

Applicant Submission

RE: Land Use Re-Designation from R-C2 to M-CG for 526 & 530 19 Street NW (Legal Addresses: Lots 1-3, Block B, Plan 1435 GB)

Dear File Manager and CPAC Team,

This application proposes to revise the application for the parcels 526 & 530 19 Street NW from R-C2 (Residential - Contextual One/Two Dwelling District) to M-CG (Division 2: Multi-Residential – Contextual Grade-Oriented).

The land owner currently lives in the area, He understands the impact of these developments but due to the uncertainty of approval of the land use re-designation the landowners does not wish to burden the cost of a Development Permit.

The subject property has “post-war victory” styled houses which are past the point of their designated life cycle. The housing is hard to use and/or rent out due to the outdated construction, being considered undesirable to live in by today’s standards and moving forward for future generations. The houses, while having character conducive to the era in which they were built in, do not offer any functionality or value to anyone looking for housing today. The property value is simply too expensive to justify buying a house that is over 80 years old to live in or even rent. Various parcels in the area have already changed from this style of housing into a more modern and usable housing design that does not fit the context of the post-war victory heritage housing. Parcels such as 533 18A Street NW, 2002 6 Avenue NW, 526 18A Street NW and plenty others in the immediate area have already been re-developed from their old housing into modernized housing that is 2-3 storeys tall.

We believe that an intensification on this site is appropriate with the intention of 2-3 storeys multi-residential falling relatively in-line with the streetscape of West Hillhurst. This would benefit the use of the parcel’s prime location as it is along a major roadway with lots of pedestrian traffic. The heritage aesthetic is still widely preserved with the large remainder of the houses along the block being styled with the post-war victory housing. However, this increased density benefits the community by diversifying the demographic of people that may want to live in this desirable inner-city area. Having a new development will also increase the property value of this parcel and all immediate parcels as the area becomes more desirable. In terms of the building mass and aesthetic relative to its surroundings, we would be open to identifying key characteristics of the housing in the area that could be integrated into the design of the proposed M-CG building. The site is also situated within 150 metres of bus transit stops along 6 AV NW to the north and 19 ST NW to west. It is also adjacent to and conveniently located near a number of community amenities including West Hillhurst Park, the West Hillhurst Community Association building, outdoor pool, playgrounds as well as many commercial retailers along 19 ST NW and it is close walking distance to Kensington RD NW.

The City policy encourages more housing options in established and central Calgary communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services.

Land Use Bylaw for the M-CG district as follows:

- is intended to apply to the Developed Area;
- has Multi-Residential Development that will typically have higher numbers of dwelling units and traffic generation than low density dwellings;
- has Multi-Residential Development designed to provide some or all units with direct access to grade;
- provides for Multi-Residential Development in a variety of forms;
- has Multi-Residential Development of low height and low density;
- allows for varied building height and front setback areas;
- is intended to be in close proximity or adjacent to low density residential development;
- provides outdoor space for social interaction and landscaping to complement the design of the development and help buffer elements of the development that may have impacts on residents or nearby parcels;

The West Hillhurst Community Association and surrounding stake holders have been and will continue to be consulted as this application progress.