



Applicant's Submission: Upper Greenwich Outline Plan and Land Use Redesignation

On behalf of Greenbriar Development Corporation, B&A submitted an Outline Plan and Land Use Redesignation, along with a comprehensive vision and conceptual master plan for Upper Greenwich. Upper Greenwich is a plan area of approximately 26.15 hectares (64.62 acres) located within the northwest community of Greenwood / Greenbriar. Upper Greenwich lands are generally bounded by the Trans Canada Highway to the north, Stoney Trail to the west, the Bow River escarpment to the north, and a Mobile Home Park and Melcor's Greenwich development (under construction) to the east.

Our comprehensive vision and conceptual master plan for Upper Greenwich delivers on the City's approved policy documents including the Municipal Development Plan and the Bowness Area Redevelopment Plan. The Municipal Development Plan (MDP) identifies the majority of the subject lands as a developed, established residential area. The proposed Outline Plan and Land Use Redesignation have carefully incorporated the policies of the MDP for developed, established residential areas, including intensification that respects the scale and character of existing neighbourhoods, the revitalization of local communities with the addition of population and amenities, and the development of high-quality pedestrian and cyclist connections and facilities.

The Bowness Area Redevelopment Plan (BARP) further guides Upper Greenwich's development. The subject site is identified within the BARP as a part of the Greenbriar Special Study Area. The proposed Outline Plan and Land Use Redesignation have carefully considered the objectives for the Greenbriar Special Study Area by proposing the development of a walkable community with a distinct sense of place, housing choice, and mix of uses to meet the basic day-to-day needs of the community.

The Outline Plan and Land Use application propose the redesignation of the Upper Greenwich lands from S-FUD, S-SPR, R-C1, R-C2 and M-C2 to land uses that better align with the City's statutory policy vision and goals for the site. Land use redesignation to DC (R-G), (R-G)M-2, DC (M-2), DC (S-R), S-SPR (MR), S-CRI (PUL), and S-UN (ER) will enable a contextual residential development with a diversity of building forms, multi-modal connectivity and a high-quality public realm.

Upper Greenwich's public realm incorporates several innovative and distinctive amenities. These high-quality amenities include a central linear reflecting pool and pedestrian promenade, a large central park, a formalized and naturalized park transition to the Bow River escarpment and the Douglas Fir natural areas, and several other parks and open spaces that encourage active and passive recreation, informal gathering and formal opportunities. The design of Upper Greenwich's streetscapes provides unique, safe, convenient multi-modal connections throughout the plan area that tie into surrounding local and regional connections and amenities.

B&A Planning Group, Greenbriar Development Corporation request the support of Administration, CPC and Council for the proposed Outline Plan and Land Use Redesignation for this exciting new Calgary neighbourhood.