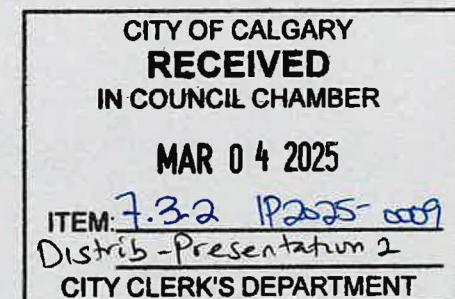



# Riley Park LAP Resident Feedback

Alison Shaw





Hello, my name is Alison Shaw. I am an owner and resident of West Hillhurst, living on 18A st NW. I am submitting my opposition to the current draft of the Riley Park LAP, with recommendations for amendments to address the unique characteristics of a specific stretch on the east side of 19<sup>th</sup> street NW, between 2<sup>nd</sup> and 6<sup>th</sup> avenue, which backs onto the homes on 18A street NW.

Currently, the plan proposes that this stretch of 19<sup>th</sup> street is defined as “Neighbourhood Connector” that allows for “Low-modified” scale mixed use buildings up to 4 stories in height.

This specific stretch of 19<sup>th</sup> street NW has already been identified in previous steps of the Riley Park LAP as an area that requires additional scale transition policy, and that it will require policy to provide appropriate transitions to lower-scale development.

The current plan does not provide appropriate transitions to the lower scale homes that back directly onto it

## Key Changes Made

### How Feedback Was Actioned

Feedback was used to help refine the second chapter of the local refinements to the draft Urban Form and Building Scale Maps. In help refine and confirm ideas for potential future community im

Key changes made to the draft Riley Communities Local Area Pla feedback included:

#### 1. Focused large-scale growth around transit stations and along higher activity streets

Based on feedback the team received on the Existing and Additional Potential Focus Areas for Growth Map, we refined locations identified for moderate-to large-scale growth. This includes south of Lions Park LRT Station, where many comments were received around providing more transit-oriented development in the area. The team also received feedback that the area around Lions Park Station feels unsafe, which can be addressed by introducing more density in the area to activate the space and add more eyes on the streets. The feedback around the Existing and Additional Potential Focus Areas for Growth Map provides guidance in the development of the draft Urban Form and Building Scale maps that will be released in Phase 3 of the project.

#### 2. Developed transitions between higher-and lower-scale development

Public input has identified and confirmed several unique conditions across the Plan Area where additional consideration of the transition between higher-and lower-scale development is required. This need will be emphasized with continued development in the Riley Communities. Some of the areas identified for additional scale transition policy include 10 Street NW, 14 Street NW and the east side of 19 Street NW (north of 2 Avenue NW). The project team will review these corridors and what policy may be required to provide appropriate transitions to lower-scale development.

#### 3. Develop Heritage

To help maintain t of the Riley Comm have been drafted Guideline Areas w ongoing historic n Guidelines were d Heritage Guidelin of new developm that is highly cont historic buildings.

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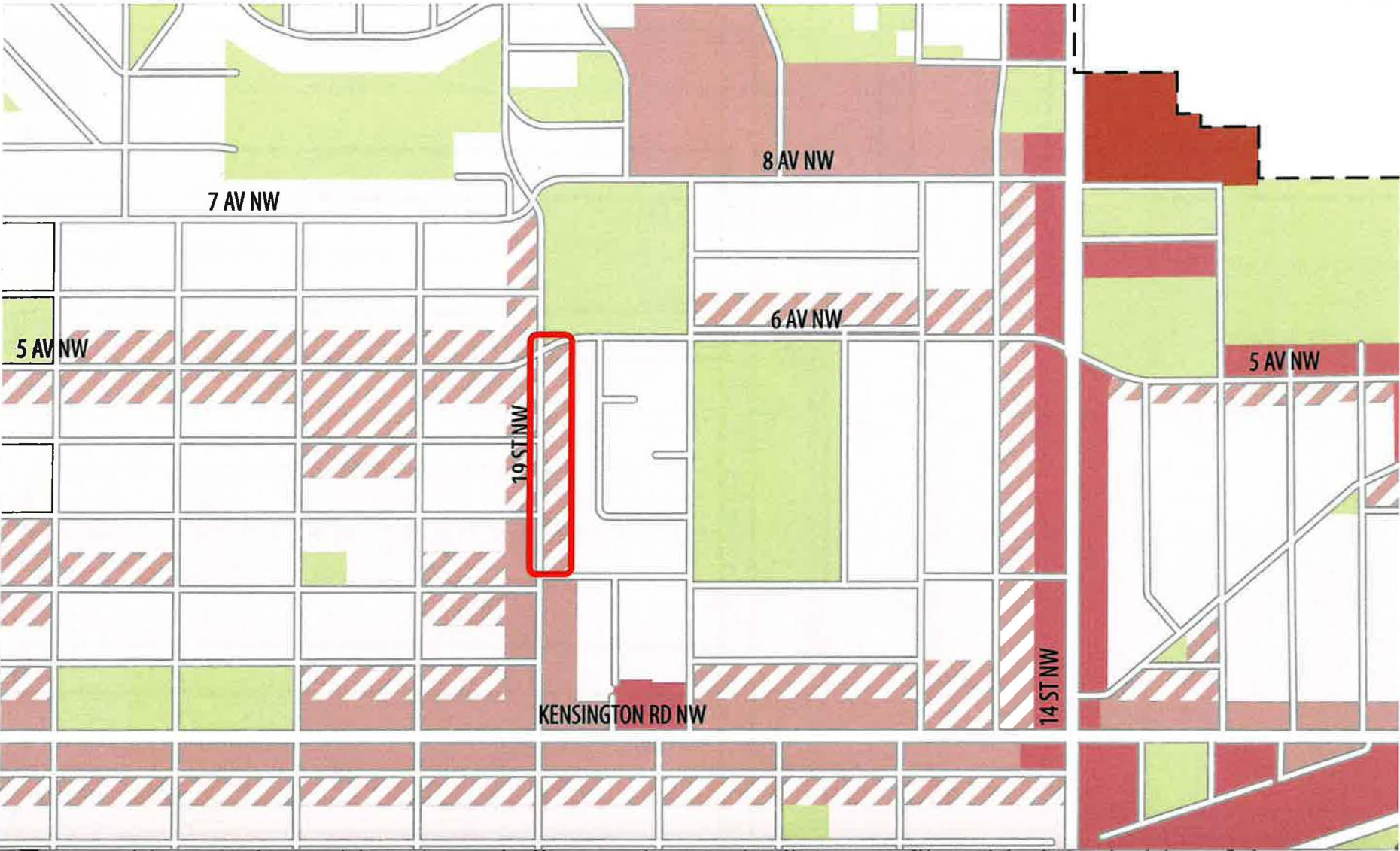
As you can see when reviewing Images 1, 2 and 3, the areas that have been identified as Neighbourhood Connectors with the building scale “low-modified” all have a back lane for access. For example:

- The west side of 19<sup>th</sup> street NW
- Along 5<sup>th</sup> avenue NW between Crowchild and 19<sup>th</sup> street NW
- 6<sup>th</sup> ave NW between 18<sup>th</sup> street NW and 14<sup>th</sup> street NW
- The east side of 15<sup>th</sup> street NW

**19<sup>th</sup> street NW between 2<sup>nd</sup> and 6<sup>th</sup> ave NW is the only stretch of street proposed to be classified in this way that does not have a back lane**



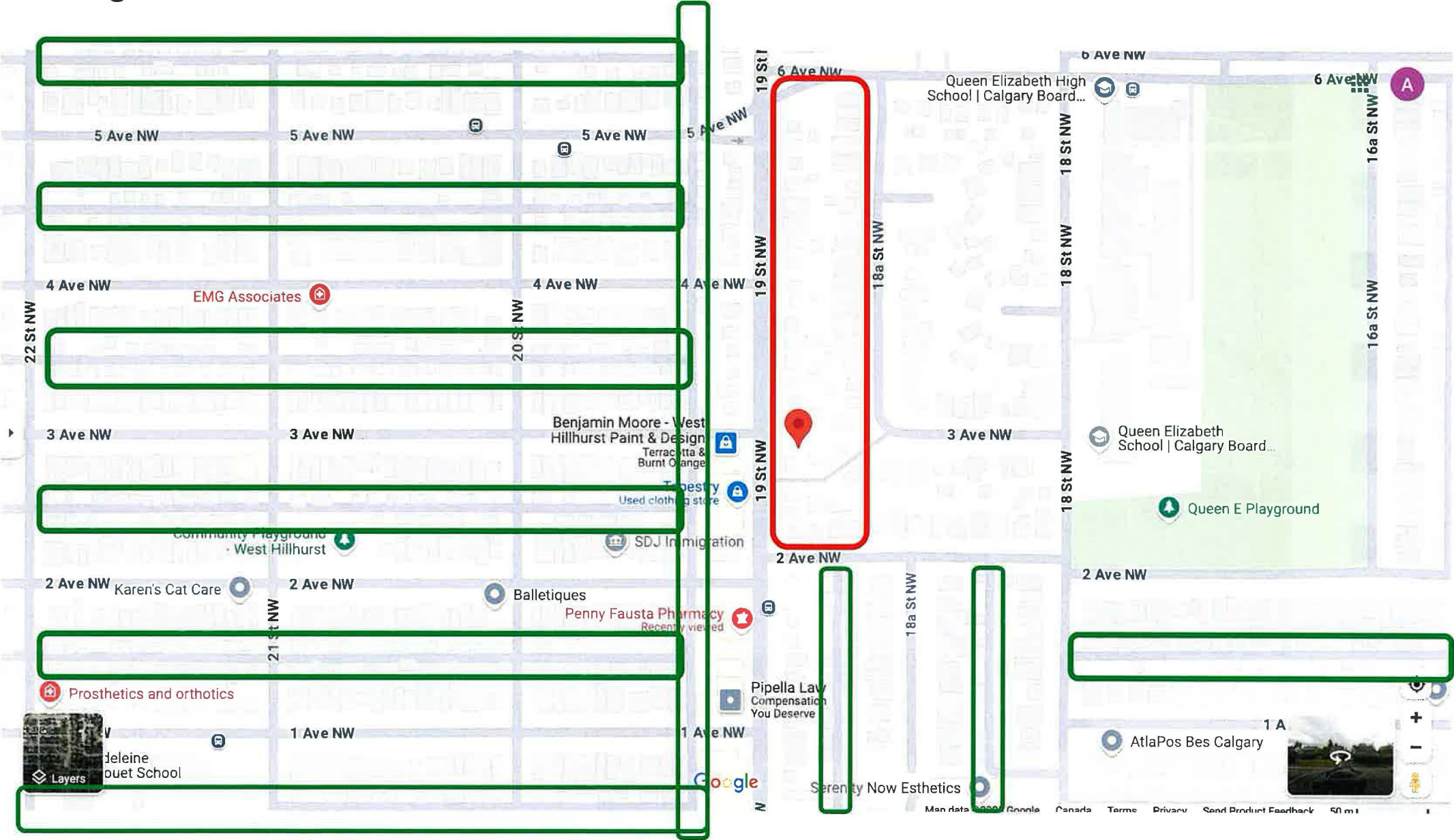
Image 1



**Legend**

- Limited  
(up to 3 Storeys)
- Low - Modified  
(up to 4 Storeys)
- Low  
(up to 6 Storeys)
- Mid  
(up to 12 Storeys)
- High  
(up to 26 Storeys)
- Highest  
(over 26 Storeys)
- No Scale Modifier
- Parks, Civic  
and Recreation
- Plan Area Boundary

Image 2

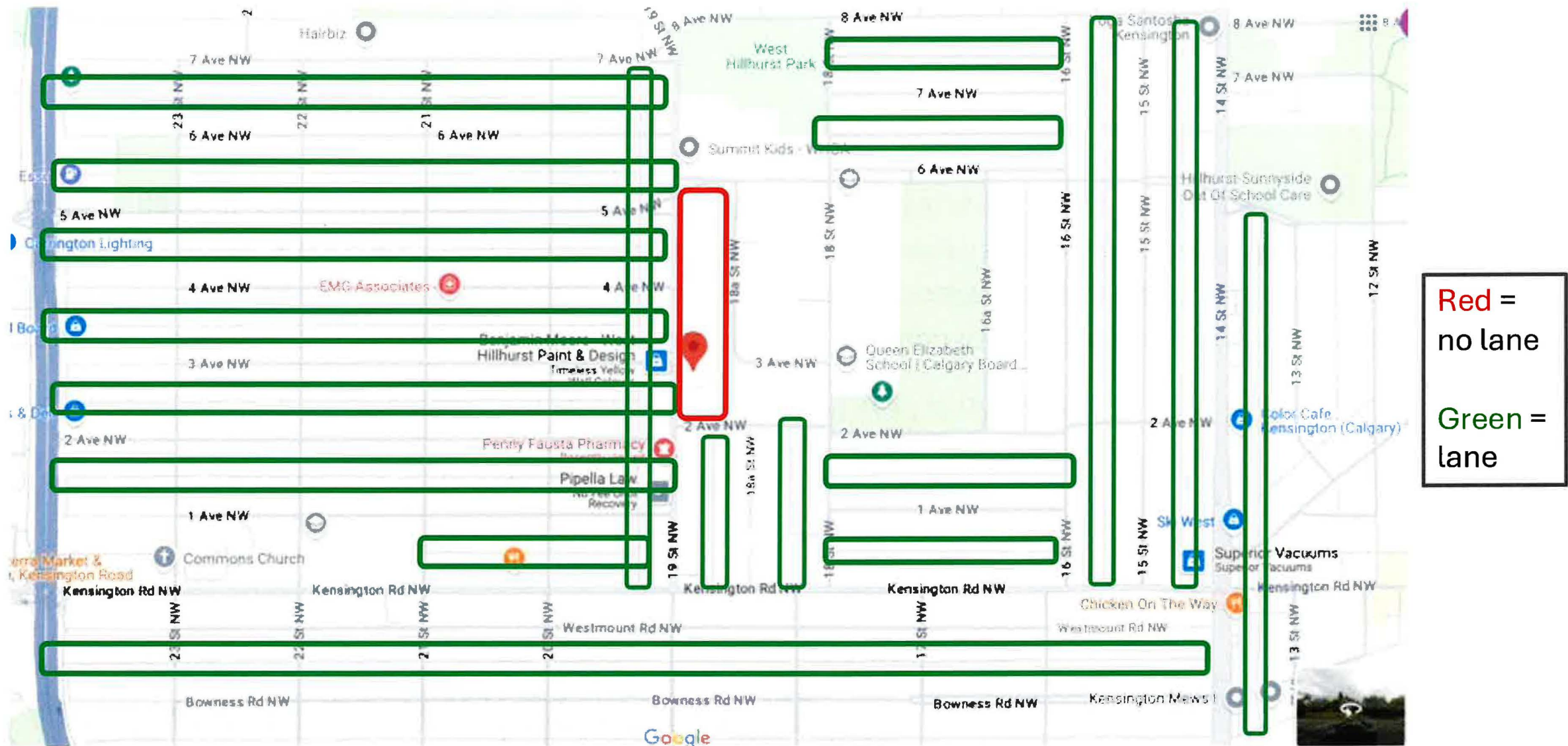


Red = no  
lane/alley

Green =  
lane/alley



Image 3 (from Crowchild to 14<sup>th</sup> st NW)

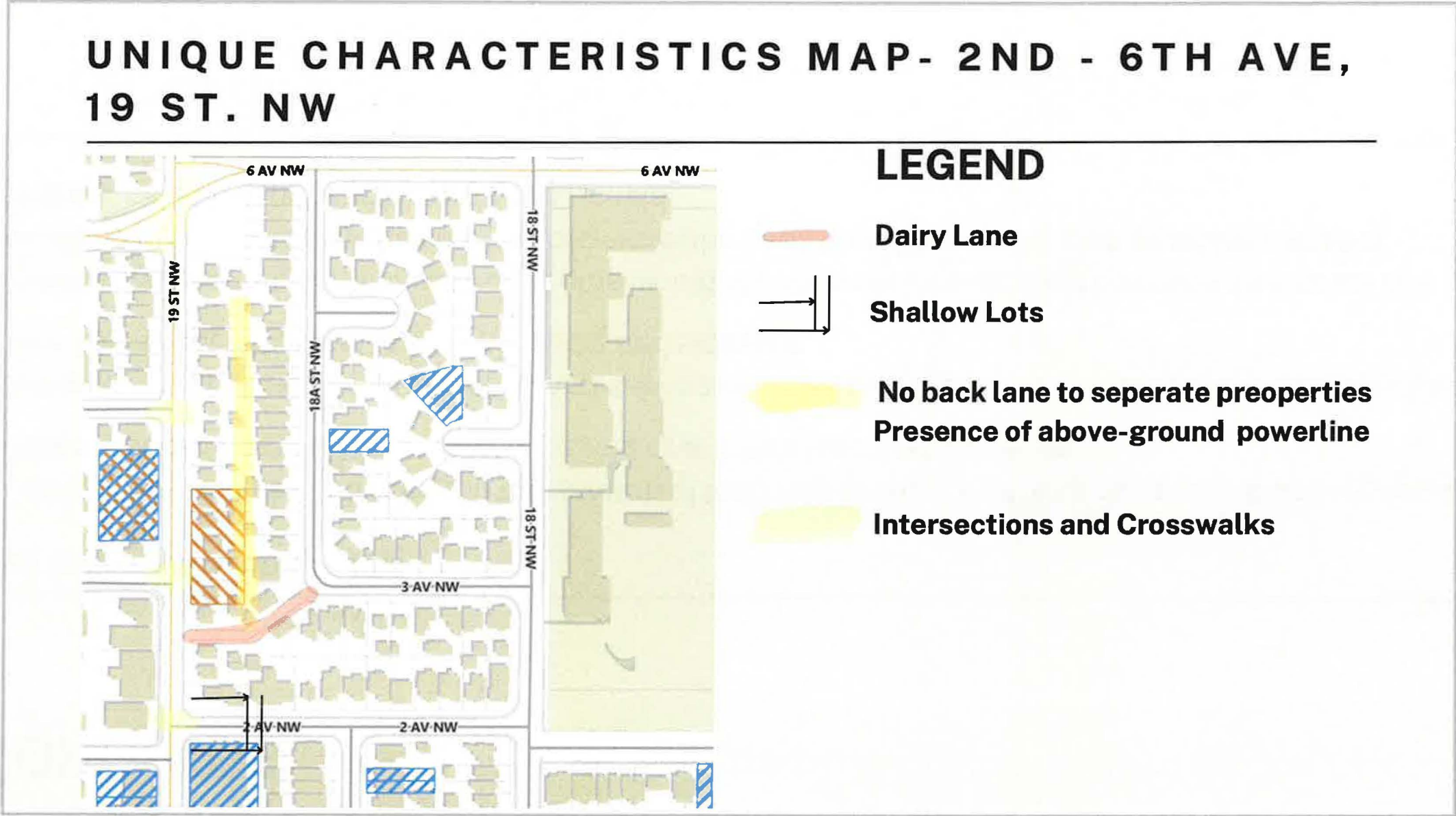


# Additional Considerations

- These lots are shallower than the typical 120' by 50' lots
- This stretch is a busy pedestrian area due to having “Dairy Lane” at one end
- Includes 3 Frequently used crosswalks for pedestrians. In addition to local residents getting out for a walk in the neighbourhood, many pedestrians are using these crosswalks and sidewalks to access Queen Elizabeth school, the West Hillhurst Community centre and its associated fields and outdoor swimming pool, the local off-leash dog park, as well as the businesses on 19<sup>th</sup> street NW



Image 4



# Concerns

- **Due to no back lane access:**
  - 4 story “low-modified” buildings in this stretch of land would require parking access and delivery/mail vehicle access from 19<sup>th</sup> street NW, crossing over a bike lane and sidewalk.
  - Garbage pickup, emergency vehicles, and service vehicles such as Enmax would require access directly from 19<sup>th</sup> street NW, blocking the bike lane and sidewalk.
  - Shadowing, massing, and privacy concerns would significantly impact neighbours on 18A street NW and would be exacerbated by the shallow lots without a back lane. This would also negatively impact neighbours’ ability to benefit from solar panels.

# Proposed Amendments for 19<sup>th</sup> st NW between 2<sup>nd</sup> and 6<sup>th</sup> ave NW

- 1. Reclassify the urban form to “Neighbourhood Local,” which is the same classification that has been identified for other residential areas of the Riley Park LAP that do not have a back lane**
- 2. Change the building scale for this stretch of street to “Limited (up to 3 stories)”**

These amendments would allow for housing densification while also considering the unique characteristics of this stretch of land, recognizing the requests of residents living on this stretch of street who would feel significant impacts from this decision, and upholding the priorities of the Riley Park LAP and the safety of pedestrians and cyclists in the neighbourhood





For context, this is the view from my backyard looking directly onto the adjacent property which is on 19<sup>th</sup> st NW. There is no separation. A 4-story building would be completely inappropriate in this location



This is the view looking down my fence line towards the neighbours. Again, there is no separation and the special considerations for this stretch of land need to be strongly considered in this LAP

**Thank you!**