

**Policy Amendment, Road Closure, Land Use Amendment and Outline Plan in Greenwood/Greenbriar and Bowness (Ward 1) at multiple addresses, LOC2019-0183**

**RECOMMENDATIONS:**

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 9620, 9720, 9723, 9771, 9830, 9845, 9860 and 9930 – 44 Avenue NW, 9723, 9819, 9861, 9980, 10034 and 10037 – 46 Avenue NW, 9620, 9623, 9723, 9730, 9875 and 10025 – 47 Avenue NW and the closed road (Plan 8167GK, Lots 3, 4, 7 to 11, 14 to 18 and 21 to 27; Plan 5565AH, Lot 57; Plan 8310052, Lot 1; Plan 8310053, Block RW, Lot 24; Plan 2110547, Area 'A') to subdivide 26.15 hectares  $\pm$  (64.62 acres  $\pm$ ), with conditions (Attachment 13); and
2. Forward this report (CPC2021-0444) to the 2021 May 10 Combined Meeting of Council to the Public Hearing portion of the Agenda.

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the amendment to the Bowness Area Redevelopment Plan (Attachment 6);
4. Give three readings to the proposed closure of 4.46 hectares  $\pm$  (11.02 acres  $\pm$ ) of roads and lanes (Plan 8167GK, Plan 2110547, Area 'A') adjacent to Bowfort Road NW, 44 Avenue NW, 46 Avenue NW, 47 Avenue NW and Stoney Trail NW, with conditions (Attachment 11);
5. Give three readings to the proposed bylaw for the redesignation of 17.64 hectares  $\pm$  (43.58 acres  $\pm$ ) located at 9620, 9720, 9723, 9771, 9830, 9845, 9860, 9930 and 10035 – 44 Avenue NW, 9723, 9819, 9980, 10034 and 10037 – 46 Avenue NW, and 9620, 9623, 9723, 9730, 9875 and 10025 – 47 Avenue NW and the closed road (Portion of Plan 5565AH, Block 57; Portion of Plan 8167GK, Lots 3, 4, 7 to 11, 14 to 18 and 21 to 27; Plan 8310052, Lot 1; Plan 8310053, Block RW, Lot 24; Portion of Plan 2110547, Area 'A') from Residential – Contextual One Dwelling (R-C1) District, Residential – Contextual One / Two Dwelling (R-C2) District, Special Purpose – Future Urban Development (S-FUD) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Direct Control District and Undesignated Road Right-of-Way to Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and Direct Control District to accommodate low-density residential development, open space and utilities, with guidelines (Attachment 7);
6. Give three readings to the proposed bylaw for the redesignation of 2.86 hectares  $\pm$  (7.06 acres  $\pm$ ) located at 9723, 9819, 9861, 9980 and 10034 – 46 Avenue NW (Portion of Plan 8167GK, Lots 9, 15, 16, 17 and 24; Portion of Plan 8310053, Block RW, Lot 24; Portion

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of Plan 2110547, Area 'A') from Residential – Contextual One Dwelling (R-C1) District, Special Purpose – Future Urban Development (S-FUD) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Undesignated Road Right-of-Way to Direct Control District to accommodate rowhouses facing park space, with guidelines (Attachment 8); and

7. Give three readings to the proposed bylaw for the redesignation of 5.65 hectares  $\pm$  (13.97 acres  $\pm$ ) located at 9723 and 9771 – 44 Avenue NW, 9980 and 10034 – 46 Avenue NW, and 9620, 9623, 9723, 9730 and 10025 – 47 Avenue NW and the closed road (Portion of Plan 5565AH, Block 57; Portion of Plan 8167GK, Lots 3, 4, 7, 8, 9, 10, 11, 14, 18, 26 and 27; Portion of Plan 8310053, Block RW, Lot 24; Portion of Plan 2110547, Area 'A') from Direct Control District, Multi-Residential – Contextual Medium Profile (M-C2) District, Residential – Contextual One Dwelling (R-C1) District, Residential – Contextual One / Two Dwelling (R-C2) District, Special Purpose – Future Urban Development (S-FUD), Special Purpose – School, Park and Community Reserve (S-SPR) District and Undesignated Road Right-of-Way to Multi-Residential – Medium Profile (M-2) District and Direct Control District to accommodate multi-residential development with increased height and density, with guidelines (Attachment 9).

## HIGHLIGHTS

- This application seeks to close approximately 4.5 hectares of an existing road right-of-way, establish a new parcel and road layout, and redesignate the subject site to allow for development of a new residential community.
- The proposed community design offers a mix of residential building types and densities oriented around a central open space in alignment with the *Municipal Development Plan* (MDP) and the objectives of the *Bowness Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposal will further complete the community of Greenwood/Greenbriar, increasing the number of residents who live within a relatively short distance of Downtown and of new nearby commercial development.
- Why does this matter? More residents living closer to existing employment and infrastructure helps meet Calgary's MDP goals and allows for more efficient delivery of municipal services.
- An amendment to the *Bowness ARP* is required to accommodate the proposed land use.
- No development permits have been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

## DISCUSSION

This application was submitted by B&A Planning Group on behalf of the landowner, Greenbriar Development Corporation, on 2019 November 29. The 26.15 hectare (64.62 acre) site is located

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in the northwest communities of Greenwood/Greenbriar and Bowness, and is immediately northeast of the interchange between 16 Avenue NW and Stoney Trail NW.

The site is currently vacant. This site has proven challenging to develop in the past due to the large amount of City-owned road right-of-way that has prohibited a comprehensive design for the area.

As per the Applicant Submission (Attachment 3), this application proposes to close the existing road rights-of-way to allow for a residential community consisting of 480 low-density units and up to 920 multi-residential units. This application features an innovative design by organizing a range of densities in close proximity to a central open space and surrounding natural features, all supported by narrow one-way streets. The density of the site and its interface with its surroundings, including the Bowness Escarpment, align with the objectives of the *Bowness ARP*. See Attachment 12 for the proposed outline plan.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

### STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

#### Applicant-Led Outreach

As part of the review of the application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Bowness Community Association (BCA) was appropriate. In response, the applicant met with the BCA twice, delivered an information flyer to residents within 600 metres of the site, placed outdoor signs, and created a website and public survey to solicit feedback. More details can be found in the Applicant Outreach Summary (Attachment 4).

#### City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

On 2020 September 29, the Bowness Community Association provided a letter of support (Attachment 5). No public comments were received at the time of writing this report.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the application will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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## IMPLICATIONS

### Social

The proposal enables the continuation of development of the community of Greenwood/Greenbriar and provides a future framework for residential development in close proximity to open space amenities. Close proximity to open space has proven beneficial for mental well-being.

### Environmental

While this application allows for infill development of a site already served by major infrastructure, it does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

### Economic

This application will allow residential development to occur on the subject parcels which was previously not possible due to gravel extraction and construction material dumping on the site. The proposed land uses enable the construction of at least 925 dwelling units, providing housing opportunity and supporting local commercial development.

### Service and Financial Implications

No anticipated financial impact.

## RISK

There are no known risks associated with this proposal.

## ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Land Use District Map
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. Proposed Amendment to the Bowness Area Redevelopment Plan
7. Proposed Direct Control District (DC/R-G, S-R)
8. Proposed Direct Control District (DC/R-G)
9. Proposed Direct Control District (DC/M-2)
10. Registered Road Closure Plan
11. Road Closure Conditions
12. Proposed Outline Plan
13. Proposed Outline Plan Conditions of Approval
14. Proposed Outline Plan Data Sheet

**Planning & Development Report to  
Calgary Planning Commission  
2021 April 8**

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Department Circulation

| General Manager | Department | Approve/Consult/Inform |
|-----------------|------------|------------------------|
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