



*PROPOSED LAND USE CHANGE
R-C2 (R-CG) TO H-GO*

LOTS 403 – 415, 19 ST. NW

*REPRESENTING ADJACENT NEIGHBOURS
& 1270 PEOPLE WHO SIGNED A PETITION*

SETTING THE SCENE

- 4th Ave. NW – a quiet block in West Hillhurst
- No multi-family rental builds in proximity to this area
- No traffic study on 19th St. NW or 5th/6th Ave. despite accidents & major projects underway (Hillhurst 19+2 – Recently Completed – 51 Units; Frontier – Under construction – 288 Units)
- Children, pedestrian and bicycle are safety critical issues
- City infrastructure has not been evaluated given this radical densification already taking place.

SETTING THE SCENE



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- Queen Elizabeth school 2 blocks east, across 19th St.; K-12 school at capacity, now a lottery system
- 37 residents between 19th St. and 20th St., 4th Ave., north & south sides
- Single family homes, infills and duplexes (19 doors)
 - Today's development permit proposal 33 doors = intense densification
- Classified as neighbourhood local
- LAP not approved
- Today CivicWorks is applying for both a land use change to H-GO and a permit to develop.



LOTS : 403 TO 415, 19TH ST. NW



Mid-block 19th St. between 3rd & 4th Avenues

- Four older homes, 1943 (soldiers returning from WW2)
- Massive tree canopy with hundreds of trees and bushes ranging from saplings to 25 m white spruce.
- Ecosystem which includes 20+ types of birds (8 migratory) plus animals -- white tailed jack rabbits, skunks, 3 types of squirrels and the occasional bobcat.

VARMINTS & JOHN KAASA



NOT A CONTEXTUAL FIT FOR THE NEIGHBOURHOOD

- 8 times Growth
 - 4 monstrous buildings on 4 lots
 - 110 metres long & 12 metres tall
 - double row
 - 33 units x how many people?
 - 60+, more than the entire block 19th to 20th St. on 4th Ave. (total 37 people)
- Excessive density!



PROPOSED DEVELOPMENT VS COMMUNITY CHARACTER

- Height discrepancy (12 m vs bungalows at each end of the block)
 - Excessive building height
- Removal of natural canopy and accompanying biodiversity stripping all vegetation
- Shadows and visual separation between houses diminishes sense of community
- Design discordance: large mass, architectural abnormalities; a contextual fit →
- No setback, blocks sunlight, long shadows intrude on streetscape, lack of spatial consideration = incongruity



THE FACTS

- The proposed development has the capacity to more than double the number of residents in this area (19 doors between 19th and 20th streets on 4th Ave. vs doors 33 doors on the massive new four building complex)
- Tree canopy and all vegetation gone! Ecosystem of this well-established area vanishing forever.... including flowers, bees and other pollinators.
- Streetscape forever changed and primarily in shadows.
- Parking, a major issue which will impact current & future residents -- also insufficient for small businesses south from 3rd Ave. (including daycare) on 19th St.
- Insufficient parking for proposed new residents; SUV's & pick-ups which will not fit into tiny parking stalls
- Inadequate bus/transit service.



H-GO: THE FACTS

H-GO locational criteria not met; no criteria for H-GO met

- Subject lands do not comply with locational criteria of the H-GO land district. Land use district should occur from the edge of a main street which is zero to a maximum distance of 200 metres.
- The developers' measurements are flawed. The measurement of 190 metres is taken from a multi-residential building, MX-1, not Kensington Road, the main street.
- Only 10 metres of subject lands are located within the 200 metres when measured from the main street; the majority of the lands, 44.8 metres, fall outside of the 200 metres locational criteria.

OTHER CRITERIA THE PROPERTY DOES NOT MEET FOR H-GO LAND USE:

- NOT within 600 metres of an existing LRT Platform
- NOT within 400 metres of an existing BRT Station
- NOT within 200 metres of primary transit service
- NOT in a building form and at a scale that is consistent with Low density residential districts.

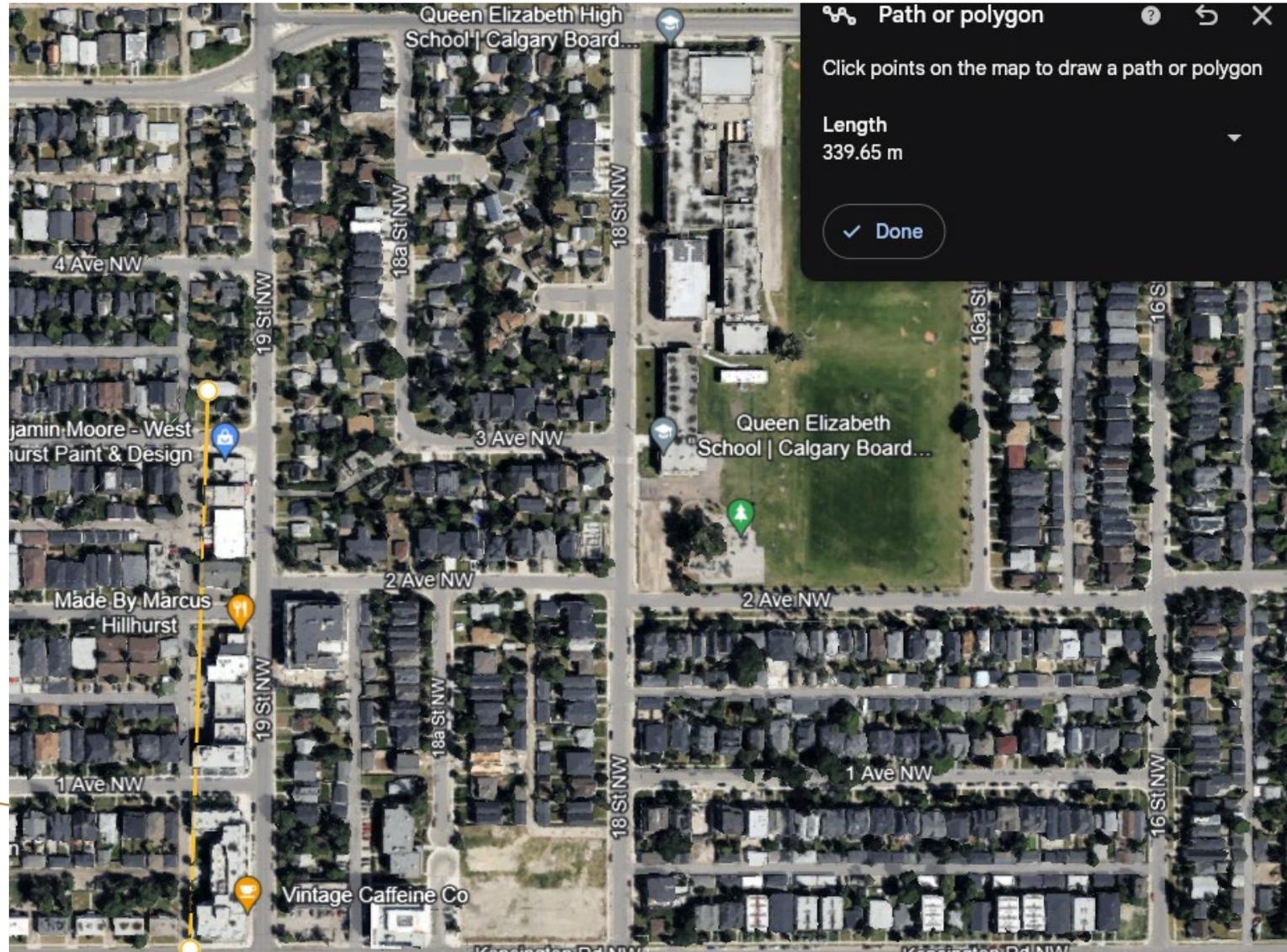
NOTE: Extract from land use bylaw 1P2007

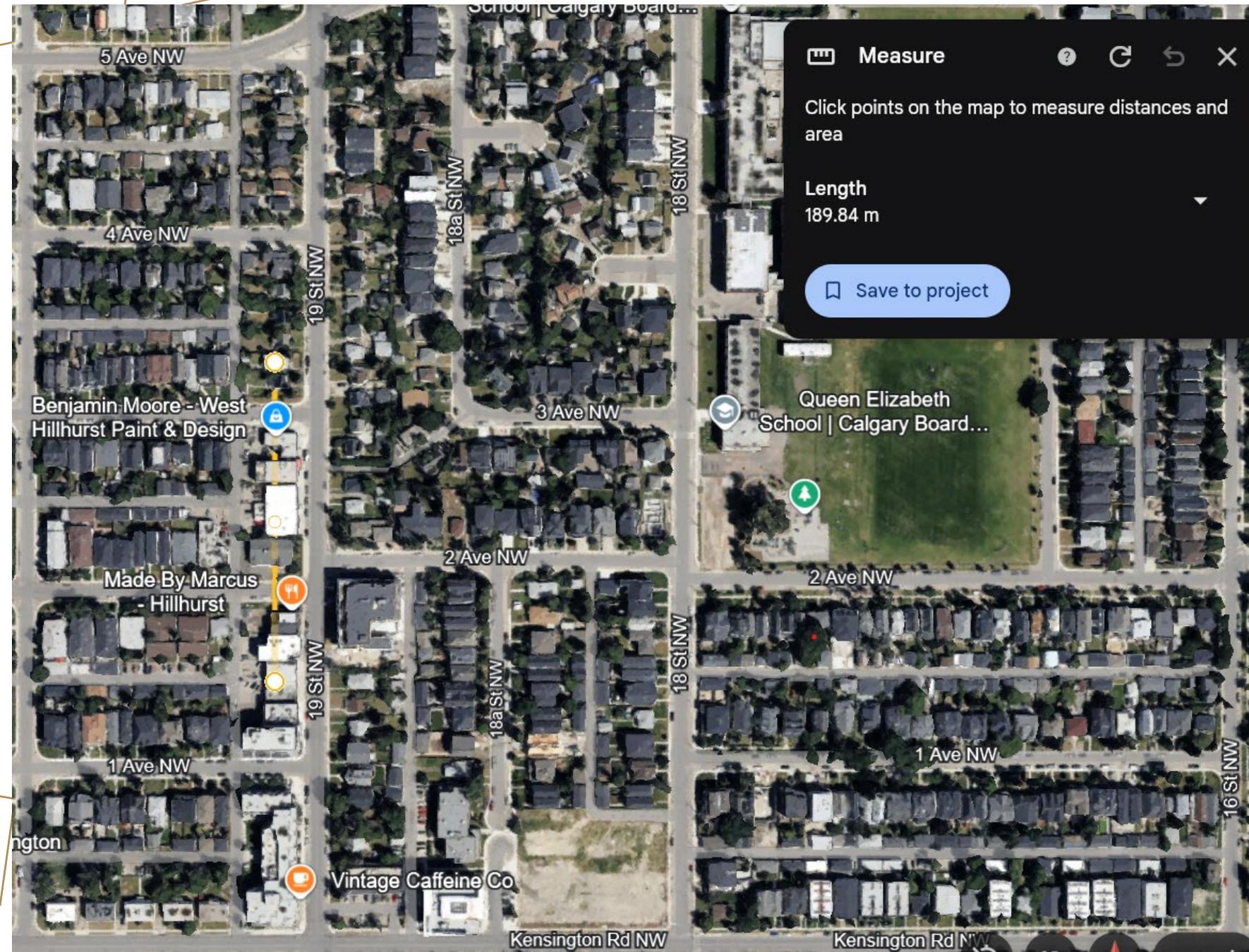
MORE CRITERIA PROPERTY DOESN'T MEET FOR H-GO LAND USE

- Not located on an urban main or neighbourhood main street
- Not walkable for day-to-day essential essentials such as groceries
 - Physical barrier: Nearest grocery store is 1.4km walk (up a very steep hill ,40 m of elevation gain over 260m – 10 degree grade)
 - City owned 19th St. sidewalks are not shoveled (unsafe)
- No bike lanes
- No primary transit network
- Cannot readily live without a car
- No front door access to 19th Street (double row of buildings).



***DISTANCE FROM SITE TO KENSINGTON ROAD = 340 METRES
LOCATION OF BUS ROUTE NO. 1 AND BRT ROUTE***





Measure

Click points on the map to measure distances and area

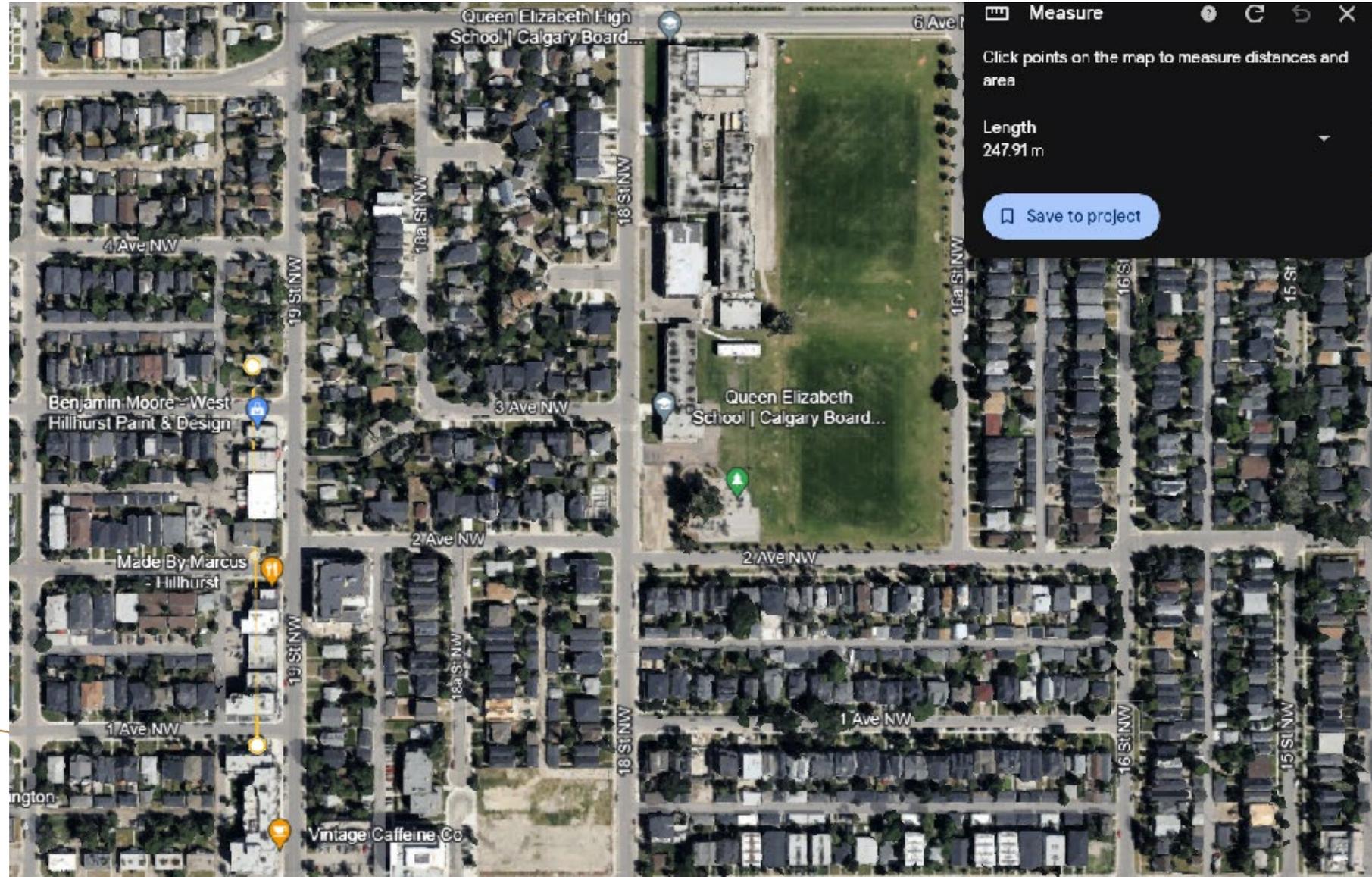
Length
189.84 m

Save to project

**Distance from mid-block
1st Ave. to project site
= 190 metres**

DISTANCE FROM 1ST AVENUE NW TO 405 – 19 STREET NW THE SAVOY (MIXED USE) BUILDING TO THE SOUTH PORTION OF THE SUBJECT PARCEL

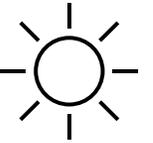
MEASUREMENT IS 247 METRES



PERSONAL IMPACTS

- Safety of children going to school, swimming pool, ice rinks at Community Centre, playing in paved laneway
- Personal safety; 4 long time rental friends/neighbours gone and ~ 60 unknown new neighbours
- Shading 19th St. streetscape and 2005 – 4 Ave. NW
- Parking
- Removal of natural beauty and established ecosystem
- Change of peaceful and serene nature of the street which attracted residents to it
- Long time residents moving because of the rezoning and proposed massive development
- Discord among residents.

RECOMMENDATIONS

- Reject the land use change to HGO; stay with Citywide R-CG
- Resume negotiations with owners and developers to create an option which better suits the community and reduces density and size of massive buildings:
 - Save some of the tree canopy
 - Lower buildings will allow less streetscape shading and provide a better fit for the neighbourhood
 - Allow the sun to shine for future residents' health and tree growth 
- Consider a three (3) R-CG townhouse design with 4 units above and 4 secondary suites each, thus 24 units (12 above and 12 secondary suites)
 - sufficient density (6 times increase over 4 existing homes).



THANK YOU

Sincerely,

*Susan, Anila, James, Janice, Lisa, Jessica, Adam, Terry,
Maureen, Pete, Garry, Marleen, Gordon, Luiza, Debbie;
Shadow, Izzac, & Juno.*