

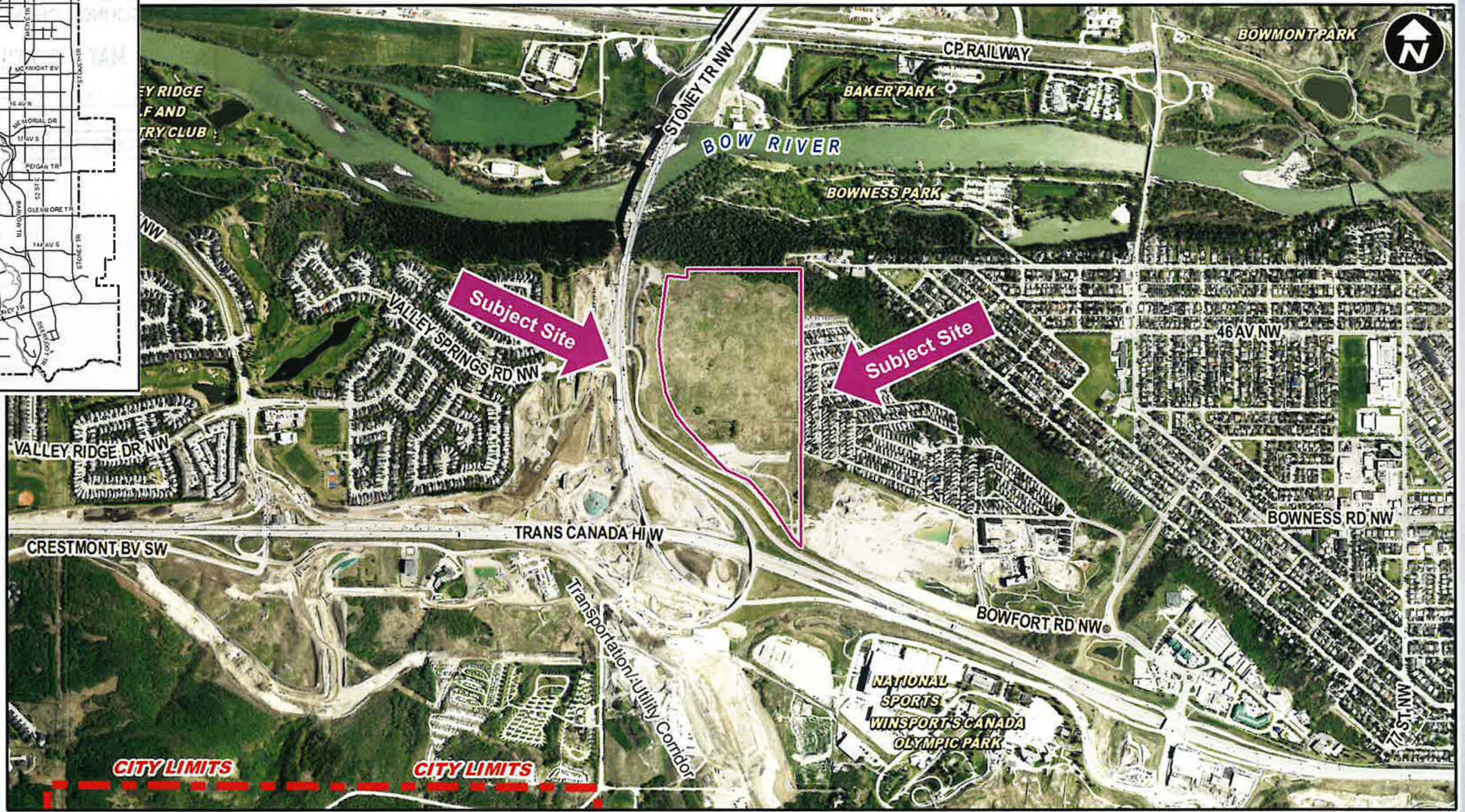
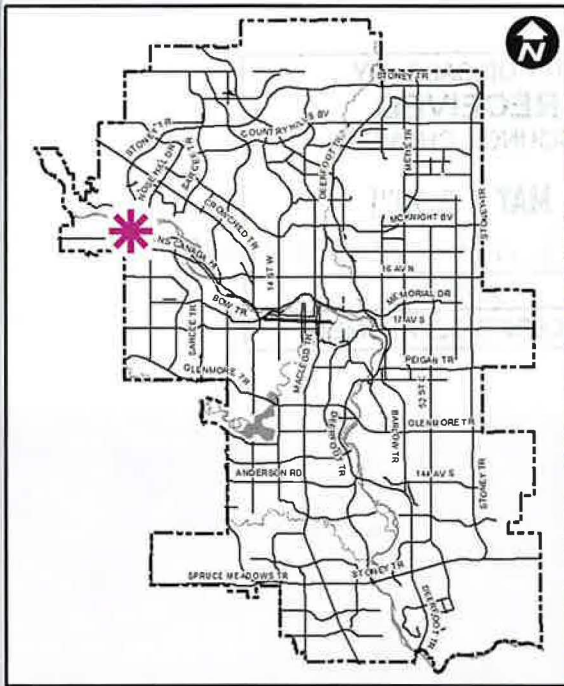


Public Hearing of Council

Agenda Item: 8.1.7

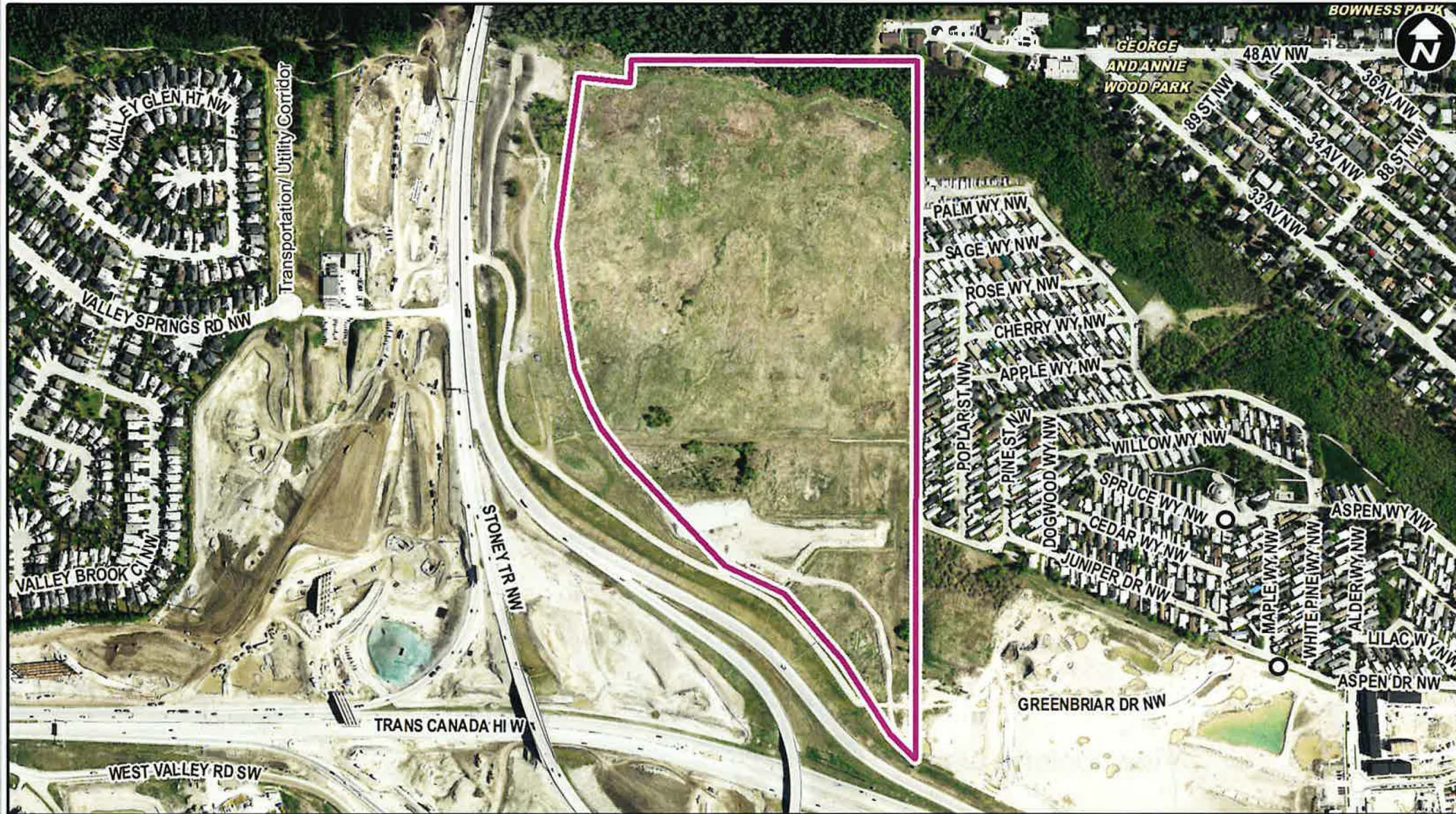
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAY 10 2021
ITEM: 8.1.7 CR2021-0444
Public
CITY CLERK'S DEPARTMENT

LOC2019-0183
Policy Amendment, Road Closure
and Land Use Amendment
May 10, 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



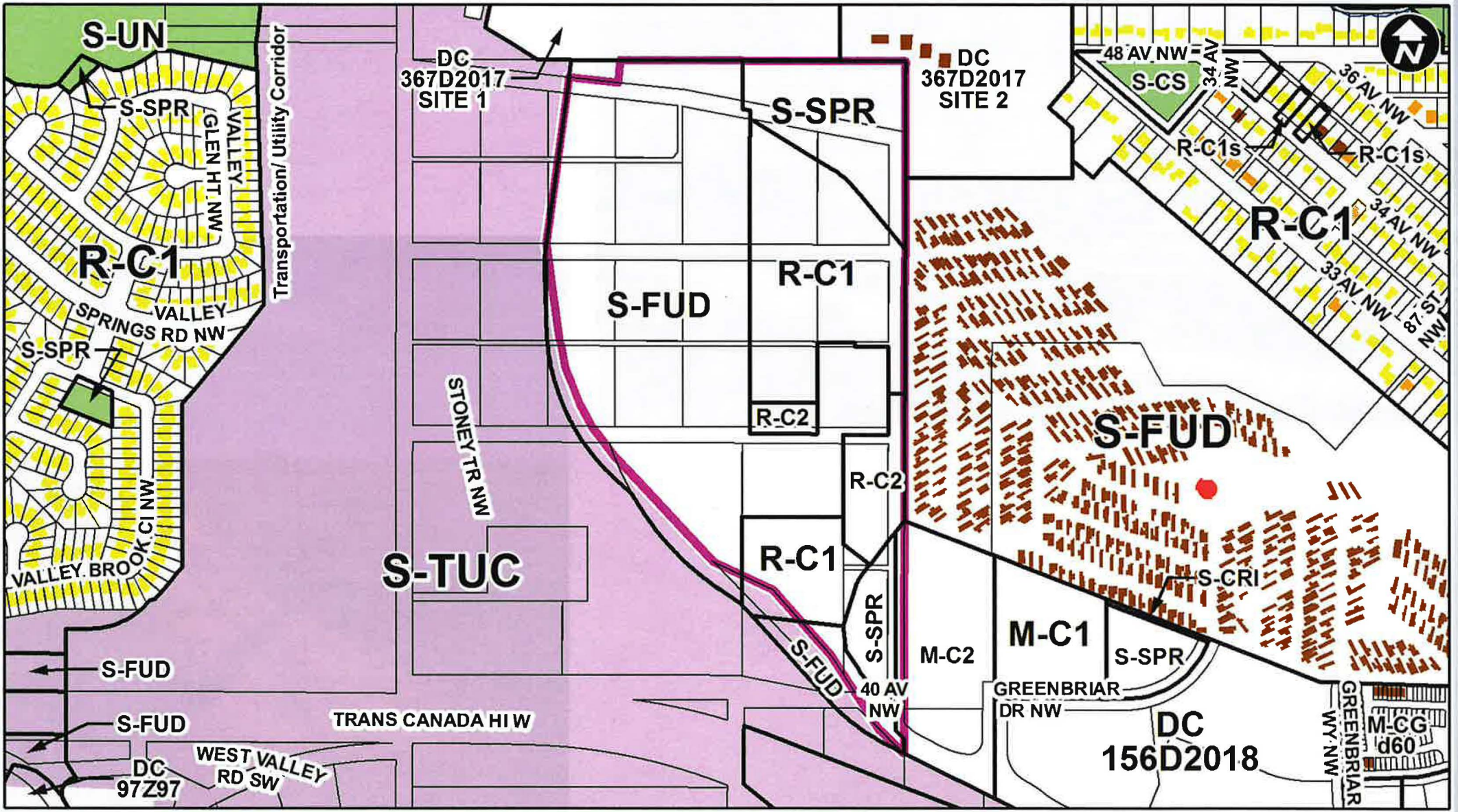
View looking northwest

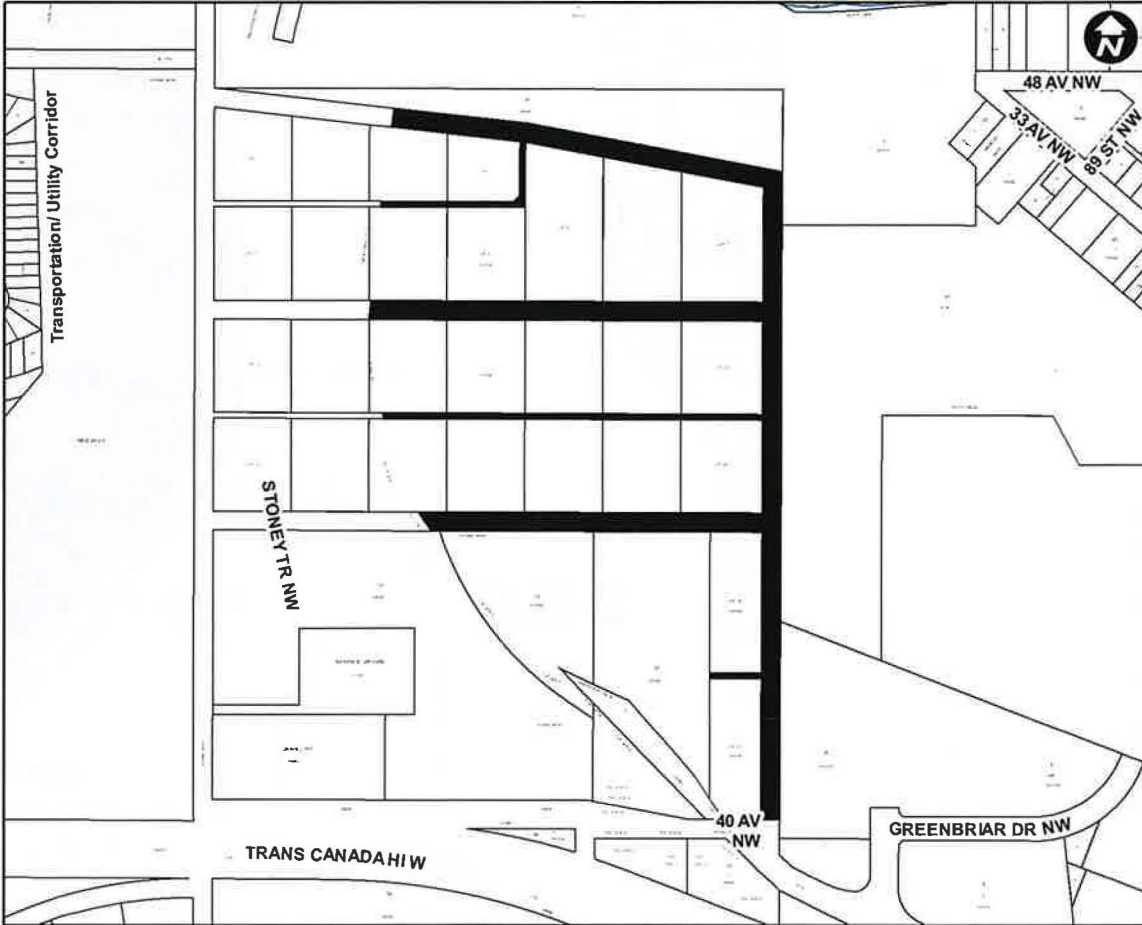
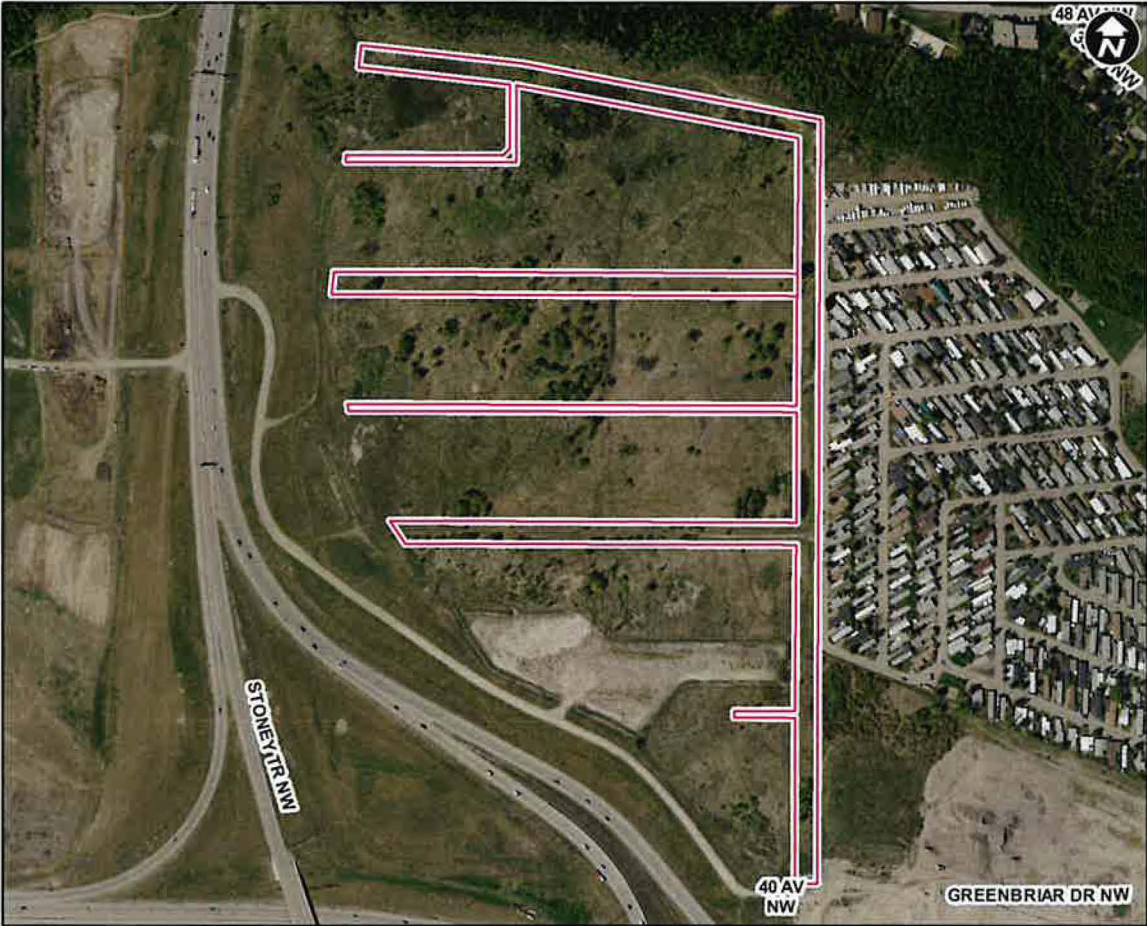


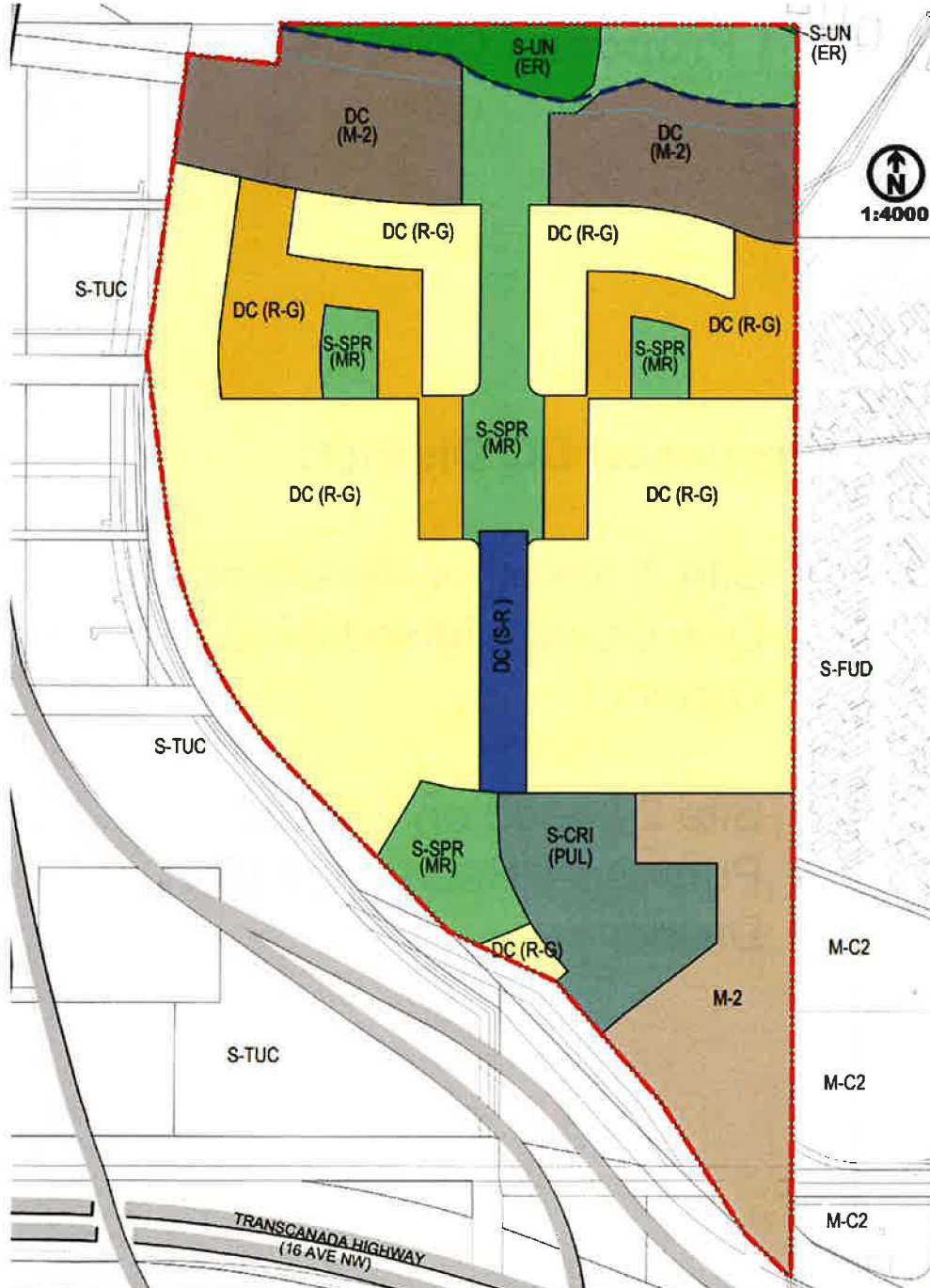
View looking north



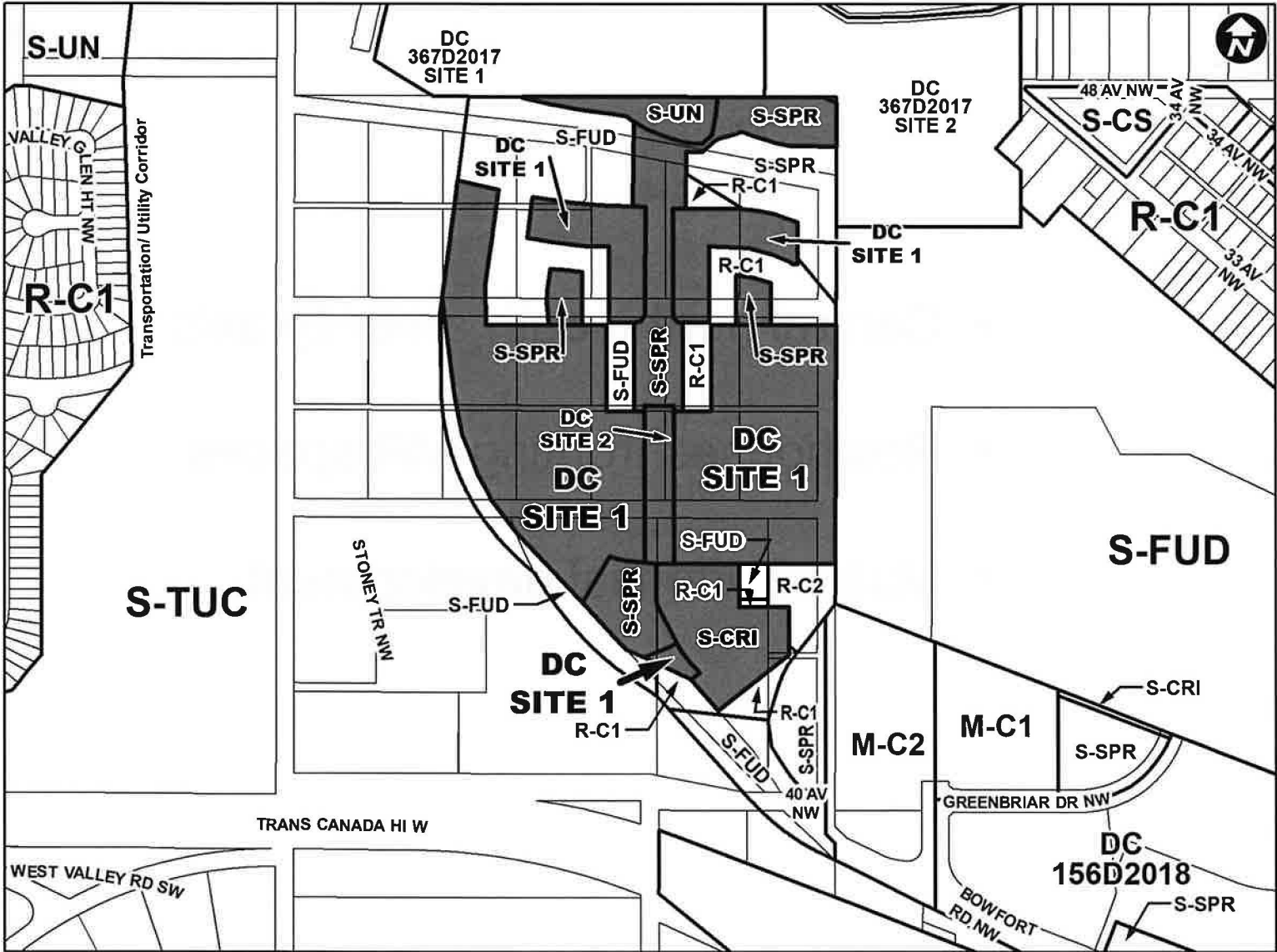
- LEGEND**
-  Residential Low Density
 -  Residential Medium Density
 -  Residential High Density
 -  Commercial
 -  Heavy Industrial
 -  Light Industrial
 -  Parks and Openspace
 -  Public Service
 -  Service Station
 -  Vacant
 -  Transportation, Communication, and Utility
 -  Rivers, Lakes
 -  Land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





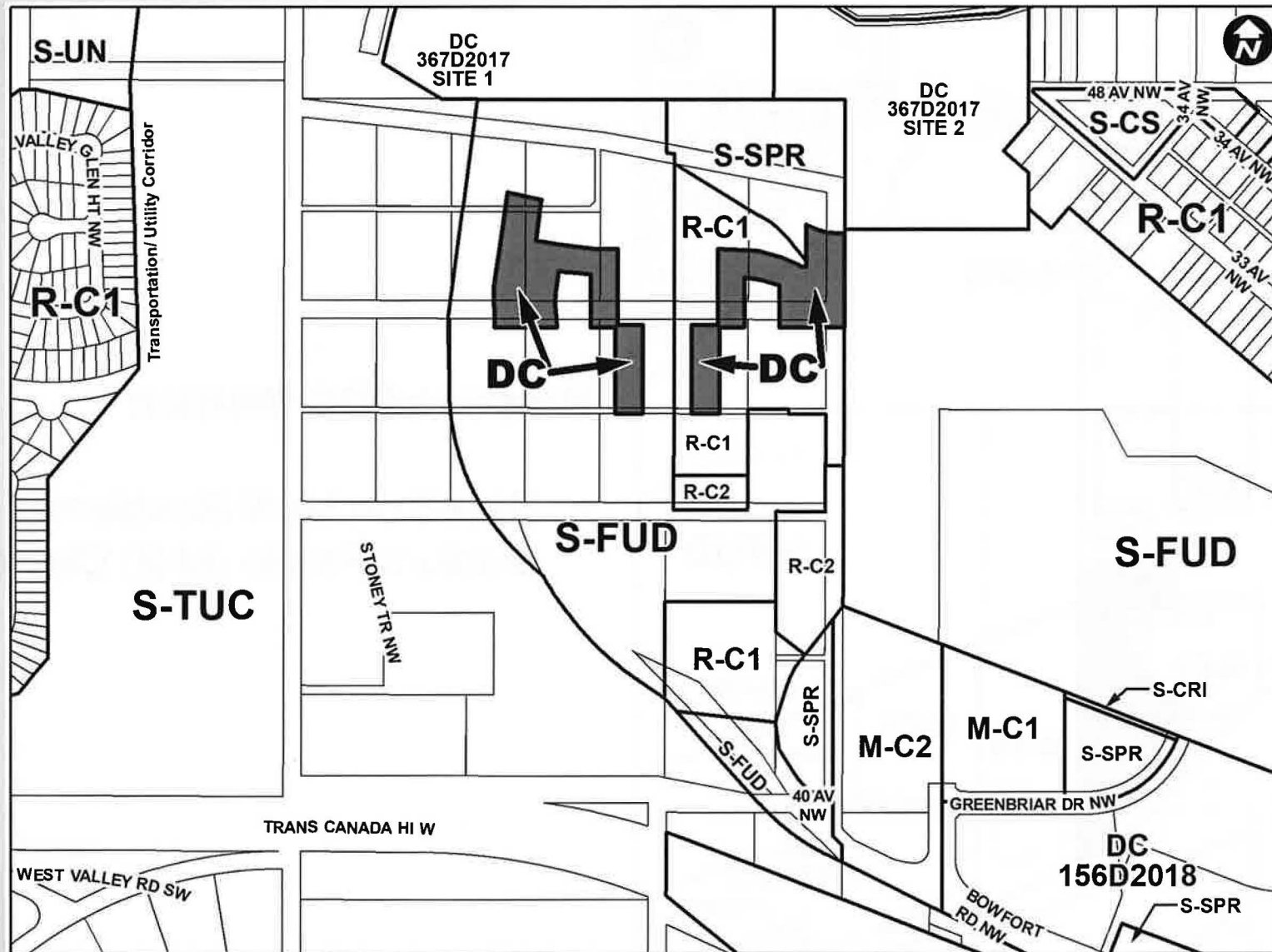


- Central north-south amenity axis
- Rowhouses fronting MR spaces
- Multi-residential development



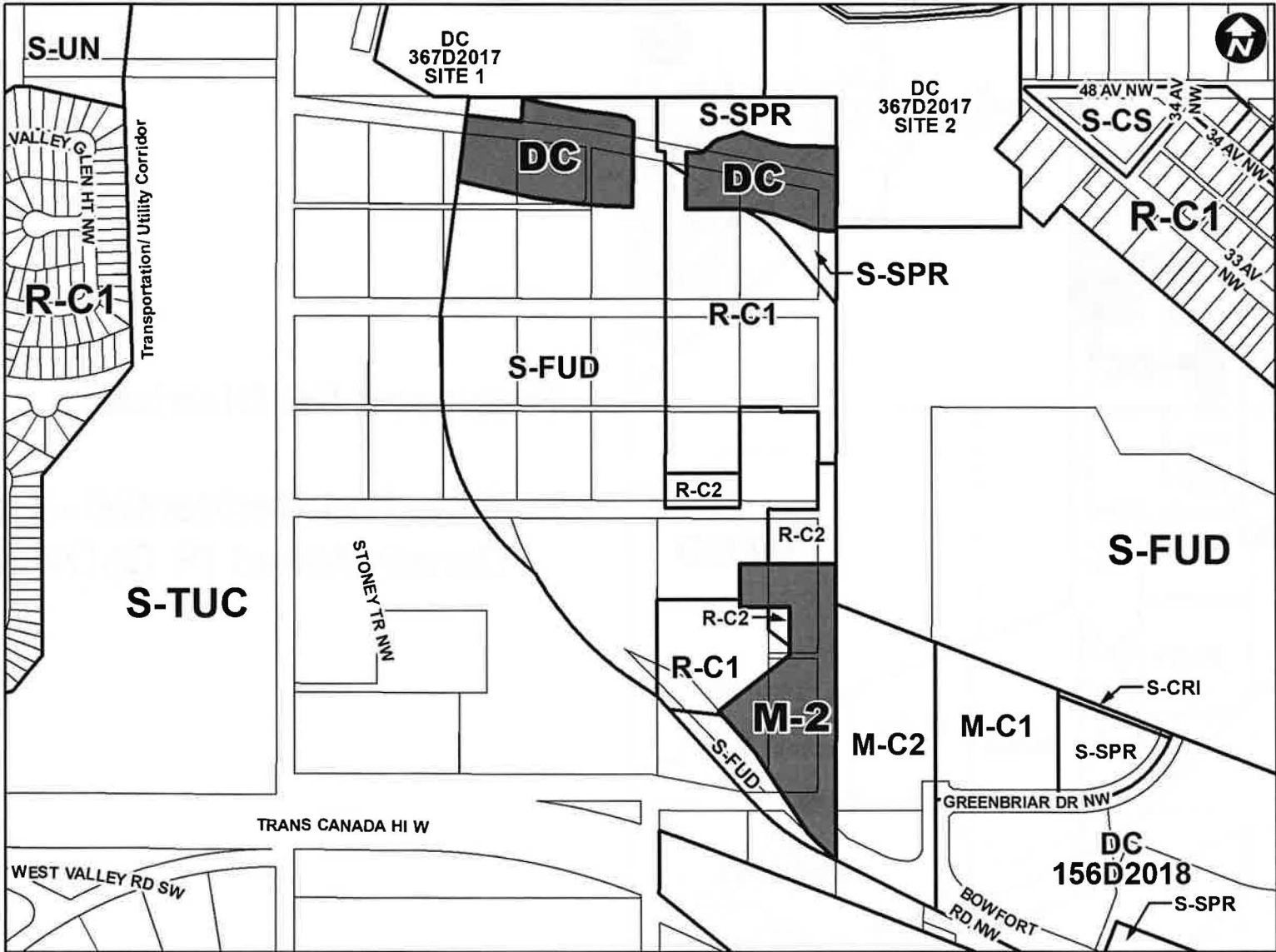
Proposed DC District:

- Site 1 based on Residential – Low Density Mixed (R-G) District
- Site 2 based on Special Purpose – Recreation (S-R) District



Proposed DC District:

- Based on Residential – Low Density Mixed (R-G) District



Proposed DC District:

- Based on Multi-Residential – Medium Profile (M-2) District



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)**

Calgary Planning Commission's Recommendations:

That Council:

1. Give three readings to the **Proposed Bylaw 20P2021** for the amendment to the Bowness Area Redevelopment Plan (Attachment 6);
2. Give three readings to the **Proposed Closure Bylaw 5C2021** 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 65D2021, 66D2021, and 67D2021** for the redesignation of the site.

SN2020-0007

Calgary Planning Commission's Recommendations:

That Council:

1. Adopt, by resolution, the proposed street name: Greenwich.