

Land Use Amendment West Hillhurst, Bylaw 159D2022

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Overview

- We oppose the Land Use Amendment from R-C2 to M-CG for the following reasons:
 - 1) Proximity to irregular and busy intersection at 19th St NW and 5th / 6th Ave NW resulting in safety concerns due to higher density
 - 2) Lack of a rear laneway creates access issues, as well as massing / privacy concerns
 - 3) No concurrent Development Permit submitted, with Riley Communities LAP not finalized, uncertain how this development will ensure vision for Public Realm is maintained

1) Proximity to Intersection



- Irregular geometry has parcel jutting out into intersection
- Parcel so close to intersection (< 30m) that there is no parking permitted on-street, even beyond the property (highlighted in red)
- Heavy pedestrian usage, along with bike lanes flanking both 19th St NW and 6th Ave NW, result in major safety issues with increased density

2) No Rear Laneway



- Lack of a rear laneway creates access issues for parking and garbage / recycling pick-up, especially with proposed density of 12 units
- Rear setbacks for M-CG are only 1.2m, with no rear laneway, there is no buffer for neighbouring properties → This development will affect use and enjoyment of our property, and other adjacent landowners, due to privacy concerns, shadowing and massing
- Applicant initially proposed MU-1 designation with maximum height of 11m → Feedback collected during that time period were concerns with privacy, massing and shadowing, now proposing M-CG with higher height (12m) and much smaller setbacks

3) No Concurrent Development Permit



- Riley Communities LAP not finalized, with 19th St NW development still in its infancy, a development permit should be submitted concurrently to ensure vision for Public Realm is maintained
- Additionally, there has been no communication from the applicant after the change from MU-1 to M-CG was announced

Sale of Green Space



- Triangular green space was sold to developer in 2020 with no notice to adjacent landowners that it was for sale

Summary

- Amendment from R-C2 to M-CG is unsuitable for this parcel due to:
 - Safety concerns as a result of proximity to irregular intersection
 - Lack of a rear laneway resulting in access issues and greater impact to adjacent neighbours
 - No concurrent DP submitted to ensure alignment with vision for Public Realm

This is a unique part of Hillhurst, any amendments should be considered carefully and incorporate input from the community.

