

**Land Use Amendment in West Hillhurst (Ward 7) at 2203 Westmount Road NW,
LOC2023-0255**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.02 hectares $\pm$ (0.05 acres $\pm$) located at 2203 Westmount Road NW (Plan 5151O, Block 12, Lot 38) from Residential – Contextual One / Two Dwelling (R-C2) District to Commercial – Neighbourhood 1 (C-N1) District.

HIGHLIGHTS

- This application seeks to redesignate a portion of the subject parcel to allow for the construction of an addition to the existing commercial building.
- The proposal unifies the site under a single land use designation and corrects the inconsistency of two land use districts applying to the site that has been present for many years.
- What does this mean to Calgarians? The application would allow expansion of small scale commercial and community serving uses on the parcel.
- Why does this matter? The proposed land use amendment would enable the owner to utilize the entire site for the social organization tenant, which serves the local community and surrounding areas.
- A development permit was submitted on 2023 September 26 and is under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application in the northwest community of West Hillhurst was submitted on 2023 September 5 by Frame and Finish on behalf of the landowner, Eagle Properties Ltd. (Erna Roepke). The site is utilized by a Social Organization, Made by Momma, that provides assistance to families. A development permit for an addition to the existing building has been submitted and is currently under review.

The corner site is located at the intersection of Westmount Road NW and 21 Street NW. The site is developed with a commercial building with lane access at the rear. The proposed redesignation of a portion of the site, approximately 0.02 hectares (0.05 acres), would unify the subject site under a single land use district.

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

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties 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 the public/interested parties and respective community association was appropriate. In response, the applicant indicated they engaged with the West Hillhurst Community Association and adjacent residents during the application process. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received no letters in response.

No comments were received from the West Hillhurst Community Association. Administration contacted the Community Association to follow up and no response was received.

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

IMPLICATIONS

Social

The development of this site enables a more efficient use of land and infrastructure and supports surrounding uses and amenities while introducing the opportunity for additional amenities for the community and greater area.

Environmental

This application does not include any specific actions that address the objectives of the Calgary *Climate Strategy – Pathways to 2050*. Future opportunities to align future development on this site with applicable strategies will be explored and encouraged at the subsequent development approval stages.

Economic

The proposed land use amendment would allow for the expansion of the existing social organization within the residential community of West Hillhurst.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

Planning and Development Services Report to
Calgary Planning Commission
2023 December 21

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CPC2023-1293
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ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform