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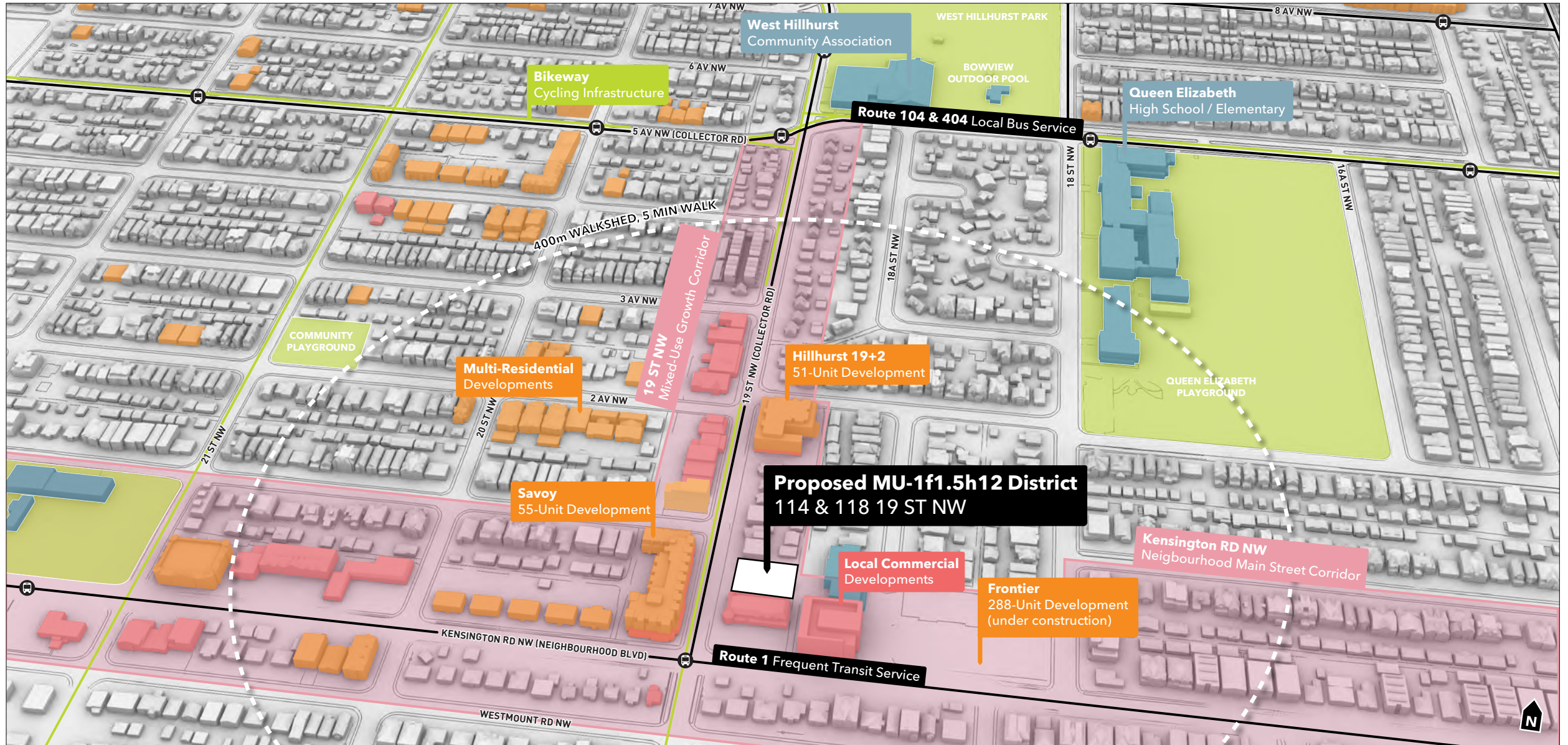
R-C2 to MU-1f1.5h12

LOC2023-0342 / Monday, November 20, 2023 Digital
West Hillhurst Community Association Meeting

CIVIC WORKS

Site Context

7 AV NW

WEST HILLHURST PARK

West Hillhurst Community Association

BOWVIEW OUTDOOR POOL

Queen Elizabeth High School / Elementary

Bikeway Cycling Infrastructure

6 AV NW

Route 104 & 404 Local Bus Service

18 ST NW

16A ST NW

5 AV NW (COLLECTOR RD)

400m WALKSHED, 5 MIN WALK

18A ST NW

3 AV NW

19 ST NW Mixed-Use Growth Corridor

19 ST NW (COLLECTOR RD)

COMMUNITY PLAYGROUND

Hillhurst 19+2 51-Unit Development

QUEEN ELIZABETH PLAYGROUND

Multi-Residential Developments

2 AV NW

20 ST NW

21 ST NW

Proposed MU-1f1.5h12 District 114 & 118 19 ST NW

Savoy 55-Unit Development

Local Commercial Developments

Kensington RD NW Neigbourhood Main Street Corridor

Frontier 288-Unit Development (under construction)

KENSINGTON RD NW (NEIGHBOURHOOD BLVD)

Route 1 Frequent Transit Service
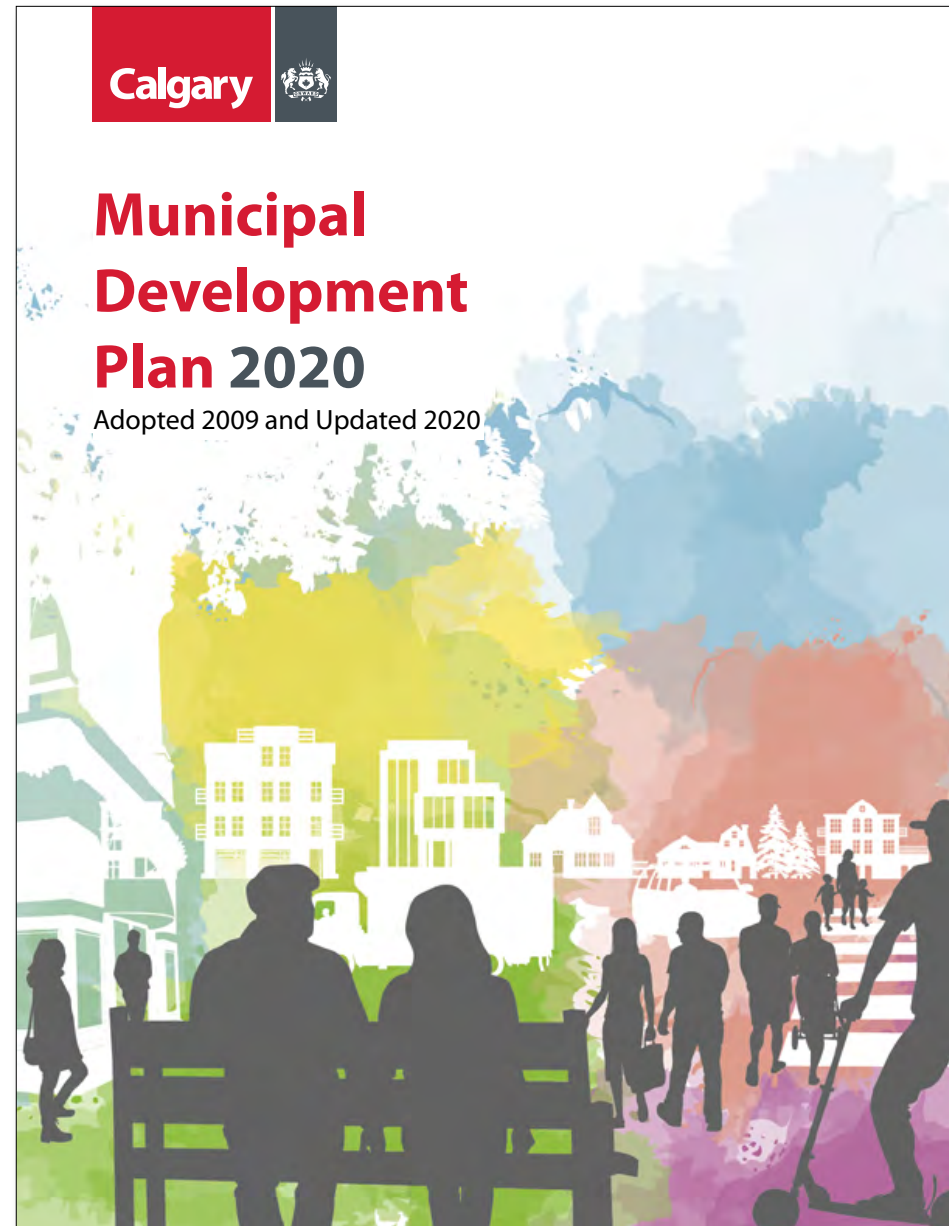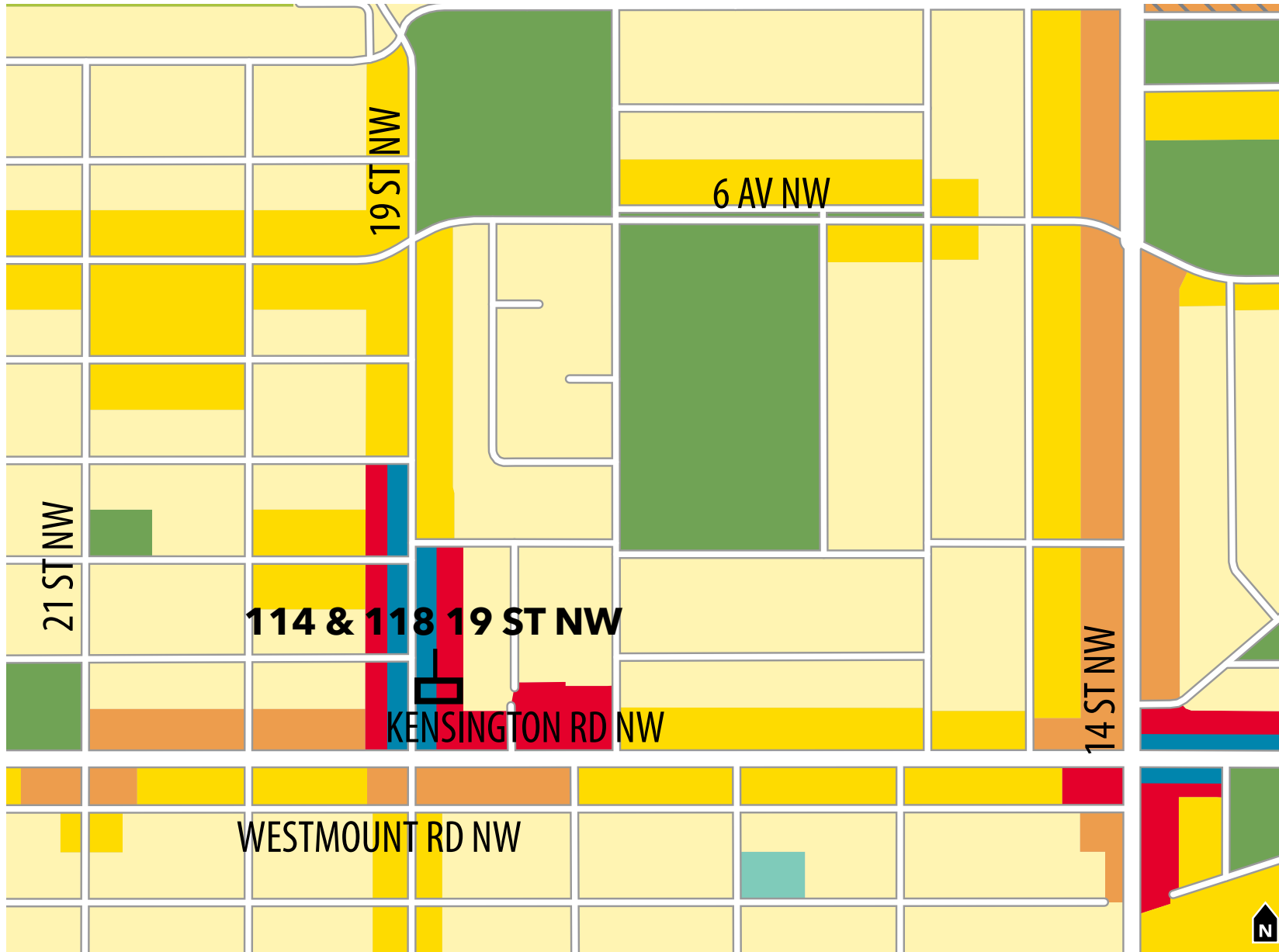
WESTMOUNT RD NW

8 AV NW

N

Policy

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 WH11 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 MDP and CTP, which **generally support the development of new inner city grade oriented housing options close to transit service and Main Street corridors**.

Calgary

Municipal Development Plan 2020
Adopted 2009 and Updated 2020

19 ST NW

6 AV NW

21 ST NW

114 & 118 19 ST NW

KENSINGTON RD NW

14 ST NW

WESTMOUNT RD NW

N

*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
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Industrial General
- Natural Areas

- Parks and Open Space
- City Civic and Recreation
- Regional Campus
- No Urban Form Category

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

19 ST NW

6 AV NW

21 ST NW

114 & 118 19 ST NW

KENSINGTON RD NW

14 ST NW

WESTMOUNT RD NW

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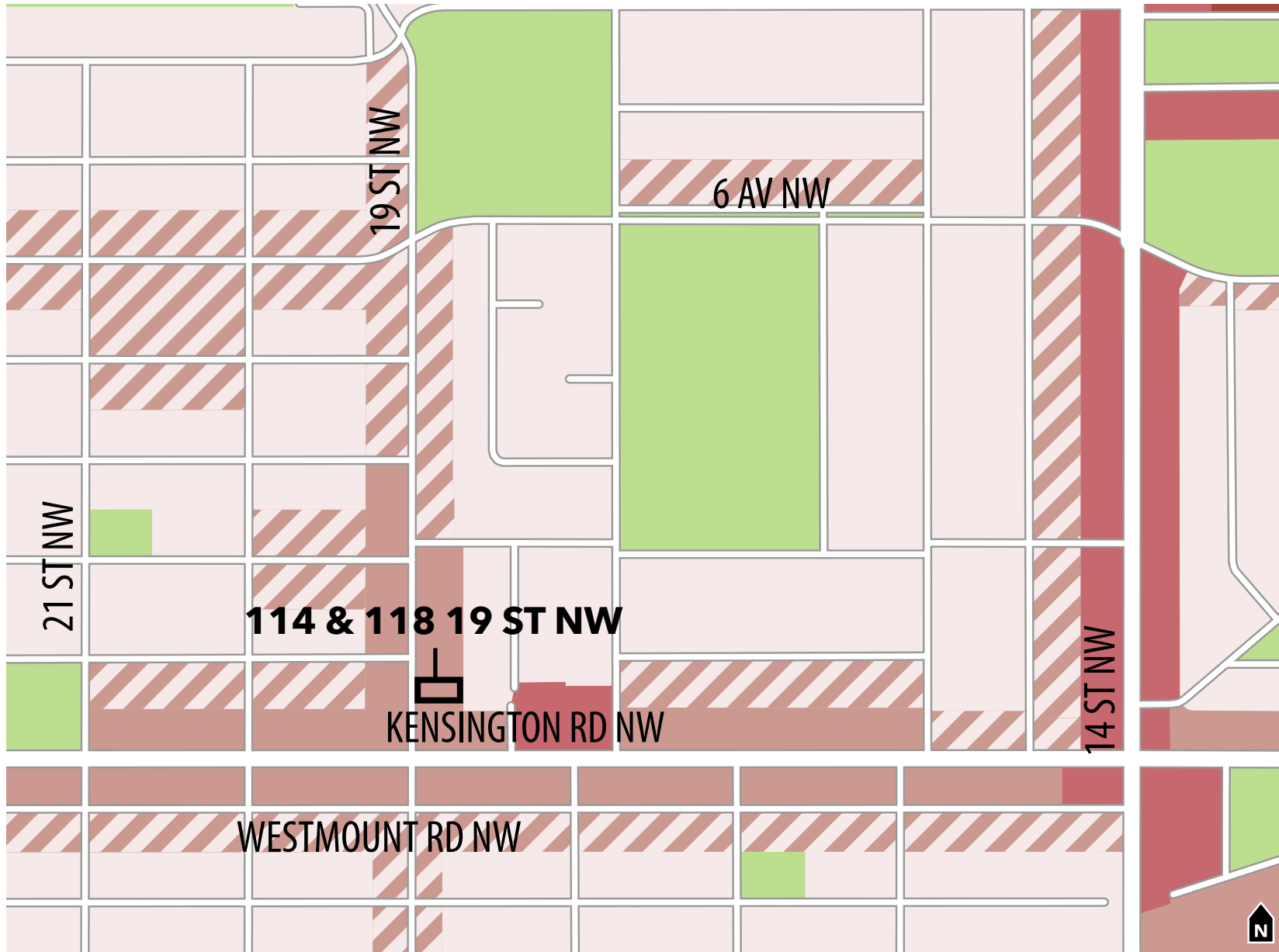
***FOR DISCUSSION PURPOSES ONLY & SUBJECT TO CHANGE**

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

Main Street Proximity

114 & 118 19 ST NW
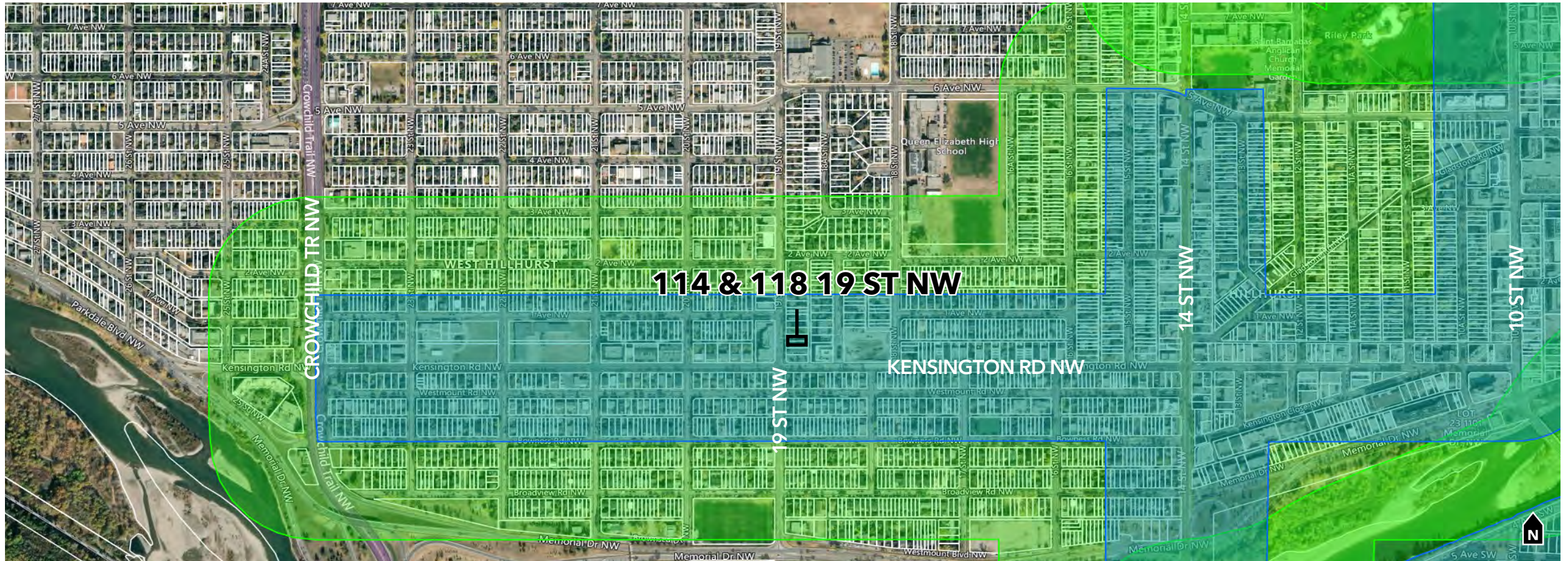
200m Main Streets Buffer
200M FROM THE EDGE OF THE ACTIVITY CENTRE & MAIN STREETS POLYGON

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

Note: Design is subject to change through DP process and municipal review, for discussion purposes only.

R-C2 to MU-1f1.5h12

The Mixed Use - General (MU-1) District is intended to be **located along commercial streets** and **accommodate a mix of both residential and commercial uses at the street level**.

Development Vision

8 Dwelling Units Townhomes

8 Parking Stalls Resident, Visitor, Loading

8 Dwelling Units Townhomes & Flats

1 Commercial Unit ±1,300 ft^2

14 Bicycle Stalls 12 Class-1, 2 Class-2

2 Buildings

1.5 Floor Area Ratio (FAR)

12m max. Building Height (3 storeys)

Interior Common Courtyard (5m^2 / unit)

Note: Design is subject to change through DP preparation and municipal review, for discussion purposes only.

MU-1 District Parking Requirements

LAND USE BYLAW 1P2007, PT 14, DIV 1, 1350:
<mark>MOTOR VEHICLE PARKING STALL REQUIREMENTS</mark>

The minimum number of motor vehicle parking stalls for each Dwelling Unit is 0.75 stalls for resident parking and 0.1 visitor parking stalls.

LAND USE BYLAW 1P2007, PT 14, DIV 1, 1352:
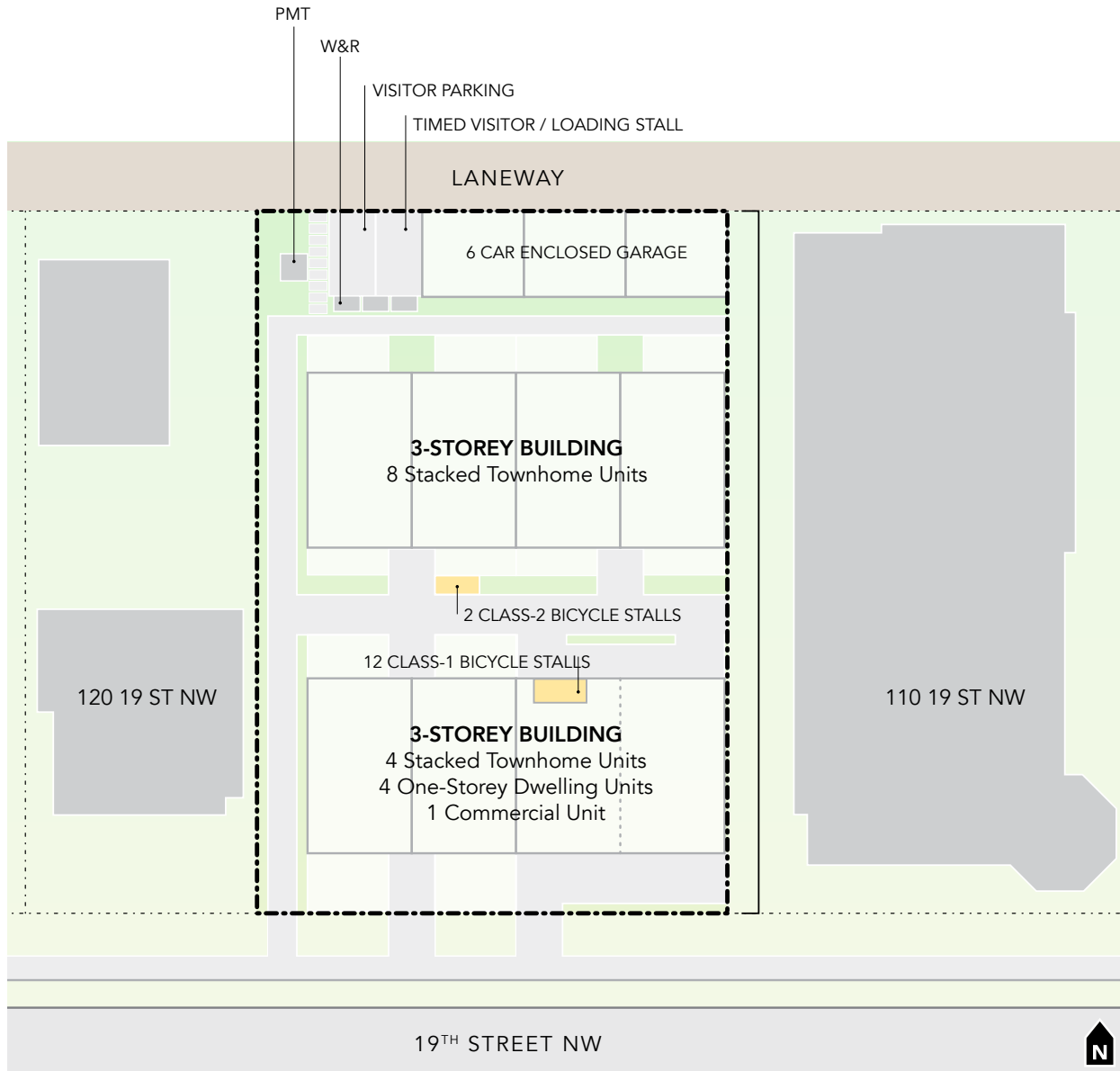<mark>REDUCTION FOR TRANSIT SUPPORTIVE DEVELOPMENT</mark>

The required number of motor vehicle parking stalls in section 1350 is reduced by 25.0 per cent for a development on a parcel located within:

a) 600.0 metres of an existing or approved capital funded LRT platform;

b) 400.0 metres of an existing or approved capital funded BRT station; or

c) 200.0 metres of primary transit service.

LAND USE BYLAW 1P2007, PT 14, DIV 1, 1354:
<mark>REDUCTION FOR BICYCLE SUPPORTIVE DEVELOPMENT</mark>

The total number of motor vehicle parking stalls required by section 1350 for all of the units within the development is reduced by 0.25 motor vehicle parking stalls for each additional bicycle parking stalls – class 1 provided in excess of the number of bicycle parking stalls – class 1 required in section 1353 to a maximum of 25 per cent of the total number of motor vehicle parking stalls required by section 1350 for all of the units within the development.

Parking

PMT
W&R
VISITOR PARKING
TIMED VISITOR / LOADING STALL

LANEWAY

6 CAR ENCLOSED GARAGE

3-STOREY BUILDING
8 Stacked Townhome Units

2 CLASS-2 BICYCLE STALLS

12 CLASS-1 BICYCLE STALLS

120 19 ST NW

110 19 ST NW

3-STOREY BUILDING
4 Stacked Townhome Units
4 One-Storey Dwelling Units
1 Commercial Unit

19TH STREET NW

N

Proposed Parking Supply

8 On-Site Vehicle Parking Stalls
6 Resident vehicle stalls (16 x 0.375)
2 Visitor / Timed Loading vehicle stalls (16 x 0.075)

14 On-Site Bicycle Parking Stalls
12 Class 1 bicycle stalls (16 x 0.75)
2 Class 2 bicycle stalls (2 for devs. of <20 units)

Note: Design is subject to change through DP preparation and municipal review, for discussion purposes only.

Thank You

Outreach Webpage & Feedback Form

www.engagerndsqr.com

Project Voicemail & Email

587.747.0317

info@engagerndsqr.com

Applicant-Led Outreach Summary

When published, will be provided to the WHCA, Ward 7 Office, & available for download through the project website.

City of Calgary Feedback (LOC2023-0342)

dmap.calgary.ca

Navigate to site and enter LOC2023-0342 into the search field.