all edge conditions should be included to ensure comfortable walkable pedestrian connections with healthy green canopies; plan all utility rights-of-way with tree planting in mind.
- Regarding the retail high street, more exploration of the building interfaces with parking areas, and particularly the edges to the adjacent park spaces will be necessary; gaps in the continuity of the pedestrian realm should be addressed.