



Calgary Planning Commission

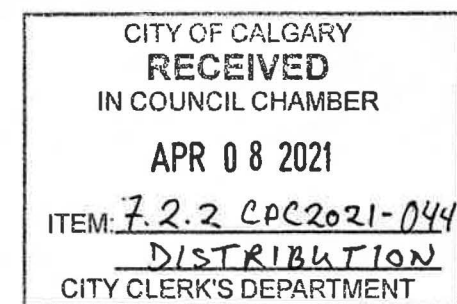
Agenda Item: 7.2.2

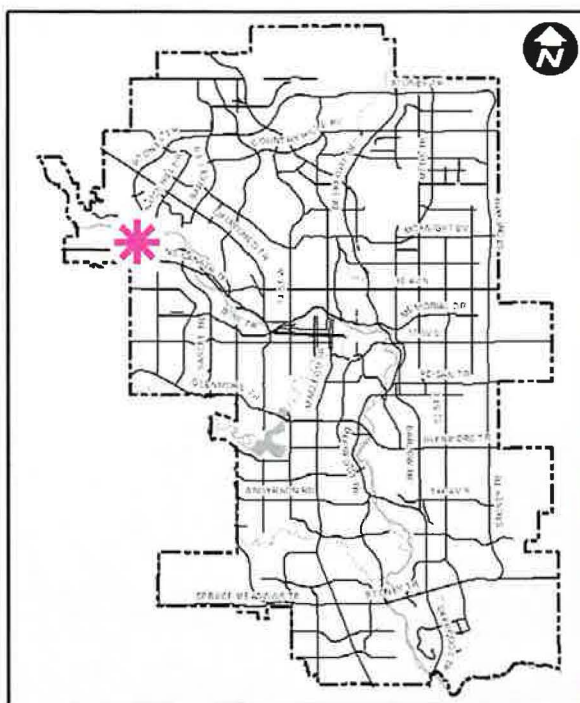
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LOC2019-0183

Policy Amendment, Road Closure, Land Use Amendment and Outline Plan

April 8, 2021





LEGEND

600m buffer from LRT station

LRT Stations

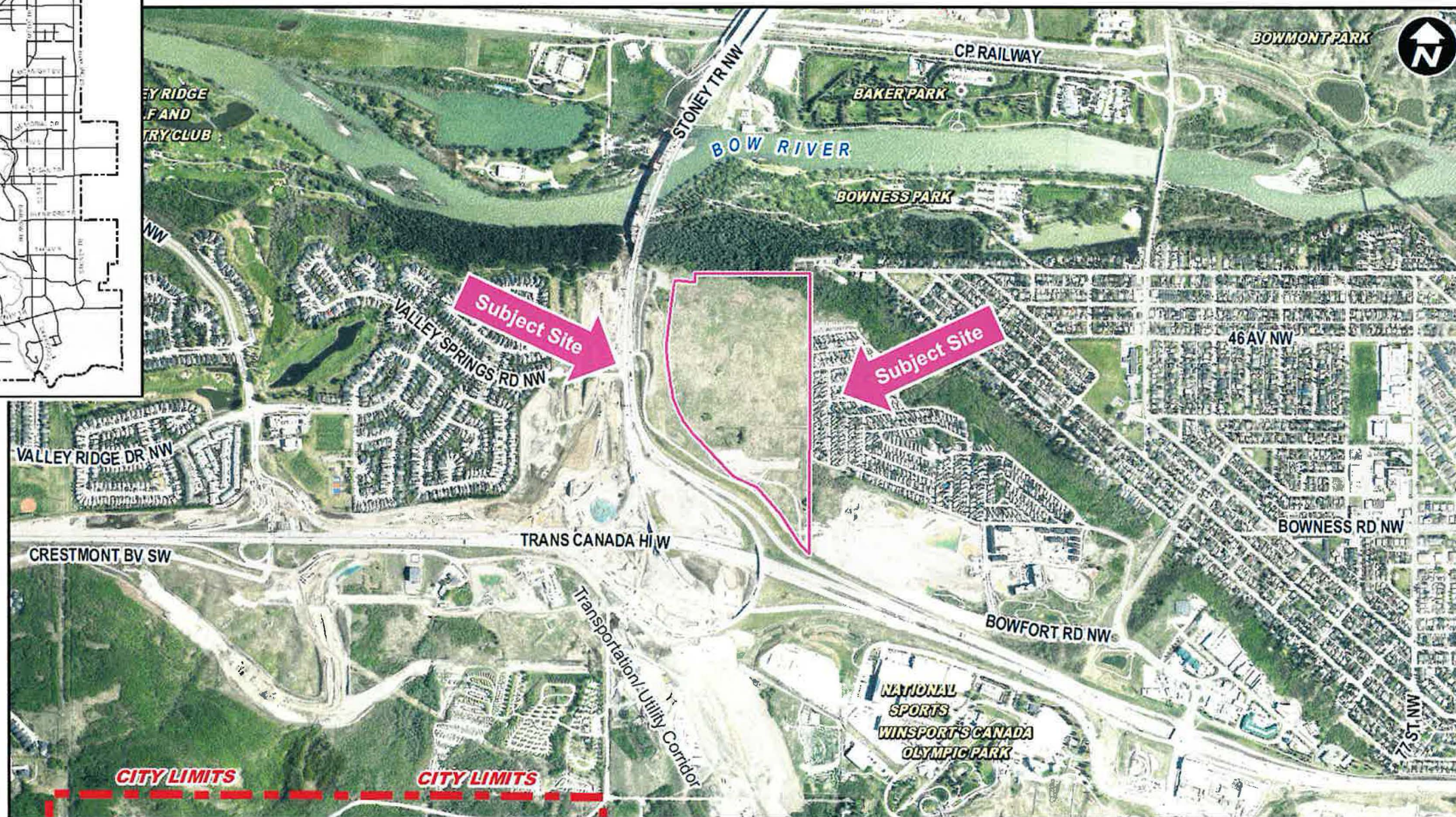
Blue
Downtown
Red
Green (Future)

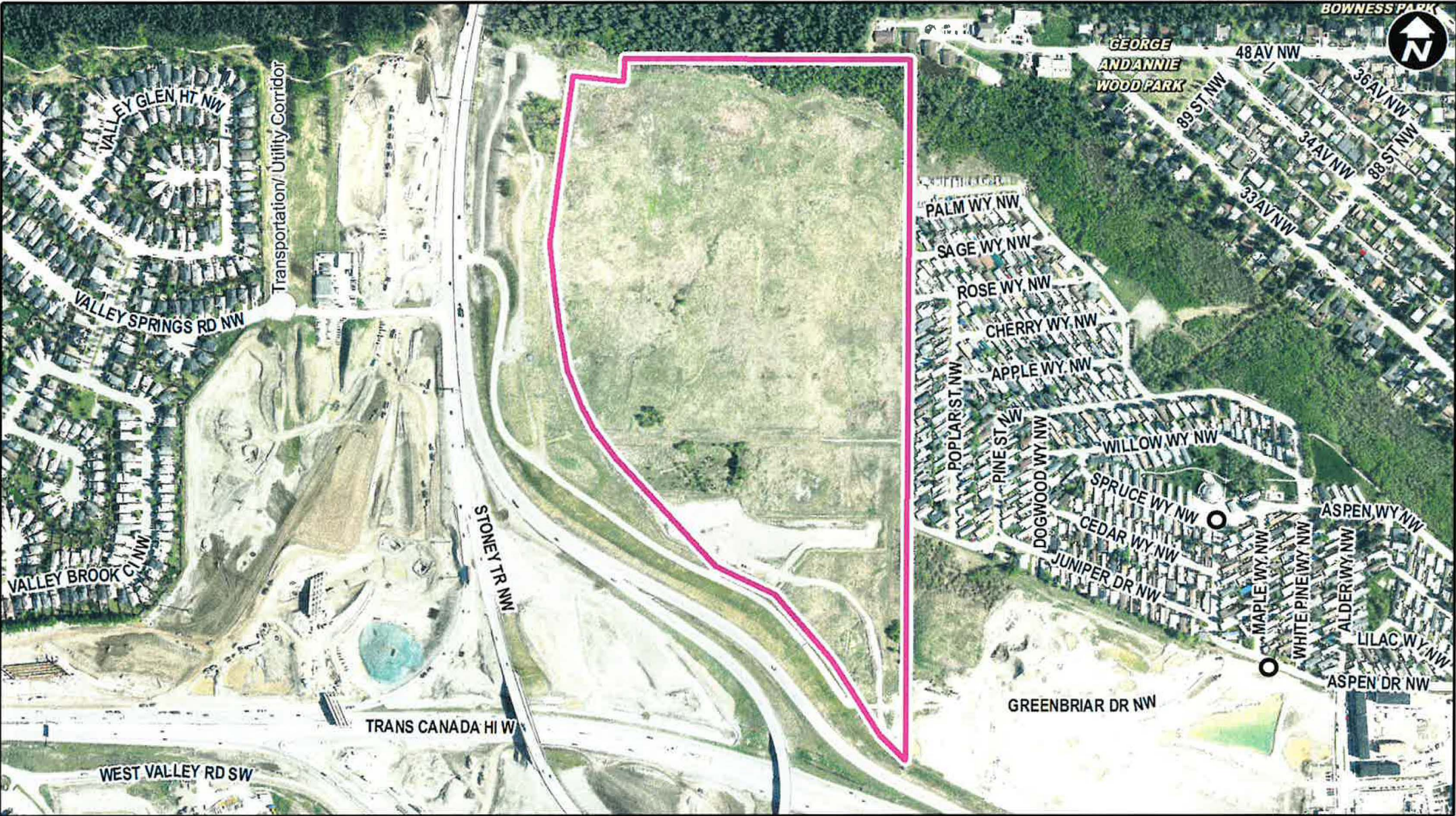
LRT Line

Blue
Blue/Red
Red

Max BRT Stops

Orange
Purple
Teal
Yellow





○ Bus Stop

Parcel Size:
26.15 ha
450 m x **800** m

View looking east



View looking west



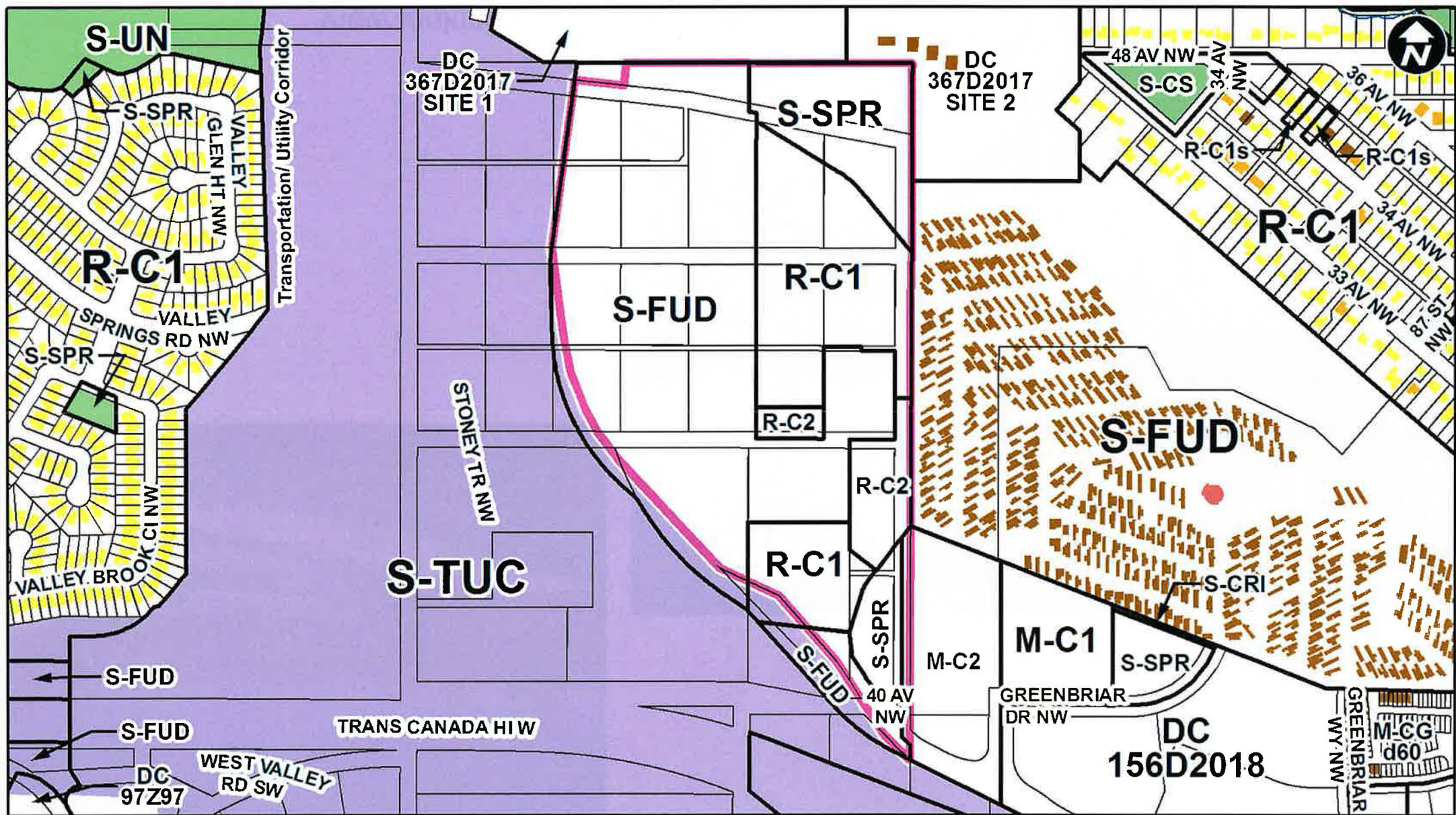
View looking northwest

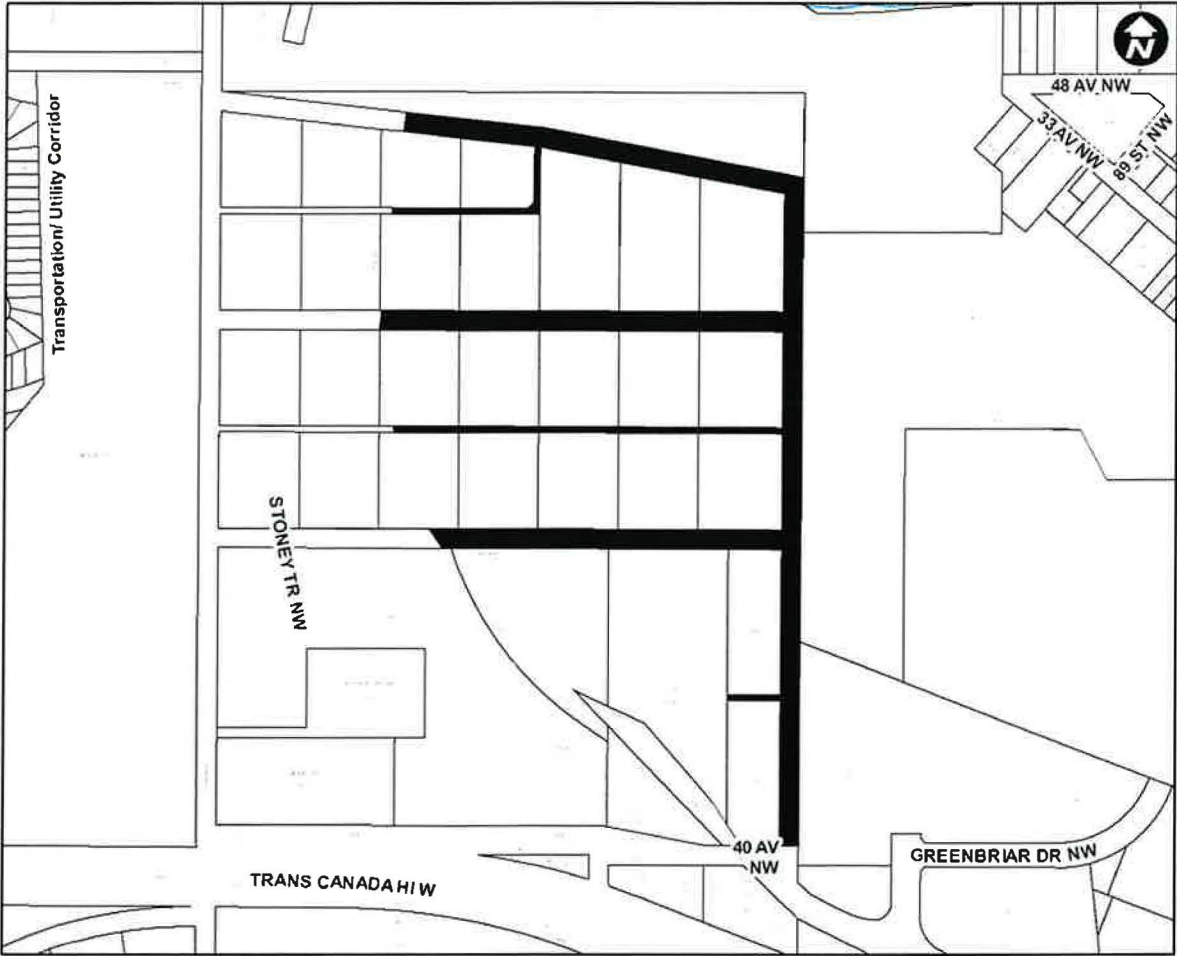
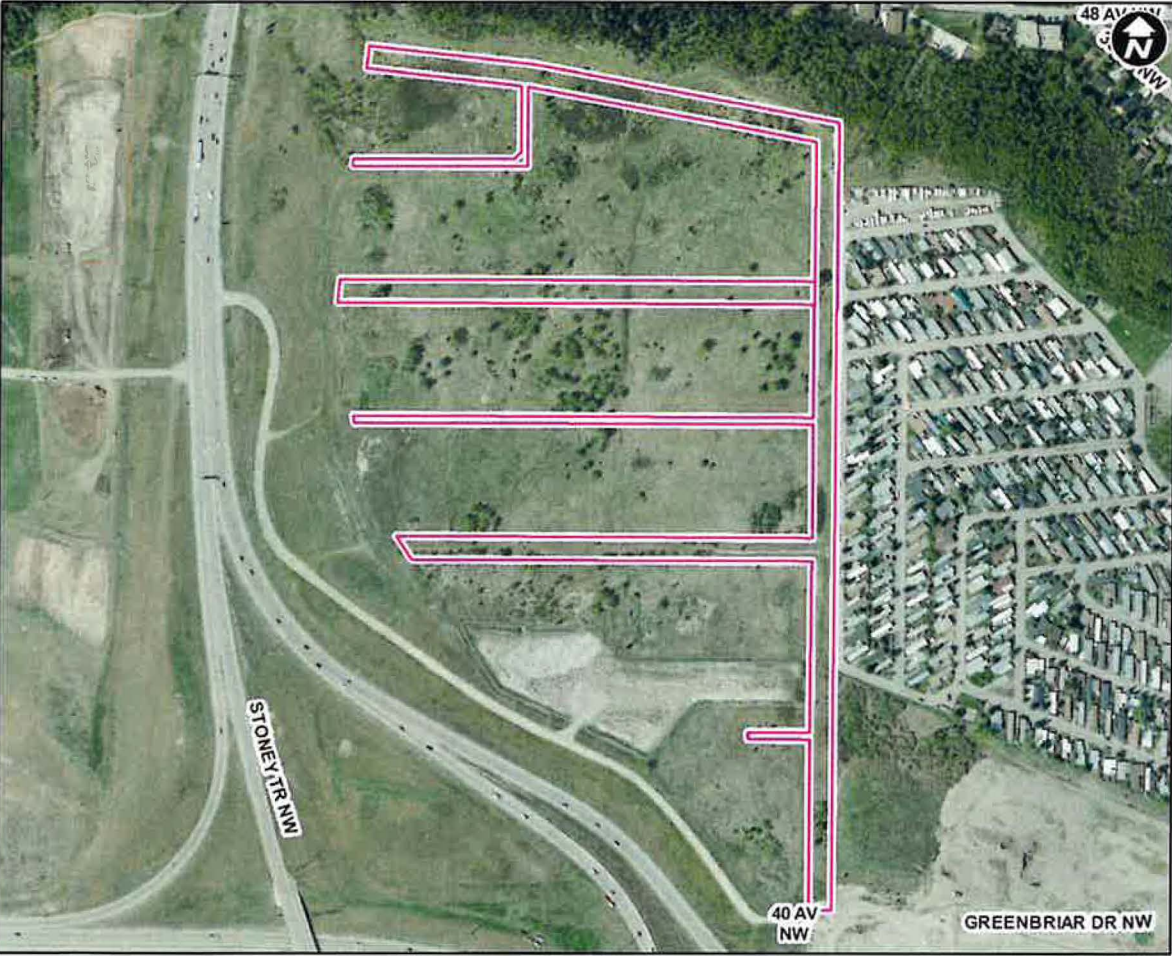


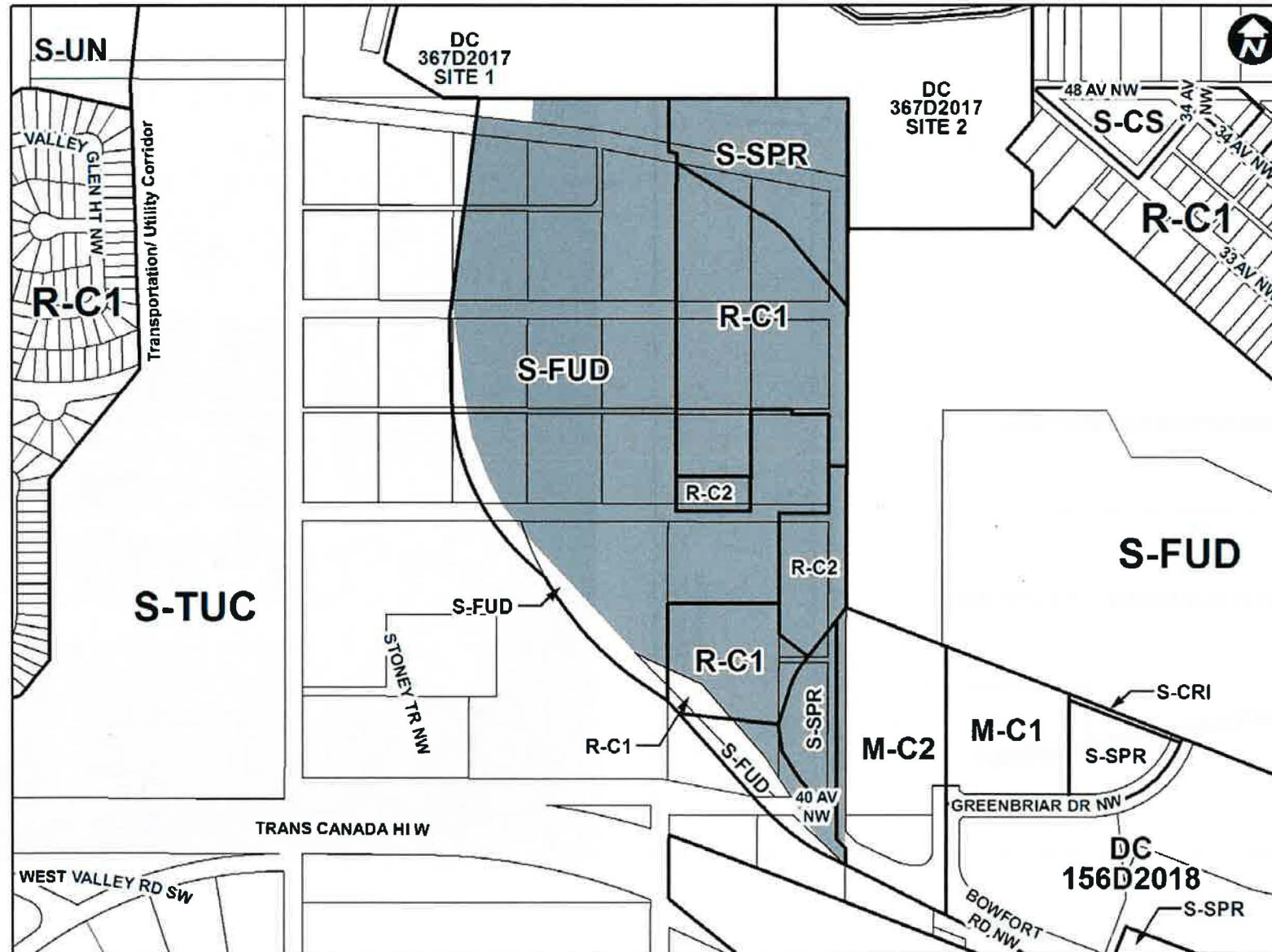
View looking north



- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary

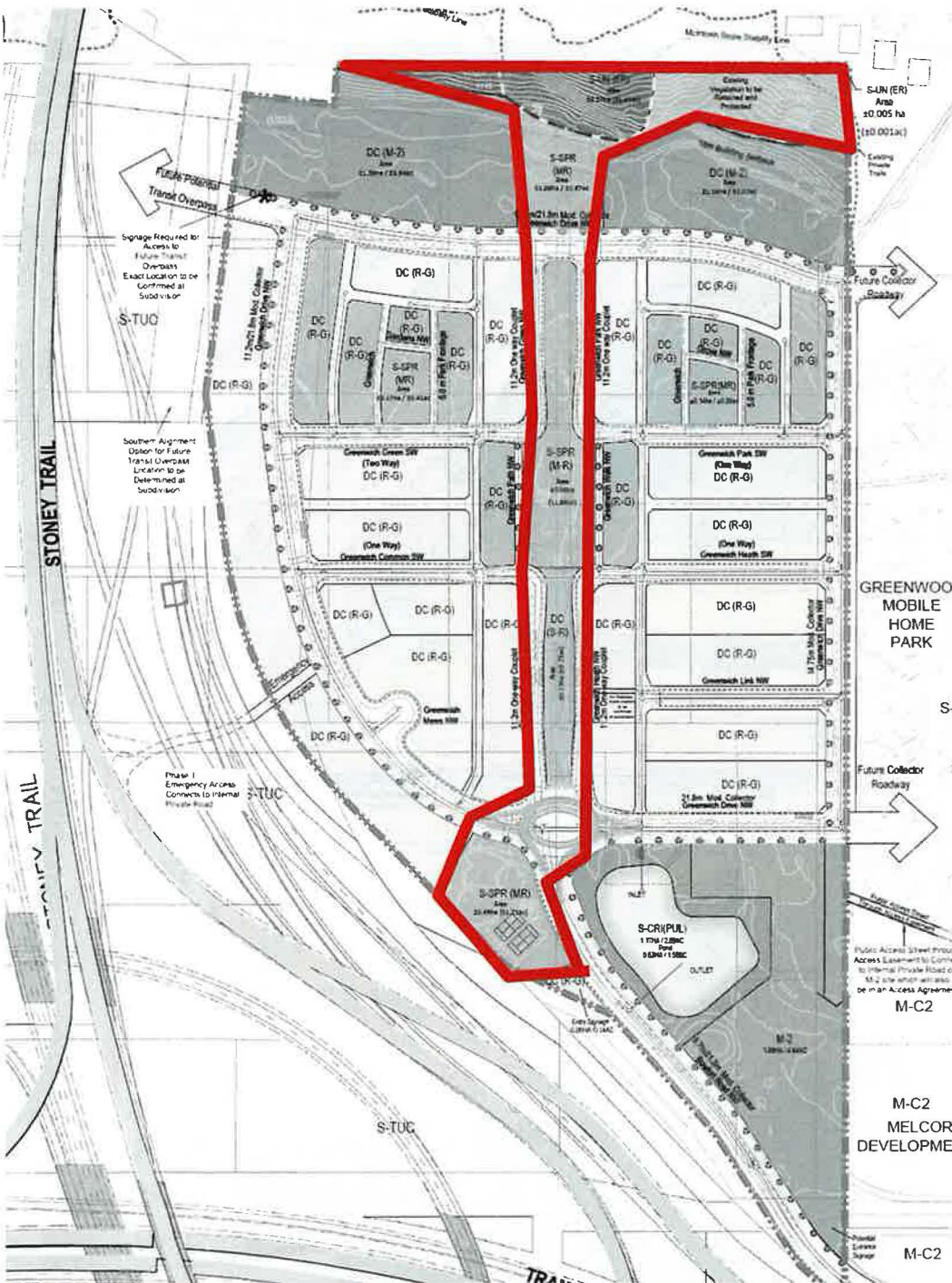






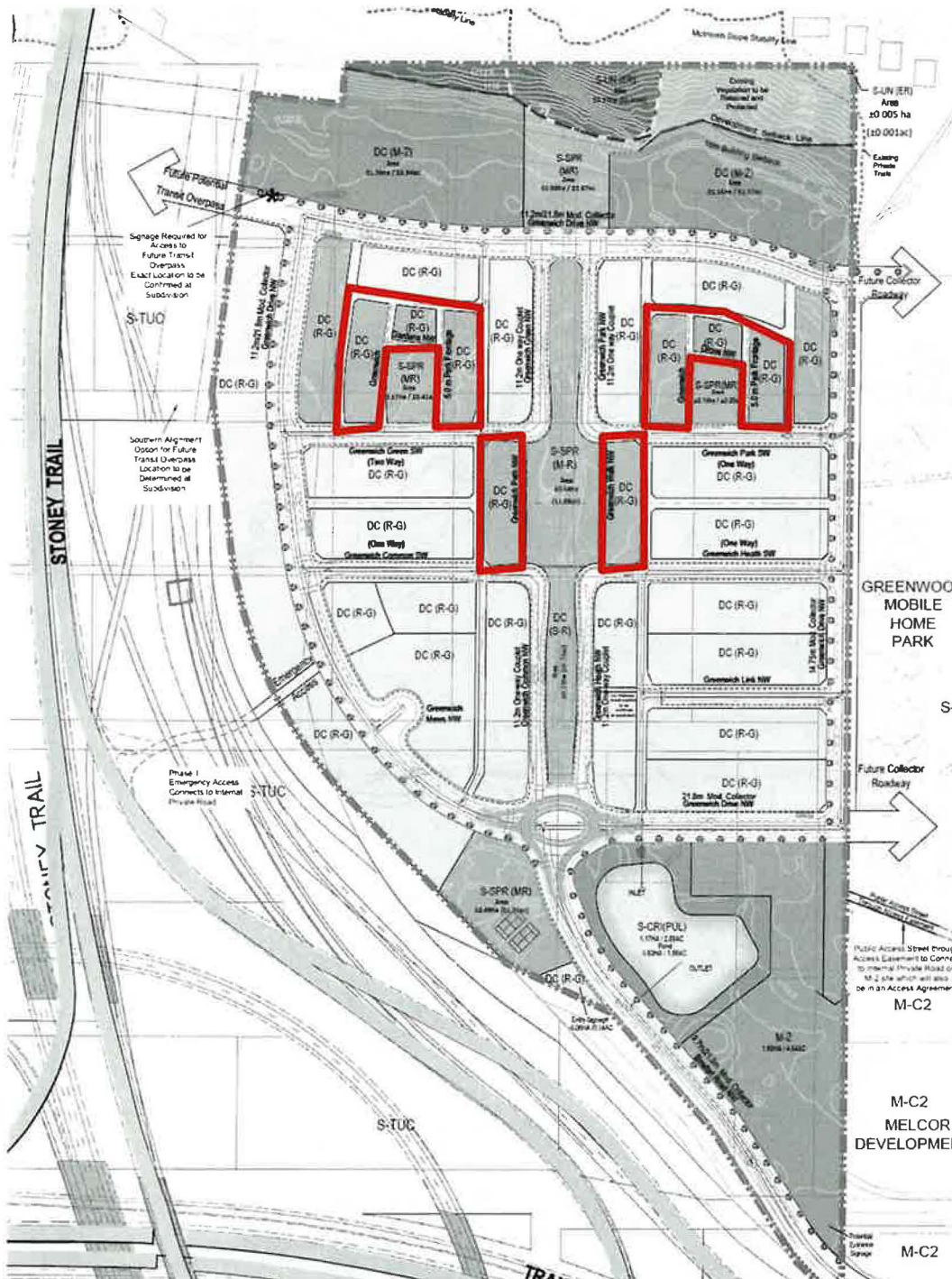
Central north-south amenity axis connects:

- Municipal reserve at the south
- Reflecting pool & plaza
- Linear park
- Municipal reserve at north
- Environmental reserve & hiking trails



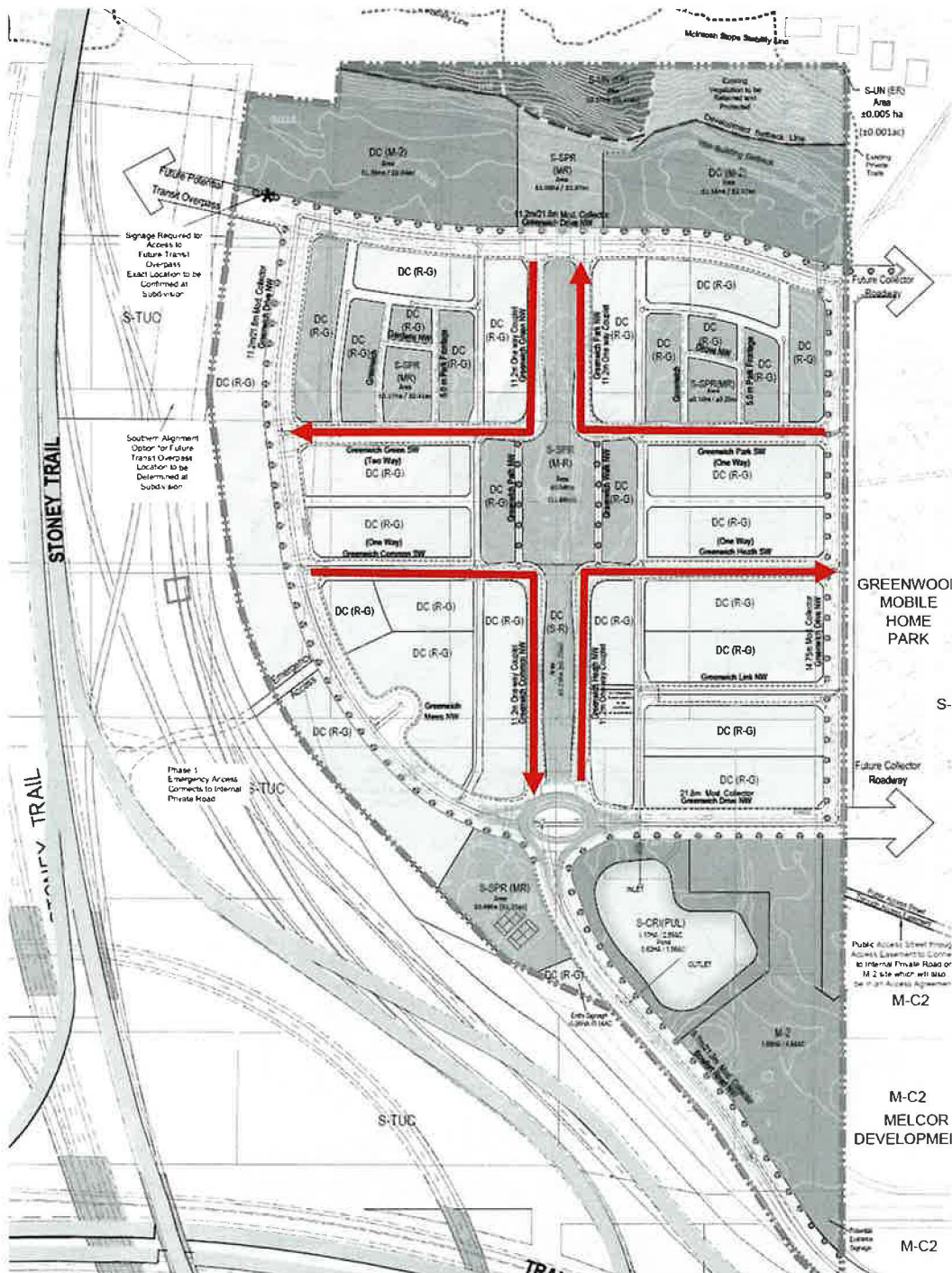
Rowhouses fronting MR spaces

- Creation of city rights-of-way used for pathways rather than roadways
- Units are to be addressed to these rights-of-way
- Integration of private development with public space



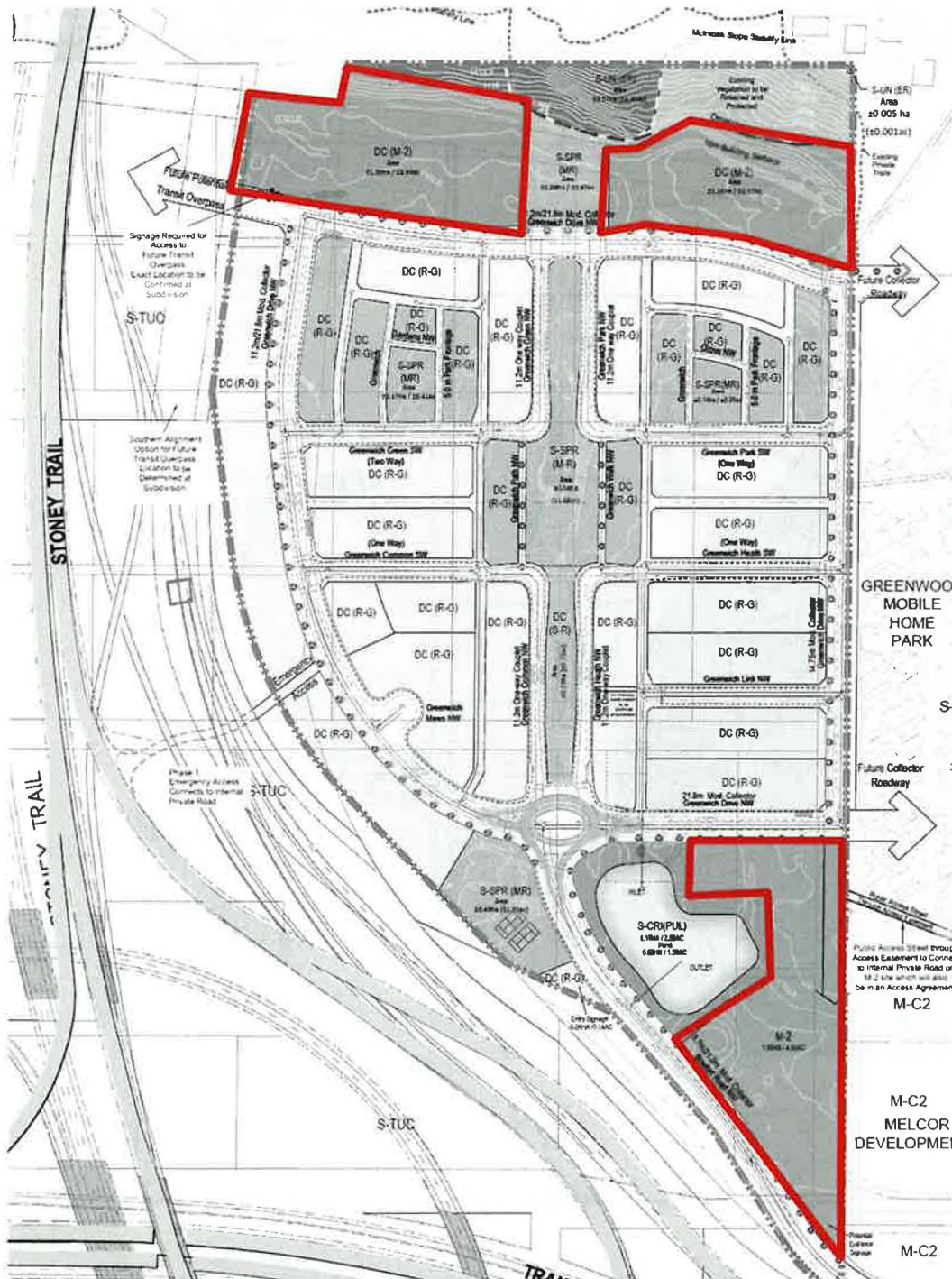
One-way couplets

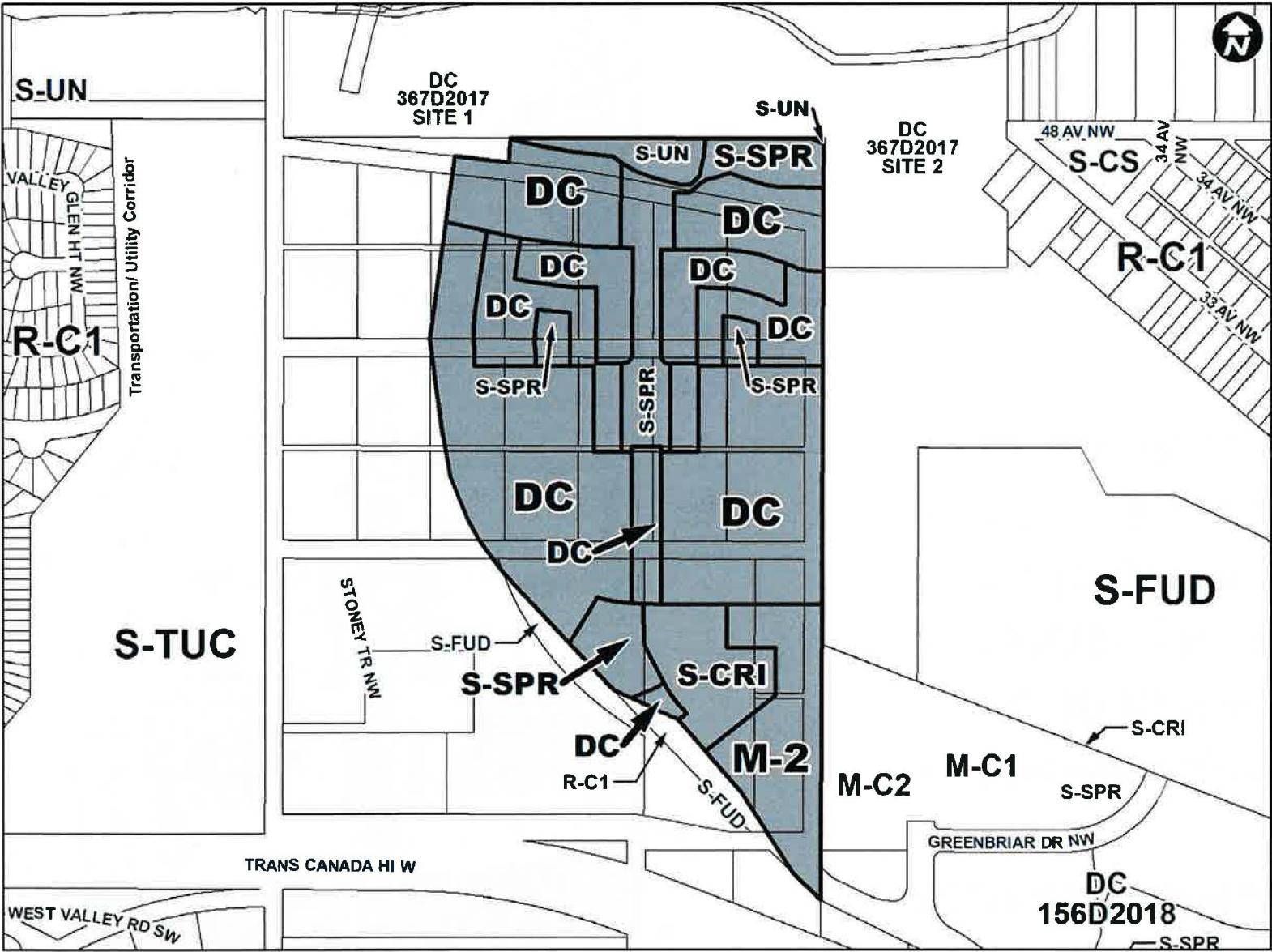
- Allow for narrower road rights-of-way
- Create calmer public spaces
- Support circulation



Multi-residential development

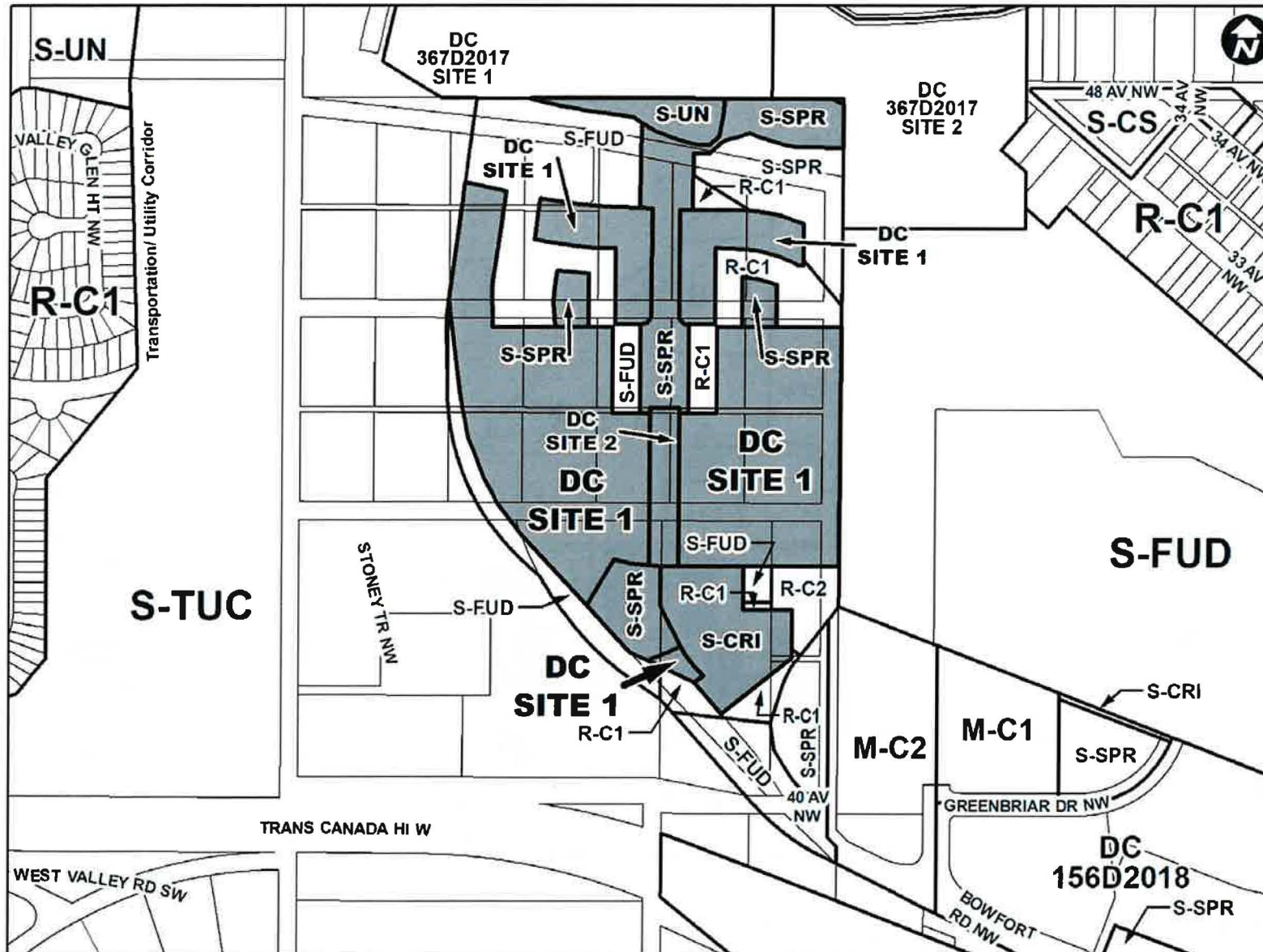
- Mid-rise forms being proposed at the south of the community
- Higher (10 storeys) proposed at the north of the community
- 18 metre required setback from the top of slope





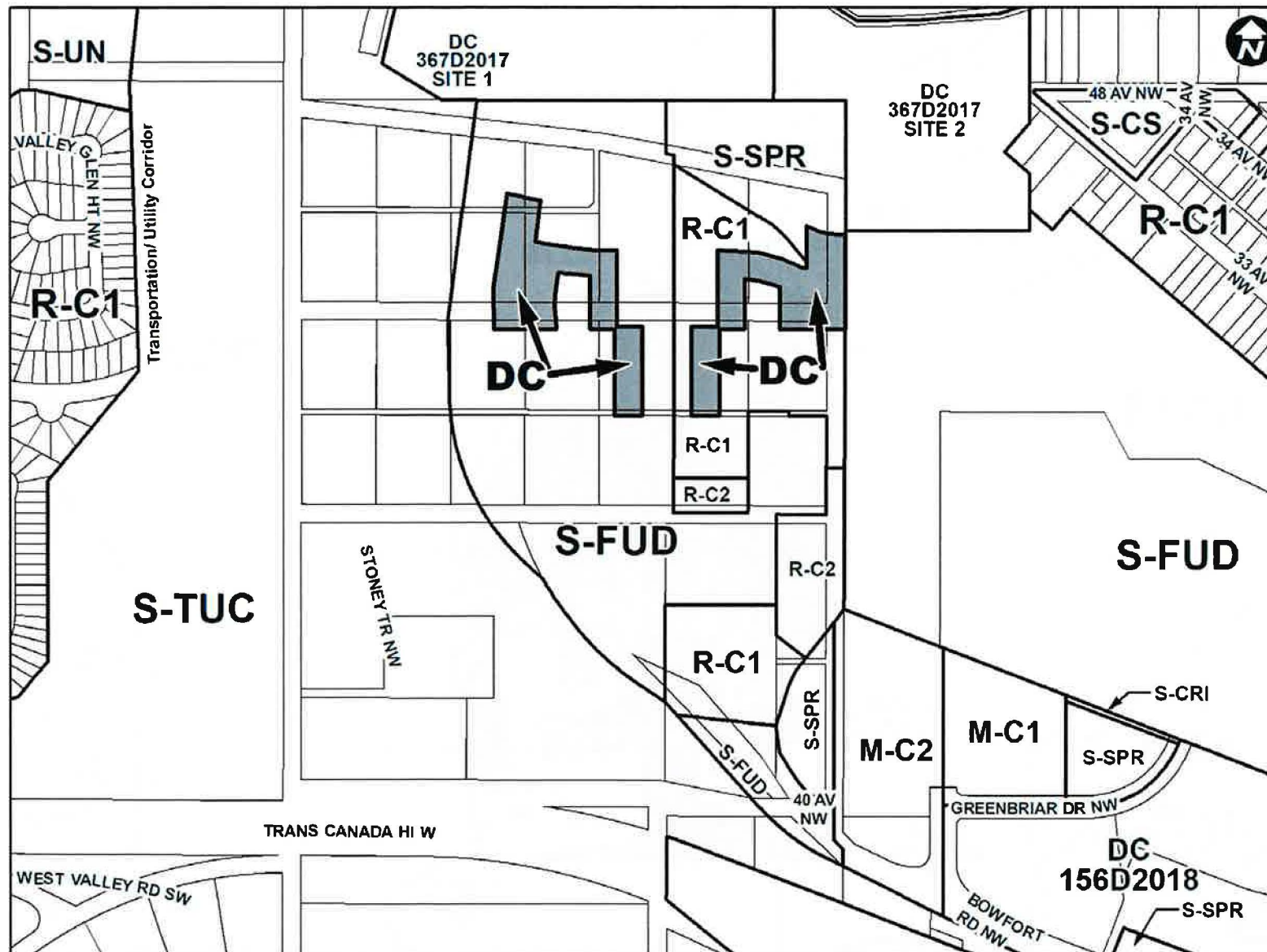
Proposed Districts:

- DC(R-G, S-R), S-CRI, S-SPR, S-UN
- DC(R-G)
- DC(M-2), M-2



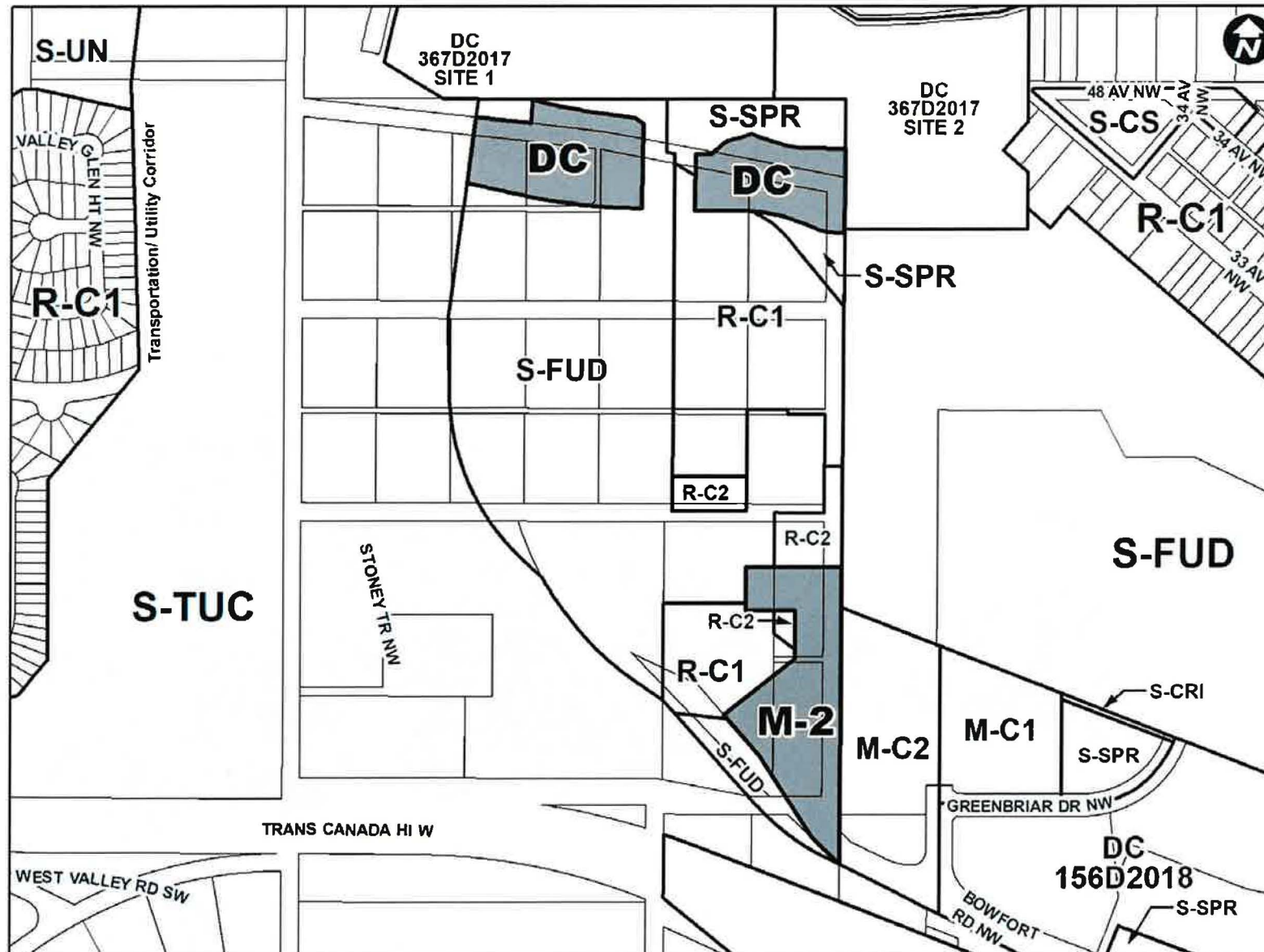
Proposed DC District:

- Site 1 based on Residential – Low Density Mixed (R-G) District
 - Expected to be single detached
 - Needs DC to remove DP exemption for singles & semis
- Site 2 based on Special Purpose – Recreation (S-R) District
 - DC to reflect private ownership



Proposed DC District:

- Based on Residential – Low Density Mixed (R-G) District
- Defines new Rowhouse use that adjoins & is oriented toward public open space



Proposed DC District:

- Based on Multi-Residential – Medium Profile (M-2) District
- Supports increase in height to 10 storeys
- Meant to bridge M-2 and M-H1 districts



Office Consolidation
2020, June

Bowness

Area Redevelopment Plan

“The minimum residential density in Greenbriar is 21 uph (8.5 upa), to a maximum of **32 uph (13 upa)** across the balance of the plan area (based on the gross developable area).”

To be increased to **38 uph (15.4 upa)**

RECOMMENDATIONS:

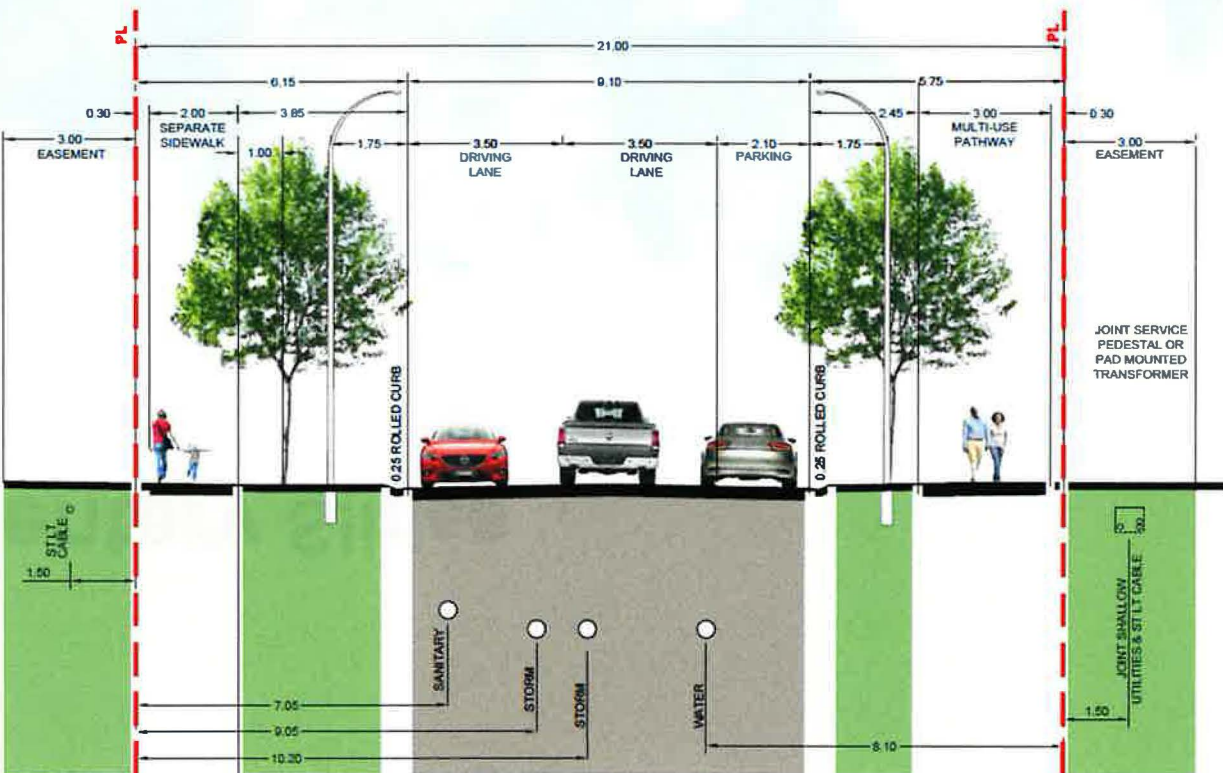
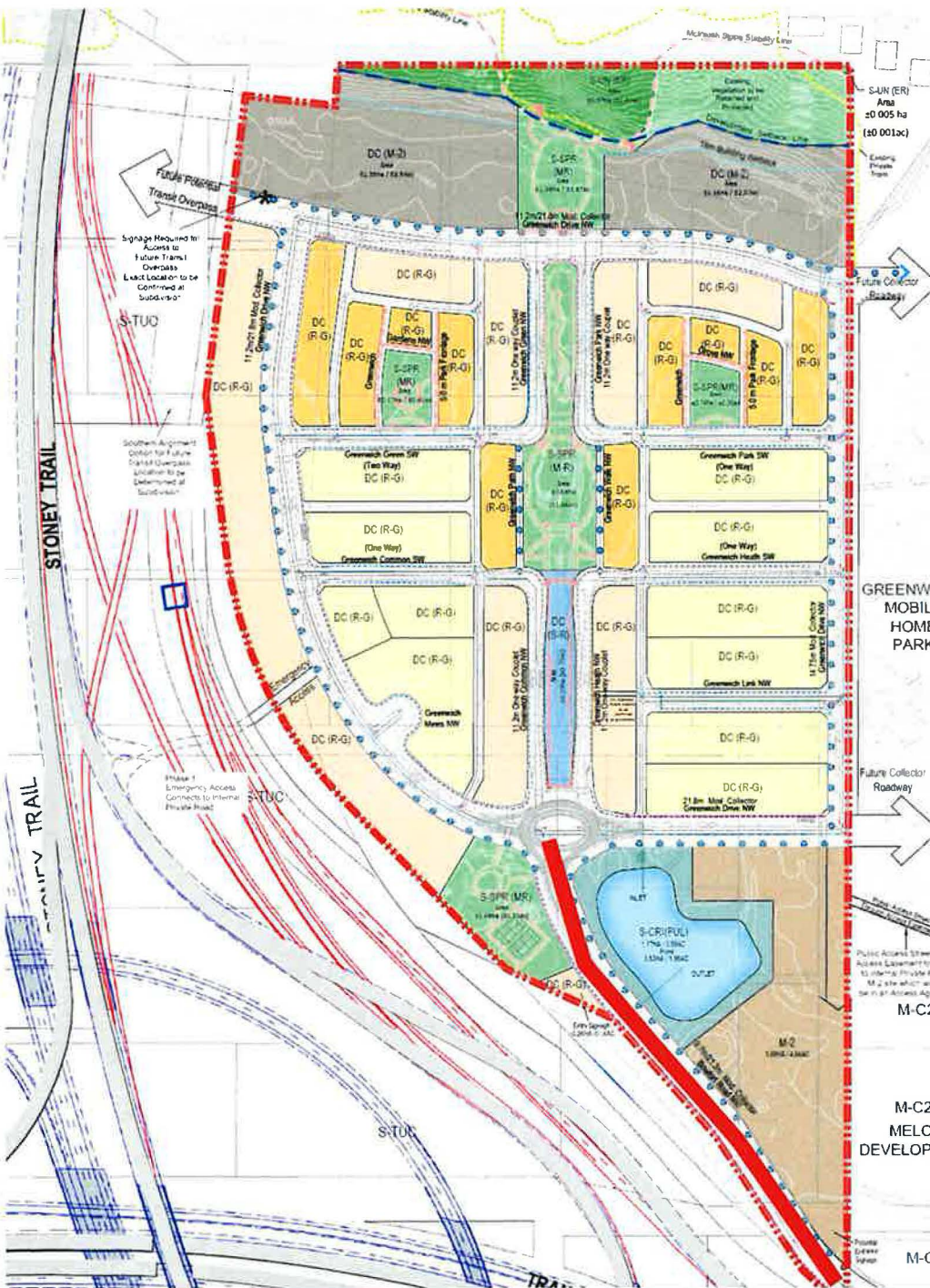
1. That Calgary Planning Commission **APPROVE** the proposed outline plan located at at 9620, 9720, 9723, 9771, 9830, 9845, 9860 and 9930 – 44 Avenue NW, 9723, 9819, 9861, 9980, 10034 and 10037 – 46 Avenue NW, 9620, 9623, 9723, 9730, 9875 and 10025 – 47 Avenue NW and the closed road (Plan 8167GK, Lots 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.

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Bowness Area Redevelopment Plan (Attachment 6);
2. 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);
3. Give three readings to the proposed bylaws for the redesignation of the site.

Supplementary Slides

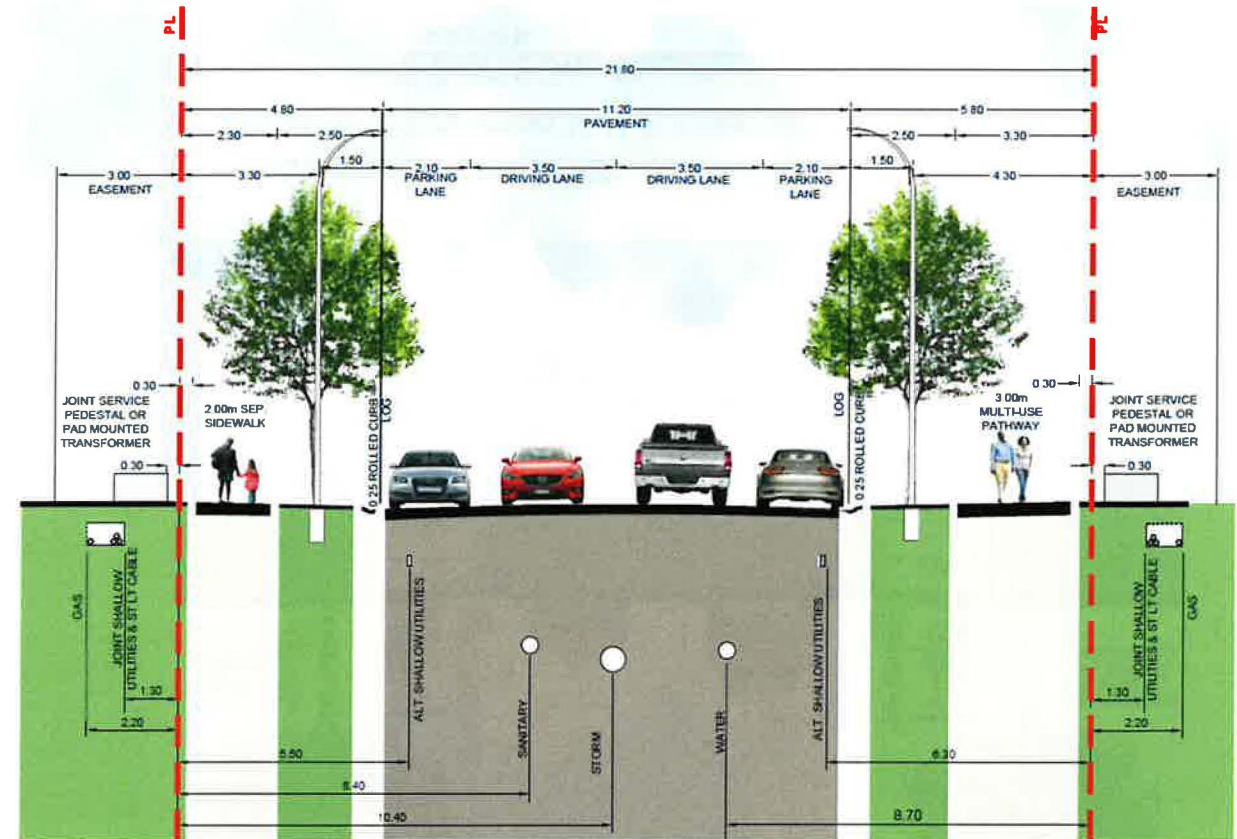
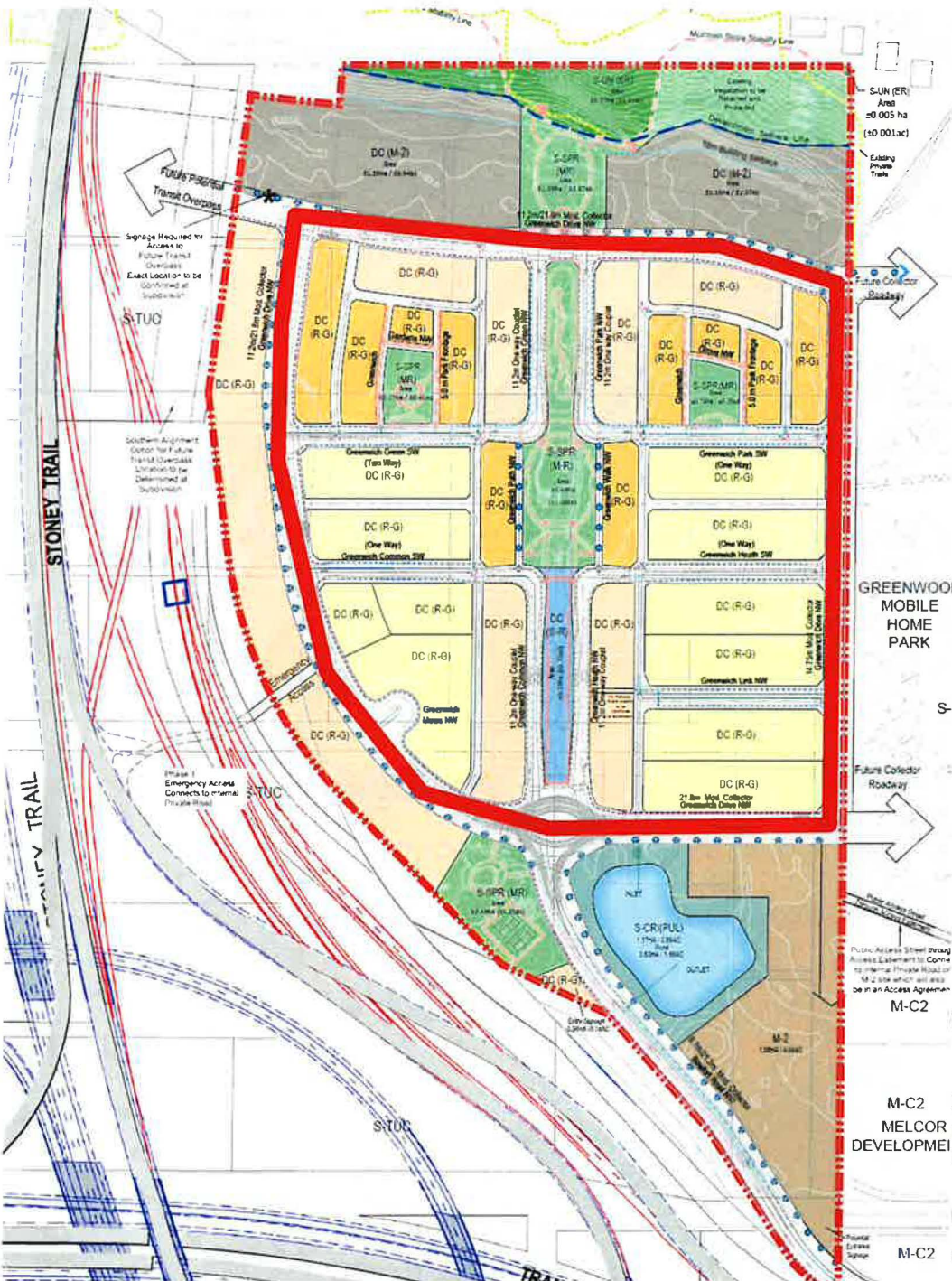


Bowfort Road NW

9.1m/21.0m Modified Primary Collector

Scale:NTS

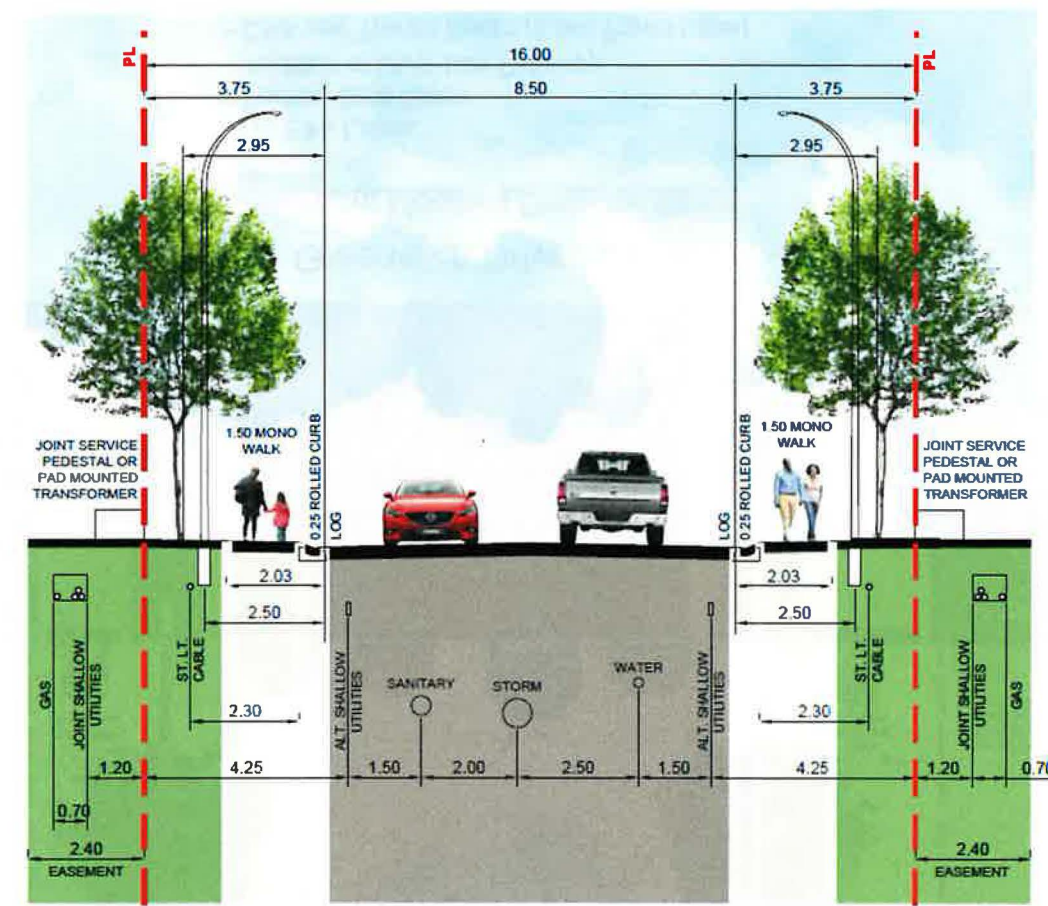
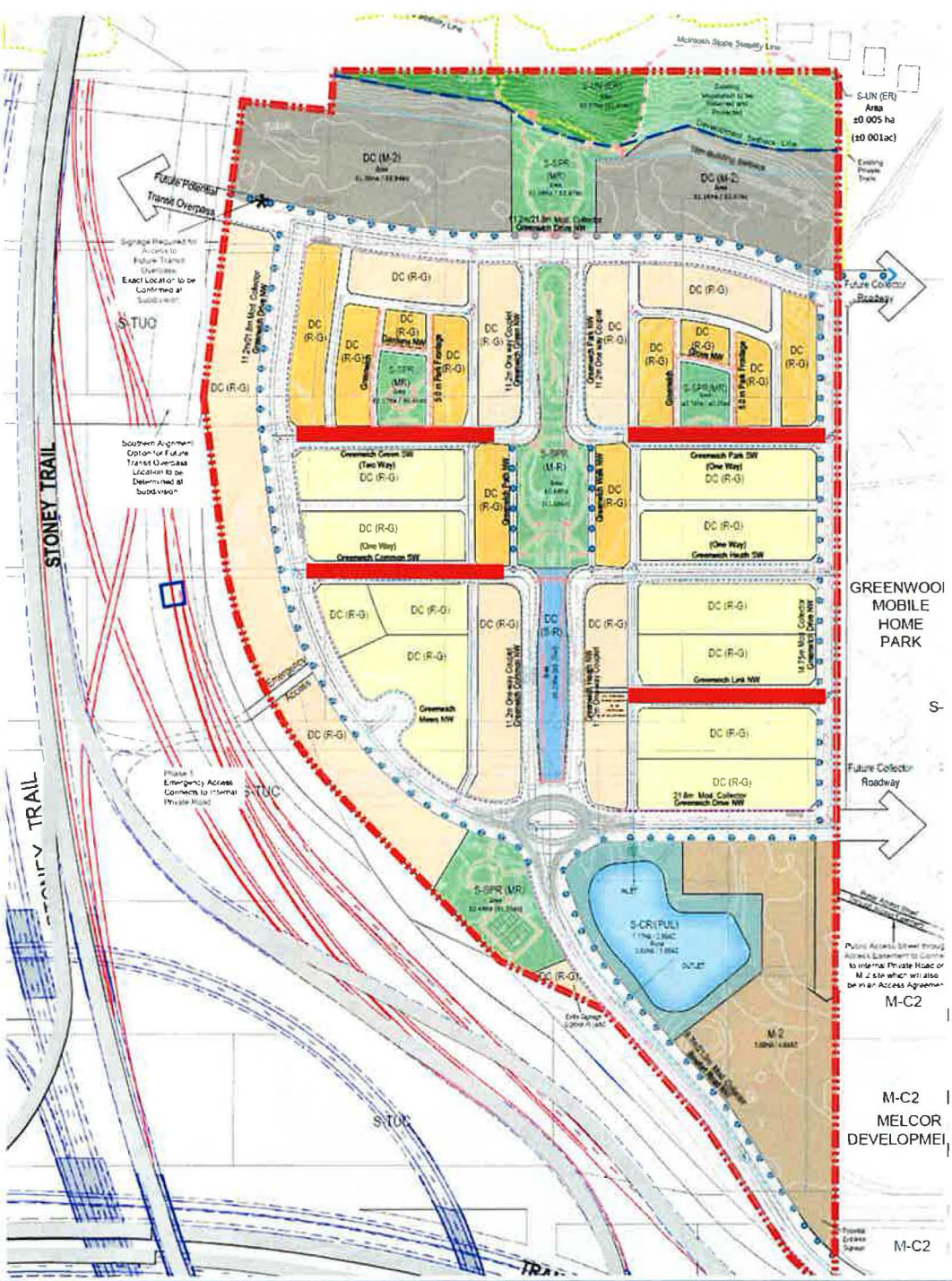
- Neighbourhood Entrance Way Street
- Multi-Use Pathway on East Side
- Widened Drive Aisles (3.5m) and Parking (2.1m)



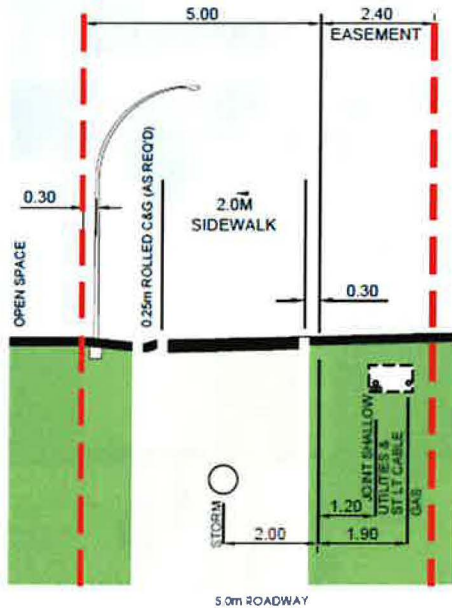
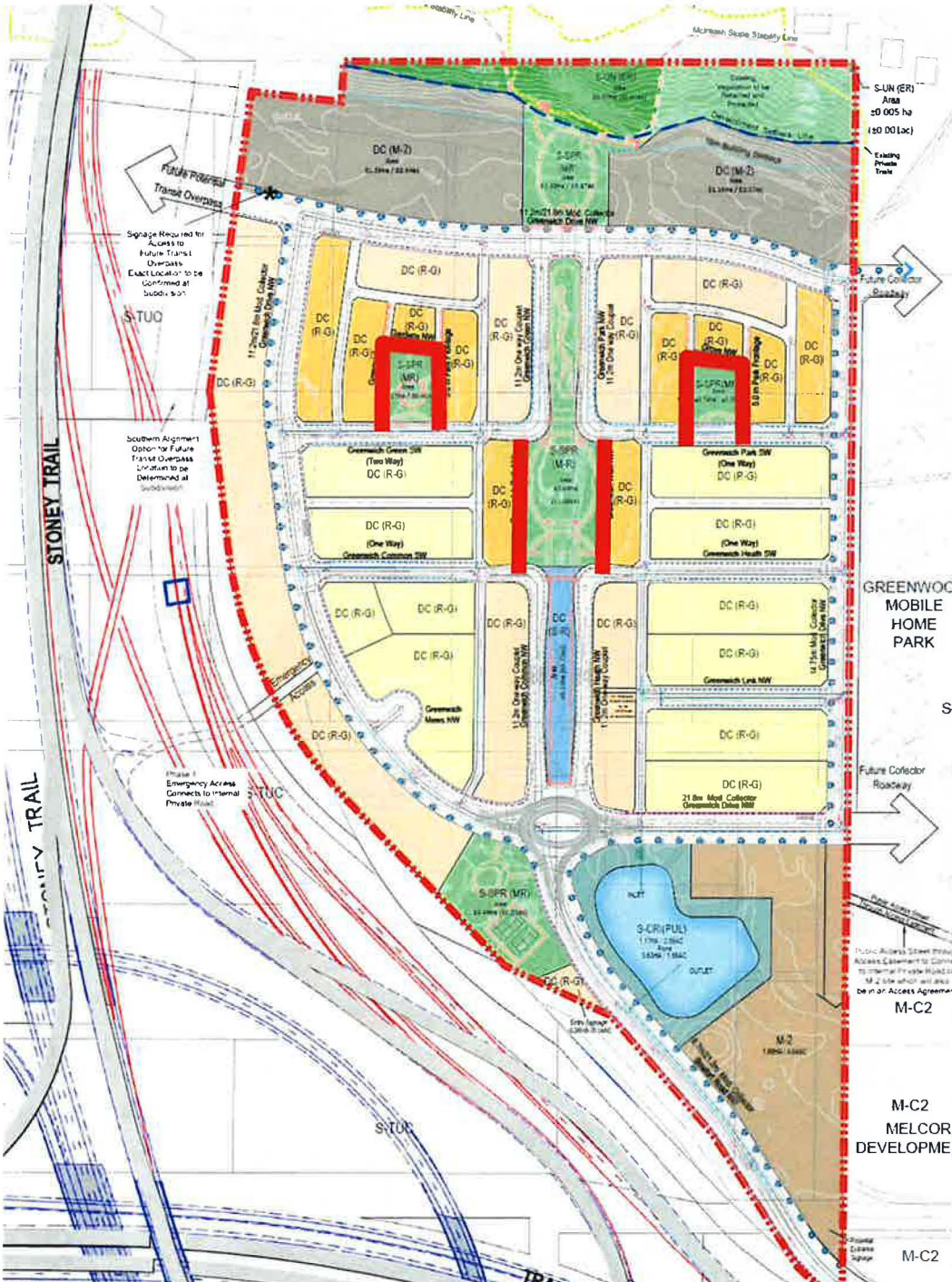
Greenwich Drive NW

11.2m/21.8m Modified Collector Street
Scale: NTS

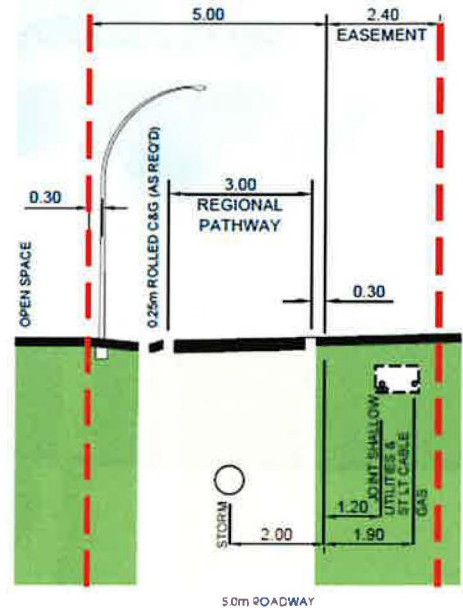
- No Bike Lanes
- Parking Both Sides
- Addition of Multi-Use Pathway
- One-way Transit Route (3.5m Travel Lane)



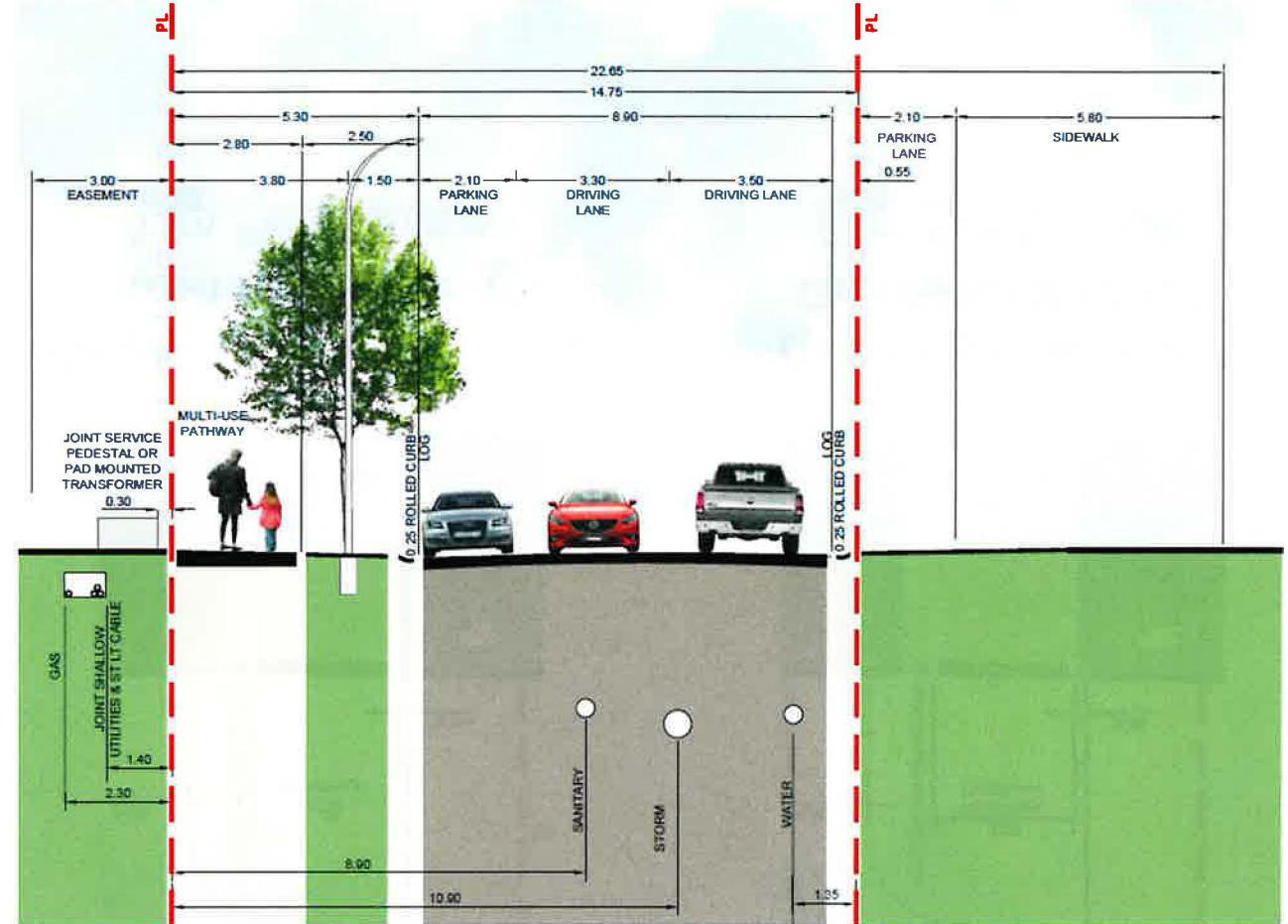
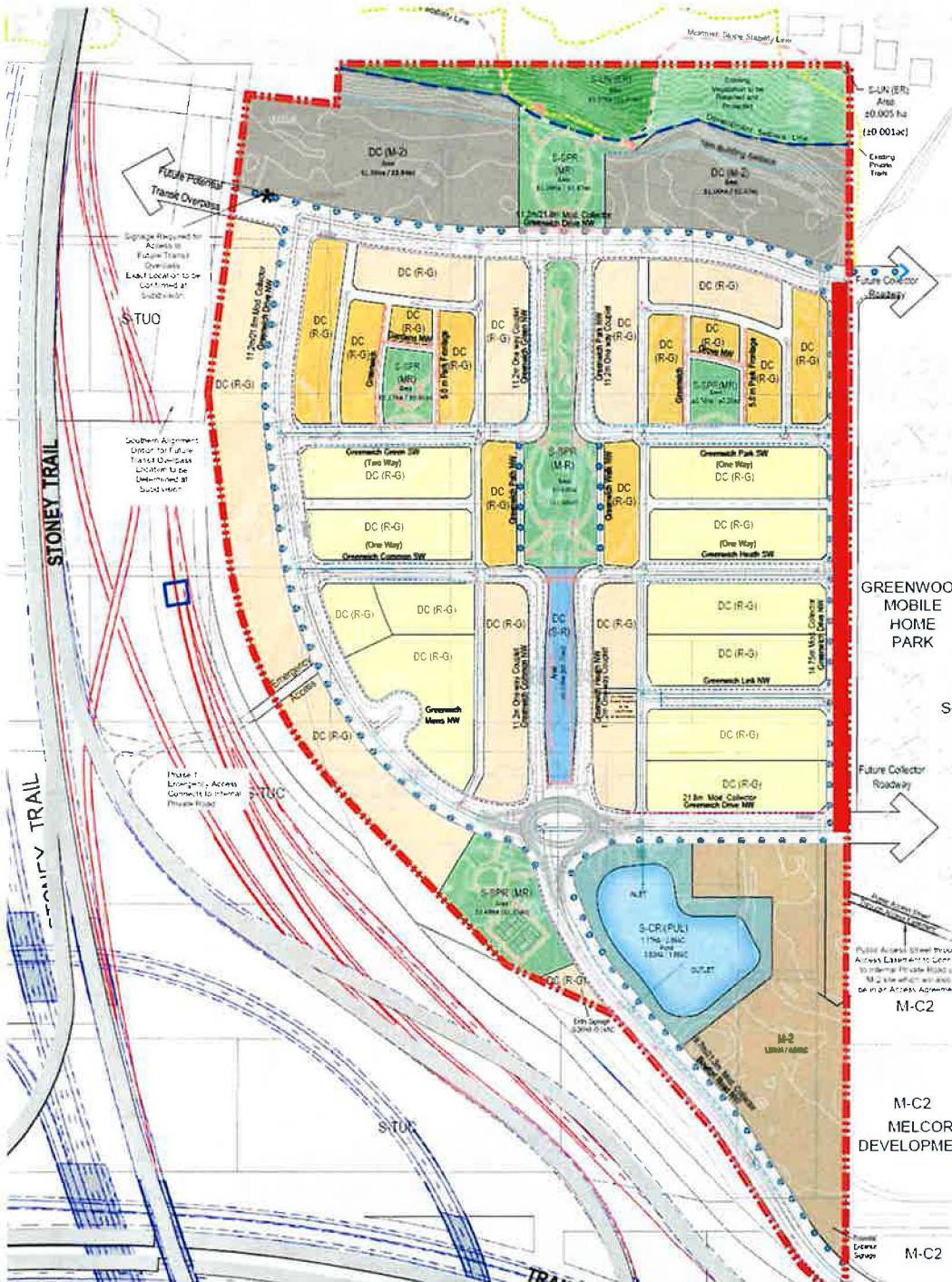
Greenwich Green NW, Greenwich Park NW,
Greenwich Common NW & Greenwich Heath NW
9.0m/16.0m Residential Street
Scale:NTS



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



Greenwich Path NW &
Greenwich Walk NW
5.0m Park Frontage
Scale:NTS

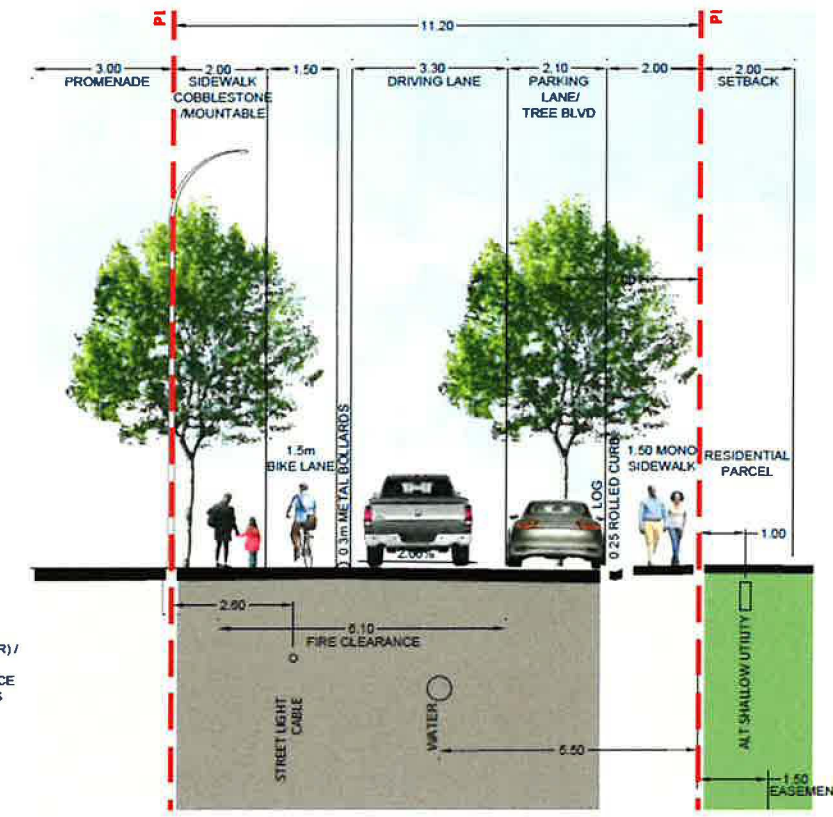
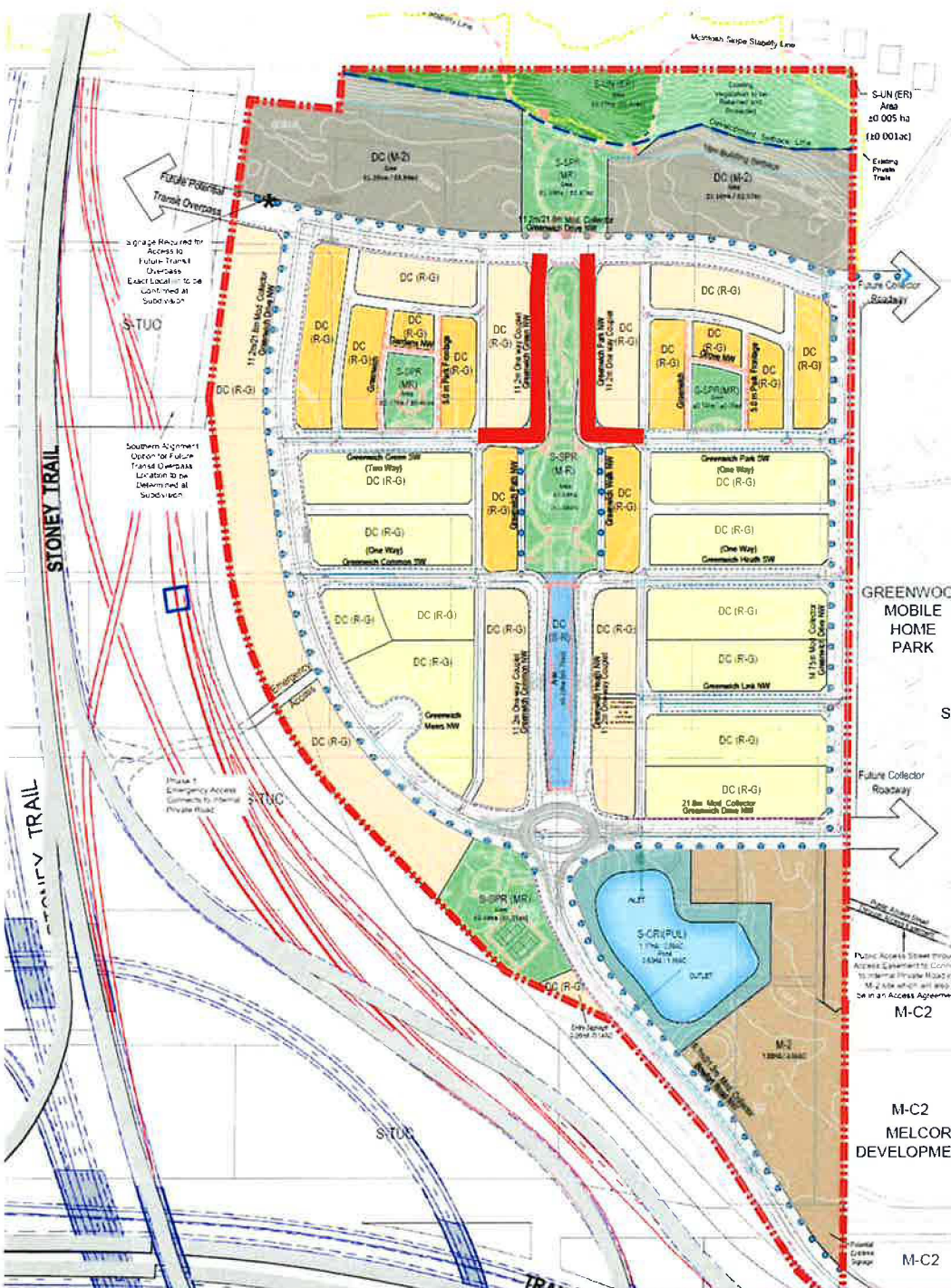


Greenwich Drive NW (East Side Adjacent to Greenwood)

8.9m/14.75m Modified Collector Street

Scale: NTS

- 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
 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