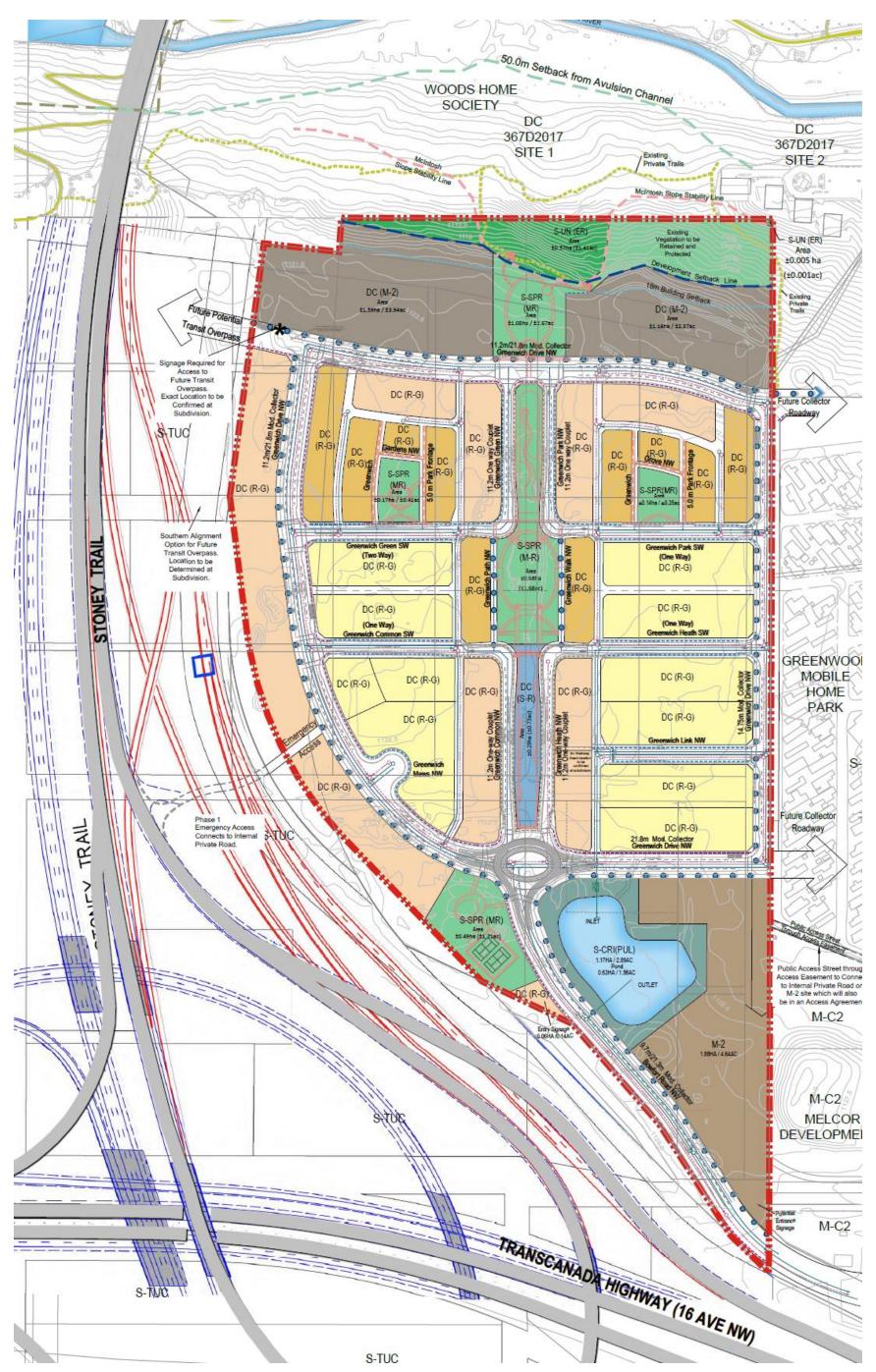
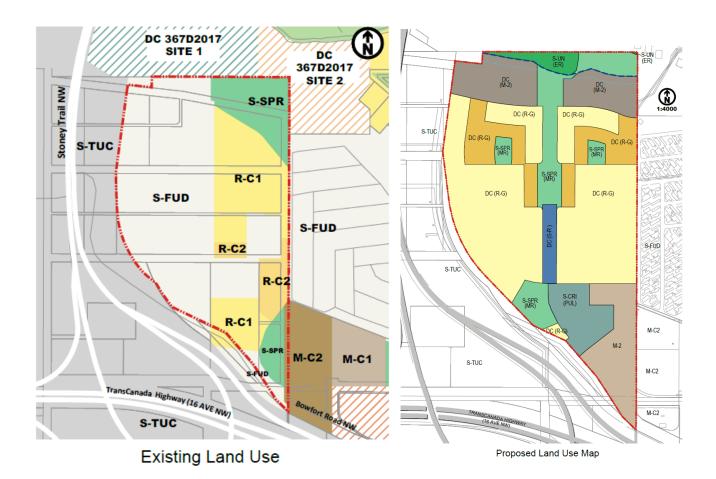
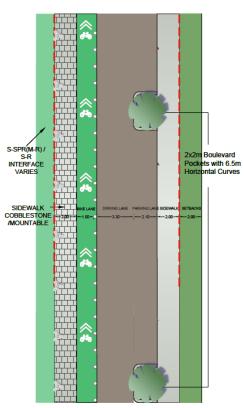
# Proposed Outline Plan

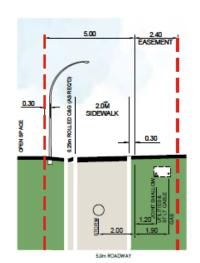
Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only.



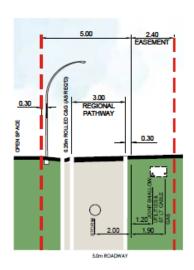




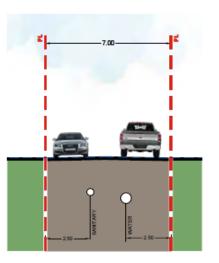
Plan View 11.2m Custom One-Way Couplet



Greenwich Gardens NW & Greenwich Grove NW 5.0m Park Frontage Scale:NTS



Greenwich Path NW & Greenwich Walk NW 5.0m Park Frontage



7.0m Lane for Park Frontage Lots Scale:NTS



### prime consultant:

**B&A Planning Group** 600, 215 - 9<sup>th</sup> Ave SW | Calgary, Alberta | T2P 1K3 | bapg.ca

t: 403 269 4733 f: 403 262 4480

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### client:

Glenn McCowan Greenbriar Development Corp.



# sub-consultant:





no:	date:	description:					
1	29-NOV-2019	Submission					
2	4-AUG-2020	DTR#1 Response					
3	12-DEC-2020	DTR#2 Response					
4	11-FEB-2021	DTR#3 Response					
5	25-MAR-2021	Updates to Land Use District					
6							
7							
8							
9							

# legend:

Outline Plan Boundary 1.5m Mono Sidewalk 2.0m Sidewalk (Cobblestone) 1.5m Separate Sidewalk ---- 2.0m Separate Sidewalk

--- 2.0m Park Frontage Sidewalk Local Pathway 3.0m Multi-Use Pathway

--- Existing Trails on Private Lands Existing Regional Pathways Slope Stability Line

 Development Setback Line IIIIII Bus Pad Location

---- Existing Water Main/Hydrant

#### Deep Services - Proposed

→ Storm Sewer/Manhole ---- Sanitary Sewer/Manhole Water Main/Hydrant

Notes: Residential roads are:

laneless (8.5m/16.0m), laned (9.0m/16.0m) unless otherwise noted. All lanes are 7.0m wide



\*Subject Site

scale:

20 40 SCALE 1:2000

# municipal address:

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

## legal description: -

Plan 8310052 Lot 1, Plan 83110053 RW24, Plan 5565AH Block 57, Plan 8167GK Lots: 3, 4, 7-11,

14-18 & 21-27 (all inclusive)

file description:								
pre-app:	_							
LOC:	LOC 2010-0080							
bylaw no.:								
file info: -								
project no.:	C2204							
drawn by:	CP							
start date:	Sept, 2018							
current date:	Mar 29, 2021							
project:								

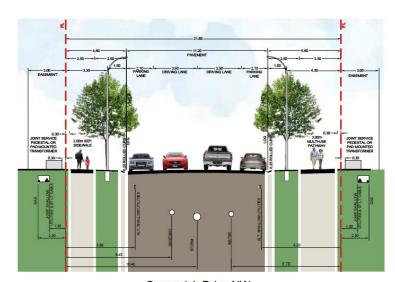
# **Upper Greenwich**

sheet title: -

Outline Plan & Land Use

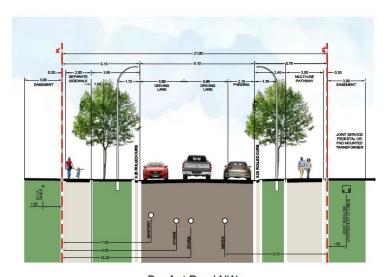
exhibit no.:

1.0

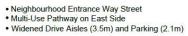


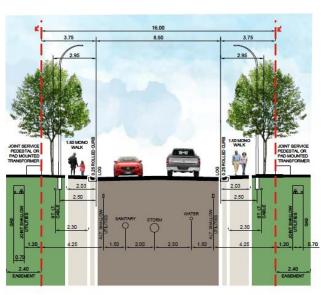
Greenwich Drive NW 11.2m/21.8m Modified Collector Street
Scale:NTS

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

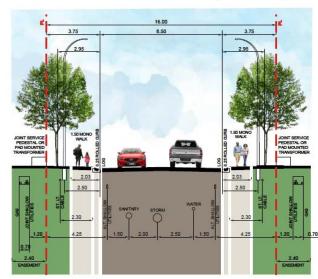


Bowfort Road NW 9.1m/21.0m Modified Primary Collector

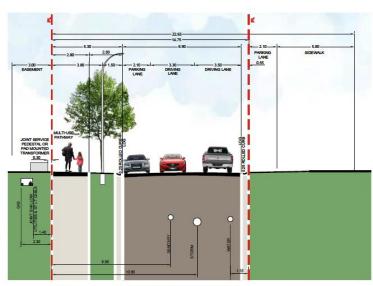




Greenwich Link NW, 8.5m/16.0m Residential Street

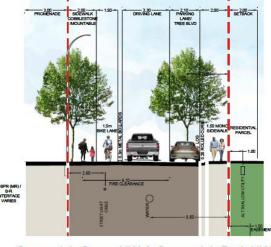


Greenwich Green NW, Greenwich Park NW, Greenwich Common NW & Greenwich Heath NW 9.0m/16.0m Residential Street
Scale:NTS



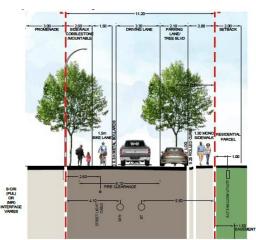
Greenwich Drive NW (East Side Adjacent to Greenwood) 8.9m/14.75m Modified Collector Street

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



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

- 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

- 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

		vidth/ er acre	Front	age	Are	as	Anticipated Lots/Units	Maximum Lots/Units	% of GDA
OWNERSHIP	(m)/uph	(ft)/upa	(m)	(ft)	ha(+/-)	ac(+/-)			
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					26.15	64.62			
1 T (10 T) (1 T) (1 T) (1 T) (1 T) (1 T)									
LESS S-UN (ER)					0.57	1.41			400.00
GROSS DEVELOPABLE AREA (GDA)				_	25.58	63.21			100.0
TOTAL RESIDENTIAL					14.52	35.88	925	1396	56.89
LOW-MEDIUM DENSITY RESIDENTIAL					9.89	24.44	478	478	38.79
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					4.63	11.44	447	918	18.19
M-2 Multi-Residential - Medium Profile									
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		upa			2.70	0.00	271	710	
Willimidili dillis based oli 40 dpa	40	ира					2/1		
TOTAL UNITS									
Anticipated / Maximum								1396 units	
Minimum							925 uni	ts	
DENSITY									
Anticipated / Maximum							54.6 up		
Minimum							36.2 up	n 14.6 upa	
SPECIAL PURPOSE - SCHOOL, PARK and COMMUNITY RESERVE DISTRICT (S-SPR)					2.56	6.32			10.00
Neighbourhood Parks (MR)					2.56	6.32			
PRECIAL DUDDOSE CITY AND DECIONAL INFOACTBUCTURE DISTRICT (C. CO.)					4 47	0.00			4.00
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			1.19
					J.20	5.12			
ROADWAYS AND LANES					7.04	17.40			27.5
Mod. Collector Street (11.60m/21.80m)					2.72	6.73			
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	то	на	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				
Acres de la	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				
	DC (S-R)	0.07	0.17				
R-C2	DC (R-G)	0.81	2.00				
	M-2	0.53	1.31				
	S-CRI	0.09	0.22				
4.322	DC (S-R)	0.03	0.07				
S-SPR	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  Land Use Stat	icitos SUMI	26.15 M A BV	64.62				
TO	isites - SUMI	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				