

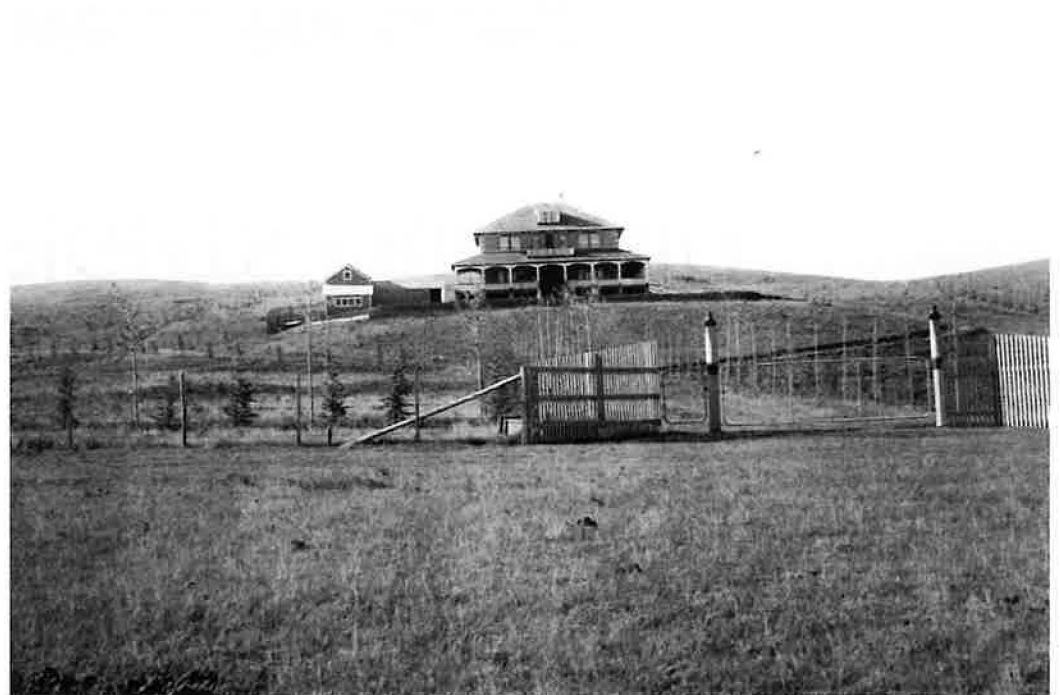
HOUNSFIELD HEIGHTS-BRIAR HILL

A Community Worth Preserving

A HERITAGE WORTH PRESERVING

**Hounsfield Heights-Briar Hill
was once part of the Riley
family homestead.**

**Their home, Hounsfield
Lodge, was situated on the
present site of the Bethany
Care Centre.**



THE BETHANY CARE CENTRE
HOUNSFIELD LODGE
BETHANY, WYOMING

In 1910 The Riley Family filed plan 5625AC for "Hounsfield Heights" - to create an upscale, picturesque suburb with 50 foot lots, generous set-back requirements, and curving streets in the style of landscape designer Frederick Olmstead.

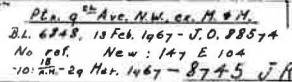


A number of historic century homes still exist in the community.





and be subsequently be distributed, transferred or assigned, and should the specific written consent of BSAUSA and Tola.



A LIFESTYLE WORTH PRESERVING

- Low density neighbourhood, close to downtown
- Large, single family lots



- Gorgeous, south facing views
- Numerous greenspaces



WHY THE RESIDENTS OF 10TH AVENUE OPPOSE THIS DEVELOPMENT

- Streetscape: 3 - 33 foot infills will radically alter existing streetscape of 50, 75, and 100 foot lots

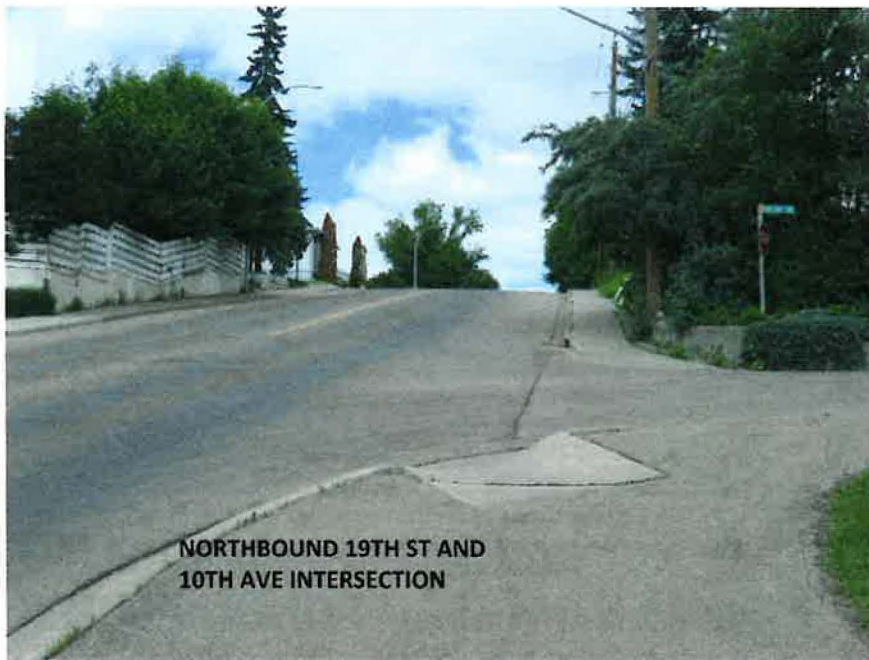








TRAFFIC SAFETY: 10th Avenue intersects with 19th street at steepest part of the hill.
- Southbound traffic turning left onto 10th Avenue will create a dangerous traffic hazard with vehicles coming out of hidden driveways



**SOUTHBOUND 19TH ST WITH VEHICLE
ENTERING FROM 10TH AVE**



TRAFFIC CONGESTION ON 10TH AVE



GARBAGE BINS. With no back lane access on this site and no access to 19th street, there will be at least 6 or potentially 12 bins (with secondary suites) lining 10th Avenue far beyond the property boundary causing further congestion near a dangerous intersection.



Garbage pickup on this site would require a westbound garbage truck being stopped for an extended period of time and exiting onto 19th street at the steepest part of the hill

**EASTBOUND - COLLECTING WASTE
FROM SOUTHSIDE OF ST**



**PHOTOSHOPPED GARBAGE TRUCK
NEAR CORNER OF 10TH AVE & 19ST**



Water From Sloping Driveways

PROPOSED SITE – NOTE STEEPNESS



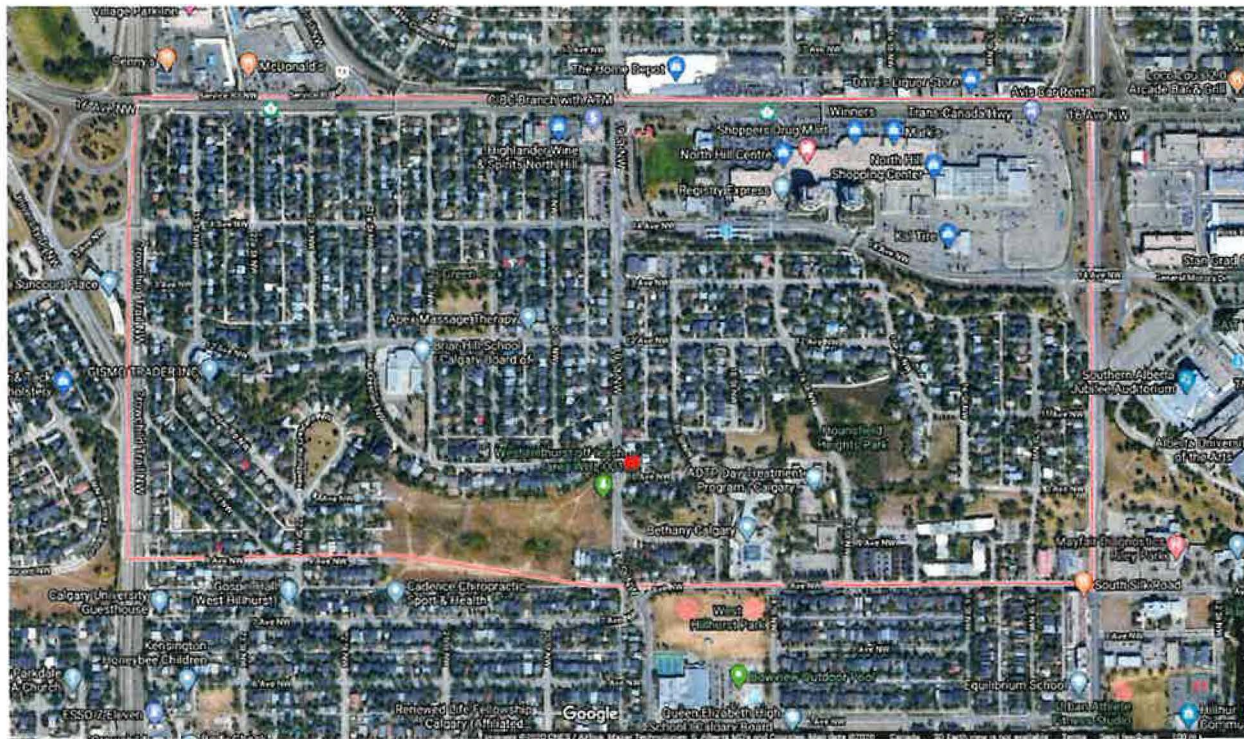
PROPOSED SITE ON RIGHT – NOTICE SLOPE AT CORNER OF 10TH AVE & 19TH ST



WHY THE COMMUNITY OPPOSES THIS DEVELOPMENT

- **This proposal does not align with the Hounsfield Heights – Briar Hill Area Redevelopment Plan.**
- **Developers should not have the power to amend our ARP and destroy the character of our community to maximize their profits.**

-There is no rationale for introducing an infill development right in the middle of an R-C1 zoned community



There are more appropriate areas for densification: IE: Sears Shopping Centre and Lions Gate C-Train area.

Sears Shopping Centre



LRT Across From Sears



COMMUNICATION FROM CIVICWORKS

Client Focused.

We are strategic advisors to the private land development sector. We build trust by providing strong and effective leadership that represents our clients' best interests.

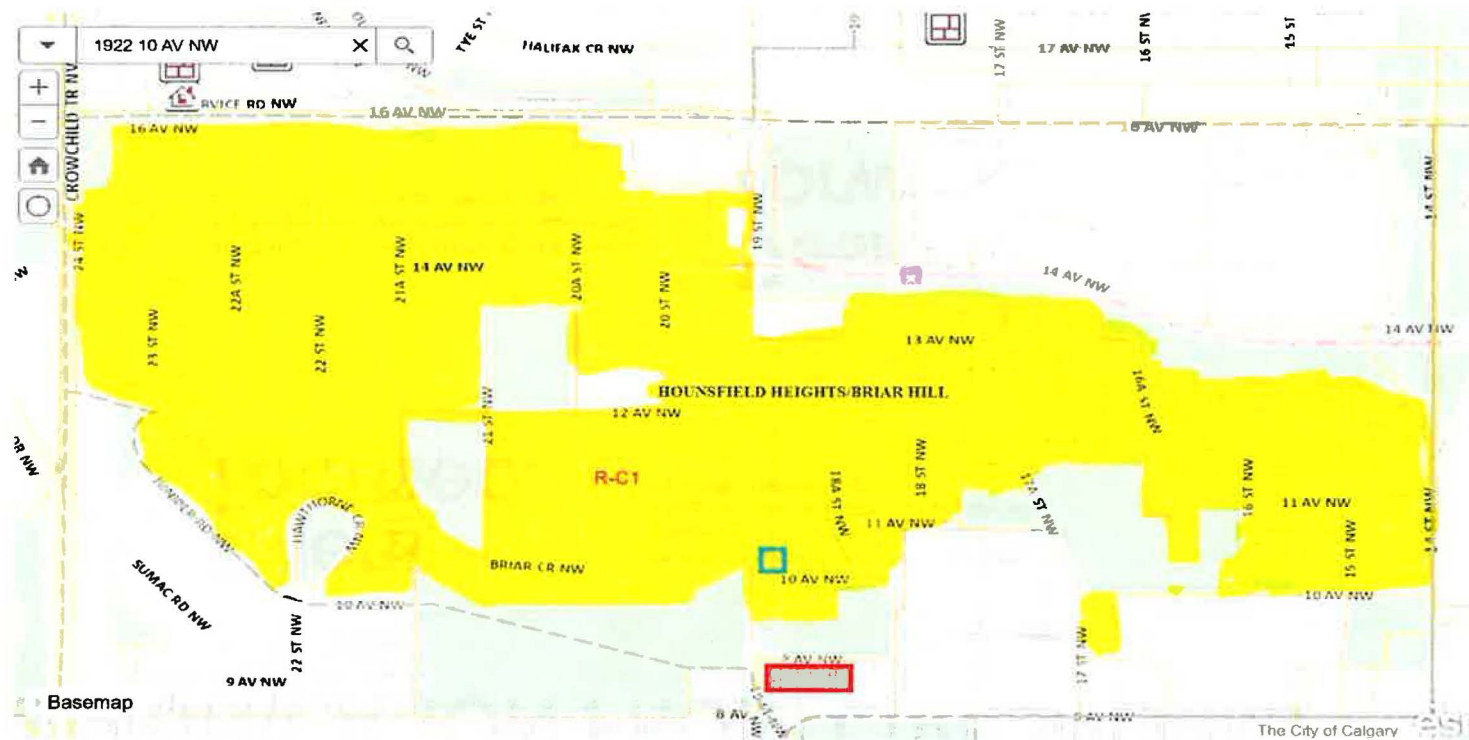
We champion the fundamentals of great design. We harness the power of design to shape better spaces and build stronger communities.

Design Forward.

Outcome Driven.

We partner with clients who believe in the positive power of change. We operate at the intersection of policy, design and implementation to see plans realized and better the communities, cities and regions in which we work.

Civicworks maintains that this site is suitable for infill development because it is located near existing infill development south of the site. These infills are zoned R-C2 and were built in the early 80's before the HH-BH ARP existed so ARP policies didn't apply



INFILLS SOUTH OF GREENSPACE ON 9TH AVE



Civicworks maintains that these infills will add to the diversity of housing options in the inner city where single and semi-detached homes are increasingly out of reach.

Beautiful Affordable Diverse Homes



Beautiful Affordable Diverse Homes



EQUAL PARTNERS?

Civicworks, City Planning Commission, HH-BH Community Association

