

PROPOSED

CPC2022-0999
ATTACHMENT 2

BYLAW NUMBER 60P2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE MONTGOMERY AREA REDEVELOPMENT PLAN BYLAW 11P2004 (LOC2021-0110/CPC2022-0999)

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. The Montgomery Area Redevelopment Plan attached to and forming part of Bylaw 11P2004, as amended, is hereby further amended as follows:
 - (a) Amend Figure 1.3 entitled 'Future Land Use Plan' by making the following changes to the site consisting of 0.15 hectares ± (0.38 acres ±) located at 1608 Home Road NW and 1611 – 46 Street NW (Plan 7545FN, Block 8, Lots 1 and 9):
 - (i) changing the site from 'Low Density Residential' to 'Highway Commercial'; and
 - (ii) including the site within the 'Main Street Area Developed Area Guidebook' boundary;

both as generally illustrated in the sketch below:

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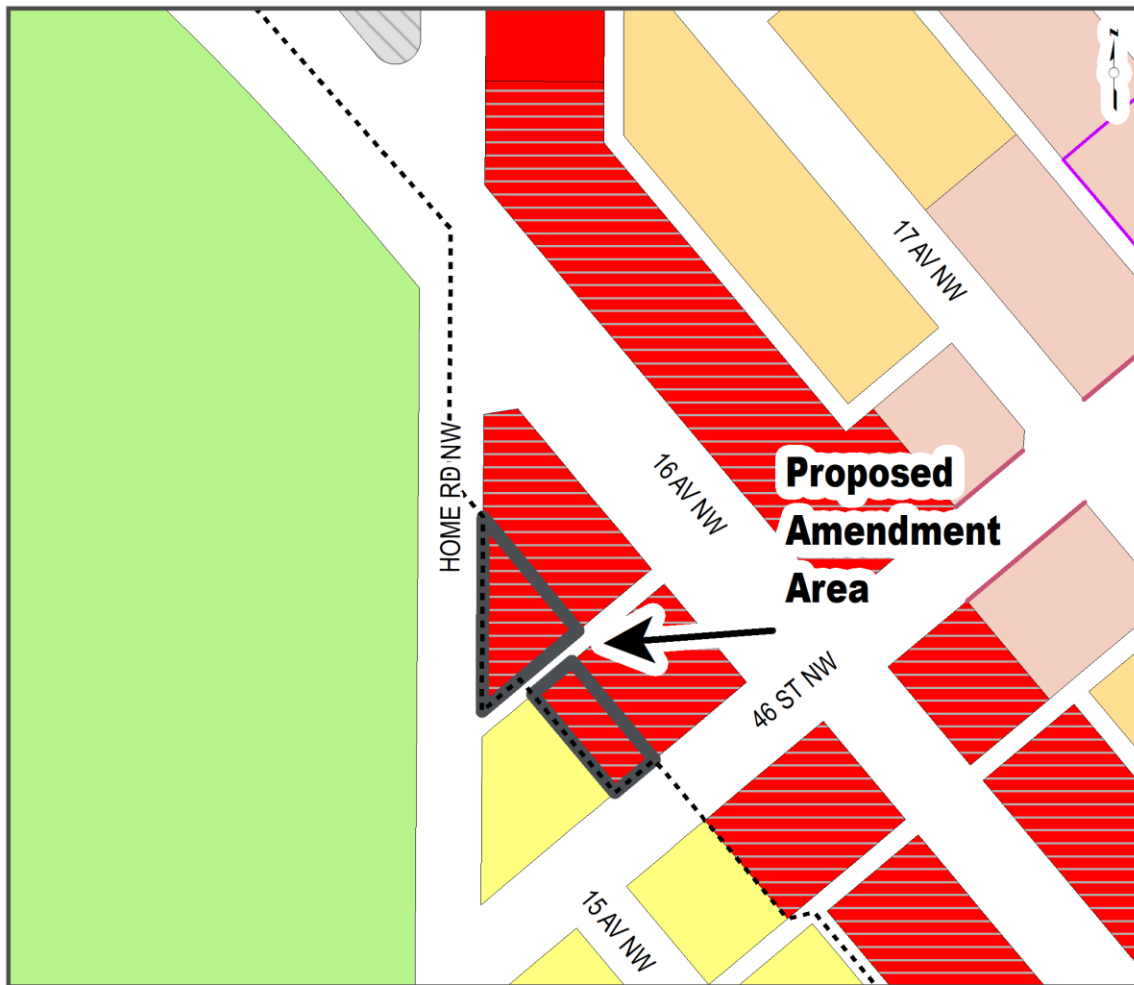













Figure 1.3

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

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

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- (b) Amend Figure 3.1 entitled 'Montgomery Commercial Areas' by changing 0.15 hectares \pm (0.38 acres \pm) located at 1608 Home Road NW and 1611 – 46 Street NW (Plan 7545FN, Block 8, Lots 1 and 9) from uncategorized land to 'TransCanada Highway Commercial Area' as generally illustrated in the sketch below:

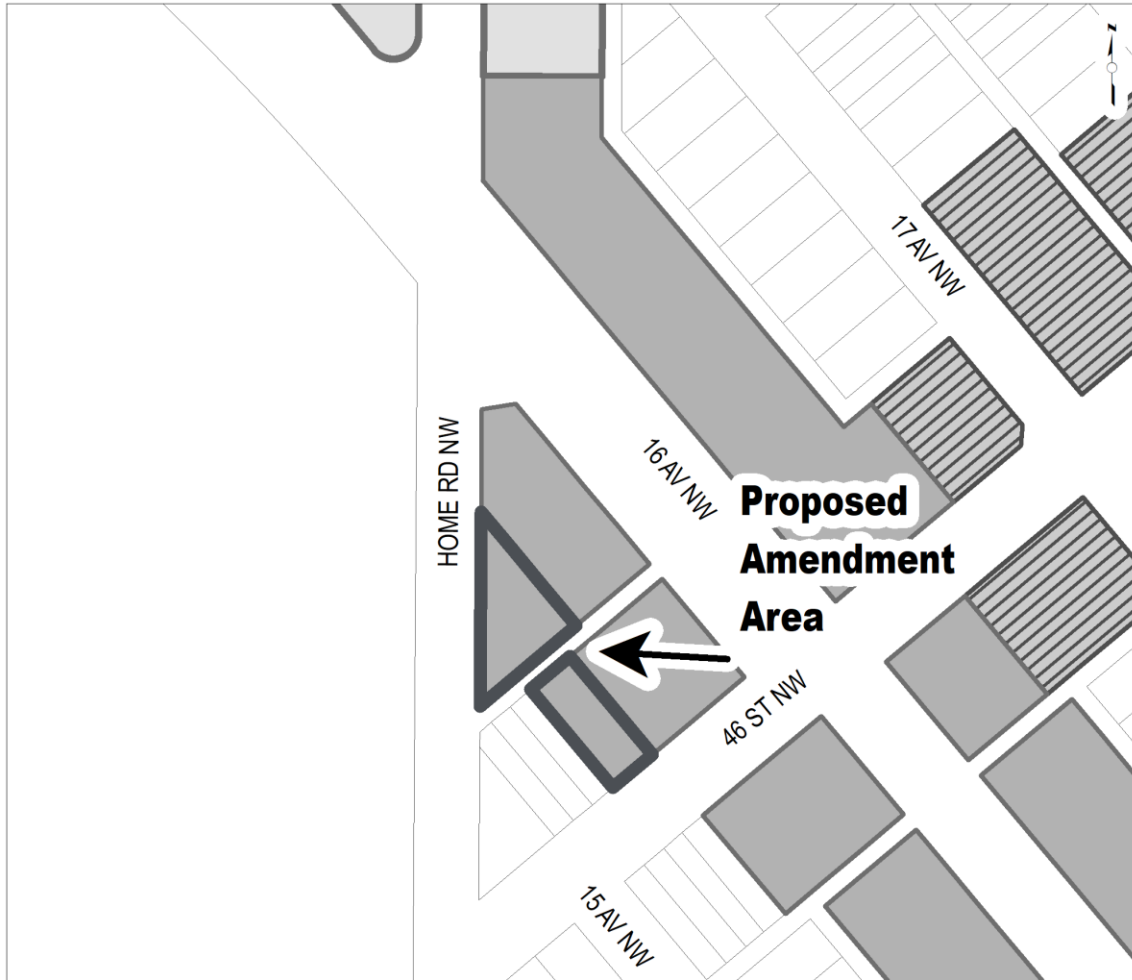


Figure 3.1

Montgomery Commercial Areas

Legend

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

Approved:
Amended:

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2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____