

Palaschuk, Jordan

From: Sheri Wise <wise.sheri@gmail.com>
Sent: Wednesday, July 10, 2019 12:38 PM
To: Public Submissions
Subject: [EXT] LOC2019-0015

To be brought forward to City Council on July 22nd:

I'm writing to express my support for development of the 19th Street NW corridor, but at a slightly smaller scale than is currently proposed for this project "19+2".

I feel that the proposed footprint is appropriate (3-4 lots), but the height is excessive for the surrounding residential streets. As proposed, this building will dwarf everything around it, and create a major negative impact for the neighbours to the East, North and South.

In addition, I'm concerned about vehicular traffic in the area, as well as parking. We already have a problem with people parking in front of our home to visit the businesses on the other side of 19th Street, and this will potentially make it much worse. Oftentimes, people park in the crosswalks or right in the intersection of 19th Street and 3rd Ave because there is no other parking available. This is dangerous for pedestrians, and also causes a visual hazard for us backing out of our driveway.

I hope that the City will consider all the stakeholder feedback and **only approve a reduced development project height** for 19+2.

Thank you,

Sheri and Trevor Wise
410 19 Street NW

Palaschuk, Jordan

From: Kim Clauss <clausskt@gmail.com>
Sent: Wednesday, July 10, 2019 12:51 PM
To: Public Submissions
Subject: [EXT] LOC2019-0015

Hi,

With regard to the above-mentioned development, as long time residents of the neighbourhood, we are all for modernizing and the addition of commercial / multi-family dwellings.

Having said that, there is a limit as to what the neighbourhood can handle with regard to increased population, increased traffic, and increased density.

We would be sickened to see a development that is over the height of the existing buildings across the street on 19th Street NW (so two storeys). Furthermore, there need to be traffic calming solutions and extensive parking. The addition of Made by Marcus on 19th Street has added more congestion than anticipated and it is just a matter of time until a pedestrian gets hit running across the street or standing on the street in line to get ice cream. We avoid 19th Street now because of congestion and not feeling safe driving along it, additional density will add to the problem.

Thoughtful development is required. It's a busy area and it's just getting worse adding a safety hazard that was not previously there.

Thank you.

Palaschuk, Jordan

From: Stevens, Jodie on behalf of City Clerk
Sent: Thursday, July 11, 2019 8:03 AM
To: Public Submissions
Subject: FW: [EXT] RE: July 22 Public Hearing: LOC2019-0015 (Bylaw 152D2019)

Hello,

Please see the below objection to Land Use proposal for 19 st NW

Thank you

Jodie Stevens

Business & Logistics Liaison
City Clerk's Office - Citizen and Corporate Services
313 – 7 Ave SE
P.O Box 2100, Stn M Mail Code #8007
Calgary, AB T2P 2M5
P: 403-268-5851
E: jodie.stevens@calgary.ca

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From: Ross Aitken [mailto:calgaryross@gmail.com]
Sent: Tuesday, July 09, 2019 11:49 AM
To: City Clerk
Subject: [EXT] RE: July 22 Public Hearing: LOC2019-0015 (Bylaw 152D2019)

To City of Calgary Councillors and the Mayor,

I am writing in objection to 19+2 proposal (218, 222, 226, and 230 - 19 ST NW) Land Use Redesignation application (LOC2019-0015).

-19th Street is not a "Main Street"

- turning 4 single family homes into 51 residential units along with 59 parking stalls on a 19 meter high, 5 st. , the structure is gross over massing and unprecedented off of the main street designation.

-19th Street is basically a 1 lane road artery and adding this density will undoubtedly present numerous safety and traffic-related/pedestrian issues.

- The Savoy built in 2014, sides onto Kensington Road (Main Street), had almost twice the land size and was only able to upzone to 55 units and 4 stories.

-Gross Overmassing

-Very Little to No Greenspace

Personally, I think the developer is greedy, the building is too high and will shadow hundreds of single-family homes to the East. It's not the right fit for 19th, 10th Street YES, 19th NO.

Thanks, Ross Aitken

Palaschuk, Jordan

From: Stevens, Jodie on behalf of City Clerk
Sent: Thursday, July 11, 2019 8:23 AM
To: Public Submissions
Subject: FW: [EXT] Development proposal for SE corner of 19th st and 2nd Ave NW

Good morning,

Please see the below comment on 19st NW

Thank you

Jodie Stevens
Business & Logistics Liaison
City Clerk's Office - Citizen and Corporate Services
313 – 7 Ave SE
P.O Box 2100, Stn M Mail Code #8007
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-----Original Message-----

From: Amy Fawkes [mailto:amy.fawkes@yahoo.com]
Sent: Tuesday, July 09, 2019 4:46 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Development proposal for SE corner of 19th st and 2nd Ave NW

To Whom it may Concern

I'm writing to voice my opinion on the new development planned for West Hillhurst. I am very concerned at the height of the current plan and the amount of residents that would live in that space. I am pro-densification but I really believe this building will be too high for that street. There have been comparisons to 14th street and Kensington but those are both wider streets that can "handle" a larger building. I would be extremely happy to see a condo go at the corner of 19th ave and 2nd st but could it be kept to 3 or 4 stories.

I live at 2112 2nd Ave NW so I'm not affected by any shadowing of the future building but I'm more concerned about the impact on the aesthetics of the neighbourhood.

Amy Fawkes

Palaschuk, Jordan

From: Stevens, Jodie on behalf of City Clerk
Sent: Thursday, July 11, 2019 8:24 AM
To: Public Submissions
Subject: FW: [EXT] Development proposal for 19th Street and 2 Ave NW

Good morning,

Please see the below comments on 19 st NW

Thank you

Jodie Stevens

Business & Logistics Liaison
City Clerk's Office - Citizen and Corporate Services
313 – 7 Ave SE
P.O Box 2100, Stn M Mail Code #8007
Calgary, AB T2P 2M5
P: 403-268-5851
E: jodie.stevens@calgary.ca

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From: Brian Brennan [mailto:brianbrennan@icloud.com]
Sent: Tuesday, July 09, 2019 4:50 PM
To: City Clerk
Cc: Ward7 - Katie Dekruyf
Subject: [EXT] Development proposal for 19th Street and 2 Ave NW

Hello there,

An anonymous petition circulating in my neighbourhood (the 200 block of 2 Ave NW) encourages me to express my concerns about a 50-unit condo development proposed for the 200 block of 19th Street between 1st and 2 Ave NW.

I have no concerns with this proposal. There already is a similar condo complex situated just one block north on the west side of 19th, while immediately across the street from the proposed development there's a busy commercial strip that includes a popular ice cream shop, a boutique pharmacy, hairdresser and other establishments. These recent developments have not had a negative impact on the neighbourhood – in fact, they have enhanced the quality and attractiveness of the community – so I foresee no issues arising from the proposed development as long as it's properly planned and executed.

By the way, I have no stake or investment in any of these developments. I'm a semi-retired resident who has lived in the neighbourhood for 42 years and been pleased with the way it has evolved during that time.

And unlike the author of this petition, I'm not afraid to state my name.

Yours sincerely,
Brian

Brian Brennan
Author
Phone: 403-270-3269
Check out my website by clicking [HERE](#)!

Palaschuk, Jordan

From: Stevens, Jodie on behalf of City Clerk
Sent: Thursday, July 11, 2019 8:25 AM
To: Public Submissions
Subject: FW: [EXT] [DP_2019-0979] 19st and 2nd ave nw

Good morning,

Please see the below concern on 19 st NW

Thank you

Jodie Stevens

Business & Logistics Liaison
City Clerk's Office - Citizen and Corporate Services
313 – 7 Ave SE
P.O Box 2100, Stn M Mail Code #8007
Calgary, AB T2P 2M5
P: 403-268-5851
E: jodie.stevens@calgary.ca

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From: Naomi Daniele [mailto:naomidolgoy@gmail.com]
Sent: Tuesday, July 09, 2019 5:07 PM
To: City Clerk
Subject: [EXT] [DP_2019-0979] 19st and 2nd ave nw

Dear City

I am a concerned resident writing in regards to the proposed development upcoming and the desire to rezone 19th st to a main street.

I live directly on 19th street. I have noticed over the years that the multiple nearby playgrounds, schools, community centre, and walkable shops have brought more foot traffic to the neighbourhood. Up the road on 5th and 19th, the speed limit is 30km/hr reflecting the park and community centre. Between kensington and 5th, I believe the same slower pace of traffic should be enforced, particularly given the many new high density developments going up and the foot traffic implications. I would hate to see 19th street become a major thoroughfare street as it would slice the neighbourhood of West Hillhurst making it more difficult for pedestrians and chodren specifically, to safely interact in the community. Please consider a slower speed limit to car commuter traffic to encourage walkability in this neighbourhood.

In terms of another high development, please consider the nearby school, the small homes and the family feel of this neighbourhood. Surely a 3 or 4 storey build would more effectively meet the needs of density while sustaining the feel of the neighbourhood. Additionally, as so many developments are going up at once, should we not be cautious of the

impact to plumbing and parking resources? Already there have been issues with limited parking second to developments and the legion building is not yet completed. I believe progress and density are important components of successful urban centres, but growth and development should be thoughtful and planned to facilitate neighbourhood sustainability. Please consider approving a lower story build with the recognition that there are adverse effects to the small houses and nearby school to consider when rapidly increasing density.

With so many empty buildings in nearby Eau Claire and downtown, is such a major development really warranted? Is the demand legitimate? I suspect we should see how the legion fares prior to agreeing to more buildings, particularly on a non-major roadway.

Thank you for your consideration

Naomi Dolgoy.
19th st NW resident.

Palaschuk, Jordan

From: Stevens, Jodie on behalf of City Clerk
Sent: Thursday, July 11, 2019 8:25 AM
To: Public Submissions
Subject: FW: [EXT] Development Proposal for SE corner of 19th Street & 2 avenue NW (DP_2019-0979)

Good morning,

Please see the below concern on 19 st NW

Thank you

Jodie Stevens

Business & Logistics Liaison
City Clerk's Office - Citizen and Corporate Services
313 – 7 Ave SE
P.O Box 2100, Stn M Mail Code #8007
Calgary, AB T2P 2M5
P: 403-268-5851
E: jodie.stevens@calgary.ca

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From: Huguetta [mailto:hsppw@telus.net]
Sent: Tuesday, July 09, 2019 5:13 PM
To: City Clerk
Subject: [EXT] Development Proposal for SE corner of 19th Street & 2 avenue NW (DP_2019-0979)

We do **not approve** the Development Proposal for SE corner of 19th Street & 2 avenue NW (**DP_2019-0979**). We understand that Kensington road has a 5 stories commercial building and we have no issue with a 5 stories on a main through road like Kensington but totally do not approve anything over 2 1/2 stories within our community We also do not want 19 street NW to be reclassified as a major through road where more 5 stories buildings would be permitted in the future.

The reasons we are not approving the proposed 5 story building are:

1. it will create a higher traffic volume in the local area and will make parking availability even more difficult .
2. Significant increase of traffic will also increase noise and pollution.
3. Potential increase of speed which will decrease the safety of our kids walking to school and to other pedestrians and cyclists.
4. It will change the charm and quietness of our neighborhood and erode our sense of community.

5. There will be more Infringement on the bike path.

There is already a plan to add 8 stories building at the Legion's old location on Kensington road and also a 90 units proposal at the CBC site of memorial which will definitely increase traffic on 19 street futher.

Thank you,

Paul Wing and Huguette Sonier-Wing
2201-7 Avenue NW

Palaschuk, Jordan

From: Stevens, Jodie on behalf of City Clerk
Sent: Thursday, July 11, 2019 8:25 AM
To: Public Submissions
Subject: FW: [EXT] Concern for DP_2019-0979 (SE corner of 19th ST & 2nd AV NW)

Good morning,

Please see the below concern on 19 st NW

Thank you

Jodie Stevens
Business & Logistics Liaison
City Clerk's Office - Citizen and Corporate Services
313 – 7 Ave SE
P.O Box 2100, Stn M Mail Code #8007
Calgary, AB T2P 2M5
P: 403-268-5851
E: jodie.stevens@calgary.ca

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-----Original Message-----

From: Cindy Gardner [mailto:cindyandtreavor@mac.com]
Sent: Tuesday, July 09, 2019 7:32 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Concern for DP_2019-0979 (SE corner of 19th ST & 2nd AV NW)

I am writing to express my concern over the development reasoning/classification of the development proposal DP_2019-0979 at the SE corner of 19th ST and 2nd AV NW. As a resident of the area, and a resident of close proximity (1 block away), I do not support the change to a 5 story building for this site.

A five story building (regardless of step-backs) will negatively impact those houses immediately around it and the sight-lines of those houses. It will also have a negative impact on traffic and parking to all the surrounding streets. This area has limited permit parking and the 5 story building will push more streets to have permit only parking. Additionally more cars will be on quiet side streets (and in park/school zones), causing more risk to families, pedestrians and cyclists. One of the reasons individuals and families locate in West Hillhurst is for the safe streets and parks in the area. This large development will impact the community feel and desirability of the area.

Using the justification of the "Kensington Legion" development height for this development to receive approval on the height change is unacceptable. The proposed development at the Legion site on Kensington should not have been accepted as it went above the zoning rules, and was contentious for many residents as well as the West Hillhurst Community Association Planning Committee. If this is approved then more and more sites will try to have higher levels

and use this site as justification. This will continue to erode the community feel of West Hillhurst and ruin the existing houses sight-lines and increase traffic further.

There is no reason for why a development within the existing height requirements should not be considered this location. It would still increase the density of the area (which I understand is a city of Calgary desire), without losing the charm of the area, vastly negatively impact traffic and could still be profitable for the developer. The approach should not be 'bigger is better'.

I am incredibly concerned with the city of Calgary's continual disregard for existing zoning/land use rules and ignoring community members opposition to these developments. What is the point of having zoning rules if they are going to be continually challenged by developers and approved? They were put into place for a reason and the city needs to honour the height requirements of these buildings.

Regards,
Cindy Gardner

Sent from my iPad

Palaschuk, Jordan

From: Stevens, Jodie on behalf of City Clerk
Sent: Thursday, July 11, 2019 8:26 AM
To: Public Submissions
Subject: FW: [EXT] DP 2019 0979

Good morning,

Please see the below concern on 19 st NW

Thank you

Jodie Stevens
Business & Logistics Liaison
City Clerk's Office - Citizen and Corporate Services
313 – 7 Ave SE
P.O Box 2100, Stn M Mail Code #8007
Calgary, AB T2P 2M5
P: 403-268-5851
E: jodie.stevens@calgary.ca

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-----Original Message-----

From: Dale Voight [mailto:dale.voight@shaw.ca]
Sent: Tuesday, July 09, 2019 7:57 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] DP 2019 0979

Good afternoon,

A recent flyer in our neighbourhood encouraged us to send our thoughts on the proposed project at 19 st and 2nd avenue NW to your office.

I would like to say that I am fully in support of the project, and ongoing efforts to add density to this area of West Hillhurst. I support a variety of types of residences beyond just single family homes.

I am not too concerned about parking and traffic on 19th as a result of any progress as I can also walk or cycle to the area in addition to driving.

I would support anything that added some modest increases in density rather than the mindless growth of our city and the swallowing up of farmland and green spaces at the edges.

Cities are not frozen in time. Hillhurst was Prairie, then farmland, then modest veteran houses and now everything from condos, infills, and large houses. It can continue to evolve and I hope it evolves to the point we can have a decent urban bakery.

Sincerely,

Dale Voight
2314 7 Avenue NW
Calgary, AB
T2N 0Z6

Palaschuk, Jordan

From: Stevens, Jodie on behalf of City Clerk
Sent: Thursday, July 11, 2019 8:32 AM
To: Public Submissions
Subject: FW: [EXT] DP_2019-0979

Good morning,

Please see the below concern on 19 st NW

Thank you

Jodie Stevens
Business & Logistics Liaison
City Clerk's Office - Citizen and Corporate Services
313 – 7 Ave SE
P.O Box 2100, Stn M Mail Code #8007
Calgary, AB T2P 2M5
P: 403-268-5851
E: jodie.stevens@calgary.ca

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-----Original Message-----

From: Victor Rodberg [mailto:rodberg@shaw.ca]
Sent: Wednesday, July 10, 2019 5:47 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] DP_2019-0979

We live at 1422-18A street NW on one of the streets most affected by this proposed rezoning/reclassifying for the proposed construction of a five story complex with 50+ residents.

While the project looks interesting the building height is ridiculous for the surrounding community. Not only does the project literally shadow existing houses around the site but it makes the neighbourhood chopped up and increases safety risk on that corner for the many children that walk 2nd street to Queen Elizabeth school.

While we are open minded to increasing density in the inner city as is needed we object to projects that don't fit the site and this is one such case. We ask that you reconsider this application for the benefit of all residents in the surrounding community.

Best regards,

Victor Rodberg

Sent from my iPhone

Palaschuk, Jordan

From: Stevens, Jodie on behalf of City Clerk
Sent: Thursday, July 11, 2019 8:32 AM
To: Public Submissions
Subject: FW: [EXT] 19 street 2nd Ave DP2019 -0979

Good morning,

Please see the below concern on 19 st NW

Thank you

Jodie Stevens

Business & Logistics Liaison
City Clerk's Office - Citizen and Corporate Services
313 – 7 Ave SE
P.O Box 2100, Stn M Mail Code #8007
Calgary, AB T2P 2M5
P: 403-268-5851
E: jodie.stevens@calgary.ca

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From: Sandra Siemens [mailto:sandramsiemens@gmail.com]
Sent: Wednesday, July 10, 2019 8:09 PM
To: City Clerk
Subject: [EXT] 19 street 2nd Ave DP2019 -0979

I am writing this letter to express my concerns about the aforementioned reclassification resining. We do not want 5 plus story builds in our community.

Please ensure my opposition is registered with this development.

Thank you

Palaschuk, Jordan

From: donotreply@calgary.ca
Sent: Friday, July 12, 2019 9:54 AM
To: Public Submissions
Subject: 218 19 ST NW – LOC2019-0015 – Comment from Development Map
Attachments: Development_LOC2019-0015 (Dr. Benny Xu).pdf

Application: LOC2019-0015

Submitted by: Benny Xu

Contact Information

Address: 1938 - 2 Ave NW

Phone: 4038896986

Email: benny@shaw.ca

Feedback:

Dear Calgary City Council,,

After thorough study, we believe the proposed rezoning and development plan known as LOC2019-0015 will significantly affect the quality of life of surrounding residents, will lead to serious health consequences, cause safety and accessibility problems for the neighbors for generations. Therefore, we are opposing the rezoning and development plan known as LOC2019-0015.

Please find the attached PDF file for detailed explanation, and we look forward attending the hearing on July 22nd.

Regards,

Benny Xu and Sharon Liu
1938 – 2 Ave NW
Calgary, Alberta
T2N0G4

Benny Xu and Sharon Liu
1938 – 2 Ave NW
Calgary, Alberta
T2N0G4

Re.: LOC2019-0015

- 218 19 ST NW
- 222 19 ST NW
- 226 19 ST NW
- 230 19 ST NW
- LOC2019-0015

July 11, 2019

Dear Calgary City Council,

We are opposing the rezoning and development plan known as LOC2019-0015 for the following reasons.

Traffic concerns

- The proposed plan will significantly increase traffic on both 19th Street and 20th Ave NW
- This section of 19th Street is a Single-Line street, unlike 10th or 14th Street NW, this section of 19th Street is not designed or capable of handling heavy traffic
- 20th Ave NW is a residential street, with major school just one block away, increase traffic can be a serious **safety hazard** for both youth and seniors.
- Business/commercial use will also be making the already busy intersection on 19th street and 20th Ave NW even busier.
- 20th Ave NW is not designed or designated as a main road like Kensington Road.

Environmental and health concerns

Emission from increasing traffic and idling cars, especially in the winter, will not only impact air quality in the neighborhood, but also discourage outdoor activities, which all will have long term health impact on surrounding residents.

High levels of air pollution can trigger attacks (exacerbations) in people with **asthma** or **chronic obstructive pulmonary disease**.

Air pollution–related lung disease increases the risk of **heart and blood vessel disorders** and may increase the risk of **lung cancer**.

This rezoning and development proposal is putting people living in areas at particular high risk. Research shows, air pollutants cause the muscles in airways to contract, narrowing the airway (airway hyper-reactivity).

Noise pollution

Increasing traffic, business activities, idling cars, will all cause the increase of noise pollution.

Exposure to prolonged or excessive noise has been shown to cause a range of health problems ranging from stress, poor concentration, productivity losses in the workplace, and communication difficulties and fatigue from lack of sleep, to more serious issues such as cardiovascular disease, cognitive impairment, tinnitus and hearing loss.

In 2011 the World Health Organization (WHO) released a report titled 'Burden of disease from environmental noise'.

The studies analyzed environmental noise from planes, trains and vehicles, as well as other city sources, and then looked at links to health conditions such as cardiovascular disease, sleep disturbance, tinnitus, cognitive impairment in children, and annoyance.

The studies concluded: the health impacts of environmental noise are a growing concern. **At least one million healthy life years are lost** every year from traffic-related noise in the western part of Europe.

Loss of Natural Sunlight

The height of the building proposed will block natural sunlight through out of the day to the East, West, and especially North surroundings.

With less than 8 hour of natural sunlight available in Calgary's winter, this is a serious health concerns

Natural sunlight is known for:

- Building strong bones
- Cancer prevention, especially for colon cancer, Hodgkin's lymphoma, ovarian cancer, pancreatic cancer, and prostate cancer
- Health Skin Conditions, such as psoriasis, eczema, jaundice, and acne

Numerous studies shown lack of exposure to natural light is associated with physiological, sleep and depressive symptoms.

The fact is that in any given year, 1 in 5 people in Canada already personally experience a mental health problem or illness. The relationship between mental illness and violent behavior has serious implications from a public health perspective.

Taking the invaluable natural sunlight away is like **taking our health away**.

Safety concerns

Business and commercial activities can bring unintended use and actions to the neighborhood. Although the city oversees the business development permit, in reality, the City has limited control on how one business will run.

For example, a business operate with cash may increase criminal activities. A business opens late, may bring not-to-sober customers. Statistics suggesting vandalism and car theft are closely related to the mention.

Significant inadequate Street Parking

Currently, there are significant inadequate parking for businesses operating on 19th street, and people parking on 20th Ave to access those existing business as early as 7am and to as late as 11pm.

This not only have increased traffic to 20th Ave, causing environmental and noise pollutions, the current situation has already causing local residents cannot even find a reasonable parking space at home.

To protect the local residents, parking on North of 20th Ave between 18 and 19 street should be by permit only. I understand neighbors are talking about a petition.

The current LOC2019-0015 development/building plan shows inadequate parking for its retail space.

In addition to the current neighborhood parking situation, local residents will have hard time to park at home, not to mention their guests and visitors.

Quality of life / living

With overwhelming safety, environmental, health and parking concerns, our quality of life and daily living will be significantly affected by this LOC2019-0015 development/building plan.

We hope Councillors can take a closer look at our concerns, your decisions on the proposal will have long term impact for people's life, not only for a short term, but for generations to come.

Best Regards,

Benny Xu and Sharon Liu

Palaschuk, Jordan

From: Ryder McRitchie <ryder.mcritchie@gmail.com>
Sent: Friday, July 12, 2019 12:28 PM
To: Public Submissions
Subject: [EXT] LOC2019-0015 Comment Letter
Attachments: City Council Amendment LOC2019-0015.pdf

Hello,
Please find attached my letter regarding the land use amendment LOC2019-0015.
Thank you for the opportunity to submit comments.
Regards,
Ryder McRitchie

Ryder McRitchie
215 18A Street NW
Calgary, AB T2N 2H1
403-614-9071
ryder.mcritchie@gmail.com
July 12, 2019

Calgary City Council
Public Submissions
800 Macleod Trail SE P.O. Box 2100, Postal Station "M"
Calgary, AB T2P 2M5

Regarding: Application for Land Use Amendment: LOC2019-0015

Dear Councillors:

My family and I have lived in the West Hillhurst area for over 25 years. We enjoy the benefits of inner city living, frequent the shops and restaurants in the area and are strong supporters of continued densification, as long as it's done in a contextually appropriate way.

We object to the proposed amendment to the land use (LOC2019-0015) as the current 19+2 proposal, which includes a building height of 18.5 meters, is not contextually appropriate for the area and 19th street NW. The proposed height and density are out of balance with existing buildings and will erode the community feel, overall pedestrian experience and individual safety. An appropriate level of densification, consistent with existing mixed used development on the West side of the street, can be achieved with a limit on building height of 10 meters.

Upon reviewing the CivicWorks "what we are hearing report" (and the City's Main Street preliminary study for Kensington), a "Lack of a Local Area Plan" is commonly cited as an issue and, it seems, as an excuse for seeking approval for one-off projects that exceed the parameters of existing development in the area.

During the consultation process for the Kensington Legion project a similar concern was brought up regarding the Main Streets study which has not been completed. The City's response at that time was that resources were lacking to complete this work prior to the project's timeline. We need to stop using this as an excuse to approve one-off projects that exceed the existing or preliminary guidelines (ie. Main Streets finding to limit buildings to 4 storeys).

A properly thought out vision and plan for 19th street NW is required. The community resources to support such an effort have been activated (see Discuss 19th: <http://www.discuss19th.ca/>) and the City should take advantage of this, use these resources and get this right.

Councillors
July 12, 2019
Page 2

I (along with others in the community) have submitted feedback and attempted to engage constructively with the developers, but evidence to date shows we are not being listened to. In fact, the community engagement to date does not appear to be done in good faith. Rather it comes across largely as lip service and going through the motions to check boxes.

Responses to the feedback from the community (as evidenced in the CivicWorks "what we are hearing report") have largely been dismissive, glib and even arrogant. No one is listening and the significant safety concerns raised have been essentially ignored. Those that have lived in the community for years feel like they are in effect being bypassed by developers that have retained the hired guns (CivicWorks) that know how to work the system.

Please allow the voices of those who have been in the neighborhood for 25+ years to matter. If you're not willing to engage the offered community resources (residents & WHCA) to do this right, then don't set a precedent with this approval. Instead, maintain a balance with the existing multi-use development by limiting the 19+2 proposal to working within the building height restriction of 10 meters.

Thank you for the opportunity to comment on this application,

Sincerely,

A handwritten signature in black ink, appearing to read "Ryder McRitchie", with a stylized flourish at the end.

Ryder McRitchie

"Advocating for contextually appropriate development and densification"

Palaschuk, Jordan

From: Bill Overend <bill@overview.ca>
Sent: Friday, July 12, 2019 2:11 PM
To: Public Submissions
Cc: Patti Dibski
Subject: [EXT] Submission for July 22 Council Meeting
Attachments: Submission to Council re 19+2 Overend-Dibski.pdf

As attached.

Please confirm receipt.

Thanks!

Bill

Overview Business Consulting Inc.
403-244-2008
www.overview.ca

William Overend and Patricia Dibski
219 - 18A St. NW
Calgary, AB T2N 2H1
bill@overview.ca

12 July 2019

Office of the City Clerk
The City of Calgary
800 Macleod Trail SE
P.O. Box 2100, Postal Station 'M'
Calgary, AB T2P 2M5

via email: PublicSubmissions@calgary.ca

RE: **Public Hearing for LOC2019-0015, CPC2019-0709 (Item 22)**
Land Use Amendment in West Hillhurst at Multiple Addresses

Mayor and Councilors:

Thank you for the opportunity to comment on the above planning matter. We will be out of town on July 22 when this comes up at Council, so we are using this submission to convey our three main points:

- 1) We support the **densification** and increased vibrancy of our inner-city community and see the potential for 19th Street NW to be better **activated**.
- 2) We **do not support** the 19+2 proposal, for reasons of disproportionate height, traffic/parking issues, and poor precedent in a planning vacuum. The scope and scale of 19+2 is not densification; it is obliteration.
- 3) We offer rational **alternatives**, for consideration by Council.

1. Densification as it Applies to 19th Street NW in West Hillhurst

19th Street NW is a conduit for a considerable volume of commuter traffic, including cyclists, and we know it is a route frequently taken by emergency services. No planning effort or document has addressed the entirety of the portion of 19th Street bisecting our community. One of its emergent realities is that the old low-density housing existing along stretches of 19th no longer really fits. The street and its streetscape are changing. Looking to the future, phasing out the old single-family homes on big lots along 19th — many of which are already rented rather than owner-occupied — makes sense.

We envision higher density housing such as townhomes or low-rise apartments, with plenty of vegetation, perhaps along with some orderly small-scale commercial: retail and/or office space — we are small business owners ourselves, and we support small-

scale commercial. Having lived here in the neighbourhood since 2000, we see that densification of the 19th Street thoroughway will serve West Hillhurst, as it serves Calgary.

Along with densification should be traffic calming, greening and beautification measures that will result in 19th becoming a safer, better looking and more vibrant neighbourhood spoke. Per the words of the *Calgary Transportation Plan*, 19th Street is ripe for the addition of “green infrastructure and public realm elements.” We know that some planning activity has occurred for Kensington Road, which is our area’s “Main Street” and is designated in the *Municipal Development Plan* (MDP) as a Neighbourhood Boulevard. Research reveals that 19th Street is formally neither Main Street nor Neighbourhood Boulevard, but it clearly could use some attention. Ideally, 19th Street will one day become a “Neighbourhood Boulevard” and grace our community further.

We have been told by the 19+2 proponent that “the City will be undertaking additional planning work in West Hillhurst in 2020 and that the 19 ST NW Study Area will likely be incorporated into this work.” We look forward to participating in that process and helping to delineate how densification will manifest in our community.

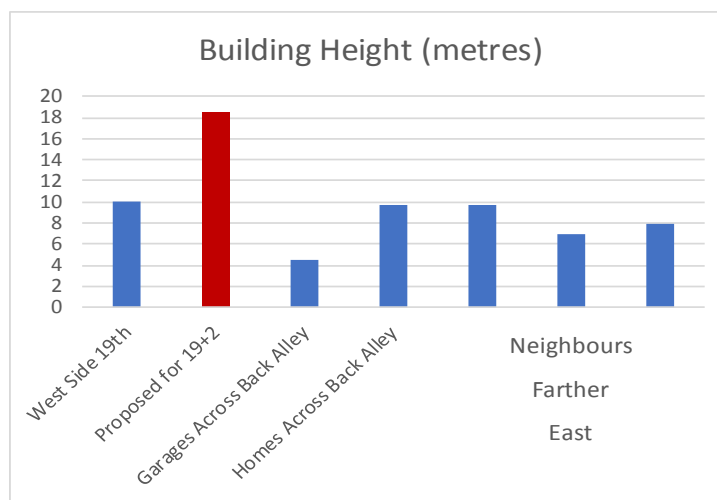
2. The Reasons We Oppose the 19+2 Proposal

2.1. Juxtaposition with Low Density Residential Area

The height – and secondarily the bulk – of the proposed structure is the main challenge to a successful gradation from this building to the residential area that encompasses it.

The height proposed (see chart right) is abrupt in terms of the way it will create shading, compromise back yard and back room privacy, and strain the existing fabric of 19th

Street. It is great to think of 19th Street as a future Neighbourhood Boulevard, as we do, but some planning ought to be done – not only by specific project proponents with vested interests – before such an imposing building as 19+2 is planted like a barn in a meadow – the meadow representing much smaller neighbourhood structures that are in most cases low-density residential.

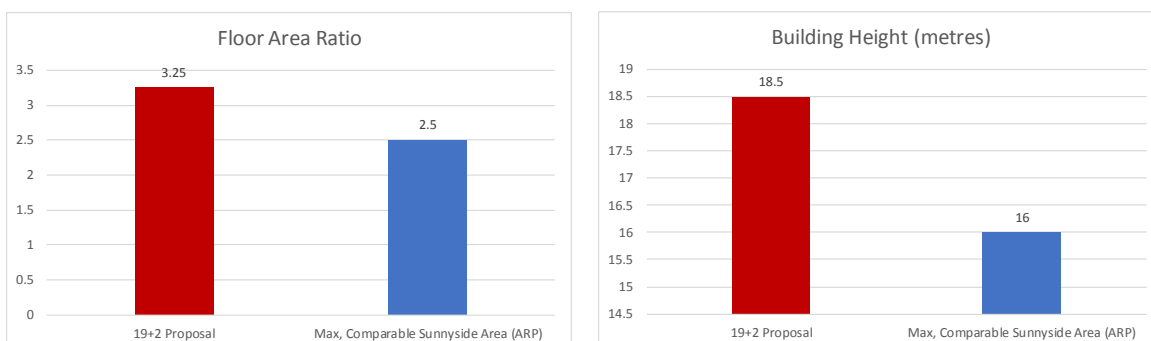


The 19+2 application for rezoning R-C1 (single detached, side by side and duplex homes) to Mixed Use – Active Frontage (MU-2) leapfrogs other potentially suitable land use designations and, in fact, introduces a land use designation for the corner of 19th Street and 2nd Avenue that was not even contemplated within the sections of the MDP and Developed Areas Guidebook that deal with the Neighbourhood “Building Block” (Bylaw 82P2018).

The MDP states in several places, in fact, that more focused planning would be done for Calgary communities and neighbourhoods before significant land use redesignation decisions are taken. According to the mixed-use designation definition, for example, an MU-2 district “should only be located where a local area plan, or other policy, supports land use and development aligned with” the intent of the zoning, which includes to “promote developments with storefronts along a continuous block face on the commercial street.” No such local plan for 19th Street exists, and at no time has a shared decision been made to convert an entire residential block of 19th Street NW to commercial storefronts. The recent improvement of several of the residential structures along the block where 19+2 is proposed suggests, in fact, that any such MU-2 designation would come as a rude surprise to those homeowners.

The City’s Bylaw 19P2017 states that “An appropriate transition between the Neighbourhood Main Street and the adjacent residential areas is required. Transition should generally occur at a rear lane or public street. These transitions should be sensitive to the scale, form and character of surrounding areas, while still creating opportunities to enhance the connectivity with the community.” As far as the 19+2 proposal goes, we are not persuaded that the transitions are at all sensitive, or that the desired connectivity will be achieved.

There is a detailed plan in existence for a nearby community: the Area Redevelopment Plan (ARP) for Hillhurst-Sunnyside, published in 2012 and kept current with regular updates. This ARP provides an interpretation of “appropriate transition.” The following charts show that if 19+2 were proposed in the parts of Hillhurst-Sunnyside that most resemble our 19th Street situation (the neighbourhood immediately east of the 10th Street and LRT corridor, predominately residential with some retail), the 19+2 development would exceed the guidelines even there:



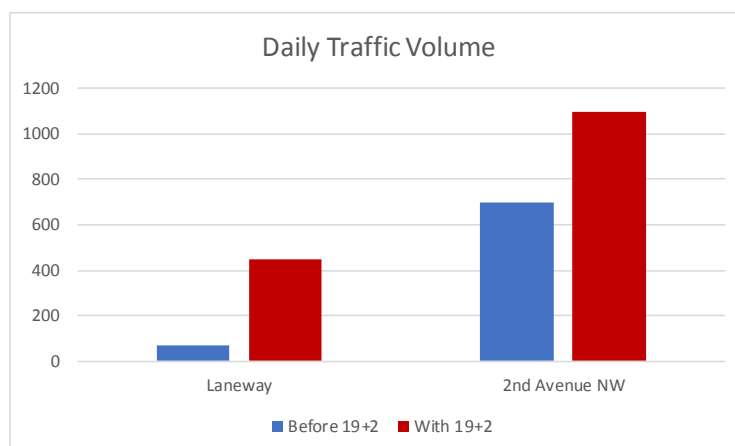
Currently the largest structure on 19th Street as it runs through our neighbourhood is the new Savoy, at the northwest corner of Kensington Road and 19th, at 14 metres in height. Kensington Road is a busier road than 19th, so height in the range of 14 metres makes sense there. The Savoy thoughtfully steps downward to the north to smooth the visual transition to existing building heights along 19th and residences along 1st Avenue. By contrast, 19+2 as proposed at 18.5 metres is entirely unapologetic to its low-density environs. The only reduction in massing is to the southeast. The entire west and north faces of the proposed structure, and half of the east face, are at full height. We do not agree that massing has been carried out in a way that softens the blow of the height and bulk of this development.

In the end, we are not opposed to some level of land use amendment – as long as the heights of the resulting buildings are rational. We request only that a thoughtful, objective planning process take place first, to establish a framework for these kinds of significant decisions. We have had none.

2.2. Traffic and Parking Congestion

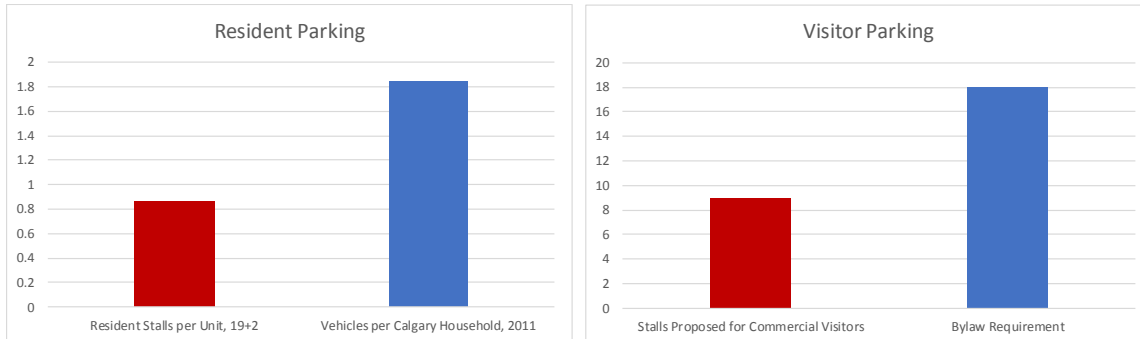
The corner of 19th Street and 2nd Avenue NW gets a little crazier for traffic and parking at certain times of each school day as kids make their way to and from Queen Elizabeth (the two public schools on 18th Street serving K-12). The little ones come in the hands of their parents; bigger kids come on skate boards, scooters, bicycles or on foot. Our imperative should be the safety of those kids. We note that both the schools are designated for deaf and hard-of-hearing children, making speed and congestion through this area potentially more destructive.

19+2, which would be situated at the heart of the 19th Street crossings made by kids each morning and afternoon, calls for the conversion of three existing lots with one home each to a total of 51 homes on top of 10,000 sq. ft. of retail space. Three homes to 51 homes. With those dozens of extra homes and six new businesses will come cars, trucks and vans that will be driven through this intersection by residents, visitors, staff, suppliers and customers, and parked in or near the

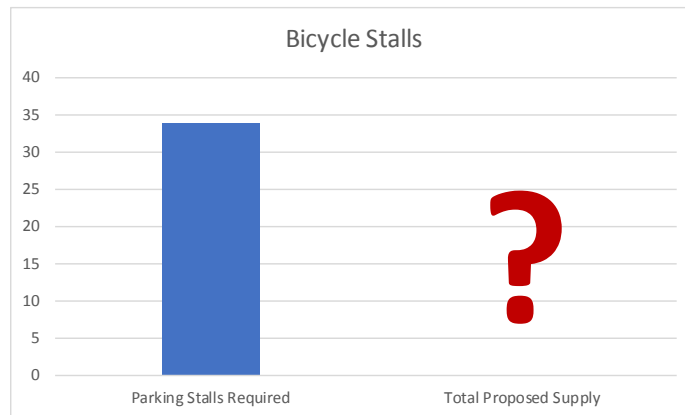


building. As the chart above shows (using the proponent's own data), 19+2 will substantially increase traffic on 2nd Avenue and will expand traffic into the back lane (i.e. think vehicles turning across the 2nd Avenue sidewalk) by six times.

The following charts, again using data furnished by the 19+2 proponents, illustrate the new parking challenges to be faced if the current proposal goes ahead:



We would hope that many of the new residents of 19+2 will take advantage of the proximity of this community to Bow River pathways and the downtown to use bicycles instead of cars or trucks. However, this pattern does not necessarily hold based on inner city experience elsewhere – people like their cars! According to a 2016 study,



19th Street has become a significant feeder of cyclists onto the Bow pathways; as many as 40-50 an hour cross the 19th Street and 5th Avenue NW intersection at certain times of the day. The 19+2 proposal *does* address bicycles, and states that it will meet or exceed bicycle parking requirements. But nowhere does the proposed supply of bicycle parking stalls – including some sort of indoor cage or secured enclosure that would be required for residents to store their bikes – seem to be spelled out. We wonder whether bicycles are an afterthought to the 19+2 proponents. We suggest, especially in view of the request for certain vehicle parking relaxations, that the proponents be pushed to come up with a more progressive approach to encouraging this mode of transportation.

As long-time residents of the neighbourhood we can perhaps offer insight that will embellish the limited traffic and parking studies that took place in support of the 19+2 proposal. Last year, faced with customers of 19th Street businesses parking on 18A Street as well as commuters parking here and walking downtown to work, the residents of 18A Street collectively requested parking restrictions and were granted such. The fact this measure had to be taken reinforces that even without 19+2, parking has become an issue in our neighbourhood. Compounding matters at the corner of 19th Street and 2nd Avenue NW is the irregular nature of the intersection and poor sight lines to traffic

caused by vehicles parked on the curb close to the intersection. We have narrowly escaped collisions many times nosing out to navigate a safe left turn into the faster traffic of 19th Street from 2nd Avenue. For the corner of 19th Street and 2nd Avenue to be made safer, certain on-street parking will have to be removed regardless of whether 19+2 goes ahead. The parking relaxation requested by the 19+2 project, suffice to say, is disappointing to us because in no way moving this issue in the right direction.

2.3. Cart Before the Horse?

Residents of our neighbourhood are feeling pressure from the 19+2 proposal. The pressure applied by the proponent is compounded by uncertainty about City planning processes; we are told, for example, that while we are entitled to “a say,” we can no longer count on impartial planning processes such as ARPs coming to our community any time soon.

Further, there remains a fair amount of confusion about whether 19th Street is now part of, or still not a part of, the Neighbourhood Main Street program that focused in our part of the city on Kensington Road. We were told by the proponent that 19th is now included in the study area; the answer is backed up with verbiage subject to wide interpretation.

Our community association does have a Planning Committee, but until very recently the committee’s meetings were irregular, infrequent and poorly attended, straining a limited number of hard-working volunteers. In its current form the committee is better suited to deal with one-off relaxation requests such as a garage renovation. Further, there is exhaustion in the community from a protracted planning/consultation effort that led to the recent approval of the Legion’s plans on Kensington Road – and for which we are now paying with a large swath of gravel and dirt that reveals no signs of being developed any time soon.

In this context, it has been almost impossible to take a proactive approach to community planning. The default appears to be that we are being asked to react to proposed developments one at a time, as they arise.

The behaviour of the proponent – at least the marketing group fronting the proponent – has layered issues of trust on top of the uncertainty. Many believe that the input we provided at the CivicWorks open house last fall was paid only lip service. The comments collected by the proponent *were* dutifully compiled into a document and *were* dutifully posted online but, case in point, stakeholders who logged positive comments were provided with a City link and encouraged to pass their comments along to the City, whereas stakeholders who were neutral or negative were not provided the same link or the same encouragement. “Every positive comment speaks volumes,” wrote CivicWorks in its responses specifically to project supporters. “Would you in turn be open to

formalizing your support with a short email or letter at an appropriate time in the future?” Plain and simple, these are the proponent’s attempts to skew the results of public engagement. Such antics are inevitable when the fox is left in charge of the henhouse – but it doesn’t make it right. We residents are nowhere near as slick or sophisticated or professional as the 19+2 proponents. But we *are* residents of this community, we *do* stand to be affected, and we *absolutely* need to have a balanced arbiter such as the City involved – especially given the scale of the proposed project.

All of this prompts us as residents to be adversarial rather than collaborative or collegial with others interested in our neighbourhood. And now, as a consequence, we have competing visions for 19th Street (one that can be inferred from the proponent’s online “Vision Brief,” another compiled recently by the “Discuss 19th” group from a volunteer-driven community web survey, one that may exist at the office of Councilor Farrell, and perhaps others) instead of an emerging consensus on how this street can best be activated.

3. Alternatives to Consider

Less Height, Less Bulk. There are redeeming features to 19+2 as proposed. Our main issue with the structure, expressed in many ways already, is that it is just too much for that corner: too large; too high. There is dismay over the perception that an opportunistic developer took advantage of the void created by lack of long-term planning and is now forcing an issue that will result in unintended consequences including compromising the development path for the rest of 19th Street.

The proponent should be asked to go back to the drawing table and work with an envelope of three floors – perhaps also scaling back commercial on 2nd Avenue. If this particular developer is not interested in those terms, there are plenty of reputable developers willing to look at a smaller building, or a row of mixed-use townhomes, or some such scaled-down alternative that offers densification without obliteration.

Local Growth Planning. We would like to reference the North Hill Communities Local Growth Planning Project, a pilot that is intended to return affordability and rationality to community planning by combining multiple communities for a single planning study. This kind of approach has the potential to inject proactivity into planning for better expected outcomes. In the words of Councilor Farrell, the model is “an exciting opportunity to help guide redevelopment and public investment in a way that benefits our local communities and the city overall.” It won’t be perfect, but it is far better than letting developers loose in a planning void.

Contributions to the Public Realm. In the Hillhurst-Sunnyside ARP, two important provisions that do not yet exist for our community stand out. First, the plan is careful to specify that the maximum densities and maximum heights are not “guaranteed

entitlements. In order to achieve these maximums, projects will need to meet high standards of architectural and urban design quality that ensure projects make positive contributions to the public realm ...” Second, the plan actually spells out how developers can make tangible contributions to public amenities – in their case, a contribution to the Hillhurst/Sunnyside Community Amenity Fund (HSCAF) in exchange for exceeding base densities.


Such a mechanism should never be used to “buy approval” for a project, but frankly in West Hillhurst we could use a similar fund. There are plenty of projects at and beyond the West Hillhurst Community Association complex that would be of benefit to the community if they were funded in part by developers wishing to have land use designations changed in their favour or existing bylaws relaxed in their favour. There are also environmental enhancements the proponent could make to its project – such as green roofs, solar panels or integrated energy efficiency measures – that would be much more progressive. Such measures would be sort of a quid pro quo, but they could be defended on the principle of net benefit to the community. Let’s at least give the developer the opportunity to tangibly benefit the public realm. Such an undertaking could also begin to dissolve some of the distrust that has engulfed 19+2 to date.

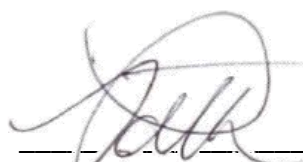
Final Words

We find this application for land use amendment, associated bylaw relaxation and development permit to be an exceptional request. It lands at a moment when there is no detailed plan for 19th Street and no process has been put in place to even draw together a shared vision for the blocks of the street that bisects West Hillhurst. Proponents of substantial projects should in situations like this be held to a higher standard. Proceeding with the 19+2 project as proposed will usurp our presumption that we as Calgary residents deserve a rational planning process; and it may set a precedent that renders any subsequent planning endeavour moot.

Please do not let this one through in its current form.

Sincerely



Bill Overend

Patt Dibski

Palaschuk, Jordan

From: lorne gartner <lornegartner@me.com>
Sent: Friday, July 12, 2019 7:39 PM
To: Public Submissions
Subject: [EXT] LOC2019-0015
Attachments: Untitled.pdf

Planning department and City Aldermen

My submission is as below attachment and please include it in the submission for the captioned rezoning application

Regards

Lorne Gartner

July 12, 2019

City Planning Department
Calgary, Alberta

To Who It May Concern

Re Development 19+2 West Hillhurst

I wish to inform you that I am opposed to the captioned development. This section of West Hillhurst has been inundated with unusually large redevelopment plans that are not in keeping with the residential nature of the community.

This particular one will negatively impact the residential homes that are directly adjacent to the proposed development. This will erode property values and severely impact the quality of life in these properties as the scale of the development will reduce the privacy of the adjacent properties.

When people bought there homes they naturally assume the zoning around them would not change in a negative way. It is unfair and not in keeping with existing by-laws to change the nature of the land use without a positive review by the property owners that are adjacent and affected by the zoning change. No such review has been taken where each property owner has the opportunity to vote down the rezoning.

If you wish to rezone an area we need an area redevelopment plan that the community can have direct input into and takes into account all the various issues. What we have now is a piecemeal process without any real discussion about the impact on the community as a whole.

For these reasons I am opposed to the rationed rezoning application.

Sincerely yours,

Lorne Gartner

1905-3 Ave NW

Calgary, Alberta

T2N 0K1

lornegartner@me.com

Palaschuk, Jordan

From: Discuss 19th <discuss19th@gmail.com>
Sent: Sunday, July 14, 2019 8:21 PM
To: Public Submissions
Cc: Schryvers, Peter
Subject: [EXT] Comments re: LOC2019 - 0015
Attachments: Statement of Position on LOC2019 - Jul 2019.pdf; Vision Survey - Jul 2019 (final).pdf

To: City Clerks,

Please find attached our group's comments regarding the proposed Land Use Amendment LOC2019-0015, scheduled for a public hearing on July 22nd, 2019

There are two separate items we wish to submit - i) A "vision survey" conducted within the Community, and ii) A statement of comment, regarding the specific LOC2019-0015 application.

If you could please confirm receipt of these items it would be greatly appreciated. Our spokesman will be referencing these items at the Public Hearing.

Best Regards,

discuss19th

--



Statement of Position on LOC2019-0015 (19+2 Development)

Who We Are:

- Discuss 19th is a group of residents within the West Hillhurst and Hillhurst communities in Calgary who are advocating for contextually appropriate development along 19th Street NW primarily between Kensington Road and 8th Avenue
- We currently represent **196** residents from **70** individual dwellings

Our Vision

- Since our original statement on the 19+2 development proposal, we have completed additional community engagement (a "Vision Survey") which forms an integral part of this commentary
- It is important to note that the Vision Survey completed by our membership overwhelmingly supports development and intensification of 19th Street NW and we are open to a variety of building types and forms to achieve this

Commentary on the LOC2019-0015 Application

- After careful consideration we offer these comments on the LOC2019-0015 land use amendment application for the 19+2 development proposal
- While we share the desire to re-develop this parcel of land - the scale of development proposed by the Applicant greatly exceeds the scale of redevelopment as defined by our members in our Vision Survey
- Ultimately, Discuss19th does not believe that several aspects of the proposed 19+2 application meet the requirements of 3.4.3 (f) of the Municipal Development Plan:
 - *(f) An appropriate transition between the Neighbourhood Main Street and the adjacent residential areas is required. Transition should generally occur at a rear lane or public street. **These transitions should be sensitive to the scale, form and character of surrounding areas**, while still creating opportunities to enhance the connectivity with the community. (Bylaw 19P2017)*

Our concerns with the 19+2 application not satisfying this requirement are detailed further below. As such **we do not support** this application in its current form:

Height - The Proposed Height Greatly Exceeds That of Existing 19th Street Buildings



- At 18.5m the proposed 19+2 development would be significantly taller than neighboring buildings constructed under the current 10m height restrictions
- This would create a lopsided effect on the East vs West sides of 19th Street and not properly frame the street
- The existing context of redevelopment on 19th Street has been established at the current 10m maximum

- Ultimately, the height as proposed is simply too large for the depth of the lot, and this negates any attempts to achieve a sensitive transition between the neighborhood main street and the adjacent residential areas



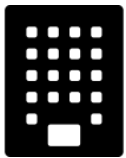
Zoning Density and Scale – The Proposed Increase In Zoning Density Is Inappropriate

- The proposed FAR density of 3.25 greatly exceeds the current 2.8 in the adjacent Hillhurst ARP
- 19+2 proposed zoning jump from RC-2 to MU-2 is a major step and from our research would be an unprecedented departure from established context in terms of zoning and height
- The proposed MU-2 zoning density, supporting a building height of 5-6 storeys, could be considered spot zoning as it is not adjacent to any other mid-rise buildings



Precluding Future Planning Initiatives

- Future "Local Growth Planning" initiatives will provide engagement opportunities for all stakeholders to shape the future of West Hillhurst and of 19th Street NW
- Approving this land use application at its current scale and intensity would preclude the ability of any such future engagement opportunity to define the future of this neighborhood main street
- In the absence of formal community consultation, development along the 19th Street corridor should be contextually appropriate and not preclude future development arising from that consultation



Sensitive Transition - Current Design is Inadequate

- The applicant has attempted to achieve a sensitive transition to surrounding residential areas by reducing the massing of the building in the SE corner.
- However this reduction in massing fails to achieve a "sensitive transition" as: i) it offers zero relief to the residential properties to the north of the site and ii) the reduction is less than 50% of the site's width on the eastern side of the building



Safety - Negative Traffic and Pedestrian Impact on 2nd Ave

- 2nd Avenue is a narrow residential street that serves as a major East-West pedestrian connector between areas on either side of 19th Street NW
- In particular, this connector is frequently used by all ages of school children travelling to the Queen Elizabeth schools that house 1,268 K-12 students
- 18A / 2nd Ave is used daily for walking exercise by residents of the General deLalanne Seniors home
- The existing intersection of 19th and 2nd is already a high-risk intersection given its offsetting crosswalks

- Any traffic studies performed should be completed on an incremental basis to volumes generated from the new Legion development, including during school start and dismissal times

Retail - Proposed Retail on 2nd Avenue is Not Contextually Appropriate



- Retail along the residential street of 2nd Avenue does not align with the intention of the MU-2 zoning, which is to only have storefronts facing the commercial street (1375 (1)(b))
- The 25,000 sq ft retail space at the proposed Legion Condo development and the 20,000 sq ft of retail space at the existing Legion is not fully leased, bringing into question the need for an additional 10,000 sq ft of space 125m away

Parking - Onsite Parking is Insufficient



- 19+2 will require a relaxation of 9 stalls to support the scope of its proposed retail operations
- Parking counts performed by the Applicant to justify this relaxation were done on a cold 2 degree day at the end of September and do not adequately reflect peak volumes from the climate sensitive nature of major retailers on 19th Street
- The parking analysis performed did not consider other relaxations of parking that have already been approved for other recent developments along 19th street

Green Space – Proposed Development Lacks Green Space



- Historically these properties have had front yards and extensive backyards with room for grass, trees and gardens which contribute significantly to the character of the neighborhood
- The lot coverage of the proposed development approaches 100% with no allowance or offset for the removal of green space

Long-term Plan - Appropriate Consultation Regarding Intensification For 19th Street Has Not Been Completed Within the Community



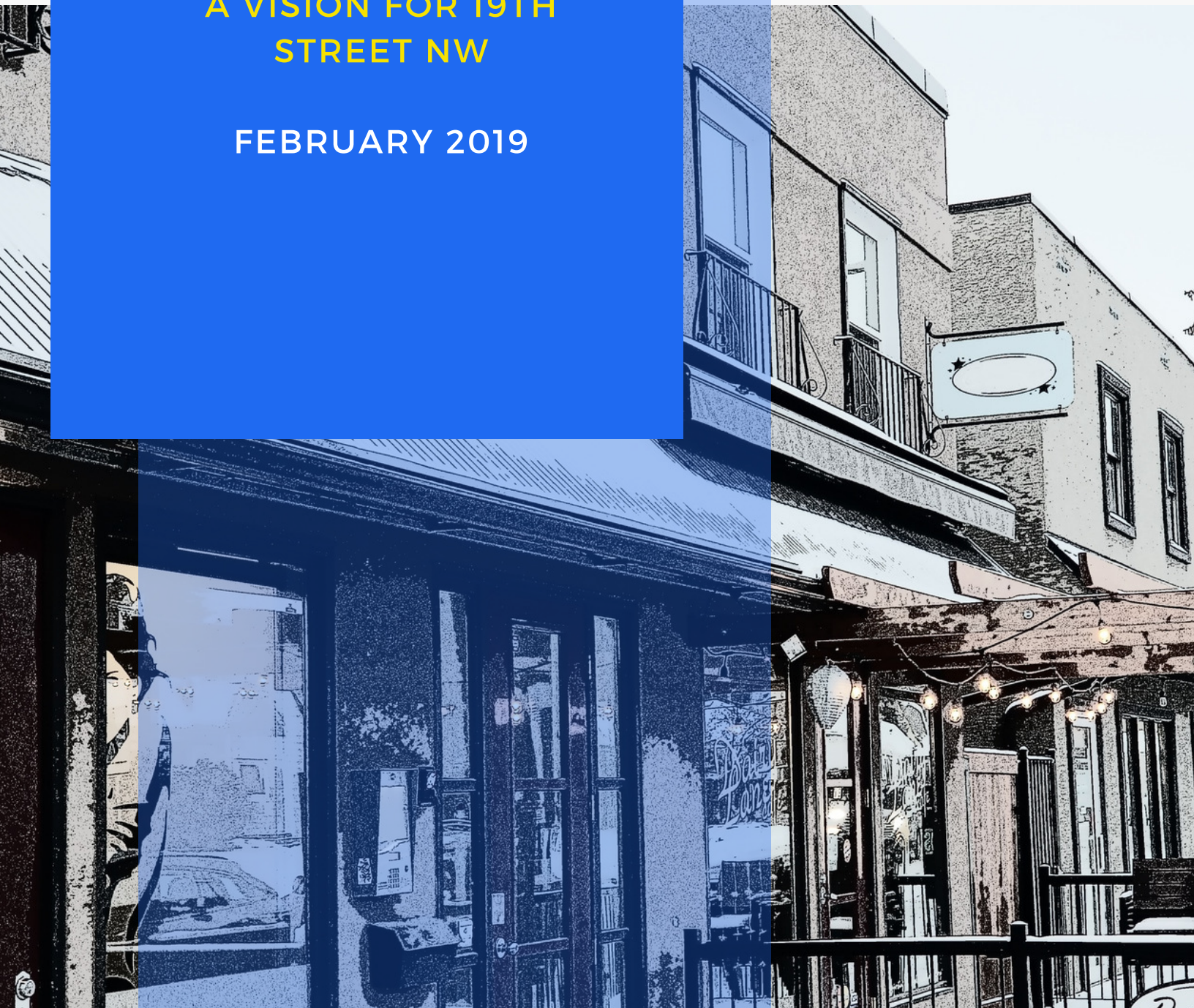
- It is important to acknowledge that there will be both supporters and detractors of redevelopment intensification along the 19th Street Corridor
- The key aspect to emphasize is that we as a community have not had the opportunity to express and discuss these differing viewpoints regarding the accepted level of intensification in an official City sponsored forum
- We furthermore note that 19th Street has not formally been designated as a “Main Street” pending the second phase of the Main Street engagement process that has yet to be completed

SURVEY RESULTS

A VISION FOR 19TH
STREET NW

FEBRUARY 2019

 **Discuss19th**
Let's Talk- discuss19th.ca



EXECUTIVE SUMMARY

Our members:

- Believe in densification of 19th Street NW
- Support a wide variety of building types to increase densification within the existing height restrictions
- Believe that 19th St. NW should be developed at a lower level of development intensity than 10th St. NW or 33rd Ave. SW
- Request a formal City led engagement process in a master planned approach to redevelopment

CONTENTS

WHO DID THIS?

This survey was a 100% grassroots effort of area residents on a volunteer basis. Hours, expertise, and funding was donated by our members

03

About Us

A grassroots effort within the community

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The Vision Survey

Parameters and Questions

05

We Believe in Densification

(We're not NIMBY)

07

A Master Planned Approach

Maximize positives, minimize the negatives

11

Our Vision for 19th Street

Both NOW and in the FUTURE

ABOUT US

Discuss 19th is a group of residents within the West Hillhurst and Hillhurst communities in Calgary who are advocating for contextually appropriate development along 19th Street NW primarily between Kensington Road and 8th Avenue

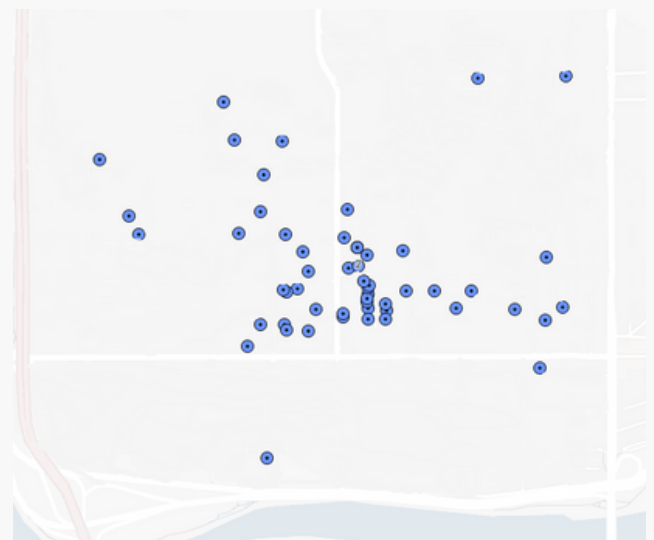
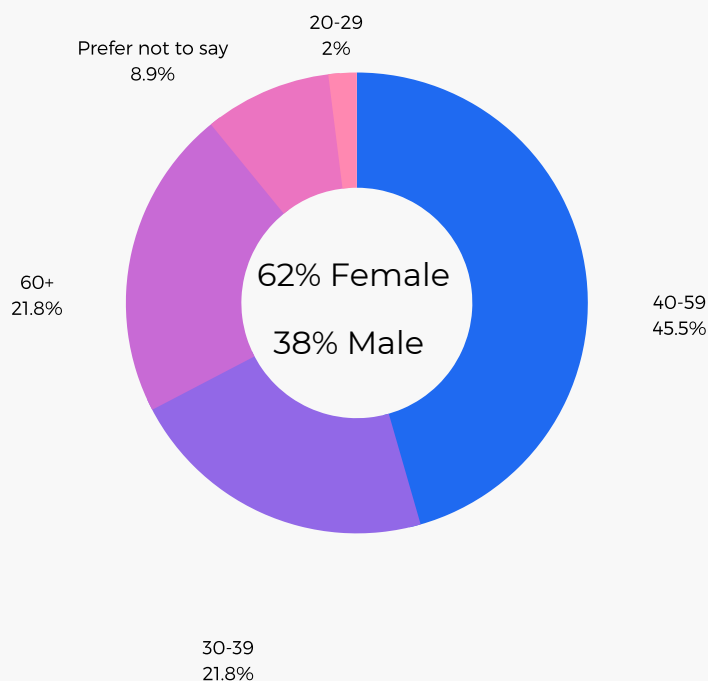
We currently represent **163** residents from **62** individual dwellings (and growing!)

We are focused on fostering discussions between residents, stakeholders, and elected / non-elected officials about development along 19th Street NW

We are not opposed to re-development along 19th Street NW

Our members span a diverse range of genders, careers, profession/occupations, and age

Participant Demographics



The Vision Survey

We asked our members a simple question. What do you see as the future of 19th Street and area?



"YOU'RE A BUNCH OF NIMBYS!"

You might be surprised, virtually all our members are supportive of densification and re-development of the 19th Street Corridor

We believe the question at hand is - what is the appropriate level of said densification, and what form does it take?

SURVEY PARAMETERS

- Online entries were accepted from Jan. 29 to Feb. 17, 2019
- Only one survey was accepted from each street / IP address of 62 registered households
- 45 responses were received

QUESTIONS ASKED INCLUDED

1) Future Re-development and Densification

- Height restrictions of redevelopment
- Desired Building Forms to create density
- What should go where in the 19th Street / Legion area

2) What's your vision of 19th Street?

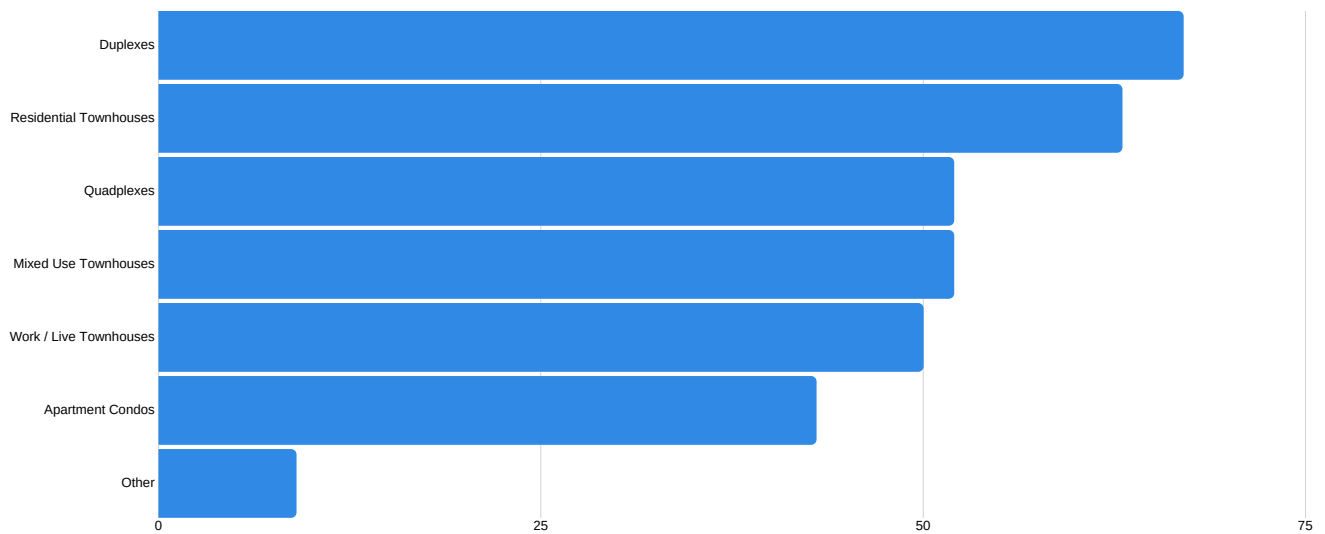
- What's your favorite building?
- How do you use 19th Street?
- What does 19th mean to you, now and in the future?

This survey was written with assistance from the Federation of Calgary Communities, the Southwood Community Association, and our members with urban planning experience

We believe in Densification

We also believe that significant gains in densification can be achieved within the existing context and land use guidelines

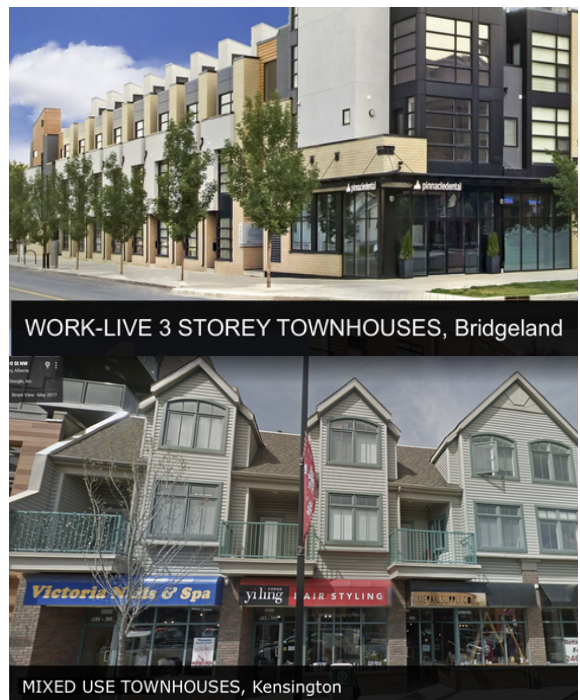
Question 1: What forms of residential density appeal to you?



Density can be achieved by a variety of building types

Participants were asked this question to select what forms and types of residential density resonated with them

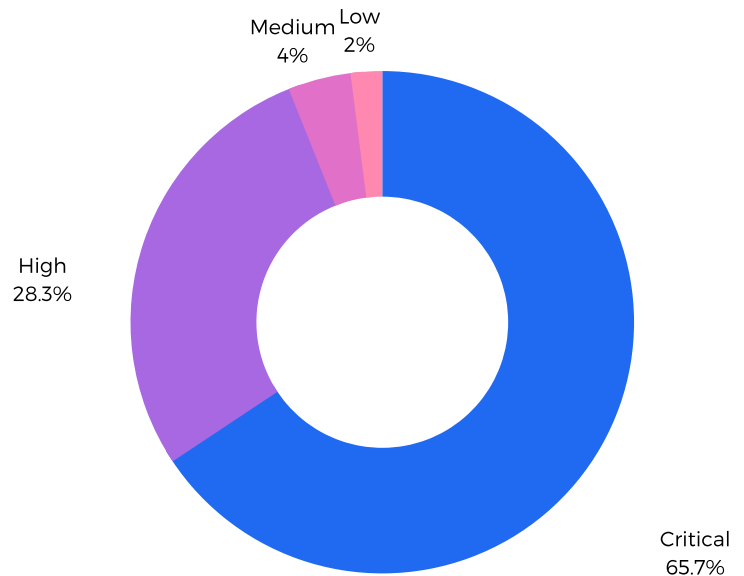
Survey results show a wide range of types and forms of residential density that survey participants found appealing, including mixed use building types



Question 2: How high should new developments be on 19th Street?

Participants were asked "How important is it to you to maintain the current maximum height restrictions (residential 8.6m, commercial 10m) for new developments on 19th Street?"

The results show an overwhelming preference for maintaining the existing height restrictions for any new redevelopment



The responses to Questions 1 & 2 show that there is substantial support for a variety of building types that could significantly increase density **within** the existing height restrictions and land use guidelines

A Master Planned Approach is Required

Maximize the positives for community and city while
minimizing the negatives via a co-ordinated plan



While 19th Street NW has not formally been classified as a "Main Street" the construction of the previously approved No.264 Legion development on Kensington Road adjoining 19th Street means that both areas are intrinsically linked in any effort to re-develop the area

With the No.264 development approved the question that arises is how can redevelopment on 19th complement and balance this for the benefit of retailers and the community?

In particular, the No.264 Legion development has provisions for 14 high intensity retail spaces spanning 25,500 sq ft. To support customers for these retail spaces it has 60 stalls of dedicated parking for these retail units - a feature that can not be matched by developments along 19th street

Currently 19th Street and the No.264 Legion development form natural "zones" which offer the opportunity to achieve intensification across a balanced spectrum of uses.

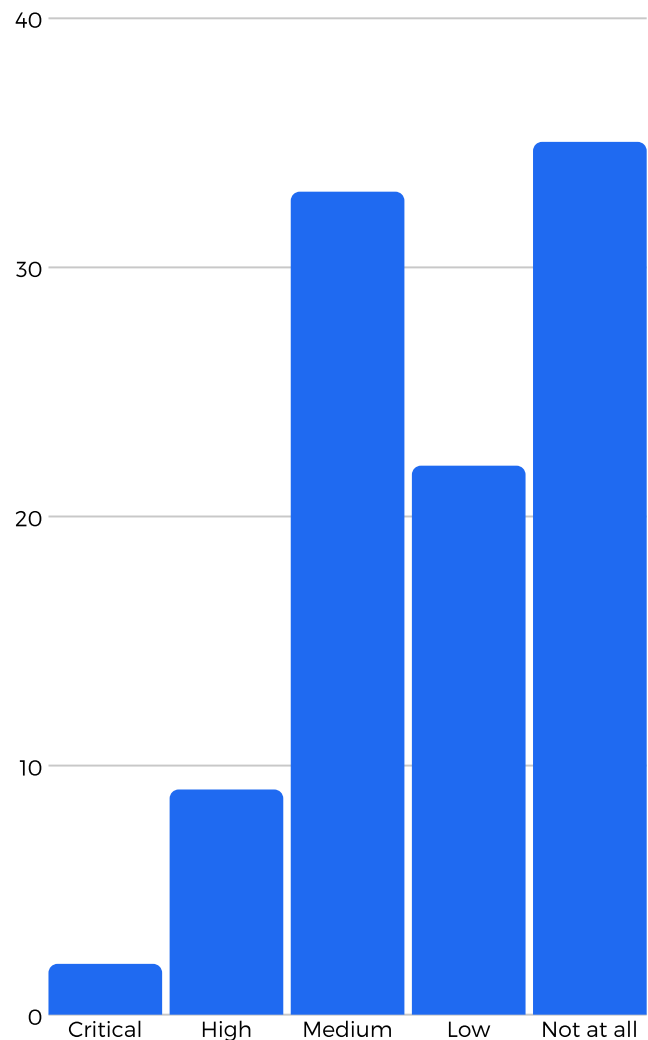
Survey participants were asked to answer questions with respect to their desired level of balance, with respect to the need for retail incremental to the Legion and "What goes where?" in the area

Question 3: Is additional retail needed?

Participants were asked to assume that the 14 high intensity retail spaces (spanning 25,500 sq ft.) at the Legion are built and filled with a variety of retail options

Given that - how important was it for them to have additional shops, services and commercial spaces on 19th Street?

We also noted that traditional brick and mortar retailers face significant headwinds from technological disruption from online retailers (i.e. Amazon) and service providers (i.e. Skip the Dishes). In the not-too-distant future, the need for commercial retail space may be lessened.

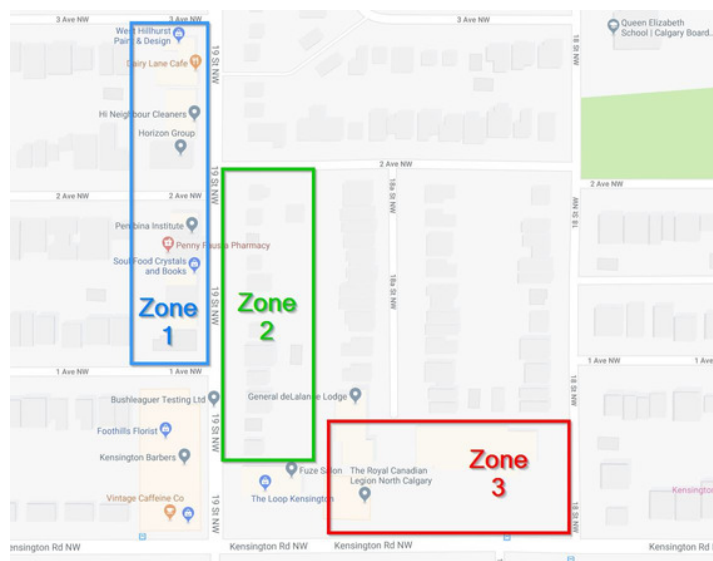


Question 4 - What Goes Where?

The permitted building type and form can help influence the type of commercial activity at a location. The commercial portion of any development (mixed use or otherwise) can be segregated into four levels of use

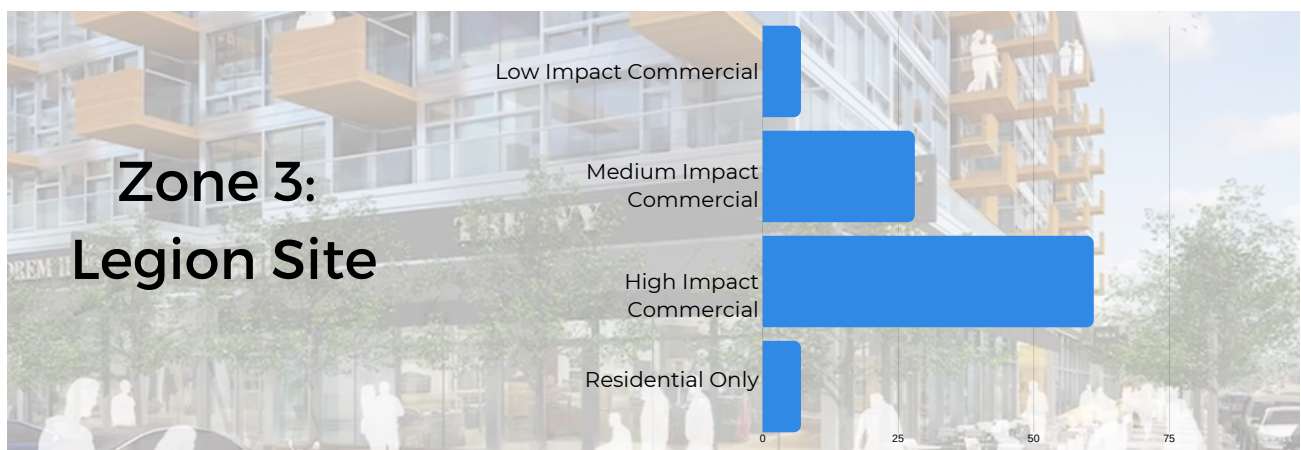
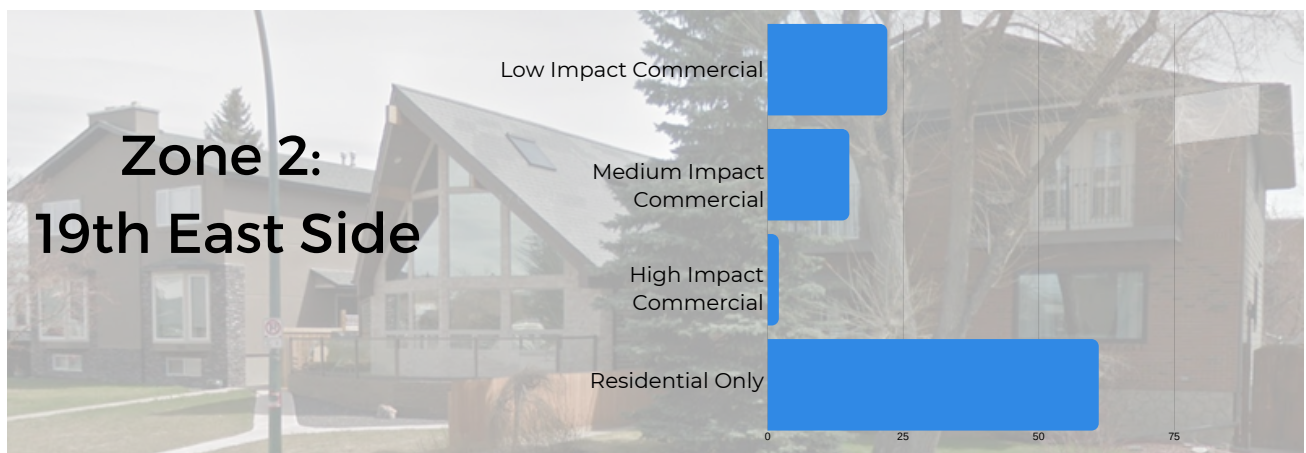
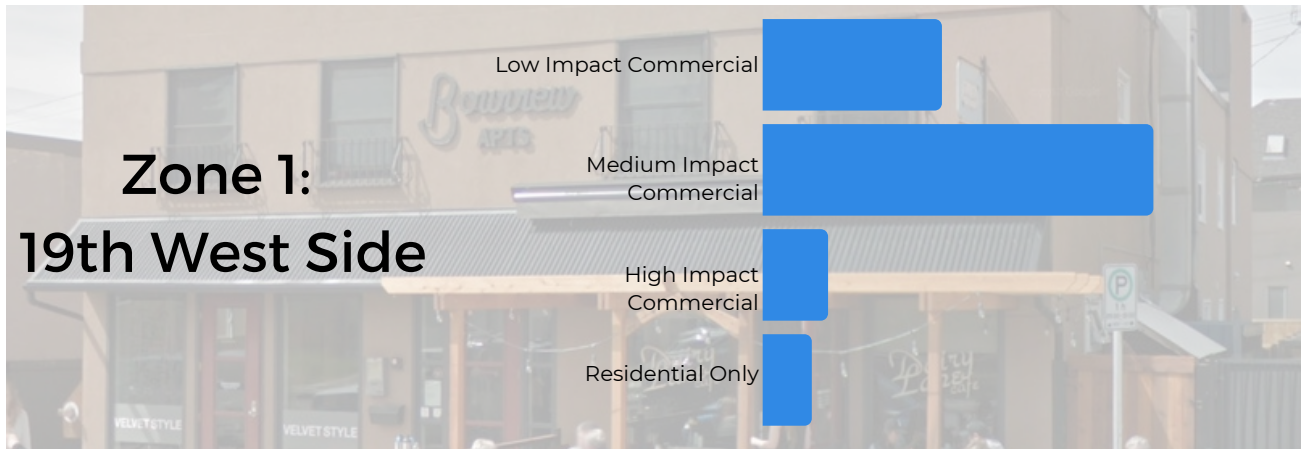
HIGH IMPACT COMMERCIAL	MEDIUM IMPACT COMMERCIAL	LOW IMPACT COMMERCIAL	RESIDENTIAL ONLY
<ul style="list-style-type: none">• Frequent and large customer base (50+ customers per day)• Early to late operating hours (ie. Grocery store, restaurants, bars)• High parking requirements (many customers drawn from communities beyond West Hillhurst)• Examples include: Blush Lane Organic Market, Made by Marcus, Dairy Lane	<ul style="list-style-type: none">• Steady and moderate customer base (25+ customers per day)• 10-6pm operating hours• Moderate parking requirements• Examples include: Benjamin Moore Paint store, Barber Shops, Salons	<ul style="list-style-type: none">• Low to moderate daily customers (1-15 customers per day)• 8-5pm operating hours• Low parking requirements• Includes the "Live / Work" class of townhouses• Examples include: independent boutiques, financial advisors, brokers (financial, mortgage, and real estate), specialist professional offices (ie Psychologist)	<ul style="list-style-type: none">• No commercial elements at all in the development• Examples include: a low rise condo, townhouse, quadplex / duplex

We have a potential for three distinct "zones" within the 19th Street / Legion Area:



Question 5 - What Goes Where? (continued)

Participants were asked: "Considering the above four uses - what type of development would you like to see in each of the three identified "zones" above?"



Our Vision for 19th Street

How do participants see 19th both now and in the future?

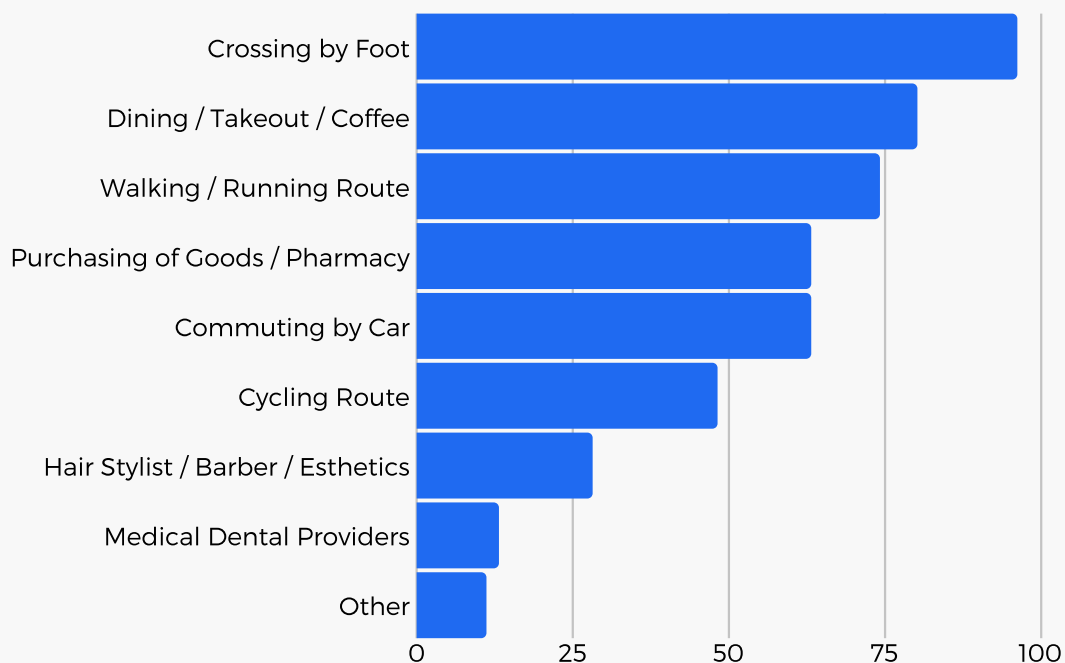
Our final section of the survey focused on understanding how residents of Hillhurst and West Hillhurst both perceive and interact with 19th Street currently

19th Street is a cherished part of the community, and survey participants shared their thoughts as to what defines its character, appeal, and potential

The multi-use nature of 19th as a commercial, vehicular, pedestrian, and residential hub results in it having different meaning to many people

We also asked survey participants what they saw 19th Street becoming in the future to service their evolving needs and those new to the community

Question 6: How do you use 19th Street Currently?



Question 7: What's your favorite building on 19th?



50%

Bowview Apts. /
Dairy Lane

"I lived in the apts above Dairy lane while going to UofC. Pete & his family were very kind to me. I was a frequent customer of the then convenience store next door and spent some time hanging out at the barber shop.....very fond memories"

"The scale and activity surrounding it by its use is representative of a quaint residential and commercial building in a neighbourhood node."

"Good mixed use building with range of boutique shops, restaurant done at an appropriate height. Not as modern as some other locations but captures a good mixed use concept; and Dairy Lane is a great community minded business."

"Bowview Apartments has history as Dairy Lane and is a good example of retail and living space.....this building has character."

Maintains the historical traditions and low density community oriented businesses

"Preserves old buildings and converts them into a business. Inglewood-like."

"Scale is consistent. Low impact. Provides character to the street."

"Love the historical character and the community feel"



15%

Made by Marcus
/ Pembina

"It's hip, respects the personality and culture of our neighbourhood, minimizes shadow cast"

"it's a nice scale to the surroundings and doesn't look like a commercial building."

"Nice simple architecture, not too modern, welcoming main level."

"Attractive, well designed and welcoming."



17%

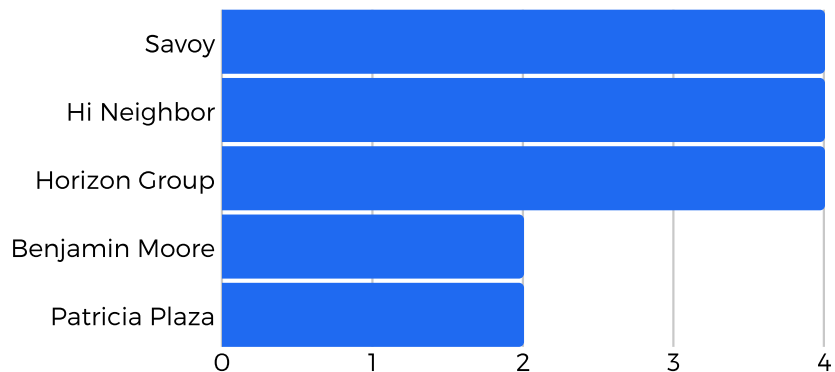
Penny Fausta /
Lab11

"Thoughtful exterior design and architecture. Doesn't exceed height restrictions. Nice set back from the street. Offers a service we didn't already have in the hood. Appropriate way to improve the look and modernizing 19th street without standing out too much."

"big and modern but accessible (and not TOO big)"

"Clean and update, low height"

"looks great and suits the street"



Question 8: What's missing from 19th?



74%

Crosswalks with
Overhead Lights



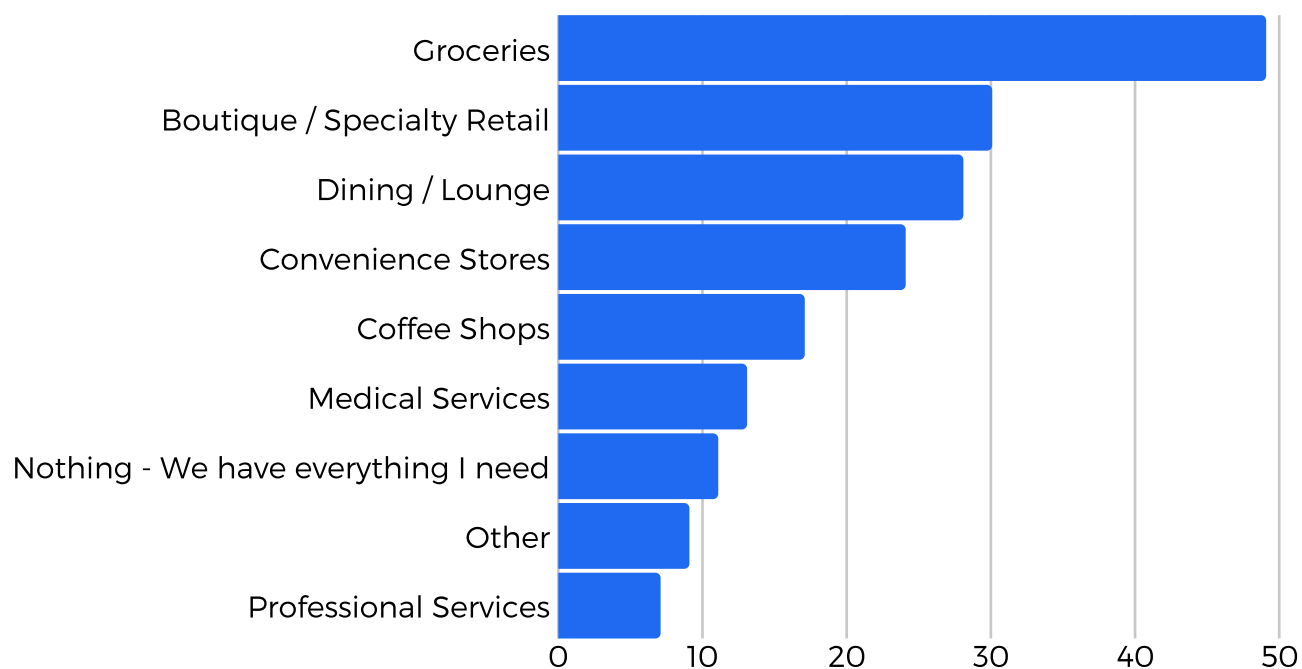
59%

Streetscaping /
Streetlight
Improvements



48%

Safer Cycling
Infrastructure





Survey Participant Thoughts on 19th - Current State and the Future

Our survey participants have a deep and rich connection with the neighborhood and with 19th Street in particular. Participants had passionate thoughts about the current state of 19th, and how it can evolve for future generations to enjoy

A free form "blank canvas" section of the survey was created to ensure this diversity of thought and emotion could be captured in this survey

Thoughts fell into three main categories:

- 1) Usage of the space
- 2) Development
- 3) Infrastructure and Safety

Selected Thoughts of Survey Participants - 19th Street in its Current Form

Development

Currently a piecemeal development with no long-term thought or plan

perfect spot for live-work residential development given the neighbourhood amenities and surrounding residential scale

An area in need of an appropriately sized facelift.

Lots of rental properties that are not well maintained or managed; run down old war homes that should be built into newer homes

Doesn't feel like a big city/urban

We like the current mix of residential and commercial. We don't want to see more apartment buildings

it is a local feeder street to the neighbourhood and should not become 14th ST or 10th St

Keep residential on east side

East side on 19th street is half run down, it will be developed but lets do it with vision

How do we maintain at least some of the heritage

Low height in keeping with historical development to maintain the proper balance on both sides of 19th Street.

Development needs to have minimal impact on residents in the area, especially traffic and parking

Doing it right....not piecemeal
any development should not increase the level of commercial use or residential height that currently exists

Usage

Every business that is there now adds to my enjoyment of life

A destination in the neighbourhood to go to

Quaint and small scale residential and commercial neighbourhood node

There's only so many things I need from a boutique store

Community based involvement on what its going to look like

Coffee with friends

A vibrant place to live with services that are in walking distance

Infrastructure

No north/south bus

insufficient parking

Busy during rush hour traffic times

Not safe for pedestrians

its a struggle to park anywhere

Not a vehicular thoroughfare

currently there is no parking for existing businesses I can't imagine how busy it will be with the legion development and another building on top of that. It's too much for one block

I wish to maintain a tree lined street

Traffic speed ,older persons ageing and kids school crosswalk safe lights needed

Selected Thoughts of Survey Participants - 19th Street in the Future

Future Development

There are many consultants in this area and this is an increasing trend in the modern workforce. Work / Live option is something

I would seriously consider due to the financial and tax savings. Currently there are no options in West Hillhurst for this

We need redevelopment to be in a co-ordinated fashion, not the patchwork of one off approvals as if it was Macleod Trail

density can increase significantly within current zoning and all residents i've spoken to support this

A 1/2 version of 10th Street or 33rd Ave SW. I see it as a neighborhood level development and not a mainstreet with towering structures

Increase density in a moderate fashion to not completely alter the current look and feel of the neighbourhood

Support higher density development done in the right context; 3-4 storeys max

Eventually all developed but with a tasteful plan that the community has brought and sold to the city. I envision the height being the greatest at Kensington and then tier down until 2 ave.

new housing -
townhouses/quadplex/duplex

Continued balance between low density residential and low impact commercial.

mixed use residential and commercial with max three stories

don't want to see the area become another kensington, like the small community flavour...just more of it.

Low impact residential like the Sarina homes on Kensington Road would add great frontage and density to the neighbourhood

Vacant sites (NW corner of 1st Ave and 19th Street cleaned up and developed.

Retail space with living upstairs or live/work townhouses

Maintain height restrictions to maintain resident access to sunlight and property enjoyment

higher density housing, but not too high (eg: low rise apt or townhouses)

Increased residential mix

Townhouses with retail options restricted hrs low (3 or less) story grade orientated residential

Providing affordable options for FAMILIES

older houses into new homes or duplexs

higher density residential

maintain homes on 19th with front yards to balance the commercial west side of 19th

More residential is fine if done tastefully.

Maintaining the look and feel of our neighbourhood

Maintain a small town community feel; this is not a main street.

Low rise buildings (not more than two stories)

Selected Thoughts of Survey Participants - 19th Street in the Future

Future Usage

I think of Europe, everything 3-4 stories, business and commercial completely mixed. People work and live in their communities.

Maintain small, quaint neighbourhood feel

More small business and professional services slowly moving in, I want to stay in my home as long as I can so I would like to be able to walk to most of the daily services I need. The City of Calgary and all of us need to increase our tax base, downtown may never recover and business pay more tax then residential so it helps us all.

I'm all for some densification, like townhouses and low rise apartments because more people help bring vibrancy, diversity and make it easier for business to thrive with a higher customer base.

A safe community area with a focus on family residential projects

A little more food / drink / outdoor space, even a grocer like sunny side market

Hopefully new dining options

Groceries within walking distance

Convenience store would be great (not expensive high end like before)

New businesses/buildings on the west side

A fine Restaurant with parking

Amenties to serve existing residents
Providing appropriate services for the neighbourhood

I'd like a restaurant to walk to; a green grocer would be nice; a neighbourhood pharmacy-that which gives a feeling of living in a neighbourhood that has a feeling of community!

I would like to see a mix of residential (low cost options would be great) and boutique/independent/unique business

Natural food store

Another Coffee shop/bakery

the new businesses already moving in are on the right track

More small restaurants would be nice.

New business opportunities for entrepreneurs

Need a couple more services - convenience store, pharmacy, workout studio, restaruant
Limited business, limit to high end business if have to

more coffee or small dining spots

More service to community is good balance
convenient to support a healthy older community

Keep it as residential area, a low rise condo, townhouse, quadplex / duplex. Do not allow marijuana store

Local brew pub

Selected Thoughts of Survey Participants - 19th Street in the Future

Future Infrastructure

I'd like to see it become the hub of the neighbourhood, like a small town central district

Increasing densification and intensification but in a manner that preserves the livability and character of the street and broader neighborhood

Improve cycle and walkability through moderate density growth and minimal additional high-impact commercial

Improved curb presence so it looks like it is part of a residential community (which is) versus a commuter route.

Streetscape improvements to support the increasing demographics of children in the area. (Safety and green/play space improvements)

A safe corridor for students and parents who regularly commute to area schools green space

No increase to vehicular traffic

Increased noncar and safe transportation options

super pedestrian friendly

safe cycling and cross walks for pedestrians

Cross walk control

dedicated parking for shops

enhanced streetscape features and pedestrian safety at corner of 2 Avenue and 19 Street

traffic calming for safety

I wish to maintain a tree lined street

Speed suppression/traffic calming crosswalk light at 2ave

A place where the community can come together.

dedicated green space for sitting crosswalk with lights on 19th

Minimize vehicle/parking in the area, more emphasis on work/cycle.

Constrained vehicle north/south corridor

Its a priority to Keep traffic speeds down and keep it pedestrian friendly.

more considerations for parking, there is no where to park

landscaping for more appeal

More public seating areas to support the existing businesses

Keep children safe

I have owned a business on 19th St for almost 20 years. While it is great to have some vibrant businesses want to come into the area, there are some things I feel haven't been addressed by the city. I agree about the height of a building and the parking issue is also huge. People have a hard time finding parking as it is and to have another development coming in with no plan to accommodate that. What I would not want to see is a paid parking program come into effect, yet people parking for more than an hour on the main street is an issue. If parking dwindles, the businesses lose customers, and the losers are businesses and its vibrancy.

Palaschuk, Jordan

From: donotreply@calgary.ca
Sent: Sunday, July 14, 2019 10:00 PM
To: Public Submissions
Subject: 218 19 ST NW – LOC2019-0015 – Comment from Development Map
Attachments: CW Submission - July 2019.pdf

Application: LOC2019-0015

Submitted by: C.Wong

Contact Information

Address: 223 18A Street NW

Phone:

Email: cwong@fastmail.com

Feedback:

Please see my attached comments re LOC2019-0015 for the Public Hearing on July 22nd

Thank you,

C.Wong
223 18A Street NW
Calgary AB

July 14, 2019

Attention:

Laura Kennedy
800 Macleod Trail SE
PO Box 2100, Postal Station "M"
Calgary AB T2P 2M5

Re: LOC2019-0015 (19+2 Development)

I preface these remarks with some context – I do support the redevelopment and densification of this parcel of land from the current single detached homes on them. I recognize the potential economic and community benefits are simply too large to leave them in their current form.

I write to oppose the above listed land use amendment on the simple fact that the development proposed is of a scale that is not appropriate to border an existing “Neighborhood – Limited” building block given its 18.5m height. As a result it is not contextually appropriate nor sensitive to the character of the neighborhood. Finally, it does not meet guidance as established by the City of Calgary’s Municipal Development Plan (“MDP”) with respect to “sensitive transitions”.

My reasons are detailed further below:

3) The Scale of the Application Greatly Exceeds the Contextual Norm

- Simply put, at a height of 18.5m the Applicant has proposed a scale of development that greatly exceeds neighboring developments that were constructed at lesser heights.
- This “Three up” building block increase – (“Neighborhood – Limited (RC-2)” to “Community Mid-Rise”) is a quantum leap in zoning and does not achieve a “harmonious transition” as defined in the MDP, especially when 2) below is considered.

2) Sensitive Transition Has Not Been Achieved By Design

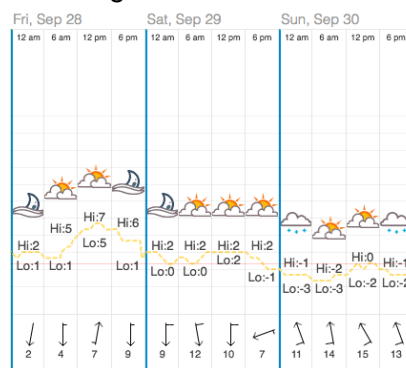
- I acknowledge that the Applicant has attempted to achieve a “sensitive transition” via a minor setback in massing as well as a notch out on the SE corner of the structure.
- However, the sheer size of the proposed scale of the building for the small land parcel dimensions simply renders these attempts ineffective to achieve the sensitive transition as stipulated within the MDP.
- In particular, the above attempts do nothing for residents to the north of the development who front the full 18.5m height – the proposed “stepbacks” are the width of a balcony and the small size of these make them largely ineffective from a visual perspective

- The failure of the stepbacks continue onto the east side of the development, where the “courtyard” massing reduction is less than half the width of the development thereby greatly reducing what limited benefit was offered to begin with.

3) Parking Relaxation is based on a Study with Flawed Inputs

The study used to justify the 9 stall relaxation in parking suffers from overly optimistic inputs with respect to the following:

- The survey was completed on two cold September days (Sept 28/29 2018) - it snowed the following day. Given that parking and traffic volumes are driven by the neighboring ice cream store and customers queuing for a table at Dairy Lane – the dates selected are not representative of peak usage



- The 19+2 traffic study failed to evaluate the incremental effect of 19+2 traffic on 2nd Ave NW and 18th Street; it also did not incorporate incremental traffic for that intersection arising from the approved No.264 Legion redevelopment. This is an intersection of key concern to the community as it is in front of Queen Elizabeth elementary school.

4) Future Local Growth Planning Efforts Will Be Circumvented

- In its materials, the Applicant has articulated its own vision of 19th St NW becoming a bustling “Main Street” equal to 10th St NW or 33rd Ave SW
- However, the Local Growth Planning (or final Main Streets) events that would solicit community feedback as to this future vision of 19th Street have not occurred.
- Approving this application would circumvent future Local Growth Planning initiatives and would leave the future vision of 19th Street solely in the hands of developers, negating any future efforts for community consultation

In summary, I oppose the current LOC2019-0015 application and urge that it be denied in its current form.

Palaschuk, Jordan

From: Jeanie Gartly <jgartly@gmail.com>
Sent: Sunday, July 14, 2019 10:11 PM
To: Public Submissions
Subject: [EXT] LOC2019-0015, Council Agenda 2019July 22, Public Input
Attachments: LOC2019-0015, Council Agenda Resident Input, 2019July14.pdf

Please find attached a letter of Resident (Public) Input for the July 22, 2019 City Council Agenda Item:
LOC2019-0015 19+2 Land Use Amendment

Thank you for the opportunity to provide feedback on this Land Use Amendment for Council's consideration.

Warm regards,

Jeanie Gartly
jgartly@gmail.com

From: Jeanie Gartly jgartly@gmail.com 
Subject: LOC2019-0015, 19+2 DEVELOPMENT
Date: March 1, 2019 at 1:40 PM
To: peter.schryvers@calgary.ca

JG

Hi Peter,

Thank you for the opportunity to provide feedback on the Land Use Application for the 19+2 Development (LOC2019-0015).

I have attached my initial letter to the applicant back in November 2018 with my concerns of the proposed development prior to the LOC2019-0015 application.

Upon review now of the submitted application and the applicants Vision Brief and Traffic Impact Assessment, I have the following comments:

1. It is most disappointing to have to provide further feedback, after initially taking the time for the applicant's engagement, only to realize that my feedback is for the most part exactly the same. The applicant did not genuinely take into consideration any of my combined feedback with my three neighbours as the application to the City does not have one change to what was originally presented to the community. This did not surprise me as its a reflection of what I have seen as consistent developer responses to new development in established communities. The pro forma's for economic gain through intensification at the expense of a communities character has been consistently seen in my neighbourhood and other established ones. Sadly the lack of genuine feedback from those living in the community and their desire to have contextual and thoughtful new development that will enhance the community rather than impact it significantly is not been considered in these unexpected new developments.
2. The proposed density and design is not in character with 19 Street NW at all and with that, the concern for safety and a walkable pedestrian community has not been taken into account.
3. The Traffic Impact Assessment says that capacities from the new development are within the standards yet that's not the only gage that should be considered at this complex, unaligned intersection that has lots of pedestrians (including school children, seniors and families) and a collector and bicycle route through it. We all don't have time to do the extra homework for input however, as a file manager it would be pertinent for you to spend time on the street during busy times as i live at the end of the block on 2 Avenue down from 19 Street and Made by Marcus and walk daily through the community for recreation and to amenities. Made by Marcus along with the other established and new businesses are perfect for the commercial neighbourhood street however, they are not all local neighbourhood ones as they bring people in vehicles from other neighbourhoods to the street which is okay but parking from a traffic movement and visibility at that corner is already a mess. When I need to get out of my street by vehicle at the corner of 2 Avenue and 19 Street people are parked right to all the corners so I have to pull into the street (getting many dirty looks from vehicles going down 19 Street as they think I am pulling out to go) to even see to get out and turn left going north on 19 Street. There are pedestrians everywhere and 19 Street a busy one so creates an unsafe environment for me even as a driver. Also, I don't want 2 Avenue to turn into a permit parking street due to more parking needed for the amount of commercial proposed in the new development.
4. I truly believe that the application before you, is something that needs to be relooked at as those of us who live in these urban neighbourhoods do not have an issue with more residential of people living to support the local businesses, transit and value of having a neighbourhood to walk around in and to amenities. However, more commercial is not justified on this street nor is the amount of residential as 19 Street has not had the vision

as an intensified MDP Main Street nor is there a need for it to be turned into one when Kensington Road from 10 Street NW to Crowchild is already identified as one with a roadway that can handle vehicles (that to is of concern as it currently can't handle them as residents can not even get out of our neighbourhood for the amount of through traffic on Kensington Road) unlike 19 Street has for capacity as a collector, bikeway and most importantly pedestrian street currently and crossing of it. The 19 Street neighbourhood commercial should be a node not a barrier between Hillhurst and West Hillhurst especially since many of the school children live and walk from Hillhurst to West Hillhurst.

5. Mostly, I share at this time (along with my attached letter from me and my three neighbours) which stands the same for the application now) that the applicants engagement is showing to have been of no value from the response provided in the What We Heard Report as not one thing changed from what they presented to the community to what has now been applied for. This is an example of non-genuine engagement by the developer and therefore, I am hoping that you, as the File Manager, consider the engagement you receive from me and the many members of the community and the Discuss 19th Group. It will never be fair or responsible planning review to the community if the City has a process of engagement that is not taking the time to genuinely engage themselves (if the feedback is gathered through the Land Use Amendment process and then no dialogue back on it) rather have the community always be spending valuable time to respond with hopes the City will take the time to work with the community and the applicant to achieve something that all can feel good about. Remember, the developer has no connection to the community at all, those living here do and they care immensely about safety for the pedestrians and a walkable quality of life that they have chosen by investing in their home and community.
6. A development like this should wait for the City's lead on a Discuss 19th visioning exercise if the City is genuinely looking to engage residents in the community on developments that are looking for a land use amendment for more density and use than the Land Use Bylaw currently supports. Land Uses need that extra time as they are what determine the character, scale and quality of life in a community and are worthy of the time needed if they are asking for an amendment for a substantial increase in use. Going from 3 single-dwelling lots to the current Land Use Bylaw density, scale and use makes sense without the need for extensive engagement as its with the land use however, when asking for a substantial change, it should never be deemed to be "a given" for approval.

My feedback comes from a place of passion for creating and sustaining walkable communities that have a sense of place and most importantly character. I am disappointed that the time I am spending to provide feedback as a resident in one of those walkable communities of character (that is also slowly losing its character) is feeling like it doesn't matter much when I see I an application's pre-submittal engagement having left me feel like my time was a waste.

Thank you for your consideration of my, and all the residents and small business owners, feedback in our neighbourhood. We truly do have value to add as to how new development can be a benefit and enhance the quality of character and living within the community including support for appropriate new development where that can be achieved through genuine dialogue and contextual considerations.

Warm regards, Jeanie

November 10, 2018

David White, Principal
Civic Works
460 – 5119 Elbow Drive SW
Calgary, AB T2V 1H2

RE: 19+2 Project (222, 226 and 230 – 19 Street NW) Feedback

Dear Mr. White,

We were not able to attend the Information Session on October 15, 2018 however, we have had an opportunity to review the project website and would like to now provide our input. As residents at the end of the block for the past 5 to 25 plus years, we have significant concerns with what is being proposed on the three lots at the corner of 2 Avenue NW and 19 Street NW.

Please find the following key concerns with the proposed development in this location:

1. Density: The proposed development is EXCESSIVE for the amount of density, units and uses proposed on these three lots. 55 units, five stories high and at-grade commercial is more applicable to the City's Urban Corridors or "Main Street" Program. The *Municipal Development Plan (MDP)* states that Kensington Road NW is a Neighbourhood Main Street however, there was no vision for this to bleed up 19 Street NW with the scale of development that was envisioned in the *MDP* for Kensington Road only. We would note that the proposed density on these three lots is not even being developed along Kensington Road between 14 Street NW and Crowchild Trail short of the Legion 264 project. Two-storey, fourplex developments is what currently is being developed on the Neighbourhood Main Street (Kensington Road) so to propose this many units, building height, and scale is not at all in the character and context of what historically has been 19 Street NW between Kensington Road and 5 Avenue NW.

At this time it is feeling like it is a "free for all" in the city when it comes to where density is placed. There appears to be no thought as to an established community's context and character and we don't believe that all Calgary's established communities want to be alike with developments of this scale and design. We have a concern that they are simply being proposed wherever there may be a few lots for sale to consolidate and then rationale being put to them to support intensification and density from the *MDP* and/or "Main Street" Program and now also the Established Community Guidelines within the *MDP*.

The rationale presented on the website for this to be a Neighborhood Main Street is not applicable to 19 Street NW as this street was never envisioned to be an Urban Corridor in the *MDP*. The city does not need all the established neighbourhoods to be intensified to this scale to meet sustainable and fiscal growth management policies. The *MDP* did not intend for all Calgary's neighbourhoods to develop the same way with the same density and urban character that is currently happening throughout the city by way of development going wherever there are existing residential lots for sale by which to maximize density and revenue. Such a neighbourhood building philosophy is of concern to us residents living in a neighbourhood that we value for its pedestrian-friendly scale and the historical character of its built-form.

2. Pedestrian-Friendly Scale, Traffic and Parking: 19 Street NW has a long history of being a quaint village neighbourhood of pedestrian-scaled commercial and residential whereby the locals genuinely support it by safely walking to it. New developments are taking place along 19 Street NW, which do fit the scale, character, and commercial and retail uses that meet the needs of the neighbourhood and are not yet hugely impacting pedestrian walkability, traffic, parking and safety. We are beginning to experience some impact with the new developments and change of uses as some of the uses are bringing people from other neighbourhoods whereby, they are parking down the residential streets and making it a less safe neighbourhood for the pedestrian at the corner of 2 Avenue and 19 Street NW. Over time, the parking situation would likely translate into 2 Avenue NW and surrounding streets becoming permit parking only and this is not what we would support as we choose to live in a neighbourhood whereby our streets are conveniently available for visitors and our ability to use our street for parking as needed.

2 Avenue NW jogs at this corner, and currently with 19 Street NW being a collector road and bicycle lane, it has become less safe for the pedestrian and vehicles as we move through the neighbourhood. Vehicles have been parking down the streets and much too close to this jogged intersection to provide the required visibility for the pedestrian and vehicles to see when you pull out onto 19 Street NW. A development of this proposed scale will have underground parking but will certainly bring more vehicular movement to 19 Street NW and 2 Avenue NW at this corner. The proposed development density will begin to create a wall or barrier in the community for the pedestrian and especially for children walking from Queen Elizabeth Elementary School westward. Equally it will create that same barrier and sense of safe pedestrian movement for us all as we walk through our neighbourhood. It will no longer be that quaint neighbourhood commercial and residential core for people to safely walk to and gather rather it will become an urban centre that lessens the uniqueness and livability of West Hillhurst for the residents and visitors to the neighbourhood.

3. Architectural Design: We understand the concept for the development is a “concept” and have concerns with it as a concept (it is not in the character and scale of 19 Street NW) and also the fact that it is only a “concept”. The Legion project, although supported for its model to preserve the Legion use, is completely out of scale and not a pedestrian-friendly design for even Kensington Road despite a “concept” being proposed. From this experience, and others, we expect that the actual design will not fit the community given the proposed density and scale is inappropriate. Its highly urban design and we had concerns with the Legion building and its only only a three-storey building. So in comparison to this proposed development of five stories and the fact that the designed storeys for commercial and residential are much higher than they used to be, there is a great chance that the development will tower and not provide an inviting pedestrian- scale to walk along the street. The new developments on the west side of 19 Street are two stories so a five-storey building on one side will not create a quality pedestrian designed streetscape. It most definitely will cast a shadow for the pedestrian on both 2 Avenue NW and 19 Street NW at varying times of the day.

Overall, we live; we walk extensively, and use our neighbourhood amenities for that walkability and therefore, see numerous reasons why a development of this scale is not in the context and character of redevelopment on these lots and in this location. 55 units and a five-storey building replacing three single-dwelling units, at a jogged intersection, of a current two-story quaint neighbourhood commercial core are not in character with 19 Street NW and the West Hillhurst neighbourhood. For these reasons we do not support the proposed development and a land use amendment for this amount of density, height and scale on these sites.

Thank you for providing the opportunity to provide our input. We hope there will be thoughtful consideration of our concerns as you refine the proposed development. Feel free to contact us should you want to discuss our concerns.

Respectfully,

Jeanie Gartly
2041 – 2 Avenue NW

Enrique and Eliane Rojas
2039 – 2 Avenue NW

Sally Dutton and Roger Currie
2035- 2 Avenue NW

Sofia Lang
2037 – 2 Avenue NW

Palaschuk, Jordan

From: Hamish MacAulay <hamish@shaw.ca>
Sent: Monday, July 15, 2019 10:09 AM
To: Public Submissions
Subject: [EXT] LOC2019-0015
Attachments: LOC2019-0015 letter.docx

15 July 2019

Calgary City Councillors:

RE: LOC2019-0015

Dear Councillors:

I am writing as a long-time inner-city resident of both Calgary and Edmonton. I choose to live in these areas because I appreciate their diversity and vibrancy which comes about in part from density. This project will not add to the diversity of the West Hillhurst and can potentially harm its vibrancy because both the nature and scale of the project are wrong for its proposed location.

This project would be ideal along Kensington Road, but it isn't on Kensington Road. This project would be great if it wasn't 50 more condo units identical to the 150 other existing or approved condo units within 200 metres of the site. With the completion of the Legion project, this area will be well served with small condo units, saturated even. What the area needs is higher density housing for families and non-owners. Neither of which this project provides.

This project is too far away from Kensington Road for the proposed scale. Density? yes. Density at all costs leading to poor decisions such as this one? No.

Sincerely,
Hamish MacAulay

HAMISH MACAULAY

2014 1 Ave NW
Calgary AB T2N 0B3

16 July 2019

Calgary City Councillors:

RE: LOC2019-0015

Dear Councillors:

I am writing as a long-time inner-city resident of both Calgary and Edmonton. I choose to live in these areas because I appreciate their diversity and vibrancy which comes about in part from density. This project will not add to the diversity of the West Hillhurst and can potentially harm its vibrancy because both the nature and scale of the project are wrong for its proposed location.

This project would be ideal along Kensington Road, but it isn't on Kensington Road. This project would be great if it wasn't 50 more condo units identical to the 150 other existing or approved condo units within 200 metres of the site. With the completion of the Legion project, this area will be well served with small condo units, saturated even. What the area needs is higher density housing for families and non-owners. Neither of which this project provides.

This project is too far away from Kensington Road for the proposed scale. Density? yes. Density at all costs leading to poor decisions? No.

Sincerely,

Hamish MacAulay

Palaschuk, Jordan

From: Barbaatar, Davaa
Sent: Monday, July 15, 2019 12:32 PM
To: Public Submissions; Council Clerk
Subject: FW: Public Hearing - DP 2019-0979

One City, One Voice



From: Dan Doll [mailto:dandoll@hotmail.com]
Sent: Saturday, July 13, 2019 11:45 AM
To: City Clerk
Subject: [EXT] Public Hearing - DP 2019-0979

Hello:

I am unable to attend the public hearing on July 22, 2019 in person but I wanted to add my voice of support for the development proposed under DP 2019-0979. I live on 19th ST NW in West Hillhurst. I believe that high quality multi-unit projects such as this are positive for the community and 19 ST NW. I am not concerned about the height of the building given the design features that have been incorporated to offset the impact of the increased height. The design at the ground level and the pedestrian amenities are a real positive to the street and will attract new small businesses to our area. The aesthetics of the block that this development is situated on will be improved and safety will be enhanced with better sidewalk design and increased foot traffic. This is the next era in the commercial/residential core of West Hillhurst and it will make it an even more desirable place to live, work, shop and eat. I love seeing people lined up to get an ice cream at Made by Marcus or a table at Dairy Lane now. I believe that this project, if done right, will add more of that vibrancy to our neighborhood.

Kind regards,
Dan Doll

Palaschuk, Jordan

From: Stevens, Jodie on behalf of City Clerk
Sent: Monday, July 15, 2019 1:26 PM
To: Public Submissions
Subject: FW: [EXT] RE: July 22, 2019 Public Hearing: LOC2019-0015 (Bylaw 152D2019)
Attachments: 19+2 letter .docx

Good afternoon,

Please see the below concern for LOC2019-0015

Than you

Jodie Stevens

Business & Logistics Liaison
City Clerk's Office - Citizen and Corporate Services
313 – 7 Ave SE
P.O Box 2100, Stn M Mail Code #8007
Calgary, AB T2P 2M5
P: 403-268-5851
E: jodie.stevens@calgary.ca

One City, One Voice



ISC: Protected

From: Richard White [mailto:richardlwhite@icloud.com]
Sent: Saturday, July 13, 2019 3:48 PM
To: City Clerk
Subject: [EXT] RE: July 22, 2019 Public Hearing: LOC2019-0015 (Bylaw 152D2019)

City Clerk...please find attached my letter of support for LOC2019-0015 (Bylaw 152D2019) which will be part of the July 22, 2019 Public Hearing. I trust that my letter meets all of the City's requirements, if not I would appreciate being made aware of any changes necessarily to make it conform to City policy. Thanks in advance for your assistance...

Richard

Richard White aka Everyday Tourist

richardlwhite@icloud.com
587-998-2416

"Linking Vision With Reality"

To City of Calgary Councillors and the Mayor,

RE: July 22 Public Hearing: LOC2019-0015 (Bylaw 152D2019)

I am writing in support of the 19+2 proposal (218, 222, 226, and 230 - 19 ST NW) Land Use Redesignation application (LOC2019-0015).

While I don't live next to the propose site, I do consider 19th Street NW to be my main street and would love to see it continue to evolve with more shops and services with housing above. It is my belief the 19+2 proposal will help 19th Street NW continue to evolution into a vibrant main street for West Hillhurst, Hillhurst, Briar Hill and Hounsfield Heights. 19th Street NW has a long history as the high street for these communities and I would hope this will continue into the future.

I think it is important to look at these projects based on their benefits to the entire community and not just that of the neighbours.

Recent developments like the new condo at the corner of Kensington Road and 19th Street has been a great addition to the community adding much needed density to support the main street. As a result, we have seen other smaller developments and new retailers along 19th Street enhancing the walkability of our community.

19+2 will not only help 19th Street become a more viable main street, but also benefit merchants along Kensington Road and in Kensington Village as it is within easy walking and cycling distance to their shops and restaurants. It is also in walking distance from the West Hillhurst Recreation Centre and the Bow River pathway system. This not only makes is an attractive place to live, but also will benefit the recreation center by making its programs more viable.

While West Hillhurst has lots of new infill housing it isn't affordable for young families or millennials and doesn't meet the needs of seniors. 19+2 will also add much needed modern housing to the community for seniors like me who eventually want to downsize, but stay in the community. It is also perfectly located for small families with the Queen Elizabeth (K to 12) school just a block away offering, as well as easy access to University of Calgary, SAIT and Alberta University of the Arts. It also has good transit and cycling access not only to downtown, but to Foothills Medical Centre, University of Calgary and Alberta Children's Hospital for those work at these large employment hubs.

It is my understanding West Hillhurst is not a particularly dense community and could easily accommodate more density along major transit and roads like 19th St, 5th Avenue and Kensington Road as per the City's Municipal Development Plan.

Ultimately, I believe the 19+2 site is ideal for a mixed-use low-rise multi-family development as it will better utilize the city's and the community's existing infrastructure from transit to schools, from roads to recreation.

If you wish to discuss my comments further, I can be contacted at:

2416 6th Ave NW
Calgary Alberta
T2N 0X4
587-998-2416

Sincerely,

Richard White

Palaschuk, Jordan

From: Stevens, Jodie on behalf of City Clerk
Sent: Monday, July 15, 2019 1:28 PM
To: Public Submissions
Subject: FW: [EXT] proposed development on 19th St./2nd Ave NW

Good afternoon,

Please see the below citizen concern: 19st NW

Thank you in advance

Jodie Stevens

Business & Logistics Liaison
City Clerk's Office - Citizen and Corporate Services
313 – 7 Ave SE
P.O Box 2100, Stn M Mail Code #8007
Calgary, AB T2P 2M5
P: 403-268-5851
E: jodie.stevens@calgary.ca

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ISC: Protected

From: Jennifer Mann [mailto:jamann.jamann@gmail.com]
Sent: Sunday, July 14, 2019 10:12 AM
To: City Clerk
Subject: [EXT] proposed development on 19th St./2nd Ave NW

To Whom It May Concern,

I am writing to you regarding the development that is proposed for 19th St/2nd Ave NW. This proposed development is in contradiction to the residential, low level buildings that are part of the Hillhurst/West Hillhurst community and 19th St. It brings with it many concerns, notably:

- inadequate parking for 50+ condo units
- erosion of the low level residential community
- shadowing of the neighbouring properties
- significant increase in traffic, noise and pollution on 19th St and surrounding area
- decrease in safety with the increase in traffic for children walking to and from the local schools.

There are taller structures that are on Kensington Rd. and close to or on 19th St., including the new Legion building. As well, there is the planned 8 story building on the old Legion site. These buildings are on the busier Kensington Rd., and are part of a business corridor in this area. It makes sense to keep the taller, larger structures limited to Kensington road

as both a business and main traffic corridor. It does not make sense to bring these larger structures into the residential area of Hillhurst/West Hillhurst.

I have strong concerns about the proposed new development, as do many members of my community. Please listen and take these into account before proceeding with planning for this site.

Best regards,

Jen Mann
Resident of West Hillhurst/Hillhurst

Palaschuk, Jordan

From: Stevens, Jodie on behalf of City Clerk
Sent: Monday, July 15, 2019 1:32 PM
To: Public Submissions
Subject: FW: [EXT] Development proposal for SE corner of 19 St/2nd Ave (DP_2019-0979)

Good afternoon,

Please see the below citizen concern: 19 st NW

Thank you in advance

Jodie Stevens

Business & Logistics Liaison
City Clerk's Office - Citizen and Corporate Services
313 – 7 Ave SE
P.O Box 2100, Stn M Mail Code #8007
Calgary, AB T2P 2M5
P: 403-268-5851
E: jodie.stevens@calgary.ca

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From: The Buchanans [mailto:buchc@shaw.ca]
Sent: Monday, July 15, 2019 9:27 AM
To: City Clerk
Subject: [EXT] Development proposal for SE corner of 19 St/2nd Ave (DP_2019-0979)

Please accept our concerns regarding the referenced development.

We strongly oppose the proposed development of a 5 storey building at this location. The reasons for our opposition are two-fold: first, the proposed development does not fit within the character of our neighbourhood; and second, we are already struggling with parking within the neighbourhood and this development (and further developments like this) will further compound the problem.

With respect to the first point, we understand the City's desire to effect its Corridors Plan in the inner city. However, this plan only makes sense for those roads which have the infrastructure to support the plan. Kensington Road, 14th Street and 10th Street all have the necessary infrastructure (four lanes for traffic, sufficient length to balance commercial and residential uses), while 19th Street does not. First of all, 19th Street is a residential and not a commuter street, with only

two lanes and the parking/bike lane. In addition, 19th Street does not represent a “corridor” as, realistically, only that portion of 19th Street between 5th Avenue and Kensington Road could be developed.

While there are businesses on 19th Street, they are 2 or 3 storey buildings which maintain the residential essence of the neighbourhood. We recognize the need for multi-dwelling housing; however, we believe that new developments should be restricted in height to match the existing (or proposed) structures on the street. Making 19th Street a busy corridor with tall buildings would further break up the community.

We are also concerned about the increased traffic which will result from increased commercial development on 19th Street. Any further commercial development will increase traffic in the area, causing safety concerns, especially for those families with children attending Queen Elizabeth School. This isn't even taking into account the increased traffic that the City was already factoring in with the approval of the development on the Legion site.

In respect of the second point to our opposition, parking in the neighbourhood is already stretched with the existing businesses (especially since the opening of businesses at the Savoy building on the corner of Kensington Road and 19th Street and Made by Marcus on the corner of 2nd Avenue and 19th Street). Living on 1st Avenue between 19th and 20th Streets, it has become very difficult for us to find parking (both for ourselves and for visitors or workmen) during the day. Additional high density housing and commercial space along 19th Street will significantly exacerbate this problem. While we appreciate that your response may be that the proposed developments will contain necessary parking, we are not convinced that the developments will provide enough parking to reduce the stress on the neighbourhood. It is clear that the parking provided for in the Savoy building is not adequate to service parking for the customers of the businesses located in that building.

We understand and do not oppose of the City's plan to increase both residential and commercial density in the inner city. However, we believe that the plan must take into account the nature of the community and the effect that development will have on the community. Given that Kensington Road represents a major corridor on which commercial and residential development can occur, there is no need to unduly increase residential and commercial density on 19th Street. As stated above, development consistent with existing buildings on 19th Street will balance the City's goal for increased density, while respecting the nature of our community.

Sincerely,

Christine and Ian Buchanan
2031 1 Ave NW
403-208-0551

Palaschuk, Jordan

From: Stevens, Jodie on behalf of City Clerk
Sent: Monday, July 15, 2019 1:34 PM
To: Public Submissions
Subject: FW: DP_2019-0979

Good afternoon,

Please see the below citizen concern: 19 st NW

Thank you in advance

Jodie Stevens

Business & Logistics Liaison
City Clerk's Office - Citizen and Corporate Services
313 – 7 Ave SE
P.O Box 2100, Stn M Mail Code #8007
Calgary, AB T2P 2M5
P: 403-268-5851
E: jodie.stevens@calgary.ca

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From: Timothy Pyrch [mailto:pyrch@ucalgary.ca]
Sent: Monday, July 15, 2019 10:26 AM
To: City Clerk
Subject: [EXT] DP_2019-0979

RE: DP_2019-0979

I am opposed to modifying 19th Street's classification to a main street. This modification will produce another busy, motorized traffic nuisance in a human-scale, family, walking culture. **These cultures are dwindling in West Hillhurst.** Kensington Road, Crowchild, 14th Street and North Hill are extremely busy borders to our community. Carving up our integrity with another 'main street' will facilitate the demise of our space. Building another high-rise adds to the dangers of **climate change** – hiding the sun and reducing green space.

Consider this alternative idea for 19th. Turn the street, at least up to 5th Ave, into a walking culture by narrowing the motorized road and widening the sidewalk. This would create a **safe space in a noisy world**. This will encourage families to meet one another routinely.

Question. Who are the developers? Are they locale, Canadian and resident? Or is this another offshore intrusion?

Question. If these developers are keen to move into the Kensington area, why not join in the development of the old Legion site? Surely the City needs to see developments get started that are already approved. We end up with multiple approvals but no real action. For me, if I see what the old Legion development looks like is real time, I might be inclined to amend my position.

Dr. Timothy Pynch, 2131-7Ave NW

Palaschuk, Jordan

From: Stevens, Jodie on behalf of City Clerk
Sent: Monday, July 15, 2019 1:52 PM
To: Public Submissions
Subject: FW: [EXT] Development Proposal @ 19th Street 2nd Ave. NW

Good afternoon,

Please see the below citizen concern: 19 st NW

Thank you in advance

Jodie Stevens
Business & Logistics Liaison
City Clerk's Office - Citizen and Corporate Services
313 – 7 Ave SE
P.O Box 2100, Stn M Mail Code #8007
Calgary, AB T2P 2M5
P: 403-268-5851
E: jodie.stevens@calgary.ca

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-----Original Message-----

From: Jeff Newcommon [mailto:jeff.newcommon@gmail.com]
Sent: Monday, July 15, 2019 11:16 AM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Development Proposal @ 19th Street 2nd Ave. NW

I am writing relative to the proposed development at 19th Street and 2nd Ave. NW.

I have resided at 2108 2nd Ave NW for the past 15 years and this proposed development is one block from my house.

I am opposed to this development and in particular the size and height of this proposal. Other than commercial development on the busy street know as Kensington Boulevard, there is no other residential development of this height in this area. At the proposed 5 story height, this development will set a precedent and will change the community feeling for this area.

I ask, on what basis would a five story residential building serve this community which is dominated by single housing units? Granted, there is currently a 3 story condo development close to this proposal but again it is located on the busier Kensington Boulevard. And again, it is only 3 stories in height not five.

I hope the City of Calgary respects this wishes of the surrounding residents who have lived in this community for many years and have paid handsomely their property taxes and invested plenty of money in there houses.

Respectfully,

Jeff Newcommon
2108 2nd Ave NW
403 608 9468

Sent from my iPad

Palaschuk, Jordan

From: Stevens, Jodie on behalf of City Clerk
Sent: Thursday, July 11, 2019 8:23 AM
To: Public Submissions
Subject: FW: [EXT] Potential Reclassification of 19 St NW.

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Saved in Council folder

Hello,

Please see the below comments on 19st NW

Thank you

Jodie Stevens
Business & Logistics Liaison
City Clerk's Office - Citizen and Corporate Services
313 – 7 Ave SE
P.O Box 2100, Stn M Mail Code #8007
Calgary, AB T2P 2M5
P: 403-268-5851
E: jodie.stevens@calgary.ca

One City, One Voice

ISC: Protected

-----Original Message-----

From: Boyles [mailto:kboyles@shaw.ca]
Sent: Tuesday, July 09, 2019 4:24 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Potential Reclassification of 19 St NW.

Good afternoon:

It has come to my attention that the city is giving thought to a reclassification of 19 Street NW to "a main street" thus allowing it to become potentially similar to 14th Street and 10th Street. If this is true my wife and I would have serious concerns about the quality of life of ourselves and our neighbours..

We have resided at 2008 8th Ave NW for the past 32 years and in that time have seen 19th Street become busier and busier with increased traffic volumes and increased noise levels. We live just two houses west off the bottom of the steep 19th Street hill and the noise level from cars and trucks gunning their engines to get up the hill (and engine back fires from vehicles coming down the hill) has become very hard to deal with. I would hate to see any proposal move ahead that would increase traffic levels.

We have a bike lane coming down the 19th street hilland I already worry about the safety of cyclists using the 19th street hill.

We live across the street from the busy West Hillhurst community park and community center with Preschool facilities, Seniors programs, skating venue and large actively used soccer field. We also see a large number of students walking daily down and across 19th Street on their way to Queen Elizabeth school. To see increased traffic from an even busier 19th street is an accident waiting to happen.

People need to remember that West Hillhurst is a long established community...people live here to enjoy the charm of an older neighbourhood...we are not simply an access to downtown for commuters!

Please feel free to contact me about these comments.

Keith Boyles

--

Keith/Sharon Boyles

To the City Clerks Office

Regarding the public hearing on Development permit 2019-0979 on July 22, 2019

I am not in support of the proposed development for a 5 story build on 19 street and 2nd Ave. The proposal uses the new legion "1912" with its 5 stories and the old legion site with approval for 8 stories as a reason for a 5 story build. Both these building are on Kensington road. They are not in the middle of residential houses. They don't have the same negative impact that this 5 story build will have on 19 Street. The new build should be restricted to three stories. If there is any commercial retail it should be limited to low impact businesses or none at all.

The City's plan for redensification should be slow and measured so there isn't a negative impact on those living in the Community. The push for redensification appears to be unfolding in sections with no real concern or regard of how this will impact the community. The 8 story build at the old legion site along Kensington is going to impact the community greatly with its numerous condo apartments and high impact retail business. No one knows to what extend it will impact the community but something that large with that much retail definitely will bring in negative aspects. The community can not handle another 50+ condo apartments/ retail space around the corner a few blocks away. It will adversely create more problems with traffic, noise, and reduce green space.

Another example of redensification in the area that will impact this community is the 99 town homes that are going to be build on the former CBC location. This is also in West Hillhurst and not that far from the old legion build.

Buildings on 19 Street that exceeds the 3 stories change the character of the community. It reduces green space as the old big trees and grass are replaced with a minute amount of grass and maybe a shrub. Air pollution from the traffic is no longer reduced. Any build higher than 3 stories leaves the street/sidewalk feeling cold and dark- less inviting for walk ability as it limits sunlight in the community. It also detracts from the feeling of community as you are less aware or involved with people in multi story buildings.

This Community is very active with kids/adults walking to/from Schools/Daycare, using the fields/pool/park and community center. There are already concerns at the pedestrian crossings and in the play zone with traffic getting heavier and people less patient. There has been an increase in the volume of cars on 19 street. The volume of cars is higher than it's ever been with it being busier for longer periods during the day. There is more short cutting through residential roads. The increase in traffic is also a factor with the developments in Banff trail and north with more people using it for commuting up and down the hill. Another 50+ condos with retail is going to intensify this issue. An issue that is already

going to be amplified with the approved 8 storey build at the old legion site and possibly the CBC.

In short, the community would be negatively impacted by this development of a 5 story condos/retail space. The charm and character of the community would be lost. People moved to this community because of the uniqueness of the area and the feeling of community. That feeling is lost when it's overwhelmed by people, traffic, pollution, and noise. The new development should not exceed 3 stories; its retail should be low traffic. It should not be 50 + condo/apartments. There is already a large 8 story build of condo/apartments and retail that is just a few blocks away. The area can not handle nor needs more of them

Thanks you for your time

Tamara Erickson

Tamara_erickson@hotmail.com