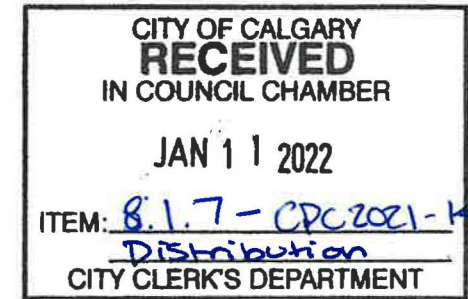


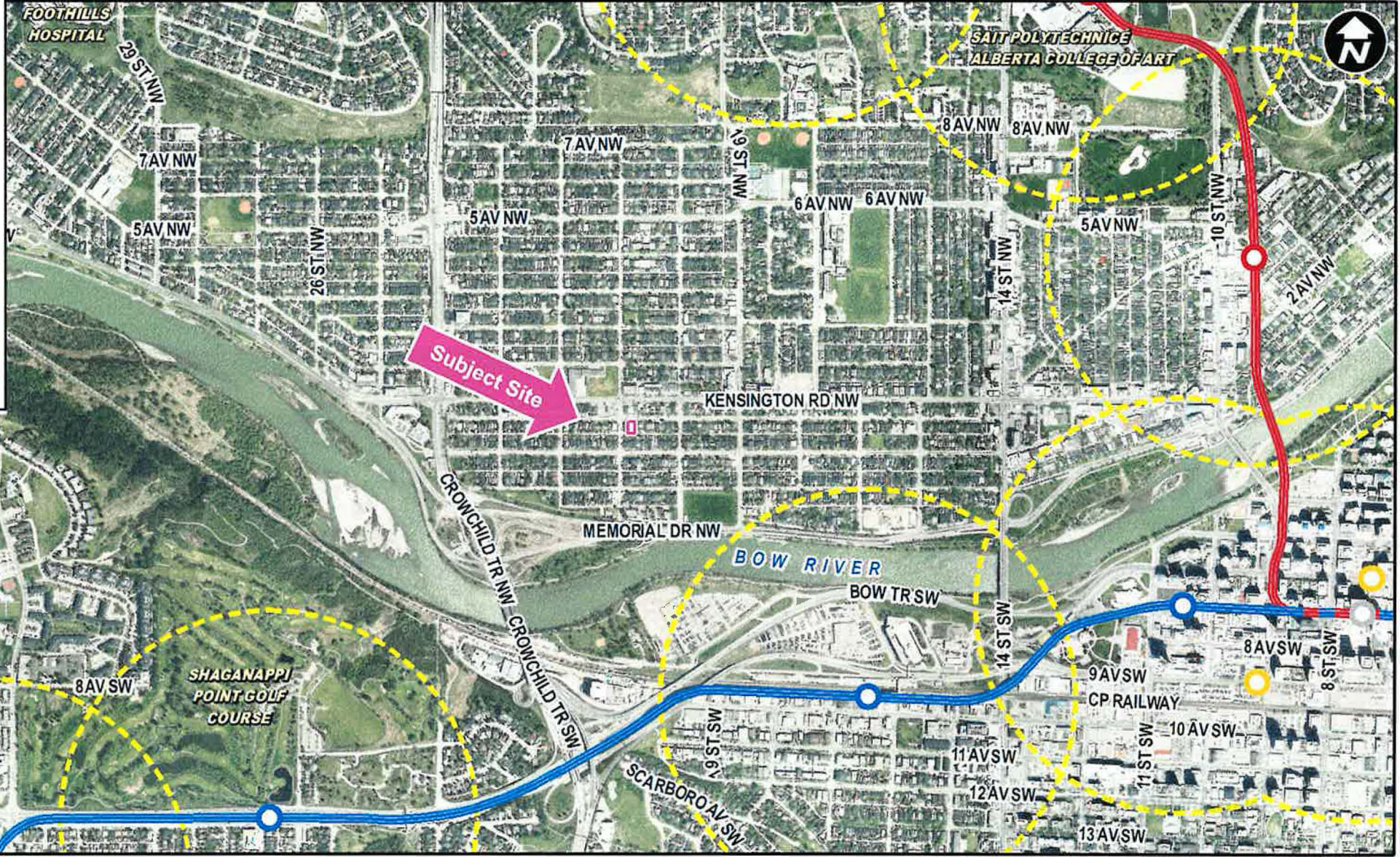
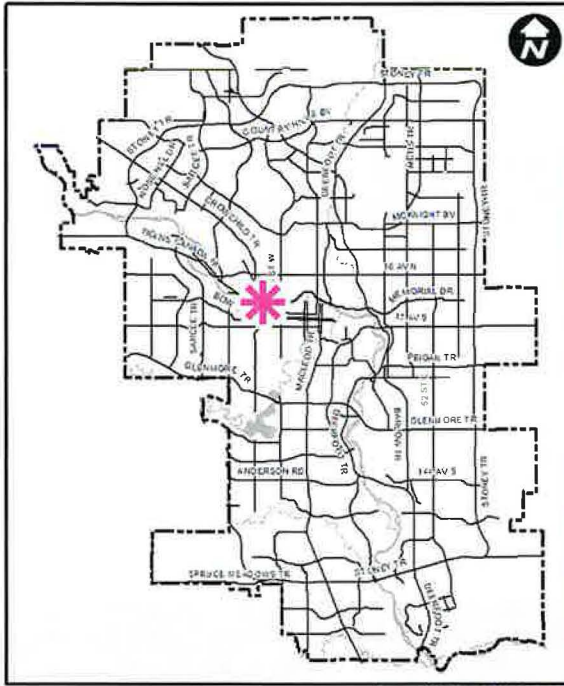


# Public Hearing of Council

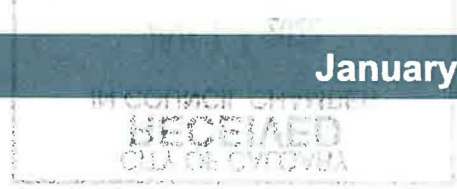
## Agenda Item: 8.1.7



**LOC2021-0060**  
**Land Use Amendment**  
**January 11, 2022**



- 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





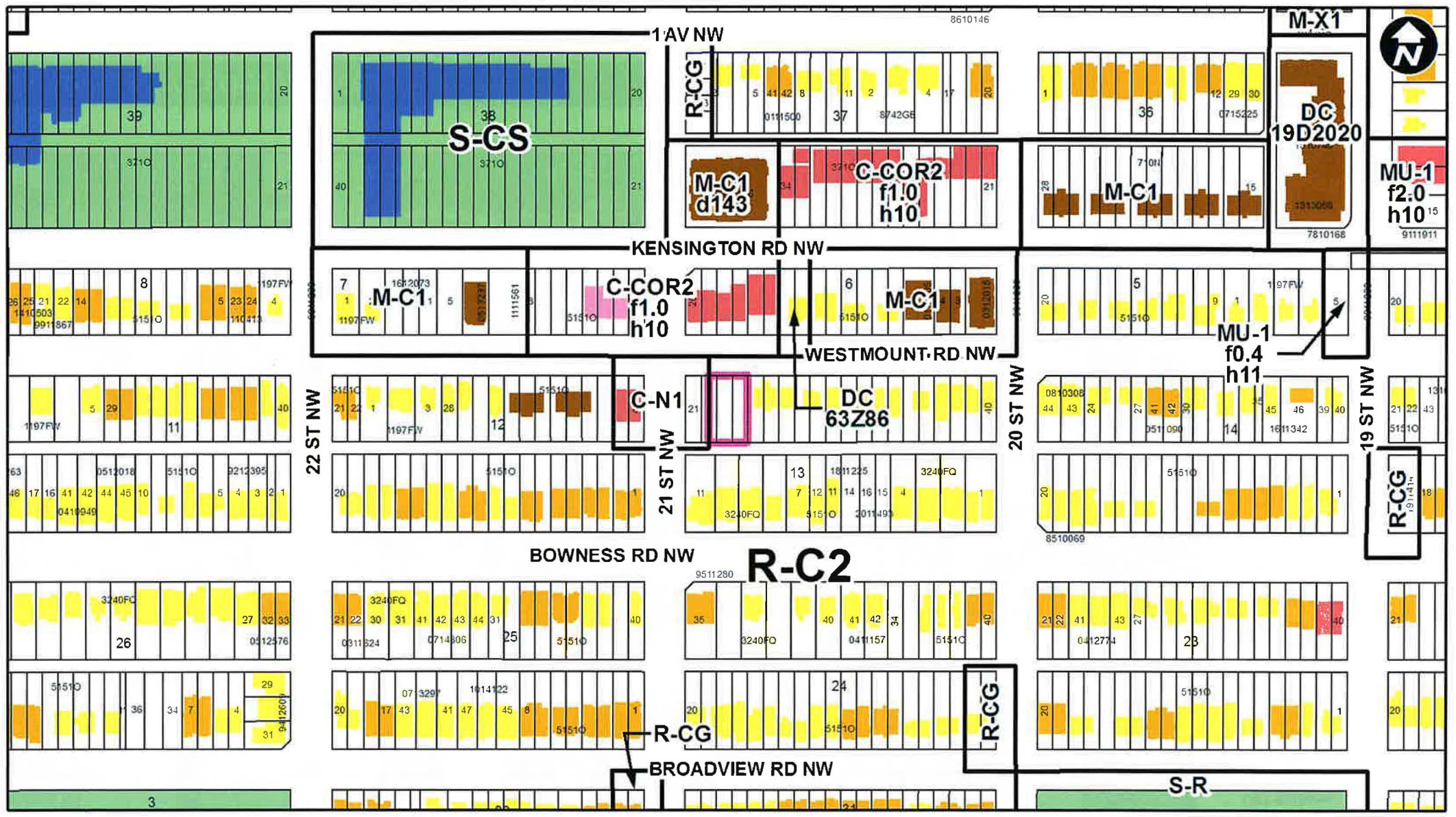
**LEGEND**

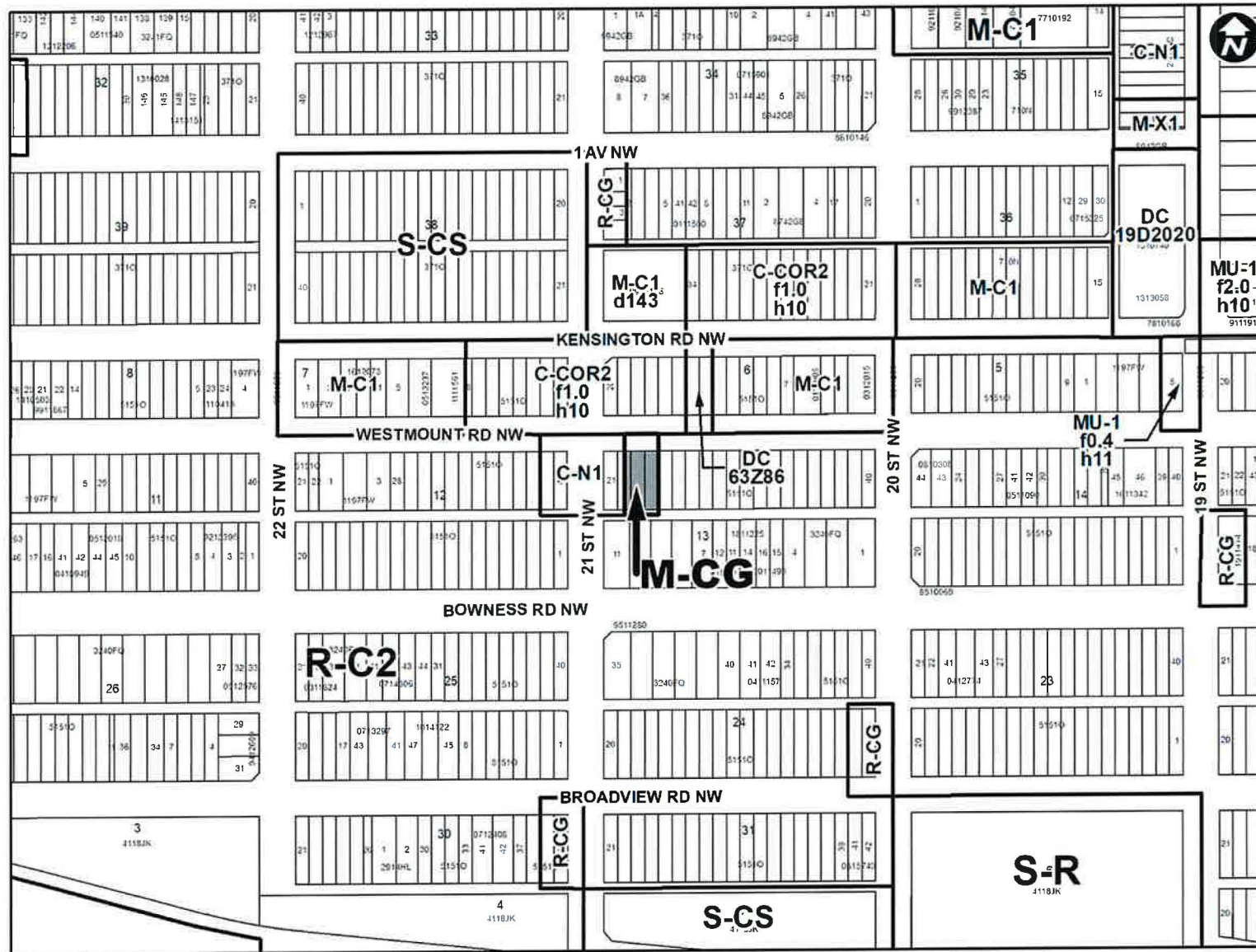
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- LRT Stations**
  - Blue
  - Downtown
  - Red
  - Green (Future)
- LRT Line**
  - Blue
  - Blue/Red
  - Red
- Max BRT Stops**
  - Orange
  - Purple
  - Teal
  - Yellow
  - Bus Stop

**Parcel Size:**

**0.06 ha  
19m x 33m**

- 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

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 9D2022** for the redesignation of 0.06 hectares  $\pm$  (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

# Supplementary Slides



Site north



2135 Westmount Rd NW (subject site)



Site adjacent east

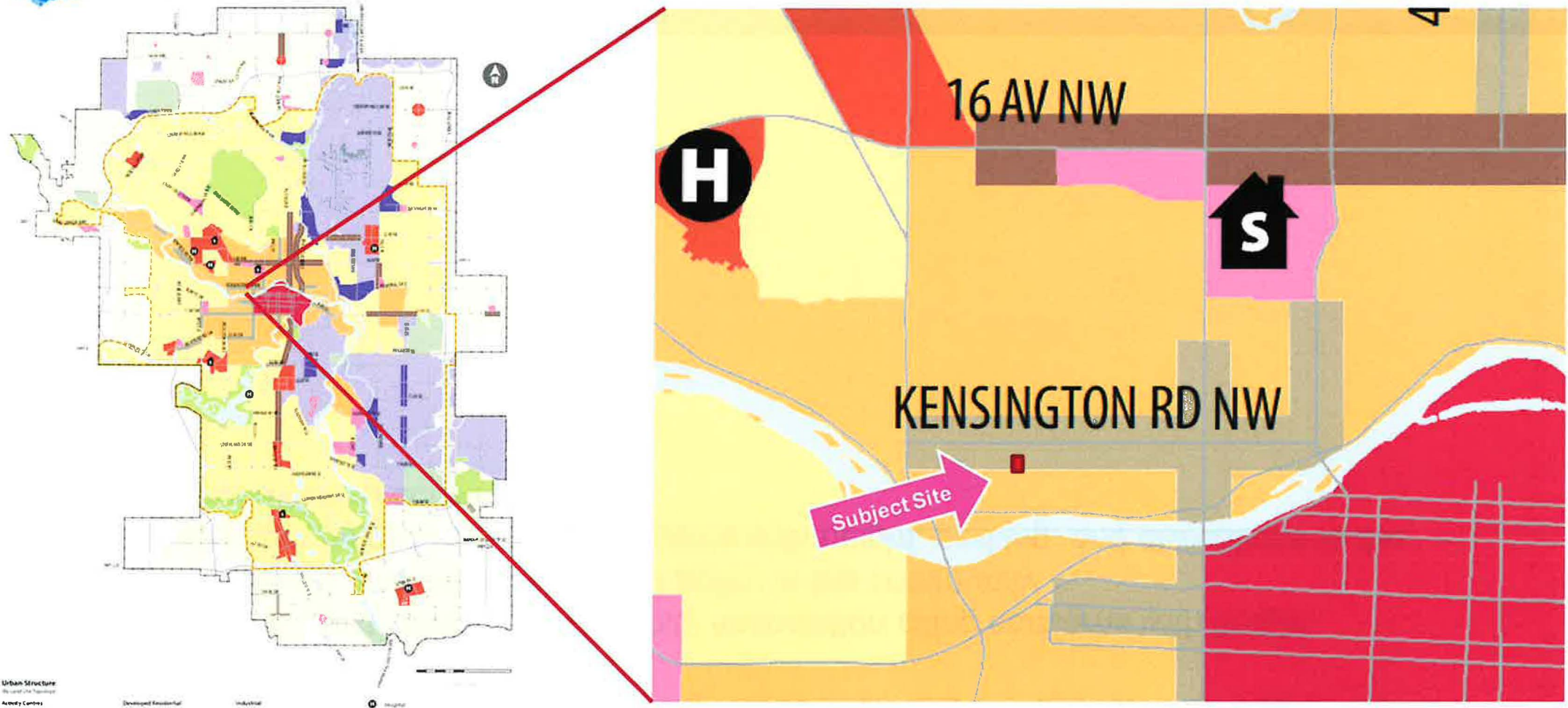


Site adjacent west





# 1 Urban Structure



**Urban Structure**  
By Land Use Township

<b>Activity Centres</b>	<b>Developed Residential</b>	<b>Industrial</b>	<b>Healthcare</b>
Urban Downtown	Urban City	Municipal, Enterprise Industrial	University
Major Activity Centre	Suburban	Standard Industrial	Transportation Activity Centre
Community Activity Centre	<b>Developing Residential</b>	Water Public Open Space	City Centre
	Planned Greenfield with New Structure Plan (NSP)	Public Utility	
	Young Greenfield	Water and Growth Boundaries	

**Main Streets**

- Urban Main Street
- Neighbourhood Local Main Street

## 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

2135 Westmount Rd NW

Preliminary Concept Plan

LOC2021-0060





<b>M-CG</b>	<b>M-C1</b>
Maximum Height 12 metres	Maximum Height 14 metres
Maximum Density 111 units per hectare (6 units)	Maximum Density 148 units per hectare (8 units)
Entrance to units at grade	N/A