

Applicant's Submission

April 30, 2019

The proposed Land Use Redesignation (LOC) subject site and project, 19+2, is situated at the corner of 19 ST NW and 2 AV NW in the community of West Hillhurst. The land assembly is comprised of four parcels, with a total site area of 0.23 hectares. The project team will undertake a concurrent application process, with a Phase 1 concurrent Development Permit (DP) submission for the 19+2 project (at 222, 226, and 230 19 ST NW) shortly following this Land Use Redesignation submission that applies to the entire four parcel assembly, inclusive of 218, 222, 226, and 230 19 ST NW. The fourth parcel at 218 19 ST NW will allow for a future Phase 2 Development Permit or become part of a future land assembly. The concurrent process is preferred by the project team as it ensures a high quality bricks and mortar design outcome that aligns with the proposed land use change.

19+2 will be composed of 51 multi-residential dwellings as a mix of one and two bedroom dwelling units over five storeys (with a maximum height of 19m and maximum FAR of 3.3) with commercial-retail units at grade. There is no Local Plan in West Hillhurst. In the absence of a Local Area Plan, the Municipal Development Plan (MDP) and Developed Areas Guidebook (DAG) provides primary guidance. The MDP and DAG outline that The City of Calgary aims to accommodate 33% of population growth within developed areas by 2039. This will be achieved by supporting greater housing choice that reinforces more complete and resilient neighbourhoods that attract Calgarians to live, work, shop, and socialize in Established Inner-City Areas like West Hillhurst. Further supporting the proposed intensity is the site's proximity to the Primary Transit Network and high frequency service that connects users to the greater city and Calgary's downtown, which is located less than 2 kilometres from the subject site.

The subject site is located within the Kensington RD NW Main Street Study Area amidst a context of eclectic, mixed-use and neighbourhood scaled commercial-retail use along 19 ST NW. An opportunity exists to continue the incremental transformation of 19 ST NW corridor into a livable, pedestrian-friendly street. Existing buildings here are predominantly original post-war housing stock. A Phase 1 concurrent Development Permit submission for the 19+2 project (at 222, 226, and 230 19 ST NW) will introduce commercial retail units at grade and residential dwelling units above. Eagle Crest will eventually develop the fourth lot of its assembly at 218 19 ST NW and is aware of a privately owned three parcel assembly immediately south of the 19+2 land assembly at 206, 210, and 214 19 ST NW. It is assumed that the redevelopment of these parcels will follow a similar land use pattern to 19+2 and host commercial retail units at grade, further progressing 19 ST NW's evolution into a thriving Main Street corridor.

The 19+2 development proposal is sited in a context of growth and change within a two block radius of the site in West Hillhurst. Its use mix, scale, and height is similar to and fits within the established and planned neighbourhood context, which includes buildings like the Legion No. 264 Phase 1, the Legion No. 264 Phase 2, and Savoy. The remainder of the 19+2 assembly will fit within this growing group of approved and recently constructed buildings in West Hillhurst.

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The 19+2 project team has undertaken a best practice engagement process with stakeholders in West Hillhurst. The engagement process has provided opportunities across a variety of in-person and online platforms for stakeholders to learn about the vision and to share their comments in a respectful and transparent manner. The updated Vision Brief 3.0 submitted in May 2019 includes a What We Heard Report, which summarizes the project team's engagement process since the public launch of 19+2 in September 2018 to the completion of the formal report in May 2019 when formal feedback on the proposed land use redesignation concluded.