

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUL 22 2019

ITEM: 8-1-12 CPC 2019-0709
Distribution
CITY CLERK'S DEPARTMENT

19+2 Public Hearing

Land Use Redesignation -
LOC2019-0015, CPC2019-0709

218, 222, 226, 230 19 ST NW



A FULSOME, APPLICANT-LED STAKEHOLDER OUTREACH PROCESS



430 POSTCARDS DELIVERED OVER TWO DROPS

50+ OPEN HOUSE ATTENDEES

50 UNIQUE PIECES OF SOUNDING BOARD FEEDBACK

932 WEBSITE VISITS

27 EMAIL EXCHANGES



FIG. 4.5 FULL-PAGE WRAPAROUND OCTOBER EDITION



FIG. 4.2 WEBSITE VISUALS

FIG. 4.4 ON-SITE SANDWICH BOARD POSTING

FIG. 4.5 FULL-PAGE WRAPAROUND OCTOBER EDITION

FIG. 4.6 INFORMATION SESSION PHOTOGRAPH

MAIN STREETS



FIG. 1.4 SITE CHARACTERISTICS

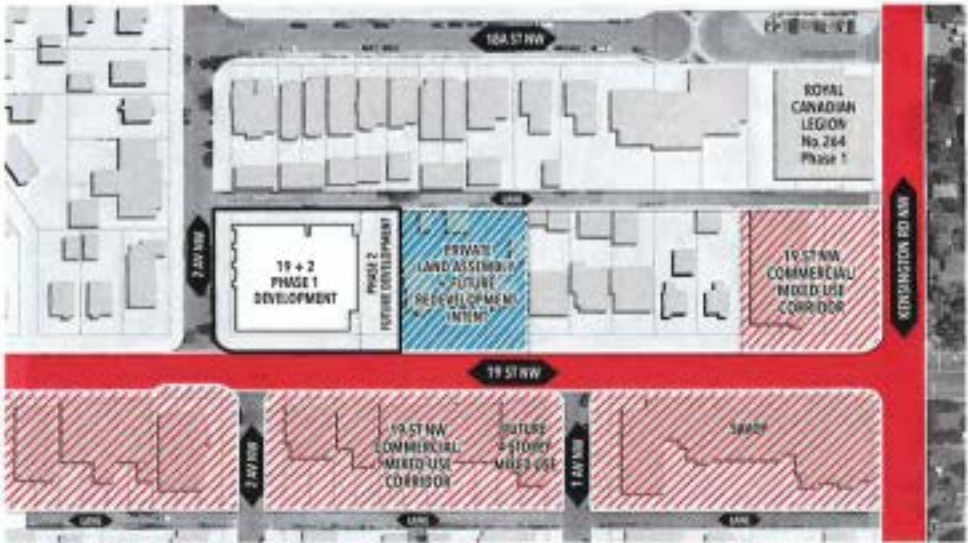


FIG. 1.5 FUTURE DEVELOPMENT SCENARIO OF 19+2 BLOCK



FIG. 1.6 SIMILAR BUILDING FORMS NEAR 19+2

VOLUNTARY DEVELOPER-FUNDED IMPROVEMENTS TO PUBLIC REALM



CURRENT CORNER CONDITION



FIG.2.1 LEVEL ONE LANDSCAPE PLAN

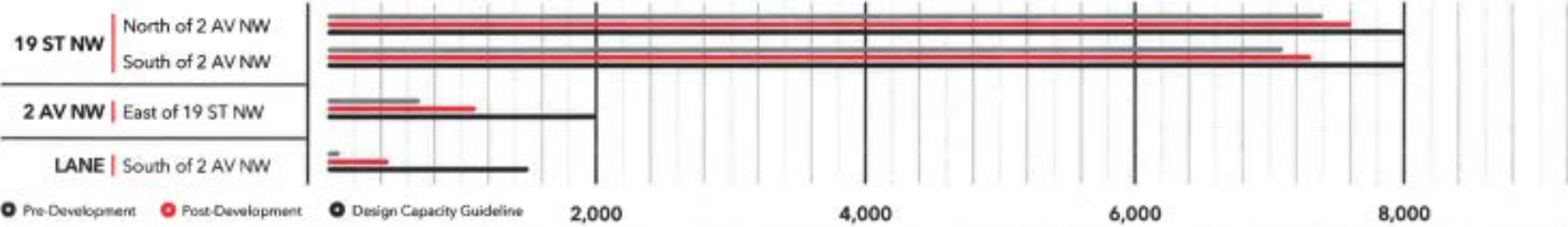
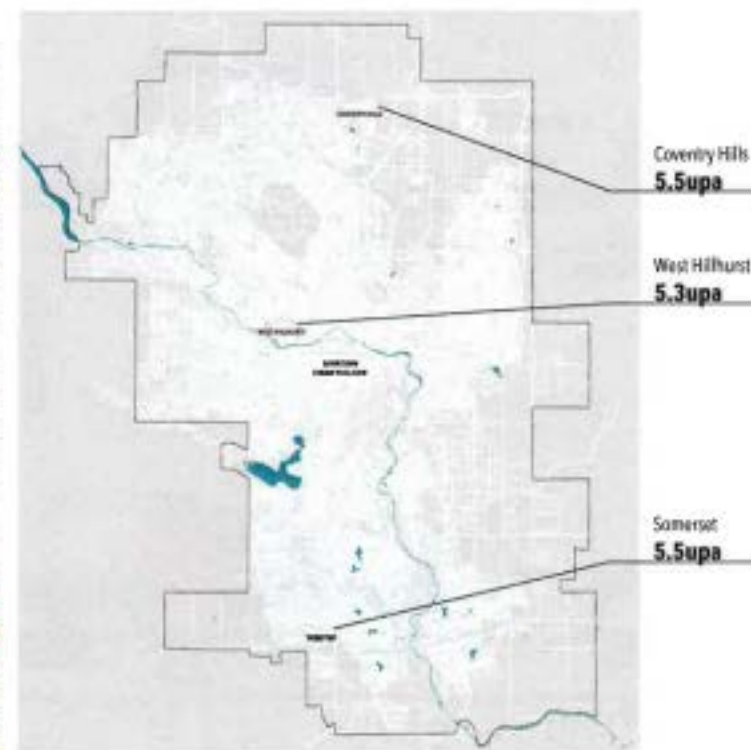


FIG.3.11 VEHICLES PER DAY, BEFORE AND AFTER DEVELOPMENT

COMPLETE COMMUNITY BUILDING



FIG. 1.2 SITE CONTEXT



RESIDENTIAL DENSITIES OF CALGARY COMMUNITIES

CONTEXTUAL FIT

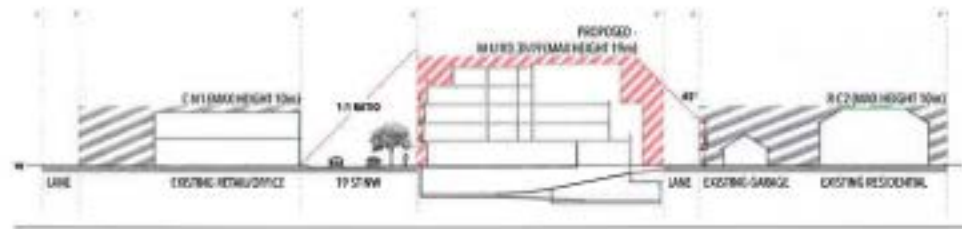


FIG.3.1 EAST-WEST SECTION

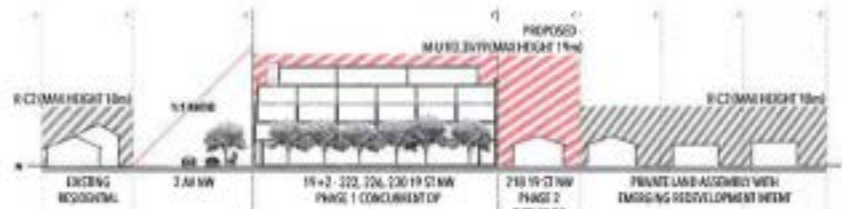


FIG.3.2 NORTH-SOUTH SECTION

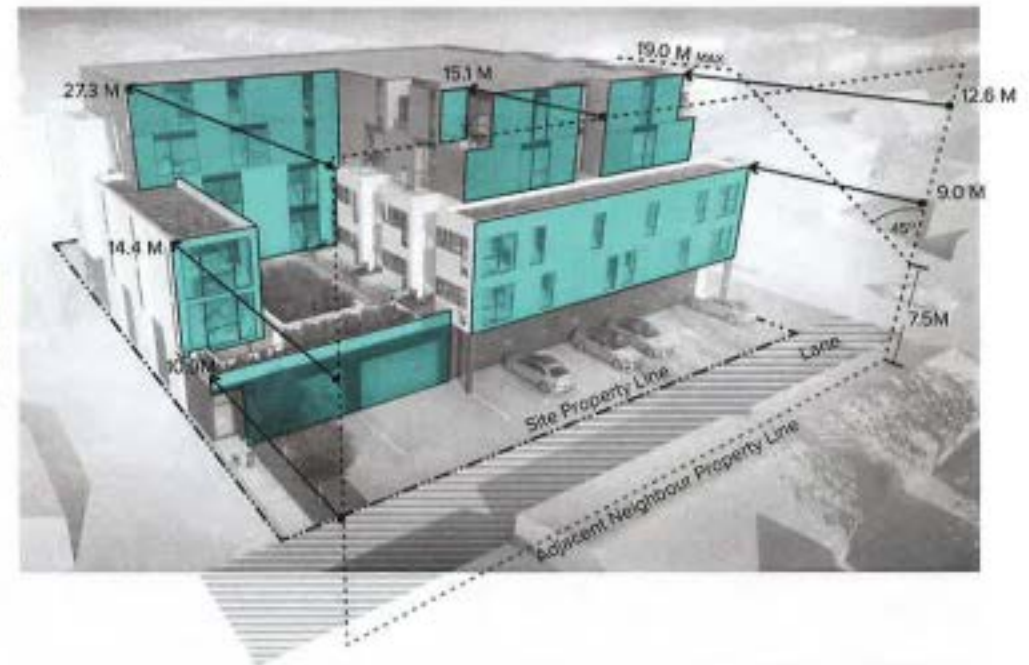


FIG.3.3 INVERSION MASSING MODEL

NEIGHBOURHOOD SCALED COMMERCIAL VIABILITY IN WEST HILLHURST

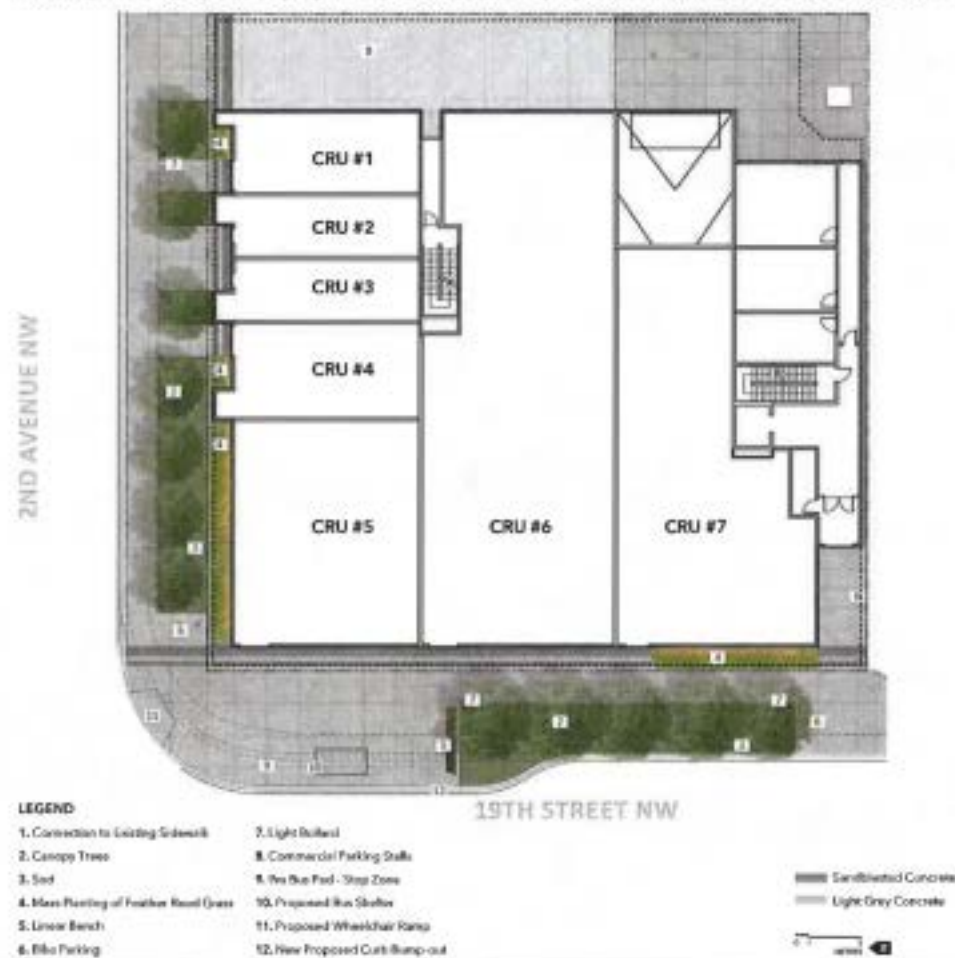


FIG.2.1 LEVEL ONE LANDSCAPE PLAN



DIFFERING CRU/LANDSCAPE DESIGN TO RESPOND TO COMMERCIAL/RESIDENTIAL CONTEXTS, 19 ST NW (TOP), 2 AV NW (BOTTOM)



EAGLE CREST

FAAS

WOLFE

Supplementary Materials: Figures, Plans, and Statistics

LAND USE REDESIGNATION

PROPOSED LAND USE CHANGE

To support the redevelopment vision for 19+2, a Land Use Redesignation from Residential - Contextual One/Two Dwelling (R-C2) to Mixed Use - General (MU-1f3.3h19) is proposed. This would allow for a street oriented residential development of up to five storeys in height (19 metres) and a floor area ratio (FAR) of 3.3. The Mixed-Use Land Use District was designed/developed to support growth in key areas like Calgary's Main Streets.

CONCURRENT DEVELOPMENT PERMIT APPLICATION

The project team has undertaken a concurrent application process, with a Phase 1 concurrent Development Permit submission for the 19+2 project (at 222, 226, and 230 19 ST NW) that was submitted shortly after 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.

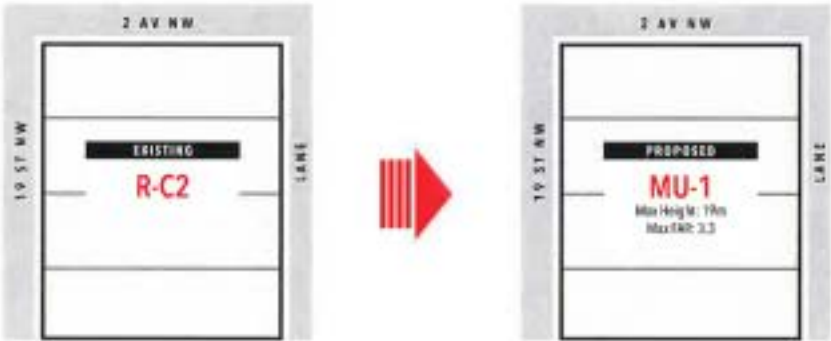


FIG.1.7 PROPOSED LAND USE REDESIGNATION

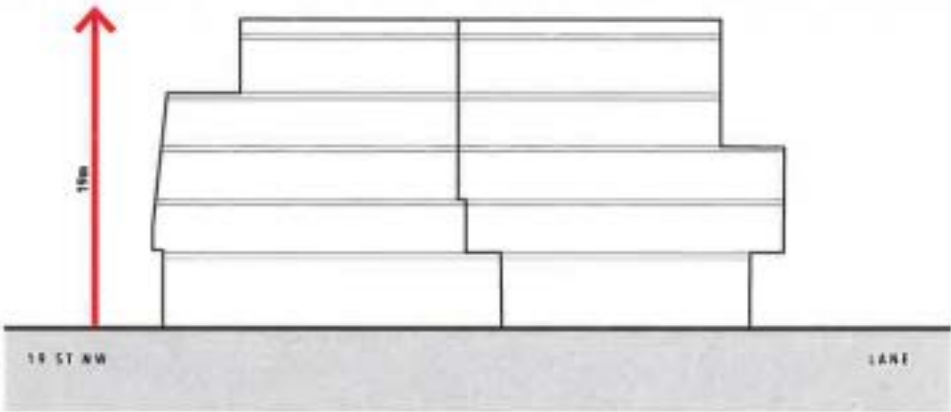


FIG.1.8 PROPOSED BUILDING HEIGHT MODIFIER



FIG.1.9 PROPOSED FLOOR AREA RATIO (FAR) MODIFIER

19+2 (PHASE 1) PROJECT AT A GLANCE

Site Area

1,693m²
18,223 sq.ft.
0.17ha
0.42 ac



Building Height

19m
Maximum Height
5
Storeys



Building Intensity

3.3
Maximum Floor Area Ratio
1,322m²
Building Footprint (14,230 sq.ft.)
5,357m²
Gross Floor Area (57,662 sq.ft.)



Dwelling Units

51
Total Dwelling Units
8
1 Bedroom Dwelling Units
43
2 Bedroom Dwelling Units



On-site Parking

59
Total Stalls
50
Underground Parkade Stalls
9
At-grade Stalls



Retail Space

1,025m²
Net Commercial Floor Area (11,033 sq.ft.)

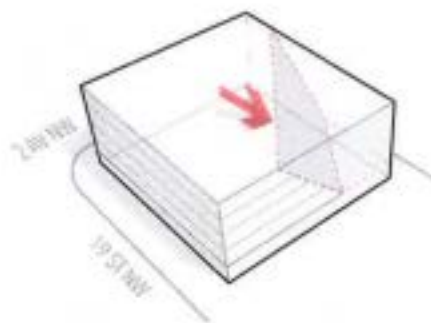


DESIGN APPROACH



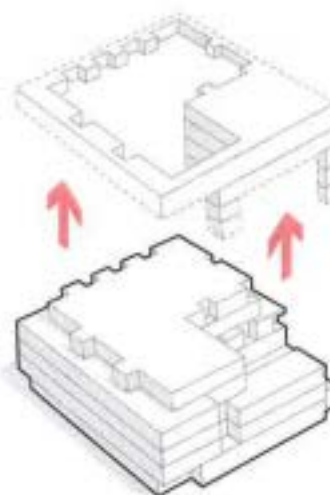
1. DIVIDE ACCORDING TO RESIDENTIAL / MAIN STREET REALMS

Divide the building along a north-south plane, responding to the two different character contexts: neighbouring residential along 2 AV NW and the 19 ST NW Main Street frontage.



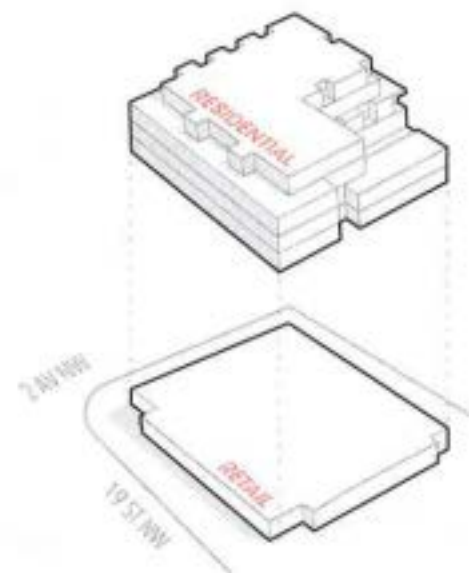
2. INTEGRATE A THOUGHTFUL RESIDENTIAL INTERFACE

Carve from the residential side of the building, reducing building height and mass to minimize potential shadowing/overlooking impacts.



3. REFINE THE BUILDING FORM

Refine the building form to orient massing towards the Main Street and to open up space for a shared second-storey courtyard amenity. Apply a varied architectural expression for residential and Main Street contexts, incorporating unique building setbacks and articulation along each frontage type.



4. PROGRAM FOR COMMUNITY AMENITY

Dedicate the majority of the ground floor to potential retail/commercial uses. Scale Commercial Retail Units (CRU's) according to frontage type, with fine-grain flexible townhouse style retail articulation along 2 AV NW and medium-scale CRU's along 19 ST NW for a richer variety of commercial/retail amenities.

Supplementary Materials: Visualizations









Supplementary Materials: Studies

STREET PROPORTION STUDY

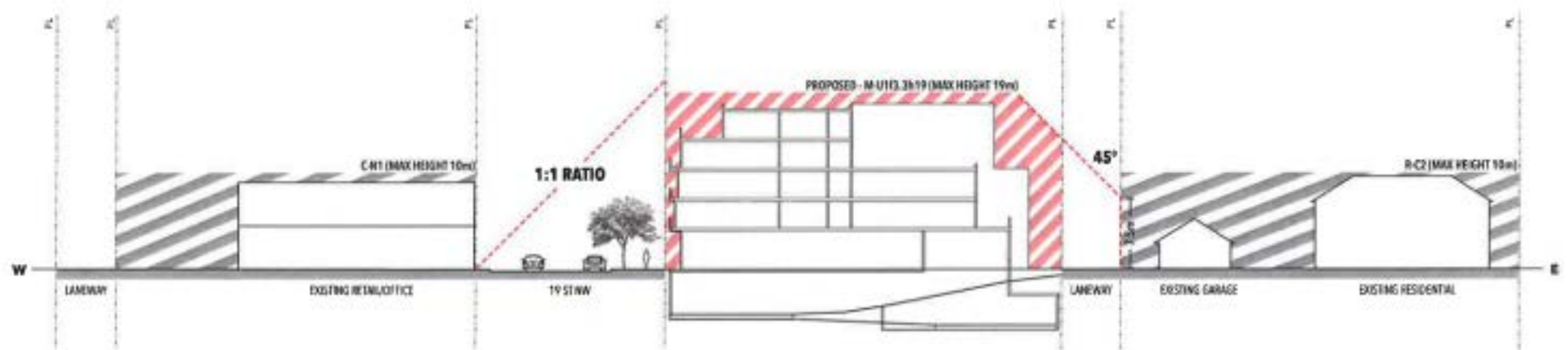


FIG.3.1 EAST-WEST SECTION



STREET PROPORTION STUDY

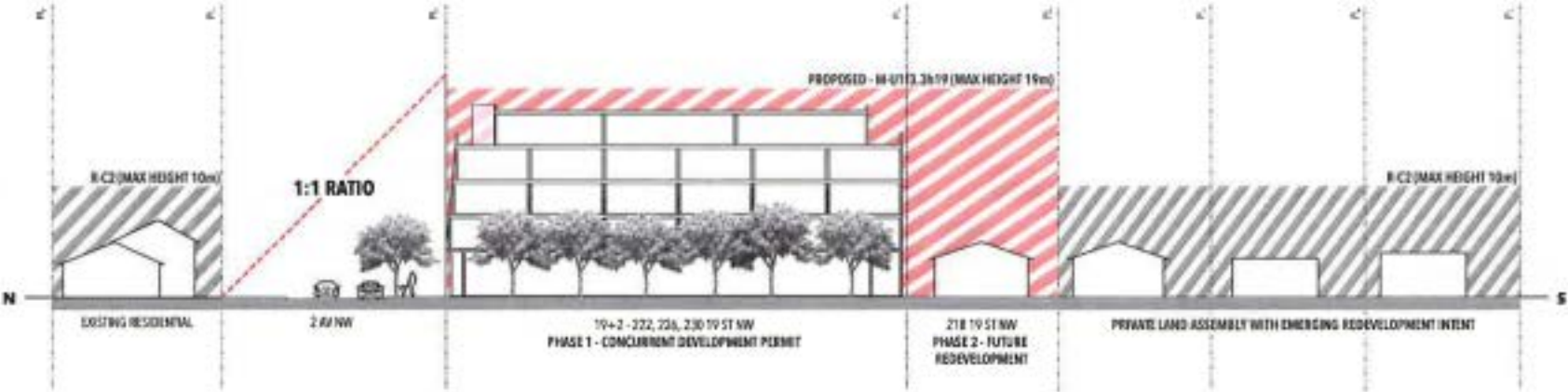


FIG.3.2 NORTH-SOUTH ELEVATION



INVERSION MASSING MODEL

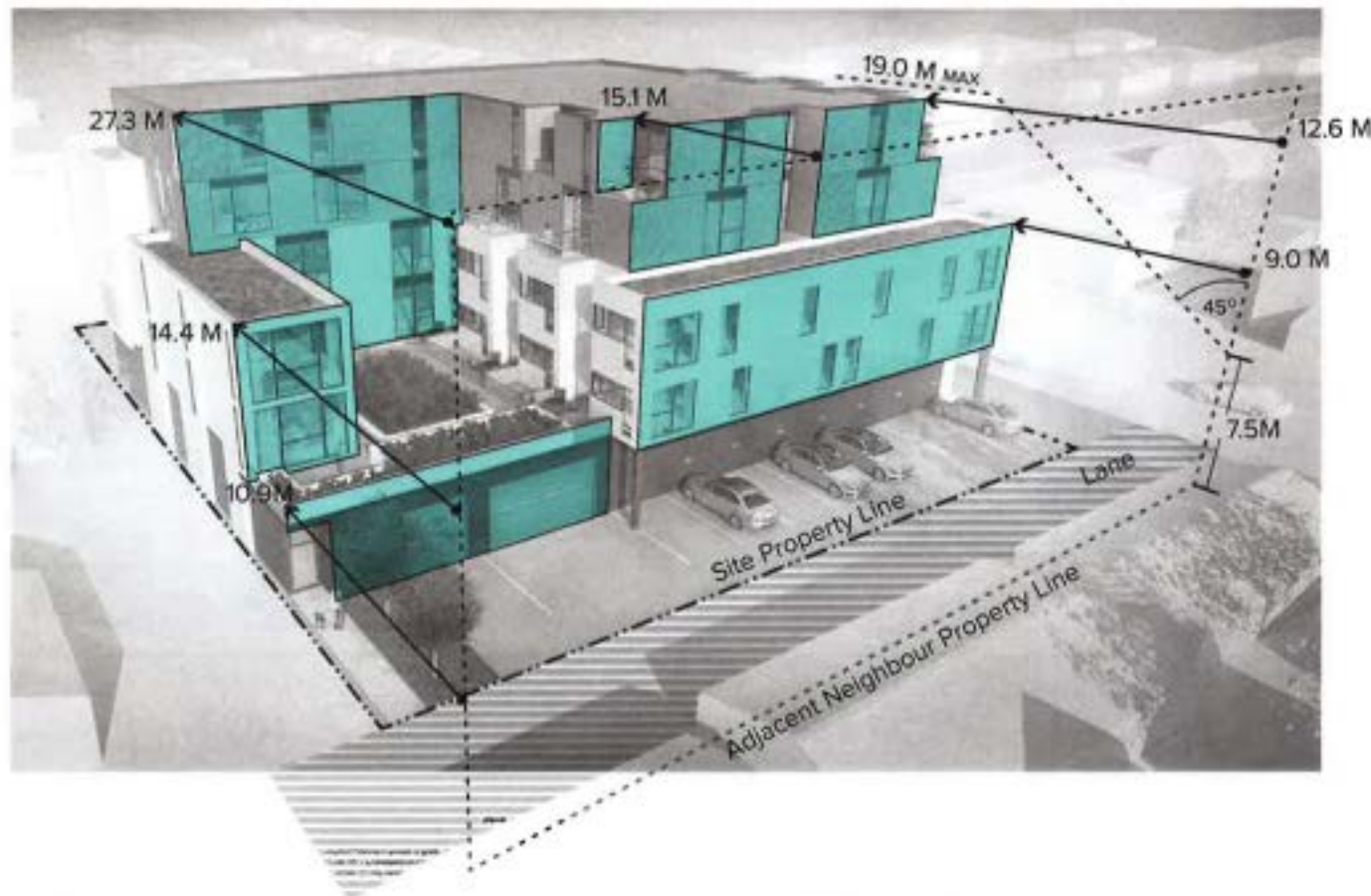


FIG.3.3 INVERSION MASSING MODEL

SUN SHADOW STUDIES



FIG.3.4 MARCH 21 & SEPTEMBER 21



FIG.3.5 JUNE 21

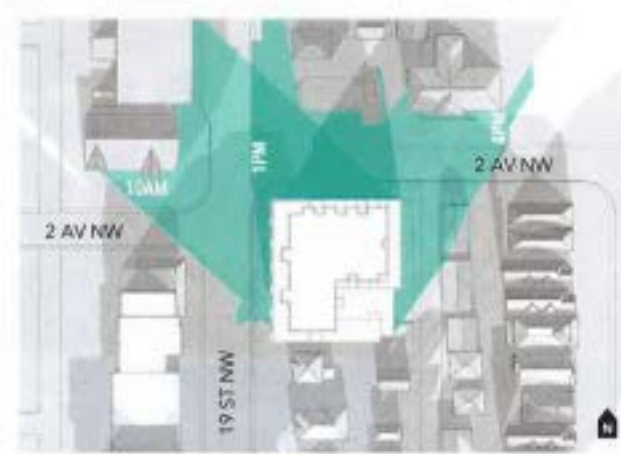


FIG.3.6 DECEMBER 21

SUN SHADOW STUDIES

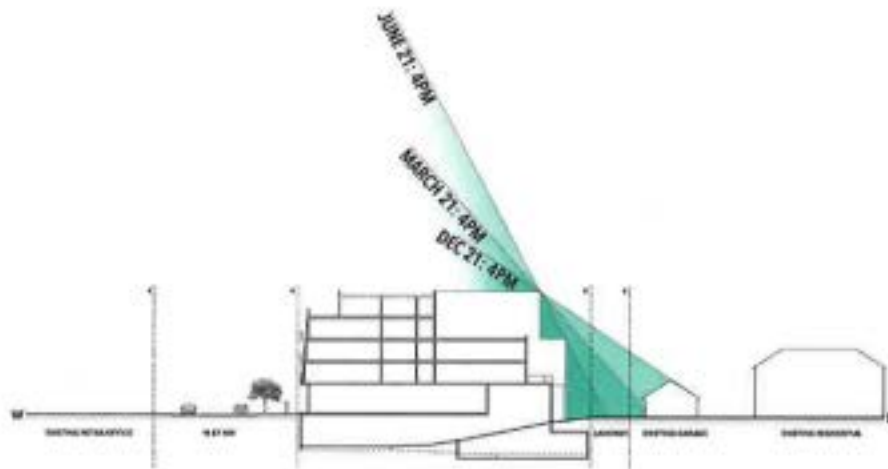


FIG.3.7 WEST-EAST SECTION

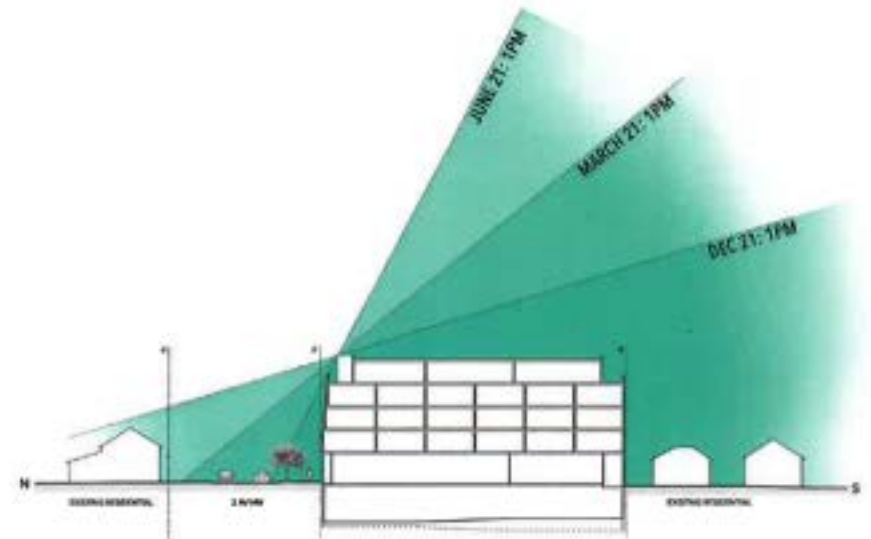


FIG.3.8 NORTH-SOUTH SECTION



TRANSPORTATION IMPACT ASSESSMENT



FIG.3.9 TRANSPORTATION IMPACT ASSESSMENT AREA AND SCOPE



FIG.3.10 TRIPS GENERATED BY PROPOSED DEVELOPMENT

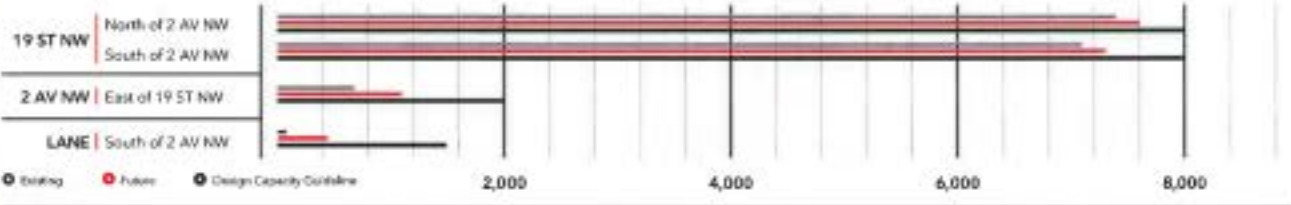


FIG.3.11 VEHICLES PER DAY, BEFORE AND AFTER DEVELOPMENT

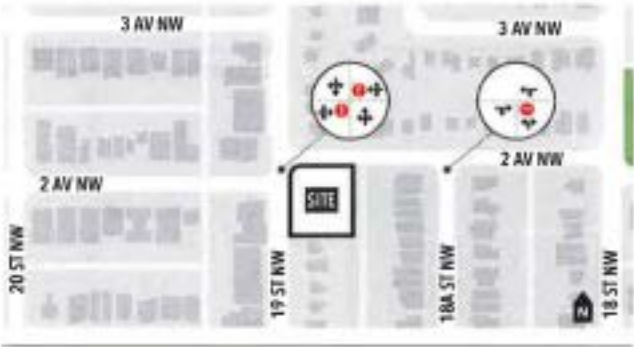


FIG.3.12 INTERSECTION CONFIGURATIONS

TRANSPORTATION IMPACT ASSESSMENT



56
Parking
Stalls

PROVIDED STALLS
Residential and Visitor: 50/45 required
Commercial: 9 (18 required)

PROVIDED STALLS
The City of Calgary's Parking Policies allow for commercial stall reductions if the on-street parking system can accommodate the demand.

FIG.3.13 ON-SITE PARKING



9
On-Street
Stalls

The maximum number of stalls required off site to accommodate peak commercial stall demand as determined by Hunt, Figure 3.17 depicts that when the off street parking system is at its highest demand within a block of the site, it is will easily able to accommodate 9 additional vehicles.

FIG.3.14 ON-STREET PARKING



0
Parking
Permits

Given the multi-residential nature of the building, new 1P+2 residents and visitors will not be eligible to obtain on-street Residential Parking Permits from the Calgary Parking Authority. The development will not impact parking availability in permit only areas.

FIG.3.15 PARKING PERMITS



FIG.3.16 EXISTING ON STREET PARKING RESTRICTIONS



FIG.3.17 PEAK DEMAND FOR ON STREET PARKING STUDY

Supplementary Materials: Stakeholder Outreach

GENERALIZED PROJECT TIMELINE

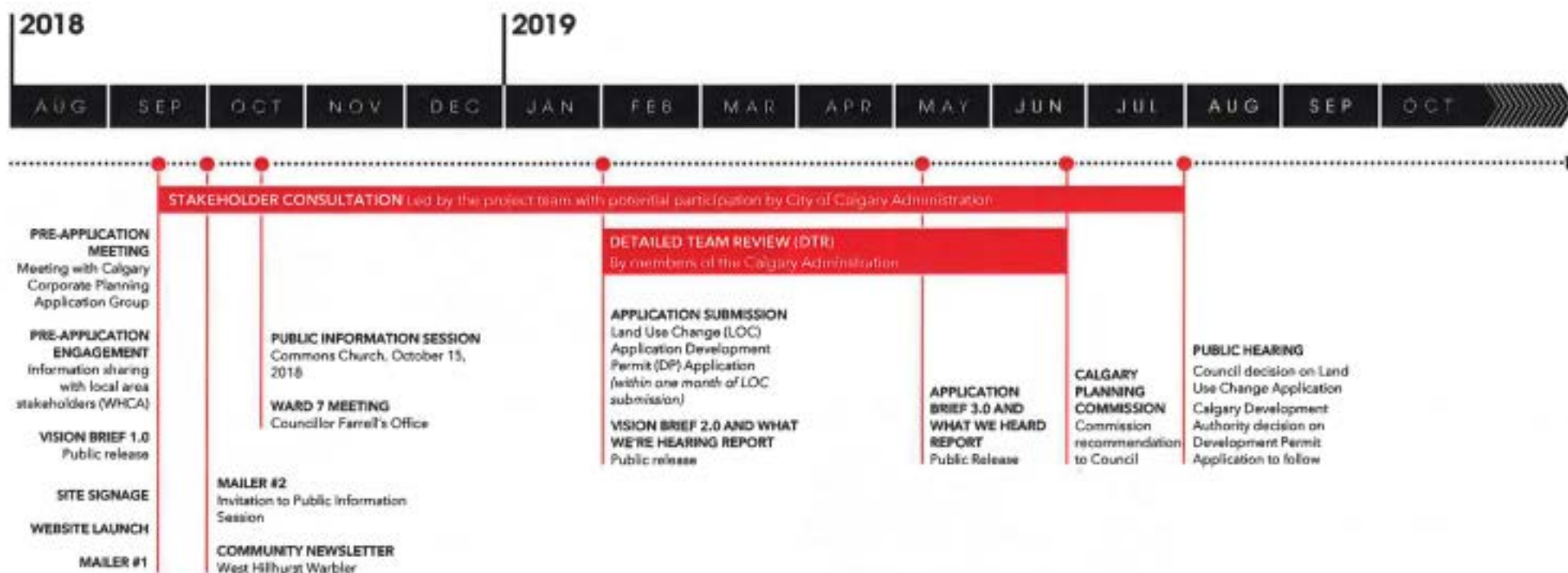


FIG. 4.1 GENERALIZED PROJECT TIMELINE

STAKEHOLDER OUTREACH STRATEGIES



PROJECT WEBSITE &
EMAIL INBOX



PROJECT PHONE
LINE / INBOX



POSTCARDS / LETTERS
TO RESIDENTS



ON-SITE
SIGNAGE



COMMUNITY NEWSLETTER
ADVERTORIAL



FACE TO FACE
STAKEHOLDER MEETINGS



INFORMATION
SESSION



WHAT WE
HEARD REPORT



FIG.4.5 FULL-PAGE ADVERTORIAL OCTOBER EDITION



FIG.4.2 WEBSITE VISUALS