



Advocating for contextually appropriate development along 19th Street NW

LOC2019-0015

About “Discuss 19th”

- ▶ Represent almost 200 residents from 70 dwellings with a broad range of business and professional skills.
- ▶ Constructively engaging with the WHCA.
- ▶ Conducted a community wide survey exploring “what is your vision for 19th St NW”?

Summary of Results:

94% of the respondents thought it was critical or of high importance to keep the current height restriction

- 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.

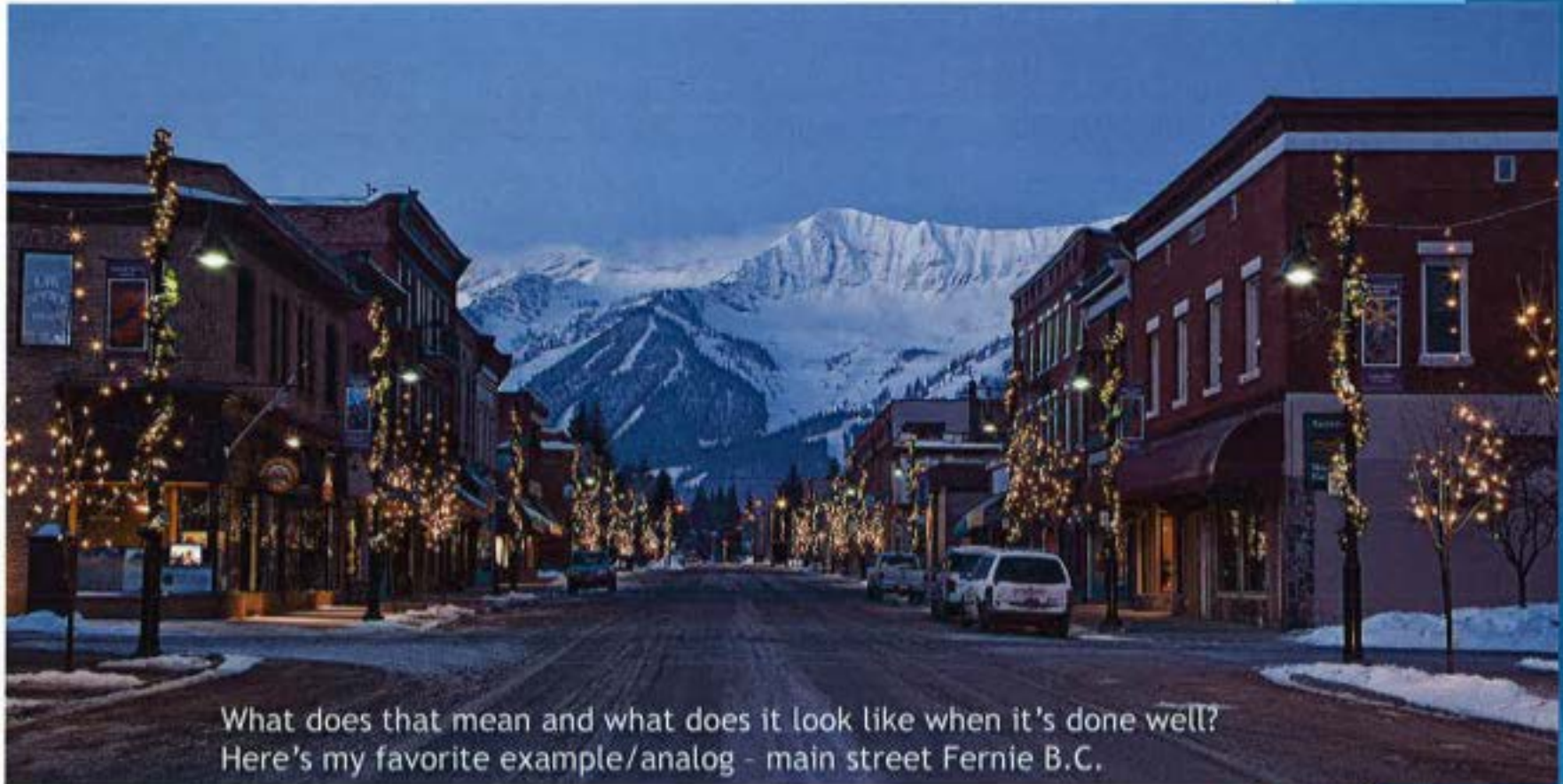
Stop one-off precedent setting approvals

- ▶ Engage with community and create a local area plan
 - ▶ What's Appropriate for 19th Street NW longer-term?
 - ▶ Scale/Height - **community supports 10m not 19m.**
 - ▶ Framing of street - maintain balance with West side multi-use (10 m height)
 - ▶ Protect the pedestrian experience
 - ▶ Safety - cyclists & pedestrians (especially children walking to school)
- ▶ 19th is a different kind of “Main Street”
 - ▶ Not 10th Street NW or 33rd Ave SW (commonly cited analogs)
 - ▶ Maintain community feel

Framing of street & pedestrian experience?

- ▶ What does that mean and what does it look like when it's done well?
 - ▶ Symmetry?
 - ▶ Balance?
 - ▶ Pleasing to the eye?
 - ▶ All of the above and more...

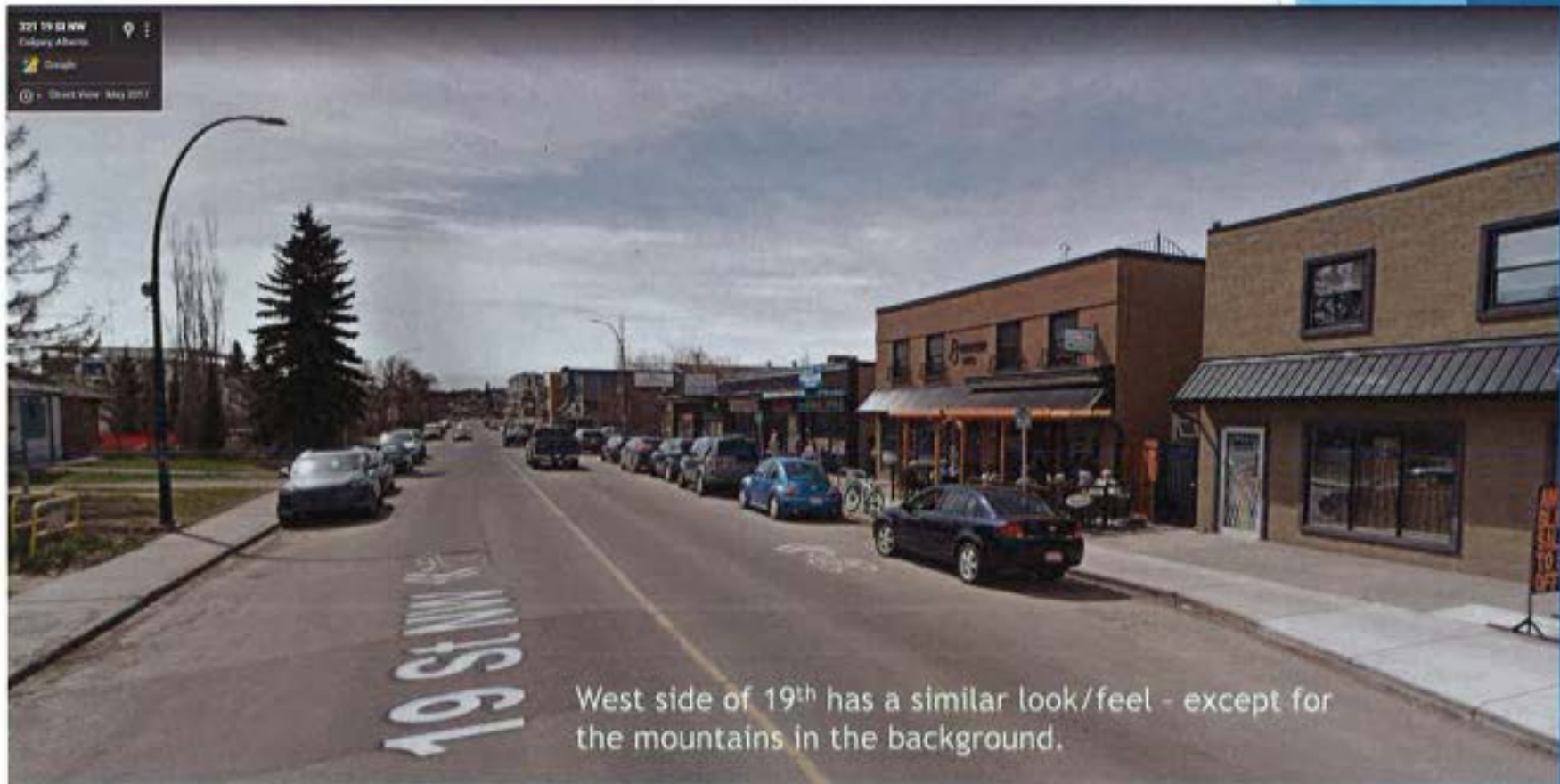
Framing of street & pedestrian experience?



What does that mean and what does it look like when it's done well?
Here's my favorite example/analog - main street Fernie B.C.



Current view of 19th street & 3rd ave



Current view of 19th street & 2nd ave



Discuss 19th

Let's Talk - @counat@calgary.ca

Current design not contextually appropriate



Ask of City Council

- ▶ Take a pause. Engage with the offered community resources (residents & WHCA) to do this right and create a longer-term vision for 19th Street.
- ▶ Otherwise, don't set a precedent that will destroy the community feel and experience. **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.**




Appendix - Discuss 19th survey

Detailed survey findings provided as a separate submission

SURVEY RESULTS

A VISION FOR 19TH
STREET NW

FEBRUARY 2019

 Discuss 19th
Let's Talk - discuss19th.ca

- ▶ Representing 196 residents from 70 individual dwellings

“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”

- ▶ Applicant has failed to address the concerns raised by the community. Engagement was not done in good faith.

Appendix - Discuss 19th Summary Comments

Detailed statement of position provided as separate submission

Summary of Position on LOC2019-0015:

- The application in its current form would be significantly taller than neighboring buildings constructed under the current 10m height restrictions and would not correctly "frame the street".
 - The applicant could address community concerns on height by incorporating their newly acquired adjacent lot into the design.
- Approving the application at this scale and intensity would preclude the ability of future engagement opportunities to define the future of the street.
- The application fails to achieve a "sensitive transition" to neighboring properties as required.

