

Community Association Response

2021 June 24

The West Hillhurst Community Association Planning Committee (“WHPC”) opposes the proposed land use amendment (LOC2021-0036) in its current form.

The WHPC is of the view that the Land Use Amendment proposal LOC2021-0036 located at 206, 210, and 214 19 Street N.W. be evaluated as part of the Riley LAP process, or at a minimum go through the same or similar, public processes and scrutiny it would have received had the Riley LAP process proceeded.

The City of Calgary initially launched the Riley LAP in early spring 2019, it was paused during the spring of 2020, and is currently being publicly advertised on the City of Calgary’s Riley Communities Local Area Planning website as relaunching in “early 2021”.

The WHPC acknowledges the comment made by the file manager on this LOC, during the 2021 June 21 monthly WHPC meeting that the Riley LAP process is not set to relaunch until 2023.

The WHPC would like to specifically highlight that this application was submitted to the City for evaluation over a year after the Riley LAP process commenced. Pausing the LAP process while committing to a rapid review of the Land Use Amendments currently being applied for in this area of the community results in unjust procedural prejudice to this community, its residents, as well as other members of the public and stakeholders.

The determination of this application has the potential to negate or frustrate the usefulness and purpose of the Riley LAP process in this significant area of the West Hillhurst community.

One of the key objectives of the LAP was to formulate a comprehensive vision for 19 St N.W. pursuant to a motion approved by Council on 2019 July 22. In line with that motion, densification along 19 St N.W. would be best achieved when undertaken as part of a larger development strategy agreed upon by stakeholders through a thoughtfully considered, broadly participated, feedback and assessment-based process.

Additional considerations include:

- The WHPC acknowledges the potential precedent setting impact the previously approved 5 story M-U1 development on the corner of 19 Street and 2nd Avenue N.W. (“19+2”) could have along the portion of 19th street north of Kensington Rd. and south of 2nd Avenue. However, the Committee is of the view that the applicant’s reliance on the 19+2 development as a comparable is misguided.

Distinguishing factors include the parcel’s proximity to newly built R-C2 single family homes located to the south (200 & 202 19th Street N.W.), and the DC zoned 4 storey Savoy building on the corner of Kensington Rd and 19th N.W., as well as the recently M-X1 zoned building on the west side of 19th at 1st Avenue N.W. (the Wolf Den).

The Committee would like to highlight the comments made by City Administration during their Planning Commission 19+2 presentation, where they noted that heights of future developments along the south 19th Street parcels should be reduced, with the greatest building massing limited

to the corner parcel.

- With the approval, but undeveloped Kensington Legion site, the WHPC is concerned about the ability for 19th Street at this location to absorb and positively integrate with the community at its currently proposed scale.
- The applicant's justification for this LOC by commenting on the original purpose of these homes as being temporary in nature for returning soldiers, ignores their place within the community.

For over 70 years these homes have provided many generations a place to live and enjoy. The value of these types of homes to West Hillhurst should not be disregarded simply due to their age.

These types of homes within West Hillhurst provide a historical link to the community's past, and a link to the future as a potentially more affordable means for people looking to reside within West Hillhurst by way of a single detached home with increased green space.

- The potential for an improved streetscape would result if the applicant combined with the applicants of the Boutique development located on the applicant's adjacent north property line (218 19th Street N.W.), and whose DP is still under consideration by City Administration (DP2020-7757).
- In the absence of an LAP, the WPHC would like to see detailed site plans and a concurrent DP application so the community can be in a better position to evaluate this rezoning proposal.
- During the applicant's presentation to the WHPC at the committee's 2021 April 19 monthly meeting, the WHPC noted the lack of independent impact analysis by the applicant in areas such as traffic and shadowing. Rather the applicant's analysis was primarily based on the analysis done by the applicants of the 19+2 developments.

The applicant needs to undertake and disseminate throughout the community site specific analysis in these areas.

- The WHPC is disappointed in the applicant's lack of formal engagement on this LOC, as well as their LOC2021-0037.

While the WHPC noted the applicant's praise, during the applicant's 2021 April 18 presentation, for the community engagement undertaken by the 19+2 developers, the applicant has failed to participate in any meaningful formal engagement to date.

The WHPC would also highlight to Administration that the applicant during the City Council public hearing on the 19+2 development, responded to direct questioning by Councillor Druh Farrell on engagement, by stating that he would be an active participant to public engagement on future developments along 19th street and local area planning processes in West Hillhurst. This has not been the case.

In conclusion, the WHPC reiterates its opposition to the proposed Land Use Amendment, and requests that the application not be approved in its current form.