

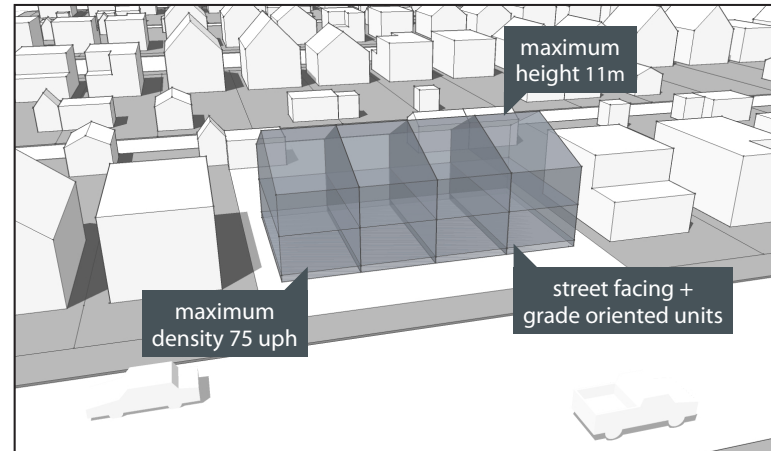
Main Street: **Montgomery**

The Montgomery Area Redevelopment Plan was approved in 2008 and encourages the success and growth of the commercial areas along both Bowness Road NW and 16 Avenue NW. This includes pedestrian focused commercial access within mixed use buildings along Bowness Road and a gateway commercial area of high quality along 16 Avenue NW.

APPROVED Land Use (Zoning)

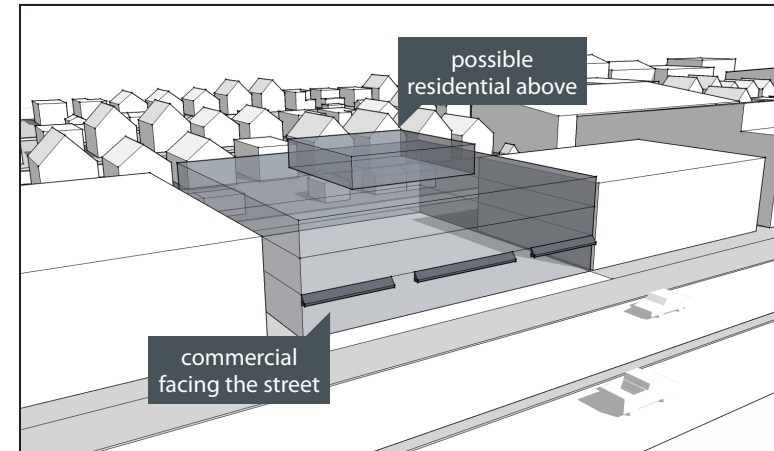
When Montgomery residents and main street users provided their input about the future of this area, they shared that they would like to see improvements to sidewalks, a better overall pedestrian experience and have a variety of retail and small businesses. Additional retail and improved public realm can only be supported with more population. Rezoning could allow greater flexibility for mixed use, apartment, or row or townhouse development, create more housing options and business opportunities for Montgomery.

In the of Fall of 2016, Montgomery residents provided detailed feedback at public input sessions on a proposed land use framework to meet this growth potential. These comments were considered when refining this proposal.



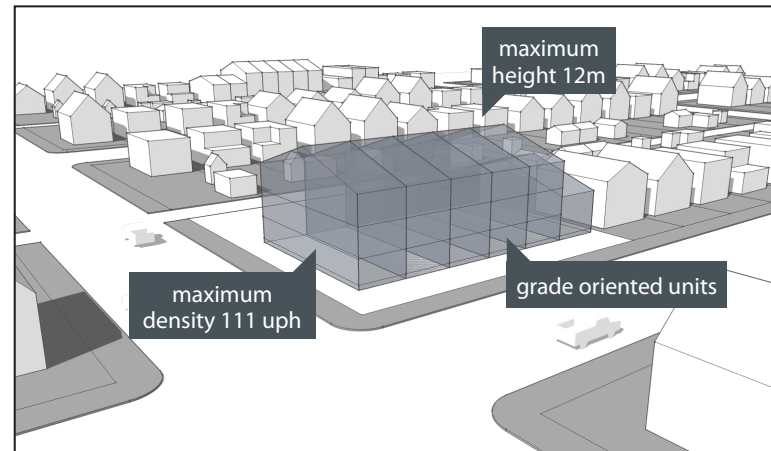
R-CG Residential - Grade-Oriented Infill District

R-CG is a low density residential designation that is primarily for rowhouses that face a street with a front door. Does also allow single detached and side by side and duplex homes. Only slightly larger buildings then allowed by the R-C2 district. Maximum density is 75 units per hectare (uph) which typically allows an average 50 foot (15 metre) wide parcel to have 3 units, 4 units could be developed on a corner site with two street frontages.



C-COR2 Commercial - Corridor 2 District

C-COR2 is primarily a commercial district, but allows residential uses above the first storey of a building. This district accommodates both pedestrian focused uses and automobile oriented uses, such as gas bars.



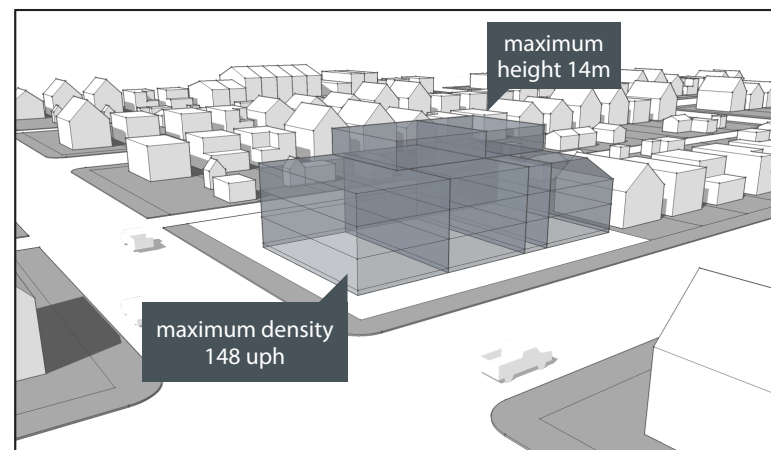
M-CG Multi-Residential - Contextual Grade-Oriented District

M-CG is a multi-residential designation in the developed area of the city that is primarily for townhouses and fourplexes. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks when adjacent to low scale buildings. Maximum density is 111 units per hectare (uph) which typically allows an average 50 foot (15 metre) wide parcel to have 4 to 6 units.



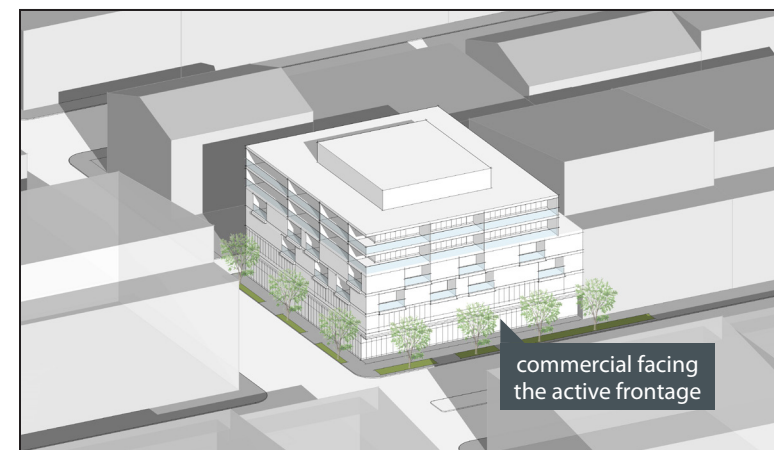
MU-1 General Mixed Use District

MU-1 is a new district recently approved by Council. It was developed to support growth in key areas like Main Streets. Characterized by street-oriented building design in mid-rise buildings typically between four and six storeys in height requiring a transition to lower scale residential uses on adjacent parcels through building location, building massing and landscaping. Main floor can be commercial or residential.



M-C1 Multi-Residential - Contextual Low Profile District

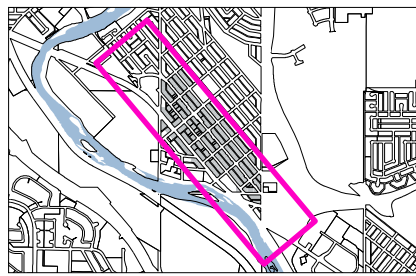
M-C1 is a multi-residential designation in the developed area of the city that is primarily for low rise apartment buildings (3 - 4 storeys) or townhouses. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks when adjacent to low scale buildings. Maximum density is 148 units per hectare (uph) which typically allows an average 50 foot (15 metre) wide parcel to have 8 units.



MU-2 Active Frontage Mixed Use District

MU-2 is a new district recently approved by Council. It was developed to support growth in key areas like Main Streets. Characterized by street-oriented building design in mid-rise buildings typically between four and six storeys in height requiring a transition to lower scale residential uses on adjacent parcels through building location, building massing and landscaping. Main floor must be commercial uses.





Key Map

- Map Extent
- Parcels to be redesignation

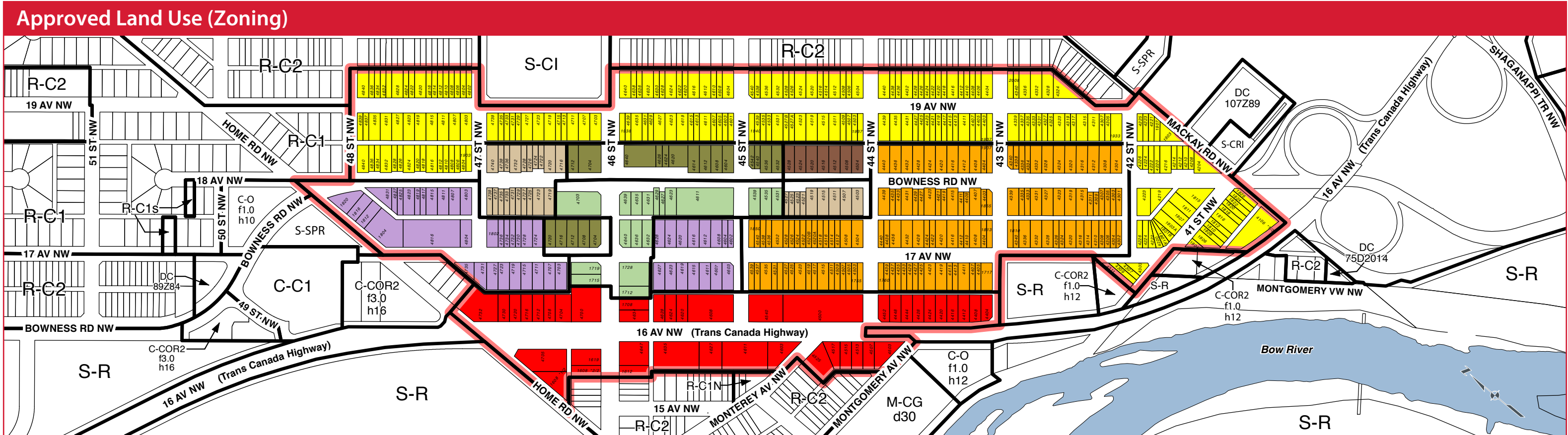
LEGEND

- Land Use District Boundary
- Parcels to be Redesignated
- Ownership Parcels
- Montgomery Main Streets Boundary

Proposed Land Use Designations

- Residential Grade-Oriented Infill District **R-CG**
(2 to 3 storeys, 11 metre maximum)
- Multi Residential Contextual Grade-Oriented District **M-CG**
(2 to 3 storeys, 12 metre maximum)
- Multi Residential Contextual Low Profile District **M-C1**
(3 to 4 storeys, 14 metre maximum)
- Commercial Corridor 2 District **C-COR2** f4.5 h22
(5 to 6 storeys, 22 metre maximum)
- Mixed Use General District **MU-1** f3 h16
(3 to 4 storeys, 16 metre maximum)
- Mixed Use General District **MU-1** f4.5 h22
(5 to 6 storeys, 22 metre maximum)
- Mixed Use-Active Frontage District **MU-2** f3 h16
(3 to 4 storeys, 16 metre maximum)
- Mixed Use-Active Frontage District **MU-2** f4.5 h22
(5 to 6 storeys, 22 metre maximum)

(f = Floor Area Ratio; limits density allowed on site)
(h = Height; maximum allowed building height in metres)



This land use was approved by Council May 8, 2017.