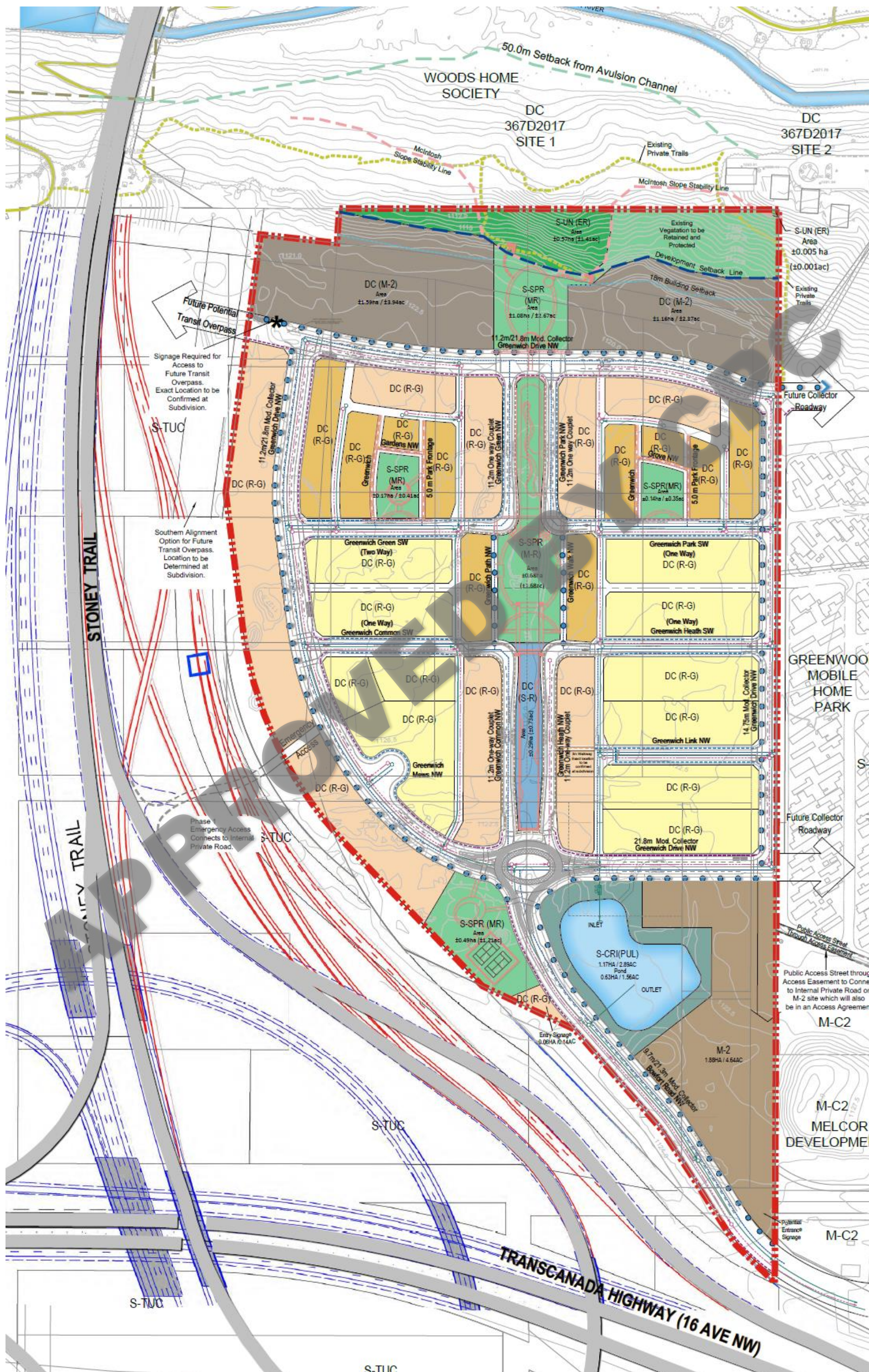
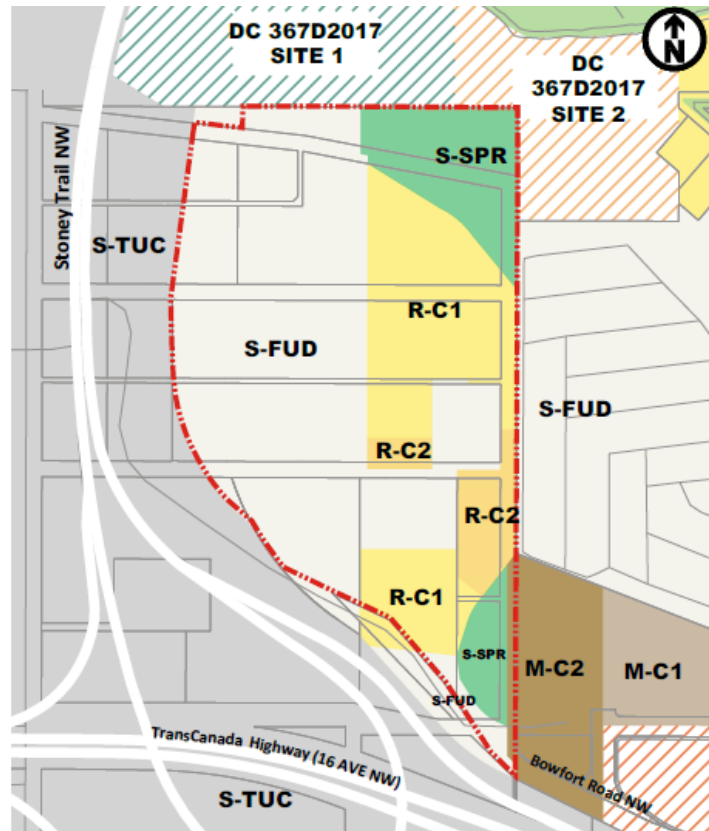


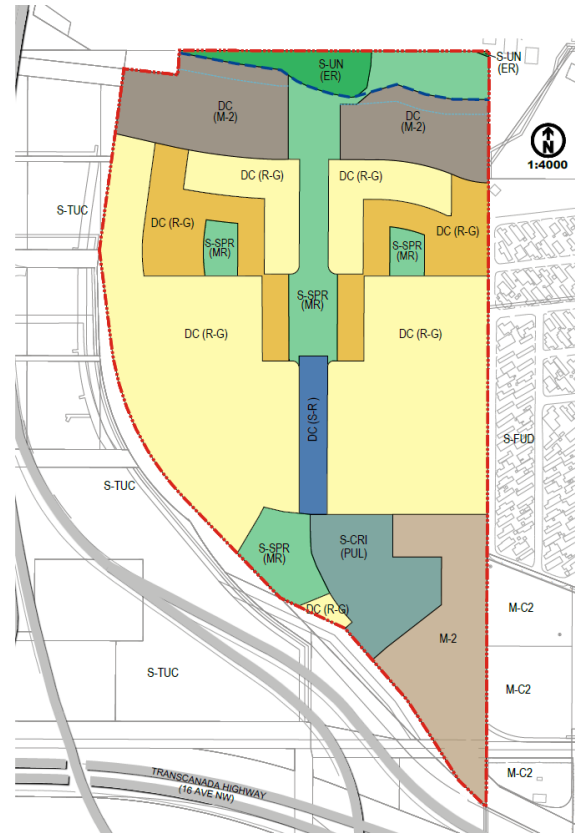
Approved Outline Plan

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

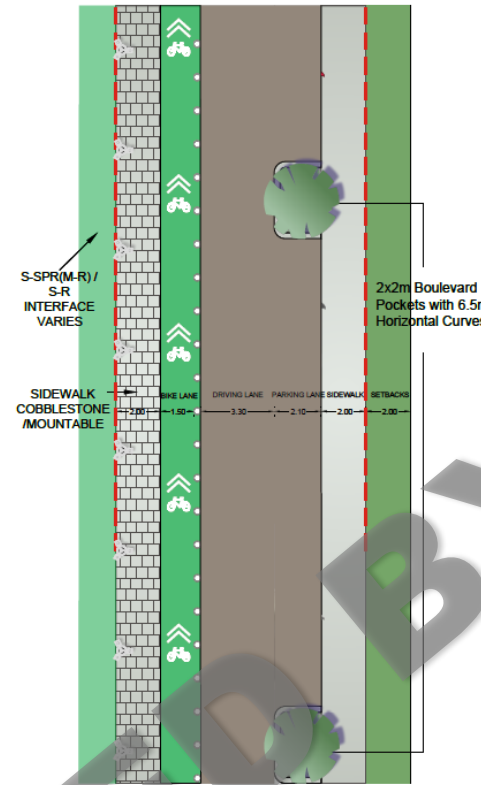




Existing Land Use



Proposed Land Use Map



Plan View
11.2m Custom One-Way Couplet
Scale:NTS



prime consultant:

B&A Planning Group
800, 215 - 9th Ave SW
| Calgary, Alberta | T2P 1K3 | bapg.ca
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client:

Glenn McCowan
Greenbriar Development Corp.



sub-consultant:



revisions:

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
- Bus Pad Location
- Existing Water Main/Hydrant

Deep Services - Proposed

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

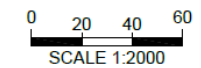
Notes:

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:



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 Gardens NW & Greenwich Grove NW

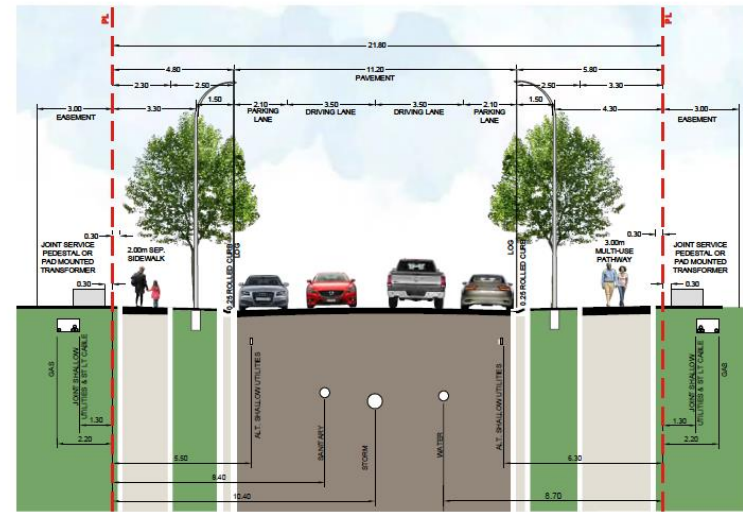
5.0m Park Frontage
Scale:NTS

Greenwich Path NW & Greenwich Walk NW

5.0m Park Frontage
Scale:NTS

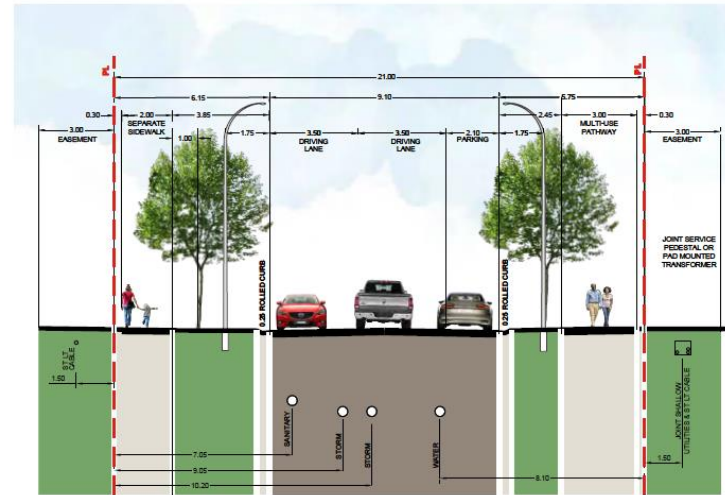
7.0m Lane for Park Frontage Lots

Scale:NTS



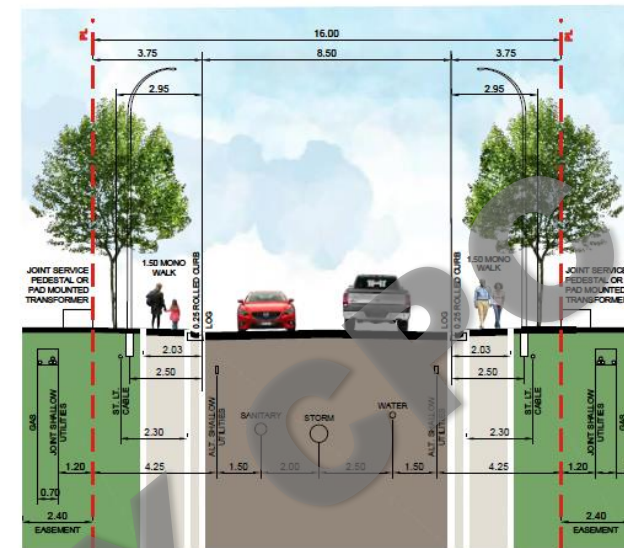
Greenwich Drive NW
11.2m/21.8m Modified Collector Street
Scale:NTS

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

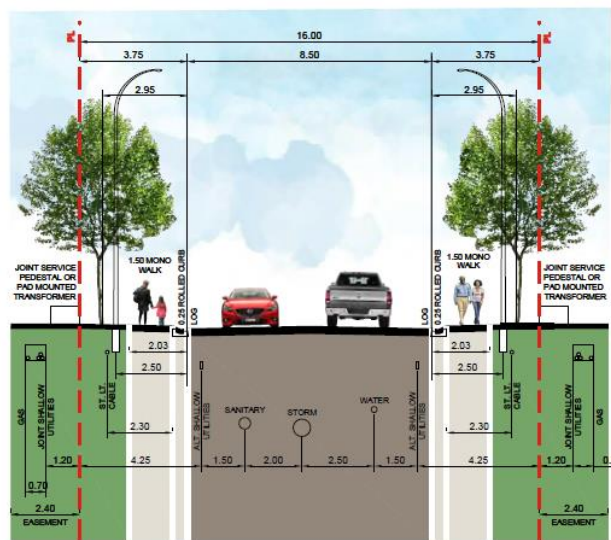


Bowfort Road NW
9.1m/21.0m Modified Primary Collector
Scale:NTS

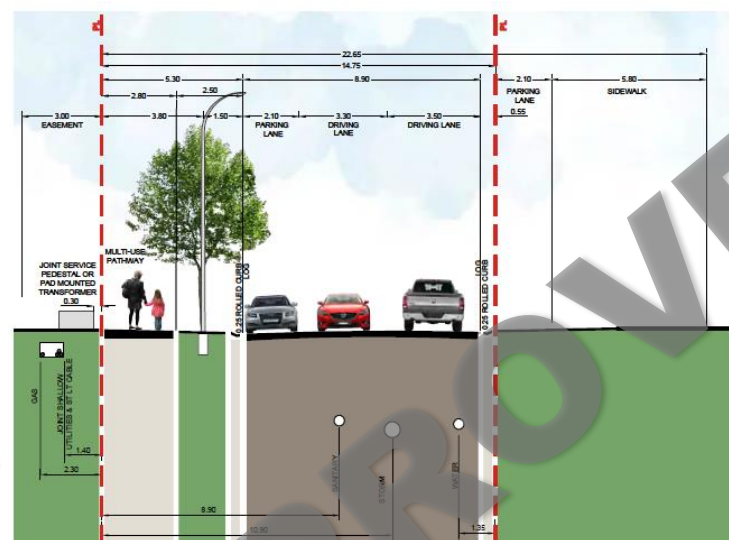
- Neighbourhood Entrance Way Street
- Multi-Use Pathway on East Side
- Widened Drive Aisles (3.5m) and Parking (2.1m)



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

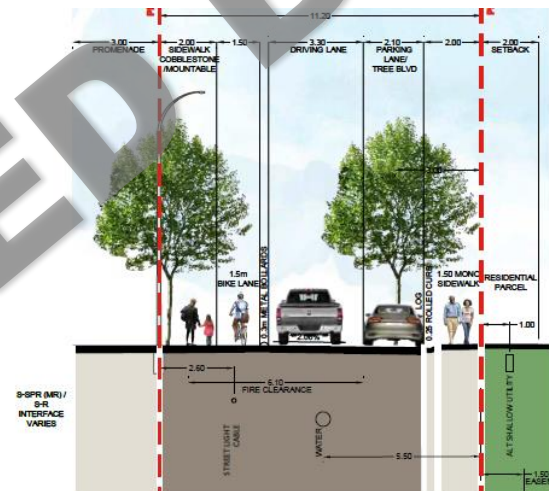


**Greenwich Green NW, Greenwich Park NW,
Greenwich Common NW & Greenwich Heath NW**
9.0m/16.0m Residential Street
Scale:NTS



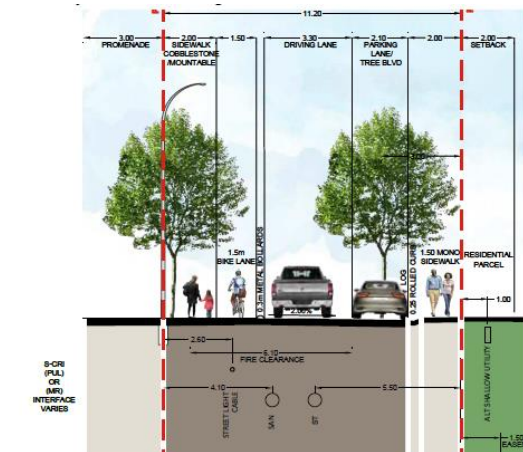
Greenwich Drive NW (East Side Adjacent to Greenwood)
8.9m/14.75m Modified Collector Street
Scale:NTS

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



Greenwich Green NW & Greenwich Park NW
11.2m Custom One-Way Couplets
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 Couplets
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	% of GDA
		(m)/uph	(ft)/upa	(m)	(ft)	ha(+/-)	ac(+/-)			
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						26.15	64.62			
LESS S-UN (ER)						0.57	1.41			
GROSS DEVELOPABLE AREA (GDA)						25.58	63.21			100.0%
TOTAL RESIDENTIAL						14.52	35.88	925	1396	56.8%
LOW-MEDIUM DENSITY RESIDENTIAL						9.89	24.44	478	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						4.63	11.44	447	918	18.1%
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										
		40 upa						271		
TOTAL UNITS									1396 units	
Anticipated / Maximum										
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)						2.56	6.32			10.00%
Neighbourhood Parks (MR)						2.56	6.32			
SPECIAL PURPOSE - CITY AND REGIONAL INFRASTRUCTURE DISTRICT (S-CRI)						1.17	2.89			4.6%
Stormwater Pond (PUL)						1.17	2.89			
SPECIAL PURPOSE - RECREATION DISTRICT DC (S-R)						0.29	0.72			1.1%
Reflecting Pool						0.29	0.72			
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	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 Statistics - 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