

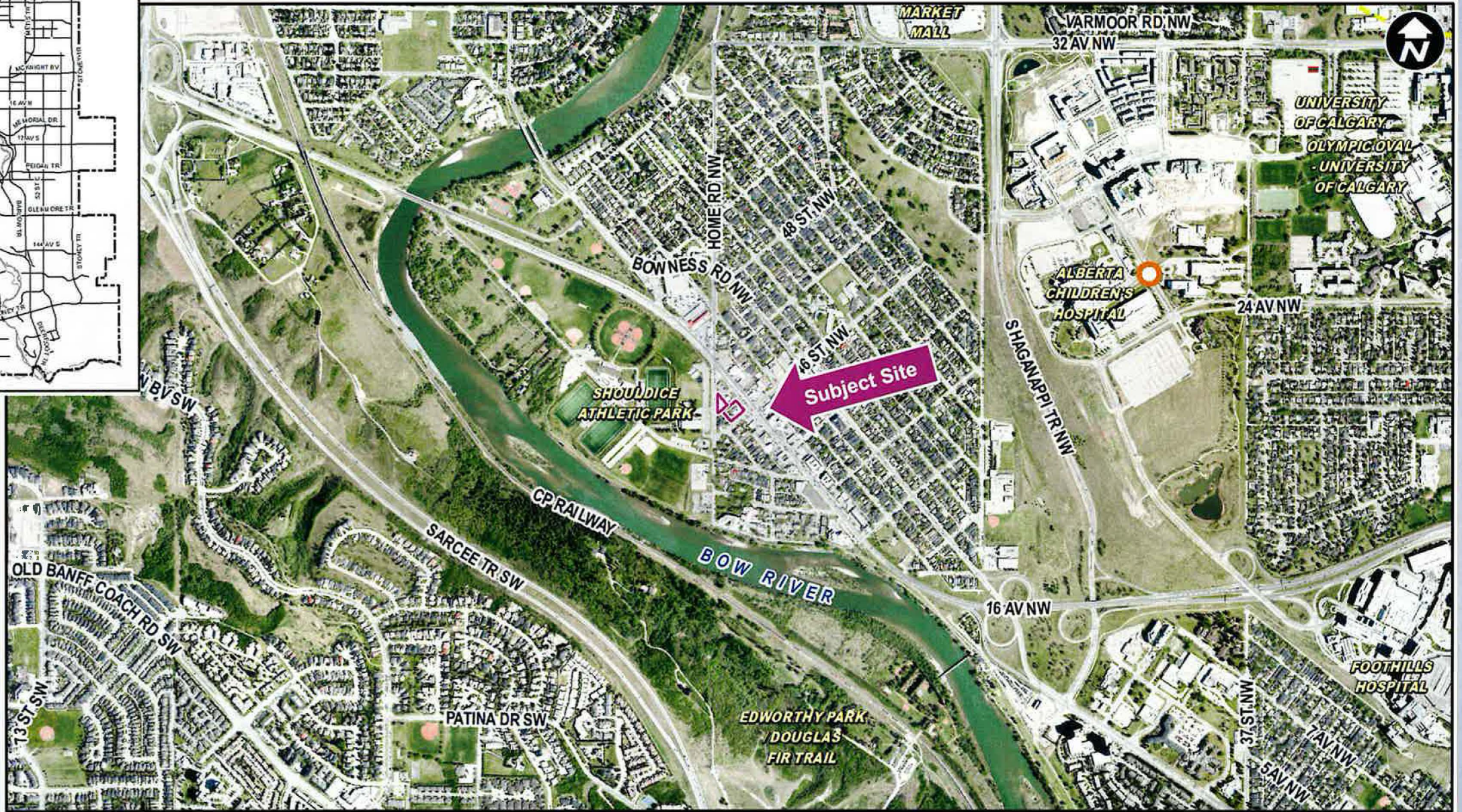
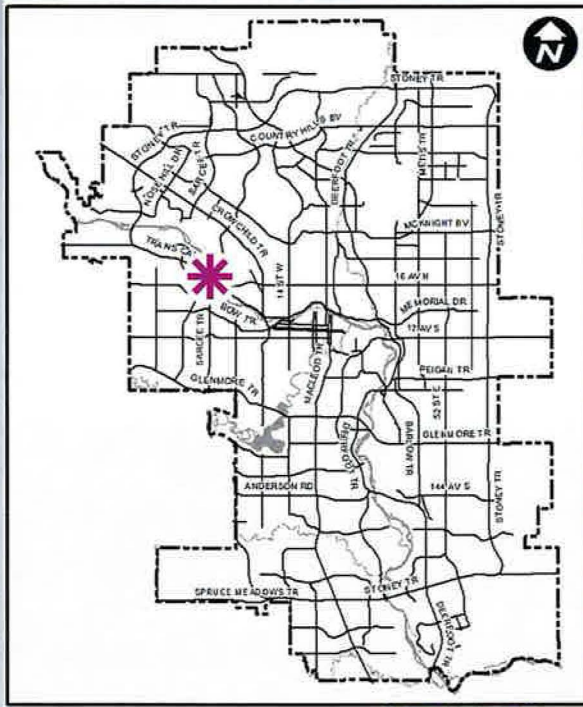


Calgary Planning Commission

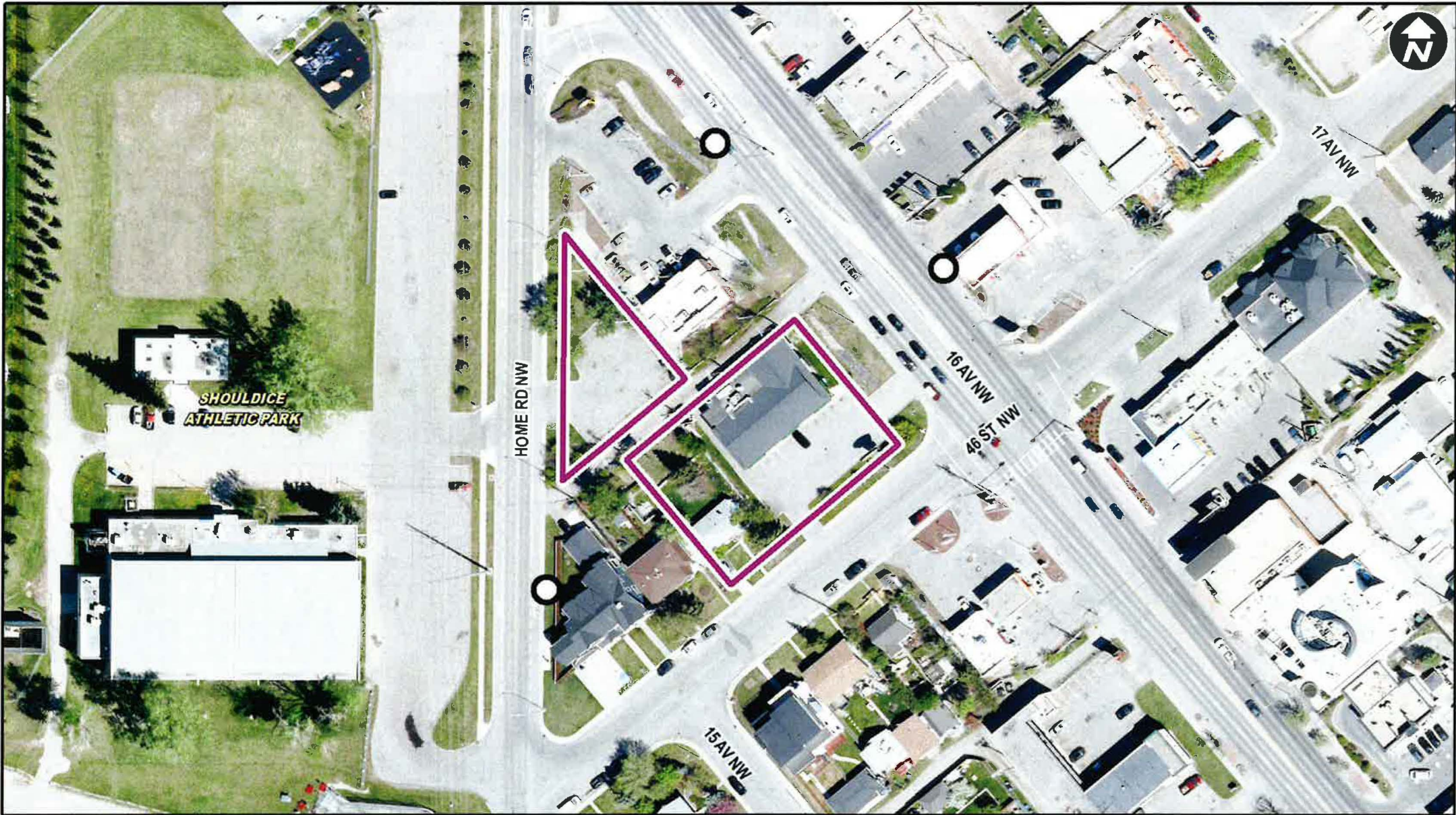
Agenda Item: 7.2.5

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 15 2022
ITEM: 7.2.5 CPC2022-0999
Distribution
CITY CLERK'S DEPARTMENT

LOC2021-0110 / CPC2022-0999
Policy Amendment and Land Use Amendment
September 15, 2022

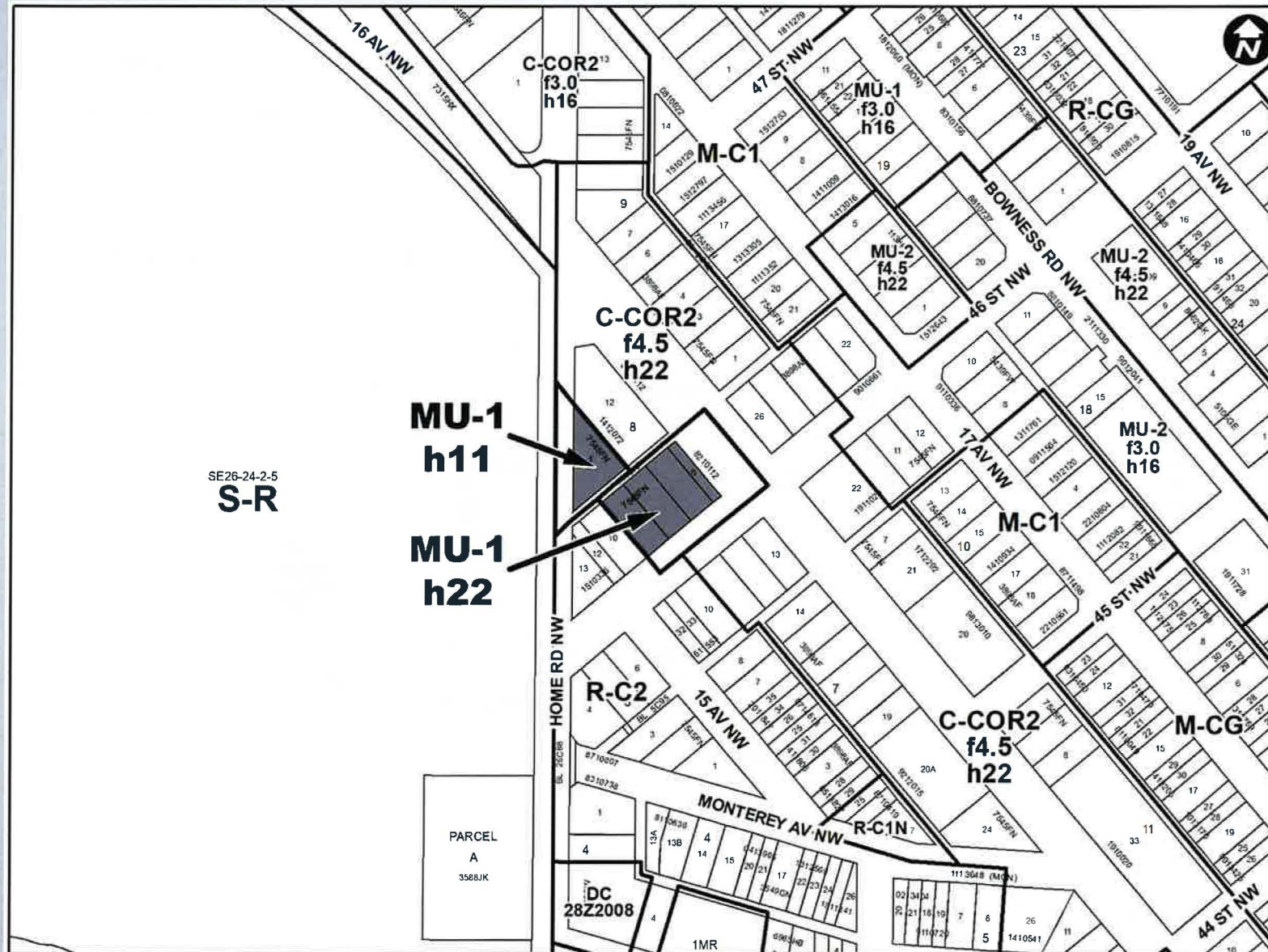


- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



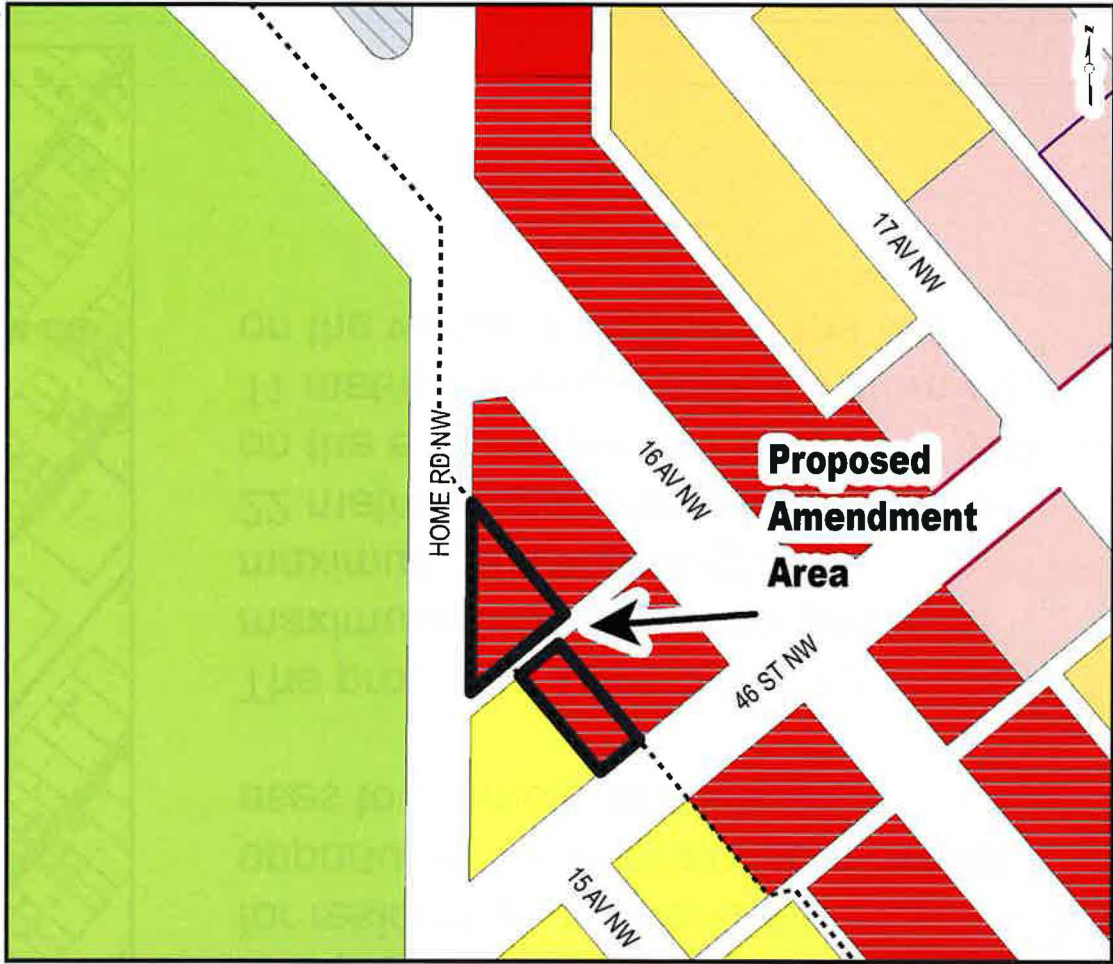
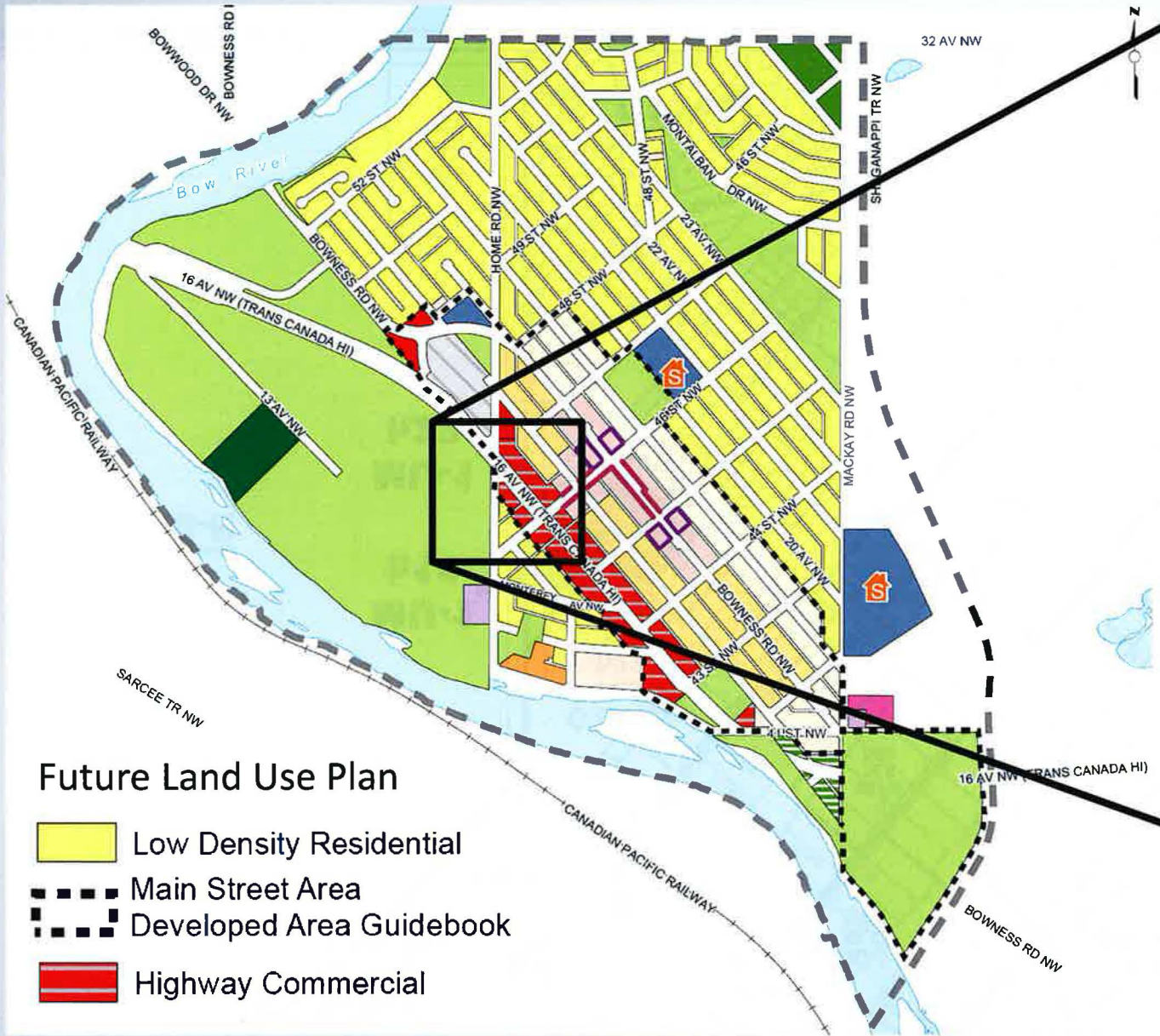


View of the subject site looking west



The proposed MU-1 District allows for residential units and the opportunity for at-grade commercial uses to promote street activity.

The proposed District has no maximum floor area ratio and a maximum building height of 22 metres (approximately 6 storeys) on the eastern portion of the site and 11 metres (approximately 3 storeys) on the western portion of the site.



Proposed Amendment

- Adds portions of the site to:
- The Main Street Area Developed Area Guidebook
 - Highway Commercial
 - TransCanada Highway Commercial Area

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2 of the report); and
2. Give three readings to the proposed bylaw for the redesignation of 0.30 hectares \pm (0.74 acres \pm) located at 1608 Home Road NW, 1611 - 46 Street NW and 1619 - 46 Street NW from Commercial – Corridor 2 f4.5h22 (C-COR2 f4.5h22) District and Residential – Contextual One / Two Dwelling (R-C2) District **to** Mixed Use - General (MU-1h22 and MU-1h11) District.

Supplementary Slides



View of the subject site looking southeast



View of the subject site's parking lot and lane looking north



- Neighbourhood Main Street
- Residential Developed Inner City

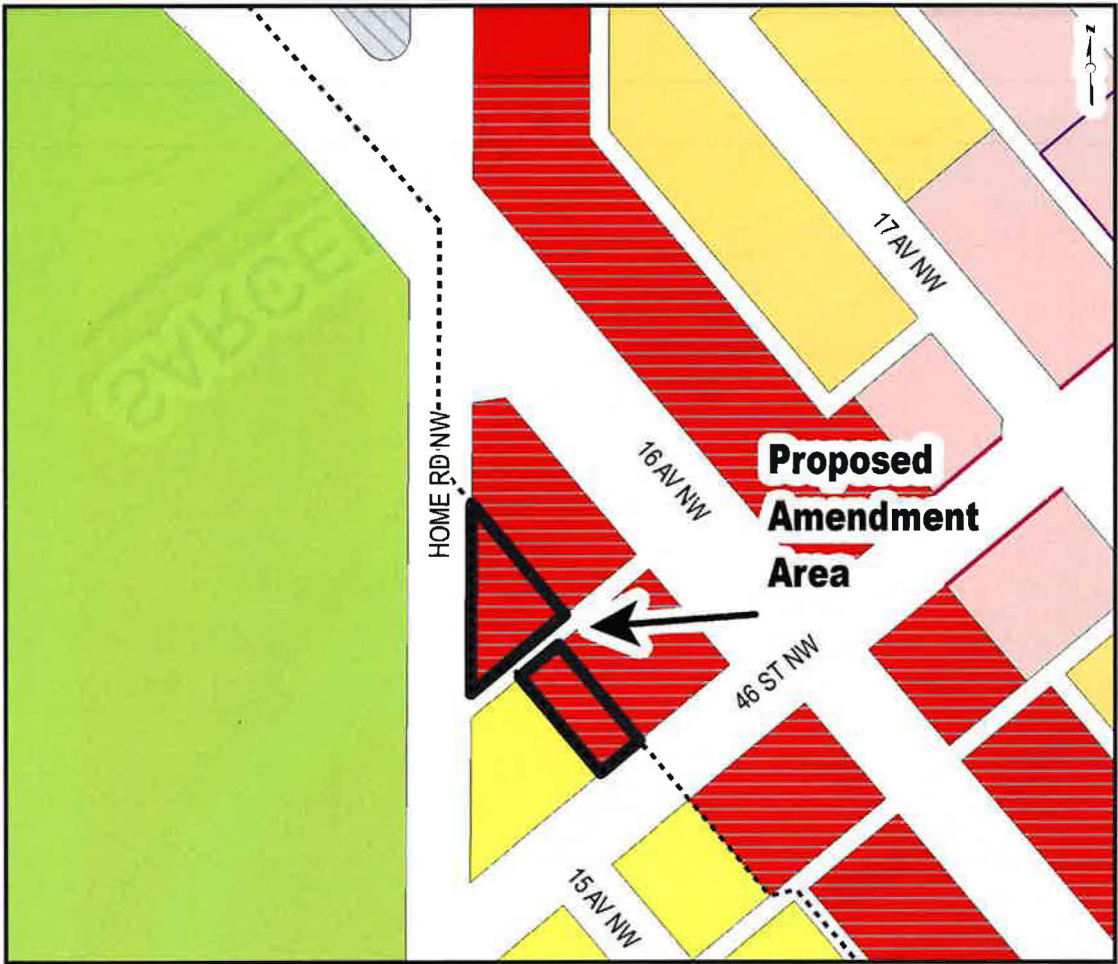


Figure 1.3

Future Land Use Plan

- Legend**
- Active Frontage
 - Main Street Area Developed Area Guidebook
 - Commercial/Retail Ready
 - Future Comprehensive Plan
 - Neighbourhood - Low Rise
 - Community Mid Rise
 - Low Density Residential
 - General Commercial
 - Highway Commercial
 - Parks/ Community Facilities

Proposed Amendment:

Adds portions of the site to:

- The Main Street Area Developed Area Guidebook
- Highway Commercial
- TransCanada Highway Commercial Area

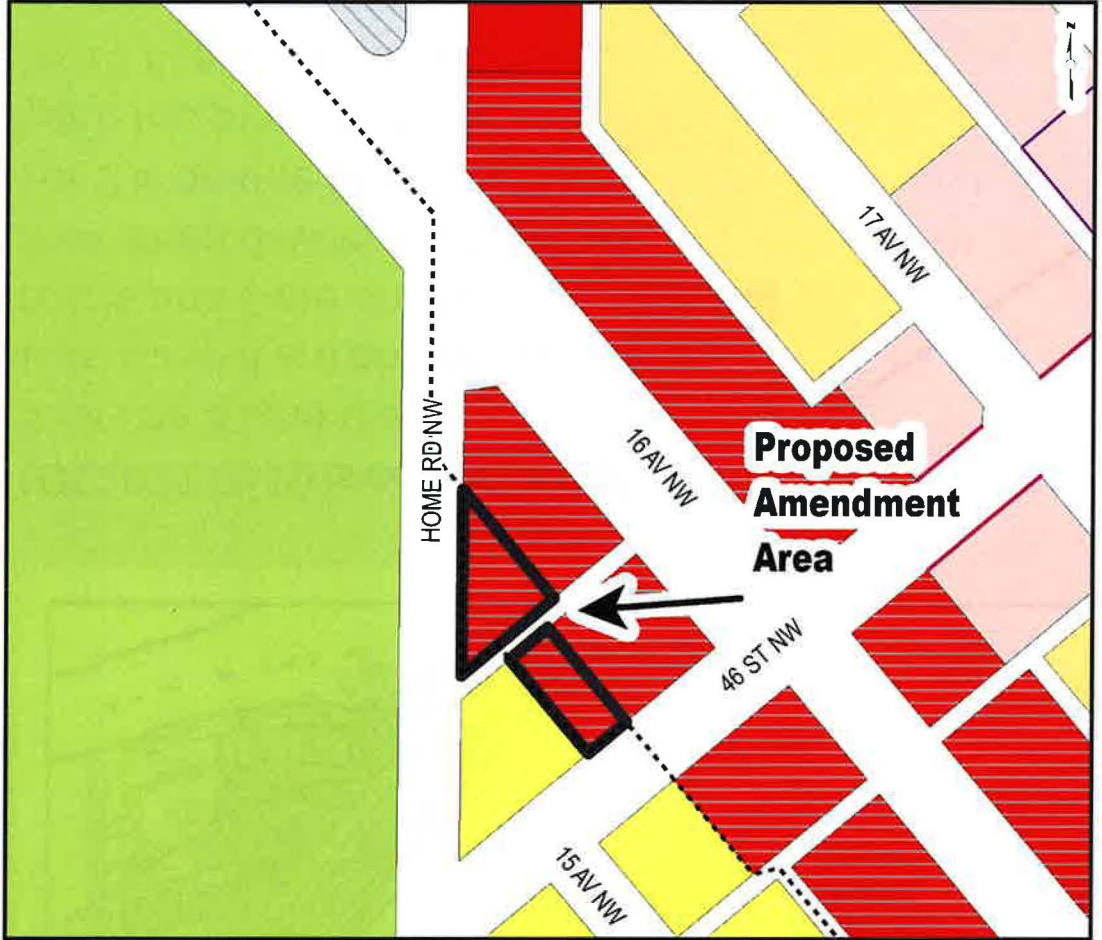


Figure 1.3
Future Land Use Plan

- Legend**
- Active Frontage
 - Main Street Area
 - Developed Area Guidebook
 - Commercial/Retail Ready
 - Future Comprehensive Plan
 - Neighbourhood - Low Rise
 - Community Mid Rise
 - Low Density Residential
 - General Commercial
 - Highway Commercial
 - Parks/ Community Facilities

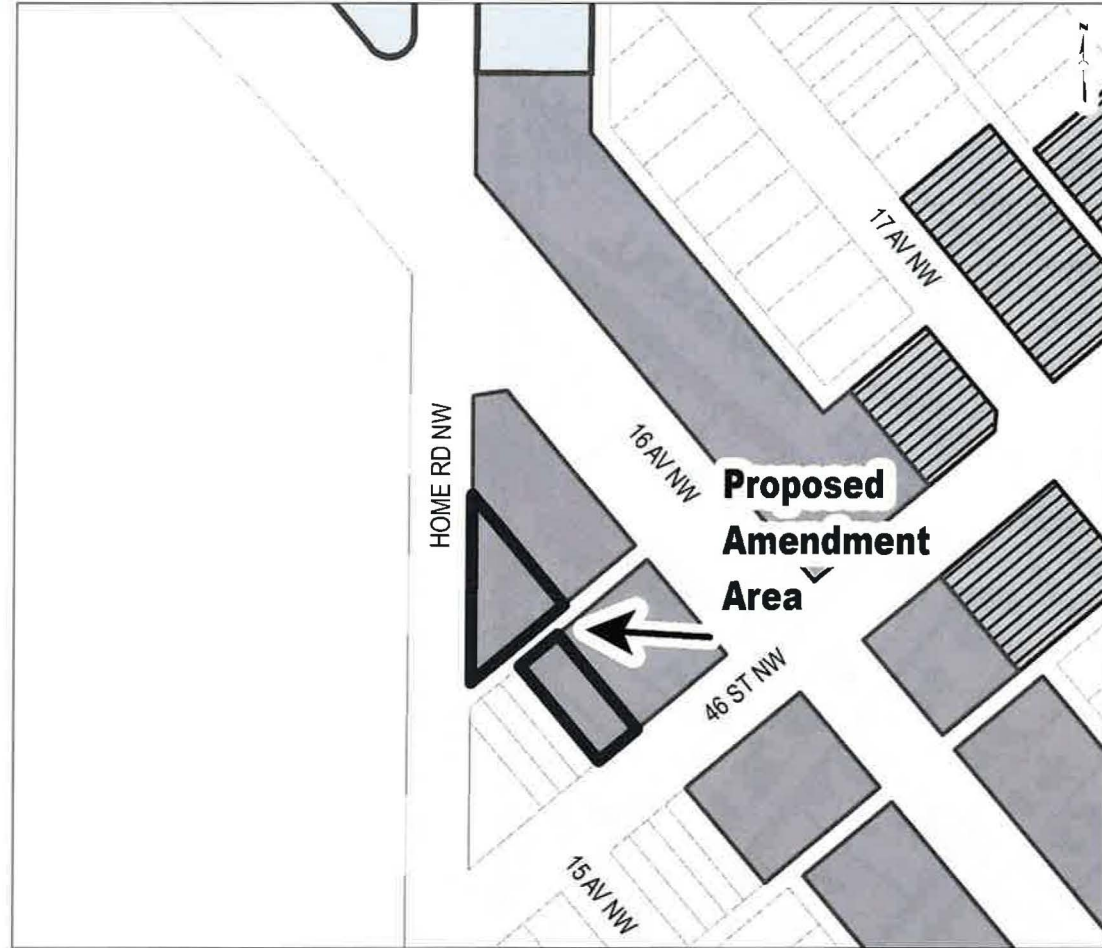
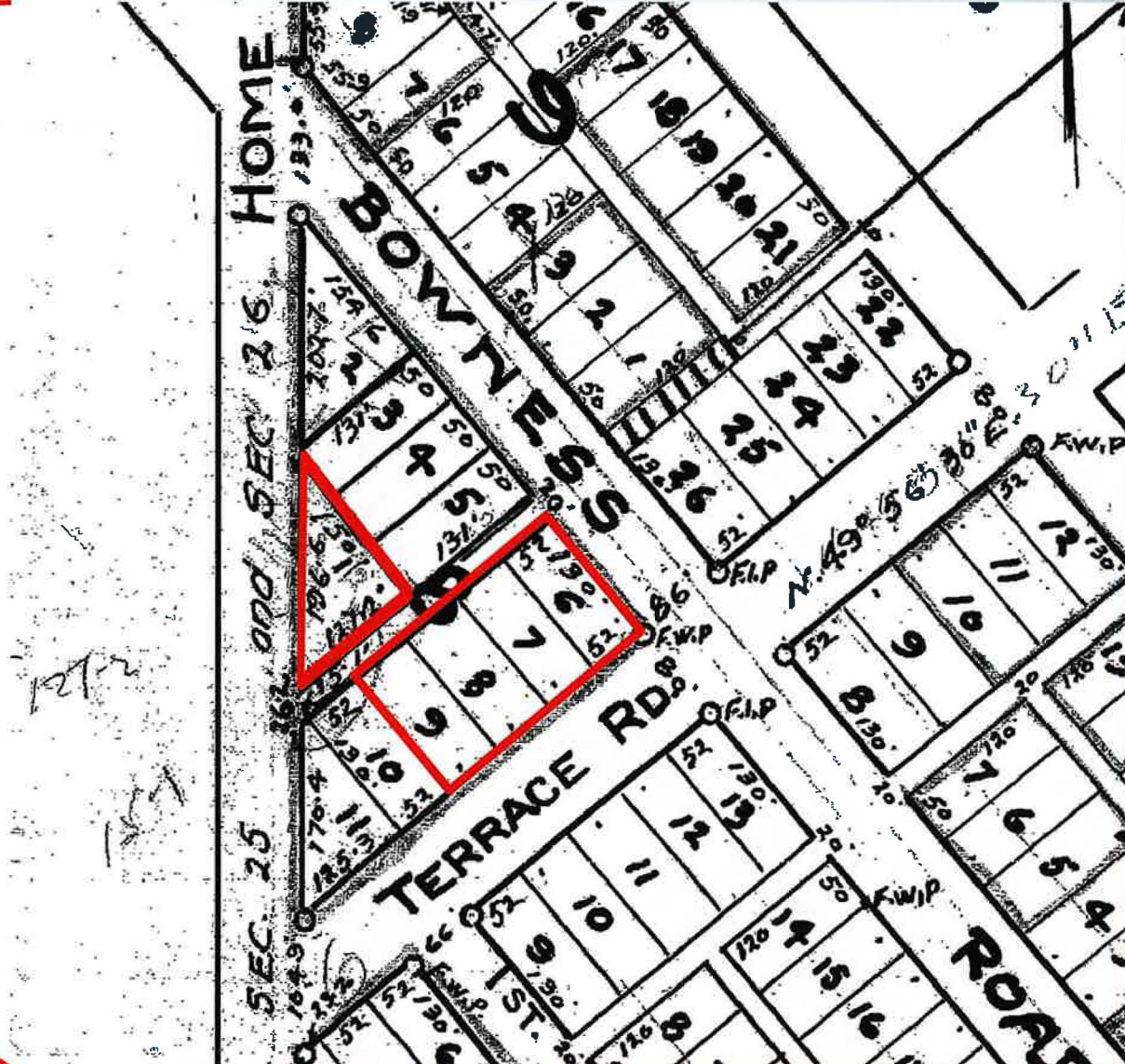
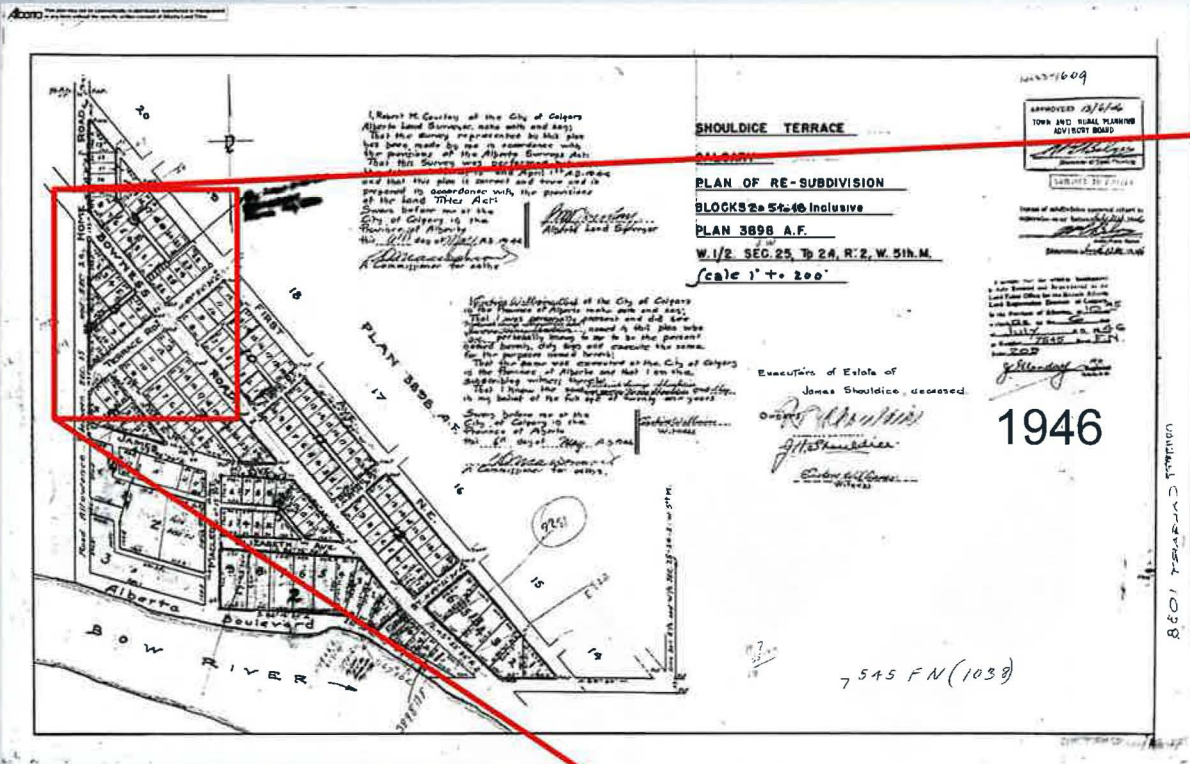
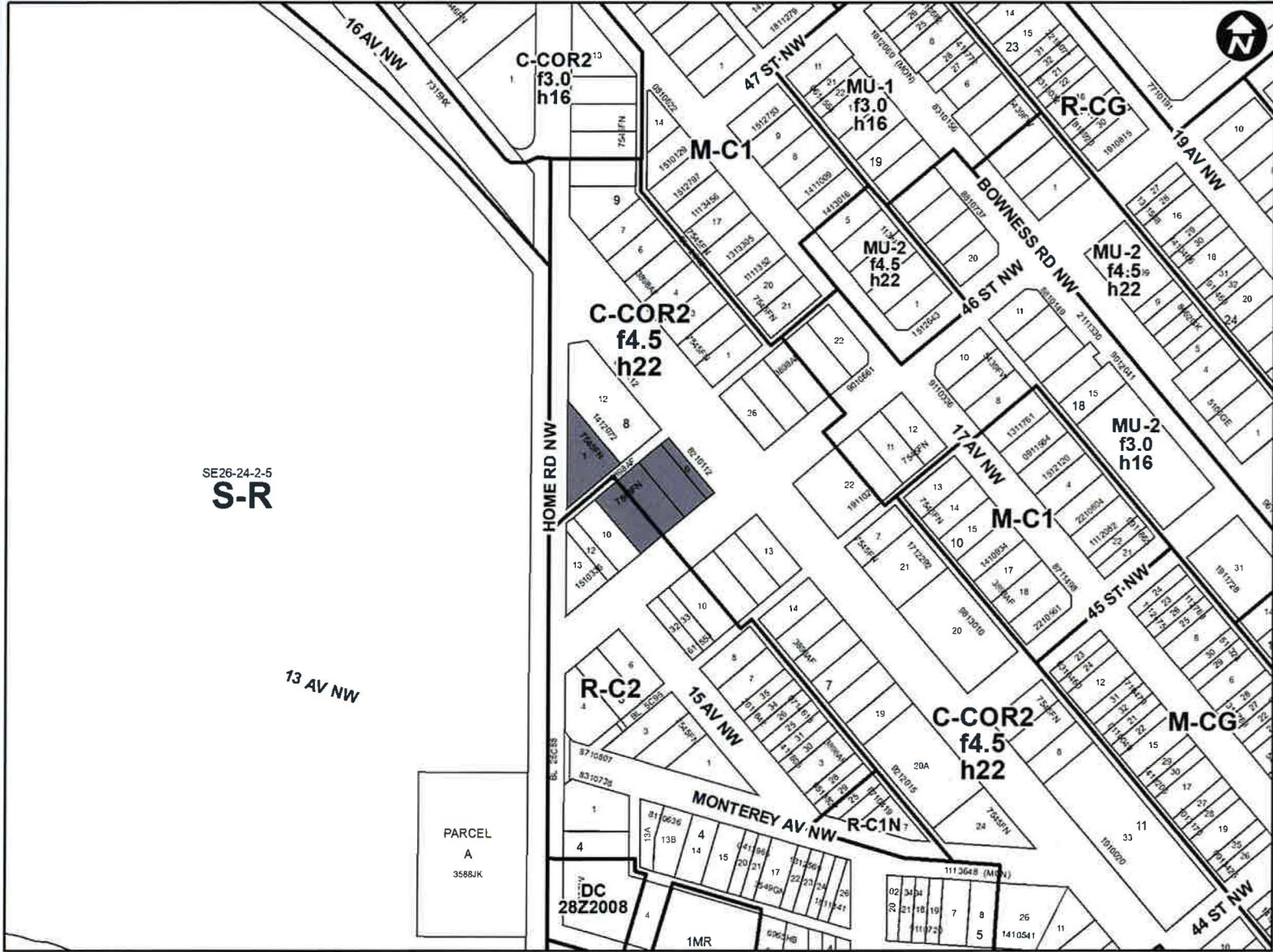


Figure 3.1
Montgomery Commercial Areas

- Legend**
- Montgomery Shopping Centre
 - Bowness Road /46th Street Commercial Area
 - TransCanada Highway Commercial Area



LOC2021-0110 is comprised of 5 lots on 3 land tiles. Lots 1 and 8 are on the same title. Lots 6 and 7 are on the same title and have been developed together. Lot 9 is on one title. Lot 6 has been reduced by 16 Ave NW road widening.



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

