

Applicant Submission

701 19 St NW is currently a split-level single family dwelling originally built in the late 1940s. The lot is located directly across the street (19th St) from the West Hillhurst Community Association, at the intersection of 19 St and 6 Av NW. The lot is rectangular at approx. 35.57m x 14.22m, with relatively flat grades but some existing garden bed landscaping with raised rock and dirt beds. Several older trees are present on the property with one existing fire hydrant in the city boulevard.

This application is to redesignate from the existing R-C2 to a proposed R-CG, which would allow rowhouses with secondary suites. The future design proposal will be submitted concurrently with this application process, with the intention of 3 rowhouse units, each with a basement suite.

Several bus stops are present nearby the property, both along 19 St and 5 Av NW. 900m to the North is the Lions Park LRT station. Along 14 Av NW, along with several other bus stops. 1km to the North is 16 Av NW with access to further bus stops and amenities. Nearby open space includes the West Hillhurst Community Association across the street, a large open space 240m to the North, and open space within the Queen Elizabeth School 400m to the East.

Between 300 and 650m to the South are several amenities including food and drink, shops, businesses, and several more bus routes along 19 St and Kensington Road NW. This site is approx. 1.5km from the main SAIT and ACAD campuses, 1.1km from the North Hill Shopping Centre, and 1km from 16 Av NW, each with several diverse amenities available. The main U of C campus is approx. 3km to the Northwest.

We believe that due to an abundance of nearby amenities, schools, bus and LRT transit, and open space, this parcel is in a perfect location for suited rowhousing. With three rowhouses on this lot, we will be able to provide three residences at a reasonable cost in an excellent neighbourhood as well as three opportunities for smaller and lower-cost basement suites that will allow a greater diversity of Calgarians the opportunity to buy and rent in West Hillhurst.