

Applicant Submission

August 29, 2022

On behalf of the landowner, ground cubed planning is pleased to submit this revised application for the Land Use Redesignation of 1608 Home Road NW, and 1611 & 1619 46 Street NW in the community of Montgomery. These parcels are currently designated as C-COR2 (Commercial Corridor 2) and R-C2 (Contextual One / Two Dwelling) districts, and are part of the block considered as the gateway to the community of Montgomery.

The landowner has a vision for a mixed-use development at this location featuring a combination of retail, medical and office spaces, as well as multi-residential units. As the existing land uses do not allow for this type of development, we are seeking a redesignation to the M-U1 (Mixed Use – General) district to facilitate this vision.

The M-U1 district will allow for additional density and commercial offerings along this important gateway intersection identified for improvements as part of the City's Main Streets program. The proposed land use will provide new active frontage along 16th Avenue, replacing multiple existing parking lots, and the inclusion of new residential units at this location will provide for more "eyes on the street" and day-round activity, improving the overall safety in the area. The addition of a new mixed-use development to this location will also promote less car-oriented activities (like parking lots) and will increase the overall liveliness of the main street.

The original development concept for the site proposed a maximum height of 30 metres (an additional 8m / 2 storeys above the current allowable maximum height) and involved the closure of the existing lane between Home Road and 16 Avenue. Prior to submitting this application, we held an online information session including residents of the community, the Montgomery Community Association, the Montgomery Business Improvement Association, and a representative from the Ward Councillor's office. We also held individual meetings with the residents living in the houses directly adjacent to the site to gather their questions and feedback on the original concept.

The revised development concept has a reduced height of 22m, bringing our proposal in line with the currently allowed maximum building height, as well as addressing concerns we've heard from the community. The concept also retains the existing lane and includes a redesign of the parcel adjacent to Home Road in order to facilitate an improved interface and pedestrian experience adjacent to and through the site.