

CITY OF CALGARY
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MAY 07 2024
ITEM: 7.2.21 CPC 2024-0335
Distrib - Presentation 2
CITY CLERK'S DEPARTMENT

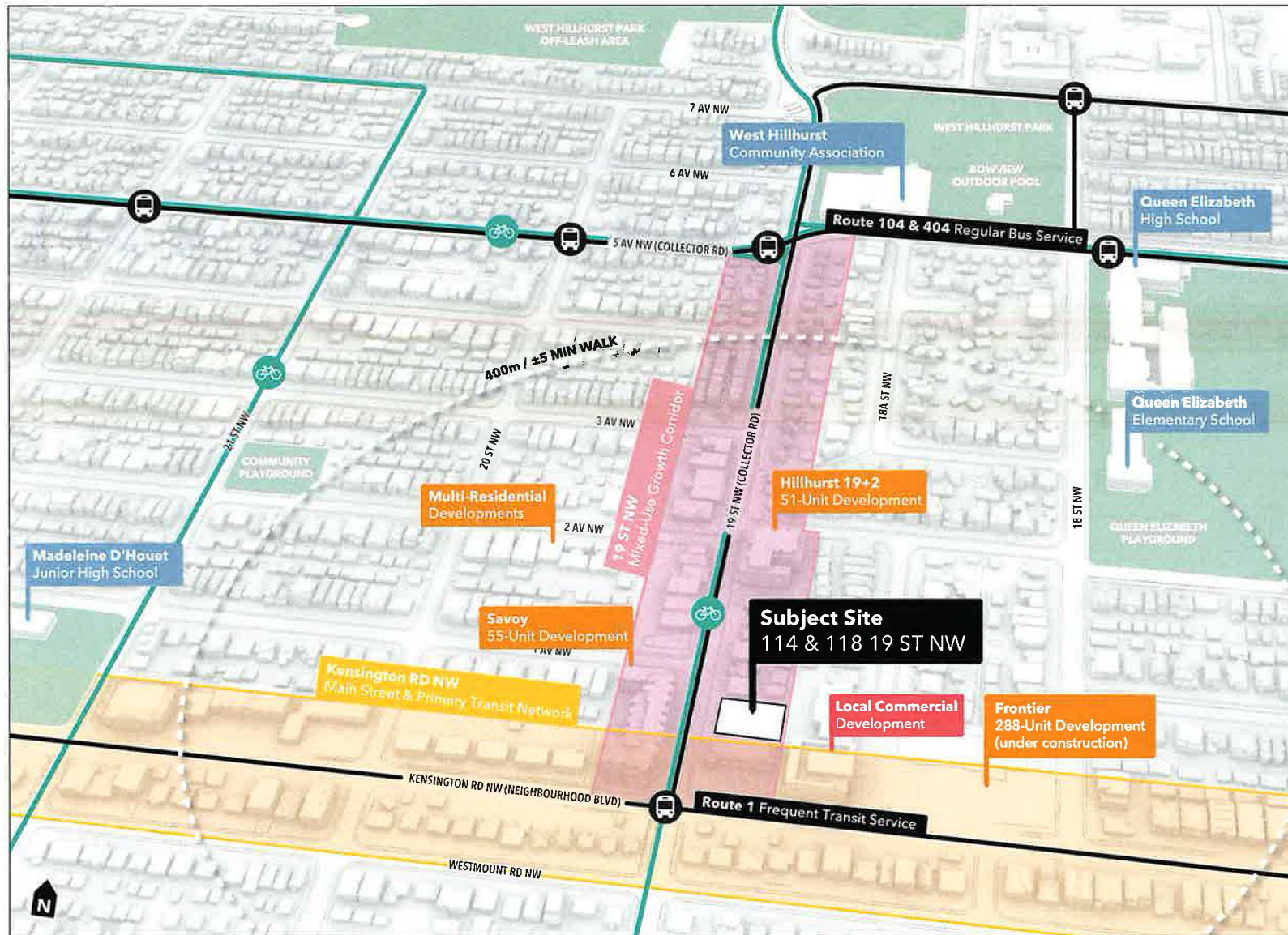
114 & 118 19 ST NW

R-C2 to MU-1f1.5h12

LOC2023-0342 / CPC2024-0335

Item 7.2.21





- ✓ Within 400m of Local Transit
- ✓ Within 600m of Primary Transit
- ✓ Along a Collector or Higher Standard Roadway
- ✓ Next to Non- or Multi-Residential
- ✓ Direct Lane Access
- ✓ Along or Close to a Corridor or Activity Centre
- On a Corner Parcel
- Adjacent to Park / Amenity

6/8

Multi-Residential Infill Criteria Met

Development Vision

3



16
RESIDENTIAL DWELLING UNITS



8
VEHICLE STALLS
(6 RESIDENT & 2 VISITOR)



14
BICYCLE PARKING STALLS
(12 CLASS 1 & 2 CLASS 2 STALLS)



±1,300sq.FT.
AT-GRADE COMMERCIAL



±190sq.M.
MIX OF PRIVATE & COMMON
AMENITY (MIN. 5 SQ.M. / UNIT)



1.5
FLOOR AREA RATIO



12M / 3 STOREYS
MAXIMUM BUILDING HEIGHT

PROPOSED LAND USE CHANGE 

114 & 118 19 ST NW | R-C2 to MU-1f1.5h12


Hello Neighbour,

We are proposing a land use change at this site from the existing R-C2 District to the MU-1 District. If approved, the proposed land use change would enable a mixed use development with 16 stacked townhouses (12 three-bedroom units and 4 one-bedroom units) and one neighbourhood-scale commercial unit within two three-storey buildings, along with 14 bicycle stalls and 8 vehicle stalls accessed via the rear lane.



Learn More & Get In Touch

To learn more about the proposed change or to get in touch with the project team, please visit www.engageRndsqr.com or phone 587.747.8317.



440, 519 Enea Drive SW
Calgary, Alberta T2C 1N7 P: 403.201.5325 F: 403.201.5344



Applicant-Led Outreach Summary.
114 & 118 19 ST NW
LOC 2023-0342 / DP 2023-08211

440, 519 Enea Drive SW
Calgary, Alberta T2C 1N7 P: 403.201.5325 F: 403.201.5344

slw@rndsqr.ca



Hello, Neighbour!

We are proposing a land use change at 114 & 118 19 ST NW from the existing Residential - Commercial One / Two Dwelling (R-C2) District to a Mixed Use - General (MU-1) District. If approved, the proposed land use change would enable a mixed use development with 16 stacked townhouses (12 three-bedroom units and 4 one-bedroom units) and one neighbourhood-scale commercial unit within two three-storey buildings, along with 14 bicycle stalls and 8 designated parking stalls accessed via the rear lane.

Find Out More

To find out more, we invite you to bring your neighbours and meeting with the commissioning team. We look forward to working with you to realize our vision.

Connect Us

Visit our engagement hub at www.engageRndsqr.com or phone 587.747.8317.



Scan this QR code with the camera on your mobile device to visit www.engageRndsqr.com

PROPOSED LAND USE CHANGE 

114 & 118 19 ST NW | R-C2 to MU-1



Note: All development, construction and all requirements are intended to be completed in accordance with the City of Calgary's Development Bylaw (2023-0342) and the City of Calgary's Development Application Process. The information and data included in this document will be updated through the development process.

Development Vision

A mixed use development with stacked townhouses and neighbourhood-scale neighbourhood commercial is proposed. A number of key project details are provided below:

- Site:** 114 & 118 19 ST NW - R-C2 to MU-1
- Building Footprint:** 120 m² building footprint (2 stories)
- Units:** 16 Units
- Buildings:** 2 Buildings
- Development:** 16 MU-1 three-bedroom units, 4 one-bedroom units
- Commercial:** 1 local-scale neighbourhood commercial / retail unit
- Vehicle Stalls:** 8 vehicle stalls (4 for residents, 4 for public)
- Bicycle Stalls:** 14 bicycle stalls (7 on-site, 7 off-site)
- Other:** 14 bicycle stalls and 8 bicycle supported bicycle racks
- Accessibility:** 81 People Stairs (82 Cycles), 2 Cycles
- Residential Density:** 160 Units per hectare (1600 Units per hectare)

Policy Alignment


The project site is located within the community of West Hillhurst and West Hillhurst is a local area plan. The City of Calgary's Development Application Process (2023-0342) is currently in development. The project is a proposed development in the MU-1 District. The project is a proposed development in the MU-1 District. The project is a proposed development in the MU-1 District.

Get In Touch

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Contact Us




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Launch Nov 2023 3 months of outreach **Closure Jan 2024**

-  ±270 HAND-DELIVERED NEIGHBOUR LETTERS
-  ON-SITE SIGNAGE
-  PROJECT MEMO (WHCA + WARD 7 OFFICE)

-  OUTREACH EMAIL INBOX & CORRESPONDENCE
-  OUTREACH PHONE LINE & TEAM RESPONSES
-  DEDICATED PROJECT WEBSITE

-  DETAILED OUTREACH SUMMARY
-  WHCA & NEARBY RESIDENT MEETING:
NOVEMBER 20, 2023:
APPLICATION OVERVIEW
PRESENTATION & DISCUSSION

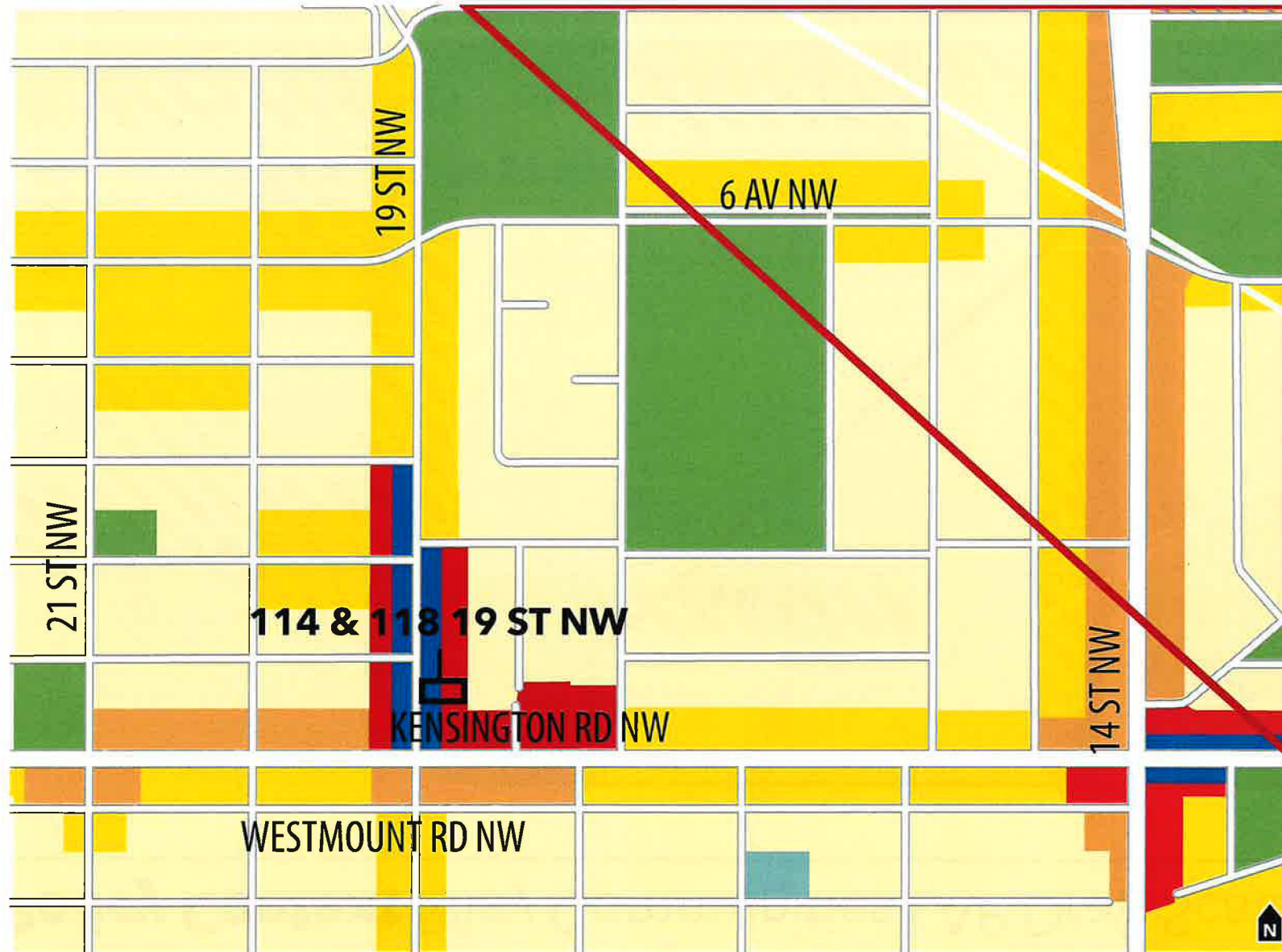
Thank You

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Supplementary.













Policy Context Riley Communities LAP Draft Urban Form Map



***FOR DISCUSSION PURPOSES ONLY, SUBJECT TO CHANGE**

Urban Form Categories show what types of uses a future building could have.

Urban Form Categories

- | | |
|--|---|
|  Neighbourhood Commercial |  Parks and Open Space |
|  Neighbourhood Flex |  City Civic and Recreation |
|  Neighbourhood Connector |  Regional Campus |
|  Neighbourhood Local |  No Urban Form Category |
|  Commercial Corridor | |
|  Industrial General | |
|  Natural Areas | |
- Additional Policy Guidance**
- | |
|---|
|  Active Frontage |
|---|

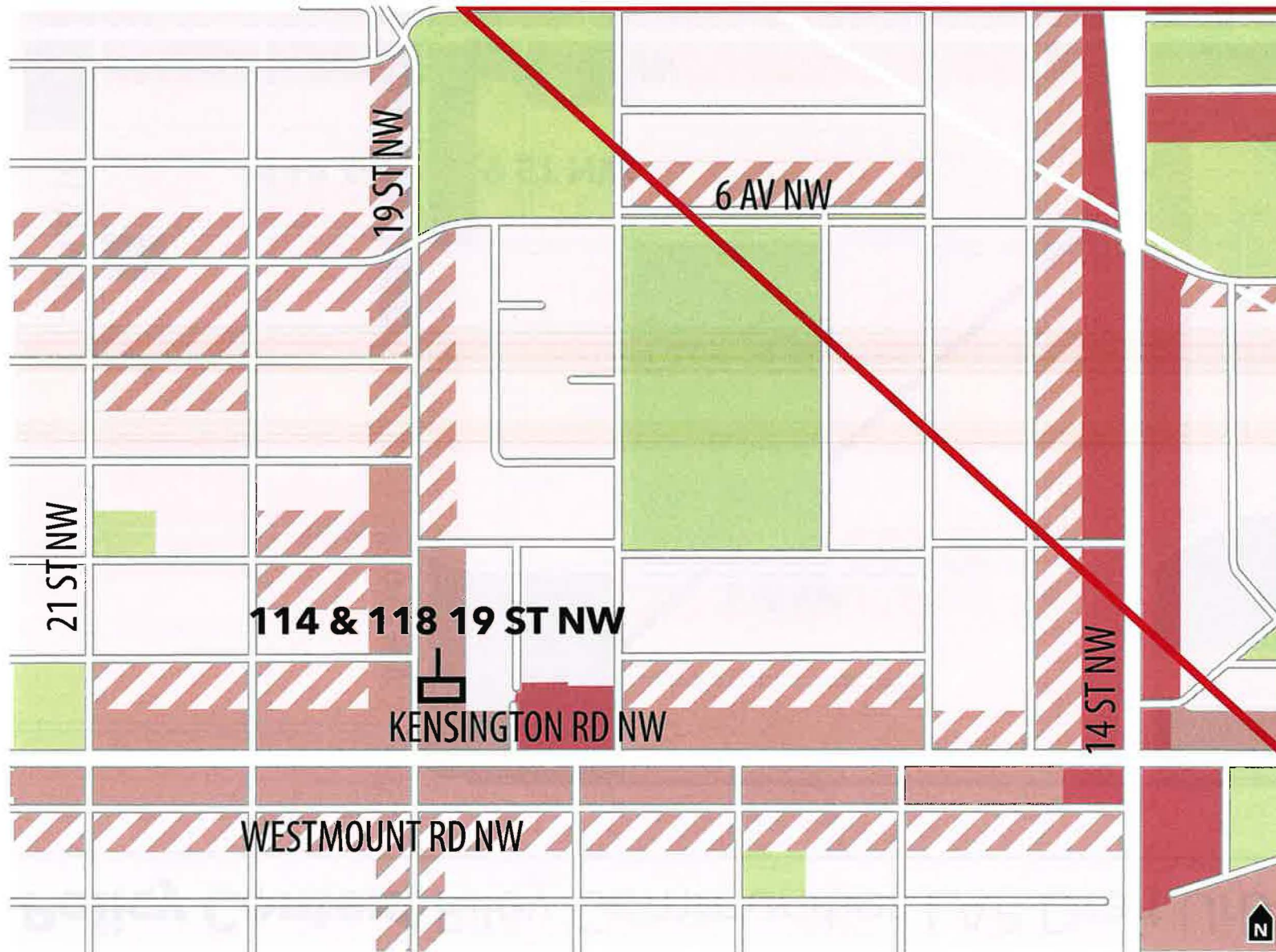
Neighbourhood Commercial

- Areas with a range of commercial/businesses located on the ground floor of a building.

Active Frontage

- Areas where the main or ground floor of a building must include commercial/businesses such as retail and/or restaurants that face the sidewalk or street and generate frequent pedestrian activity in and out of the building or business entrance.

SOURCE: CITY OF CALGARY



***FOR DISCUSSION PURPOSES ONLY & SUBJECT TO CHANGE**

Scale shows the maximum potential height of future buildings.

Legend

-  No Scale Modifier
-  Limited (up to 3 Storeys)
-  Low - Modified (up to 4 Storeys)
-  Low (up to 6 Storeys)
-  Mid (up to 12 Storeys)
-  High (up to 26 Storeys)



Low

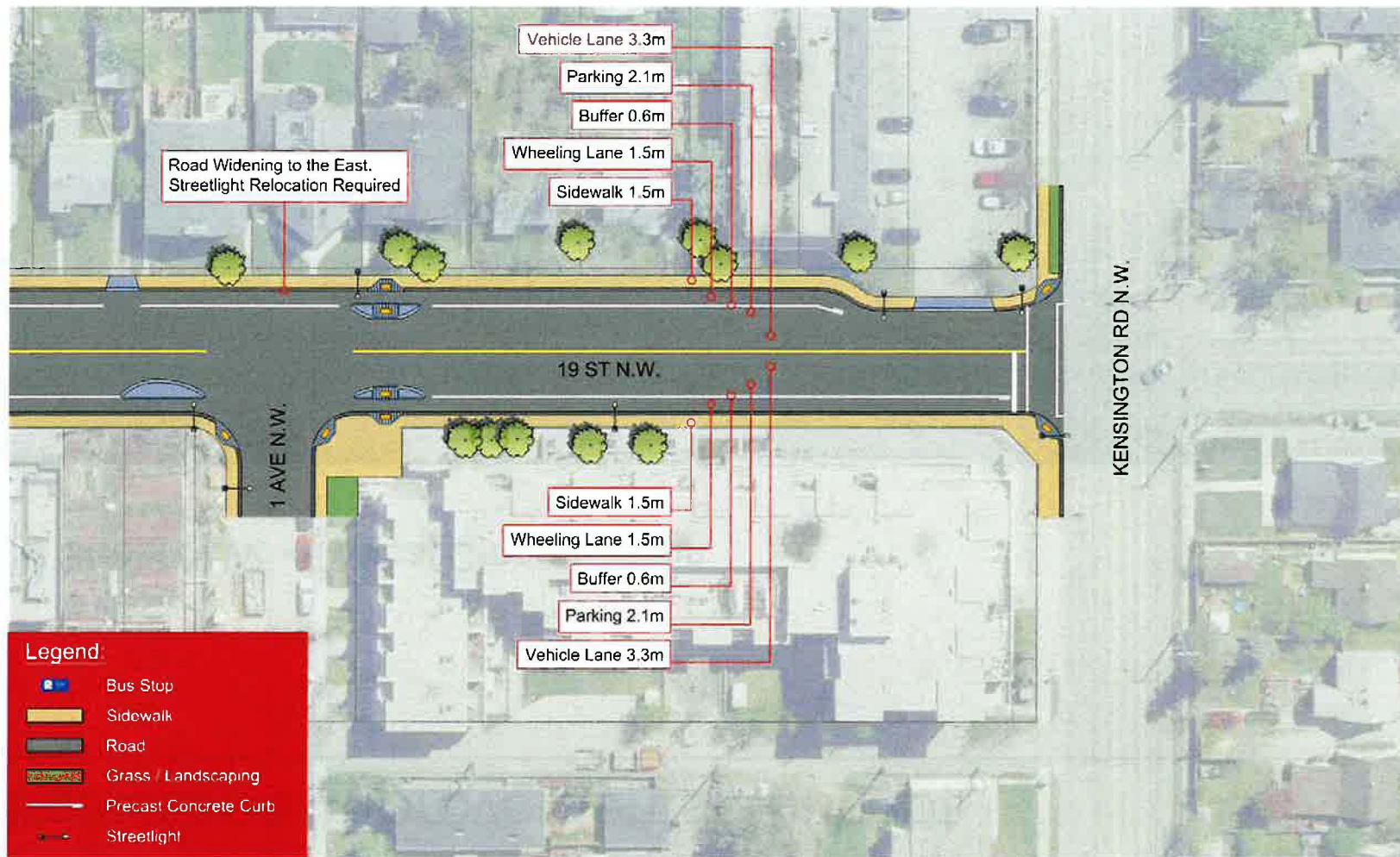
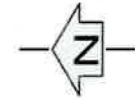
- Buildings of six storeys or less.
- Examples include apartments, stacked townhouses or mixed-use buildings.
- Proposed areas include sections of Kensington Rd. N.W. and sections of Memorial Dr. N.W. in Sunnyside (as seen on the draft map).

SOURCE: CITY OF CALGARY

19 ST NW Streetscape Improvements Concept



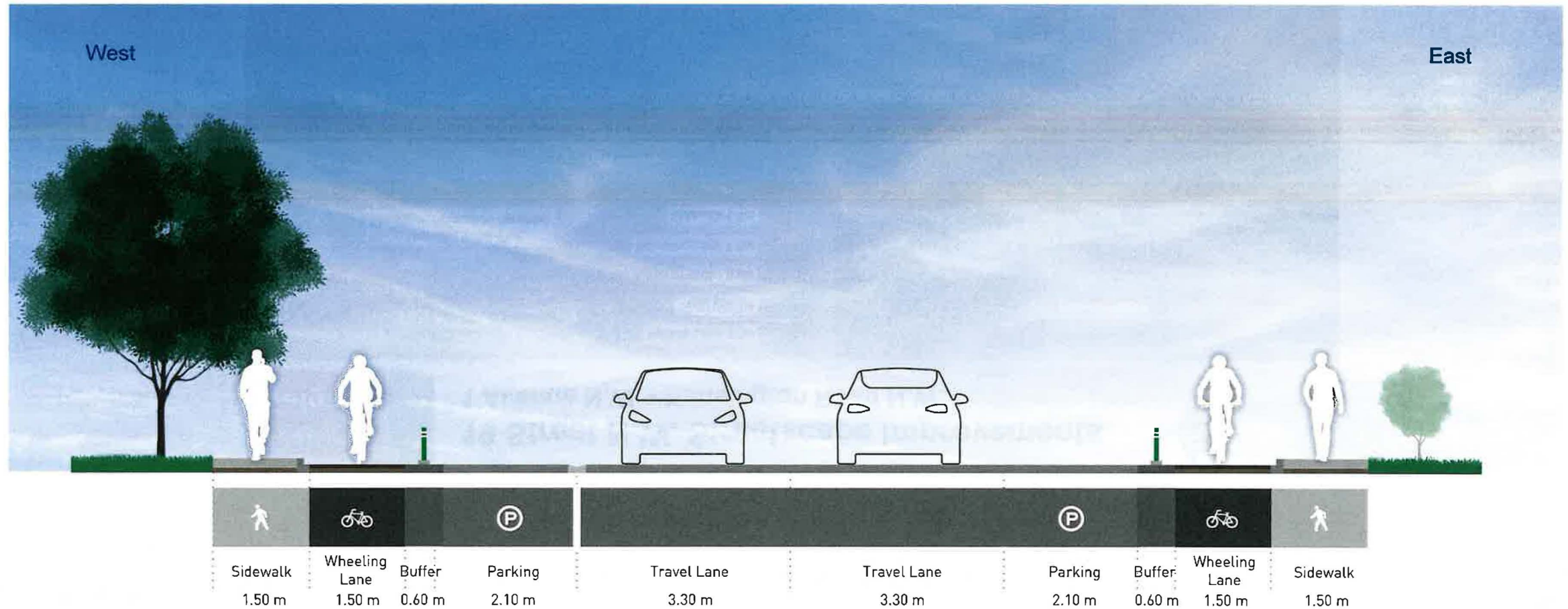
19 Street N.W. Streetscape Improvements 1 Avenue N.W. - Kensington Road N.W.



19 ST NW Streetscape Improvements Concept



19 Street N.W. - Typical Cross-Section



Development Permit Aerial View



East Elevation DP2023-08211



South Elevation DP2023-08211

