

# Applicant Submission

July 21, 2021

Re: 2135 Westmount Rd NW

This is the Applicant Submission Form intended to provide a description of the proposal and planning justification in support of the application.

New Century Design is making an application for redesignation on the property at 2135 Westmount Rd in the community of Westmount. We are seeking redesignation from the currently existing R-C2 district to a proposed M-CG.

This property is located one lot in on the south west corner of the intersection of Westmount Rd & 21 St W. The lot dimensions are 19.05m X 32.60m and the lot is relatively flat with no distinct change in grade.

Currently existing on the property is a Semi-detached DupLex with Suites and detached garage. There are currently several large coniferous trees located on and around the site and no significant landscaping elements.

Surrounding context includes mostly R-C2 zoned lots with a C-N1 property to the west on 21 St W. To the north there us a mixture of DC, M-C1 and C-COR2.

At this time we are currently only seeking to change the land use designation of the property. A plan for the redevelopment of the lot has not been started however a 6 unit multi-family would be a likely candidate for this lot.

This 2135 Westmount Rd NW is a prime candidate for M-CG development for several reasons:

1. This property currently spans multiple lots and as such is quite wide which supports the development of an M-CG style building. The lot has lane access as well.
2. Proximity to public transit: This property has good access to public transit including access to frequent bus line #1 on Kensington Rd (84m), bus line #4 is also 84m away running once per hour & the LRT station at SAIT is 1.7km away.
3. Proximity to public green spaces: This property has good access to a variety of public green spaces within walking distance. In a 1.0km radius, there are 7 green spaces that could be used for activities such as outdoor sports and children's playgrounds. The site is centrally located in Calgary and has great access to city pathways along the Bow River going in both directions. Shaganappi Point golf course is directly across the bow river as well.
4. Proximity to schools: Most notably, SAIT and Alberta University of the Arts is 1.7km away and there are a variety of other schools in the area. These include Louise Dean School, Madeline D'Houet School, Queen Elizabeth School & High School and finally the University of Calgary is 2.6km away.
5. Proximity to employment centres: This property is centrally located to several major and minor employment centres including commercial businesses along 10 & 14 St W, North Hill Shopping Centre to the NE, SAIT & Alberta University of Arts to the NE, West Village commercial areas with multiple car dealerships to the SW and lastly with the downtown core being a short distance away.

6. Proximity to major road networks: if traveling by car, this property has easy access to Crowchild Trail, Memorial Drive, Bow Trail/9 Ave and lastly HWY 1.

We believe that with this abundance of nearby amenities, schools, public transit, green and open space, and employment centres, this parcel is in a perfect location for an M-CG style development. An M-CG style development fits contextually into the area and is similar to many of the buildings in the area. We are hopeful that the Development Authority will be supportive of this application due to the adjacent zonings & existing developments.