

**Planning & Development Report to
Calgary Planning Commission
2021 November 18**

**ISC: UNRESTRICTED
CPC2021-1477
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**Land Use Amendment in West Hillhurst (Ward 7) at 2135 Westmount Road NW,
LOC2021-0060**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.15 acres) located at 2135 Westmount Road NW (Plan 5151O, Block 13, Lots 22, 23, and 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade Oriented (M-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to allow for multi-residential development up to 12 metres (three to four-storeys) in height.
- The proposal allows for an appropriate increase in height and development intensity within close-proximity to a main street and is in keeping with all the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? A diversity of housing choice giving Calgarians the option to age in their communities.
- Why does this matter? Allowing for more density and intensity near Kensington Main Street represents more efficient use of existing and proposed infrastructure and offers a more walkable neighbourhood.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted on 2021 April 13 by New Century Design, on behalf of the landowners Daniel, Laurie, and Peter Thompson. No development permit has been submitted at this time, however, as noted in the Applicant Submission (Attachment 2), the intent is for a six-unit multi-residential development.

The site consists of one parcel located on Westmount Road in the community of West Hillhurst. The parcel is approximately 0.06 hectares (0.15 acres) and is located approximately 100 metres (a one-minute walk) from the Kensington Main Street. The parcel is currently developed with a semi-detached dwelling with rear lane access.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

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Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and respective community association was appropriate. In response, the applicant created a project website, had a meeting with the West Hillhurst Community Association on 2021 September 17, and completed a mail drop to 50 surrounding homes. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published online, and notification letters were sent to adjacent landowners. Comments were received from three neighbours in response to the proposal citing concerns with height, parking, and disruption to the community during construction.

The West Hillhurst Community Association provided a letter on 2021 May 19 (Attachment 4) that listed some concerns with the development including the height, the possibility that this development will be precedent setting prior to the future *Riley Communities Local Area Plan*, and a lack of development details provided.

Circulation responses referred to concerns with the maximum allowable height of 14 metres within the Multi-Residential – Contextual Low Profile (M-C1) District which was the original proposal when this application was submitted; however, since then the Applicant agreed to amend the proposal to Multi-Residential – Contextual Grade-Oriented (M-CG) District for a maximum allowable height of 12 metres.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use district would allow for growth and redevelopment near a main street which can support a walkable, mixed-use area. The development will also accommodate new housing opportunities for people looking for easy access to jobs, shopping, and services with good transit service and diversity of housing and mobility options.

Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development and building approval stages.

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Economic

The ability to develop a three to four-storey multi-residential building may bring additional people in closer proximity to a high activity area and help create a viable mixed-use node. The proposal may also make more efficient use of existing infrastructure.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform