

Rationale Against LOC2020-0042

Proposed Land Use Amendment (R-C2 to R-CG) at
1902 2 Ave NW

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1901 3 Ave NW

The Right Idea, but the Wrong Lot

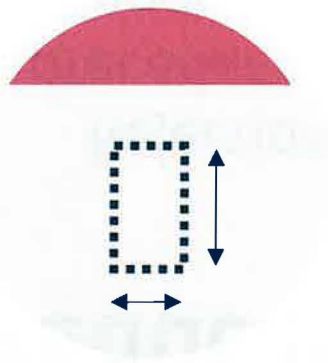
If this was a standard 50 x 120' lot with laneway access, we would have no objection



But it's not.

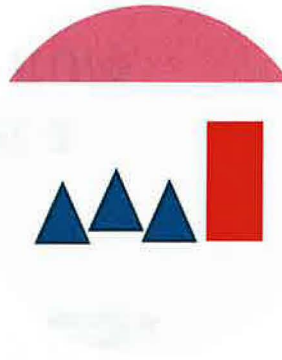


Missing 4 Key Ingredients



SUB-STANDARD LOT SIZE, NO LANEWAY

- Less than standard width AND depth
- No separation between adjacent homes



NOT CONTEXTUAL

- Contextual + adjacent streets are 100% single detached



DAMAGING IMPACT TO HIGH-USE SIDEWALK

- Not in line with City's 5A Network Principles on pedestrian safety & accessibility



NOT ON A MAIN STREET

- Kensington Rd, 19 St, 5 Ave → Riley Communities Local Growth Plan

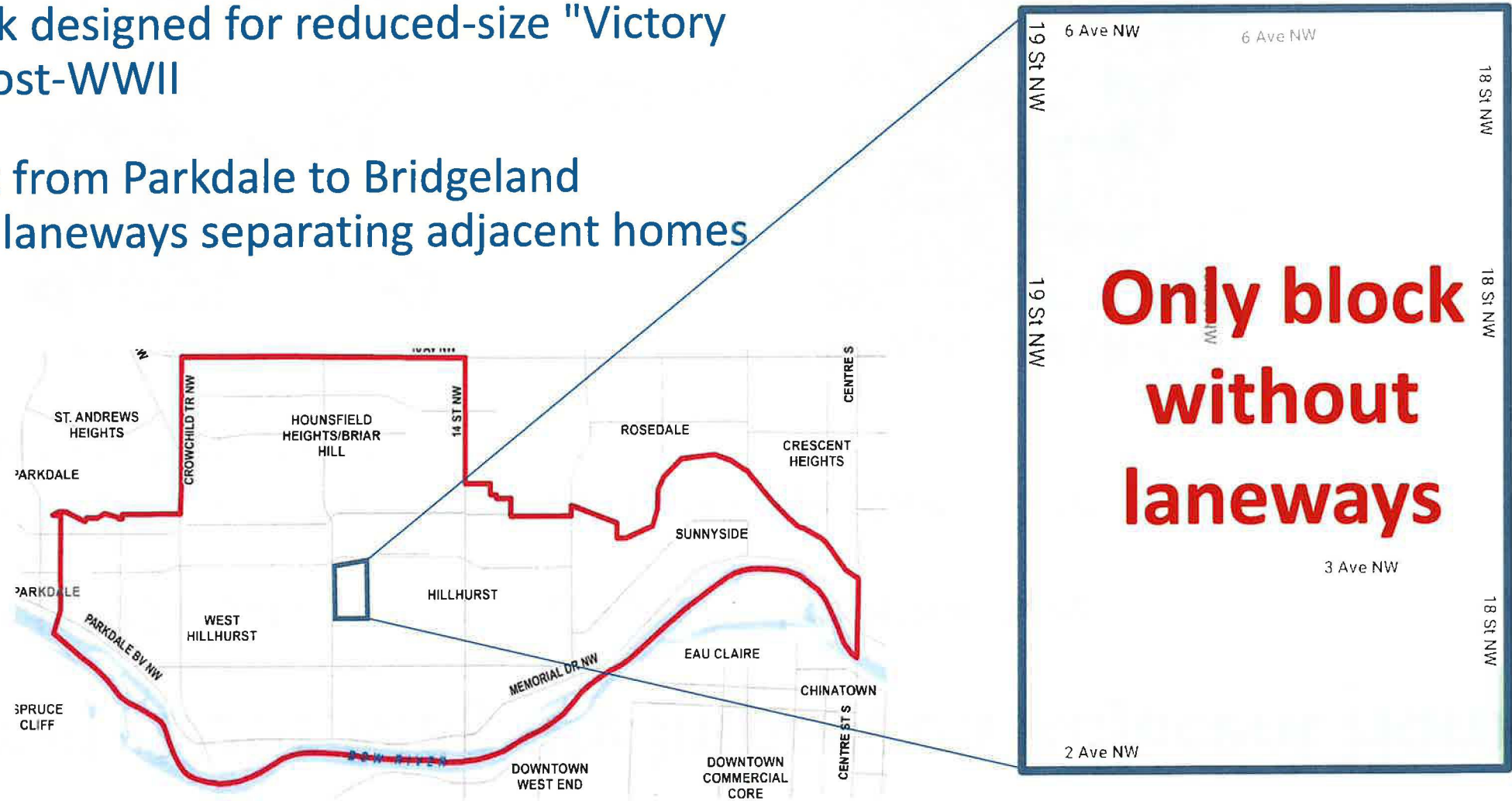
**ONLY inner-city
block with NO
laneways +
reduced lot sizes.**

Rejection will not set a
precedent hindering future
inner-city densification.



A Unique, Historic Block within Calgary

- Small block designed for reduced-size "Victory Homes" post-WWII
- Only block from Parkdale to Bridgeland WITHOUT laneways separating adjacent homes



1) Lot Limitations Magnify Impact on Adjacent Homes

- Laneways add ~30 ft buffer between properties, **but NONE here**
- Shadowing, privacy, and drainage **impacts are intensified** due to small lot size + lack of laneway

Current (R-C2)

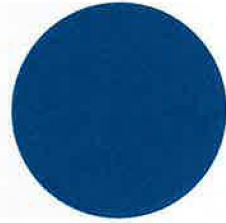


Proposed (R-CG)



2) Contextual Properties are 100% Single Detached

2 Ave & 3 Ave here are all single detached;
primarily new builds within past 5-10 years



Victory
Homes in
1948



2019



**Triplex is completely
out of context**

3) Detrimental Impact on High Traffic Sidewalk

- High volume use by students and families (QE K-12, park)
- Up to 40% of sidewalk could have curb cuts
- Counter to City's 5A Network Principles which encourage easy-to-navigate and accessible sidewalks for all



Existing pedestrian crossings



4) Let's Stick to Main Streets for Higher Density

- West Hillhurst has established, high traffic Main Streets for increased density:
Kensington Rd, 19 St, and 5th / 6th Ave
- Main Streets have much room for development and are ideal to build out vibrant, mixed-use zones



Examples of Suitable Densification



Source: John Trinh & Associates

Multiple R-C2 semi-detached
under construction in West
Hillhurst



Source: John Trinh & Associates

Unanimous Opposition

- ❌ 25 opposition responses submitted by citizens
- ❌ 'Strongly Opposed' by WHCA
- ❌ 0 in favour

