



## Hello, Neighbour!

We are proposing a land use change at **114 & 118 19 ST NW** from its existing Residential – Contextual One / Two Dwelling (R-C2) District to a Mixed Use - General (MU-1f1.5h12) 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 associated parking stalls accessed via the rear lane.

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## Find Out More

In all we do, we remain committed to being good neighbours and working with the communities where we build. We look forward to working with you to realize our vision.

### Contact Us

visit [www.engagerndsqr.com](http://www.engagerndsqr.com)  
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## PROPOSED LAND USE CHANGE

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



## Land Use Change

A Land Use Redesignation (also sometimes referred to as “rezoning”) application has been submitted to the City of Calgary to change the land use that applies to this property. If approved, the proposed land use change will transition this site from its existing Residential – Contextual One / Two Dwelling (R-C2) District to a Mixed Use - General (MU-1f1.5h12) District. This land use change is required to enable the proposed development vision outlined in this brochure.

If you would like to follow the Land Use Redesignation application progress or submit comments directly to the City of Calgary, you can do so by visiting the City of Calgary’s Development Map at [dmap.calgary.ca](http://dmap.calgary.ca) and entering the file reference (LOC2023-0342) in the search field.

## Aerial Visualization



**Note:** For discussion purposes only. All visualizations are intended to demonstrate a development outcome that aligns with the proposed Land Use Redesignation application. The architectural and site design of the proposed development will be determined through the concurrent Development Permit.

## Development Vision

A mixed use development with stacked townhouses and neighbourhood-scale, street-oriented commercial is proposed. A summary of key project details is included below:

Site Area: 0.112 ha (90' x 135' / 27.43m x 41.00m)

Building Height: 12m max. building height (3 storeys)

Floor Area Ratio: Max. 1.5

Buildings: 2 Buildings

Residential Units: 16 (12 three-bedroom units; 4 one-bedroom units)

Commercial: 1 local-scale neighbourhood commercial / retail unit

Vehicle Parking: 8 vehicle parking stalls (6 resident, 2 visitor / 1 timed loading stall), accessible via rear lane and aligned with the Land Use Bylaw’s transit and bicycle supported parking reductions

Bicycle Parking: 14 Bicycle Stalls (12 Class-1, 2 Class-2)

Resident Amenity Space: Min. 5m<sup>2</sup> amenity space per unit

## Policy Alignment

The project site is located within the community of West Hillhurst, which does not currently have a Local Area Plan (LAP) in place to provide development guidance for the subject site. The Riley Communities LAP, which will eventually apply to West Hillhurst (estimated 2024), is currently in draft form. The initial draft (subject to change) identifies the subject site and 19 ST NW corridor between Kensington RD NW and 5 AV NW as a potential focus area for growth within the plan area. In the absence of an LAP, the project team looks to contemporary higher order plans like the Municipal Development Plan, which generally support the development of new inner city grade-oriented housing and commercial options close to transit and Main Street corridors.

## Get In Touch

If you have any questions, comments, or concerns related to this proposal, please contact the project team directly via our website or project phone line below.

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