



460 - 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

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Applicant-Led Outreach Summary.

114 & 118 19 ST NW
LOC2023-0342 / DP2023-08211

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civicworks.ca



Outreach Strategies



PROJECT WEBSITE, VOICEMAIL & EMAIL ADDRESS

The project website acts as an information-sharing platform and the voicemail inbox and dedicated email address serve as a direct line to the project team. With these outreach strategies, community members can learn more about the proposed development vision and are invited to ask questions and share their feedback directly with the project team.



COMMUNITY MEETINGS & INFORMATION SHARING

A summary of the development vision was shared with the West Hillhurst Community Association and the Ward 7 Office in November 2023. The project team also met with the West Hillhurst Community Association in November 2023 to discuss the proposed change, receive feedback, and answer questions.



NEIGHBOUR LETTERS

Paired with on-site signage, neighbour mailers were hand delivered to area residents within $\pm 200\text{m}$ of the site to outline the proposed change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team via the dedicated voicemail and email address. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.



CUSTOM ON-SITE SIGNAGE

To supplement required City of Calgary notification signage, the project team deployed additional on-site signage that notifies neighbours and surrounding community members of a proposed land use change. The signage outlines the development vision and invites interested parties to learn more by visiting the dedicated project website, and get in touch with the project team directly via the project email address and voicemail.

Outreach Process

OVERVIEW

Our outreach process was designed to provide multiple opportunities for community members to learn about the vision for the site early on and to share their thoughts, all with the intent of maintaining a respectful and transparent conversation. Through our outreach channels and strategies to date, feedback from five community members was received directly by the project team. Administration noted that they received feedback from one community member. RNDSQR and the project team would like to thank these community members for sharing their feedback.

In reviewing feedback collected to date (January 2024), the project team has identified two themes raised by community members: vehicular parking and traffic and site design and public realm. The themes outlined in the following pages are broken into What We Heard and Team Response.

OUR COMMITMENT

Since no single design solution can satisfy all community members completely, the project team cannot integrate everything suggested by our neighbours and the community at-large.

Our promise, however, is that we are transparent about how we reach our conclusions, making the following commitments to all who participate in our outreach process:

1. **We will provide you with quality information about the project.**
2. **We will ask for your thoughts on key areas of the project.**
3. **We will share what we have heard and our team's response to it.**

What We Heard & Team Response



1 VEHICULAR PARKING & TRAFFIC

WHAT WE HEARD

Some community members expressed concern over the proposed number of parking spaces being provided on-site and the impact this will have on available on-street parking spaces, traffic congestion, and road safety.

TEAM RESPONSE

The development proposal is aligned with the Land Use Bylaw's General Rules for Mixed Use Land Use Districts' Reduction for Bicycle and Transit Supportive Development (s. 1352 & 1354). Therefore, the total number of motor vehicle parking stalls may be reduced by 25% for a site located within 200m of Primary Transit Service and by an additional 0.25 stalls for each additional Class I bicycle parking stall provided. The proposal includes a total of 8 parking spaces (6 resident and 2 visitor / 1 shared loading stall), along with 12 Class I and 2 Class II bicycle parking stalls.

Given the relatively low scale of development and typically lower rate of car ownership for these types of units, there is expected to be minimal impact to existing on-street parking and

traffic congestion and safety. The subject site is near numerous alternative transportation options, destinations and amenities including the Kensington RD NW Neighbourhood Main Street, providing access to everyday needs, education, and employment opportunities. The 19 ST NW Streetscape Improvement Project intends to upgrade the adjacent existing on-street bikeway to protected bikelanes, providing even easier access to these destinations.

Parking also has immediate implications to housing affordability, as the cost of supplying parking ultimately gets passed through to residents. Numerous studies have demonstrated that housing costs for units with designated parking spaces are generally higher than units without parking spaces. We believe our city's housing market should have a supply that meets the unique needs of all Calgarians regardless of budget, size, lifestyle, or location needs and preferences.

In summary, the proposed parking supply acknowledges a lower documented rate of car ownership for smaller units, encourages a move toward more sustainable modes of transportation, and enables a range of housing choices for a diversity of people.



2 SITE DESIGN & PUBLIC REALM

WHAT WE HEARD

The West Hillhurst Community Association emphasized the importance of retaining appropriate public sidewalk widths and remediation following construction, appropriate building materiality, and maintaining tree canopy.

TEAM RESPONSE

The project team always tries to retain mature existing trees on site where possible and will ensure compliance with Tree Protection Bylaw (23M2002) through the Development Permit review process. A detailed landscape plan completed by a Landscape Architect has been submitted along with the supporting Development Permit application currently under review by Administration. A total of 12 trees and 50 shrubs are proposed to be provided on-site.

While the 19 Street NW Streetscape Improvements Concept proposes road widening to the east, there is no public realm setback required along the site and the minimum setback requirements of the proposed MU-1 District will be sufficient. The project team is committed to a high-quality and pedestrian-friendly development that is anticipated to complement the future 19 Street NW Streetscape Improvements Concept.

RNDSQR and the project team are committed to high-quality architecture, building materiality, and landscaping to create an aesthetically-pleasing, lasting, and pedestrian-friendly design that complements the surrounding community and contributes to a vibrant public realm.

Applicant-Led Signage

PROPOSED LAND USE CHANGE



RNDSQR

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

Hello Neighbour,

We are proposing a land use change at this site from the existing R-C2 District to the MU-1 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 vehicle stalls accessed via the rear lane.



For discussion purposes only. The design of the proposed development will be determined through the concurrent Development Permit.

Learn More & Get In Touch


To learn more about the proposed change or to get in touch with the project team, please visit www.engagerndsqr.com or phone 587.747.8317.



Community Association Meeting: Nov. 20, 2023

114 & 118 19 ST NW

R-C2 to MU-1f1.5h12
 LOC2023-0342 / Monday, November 20, 2023 Digital
 West Hillhurst Community Association Meeting



Neighbour Mailer: Delivered within ±200m of site

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 progress or submit an application, you can do so by visiting dnp.calgary.ca or the search table.

Aerial Visualization



Note: For discussion purposes only. The 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 41.08m)
Building Height: 12m max. building height (3 storeys)
Floor Area Ratio: Max. 1.5

Proposed Land Use Change

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

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 or phone 587.747.8317

Scan this QR Code with the camera on your mobile device to visit engagerndsqr.com




Dedicated Project Website



ENGAGE RNDSQR ABOUT RNDSQR FAQ CONTACT

114 & 118 19 ST NW



NOTE: The above development visualizations are for discussion purposes only. Visualizations are conceptual in nature and the architectural design of the proposed building will be determined through the Development Permit application process.

COMMUNITY: West Hillhurst

LAND USE: An application has been submitted to the City of Calgary for a proposed land use change at 114 & 118 19 ST NW from the site's existing Residential - Contextual One / Two Dwelling (R-C2) District to the Mixed Use - General (MU-1f1.5h12) District.

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 41.08m)
- 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 (61,388 sq. ft.)

Installed Applicant-Led & City Signage





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