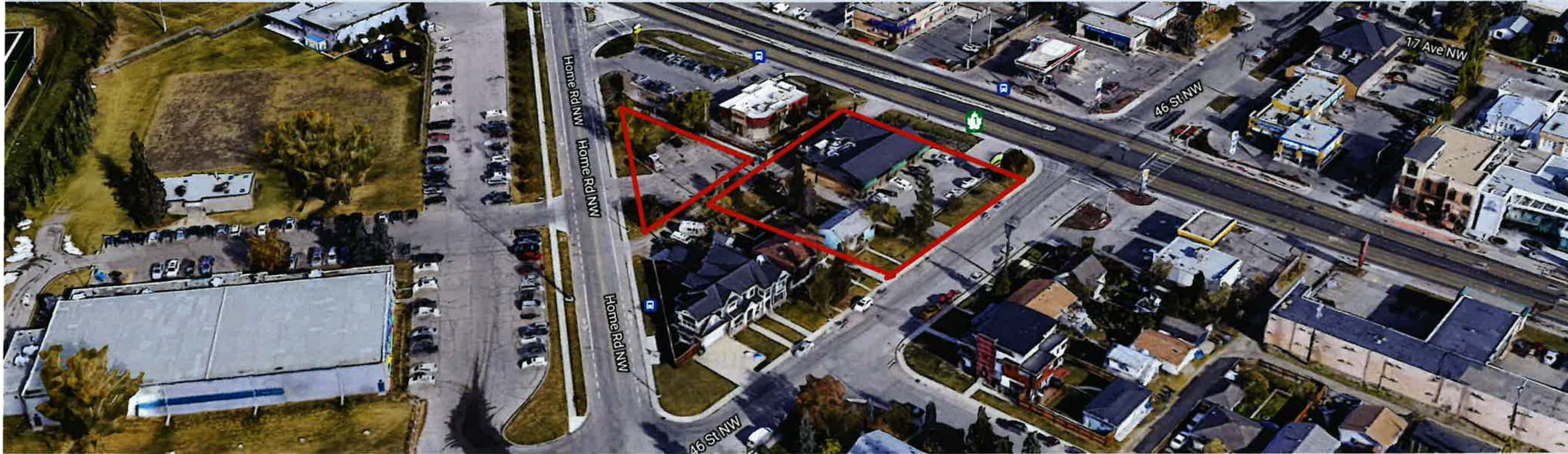




Public Hearing of Council

Agenda Item: 8.1.9



LOC2021-0110 / CPC2022-0999

Policy and Land Use Amendment

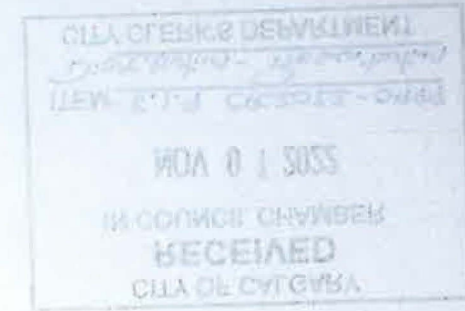
November 1, 2022

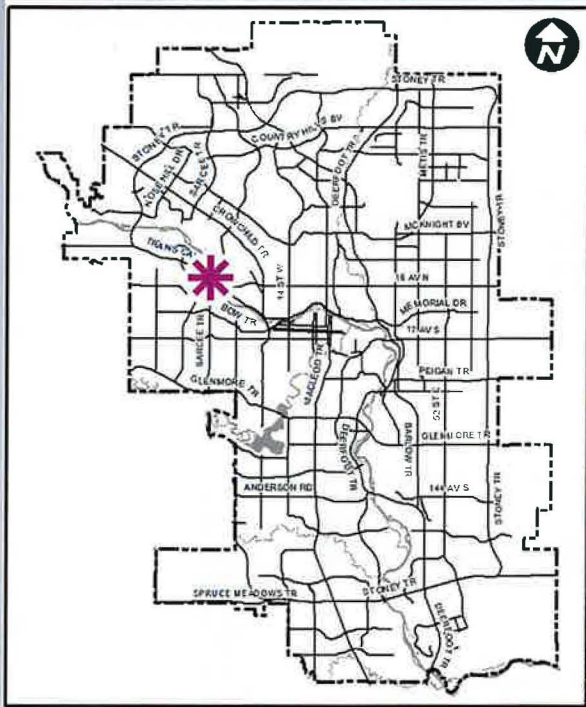
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 01 2022
ITEM: 8.1.9 CPC2022-0999
Distribution - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

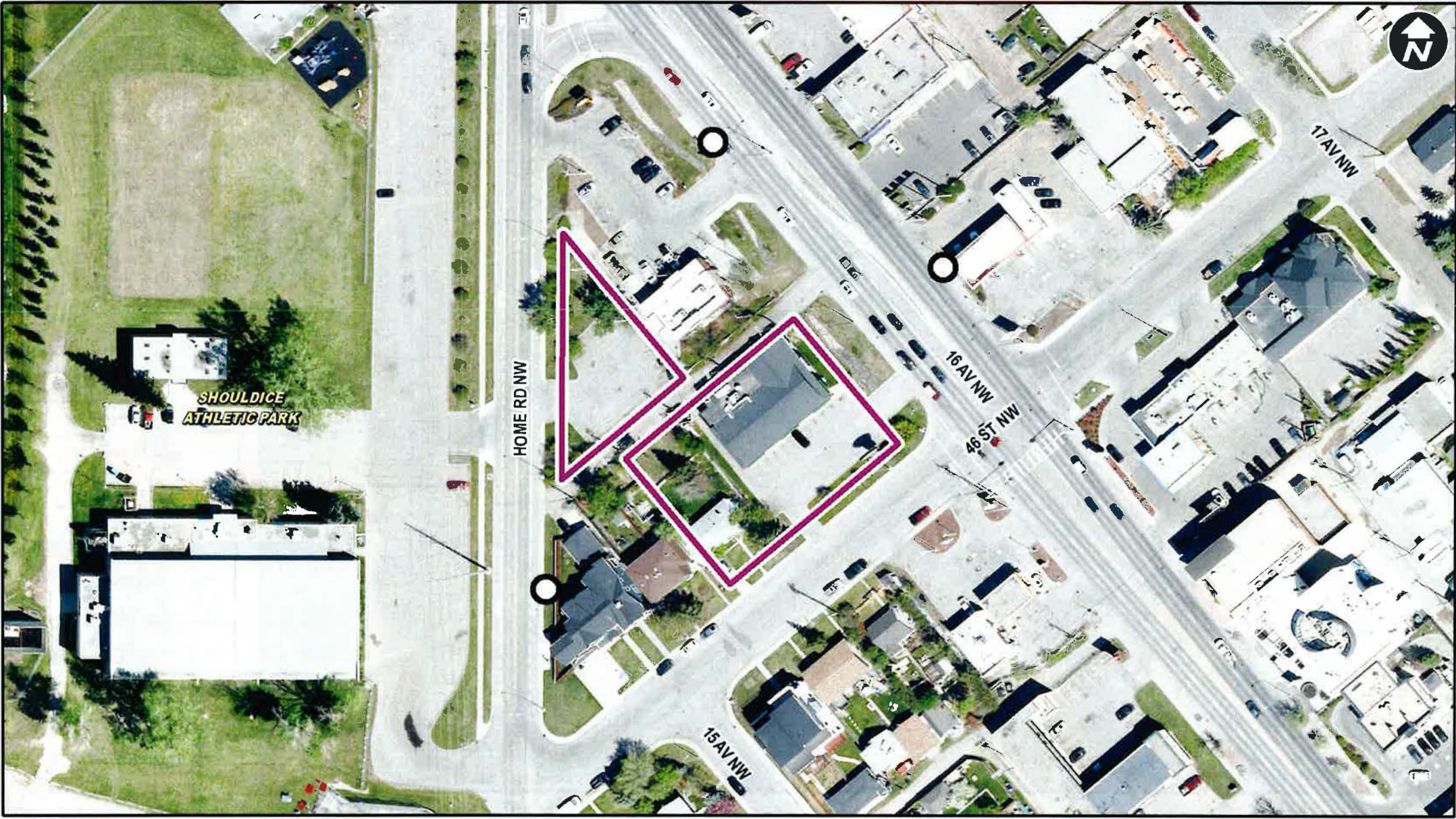
That Council:

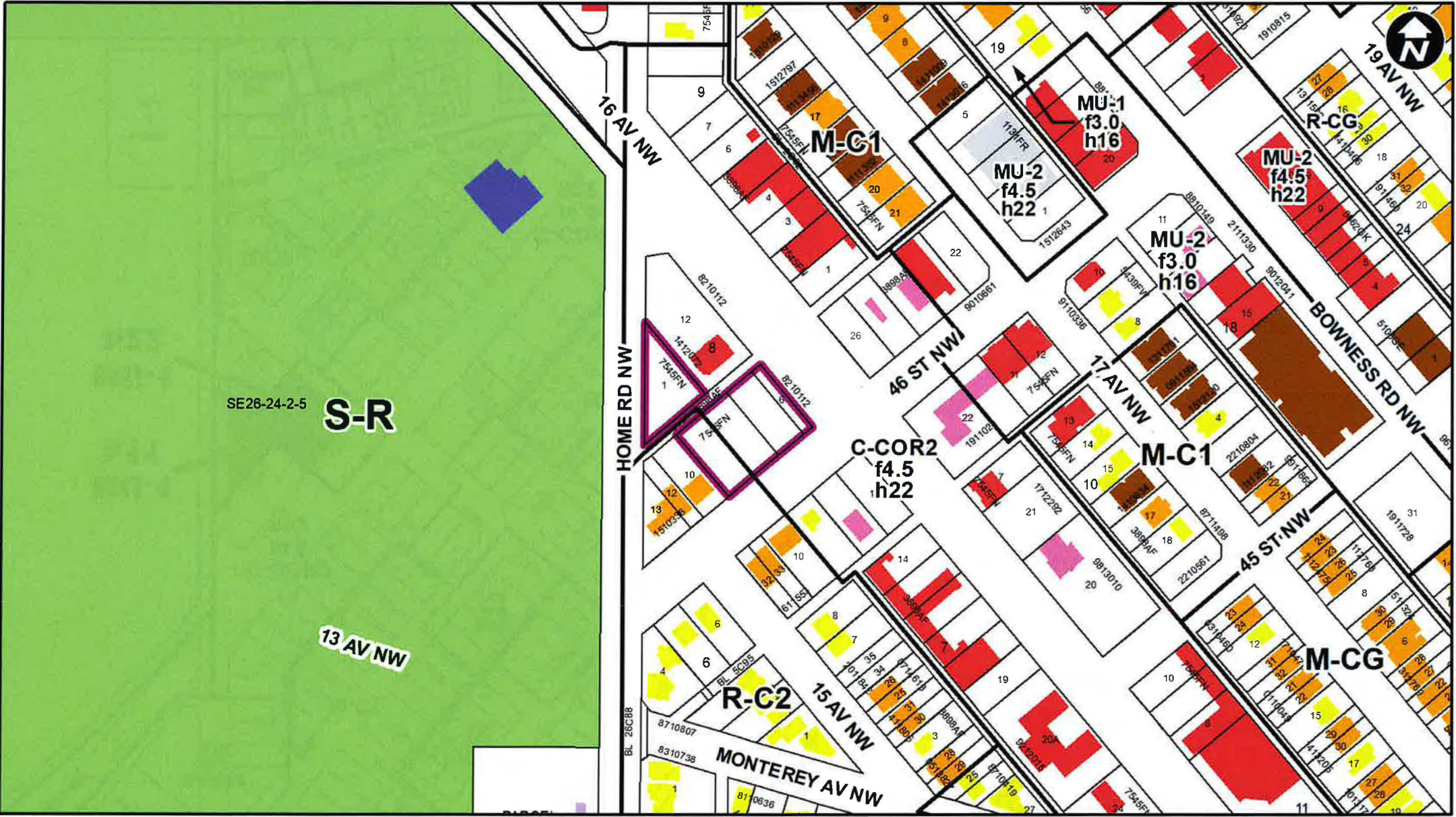
1. Give three readings to **Proposed Bylaw 60P2022** for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2 of the report); and
2. Give three readings to **Proposed Bylaw 161D2022** for the redesignation of 0.30 hectares \pm (0.74 acres \pm) located at 1608 Home Road NW, 1611 - 46 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-1h11) District and Mixed Use - General (MU-1h22) District.



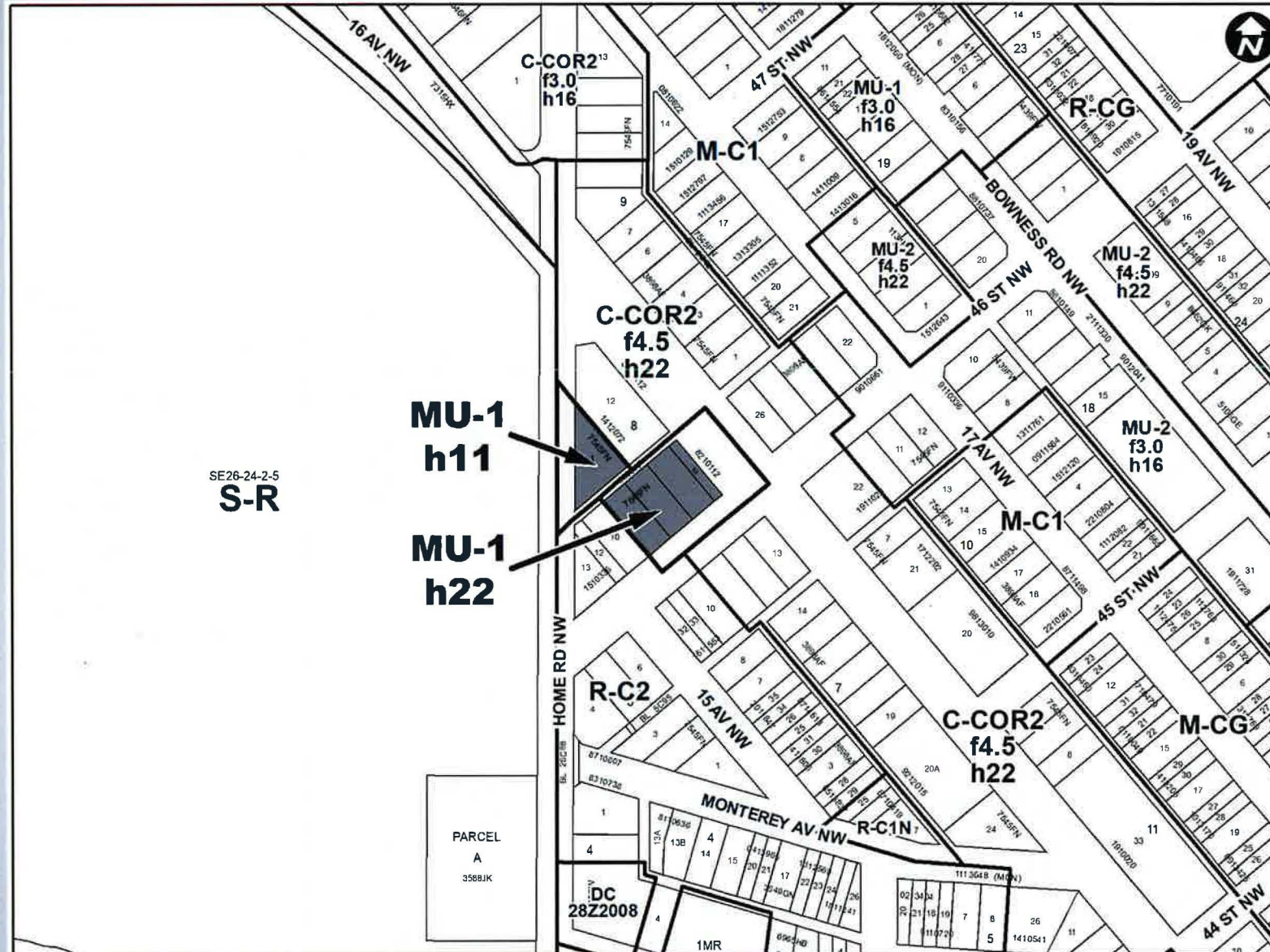


- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow





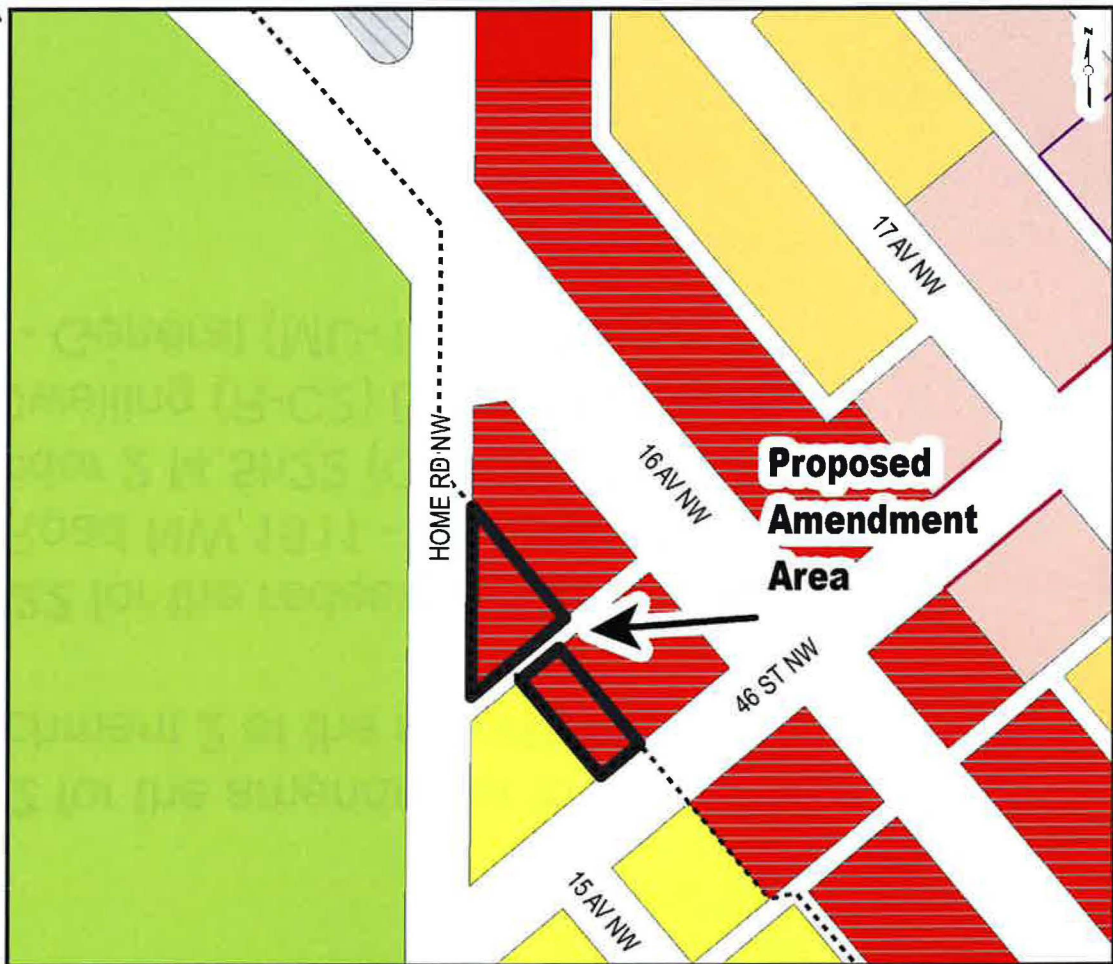
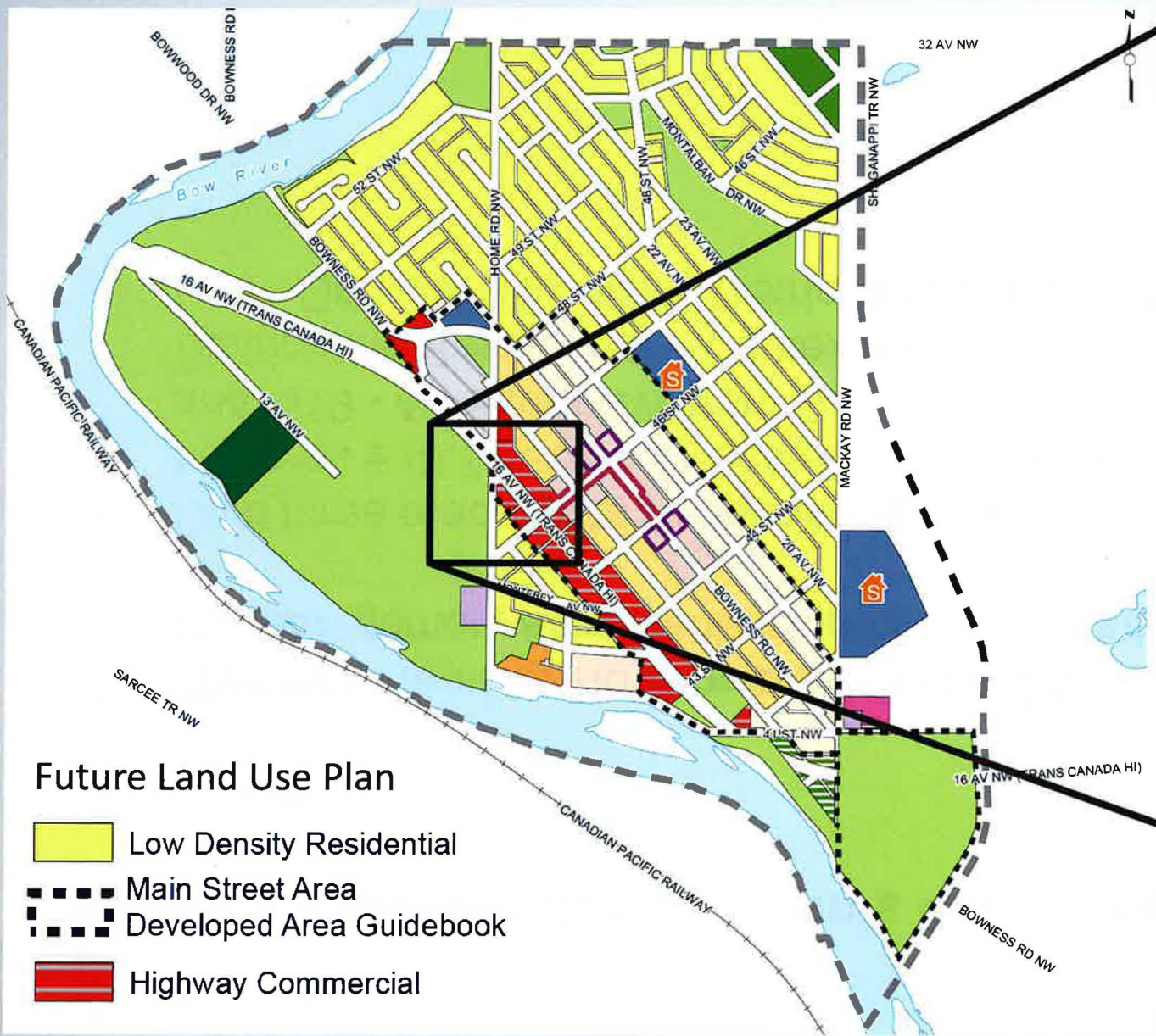
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



Mixed Use – General (MU-1)

Allows for residential development with optional commercial uses at grade.

- No maximum floor area ratio
- 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

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 60P2022** for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2 of the report); and
2. Give three readings to **Proposed Bylaw 161D2022** 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-1h11) District and Mixed Use - General (MU-1h22) District.

Supplementary Slides



View of the subject site looking west



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

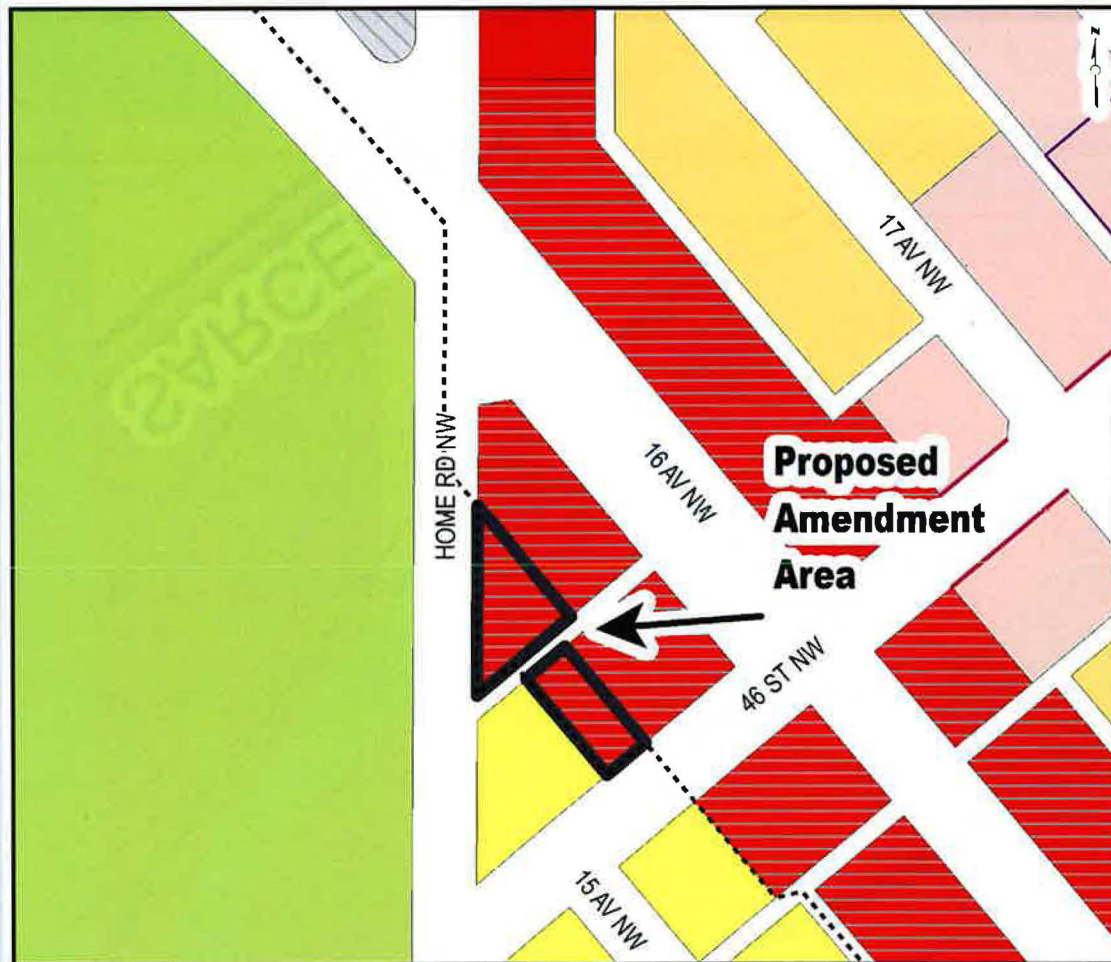


Figure 1.3

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

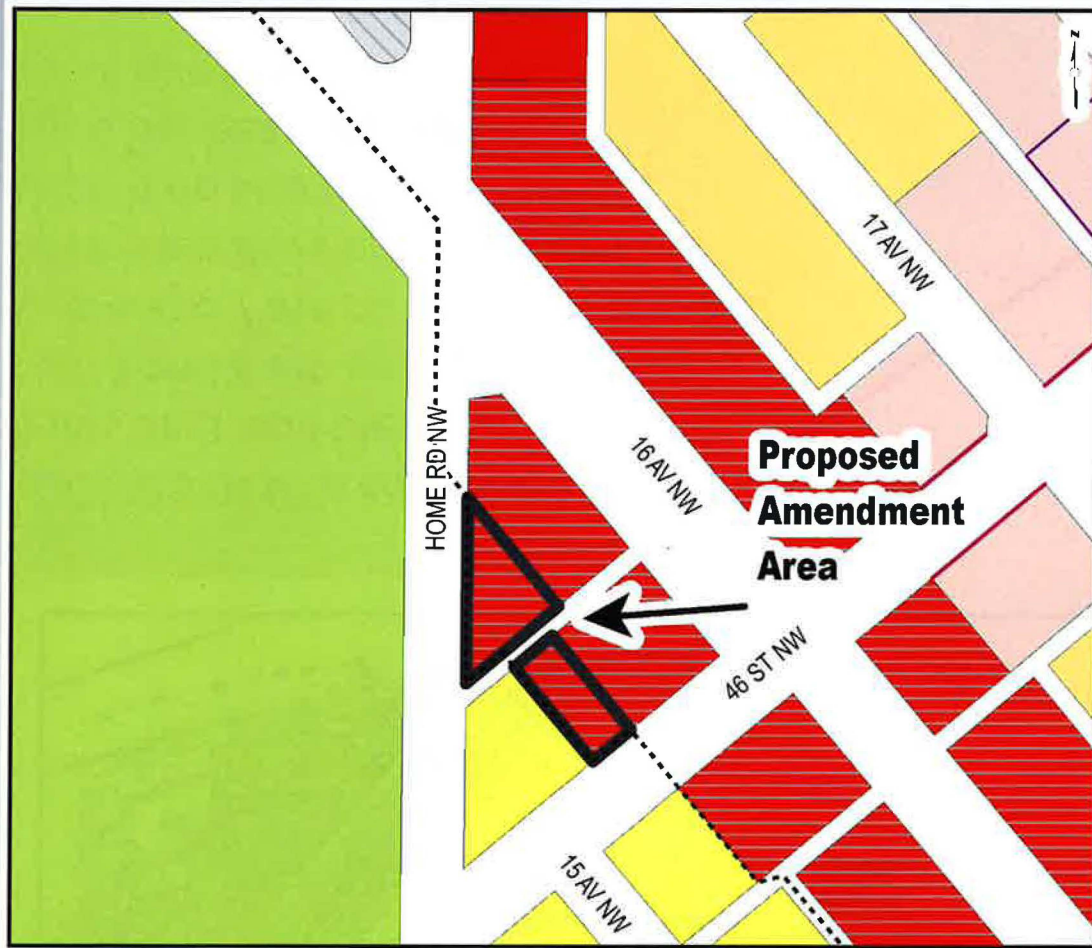


Figure 1.3
Future Land Use Plan

- 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

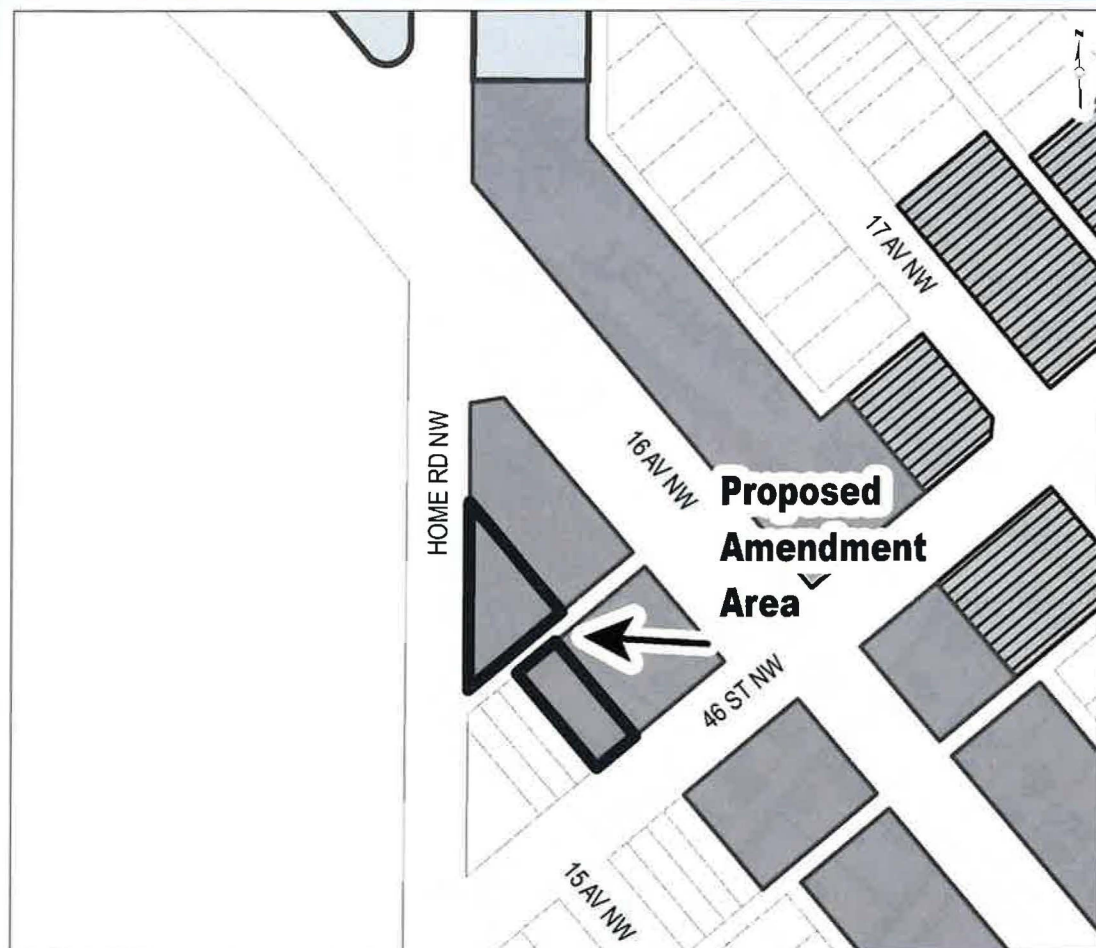
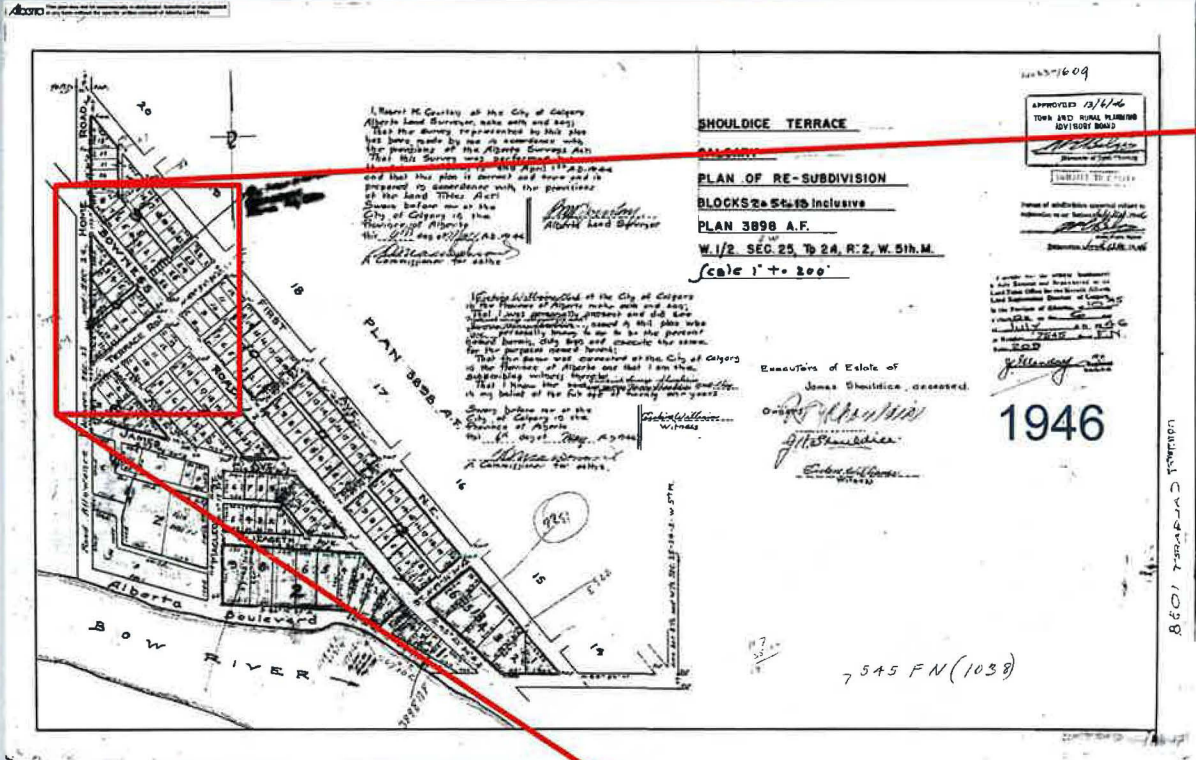


Figure 3.1
Montgomery Commercial Areas

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



LOC2021-0110 is composed 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.

