

**POLICY AMENDMENT AND LAND USE AMENDMENT  
MONTGOMERY (WARD 1)  
BOWNESS ROAD AND 16 AVENUE NW  
BYLAWS 17P2017, 136D2017 AND 137D2017**

**MAP 25W**

**EXECUTIVE SUMMARY**

The Main Street initiative is a Council authorized program that focuses on the implementation of policies, goals and targets contained with the Municipal Development Plan (MDP). The initiative is creating more opportunity for private investment to build a more complete community, along with infrastructure investment by the City of Calgary in the public realm for priority MDP corridor areas. An updated policy and land use district framework will create certainty for all local stakeholders, providing a clear vision that achieves the MDP goals for corridors, shortens approval time for redevelopment by providing the appropriate set of land use districts, reinforced by City of Calgary investment in public realm improvements along with a more complete understanding of water service capacity levels and costs associated to upgrade these networks.

Amendments to the local plans and land use districts requires a comprehensive and coordinated corporate approach to achieve the desired outcomes of the MDP and is dependent on the approval of several related initiatives. This includes the proposed Developed Areas Guidebook amendment to the MDP, new mixed use land districts for the Land Use Bylaw, and a Main Streets Implementation Plan that will include a funding strategy for public realm improvements in key main streets areas and ongoing water service analysis.

The main street areas of 16 Avenue NW and Bowness Road NW, located in the community of Montgomery, have been identified as one of the first priorities for change, as approved by Council (PUD2016-0564).

This application contains the following components:

- 1) A Main Street specific amendment to the Montgomery Redevelopment Plan (ARP) in support of the land use redesignation; (APPENDIX I)
- 2) Redesignation of portions of the main street to Mixed Use General (MU-1) District and Mixed Use Active Frontage (MU-2) District to allow for a 4-6 Storey mixed use site to assist in the redevelopment of the street.
- 3) Redesignation of portions of the main street to Residential Contextual Grade- Oriented (M-CG), Multi-Residential Contextual Low Profile (M-C1) District, Residential Grade-Oriented Infill (R-CG) District, and Commercial Corridor 2 (C-COR2 f4.5h22).
- 4) Redesignation of Main Street's adjacent transition areas to Residential - Grade-Oriented Infill (R-CG) District, Residential Contextual Grade- Oriented (M-CG), and Multi-Residential Contextual Low Profile (M-C1) District

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**PREVIOUS COUNCIL DIRECTION**

At the 2016 September 12 meeting of Council Administration's recommendation to the SPC on Planning and Urban Development was approved (PUD2016-0564), moved by Councillor Pincott, Seconded by Councillor Colley-Urquhart, that the Committee Recommendation be adopted in an omnibus motion. PUD2016-0564 provided a project update for the Main Streets Initiative with the completion of Phase 2 including the endorsement of prioritization of key areas and a framework for the implementation plan.

At the 2015 September 28 meeting of Council Administration's recommendation to the SPC on Planning and Urban Development was approved (PUD2015-0638), moved by Councillor Woolley, Seconded by Councillor Stevenson, that the Committee Recommendations be adopted in an omnibus motion. PUD2015-0638 provided a project update for the Main Streets Initiative with the completion of Phase 1.

At the 2014 May 26 meeting of Council Administration's recommendation to the SPC on Planning and Urban Development was approved (PUD2014-0312), moved by Councillor Chabot, Seconded by Councillor Sutherland. Approval of PUD2014-0312 provided project funding and a project charter for the Main Streets Initiative.

**ADMINISTRATION RECOMMENDATION(S)**

2017 February 23

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendments and Land Use Amendments.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaws 17P2017, 136D2017 and 137D2017; and

1. **ADOPT** the proposed amendments to the Montgomery Area Redevelopment Plan, in accordance with Administration's recommendation as amended; and
2. Give three readings to the proposed Bylaw 17P2017.
3. **ADOPT**, by bylaw, the proposed redesignation of 15.60 hectares ± (38.52 acres ±) located at Various Addresses from Commercial – Corridor 1 f1.0h12 (C-COR1 f1.0h12) District, Commercial – Corridor 2 f1.0h12 (C-COR2 f1.0h12) District, Multi-Residential – Contextual Low Profile (M-C1d125) District, Residential-Contextual One / Two Dwelling (R-C2) District and DC Direct Control District to Commercial – Corridor 2 f4.5h22 (C-COR2 f4.5h22) District, Multi-Residential – Contextual Grade-Oriented (M-CG) District, Multi-Residential – Contextual Low Profile (M-C1) District, Mixed Use – General (MU-1f3.0h16) District, Mixed Use – General (MU-1f4.5h22) District, Mixed Use – Active

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- Frontage (MU-2f3.0h16) District, Mixed Use – Active Frontage (MU-2f4.5h16) District and Mixed Use – Active Frontage (MU-2f4.5h22) District, in accordance with Administration's recommendation as amended; and
4. Give three readings to the proposed Bylaw 136D2017.
  5. **ADOPT** the proposed redesignation of 7.98 hectares ± (19.71 acres ±) located at Various Addresses from Residential-Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
  6. Give three readings to the proposed Bylaw 137D2017.
  7. Recommend that the preceding bylaws come into force on 2017 May 01.

**REASON(S) FOR RECOMMENDATION:**

Administration recommends that the Calgary Planning Commission recommend approval of the proposed amendments to the Montgomery Area Redevelopment Plan and Land Use Amendments for the following reason.

The proposed amendments:

- Respond to Council direction to identify appropriate area for Main Street development;
- Provide additional direction and certainty for area residents, landowners and applicants at the land use redesignation and development permit stages;
- Update portions of the Montgomery Area Redevelopment Plan to align with the Municipal Development Plan (MDP) goals of providing complete communities, supporting strategic intensification, and increasing housing choices
- The proposed development provides an appropriate scale of development and intensity within the context of the community of Montgomery

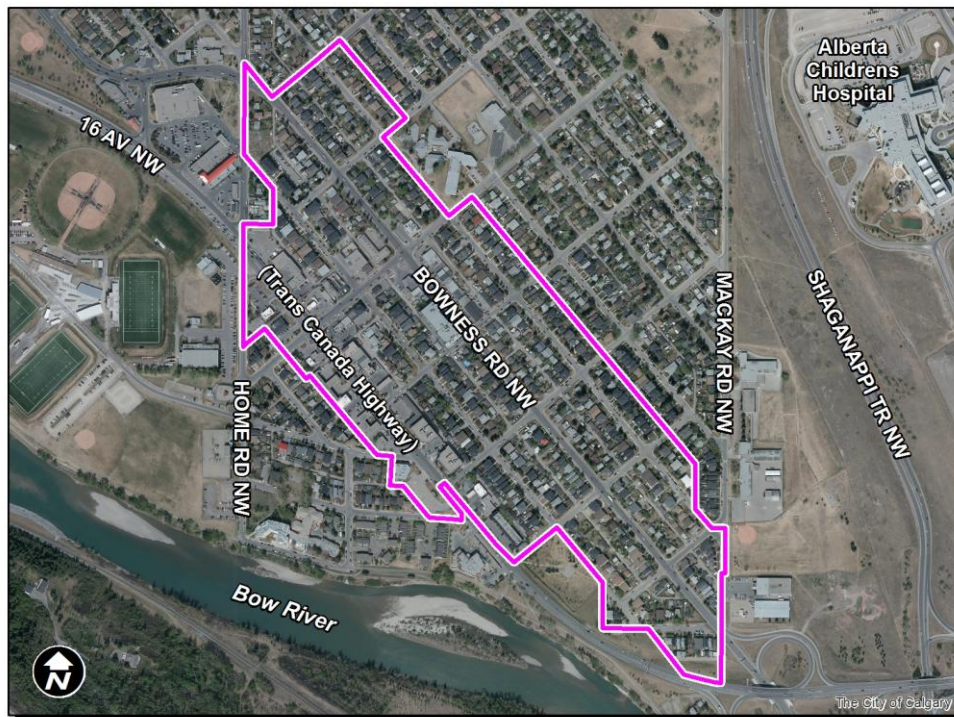
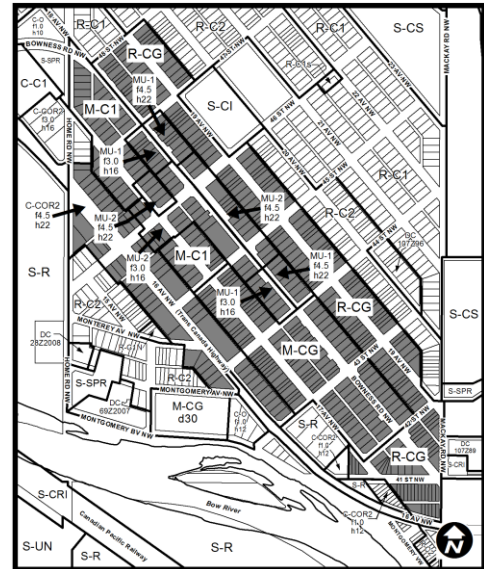
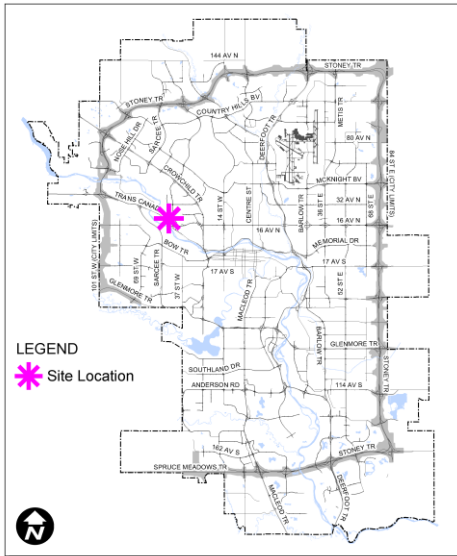
**ATTACHMENTS**

1. Proposed Bylaw 17P2017
2. Proposed Bylaw 136D2017
3. Proposed Bylaw 137D2017
4. Public Submissions

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**LOCATION MAPS**



FOR

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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Montgomery Area Redevelopment Plan (APPENDIX I).

**Moved by: M. Tita**

**Carried: 6 – 0**

Absent: S. Keating and R. Wright

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 15.60 hectares ± (38.52 acres ±) located at Various Addresses (See APPENDIX III) from Commercial – Corridor 1 f1.0h12 (C-COR1 f1.0h12) District, Commercial – Corridor 2 f1.0h12 (C-COR2 f1.0h12) District, Multi-Residential – Contextual Low Profile (M-C1d125) District, Residential-Contextual One / Two Dwelling (R-C2) District and DC Direct Control District to Commercial – Corridor 2 f4.5h22 (C-COR2 f4.5h22) District, Multi-Residential – Contextual Grade-Oriented (M-CG) District, Multi-Residential – Contextual Low Profile (M-C1) District, Mixed Use – General (MU-1f3.0h16) District, Mixed Use – General (MU-1f4.5h22) District, Mixed Use – Active Frontage (MU-2f3.0h16) District, Mixed Use – Active Frontage (MU-2f4.5h16) District and Mixed Use – Active Frontage (MU-2f4.5h22) District, to accommodate the potential and progressive development of the Main Street.

**Moved by: M. Tita**

**Carried: 6 – 0**

Absent: S. Keating and R. Wright

3. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 7.98 hectares ± (19.71 acres ±) located at Various Addresses (See APPENDIX III) from Residential-Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District, to accommodate the potential and progressive development of the Main Street.

**Moved by: M. Tita**

**Carried: 6 – 0**

Absent: S. Keating and R. Wright

4. Recommend that the preceding bylaws come into force on 2017 May 01.

**Moved by: M. Tita**

**Carried: 6 – 0**

Absent: S. Keating and R. Wright

Reasons for Approval from Ms. Juan:

- The redesignations and policy amendments are potentially adding ±527 parcels to these developed areas where density is appropriate. Congratulations on the hard work and extensive community work.

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Comments from Mr. Leighton:

- As with the previous 'Main Street' application, i support this application, however, note that:
  1. Montgomery residents may not fully appreciate the scale and effects of this major redevelopment;
  2. The new mixed use district has not been tested; and is the centrepiece of this redevelopment;
  3. This will require significant city infrastructure, public realm improvements and budget to be successful; and
  4. The scale of the 'upzoning' may lead to considerable land speculation and take a long time to be redeveloped to a higher standard.

**2017 February 23**

**AMENDMENT:**

Calgary Planning Commission directs administration to advertise the western corners of 46 Street NW to a depth of 150 feet ± into the block and the eastern corners of 45 Street NW to a depth of 150 feet ± into the block along Bowness Road NW as M-U2 and supply policy in the amended Montgomery Area Redevelopment Plan to specify that these site be treated as "Retail Ready" with regard to otherwise required active frontages.

**Moved by: G.-C. Carra**

**Carried: 5 – 1**

Absent: S. Keating and R. Wright      Opposed: M. Tita

Reasons for Approval of the Amendment from Mr. Friesen:

- I was pleased to support this amendment as a refinement of the mixed use concept. If this change proves successful perhaps it will lead to a further search for forms and regulations that can easily be applied to Mixed Use land use districts.

FOR INFO

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**PLANNING EVALUATION**

From September 2015 to June 2016, the Main Streets initiative focused on analysis and evaluation of a variety of factors that influence growth and change in the main streets areas. This included detailed analysis of over 4,100 comments from Calgarians from phase one public engagement (November 2014 to May 2015), additional discussion with specific main street stakeholders, review of the existing land use regulatory framework of policy, land use districts and parking requirements, tools for heritage conservation, market demand and growth forecasts for main street areas, review of the infrastructure capacity of existing water, storm and sanitary networks within the main street areas and cost to redevelop streets and sidewalks that align with the Calgary Transportation Plan and the Complete Streets Guide. This analysis created a draft framework that was refined with local stakeholders to create this proposal, using new and existing land use districts and policy amendments to local plans, supported by new policy in the proposed Developed Area Guidebook.

**SITE CONTEXT**

The Montgomery section of Bowness Road NW is the main street of the community of Montgomery. 16 Avenue NW is a regional road (part of the Trans-Canada Highway) with significant vehicle traffic that presents design challenges to meet its growth potential. The current Montgomery Area Redevelopment Plan was approved in 2008 with only minor changes since then.

The Montgomery Area Redevelopment Plan provides policy that promotes and encourages the success and growth of the commercial area along both Bowness Road NW and 16 Avenue NW in Montgomery.

The Montgomery Area Redevelopment Plan provides policy that encourages pedestrian focused commercial and mixed use buildings along Bowness Road and a gateway commercial area of high quality along 16 Avenue NW. The built form-scale policy within the Montgomery Area Redevelopment Plan matches the surrounding residential districts.

<b>Community Name: Montgomery</b>	
Peak Population Year	1969
Peak Population	5,287
2016 Current Population	4,358
Difference in Population (Number)	- 929
Difference in Population (Percent)	-18%

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**LAND USE DISTRICTS**

**Existing Land Use**

The existing land use districts' (zoning) allows for a limited amount of mixed use development on a small portion of Bowness Road NW and Sixteenth Avenue NW. There is some capacity for lowrise apartment buildings, but the majority of nearby residential development is constrained to single or semi-detached homes. If development was built to the maximum of the current zoning, the main street area would not be able to meet the desires expressed by the community or reach the population and employment targets to allow for growth and vitality.

**Proposed Land Use**

When Montgomery residents and main street users provided their input about the future of this area, they shared that they would like to see improvements to sidewalks, a better overall pedestrian experience and have a variety of retail and small businesses. Additional retail and improved public realm can only be supported with more population. Rezoning could allow greater flexibility for mixed use, apartment, or row or townhouse development; create more housing options and business opportunities for Montgomery.

In the of Fall of 2016, Montgomery residents provided detailed feedback at public input sessions on a proposed land use framework to meet this growth potential. These comments were considered when refining this proposal.

This application proposes to redesignate the subject site from Residential-Context/Two Dwelling (R-C2) District, Multi-Residential – Contextual Low Profile (M-C1d125) District, Commercial Corridor 1f1h12 (C-COR1 f1h12), Commercial – Corridor 2 f1h12 (C-COR2 f1h12) District, DC23Z2005 Site 1, DC23Z2005 Site 2, DC23Z2005 Site 3 to:

<b>District</b>	<b>Hectares</b>	<b>Acres</b>
Residential-Grade-Oriented Infill (R-CG)	7.981	19.707
Multi Residential Contextual Grade-Oriented (M-CG)	4.983	12.306
Multi Residential Contextual Low Profile (M-C1)	2.667	6.586
Mixed Use- General f3h16 (MU-1 f3h16)	1.064	2.628
Mixed Use- General f4.5h22 (MU-1 f4.5h22)	1.092	2.697
Mixed Use-Active Frontage f3h16 (MU-2 f3h16)	1.008	2.489
Mixed Use-Active Frontage f4.5h22 (MU-2 f4.5h22)	0.747	1.845
Commercial-Corridor 2 f4.5h22 (C-COR2 f4.5h22)	4.037	9.967



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R-CG is a low density residential designation that is primarily for rowhouses that face a street with a front door. Does also allow single detached and side by side and duplex homes. Only slightly larger buildings than allowed by the R-C2 district. Maximum density is 75 units per hectare (uph) which typically allows an average 50 foot (15 metre) wide parcel to have 3 units, 4 units could be developed on a corner site with two street frontages.

M-CG is a multi-residential designation in the developed area of the city that is primarily for townhouses and fourplexes. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks when adjacent to low scale buildings. Maximum density is 111 units per hectare (uph) which typically allows an average 50 foot (15 metre) wide parcel to have 4 to 6 units.

M-C1 is a multi-residential designation in the developed area of the city that is primarily for low rise apartment buildings (3 - 4 storeys) or townhouses. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks when adjacent to low scale buildings. Maximum density is 148 units per hectare (uph) which typically allows an average 50 foot (15 metre) wide parcel to have 8 units.

C-COR2 is primarily a commercial district, but allows residential uses above the first storey of a building. This district accommodates both pedestrian focused uses and automobile oriented uses, such as gas bars.

MU-1 is a new district yet to be approved by Council. It was developed to support growth in key areas like Main Streets. Characterized by street-oriented building design in mid-rise buildings typically between four and six storeys in height requiring a transition to lower scale residential uses on adjacent parcels through building location, building massing and landscaping. Main floor can be commercial or residential.

MU-2 is a new district yet to be approved by Council. It was developed to support growth in key areas like Main Streets. Characterized by street-oriented building design in mid-rise buildings typically between four and six storeys in height requiring a transition to lower scale residential uses on adjacent parcels through building location, building massing and landscaping. Main floor must be commercial uses.

**Concept**

The Developed Areas Guidebook (proposed amendment to the MDP) includes building blocks that support the evolution of Bowness Road and 16 Avenue NW to a more complete neighbourhood. The Community Centre building block, along with the Neighbourhood - Low Rise and Neighbourhood Limited blocks create the urban fabric that is an appropriate transition between the more intense Main Street and the surrounding Inner City Residential area and support the goal of a complete community. These three building blocks provide a range and mix of housing choices, support quality transit, support local commercial vitality, diversify employment opportunities within the local community and provide more opportunity for the day to day needs to be met by nearby residents.

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The Community Centre area will consist of mixed use mid-rise building types that accommodate a range of retail, services, office and residential uses that may be arranged vertically within a building or horizontally across an area in multiple buildings, generally up to 6 storeys. This area is proposed to be designated M-U1 and M-U2. Neighbourhood - Low Rise areas are proposed to be M-CG and M-C1 and Neighbourhood - Limited areas designated as R-CG.

A primary and convergent policy in the MDP is the concept of a minimum intensity threshold, this policy serves as measureable unit that achieves multiple policies, but is easy to measure and monitor over time. Policy 3.4.3 c indicates a Neighbourhood Corridor should provide a land use framework of a minimum of 100 jobs and population per gross developable hectares. The table below indicates the existing intensity, the potential of the current land use districts, the potential at full build out. The amount of population and jobs in the full build out will be over a period of time and likely not reach the full amount allowed.

	EXISTING	ALLOWED BY CURRENT LAND USE	POTENTIAL ALLOWED BY NEW LAND USE DISTRICTS
Number of jobs	704	1098	1287
Number of people	1359	2380	9601
Number of dwelling units	660	992	4001
Intensity (Target 100)	54.4	91.8	287

**LEGISLATION & POLICY**

This area of Calgary is included within two statutory planning documents.

1. Municipal Development Plan MDP (2009)

The subject site identifies the community of Montgomery as the Developed Inner City area on the Urban Structure Map (Map 1) and identifies both 16 Avenue NW and Bowness Road NW, within Montgomery, as Neighbourhood Corridors. New development should support the revitalization of local communities by adding population, is provided in a form that respects the scale and character of the neighbourhood, and provides a variety of housing types to meet the needs of future and present populations. A range of intensification strategies, such as parcel-by-parcel intensification to larger more comprehensive approaches should be used.

2. Montgomery Area Redevelopment Plan

The Montgomery section of Bowness Road NW is the main street of the community of Montgomery. Sixteenth Avenue NW is a regional road (part of the Trans-Canada

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Highway) with significant vehicle traffic that presents design challenges to meet its growth potential. The current Montgomery Area Redevelopment Plan was approved in 2008 with only minor changes since then.

The [Montgomery Area Redevelopment Plan](#) provides policy that encourages pedestrian focused commercial and mixed use buildings along Bowness Road and a gateway commercial area of high quality along 16 Avenue NW. The built form-scale policy within the Montgomery Area Redevelopment Plan matches the surrounding residential districts.

## **TRANSPORTATION NETWORKS**

Transportation supports the proposed land use redesignations and ARP amendments due to their alignment with the CTP and MDP, the context of the subject sites with respect to transportation networks and services, and the opportunity these applications provide to better integrate transportation and land use. Transportation is also committed to supporting the implementation of the Main Streets program through future streetscape master planning, parking management, and ongoing review of development permit (DP) applications in main street areas.

### **Calgary Transportation Plan (CTP)**

The proposed land use redesignations and ARP amendments align with the CTP and MDP. The proposals replace dated land use designations and ARP land use categories with updates that reflect the intent and policies of The City's long-term growth strategy. By enabling and facilitating redevelopment along corridors identified in the CTP and MDP, the proposed redesignations and ARP amendments support The City's objective of shaping a more compact urban form. Through these changes, The City can allow a greater share of population and job growth to occur within walking distance of the Primary Transit Network and in close proximity to the services and amenities of a complete community.

In particular, the proposed land use redesignations and ARP amendments help bring the City and all stakeholders closer to achieving CTP transportation goals relating to:

- alignment of infrastructure investment and land use direction;
- affordable mobility and universal access; and
- strengthening the value proposition for walking, cycling, and public transit.

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**Context/transportation networks**

Montgomery is an established community with a grid layout that creates a mobility framework with many options for access to development sites for all modes of transportation. Redevelopment of sites on or along the main streets where redesignation and ARP amendments are proposed will benefit from:

- a robust grid of streets, allowing vehicle access from multiple directions and dispersal of local access and on-street visitor parking across multiple streets;
- frequent transit service within walking distance along the Primary Transit Network; and
- established walking and cycling infrastructure including complete sidewalk networks, on- and off-street cycling routes, and the city's pathway network.

Although these land use redesignations and ARP amendments are strategically located, the Main Streets program and other City initiatives such as RouteAhead and the Pedestrian Strategy have identified critical improvements to the infrastructure for all modes of transportation that will require further investment in order to support The City's long-term vision.

In most cases, where existing development and land ownership patterns permit, the proposed redesignations and ARP amendments create the potential for a variety of site assembly options in order to encourage the redevelopment of sites that have sufficient dimensions to include above or below grade vehicle parking and the provision of rear alleys where none exist today. The DP process will provide opportunities for ensuring that actual development applications can be adequately serviced.

For Montgomery, the proposed land use redesignations benefit from stations on the current 305 BRT line and close proximity to major activity centres at the University of Calgary, University Research Park, Brentwood, the University District, and the Foothills Medical Centre. Through the grid of neighbourhood streets and collector roads, redevelopment sites have easy access to urban and neighbourhood boulevards (16 Avenue and Bowness Road NW), arterial streets (Shaganappi Trail NW), parkways (Parkdale Boulevard NW), and the skeletal road network (via 16 Avenue NW).

**Phasing and implementation**

Actual uptake of redevelopment opportunities enabled by the proposed redesignations and ARP amendments is likely to take place over a long time horizon over multiple decades, with the DP process continuing to afford Transportation, through the CPAG process, the opportunity to ensure that the details of each project (streetscape, transit, walking and cycling access and facilities, as well as vehicle access, parking, and loading) are satisfactory. The proposed land

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use designations all include mandatory minimum requirements for vehicle and bicycle parking, as well as provisions for loading and visitor parking.

The Main Streets implementation strategy includes streetscape master plan design work for public realm, street cross-section, traffic calming/management, options for all modes (if not within the cross-section, then potentially on nearby parallel routes), and parking management. This streetscape master plan design work is funded through Transportation. As lead for this work, Urban Strategy is taking a proposal for capital funding to Infrastructure Calgary to deliver this work proactively in order to support redevelopment as DP applications occur through the future. Transportation and Urban Strategy are committed to partnering on upcoming streetscape master plan projects on an ongoing basis, with further collaboration from all relevant City business units.

### **UTILITIES & SERVICING**

Development Engineering (DE) and Water Resources (WR) support the proposed Main Streets land use redesignations and ARP amendments due to their alignment with the MDP. DE and WR are committed to the implementation of the Main Streets program through continued utility and servicing analysis of redevelopment applications, providing support to applicant due diligence, ensuring the implementation of utility and servicing requirements in ongoing and forthcoming streetscape master planning work, and providing ongoing review of development permit (DP) applications in Main Streets areas.

Actual uptake of redevelopment opportunities, enabled by the proposed redesignations and ARP amendments, is likely to take place over a long-range timeframe. The DP process will continue to afford DE and WR the opportunity to ensure that the utility and servicing details of each project are satisfactory, by providing feedback through the CPAG and DSSP teams. The Growth Management section of this report provides further comment on long-term aspects of utilities and servicing.

### **ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

### **ENVIRONMENTAL SUSTAINABILITY**

Efficient Use of land and resources is a key aspect of working toward environmental sustainability. The approach to concentrate jobs and population on Main Streets that are well served by public transit and where people can walk or cycle to meet many of their daily needs, results in reduced dependence on the private automobile and greater mobility choice. Reduced automobile dependence also lead to corresponding reductions in greenhouse gas emissions

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since 36 percent of all emission in Calgary come from vehicular transportation. More efficient use of land for development also contributes to reducing impacts on the environment and natural systems both within the city and regionally.

**Supporting Redevelopment**

As the Main Streets program continues to develop, DE, WR, Transportation Planning, Calgary Growth Strategies, City Centre Implementation, and Main Streets are collaborating on a number of initiatives aimed at viable and successful redevelopment. This work includes:

1. Sanitary and potable water capital upgrade analyses for the Main Streets, in order to ensure that City budgets are informed with current and long-range assessments of major infrastructure pieces that could be triggered by heightened Main Streets densities. These analyses are being completed on an ongoing basis linked to the Main Streets implementation strategy, and are informed by inputs from Geodemographics as well as external advice relative to likely build-out of the different corridors over a thirty year timeframe.
2. Pilot for the Developer Application for Service Information Form, which includes an information business process to support applicants as early as the due diligence/initial pro forma analysis stage of redevelopment. This will allow The City an opportunity to better articulate a process for determining site-specific capacity requirements for industry.
3. Contribution to the Industry/City Work Plan - Established Areas Strategy. This initiative is aimed at reducing barriers to redevelopment and has resulted in the creation of the Water Resources Redevelopment Strategy. This includes, but is not limited to:
  - inventory and review of the costs of redevelopment projects;
  - increased collaboration with industry members;
  - presenting transparent utility information to inform developers of varying scales and resources;
  - a comprehensive review of the Centre City Levy;
  - support for a potential annual funding program for infrastructure and public amenity needs to support redevelopment applications;
  - support in addressing challenges with shallow utility upgrade requirements for redevelopment; and
  - support for the Community Representation Framework project discussions in regards to redevelopment.
4. Continued budget alignment facilitated by Main Streets and including DE, WR, Transportation Planning, Calgary Growth Strategies, City Centre Implementation, and Main Streets to recommend priorities for budget allocation for the list of main streets for

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the next corporate budget cycle. This will ensure that any necessary capital investments have ample time to be budgeted for and aligned with other Business Unit needs, including streetscape master plan improvements, road surface improvements, potential Water Resources upgrades to either linear infrastructure or low impact development, etc. The current construction work on 17 Avenue S between 14 Street SW and MacLeod Trail SE is an example of this collaborative approach, and will be replicated to the Main Streets program through the future streetscape master planning work.

5. An ongoing commitment from DE and WR to support redevelopment where applicant-triggered infrastructure upgrades may create opportunities to improve utility networks in ways that benefit a larger set of redevelopment sites.

## **PUBLIC ENGAGEMENT**

### **Community Association Comments**

See APPENDIX IV.

### **Citizen Comments**

The focus of Phase 1 of the Main Streets initiative was stakeholder discussion and public engagement. From November 2014 to May 2015 there were five public engagement opportunities for each of the 24 MDP corridors or main street areas. This resulted in 1,335 hours of discussion and 4,112 comments provided by over 2,200 Calgarians at events and online. As well, the Main Streets team presented project details at 20 meetings to community associations, business revitalization zones and other groups during this same time. Following this public engagement phase, Local Viewpoint Maps were created for each main street. These maps serve as a summary of the outcomes for each main street area. (APPENDIX V).

### **Public Meetings**

The strategy for communications for the third phase of the Main Streets initiative (Creating an implementation plan) is focused on providing stakeholders with clarity and constancy of information. Main street users, residents, business owners and community leaders are aware of opportunities to get involved and understand how their input affects decision making. Communications efforts prepared citizens and stakeholders for engagement discussions by providing easy to understand information about the planning and development methods and decision factors.

According to the input provide by Main Streets' survey respondents, email was the preferred method for communications and project updates; followed by calgary.ca and social media.

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In addition to online and email as top choices, public engagement participants reported that they preferred to find local information about upcoming events and program updates on bold signs and in community association communications. As proven methods to reach local audiences, these tactics have been incorporated into the communications planning for this phase of the Main Streets initiative.

Priority streets that were identified for city redesignations and local area plan amendments (PUD2016-0564) were engaged with the same method. Two workshops sessions for input on a conceptual land use framework, with online opportunities to provide input at same time as these in-person opportunities, followed by additional discussions with land owners or community associations as requested.

The first workshops presented a model for new land use framework using the scale of development ranges proposed in the Developed Areas Guidebook, supported by examples of building forms and types. Worksheets asked participants about the range of building types, heights and locations of land uses to determine an appropriate land use district pattern. This new land use district pattern was vetted with residents and stakeholders and then refined after input from the second workshop. Additional revisions occurred where community associations or residents requested more discussion. The finalized land use pattern determined the required local area plan amendments. This proposal was mailed to all impacted property owners with specific details on the recommended changes for the main street area.

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APPENDIX I

AMENDMENTS TO THE MONTGOMERY AREA REDEVELOPMENT PLAN

- (a) In Section 1, Chapter 1 - Introduction & Plan Summary, after the first paragraph insert a new paragraph as follows:
- “The Municipal Government Act (MGA) outlines the purpose and scope of powers for municipalities. The **Montgomery Area Redevelopment Plan** is a statutory document that designates an area within the city for redevelopment. The **Montgomery Area Redevelopment Plan** (referred to as ‘this Plan’) must be read in conjunction with the Municipal Development Plan (MDP) Volume 1 and Volume 2 Part 2: The Developed Areas Guidebook (the Guidebook) (see Map 1 for the area that is subject to the Guidebook), the Calgary Transportation Plan (CTP) and other City of Calgary policy and guiding documents, unless otherwise indicated. In the event of a discrepancy between this Plan and the Guidebook, the policy of this Plan will prevail.”*
- (b) In Subsection 1 Revitalize the Bowness Road/46 Street Commercial Area as a Mixed Use Core, delete the word “Commercial” and replace with the words “Main Street”.
- (c) In Subsection 1.12, in the first sentence, delete the word “Commercial” and replace with the words “Main Street”.
- (d) In Section 1, Chapter 1 - Introduction & Plan Summary, delete existing Figure 1.3 entitled Future Land Use Plan and replace with new Figure 1.3 entitled Future Land Use Plan. (APPENDIX II)
- (e) In Subsection 1.13, in the first sentence, delete the words “Commercial Core” and replace with the words “Main Street Area”.
- (f) In Subsection 2.4 Residential Vision for the Future, delete the words “Commercial Core” and replace with the words “Main Street Area”.
- (g) In Subsection 2.5 Residential Objectives, delete the subsection entitled “Medium Density Residential Policies” in its entirety, including all the sketches and photographs.
- (h) In Subsection 2.5 Residential Objectives, delete the Subsection entitled “Medium Density Residential Design Guidelines” in its entirety, including all the sketches and photographs.
- (i) In Section 1, Subsection 2.5 Residential Objectives, delete the Subsection entitled “High Density Residential Policy” in its entirety.

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- (j) In Section 1, Chapter 3 replace existing title “Commercial Land Use” with new title “Commercial/Mixed Use Land Use”.
- (k) In Section 1, Chapter 3, delete the words “commercial area” wherever they appear after “Bowness Road/46 Street” and replace with the words “Main Street Area”.
- (l) In Section 1, Chapter 3 Commercial Land Use, delete Subsection 3.1 Background in its entirety, and replace with the following:

“3.1 Main Street

*The Main Streets Bowness Road NW and 16 Avenue NW have been commercial and social focal points of the community of Montgomery for more than half a century. This commercial area has evolved and changed over the decades and is now confirmed as an important community asset as it is designated as a Neighbourhood Main Street in the Municipal Development Plan and as a Community Mid Rise building block in the Developed Areas Guidebook.*

*The Community Mid Rise area will consists of mixed use mid-rise building types that accommodate a range of retail, services, office and residential uses that may be arranged vertically within a building or horizontally across an area in multiple buildings. Buildings should be up to 6 storeys, providing room for taller first and second storeys in buildings where vertical mixed use is desired. A high-quality living environment with transit, amenities and infrastructure capacity will support residential and employment uses and strategic intensification through a variety of building forms and heights.*

*The Community Mid Rise building block, along with the Neighbourhood - Low Rise and Neighbourhood - Limited blocks create the urban fabric that is an appropriate transition between the more intense Main Street and the surrounding Inner City Residential area and support the goal of a complete community. These three building blocks provide a range and mix of housing choices, support quality transit, support local commercial vitality, diversify employment opportunities within the local community and provide more opportunity for the day to day needs of nearby residents to be met.*

*The community of Montgomery contains three distinct commercial areas (refer to Figure 3.1). These areas provide commercial services for both the local population and the travelling public. For information regarding the issues and concerns associated with these commercial areas, please refer to the Background Information Section.”*

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- (m) In Subsection 3.7 Commercial Land Use and Development Objectives, Subsection Bowness Road/46 Street Commercial Area Policies, delete Policy C11 "Height" in its entirety, and replace with new Policy C11 "Height" as follows:

"Height

Developments along the Main Street should respect the dimensions of the street and create a human scale environment that provides comfort and visual interest at the street level. Building height limits help to create this comfortable sense of enclosure along a street and are relative to the individual street and should be consistent along the Main Street."

Policy C11

When reviewing applications, the Development Authority should consider measure building height from an elevation that is approximately the curb elevation of the Main Street, this creates building heights relative to the street that mitigates changes in topography through redevelopment parcels and provides a consistent street enclosure experience."

- (n) In Subsection 3.7 Commercial Land Use and Development Objectives, Subsection Bowness Road/46 Street Commercial Area Policies, insert new Policy C12 as follows, and renumber all subsequent policies.

"Privacy/Outlook Policy

Policy C12

Private amenity space should provide adequate privacy for new and existing residents with building features and materials, such as solid walls, planters and/or opaque glass panels."

- (o) In Subsection 3.7 Commercial Land Use and Development Objectives, under Bowness Road/46 Street Commercial Area Policies, delete Policy C19 "Special Parking Consideration" in its entirety.

- (p) In Subsection 3.7 Commercial Land Use and Development Objectives, Subsection Bowness Road/46 Street Commercial Area Policies, delete Figure 3.2 Parking Relaxations.

- (q) In Subsection 3.7 Commercial Land Use and Development Objectives, under Bowness Road/46 Street Commercial Area Policies, delete Policy C20 "Existing Commercial Laundry Facility" in its entirety, and renumber all subsequent policies

- (r) In Section 2, delete Figure 6.1 "Residential Redesignations" and Figure 6.2 "Commercial Redesignations and Actions", and renumber all subsequent figures.

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- (s) In Section 2, delete Table 6.1 “Residential Redesignations & Actions”, Table 6.2 “Commercial Redesignations”, and Table 6.3 “Commercial Actions” and renumber all subsequent tables.
- (t) In Section 3 Background Information, delete Inset 1 entitled “Future Land Use Plan”.
- (u) In Section 3 Background Information, delete Inset 2 entitled “Future Land Use Plan”.
- (v) In Section 3 Background Information, delete Inset 3 entitled “Future Land Use Plan”.
- (w) In Section 3 Background Information, Subsection 7.2, replace existing title “Bowness Road & 46 Street Commercial Area” with new title “Bowness Road & 46 Street Main Street Area”.

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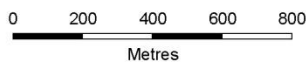
**APPENDIX II**



Figure 1.3  
Future Land Use Plan

**Legend**

- Plan Area Boundary
- Active Frontage
- Main Street Area
- - - Developed Area Guidebook
- Commercial/Retail Ready
- Future Comprehensive Plan
- Neighbourhood Limited
- Neighbourhood - Low Rise
- Community Mid Rise
- Low Density Residential
- Low Density Residential/ Townhouse
- Medium Density Residential/ Institutional
- General Commercial
- Highway Commercial
- Parks/ Community Facilities
- Institutional/ Schools
- Utilities
- Large Lot Residential
- Future Transportation
- Future Transportation/ Open Space
- Storage
- School



Approved: 11P2004  
Amended: 19P2008, 13P2012

This map is conceptual only. No measurements of distances or areas should be taken from this map.

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**APPENDIX III  
MUNICIPAL ADDRESSES FOR REDESIGNATION**

<b><u>Address</u></b>	<b><u>Legal Description</u></b>
1612 46 ST NW	PLAN 3898AF BLOCK 7 LOT 11
1619 46 ST NW	PLAN SHOULDICE TERRACE CALGARY 7545FN BLOCK EIGHT (8) LOT SIX (6) AND LOT SEVEN (7) EXCEPTING THEREOUT THE NORTH EASTERLY TEN AND THIRTY SIX HUNDREDTHS (10.36) METERS OF LOT SIX (6)
1708 46 ST NW	PLAN 3898AF BLOCK 10 LOT 9
1712 46 ST NW	PLAN 7545FN BLOCK 10 LOT 10
1715 46 ST NW	
1717 43 ST NW	PLAN 7545FN BLOCK 12 LOT 20
1719 46 ST NW	ACRES ROAD 9010661 0.001 0.002
1801A 41 ST NW	PLAN 8111115 BLOCK 14 LOT 11
1801B 41 ST NW	PLAN 8111115 BLOCK 14 LOT 12
1803A 41 ST NW	PLAN 5439FW BLOCK 14 LOT 4
1807 41 ST NW	PLAN 5439FW BLOCK 14 LOT 3
1811 41 ST NW	PLAN 5439FW BLOCK 14 LOT 2
1815 41 ST NW	PLAN 5439FW BLOCK 14 LOT 1
1933 42 ST NW	PLAN 5106GE BLOCK 27 LOT 20
4212 BOWNESS RD NW	PLAN 9910126 BLOCK 28 LOT 25
4214 BOWNESS RD NW	PLAN 9910126 BLOCK 28 LOT 26
4216 BOWNESS RD NW	PLAN 5106GE BLOCK 28 LOT 4
4219 BOWNESS RD NW	PLAN 5439FW BLOCK 14 THAT PORTION OF LOT 8 WHICH LIES TO THE SOUTH EAST OF THE NORTH WESTERLY 9.88 FEET THROUGHOUT THE SAID LOT 8
4220 17 AV NW	PLAN 8111115 BLOCK 14 LOT 10
4221 19 AV NW	PLAN 9511317 BLOCK 28 LOT 22
4222 17 AV NW	PLAN 8111115 BLOCK 14 LOT 9
4223 19 AV NW	PLAN 9511317 BLOCK 28 LOT 21
4223 BOWNESS RD NW	CONDOMINIUM PLAN 9411544 UNIT 1
4224 17 AV NW	CONDOMINIUM PLAN 9411544 UNIT 2
4224 BOWNESS RD NW	PLAN 5439FW BLOCK 14 THAT PORTION OF LOT 6 WHICH LIES TO THE SOUTH EAST OF THE NORTH WESTERLY 25 FEET THROUGHOUT THE SAID LOT 6
4225 19 AV NW	PLAN 9511003 BLOCK 28 LOT 18
4226 17 AV NW	PLAN 5439FW BLOCK 14 THE NORTH WESTERLY 25 FEET THROUGHOUT LOT 6
4226 BOWNESS RD NW	PLAN 9511003 BLOCK 28 LOT 19
4301 BOWNESS RD NW	PLAN 5439FW BLOCK 15 THE SOUTH EASTERLY HALF OF LOT 20

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4302 17 AV NW	PLAN 5439FW BLOCK 15 LOT 1 EXCEPTING THEREOUT THE NORTH WESTERLY 7.62 METRES IN PERPENDICULAR WIDTH THROUGHOUT THE SAID LOT 1 EXCEPTING PLAN NO ACRES MORE OR LESS CORNER CUTOFF 7810886 PORTION PLAN 9312488 BLOCK 13 LOT 7
4303 17 AV NW	PLAN 5439FW BLOCK 15 THE NORTH WESTERLY HALF OF LOT 20
4303 BOWNESS RD NW	PLAN 5439FW BLOCK 15 THE NORTH WESTERLY 7.62 METRES IN PERPENDICULAR WIDTH THROUGHOUT LOT 1
4304 17 AV NW	PLAN 3898AF BLOCK 27 LOT 1
4304 BOWNESS RD NW	PLAN SHOULDICE TERRACE CALGARY 5439FW BLOCK FIFTEEN (15) THE SOUTH EASTERLY HALF OF LOT NINETEEN (19)
4305 BOWNESS RD NW	PLAN 5439 FW BLOCK 15 LOT 2 EXCEPTING THEREOUT THE NORTHWESTERLY 7.61 METRES IN PERPENDICULAR WIDTH THROUGHOUT LOT 2
4306 17 AV NW	PLAN 9312488 BLOCK 13 LOT 8
4307 17 AV NW	THE NORTH WESTERLY HALF OF LOT 19
4307 BOWNESS RD NW	PLAN 5439 FW BLOCK 15 THE NORTHWESTERLY 7.61 METRES IN PERPENDICULAR WIDTH THROUGHOUT LOT 2
4308 17 AV NW	PLAN 3898AF BLOCK 27 LOT 2
4308 BOWNESS RD NW	PLAN 9312488 BLOCK 13 LOT 9
4309 17 AV NW	PLAN 5439FW BLOCK 15 THAT PORTION OF LOT 18 WHICH LIES SOUTH EASTERLY OF THE NORTH WESTERLY 7.64 METRES IN PERPENDICULAR WIDTH THROUGHOUT LOT 18 EXCEPTING THE PORTION FOR THE STREET WIDENING ON PLAN 8310871
4309 BOWNESS RD NW	PLAN SHOULDICE TERRACE CALGARY 5439FW BLOCK FIFTEEN (15) THE SOUTH EASTERLY NINE AND NINETY ONE HUNDREDTHS (9.91) METRES THROUGHOUT LOT THREE (3)
4310 17 AV NW	PLAN 9312488 BLOCK 13 LOT 10
4311 17 AV NW	PLAN 5106GE BLOCK 27 LOT 18
4311 19 AV NW	PLAN 5439FW BLOCK 15 THE NORTH WEST 7.64 METRES IN PERPENDICULAR WIDTH THROUGHOUT LOT 18 EXCEPTING THE PORTION FOR THE ROAD WIDENING ON PLAN 8310871
4311 BOWNESS RD NW	PLAN 3898AF BLOCK 27 LOT 3
4312 BOWNESS RD NW	PLAN 5439FW BLOCK 15 THAT PORTION OF LOT 3 WHICH LIES TO THE NORTH WEST OF THE SOUTH EASTERLY 9.91 METRES OF THE SAID LOT 3 AND THAT PORTION OF LOT 4 WHICH LIES TO THE SOUTH EAST OF THE NORTH WESTERLY 10.66 METRES OF THE SAID LOT 4
4314 17 AV NW	PLAN 5106GE BLOCK 27 LOT 17
4315 19 AV NW	PLAN 5439FW BLOCK 15 LOT 17
4315 BOWNESS RD NW	PLAN SHOULDICE TERRACE CALGARY 5439FW BLOCK FIFTEEN (15) THE NORTH WESTERLY TEN AND SIXTY SIX HUNDREDTHS (10.66) METRES OF LOT (4)
4316 17 AV NW	PLAN 3898AF BLOCK 27 LOT 4
4316 BOWNESS RD NW	PLAN 5439FW BLOCK 15 LOT 16
4319 BOWNESS RD NW	PLAN 5439FW BLOCK 15 LOT 5
4320 17 AV NW	PLAN 3898AF BLOCK 27 LOT 5
4320 BOWNESS RD NW	

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4323 19 AV NW	PLAN 5106GE BLOCK 27 LOT 15
4323 BOWNESS RD NW	PLAN 5439FW BLOCK 15 LOT 15
4324 19 AV NW	PLAN 7994GF BLOCK 29 LOT 1
4324 BOWNESS RD NW	PLAN 3898AF BLOCK 27 LOT 6
4325 19 AV NW	PLAN 5106GE BLOCK 27 THE SOUTH EASTERLY 26 FEET IN PERPENDICULAR WIDTH THROUGHOUT OF LOT 14
4327 19 AV NW	PLAN 5106GE BLOCK 27 THE NORTH WEST 24 FEET IN PERPENDICULAR WIDTH THROUGHOUT LOT 14
4327 BOWNESS RD NW	PLAN 5439FW BLOCK 15 LOT 14
4328 17 AV NW	PLAN 5439FW BLOCK 15 LOT 7
4328 19 AV NW	PLAN 7994GF BLOCK 29 LOT 2
4328 BOWNESS RD NW	PLAN 3898AF BLOCK 27 LOT 7
4331 BOWNESS RD NW	PLAN 5439FW BLOCK 15 LOT 13
4332 17 AV NW	PLAN 5439FW BLOCK 15 LOT 8
4332 19 AV NW	PLAN 7994GF BLOCK 29 LOT 3
4332 BOWNESS RD NW	PLAN 3898AF BLOCK 27 LOT 8
4333 BOWNESS RD NW	PLAN SHOULDICE TERRACE CALGARY 5439FW BLOCK FIFTEEN (15) THE SOUTHEASTERLY HALF OF LOT TWELVE (12)
4334 BOWNESS RD NW	PLAN 3898AF BLOCK 27 THE SOUTH EAST HALF OF LOT 9
4335 19 AV NW	PLAN 5106GE BLOCK 27 THE SOUTH EASTERLY HALF OF LOT 12
4335 BOWNESS RD NW	PLAN SHOULDICE TERRACE CALGARY 5439FW BLOCK FIFTEEN (15) THE NORTHWESTERLY HALF OF LOT TWELVE (12)
4336 17 AV NW	PLAN 5439FW BLOCK 15 LOT 9
4336 19 AV NW	PLAN 7994GF BLOCK 29 LOT 4
4336 BOWNESS RD NW	PLAN 3898AF BLOCK 27 THE NORTH WEST HALF OF LOT 9
4337 19 AV NW	PLAN 5106GE BLOCK 27 THE NORTH WESTERLY HALF OF LOT 12
4339 19 AV NW	PLAN 5106GE BLOCK 27 LOT 11
4339 BOWNESS RD NW	PLAN 5439FW BLOCK 15 LOT 11
4404 16 AV NW	PLAN SHOULDICE TERRACE CALGARY 7545FN BLOCK TWELVE (12) LOT ONE (1) EXCEPTING THEREOUT PORTION FOR CORNER CUT ON PLAN 8410004
4404 19 AV NW	PLAN 5106GE BLOCK 30 LOT 1
4407 BOWNESS RD NW	PLAN 5439FW BLOCK 16 LOT 19
4408 16 AV NW	PLAN 7545FN BLOCK 12 LOT 2
4408 17 AV NW	PLAN 5439FW BLOCK 16 LOT 2
4408 BOWNESS RD NW	PLAN 5106GE BLOCK 26 LOT 2
4409 BOWNESS RD NW	PLAN 5439 FW BLOCK 16 LOT 18 EXCEPTING THEREOUT: 1) THE NORTHWESTERLY 7.615 METRES IN PERPENDICULAR WIDTH THROUGHOUT SAID LOT 2) PLAN NUMBER HECTARES (ACRES) MORE OR LESS ROAD 9311102 0.004 (0.01)
4411 17 AV NW	PLAN 7545FN BLOCK 12 LOT 18
4411 19 AV NW	PLAN 5106GE BLOCK 26 LOT 18



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4411 BOWNESS RD NW	PLAN 5439 FW BLOCK 16 THE NORTHWESTERLY 7.615 METRES IN PERPENDICULAR WIDTH THROUGHOUT OF LOT 18 EXCEPTING THEREOUT: PLAN NUMBER HECTARES (ACRES) MORE OR LESS ROAD 9311102 0.004 (0.01)
4412 16 AV NW	PLAN 7545FN BLOCK 12 LOT 3
4412 BOWNESS RD NW	PLAN 3898AF BLOCK 26 LOT 3
4415 BOWNESS RD NW	PLAN 5439FW BLOCK 16 LOT 17
4416 16 AV NW	PLAN 7545FN BLOCK 12 LOT 4
4416 17 AV NW	PLAN 5439FW BLOCK 16 LOT 4
4416 19 AV NW	PLAN 5106GE BLOCK 30 LOT 4
4416 BOWNESS RD NW	PLAN 3898AF BLOCK 26 LOT 4
4417 19 AV NW	PLAN 5106GE BLOCK 26 THE SOUTH EAST HALF OF LOT 16
4419 17 AV NW	PLAN 7545FN BLOCK 12 LOT 16
4419 19 AV NW	PLAN 5106GE BLOCK 26 THE NORTH WEST HALF OF LOT 16
4420 16 AV NW	PLAN 3898AF BLOCK 12 LOT 5
4420 17 AV NW	PLAN 5439FW BLOCK 16 LOT 5
4420 BOWNESS RD NW	PLAN 3898AF BLOCK 26 LOT 5
4423 17 AV NW	PLAN 7545FN BLOCK 12 LOT 15
4423 BOWNESS RD NW	PLAN 5439FW BLOCK 16 LOT 15
4424 BOWNESS RD NW	PLAN 3898AF BLOCK 26 LOT 6
4425 19 AV NW	PLAN 5106GE BLOCK 26 THE SOUTH EAST HALF OF LOT 14
4427 19 AV NW	PLAN SHOULDICE TERRACE CALGARY 5106GE BLOCK TWENTY SIX (26) THE NORTH WEST HALF OF LOT FOURTEEN (14)
4428 16 AV NW	PLAN 7545FN BLOCK 12 LOT 7
4428 17 AV NW	PLAN 5439FW BLOCK 16 LOT 7
4428 BOWNESS RD NW	PLAN 3898AF BLOCK 26 LOT 7
4431 19 AV NW	PLAN 5106GE BLOCK 26 LOT 13
4431 BOWNESS RD NW	PLAN 5439FW BLOCK 16 LOT 13
4432 17 AV NW	PLAN 5439FW BLOCK 16 LOT 8
4432 19 AV NW	PLAN 5106GE BLOCK 30 LOT 8
4432 BOWNESS RD NW	PLAN 5106GE BLOCK 26 LOT 8
4435 19 AV NW	PLAN 5106GE BLOCK 26 LOT 12
4436 17 AV NW	PLAN 5439FW BLOCK 16 LOT 9
4436 BOWNESS RD NW	PLAN 5106GE BLOCK 26 LOT 9
4438 17 AV NW	PLAN SHOULDICE TERRACE 5439FW BLOCK SIXTEEN (16) LOT TEN (10) EXCEPTING THEREOUT THE NORTH WESTERLY TWENTY FIVE (25) FEET OF THE SAID LOT TEN (10)
4439 19 AV NW	PLAN 5106GE BLOCK 26 LOT 11
4439 BOWNESS RD NW	PLAN 5439FW BLOCK 16 LOT 11
4440 17 AV NW	PLAN SHOULDICE TERRACE 5439FW BLOCK SIXTEEN (16) THE NORTH

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	WESTERLY TWENTY FIVE (25) FEET THROUGHOUT LOT TEN (10)
4440 19 AV NW	PLAN 5106GE BLOCK 30 LOT 10
4440 BOWNESS RD NW	PLAN 5106GE BLOCK 26 LOT 10
4444 16 AV NW	PLAN 7545FN BLOCK 12 LOT 8
4448 16 AV NW	PLAN 7545FN BLOCK 12 LOT 9
4452 16 AV NW	PLAN 7545FN BLOCK 12 LOT 10 EXCEPTING THEREOUT: PLAN NUMBER AREA ROAD 8610114 PTN
4500 16 AV NW	CONDOMINIUM PLAN 8611199 UNIT 1
	CONDOMINIUM PLAN 8611199 UNIT 2
	CONDOMINIUM PLAN 8611199 UNIT 3
	CONDOMINIUM PLAN 8611199 UNIT 4
	CONDOMINIUM PLAN 8611199 UNIT 5
	CONDOMINIUM PLAN 8611199 UNIT 6
	CONDOMINIUM PLAN 8611199 UNIT 7
4503 16 AV NW	CONDOMINIUM PLAN 8611199 PLAN 7545FN BLOCK 5 LOT 15
4503 BOWNESS RD NW	PLAN 5439FW BLOCK 17 LOT 20
4504 17 AV NW	PLAN 5439FW BLOCK 17 LOT 1
4504 19 AV NW	PLAN 5106GE BLOCK 31 LOT 1
4504 BOWNESS RD NW	PLAN 5106GE BLOCK 25 LOT 1
4505 17 AV NW	PLAN 7545FN BLOCK 11 THE SOUTHEAST HALF OF LOT 19
4507 16 AV NW	PLAN 7545FN BLOCK 5 LOT 14
4507 17 AV NW	PLAN 7545FN BLOCK 11 THE WEST HALF OF LOT 19
4507 BOWNESS RD NW	PLAN 5439FW BLOCK 17 LOT 19
4508 17 AV NW	PLAN 5439FW BLOCK 17 LOT 2
4508 BOWNESS RD NW	PLAN 5106GE BLOCK 25 LOT 2
4511 19 AV NW	PLAN 5106GE BLOCK 25 LOT 18
4511 BOWNESS RD NW	PLAN 5439FW BLOCK 17 LOT 18
4512 17 AV NW	PLAN SHOULDICE TERRACE CALGARY 5439FW BLOCK SEVENTEEN (17) THAT PORTION OF LOT THREE (3) WHICH LIES TO THE SOUTH EAST OF THE NORTHWESTERLY SEVEN AND SIX HUNDRED AND TWENTY THOUSANDTHS (7.620) METRES IN PERPENDICULAR WIDTH THROUGHOUT
4512 19 AV NW	PLAN 5106GE BLOCK 31 LOT 3
4512 BOWNESS RD NW	PLAN 5106GE BLOCK 25 LOT 3
4514 17 AV NW	PLAN SHOULDICE TERRACE CALGARY 5439FW BLOCK SEVENTEEN (17) THE NORTHWESTERLY SEVEN AND SIX HUNDRED AND TWENTY THOUSANDTHS (7.620) METRES IN PERPENDICULAR WIDTH

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	THROUGHOUT OF LOT THREE (3)
4515 17 AV NW	PLAN 7545FN BLOCK 11 LOT 17
4515 19 AV NW	PLAN 5106GE BLOCK 25 LOT 17
4516 BOWNESS RD NW	PLAN 5106GE BLOCK 25 LOT 4
4519 19 AV NW	PLAN 5106GE BLOCK 25 LOT 16
4519 BOWNESS RD NW	PLAN 5439FW BLOCK 17 LOT 16
4520 19 AV NW	PLAN 5106GE BLOCK 31 LOT 5
4520 BOWNESS RD NW	PLAN 5106GE BLOCK 25 LOT 5
4521 BOWNESS RD NW	PLAN SHOULDICE TERRACE CALGARY 5439FW BLOCK SEVENTEEN (17) LOT FIFTEEN (15) EXCEPTING THEREOUT THE NORTH WESTERLY 7.62 METRES IN PERPENDICULAR WIDTH THROUGHOUT
4522 17 AV NW	PLAN SHOULDICE TERRACE, CALGARY 5439FW BLOCK SEVENTEEN (17) THE SOUTH EAST HALF OF LOT SIX (6)
4523 17 AV NW	PLAN 7545FN BLOCK 11 LOT 15
4523 19 AV NW	PLAN 5106GE BLOCK 25 LOT 15
4523 BOWNESS RD NW	PLAN 5439FW BLOCK 17 THE NORTH WESTERLY 7.62 METRES IN PERPENDICULAR WIDTH THROUGHOUT OF LOT 15 EXCEPTING THEREOUT PLAN NUMBER AREA ROAD 8910003 PTN
4524 17 AV NW	PLAN 5439FW BLOCK 17 THE NORTH WEST HALF OF LOT 6
4524 19 AV NW	PLAN 5106GE BLOCK 31 LOT 6
4524 BOWNESS RD NW	PLAN 5106GE BLOCK 25 LOT 6
4525 BOWNESS RD NW	PLAN CALGARY SHOULDICE TERRACE 5439FW BLOCK SEVENTEEN (17) THE SOUTH EAST HALF OF LOT FOURTEEN (14) EXCEPTING THEREOUT ROAD PLAN 8410350
4527 BOWNESS RD NW	PLAN CALGARY SHOULDICE TERRACE 5439FW BLOCK SEVENTEEN (17) THE NORTH WEST HALF OF LOT FOURTEEN (14) EXCEPTING THEREOUT PORTION ON PLAN PLAN 8410350
4527A 19 AV NW	PLAN SHOULDICE TERRACE CALGARY 5106GE BLOCK TWENTY FIVE (25) THE SOUTH EAST HALF OF LOT FOURTEEN (14)
4527B 19 AV NW	PLAN 5106GE BLOCK (25) THE NORTH WEST HALF OF LOT (14)
4528 BOWNESS RD NW	PLAN 5106GE BLOCK 25 LOT 7
4531 17 AV NW	PLAN 7545FN BLOCK 11 LOT 13
4531 19 AV NW	PLAN 5106GE BLOCK 25 LOT 13
4531 BOWNESS RD NW	PLAN 5439FW BLOCK 17 LOT 13
4532 17 AV NW	PLAN 5439FW BLOCK 17 LOT 8
4532 19 AV NW	PLAN 5106GE BLOCK 31 LOT 8
4532 BOWNESS RD NW	PLAN 5106GE BLOCK 25 LOT 8
4533 19 AV NW	PLAN 5106GE BLOCK 25 LOT 12 EXCEPTING THEREOUT: THE NORTHWESTERLY 7.65 METRES IN PERPENDICULAR WIDTH THROUGHOUT OF SAID LOT
4535 17 AV NW	PLAN 7545FN BLOCK 11 LOT 12
4535 19 AV NW	PLAN 5106GE BLOCK 25 THE NORTHWESTERLY 7.65 METRES IN PERPENDICULAR WIDTH THROUGHOUT OF LOT 12

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4535 BOWNESS RD NW	PLAN 5439FW BLOCK 17 LOT 12
4536 19 AV NW	PLAN 5106GE BLOCK 31 LOT 9
4536 BOWNESS RD NW	PLAN 5106GE BLOCK 25 LOT 9
4538 19 AV NW	PLAN 5106GE BLOCK 31 THAT PORTION OF LOT 10 WHICH LIES SOUTH EAST OF THE NORTH WEST 7.620 METRES IN PERPENDICULAR WIDTH OF SAID LOT 10
4539 BOWNESS RD NW	PLAN 5439FW BLOCK 17 LOT 11
4540 16 AV NW	PLAN 7545FN BLOCK 11 LOTS 8 TO 10 INCLUSIVE
4540 19 AV NW	PLAN SHOULDICE TERRACE CALGARY 5106GE BLOCK THIRTY ONE (31) THE NORTH WEST SEVEN AND SIX HUNDRED TWENTY THOUSANDTHS (7.620) METRES IN PERPENDICULAR WIDTH OF LOT TEN (10) EXCEPTING THEREOUT A CORNER CUT CONTAINING 0.001 HECTARE (0.002 ACRE) MORE OR LESS FO
4540 BOWNESS RD NW	PLAN 5106GE BLOCK 25 LOT 10 EXCEPTING THEREOUT: A) PLAN NUMBER HECTARES (ACRES) MORE OR LESS ROAD 9610520 0.009 0.02 B) THAT PORTION OF THE NORTHWESTERLY 7.63 METRES IN PERPENDICULAR WIDTH THROUGHOUT OF SAI
4542 BOWNESS RD NW	PLAN 5106GE BLOCK 25 THAT PORTION OF THE NORTHWESTERLY 7.63 METRES IN PERPENDICULAR WIDTH THROUGHOUT OF LOT 10 WHICH LIES NORTHEAST OF ROAD PLAN 9610520
4602 17 AV NW	PLAN 9911865 BLOCK 18 LOT 21
4603 16 AV NW	PLAN 7545FN BLOCK 7 LOT 24
4603 17 AV NW	PLAN 3898AF BLOCK 10 LOT 19 ALSO EXCEPTING THEREOUT PORTION FOR ROAD ON PLAN 8711498
4604 17 AV NW	PLAN 9911865 BLOCK 18 LOT 22
4604 19 AV NW	PLAN 5106GE BLOCK 32 LOT 1
4604 BOWNESS RD NW	PLAN 5106GE BLOCK 24 LOT 1
4607 17 AV NW	PLAN 3898AF BLOCK 10 LOT 18
4608 16 AV NW	PLAN 9813010 BLOCK 10 LOT 20
4608 19 AV NW	PLAN 5106GE BLOCK 32 THE SOUTH EASTERLY HALF OF LOT 2
4608 BOWNESS RD NW	PLAN 5106GE BLOCK 24 LOT 2
4610 19 AV NW	PLAN SHOULDICE TERRACE CALGARY 5106GE BLOCK THIRTY TWO (32) THE NORTH WESTERLY HALF OF LOT TWO (2)
4611 16 AV NW	DESCRIPTIVE PLAN 9212015 BLOCK 7 LOT 20A
4611 17 AV NW	PLAN 3898AF BLOCK 10 LOT 17
4611 19 AV NW	PLAN 8662GK BLOCK 24 THE NORTH WESTERLY 50 FEET THROUGHOUT LOT 22
4612 17 AV NW	PLAN 5439FW BLOCK 18 LOT 3
4612 19 AV NW	PLAN 5106GE BLOCK 32 LOT 3
4612 BOWNESS RD NW	PLAN 5106GE BLOCK 24 LOT 3
4613 19 AV NW	PLAN 8662GK BLOCK 24 THE SOUTHEAST 25 FEET THROUGHOUT LOT 21
4614 BOWNESS RD NW	PLAN 5106GE BLOCK 24 LOT 4
4615 19 AV NW	PLAN 8662GK BLOCK 24 THE NORTH WEST 25 FEET THROUGHOUT LOT 21
4616 17 AV NW	PLAN 5439FW BLOCK 18 LOT 4

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4616 19 AV NW	PLAN 5106GE BLOCK 32 LOT 4
4619 17 AV NW	PLAN 3898AF BLOCK 10 LOT 15
4619 19 AV NW	PLAN 8662GK BLOCK 24 LOT 20
4620 16 AV NW	PLAN 7545FN BLOCK 10 LOT 5
4620 BOWNESS RD NW	PLAN SHOULDICE TERRACE CALGARY 8662GK BLOCK TWENTY FOUR (24) LOT FIVE (5)
	PLAN SHOULDICE TERRACE CALGARY 8662GK BLOCK TWENTY FOUR (24) LOT SIX (6)
	PLAN SHOULDICE TERRACE CALGARY 8662GK BLOCK TWENTY FOUR (24) LOT SEVEN (7)
4623 17 AV NW	PLAN 7545FN BLOCK 10 LOT 14
4623 19 AV NW	PLAN 8662GK BLOCK 24 LOT 19
4623 BOWNESS RD NW	PLAN 5439FW BLOCK 18 LOT 15
4624 16 AV NW	PLAN 7545FN BLOCK 10 LOT 6
4624 19 AV NW	PLAN 5106GE BLOCK 32 LOT 6
4624 BOWNESS RD NW	PLAN 8662GK BLOCK 24 LOT 8
4626 BOWNESS RD NW	PLAN 8662GK BLOCK 24 LOT 9
4627 19 AV NW	PLAN 8662GK BLOCK 24 LOT 18
4627 BOWNESS RD NW	PLAN 5439FW BLOCK 18 THAT PORTION OF LOT 14 WHICH LIES TO THE EAST OF THE WESTERLY 25 FEET THEREOF EXCEPTING THEREOUT:
	PLAN NUMBER HECTARES ACRES ROAD 9012041 0.004 0.01
4629 BOWNESS RD NW	PLAN 5439FW BLOCK 18 THE WESTERLY 25 FEET THROUGHOUT LOT 14
4631 BOWNESS RD NW	PLAN 5439FW BLOCK 18 LOT 13 ALSO EXCEPTING THEREOUT: PLAN NUMBER HECTARES (ACRES) ROAD 8810149 0.008 (0.020)
4632 17 AV NW	PLAN 5439FW BLOCK 18 LOT 8
4632 19 AV NW	PLAN 5106GE BLOCK 32 LOT 8
4634 16 AV NW	PLAN 3898AF BLOCK 10 LOT 8
4635 16 AV NW	PLAN 3898AF BLOCK 7 LOTS 14 TO 17 INCLUSIVE
4635 19 AV NW	PLAN 8662GK BLOCK 24 LOT 16
4635 BOWNESS RD NW	PLAN 5439FW BLOCK 18 LOT 12 EXCEPTING THEREOUT: PLAN NUMBER HECTARES (ACRES) ROAD 881014 0.008 (0.020)
4636 17 AV NW	PLAN 5439FW BLOCK 18 LOT 9
4636 19 AV NW	PLAN 5106GE BLOCK 32 LOT 9 EXCEPTING THEREOUT: THE NORTHWESTERLY 7.46 METRES IN PERPENDICULAR WIDTH THROUGHOUT OF SAID LOT
4639 BOWNESS RD NW	PLAN 5439FW BLOCK 18 LOT 11 EXCEPTING THEREOUT: PLAN NUMBER HECTARES (ACRES) ROAD 8810149 0.009 (0.022)
4640 17 AV NW	PLAN SHOULDICE TERRACE CALGARY 5439FW BLOCK EIGHTEEN (18) LOT TEN (10) ALSO EXCEPTING THEREOUT: PLAN NUMBER AREA ROAD 9110336 PTN
4640 19 AV NW	PLAN 5106GE BLOCK 32 LOT 10

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**MAP 25W**

4640 BOWNESS RD NW	CONDOMINIUM PLAN 8410999 UNIT 4
	CONDOMINIUM PLAN 8410999 UNIT 3
	CONDOMINIUM PLAN 8410999 UNIT 2
4647 16 AV NW	CONDOMINIUM PLAN 8410999 UNIT 1 PLAN 3898AF BLOCK 7 LOTS 12 AND 13
4700 16 AV NW	PLAN 3898AF BLOCK 9 LOTS 24 TO 26 INCLUSIVE
4703 17 AV NW	PLAN 7545FN BLOCK 9 LOT 21
4703 19 AV NW	PLAN 5439FW BLOCK 23 LOT 20
4703 BOWNESS RD NW	PLAN 1131FR BLOCK 19 LOTS 17 TO 20 INCLUSIVE EXCEPTING THEREOUT: PLAN NUMBER AREA ROAD 8810737 PORTION (ALL LOTS)
4704 BOWNESS RD NW	PLAN 5439FW BLOCK 23 LOTS 1 AND 2
4707 17 AV NW	PLAN 7545FN BLOCK 9 LOT 20
4707 19 AV NW	PLAN 5439FW BLOCK 23 LOT 19
4708 16 AV NW	PLAN 7545FN BLOCK 9 LOT 2
4708 17 AV NW	PLAN 1131FR BLOCK 19 LOT 2
4711 19 AV NW	PLAN 5439FW BLOCK 23 LOT 18
4712 17 AV NW	PLAN 1131FR BLOCK 19 LOT 3
4712 BOWNESS RD NW	PLAN 5439FW BLOCK 23 LOT 3
4716 16 AV NW	PLAN 3898AF BLOCK 9 LOT 4
4716 17 AV NW	PLAN 1131FR BLOCK 19 LOT 4
4716 BOWNESS RD NW	PLAN 5439FW BLOCK 23 LOT 4
4719 17 AV NW	PLAN 7545FN BLOCK 9 LOT 17
4719 19 AV NW	PLAN 5439FW BLOCK 23 LOT 16
4719 BOWNESS RD NW	PLAN 1131FR BLOCK 19 LOT 16
4720 16 AV NW	PLAN 3898AF BLOCK 9 LOT 5
4720 17 AV NW	PLAN 1131FR BLOCK 19 LOT 5
4720 BOWNESS RD NW	PLAN 5439FW BLOCK 23 LOT 5
4722 BOWNESS RD NW	PLAN 5439FW BLOCK TWENTY THREE (23) ALL OF LOT SIX (6) EXCEPTING THE NORTH WESTERLY 7.585 METRES IN PERPENDICULAR WIDTH THROUGHOUT EXCEPTING THEREOUT A PORTION FOR STREET WIDENING ON PLAN 8310156
4723 19 AV NW	PLAN 5439FW BLOCK 23 LOT 15
4723 BOWNESS RD NW	PLAN 1131FR BLOCK 19 LOT 15
4724 BOWNESS RD NW	PLAN 5439 F.W. BLOCK 23 THE NORTH WESTERLY 7.585 METRES IN PERPENDICULAR WIDTH THROUGHOUT OF LOT 6 EXCEPTING THEREOUT A PORTION FOR STREET WIDENING ON PLAN 8310156
4725 BOWNESS RD NW	PLAN SHOULDICE TERRACE CALGARY 1131FR BLOCK NINETEEN (19) THE SOUTH EAST HALF OF LOT FOURTEEN (14)
4727 19 AV NW	PLAN 5439FW BLOCK 23 LOT 14

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4727 BOWNESS RD NW	PLAN 1131FR BLOCK 19 THE NORTH WEST HALF OF LOT 14
4729 BOWNESS RD NW	PLAN SHOULDICE TERRACE CALGARY 1131FR BLOCK NINETEEN (19) THE SOUTH EAST HALF OF LOT THIRTEEN (13)
4730 16 AV NW	PLAN 3898AF BLOCK 9 LOT 6
4730 17 AV NW	PLAN 1131 FR BLOCK 19 THE SOUTH EAST HALF OF LOT 8
4731 BOWNESS RD NW	PLAN SHOULDICE TERRACE CALGARY 1131FR BLOCK NINETEEN (19) THE NORTH WEST HALF OF LOT THIRTEEN (13)
4732 16 AV NW	PLAN 7545FN BLOCK 9 LOTS 7 TO 9 INCLUSIVE
4732 17 AV NW	PLAN 1131 FR BLOCK 19 THE NORTH WEST HALF OF LOT 8
4732 BOWNESS RD NW	PLAN 5439FW BLOCK 23 LOT 8
4734 17 AV NW	PLAN 1131 F.R. BLOCK 19 THE SOUTH EAST ONE HALF OF LOT 9
4736 17 AV NW	PLAN 1131 F.R. BLOCK 19 THE NORTH WEST ONE HALF OF LOT 9
4737 BOWNESS RD NW	PLAN 1131FR BLOCK 19 THAT PORTION OF LOT 11 WHICH LIES TO THE SOUTH EAST OF THE NORTH WEST 7.62 METRES IN PERPENDICULAR WIDTH
4739 19 AV NW	PLAN 5439FW BLOCK 23 LOT 11
4739 BOWNESS RD NW	PLAN 1131FR BLOCK 19 THE NORTH WEST 7.62 METRES IN PERPENDICULAR WIDTH OF LOT 11
4740 BOWNESS RD NW	PLAN 5439FW BLOCK 23 LOT 10
4803 19 AV NW	PLAN 5439FW BLOCK 22 LOT 20
4803 BOWNESS RD NW	PLAN 1131FR BLOCK 20 LOT 21
4804 17 AV NW	PLAN 1131FR BLOCK 20 LOT 1
4806 19 AV NW	PLAN 5106 G.E. BLOCK 34 THE SOUTH EASTERLY 25 FEET IN PERPENDICULAR WIDTH THROUGHOUT OF LOT 2
4807 19 AV NW	PLAN 5439FW BLOCK 22 LOT 19
4808 19 AV NW	PLAN 5106 GE BLOCK 34 THAT PORTION OF LOT 2 WHICH LIES TO THE NORTH WEST OF THE SOUTH EASTERLY 25 FEET IN PERPENDICULAR WIDTH THROUGHOUT THE SAID LOT
4810 19 AV NW	PLAN SHOULDICE TERRACE CALGARY 5106GE BLOCK THIRTY FOUR (34) THE SOUTH EASTERLY SEVEN AND SIX HUNDRED TWENTY THOUSANDTHS (7.620) METRES IN PERPENDICULAR WIDTH OF LOT THREE (3)
4811 19 AV NW	PLAN 5439FW BLOCK 22 LOT 18
4811 BOWNESS RD NW	PLAN 1131FR BLOCK 20 LOT 19
4812 19 AV NW	PLAN SHOULDICE TERRACE CALGARY 5106GE BLOCK THIRTY FOUR (34) THAT PORTION WHICH LIES NORTH WESTERLY OF THE SOUTH EASTERLY SEVEN AND SIX HUNDRED TWENTY THOUSANDTHS (7.620) METRES IN PERPENDICULAR WIDTH OF LOT THREE (3)
4814 19 AV NW	PLAN 5106 GE BLOCK 34 THE MOST SOUTHEASTERLY 7.618 METRES IN PERPENDICULAR WIDTH THROUGHOUT OF LOT 4
4815 19 AV NW	PLAN 5439FW BLOCK 22 LOT 17
4815 BOWNESS RD NW	PLAN 1131FR BLOCK 20 LOT 18
4816 19 AV NW	PLAN 5106 GE BLOCK 34 LOT 4 EXCEPTING THEREOUT: THE MOST SOUTHEASTERLY 7.618 METRES IN PERPENDICULAR WIDTH THROUGHOUT OF THE SAID LOT

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4816 BOWNESS RD NW	PLAN 5439FW BLOCK 22 LOT 4
4817 BOWNESS RD NW	PLAN SHOULDICE TERRACE CALGARY 1131FR BLOCK TWENTY (20) THAT PORTION OF LOT SEVENTEEN (17) WHICH LIES TO THE SOUTH EAST OF THE NORTH WEST SEVEN AND SIX HUNDRED AND TWENTY THOUSANDTHS (7.620 METRES)
4819 19 AV NW	PLAN 5439FW BLOCK 22 LOT 16
4819 BOWNESS RD NW	PLAN 1131FR BLOCK 20 THE NORTH WEST 7.620 METRES OF LOT 17
4820 19 AV NW	PLAN 5106GE BLOCK 34 LOT 5
4822 19 AV NW	PLAN 5106GE BLOCK 34 THE SOUTH EASTERLY 7.620 METRES IN PERPENDICULAR WIDTH THROUGHOUT OF LOT 6
4823 19 AV NW	PLAN 5439FW BLOCK 22 LOT 15
4823 BOWNESS RD NW	PLAN 1131FR BLOCK 20 LOT 16
4824 19 AV NW	PLAN 5106GE BLOCK 34 THAT PORTION WHICH LIES TO THE NORTH WEST OF THE SOUTH EASTERLY 7.620 METRES IN PERPENDICULAR WIDTH THROUGHOUT OF LOT 6
4824 BOWNESS RD NW	PLAN 5439FW BLOCK 22 LOT 6
4825 BOWNESS RD NW	PLAN 1131FR BLOCK 20 THAT PORTION OF LOT 15 WHICH LIES TO THE SOUTH EAST OF THE NORTH WESTERLY AND 7.620 IN PERPENDICULAR WIDTH THROUGHOUT
4827 19 AV NW	PLAN 5439FW BLOCK 22 LOT 14
4827 BOWNESS RD NW	PLAN 1131FR BLOCK 20 THE NORTH WESTERLY 7.620 METRES OF LOT 15 IN PERPENDICULAR WIDTH THROUGHOUT
4828 19 AV NW	PLAN 5106GE BLOCK 34 LOT 7
4831 19 AV NW	PLAN 5439FW BLOCK 22 LOT 13
4831 BOWNESS RD NW	PLAN 1131FR BLOCK 20 LOT 14
4832 BOWNESS RD NW	PLAN 5439FW BLOCK 22 LOT 8
4835 19 AV NW	PLAN 5439FW BLOCK 22 LOT 12
4840 19 AV NW	PLAN 5106GE BLOCK 34 LOT 10
4840 BOWNESS RD NW	PLAN 5439FW BLOCK 22 LOT 10

FOR INFORMATION ONLY



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BOWNESS ROAD AND 16 AVENUE NW  
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**MAP 25W**

**APPENDIX IV**

**APPLICANT'S SUBMISSION**

City Council directed Administration to develop an implementation plan to promote and enable development within the Municipal Development Plan (MDP) land use typology of "Corridor". The program, with program funding and a project charter, were approved by the Standing Policy Committee on Planning and Urban Development and by Council in May 2014 (PUD2014-0312). After a pilot period from June to September 2014 that determined best methods for public engagement and scope of analysis, the Main Streets initiative was officially launched in November 2014. From November 2014 to May 2015, the initiative engaged with over 2200 citizens to determine local and city wide stakeholder issues, opportunities and outcomes for all 24 Corridors, or main street areas. Council reviewed these stakeholder comments and endorsed an updated work plan with the approval of recommendations with report PUD2015-0638.

From September 2015 to June 2016, the Main Streets initiative focused on analysis and evaluation of a variety of factors that influence growth and change in the main streets areas. Stakeholder engagement clearly indicated that the Main Streets Initiative should not only provide land use policy and regulation, but a broad approach that should fund capital public realm improvements, support businesses and provide more commercial services to neighbourhoods, create vibrancy and promote developments that meet MDP objectives.

In September 2016, Council approval of PUD2016-0564 gave direct for developing a framework for development of an implementation plan for the Main Streets initiative that included a focus on 9 key main street areas for consideration of city initiated land use redesignations and amendments to local area plans, along with ongoing city wide review of programs beneficial to all main street areas. This land use redesignation is the result of the Main Streets initiative analysis and was developed with local residents and stakeholders from neighbourhood specific workshops and information sessions in September and October 2016.

FOR INFORMATION ONLY

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**MAP 25W**

**APPENDIX V**

**LETTERS SUBMITTED**



To: Jyde Heaven, MEDES, RPP, MCIP

January 27, 2017

RE: Montgomery Main Street Land Use Proposal

I have just received the Main Street Montgomery Land Use Proposal document and would like to commend the city team on not only the contents of this document but the efficient way in which it was produced. I must say that when the Main Street concept was first introduced my thought was "here we go again with another study that will take forever and go no place". I am happy to say I was wrong. Of course, the real proof is in activating it but I am now confident it will take effect.

We believe that Montgomery is a hidden gem within the Northwest and has enormous potential. The assets of the community have made it a very popular off downtown location in which to live. Reasonable prices, proximity to downtown, excellent recreational facilities and exit to the mountains are driving the revitalization of the area. Despite this it is limited in its ability to grow because of the current restrictive land use zoning.

With the implementation of the proposed land use changes to allow for higher density development we see a number of major benefits for an enhanced business community:

Improved economics for current businesses which would offer them the opportunity for growth and modernization,

An environment (read market) that would be attractive to new businesses, and

A revitalized and diverse business community would promote a buy local attitude. An attitude that already exists within the new demographics of the area but is suppressed somewhat because of the limited service and product offerings currently available.

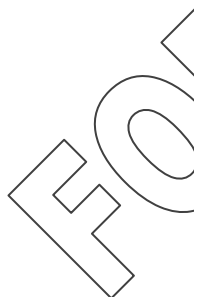
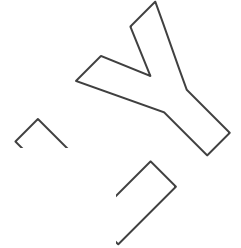
We foresee a new sense of community and belonging developing where residents become involved and take pride. The traits of a safe and vibrant community.

In addition, we see potential benefits for the city in reduced vehicle traffic (proximity to public transit/bike paths etc.), infrastructure costs and an increased tax base.

The Montgomery on the Bow BIA is excited about these proposed land use changes and is fully supportive.

Regards,

Mike Ostafichuk, Board President Montgomery on the Bow BIA



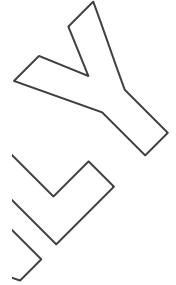
J. Heaven

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MAP 25W



January 31, 2017

Jyde Heaven  
Community Planning  
City of Calgary  
[jyde.heaven@calgary.ca](mailto:jyde.heaven@calgary.ca)

Dear Jyde:

**RE: Main Streets Plans for Montgomery Bowness Road NW and 16<sup>th</sup> Avenue NW**

The MCA Planning Committee has reviewed the Main Streets proposals for both Bowness Road NW and 16<sup>th</sup> Avenue NW.

We are in full support of the plans and feel the proposed rezoning will provide a vibrant business zone along Bowness Road NW as well as on 46<sup>th</sup> Street between 16<sup>th</sup> Avenue and Bowness Road NW. It will also encourage a wide range of housing and accommodation options for people who move to Montgomery.

We would like to see a change to one of the proposed zoning districts. We will support an MU-2 f4.5 h22 land use district for the five lots located on 17<sup>th</sup> Avenue NW from 4704 to 4720 (inclusive). They are currently shown as MU-2 f3 h16. What the community gains from this is underground parking that will satisfy parking requirements for the future development on this site.

The remainder of the plan is supported as is. This should give Montgomery the greatest degree of flexibility for both commercial and residential uses.

Given that the Montgomery ARP is being revised, please ensure that the following items remain in the ARP:

- Signage restrictions (no rooftop, rotating, animated)
- Use restrictions on Bowness Road NW (no industrial, auto service, walk-in addiction treatment, etc)

And we'd like to add:

- Site lighting to be Dark Sky compliant to the extent possible

Thanks for all of your work on this.  
Yours Truly,

Janice Mackett,  
Planning Committee Chair  
Montgomery Community Association

Montgomery Community Association, 5003 19<sup>th</sup> Ave NW Calgary AB T3B-0N2

Tel. 403-247-3116 Fax 403-247-3150 Email [mcac@telus.net](mailto:mcac@telus.net)

FOI

J. Heaven

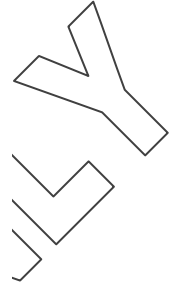
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cc: Councillor Ward Sutherland  
Executive Assistant Ward 1  
Community Liaison – Ward 1  
Ms. Marilyn Wannamaker, President, MCA  
Members of the MCA Planning Committee



FOI

Montgomery Community Association, 5003 19<sup>th</sup> Ave NW Calgary AB T3B-0N2

Tel. 403-247-3116 Fax 403-247-3150 Email [mcac@telus.net](mailto:mcac@telus.net)

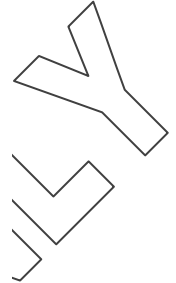
J. Heaven

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BOWNESS ROAD AND 16 AVENUE NW  
BYLAWS 17P2017, 136D2017 AND 137D2017**

**MAP 25W**



February 8, 2017

Jyde Heaven  
Community Planning  
City of Calgary  
[jyde.heaven@calgary.ca](mailto:jyde.heaven@calgary.ca)

Dear Jyde:

Re: Main Streets Plans for Montgomery: Bowness Road and 16<sup>th</sup> Avenue

The Montgomery Community Association Board of Directors reviewed the plans for both Bowness Road and 16<sup>th</sup> Avenue and had a discussion with the Montgomery Community Association Planning Chair. Based on the review and the conversation we would like to add our support to the proposed amendments to the Montgomery Area Redevelopment Plan.

The Community Association supports high quality development that creates a vibrant public realm and increases the variety of retail and small businesses within the community. The Main Streets team has been responsive to community concerns and respectful of the unique character of the community. It has been a pleasure working with the City staff throughout this process.

Of note, we hope that once the amendments have been approved, that the Planning Department consider the growth targets when reviewing Development Permits in the future and that conversations with developers include a review of the targets with the intent of meeting the goals of this process.

Additionally, within the Main Streets Initiative, is a review of the public realm and current infrastructure. This is a critical step within this process. The infrastructure in Montgomery requires significant investment. The improvement in the public realm will be critical in encouraging high quality development. We continue to encourage pedestrian friendly and focused commercial and mixed use buildings along the main streets with a safe and vibrant community as our primary goal.

Sincerely,

Marilyn Wannamaker

Marilyn Wannamaker,  
President  
Montgomery Community Association  
[president@mcapeople.com](mailto:president@mcapeople.com)

FOI

J. Heaven

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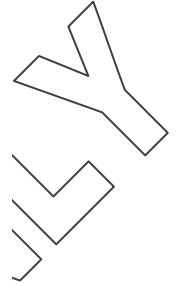
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**MAP 25W**



Suite 600 | 215 – 9<sup>th</sup> Avenue SW  
Calgary, Alberta | T2P 1K3  
dgrant@bapg.ca  
p. 403.692.4528 f. 403.262.4480



**14 February 2017 / Job 1927**

Calgary Planning Commission  
800 Macleod Trail SE  
CALGARY AB T2P 2M5

**ATTN: MR IAN COPE, SECRETARY, CALGARY PLANNING COMMISSION**

**RE: MAIN STREET: MONTGOMERY – CPC DATE: 23 FEB 2017**

Our client is a property owner in the 4700 block of 17<sup>th</sup> Avenue NW in the Montgomery community of northwest Calgary. We understand that the Montgomery community went through a vigorous Main Street planning process over the past two years, culminating in a proposed Land Use plan, going forward to CPC and ultimately, City Council.

Over the course of the last month, we have had the opportunity to meet with Jyde Heaven, Planner, City of Calgary as well as the Montgomery Community Association (MCA) Planning Committee to discuss our client's thoughts. We are satisfied with the proposed land use plan as it reflects our client's desire to seek intensification efforts for mixed use development within the "Bowness Road/46<sup>th</sup> Street Commercial Area" – please see attached.

We greatly appreciate the opportunity to be included in this form-changing land use for the Montgomery community. Once again, thank you to Jyde Heaven and Janice Mackett and the MCA Planning Committee for our recent discussions.

We are available to discuss this request with any Commission member, if they so wish. Thank you.

Best Regards,

A handwritten signature in black ink that reads 'N. Darrell Grant'.

N. Darrell Grant  
Partner

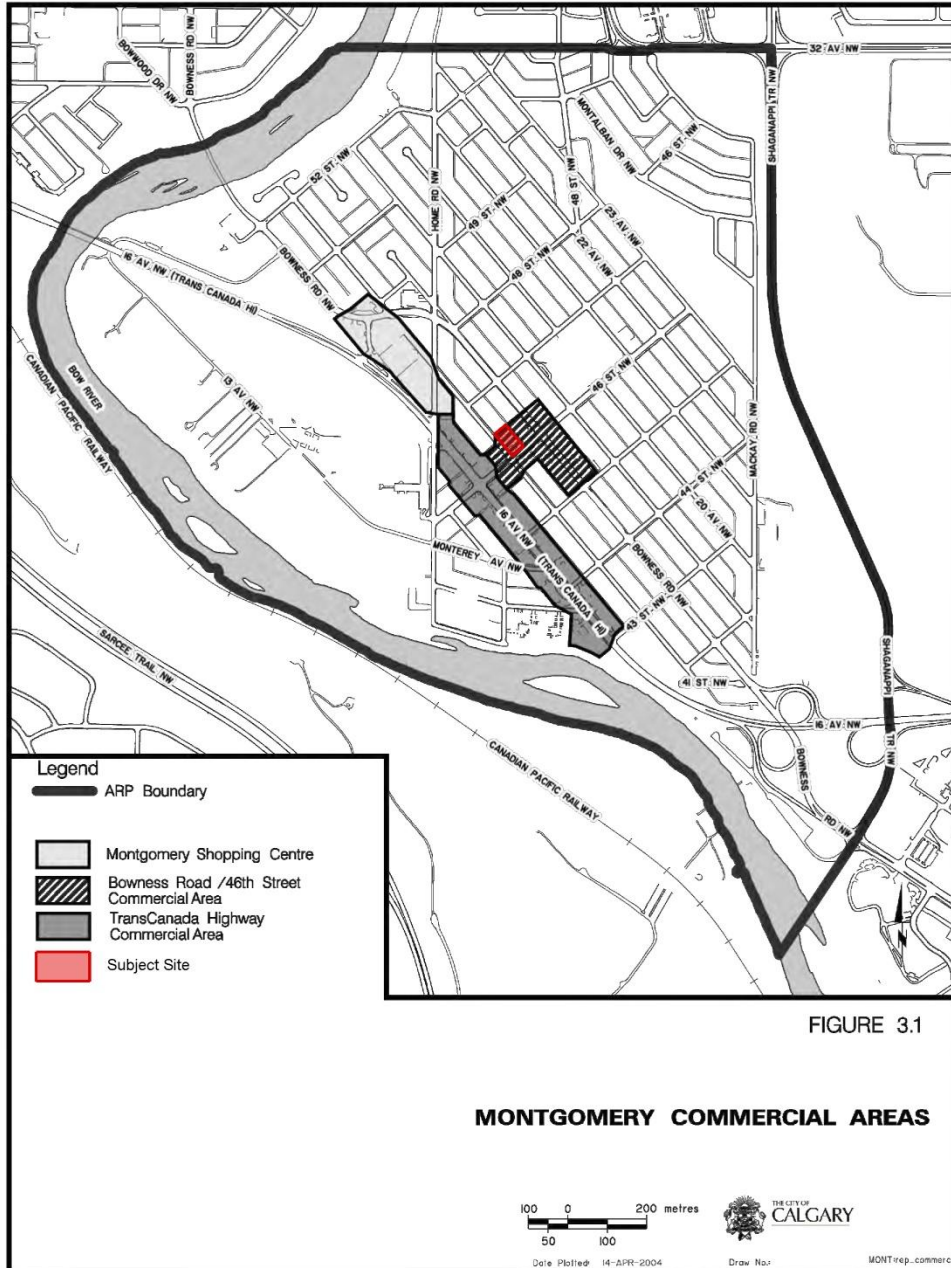
cc (via email) Mr Dave Storoshenko, 950053 Alberta Ltd  
Ms. Janice Mackett, Planning Committee Chair, MCA  
Mr. Kevin Barton, Planning, City of Calgary  
Mr. Jyde Heaven, Planner, City of Calgary  
Mr. Sonny Tomic, Associate Urban Designer, b&a Planning Group

FOI

J. Heaven

**POLICY AMENDMENT AND LAND USE AMENDMENT  
MONTGOMERY (WARD 1)  
BOWNESS ROAD AND 16 AVENUE NW  
BYLAWS 17P2017, 136D2017 AND 137D2017**

**MAP 25W**



FOR

FOR

POLICY AMENDMENT AND LAND USE AMENDMENT  
MONTGOMERY (WARD 1)  
BOWNESS ROAD AND 16 AVENUE NW  
BYLAWS 17P2017, 136D2017 AND 137D2017

MAP 25W

APPENDIX VI

FOR



16 Avenue & Bowness Road NW  
(Montgomery) – What we've heard



These comments were compiled from the Main Streets public engagement activities which took place from November 2016 to January 2017. The map indicates the order of consensus and ratings from citizens. The dotted line on the map indicates the potential area to be considered for change as described by citizens (for example, potential areas for mixed use development). This input will be analyzed to inform the planning strategy for each main street.

OUTCOMES

- 1. Safe and vibrant main street sidewalks**  
An active, safe and comfortable high quality sidewalk area providing a high degree of pedestrian and bicyclist mobility.
- 2. Variety of businesses**  
Increase the diversity of businesses, focus on local, independent shops, provide more restaurants, food stores and many commercial services.
- 3. Reuse, refurbish, and renew older retail**  
Refurbish or renew older or vacant businesses. Rebuild older shops to provide affordable commercial space.

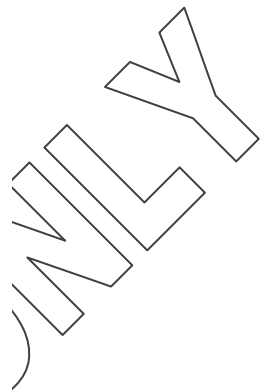


OPPORTUNITIES

- 1. More welcoming as entryway**  
More developable land at grade into city from the west - more street view friendly.
- 2. More B&B housing and projects**  
More B&B housing and projects.
- 3. Streetcaching improve aesthetic view**  
Streetcaching improve aesthetic view.
- 4. Underground parking makes**  
Underground parking makes

ISSUES

- 1. We need more social spaces to meet (cafes, coffee shops, parks with group benches)**
- 2. Crime from bottle-depot hotels**
- 3. Not easy for pedestrians to cross**
- 4. Crumbling infrastructure (light poles, sidewalks, curbs, etc.)**
- 5. Montgomery Main Street is not a "destination"; serves only locals**
- 6. Dim lighting, poor pedestrian visibility**
- 7. More places for safe crossing for pedestrians on Bowness Rd between 42 and 43 Streets**
- 8. Poor curbs on Bowness Rd**
- 9. Cars parked on Bowness Rd**
- 10. Our streets are traffic corridors**
- 11. Pedestrian crossing at 43 St and Bowness Rd**
- 12. Parking on Bowness Rd. Between 44 and 46 Street**





POLICY AMENDMENT AND LAND USE AMENDMENT  
MONTGOMERY (WARD 1)  
BOWNESS ROAD AND 16 AVENUE NW  
BYLAWS 17P2017, 136D2017 AND 137D2017

MAP 25W

APPENDIX VII  
NEW PROPOSED LAND USE-COLOUR GRAPHIC



DRAFT

FOR

**POLICY AMENDMENT AND LAND USE AMENDMENT  
MONTGOMERY (WARD 1)  
BOWNESS ROAD AND 16 AVENUE NW  
BYLAWS 17P2017, 136D2017 AND 137D2017**

**MAP 25W**

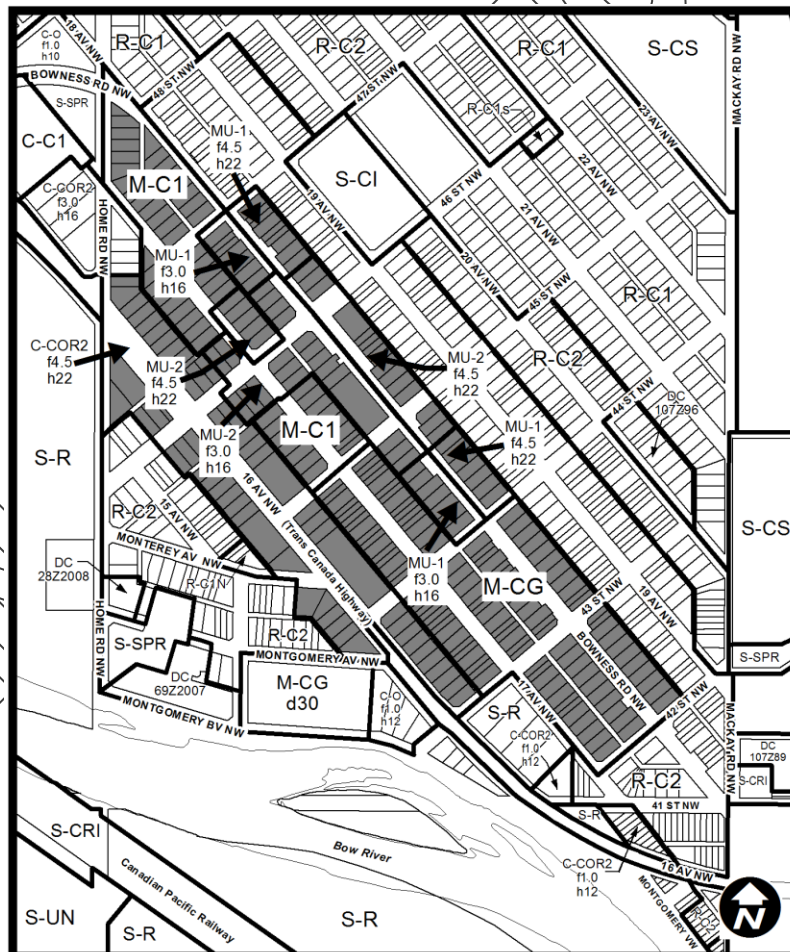
**APPENDIX VIII**

**PROPOSED LAND USE MAPS**

**Bylaw 1**

From: Commercial – Corridor 2 f1.0h12 (C-COR2 f1.0h12) District, Multi-Residential – Contextual Low Profile (M-C1d125) District, Residential-Contextual One / Two Dwelling (R-C2) District and DC Direct Control District (Bylaw 23Z2005 Site 1, Bylaw 23Z2005 Site 2, Bylaw 23Z2005 Site 3)

To: Commercial – Corridor 2 f4.5h22 (C-COR2 f4.5h22) District, Multi-Residential – Contextual Grade-Oriented District (M-CG) Multi-Residential – Contextual Low Profile (M-C1) District, Mixed Use – General (MU-1f3.0h16) District, Mixed Use – General (MU-1f4.5h22) District, Mixed Use – Active Frontage (MU-2f3.0h16) District and Mixed Use – Active Frontage (MU-2f4.5h22) District



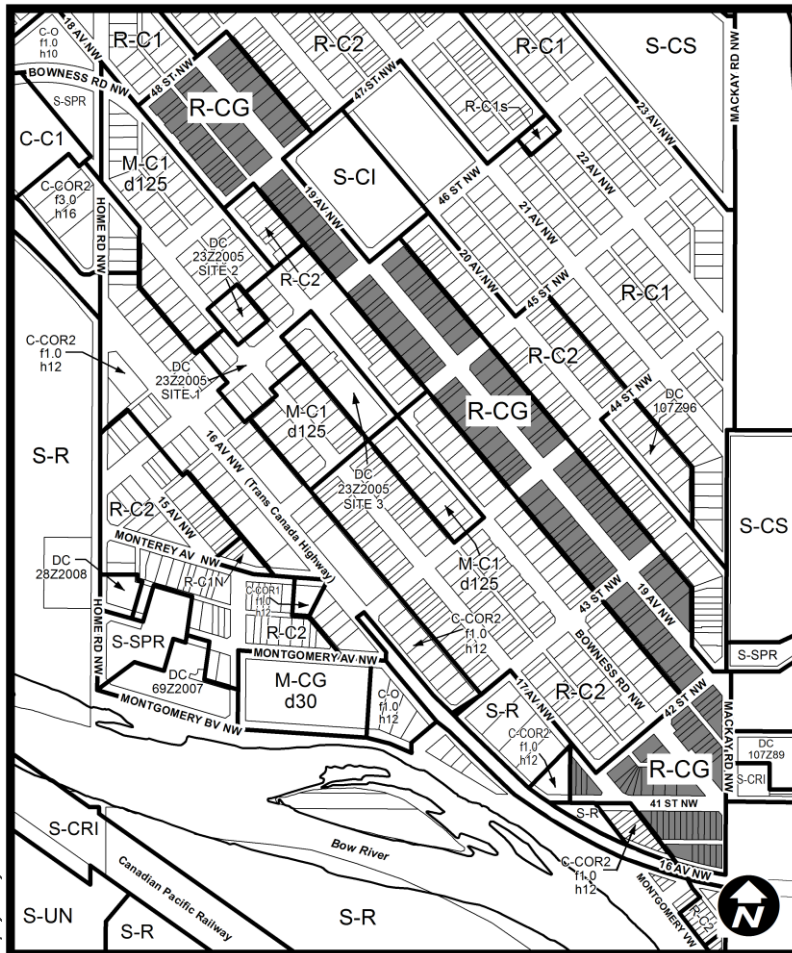
FOR INFORMATION ONLY

**POLICY AMENDMENT AND LAND USE AMENDMENT  
MONTGOMERY (WARD 1)  
BOWNESS ROAD AND 16 AVENUE NW  
BYLAWS 17P2017, 136D2017 AND 137D2017**

**MAP 25W**

**Bylaw 2**

From: Residential-Contextual One / Two Dwelling (R-C2) District  
To: Residential – Grade-Oriented Infill (R-CG) District



FOR INFORMATION ONLY