

Greenbriar Land Use Application

This public information session is intended to share information about the proposal to redesignate an area of land in the community of Greenwood-Greenbriar and to answer questions on various parts of the plan. You will find display boards that provide an overview of the process The City undertakes in reviewing this application and an explanation of key components of the proposal.

At this session you can

- Understand the history of the Greenbriar site.
- Learn more about the amended application.
- Ask questions to City of Calgary staff and the applicant.

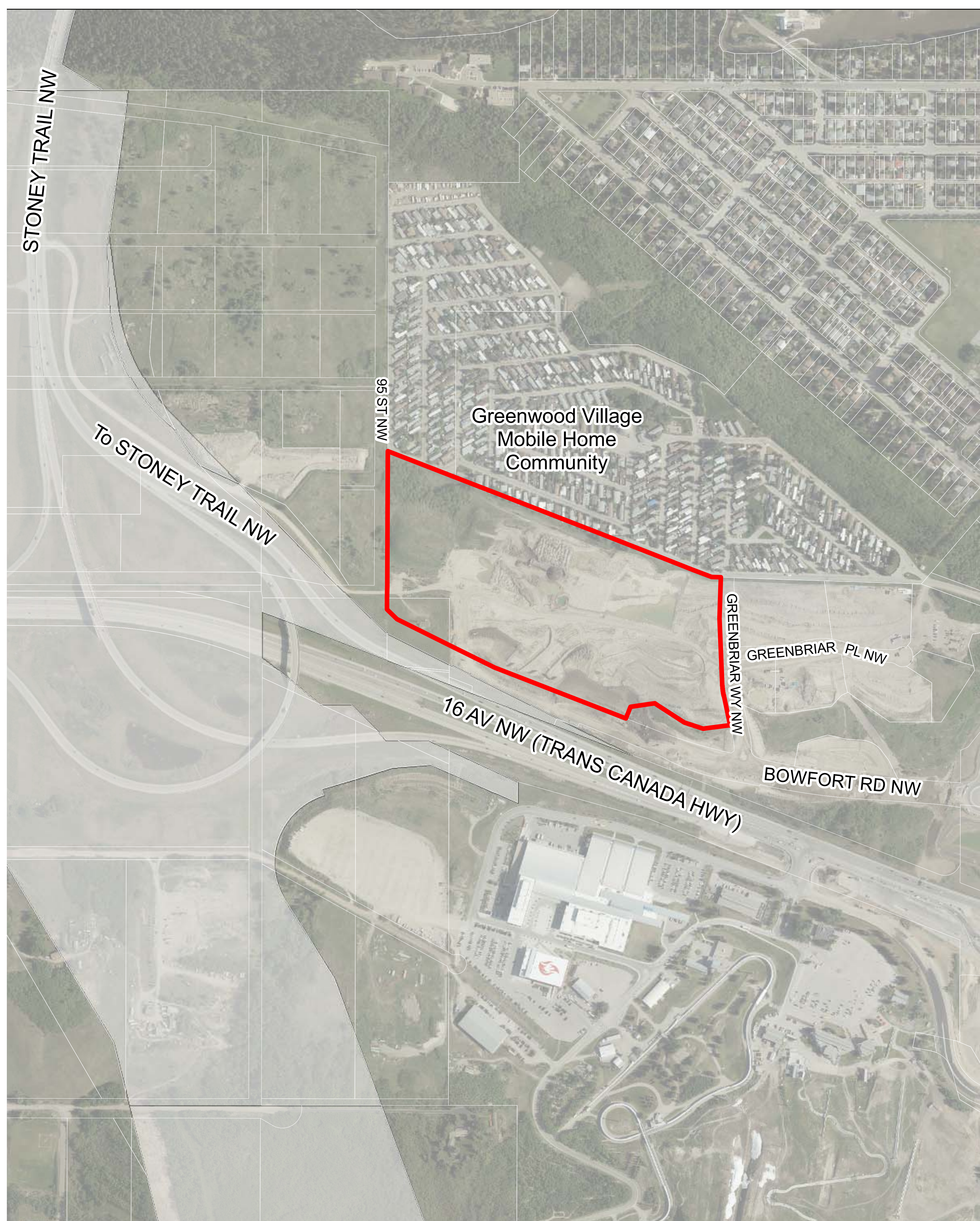
The display boards from this information session can be found online at calgary.ca/greenbriar

Greenbriar Land Use Application

In 2011, Melcor Developments submitted an application that redesignated the area of land in Greenwood - Greenbriar to its current land uses.

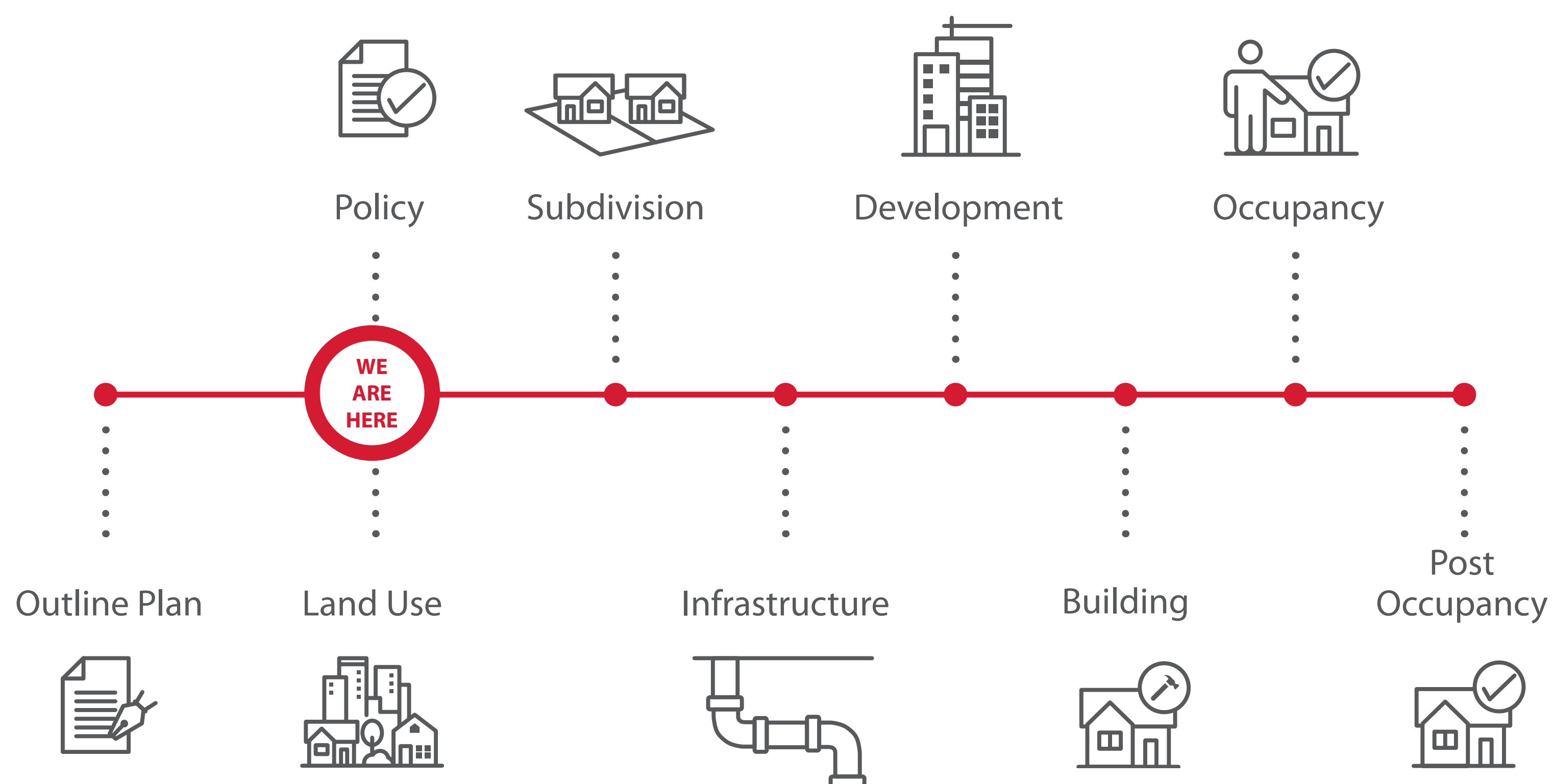
On September 6, 2017, Melcor Developments submitted a new application to change the previously approved land uses of the site. The application seeks to consolidate the green spaces, provide greater flexibility of commercial, office, hotel and grocery uses, create a comprehensive mixed-use village, and increase the number of residential units from a previously approved maximum of 977 units to 1,200 units.

If this application is approved by City Council, an amendment would be required to Bowness Area Redevelopment Plan (ARP) to allow for the proposed redesignation.



Important parts to this application

The approvals process



Outline Plan

The Outline Plan informs the future subdivision of a parcel of land. This addresses infrastructure needs, location and size of streets, distribution of parks and open spaces, and location of various land use districts. The Outline Plan will also include conditions of approval to deal with issues that are implemented during future subdivision and construction stages.



Area Redevelopment Plan Amendment (Policy)

An Area Redevelopment Plan (ARP) is a long range planning document that is collaboratively developed between City staff and stakeholders. A statutory document, an ARP provides a common vision for managing growth and change within a community.



Land Use Redesignation

The Land Use Redesignation is used to change the existing land use designation (zoning) to accommodate a certain type of development. The Land Use Districts establish the rules for future development to occur on the site (e.g. allowable uses, maximum building height, density, landscaping requirements, etc.)

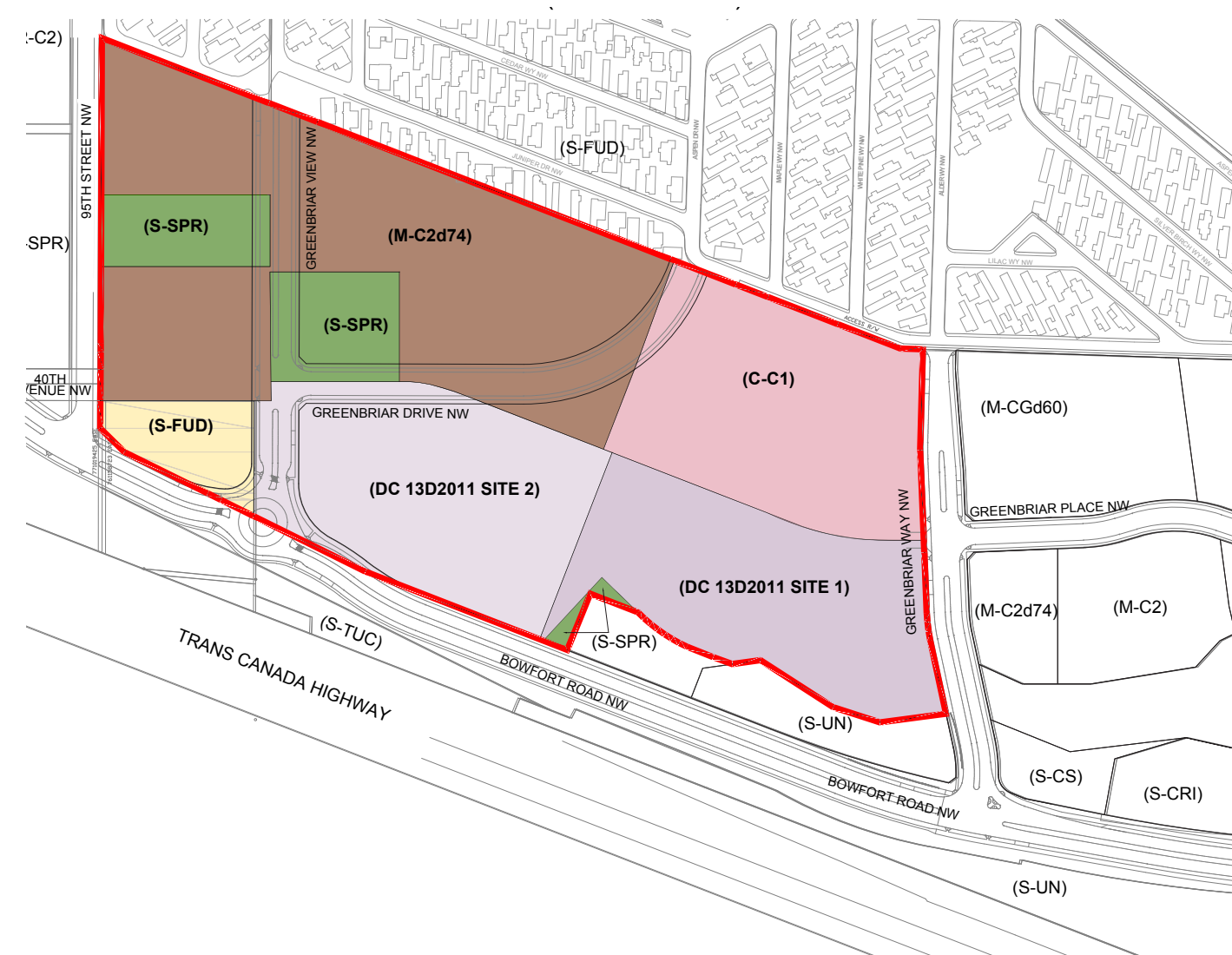
Land use current and proposed

Approved land use plan
(LOC2010-0006)

Proposed land use plan
(LOC2017-0260)

Legend

- Subject Lands
- (S-SPR) Existing Land Use
- S-SPR (MR) Special Purpose - School, Park & Reserve
- S-FUD Special Purpose - Future Urban Development District
- M-C1 Multi-Residential - Contextual Low Profile District
- M-C2 Multi-Residential - Contextual Medium Profile District
- M-C2d74 Multi-Residential - Contextual Medium Profile
- DC Direct Control- (DC (C-C2)) District
- DC 13D2011 Site 1
- DC 13D2011 Site 2
- C-C1 Commercial - Community 1 District



Land uses:	S-SPR Special Purpose - School, Park and Community Reserve District	S-FUD Special Purpose - Future Urban Development District	M-C2 Multi-Residential - Contextual Medium Profile District	M-C1 Multi-Residential - Contextual Low Profile District	C-C1 Commercial - Community 1 District	DC Direct Control based on C-C2 Commercial - Community 2 District
Designed for:	Public parks, open space, schools and recreation facilities on land designated as 'reserve land' under the Municipal Government Act.	Lands that are awaiting urban development and is largely limited to uses that can easily be removed to allow for future urban development.	Three to five storey apartments	Three to four storey apartments and townhouses	One to two storey commercial strip malls that primarily serve the immediate surrounding area.	Commercial developments such as commercial centres that may serve several surrounding communities.
Maximum height:	N/A	N/A	16 metres	14 metres	10 metres	20 metres

Details on the proposed Direct Control district

As part of the application, the developer is seeking a Direct Control district. The proposed Direct Control district:

- Creates a mixed-use village that features a main street and a festival street with ground level commercial, and above ground level office, hotel and residential uses.
- Ensures developments are pedestrian-oriented at ground level and provide a high-quality public realm through reduced building setback areas.
- Assures building location, setback areas and landscaping will limit the effect of commercial uses on adjacent residential areas.
- Provides opportunities for stand-alone multi-residential buildings, hotel and office uses.

The allowable uses of the Direct Control district are the same as those of the Commercial – Community 2 (C-C2) district, with the following exceptions:

Additional uses:

- Assisted Living
- Market
- Residential Care

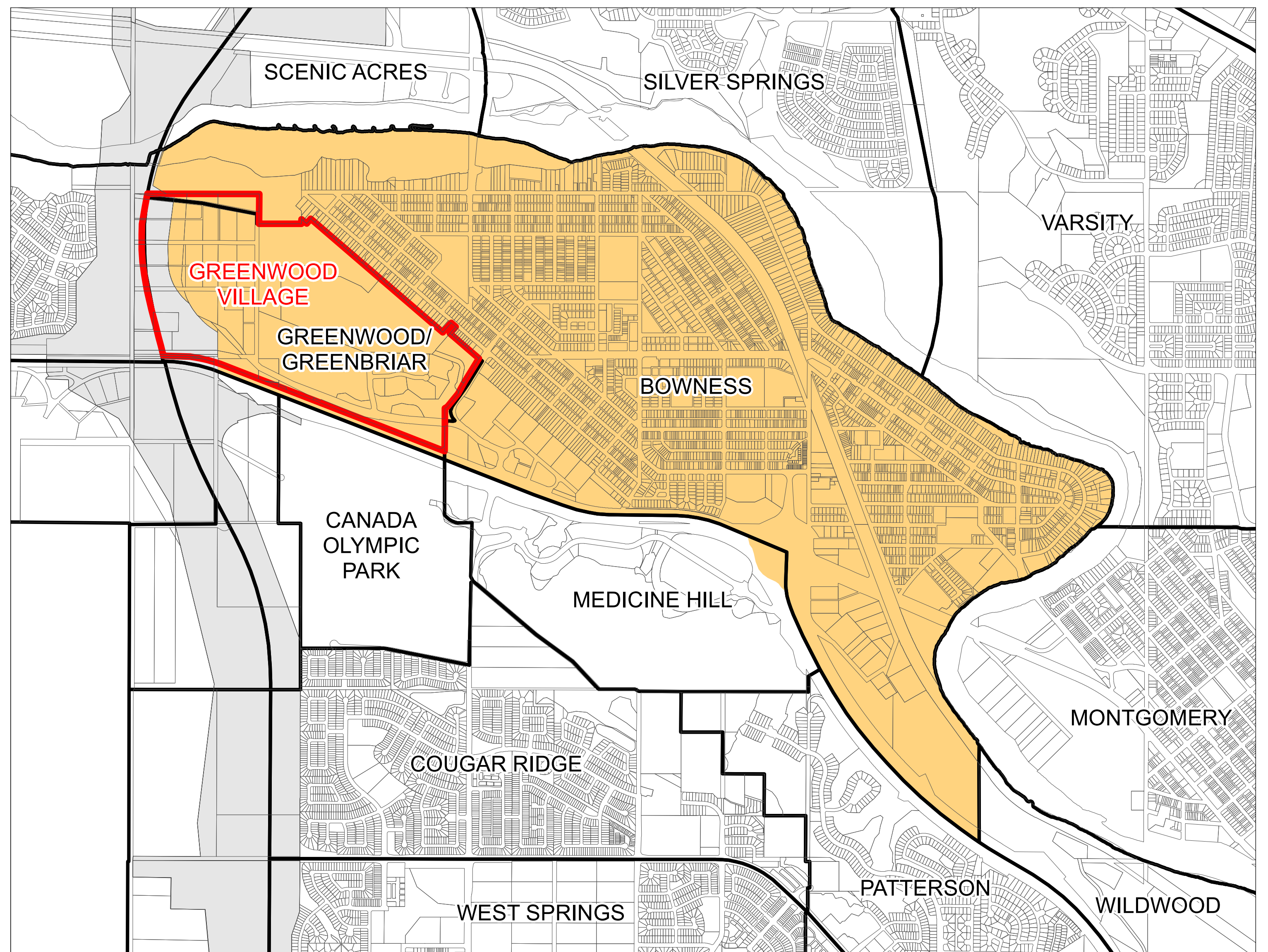
Omitted uses:

- Beverage Container Drop – Off Depot
- Pawn Shop
- Vehicle Sales – Minor
- Auto Service – Major
- Auto Service – Minor
- Car Wash – Multi Vehicle
- Funeral Home
- Vehicle Rental – Major

Bowness Area Redevelopment Plan

These proposed amendments allow for the creation of a mixed-use village and a series of inter-connected public and private streets, pathways, trails and sidewalks, as well as an increase in density in the Melcor-owned lands.

Bowness ARP Greenbriar Special Study Area

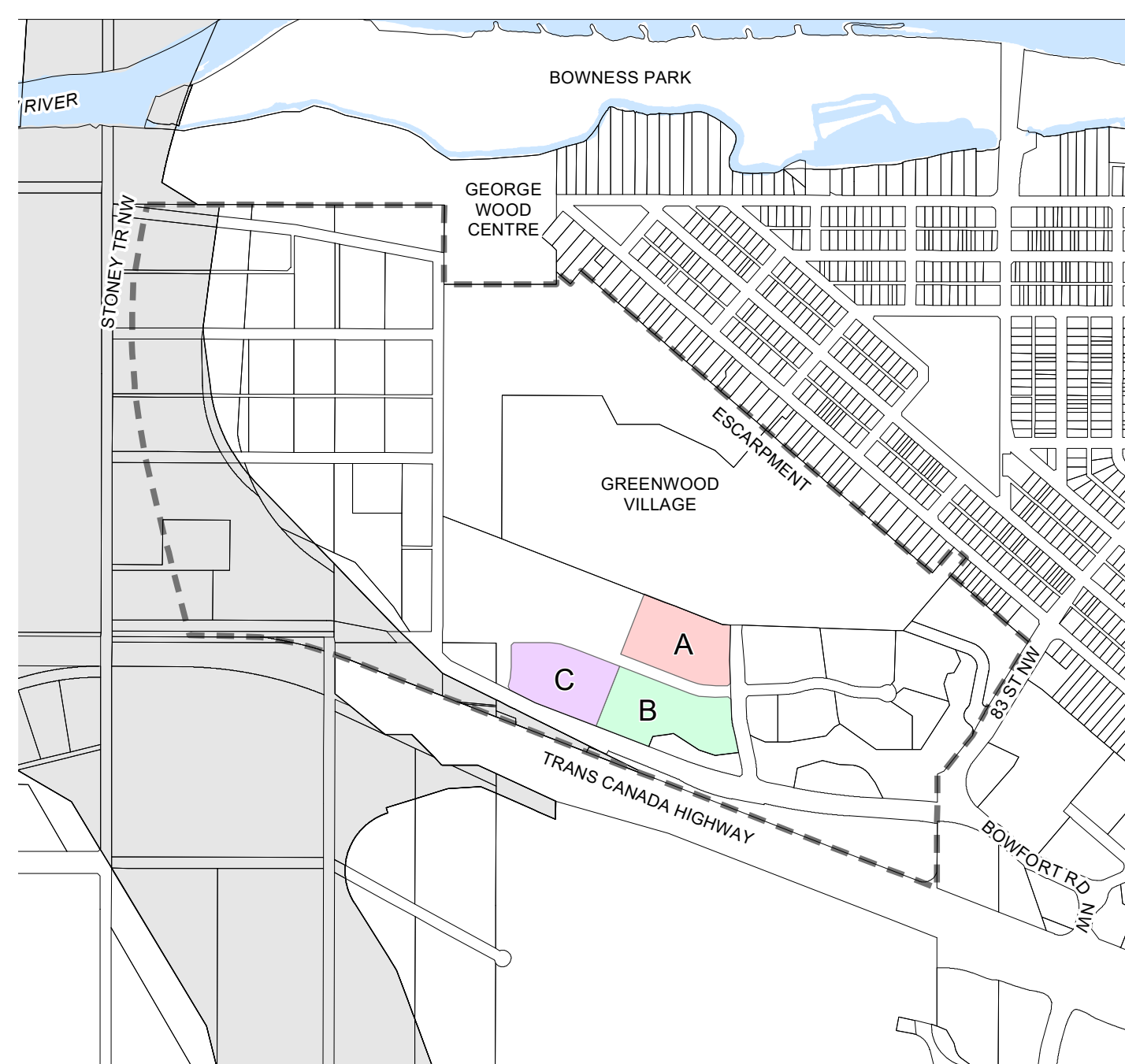


Legend

- Greenbriar Study Area Boundary
- Community Boundary
- Bowness ARP Area
- TUC - Transportation Utility Corridor

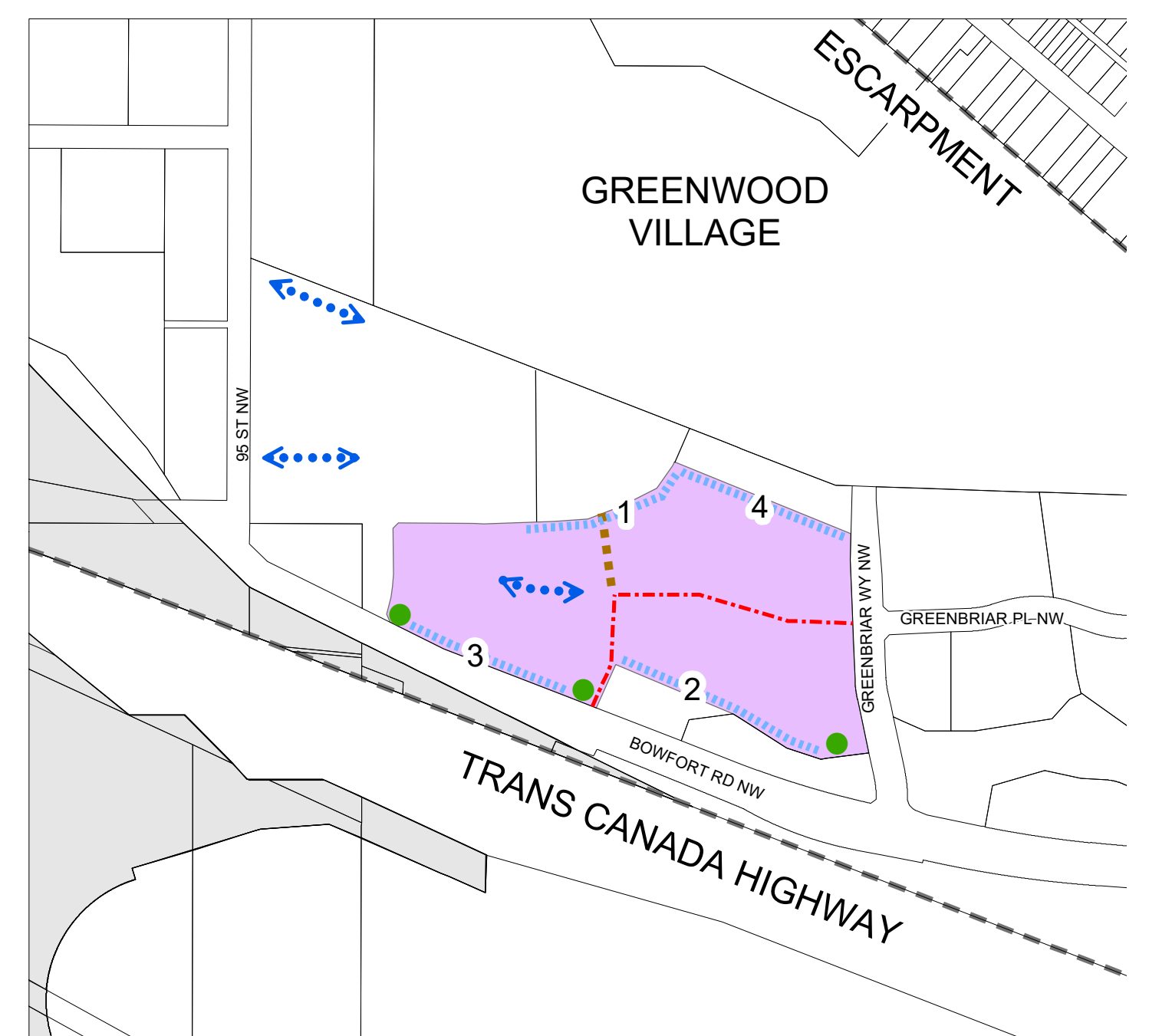
Bowness Area Redevelopment Plan Section 3D – current and proposed

Current policy
Greenbriar Special Study Area



- Legend**
- Greenbriar Study Area Boundary
 - Transportation/ Utility Corridor
 - Melcor Development Sites
 - Site A
 - Site B
 - Site C

Proposed amendment
Greenbriar Special Study Area



- Legend**
- Greenbriar Study Area Boundary
 - Transportation/ Utility Corridor
 - Mixed Use Village
 - Entranceway Focal Points
 - Festival Street
 - Main Street
 - Pedestrian Connections
 - Transitions / Interface
 - 1) Central Park
 - 2) South Park
 - 3) Entranceway
 - 4) Residential

The proposed amendments to the Bowness ARP section 3D allow for:

A mixed-use village

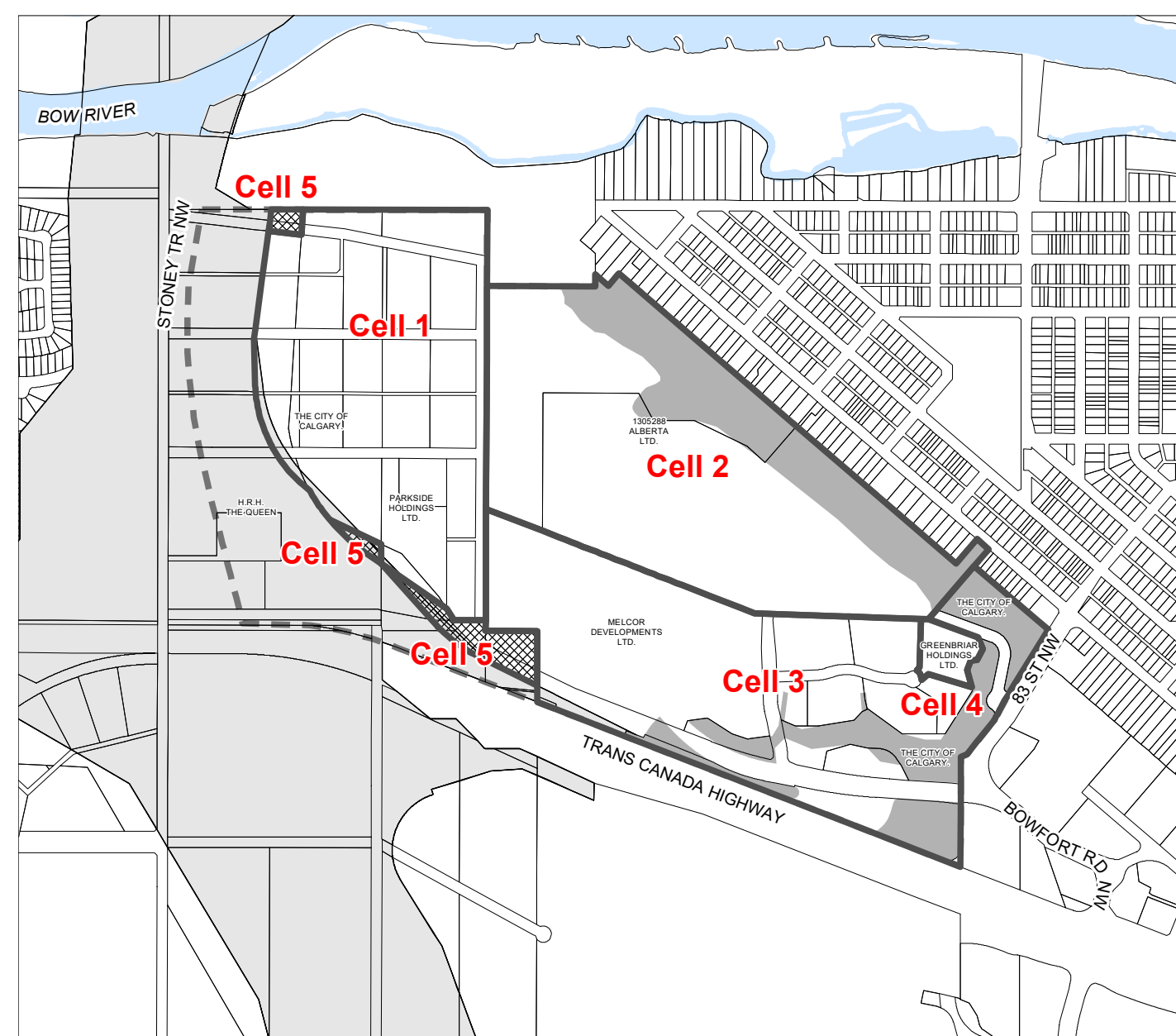
- This will allow for a variety of retail, service, office, residential and hotel uses in both mixed-use and stand-alone formats.

Main and festival streets

- These will be privately owned streets that are designed to enhance the pedestrian experience. The festival street will be able to close and host private events for the neighbourhood.

Bowness Area Redevelopment Plan Section 3C – Current and proposed

Current policy
Greenbriar Special Study Area

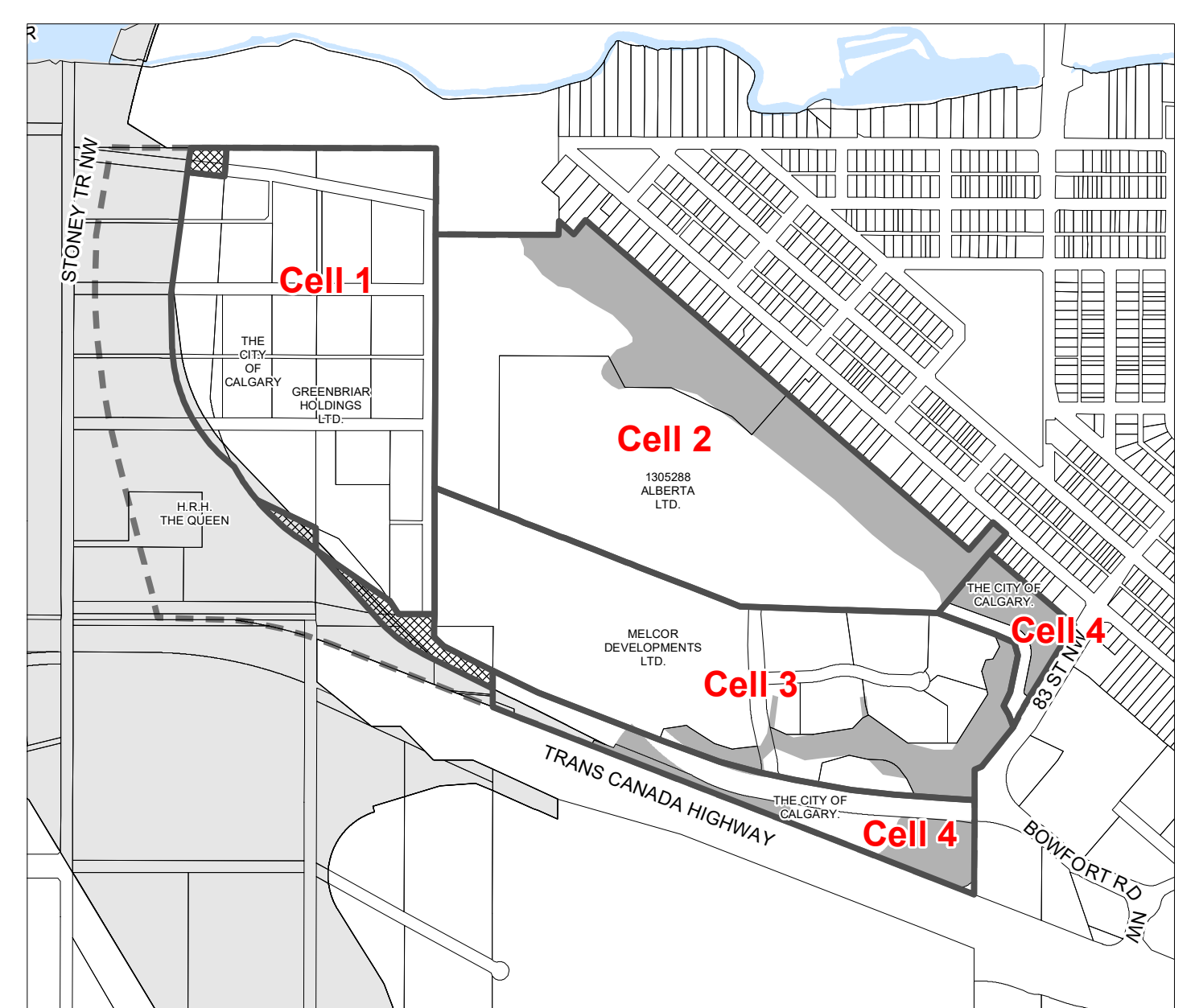


Legend

- Development Cell
- ▨ Transportation/ Utility Corridor
- ▤ (TUC) Remnant Lands - Potential Redevelopment Area
- Park and Conservation Area
- ▧ Transportation/ Utility Corridor

* Estimated Park & Conservation Area subject to change upon subdivision of lands.
 ** Allowable density based on a min 8.5 to a max 13 units per acre (21-32 units per hectare) estimated gross development area. *** Allowable density of 8.5 to 13 units per acre may be considered if lands are consolidated with adjoining cells.

Proposed amendment
Greenbriar Special Study Area



* Estimated Park & Conservation Area subject to change upon subdivision of lands.
 ** Allowable density based on a min 8.5 to a max 13 units per acre (21-32 units per hectare) estimated gross development area.

Cell Development	Gross Area	Allowable Residential Density Range
Cell 1	66.2 ac (26.8 ha)	530-794 units
Cell 2	84.5 ac (34.2 ha)	496-744 units
Cell 3	82.4 ac (33.3 ha)	510-873 units
Cell 4	2.6 ac (1 ha)	21-45 units
Cell 5	4.9 ac (2 ha)	0-59 units
Cells 1-5	240.6 ac (97.4 ha)	1,557 -2,515 units

Cell Development	Gross Area	Allowable Residential Density Range
Cell 1	66.2 ac (26.8 ha)	530-794 units
Cell 2	84.5 ac (34.2 ha)	496-744 units
Cell 3	69.2 ac (28.0 ha)	531-1,200 units
Cell 4	21.7 ac (8.8 ha)	0 units
Cells 1-4	241.6 ac (97.8 ha)	1,557 - 2,738 units

The proposed amendments to the Bowness ARP section 3D allow for:

A density increase

- This will allow for the increase in the number of residential units from a previously approved maximum of 977 to 1,200 units in Cell 3.

The realignment of the cell boundaries

- Melcor has obtained the lands from the current Cell 4 and a portion of Cell 5. Indicated on map.

Timeline

- 2011

 - City Council approves original outline plan and land use amendment application. (LOC2010-0006)
- 2011-2017

 - Developer determines vision for the lands and creates a master concept plan. A non-conforming plan was approved at this time.
- September 6, 2017

 - Developer submits current land use amendment application to The City. (LOC2017-0260)
- February 15, 2018

 - The City hosts information session to present new land use application.
- March 22, 2018

 - Tentative date for presentation to Calgary Planning Commission.
- May 7, 2018

 - Tentative date for City Council Public Hearing.

Next Steps

Stay up to date on project information

- Visit calgary.ca/greenbriar for project details and timelines.
- Send your questions or comments to the project manager, Ben Ang at Ben.Ang@calgary.ca

Proposed amendments

The proposed amendments will be brought forward to the Calgary Planning Commission, which is tentatively scheduled for March 22, 2018, followed by the Public Hearing of Council tentatively scheduled for May 7, 2018.

Participate at the Public Hearing of Council

- This isn't the final decision for the application. You can still get involved by submitting your written comments to City Administration or members of Council, and by attending the Public Hearing of Council.
- You can speak directly to Council at the hearing or submit written comments to the City Clerk's office in advance. To ensure you are prepared for the hearing, please keep in mind the following:
- If you attend the hearing in person, you are given five minutes to speak, excluding any questions Council members may ask of you.
- Your comments should be brief and address land use planning issues.
- Details about the date and time of the Public Hearing are advertised in the Calgary Herald and will be posted to calgary.ca/greenbriar.