

## **APPLICANT'S SUBMISSION**

This application proposes to re-designate a property located at 2002 Westmont Road NW, in the community of West Hillhurst, from R-C2, Residential - Contextual One / Two Dwelling to an M-U1 Mixed Use - General district to with height and density modifiers to match the existing build-form with a small addition contemplated.

The parcel faces onto 2002 Westmount Drive NW, and is a corner lot with the East side facing onto 19th Street NW and the rear of the property abutting Kensington Road NW. The intention of the commercial use is to reverse the facing side of the building to face Kensington Road NW in compliance with policy and intentions aligned with the Main Street program. Surrounding lands include a five-storey apartment building to the North, across Kensington Road (the Savoy Building), and R-C2 single family homes surrounding the site to the West and East.

The build-form is to remain the same height (at 10m) and includes a small addition to the North side of the building to create a commercial entrance facing Kensington Road.

Due to access restrictions and the proximity to Kensington Road and 19th Street NW, the applicant is seeking a full relaxation of on-site parking requirements for the Permitted Use of a Retail and Consumer Service that would require 2 on-site stalls.

Public Engagement - The applicant met with the West Hillhurst Community Association prior to application and circulated a flyer to all buildings within 200m of the site prior to the application inviting neighbour engagement. One email response to the flyer has been received at the time of application with concerns about parking (will be provided to file manager).