

BYLAW NUMBER 17P2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE MONTGOMERY AREA
REDEVELOPMENT PLAN BYLAW 11P2004**

WHEREAS it is desirable to amend the Montgomery Area Redevelopment Plan Bylaw 11P2004, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "Montgomery Area Redevelopment Plan Amendment Number 4 Bylaw."
2. The Montgomery Area Redevelopment Plan attached to and forming part of Bylaw 11P2004, as amended, is hereby further amended as follows:
 - (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, attached hereto as Schedule A.
 - (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.
- (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."

- (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.
- (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”.
- (x) In Subsection 3.7 Commercial Land Use and Development Objectives, Subsection Bowness Road/46 Street Commercial Area Policies, delete Policy C9 “Residential/Commercial Mixed use” in its entirety, and replace with new Policy C9 “Commercial/Retail Ready” as follows:

“Commercial/Retail Ready

Policy C9

The Commercial/Retail Ready area identified on Figure 1.3 is identified as a key frontage that should contain active uses, but is in a location where a transition from residential to commercial use may be appropriate. The ground floor of buildings in this area may have residential uses if the ground floor may be adapted to accommodate commercial/retail uses (e.g. minimum ground floor height 4 to 5 metres). This is to guide the design of any residential development so that it may be adapted to allow for commercial or mixed-use development with commercial uses on the main floor closest to grade, consideration that the development will either comply or can adapt to comply with the Alberta Building Code requirements for commercial changes of use is recommended at the Development Permit stage.”

3. This Bylaw comes into force on 2017 May 01.

READ A FIRST TIME THIS ____ DAY OF _____, 2017.

READ A SECOND TIME THIS ____ DAY OF _____, 2017.

READ A THIRD TIME THIS ____ DAY OF _____, 2017.

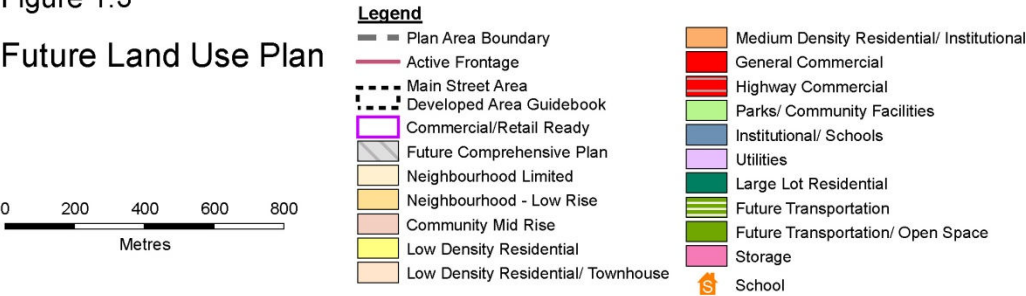
MAYOR
SIGNED THIS ____ DAY OF _____, 2017.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2017.

Schedule A



Figure 1.3
Future Land Use Plan



Approved: 11P2004
Amended: 19P2008, 13P2012

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

PROPOSED