

Applicant Submission

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Proposed Land Use Change Applicant Summary

Project Location: 206-218 19 ST NW (West Nineteenth)
Existing Land Use: Mixed-Use - General (MU-1 f3.3h19) District
Proposed Land Use: Mixed-Use - General (MU-1f3.9h24) District

APPLICATION SUMMARY

On behalf of EC Living, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the properties at 206-218 19 ST NW from the existing Mixed-Use - General (MU-1) District to the same Mixed-Use - General (MU-1) District with minor changes to the height and floor-area-ratio (FAR) modifiers. This proposed change will realize a 6-storey mixed-use, multi-residential development vision with active commercial frontage onto 19 ST NW as envisioned in a concurrent Development Permit to be submitted by project team architect Casola Koppe shortly following this redesignation application. A summary of key project details is included below:

Building Height: 6 Storeys (24m max. building height)
Commercial: 4 Commercial-Retail Units (539.2 m² / 5804ft²)
Residential Units: 101 (16 one-bedroom units, 75 two-bedroom units, 9 three-bedroom units)
Vehicle Parking Stalls: 71 Resident & Visitor Stalls
Secure Bike / Scooter / Stroller Storage Units: 61 Class-1 bike stalls provided in a secure at-grade storage room
Resident Amenity Space: 967.7 m² (10,416 ft²) Outdoor Amenity Space, 217.2 m² (2,338 ft²) Indoor Amenity Space

To provide The City of Calgary, surrounding area residents and the general public with additional information about the proposed development vision, the project team has prepared plans and concept drawings, available online at: www.ecliving.ca/engage. The project team is proposing a 6-storey mixed-use building, with contextual bylaw-aligned setbacks and stepbacks to create a considered transition to the surrounding built forms along the 19 ST NW Commercial Corridor, from low density single and semi detached homes to mixed-use and multi-residential developments measuring up to 5 storeys.

PROJECT SITE CHARACTERISTICS

The project development vision is well-suited to the project given its lot characteristics, strategic location, and the character and scale of surrounding area development:

Rear Lane Access: The project site has rear lane access for all vehicle movements, eliminating the need for driveway cuts and creating an uninterrupted and pedestrian-friendly streetscape. Sites with direct lane access minimize the impact of vehicles on adjacent streets and sidewalks and also allow for organized waste and recycling collection from the lane.

Higher Activity Street: The project site is located along 19 ST NW, an MDP-identified Collector Roadway and is within ±115m of Kensington RD NW, a Neighbourhood Boulevard, and is within ±865m of Crowchild TR N, a higher order Skeletal Roadway which connects the greater Calgary area and generally sees significant levels of vehicle and transit activity.

Nearby Transit Service: The project site is adjacent to local bus route 404, is within ±115m of a MDP-identified Primary Transit Network along Kensington RD NW which hosts Routes 1 and 89, and is within ±865m of the Crowchild TR N Primary Transit



Network which hosts Routes 20, 104, and 89. The availability of various transit route options within easy walking distance of the project site provides access to key local and regional destinations, and supports a vehicle-reduced and vehicle-free lifestyle.

Nearby Main Street: The project site is located $\pm 115\text{m}$ from the Kensington RD NW Neighbourhood Main Street, a municipally-identified location for future population growth and incremental redevelopment. The subject site represents a contribution to the continued evolution of the Kensington RD NW Neighbourhood Main Street Study Area, which provides convenient access to a variety of services and amenities for everyday life and diversity of built forms. The project site is also located along 19 ST NW, which has developed into a mixed-use multi-residential connector, particularly between Kensington RD NW and 3 AV NW.

Nearby Open Spaces & Community Amenities: The project site is within a short 10 minute walk of a variety of local area destinations and amenities, including a number of parks that host playgrounds and sports fields; three schools; the West Hillhurst Community Association with its gym, arena, tennis courts and Bowview Outdoor Pool; The Bow Valley Lawn Bowling Club; places of worship; and the Bow River regional pathway network. Nearby cycling infrastructure along 19 ST NW, 6 AV NW, and Broadview RD NW allows for even easier access to some of these destinations.

Nearby Multi-Unit Development: The project site is adjacent to 222 19 ST NW (19+2), a 5 storey mixed-use multi-residential development, and is located near other examples of recently approved, under construction, and completed examples of mixed-use or multi-residential housing at 203 19 ST NW (Wolf Den, 4 storey mixed-use multi-residential, 21m away), 119 19 ST NW (Savoy, 4 storey mixed-use multi-residential, 35m away), 118 19 ST NW (WH114-118, 3 storey mixed-use multi-residential, 42m away) and 110 18A ST NW (Frontier Legion Phase 2, 8 storey mixed-use multi-residential, 80m away), allowing the future development vision to complement the scale of surrounding area development.

ALIGNMENT WITH CALGARY'S GROWTH PLANS

Contemporary city-wide plans like the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)* guide Calgary's current planning policy, placing priority on building complete and resilient communities that make more sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal capital.

The proposed change and development vision are consistent with the city-wide goals and policies of these plans, which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services. Being located within close proximity to a Neighbourhood Main Street and Primary Transit Service, the MDP also encourages a more compact urban form. The MDP acknowledges that Neighbourhood Main Street Areas have potential for moderate urban intensification of both homes and jobs, especially when near Primary Transit Service.

ALIGNMENT WITH LOCAL AREA PLANS

The project site is located within the City of Calgary community of West Hillhurst, which does not currently have a Local Area Plan (LAP) in place to provide development guidance for the West Nineteenth site. The Riley Communities LAP which will eventually apply to West Hillhurst is currently in final draft form. The final draft Riley Communities LAP designates this site under the Neighbourhood Commercial Urban Form Category and a Low Building Scale which encourages street-oriented mixed-use developments up to 6-stories in scale. The Neighbourhood Commercial Urban Form Category is intended for developments that support ground-floor commercial along higher-activity streets that accommodate a range of uses above. The proposed 6-storey mixed-use development vision with active street frontage is in direct alignment with the Draft Riley Communities LAP and would not require an amendment. In the absence of an approved LAP, the project team looks to contemporary higher order plans like the MDP and CTP, which generally support the development of new inner city grade oriented housing options close to transit service and Main Street corridors.



APPLICANT-LED OUTREACH

We are committed to being good neighbours and hosting open, honest conversations within the communities we work. As part of our Applicant-led outreach process, and in addition to standard City of Calgary requirements, we provide local area organizations, surrounding area residents and broader community with multi-channel opportunities to learn more about a proposed change and share feedback directly with the project team, all while maintaining respectful and transparent dialogue about housing choice in our city.

Each application is supported by a dedicated web portal, phone line and email inbox for public questions and comments, along with custom on-site signage and mailers hand delivered to residents living within $\pm 200\text{m}$ of the project site. Key application materials are also shared directly with the local area Ward Councillor's Office and Community Association, with opportunities to share feedback, find out more about the project or meet with the project team as helpful. This project will also include a digital information session, advertised via hand-delivered mailers, updates to the applicant signage, and project website, that will offer community members an opportunities to learn more about the project, ask direct questions of the project team, and share feedback.

As our outreach process draws to a close and we approach key decision points in the application process, an *Applicant-led Outreach Summary* will be shared with community groups and The City, and also published on the dedicated web portal for broader public access. The *Applicant-led Outreach Summary* highlights the outreach strategies used throughout the application process, what we heard, and how we responded.

CITY OF CALGARY NOTICE & OUTREACH REQUIREMENTS

In addition to the Applicant-led outreach process, all land use change and development applications are subject to standard City of Calgary notice and outreach requirements:

1. City of Calgary notice letters are sent to directly affected adjacent property owners, with key application information and contact details for the City of Calgary File Manager and the Applicant.
2. Application materials submitted to the City of Calgary are circulated to the local Community Association and Ward Councillor's Office for review and comment.
3. Standard large-format City of Calgary application notice signage is posted on site by the Applicant, with key application information and contact details for the City of Calgary File Manager and the Applicant.

CONCLUSION

The proposed land use change and development vision is in keeping with the city-wide goals and policies of the *Municipal Development Plan*, and will introduce new and innovative housing options for Calgarians looking to live in established communities that enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request your support for this application. Should you have any questions, comments, or concerns, please contact us at 587.747.0317 or engage@civicworks.ca, referencing West Nineteenth (206-218 19 ST NW).