

WH405: 405, 407, 411 415 19 ST NW

Public Hearing Presentation: December 3, 2024

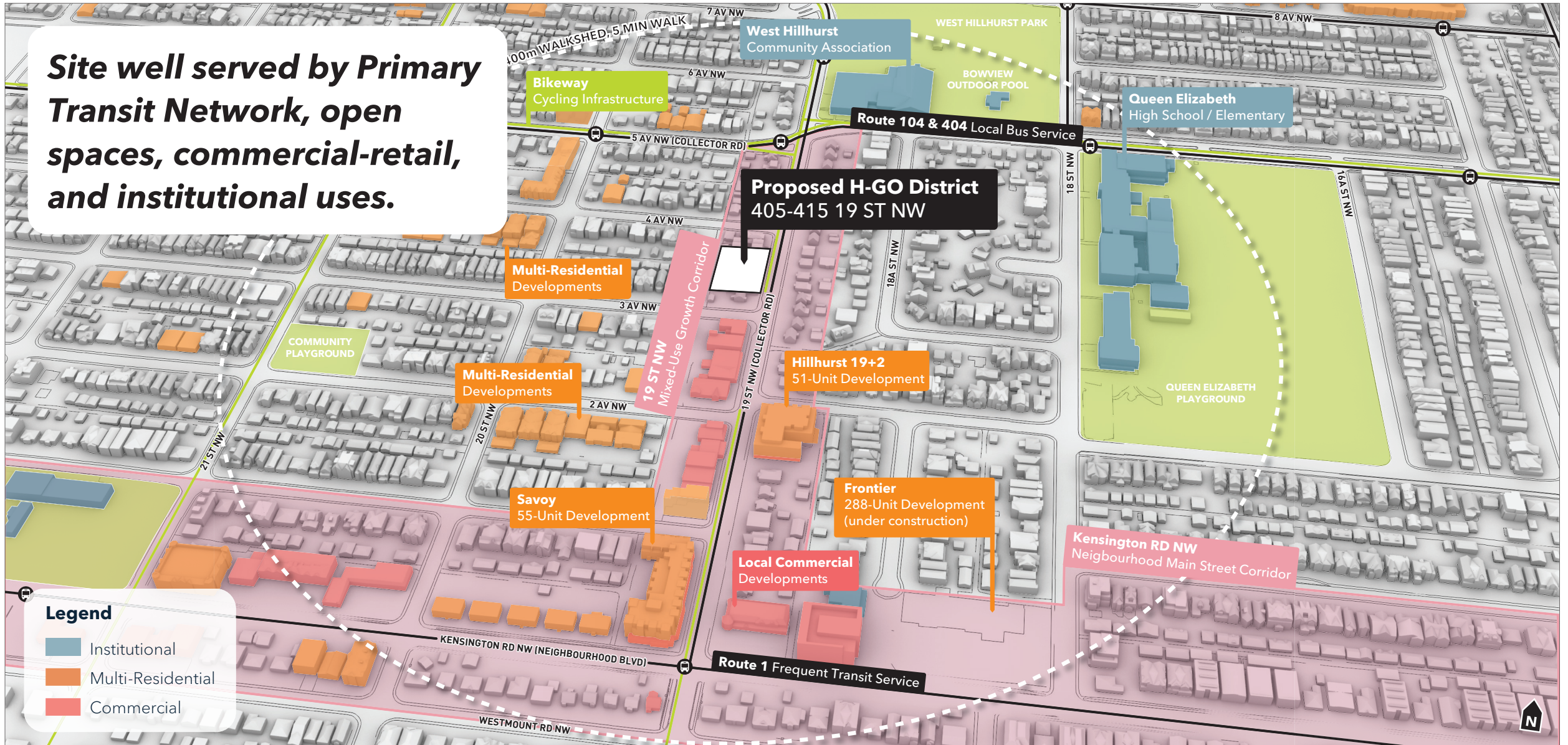
Item 7.1.1 / LOC2023-0244 / DP2024-03857 / CPC2024-0621



FAAS

Site Context

Site well served by Primary Transit Network, open spaces, commercial-retail, and institutional uses.



Nearby Contextual Housing Examples



302 20 ST NW, 125m southeast of WH405 (3 storey rowhouse in established low density residential area)



2136 4 AV NW, 240m east of WH405 (2.5 storey multi-residential in established low density residential area)



2144 4 AV NW, 275m east of WH405 (3 storey rowhouse in established low density residential area)



Hillhurst Manor (5 storey mixed-use multi-residential), 125m south of WH405 on 19 ST NW

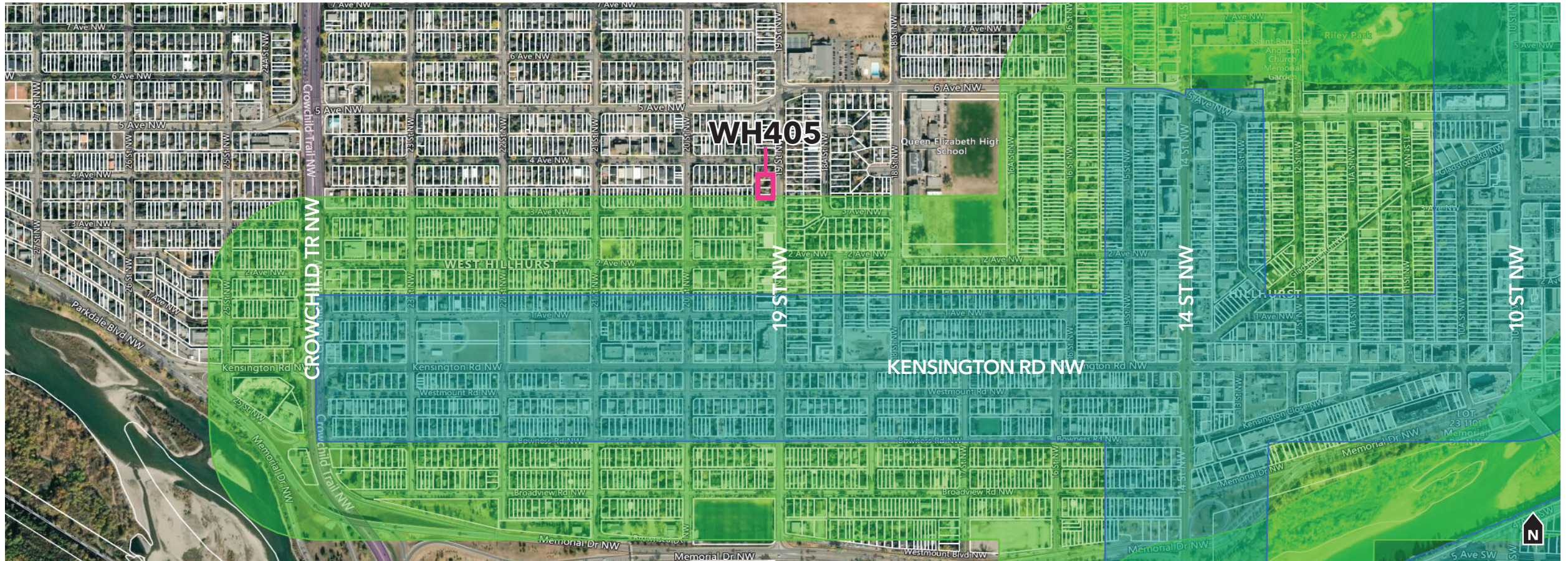


Wolf Den (4 storey mixed-use multi-residential), 210m south of WH405 on 19 ST NW



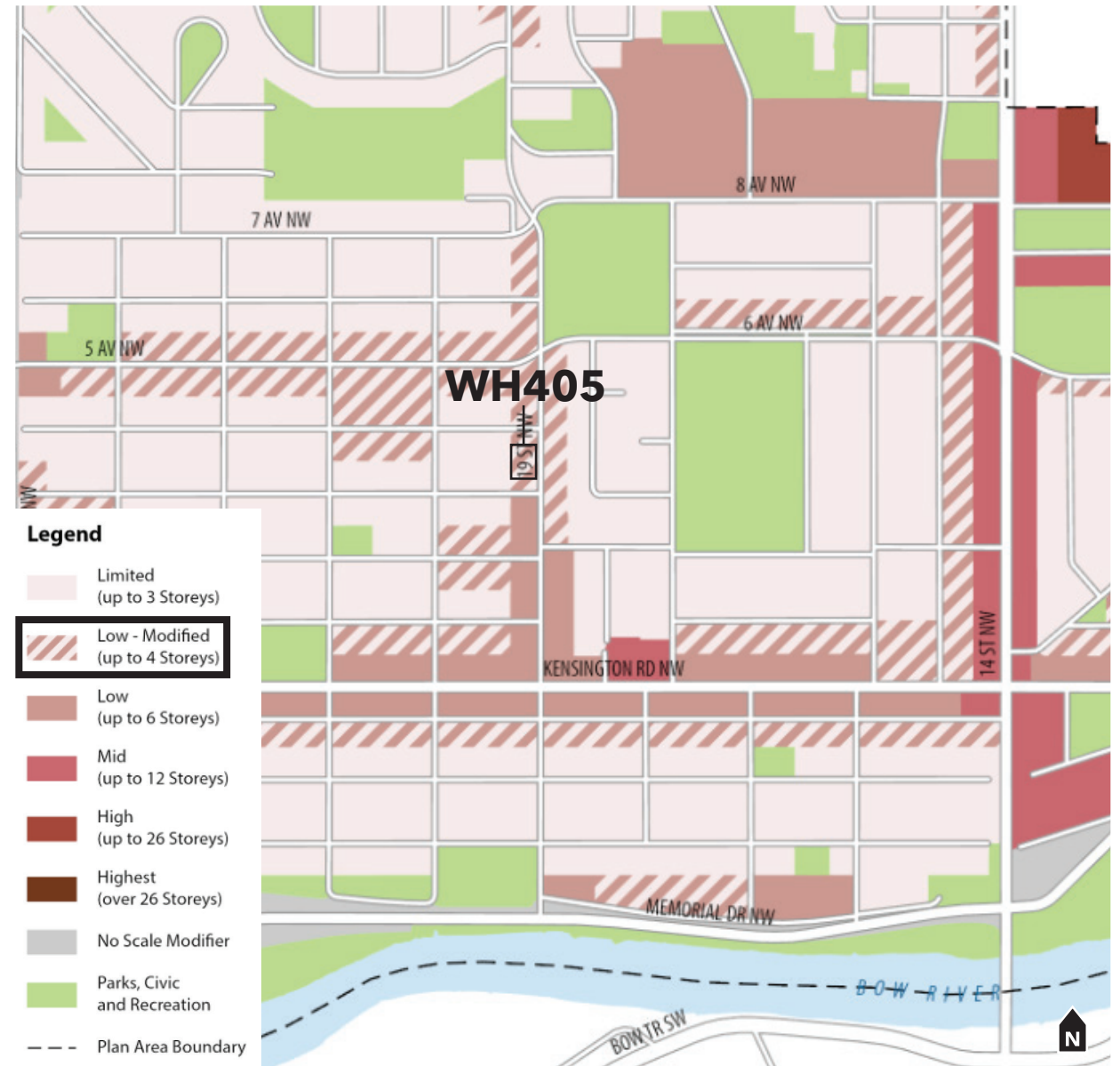
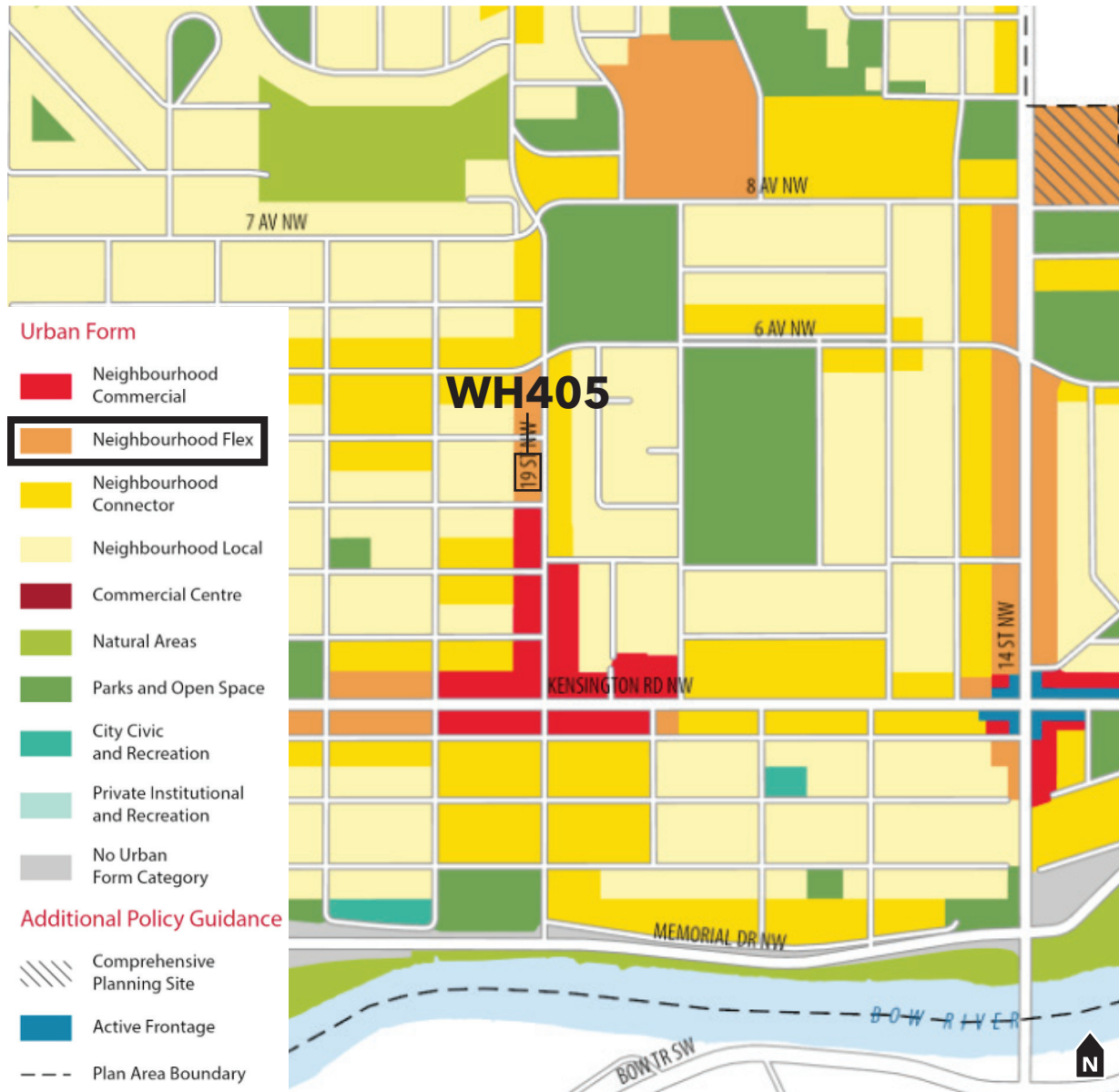
Savoy (4 storey mixed-use multi-residential), 250m south of WH405 on 19 ST NW

Main Street Proximity

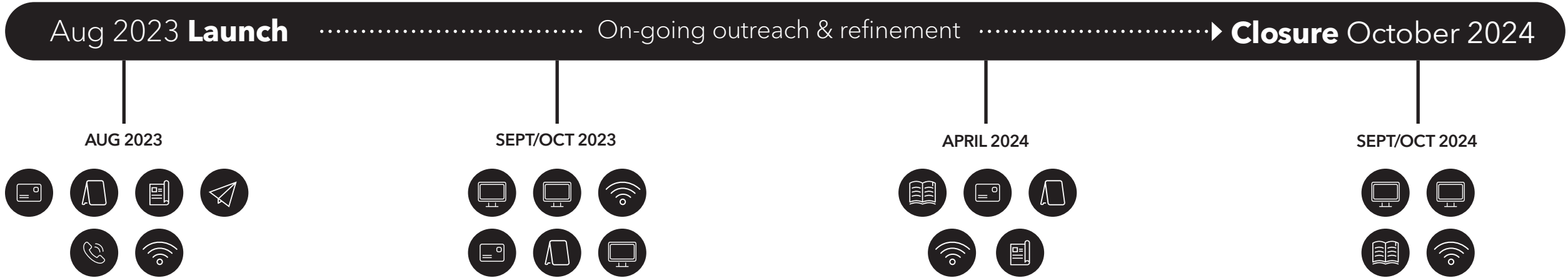


 **200m Main Streets Buffer**
(200M FROM THE EDGE OF THE ACTIVITY CENTRE & MAIN STREETS POLYGON)




 **Activity Centre & Main Streets Polygon**
(DEFINED BY THE MUNICIPAL DEVELOPMENT PLAN, AVAILABLE THROUGH THE CITY OF CALGARY OPEN DATA)








Applicant-Led Outreach



Outreach Strategies

-  HAND-DELIVERED NEIGHBOUR LETTERS TO RESIDENTS WITHIN 200M OF SUBJECT SITE
-  CUSTOM ON-SITE SIGNAGE INSTALLED
-  PROJECT MEMO (WHCA + WARD 7 OFFICE)

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

-  APPLICANT-LED OUTREACH SUMMARY
-  WARD 7, WHCA, DIGITAL AND IN PERSON INFORMATION SESSIONS:
 1. SEPTEMBER 18, 2023
 2. OCTOBER 26, 2023
 3. SEPTEMBER 5, 2024
 4. OCTOBER 16, 2024

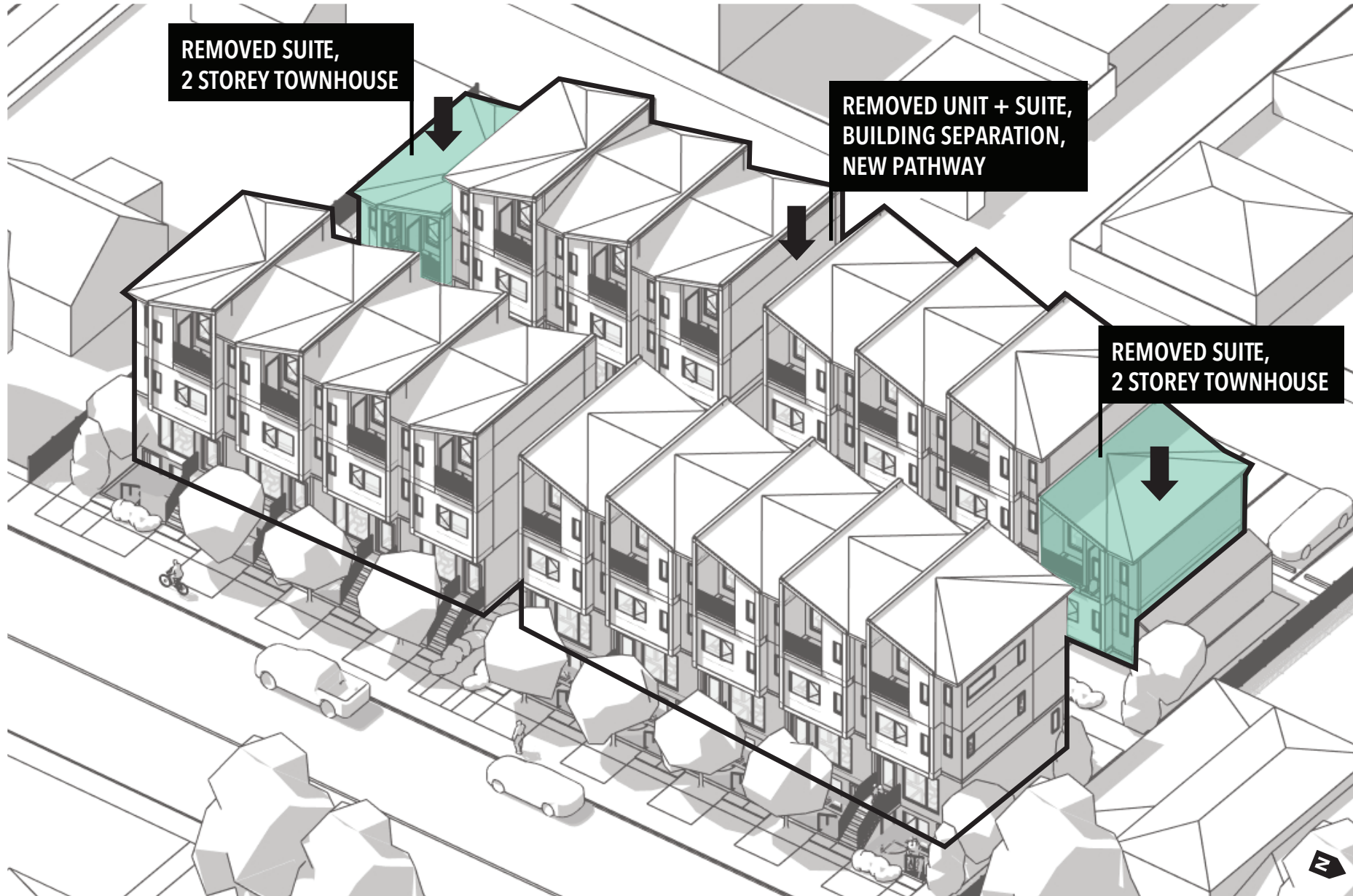
Main Feedback Themes

Density
 Scale, Fit, Site + Building Design
 Parking

Feedback Volume

Medium for a project of this scale
 WHCA and +/-10 neighbours high interest

Major Change 1: Density Reduction

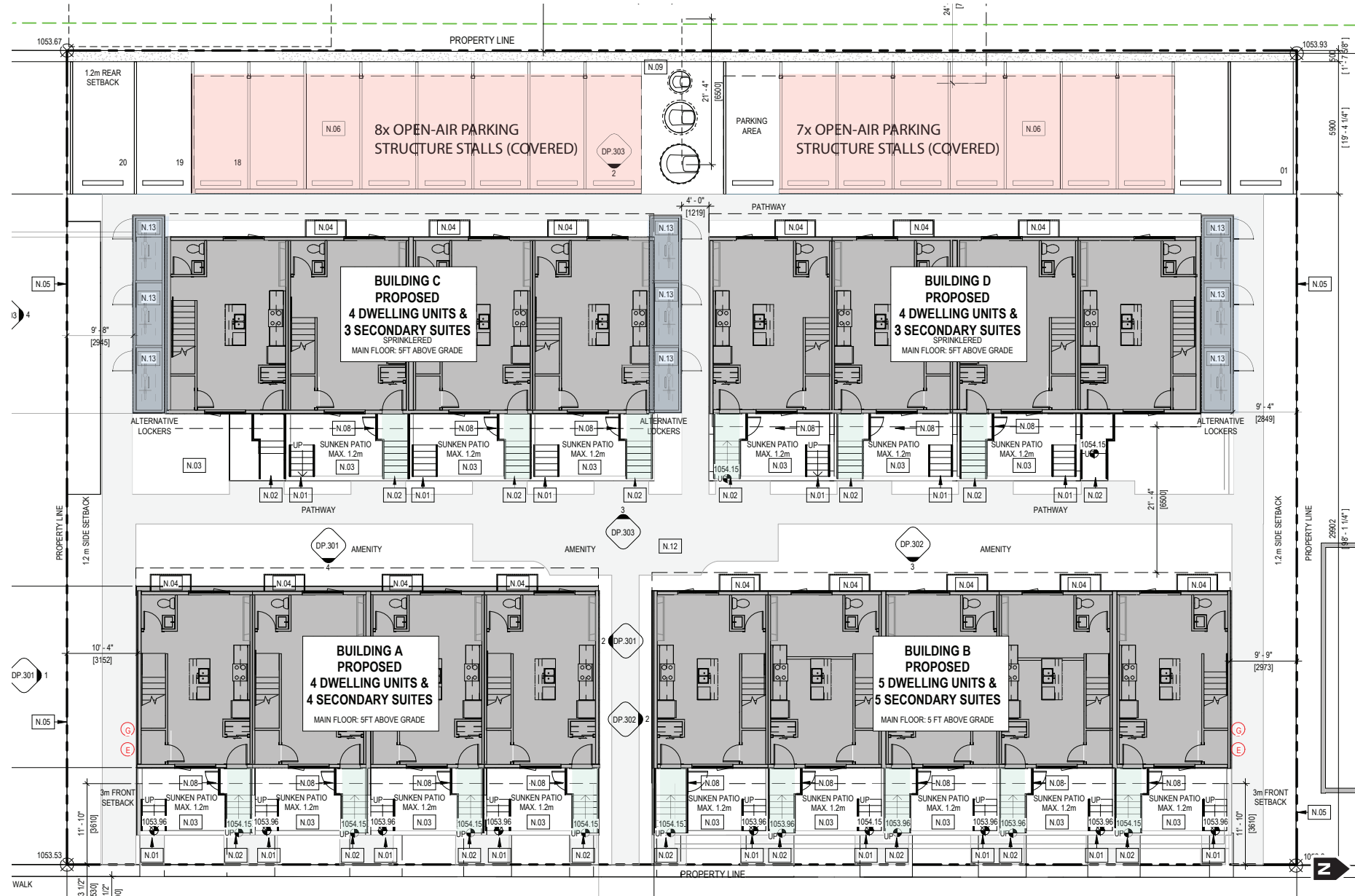


H-GO Maximum:
20 units + 20 suites (40)

R-CG Maximum:
14 units + 14 suites (28)

Proposed:
17 units + 15 suites (32)

Major Change 2: Parking Increase



Vehicle Parking:
20 stalls proposed (16 required)
Increased from 18 stalls

Active Modes Storage:
9 storage units provided
(6 required)

Class 1 Bicycle Parking:
30 stalls provided (3 required)

Additional Major Changes: Fit, Building, and Site Design

Rear Yard Building West Elevation: Reduced Scale, Window Number + Size, mostly frosted



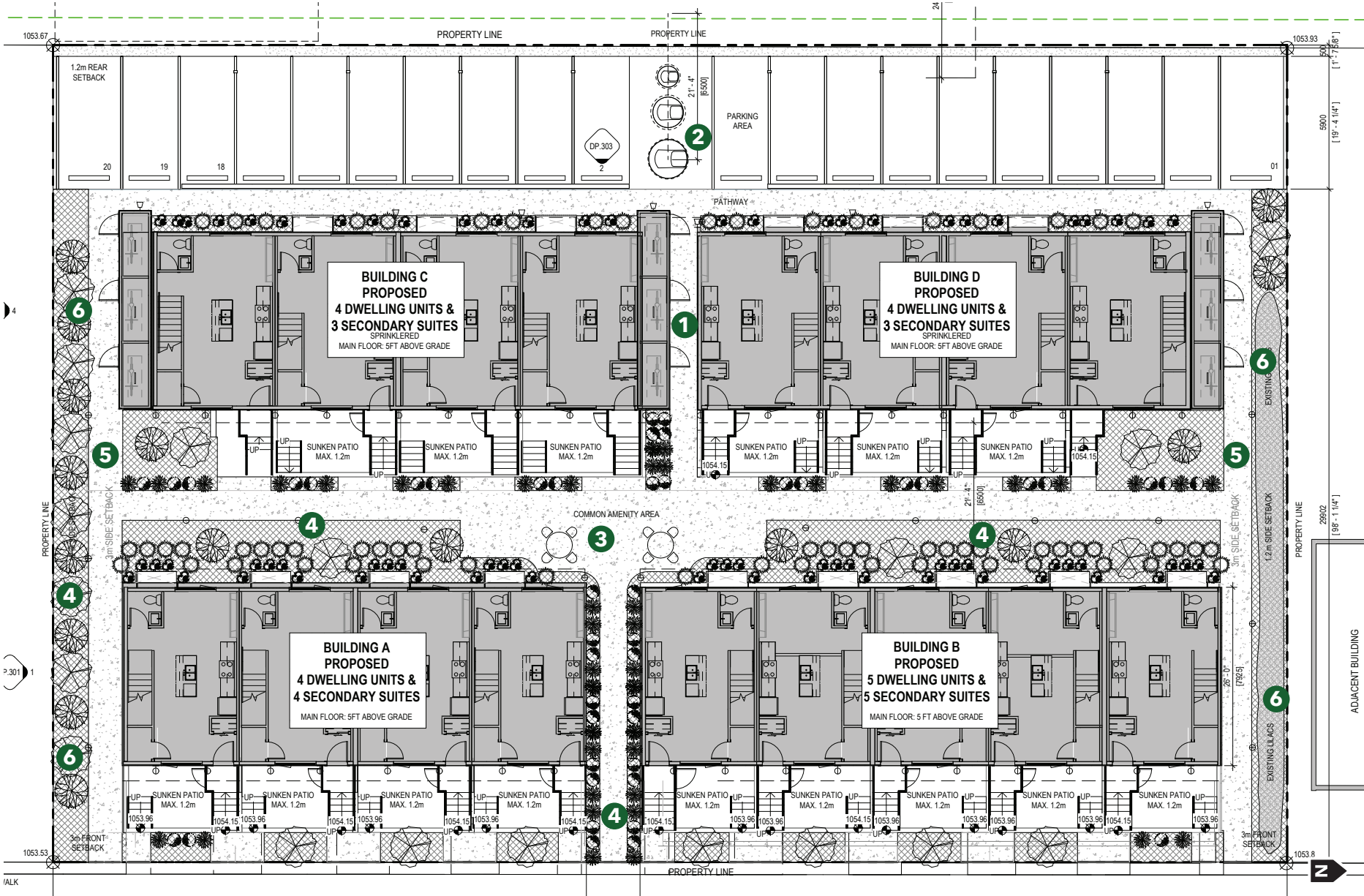
North Elevation (Interface with 2005 4 AV NW)



South Elevation (Interface with 401 19 ST NW)



Additional Major Changes: Fit, Building, and Site Design

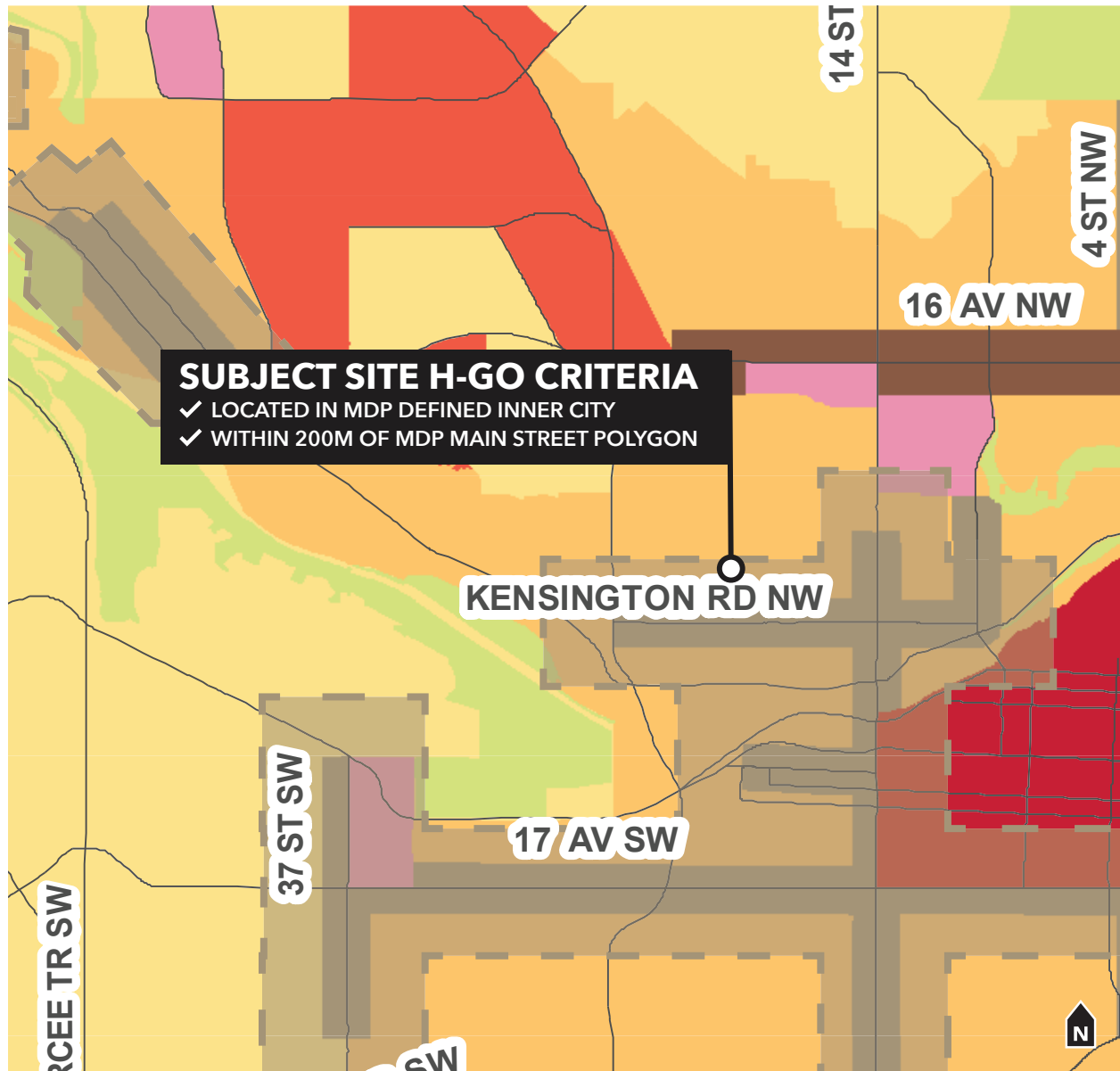


- 1 Two rear yard buildings, new pathway connecting centre of site to lane
- 2 3 stream Molok waste system relocated to centre of lane
- 3 Common amenity gathered to centre of site
- 4 Increased planting: 35 trees + 99 shrubs, species selected that thrive in West Hillhurst
- 5 Pathway reconfiguration away from shared property lines due to deeper 3m sideyard setback
- 6 Retained mature landscape/new trees along shared property lines

Thank You



Supplementary Slides






H-GO District Location Criteria

(LAND USE BYLAW 1P2007, PT 15, DIV 1, 1386 (D)(II):

Should only be designated on parcels located within the Centre City or **Inner City** areas identified on the Urban Structure Map of the Calgary Municipal Development Plan and also within one or more of the following:

- **200m of a Main Street or Activity Centre identified on the Urban Structure Map of the Calgary Municipal Development Plan;**
- 600m of an existing or capital funded LRT platform;
- 400m of an existing or capital funded BRT station; or
- 200m of primary transit service.

-  Inner City
-  Neighbourhood Main Street
-  200m Neighbourhood Main Street Buffer

Citywide Rezoning (Approved, in effect August 6, 2024)

Rezoning for Housing

Find address or place

Home is Here: The City of Calgary's Housing Strategy - Rezoning for Housing


Using this map

Click the search box and type in an address to see which land parcels will be affected by citywide rezoning.

For assistance using this map, please call the Planning Service Counter at 403-268-5311.

To learn more about the proposed citywide rezoning, and to get involved in the conversation, visit calgary.ca/rezoningforhousing.

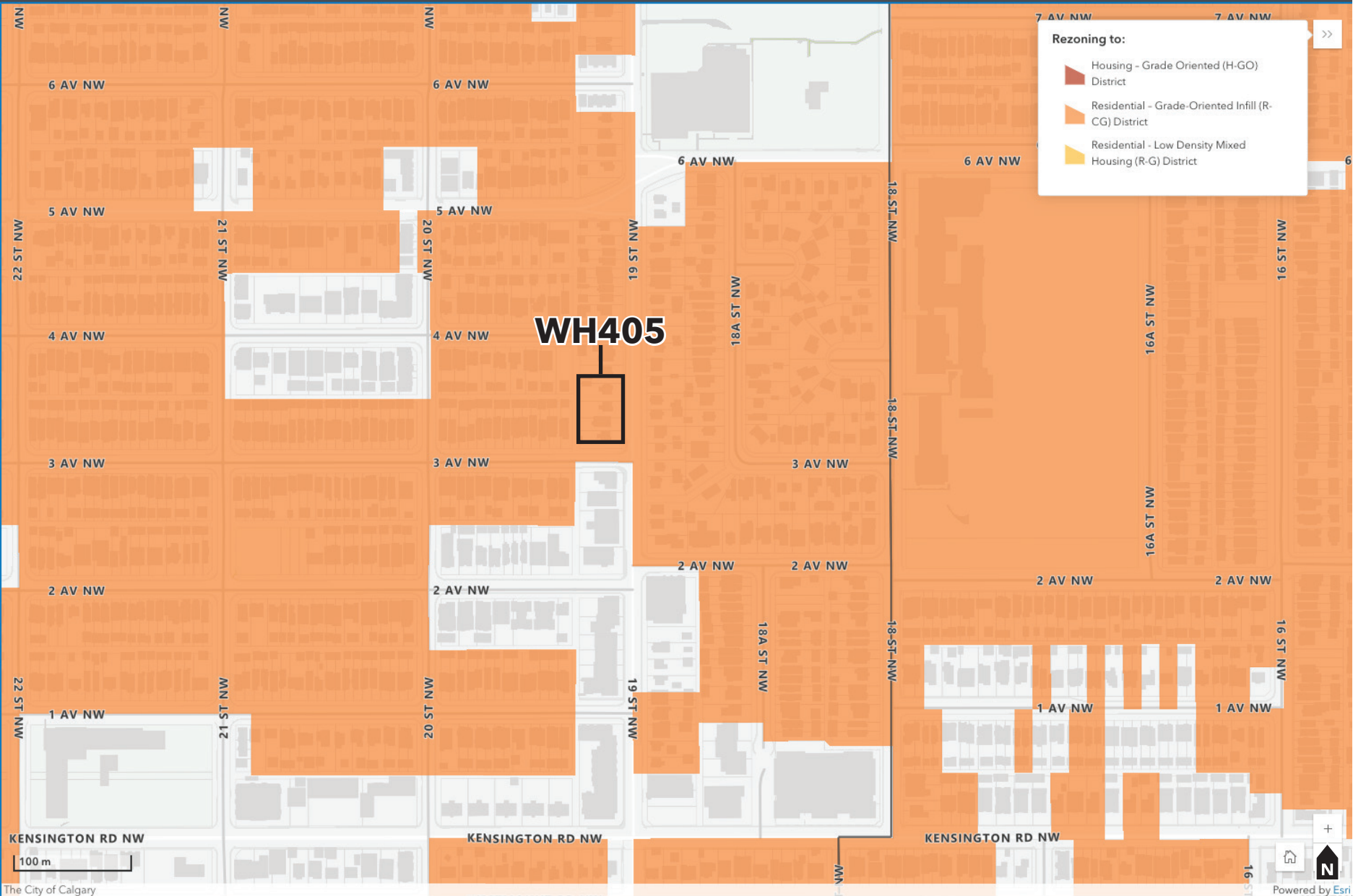
Click [here](#) to submit your comments and questions, and for more information on upcoming Info Sessions.



This map is locked down as of May 14, 2024 - any redesignation after this date is not reflected on this map.

The online map is used to fulfill the notice requirement under section 692(5.1) for changes to a land use designation as required by the Municipal Government Act as amended by the City of Calgary Charter.

For assistance using this map, please call 403-268-5311.



Rezoning to:

- Housing - Grade Oriented (H-GO) District
- Residential - Grade-Oriented Infill (R-CG) District
- Residential - Low Density Mixed Housing (R-G) District
- Housing (R-G) District

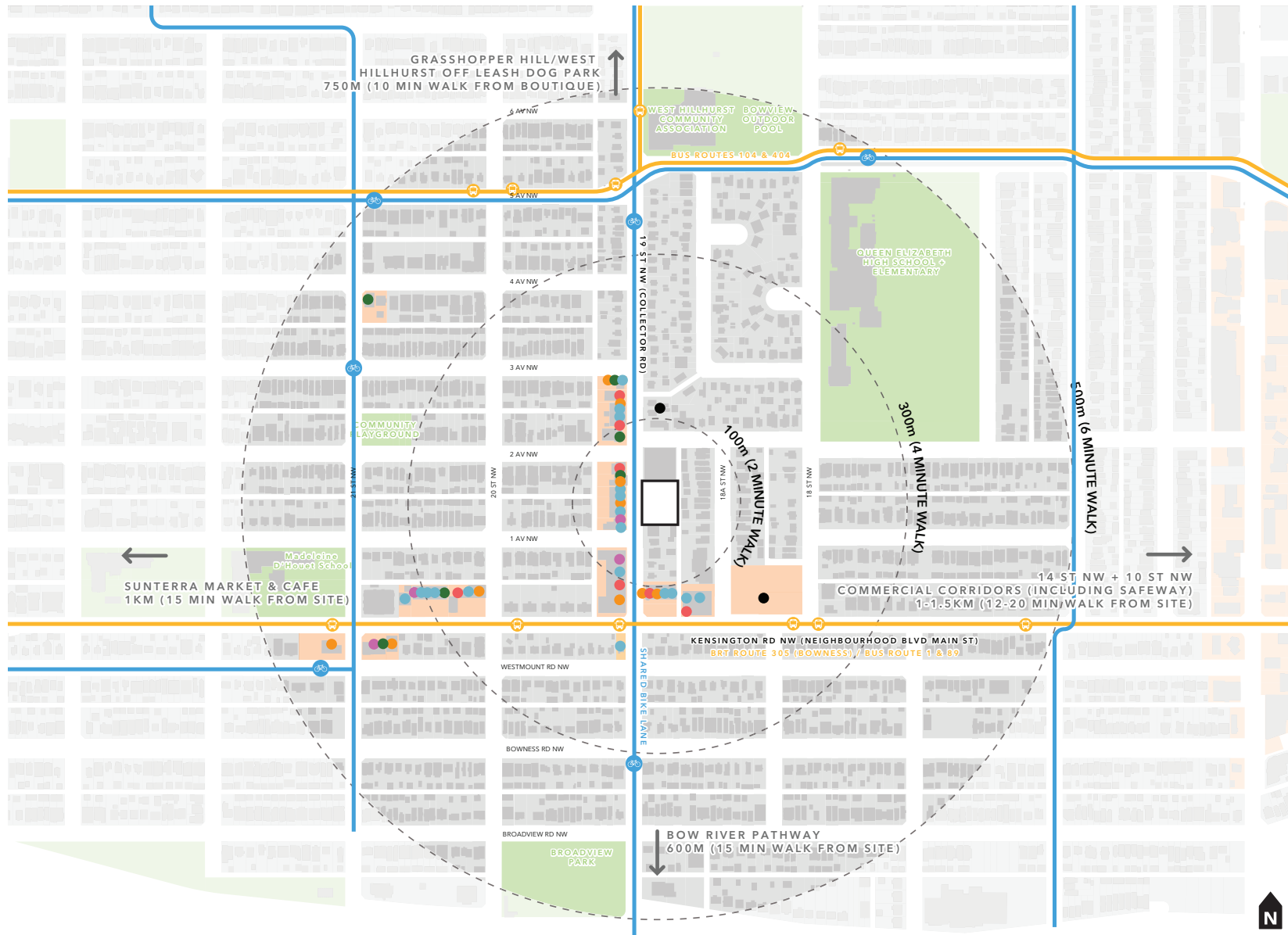
WH405

KENSINGTON RD NW

100 m

The City of Calgary

Powered by Esri



Restaurant / Cafe

- Dairy Lane Cafe
- Made by Marcus
- Vintage Caffeine Co.
- Demetris Pizza
- The Lodge at 1918
- Amato Gelato
- iyycburg

Retail

- Soul Food Crystals and Books
- Oasis Flower Shop
- Cancan Club Cannabis
- Grape Wine & Spirits
- Superior Vacuums
- Centex Gas Station
- Benjamin Moore
- Tapestry Used Clothes
- Highstreet Wine & Spirits

Convenience / Specialty Grocers

- Kosa Health
- SA Meat Shops
- Daylight Grocery

Professional

- Horizon Group (Accountants)
- BOSI Financial
- Nelson & Nelson Attorneys
- EMG Associates
- Tower Engineering Group

Personal / Health

- Bebe Nails
- Riverside Dental
- Kensington Barbers
- Adirection Pilates
- West Hillhurst Health Clinic
- Hi Neighbour Cleaners
- Penny + Fausta Pharmacy
- Maximum Health Wellness Centre
- Kensington Medical Massage
- Kindred Counseling
- Vibe Health & Spine
- District Studios
- Layton's Coin Laundromat
- Velvet Style Salon
- Flawess Hair Salon
- Akshobya Kadampa Buddhist Centre
- Blume Childcare Academy

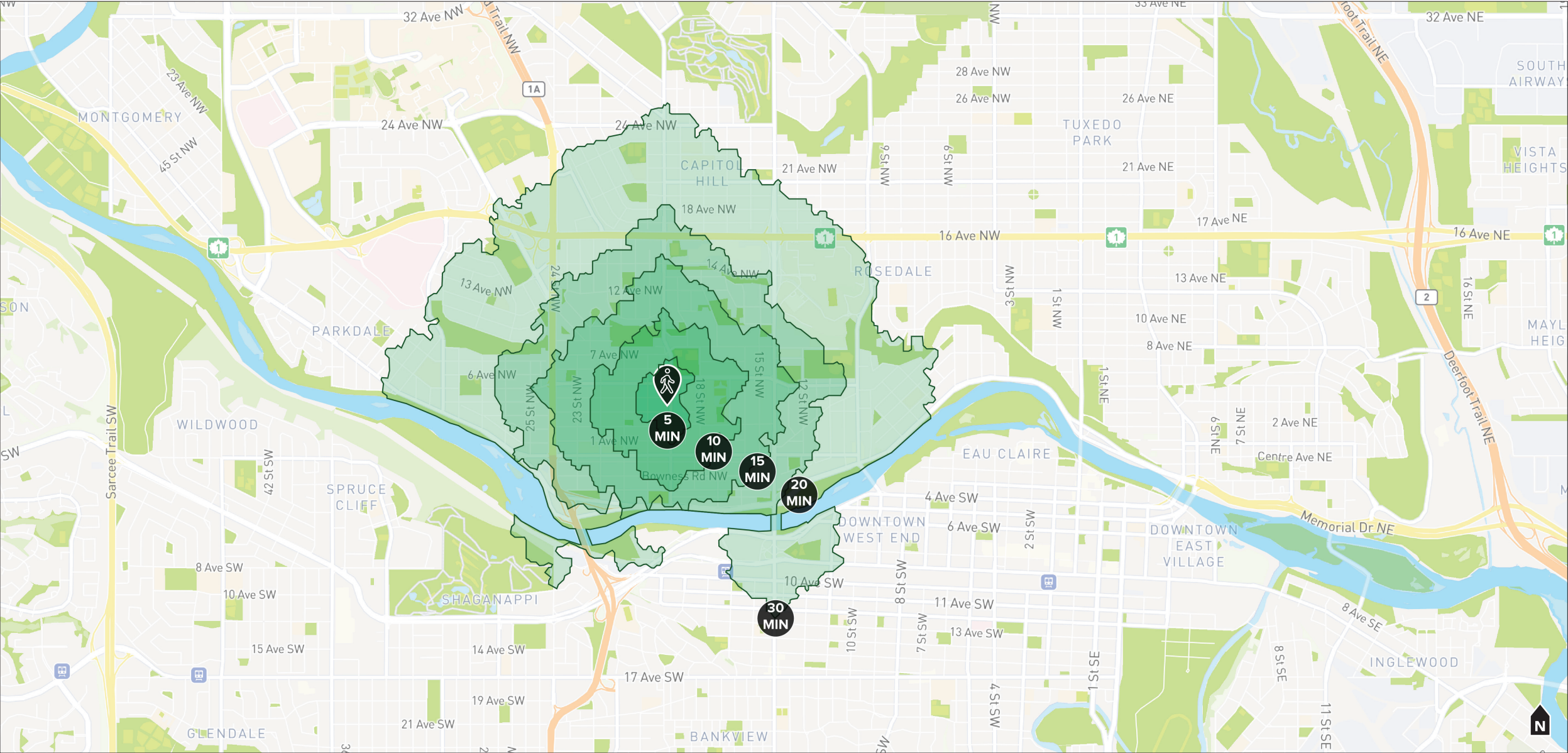
Green / Public Space

- WHCA
- Tennis Courts, Gym, Arena
- Bowview Outdoor Pool
- Queen Elizabeth High School
- Madeleine D'Houet School
- Community Playground

Future Commercial

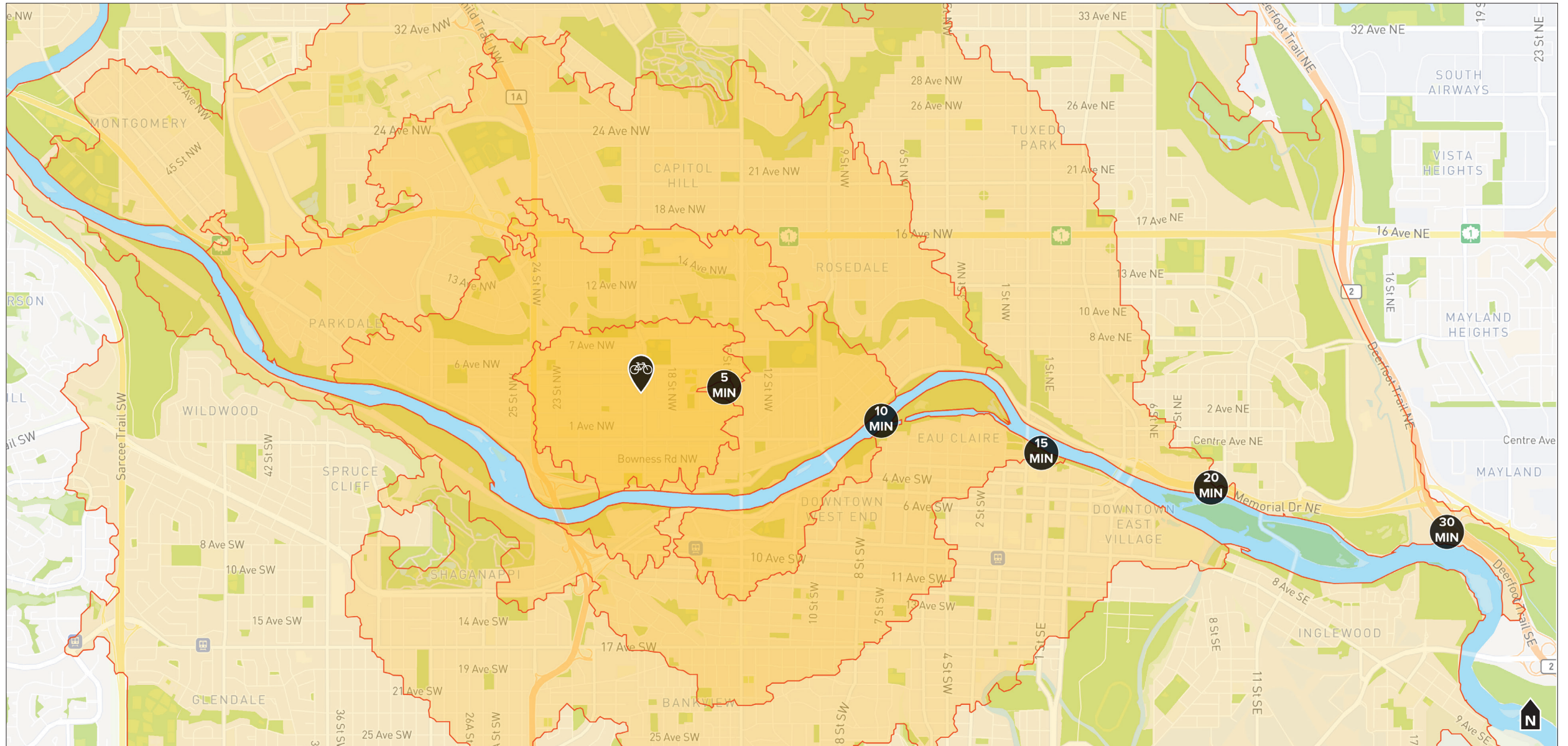
- Frontier Development
- West Nineteenth

Walking Context

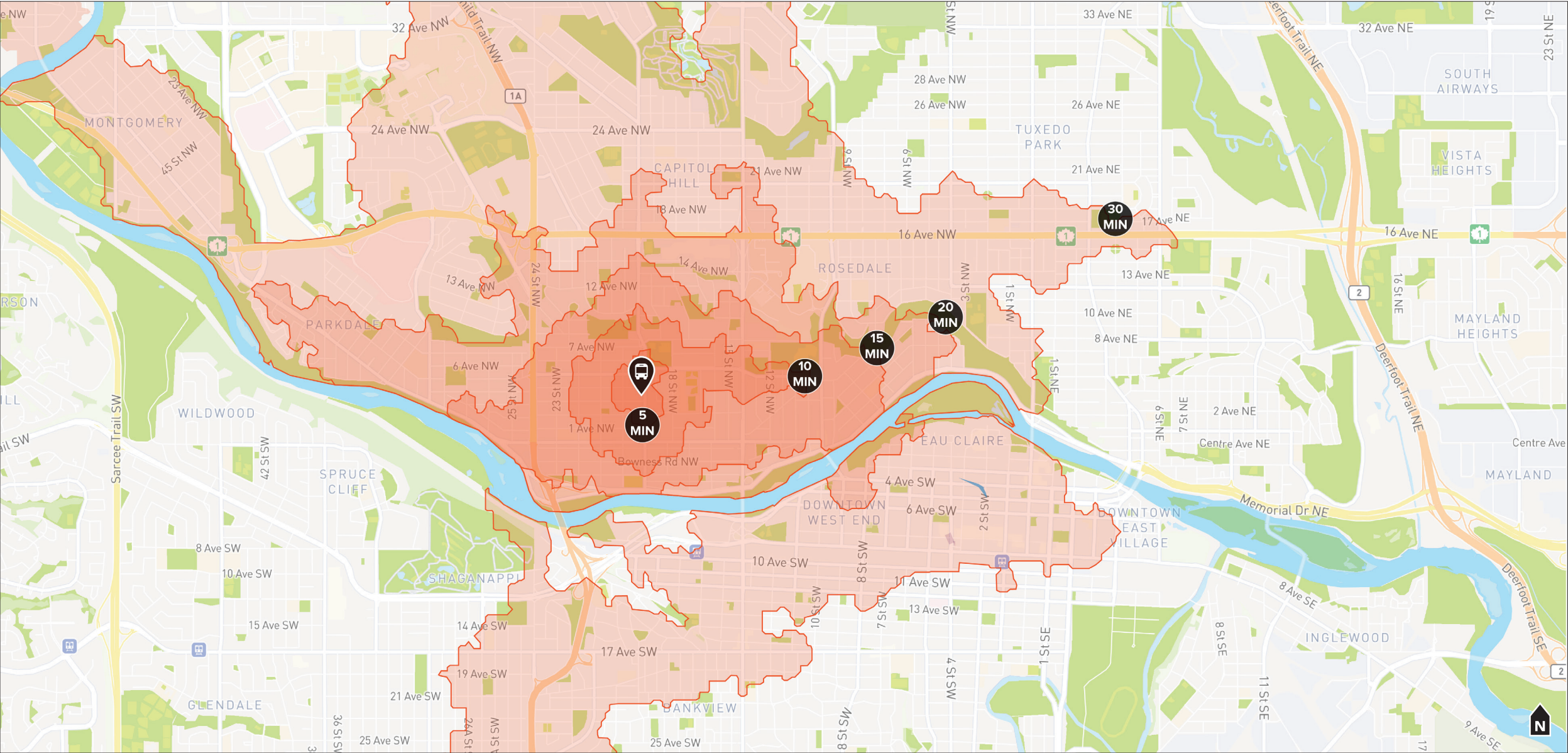


SOURCE: TRAVELTIME

Biking Context

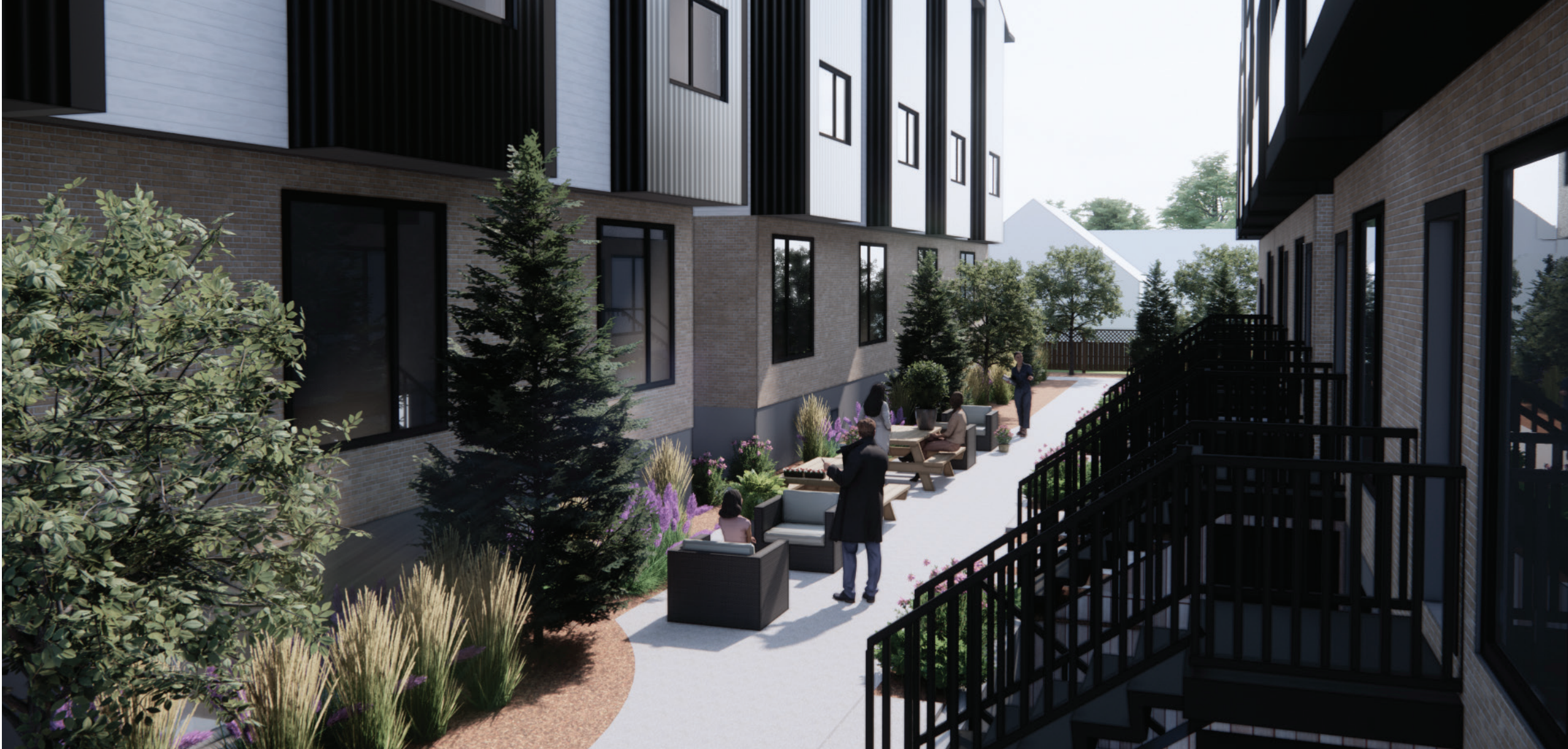


Transit Context



SOURCE: TRAVELTIME

Courtyard Render

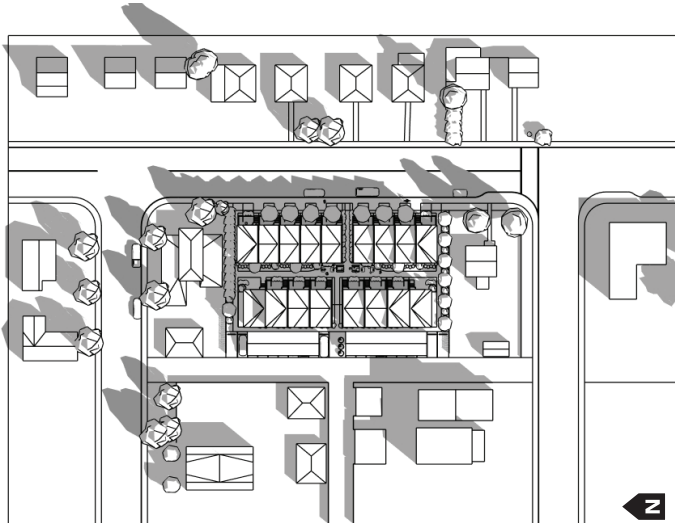
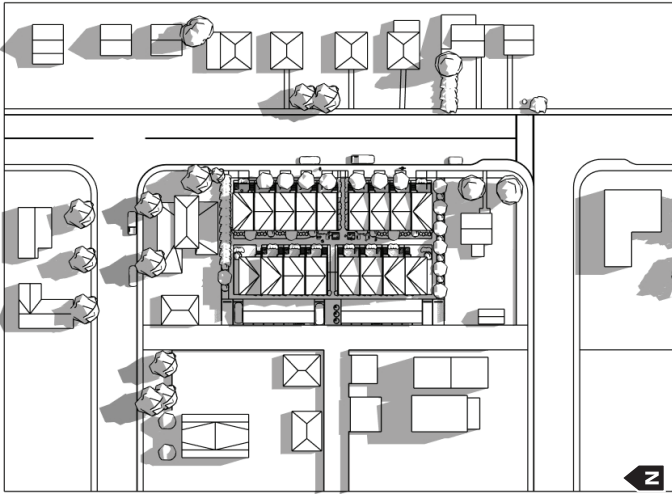
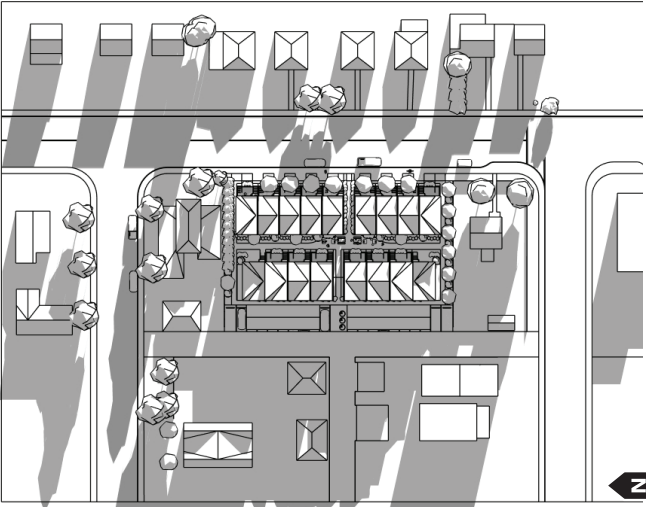


Render looking Northwest: October 2024

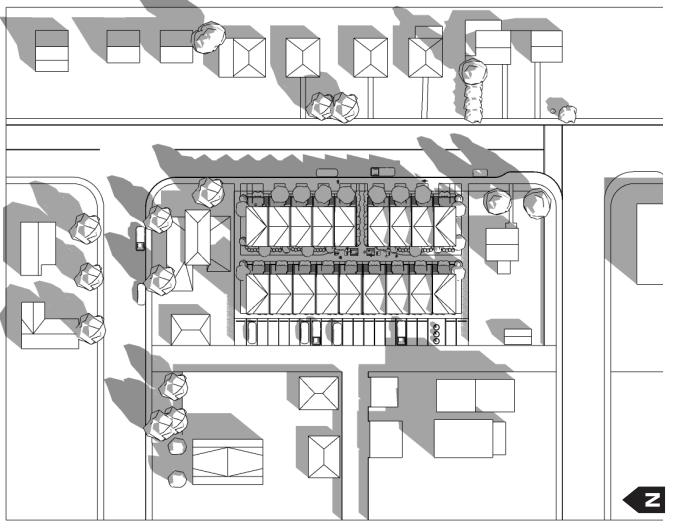
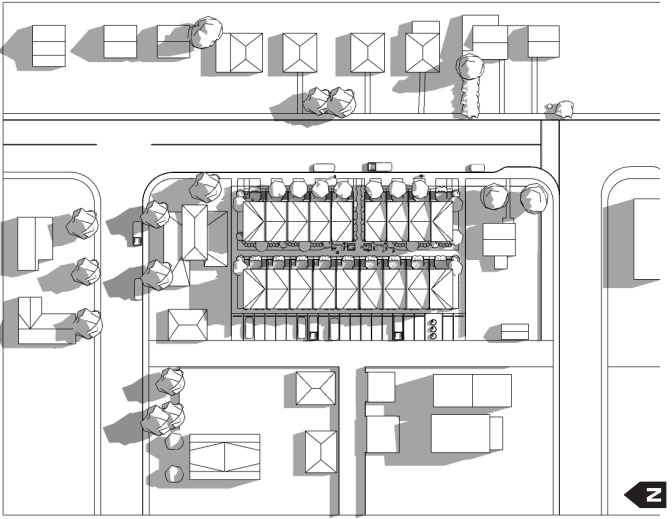
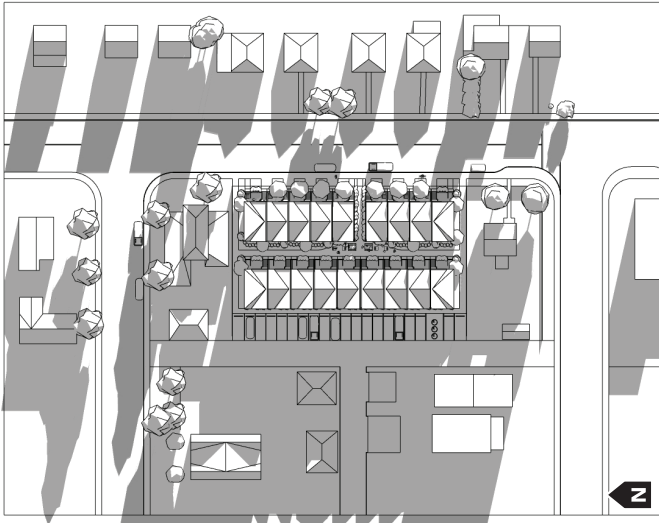


Sun-Shadow Study Equinox March 21 & September 21

NOW:



BEFORE:



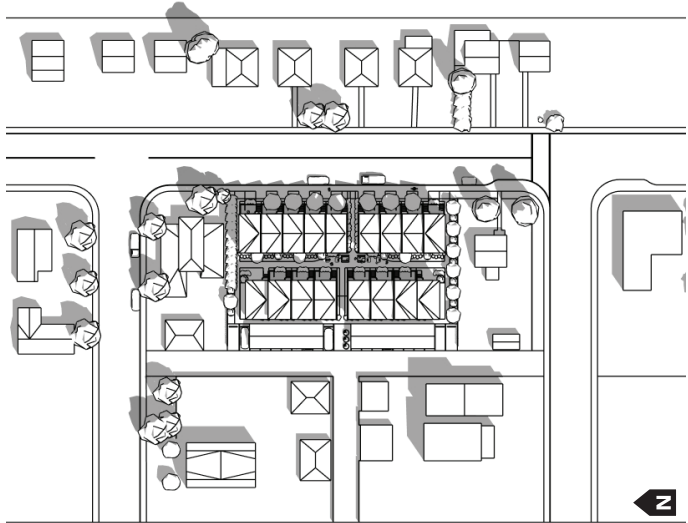
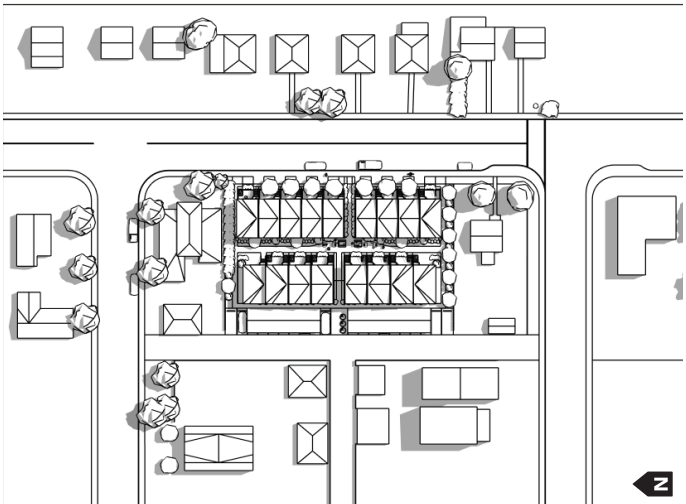
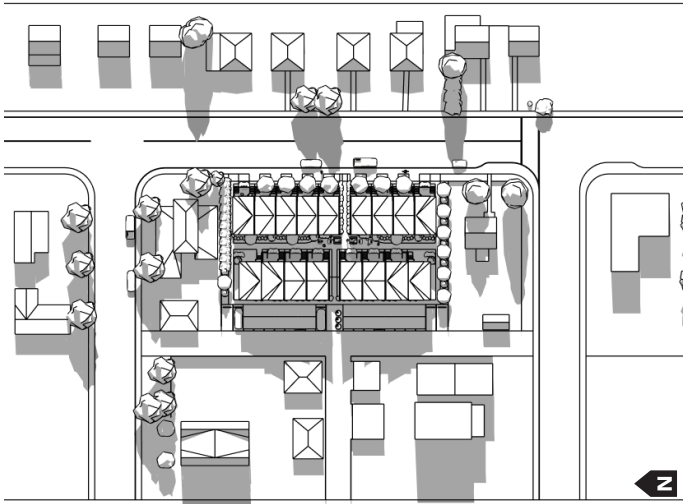
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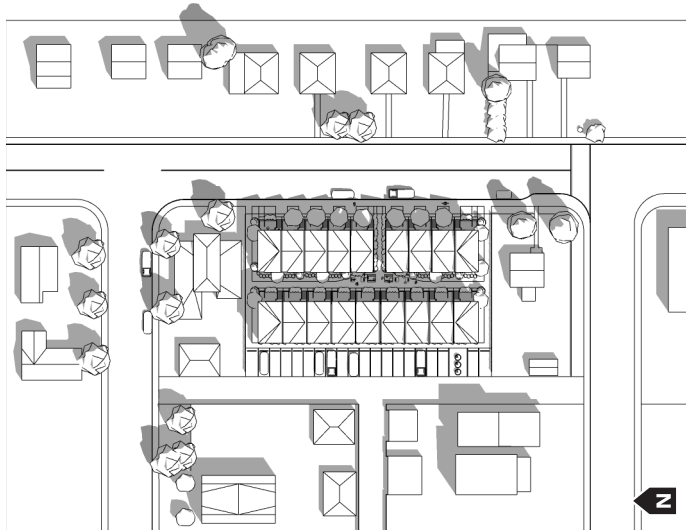
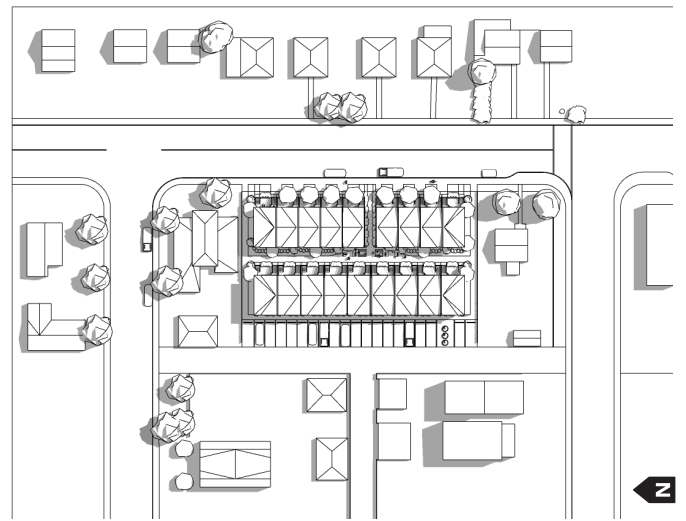
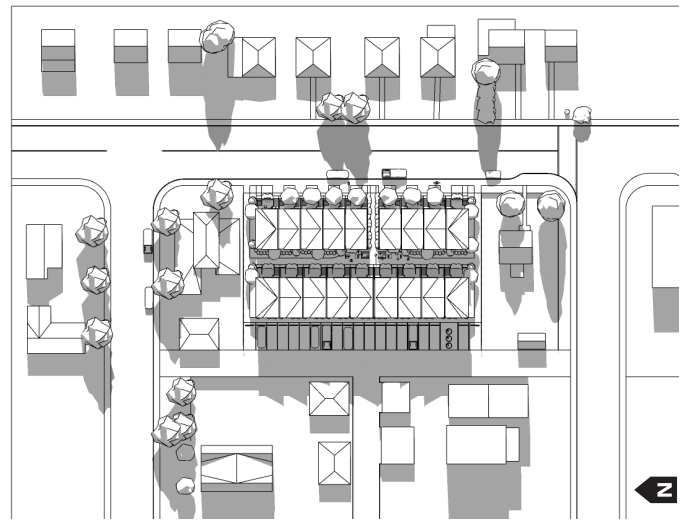
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Sun-Shadow Study Summer Solstice June 21

NOW:



BEFORE:



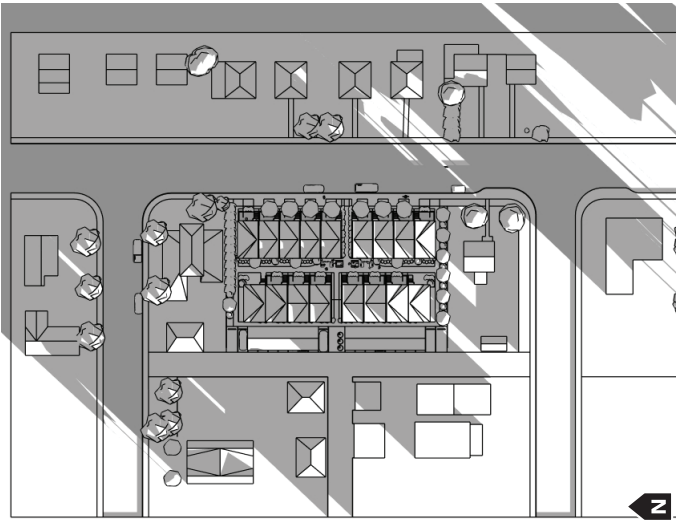
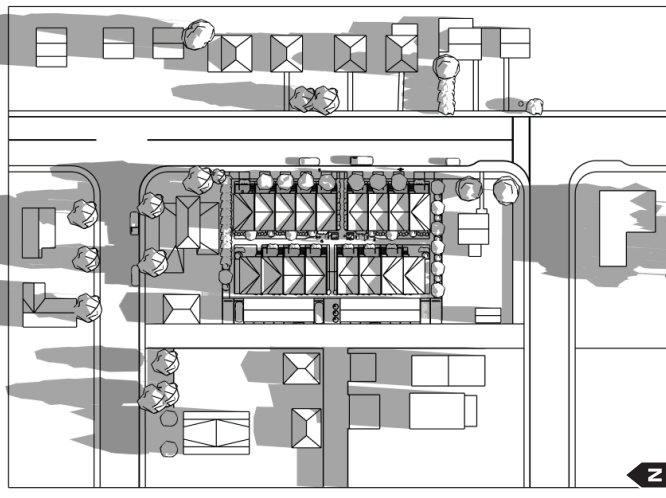
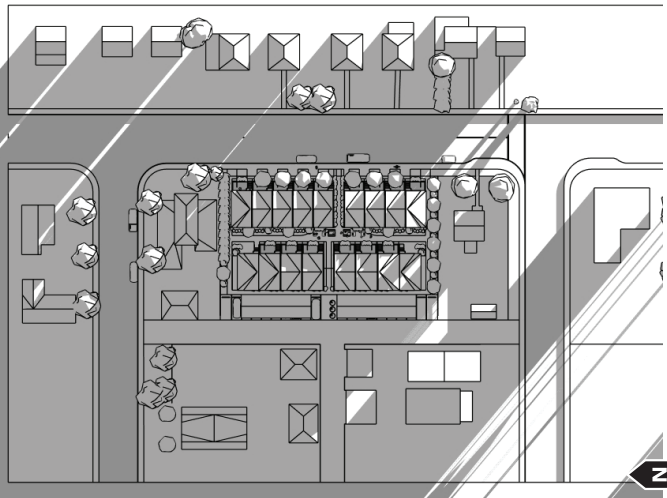
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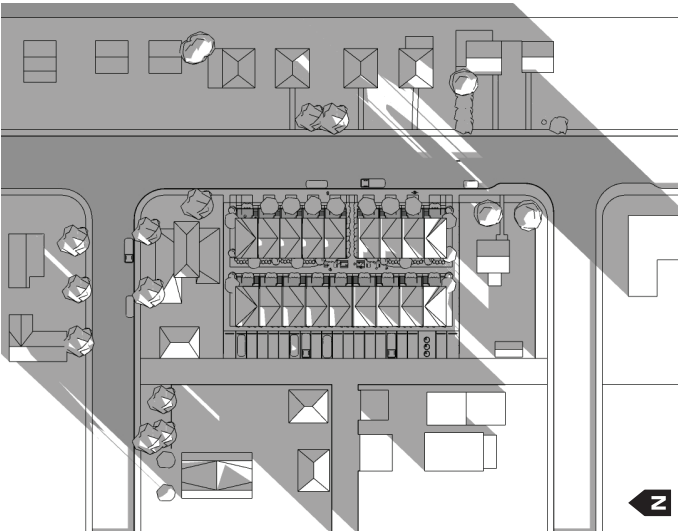
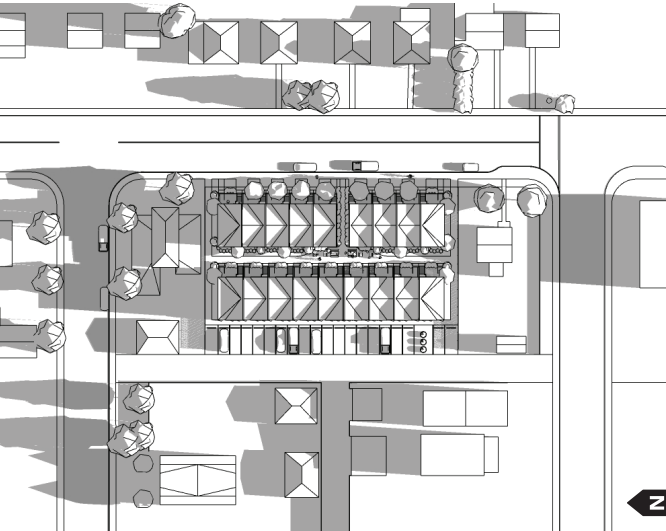
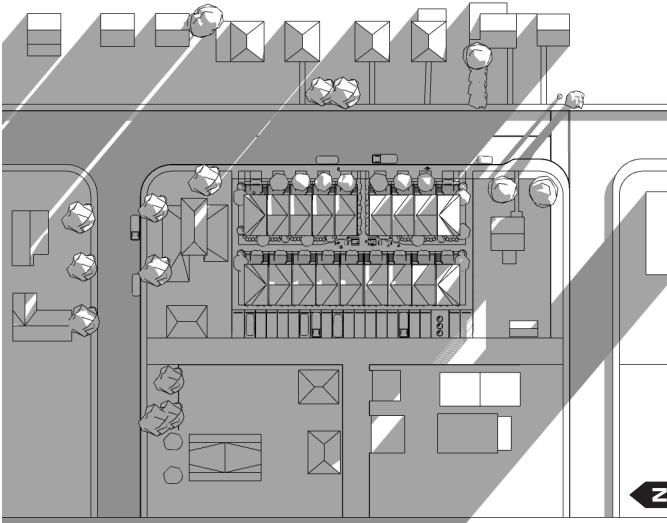
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Sun-Shadow Study Winter Solstice December 21

NOW:



BEFORE:



9:00AM

1:00PM

4:00PM

Road Safety Enhancement



Draft Section, 19 ST NW Streetscape (60% Design)

