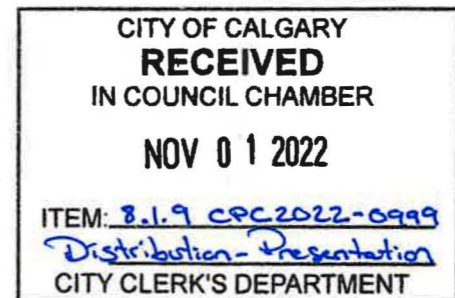


Montgomery



UNfair To Neighbours

-Too High!

-loss of Privacy

-loss of Sun

-change in skyline

-light pollution at night into our houses and yards.

2.

Encourage a Range of Quality Medium Density Housing Types near to the Mixed-Use Commercial Core

1.13

The ARP encourages a sensitive increase in residential density near the Bowness Road/46 Street *Main Street Area*. This would extend the range of housing types available in the community and increase the local customer base for nearby businesses. Policies and design guidelines are proposed to ensure new buildings are pedestrian orientated and integrate well with nearby low density residential areas.

Bylaw 17P2017

RESIDENTIAL VISION FOR THE FUTURE

2.4

Montgomery continues to be a predominately low-density residential community with a small-town character. However, some sensitive intensification has occurred in the form of good-quality medium-density residential development located near to the Bowness Road/46 Street Main Street Area. This development extends the range of housing types available in the community, as well as increasing the local customer base for nearby businesses. New buildings are pedestrian-oriented and integrate well with nearby low-density residential areas. In the areas of significant slope, new houses have a building form which steps down to follow the existing land contours.

Bylaw 17P2017

Doesn't follow Community Guidelines

Chapter 2 Residential Land Use



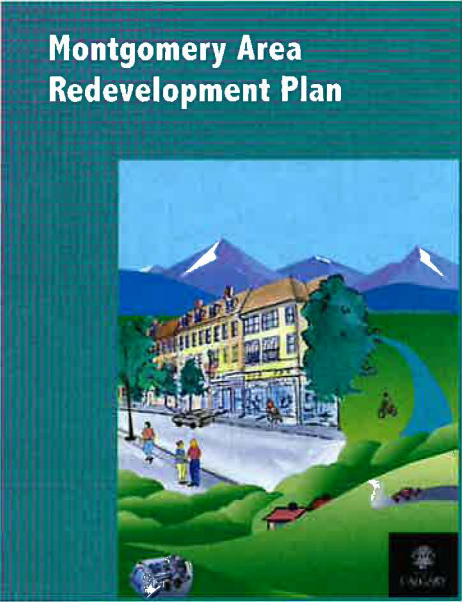
The ARP promotes low-profile, medium-density development near Montgomery's existing commercial core on Bowness Road. For example, three-story apartments (1), townhouses (2 & 4), and fourplex residential units (3).

Chapter 3 Commercial/Mixed Use Land Use

Bylaw 17P2017



One of the main focuses of the ARP is to encourage the revitalization of the existing Bowness Road/46 Street Main Street Area to a pedestrian-friendly, mixed-use commercial/residential area similar to the example in this photograph (Garrison Woods). Bylaw 17P2017



Company Distrust

- not flexible on giving neighbours privacy
- not happy with 3 story building it's already zoned for
- doesn't follow the ARP, but would rather amend it

COMMERCIAL AND MIXED-USE DESIGN GUIDELINES

Guideline C1. Building masses should be pedestrian oriented and respond to a 'human scale' with details that are proportional to human height and provide visual interest at the street and sidewalk levels. Buildings should be reduced in apparent mass or articulated to avoid large monolithic box-like structures. This can be achieved by:

- use of different building materials, colour and/or texture;
- variations in roof forms, height of roof elements or cornice detailing;
- designs that emphasize floor lines, through terracing, articulated structural elements or a change in materials and horizontal trim bands to define floors;
- designs that express rhythms and patterns of windows, columns and other architectural features.



Parking

- not offering adequate parking does not mean pedestrian friendly
- Tims is already overflowing with traffic
- Shouldice park entrance is there.
- area is already at full capacity for parking and traffic