

Proposed Amendments to the Bowness Area Redevelopment Plan

1. The Bowness Area Redevelopment Plan attached to and forming part of Bylaw 7P95, as amended, is hereby further amended as follows:
 - (a) In Section 6A entitled 'Greenbriar Area Land Use', delete Section 6A3 10., entitled 'Policies – Residential' and replace with the following:

"222 Greenbriar Place NW (Romeo and Juliet Site)

10. The site at 222 Greenbriar Place NW (as identified on Map 6 Mixed Use Village) is a prominent site and known historically as a landmark location. This was the site of Romeo and Juliet Inn and formerly the Bowness Golf and Country Club, which was established in 1912. The following site specific policies reflect the unique conditions of the site and provide additional guidance in the review of any new development.
 - a. New development should be of high quality design appropriate for a prominent landmark site and include elements such as:
 - Improved pedestrian and vehicular access and connectivity;
 - View sheds and environmental protection;
 - Slope-adaptive site and building design measures;
 - Building envelope based on street wall definition and minimizing shadow, visual and privacy impact;
 - Shared amenity spaces well integrated with surrounding open spaces;
 - Storm water management considerations; and
 - Climate Resiliency considerations.
 - b. Development should consider the integration of interpretive elements, commemoration and/or names (ie. building and street name) that acknowledge the historic significance of the site.
 - c. New development should articulate long building facades to add scale and visual interest. The unbroken length of a façade should be no greater than 15.0 metres. Façade articulation may include a change in material, colour and character. These changes should be associated with a change in depth not less than 1.0 metre.
 - d. A pedestrian and vehicular connection between Juniper Drive NW and Greenbriar Place NW should be provided. This private street should be designed to include elements such as street trees, sidewalks as well as building frontages and entrance ways.
 - e. Underground parking access should be integrated into the building design and be located in a manner that would minimize the impact on the pedestrian realm.
 - f. Servicing, loading functions and building mechanical systems such as air intakes and exhausts, should be strategically located to minimize impact on the pedestrian realm and surrounding development.
 - g. Development of the site should provide for accessible open spaces that include enhanced landscaping and are designed to complement the surrounding natural areas and pathway system.
 - h. Development should provide landscaping over what is required in the Land Use Bylaw.

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- i. As part of the new development, the north sloped area within the property should be rehabilitated or re-established to complement the adjacent natural landscape to the north and east.
 - j. In alignment with the Calgary Climate Resilience Strategy, the development should incorporate low impact development solutions such as installing a landscaped or green roofing system to manage storm water, and increase the attraction and comfort of the amenity areas and public realm.
 - k. Development fronting on to the adjacent park lands (Environmental Reserve and Municipal Reserve) should contribute to the public realm through building and site design features such as at-grade entrances and amenity spaces that face the park, and windows that allow for views of the park or open space.
 - l. Development should minimize shadow impacts on park lands and surrounding residential neighbourhoods through strategic location of buildings and careful distribution of massing and height.
 - m. Maximum building height relaxations in the Transition Area (as identified in the DC District) may be granted to a maximum of 14 metres, if the future development incorporates architectural and climate resilience features and/or technologies that are deemed by the Development Authority to significantly enhance the visual and functional impacts of the development to its surrounding neighbourhood, such as:
 - Enhanced architectural features include building massing, orientation, envelope material or technology and façade design that contribute to a memorable skyline and pedestrian environment;
 - Climate Resilience features or technologies include the incorporation of Green Infrastructure, Green Mobility and/or Renewable Energy in alignment with the climate policies of the Municipal Development Plan and Climate Resilience Strategy.
 - n. Any Development Permit submission should provide:
 - A building rendering or massing study from the view location at the northeast corner of 83 Street NW and 33 Avenue NW. The study should demonstrate that the proposed design has minimized visibility from this location.
 - Shadow studies and analyses conducted for the following dates and times: June 21 and September 21 at 8AM, 10AM, Solar Noon, 2PM and 4PM.”
- (b) Delete the existing Map 6 entitled ‘Mixed Use Village’ and replace with the revised Map 6 entitled ‘Mixed Use Village’, attached as Schedule A:

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SCHEDULE A

