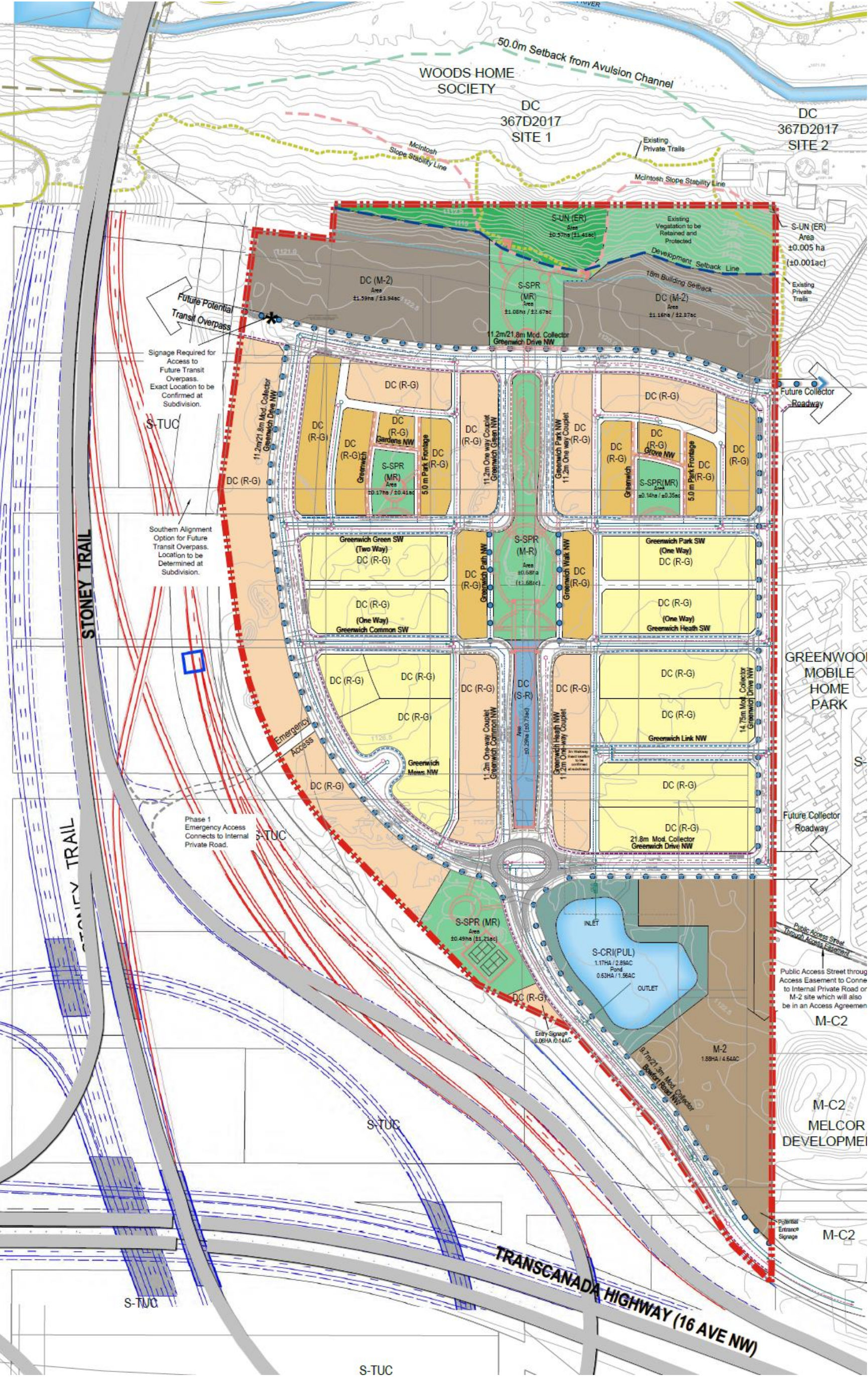


Proposed Outline Plan

Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only.



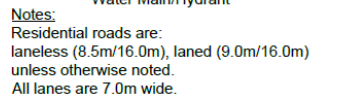
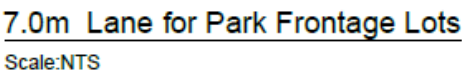
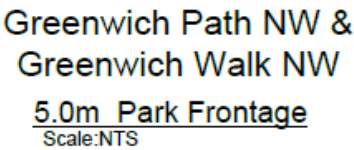
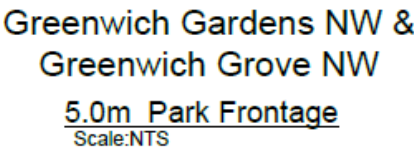
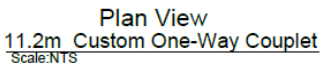
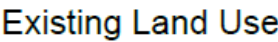
9620, 9720, 9723, 9771, 9830, 9845,
9860, 9930 & 10035
44 Avenue NW,
9723, 9819, 9861, 9980, 10034 & 10037
46 Avenue NW,
9620, 9623, 9730, 9723, 9875 & 10025
47 Avenue NW

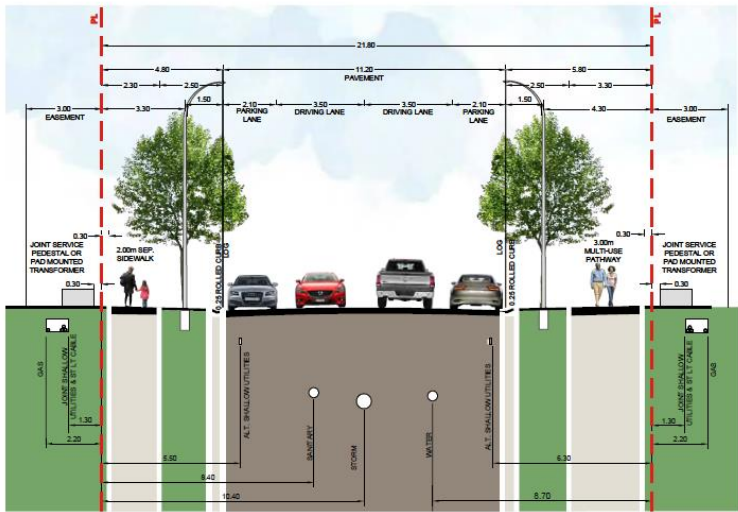
pre-app:	--
LOC:	LOC 2010-0080
bylaw no.:	--

project no.:	C2204
drawn by:	CP
start date:	Sept, 2018
current date:	Mar 29, 2021

Outline Plan & Land Use

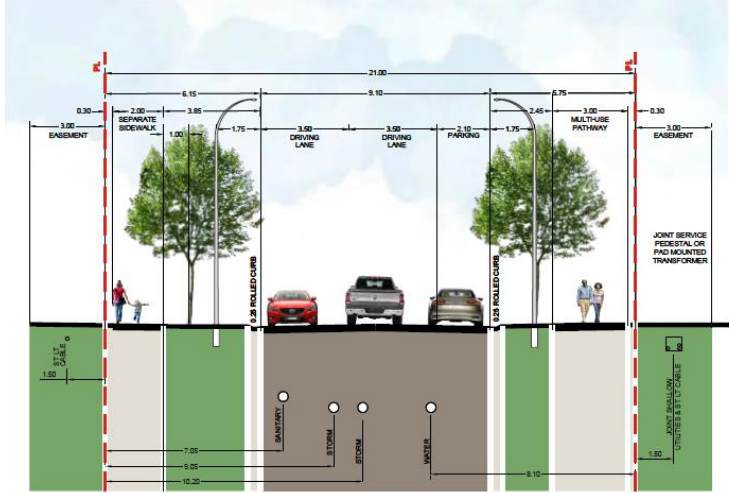
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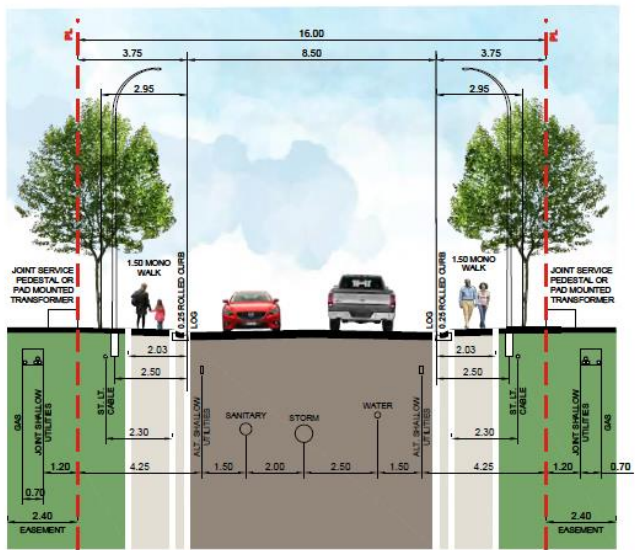
Greenwich Drive NW
11.2m/21.8m Modified Collector Street
Scale:NTS

- No Bike Lanes
- Parking Both Sides
- Addition of Multi-Use Pathway
- One-way Transit Route (3.5m Travel Lane)

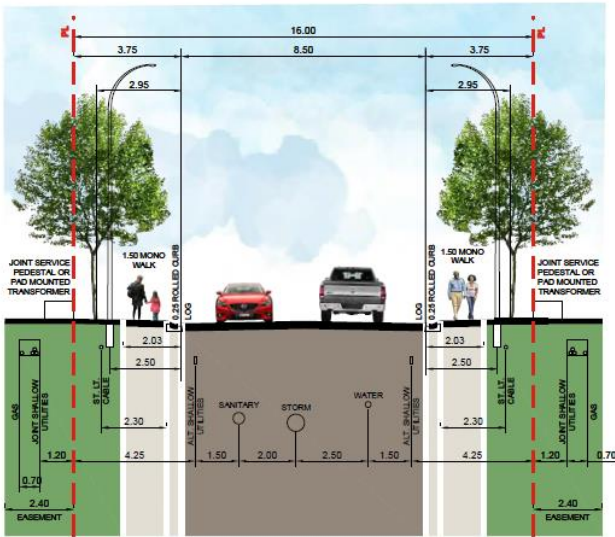


Bowfort Road NW
9.1m/21.0m Modified Primary Collector
Scale:NTS

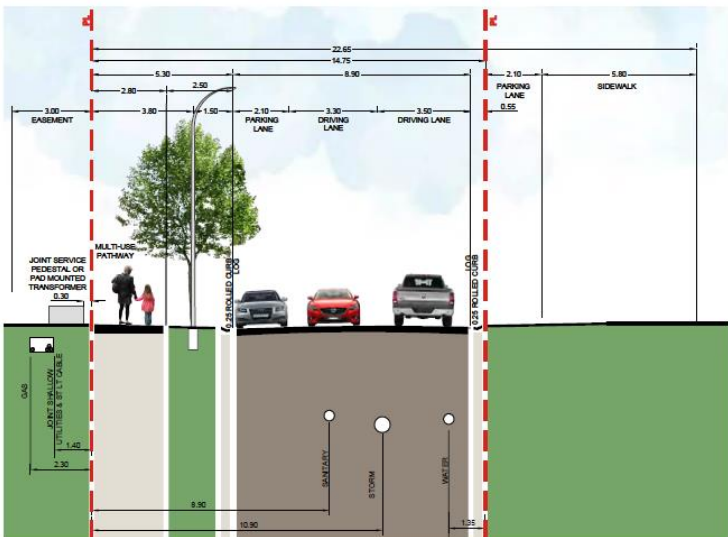
- Neighbourhood Entrance Way Street
- Multi-Use Pathway on East Side
- Widened Drive Aisles (3.5m) and Parking (2.1m)



Greenwich Link NW,
8.5m/16.0m Residential Street
Scale:NTS

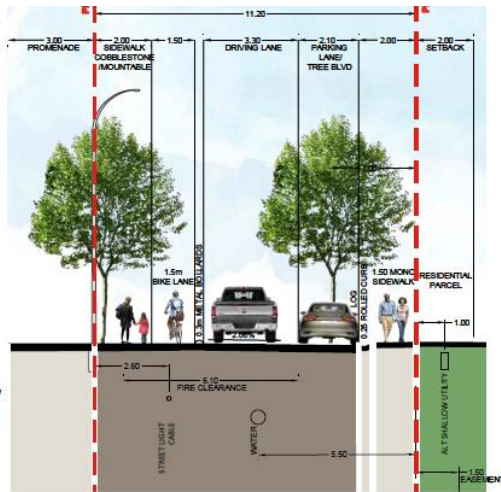


Greenwich Green NW, Greenwich Park NW,
Greenwich Common NW & Greenwich Heath NW
9.0m/16.0m Residential Street
Scale:NTS



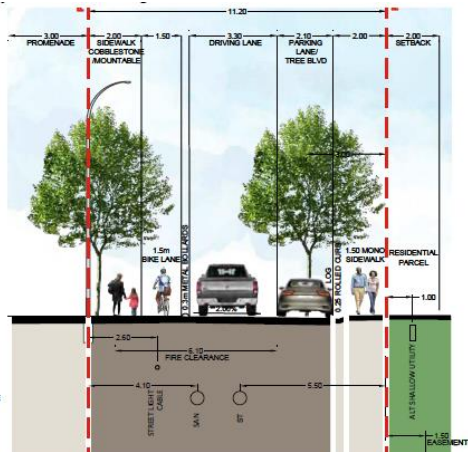
Greenwich Drive NW (East Side Adjacent to Greenwood)
8.9m/14.75m Modified Collector Street
Scale:NTS

- Eastern widening to be determined with Greenwood Home Park
- Parking on West side



Greenwich Green NW & Greenwich Park NW
11.2m Custom One-Way Couplet
Scale:NTS

- 1.5m Bike Lane
- One-Way Drive Aisle (3.3m)
- Alternating Parking/ Boulevard Space
- 2.0m Cobblestone Sidewalk/ Pedestrian Promenade
- Sanitary & Storm Servicing is Provided in the Lane



Greenwich Heath NW & Greenwich Common NW,
11.2m Custom One-Way Couplet
Scale:NTS

- 1.5m Bike Lane
- One-Way Drive Aisle (3.3m)
- Alternating Parking/ Boulevard Space
- 2.0m Cobblestone Sidewalk/ Pedestrian Promenade
- Water Servicing is Provided in the Lane

Outline Plan Statistics									
		Lot width/ units per acre		Frontage		Areas		Anticipated Lots/Units	Maximum Lots/Units
		(m)/uph	(ft)/upa	(m)	(ft)	ha(+/-)	ac(+/-)		% of GDA
OWNERSHIP									
Greenbriar Developments						20.06	49.57		
City of Calgary (Parks)						1.63	4.03		
City of Calgary (Road Closure)						4.46	11.02		
TOTAL PLAN AREA									
LESS S-UN (ER)						0.57	1.41		
GROSS DEVELOPABLE AREA (GDA)						25.58	63.21		100.0%
TOTAL RESIDENTIAL									
LOW-MEDIUM DENSITY RESIDENTIAL						9.89	24.44	478	38.7%
DC (R-G) Low Density Mixed Housing - Single Family (35m depth/laned)									
Anticipated / Maximum number of lots based on 7.92m lot width		7.92	25.98	1133	3717	4.26	10.53	143	143
DC (R-G) Low Density Mixed Housing - Single Family (30m depth/laneless)									
Anticipated / Maximum number of lots based on 5.49m lot width		5.49	18.01	1132	3714	3.85	9.51	206	206
DC (R-G) Low Density Mixed Housing - Urban Street Towns (24m depth/laned)									
Anticipated / Maximum number of lots based on 5.49m lot width		5.49	18.01	710	2329	1.78	4.40	129	129
Total		18.90		2975	9760				
MULTI-RESIDENTIAL									
M-2 Multi-Residential - Medium Profile						4.63	11.44	447	918
Maximum number of units based on 44 upa		44 upa				1.88	4.65		205
Minimum units based on 38 upa		38 upa						176	
DC (M-2) Multi-Residential - Medium Profile									
Maximum number of units based on 105 upa		105 upa				2.75	6.80		713
Minimum units based on 40 upa		40 upa						271	
TOTAL UNITS									
Anticipated / Maximum									1396 units
Minimum								925 units	
DENSITY									
Anticipated / Maximum								54.6 uph	22.1 upa
Minimum								36.2 uph	14.6 upa
SPECIAL PURPOSE - SCHOOL, PARK and COMMUNITY RESERVE DISTRICT (S-SPR)									
Neighbourhood Parks (MR)						2.56	6.32		10.00%
SPECIAL PURPOSE - CITY AND REGIONAL INFRASTRUCTURE DISTRICT (S-CRI)									
Stormwater Pond (PUL)						1.17	2.89		4.6%
SPECIAL PURPOSE - RECREATION DISTRICT DC (S-R)									
Reflecting Pool						0.29	0.72		1.1%
ROADWAYS AND LANES									
Mod. Collector Street (11.60m/21.80m)						2.72	6.73		27.5%
Mod. Collector Street (9.70m/21.30m)						0.74	1.83		
Mod. Collector Street (8.90m/14.75m)						0.50	1.24		
Residential Street (8.50m/16.00m & 9.0m/16.00m)						1.08	2.67		
One-way Couplet Street (11.2m)						0.80	1.98		
Lanes (7.0m)						0.93	2.30		
Park Frontage (5.0m)						0.27	0.67		

Land Use Statistics			
FROM	TO	HA	ACRES
367D2017 SITE 1	DC (M-2)	0.06	0.15
367D2017 SITE 1	S-SUN	0.06	0.15
367D2017 SITE 1	S-SPR	0.03	0.07
367D2017 SITE 2	S-SPR	0.10	0.25
367D2017 SITE 2	S-SUN	0.01	0.02
S-FUD	DC (R-G)	7.94	19.62
	DC (R-G)	1.51	3.73
	DC (M-2)	1.81	4.47
	M-2	0.14	0.35
	S-SPR	1.78	4.40
	S-CRI	0.47	1.16
	DC (S-R)	0.41	1.01
	S-UN	0.10	0.25
R-C1	DC (R-G)	2.95	7.29
	DC (R-G)	1.07	2.64
	DC (M-2)	0.08	0.20
	M-2	0.28	0.69
	S-SPR	0.65	1.61
	S-CRI	1.02	2.52
R-C2	DC (S-R)	0.07	0.17
	DC (R-G)	0.81	2.00
	M-2	0.53	1.31
	S-CRI	0.09	0.22
S-SPR	DC (S-R)	0.03	0.07
	DC (R-G)	0.15	0.37
	DC (R-G)	0.28	0.69
	DC (M-2)	1.27	3.14
	M-2	1.21	2.99
	S-SPR	0.7	1.73
	S-SUN	0.27	0.67
M-C2	M-2	0.27	0.67
TOTAL		26.15	64.62
Land Use Statisitcs - SUMMARY			
TO		HA	ACRES
DC (R-G)		14.71	36.35
DC(M-2)		3.22	7.96
M-2		2.43	6.00
S-SPR		3.26	8.06
S-SUN		0.44	1.09
S-CRI		1.58	3.90
DC (S-R)		0.51	1.26
TOTAL		26.15	64.62