

## **Applicant's Submission**

This 0.045 hectare parcel located at 2402 Westmount Road NW in the community of West Hillhurst is currently zoned RC2. We are requesting a land use redesignation to M-CG. This is a corner lot has a single family home on it at present, but with a push for density in the inner city communities, we see this parcel as a prime location to provide an opportunity for future redevelopment.

Being cognisant of the City of Calgary's goals within the MDP via a focus on Main Streets, this parcel is in a prime location to support that initiative. To the North of the parcel is Kensington Road NW, to the East is 24th Street NW, to the West is an adjacent large single family home, and to the South is Westmount Road NW. In fact, the corner parcel to the East of the site, sharing 24th Street NW was recently approved for this exact redesignation (2340 Westmount Road NW).

At this time, the applicant and Owner only wish to pursue a land use redesignation with future intentions to explore redevelopment of the site. Appropriate redevelopment might look like four-to-five townhouse homes or similar. Sensitivity to the surrounding neighbours would be taken into consideration at time of redesign of the site.

We feel that this corner parcel possesses an opportunity to enhance the site, increase density in a sensitive way, and support the City of Calgary's goals within the established areas of the city. We look forward to hearing your comments on this request for land use redesignation.