

Applicant Submission

2021 May 06

The proposed Land Use Redesignation (LOC) subject site is situated along the 200 block of 19 ST NW in the community of West Hillhurst. The land assembly is comprised of three parcels, with a total site area of 18210 sq. ft. or .17 hectares.

We are proposing a Land Use Redesignation for 206, 210, and 214 19 ST NW that applies to the entire three parcel assembly. The LOC will allow for the three properties to be developed to a building with a similar set up to the four parcels directly next door at 218, 222, 226 & 230 19th St. NW. The M-U1 zoning we are seeking includes the same maximum height of 19m and FAR of 3.3 and will allow for the option of commercial at grade, with residential condos above. This is the most likely option for the future project, but does not require businesses at grade, should the market conditions not be appropriate.

The 206-214 assembly features the same amount of buildable space and a very similar set up to the approved and currently under construction project 19+2 and some similarities to the boutique building directly next door at 218 19 St. NW that is currently in the DP stage. The 19+2 building is composed of 51 multi-residential condos, with Commercial Development at grade.

19th Street is not officially considered a Main Street Corridor, yet it has however been a street that has featured Commercial properties between the 200-400 blocks on the West side of the road since the 1940's. There is an opportunity along 19th street to create a double loaded Mixed-Use Commercial Corridor that is both beautiful, viable for businesses and pedestrian friendly. The new developments can help to create gathering spaces that become a mini community hub that will be a huge benefit by offering various housing choices that just didn't exist for people when I was growing up in the neighbourhood in the 70's to the early 90's. Some of these more affordable options are just starting to become available now with projects that are made possible with the type of zoning changes along relatively busier streets like we are proposing. I grew up a block away from the site, but there was a reason why I moved out of the community as a young man, as I could absolutely not afford to live there myself. My hope is that there will be many options offered in the future to allow various housing choices for those who cannot afford to rent or buy in the community with the limited housing choices currently available. I also hope there will be more options for older people to move into as people age and they become unable to stay in their homes. Many community residents would much prefer to stay in the community they love if there are options available.

The businesses along 19th street have often struggled to stay open because of the limited number of customers in the neighbourhood and in the community from such a small number of businesses on only the West side of the road. I truly believe that most community residents will grow to cherish the transformation of 19th street as businesses begin to open along the East side of the road. There will be huge benefits that great small businesses create, along with the sense of community people get when using them. The city has a mandate to encourage more inner city development as Calgary's population grows, instead of just allowing the never ending urban sprawl that is so common in our city.

The subject site is located close to several high frequency bus routes with a bus stop being added directly in front of the 19+2 project next door. The city bike lanes are located within a couple blocks away, plus excellent pathways for short walks to the downtown which is located

only 2 km away. We have begun the engagement process by meeting with the West Hillhurst Community Association planning committee to discuss the assembly and plan to inform stakeholders about the applications through an online portal, along with several other Outreach Strategies.

There have been many new developments happening within a couple blocks of the proposed projects over the past decade that have begun the areas transformation. The Savoy Building was the first project to put through an LOC to increase the height and density along 19th street in the early 2000's. Other recent changes have included the completed 1918 building along Kensington Road and the approved 8 storey LOC for phase 2 of the Legion property. The new Mixed-Use Wolf's Den from Brava is nearly complete. The 19+2 is currently under construction, and the proposed Boutique building by Eaglecrest are helping to shape a new vision within a 2 block radius, by redeveloping homes that were really only meant to be temporary houses or businesses for returning soldiers after World War 2. The redevelopment of 19th street is well underway and although no change can please everyone, we hope you'll agree, the change we are proposing is appropriate at this location and the best use of a busy corridor. The evolution of 19th street is long overdue.