

16 Ave N.W. (Montgomery) and Bowness Road N.W. (Montgomery) supporting a growing population



Community desires

- Want safe and vibrant main street sidewalks, a variety of businesses and effective reuse and renewal of older retail



Market outlook

- Both main streets have not been overly active locations for new development
- Commercial and retail opportunities will be driven by population growth in the immediate area



Local planning/policy

- The Montgomery Area Redevelopment Plan (ARP) provides policy that encourages pedestrian focused commercial and mixed use buildings along the main streets
- Current zoning does not allow population and employment to reach MDP growth targets



Rezoning and support from City services and infrastructure will:

- Enable redevelopment to reach desired population and employment levels
- Allow greater flexibility for mixed use, apartment, row or townhouse development

16 Ave N.W. (Montgomery) and Bowness Road N.W. (Montgomery) what we heard September 28

Key themes:

Overall agreement

- Desire to see an improvement to pedestrian experience and safety.
- A vibrant community is important and having a good mix of commercial/shops and services is part of making that possible

Main street reconsiderations

- More retail would be a benefit to the community but traffic and parking concerns exist and some feel would be made worse by more retail
- Some like the transition area for residential but others express concerns, for example:
 - less development south of 16th Ave
 - bump the RC2 to RCG everywhere
 - no row houses anywhere

How well does this fit your vision of 16 Avenue N.W. (Montgomery) and Bowness Road N.W. (Montgomery)?

33 out of 39 people answered “somewhat” or “very much/completely”

Common responses:

Large redevelopment sites

- Through-site connections (more sidewalks, pathways or bike routes)
- Require retail
- Use green infrastructure and match to existing building scale along non-main street edge

Retail

- 16 Avenue NW is anticipated to continue to see high vehicle volumes and is home to a large number of businesses that are car-focused; the Main Streets concept allows for this to continue, while also providing the flexibility to accommodate more pedestrian-friendly forms of development.
- Bowness Road NW is seen as a more neighbourhood-oriented street, with shops, restaurants, and other services catering to Montgomery and surrounding communities. The Main Street concept provides for a three block commercial area along Bowness Road NW, as well as for mixed use along 46 Street NW.
- These directions reflect feedback received through the last event and online, and continue the direction set by the Montgomery Area Redevelopment Plan.