

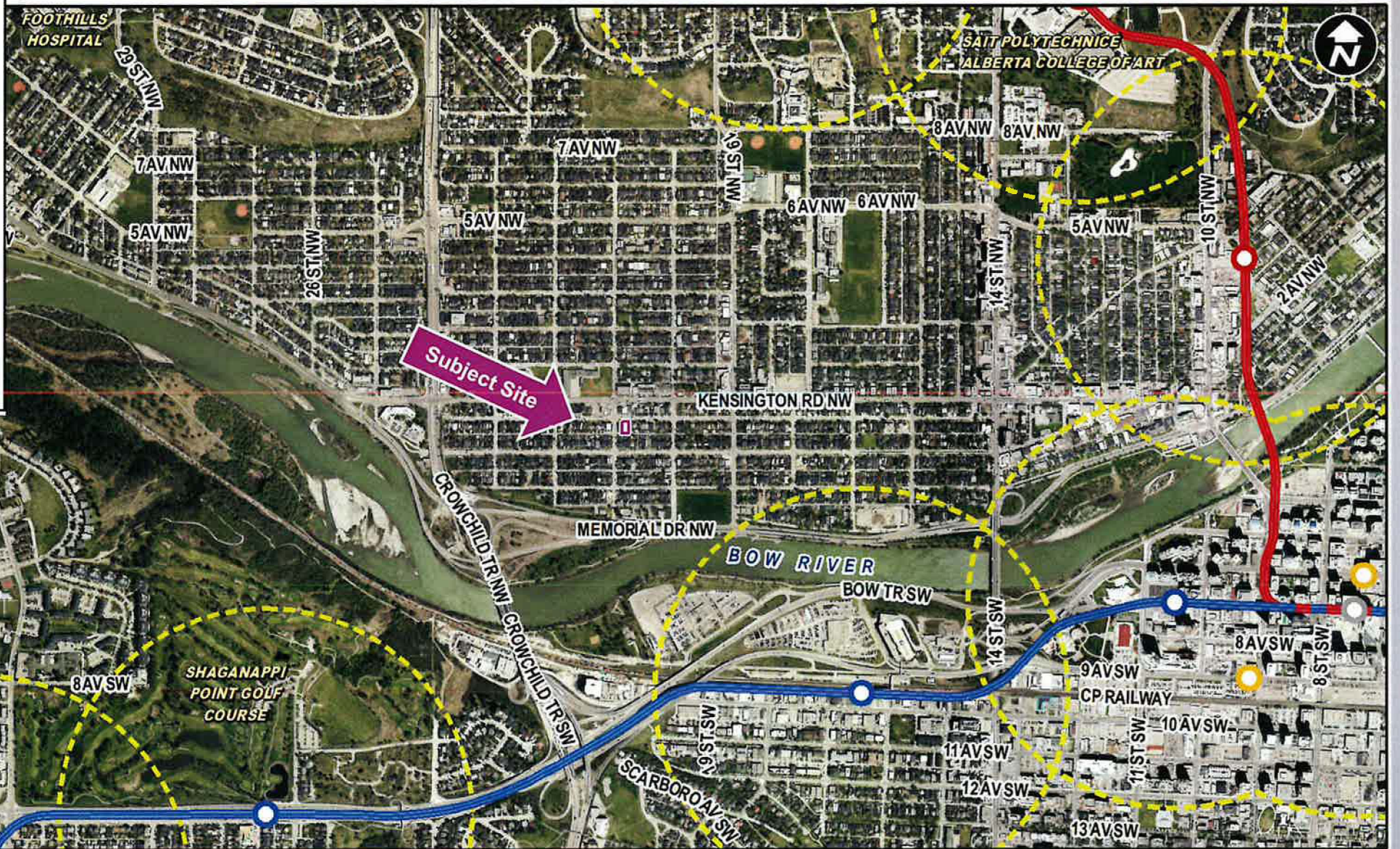
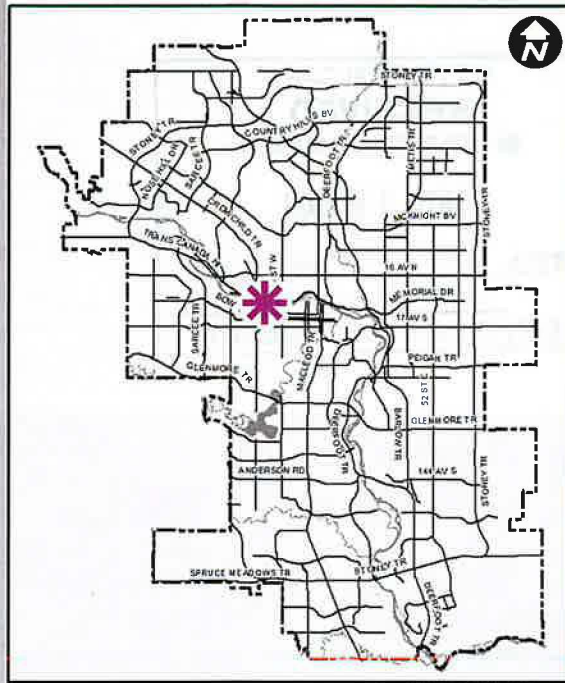


Calgary Planning Commission

Agenda Item: 7.2.3

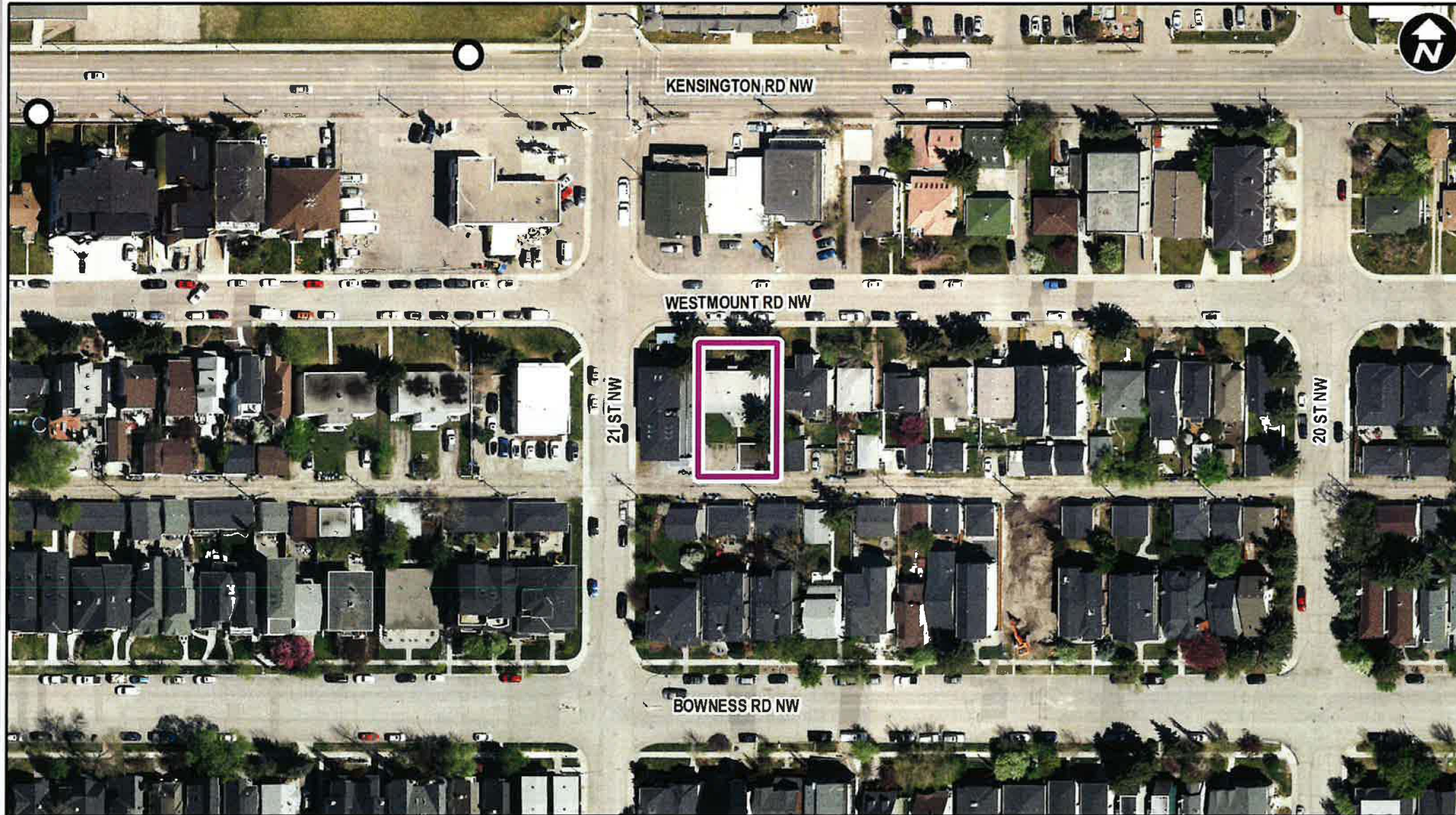
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 18 2021
ITEM: 7.2.3 CRC2021-1477
Distribution
CITY CLERK'S DEPARTMENT

LOC2021-0060
Land Use Amendment
November 18, 2021



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**
- 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
 - Bus Stop

Parcel Size:

0.06 ha
19m x 33m



2135 Westmount Rd NW (subject site)

Site north



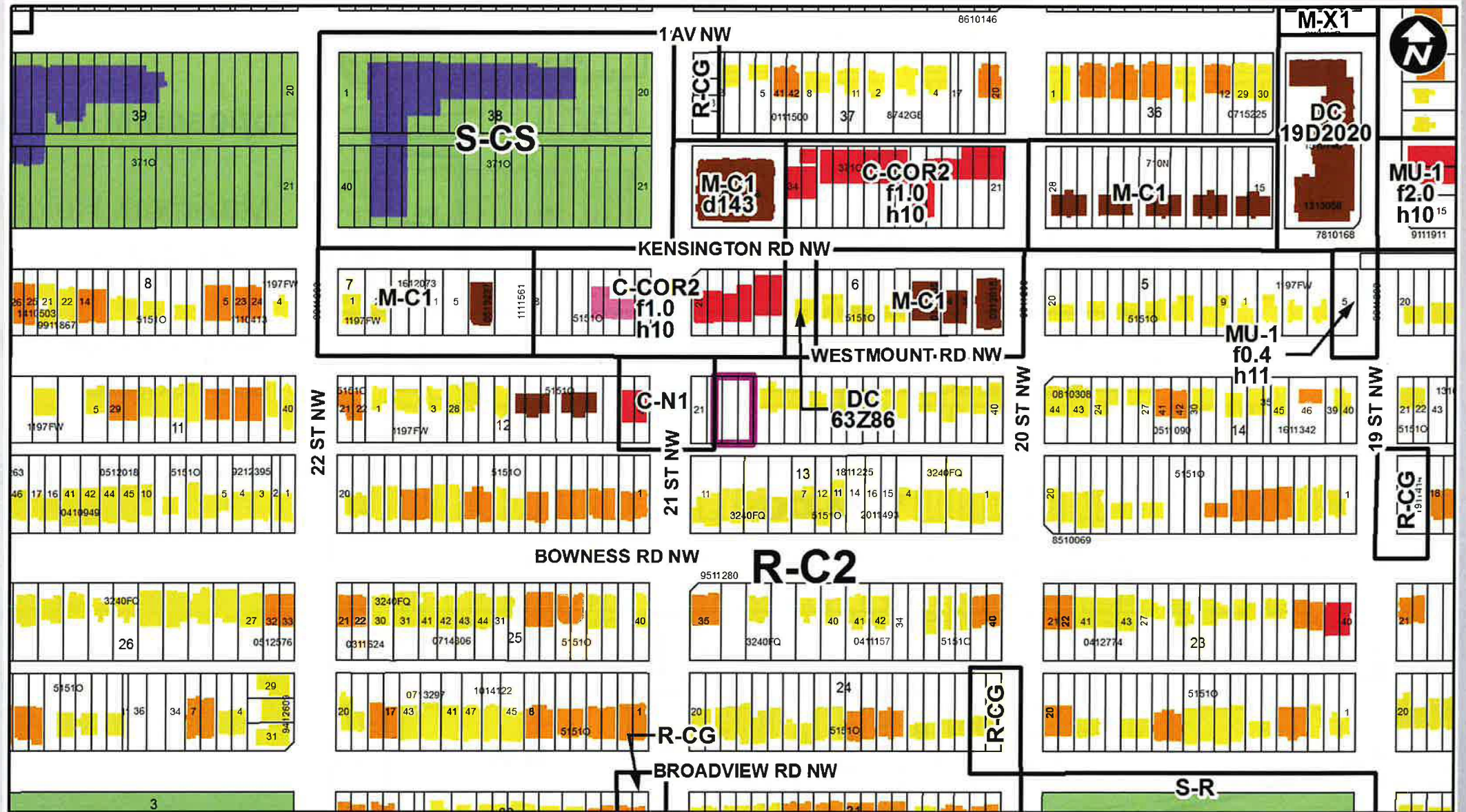
Site adjacent east



Site adjacent west



- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





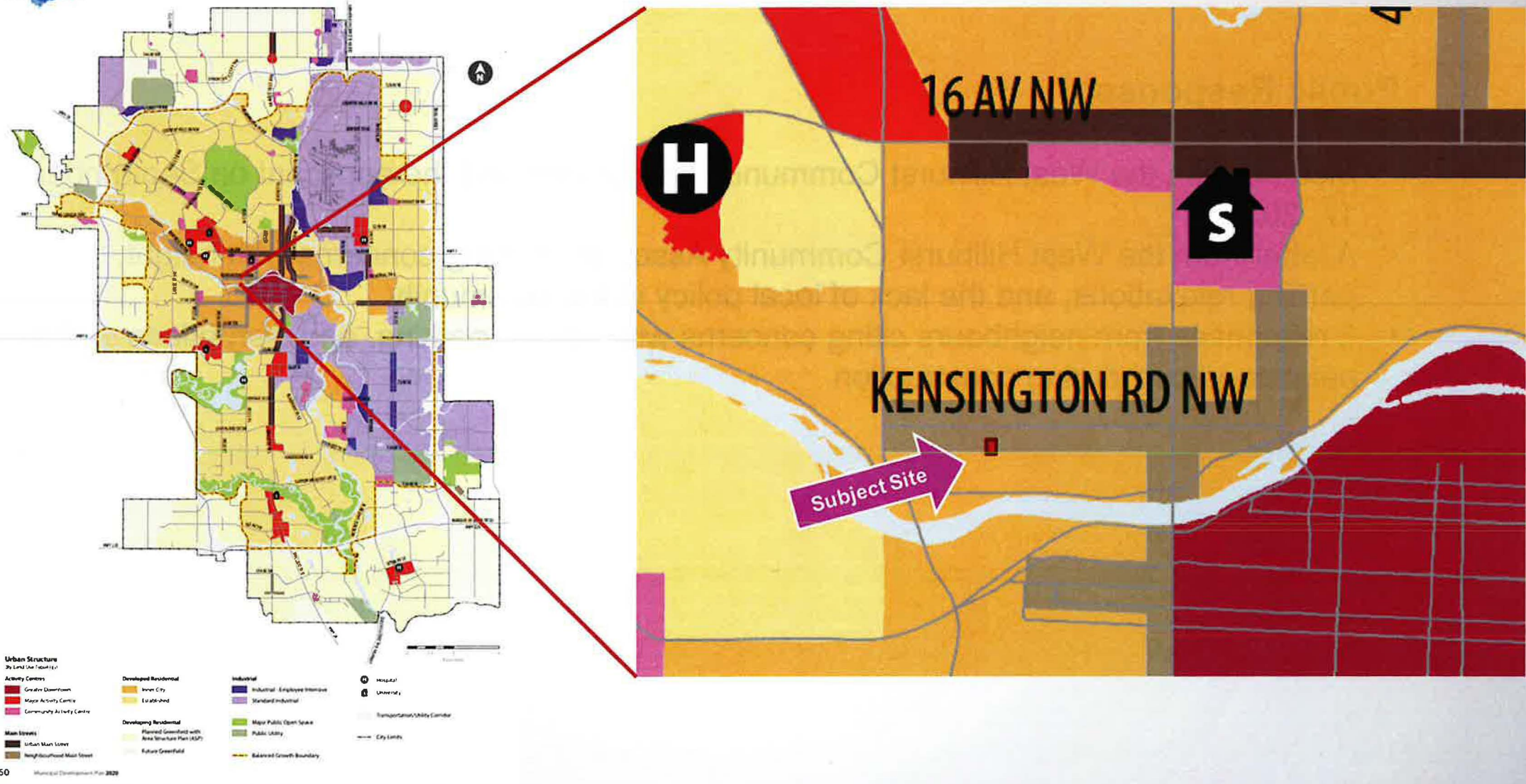
Proposed M-CG District:

- Maximum Height 12 metres (3 – 4 storeys)
- Maximum Density 111 units per hectare
- Maximum 6 units

Public Response:

- Meeting with the West Hillhurst Community Association and the applicant on September 17, 2021
- A letter from the West Hillhurst Community Association citing concerns with height, parking relaxations, and the lack of local policy in the community
- 3 responses from neighbours citing concerns with height, parking, and disruptions to the neighbourhood during construction

1 Urban Structure



160 Municipal Development Plan 2020

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

