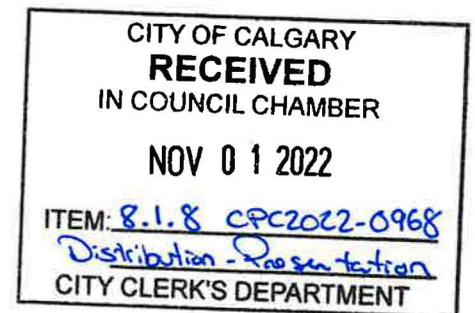


Land Use Redesignation West Hillhurst Bylaw 159D2022

Presented by Michael & Jennifer Doty, adjacent landowners
November 1, 2022



Introduction

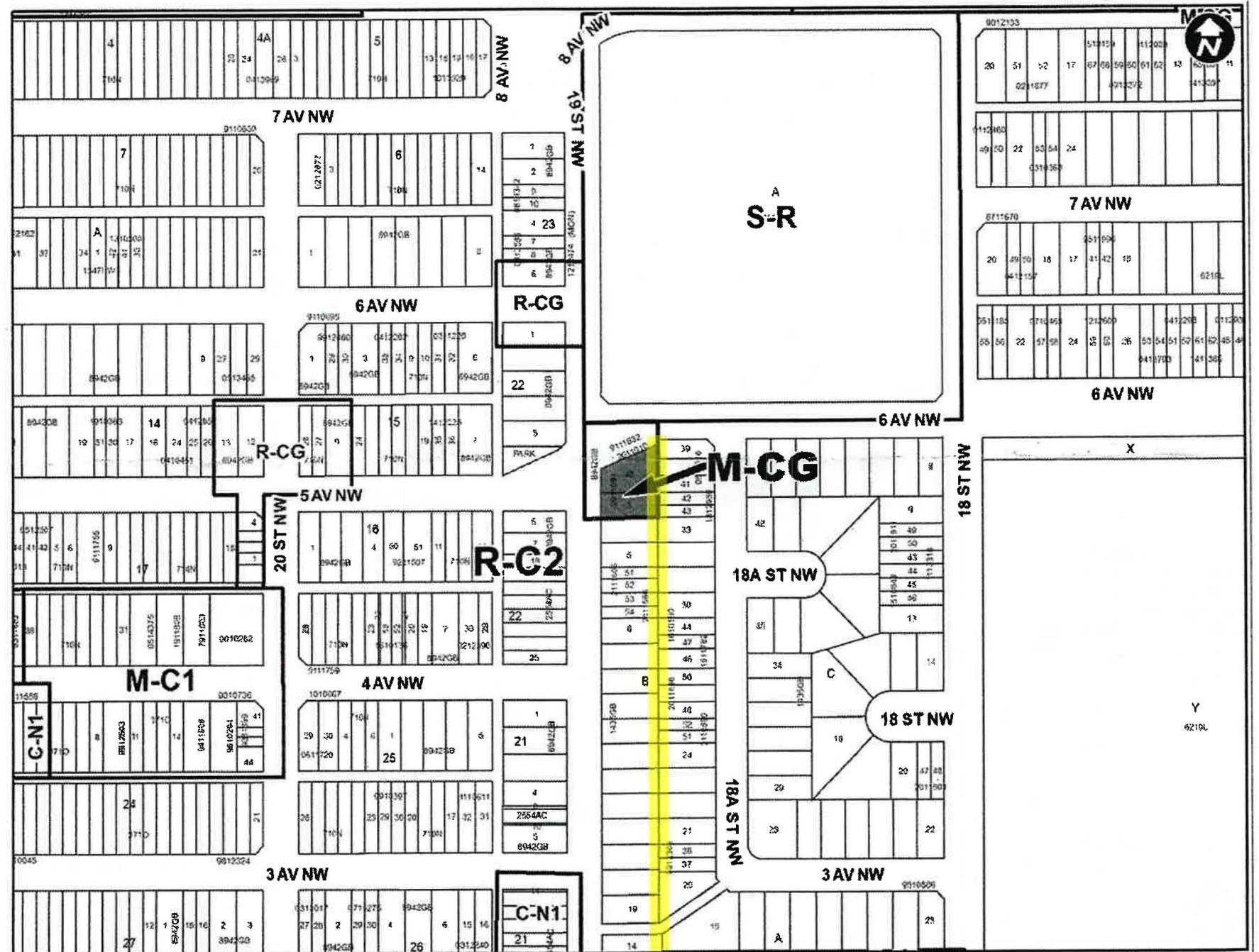


We oppose land use redesignation from R-C2 to M-CG for the following reasons:

- These are unique post WWII lots that are smaller than typical 120' by 50' lots and do not include a back laneway. This results in significant access and setback issues.
- The proposed development is at the corner of two busy streets with significant vehicular, bicycle, and pedestrian traffic accessing the West Hillhurst Community Centre, Queen Elizabeth Schools, and commuting to and from downtown.
- The proposed development is also close to a mis-aligned intersection with challenging sight lines and traffic flow.

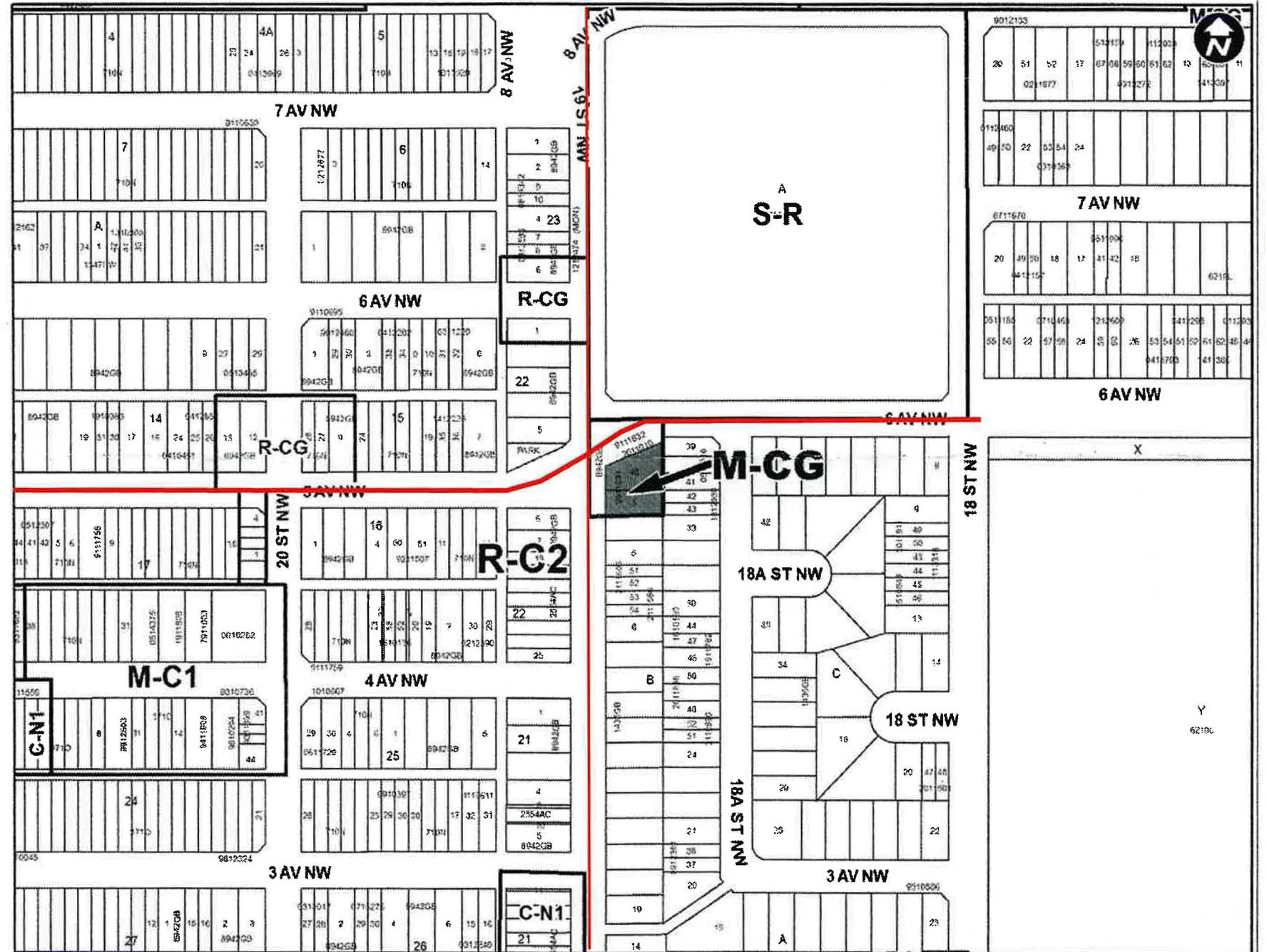
Map

- No laneway between 19th and 18A Streets north of 2nd Ave and south of 6th Ave.
- Subject parcel on corner of mis-aligned intersection with challenging sight lines.
- Across 6th Ave from WHCA and one block west of Queen Elizabeth Schools, where there is significant vehicular and pedestrian traffic.
- New R-C2 development two lots south of subject parcel.
- Ongoing R-C2 development west side of 18A street.
- No other M-CG developments on the map.
- R-CG developments on the map all adjacent to laneways and not at the intersection of two busy streets.



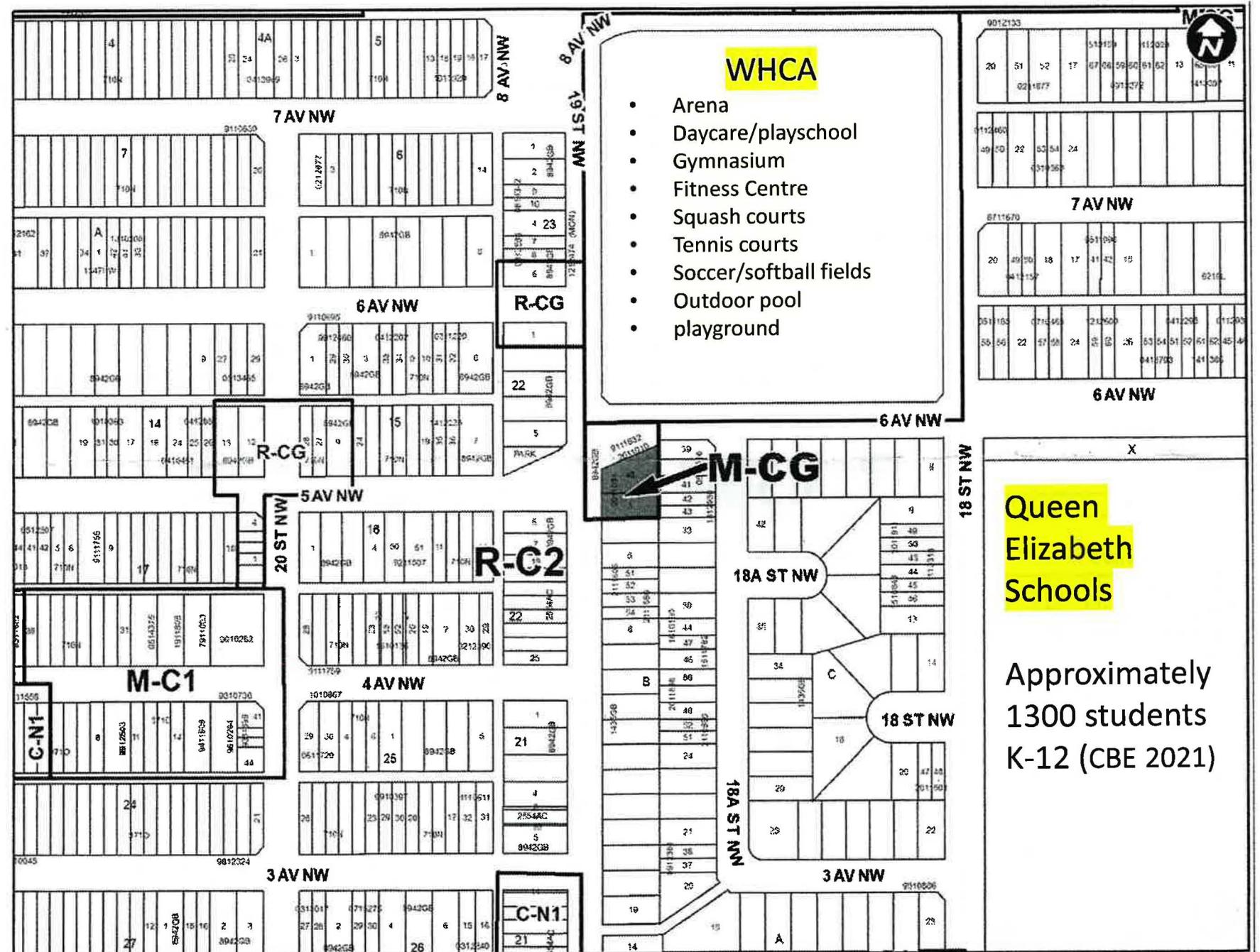
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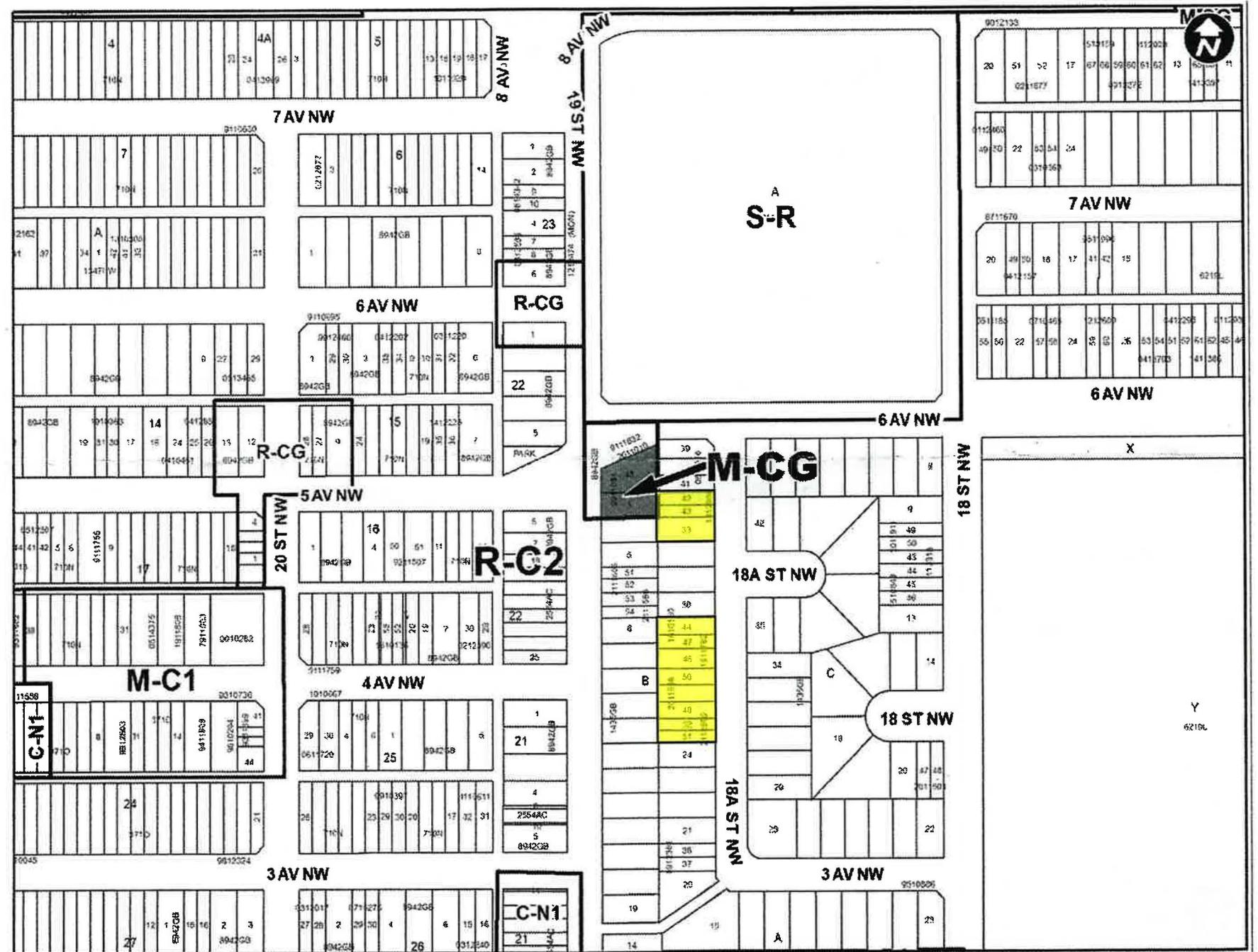
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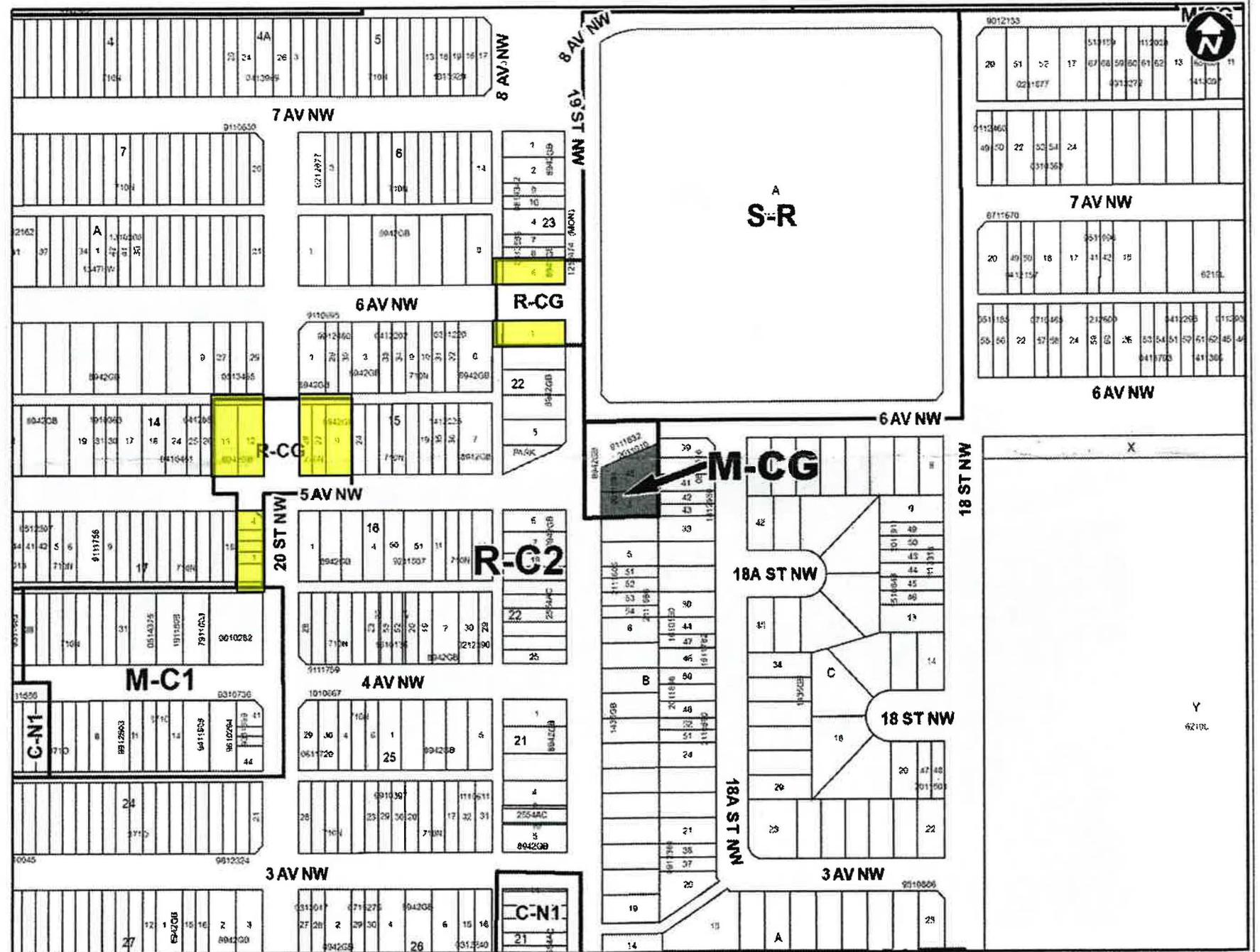
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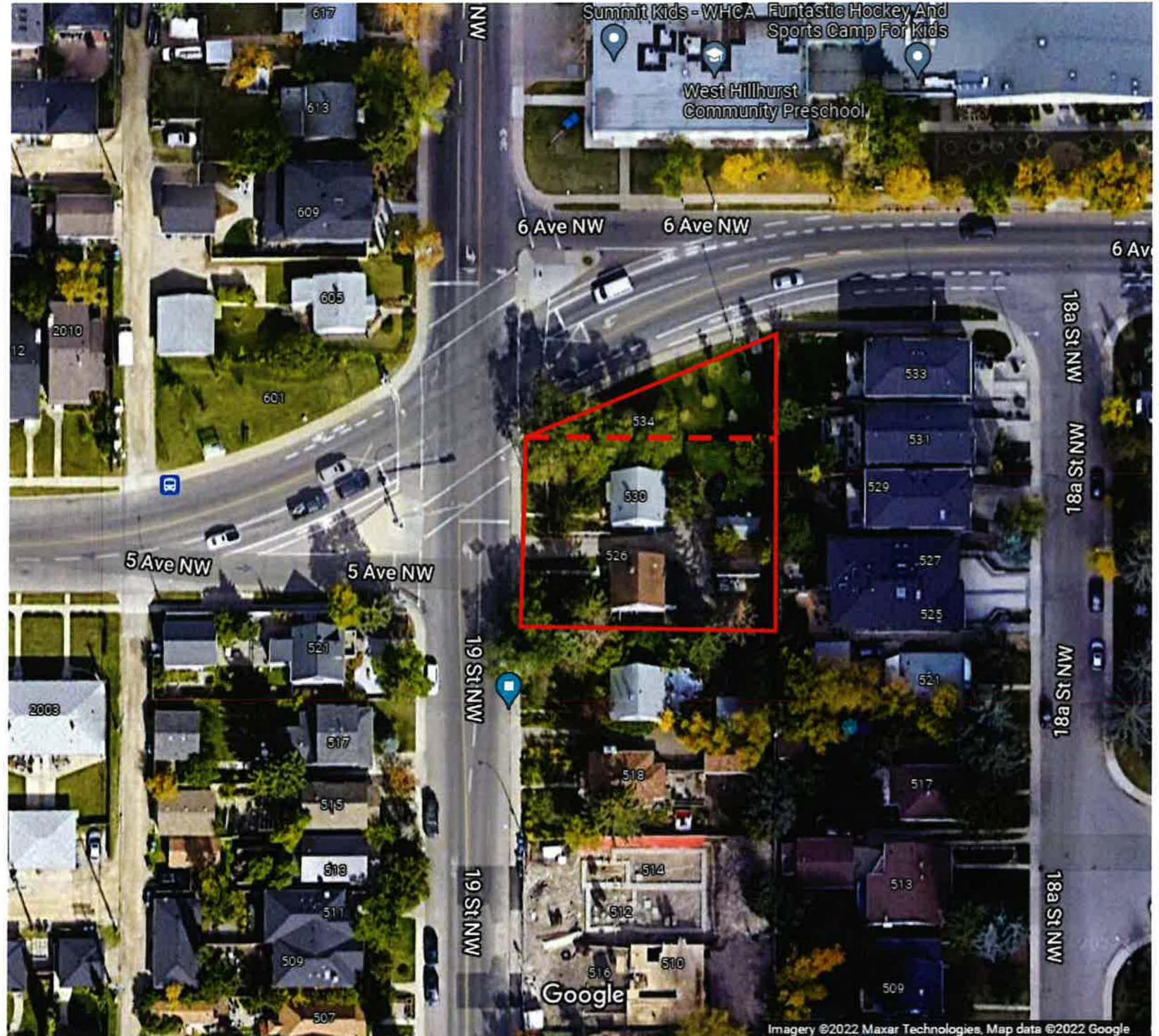
R-CG developments

- Laneways give access to parking garages.
- Laneways give access to waste, recycle, compost bins.
- Owners tend to park vehicles on the street.



Google Map View

- The subject parcel includes a triangular park purchased from the City by the developer. The City had planted trees in this park within the last 5 years.
- Adjacent land owners were not notified that the triangular park was to be sold. Our property (531) connects to the park, and we would have been interested in purchasing it.



We like to garden. We are concerned that a 12 m building that is 1.2 from our back fence (with no buffer of a back lane) will cause significant shade. It will also severely impact our privacy in our yard.



Summary

- The location of the subject parcel relative to the unique lots in this R-C2 zoning district and the 19th Street & 6th Avenue intersection makes it unsuitable for an M-CG designation.
 - The absence of a laneway creates access and setback challenges.
 - On the corner of a mis-aligned and busy intersection that adds to safety and access issues.
- **Local homeowners deserve some level of certainty around the nature of future developments in the form of an area plan and stable, predictable zoning designations.**